

**THE WEST AUGUSTINE HISTORIC DISTRICT ASSESSMENT SURVEY,
CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA**



**Prepared For:
St. Johns County Board of County Commissioners
2740 Industry Center Road
St. Augustine, Florida 32084**

June 2008

**4104 St. Augustine Road
Jacksonville, Florida 32207- 6609**



**Bland & Associates, Inc.
Archaeological and Historic Preservation Consultants
Jacksonville, Florida ☎ Charleston, South Carolina ☎ Atlanta, Georgia**

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St. Johns County Contract No.08-45

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4104 St. Augustine Road
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Atlanta, Georgia ☯ Charleston, South Carolina ☯ Jacksonville, Florida

MANAGEMENT SUMMARY

This project was initiated on 2 March 2008 by Bland & Associates, Incorporated (BAI) of Jacksonville, Florida. The goal of this project (DHR Grant No. S0829), which was entitled “The West Augustine Historic District Assessment,” was to conduct a historic properties survey of the West Augustine area of St. Johns County, and to make recommendations regarding potential *National Register* Historic Districts within this area, pursuant to the work conducted during the survey. Florida Master Site File (FMSF) forms were completed on all newly surveyed structures, and updated on all previously recorded structures within the survey area. A survey log sheet and final survey report, meeting the requirements of Chapter 1A-46.001 FAC, were also produced.

Numerous historic structures were newly recorded within the West Augustine area during the current project. Previously recorded historic structures in the area were also revisited, and their FMSF forms were updated. In total, 103 cultural resources were updated / newly recorded with Smartform II files as a result of this project. As part of this contract, BAI also completed a number of additional, ancillary tasks. These tasks included the preparation of a historic synthesis for West Augustine; the gathering of historic records from numerous repositories in St. Johns County; the development of management recommendations; the completion of this report and a FMSF Survey Log Sheet; extensive informant interviews and interaction with the public; and the compilation and incorporation of numerous regulations, references, and bulletins within this report.

TABLE OF CONTENTS

	Page
MANAGEMENT SUMMARY	i
TABLE OF CONTENTS.....	ii
LIST OF FIGURES	v
LIST OF TABLES.....	vii
ACKNOWLEDGEMENTS	viii
I. INTRODUCTION	1-1
II. CRITERIA AND METHODOLOGY	2-1
2.1 Criteria for Evaluation.....	2-1
2.2 Methodology.....	2-3
III. HISTORICAL DEVELOPMENT OF WEST AUGUSTINE	3-1
3.1 Historical Research Strategy & Methodology.....	3-1
3.2 Colonial Periods, 1516-1821.....	3-1
3.3 Territorial and Statehood Periods, 1821-1860	3-6
3.4 Civil War, Reconstruction, Railroads, and the Formation of New Augustine, 1861-1895.....	3-12
3.5 Progressive Era, 1896-1919.....	3-27
3.6 Florida Land Boom, Great Depression, World War II & Aftermath, 1920-1958	3-33
IV. DESCRIPTION AND ANALYSIS OF THE HISTORIC ARCHITECTURAL RESOURCES OF WEST AUGUSTINE, FLORIDA	4-1
4.1 Analysis of Survey Findings	4-1
4.2 Historic Development Patterns and Period of Building Construction	4-1
4.3 Functions, Uses, and Condition of Buildings.....	4-3
4.4 Historic Architectural Styles	4-4
4.5 Summary.....	4-12
V. RECOMMENDATIONS.....	5-1
Summary of Recommendations.....	5-1
(1) Identifying, Documenting, and Evaluating Historic Resources	5-2
(2) The Importance of Historic Preservation to West Augustine	5-3
(3) West Augustine’s Preservation Past	5-6
(4) National Register of Historic Places.....	5-8
(5) Local Recognition and Historic Preservation Ordinances.....	5-14
(6) Further Historic Preservation Actions	5-16

TABLE OF CONTENTS CONTINUED

	Page
(7) Private and Voluntary Financial and Legal Techniques.....	5-21
(8) Federal Financial Incentives and Programs.....	5-22
(9) State Incentives and Programs.....	5-23
(10) Private Actions.....	5-24
VI. BIBLIOGRAPHY	6-1

TABLE OF CONTENTS CONTINUED

APPENDIX 1: FMSF Survey Log Sheet

APPENDIX 2: Inventory of Resources Previously Surveyed from FMSF By Section

APPENDIX 3: List of No Longer Extant Historic Structures

APPENDIX 4: Reconciled Historic Structure Addresses & FMSF Numbers

APPENDIX 5: All Resources Recorded / Updated During the Current Project

APPENDIX 6: Map of All Resources Recorded / Updated During the Current Project By FMSF Number

LIST OF FIGURES

	Page
Figure 1-1: West Augustine Area	1-2
Figure 1-2: Project Location	1-3
Figure 3-1: West Augustine & Township 7 South, Range 29 East, 1839 (Butler 1839).....	3-7
Figure 3-2: West Augustine & Township 7 South, Range 29 East, 1853 (Putnam 1853).....	3-9
Figure 3-3: Northeast Florida during the Second Seminole War, 1838 (Abert 1838).....	3-10
Figure 3-4: Northeast Florida during the Civil War, 1864 (Cowles 1891-1895)	3-14
Figure 3-5: Subdivision East 1/2 Huertas Grant, 1874 (Plat Book 1, p. 98 Clerk of Court St. Johns Co. Courthouse)	3-15
Figure 3-6: Dancy Tract, 1878 (Plat Book 1, p. 1 Clerk of Court St. Johns Co. Courthouse).....	3-16
Figure 3-7: Augustine, Western Suburb of St. Augustine or Clark' Addition, 1887 (Plat Book 1, p. 77 Clerk of Court St. Johns Co. Courthouse)	3-17
Figure 3-8: Subdivision Blocks 41 & 50 Dancy Tract, 1887 (Plat Book 1, p. 107 Clerk of Court St. Johns Co. Courthouse)	3-19
Figure 3-9: McLaughlin's Addition to New Augustine, 1888 (Deed Book NN, p. 486 Clerk of Court St. Johns Co. Courthouse).....	3-20
Figure 3-10: Demps House/Sunnyside House, 525 West King St. (SJ1078), Built 1878; Relocated c. 1885	3-23
Figure 3-11: Demps Family, 525 West King St., c. 1925 (FSA)	3-24
Figure 3-12: Lincoln Park Addition to St. Augustine, 1914 (Plat Book 2, p. 24 Clerk of Court St. Johns Co. Courthouse)	3-27
Figure 3-13: New Augustine Roads, 1916 (Plat Book 2, p. 40 Clerk of Court St. Johns County Courthouse)	3-29
Figure 3-14: New Augustine, 1917 (USBS 1917).....	3-31
Figure 3-15: Afro-American Subdivision, Dancy Tract, St. Augustine, 1925 (Plat Book 3, p. 47 Clerk of Court St. Johns Co. Courthouse)	3-35
Figure 3-16: W. W. Dewhurst's Subdivision, Dancy Tract, 1925 (Plat Book 3, p. 62 Clerk of Court St. Johns Co. Courthouse).....	3-38
Figure 3-17: Colee Subdivision, Huertas Grant and Avice & Veil Grant, 1925 (Plat Book 4, p. 43 Clerk of Court St. Johns Co. Courthouse)	3-41
Figure 3-18: West Augustine Black Catholic Mission Church (SJ4512), 115 South Woodlawn St., Built c. 1933	3-42
Figure 3-19: Church of God in Christ (SJ3007), 760 West King St., Built c. 1935.....	3-44
Figure 3-20: West Augustine, 1942 (USDA 1942)	3-46
Figure 3-21: West Augustine, 1943 (USGS 1943).....	3-47
Figure 3-22: Sunnyside Park Subdivision, 1945 (Plat Book 6, p. 4 Clerk of Court St. Johns County Courthouse)	3-48
Figure 3-23: West Augustine, 1946 (Sanborn 1946).....	3-50
Figure 3-24: West Augustine, 1950 (FSRD 1950)	3-51
Figure 3-25: West Augustine, 1960 (USDA 1960)	3-52
Figure 4-1: Frame Vernacular, 636 West Cathedral Place (8SJ4550).....	4-8
Figure 4-2: Masonry Vernacular, 674 West King Street (8SJ4508).....	4-11
Figure 5 -1: Proposed Boundaries & Historic Resources in West King Street Historic District ...	5-12

LIST OF TABLES

	Page
Table 1: Functions and Uses of Buildings in West Augustine	4-3
Table 2: Condition of Buildings in West Augustine.....	4-4
Table 3: Historic Architectural Styles of Buildings in West Augustine.....	4-5

ACKNOWLEDGEMENTS

A successful survey of historic properties requires community assistance and cooperation. Among other responsibilities, help is needed to assemble maps, locate sources for local history, and identify old buildings. Inevitably, the survey team accumulates debts that deserve more than our humble acknowledgements. Still, we offer these in a spirit of gratitude. We are indebted to the County's staff and elected officials, and residents and property owners of West Augustine for promoting this project. Without the financial and administrative support provided by the St. Johns County Board of County Commissioners, this survey would not have occurred. In addition, we would also like to thank: the St. Johns County Historic Resources Review Board, St. Johns County Purchasing Department, and the St. Johns County Growth Management Department. We are also grateful for the administrative support of the City Clerk and staff in granting us with access to minute books and other historical materials to document some of the City's history. Several city staff members also lent assistance in the form of guidance in the library and archives, new avenues of research, and copying documents. In addition, we are grateful for the assistance offered by the staff at the office of the Clerk of Court and the St. Johns County Property Appraiser's Office, who made readily available to us public records in the form of county commission minute books, deeds, and other legal instruments / documents. We also thank the Bureau of Historic Preservation (BHP), especially Fred Gaske, State Historic Preservation Officer (SHPO) and his staff who provided technical assistance and administrative support throughout the project. These most helpful staff members included: Sharyn Heiland, Scott Edwards, Lindsay Hafford, Celeste Ivory, Charly Branham, Allison Vincent, April Westerman, Eric Hamilton, Bob Jones, Carl Shiver, Laura Kammerer, Susan Harp, Gerald Brinkley, Samantha Earnest, Crista Hosmer, Jennifer Patnode, and Vincent Birdsong. The historic preservation community in Florida is indebted to Fred Gaske and to Kurt S. Browning, Florida's Secretary of State, for their leadership in maintaining Florida at the forefront of historic preservation in the United States. The Florida Historical Commission (FHC), professionals in archaeology, architecture, history, and other fields in cultural resources appointed by the Secretary of State and Florida's Governor Charlie Crist, provides assistance to the Bureau of Historic Preservation by reviewing grant applications and making recommendations. The citizen volunteers who serve on the FHC collectively devote thousands of hours annually to their tasks. The residents and property owners of West Augustine owe the Commission a vote of thanks for its support. Finally, we issue our appreciation and thanks to the many residents and property owners of West Augustine, who inquired about our activities, patiently answered our questions, and accommodated our site inspections and the photographs which we took. We hope the survey will serve its intended role in the preservation of the cultural legacy of West Augustine. This project has been financed in part with historic preservation grant assistance provided by the Bureau of Historic Preservation (BHP), Division of Historic Resources (DHR), Florida Department of State (DOS), assisted by the Florida Historical Commission (FHC). However, the contents and opinions do not necessarily reflect the views and opinions of the Florida Department of State (DOS), nor does the mention of trade names or commercial products constitute endorsement or recommendation of Florida Department of State (DOS).



1. INTRODUCTION

This project was initiated on 1 March 2008 by Bland & Associates, Incorporated (BAI) of Jacksonville, Florida. The goals of this project, which was entitled “West Augustine Historic District Assessment,” were to conduct a historic properties survey of the West Augustine area of St. Johns County, and to make National Register district recommendations pursuant to this survey. In general terms, the boundaries for West Augustine, as received from St. Johns County Growth Management Division (28 May 2008), are pictured on the accompanying map (Figure 1-1). West Augustine generally is bounded by North Holmes Boulevard and North Clay Street to the west, State Road (SR) 207 to the south, Francis Street to the east, and Ravenswood Drive and Lee Street on the northern border. These stated boundaries do not include the incorporated portions of West Augustine, which are adjacent to the eastern border. The communities of Ravenswood and Aiken Park, within the city limits, have traditionally been considered separate entities from West Augustine. Figure 1-1 shows West Augustine, including the city’s portions.

More specifically, the survey area lies in St. Johns County within portions of Sections 41 and 45 of Township 7 South, Range 29 East, of the St. Augustine, Florida, USGS topographic quadrangle map (USGS 1992). All fieldwork and final report for this project had to be completed by 30 June 2008 for submittal to the Division of Historic Resources (DHR). In order to meet this deadline, a very fast rate of work or “crash schedule” was demanded and received by the County. As specified in within the Request For Proposal (RFP) No. 08-45, and the Grant Agreement Award (GAA) (DHR Grant No. S0829), this contract had the following, project-specific, goals:

“ This project is to identify and record historic resources within five (5) areas identified as potential historic districts in the West Augustine community. It is expected that seventy-one (71) structures comprise these potential district areas. The five (5) areas need to be assessed for both local historic district eligibility and National Register district eligibility, and need their boundaries defined. If a district is believed to cross into city limits, utilize previously recorded sites to *suggest* boundaries extending inside those limits. Development of County Landmark or *National Register* applications, however, is not within the scope of this work.

Project Activities:

- Attend one public meeting in conjunction with county staff to raise awareness of the project within the community and to develop informant interview strategies.
- Working closely with county staff, develop detailed narrative of the historical development of New Augustine/West Augustine. Narrative to include: land development patterns, significant events, and important people and organizations of the community. Informant interviews should be included in the research.



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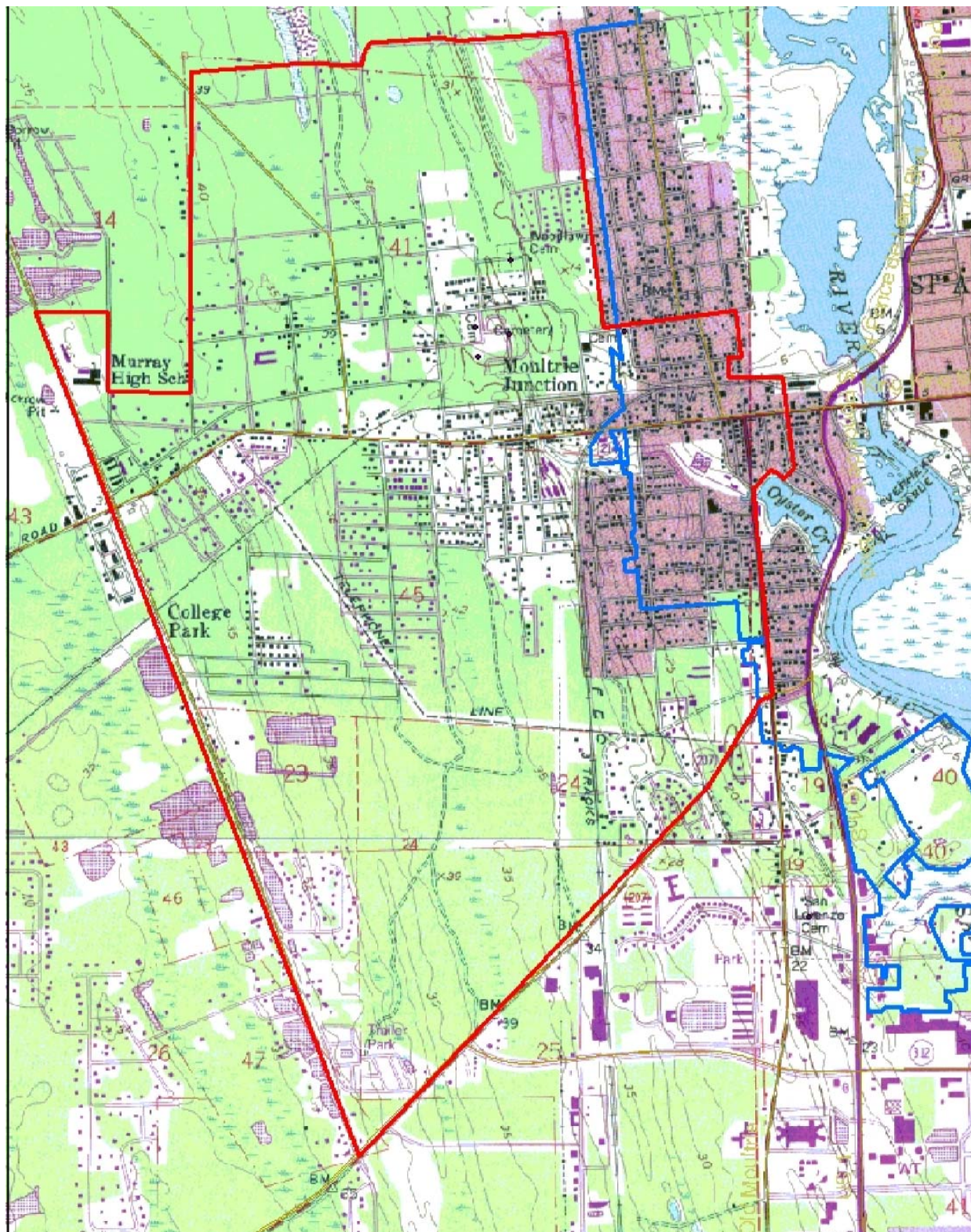
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Atlanta, GA

1-1

LEGEND

— West Augustine Area



Source: USGS 1:24000, St. Augustine, FL Quadrangle

Identify and record historic resources (including structures, statuary, roads, walls, cemeteries, etc...) within the five (5) areas identified as potential historic districts in the West Augustine community. The survey will include a listing of contributing and non-contributing resources within the district boundaries. Assess the areas and individual structures for eligibility as Local Historic Districts/County Landmarks, and for National Register eligibility.

- Update previously recorded sites, if needed, and submit newly listed sites to the Florida Master Site File (FMSF) including required map locations, and photo-documentation. Originals are to be filed with the County.

Develop final report including history, methodology, results, and recommendations of the survey. Recommendations should include strategies to incorporate the potential local and national register sites and districts into a community plan for preservation. A copy of the report shall be submitted to the Compliance and Review Section of the Division of Historical Resources (DHR) for their concurrence prior to final acceptance. ”

The contract (St. Johns County Contract No. 08-45) and the Grant Application Agreement (GAA) also specified that all newly recorded historic structures would be recorded with SMARTFORM II files, and all previously recorded historic structures would be revisited, and have their paper FMSF forms updated with SMARTFORM II files.

Based upon these contract requirements, a project-specific research design was developed before fieldwork commenced. It was necessary to incorporate the specific requests and needs of the County, DHR requirements, the requests of the public, the requests of the local historic advisory committee, the previous results of earlier research within West Augustine, and the constricted time-frame involved within this overall research design. This research design therefore revolved around the numerous goals which we were requested to address. This project also needed to lay the groundwork for additional cultural resource studies, and provide much needed contextual information that would assist the County with its comprehensive planning efforts. In order to meet these specific goals, a number of tasks were outlined and completed. These tasks included the following:

1) BAI personnel revisited all previously recorded, historic structures located within the assigned project area, which was assigned (RFP No. 08-45) determined on the basis of previous research. In 2000, the County of St. Johns received a matching grant from the Bureau of Historic Preservation for a comprehensive countywide survey. Completed in 2001, this survey recommended additional investigation for properties potentially eligible for *National Register* listing and for formation of potential historic districts throughout the County. Those areas identified for further study within West Augustine consisted of **(1)** 500 blocks of Anderson, Christopher, John, Lena and Madeore Streets; **(2)** 500 blocks of Cathedral Place and Railroad Street; **(3)** West King Street; **(4)** North McLaughlin Street; and **(5)** North Volusia Street; these areas constituted the current, assigned project tract (Figure 1-2). The current phase of fieldwork consisted of physically going to each structure on a public right-of-way (ROW) and verifying its



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1-3



Source: USGS 1:24000, St. Augustine, FL Quadrangle

The West Augustine Historic District
Assessment Survey
St. Johns County, Florida
Project Location

Figure: 1-2
Project No.: BAIJ0802391.01
Scale: Not to Scale
Date: May 2008

current condition and mapped location; each structure was then digitally photographed in accordance with current DHR, digital photographic standards. An updated SmartForm II computer file for each resource was completed for submission to the FMSF. A large part of this project consisted of the review and reconciliation of large quantities of raw data which were generated by previous historic structure survey work within the project tract.

2) Numerous, previously unrecorded, historic structures were documented within the project tract during the current project. The County was particularly interested in recording these cultural resources due to the increasing rate of development in the area, and the attendant management concerns. Previously recorded historic structures in the project tract were also revisited, and their FMSF forms were updated. In total, 103 resources were updated / recorded with Smartform II files as a result of this project.

3) BAI met with numerous local citizens, and these informants provided a wealth of historic information. Through public requests for assistance, public meetings with local citizens, meetings with local community leaders and pastors, meetings with county staff, cooperation with local law enforcement, and going door to door, BAI strongly encouraged all residents of the project tract to contact us with any historic information. The County Planning Department, the Property Appraiser's Office, the local public library, state archival facilities, and the St. Johns County Courthouse were several invaluable, local resources. This level of public involvement was necessary in order to make the report as inclusive as possible, and to address as many of the cultural resource concerns as possible.

4) Extensive historic background research was also conducted on the history of West Augustine. Specific emphasis was placed upon the examination of previously unstudied architectural themes, as well as synthesizing historic themes of the area. The records examined by our historian included architectural renderings and blueprints, articles of incorporation, contracts, leases, and property agreements, deeds, director's minutes, inventory books, legal instruments, ledger books, maps, city directories, maps, newspapers, periodicals, Sanborn Company maps, and microfilm collections of government records and documents. From a cartographic standpoint, we also used old military aerial photographs, military atlases, old geological maps, service maps, Gazetteers, old road maps, city guides, current and old municipal records, and anything else we could locate. The goal of this documentary research was to provide a historic context for the historic development of West Augustine. Building-specific histories were also developed on numerous structures, which led to some significant discoveries.

5) Current regulations and laws that apply to historic structures have been incorporated throughout this report. Numerous other topics are addressed in depth within this report in direct response to questions regarding regulatory procedures, eligibility requirements, protective measures, examples of effective ordinances, legal definitions, and due processes. In this manner, one function of this report is to serve as a suggested reference library, and to provide regulatory linkages to the historic preservation ordinance and zoning and planning regulations currently in place within the city.



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1-5

6) A FMSF Survey Log Sheet and a comprehensive report were also prepared and given to the County and DHR.

11) The structural resources of West Augustine are a non-renewable resource of growing importance to heritage tourism, and historic structures with above ground remains are especially well suited to public interpretation exhibits. From a land planning standpoint, an up-to-date historic structure survey is the important step in determining how historic structures and their settings should be preserved, used, managed, and interpreted. Historic structure surveys are essential within the urban and heritage tourism planning process, and they are a critical step before more detailed historic preservation plans, interpretive plans, and adaptive use concepts can be developed. This project represents the first phase of a modern, comprehensive management effort on the part of the County to administer its diverse and irreplaceable cultural resources. To this end, BAI has made numerous management recommendations regarding the County's future supervision of its cultural resources, and these recommendations can be found at the end of this report.



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CHAPTER 2 - WEST AUGUSTINE HISTORIC DISTRICT ASSESSMENT

II. CRITERIA AND METHODOLOGY

All surveys conducted in association with the Bureau of Historic Preservation (BHP), Division of Historical Resources (DHR), Florida Department of State, utilize the criteria for listing of historic properties in the *National Register of Historic Places (NRHP)* as a basis for site evaluations. In this way, the results of a survey can be used as an authoritative data bank for those agencies required to comply with both state and federal preservation regulations. The criteria are worded in a subjective manner in order to provide for the diversity of resources in the United States. The following is taken from criteria published by U. S. Department of the Interior (DOI) to evaluate properties for inclusion in the *NRHP*.

2.1 Criteria for Evaluation

The quality of significance in American history, architecture, archaeology, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, and association, and:

- A) that are associated with events that have made a significant contribution to broad patterns of our history;
- B) that are associated with the lives of persons significant in the past;
- C) that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction;
- D) that have yielded, or may be likely to yield, information important in pre-history or history.

Certain properties shall not ordinarily be considered for inclusion in the *NRHP*. They include cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past fifty years. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- A) a religious property deriving primary significance from architectural or artistic distinction or historical importance;
- B) a building or structure from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event;
- C) a birthplace or grave of a historical figure of outstanding importance if there is no appropriate



site or building directly associated with his productive life;

D) a cemetery that derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events;

E) a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived;

F) a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance; or

G) a property achieving significance within the past fifty years if it is of exceptional importance.

The Bureau of Historic Preservation employs the same fifty year criterion in a less restrictive manner for selecting properties to be placed in the Florida Master Site File (FMSF), a repository located at the R. A. Gray Building in Tallahassee. It should be pointed out that the FMSF is not a state historic register, but an archive that holds thousands of documents intended for use as a planning tool and a central repository containing data on the physical remains of Florida's history. Each FMSF form represents a permanent record of a resource.

The inclusion of buildings in the survey was based on criteria established by the U. S. Department of the Interior for listing buildings and properties in the *NRHP*. Extensive additions and modifications, the use of incompatible exterior sidings and windows, and porch removal or enclosure are typical alterations that cause a building to lose its historic character. The term "historic building," or "historic resource," means any pre-historic or historic district, site, building, structure, or object included in or determined eligible for inclusion on the *NRHP*. An ordinance of local government may also define historic properties or historic resources under criteria contained in that ordinance. The identification of historic resources begins with their documentation through a survey conducted under uniform criteria established by federal and state historic preservation offices. Survey is a gathering of detailed information on the buildings and structures that have potential architectural or historical significance. The information provides the basis for making judgments about the relative value of the resources. Not all resources identified or documented in this survey process may ultimately be judged "historic." Still, all resources should be subjected to a process of evaluation that results in a determination of those which should be characterized as historic under either federal or local criteria.

The Florida Master Site File (FMSF) is the state's primary repository for information regarding cultural resource surveys, archaeological sites, historic bridges, cemeteries, buildings, and structures. The system of paper and computer files is administered by the Bureau of Historic Preservation (BHP), Division of Historical Resources (DHR), Florida Department of State (DOS). The form on which a building is recorded is the FMSF form for historic structures. Other forms are available for bridges, cemeteries, archaeological sites, and groups of associated resources on resource group forms. Recording a resource on a FMSF form does not mean that it



is historically significant, but that it meets a particular standard for recording.

The survey process also includes evaluating the condition of each building, which was evaluated according to standards established by the United States Department of the Interior. The condition of each building is assessed based upon a visual inspection of the structural integrity, roof profile and surfacing, the integrity of the exterior wall fabric, porches, window treatments, foundation, and the general appearance of the building. Not permitted on private property, the surveyors inspected each building in Mount Dora from the public right-of-way. No attempt was made to examine the interior of buildings, or closely inspect the foundation or wall systems for the extent of integrity, or deterioration, or insect infestation; the goal is to conduct the survey in an unobtrusive manner. Consequently, some buildings evaluated as “good” may upon further inspection be found in a “fair,” or even “deteriorated” condition. In like manner, some buildings labeled as fair may indeed possess substantial integrity of wall framing with only inconsequential exterior fabric deterioration.

2.2 *Methodology*

Cultural resource management involves a series of activities carried out in succession. The first activity is survey, which is a systematic examination of historic properties. Survey is undertaken to determine the nature, extent, and character of historic properties, which includes buildings, structures, objects, sites, or districts significant in national, state, or local history. Survey should be clearly distinguished from registration and protection of historic buildings, which is provided through listings in the NRHP, and, just as importantly, by enacting historic preservation ordinances.

There are several methodologies for a survey. One approach is the thematic survey, which identifies all historic properties of a specific type, such as a survey of African-American schools, courthouses, or lighthouses in Florida. A more common survey is the geographic type, which results in a comprehensive recording of all significant themes and associated properties within established geographic boundaries, such as a subdivision, neighborhood, or a municipal limit. The goal of this survey was to update the historic standing structures previously recorded in West Augustine’s historic area, reconcile duplicate FMSF forms, correct inaccurate addresses, document destroyed buildings previously recorded, and record previously unrecorded resources. The FMSF numbers and addresses of the previously recorded resources appear in the Appendices of this report. The Appendices also contain the addresses of all resources recorded during the survey.

The survey began after holding a public meeting with St. Johns County staff, property owners, and residents about the purpose of the project. A base map provided by the County, Property Appraiser data, and Sanborn Company maps published in various years were obtained and consulted to help determine the location of historic buildings. Each street in the survey areas was walked and each building inspected to ensure a comprehensive coverage. Consecutive record numbers were used to organize the resources as they were inventoried. As historic-period buildings were inventoried, their locations were noted on a Property Appraiser Map, architectural



data recorded in the field, and a digital image taken of each resource. All photographs taken of the historic structures during the current project tract were executed by Sidney Johnston, MA.

The integrity of each resource was evaluated on the basis of guidelines established by the NRHP and the FMSF. The survey team respected private property rights, and inspected and recorded the resources from the rights-of-way. Many residents expressed considerable interest in the project and provided the survey team with historical data about their homes or buildings.

Following the field survey, FMSF forms were prepared using a SMARTFORM template. The properties previously surveyed were updated. In addition to architectural data, each building was assigned a style, address, legal description, and present and original use. The condition of each building, a subjective evaluation, was assessed based upon visual inspection during the field survey from the rights-of-way. The inspections consisted of evaluating structural integrity, roof surfacing, exterior wall fabric, porches, window treatments, foundation, and the general appearance of the building. Not permitted on private property, the surveyors inspected each building from the rights-of-way, making no attempt to closely inspect foundation or the wall systems for structural integrity. Analysis of the properties was then conducted by functions and uses, condition, and architectural styles.





CHAPTER 3 - WEST AUGUSTINE HISTORIC DISTRICT ASSESSMENT

III. HISTORICAL DEVELOPMENT OF WEST AUGUSTINE

3.1 Historical Research Strategy & Methodology

The methodology for the West Augustine historical context consisted of researching, compiling, and preparing a historical narrative associated with the neighborhood's history. Source materials were compiled from the Clerk of Court, Recording Department at St. Johns County Courthouse, St. Augustine, Florida; St. Augustine Historical Society Archives and Library, St. Augustine, FL; Main Branch St. Johns County Public Library in St. Augustine, FL; and School District Office of St. Johns County in St. Augustine, FL. Research was also conducted at the Bureau of Historic Preservation, Tallahassee, Florida; Map and Imagery Library at the University of Florida; and P. K. Yonge Library of Florida History at the University of Florida. The research furnished contextual references that assisted in understanding some of the historic patterns of ownership, land use, and development in West Augustine. Following the research, an outline and strategy were devised to prepare a historical report. In conjunction with composing the narrative, illustrations were incorporated into the text to help the reader visualize the history of West Augustine.

3.2 Colonial Periods, 1516-1821

Between the sixteenth century and the 1760s, the Spanish Crown experienced significant difficulties developing Florida into more than a military outpost at St. Augustine. It encouraged settlers to develop farmsteads outside of the town, but attacks by Native Americans and Colonial southerners to the north hampered growth. In 1702, the Spanish erected a series of fortifications to protect St. Augustine. Later, additional forts were installed to broaden their line of defense. Several of those were located within the present county jurisdiction, including Fort Matanzas, Fort Picolata, and Fort San Diego. Work on those fortifications began in the late-seventeenth century, and improvements were made during the eighteenth century (Adams Bell Weaver 1985:17, 20).

Between 1655 and 1702, Spanish settlers carved ranches out of the wilderness along the coast, Diego Plains, and the St. Johns River. Spanish governors issued land grants to encourage settlement of the region and create a diverse economy. Grants of the period included Aramasaca (near Switzerland and Julington Creek); Diego Plains; La Baria (east of Picolata); Palica (near the Matanzas River and Moses Creek); Picolata (astride Six Mile Creek and St. Johns River); San Onofre y Piririgirigua (near Deep Creek); and Tocoy (between Deep Creek and Toco Creek). West Augustine lies east of the Tocoy tract in an extensive region west of St. Augustine associated with St. Lorenzo de Aramasaca, St. Nicholas, St. Geronimo, and St. Mateo tracts (Hulbert 1915:56; Adams Bell Weaver 1985:18, 22).

Farmers and ranchers cleared land for cattle and citrus. But, the growth of English colonies to the north and forays by those settlers and militia into Florida de-stabilized the nascent agricultural economy and mission system. In 1702, Governor John Moore of South Carolina attacked St. Augustine, and burned the city. Later, in 1740, James Oglethorpe led his Georgia troops into



Florida. Oglethorpe captured Fort San Diego and Fort Picolata, using the former as his Florida headquarters. In 1743, he again invaded Florida, and burned Fort San Diego upon his departure. Although Oglethorpe's troops had destroyed Fort Picolata in 1739, the Spanish rebuilt it in 1755, this time with coquina. The incursions by the English dampened further expansion of the land grant system, and the nascent economy based on cattle ranching and citrus languished (Adams Bell Weaver 1985:18, 22; Sastre 1995:26-29, 32, 35).

In 1763, the Spanish Crown, for its part in backing the defeated French in the Seven Year's War, agreed to surrender Florida to England. The British Crown appointed James Grant as governor of East Florida with a dividing line established between East Florida and West Florida at the Apalachicola River. St. Augustine became the provincial capital of East Florida. In 1765, Indian leaders and Crown officials met at Picolata, where they agreed to limit English expansion to the northeastern part of the province. The British invalidated the earlier Spanish land grants, and implemented a liberal land grant system. British accounts, including those of William Bartram, indicated that huge citrus groves sprinkled the banks of the St. Johns River and near St. Augustine. Within several years, Grant's Villa, the governor's plantation, became a model plantation producing indigo and functioning like a modern agricultural experiment station (Gannon 1993:20-23; Harper 1958:118; Schafer 1982:49-50; Rogers 1976:479; Siebert 1929 1:68; Mowat 1943:21-26, 53-55, 61).

The British found Florida with few remaining European settlers, for more than 3,000 people left with the evacuating Spanish. Without colonists, the English government realized its plans for developing the province were threatened. Consequently, Grant and the British Crown launched a vigorous public relations and land grant program designed to encourage settlers and development. The program enjoyed some success, for between 1764 and 1770, approximately 3,000,000 acres of grants were issued by the Crown in East Florida alone. But, only sixteen grants were settled by English grantees by the outbreak of the American Revolution (Rogers 1976:479; Siebert 1929 1: 68; Mowat 1943:21-26, 53-55, 61; Schafer 1995:1-11).

If the San Sebastian River was a popular location for farms and plantations during the British period, few maps of the era confirm their existence. Published in 1769, William DeBrahm's map of East Florida depicted the "Path from Mount Pleasant" and the holdings and plantations of James Moultrie in the approximate location of West Augustine. Other sources indicate that John Forbes, an Anglican minister operated a plantation in what became West Augustine. Farther west, Joseph Peavett built houses and supervised bondsmen, one of the first instances of African-American occupation in West Augustine. To the south, William DeBrahm, Fountain Hall, John Moultrie, and William Wilson held plantations. Another map prepared by DeBrahm in 1766 depicted a road system fanning out from St. Augustine and Moncrief's Bridge spanning the San Sebastian River, but little development west of the river. Another map published about 1770 depicted defenses planned by British authorities, and also indicated that the plantations west of the San Sebastian River had been abandoned. The Des Barres map of 1764 also depicts the presence of few man-made structures west of the San Sebastian River (DeBrahm 1769; Rogers 1976:479; Siebert 1929 1: 68; Mowat 1943:21-26, 53-55, 61; Schafer 1995:1-11; [Floridahistoryonline](#)).



Several of these important British-period maps were drafted by a native of Germany trained as an engineer, William Gerard DeBrahm. The engineer immigrated to America in the 1740s, arrived in Georgia in 1751, and published his first map of the colony in 1752. DeBrahm's skill as a cartographer soon extended beyond Georgia, and England's surveyor general called upon the engineer to develop plans for defenses and coastal maps. He was appointed surveyor general for the southern district of North America in 1764, and relocated to St. Augustine in 1765 to serve as East Florida's surveyor general of lands. But, friction developed between Governor Grant and DeBrahm, who was ordered to London in 1771 to answer charges of malpractice in his official capacity. In 1773, while in London awaiting his hearing, DeBrahm published a lengthy textual report replete with maps of the coasts of South Carolina, Georgia, and East Florida. In 1774, he was reinstated as East Florida's provincial surveyor, all the while retaining the title of surveyor general of the southern district of North America (DeVorse 1971:6-8, 33-35, 46-47; Gally 1989:98).

DeBrahm played an important role in charting Florida's coast and interior, marking the locations of grants, an important contribution to the cartographic history of Florida's brief English period (1764-1783). Despite DeBrahm's substantial engineer skills, he assigned names to a number of lakes that later were changed, including Lake Beresford and Lake Grant, which were later renamed Lake Jesup and Lake George, respectively. To further complicate matters, a smaller unnamed lake on DeBrahm's 1769 map was later named Lake Beresford. In addition, Woodcutter's Creek was later designated Moultrie Creek, all historical circumstances that caused later historians to doubt DeBrahm's cartographic skills. DeBrahm held several grants in Florida and Georgia during the era, including one near St. Augustine (DeBrahm 1769).

Governor James Grant encouraged settlement by improving existing roads, such as the alignment between St. Augustine and New Smyrna, the settlement of Andrew Turnbull's to the south, and the St. Augustine and Picolata Road. Development of what became known as the King's Road south of St. Augustine was assigned to Lieutenant-Governor John Moultrie, for whom Woodcutter's Creek was renamed. By December 1767, a trail had been laid out between St. Augustine and Mosquito Inlet to the south. Grant's friend, "Grey Eyes," apparently an Indian, blazed the trail in 1767. The new trail proved inadequate in 1768, when a rebellion erupted at New Smyrna, prompting provincial troops from St. Augustine to hasten there along the new trail. DeBrahm's travels through East Florida included what became known as the King's Road, which appears in 1769 as the "Surveyor General's Path." Still little more than a blazed trail in the 1760s, the King's Road was built in sections radiating out from St. Augustine. In 1772, Richard Payne completed the alignment between the San Sebastian River and the Matanzas Swamp. Grant pressed Moultrie to finish the southern route, instructing him to hire Captain Bisset to build the route between Matanzas and Tomoka River, and then into New Smyrna. The governor warned Moultrie that "I shall travel that road in a Post Chaise and four in November 1773 and if there is a stop or bad step or an insufficient bridge there will be no living in the house with me." The road was opened to Mosquito Inlet in late-1774, and into south Georgia by 1775. The alignment followed a relatively long, circuitous inland route through the higher inland pine forests to avoid a shorter, but more expensive alignment through extensive creeks, marshes, and rivers closer to Florida's coastline. In addition, the road bordered or extended through some of the grants recently awarded by the British Crown. The Reverend John Forbes praised the effort, stating that "the road really may with propriety be called the King's Highway: it forms a wide beautiful avenue, not a stump or tree to be found." Later called



by historians, Florida's First Highway," the King's Road encouraged some British investors and settlers to organize plantations near its alignment (Coombs 1975:37-74; Adams Schafer Steinbach Weaver 1997:1-2, 8-9).

Throughout the American Revolution, the royal province of East Florida remained conspicuously loyal to the Crown. East Floridians realized that the amount of money expended in the province by the British government greatly exceeded the taxes they paid. They also needed the protection of the Crown. Residents of the sparsely settled region could not afford to protect themselves from Indians. In addition, African-American inhabitants outnumbered whites two-to-one, and an exposed coastline, vulnerable to French and Spanish warships, also demanded security measures. The presence of the British Army irritated colonists in heavily populated areas in England's older colonies, but in Florida their presence gave residents a sense of well-being. In 1782, many Loyalists from Charleston and Savannah fled to Florida during the conflict to avoid persecution by patriots. The population of East Florida increased from 3,000 in 1776 to nearly 17,000 by 1784. But, many of those Loyalists and settlers abandoned the colony in the latter year, when the British Crown returned Florida to Spain as part of its agreement outlined in the Treaty of Paris, which ended the American Revolution (Proctor 1978:1-7).

Development in East Florida slowed following the transfer of Florida to Spain in 1784. To promote settlement, the Spanish Crown emulated British policy by improving roads and awarding large land grants. In 1790, the Crown issued a royal order that opened East Florida to all English speaking settlers professing the Roman Catholic faith. Among the few requirements for land ownership leading to the establishment of a farm or plantation included evidence of financial resources and the swearing of an oath of allegiance to Spain. Contrary to official policy elsewhere in the Spanish empire, the Crown permitted non-Catholics to settle and receive land grants in Florida. Still, military conflict became endemic in the colony in the 1790s, in part, because of the economic and social unrest prevailing throughout Europe that persisted between the French Revolution and the Napoleonic Wars (Tanner 1963:13-36; Miller 1974:1-10).

Late in the second Spanish period, headright and service grants accounted for a large number of acres furnished to settlers and loyal subjects of Spain. Between 1815 and 1818, the Crown awarded seventy-eight headright grants, amounting to 47,496 acres, or twenty-two percent of all grants later confirmed by the U. S. Board of Land Commissioners. In contrast, service grants to veterans during the same four years amounted to 322,884 acres, which accounted for more property than all the headright grants awarded during the entire second Spanish period. The service grants were most often associated with military service or government duty. Eighteen individuals received most of the service grants awarded by the Spanish Crown, and eleven persons received more than 10,000 acres each during those four years (Hoffman 2002:269-271).

The Spanish Crown granted many tracts in the region that became St. Johns County. Most radiated out from the proximity of St. Augustine, sprinkling the Atlantic coast and the banks of the St. Johns River. West Augustine is associated with several of those grants, including the Avice and Veil Grant and Antonio Huertas Grant. Ownership of the Avice & Veil Grant began with John Forbes, who sold the grant—perhaps with different boundaries—to Francis and John Triay between 1785 and 1798. It is believed that Francis Triay resided in St. Augustine during the Patriot War of 1812, when



“a musket was placed in his hands and he was detained like the rest in defense of the city.” In 1798, the Triays exchanged the grant for other lands owned by Joseph Carlos Peso de Burgo, who received royal title to the grant in February 1818. In 1820, Andres Burgevin certified a 1,000 plat associated with the grant for Burgo’s widow, Maria Mabrity. The plat depicted development near the southeast corner of the property, which corresponds with the proximity of the San Sebastian River and Oyster Creek, but reveals no evidence of activities farther west. Then, in October 1822, Mabrity sold the property to F. J. Avice and Prosper Veil for \$2,800 (Coker and Watson 1986:32-33; WPA 1939 3:281-286; FSA Confirmed A49; Cusick 2003:198-199).

To the south of the Avice and Veil property was the Antonio Huertas Grant. A native of Spain, Huertas had served the Spanish Crown in Louisiana as a soldier between 1775 and 1785, immigrating to St. Augustine in the latter year. Serving as a soldier and Indian interpreter, he assisted the Spanish Army on patrols and informed officials of Indian activities. In several cases, he helped East Florida planters and slave owners negotiate the return of their bondsmen from Seminole Indians. Consequently, Huertas possessed particularly useful skills for which various Spanish governors rewarded him. In 1797, Huertas received the 800-acre head right grant on the west bank of the San Sebastian River near St. Augustine. Previous to Huertas's ownership, the property had been held by Bartolome Suarez, who willingly ceded the property to the Spaniard. In 1817, Huertas was granted an additional 15,000 acres on the upper St. Johns River in present-day Orange County. By the War of 1812, Huertas had developed only the 800-acre plantation west of St. Augustine, and consequently avoided many of the losses suffered by other planters with holdings north of the provincial capital. By then, the soldier-interpreter was a prominent cattle farmer who relied on distant pastures to raise cattle. Although he lost some livestock to bands of marauding Patriots, in 1813 he extended his plantation holdings into the Six Mile Creek region, in part, to improve his cattle business and better provide for his wife and ten children. His holdings during the era included fourteen slaves, making him a prominent planter of the era. Huertas's Six Mile Creek Grant was divided by the St. Augustine-Picolata Road, the same alignment that ran through the Avice & Veil Grant north of Huertas's San Sebastian River property. That road played an important consideration in his requests for land grants, as did the close proximity of Fort Picolata to protect his cattle range near Six Mile Creek. He reminded the governor that a large cattle stock close to St. Augustine would help feed inhabitants. By 1816, Huertas had moved his home to Six Mile Creek, increased his livestock, established a dairy herd and stock yard, and installed a saw mill on the property. But, in 1822, after the transfer of East Florida to the United States, Huertas relocated to Havana and eventually sold his East Florida properties (Landers 1999:128, 174; WPA 1939 3:284-285; FSA H-88, H-89 Confirmed Spanish Land Grant).

Huertas's departure coincided with the transfer of Florida from Spain to the United States. In the early nineteenth century, the United States sought to acquire Florida from Spain. The largely undeveloped area tempted the expansionist government and private land speculators lobbied in Washington for its acquisition. Over the years, Florida had presented the federal government with numerous problems. The area provided a haven for runaway slaves and Seminole Indians, who became involved in armed conflicts with settlers residing in Georgia and Alabama. Florida provided a setting for contraband trade and slave smuggling. Amelia Island, especially, with its close proximity to Georgia and a deepwater port, was a center of this activity. Due to its strategic geographic location, Florida was perceived by the government to pose a threat to national security.



The area could serve as a base for attacks against the United States if acquired by a foreign power, particularly England. When Andrew Jackson invaded Florida during the First Seminole Indian War (1815-1818), it became clear that Spain no longer could hold or control Florida. Incidents on Amelia Island in 1812 and 1817 disrupted United States negotiations with Spain over acquisition of Florida. In 1819, mounting pressure from the United States forced the signing of the Adams-Onís Treaty, which transferred power in 1821. As part of the treaty, the United States relinquished all claims to Texas, transferred much of Spain's claims in the Pacific Northwest to the United States, and assumed the unpaid damage claims of Florida's citizens, which amounted to approximately \$5,000,000 (Dovell 1952 1:169-170; Merk 1963:15).

3.3 Territorial and Statehood Periods, 1821-1860

In 1821, the United States government created the Territory of Florida and named Andrew Jackson military governor. Jackson initiated the Americanization of Florida, naming Tallahassee the seat of the territorial government and providing for county courts and trials by jury. St. Augustine lost its political influence as capital of the province of East Florida, and instead became the seat of government for St. Johns County. Using the Suwannee River as the dividing line, Jackson created Escambia County out of the former West Florida province and St. Johns County out of the former East Florida province (WPA 1936).

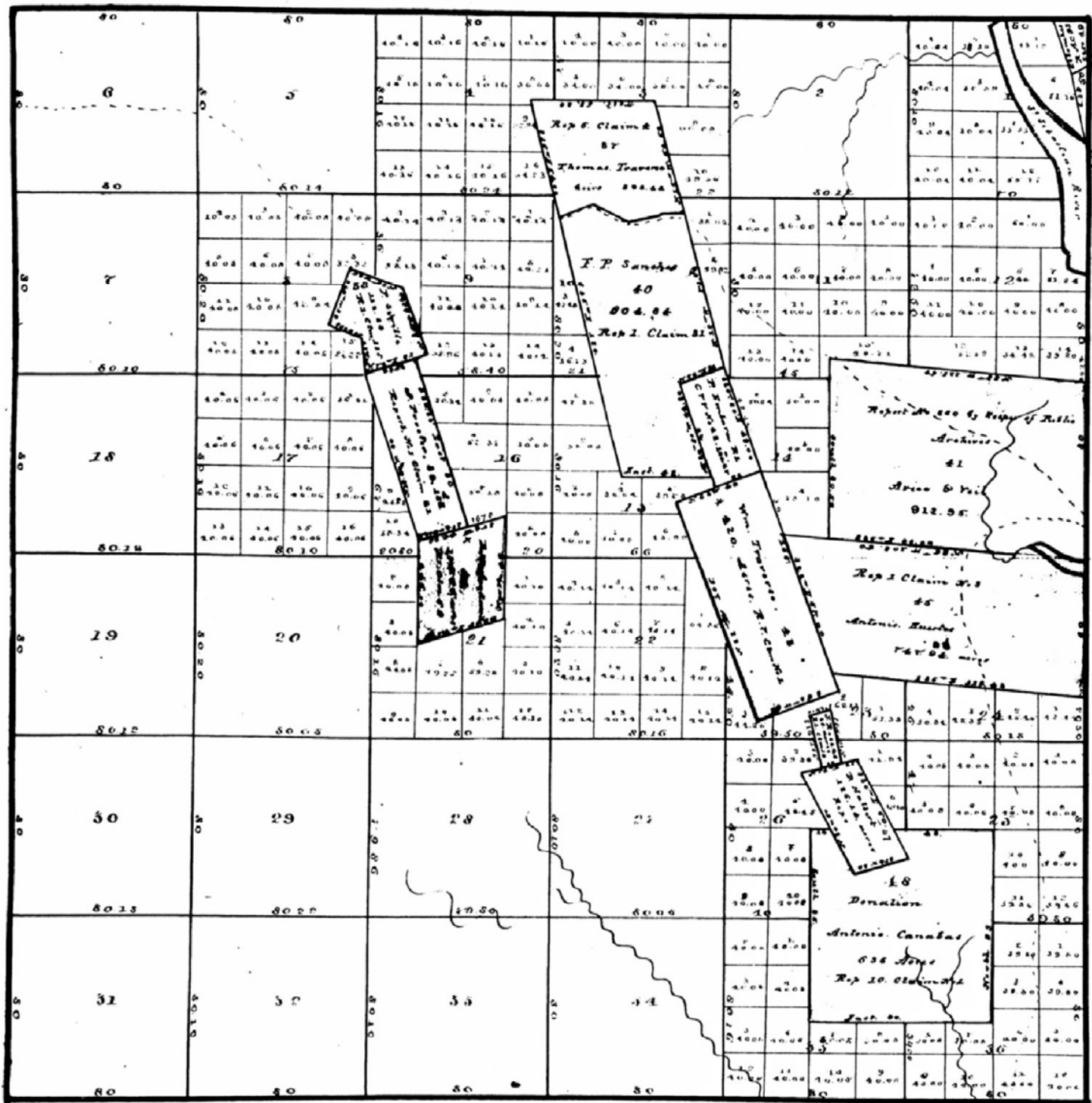
In 1822, the Congress appointed a board of land commissioners, who reviewed and either confirmed or rejected private claims in Florida. A process that often included translating Spanish documents, obtaining old surveys from archives, and deposing witnesses, the reviewing of claims slowed the public survey and land sales by the state and federal governments. Still, by the end of 1825, the East Florida commissioners had confirmed 325 claims and rejected sixty-one others. The Congress furnished final adjudication for eighty-eight other claims that consisted of 3,000 or more acres. Several large grants were adjudicated in the courts during the 1830s, and later affirmed by the U. S. Supreme Court. The Congress confirmed the Avicé and Veil Grant in February 1827 and the Huertas Grant in 1828 (WPA 1940; WPA1939 3:285; Tebeau 1971:123-124).

In the 1820s, in addition to confirming private land claims, the federal government initiated the process of surveying the public lands and reviewing private claims throughout Florida. Surveying began in Tallahassee in 1824, and public land offices initiated sales at the territorial capital in 1825 and from St. Augustine in 1826. Surveyors laid out the parallel basis, range and township lines, then subdivided those areas with sections and private claims associated with Spanish land grants. Surveyed between 1834 and 1850, the township which contains the western part of West Augustine presented the typical challenges to the deputy surveyors and chainmen, that is, private claims, creeks, rivers, and wetlands (Butler 1835; Putnam 1849).

Supervising John Hagan, Jack Yowell, and two other chainmen, deputy surveyors Benjamin and Jesse B. Clements surveyed township seven south, range twenty-nine east in 1834. In 1839, the surveyor-general's office published a plat of the township. (Figure 3-1) The plat depicted the convergence of two roads in the Avicé and Veil grant, confirming the grant's significance



TOWN VILLS. IRXXIXXX



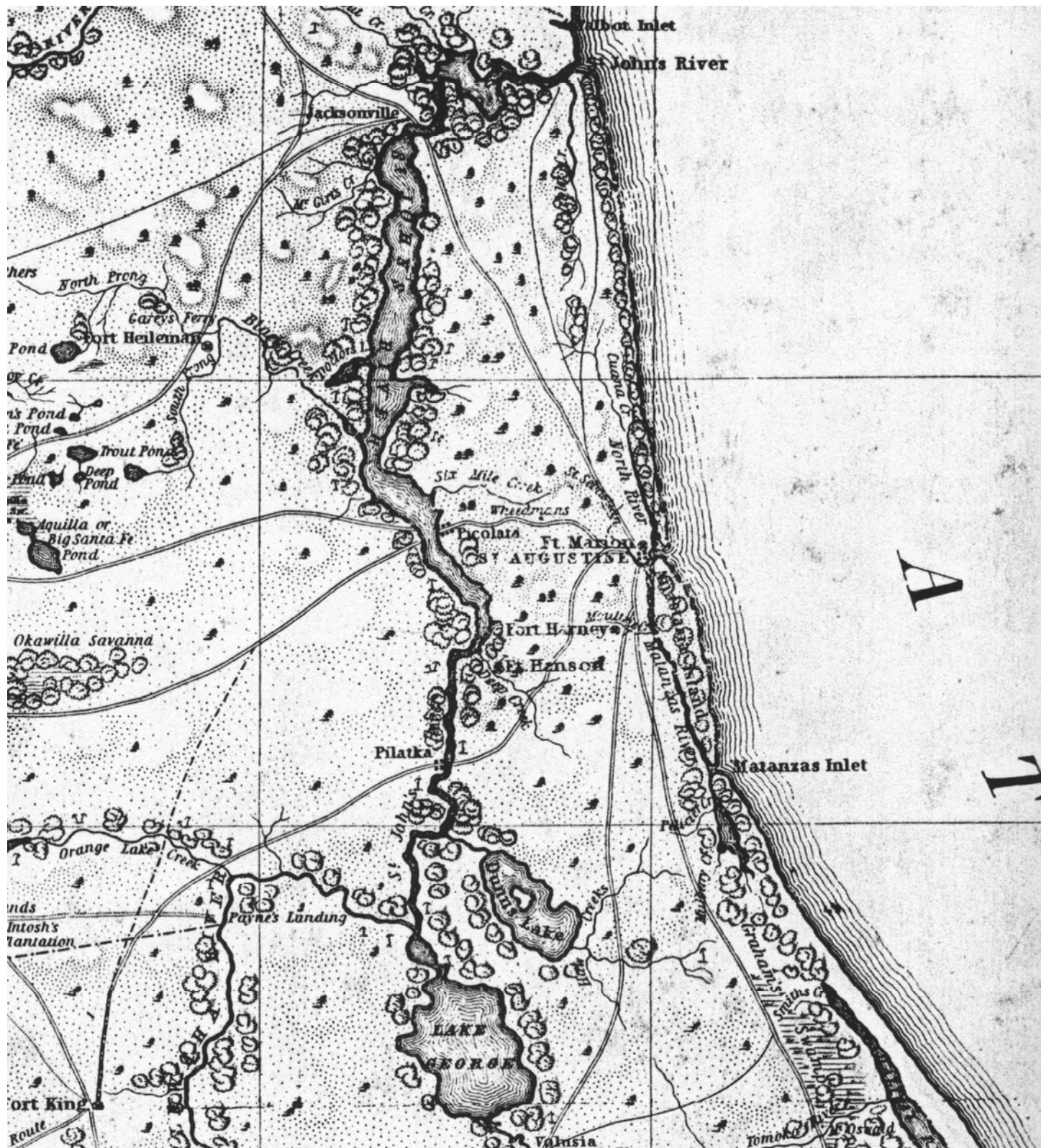
West Augustine & Township 7 South, Range 29 East, 1839
(Butler 1839)

supporting an important transportation corridor. In the 1830s, the Clementses also produced a formal survey of the Avice and Veil grant, showing its entirety in sections thirty-seven and section forty-one of the respective ranges. Again, no man-made features were depicted on the grant survey. Several additional plats of the townships (Figure 3-2) published between 1836 and 1853 perfected the sectional and private land claim lines, and added some topographical and man-made features (Butler 1834; Butler 1839; Clements 1833).

In their field notes, the Clementses noted the presence of oak and pine trees and saw palmetto, and marked the west margin of the San Sebastian River. They also documented the location of the “Picolata Road” and the “Tomocco Road” in the grant, the latter an early reference to West King Street, which eventually extend south toward present-day Ormond Beach and part of the King’s Road out of St. Augustine. The field notes did not, however, reveal the existence of any fields, pastures, farmsteads, or buildings along or near the margins and boundaries of the grant. The surveyors assessed the amount of land at 1,005 acres (DEP Volume 58 Field Notes Avice & Veil Grant).

The Second Seminole War erupted the year after the Clementses completed the initial survey of the west bank of the San Sebastian River in neighboring township seven south, range thirty east. The conflict altered the landscape of the region, resulting in new roads and bridges, an increase of steamboat traffic, and the establishment of numerous forts. A map prepared under the direction of Poinsett and Abert (Figure 3-3) is typical of the era. It depicts various roads and forts, but is insufficient in scale to note any resources in the project tract. The King’s Road was a critical artery between the Ancient City and coastal and interior forts and posts. Notwithstanding those developments, it appears that no war-time or settlement activities occurred in the grants. In December 1835, the war erupted, causing panic and alarm across northeast and middle Florida. The conflict extended between 1835 and 1842, and raged throughout much of the territory, but was particularly brutal in Florida’s peninsula. Bloody engagements took place from Jacksonville to the Suwannee River, and deep into the Everglades. Frontier settlements were especially vulnerable to Indian raids. Many plantations were abandoned as settlers withdrew to fortified areas and established towns. A few established towns provided staging points for federal troops and safe havens for planters and settlers compelled to abandon their lands. Many of America’s highest ranking military officers were outfought by Seminoles, who engaged federal forces and the militia in guerilla-style warfare. Earlier, in 1823, the territorial government and the Seminoles had signed the Treaty of Moultrie Creek. The treaty established an Indian reservation in interior of the peninsula, but had little effect in stemming encroachment by whites into Seminole lands. In the second year of the war, on 21 October 1837, the Seminole leaders, Osceola and Coa Hadjo, were captured several miles south of the grants under a flag of truce, setting off further debates in Congress about the nature of the war and its continued funding. Still, by January 1838, federal troops had broken the Seminoles’s organized resistance, but, amid continued sporadic violence, the war sputtered to a fitful and bloody end four years later. Peace of sorts came in 1842, when most of the remaining Seminoles were shipped west to Oklahoma Territory, and a few of the tribe moved south into the Everglades. The United States’s Indian removal policy met some of its fiercest resistance from Florida’s Seminoles. The Second Seminole War proved to be one of America’s longest and costliest Indian wars, amounting to approximately \$40,000,000 with the additional





Northeast Florida during the Second Seminole War, 1838
(Abert 1838)

effect of destroying much of the incipient plantation growth and plunging the territory's economy into a recession (Mahon 1967:150-151, 326; Dovell 1952 1:418; Knetsch 2003:105-106).

The war stemmed many planting activities and transfers of property. But, those owners of tracts near established towns, such as Jacksonville and St Augustine, maintained some of their crops and continued to invest and sell properties. Francis Avice acquired sole possession of the Avice and Veil grant by the 1830s. In May of 1837, nearly two years into the Seminole conflict, Avice sold the grant, which was then known as the ferry tract, part of the Huertas Grant, and an additional 6,000 acres elsewhere for \$10,000 to Francis L. Dancy and Janet Black. Dancy planted some of the property in citrus and grew cotton and vegetables on other sections, but most of his holdings lie fallow (Deed Book M, p. 411 Clerk of Court, St. Johns County Courthouse; Rerick 1902 1:502-503).

Following the Seminole conflict, Dancy planted some of the real estate in citrus, an activity for which he gained some renown in Florida. Born in North Carolina in 1807, Dancy was graduated from West Point in 1826, a fellow cadet with Jefferson Davis and Ulysses S. Grant. He arrived in Florida in 1833, superintending repairs at Fort St. Marks and building a protective sea wall. He resigned his commission in 1836, found work as a civil engineer, and entered local politics, serving as mayor of St. Augustine and then in the state legislature. In the 1840s and 1850s, Dancy planted various crops, and was appointed state engineer and geologist in 1853, and then surveyor-general in 1858. His surveying activities included reviewing plans and surveys for the construction of canals and railroads in the state during the 1850s. He married Florida Reid, a daughter of Governor Robert Raymond Reid. A prominent planter in the 1850s, Dancy held eighteen slaves on his Buena Vista plantation near the St. Johns River in St. Johns County's 22nd precinct near Orange Mills. The Orange Mills precinct was later transferred to Putnam County, where Dancy was recorded in 1880. Dancy traveled between St. Augustine and the St. Johns River along King Street in St. Augustine, across the San Sebastian River, continued west along King Street, and then the Tocoï Road to the St. Johns River. The route permitted Dancy to inspect his groves and properties immediately west of St. Augustine and along the river. Those activities increased after the Civil War. One authority attributes the variety of "Dancy Tangerine" to F. L. Dancy, and indicates that he propagated it at Buena Vista Plantation in St. Johns County. In the 1870s, Dancy published several articles in the *Southern Cultivator*, a farm journal, including "Orange Culture in Florida" (1870) and "Orange Culture on the St. John's River" (1874). He discussed budding techniques, timing and methods of planting, fertilizers, and other pertinent citrus topics. Later, Dancy helped organize several statewide citrus associations. In 1876, he published another article in the Proceedings of the Florida Fruit-Growers' Association on orange culture (Deed Book M, p. 411 Clerk of Court, St. Johns County Courthouse; Rerick 1902 1:502-503; Knetsch 1999; Hume 1926:84; Bureau of the Census, 1860 Slave Schedules St. Johns County, FL).

In 1845, four years after Dancy had served in the Florida Legislature and three years after the official close of the Seminole war, Florida gained admittance into the Union as a slave state. The congressional action paired Florida with the free-state of Iowa, which maintained a balance between the free and slave state representation in the U. S. Senate. Later, in the 1850s, the St. Johns Railway Company built tracks from the banks of the San Sebastian River on an alignment immediately north of King Street to Tocoï, a small village on the St. Johns River. Incorporated in December 1858 with



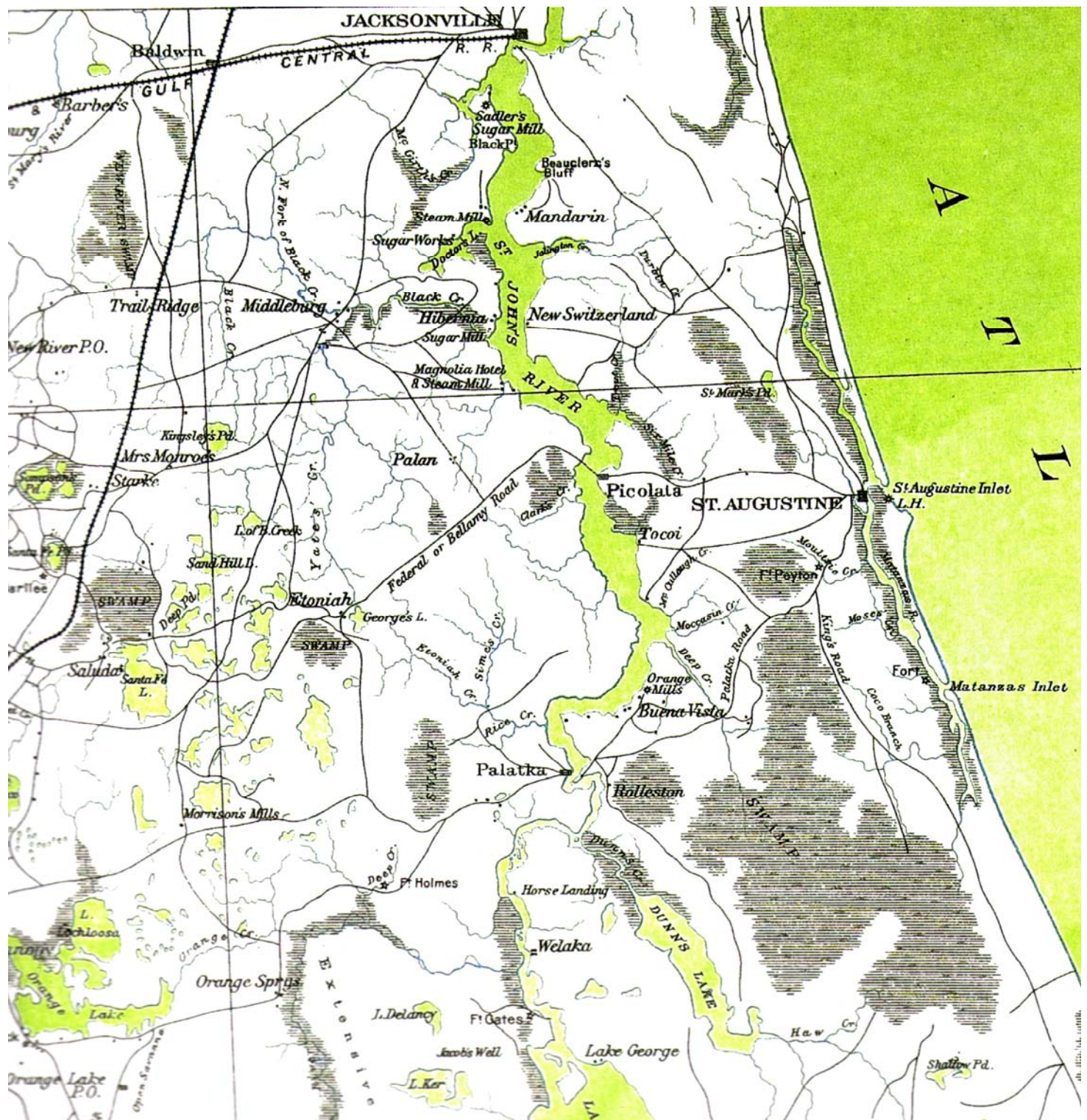
Dr. John Westcott of St. Augustine as president, the St. Johns Railway Company developed a fifteen mile route in 1859 between St. Augustine and Tocoí, a small settlement south of Picolata on the St. Johns River. A member of the Florida Legislature in 1879 and the constitutional convention in 1885, and a promoter of the Internal Improvement Fund (IIF) Act, Westcott took advantage of the land grant system to build the railroad. The initial system relied on wooden rails and small coaches drawn by horses or mules. Then, in late-1860, the company remedied its unreliable livestock by upgrading the roadbed and purchasing a steam locomotive and cars. Later, the St. Augustine Cemetery Association purchased property and laid out Evergreen Cemetery just to the north of the railroad tracks. But, at the close of the antebellum period, Francis Dancy held the property, conveyed a right-of-way to the railroad, and benefited from the nascent transportation system as he moved between the coast and river. At the close of the antebellum period, Florida had 327 miles of serviceable tracks, the third smallest mileage of any southern state. Still, residents of St. Augustine, the hamlet of Tocoí, and some of St. Johns County's farmers along the alignment of the St. Johns Railway benefited from this early transportation system (Pettengill 1952:26-27, 102-103; Stover 1955:5; Black 1952:208-209; Bramson 1984:17-19; Bathe 1958:26-27, 58).

3.4 Civil War, Reconstruction, Railroads, and the Formation of New Augustine, 1861-1895

In the same way that few farming or development activities have been documented in the project area in the colonial and antebellum periods, few military activities appear to have occurred there during the Civil War. Although the conflict curtailed economic growth of plantations and the nascent tourist trade initiated by steamboats along the St. Johns River during the 1850s, the war appears to have had little effect on the West Augustine. The third state to secede from the Union, Florida joined the Confederate States of America in January 1861. Within months of that action, the Confederate government requested that Florida supply 5,000 troops. Many male residents abandoned their farms to join the army, leaving the rural economy with only one-half of its work force. Federal steamships patrolled the coastline and gunboats sailed into ports at Jacksonville and St. Augustine in 1862 to accept the surrender of those towns by civilian authorities. Union troops made little effort to extend their control beyond the limits of those towns initially, in part, because the region east of the St. Johns River, including the project tract, and north of Matanzas Inlet became known as "Lincoln's congressional district in East Florida." Union gunboats sailed the length of the St. Johns River in 1862, in part, to destroy blockade runners and prevent Confederate troops from crossing to the east bank of the river (Buker 1986:3-9, 18).

Official correspondence published following the Civil War indicates military activities at St. Augustine and Picolata. The river port served as an important embarkation point for Federal troops. Some Union patrols along the river fanned out from Picolata and St. Augustine. Maps prepared by Federal cartographers during the conflict depict the Florida landscape. (Figure 3-4) The maps show King's Road extending south from St. Augustine past Fort Peyton, and a fork supporting the road to Palatka and the primary road to New Smyrna. West of St. Augustine the Picolata Road and Tocoí Road branched out with the latter extending through the Dancy properties (Cowles 1891-1895: plate 146). Published by the United States Coast Survey in 1862, another smaller scale map of St. Augustine's harbor also depicted adjacent bodies of water, including the San Sebastian River, but





Northeast Florida during the Civil War, 1864
(Cowles 1891-1895)

little of the lands farther west. Field surveys and triangulations had occurred in 1859 and 1860, thereby depicting the height of development at the close of the antebellum period. Several fields and buildings sprinkled the west banks of the San Sebastian River, but none was recorded farther west (USCS 1862).

Federal forces used Picolata to protect the western approaches to St. Augustine, and at one point the camp supported approximately 800 troops. Eventually, Union troops from New Hampshire, New York, and Ohio were stationed there with the garrison supporting two regiments. In early 1862, a small detachment and battery were stationed at Picolata, a typical deployment at the river post during the conflict. Most of the 35th U.S. Colored Infantry Regiment was stationed at Picolata in mid 1864 following the Union defeat at the Battle of Olustee, where the regiment was one of three African-American units to fight for the Union. Although a significant amount of military traffic occurred along the St. Augustine-Picolata Road during the war, no records have been unearthed to document bivouacs, patrols, or troop movements in New Augustine or along West King Street (Hewitt 1994 Serial 16:333, 337, 339, 350, 353, 355; Hewitt 1996 Serial 51:153; Hewitt 1997 Serial 54:482; Hewitt 1977 Serial 59:375, 381, 382; Sastre 1995:53-55).

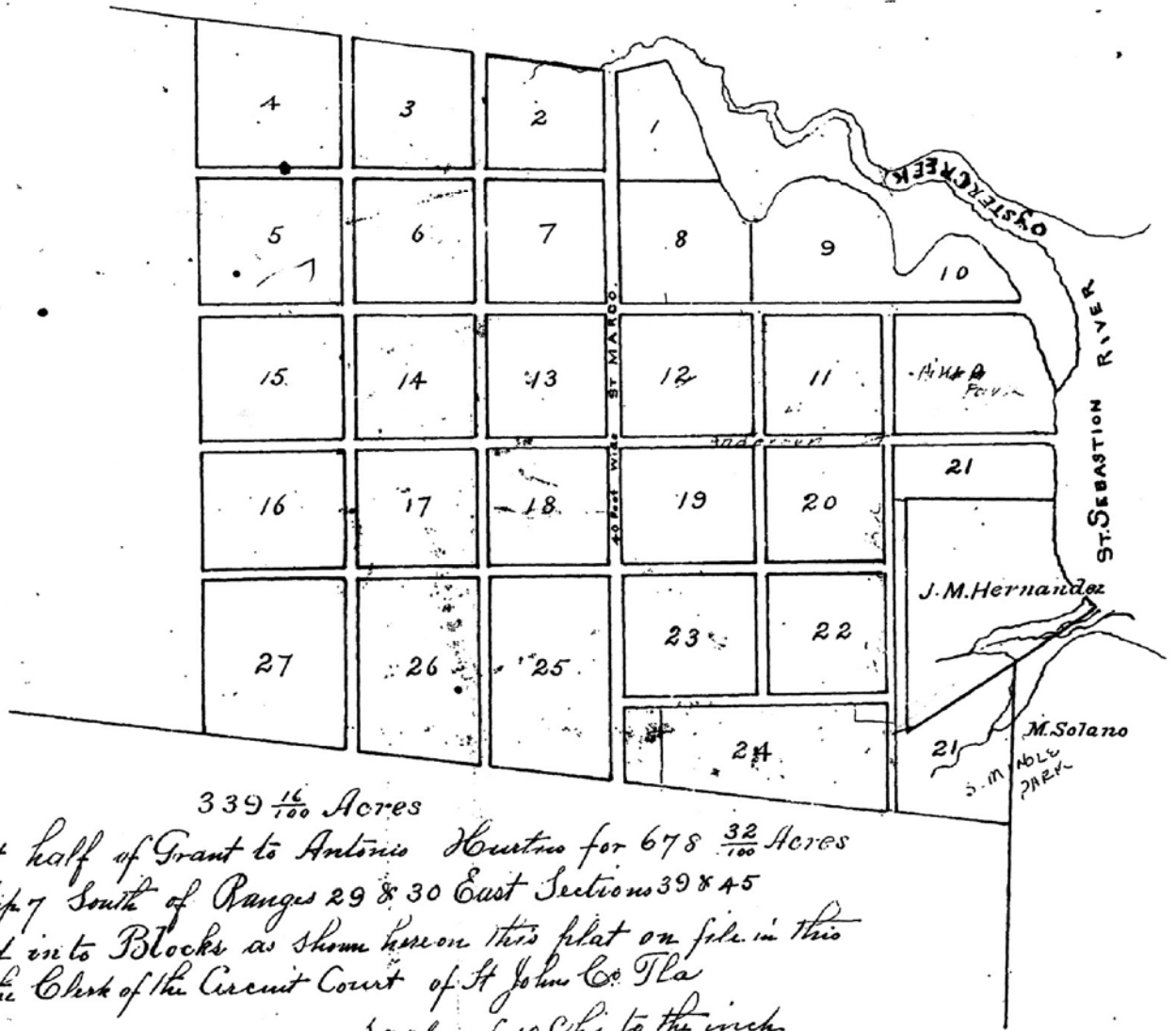
In the decade following Lee's surrender at Appomattox, Florida, along with the rest of the South, endured a turbulent period of Federal Reconstruction. Although the state did not suffer the extensive destruction that occurred in other areas of the South, most of its towns had been occupied by Federal troops, and some interior settlements abandoned. Floridians faced the daunting task of rebuilding their society. The war decimated the state's economy and compelled Floridians to develop a labor system that did not depend on bondsmen for labor. Throughout the state property values plummeted, and agricultural and industrial production declined. The state's financial institutions collapsed. Punctuated by violence, lawlessness, and unscrupulous politics, Reconstruction proved in some ways as difficult as the war (Shofner 1974:17-18, 154-155).

Apparently, a shortfall in income during Reconstruction compelled Dancy to subdivide and sell some of his holdings west of St. Augustine and the San Sebastian River. In the division, Dancy initially conveyed 374 acres in the eastern part of the Avicé & Veil Grant adjacent to the San Sebastian River to George S. and Ann D. Greeno, the mayor of St. Augustine, and then New York publisher John F. Whitney, who created the Ravenswood Subdivision near the San Sebastian River in 1874. The politician-planter also divided 678 acres in the eastern half of the Huertas Grant in 1874. (Figure 3-5) Dancy's division created 27 blocks for development, and established St. Marco Avenue as a primary north-south road through the subdivision. Dancy then subdivided the western part of the Avicé and Veil Grant in 1878 (Figure 3-6) and the remainder of the eastern 1/2 of the Huertas Grant (Figure 3-7) in 1887. Laid out in nine years, these three large subdivisions used a similar orthogonal street-and-road system with large blocks suitable to accommodate home-and-grove farmsteads. Beyond the St. Marco Street designation, Dancy adopted the names of some of northeast and interior Florida's oldest counties for primary north-south streets, including Brevard, Clay, Duval, Nassau, Orange, Polk, St. Johns, and Volusia Streets. The curved alignment of the St. Johns Railway intersected with some of those streets and contrasted with the rectilinear shapes.



Arice & Viel

98



339 $\frac{16}{100}$ Acres

The East half of Grant to Antonio Huertas for 678 $\frac{32}{100}$ Acres
In Township 7 South of Ranges 29 & 30 East Sections 39 & 45
Subdivided into Blocks as shown hereon this plat on file in this
Office of the Clerk of the Circuit Court of St. John Co. Fla

Scale of 10 Chs to the inch

Course of Streets S 2° E & S 88° W Var. 5° E.

Widths of Streets 30 & 40 feet (not drawn to a scale)

Survey made January 1874

C

Subdivision East 1/2 Huertas Grant, 1874

(Plat Book 1, p. 98 Clerk of Court St. Johns Co. Courthouse)



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The West Augustine Historic District
Assessment Survey
St. Johns County, Florida

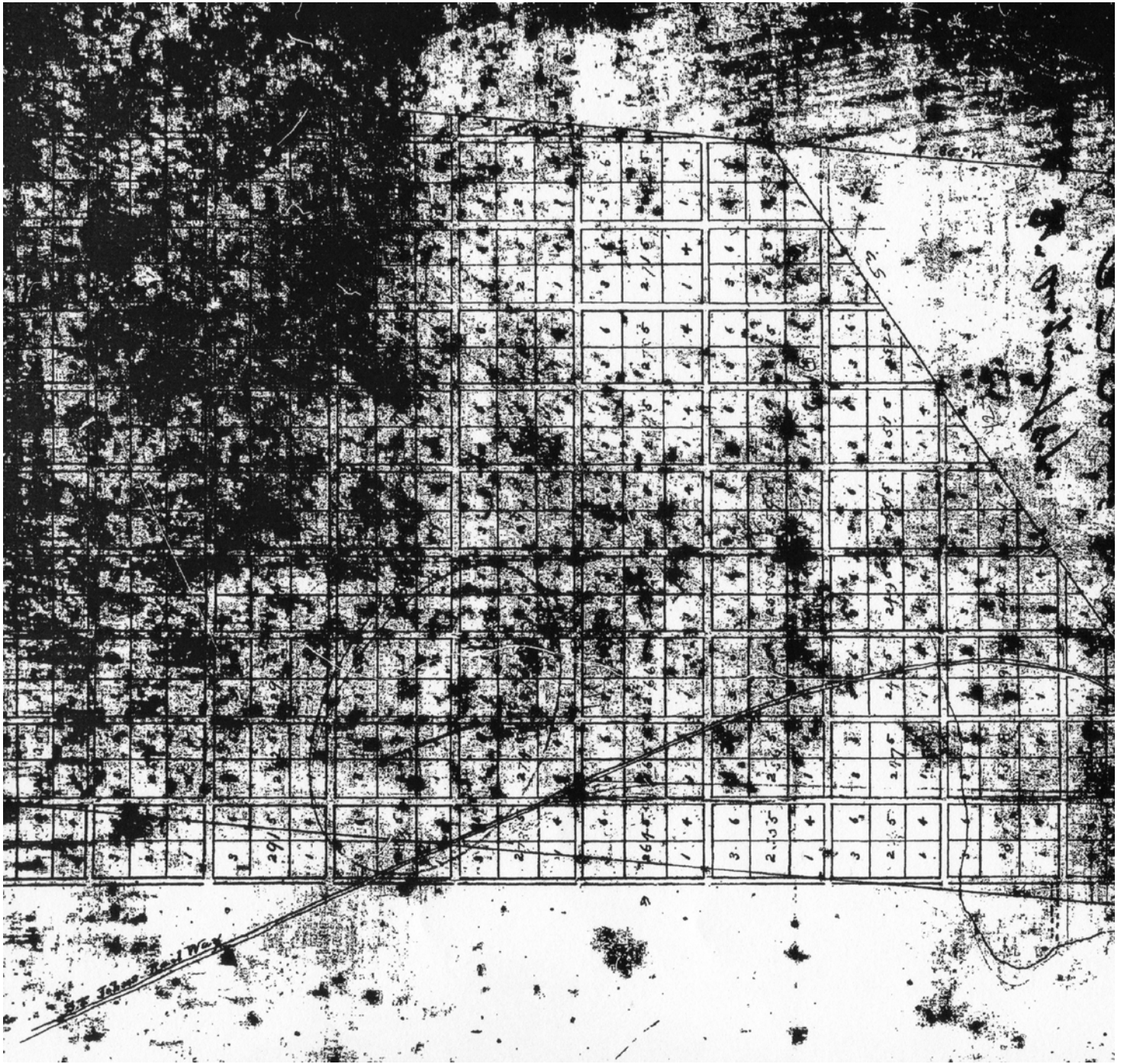
Figure 3-5

Figure: 3-5

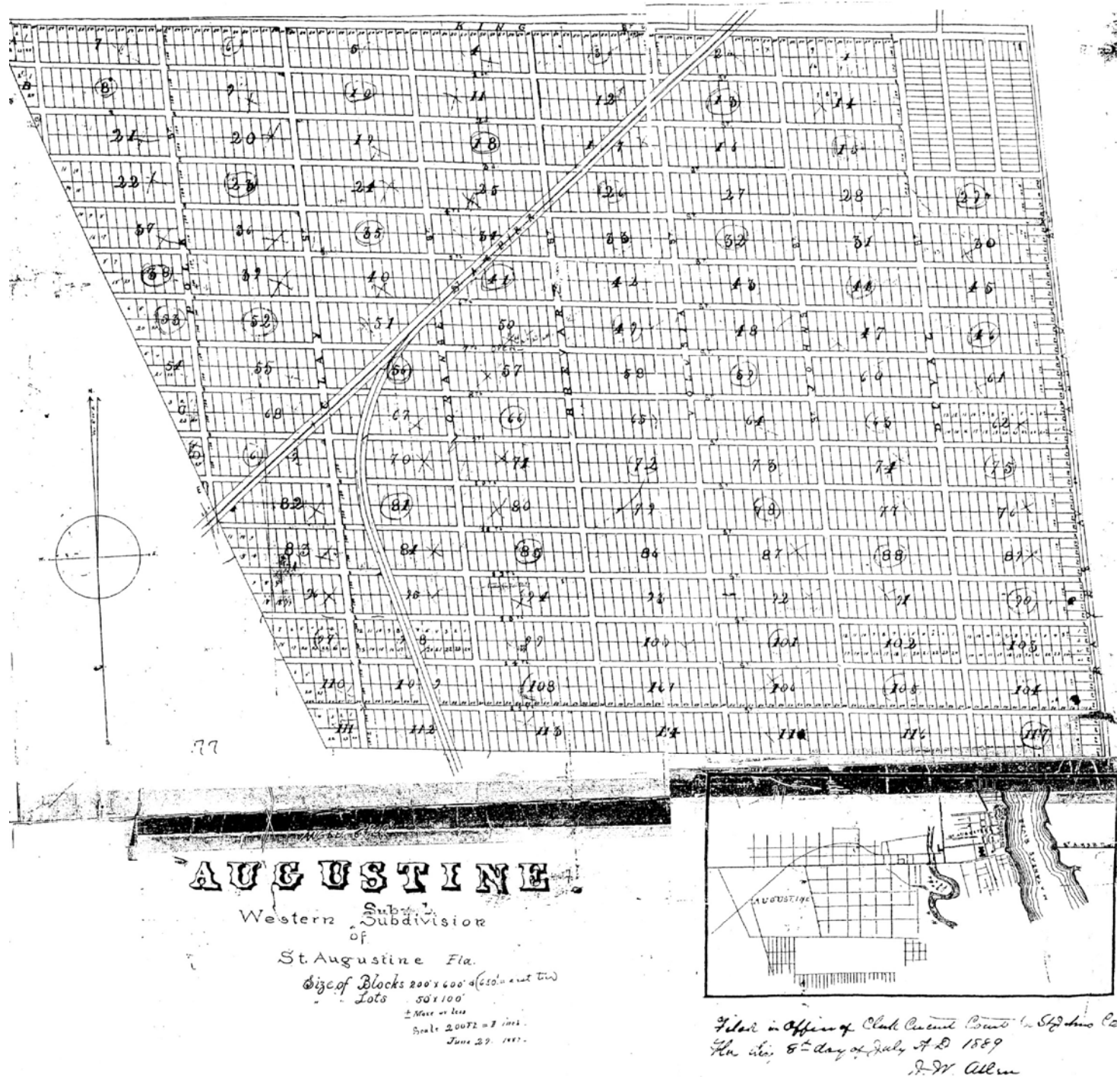
Project No.: BAIJ0802391.01

Scale: Not to Scale

Date: May 2008



Dancy Tract, 1878
 (Plat Book 1, p. 1 Clerk of Court St. Johns Co. Courthouse)



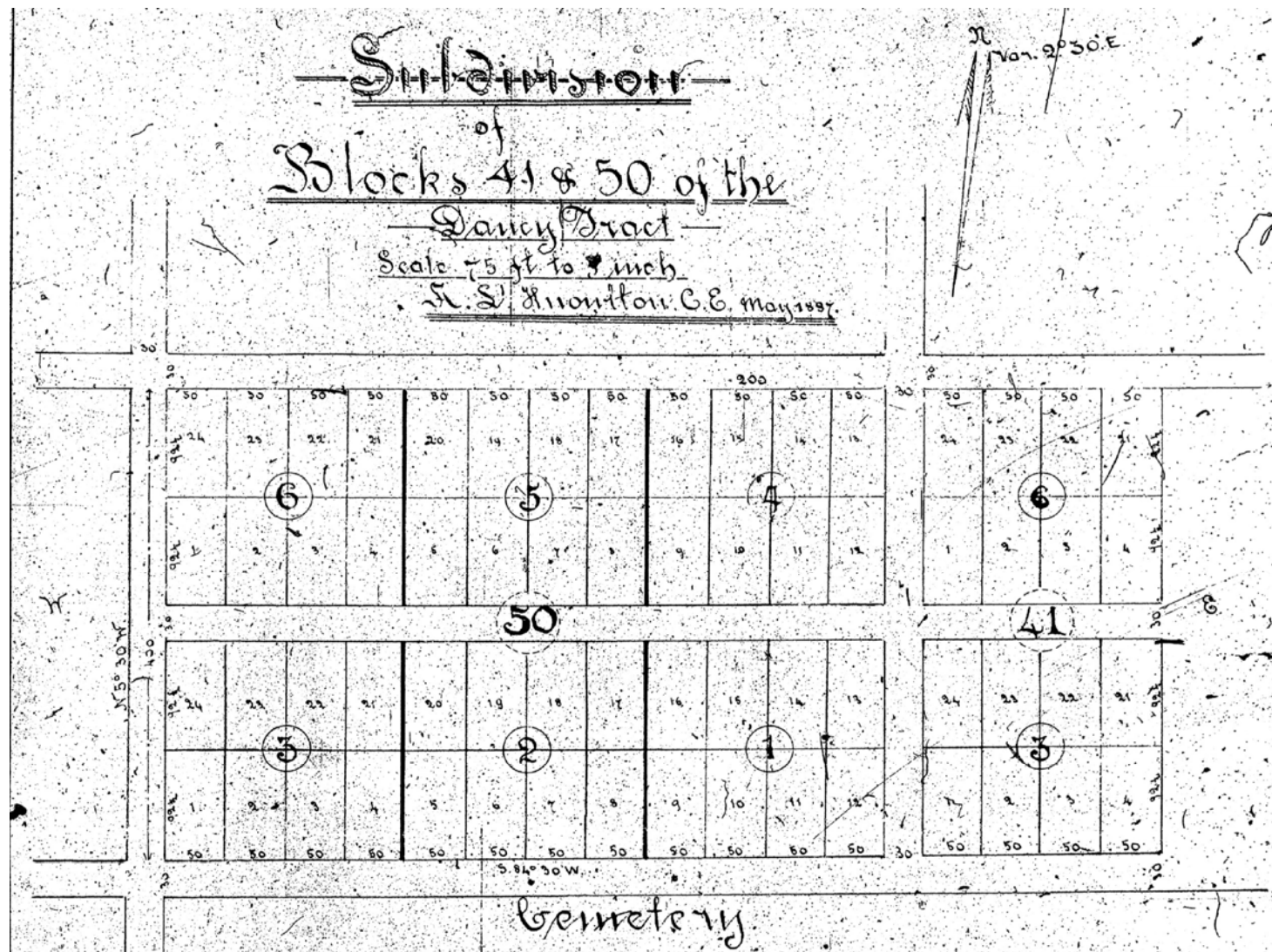
Augustine, Western Suburb of St. Augustine or Clark' Addition, 1887
 (Plat Book 1, p. 77 Clerk of Court St. Johns Co. Courthouse)

The northern subdivision became known variously as the Dancy Tract and St. Sebastian Heights. The southernmost area was subdivided in 1874 as the East 1/2 of the Huertas Grant and farther west the 1887 subdivision was known variously as Augustine, the Western Suburb of St. Augustine and as Clark's Addition to St. Augustine. Clark's Addition provided 117 blocks and hundreds of lots for development between Reyes Avenue, which was later renamed Nassau Street, and the west end of the grant. The two southern subdivisions joined near the headwaters of Oyster Creek at Nassau Street. Then known as Tomoka Road, King Street served as the divider between the northern and southern subdivisions and was the primary east-west road then supporting farms and homesteads in the region. Part of the county road system and an extension of King Street in downtown St. Augustine, the Tomoka Road extended west through the Dancy Tract to the southwest radius in the railroad tracks. After crossing the tracks, the road resumed with a north dog-leg turn onto Volusia Street. Farther north, Volusia Avenue intersected with Chapin Street, which west of Volusia Street extended towards Holmes Boulevard and Toco Road. To the east of Volusia Street, the road ran along Johns Street, which led to Evergreen Cemetery, Palmer Terrace, and then back into St. Augustine along Tomoka Road (Johnson 1889:840; Bureau of the Census 1880 Population Schedules St. Johns County, FL; Phelps 1991:38; Webb 1885:197; *St. Augustine Evening Record*, 18 April 1902; *New York Times*, 20 April 1902; Map Book 1, p. 1, Deed Book S, p. 259 Clerk of Court St. Johns County Courthouse; F. L. Dancy Biography Card SAHS).

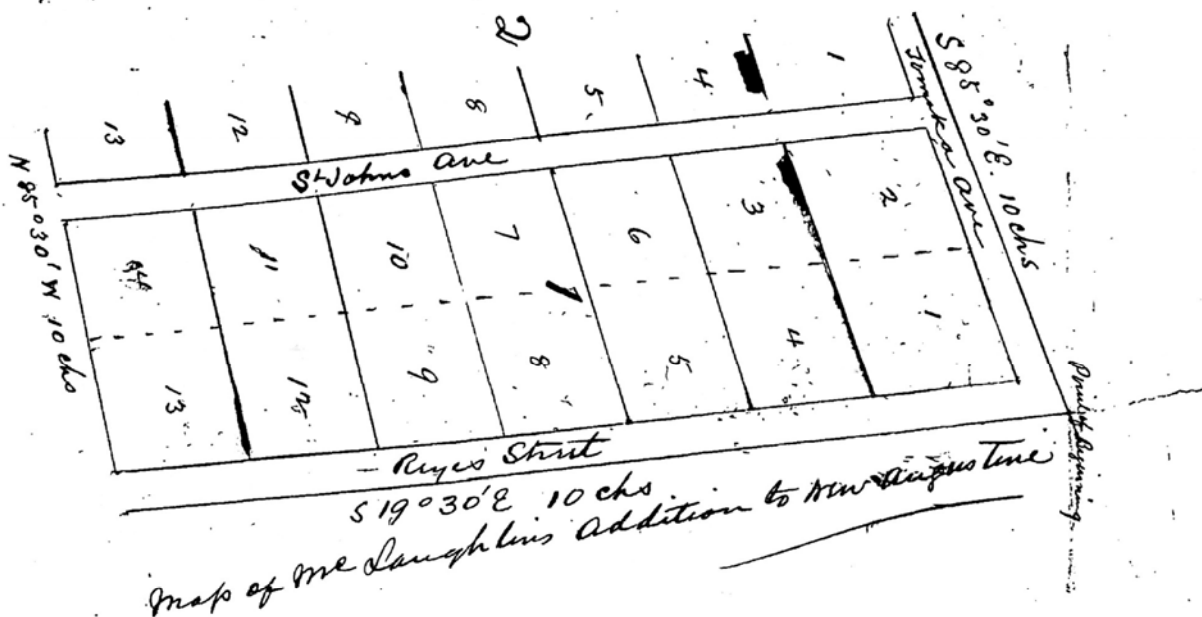
The historic road maintained that configuration well into the twentieth century. In addition to supporting a major road west of St. Augustine and into central St. Johns County, the Dancy and Huertas subdivisions created hundreds of lots for construction. The subdivisions created a street plan to support relatively large lots in rectangular blocks for residential development. There is some evidence that Dancy may have advertised his properties for sale as early as the 1830s, using the moniker "Heights of St. Augustine" to lure prospective buyers. But, sales remained lethargic in Dancy's subdivisions even during the late nineteenth century. The Dancy and Huertas subdivisions and those developed farther east by Greeno and Whitney formed the nucleus for the community that became known as New Augustine. Notwithstanding lethargic land sales, developers opened two small subdivisions in the late 1880s. In 1887, the St. Augustine Improvement Company, apparently one of Dancy's development initiatives, re-divided blocks 41 and 50 of the Dancy Tract (Figure 3-8). The subdivision provided narrow lots north of Pearl Street to help promote development in an emergent African-American community north of what became Evergreen Cemetery. In 1890, the trustees of St. Luke A.M.E. Church acquired property from the improvement company for a house of worship. Farther south, McLaughlin's Addition to New Augustine (Figure 3-9) was divided in 1888 out of the northeast corner of Clark's Addition. Bearing the names of Tomoka Road and Reyes Street, the subdivision has one of the first recorded instances of the New Augustine designation being applied to the community west of the City of St. Augustine (Johnson 1889:840; Bureau of the Census 1880 Population Schedules St. Johns County, FL; *St. Augustine Evening Record*, 18 April 1902; Map Book 1, p. 1, 107, Deed Book S, p. 259, Deed Book NN, p. 486, Deed Book 197, p. 302-305 Clerk of Court St. Johns County Courthouse).

Railroads played an important role in the development pattern of New Augustine. To repair damages wrought during the Civil War, the St. Johns Railway was reconstructed between Toco and St. Augustine in 1866, and sold four years later to William Astor, a New York millionaire. A new





Subdivision Blocks 41 & 50 Dancy Tract, 1887
(Plat Book 1, p. 107 Clerk of Court St. Johns Co. Courthouse)



Filed for Record December 13th A.D. 1888

Attest Record Entered this 3rd day of April A.D. 1889.

JW Allen Clerk Ct
By David L. Dunham

McLaughlin's Addition to New Augustine, 1888
(Deed Book NN, p. 486 Clerk of Court St. Johns Co. Courthouse)



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Archaeological and Historic Preservation Consultants

The West Augustine Historic District
Assessment Survey
St. Johns County, Florida

Figure 3-9

Figure: 3-9

Project No.: BAIJ0802391.01

Scale: Not to Scale

Date: May 2008

locomotive, rolling stock, passenger cars, and an improved roadbed gave Tocoï an edge over the older river port at Picolata. The St. Johns Railway was the first railroad in Florida to adopt the standard-gauge rail system of 4'8½", which became the nationwide standard in 1886. One of the early employees on the short line was Utley J. White, who arrived in 1872. As master of transportation, White managed twenty-four horses and mules until 1873, when the roadbed was dismantled and reset for standard gauge. Later, in 1881, White organized his own railroad company, the St. Johns & Halifax Railway, which built a line between East Palatka and Daytona. In partnership with W. B. Barnett and S. I. Wales, he built twelve miles of line and then sold the venture to S. V. White of New York, who completed the line to Daytona and sold it to Henry Flagler in the late-1880s (Bramson 1984:24; Shofner 1974:121; Johnson 1965:186, 190; Pettengill 1952: 103).

In 1885, Flagler implemented an ambitious plan by purchasing a controlling interest in the Jacksonville, St. Augustine & Halifax River Railway. After 1885, the Jacksonville, St. Augustine & Halifax River Railway created the St. Augustine & Palatka Railway, assembling 25.30 miles of tracks between Tocoï Junction on the tracks of the St. Johns Railway and East Palatka. Built at a cost of \$240,000, the line was operated by the St. Johns Railway when it opened in 1886. The St. Johns and Halifax River Railroad had been organized in 1881 and built tracks from East Palatka into Volusia County. By 1889, Flagler had acquired these short lines, which, in St. Johns County, provided his railroad with two approaches to the St. Johns River, one terminating at Tocoï, the other at East Palatka. The latter soon became the more significant, serving as the mainline south of St. Augustine. Flagler ended service along the St. Johns Railway in 1894 and during the decade implemented a vision of extending a railroad the length of the peninsula. He extended rails into New Smyrna Beach in 1892 and reached Miami in 1896. Completed to Key West in 1912, the Florida East Coast Railway played a major role in the development of towns and farming communities on Florida's east coast. About 1894, the company abandoned the former St. Johns Railway roadbed west of St. Augustine and conveyed the former right-of-way to adjacent property owners about 1910. The company built a new railroad corridor which extended one block north of King Street, lending a new name "Railroad Street" to the adjacent street (Akin 1988:114-115, 134-138; Johnson 1965:190-191; Davis 1925:349-351; Pettengill 1952:102-103; Bramson 1984:18, 21, 24).

Henry Flagler's arrival in St. Augustine created a renaissance in the Ancient City. Part of Flagler's development plan included the construction of fashionable hotels that included the Alcazar, Casa Monica, and Ponce De Leon. In the development of the latter, Flagler destroyed and relocated several existing buildings. One of those was the rambling Sunnyside Hotel one of the pre-Flagler era hotels that stood on King Street west of the plaza. Thomas F. House, a prominent builder, politician, and customs collector in St. Augustine, constructed Sunnyside Hotel in 1876. A native of Vermont, House had moved to St. Augustine in 1868 and developed property and constructed buildings, including homes for Buckingham Smith, Alexander, Edgar, and Kingsland, Colored People's House, Customs House, Lorillard Villa, and Sunnyside House. House managed St. Augustine's Sunnyside Hotel in the winters and spent his summers in Saratoga, where he maintained a cottage. In 1887, after acquiring from the Sunnyside Hotel and the larger King Street property to develop the Hotel Ponce De Leon, Flagler divided the rambling wood-frame hotel, and moved two sections of it into the newly-organized New Augustine. One section became Sansara Hall (destroyed) on West King Street and another section of the hotel was moved to 525 West King



Street (SJ1078) (Figure 3-10). The distinctive two-story house was later occupied by the African American Demps family of New Augustine. In 1920, Moses Demps, Sr. worked as a gardener in one of St. Augustine's private gardens. Born about 1882 in Florida, Moses Demps, Sr. maintained his West King Street home with his wife, Rosa Demps, six children, and his sister, Sallie Demps, in 1920. About 1925, Aaron, Charley, Eloise, James, Luzzine, Moses, Moses Jr., and Rosa Gaines Demps were photographed (Figure 3-11) in front of their West King Street home. By 1930, Moses Demps, Sr. had followed in the footsteps of his brother, Abraham B. Demps, and had entered the ministry. He then served as a pastor of St. James Baptist Church in New Augustine, for which his brother had helped to build a sanctuary in 1914. By then, Aaron and James Demps had left their parents' home, but Moses Demps, Sr. and Rosa Demps still were raising six children with the addition of Carrie and Rachel Demps. That year, Moses Demps, Jr. found employment as a plumber (Nolan 1979:SJ1078 FMSF; Webb 1885:200-201; Census Bureau 1930 Population Schedule St. Johns County FL; Census Bureau 1920 Population Schedule St. Johns County FL).

Beyond several churches and houses, the opening of the Dancy Tract also attracted the attention of several cemetery associations. North of the railroad tracks, several of St. Augustine's prominent leaders organized the St. Augustine Cemetery Association in June 1886. The organizing trustees consisted of pharmacist E. M. Alba, citrus grower and philanthropist Andrew Anderson, and George Burt who fixed the capital stock at \$10,000 with each share valued at \$100 each. Initial stock sales netted \$4,100, but most of the early subscribers purchased only one share. Investors included Andrew Anderson, C. F. Hamblen, P. Hulett, W. S. M. Pinkham, and J. K. Rainey. Henry M. Flagler made the largest investment, purchasing ten shares. The articles of association simply stated that "...We the undersigned do hereby agree to associate together under the name of St. Augustine Cemetery Association for the purpose of establishing a cemetery or place of burial in the vicinity of the City of St. Augustine..." Later that month, Andrew Anderson sold the association (for \$2,700) the property that became Evergreen Cemetery—blocks 39, 40, 48 and 49 of the Dancy Tract, property which lay north of the railroad tracks. The establishment of Evergreen Cemetery prompted the creation of adjacent burying grounds, leading to a cemetery district bordered by Pearl Street and Whitney Avenue that included an African-American cemetery, a Jewish Cemetery, and Pinehurst Cemetery (ROI Book 3, p. 193, Deed Book GG, p. 210, Deed Book JJ, p. 14, Plat Book 1, p. 77, 78 Clerk of Court St. Johns County Courthouse).

The development of the railroad and cemetery association occurred within the larger backdrop of the founding and growth of New Augustine, which was sometimes referred to as New St. Augustine and eventually West Augustine. In the 1880s, publisher Wanton Webb attributed part of the suburb's growth to the development of fashionable homes by several prominent families, including the Alexanders, Edgars, Kingslands, Howards, and J. F. Whitney. Most of those sprinkled the banks of the San Sebastian River and faced east toward St. Augustine. Organized about 1884, the City of New Augustine contained 553 residents as reported by the United States Bureau of the Census in 1890. The larger precinct, which extended west beyond Holmes Boulevard, contained 958 residents (Bureau of the Census 1892:91; Webb 1885:195; Bureau of the Census 1902:94).





Demps House/Sunnyside House, 525 West King St. (SJ1078),
Built 1878; Relocated c. 1885



Demps Family, 525 West King St., c. 1925 (FSA)



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The West Augustine Historic District
Assessment Survey
St. Johns County, Florida

Figure 3-11

Figure: 3-11

Project No.: BAIJ0802391.01

Scale: Not to Scale

Date: May 2008

For nearly four decades, the City of New Augustine operated its own municipal government separate from the long-established municipality of St. Augustine. Near the San Sebastian River, the FEC maintained an important presence in the community, supplying jobs and operating a car barn and scrap yard. Soon, the Standard and Texas oil companies established distribution headquarters and storage tanks near the tracks. Also adjacent to the river, the New St. Johns Ice Company and fish houses and boat works supported residents with jobs and food. Business blocks lined West King Street and dwellings radiated to the south along Clarks, Daniels, Everett, and Lewis Park Avenues with Leonardi Avenue providing the main north-south access to the south and Moultrie Road. Prominent homes included Oriole Villa (247 West King Street) and Sansara Hall (210 West King Street). Responding to increased growth, the City of St. Augustine established a water works in West Augustine north of King Street near Travis Street (Sanborn 1924; Sanborn 1930).

Farther west, African-Americans established a community that radiated west of Whitney Street. West of New Augustine's municipal limits the King Street designation yielded to the older Tomoka Road name as described in deeds conveying property along that alignment. Much of the early development in the African-American community of West Augustine appears to have occurred off of King Street. In 1888, residents founded St. Luke A. M. E. Church, which in October 1890 turned to the St. Augustine Improvement Company for property in the recently divided Dancy Tract re-division of blocks 41 and 50 to develop its house of worship on West Pearl Street. During the era, an African-American cemetery was organized south of the A.M.E. church and Pearl Street and west of Evergreen Cemetery. Early burials of African-American residents included Anna Jordan in 1894; Mary Jordan, the wife of the Reverend S. A. Jordan, in 1895; Hermie Reddick in 1910; Mary Shade in 1911; and Phillip Coleman in 1917 (Deed Book 10, p. 445, Deed Book 197, p. 302-305 Clerk of Court St. Johns County Courthouse; cemetery research).

Despite the creation of the large subdivisions and municipal government, organization of cemeteries, and establishment of churches, much of the Dancy and Huertas grants remained planted in citrus until the mid 1890s, when freezes devastated citrus groves in northeast Florida. Hard freezes in December 1894 and February 1895 severely curtailed citrus shipments, killed vegetable fields, and drove much of the state's tourist economy into south Florida. Freezes had challenged growers earlier in the century, as recent as 1886, but nothing could prepare them for the epochal cold of 1894-1895. In the early morning hours of 29 December 1894, temperatures dipped throughout the region, reaching 17°F in DeLand and Eustis, and 19°F in Rockledge. The cold defoliated citrus trees, caused fruit to drop, and ruined winter vegetables. A warm interval followed, which promoted the flow of tree sap and encouraged farmers. But, on 8 February 1895, temperatures again dropped well below freezing with a light frost reported in Key West. This time temperatures were recorded at 16°F in Eustis and Tavares. The cold split the trunks of thousands of citrus trees across the peninsula, killing them and destroyed many other winter crops and vegetable plants. The relatively warm waters of the Atlantic Ocean and the St. Johns River mitigated some of the worst effects of the cold for groves close to their shores, but most citrus trees in Lake County were killed or badly damaged. Statewide before the freeze Florida's orange trees had numbered approximately 3,000,000 and yielded annual harvests of 2,500,000 boxes of fruit. In 1896, the number of citrus trees in Florida had decreased to 90,000, groves which produced only 150,000 boxes that year (Longstreet 1960:46-56; Kennedy 1929:287).



Some growers in central and even north Florida resolved to replant and begin anew, only to be discouraged by still more unseasonal weather patterns. In the winter of 1898-1899, more cold arrived, sending the temperature to 10°F in Jacksonville. On Florida's east coast, Henry Flagler extended his railroad south to Palm Beach and then Miami by 1896. His railroad opened new properties for development, farming, and tourism, drawing investors in large numbers away from older more established areas susceptible to the cold. After the 1890s freeze, few citrus groves remained in New Augustine or anywhere in St. Johns County.

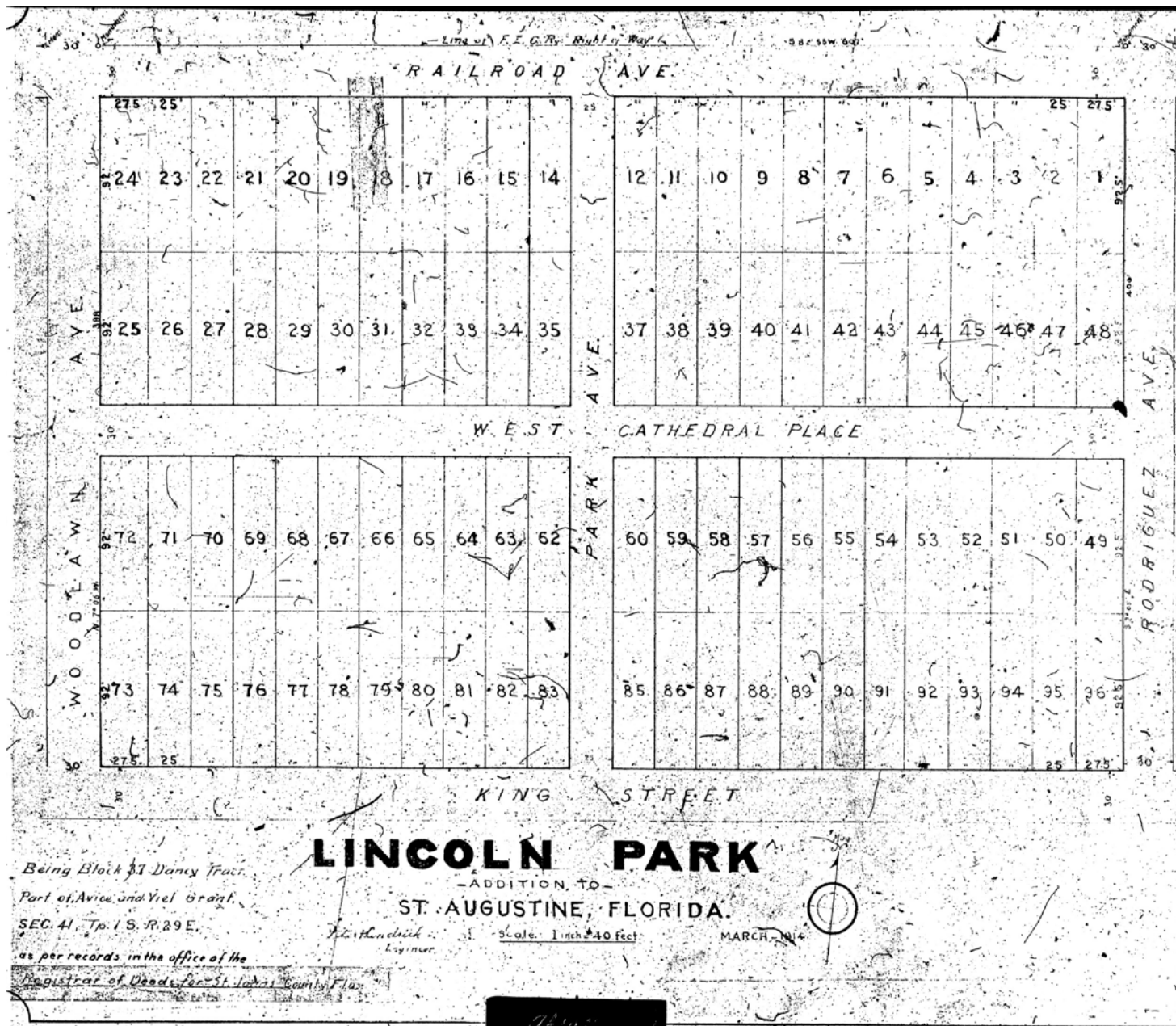
3.5 Progressive Era, 1896-1919

In 1900, the census bureau tallied 693 residents in the municipal limits of New Augustine and 1,177 persons in the larger precinct. In contrast, St. Augustine's five wards then contained a population of 4,272. In April 1898, African-American residents organized the St. James Baptist Church of New Augustine, with the assistance of the Reverend S. S. Saunders and deacon F. E. Mitchell. The main north-south corridor through the Dancy and Huertas subdivisions remained St. Marco Street until about 1902, when the original name was changed to Whitney Street, following the death of John F. Whitney, one of New Augustine's greatest promoters. By then, a white public school had been built in New Augustine. In 1901, the St. Johns County Board of Public Instruction developed the New Augustine Colored Elementary School No. 36 on North McLaughlin Street (SJ3088), one of the first public schools in the neighborhood. In 1908, African-American residents organized the Dawson Chapel Christian Methodist Episcopal Church (Bureau of the Census 1892:91; Webb 1885:195; Bureau of the Census 1902:94; Plat Book 1, p. 31, 36, 41, 77 Clerk of Court St. Johns County Courthouse; *St. Augustine Record*, 18 April 1902).

One of the remaining houses from the period stands at 615 Railroad Street (SJ3082). Located in block 37 of the Dancy Tract, the dwelling was developed about 1905 as an investment by S. Anthony Reed and William A. Tucker of Boston, Massachusetts. Born in the Bay State about 1863, Reed worked as a banker and resided at fashionable addresses on Beacon Street and then Commonwealth Avenue in Boston with his wife Harriet P. Reed. By 1910, their son, Andrew Reed, worked as a railroad clerk, but eventually followed in his father's footsteps in banking. Reed made several investments with William Tucker of Boston, owner of a plumbing business. Reed arranged the financing of properties and Tucker assisted in their physical development. Previously, the investors's West Augustine property had been owned by Warren C. and Isabelle Bevan of London, who sold the undeveloped real estate to the Boston investors in 1903 (Deed Book 5, p. 419, 1901 Tax Rolls, Clerk of Court St. Johns County Courthouse; Census Bureau 1900 Population Schedules Suffolk County MA).

By 1910, New Augustine's population had nearly doubled from its mark a decade earlier to 1,284 with the larger precinct expanding to 1,586. The railroad and tourism spurred most of this growth, which encouraged the opening of new subdivisions to accommodate housing. In 1914, Henry Madler of Baltimore, Maryland, acquired block 37 of the Dancy Tract from which he subdivided and named Lincoln Park Addition to St. Augustine (Figure 3-12). Born about 1876 in Wisconsin, Madler was trained as a civil engineer. He worked for a large construction and engineering company in Baltimore, resided in the fashionable Avon Apartments on East Read Street, and made





Lincoln Park Addition to St. Augustine, 1914
(Plat Book 2, p. 24 Clerk of Court St. Johns Co. Courthouse)

several small investments in Florida real estate in Duval County and St. Johns County in the second decade of the twentieth century. Madler perceived investment potential in the Dancy Tract bounded by railroad tracks and King Street. As divided by the civil engineer, the subdivision created 96 lots for the development of homes and buildings on Cathedral Place, King Street, Railroad Street, Rodriguez Street, and Woodlawn Street. Located at the western edge of the development, the latter street was never built, in part, because it extended next to Oyster Creek, the headwaters of which lie farther north near Evergreen Cemetery (Plat Book 2, p. 24, 1915 tax rolls, Clerk of Court St. Johns County Courthouse; Census Bureau 1930 Population Schedules Baltimore Maryland).

Soon after developing Lincoln Park, Madler sold a 1/2 interest in the development to Baltimore business associate Norman McInness. One of their early land sales occurred in September 1914 to the Reverend S. J. Trawick who acquired lots 71 and 72. Later that year, Sadie Davis acquired Trawick's lots on which she developed the dwelling at 645 West Cathedral Place. The home was later owned by George Cunningham and then Albert Maddex. In February 1915, Madler and McInness conveyed lots 47 and 48 to the trustees of the African-American St. James Baptist Church--John Harris, Henry MacNair, and Frank Mitchell and the Reverend E. L. Harrell. The trustees resided in New Augustine with Harris employed as a locomotive fireman for the FEC and Mitchell working at odd jobs. Assisted by the Reverend Abram B. Demps, Harrell guided the trustees and parishioners of St. James Baptist Church in building their sanctuary (destroyed) on Rodriguez Street. In 1910, Demps resided in a home on Osceola Street in St. Augustine's Abbott Tract. Born about 1875 in Florida, Demps and his wife, Mary Demps, took in boarder Alford Jelks who worked at odd jobs in the neighborhood. In 1919, four African-Americans--Abram Demps, Moses Demps, Frank Mitchell, and Robert Woods--acquired property from Henry Madler on the south side of West King Street and east of Whitney Street for the development of a Knights of Pythias Lodge Hall (Deed Book 31, p. 131, Deed Book 32, p. 63, 44, 523, Deed Book 42, p. 424 Clerk of Court St. Johns County Courthouse; Census Bureau 1910 Population Schedules New Augustine St. Johns County FL).

In 1915, the Florida State Census recorded 1,716 residents in what it termed "New St. Augustine." The following year, civil engineer Peter Kendrick drafted a map (Figure 3-13) of the road system through New Augustine. On his July 1916 plat, the engineer noted that the brick pavement on West King Street ended at Palmer Street east of which the newly-paved Dixie Highway extended on its northeast-southwest alignment between Jacksonville and Hastings. A concrete culvert facilitated travel over Oyster Creek on West King Street, and nearby Lincoln Park Addition was the only subdivision Kendrick identified by name in New Augustine. But, Kendrick noted St. Luke A.M.E. Church as one of the prominent buildings in New Augustine's African-American neighborhood. East of Oyster Creek, the Davis House appeared on his plat, as well as several cottages west of Oyster Creek and south of West King Street. The FEC alignment cut across West King Street, beyond which the street ended and Volusia Street turned north and then the County Road extended southwest to the property of F. N. Holmes, the Toco Road, and the Dixie Highway farther south (Plat Book 2, p. 24, 40 Clerk of Court St. Johns County Courthouse; Florida State Census 1915; St. James Baptist Church cornerstone).

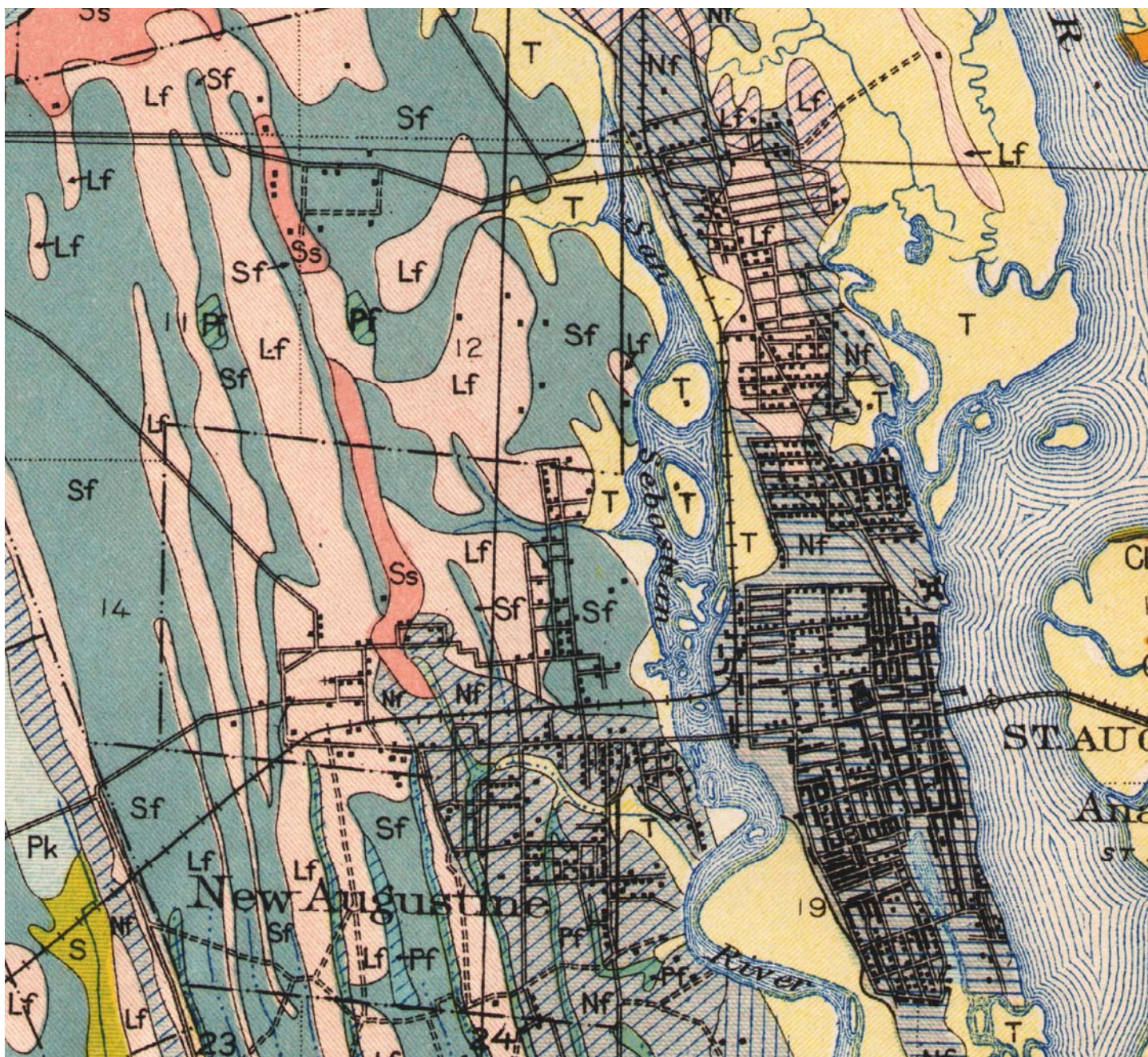


In June 1918, St. Johns County's surveyor issued the New Augustine plat, which depicted the development pattern of the suburb. The plat indicated that only the eastern part of New Augustine west to Whitney Street was incorporated into the municipal limits. Inside the municipal limits a dense residential neighborhood radiated around a commercial district and municipal water plant on King Street. But little growth had occurred west of Whitney Street. Published in 1917, a United States Bureau of Soils map (Figure 3-14) depicted an irregular road system in New Augustine with only a few homes and buildings sprinkling the landscape of New Augustine west of Whitney Street. Beyond King Street, buildings dotted Christopher, John, Live Oak, and Railroad Streets. Residents organized Atcheson Baptist Church and St. James Baptist Church, and developed sanctuaries on John Street and Cathedral Place, respectively. By 1920, the census bureau no longer enumerated New Augustine as a separately named precinct with a city limit (Deed Book GG, p. 210, Deed Book JJ, p. 14, Plat Book 1, p. 77, 78, Plat Book 2, p. 24 Clerk of Court St. Johns County Courthouse; Bureau of the Census 1913:309).

Near the western edge of West Augustine, the Florida Home & Improvement Company opened the College Park Subdivision in 1917. Led by African-American president M. F. McCleary, the company adopted a name for its development that played off the name of the nearby and recently-opened Florida Normal & Industrial Institute. The subdivision included building lots, circular drives, parks, a saw mill site, and access to both Toco Road and the railroad tracks. The new subdivision attracted only a few investors who constructed homes and commercial buildings. In 1920, the Florida Home & Investment Corporation opened two subdivisions farther west, using the services of St. Augustine civil engineer Goold T. Butler to survey the properties (Plat Book 3, p. 22, 47, Plat Book 4, p. 28 Clerk of Court St. Johns County Courthouse).

To the northwest, Evergreen Cemetery spread across the landscape just west of New Augustine's municipal boundaries. A few newspaper articles offer evidence about some of the activities at the cemetery, an important landscape feature during the late nineteenth and early twentieth centuries. In June 1900, the *St. Augustine Record* reported that "Evergreen Cemetery in New Augustine is carefully attended to. The grass plots are neatly trimmed, the paths are free from debris...and the entire place shows that an industrious caretaker is in charge." But, the following month, a citizen found that "...the fence around Evergreen Cemetery, New Augustine, is in such a bad condition that it is almost impossible to keep cattle from destroying the flowers and shrubbery." The same year, another observer found Evergreen's "...beautiful location, being one of the finest in the State, and the varied semi-tropical trees, with the beautiful birds singing unmolested in the branches, the clean and well planned walks, its graves decorated with beautiful flowers, placed there by tender hands, prompted by loving hearts, its lots clothed in living green, its tombstones and monuments, those silent but eloquent speakers of the dead, all form a beautiful and loving contrast..." St. Augustine businessman Fountain N. Holmes superintended some improvements at the cemetery. In 1918, Holmes directed the removal of several pine trees, clearing underbrush, and installing Ojus rock on avenues, which were described as "...deeply rutted and cut by traffic." The *St. Augustine Record* promised its readers that after Holmes's laborers completed their work "...the cemetery will be rendered neat and trim, ornamental plants contributing largely to the plans for beautifying the place" (*St. Augustine Record*, 12, 26 June, 25 July 1900, 25, 26, July 1918; 1888, 1889, 1900, 1905, 1915, 1918, tax rolls, Clerk of Court, St. Johns County Courthouse; Ransom Evergreen Cemetery).





New Augustine, 1917
(USBS 1917)

3.6 *Florida Land Boom, Great Depression, World War II & Aftermath, 1920-1958*

In the decade following World War I, the nation entered a period of rapid economic expansion. In Florida, a land boom ensued. Although the Florida land boom had its genesis in south Florida, in virtually every Florida city and town, new subdivisions were platted and lots sold and re-sold for quick profits. Real estate sales mushroomed, quickly inflating property values. Many who came to visit and invest remained. The state's population increased from 968,470 in 1920 to 1,468,211 ten years later, and the Florida Legislature created thirteen new counties, mostly in south Florida. Improved transportation networks facilitated travel by automobile and railroad. By 1927, 6,000 miles of railroad tracks crisscrossed the state and 1,600 miles of roadways supported vehicular traffic. In early-1925, twenty-five passenger trains arrived daily in Jacksonville carrying 600,000 travelers to Florida destinations. That year, the FEC installed a second set of tracks on its mainline and bridges to increase the railroad's ability to transport passengers and freight. Jacksonville's chamber of commerce reported that 150,000 out-of-state automobiles passed through the city that season (Tebeau 1971:377-382).

In St. Johns County, the population increased from 13,000 residents in 1920 to approximately 19,000 a decade later. The City of St. Augustine enjoyed most of this growth, but New Augustine also benefited from the development pressures. An electric railway extended for a little over 200 hundred feet along King Street east to the San Sebastian River. In 1920, the census bureau enumerated 1,687 residents in the New Augustine precinct; the reorganized precinct system recorded 1,527 residents in 1930. The vast majority of New Augustine's African-American residents recorded by the census bureau worked for the Florida East Coast Railway Company as blacksmiths, carpenters, machinists, oil mixers, plumbers, and common laborers. African-American railroad firemen who operated steam locomotives included George Goodman and Fred Miller. Lorenzo Evans worked as a porter on passenger trains. Steel workers in the company's nearby shops included Ben Hingles and Benjamin Mitchell. Other jobs held by New Augustine's African-American residents included bakers, chauffeurs, draymen, grocer, hospital and hotel cooks, insurance agent, pastors, private gardeners, school teachers, shipyard workers, turpentine laborer, and watchmen (Census Bureau 1920; Census Bureau 1930).

In 1922, the City of St. Augustine annexed into its municipal limits all of incorporated New Augustine, establishing the municipal boundary east of Whitney Street. Several new subdivisions were established in the African-American community. Led by the Reverend F. P. Griggs and trustees S. Moore, A. C. Centers, and Fred Harrell, the congregation of Dawson Chapel Christian Methodist Episcopal Church replaced its late nineteenth century building with a new sanctuary in 1923. On South Whitney Street, the Assembly of God Church built a tabernacle, a facility that was later acquired by the St. Augustine Primitive Baptist Church. In 1925, the FEC's mainline double-tracking included the construction of the new mainline Moultrie Cutoff through the New Augustine neighborhood. By then, King Street had been extended west of its historic terminus at Volusia Street to run west beyond Holmes Boulevard and connect with the Toco Road, ending the circuitous route around Evergreen Cemetery through the neighborhood. About 1925, according to Sanborn maps and subdivision records, the name New Augustine yielded to the designation of West Augustine (Census Bureau 1920; Census Bureau 1930; Bramson 1984:102; Dawson Chapel cornerstone;



Lodge No. 481 cornerstone; Sanborn Company 1930; Plat Book 3, p. 62, Plat Book 4, p. 43 Clerk of Court St. Johns County Courthouse).

In 1922, the City of St. Augustine annexed into its municipal limits the east part of New Augustine, establishing the municipal boundary east of Whitney Street. Several new subdivisions were established in the African-American community. Led by the Reverend F. P. Griggs and trustees S. Moore, A. C. Centers, and Fred Harrell, the African-American congregation of Dawson Chapel Christian Methodist Episcopal Church replaced its late nineteenth century building with a new sanctuary in 1923. On South Whitney Street, the Assembly of God Church built a tabernacle, a facility that was later acquired by the St. Augustine Primitive Baptist Church. In 1925, the FEC's mainline double-tracking included the construction of the new mainline Moultrie Cutoff through the New Augustine neighborhood. By then, King Street had been extended west of its historic terminus at Volusia Street to run west beyond Holmes Boulevard and connect with the Toco Road, ending the circuitous route around Evergreen Cemetery through the neighborhood. About 1925, the name New Augustine yielded to the designation of West Augustine (Census Bureau 1920; Census Bureau 1930; Bramson 1984:102; (Dawson Chapel cornerstone; Lodge No. 481 cornerstone; Sanborn Company 1930; Plat Book 3, p. 62, Plat Book 4, p. 43 Clerk of Court St. Johns County Courthouse).

Perhaps the most significant undertaking in West Augustine during the 1920s was the expansion of the Florida Normal & Industrial Institute. The roots of the Institute included the Florida Baptist Institute in Live Oak (1879) and Jacksonville's Florida Baptist Academy (1892). In 1917, through the encouragement of the St. Augustine Chamber of Commerce, Nathan W. Collier, the Institute's African-American president, initiated the relocation of the institution of higher learning to St. Augustine. The Institute purchased property west of Holmes Boulevard, property that had been inhabited by African-Americans since the British Period. Adjacent to the Huertas Grant, the William Travers Grant dated to the British period. In 1779, Joseph Peavett bought the property from Henry Skinner. Peavett's widow and her descendants held the tract into the 1830s, selling it to John M. Hanson in 1831. Hanson converted the property into a sugar plantation, survived Seminole attacks in the mid-1830s, but the plantation experienced decline after the Second Seminole War and Civil War. By the 1840s, several major roads passed near the site: one connecting Fort Peyton and Picolata, and another between St. Augustine and Moccasin Branch. The FEC purchased the tract in 1898 and sold it to Fountain N. Holmes in 1910. Building his Ponce DeLeon Dairy on the property, Holmes relocated the dairy after selling the tract to the Institute, which opened classes in New Augustine in October 1918 (Charter Book 3, p. 261; Clerk of Court St. Johns County Courthouse; Florida Normal & Industrial Institute, Twenty-eighth Annual Report, 2; Sanborn 1924; Sanborn 1930).

Developing its campus at the intersection of West King Street and Holmes Boulevard, the Florida Normal & Industrial Institute followed the teachings of African-American educator and inventor Booker T. Washington, who emphasized accommodation, service, work, and technical education. Within a separatist framework, these precepts helped the Institute develop a strong sense of racial identity and social vitality through cultural, political, and social events. Black residents and leaders often participated in events sponsored by the Institute, which provided an important institutional mechanism for black awareness. By 1923, various wood-frame structures sprinkled the site, including an arts and crafts building, manual arts training shop, barn, dairy silo, and saw mill. In

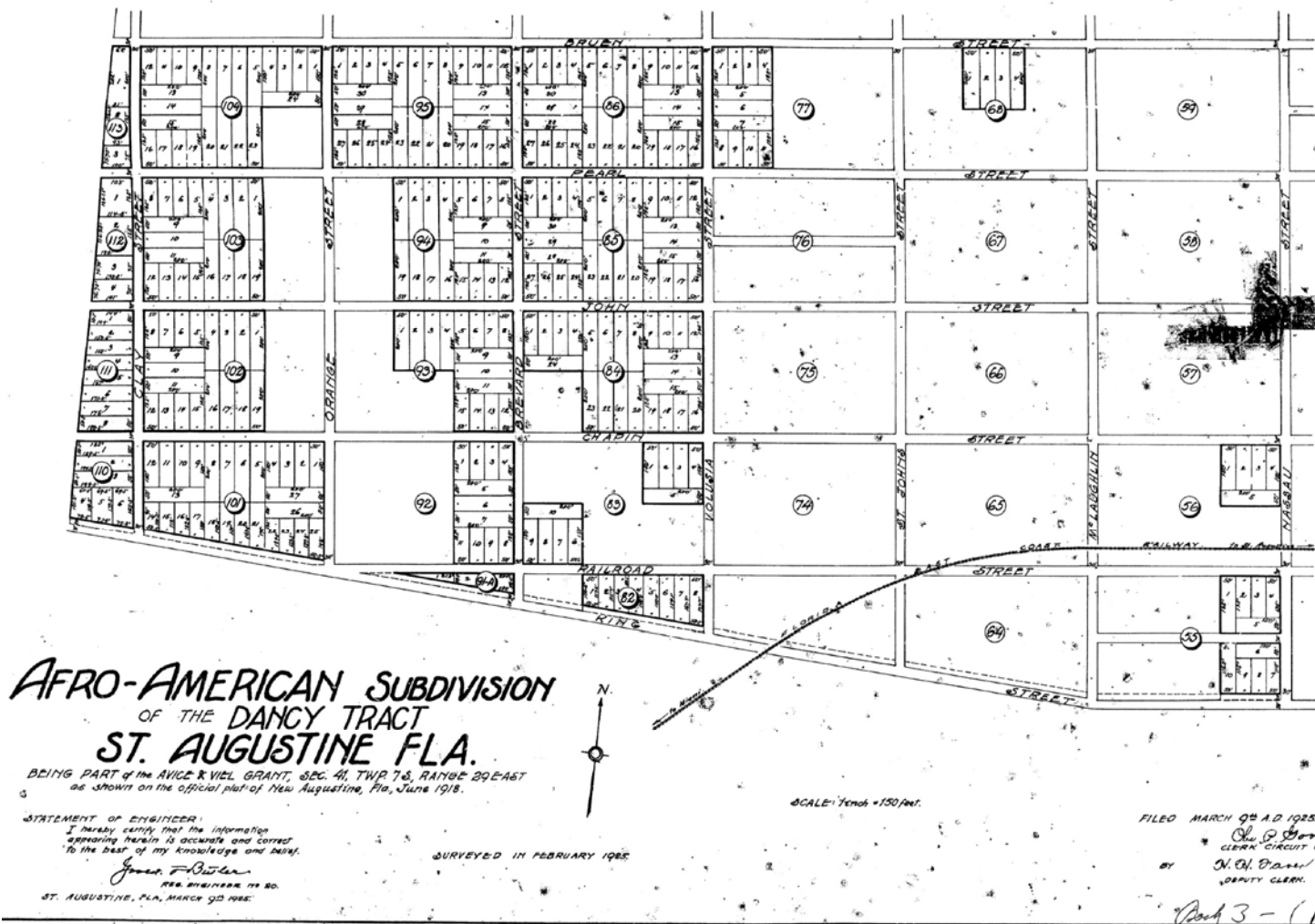


1924, the Institute launched an ambitious \$500,000 development plan that included numerous masonry buildings. That year, the Institute completed the two-story brick Anderson Hall in 1923 and occupied Pickford Hall in 1925. Wealthy benefactors helped spur development beyond the collapse of the land boom and into the Great Depression. In 1927, students, faculty, and administration occupied Bacon Hall, Fisher Hall, and two three-story dormitories. Prominent New York City developer August Heckscher provided funding for a gymnasium and swimming pool in 1931, and a dining hall and library followed in 1937. Completed about 1935, the A. L. Lewis Arch served as the formal entrance into the campus at West King Street and Holmes Boulevard. In 1935, the directors hired H. J. Stockmans, an Ormond Beach landscape architect, to redesign the campus plan with fields for bulbs, sugar cane, vegetables, and nursery plants. Stockmans's plans also included a formal garden with curvilinear walks. In 1941, the Institute completed the Nathan W. Collier Trade Building, one of the last of the structures built on the campus before World War II (Sanborn 1930; Sanborn 1946; Florida Normal & Industrial Institute, Twenty-eighth Annual Report, 3-5, 9, 12, 16; FSA Confirmed Grant E4 Deed Book L, p. 98, Deed Book M, p. 327, Deed Book O, p. 620, Deed Book T, p. 199, Deed Book V, p. 291, Deed Book 21, p. 459, Deed Book 36, p. 217 Clerk of Court St. Johns County Courthouse).

Perhaps the largest investment in West Augustine during the land boom came from the Afro-American Investment Company of Duval County. Its investment was precipitated in the early 1920s when F. L. Dancy's heirs lost many of their properties to the state for failure to pay the taxes. The Jacksonville investment company acquired many of these blocks and lots, which had remained undeveloped for decades. In 1925, the company turned to St. Augustine civil engineer Goold T. Butler to re-subdivide its newly-acquired holdings. For most of the properties, Butler employed a conventional rectangular system of narrow lots. Filing the subdivision formally in March 1925, the company named their New Augustine holdings the "Afro-American Subdivision of the Dancy Tract, St. Augustine, Florida." (Figure 3-15) Most of the company's property radiated across the western part of the Dancy Tract, near Volusia Street. Containing 33 blocks and hundreds of small lots for homes, the re-subdivision of the Dancy Tract represented one of the company's largest real estate developments on the 1920s. In the 1930s, the company turned much of its attention to the development of American Beach in Nassau County, and would only begin to earn a return on its investment in West Augustine after World War II (Map Book 3, p. 47, Clerk of Court St. Johns County Courthouse).

The African-American company used the services of several civil engineers during the early twentieth century, but most often turned to Goold Butler. A native of New York, Butler was educated in civil engineering at the Pennsylvania Military Academy. He moved to Jacksonville in 1878 and helped survey the alignments for the Green Cove Springs & Melrose Railway and Jacksonville, Tampa & Key West Railway. In 1898, Henry Flagler hired Butler as chief engineer of the Florida East Coast Hotel System, a position he held until 1912, when he opened a civil engineering practice in St. Augustine. Butler quickly gained a good reputation, working as St. Johns County's chief engineer, and then head engineer for several development companies, including E. L. Barnett, Inc. of New York City and the Fountain of Youth Hotel Company of St. Augustine. Between 1910 and 1930, Butler surveyed and laid out many subdivisions in St. Johns County, including Colee, Florida Home & Investment Company, and Nirco Heights (Cutler 1923 2:118; Plat Book 4, p. 43 Clerk of Court St. Johns County Courthouse). The Jacksonville insurance company





Afro-American Subdivision, Dancy Tract, St. Augustine, 1925
(Plat Book 3, p. 47 Clerk of Court St. Johns Co. Courthouse)

was organized by seven of that city's prominent African-American citizens. Comprised of a contractor, pastor, physician, and several other dedicated men, the organizers met in the parsonage of the Reverend J. Milton Waldron of Bethel Baptist Institutional Church on 14 January 1901. Originally named the Afro-American Industrial and Benefit Association, the corporation was organized with \$2,200 in capital stock. The charter named Abraham Lincoln Lewis as treasurer, and the officers and directors hired Lewis as general manager. On 3 May 1901, only a month after the company began operations, a fire swept through downtown Jacksonville, destroying thousands of buildings including the company's new office. The company's first clerk, Eartha White braved the flames to rescue the company's books. After the conflagration, the company temporarily operated in a room of Lewis's home at 621 Florida Avenue (AALIC 1941:1-6).

The Jacksonville insurance company was cast within the backdrop and framework of the "New Negro Movement" of the early 20th century, the rise of a black middle class, and the establishment of African-American owned businesses in the New South. By the 1880s, a small African-American middle class had emerged in many of the South's urban centers. The establishment of life insurance companies contributed to those trends. In the 1890s and early 20th century, several African-American insurance companies were founded in the American South, including the Alpha Insurance Company of Washington, D.C.; Southern Aid Society of Richmond, Virginia; Richmond Beneficial Insurance Company, North Carolina Mutual Life Insurance Company of Durham; National Benefit Insurance Company of Washington, D.C.; and the Atlanta Life Insurance Company. Those companies and the Afro-American Industrial and Benefit Association of Jacksonville benefited from and participated in the rise of an African-American middle class, and assisted many African-Americans in need of vital resources. Indeed, by 1913, the 50th anniversary of emancipation, African-Americans throughout the South owned 38,000 businesses and 550,000 homes, and had accumulated \$700,000,000 in wealth across America. The Afro-American Industrial and Benefit Association was the first black insurance company in Florida. Its leaders developing property in West Augustine in the early twentieth century signifies the investment opportunities available to African-Americans in St. Augustine (Woodward 1951:218, 368; Tindall 1967:157; <http://en.wikipedia.org>; *New York Times*, 12 July 1946).

In 1905, the company's officials increased the capital stock to \$5,000 and then \$10,000 in 1908, when the company changed the corporate name to Afro-American Industrial Insurance Company. In the latter year, the company operated at 722 Main Street and in 1910 constructed a new office building at 105 East Union Street. In 1919, following the death of A. W. Price, Lewis became the company's president. Lewis held the post of chairman of the board until his death in March 1947. Born in 1865 in Madison, Florida, Lewis moved to Jacksonville in 1876 and initially worked as a machinist at a lumber mill in East Jacksonville. His dedication and hard work soon earned him a position as mill foreman and in 1888 he had earned enough to invest as a partner in Jacksonville's first shoe store owned by African-Americans. His earnings and prestige grew to the point that influential black physicians, preachers, and other professionals asked him to help incorporate the Afro-American Industrial and Benefit Association in April 1901. Under his leadership, the company's acquisition of other African-American life insurance companies elsewhere in the South eliminated competition and increased the presence and size of

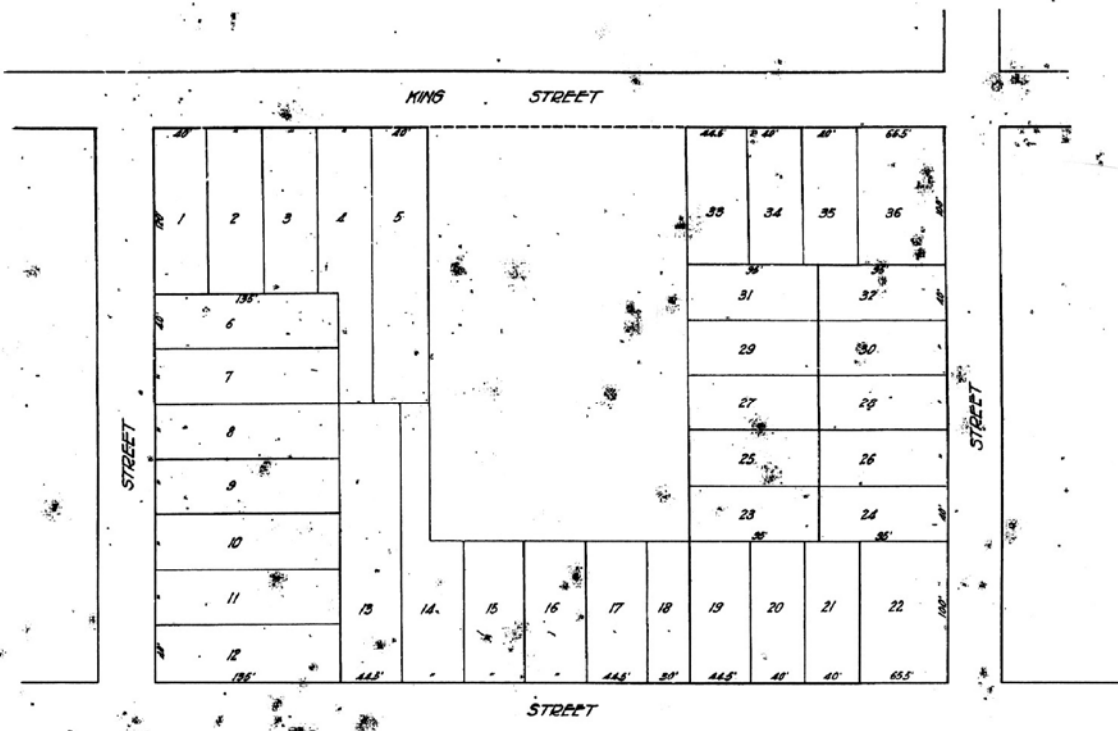


the company. His life insurance work around the state exposed Lewis to the benefits of investing and developing real estate. The company maintained its home office in Jacksonville and then opened branch offices throughout Florida and much of the lower South. Those offices included Bradenton, Daytona Beach, Ft. Lauderdale, Ft. Pierce, Gainesville, East Side and LaVilla Jacksonville, Lakeland, Live Oak, Miami, Palatka, Pensacola, Quincy, St. Augustine, St. Petersburg, Sanford, Tallahassee, Tampa, and West Palm Beach. Organized by Lewis and William H. Lee, the vice-president and secretary of the Afro-American Life Insurance Company, the African American Corporation of Duval County acquired and subdivided property. By the 1940s, the development company had opened several residential subdivisions in Jacksonville and in West Augustine. After his retirement, Lewis began directing the purchase and development of American Beach as a seaside resort (AALIC 1941:8-13; AALIC 1976:3; *New York Times*, 11 March 1947; Plat Book 3, p. 22, 47, Plat Book 4, p. 28 Clerk of Court St. Johns County Courthouse; Phelts 1997:24-31; Crooks 1991:38-39; Wood 1989:224, 370).

Organized by Abraham Lincoln Lewis and W. H. Lee, the Afro-American Investment Company of Duval County opened numerous subdivisions in northeast Florida during the early twentieth century. A native of Madison, Florida, Lewis moved to Jacksonville in the 1880s and initially worked as a machinist in a mill. In 1901, he helped establish the Afro-American Industrial and Benefit Mutual Association, which offered blacks affordable health and burial insurance. Initially, he worked as the company's manager and treasurer, and became its president in 1919. By the 1930s, the business had become the largest black insurance company in Florida and eventually was reorganized into the Afro-American Life Insurance Company. Lewis became a philanthropist, contributing to the construction of Jacksonville's Masonic Temple and to the development of black colleges and universities across the United States. During the Florida Land Boom of the 1920s, Lewis organized the African-American Corporation of Duval County, which opened several large subdivisions in Duval and St. Johns Counties. Initially a subsidiary of the larger insurance business, the company invested some of its resources in real estate, purchasing lots from tax sales and re-dividing older subdivisions for resurgent growth in black communities (Wood 1989:370; Crooks 1991:39; Map Book 3, p. 47 Clerk of Court St. Johns County Courthouse).

Growth in West Augustine extended south of the Afro-American Subdivision and astride West King Street. In April 1925, St. Augustine businessman W. W. Dewhurst acquired block 28 in the Dancy Tract (Figure 3-16) from a tax sale and re-divided it for residential development. Later that year, the Florida East Coast Railway acquired rights-of-way and then built through Dewhurst's subdivision double-track mainline tracks in a sweeping curve with a tight radius, which formed the FEC's new Moultrie Junction. Part of a main line improvement plan that double-tracked the system between Jacksonville and Miami, the new junction and main line tracks became known as the Moultrie Cutoff, which shortened the distance by twenty miles between St. Augustine, Ormond Beach, and Daytona Beach, where hotel owners had insisted on shorter timetables between the coastal cities. The new alignment cut out the decades-old alignment to Elkton, Espanola, Hastings, and other interior farming communities in west St. Johns County. Its radius curved through West Augustine beginning about Whitney Street and then closely followed the north-south alignment of Rodriguez Street. By 1926, only two trains daily used the nineteenth century alignment with most trains following the Moultrie Cutoff alignment (Sanborn 1924; Sanborn 1930; Bramson 1989; Plat Book 3, p. 62 Clerk of Court St. Johns County Courthouse).





W.W. DEWHURST'S SUBDIVISION
 OF LOTS 1, 3, 4 AND 5 AND THE NORTH HALF OF LOT 5.
 OF BLOCK 28 - DANCY TRACT
 IN AVICE AND VEIL GRANT
 SECTION 41 - TOWNSHIP 7 S. - RANGE 29 E.
 ST. JOHNS COUNTY, FLORIDA.

SCALE 1" = 50'

APRIL, 1925.

I hereby certify that the information appearing
 hereon is accurate and correct to the best
 of my knowledge and belief.

Robert M. Mentis
 Registration Certificate No. 53.

Approved:
[Signature]
 County Manager.

Approved:
 City Manager.

W. W. Dewhurst's Subdivision, Dancy Tract, 1925
 (Plat Book 3, p. 62 Clerk of Court St. Johns Co. Courthouse)



Bland & Associates, Inc.
 Archaeological and Historic Preservation Consultants

The West Augustine Historic District
 Assessment Survey
 St. Johns County, Florida

Figure 3-16

Figure: 3-16

Project No.: BAIJ0802391.01

Scale: Not to Scale

Date: May 2008

Despite the quick rate of development in St. Augustine, residential construction advanced at a slow rate in the African-American neighborhood of West Augustine. In July 1922, Ernest B. Korst, an electrician who turned radio sales agent in the mid-1920s, acquired lots 11 and 12 of Lincoln Park Addition from Madler. About 1925, he and his wife, Edna Korst, developed a home on Railroad Street (destroyed) for investment income. A native of Ohio, Korst resided on Cincinnati Avenue in St. Augustine, and developed several homes in West Augustine for income during the land boom. An African-American widow, Abbie Maulsby of St. Augustine had acquired lots 25 through 30 in Lincoln Park in 1916, and held the undeveloped lots into the 1920s. Born into a family of Freedmen in South Carolina about 1870, Maulsby was widowed by 1910. Her children, Emma, James, and Henry, ages twenty-three to seventeen, still resided in her Abbot Street home. Maulsby worked in a St. Augustine hotel as a cook with her children supplying addition income as a maid for a private family, and as porters in a drug store and at the Y.M.C.A. Despite her endeavors, by 1923 Maulsby had lost her Lincoln Park investments after failing to pay the property taxes. By 1925, the Danish-born Charles Hanson, now a Hastings farmer, had acquired the lots, which he re-sold. In March 1926, the African-American farmer George Ridgeley acquired from Hanson lots 27 and 28 in Lincoln Park Addition, where he agreed as part of the conveyance to build a two-story six-room dwelling. Indeed, by 1923, six lots in Lincoln Park had been sold for taxes, but homes were owned by Blanche Altavilla, Albert Maddex, Carrie Maddox, and A. J. Shaw, sprinkling Cathedral Place, Railroad Street, and Rodriguez Street, but none on West King Street (Census Bureau 1910 Population Schedules St. Johns County FL; Census Bureau 1920 Population Schedules St. Johns County FL; Census Bureau 1930 Population Schedules St. Johns County FL; 1923, 1925 Tax Rolls, Deed Book 47, p. 395, Deed Book 72, p. 452 Clerk of Court St. Johns County Courthouse).

In the mid-1920, Henry Madler and Blanche Altavilla held over one-half of the lots in Lincoln Park Addition. A native of Ohio, Altavilla arrived in St. Augustine about 1910 and was widowed by 1930. She resided on West King Street near the intersection of Whitney Street, living with her son, Salvatore Altavilla and daughter-in-law Mamie Altavilla. Her investments in property extended into many parts of St. Augustine and in 1941 she opened the Altavilla Subdivision on West King Street just east of Whitney Street. As early as July 1915, Altavilla had acquired properties in Lincoln Park and elsewhere from Madler for investments. By the mid-1920s, Altavilla had become the Baltimore engineer's local agent for land sales in West Augustine. In 1926, Blanche Altavilla sold the trustees of St. James Baptist Church two lots in Lincoln Park Addition behind their existing sanctuary to accommodate plans for church growth (Deed Book 33, p. 85, 90, Deed Book 34, p. 187, 363, 1923 Tax Rolls, Plat Book 5, p. 49 Clerk of Court St. Johns County Courthouse; Census Bureau 1930 Population Schedules St. Johns County FL).

Just as West Augustine was experiencing some land boom development, the air began to seep out of Florida's speculative land bubble. In late 1925, statewide bank deposits reached \$875,000,000 in 1925, but then began to decline. In August 1925, the FEC announced an embargo on freight shipments to south Florida, where ports and rail terminals became clogged with unused building supplies. Bankers and businessmen throughout the nation complained about transfers of money to Florida. As the collapse unfolded and construction slowed, it became clear that many subdivisions would remain undeveloped and become bankrupt. Some banks collapsed, were reorganized, and then failed again. Many investors lost faith in the state's economic future. As construction tapered off, devastating hurricanes in 1926 and 1928 flooded

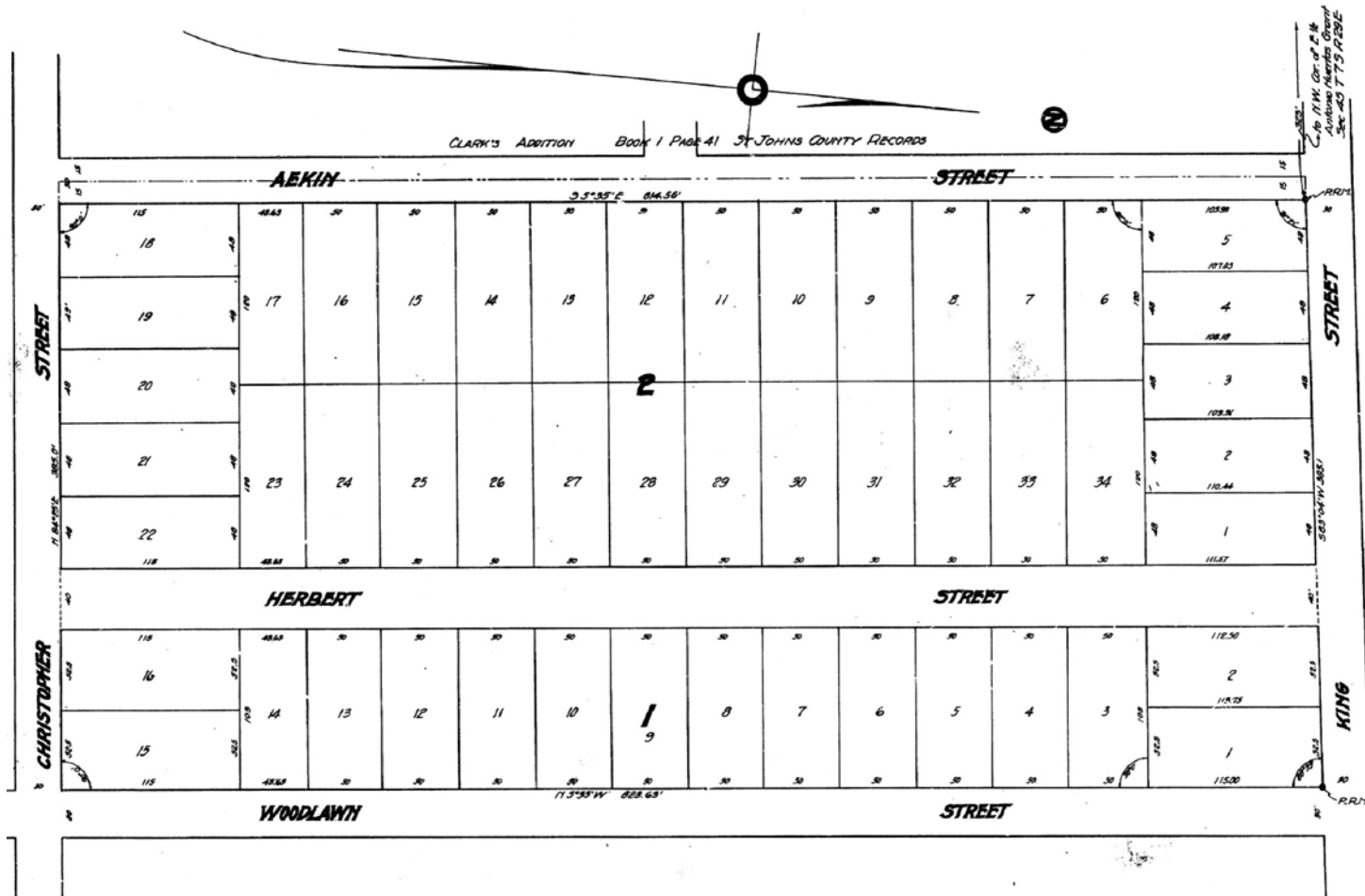


several south Florida communities, swept buildings off foundations, and killed thousands of people, providing a sad closing chapter to the land speculation fever gone bust. Approximately 2,000 people lost their lives in Palm Beach and Martin Counties during the 1928 hurricane, the second-most deadly hurricane of the twentieth century. The storm assaulted Florida's peninsula in a south-to-north arc, exiting near the mouth of the St. Johns River. Although both storms entered the peninsula in south Florida, their aftermath reverberated throughout the state and temporarily altered Florida's east coast vacationland image to that of a wasteland of wind-swept beaches. Although many people in Lake County suffered financial reverses after the collapse of the boom, the misfortunes of some became windfalls for others. Sagging property values and foreclosed properties attracted investors fortunate enough to have retained some level of wealth in the 1920s (Tebeau 1971:385-87; Frazer and Guthrie 1995:115-166).

In December 1926, just after the land boom collapsed, Joseph and Mary Colee opened 34 lots south of West King Street between Aiken Street and Woodlawn Street. (Figure 3-17) The subdivision opened previously undeveloped property that took in part of the Avice and Veil Grant and the Huertas Grant. In October 1927, Henry Miner purchased lot 30 in block 2 and Clayton and Catherine Bishop bought lots 15 and 16 in block 1 in July 1929. Land sales continued at a slow pace in the early-1930s with Carrie Guyton and the African-Americans Willie and Allie Mitchell purchasing lots. Although only a few new homes were built in Colee Subdivision in the late-1920s and early-1930s, development patterns encouraged the formation and construction of new churches. In February 1931, the Right Reverend Patrick Barry, bishop of the Diocese of St. Augustine (1922-1940), acquired lot 3, block 1 in Colee Subdivision. Barry drew high praise from bankers and clergy alike for his business acumen in weathering the vicissitudes of the Florida Land Boom, collapse, and Great Depression. One prominent mortgage banker found that the Diocese of St. Augustine had exceeded the performance of any diocese during the late 1920s and 1930s developing churches and weathering financial stresses. Under Barry's leadership, the Diocese of St. Augustine completed the West Augustine mission church at 115 South Woodlawn Street (SJ4512) (Figure 3-18) about 1935 to serve the growing African-American community. Indeed, the Woodlawn Street Catholic mission was part of a larger black Catholic mission system that the diocese developed between the 1890s and 1940s. In 1895, the Diocese of St. Augustine established St. Peter Claver mission in the African-American neighborhood of Old Town Fernandina. By the 1920s, mission chapel had outlived its usefulness as Fernandina's African-American population moved south into Fernandina to be closer to jobs and cultural activities. In 1924, the diocese moved St. Peter Claver mission into Fernandina Beach, building a brick chapel north of Centre Street. Farther south, in New Smyrna Beach the Catholic diocese established St. Rita's Catholic Mission in 1941. The diocese purchased an existing building on Enterprise Street, where it created Madonna House and Chapel. Developed between African-American Catholic activities in Fernandina and New Smyrna, West Augustine enjoyed diocesan attention as part of an overall plan to establish missions in several cities on Florida's east coast (Gallagher 1999:67-73; Deed Book 93, p. 455, Deed Book 95, p. 182, Deed Book 97, p. 425, 451 Clerk of Court St. Johns County Courthouse; Sanborn 1946; Sanborn 1930).

Growth encouraged the development of other new churches. In January 1933, J. H. Pompey, an African-American Church of God preacher in Melbourne, Florida, sold to the trustees of the Church of God in Christ two lots in Clark's Addition No. 6. Pompey had acquired the lots several years earlier as an investment for church building in St. Augustine. The property that had been subdivided





EDICATION

his wife Mary Wheeler Colee of the County of St. Johns,
I do hereby dedicate to the perpetual use of the public all of
the streets and highways as shown hereon and restrict them to
use solely within this subdivision for business and residential

purposes, the said Joseph Herbert Colee and Mary
Wheeler Colee set their hands and seals this 28th day of December

Joseph Herbert Colee
Mary Wheeler Colee

day personally appeared before me, an officer duly authorized
to administer oaths, Joseph Herbert Colee and Mary Wheeler Colee,
to be the individuals described in and who executed the fore-
going before me. They executed the same freely and voluntarily for

and Mary Wheeler Colee, known to me to be the wife of the said Joseph
Colee, to examine taken and made by and before me, separately and
witness that she made herself a party to said dedication for the
purpose of all her right, title and interest, whether of dower, homestead
claim, or other lands described therein, and that she executed the
same without any compulsion, constraint, apprehension or fear of or

PLAT
OF THE
COLEE SUBDIVISION
LOCATED PART IN THE HUERTAS GRANT SEC 43 T7S R20E
AND PART IN THE AVICE AND VEIL GRANT SEC 41 T7S R20E
ST. JOHNS COUNTY FLORIDA
SCALE 1"=40'

Witness my hand and official seal of St. Augustine, County of St. Johns and
State of Florida, this 28th day of December A.D., 1925.

Chas. J. Foster
Notary Public, State of Florida
My Commission expires March 29, 1928

DESCRIPTION

Beginning at a P.M. at the intersection of
the west line of Woodlawn and the south line of King
Sts., thence 583'04" W. along the south line of King
St. 383'1" to a P.M. on the east line of Aekin St.,
thence 35°35' E. along the east line of said Street,
89.36 feet to the North line of Christopher Street,
thence N 84°25' E. along the North line of said Street,
355.0 feet to the West line of Woodlawn Street (formerly
Miller Street), thence N 15°35' W. along the West line
of said Street, 823.65 feet to the point of place of
beginning.

Approved: *Eugene Martin*
City Manager

Approved: *Charles J. Foster*
County Manager

PETER KENDRICK
ST. AUGUSTINE

Colee Subdivision, Huertas Grant and Avice & Veil Grant, 1925
(Plat Book 4, p. 43 Clerk of Court St. Johns Co. Courthouse)



Bland & Associates, Inc.
Archaeological and Historic Preservation Consultants

The West Augustine Historic District
Assessment Survey
St. Johns County, Florida

Figure 3-17

Figure: 3-17

Project No.: BAIJ0802391.01

Scale: Not to Scale

Date: May 2008



West Augustine Black Catholic Mission Church (SJ),
115 South Woodlawn St., Built c. 1933

along West King Street in the 1880s, but had experienced relatively little development. The African-American church trustees Eddie Britt, George Clifton, Henry McCloud, and Aron Suman paid Pompey \$45 for the property and developed the sanctuary at 760 West King Street (SJ3007) (Figure 3-19) about 1935. Founded in 1897, the national Church of God in Christ was organized by the African-American pastor Charles H. Mason, a Baptist minister expelled from the denomination for his overemphasis on holiness. Mason established the initial congregation in Lexington, Kentucky in 1897, which he named the Church of God in Christ. Trinitarian in belief with a creed that emphasized faith, hope, and charity, the Church of God in Christ received its Pentecostal framework in 1907 after Mason was inspired attending the Azusa Street Revival in Los Angeles, California. The revival established the formation of the modern Pentecostal movement in the United States. In 1915, Mason organized the first Pentecostal General Assembly of the Church of God in Christ in Memphis, Tennessee. Generally acknowledged as the largest African-American Pentecostal body in the United States, the Church of God in Christ soon spread across the South and made inroads into Florida during the 1920s and 1930s. The development of the West Augustine Church of God in Christ on West King Street by the African-American trustees Eddie Britt, George Clifton, Henry McCloud, and Aron Suman contributed to the denomination's advance into the American South during the first half of the twentieth century (Deed Book 102, p. 161 Clerk of Court St. Johns County Courthouse; Mead and Hill 2001:272-273; Census Bureau 1930 Population Schedules Brevard County FL).

The Church of God by Faith soon followed. Organized in Jacksonville, Florida in 1914 by African-American leaders Crawford Bright, John Bright, Aaron Matthews, and Nathaniel Scippio, the Church of God by Faith held its first assembly in Alachua, Florida, where members drew up its charter, established by-laws, and composed creeds. The denomination established its headquarters in Jacksonville, and soon affiliated churches were organized in northeast Florida and southeast Georgia. Eventually, the denomination spread into Alabama, Georgia, and South Carolina. In St. Augustine, the African-American church bishop Aaron Matthews acquired from Henry Madler in 1939 four lots in the Lincoln Park Addition on West King Street. About 1940, Matthews worked with parishioners to construct the house of worship at 616 West King Street (SJ3008) (Deed Book 123, p. 493-496 Clerk of Court St. Johns County Courthouse).

Growth increased in West Augustine during World War II, in part, because of military-training activities at the Institute. During the conflict, the United States Army opened its only Signal Corps training facility in the nation for African Americans. Part of the impetus came from the establishment of Camp Blanding in Clay County to the west. A rush of military students soon occupied the campus, but reports of poor cafeteria food and overcrowded dormitories provoked protests from African-American teacher Zora Neale Hurston. She wrote Walter White of the National Association for the Advancement of Colored People (NAACP), lamenting that, rather than Fish, Hampton, or Tuskegee, "...one of the most insignificant schools in the world" had been selected to house and train black troops. Eventually, Hurston turned a local dispute in St. Augustine over food and housing into an indictment that reached the highest levels of the War Department. In the process, she alienated herself from the "puhfessahs, principals, presidents and potentates" in what she penned "Negro begging joints." Hurston not only objected to the poor conditions she found at the Institute, but in principal opposed the Signal Corps at St. Augustine and even the Air





Church of God in Christ (SJ3007),
760 West King St., Built c. 1935

Corps's program at Tuskegee, Alabama, in part, because she believed they reinforced racism and segregation. Still, her objections helped improve conditions at the Institute, and eventually the Army's training program in West Augustine was accorded among the highest rating in the country. Florida Normal & Industrial Institute also greatly enhanced its physical plant, and emerged from the war an improved center of higher education. Its president, William Gray, was hired to lead Florida Agricultural & Mechanical University in 1944 (Patterson 1995:166-183).

During 1942, Hurston resided in a large home at 791 West King Street (SJ3005). This was not her first visit to St. Augustine. In 1927, she had married the African-American medical student Herbert Sheen in St. Augustine, and wrote an article on Fort Mose that was published in the *Journal of Negro History*. Sponsored by Columbia University's anthropology department, Hurston began collecting folklore in central Florida that year. After her marriage and honeymoon in St. Augustine, Hurston traveled to Eatonville and then Polk County, and perhaps even collected folklore in West Augustine and St. Johns County. Using her collection of stories and possessing the gift of narration, Hurston launched her career as a novelist. In 1942, after writing her first draft of *Dust Tracks on a Road* in California, she returned to West Augustine to teach part-time at the Institute and edit and revise her manuscript. She found West Augustine "...a quiet place to sit down and write." She established a friendship with Marjorie Kinnan Rawlings, a resident of St. Augustine who had won the Pulitzer Prize for her novel, *The Yearling*, in 1939. But, Hurston's sharp criticism of Gray and the Institute marked a new stage in Hurston's life, one of isolation and even estrangement from the leadership in America's African-American intellectual community. In early-1943, Hurston left West Augustine for Daytona Beach (Patterson 1995:166; Hemenway 1977:84, 295-296).

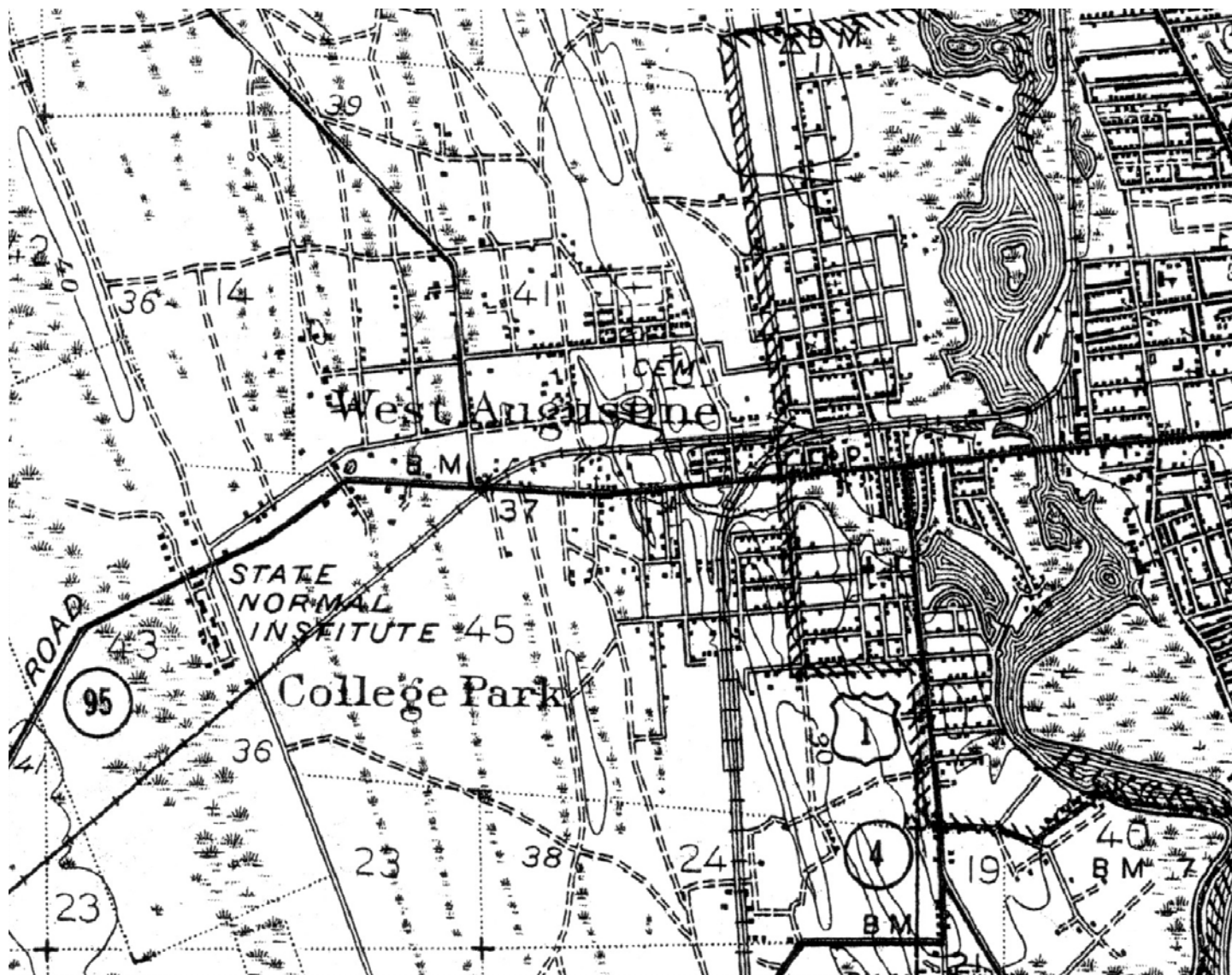
Hurston's arrival in West Augustine was part of a local war-time population increase, sparking a need for more housing. Hurston was among those who resided in larger homes adapted by their owners to accommodate renters, such as the residence on West King Street. Elsewhere property owners opened new subdivisions for residential development. In response, J. P. Miller opened a 28-lot subdivision in 1943, which extended between Anderson, Gibbs, Sidney, and Whitney streets. In 1942 and 1943, the United States Department of Agriculture and United States Geological Survey, respectively, issued an aerial (Figure 3-20) and topographical map (Figure 3-21) of the St. Augustine environs. In West Augustine, the aerial and map depicted that the primary concentrations of buildings in the African-American neighborhood of West Augustine radiated north of Evergreen Cemetery and Volusia Street. By comparison, only a few buildings stood along West King Street (USDA 1942; USGS 1943).

The post-war expansion in West Augustine included commercial buildings, residences, churches, and a lodge hall. In contrast to the wood-frame pre-war buildings, most development after the conflict was executed with concrete block systems. In October 1945, Charles Raymond Williams and Nellie P. Williams turned to civil engineer Edward L. Reyes to divide property in block 46 of the Dancy Tract. To maximize sales and profits from the real estate for the Williamses, Reyes divided the property into two blocks with forty-eight lots radiating west of Oyster Creek. Capitalizing on a post-war housing and building lot shortage, the couple borrowed from a nineteenth century St. Augustine hotel name for their new development, naming it Sunnyside Park Subdivision (Figure 3-22). Residents of St. Augustine, the Williamses lived at 56 Riberia Street, and developed and managed various properties in the Ancient City and West Augustine





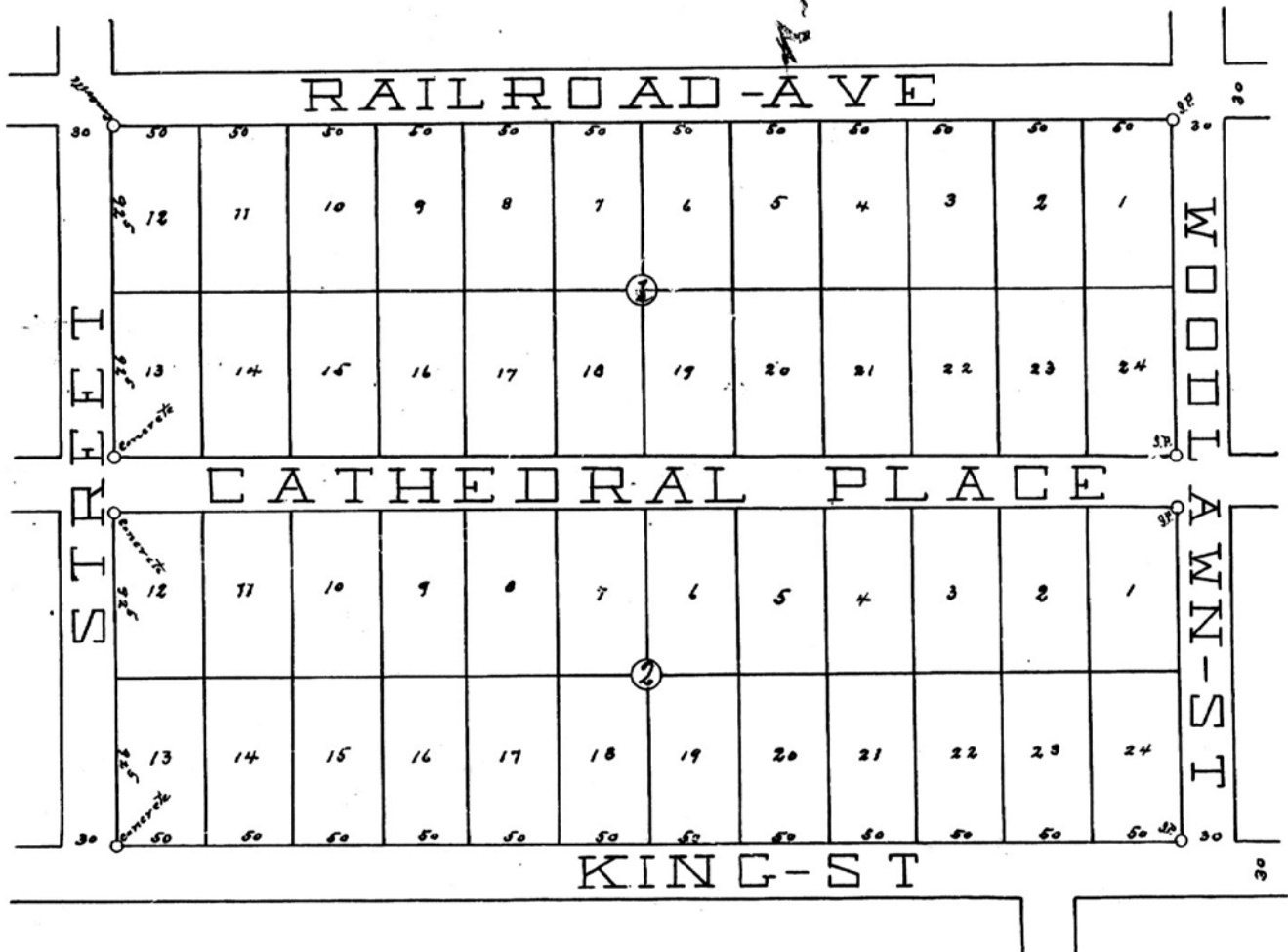
West Augustine, 1942
(USDA 1942)



West Augustine, 1943
(USGS 1943)

SUNNYSIDE-PARK-

*Resubdivision of Block 46, Dancy Tract
Section 41 Township 7, S. R. 29 + 30 E.
St. Johns County Florida*



Certificate

Sunnyside Park Subdivision, 1945

(Plat Book 6, p. 4 Clerk of Court St. Johns Co. Courthouse)



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The West Augustine Historic District
Assessment Survey
St. Johns County, Florida

Figure 3-22

Figure: 3-22

Project No.: BAIJ0802391.01

Scale: Not to Scale

Date: May 2008

over the decades. In addition to opening Sunnyside Park Subdivision, they held homes and property for investment income in Clark's Addition, Dancy Tract, Lincoln Park Addition, and Phillip's Addition. By the late-1950s, C. R. Williams had developed dwellings, duplexes, and triplexes in Sunnyside Park Subdivision at sites along West King Street and West Cathedral Place. Providing continuity over the decades, W. W. Dewhurst opened a subdivision with twenty lots in 1947. Radiating north of his earlier plat, the new subdivision opened an area between the railroad tracks and Evergreen Cemetery, and several houses were built on North Rodriguez Street and White Street. With twenty-eight lots, the Lopez Subdivision opened still more property on Lena Street in block 19 of the Huertas Grant (Plat Book 5, p. 47, Plat Book 6, p. 4, 27; 1950, 1956 Tax Rolls, Probate 11559, Clerk of Court St. Johns County Courthouse).

In 1946, the Sanborn Company issued its updated fire insurance map of St. Augustine (Figure 3-23). The map cut off west of Rodriguez Street, revealing little of the built fabric in West Augustine's African-American community. Apparent were Atcheson Baptist Church, St. James Baptist Church, and West Augustine Primitive Baptist Church. Several commercial buildings sprinkled West King Street and dwellings dotted surrounding streets. Published in 1950 (Figure 3-24), a Florida State Road Department highway map revealed the general road system in West Augustine with its concentrations of buildings, but few specific details. Ten years later, a United States Department of Agriculture aerial (Figure 3-25) exposed new development patterns as building lots were filled on West King Street and dwellings appeared to the south of that corridor on streets that had remained undeveloped since their opening in the nineteenth century (Sanborn 1946; FSRD 1950; USDA 1960).

At Evergreen Cemetery, superintendent V. D. Capo guided its improvement and expansion, concentrating on new buildings and opening a new section. In June 1949, the St. Augustine Record reported that "Work has been completed on the lodge at the cemetery gates. This is an attractive and fire-proof structure of concrete block construction. It houses the superintendent's office, and a reception room. To the far south of the cemetery grounds a new equipment storage building and garage has been erected. This also is of concrete block and replaces an old wooden structure. Work is progressing on the development of the new extension to the cemetery to the west, where the cemetery association owns about five acres... The engineering work has been about completed, and the property has been graded. The natural contour of the land, which is hilly, will be preserved. Work of landscaping and beautification will be carried on... One of the great improvements has been purchase of several acres outside the cemetery gates, marking the approach to the property. This has been under-brushed, and is kept with park-like appearance, adding greatly to the beauty of the area... This past spring the azaleas, which have been planted by the Cemetery Association and by the owners of lots, made the area one of the loveliest in this vicinity. Evergreen Cemetery has many fine trees, which are part of the park like beauty of the property." In the late 1950s, the FEC and the Afro-American Life Insurance Company conveyed several properties to the association on the south side of the cemetery, where Capo opened new plots for sale (Deed Book 243, p. 97, Deed Book 245, p. 509, Deed Book 259, p. 22, Clerk of Court St. Johns County Courthouse).





West Augustine, 1960
(USDA 1960)



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Archaeological and Historic Preservation Consultants

The West Augustine Historic District
Assessment Survey
St. Johns County, Florida

Figure 3-25

Figure: 3-25

Project No.: BAIJ0802391.01

Scale: Not to Scale

Date: May 2008

Church building resumed. About 1948, the congregation of the Church of God by Faith built a concrete block sanctuary at 622 West King Street (SJ5371). In 1953, following a fire that consumed their nineteenth century sanctuary, the congregation of St. Luke A. M. E. Church cleared the site of the burned remains and built a new house of worship. The responsibility for rebuilding fell to African-American trustees Joe Calhoun, R. H. Moore, Dave Oston, L. A. Starks, and A. White. This time the trustees resorted to concrete block construction to help make the new ecclesiastical architecture more fire resistant. In the process of rebuilding, the St. Augustine Improvement Company forgave a long-outstanding financial obligation (Deed Book 197, p. 302-305, 1956 Tax Rolls, Clerk of Court St. Johns County; St. Luke cornerstone).

Fraternal organizations and lodges had played an important role in the African-American community since the late nineteenth century. Mount Horeb No. 20 and Ancient City No. 26 were well-established by the 1910s. In 1923, the Ancient City Masons participated in the ceremony to install the cornerstone of the new Dawson Chapel Christian Methodist Episcopal Church (C.M.E.). In 1925, other Masons organized the S. D. W. Smith A. F. & A. M. Lodge No. 481. In 1939, several of West Augustine's women established the associated Electa Chapter No. 4 Order of the Eastern Star. The Masons and Eastern Star met in several buildings until after World War II.

In May 1945, African-American lodge trustees L. A. Evans, L. Funderberg, Richard Murray, Robert Singleton, and Robert J. Walker acquired a lot south of West King Street measuring 100 feet by 50 feet from H. A. Meitin. Previously, in February 1945, the Masons had acquired an adjacent lot on the south side of West King Street, property that had been purchased in 1906 by Horace Lindsley, a physician who lived at a South St. George Street in St. Augustine. African-American trustees who purchased Lindsley property that measured 200 feet by 50 feet on "Tomoka Road, now King Street" consisted of Evans, Funderberg, Singleton, and Walker. African-American lodge officers consisted of J. A. Ayers, W. M. Byrd, George Morgan, R. Murray, and O. W. Waitman. A native of Georgia born about 1906, Morgan worked in the FEC's shops and served as the Masons' worshipful master during the construction of the new lodge. Officers in the Eastern Star were C. Alvers, Ethel Jenkins, D. Mitchell, and R. Murray. Ethel Jenkins had helped establish the order in 1939. After World War II, the social organizations had grown sufficiently in numbers to warrant the construction of a new meeting hall. Trustees who helped organize financing and sponsor construction of the new hall were Evans, Funderberg, W. L. Gatlin, G. A. Johnson, H. Johnson, and W. M. Sanders. In 1947, the lodge and order completed the lodge at 545 West King Street (SJ4515). Horace Leaphart carved the marble cornerstone installed by the lodge in 1947 (Deed Book 10, p. 445, Deed Book 150, p. 142, Deed Book 152, p. 281, Clerk of Court St. Johns County Courthouse).

Located just outside the municipal boundary of St. Augustine, the lodge later merged with the Mt. Horeb Lodge No. 2 and Ancient City Lodge No. 26. All three lodges--Ancient City, Horeb, and Smith--were part of the famous Prince Hall lodge system, prominent in African-American history. The social organizations met on the upper floors and rented the first floor to various commercial interests. In the 1960s, the Peppermint Lounge occupied the first floor. A teen social center, the Lounge was a teen safe haven and social club supervised Bernice Lacey Harper. Eventually, the Lounge became a social center in St. Augustine's civil rights movement, which included visits by



Martin Luther King, Jr. (Civil Rights Memorial Projects Committee of St. Augustine, signage at lodge hall).

On the eve of the Civil Rights Movement, property owners in West Augustine consisted of a mixture of black and white home owners with rental and owner-occupied residences and buildings sprinkling the landscape. Long maintaining a presence in West Augustine's real estate market, C. R. Williams still held several homes and a duplex and triplex on West King Street and West Cathedral Place. Another white investor, Frank E. Hale owned several rental homes on West Cathedral Place. A St. Augustine investor and president of the Southdown Development Company, Hale held thousands of acres in St. Johns County in the 1930s. In 1938, Hale purchased 1,660 acres in Flagler County's Bulow grant from which he extracted turpentine and harvested trees. A February 1938 issue of the *Flagler Tribune* reported that Hale also owned turpentine and pulpwood leases on 17,000 acres in Flagler and St. Johns Counties. The editors of the *Tribune* compared the size of Hale's real estate purchase to those developments made during the recently-collapsed 1920s land boom. Hale's purchase in the Bulow grant came from a number of owners, evidence of investors assembling properties from large early nineteenth century plantation lands. Hale indicated that he was "...always in the market for something I can see value in," and intimated that part of his interest in large tracts was for turpentine and pulpwood purposes. Later, when Hale sold some of those properties, he retained the mineral rights, which he then conveyed to other parties. In West Augustine, Hale acquired properties from which he would derive income and then profit from resale (Deed Book MM, p. 515, Deed Book WW, p. 274, Deed Book ZZ, p. 45, 76, 333, 358, 360, Deed Book 1, p. 373, Deed Book 4, p. 64, 72, Deed Book 17, p. 77, Deed Book 148, p. 105, 110, 1940, 1955 tax roll, Clerk of Court St. Johns County Courthouse; *Flagler Tribune*, 24 February 1938).

Despite property ownership by some white St. Augustine investors, the vast majority of buildings were owned by African-American homeowners and investors. Along West Cathedral Place and West Railroad Street African-American homeowners included Chester and Clara Albert, Benson Alexander, Mamie Anderson, Amelia Brooks, Mamye Rose, and John Thomas, Jr. An African-American employee of the Bond-Howell Lumber Company of St. Augustine, Allen Murdough built the dwelling at 664 Cathedral Place (SJ4530). On West King Street, African-American entrepreneur Honor L. Simmons maintained a business in the commercial building at 712 West King Street (SJ4504) and the African-Americans John and Ella Thomas operated a small business at 674 West King Street (SJ4508). Across the street at 667 West King Street (SJ4509) St. Augustine dairyman J. D. Parrish leased a grocery to various African-American merchants. During the era, the Parrish family operated Superior Dairies of St. Johns County. Organized about 1930, the dairy went through a number of changes in family management over the decades. In 1940, Clarence, Lewis P., Herschel, and John D. Parrish operated Superior Dairies, which was located on Elkton Road. Lewis Parrish, the president, resided in the Santa Rosa Subdivision west of St. Augustine and John D. Parrish, the treasurer, lived off Elkton Road, presumably at the dairy. The company maintained an outlet and distribution store at 276-278 San Marco Avenue in St. Augustine, where Clarence and Herschel lived. Later, in 1945, John D. Parrish served as secretary-treasurer of the dairy and lived at St. Augustine Beach. The Parrish Company marketed its products through various means—advertising "Superior Ice Cream," special milk for babies, welded wire sealed bottles, and square



glass bottles for ease of storage, as well as butter and cheeses (Polk 1934:140; Polk 1940:126; Polk 1945:196; Dovell 1952 4:894; *St. Augustine Record*, 9 May 1986).

In the mid 1950s, the City of St. Augustine established a green space to the west of Masonic Lodge. In December 1965, the City dedicated the park to the African-American Leo C. Chase, Jr. Field in honor of St. Johns County's first resident killed in action during the Vietnam War (November 15, 1965). An accompanying brick monument finished with shell-dash stucco bears a bronze plaque with the aforementioned inscription and city commissioners serving in office at the time of the formal action (1956 Tax Rolls, Clerk of Court St. Johns County Courthouse; Chase Field Monument).





Bathing on the Beach, South Beach,
St. Augustine, Fla.



CHAPTER 4 - WEST AUGUSTINE HISTORIC DISTRICT ASSESSMENT

IV. DESCRIPTION AND ANALYSIS OF THE HISTORIC ARCHITECTURAL RESOURCES OF WEST AUGUSTINE SURVEY AREA, FLORIDA

4.1 *Analysis of Survey Findings*

In the scope of this project, all of the historic resources in five identified areas in the West Augustine community were recorded and assessed for both local historic district and *National Register* district eligibility with their boundaries defined. Those five areas consist of the **(1)** 500 blocks of Anderson, Christopher, John, Lena and Madeore Streets; **(2)** 500 blocks of Cathedral Place and Railroad Street; **(3)** West King Street; **(4)** North McLaughlin Street; and **(5)** North Volusia Street. During the course of the survey, 103 resources were inventoried in those five areas. After inventorying, mapping, evaluating, and assessing the resources (along with mapping the non-contributing resources) for the formation of historic districts, the consultant found that:

(1) In the Anderson, Christopher, John, Lena and Madeore Streets survey area, an assessment of contributing to non-contributing resources reveals that twenty-six buildings are contributing and fifty-two are non-contributing, providing an insufficient concentration of historic buildings for the creation of a potential historic district. Even by adding in contributing resources along the adjacent South Whitney Street (within the municipal limits of the City of St. Augustine), the contributing to non-contributing resources building count is 38 to 52.

(2&3) The resources along Cathedral Place, West King Street, and West Railroad Street contain sufficient integrity and concentration for the formation of one relatively large potential historic district. The boundaries of the potential historic district consist, roughly, of Rodriguez Street and St. Augustine city limits, St. Johns Street, Railroad Street, and the south side of King Street as depicted on a historic district map in the recommendations section of the report.

(4) The North McLaughlin Street area does not appear to comprise a potential historic district either local or for *National Register* listing, because the area does not contain a sufficient concentration of buildings. In the McLaughlin Street survey area, however, it does appear that one building (SJ3088 / 405 N. McLaughlin Street) possesses sufficient integrity and significance for individual listing in the National Register and/or landmark designation by the County of St. Johns.

(5) Likewise, it does not appear that a potential historic district, either local or for *National Register* listing, is located along North Volusia Street. Insufficient in number for the formation of a historic district, only three resources presently stand in that survey area. Four adjacent buildings have been demolished since 2001.

4.2 *Historic Development Patterns & Periods of Building Construction*

The West Augustine Survey was conducted in the unincorporated part of West Augustine immediately west of the municipal limits of St. Augustine. U. S. Highway 1 lies approximately



one mile to the east and the downtown St. Augustine even farther east. Immediately to the east is the incorporated part of the West Augustine neighborhood that was annexed into the City of St. Augustine in 1922. The primary street investigated was West King Street, which is also designated as County Road 214. West King Street extends east into downtown St. Augustine and the Constitution Plaza. To the west, the county road extends to the village of Tocoí on the St. Johns River. Other important secondary streets in the neighborhood include Volusia Street, which extends north to become Four Mile Road; Madeore Street which extends east to South Dixie Highway and west across the Florida East Coast Railway tracks; Rodriguez Street which provides access to Evergreen Cemetery farther north; and Whitney Street, which extends south toward State Road 207 and to the north with a jog east to Masters Drive to State Road 316.

Using a nineteenth century plan, the West Augustine neighborhood is laid out on a conventional grid system. Development was historically organized around Clark's Addition, the Dancy Tract, and the Subdivision of the East 1/2 of the Huertas Grant. Later additions opened between 1914 and 1945 included Colee, Lincoln Park Addition, McLaughlin's Addition, and Sunnyside Park. These subdivisions continue to guide development in the West Augustine neighborhood in the early twenty-first century. The Florida East Coast Railway's Moultrie Junction and mainline tracks help to define the neighborhood. The mainline extends on an east-west alignment through the neighborhood, but forms a Y west of Whitney Street, where a tight radius at Moultrie Junction forms a mainline corridor to the south. Mainline tracks also continue west beyond Whitney Street, forming a straight corridor parallel and north of King Street to Volusia Street, where the tracks form a gentle radius to the southwest.

The historic architectural resources in the West Augustine Survey Area are representative of vernacular architecture in African-American neighborhoods during the late nineteenth century and the first half of the twentieth century. Based on survey criteria established by the United States Department of the Interior and the Florida Department of State, 103 resources were recorded. In addition to 102 buildings, the survey team recorded one site.

Most of the resources date from the first half of the twentieth century. The vast majority of the buildings are those with a residential function that exhibit vernacular influences. Other vernacular resources include masonry commercial buildings. In addition, four churches, two schools, and one lodge hall were inventoried. The site is a park.

The following analysis includes a statistical review of the survey findings, a narrative of the historical evolution of the vernacular styles documented, and illustrations that represent the styles attributed to the buildings. A list of addresses, styles, and dates of construction is located in a comprehensive inventory at the end of the report. An additional inventory lists resources previously inventoried in the survey area.

The historic architectural resources comprise a substantial percentage of the total building stock within the unincorporated area of West Augustine. Largely a product of the first half of the twentieth century, the buildings and their materials are consistent with contemporary national and statewide architectural trends. They contribute to the sense of time, place, and historical development in West Augustine through their location, design, setting, materials, workmanship,



feeling, and association. The period of historical significance for the survey has been established to include all properties constructed between c. 1878, the date of the oldest building inventoried, and 1959. The latter date was selected as the cut-off date to satisfy the fifty-year criteria established by the National Park Service as a basis for survey and for listing resources in the *National Register of Historic Places (NRHP)*. The survey included all resources built by 1959 because by the time the County of St. Johns creates a *National Register* Historic District Nomination along West King Street, which the consultant has recommended, that year (1959) will conform with the fifty-year guideline for assessing historic districts for listing in the *National Register*. To that end, the cut off date 1959 was selected to permit the broadest number of contributing resources in the potential historic district.

4.3 Functions, Uses, and Condition of Buildings

As depicted in Table 1, eighty-six properties, or 85% of the buildings included in the survey, were originally constructed for residential purposes. These numbers includes residential buildings of various sub-types, including the most common single family house, but also apartment buildings and duplexes. Buildings that initially served a commercially-related function total nine, or approximately 8% of the total. During the survey, nine buildings, or approximately 8% of the total survey, were recorded with a commercial function. The commercial category refers to a broad range of buildings used historically for various income-producing purposes, such as a garage, grocery, office, and storage. The categories of education, religion, and social amounted to seven resources historically and five resources presently. Combined these resources historically and contemporaneously represent approximately 5% of the building fabric recorded. Taken in combination with the residences and commercial buildings, these resources have a distinctive presence and help convey a historic ambiance and a unique sense of place in West Augustine.

TABLE 1: FUNCTIONS AND USES OF BUILDINGS IN WEST AUGUSTINE				
ORIGINAL USE			PRESENT USE	
FUNCTIONS	NUMBER	PERCENTAGE	NUMBER	PERCENTAGE
Residential	86	85	88	87
Commerce	9	8	9	8
Religion	4	4	4	4
Education	2	2	0	--
Social	1	1	1	1
TOTAL	102	100	102	100

Integrity of function is an important consideration for determining the significance of a historic property. A building that retains its original function is more likely to meet the requirements for



listing in the NRHP than one that has been altered for a use that differs from its original function. A comparison of original use with present use data in Table 1 indicates that there has been some change over time to the original historic functions of the buildings surveyed. Especially apparent is the adaptive re-use of two historic schools into residences.

Table 2 depicts the consultant's evaluation of the condition of the historic building stock in West Augustine. A building that is in either good or excellent condition is more apt to be given consideration for listing in the NRHP than a building evaluated as either fair, deteriorated, or especially ruinous. Condition is a subjective evaluation based on visual inspection from a street or right-of-way. In assessing the condition of each building, property rights were respected and no property was trespassed. No attempt was made to inspect the interiors of buildings, test structural integrity, or closely inspect the foundation areas for deterioration and insect infestation. Consequently, some buildings evaluated as "good" in this report may upon further inspection be found in a "fair," or even "deteriorated" condition. Some buildings classified as fair may indeed possess substantial integrity of wall framing with only inconsequential exterior fabric deterioration.

TABLE 2: CONDITION OF BUILDINGS IN WEST AUGUSTINE		
CONDITION	NUMBER	PERCENTAGE
GOOD	43	42
FAIR	43	42
DETERIORATED	13	13
RUINOUS	3	3
TOTAL	102	100

As revealed in Table 2, the historic building stock in West Augustine possesses a fair degree of integrity. During the survey, eighty-six buildings, or 84% of the total, were recorded in good or fair condition. Sixteen buildings, totaling 16% of the total surveyed, were listed in either deteriorated or ruinous. The ruinous buildings typically have collapsed roof or wall systems.

4.4 *Historic Architectural Styles*

As depicted in Table 3, the buildings surveyed in West Augustine represent a small collection of cultural resources. Exhibiting a narrow range of forms and architectural styles, those buildings, with few exceptions, were designed and constructed by lay builders who drew upon traditional and contemporary building techniques and materials for their inspiration. Primary consideration was given to providing functional attractive interior spaces and exterior appearances for the owners. The forms and styles on which West Augustine's builders, carpenters, and prospective building owners based their designs and plans were popular vernacular forms throughout the United States. After the Civil War architectural pattern books promoting various residential



designs were made available to a wide audience. That trend, combined with the mass production of architectural building components and improved means for their transportation, made it possible for a builder in Maine to construct nearly the same house as a builder in California.

TABLE 3: HISTORIC ARCHITECTURAL STYLES OF BUILDINGS IN WEST AUGUSTINE		
STYLE	NUMBER	PERCENTAGE
Frame Vernacular	77	75
Masonry Vernacular	25	25
TOTAL	102	100

Overall the historic architecture of West Augustine is vernacular American architecture popular between the 1870s and the 1950s. Indeed, 100% of the historic buildings in the survey area exhibit so-called “vernacular” influences derived from common cultural traditions in architecture that spans West Augustine's history. Vernacular buildings display little of the popular, formal architectural influences available to architects, builders, and home owners during the period in which those buildings were constructed.

Rather than conveying a particular style of architecture, vernacular buildings are best categorized in terms of building forms. For wood Frame Vernacular dwellings, architectural historians commonly employ various nomenclature, such as composite, double-pile, single-pile, dogtrot, I-house, irregularly massed, saddlebag, and several other terms. For Masonry Vernacular buildings, architectural historians often classify them by various nomenclatures, including 1-Part, 2-Part, 3-Part, Enframed, and Temple Front. Associating buildings with a particular stylistic influence or form is largely a subjective process and often buildings are a blend of formal styles or vernacular forms rather than attributed to one specific style or type.

Of the 102 buildings recorded in the West Augustine Survey, seventy-seven or 75% of the total surveyed were categorized as Frame Vernacular. An additional 25 buildings or 25% of the total were classified as Masonry Vernacular.

The vernacular terminology utilized in Table 3 are derived from a variety of acknowledged secondary sources, including John Baker, *American House Styles* (1994); John Jakle, Robert Bastian, and Douglas Meyer, *Common Houses in America's Small Towns* (1989); Anthony King, *Buildings and Society: Essays on the Social Development of the Built Environment* (1980); Richard Longstreth, *The Buildings of Main Street: A Guide to Commercial Architecture* (1987); Diane Maddex, *Built in the U.S.A.: American Buildings from Airports to Zoos* (1985); Lee and Virginia McAlester *A Field Guide to American Houses* (1986); John Poppeliers, S. Allen Chambers, and Nancy Schwartz, *What Style Is It?: A Guide to American Architecture* (1983); Marcus Whiffen, *American Architecture Since 1780* (1969); and Marcus Whiffen and Frederick Koeper, *American Architecture, 1607-1976* (1981).



Frame Vernacular

Frame Vernacular accounts for the largest category of architecture recorded in the West Augustine survey. The term, “Frame Vernacular,” the prevalent style of residential architecture in Florida, refers to the common wood frame construction technique employed by lay or self-taught builders. The term does not, however, imply inferior or mundane architecture. Buildings characterized as vernacular lend themselves to categorization by building form associated with a particular era, function, or region of the country, rather than classification within a particular genre of formal architecture. The *Oxford English Dictionary* defines vernacular architecture as “native or peculiar to a particular country or locality...concerned with ordinary domestic and functional buildings rather than the essentially monumental.”

Most often associated with houses, vernacular building forms changed with the Industrial Revolution, which brought about the standardization of construction parts and materials, and exerted a pervasive influence over vernacular house design. Popular magazines helped to disseminate information about architectural trends throughout the country. The railroad provided affordable and efficient transportation for manufactured building materials. Ultimately, individual builders had access to a myriad of finished architectural products from which to create their own designs.

In West Augustine, like many other areas of Florida, Frame Vernacular dwellings are typically one or two stories in height, with a balloon or platform frame structural system constructed of pine or cypress. They display a variety of footprints and forms including double-pile or single-pile, I-house, irregularly massed, and saddlebag. The double-pile classification defines dwellings two rooms deep, and single-pile smaller houses only one room in depth. Part of double-pile conventions, an I-house plan is based on a central hall and staircase dividing the living spaces. Irregularly massed houses typically display either a composite, cross plan, L-plan, T-plan, or upright-and-wing form. Displaying a side-facing gable roof with a living space one room deep and two rooms wide, the saddlebag cottage often defines housing in African-American neighborhoods in the South. Indeed, many of the dwellings in West Augustine are defined as double-pile cottages.

Most plans of Frame Vernacular dwellings maximize cross-ventilation. Early versions of the style have gable roofs steeply-pitched to accommodate an attic. Horizontal clapboards, drop siding, or weatherboard, or wood shingles are common exterior wall fabrics. Those exterior wall products are often found in combination, especially on large well-executed examples. Often employed as original roof surfacing materials, crimped metal panels, or wood or decorative pressed metal shingles, have nearly always been replaced by composition shingles. The façade is often placed on the gable end, making the height of the façade greater than its width. Porches are also a common feature and include one and two-story end porches and sometimes verandas. Fenestration in the form of windows is often regular, but not always symmetrical. Windows are generally double-hung sash with multi-pane glazing. Decoration, generally limited to ornamental woodwork, can include a variety of patterned shingles, turned porch columns, balustrades, and spindles, knee braces and purlins mounted under the eaves, and exposed rafter ends.



The Great Depression had an important influence on Frame Vernacular construction in most Florida communities with homes becoming smaller and displaying less or simpler ornamentation than in previous period. Residences are smaller with more shallow-pitched roof lines than those of the previous decades, and usually only one story in height. Drop siding, weatherboards, and other wood siding products often yielded to composite asbestos-concrete panels for the exterior walls. Metal casement windows began to replace the ubiquitous double-hung sash windows. The decrease in size of the private residence reflected the diminishing size of the American family. After World War II, Frame Vernacular continued to influence residential designs, informed by the proliferation of the automobile, which resulted in the introduction and increased use of garages, carports, and porte cocheres within the main body of a house.

Dating from several periods of development, Frame Vernacular designs sprinkle the West Augustine landscape and exhibit various forms and sizes. Many contribute ambiance and a historic sense of place, even though some have been slightly altered or are in a fair or even deteriorated condition. One of the few surviving 1870s buildings in West Augustine is located at 525 West King Street (SJ1078). Built in 1876 in downtown St. Augustine and moved to its present location about 1885, the Frame Vernacular dwelling (previous Figure 3-10) is best classified as a "high house," vernacular nomenclature developed by architectural historian Allen G. Noble. With a linear form similar to the more familiar one-story Shotgun house, the two-story high house displays a narrow rectangular profile with a front-facing gable or hip roof and a tiered front porch. Generally built on narrow urban lots, high houses sprang up in neighborhoods between Jacksonville, Florida and Port Arthur, Texas between the 1880s and 1920. The West Augustine dwelling has a front-facing gable roof with cornice returns, corbelled brick chimney, wood-frame system with drop siding finished with cornerboards, and two-over-two-light double-hung sash windows. Brackets or scroll work embellish the tiered porch columns and eaves.

More typical of Frame Vernacular architecture in West Augustine is the dwelling at 636 West Cathedral Place (SJ4550) (Figure 4-1). Constructed about 1925, the double-pile dwelling displays a shallow-pitched hip roof surfaced with a crimp metal panel roof, a front porch with a hip roof finished with corrugated metal panels, wood drop siding exterior wall fabric accented with cornerboards, two-over-two-light double-hung sash windows, and a concrete block pier foundation system. Although only in fair condition, the dwelling possesses sufficient integrity to contribute to a potential historic district under Criteria A and C at the local level in the areas of community planning and development and ethnic heritage. Beyond the historic residential buildings in West Augustine, three churches are also constructed in a Frame Vernacular style.

Masonry Vernacular

Buildings of Masonry Vernacular construction accounted for 25% of the recorded architecture in West Augustine. The term, Masonry Vernacular, applies to buildings with brick, concrete block, concrete, or hollow tile, or combinations of masonry wall systems that display no formal style of architecture. The style is defined as the common masonry construction techniques of lay or self taught builders. In the eighteenth century, vernacular designs were local in nature, transmitted by word of mouth or by demonstration, and relying heavily upon native building materials. In the





The West Augustine Historic District
 Assessment Survey
 St. Johns County, Florida
 Frame Vernacular, 636 West Cathedral Place (8SJ4550)

Figure: 4-1
 Project No.: BAIJ0802391.01
 Scale: Not to Scale
 Date: May 2008

early nineteenth century, masonry vernacular commercial buildings emerged as a distinct building type, due largely to the rapid growth of commerce and manufacturing associated with the Industrial Revolution. During the period, mass manufacturers exerted a pervasive influence over vernacular building design. Trade and architectural journals and popular magazines, which featured standardized manufactured building components, flooded building and consumer markets and helped to make construction trends universal throughout the country. The railroad aided the process by providing cheap and efficient transportation for manufactured building materials. Ultimately, the individual builder had access to a myriad of finished architectural products from which to create his own designs. Most Masonry Vernacular commercial buildings in Florida's cities and towns were simple 1-Part or Enframed buildings, but 2-Part and even some 3-Part commercial buildings lined downtown streets. Masonry Vernacular is more commonly associated with commercial buildings than with residential architecture where wood frame dwellings dominate.

West Augustine's Masonry Vernacular architecture represents a modest collection of commercial and residential buildings. Many of these buildings represent a type of architecture often overlooked in African-American communities because of their practical materials, simple construction, and lack of applied ornamentation. An important part of the physical history of the neighborhood, the buildings possess significance as tangible reminders of the historical development pattern in West Augustine. They are the product of both African-Americans and whites in the neighborhood, serving as the homes, businesses, churches, and social halls of African-American merchants and residents, and investment tools and income for whites. One house of worship and a Masonic lodge in West Augustine are examples of Masonry Vernacular architecture.

Beginning in the Great Depression and accelerating after World War II, concrete block construction became a popular masonry building material in Florida. In addition to the common 8"x8"x16" cinder blocks, architects and builders turned to manufacturers to produce lighten products that offered the same strength and insulating value. In the late-1940s, masonry companies began producing "concrete bricks" measuring 4"x4"x8", 4"x8"x8", and several other dimensions. Manufacturers also produced hard-fire hollow clay tiles in various sizes with a finished brick appearance. Both of these cement and brick products were poured solid with concrete after the completion of the wall system. Many houses were built using simple rectangular plans, or a system of rectangular units stacked or assembled side-by-side to reduce construction costs. Some of the cinder blocks within the historic structures of West Augustine may be composed of a coquina-concrete aggregate, which was reportedly manufactured locally within St. Johns County.

To keep up with the state's growth pattern and need for more and modern housing, an effort was made to reduce the number and types of materials used to built homes and buildings. In the process, most architects and builders eschewed architectural accent work and detailing that characterized many nineteenth and early twentieth century homes. Consequently, detailing became more subdued often limited to decorative castcrete panels in wall surfaces or gable ends, brick sills, and false window shutters fashioned with Permastone, a concrete material, or FeatherRock, a carved lava product. A host of new light-weight materials were introduced in the



1950s for applied ornamentation to these relatively simple dwellings. In replacing diminishing supplies of wood reserves, this masonry housing type combined new less expensive construction materials, and resulted in making single family homes more affordable for the average American. Soon concrete block homes filled many lots left vacant during earlier periods of development, and filled newly-created subdivisions. In the process, they became an important part of Florida's pattern of post World War II development.

The great majority of West Augustine's Masonry Vernacular architecture was executed after World War II. Typical of those resources is the commercial building at 674 West King Street (SJ4508) (Figure 4.2). Built about 1947, the one-story building has an irregular massing, concrete block wall system, stepped parapet that obscures a gable roof, offset entrance balanced by a pair of metal sash windows, and a shed roof that projects from the east façade. Modest in materials and design, the building possesses sufficient integrity to contribute to a potential historic district under Criteria A and C at the local level in the areas of commerce, community planning and development, and ethnic heritage. Beyond historic commercial and residential buildings, one historic church and one historic lodge in West Augustine are derived from Masonry Vernacular influences.

Site

One site, Leo C. Chase Jr. Park, was recorded during the survey. Located at the FEC's Moultrie Junction, the park is bounded on the north by West King Street, on the west by the railroad tracks, on the east by historic buildings in the 500 block of West King Street, and on the south by buildings and vacant lots north of Live Oak Street. Displaying an irregular shape, the park contains approximately one acre. Established about 1955, the site was historically an open green space. It presently contains a modern playground and a 1965 monument with a plaque that honors Leo C. Chase, Jr., the first resident of St. Johns County killed during the Vietnam War. The relatively small modern resources standing in the park do not preclude it from being considered a historic site within a potential historic district along West King Street.





The West Augustine Historic District
Assessment Survey
St. Johns County, Florida
Masonry Vernacular, 674 West King Street (8SJ4508)

Figure: 4-2
Project No.: BAIJ0802391.01
Scale: Not to Scale
Date: May 2008

4.5 *Summary*

The historic buildings in the West Augustine Survey are of vernacular design and construction. These vernacular forms--wood frame and masonry--represent an important part of West Augustine's heritage. Many are small wood-frame and masonry dwellings, but there are also several commercial buildings, churches, and a historic lodge. A collection of buildings along West King Street between the municipal limits of the City of St. Augustine and east of Volusia Street possesses sufficient integrity for the formation of a historic district. The buildings possess significance in the areas of commerce, community planning and development, ethnic heritage, religion, and social history for their association with subdivisions and development patterns between the 1870s and 1950s. Building owners include African-American churches associated with the Catholic Church, Church of God by Faith, and Church of God in Christ; an African-American Masonic Lodge Hall; and commercial and residential buildings associated with both African-American businessmen and homeowners and white investors.

The vernacular resources of West Augustine form the backbone of the neighborhood's building fabric. Important architectural and cultural links to the heritage of St. Johns County, the buildings are well worth preserving, for they are one of few visual resources linking old and new as West Augustine enters the twenty-first century. The remaining historic buildings of West Augustine contribute to St. Johns County's sense of time, place, and historical development through their location, design, materials, workmanship, feeling, and association. Options available for the preservation of West Augustine's historic architecture can be found in the Recommendations section of this report.





CHAPTER 5 - WEST AUGUSTINE HISTORIC DISTRICT ASSESSMENT

V. RECOMMENDATIONS

Historic preservation, the process of protecting and maintaining buildings, sites, structures, and objects of significance, can be separated into three phases: (1) identification; (2) evaluation; and (3) protection. This re-survey and assessment of West Augustine constitutes an important continuum in the documentation and preservation of the historic-period buildings in West Augustine. The documents produced by the survey include Florida Master Site File (FMSF) forms and this report, which are designed to provide information that property owners, residents, and municipal staff and officials need to make informed judgments about resources that have value and the means by which they can protect those resources.

Summary of Recommendations

This section contains a summary of measures that residents and municipal officials can adopt and employ in their preservation programs. It includes our opinion regarding the significance of particular resources, the efficacy of measures that may be taken to protect or to preserve them, and suggestions for programs that will call attention to West Augustine's heritage.

1. The report and the FMSF forms will be held in perpetuity at the Florida Master site File (FMSF) in Tallahassee, Florida. Also, copies of these documents generated from the survey should be maintained at the Planning Department of St. Johns County and the St. Augustine Historical Society Archives and Library.
2. Residents, elected officials, and staff of the county government should utilize the information contained within these documents to add to their awareness of West Augustine's historic building fabric and act to protect those historic resources of significance. Public meetings should be held about the survey to help make residents aware of changes in the historic fabric of the neighborhood, the effects of the preservation process, and the aesthetic benefits and tax incentives afforded property owners of historic buildings. The public meetings should also include discussions about the county's historic preservation ordinance, the most effective device to protect historic resources.
3. Community awareness of local historic architecture and historic places can be handled through a continuing education program that includes public meetings, articles in local newspapers, and the publication of guidebooks and pamphlets. The County, City of St. Augustine, and St. Augustine Historical Society should consider publishing a pamphlet or guidebook of West Augustine. The publication should include a brief history, photographs of significant buildings that still stand and lost landmarks, maps, biographical sketches of people who contributed to the development of the neighborhood, and other themes that could also be briefly, but appropriately addressed in a well-designed and written pamphlet or guidebook. In addition, the West Augustine neighborhood should be included in the Florida Department of State's *Florida Black Heritage Trail*, a book published and updated through the Bureau of Historic Preservation.

In addition to local sales and distribution, this type of publication should find a ready market share in Florida's heritage tourism industry, an important growth market in the state. Heritage tourism



has only begun to tap Florida's picturesque and historic buildings, districts, and landscapes, which should be emphasized by historical societies and municipal governments. We encourage West Augustine's residents and civic leaders to continue its marker program previously initiated by the Civil Rights Memorial Projects Committee of St. Augustine. Presently markers identify historic buildings at 405 North McLaughlin Street, 545 West King Street, and 791 West King Street. We encourage the Committee to combine its efforts with the County of St. Johns and install additional markers in conjunction with the Bureau of Historic Preservation, which offers grant assistance for these projects. Appropriate sites for additional markers to identify significant historical buildings and events at specific sites include the site of Florida Memorial College at the intersection of Holmes Boulevard and West King Street, churches along West Pearl Street, West King Street, and South Woodlawn Street, and at Moultrie Junction to identify the heritage of the Florida East Coast Railway in the neighborhood. For each proposed site, additional research should be conducted to confirm the most accurate and appropriate location and language to appear on the marker.

4. The County of St. Johns Historic Preservation Board members and municipal officials and staff should review the properties suggested for listing in the *National Register of Historic Places* (NRHP) outlined in a subsequent section of the recommendations. NRHP listing of significant buildings and the proposed historic district will help strengthen the perception of the architectural and historical significance of West Augustine and promote rehabilitation of historic buildings through tax incentives for owners of income-producing historic properties.

5. In 1999, the County of St. Johns adopted a Historic Preservation Ordinance, which created a Historic Resources Review Board. Supported by staff (currently Robin Moore, RPA), the Board oversees the undertaking of architectural and archaeological surveys. The Ordinance includes an archaeological ordinance (Section 3.01.05.B.1 of the St. Johns County zoning regulations, Article III, Special Districts, Sections 3.01.00-3.01.08 as established by St. Johns County Ordinance Book 23, Pages 72-81). Significant subsurface, archaeological remains almost certainly occur within West Augustine, and these resources could be impacted by future infrastructure improvements. The Historic Resource Review Board has designated landmarks in the unincorporated areas of St. Johns County, including the two-story residence at 545 West King Street in West Augustine.

1. Identifying, Documenting, and Evaluating Historic Resources

“Historic property” or “historic resource” means any pre-historic or historic district, site, building, structure, or object included in the *National Register of Historic Places* (NRHP), or determined eligible for listing. An ordinance of local government may also define a historic property or historic resource using slightly less rigorous criteria than those used for listing properties in the NRHP.

The identification of historic resources begins with their documentation through a professional survey conducted under uniform criteria established by federal and state historic preservation offices. Survey is a gathering of detailed information on the buildings, sites, structures, objects, and artifacts that have potential historical significance. The information should provide the basis for



making judgments about the relative value of the resources. Not all resources identified or documented in the survey process may ultimately be judged “historic,” protected by a historic preservation ordinance, listed in the NRHP, or even preserved. Still, all such resources should be subjected to a process of evaluation that results in a determination of those which should be characterized as historic under either federal or local criteria.

The Florida Master Site File (FMSF) is the state’s clearinghouse for information on archaeological sites, historic standing structures, and reports on field surveys. A system of paper and computer files, the FMSF is administered by the Bureau of Historic Preservation, Division of Historical Resources, and Florida Department of State. The form on which a site or building is recorded is the FMSF form. Recording a site or building on that form does not mean that it is historically significant, but simply that it meets a particular standard for recording. A building, for example, should be fifty years old or more before it is recorded and entered into the FMSF. Relatively few buildings or sites included in the FMSF are listed in the NRHP, the accepted criterion for a “historic resource.”

The NRHP is the official federal list of culturally significant properties in the United States. The NRHP is maintained by the United States Department of the Interior, National Park Service (NPS). The buildings, sites, structures, objects, and districts listed in it are selected under criteria established by the NPS. Listing is essentially honorary and does not imply federal protection or control over private properties listed unless federal funds or activities are allocated toward them. Under current law, commercial and other income-producing properties either individually listed in the NRHP or contributing to a NRHP historic district are eligible for federal tax credits and other benefits if they are certified as contributing to the characteristics of the district. Buildings individually listed in the NRHP are automatically considered certified historic structures and, if income-producing, also qualify for federal tax credits and other benefits. Formats for nominating properties to the NRHP include the individual nomination; the historic district, which designates a historic area within defined and contiguous boundaries; and the Multiple Property Submission (MPS), which permits scattered resources within a defined geographic region that have common links to history, pre-history, or architecture to be included under one cover nomination.

2. The Importance of Historic Preservation to West Augustine

A historic properties survey and periodic survey updates constitute indispensable steps in a preservation program. The survey provides the historical and architectural data base upon which rational decisions about preservation can be made. Further progress in preserving culturally significant resources in West Augustine will depend on the decisions of local officials and residents. To assist them in deciding what steps they can take, the consultants present the following recommendations, which are based on their assessment of West Augustine and its resources, and their familiarity with the current status of historic preservation in Florida and the nation.

Since its earliest manifestations in the mid-nineteenth century, historic preservation has experienced an evolutionary change in definition. In its narrow and traditional sense, the term was applied to the process of saving buildings and sites where great events occurred or buildings whose



architectural characteristics were obviously significant. In recent decades, historic preservation has become integrated into community redevelopment programs. The recommendations below are framed in the sense of the latter objective.

Arguments on behalf of a program of historic preservation can be placed in two broad categories: (1) aesthetic or social; and (2) economic. The aesthetic argument has generally been associated with the early period of the historic preservation movement that is, preserving sites of exceptional merit. Early legislation protecting historic resources included the Antiquities Act of 1906 (Public Law 59-209), which authorized the president to designate historic and natural resources of national significance located on federally owned or controlled lands as national monuments; and the Historic Sites Act of 1935 (Public Law 74-292), which established as national policy the preservation for public use of historic resources by giving the United States Secretary of the Interior the power to make historic surveys to document, evaluate, acquire, and preserve archaeological and historic sites across the country.

In 1966, the Congress created the National Historic Preservation Act, in part, to extend this early legislation and definitions to include sites or districts of local as well as national distinction for the purpose of maintaining a federal listing of historic properties by the Keeper of the NRHP. In 1971, President Nixon by Executive Order 11593 directed federal agencies to adopt measures for identifying and nominating properties under their control to the National Register. The order also created a program for the review of federal programs to insure that those agencies would not adversely affect National Register properties and provided for the mitigation of resources that would be adversely affected. Various other acts and amendments in 1966, 1974, and 1980 strengthened the protection of historic and archaeological resources. Tax credits became available with revisions to the U. S. Tax Code in 1976, 1978, 1980, 1981, and 1986, which provided incentives for the rehabilitation of historic buildings for income-producing purposes. In this process, there was, concomitantly, a growing appreciation of the importance of districts that expressed architectural or historic value. Although no single building in a district may be significant, together those buildings create a harmonious scene. It is often necessary to preserve the individual elements to maintain the harmony of all.

One reason to preserve historic buildings is to convey a sense of place. Older buildings lend distinction to a city, setting it apart from newer neighborhoods and commercial centers. The ritual destruction of older buildings that has normally accompanied twentieth century urban renewal programs often resulted in the loss of a city's identity. In a modern era of franchised architecture, many areas of Florida have become indistinguishable one from another. The loss of familiar surroundings disrupts the sense of continuity in community life and contributes to feelings of personal and social disorder. The historic buildings associated with West Augustine developed a distinctive and familiar character over a long period of time and that is sufficient reason for their preservation. A second argument used on behalf of historic preservation is economic. Ours is a profit-oriented society and the conservation of older buildings is often financially feasible and economically advantageous. Current federal tax law contains specific features that relate to the rehabilitation of eligible commercial and income-producing buildings located in a local certified historic district, or a historic district or individual building listed in the NRHP.



Beyond pure aesthetic and commercial value, there are additional benefits to reusing older buildings. First, historic buildings frequently contain materials that cannot be obtained in the present market. The materials and craftsmanship that went into their construction generally cannot be duplicated. Historic buildings typically have thicker walls, windows that open, higher ceilings and other amenities not always found in modern buildings. Some older buildings are natural energy savers, having been designed in the pre-air conditioning era. From an economic standpoint, the rehabilitation of older buildings is a labor-intensive activity that contributes to a community's employment base. Preservation tends to spur construction activity, for once a few owners rehabilitate their dwellings or commercial buildings, others often follow suit. The re-use of historic buildings is also a 'green' solution which serves to reduce landfill debris which might otherwise result from their destruction and replacement. St. Johns County has experienced much of this pattern of adaptive re-use and rehabilitation of historic buildings. In many cases, these activities occurred without the benefit of a federal tax credit or other tax or incentives.

Historic buildings and districts attract tourists. Studies by the National Trust for Historic Preservation and *Southern Living* confirm that historic buildings rank very high in tourist appeal among Americans. Tours of historic homes sponsored by historical societies and social organizations often draw hundreds of patrons. They often generate thousands of dollars in revenue, which are often used to educate the public about the history of a city and the benefits of preservation. In northeast and central Florida, annual art festivals, including those in Fernandina Beach, Daytona Beach, Jacksonville, and St. Augustine, help ensure visitation to the region.

Previous heritage tourism studies in Florida have examined the direct economic impact of historic preservation, and concluded that for every \$1.00 awarded in Florida's historic preservation grants, \$2.00 return to the state in direct revenues. On a state level, the total annual revenues from private investment, brick and mortar, and heritage tourism yield over \$4,000,000,000 (http://dhr.dos.state.fl.us/print/FloridasCommitment_print.html). According to the American Automobile Association (AAA), vacationers who travel by car come to the Southeast more than any other region in the nation. These visitors become highly significant to the local economy of St. Johns County and St. Augustine when one considers the amount of money they pump into local businesses for gasoline, food, and lodging.

The County of St. Johns should continue to develop and implement its heritage tourism initiatives. Heritage tourism represents a sustainable source of revenue for the County with few negative side effects. Currently heritage tourism is the second most profitable activity that any government can support. The development of heritage tourism is also generally less environmentally damaging than other industries.

Heritage tourism, however, does require the preservation and proper management of cultural resources for a number of reasons. First of all, more sites and outdoor interpretive exhibits should be developed over time, and this cannot occur if the sites are destroyed. These exhibits should be authentic to attract the long-term interest of the public, and new attractions would have to be occasionally added, much as a museum changes its exhibits. New interpretive technologies, which could not be integrated into the facilities at existing sites, would also require the development of new historic sites. Furthermore, as the interests of the public and scholars shift to



a new group or time period, this would precipitate the investigation and development of previously overlooked cultural resources. Unfortunately, none of this can occur if most of the significant cultural resources are allowed to be destroyed. Tourists who are interested in history and heritage will simply go somewhere else and take their money with them.

In Florida, where tourism is the state's largest industry and cities must compete vigorously for their share of the market, the preservation of historic resources that give a city distinction cannot be ignored. Historic resources that lend West Augustine its claim to individuality and a unique sense of place ought therefore to have a high civic priority. Millions of tourists pour into central Florida's theme parks and St. Augustine annually, but relatively few seek places outside those areas. Tourists seek out destinations that are often off the beaten track and impart special memories. West Augustine is such a place. Looking for places that possess originality, tourists are often lured to a historic landscape or district, which conveys a sense of place. The continuing destruction throughout Florida of buildings and other historic and cultural resources that give cities in which they are found individuality goes largely ignored. In the process, Florida has begun to acquire a dull sameness.

The effort to preserve the overall historic character of West Augustine will lose ground, or even fail, if elected officials and property owners do not cooperate in taking active measures to forestall and prevent the purposeless or insensitive destruction of historic buildings. Federal and state officials have no authority to undertake a local historic preservation program. Federal authority is strictly limited to federal properties, or to projects requiring federal licenses or the use of federal funds. Under no circumstances can federal or state governments forbid or restrict a private owner from destroying or altering a historic property when federal or state funds are not involved. Since in Florida most zoning and code regulations of private property are vested in municipal governments, specific restrictions or controls designed to preserve significant resources are their responsibility.

It also must be noted that historic preservation does **not** seek to block or discourage change. Preservation does seek to reduce the impact of change on existing cultural resources and to direct changes in a way that will enhance the traditional and historic character of an area. For historic preservation efforts to succeed, the efforts must promote economic development that is sympathetic to the existing built environment.

3. West Augustine's Preservation Past

St. Johns County has a long historic preservation past that extends into the nineteenth century. Naturally, most of the attention has fallen on St. Augustine, where national landmarks like the Castillo de San Marcos, the Bridge of Lions, and the Colonial Historic District have received national attention and acclaim. Perhaps because, in part, of St. Augustine's rich and varied heritage, relatively little historic preservation activity has occurred in unincorporated St. Johns County and West Augustine. Still, some recognition of the West Augustine's historic places has occurred. The County's Historic Resource Review Board (HRRB) landmark designated the property at 791 West King Street. In addition, the Civil Rights Memorial Projects Committee of St. Augustine



commemorated several events and places in West Augustine through the installation of markers for buildings at 405 North McLaughlin Street, 545 West King Street, and 791 West King Street. Other markers recognize other sites elsewhere in St. Johns County, but those markers and their locations are outside the purview of this report.

In 1980, the Historic St. Augustine Preservation Board received a matching grant from the Florida Department of State to survey a number of resources in the West Augustine neighborhood contained within the municipal limits of the City of St. Augustine, but no resources were recorded in the unincorporated West Augustine neighborhood. In 1984, the County of St. Johns commissioned a St. Johns County Survey, in part, through a matching grant from the Florida Department of State and conducted through the Historic St. Augustine Preservation Board. The project recorded various resources in unincorporated St. Johns County, but again none in the West Augustine neighborhood. In a follow-up comprehensive historic building survey in 1987, 543 resources were recorded in unincorporated St. Johns County and the Town of Hastings, Florida. Among the recommendations of the report was the continued survey of landmark properties in the County, including several in the unincorporated area of West Augustine. A list of standing structures that merited further investigation was provided (Adams, Bell, and Weaver 1985:135-142).

Public education efforts by the County of St. Johns following the 1980s surveys included the publication of *Historic Places of St. Augustine and St. Johns County: A Visitor's Guide* (1993). Sponsored by the St. Johns County Board of County Commissioners through its Tourist Development Council, the guidebook recognized some of the County's historic resources. The County is encouraged to ensure the inclusion of historic resources in the West Augustine community in updated versions of the guidebook.

In 1999, the County of St. Johns adopted a Historic Preservation Ordinance, which created a Historic Resources Review Board (HRRB). Supported by staff, the Board, among its other activities, oversees the undertaking of architectural and archaeological surveys, recommends formal action on Landmark Designations to the Board of County Commissioners of St. Johns County, and reviews Certificates of Appropriateness (COAs). The Historic Resource Review Board (HRRB) has designated landmarks in the unincorporated areas of St. Johns County, including the two-story residence at 545 West King Street in West Augustine. In 2000, the County of St. Johns received a matching grant from the Bureau of Historic Preservation for a comprehensive countywide survey. Completed in 2001, the survey recommended additional investigation for properties potentially eligible for National Register listing and for formation of potential historic districts throughout the County (Johnston 2001:138-147). This report is the result of the 2001 report. In 2001, the Florida Department of State provided a matching grant to the St. Johns County Visitors and Convention Bureau for a heritage tourism study. In 2004, St. Johns County Board of County Commissioners received a matching grant from the Florida Department of State for a survey of cemeteries in unincorporated St. Johns County. In 2006, the Planning Division of St. Johns County received a matching grant from the Florida Department of State for the Historic Markers Project of St. Johns County, and in 2007 another matching grant from the Florida Department of State for the Florida Historical Marker Initiative of St. Johns County.



Part of the historic preservation continuum in the survey and recognition of historic resources in St. Johns County, the current survey examined the historic resources in five areas of the West Augustine community, and outlines the creation of a historic district for listing in the *National Register of Historic Places* and for local landmark designation. It also provides a reference tool for promoting further historic preservation. The recommendations presented below should neither be construed as definitive, nor as a substitute for a rational plan of community development that is sympathetic to West Augustine's past. Below are the consultant's specific recommendations for preservation action and public policy development.

4. National Register of Historic Places

The *National Register of Historic Places* (NRHP) is an official listing of properties throughout the country that reflect the prehistoric occupation and historic development of our nation, states, and local communities. The NRHP is maintained by the National Park Service (NPS) under the United States Secretary of the Interior. Affording owners of listed properties with recognition at the national level, the National Register is used primarily as a planning tool in making decisions concerning the development of our communities to ensure, as much as possible, the preservation of buildings, sites, structures, and objects that are significant aspects of our cultural and historic heritage.

By definition in Bulletin 16A (36 CFR Part 60), the National Park Service maintains a rolling 50-year minimum standard, or cut off date, for historic building eligibility. Thus, in 2010, buildings constructed or achieving significance in 1960 will become eligible for survey and eligibility determination. This fifty-year standard has remained the National Register's benchmark since 1966. In general, buildings, structures, and sites are eligible for listing at the local, state, and national levels under Criteria A (history), B (significant person), or C (architecture). Areas of significance may include, among other categories, architecture, commerce, community planning and development, ethnic heritage, religion, and social history.

Sometimes there are misunderstandings as to what listing in the NRHP will mean for a property owner. Derived from the Bureau of Historic Preservation's website, the following is an outline of what it will do and what it will not do:

WILL DO

The NRHP provides recognition that the property is deemed by the federal and state governments to be significant in our history at the national, state, and/or local levels. Most properties are significant because of their local significance. The NRHP identifies the properties that local, state, and federal planners should carefully consider when developing projects. Projects involving federal funding, permitting, licensing, or assistance and that may result in damage or loss of the historic values of a property that is listed in the NRHP or is eligible for listing are reviewed by the State Historic Preservation Office and the federal Advisory Council on Historic Preservation. A similar review takes place under state law for



state or state-assisted undertakings. A typical example of projects that are given such review is road construction or improvement. For more information, call the Compliance Review Section of the Florida Bureau of Historic Preservation at (850) 245-6333 (www.flheritage.com/preservation/registration/nr/results.cfm).

Listing may make a property eligible for a Federal Income Tax Credit. If a National Register property that is income producing undergoes a substantial rehabilitation carried out according to the Secretary of the Interior's Standards for Rehabilitation, the owner may apply for a 20% income tax credit. The credit amounts to 20% of the cost of the rehabilitation. Listing may make a property exempt from certain Federal Emergency Management Act (FEMA) requirements and eligible for some American Disabilities Act (ADA) and building safety code adjustments. For more information, contact the Architectural Preservation Services Section of the Florida Historic Preservation at (850) 245-6333.

In 1992, the Florida Legislature passed legislation that allows counties or cities to grant ad valorem tax relief for owners of properties that are listed or eligible for listing in the National Register or in a local district. The legislation is part of a statewide historic preservation ad valorem property tax relief measure available to owners of certified historic properties. When a property is improved its value is increased and the assessment is raised accordingly. The ad valorem tax legislation provides that the increase in assessed value due to the improvement to the property will be exempted up to 100% for up to 10 years from taxation for those portions of the tax bill affected by Local Option county or municipal exemption ordinances. This provision is available for both income and non-income producing properties. Contact your local property appraiser to see if this provision is available. If the County of St. Johns has not taken advantage of this tax relief measure, it is encouraged to initiate the process by contacting the Bureau of Historic Preservation and holding public meetings regarding its advantages.

Listing or being determined eligible for listing in the National Register is not required for receiving Florida Department of State historic preservation grants. The competition for these grants is intense, however, and the official recognition adds weight to the argument that a property is significant and should be awarded a grant. For more information, call the Grants and Education Section of the Bureau of Historic Preservation at (850) 245-6333.

WILL NOT DO

Listing in the National Register or being determined eligible for listing does not automatically preserve a building, and does not keep a property from being modified or even destroyed. Unless an undertaking is state or federally funded, or regulated by local ordinance, private property owners may deal with their property in any way they see fit. Historic Preservation architects are available to provide advice concerning the best ways to approach rehabilitation needs while maintaining the historic character of a property. For more information, call the Architectural Preservation Services Section at (850) 245-6333. Private owners are not required to open their listed property to the public for visitation. The federal and state governments will not attach restrictive covenants to a property or



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seek to acquire it because of its listing in the NRHP
(www.flheritage.com/preservation/registration/nr/results.cfm).

The County of St. Johns and members of the St. Augustine Historical Society should encourage property owners in unincorporated St. Johns County to list their properties in the NRHP. This process will be simplified by the County using a Multiple Property Submission (MPS) Cover format. A MPS is organized into three sections: historical contexts, property types, and geographical area. The document facilitates the preparation of later NRHP proposals by eliminating the need for developing historical and architectural contexts. Subsequent NRHP Nomination Proposals will only require specific information regarding an individual resource and not the associated historic or architectural contexts. The preparation of a MPS represents a crucial step to encourage future NRHP listings.

The criteria for evaluating buildings, districts, objects, sites, and structures for NRHP listing that may possess significance in United States history, architecture, archaeology, engineering, and/or culture if they possess integrity of location, design, setting, materials, workmanship, feeling, and association are: (A) are associated with events that have made a significant contribution to the broad patterns of our history; and/or (B) are associated with the lives of persons significant in our past; and/or (C) embody the distinctive characteristics of type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; and/or (D) have yielded, or may be likely to yield, information important in prehistory or history.

Listing historic districts in the National Register is an important tool for recognizing and preserving historic downtowns and residential neighborhoods. This project was specifically designed to investigate five areas in the unincorporated area of West Augustine for the formation of historic districts for listing in the National Register of Historic Places and for local landmark designation. Those five areas consist of the **(1)** 500 blocks of Anderson, Christopher, John, Lena and Madeore Streets; **(2)** 500 blocks of Cathedral Place and Railroad Street; **(3)** West King Street; **(4)** North McLaughlin Street; and **(5)** North Volusia Street. **After inventorying, mapping, evaluating, and assessing the resources (along with mapping the non-contributing resources) for the formation of historic districts, the consultant's results are as follows.**

(1) In the Anderson, Christopher, John, Lena and Madeore Streets survey area, an assessment of contributing to non-contributing resources reveals that twenty-six buildings are contributing and fifty-two are non-contributing, providing an insufficient concentration of historic buildings for the creation of a potential historic district for either National Register listing or local landmark designation. Even by adding in contributing resources along the adjacent South Whitney Street (which stand inside the municipal limits of the City of St. Augustine), the contributing to non-contributing resources building count is thirty-eighty to fifty-two, making the contributing resources only 42% of the total building stock in the survey area.

(2&3) The resources along Cathedral Place, West King Street, and West Railroad Street contain sufficient integrity and concentration for the formation of one relatively large potential historic



district with the suggested name of West King Street Historic District. The boundaries of the potential historic district consist, roughly, of Rodriguez Street and St. Augustine city limits, St. Johns Street, Railroad Street, and the south side of King Street as depicted on a historic district map in the recommendations section of the report. Contributing resources amount to fifty-one and non-contributing resources account for twenty-two buildings, yielding 69% contributing resources. To that end, the consultant recommends that any requests for alterations or demolition to historic buildings in the potential historic district be carefully reviewed and considered by staff and the Historic Resource Review Board. It is recommended that the same boundaries and contributing/non-contributing resources in the historic district be adopted for a local landmark designation (Figure 5-1).

(4) The North McLaughlin Street area does not appear to comprise a potential historic district either for *National Register* listing or local landmark designation, because the area does not contain a sufficient concentration of buildings. In the McLaughlin Street survey area, however, it does appear that one building (SJ3088 / 405 N. McLaughlin Street) possesses sufficient integrity and significance for individual listing in the National Register and/or landmark designation by the County of St. Johns.

(5) Likewise, it does not appear that a potential historic district, either for *National Register* listing or local landmark designation, is located along North Volusia Street. Insufficient in number for the formation of a historic district, only three resources presently stand in that survey area. Four adjacent buildings have been demolished since 2001.

Consequently, the results of this survey conclude that a potential historic district radiates along West King Street with the approximate boundaries of Rodriguez Street and St. Augustine city limits, St. Johns Street, Railroad Street, and the south side of West King Street, as depicted in the attached map prepared as part of this contract.

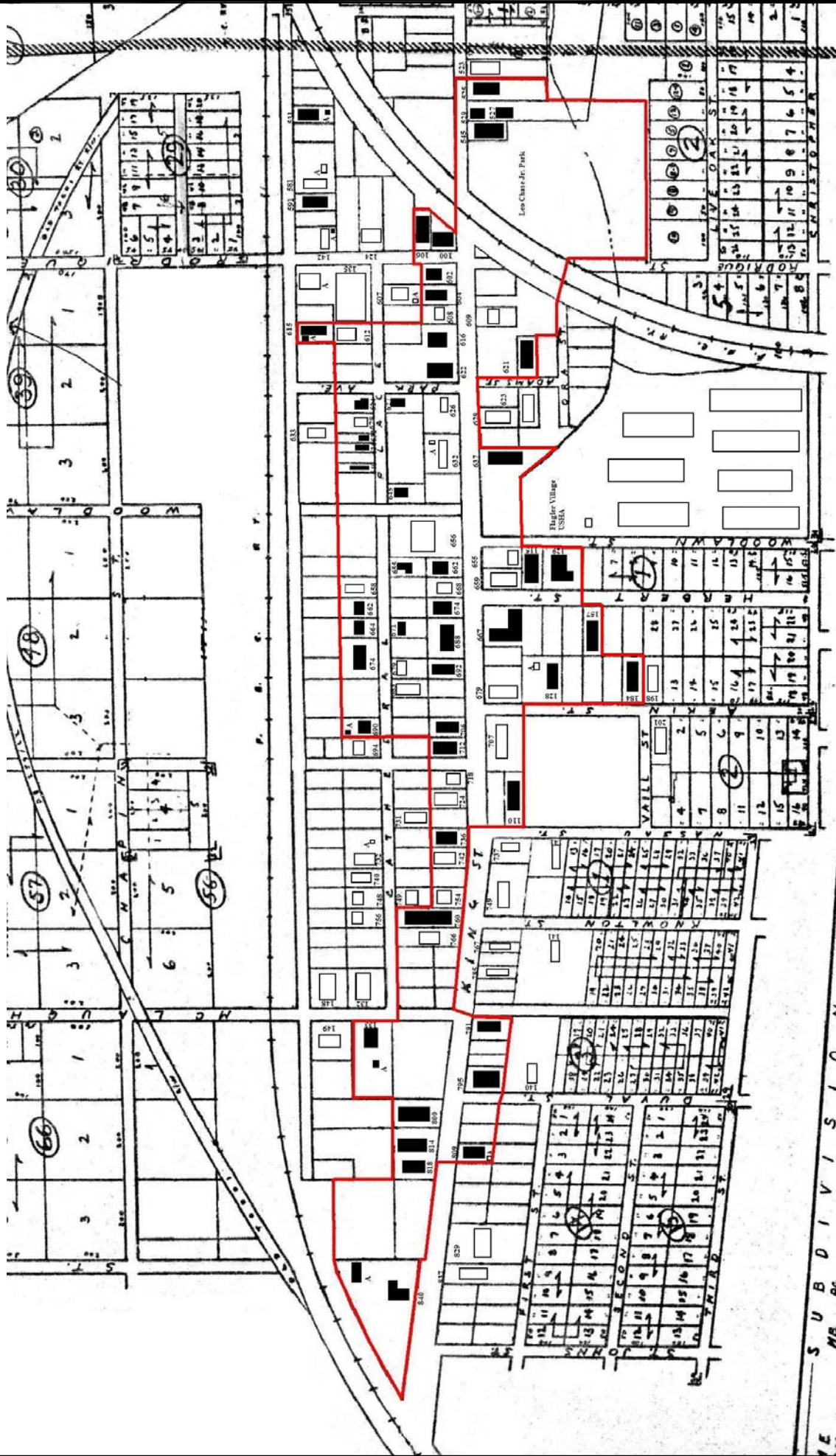
Factors that influence the development of a National Register historic district include the ratio of historic buildings (contributing resources) to non-historic buildings (non-contributing resources); historic significance and architectural integrity of buildings; the overall concentration of buildings in the district; and the overall significance of the district to the development of the city. Although the NRHP has not established a minimum ratio requirement for districts, the rule of thumb is that contributing resources should constitute no less than 70% of the total number of resources. Buildings identified as contributing must have been erected during the period of historical significance for the district and maintain their architectural integrity and physical appearance associated with the historic period to a high degree.

The establishment of a historic district boundary is an inexact science. With few exceptions, the NRHP requires that boundaries follow lines of legal delineation. Because boundaries can follow subdivision lot lines, streets, contours of lakes, fence lines, and rights-of-way, straight-line boundaries, such as those formed by street patterns, are not necessary. Boundaries are predicated upon historic built fabric. They are not extended to include sites where historic buildings once stood, or where modern buildings now stand. Using legal delineations, boundaries can meander



LEGEND

- Proposed District Boundaries
- Contributing Resource
- Non Contributing Resource



The West Augustine Historic District
Assessment Survey
St. Johns County, Florida
Proposed Boundaries & Historic Resources in West King Street Historic District

Figure: 5-1
Project No.: BAIJ0802391.01
Scale: Not to Scale
Date: May 2008

between buildings and form irregular courses. Historic district boundaries do not, however, follow building footprints, but the lot line or legal boundary that contains them. This system provides maximum latitude for concentrating contributing properties in historic districts. This approach to boundaries offers a number of benefits, such as excluding non-contributing resources and including a greater number of contributing resources than would be possible without the formation of irregular lines.

Conversely, irregularly-drawn boundaries can contain various types of resources that have little in common with one another. Irregular boundaries often stem from historic patterns of development, but also from modern breaks and changes to that historic continuity from demolition and the introduction of new buildings. In some cases, prominent or even landmark buildings may be excluded from a historic district because they occupy a site outside an established pattern of development or historic concentration of resources, often brought about by demolition or alteration of buildings and now different from those resources contained within the historic district. Similarly, small enclaves of historic buildings removed from the larger concentration of historic resources generally are not included within the larger historic district, but may be contained within their own smaller historic district boundaries. Asymmetric and irregular boundaries can appear indiscriminate and erratic, and can increase the difficulty of determining, without a map, which buildings are included in a historic district. Lastly, the formation of irregular boundary lines to enclose a historic district, while generally acceptable to the National Register, may weaken the perception and nature of a historic district.

Regardless of the boundaries, for historic districts containing fewer than fifty property owners, each owner will be notified by the Bureau of Historic Preservation in Tallahassee that a Nomination Proposal includes their property. If more than 50% of the property owners object to the process, the proposal will not be forwarded to the Florida National Register Review board. For those historic districts containing more than fifty property owners, the Bureau of Historic Preservation places public notices in the legal advertisement section of a local newspaper.

A number of buildings within the West Augustine survey area appear to be potentially eligible for individual listing in the *National Register of Historic Places*. In contrast to historic districts, specific requirements apply to individual buildings proposed for listing in the National Register. Those requirements include property owner consent, the preparation of site and floor plans, and interior photographs of the property. Upon further review and inspection, it may be found that some of the buildings recommended below are not eligible, in part, because of alterations or additions not apparent from the rights-of-way. As part of initiating any NRHP activity, municipal officials and staff and members of the Historic Resources Review Board should consult with property owners, hold public meetings about the process, and suggest that property owners contact staff members at the National Register section of the Bureau of Historic Preservation. Undoubtedly, the most compelling reason for the owners of the churches and buildings to seek National Register listing is the gain leverage in the search for grant assistance to rehabilitate and restore these historic buildings.



Individual buildings that appear to possess potential for listing in West Augustine in the NRHP include:

8SJ3088 (RN 7) at 405 N. McLaughlin Street. The property appears to be potentially eligible at the local level under Criterion A for Education.

SJ4533 (RN 11) St. Luke A. M. E. Church at 694 West Pearl Street. The property appears to be potentially eligible at the local level under Criterion A for Religion and Criterion C for Architecture.

8SJ1078 (RN28) at 525 West King Street. The property appears to be potentially eligible at the local level under Criterion A for Early Settlement/Exploration and Criterion C for Architecture.

8SJ4515 (RN31) at 545 West King Street. The property appears to be potentially eligible at the local level under Criterion A for Social History.

5. Local Recognition and Historic Preservation Ordinances

Although National Register listing represents an important step in the recognition of historic resources, the most effective legal tool available for the protection of historic resources is the local historic preservation ordinance. Hundreds of communities throughout the nation have in recent years adopted historic preservation ordinances, contributing to the development of a sizeable body of legal precedent for such instruments. The exercise of governmental controls over land use is essentially the prerogative of local government and accordingly the protection of historic resources must rely upon local municipal enforcement. In Florida, the home-rule law permits local government to exercise such authority. Through the review and permitting processes, elected officials and staff can exercise some degree of authority in the protection of historic resources. Amendments enacted in 1980 to the National Historic Preservation Act encourage local governments to strengthen their legislation for the designation and protection of historic properties.

To be successful in encouraging additional historic preservation activity and protective measures in West Augustine, residents, property owners, and elected officials should maintain their awareness of the benefits associated with historic preservation. Hundreds of cities throughout the United States have enacted historic preservation ordinances and many municipal governments in Florida use those protective measures to recognize and protect historic areas, plan for future growth, and delay the demolition of historic resources before they are destroyed for new buildings, parking lots, or commercial properties. Although all preservation ordinances are similar in their statements of purpose, that is, they seek to recognize and protect historic resources, in practice they vary greatly in detail and scope. Some ordinances protect an entire property, that is, exterior and interior features, closely regulating additions, alterations, paint, associated outbuildings, and even fences. Other ordinances only protect exterior features, often without regard to paint and even permit minor alterations or additions. Model ordinances are available through the National Trust for Historic Preservation, the Bureau of Historic Preservation, and numerous municipal governments throughout Florida.



In 1999, the County of St. Johns adopted a Historic Preservation Ordinance, which created a Historic Resources Review Board (HRRB). The HRRB falls under the purview of Teresa Bishop, Director of Growth Management Services, and is supervised currently by Robin Moore, RPA, St. Johns County Historic Resource Specialist. Among its activities, the HRRB oversees the undertaking of architectural and archaeological surveys, reviews Certificates of Appropriateness (COAs), and recommends to the St. Johns County Board of County Commissioners individual buildings, historic districts, and sites for Landmark Designation. The HRRB has designated landmarks in the unincorporated areas of St. Johns County, including the two-story residence at 545 West King Street in West Augustine. The Ordinance includes an archaeological ordinance (Section 3.01.05.B.1 of the St. Johns County zoning regulations, Article III, Special Districts, Sections 3.01.00-3.01.08 as established by St. Johns County Ordinance Book 23, Pages 72-81). Significant subsurface, archaeological remains almost certainly occur within West Augustine, and these resources could be impacted by future infrastructure improvements.

Ordinances such as the legal instrument enacted by the County of St. Johns includes standard features that have through experience proved useful in the preservation process and legally acceptable. Enacted through Section 3 of St. Johns County's Land Development Codes, the Historic Preservation Ordinance has definitions; purpose; district boundaries; certificates of appropriateness; applications for demolition; maintenance of historic landmarks, historic sites, and properties in historic districts; and enforcement, penalties, and appeals. The County of St. Johns' Historic Preservation Ordinance includes a set of standards to apply in reviewing Certificates of Appropriateness (COAs) for architectural changes to individual landmarks and buildings within designated historic districts.

In a suburban context such as found in West Augustine where the historic infrastructure is predominantly suburban, residential, and privately owned, the historic preservation ordinance, combined with intelligent zoning, is virtually the only instrument available to government for protecting significant architectural and historic resources. West Augustine's property owners and St. Johns County's Board of County Commissioners should continue to rely on its Historic Resources Review Board (HRRB) to review applications for alteration, demolition, and new construction within the West Augustine neighborhood. The HRRB, elected officials, and county staff should continue to inform the public about the ultimate purpose and value of historic preservation. The historic preservation ordinance is not an arbitrary and capricious exercise of municipal authority, but a necessary tool to preserve the region's cultural and architectural heritage and promote economic development in concert with the rehabilitation and restoration of historic buildings, thereby increasing economic value.

Historic preservation promotes economic development and creates jobs. The vast majority of officially-recognized individual historic buildings and those within historic districts have greater appreciation in value than those without it. The ultimate fate of West Augustine's remaining historic buildings should be carefully considered. **St. Johns County's HRRB should encourage public debate about future plans for the appearance of buildings and the cultural landscape at West Augustine.**



In conjunction with promoting the above-referenced National Register historic district in West Augustine, the County of St. Johns is encouraged to develop a local landmark designation for the historic district. Part of that activity should include historic design guidelines. The document should provide recommendations for the changes to the visual qualities of individual buildings. The guidelines should include the United States Department of the Interior's *Standards For Historic Preservation Projects with Guidelines for Applying the Standards*. The City of St. Augustine has adopted historic design guidelines, a scaled-back version of which may be appropriate for the West Augustine historic district. In addition, a set of statewide guidelines is available from the Florida Department of State, Bureau of Historic Preservation. These documents offer models to create design guidelines for West Augustine. Notwithstanding the models, West Augustine's design guidelines should be based on consensus definitions determined by public meetings with property owners, residents, elected officials, and municipal staff of the unique features for specific buildings and the historic district in West Augustine.

6. Further Historic Preservation Actions

In order to preserve the historic buildings that remain in West Augustine it is critical that the County and Historic Resources Review Board promote preservation. Without property owner and municipal support any preservation program will be hampered and delayed, or even doomed to fail. Physical changes made under the auspices of public agencies and departments, or by private property owners, should not compromise the historic integrity of buildings. In addition, a review of physical features, including street lights, utility poles, and street signs, should be pursued to insure their compatibility with the city's historic resources. The general rule for evaluating these types of features is that they should be as unobtrusive as possible.

Signs, commercial and public, constitute some of the most disruptive visual elements on the modern urban landscape. A commercial necessity and an aid to shoppers and visitors, signs should not be permitted to disrupt the landscape or diminish the integrity of surrounding architectural elements. Typically, modern signs within a historic district are pedestrian orientated, moderately sized, not illuminated or outlined with neon or similar lighting, and have no flashing or moving parts or changeable copy. Sign regulations for the County of St. Johns are located in Section 7 of the Land Development Codes. Properly fabricated and installed, signs can be visually pleasing and architecturally harmonious with surrounding elements. **Signage, advertising, and other promotional devices draw attention to historic buildings, and we recommend their installation. They should be erected to indicate West Augustine as a historic place, and be periodically updated along Holmes Boulevard, State Road 207, U. S. Highway 1, and West King Street.**

The Florida Historical Marker Program makes available highway and street markers to identify historical events and historic places. These markers are another tool that contributes to historic preservation education programs. As the City continues to identify and recognize historic buildings and districts, we recommend that markers be installed in order to educate the public about these resources. The markers should share a common design and appearance that the public associates with a historic place. Typically, markers appear in the form of bronze or



composite signs with a standardized, but distinctive shape employed by the Florida Department of State. A narrative describes a historical event that occurred in the vicinity, or calls attention to a building or other object of historical or architectural interest. These markers are typically implemented and installed in conjunction with the Bureau of Historic Preservation, which offers grant assistance for these projects. In 2006, the Civil Rights Memorial Projects Committee of St. Augustine implemented a project using markers of similar style and design to those used by the Florida Department of State. Members of the Executive Committee of the Civil Right Memorial Projects Committee include Brigadier-General Ronald Bailey, the Reverend Willie Bolden, Gerald Eubanks, Bernice Harper, Anthony Hill, and Michael McQueen. Presently Civil Rights Memorial Projects Committee markers identify historic buildings at 405 North McLaughlin Street, 545 West King Street, and 791 West King Street. We encourage the Committee to combine its efforts with the County of St. Johns and install additional markers in conjunction with the Bureau of Historic Preservation, which offers grant assistance for these projects. **Appropriate sites for additional markers to identify significant historical buildings and events at specific sites include the site of the Florida Memorial College at the intersection of Holmes Boulevard and West King Street, historic churches along West Pearl Street, West King Street, and South Woodlawn Street, and at Moultrie Junction to identify the heritage of the Florida East Coast Railway in the neighborhood.**

For any proposed site, additional research should be conducted to confirm the most accurate and appropriate narrative and location. Matching funds from the Bureau of Historic Preservation are available for markers that identify the city's heritage and historic districts and buildings. The Florida Historical Marker Program, as maintained by Florida Department of State, Bureau of Historic Preservation, is an excellent and affordable means by which individuals and local communities may recognize historic sites in Florida (www.flheritage.com/preservation/markers). It is affordable because when local funds are available, state and local governmental agencies and nonprofit organizations may apply for matching grants from the Bureau of Historic Preservation to defray half the cost of markers and plaques. This program recognizes historic resources, persons and events that are significant in the areas of architecture, archaeology, Florida history and traditional culture by promoting the placing of historic markers and plaques at sites of historical and visual interest to visitors. Sites that have been recognized by these historical markers include historic buildings, battlefields, churches, roads, and places associated with significant persons. The Bureau of Historic Preservation has very detailed eligibility requirements and application and review procedures for the marker program.

Likewise, the exact, detailed, requirements for a resource to be considered either a Florida Heritage Site or a Florida Heritage Landmark are listed below (www.flheritage.com/preservation/markers). For a cultural resource to qualify as a Florida Heritage Site:

- 1) a building, structure or site must be at least 30 years old and have significance in the areas of architecture, archaeology, Florida history or traditional culture, or be associated with a significant event that took place at least 30 years ago;
- 2) resources associated with a historically significant person may qualify as a Florida Heritage Site 30 years after the death of the individual or 30 years after the event with which the person is



associated (www.flheritage.com/preservation/markers);

3) the resource should visibly retain those physical characteristics that were present during the period for which it or the associated person is significant;

4) a moved building or structure may qualify as a Florida Heritage Site if the move was made 30 or more years ago, or the move was made to preserve the resource from demolition and reasonable attempts were made to ensure that the new setting is similar to the historical setting.

For a cultural resource to qualify as a Florida Heritage Landmark:

1) a building, structure or site must be at least 50 years old and have regional or statewide significance in the areas of architecture, archaeology, Florida history or traditional culture, or be associated with an event of statewide or national significance that took place at least 50 years ago (www.flheritage.com/preservation/markers);

2) resources associated with persons of regional or statewide historical significance may be recognized with Florida Heritage Landmark status 50 after the death of the individual or 50 years after the historical event with which the person is associated.

3) in certain cases, resources that are less than 50 years old but are significant at the statewide or national level also may qualify as a Florida Heritage Landmark;

4) the resource should visibly retain those physical characteristics that were present during the period for which it or the associated person is significant. A moved building or structure may still qualify as a Florida Heritage Landmark if the move was made 50 or more years ago, or the move was made to preserve the resource from demolition and reasonable attempts were made to ensure that the new setting is similar to the historical setting.

Similar in nature to a marker program, a building plaque program identifies dates of construction and other historical information pertaining to the County's historic buildings.

Historic building plaques attached to the façades of dwellings and other buildings can heighten the awareness of residents and visitors about the region's heritage. Various companies offer relatively inexpensive plaques and can be found in magazines such as *Architectural Digest*, *Old-House Journal*, and the National Trust's *Preservation News*. Plaque programs offer a good device for accomplishing a program of education. In sponsoring its plaque program, the City appears to have been well advised following established written and well defined criteria to govern the awards. The Historic Preservation Board is encouraged to award the plaques by a qualified jury or awards committee associated with or derived from the Board acting upon the established criteria. In the absence of such steps, the awards will become meaningless or, worse, controversial and possibly injure the preservation effort in West Augustine.

The County may also want to consider awarding certificates of merit and achievement to the owners of historic buildings who have met specific criteria for rehabilitation.

Awards of this kind are often employed to encourage preservation by recognizing outstanding efforts by property owners, as well as to identify important sites and buildings. Effective preservation programs depend on the determination of property owners to maintain the historic character of their buildings. This can be promoted through tax credits, tax abatements, streetscape improvements to enhance civic pride, and by educating property owners about the significance and historic value of the buildings they own.



St. Johns County participated in the Great Floridians 2000 Program sponsored by the Florida Department of State and Florida League of Cities, but none of West Augustine's personalities were included in the Program. Instead, numerous plaques recognized personalities in St. Augustine. Property owners, residents, and elected officials are encouraged to participate in the on-going Great Floridian Program, which is presented annually in recognition of the outstanding achievements of men and women who have made significant contributions to the progress and welfare of this state. Under Florida Statute 267.0731, an ad hoc committee, comprised of representatives of the Governor, each member of the Florida Cabinet, the President of the Senate, the Speaker of the House of Representatives, and the Director of the Division of Historical Resources, meets to nominate citizens for designation as a Great Floridian. Following that, the Florida Secretary of State selects no fewer than two nominees to be officially named a Great Floridian. Since the program began, thirty-two persons have been designated Great Floridians. Unlike the Great Floridians 2000 Program, which was completed in 2000 and only recognized deceased personalities, the current Great Floridian Program may designate either living or deceased individuals.

Publications are important tools for educating property owners and visitors of the history of the region and the benefits of historic preservation. **Building upon this report and the accompanying FMSF forms, the County in concert with the St. Augustine Historical Society should consider publishing a guidebook, or at least a pamphlet, of West Augustine.** The publication should contain a brief history, photographs of significant buildings that still stand and lost landmarks, maps, biographical sketches of people who contributed to the development of West Augustine and other themes that could also be briefly, but appropriately addressed in a well-designed and written guidebook. This type of publication will inform residents and visitors about the neighborhood's heritage and can take advantage of Florida's heritage tourism market, an important growth industry in the state. This market has only begun to tap Florida's picturesque and historic buildings, districts, and landscapes, which should be emphasized by historical societies, cultural institutions, and municipal governments. At a minimum, the West Augustine neighborhood should receive more coverage in an updated version of *Historic Places of St. Augustine and St. Johns County: A Visitor's Guide*, which was initially published in 1993 by the St. Johns County Board of County Commissioners through its Tourist Development Council. In addition, The County should also encourage the Bureau of Historic Preservation to include entries on West Augustine in the Florida Department of State's *Florida Black Heritage Trail* (1994, 2007) and *Florida World War II Heritage Trail* (2004), books published and updated through the Florida Department of State. Grants are available through the Florida Department of State to offset some of the costs required to publish local pamphlets and guidebooks.

Current state law requires all units of local government to adopt a comprehensive plan that provides guidelines for land use decisions. Under the present law, a historic preservation and scenic element is permitted as an optional element in the comprehensive plan. The element should identify historic and cultural resources and prescribe policies for managing them. As a part of a comprehensive plan, an effective preservation element integrates plans to preserve and enhance historic resources with plans designed to improve and manage other community elements, such as housing, transportation, and utilities. The majority of decisions or actions taken by governments,



developers, and residents about a city's physical character affect historic resources. If the historic fabric of a city is to be guarded, those resources must be taken into consideration in the planning process. The plan should encourage public agencies that make decisions or take actions affecting buildings, streets, and physical appurtenances such as lighting and signs to consider preservation goals and policies. A county that uses its comprehensive plan wisely can make optimal use of its land use regulation authority to protect and enhance its historic and cultural resources. The completion of this survey facilitates the updating of a historic preservation element and significantly reduces its cost. Furthermore, grants are available for this purpose through the Florida Department of State. The Florida Department of Community Affairs also issues grant funds for that purpose.

By ordinance, the County of St. Johns adopted the 2004 Florida Existing Building Code with 2006 Supplements to govern the physical specifications for historic buildings. Modern code requirements relating to such elements as exterior wall siding, plumbing, electrical, air conditioning, access, insulation, and material type (particularly roofing material) may jeopardize the architectural integrity of a qualified historic building that is undergoing rehabilitation. Chapter 10, Section 1003.1 of the code specifies that the "...historic preservation goal of this code shall be to minimize damage to and loss of historic structures, their unique characteristics and their contents as follows.

1. Maintain and preserve original space configurations of historic buildings.
2. Minimize alteration, destruction or loss of historic fabric or design."

Elsewhere in the chapter, the 2004 code stipulates that "Removal or alteration of any historic material or distinctive architectural features shall be minimized" (Section 1003.2).

It is important to note that exceptions under the code are granted only to those buildings designated under federal, state, or local jurisdiction as "historic," which commonly is interpreted as properties listed in the National Register, contributing resources in a National Register Historic District, resources determined eligible for listing or contributing to a historic district by the State Historic Preservation Officer (SHPO), or recognized by a local historic preservation ordinance. **Through its respective building codes and historic preservation ordinances, we recommend that the county government continue to encourage the appropriate occupancy and use of historic buildings, and discourage their replacement, demolition, neglect, or radical alteration.**

The introduction of unharmonious elements within a historic setting may destroy the integrity of a historic resource. Historic architectural controls are merely a special kind of zoning and should be considered a reasonable regulation of property applied in the interest of a city. Zoning is the most common historic preservation tool and one that presents significant dangers to historic resources if it is wrongfully applied.

The conversion of residential buildings into professional office space, or the introduction of commercial buildings into a residential neighborhood often leads to a change in the character of a neighborhood, or even its eventual demise. The harmful effects of re-zoning residential neighborhoods for office use become painfully apparent when multiple properties are leased or



sold rapidly, or buildings lie vacant for indefinite periods of time. Eventually, historic buildings can become so modified that they retain little of the architectural integrity they once displayed. The adaptation of numerous dwellings into offices can eventually compromise the historic character of an entire neighborhood. Sensitive zoning restricts land use and can effectively preserve the fabric and character of historic districts and buildings.

7. Private and Voluntary Financial and Legal Techniques

A variety of legal and financial incentives and instruments are available for use by governments and citizens to assist in preservation efforts. Some are already provided through federal or state law or regulations; others must be adopted by a local government. In most cases, the instruments that local government and residents can employ in the preservation process are familiar devices in real estate and tax law.

Voluntary preservation and conservation agreements represent the middle ground between the maximum protection afforded by outright public ownership of historical or environmentally significant lands and the sometimes minimal protection gained by government land use regulation. For properties that are unprotected by government land use regulation, a voluntary preservation agreement may be the only preservation technique available. For other properties, government regulation provides a foundation of protection. The private preservation agreement reinforces the protection provided under a local ordinance or other land use regulation.

Voluntary preservation agreements have been used for decades to protect property for private, public, and quasi-public purposes. Before the advent of zoning, many of the covenants and development restrictions used in modern condominium or subdivision declarations were used to address such fundamental zoning concerns as commercial and industrial uses of property or even the sale of alcoholic beverages and other illicit purposes. With the advent of the “scenic highway movement” of the 1930s, easements were used to protect views along highways such as the Blue Ridge Parkway, the George Washington Memorial Parkway, and the Great River Road along the Mississippi River.

Because of federal tax considerations, the charitable gift of a preservation easement is the most commonly used voluntary preservation technique. A preservation easement is a voluntary legal agreement between a property owner or “grantor” and a preservation organization, such as a local non-profit historical society, the National Trust for Historic Preservation, or a unit of government (“holding organization” or “grantee”). The easement results in a restriction placed against the future development of a property. In use as a historic preservation instrument, the easement is usually placed with a non-profit organization that is qualified to maintain it over a period of time. Tax advantages are available for many easements. Federal law permits, for example, the donation of a façade easement for the purpose of preserving the exterior integrity of a qualified historic building. Scenic or open space easements are used to preserve archaeological sites. Easements often carry with them tax consequences that can result in the reduction of payments to a county property appraiser for the part of a building or property covered by an easement.



Mutual covenants are agreements among adjacent property owners to subject each participating property owner's land to a common system of property maintenance and regulation. Typically, such covenants regulate broad categories of activity, such as new construction with view sheds, clear cutting of trees or other major topographical changes, subdivision of open spaces, and major land use changes. Such control is critical in historic areas that involve substantial amounts of open space, where development of the land would irreversibly damage the historic character of an area.

The purchase of development rights, equivalent to an easement, involves the acquisition of certain rights to a property. The value of the development right is defined as the difference between the property's market value and its useful value. The transfer of development rights is another legal instrument employed to protect historic resources, such as archaeological sites, by permitting the right to develop a property to be transferred to another location, sparing the original property from destruction or alteration.

Charitable gifts have traditionally played an important role in preserving historic properties. Broadly stated, a taxpayer is entitled to a charitable contribution deduction for income, estate and gift tax purposes for the amount of cash or the fair market value of property donated to charity during the taxable year. Familiarity with the income, estate, and gift tax treatment of charitable gifts is essential to understanding the opportunities that are available through use of this device for historic preservation purposes.

A revolving fund, normally administered by a non-profit or governmental unit, establishes a monetary basis on which property can be bought, improved, maintained, and sold. Revolving fund monies are subsequently returned and reused. The funds act to create a new economic and social force in a city.

8. Federal Financial Incentives and Programs

Rehabilitation tax credits are available from the federal government for the expenses incurred in the rehabilitation of an income-producing qualified historic building. The 1986 Tax Reform Act provides for a 20 % credit for certified historic structures and a 10% credit for non-contributing structures built before 1936. Despite some of the severe restrictions placed upon the use of real estate and other forms of tax shelter in the 1986 law, the tax credit increases the attractiveness of old and historic building rehabilitation by virtually eliminating all forms of competing real estate investment, with the exception of the low-income housing tax credit.

The 1986 Act opens new opportunities for the nonprofit organization to become involved in real estate. The Act's extension of the depreciation period for real estate considerably reduces the penalties enacted in the Tax Reform Act of 1984 to discourage taxpayers from entering into long-term leases or partnerships with tax-exempt entities. Those penalties had the effect of hampering partnerships between nonprofit and government agencies and private developers.

In addition, an increasing emphasis on "economic" incentives, rather than tax-driven benefits, that is a result of the 1986 Act's limitations on the use of tax shelter and the 10 percent set-aside for



nonprofit sponsors under the new low-income housing tax credit, ensures that tax-exempt organizations will participate increasingly in rehabilitation projects. The legal change has opened new and innovative ownership and tax structuring and financing opportunities for both the development community and nonprofit preservation organizations.

Low-income housing credits, enacted in 1986, provide for special relief for investors in certain low-income housing projects of historic buildings.

The Federal Community Development Block Grant program permits the use of funds distributed as community block grants for historic preservation purposes.

9. State Incentives and Programs

The Florida Legislature has enacted a number of statutes designed to stimulate redevelopment in areas defined variously as blighted, slums, or enterprise zones. Since such areas are often rich in older or historic building stock, the statutes provide a major tool for preservation and rehabilitation. State incentives encouraging revitalization of areas defined as enterprise zones include:

The Community Contribution Tax Credit, which is intended to encourage private corporations and insurance companies to participate in revitalization projects undertaken by public redevelopment organizations in enterprise zones. This credit explicitly includes historic preservation districts as both eligible sponsors and eligible locations for such projects. The credit allows a corporation or insurance company a 55¢ refund on Florida taxes for each dollar contributed up to a total contribution of \$400,000, assuming the credit does not exceed the state tax liability.

Tax increment financing provides for use of the tax upon an increased valuation of an improved property to amortize the cost of the bond issue floated to finance the improvement. Tax increment financing can effectively pay for redevelopment by requiring that the additional ad valorem taxes generated by the redeveloped area be placed in a special redevelopment trust fund and used to repay bondholders who provided funding at the beginning of the project. This device is often used in commercial or income-producing neighborhoods.

State and local incentives and programs encouraging revitalization not only of enterprise zones, slums, or blighted areas, but of historic properties in general include the reduced assessment and transfer of development rights provisions listed above and, most notably, Industrial Revenue Bonds.

Amendment 3, enacted by Florida's voters in November 1992, permits units of municipal government to enact legislation that offers short-term property tax abatement to property owners who rehabilitate certified historic buildings. The County of St. Johns should enact this legislation to assist qualified property owners to achieve the maximum benefit from the tax abatement. The legislation offers up to a 100% ten-year tax abatement on certified improvements made to a historic property. Property owners of historic buildings in West Augustine and St. Johns County should be apprised of the benefits of the legislation model, which is available through the Bureau



of Historic Preservation. **Other recommended historic preservation incentives include (1) job creation incentive credits; (2) economic revitalization tax credits; (3) community development corporation support programs; (4) sales tax exemption for building materials used in rehabilitation of real property in enterprise zones; (5) sales tax exemption for electrical energy used in enterprise zones; and (6) credit against sales tax for job creation in enterprise zones.**

While many of the incentives and programs listed above appear directed toward areas defined as slums or blighted, preservationists cannot overlook the economic encouragement they offer for the rehabilitation of historic structures and districts falling within these definitions. Moreover, there are significant incentives among them which are available to historic properties and districts without regard to blight or urban decay. These include the Community Contribution Tax Credit and Tax Increment Financing.

10. Private Actions

Financial incentives provide the most persuasive argument for historic preservation. Federal tax incentives for historic preservation, which provided a major impetus for rehabilitation of historic buildings in the early-1980s, experienced changes in the Tax Reform Act of 1986. Although the credits for rehabilitation were lowered in the new law, they still offer an attractive investment incentive, particularly for owners who have depreciated their property over a number of years.

Through the Department of State, the State of Florida became increasingly active in historic preservation during the 1980s, accelerated its grants program in the closing decade of the twentieth century, experienced smaller revenues after the collapse of the “.com” era and terrorist attacks associated with September 11, 2001. Despite those temporary setbacks, Florida continues to spend more dollars on historic preservation than any other state in the nation. Through the Bureau of Historic Preservation, the Florida Department of State is responsible for dispersing state preservation dollars. It provides funding for various types of projects, including acquisition and development; education; and survey and registration. The County of St. Johns should remain on the mailing list of the Bureau of Historic Preservation and apply for grants for appropriate projects, such as National Register Nominations, ordinances and design guidelines, and publications. Any public or private organization that seeks current information on available loans, grants, and funding sources or programs for historic preservation is advised to inquire with:

Fred Gaske, Director
Division of Historical Resources
R. A. Gray Building
Tallahassee, Florida 32399

Cultural Resources
National Park Service
U.S. Department of the Interior
Washington, D.C. 20240

Florida Trust for Historic Preservation
P.O. Box 11206
Tallahassee, Florida 32302

National Trust for Historic Preservation
1785 Massachusetts Avenue N.W.
Washington, D.C. 20036



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Among the projects for which funding may be sought are: updating and conducting surveys of architectural and archaeological resources, preparation of NRHP Nomination Proposals, updating historic preservation ordinance and accompanying guidelines, completion of a Historic Preservation Element to the Comprehensive Plan, acquisition of culturally significant properties, rehabilitation of historic structures, and the publication of brochures, books, and videos on local heritage and architecture. There are also a variety of programs available for community development under the auspices of the Department of Housing and Urban Development. Information on the status of the various programs and their relation to historic preservation programs should be obtained through the Florida Department of Community Affairs.





CHAPTER 6 - WEST AUGUSTINE HISTORIC DISTRICT ASSESSMENT

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Appendix 1:

FMSF Survey Log Sheet With Map

Ent D (FMSF only)___/___/___



Survey Log Sheet

Florida Site Master File

Version 2.0 9/97

Survey # (FMSF only)_____

Consult *Guide to the Survey Log Sheet* for detailed instructions.

Identification and Bibliographic Information

Survey Project (Name and project phase) The West Augustine Historic District Assessment Survey, St. Johns County, Florida
Report Title (exactly as on title page) The West Augustine Historic District Assessment Survey, City of St. Augustine, St. Johns Co., FL
Report Author(s) (as on title page— individual or corporate; last names first) Bland, Myles and Johnston, Sidney
Publication Date (year) 2008 Total Number of Pages in Report (Count text, figures, tables, not site forms) _____
Publication Information (If relevant, series and no. in series, publisher, and city. For article or chapter, cite page numbers. Use the style of *American Antiquity*: see *Guide to the Survey Log Sheet*.) Bland & Associates, Inc. Report of Investigations No. 350. Report on file, DHR-FMSF, Tallahassee.

Supervisor(s) of Fieldwork (whether or not the same as author[s]; last name first) Johnston MA, Sidney
Affiliation of Fieldworkers (organization, city) Bland & Associates, Inc. (BAI)
Key Words/Phrases (Don't use the county, or common words like *archaeology*, *structure*, *survey*, *architecture*. Put the most important first. Limit each word or phrase to 25 characters.) DHR Grant No. S0829 / St. Johns County Contract 08-45 / City of St. Augustine / West Augustine / African – American history

Survey Sponsors (corporation, government unit, or person who is directly paying for fieldwork)

Name St. Johns County Board of County Commissioners

Address/Phone 2740 Industry Center Road, St. Augustine, Florida 32084 / Phone: 904-209-0150

Recorder of *Log Sheet* Myles Bland, RPA No. 10650 Date *Log Sheet* Completed 05/ 28 / 08

Is this survey or project a continuation of a previous project? ☒ No ☐ Yes: Previous survey #(s) [FMSF only]

Mapping

Counties (List each one in which field survey was done - do not abbreviate; use supplement sheet if necessary) _____
St. Johns County

USGS 1:24,000 Map(s):Map Name/Date of Latest Revision (use supplement sheet if necessary): St. Augustine, FL (1992)

Description of Survey Area

Dates for Fieldwork: Start 03/10/ 08 End 05/30/ 08 Total Area Surveyed (fill in one) _____ hectares 20+/- acres

Number of Distinct Tracts or Areas Surveyed 5

If Corridor (fill in one for each): Width _____ meters _____ feet Length _____ kilometers _____ miles

HR6E06610-97 Florida Master Site File, Division of Historical Resources, Gray Building, 500 South Bronough Street, Tallahassee, Florida
32399-0250

Phone 850-487-2299, Suncom 277-2299, FAX 850-921-0372, Email fmsfile@mail.dos.state.fl.us, Web http://www.dos.state.fl.us/dhr/msf/
F:\Bland & Associates Inc\No.15) 4-27-08 - West Augustine Historic District Assessment\Report\W Aug Report\W Aug Rpt Appncs\West Aug
APP 1 FMSF logsheet with map\SURVEYLOGSHEET\SURVEY W Aug.doc 06/08/08 7:27 PM

Survey Log Sheet of the Florida Master Site File

Research and Field Methods

Types of Survey (check all that apply): ☐ archaeological ☒ architectural ☒ historical/archival ☐ underwater ☐ other: _____

Preliminary Methods (Check as many as apply to the project as a whole. If needed write others at bottom).

X Florida Archives (Gray Building) X library research- *local public* X local property or tax records X windshield
 X Florida Photo Archives (Gray Building) X library-special collection – *nonlocal* X newspaper files X aerial photography
 X FMSF site property search X Public Lands Survey (maps at DEP) X literature search
 X FMSF survey search X local informant(s) X Sanborn Insurance maps
 X other (describe) Aerial & historic photographs / title & deed records / historic maps / city and library files

Archaeological Methods (Describe the proportion of properties at which method was used by **writing in** the corresponding letter. Blanks are interpreted as “None.”)

F(ew: 0-20%), **S**(ome: 20-50%); **M**(ost: 50-90%); or **A**(ll, Nearly all: 90-100%). If needed write others at bottom.

X Check here if **NO** archaeological methods were used.

___ surface collection, controlled ___ other screen shovel test (size: ___) ___ block excavation (at least 2x2 M)
 ___ surface collection, uncontrolled ___ water screen (finest size: ___) ___ soil resistivity
 ___ shovel test-1/4” screen ___ posthole tests ___ magnetometer
 ___ shovel test-1/8” screen ___ auger (size: ___) ___ side scan sonar
 ___ shovel test 1/16” screen ___ coring ___ unknown
 ___ shovel test-unscreened ___ test excavation (at least 1x2 M)
 ___ other (describe): _____

Historical/Architectural Methods (Describe the proportion of properties at which method was used by **writing in** the corresponding letter. Blanks are interpreted as “None.”)

F(ew: 0-20%), **S**(ome: 20-50%); **M**(ost: 50-90%); or **A**(ll, Nearly all: 90-100%). If needed write others at bottom.

☐ Check here if **NO** historical/architectural methods were used.

A building permits A demolition permits A neighbor interview A subdivision maps
A commercial permits A exposed ground inspected A occupant interview A tax records
S interior documentation A local property records A occupation permits ___ unknown
 ___ other (describe): _____

Scope/Intensity/Procedures Historic Structure Survey & Potential NRHP District Evaluations, West Augustine, City of St. Augustine, St. Johns County, FL / new & previously recorded historic structures recorded & updated with SMARTFORM II forms

Survey Results (cultural resources recorded)

Site Significance Evaluated? ☒ Yes ☐ No If Yes, circle NR-eligible/significant site numbers below.

Site Counts: Previously Recorded Sites 68 (all updated with Smartforms) Newly Recorded Sites 35

Previously Recorded Site #'s (List site #'s without “8.” Attach supplementary pages if necessary) _____
68 - all updated with Smartforms – see report

Newly Recorded Site #'s (Are you sure all are originals and not updates? Identify methods used to check for updates, ie, researched the FMSF records. List site #'s without “8.” Attach supplementary pages if necessary.) SJ5361 - SJ5395; FMSF TRS checks in March and April of 2008.

Site Form Used: ☒ SmartForm ☐ FMSF Paper Form ☐ Approved Custom Form: Attach copies of written approval from FMSF Supervisor.

DO NOT USESITE FILE USE ONLY.....DO NOT USE

BAR Related

☐ 872 ☐ 1A32
☐ CARL ☐ UW

BHP Related

☐ State Historic Preservation Grant
☐ Compliance Review: CRAT

ATTACH PLOT OF SURVEY AREA ON PHOTOCOPIES OF USGS 1:24,000 MAP(S)

HR6E06610-97 Florida Master Site File, Division of Historical Resources, Gray Building, 500 South Bronough Street, Tallahassee, Florida
 32399-0250

Phone 850-487-2299, Suncom 277-2299, FAX 850-921-0372, Email fmsfile@mail.dos.state.fl.us, Web http://www.dos.state.fl.us/dhr/msf/
 F:\Bland & Associates Inc\No.15) 4-27-08 - West Augustine Historic District Assessment\Report\W Aug Report\W Aug Rpt Appncs\West Aug
 APP 1 FMSF logsheet with map\SURVEYLOGSHEET\SURVEY W Aug.doc 06/08/08 7:27 PM

Appendix 2:

Inventory of Resources Previously Surveyed from FMSF By Section

FMSF No.	Street No.	Street Direction	Street Name	Type
SJ04476	850		1ST	STREET
SJ04477	857		1ST	STREET
SJ04467	805		3RD	STREET
SJ04527	824		3RD	STREET
SJ04462	705		4TH	STREET
SJ04468	751		4TH	STREET
SJ04469	748		6TH	STREET
SJ04520	126		AIKEN	STREET
SJ04521	170		AIKEN	STREET
SJ04522	190		AIKEN	STREET
SJ04460	481		AIKEN	STREET
SJ04459	517		AIKEN	STREET
SJ04458	548		AIKEN	STREET
SJ04471	700		ALEXANDER	STREET
SJ04472	720		ALEXANDER	STREET
SJ04473	774		ALEXANDER	STREET
SJ04475	884		ALEXANDER	STREET
SJ04474	912		ALEXANDER	STREET
SJ03637	59		ANDERSON	STREET
SJ00157	74		ANDERSON	STREET
SJ00156	75		ANDERSON	STREET
SJ00158	76		ANDERSON	STREET
SJ00159	78		ANDERSON	STREET
SJ03639	79		ANDERSON	STREET
SJ00160	80		ANDERSON	STREET
SJ03638	84		ANDERSON	STREET
SJ04428	551		ANDERSON	STREET
SJ04429	571		ANDERSON	STREET
SJ04430	581		ANDERSON	STREET
SJ00161	3		ARENDA	
SJ00162	5		ARENDA	
SJ00163	7		ARENDA	
SJ00164	8		ARENDA	
SJ00165	9		ARENDA	
SJ00166	16		ARENDA	STREET
SJ00167	17		ARENDA	STREET

FMSF No.	Street No.	Street Direction	Street Name	Type
SJ00168	18		ARENDA	STREET
SJ03614	21		ARENDA	STREET
SJ00169	22		ARENDA	STREET
SJ00170	24		ARENDA	STREET
SJ00171	25		ARENDA	STREET
SJ00172	26		ARENDA	STREET
SJ00173	29		ARENDA	STREET
SJ00174	30		ARENDA	STREET
SJ00175	32		ARENDA	STREET
SJ00177	34		ARENDA	STREET
SJ00176	32_ 1/2		ARENDA	STREET
SJ00281	5		BLANCHES	LANE
SJ00282	6		BLANCHES	LANE
SJ00283	9		BLANCHES	LANE
SJ00284	10		BLANCHES	LANE
SJ00285	11		BLANCHES	LANE
SJ00286	12		BLANCHES	
SJ00287	14		BLANCHES	LANE
SJ00288	16		BLANCHES	LANE
SJ04485	232	N	BREVARD	STREET
SJ00319	91		BRUEN	STREET
SJ00318	93		BRUEN	STREET
SJ04568	950		BRUEN	STREET
SJ04487	951		BRUEN	STREET
SJ04488	955		BRUEN	STREET
SJ04454	640		CARTER	STREET
SJ04548	624		CATHEDRAL	PLACE
SJ04547	625		CATHEDRAL	PLACE
SJ04549	628		CATHEDRAL	PLACE
SJ04550	636		CATHEDRAL	PLACE
SJ04551	640		CATHEDRAL	PLACE
SJ04552	641		CATHEDRAL	PLACE
SJ04529	662		CATHEDRAL	PLACE
SJ04530	664		CATHEDRAL	PLACE
SJ04528	690		CATHEDRAL	PLACE
SJ03087			CATHEDRAL	STREET

FMSF No.	Street No.	Street Direction	Street Name	Type
SJ04452	614		CENTER	STREET
SJ04451	620		CENTER	STREET
SJ04453	632		CENTER	STREET
SJ00512	78		CHAFIN	STREET
SJ00499	56		CHAPIN	AVENUE
SJ00500	57		CHAPIN	AVENUE
SJ00501	58		CHAPIN	AVENUE
SJ00502	59		CHAPIN	AVENUE
SJ00503	60		CHAPIN	AVENUE
SJ00505	61		CHAPIN	STREET
SJ00507	62		CHAPIN	AVENUE
SJ00509	63		CHAPIN	STREET
SJ00511	76		CHAPIN	STREET
SJ00514	80		CHAPIN	STREET
SJ00515	81		CHAPIN	STREET
SJ00516	82		CHAPIN	STREET
SJ00517	84		CHAPIN	STREET
SJ00518	85		CHAPIN	STREET
SJ00519	87		CHAPIN	STREET
SJ00520	88		CHAPIN	STREET
SJ00521	91		CHAPIN	STREET
SJ00522	92		CHAPIN	STREET
SJ00523	102		CHAPIN	STREET
SJ00524	104		CHAPIN	STREET
SJ04478	874		CHAPIN	STREET
SJ03069	1021		CHAPIN	STREET
SJ00504	60_1/2		CHAPIN	STREET
SJ00506	61_1/2		CHAPIN	STREET
SJ00508	62_1/2		CHAPIN	AVENUE
SJ00510	63_1/2		CHAPIN	STREET
SJ00513	78A		CHAPIN	STREET
SJ04561	524		CHRISTOPHER	STREET
SJ04560	540		CHRISTOPHER	STREET
SJ04444	541		CHRISTOPHER	STREET
SJ04559	550		CHRISTOPHER	STREET
SJ04445	561		CHRISTOPHER	STREET

FMSF No.	Street No.	Street Direction	Street Name	Type
SJ00606	2		CLARK	AVENUE
SJ00607	4		CLARK	AVENUE
SJ00608	6		CLARK	AVENUE
SJ00609	8		CLARK	AVENUE
SJ00610	9		CLARK	AVENUE
SJ00611	10		CLARK	AVENUE
SJ00612	13		CLARK	AVENUE
SJ00613	15		CLARK	AVENUE
SJ00614	20		CLARK	AVENUE
SJ00615	22		CLARK	AVENUE
SJ00616	26		CLARK	AVENUE
SJ00617	28		CLARK	AVENUE
SJ04490	421		CLAY	STREET
SJ04571	829		CLAY	STREET
SJ04570	931		CLAY	STREET
SJ04408	283		COLUMBUS	STREET
SJ04409	332		COLUMBUS	STREET
SJ04410	448		COLUMBUS	STREET
SJ04412	460		COLUMBUS	STREET
SJ04411	541		COLUMBUS	STREET
SJ03006			CR 214	
SJ00691	3		DANIELS	STREET
SJ00692	8		DANIELS	STREET
SJ00693	12		DANIELS	STREET
SJ00694	16		DANIELS	STREET
SJ00695	5		DAVIS	STREET
SJ00696	6		DAVIS	STREET
SJ00697	8		DAVIS	STREET
SJ00699	9		DAVIS	STREET
SJ00700	13		DAVIS	STREET
SJ00701	14		DAVIS	STREET
SJ00702	17		DAVIS	STREET
SJ00703	18		DAVIS	STREET
SJ00704	20		DAVIS	STREET
SJ00705	22		DAVIS	STREET
SJ00706	24		DAVIS	STREET

FMSF No.	Street No.	Street Direction	Street Name	Type
SJ00707	26		DAVIS	STREET
SJ00698	8 1/2		DAVIS	STREET
SJ04526	280		DUVAL	STREET
SJ04470	695		DUVAL	STREET
SJ00776	2		EASTMAN	STREET
SJ00777	6		EASTMAN	STREET
SJ03629	7		EASTMAN	STREET
SJ03628	8		EASTMAN	STREET
SJ03630	9		EASTMAN	STREET
SJ00778	10		EASTMAN	STREET
SJ00779	11		EASTMAN	STREET
SJ00780	13		EASTMAN	STREET
SJ00791	10		ELKTON	STREET
SJ00792	16		ELKTON	STREET
SJ05097	938		ERVIN	STREET
SJ00798	7		EVERETT	STREET
SJ00799	9		EVERETT	STREET
SJ00800	11		EVERETT	STREET
SJ00801	13		EVERETT	STREET
SJ00802	16		EVERETT	STREET
SJ00803	80		EVERGREEN	AVENUE
SJ00804	87		EVERGREEN	AVENUE
SJ03670	89		EVERGREEN	AVENUE
SJ00805	90		EVERGREEN	AVENUE
SJ00806	91		EVERGREEN	AVENUE
SJ00808	94		EVERGREEN	AVENUE
SJ00809	95		EVERGREEN	AVENUE
SJ00810	98		EVERGREEN	AVENUE
SJ00811	103		EVERGREEN	AVENUE
SJ03671	106		EVERGREEN	AVENUE
SJ00807	91 1/2		EVERGREEN	AVENUE
SJ00812	44		EWING	STREET
SJ05095	1148		FOUR MILE	ROAD
SJ04554	512		FRANCIS	STREET
SJ04556	577		FRANCIS	STREET
SJ04555	593		FRANCIS	STREET

FMSF No.	Street No.	Street Direction	Street Name	Type
SJ04572	616		FRANCIS	STREET
SJ04573	656		FRANCIS	STREET
SJ02954	657		FRANCIS	STREET
SJ04575	920		FRANCIS	STREET
SJ04574	951		FRANCIS	STREET
SJ00857	104		GASPER	STREET
SJ00922	119		HELEN	
SJ04569	359		HELEN	STREET
SJ04519	131		HERBERT	STREET
SJ04518	241		HERBERT	STREET
SJ04457	517		HERBERT	STREET
SJ04562	450	S	HOLMES	BLVD
SJ04563	460	S	HOLMES	BLVD
SJ00934			HOPKINS	STREET
SJ00970	5		ISABEL	STREET
SJ03633	7		ISABEL	STREET
SJ00972	42		JOHN	STREET
SJ04440	537		JOHN	STREET
SJ04441	545		JOHN	STREET
SJ04442	568		JOHN	STREET
SJ04443	585		JOHN	STREET
SJ04446	620		JONES	STREET
SJ04447	627		JONES	STREET
SJ00982	5		JOSIAH	STREET
SJ03002	821		JOSIAH	STREET
SJ04576	870		JOSIAH	STREET
SJ03078			JOSIAH ST & FOUR MILE RD	
SJ00983	90		JULIA	STREET
SJ00984	100		JULIA	STREET
SJ00985	101		JULIA	STREET
SJ00986	102		JULIA	STREET
SJ00987	103		JULIA	STREET
SJ00988	110		JULIA	STREET
SJ00989	118		JULIA	STREET
SJ04534	411		JULIA	STREET
SJ04535	545		JULIA	STREET

FMSF No.	Street No.	Street Direction	Street Name	Type
SJ04538	667		JULIA	STREET
SJ04537	671		JULIA	STREET
SJ03079			JULIA	STREET
SJ03080			JULIA	STREET
SJ04539			JULIA	STREET
SJ01050	193	W	KING	STREET
SJ03643	198	W	KING	STREET
SJ03644	205	W	KING	STREET
SJ01053	211	W	KING	STREET
SJ01054	212	W	KING	STREET
SJ01055	213	W	KING	STREET
SJ01058	218	W	KING	STREET
SJ01061	224	W	KING	STREET
SJ01062	226	W	KING	STREET
SJ01063	228	W	KING	STREET
SJ01065	235	W	KING	STREET
SJ01066	237	W	KING	STREET
SJ03645	241	W	KING	STREET
SJ01067	247	W	KING	STREET
SJ01890	252	W	KING	STREET
SJ03642	253	W	KING	STREET
SJ01068	254	W	KING	STREET
SJ01069	260	W	KING	STREET
SJ01070	262	W	KING	STREET
SJ01072	265	W	KING	STREET
SJ01071	266	W	KING	STREET
SJ01073	268	W	KING	STREET
SJ01074	269	W	KING	STREET
SJ03640	271	W	KING	STREET
SJ01075	272	W	KING	STREET
SJ01076	274	W	KING	STREET
SJ03641	284	W	KING	STREET
SJ01078	293	W	KING	STREET
SJ04517	523	W	KING	STREET
SJ04516	525	W	KING	STREET
SJ04515	545	W	KING	STREET

FMSF No.	Street No.	Street Direction	Street Name	Type
SJ04514	602	W	KING	STREET
SJ03009	604	W	KING	STREET
SJ03008	616	W	KING	STREET
SJ04511	637	W	KING	STREET
SJ04510	662	W	KING	STREET
SJ04509	667	W	KING	STREET
SJ04508	674	W	KING	STREET
SJ04507	675	W	KING	STREET
SJ04506	688	W	KING	STREET
SJ04505	708	W	KING	STREET
SJ04504	712	W	KING	STREET
SJ04503	736	W	KING	STREET
SJ04502	750	W	KING	STREET
SJ04499	785	W	KING	STREET
SJ03005	791	W	KING	STREET
SJ04498	800	W	KING	STREET
SJ01051	207_ 1/2-209	W	KING	STREET
SJ01052	209_ 1/2	W	KING	STREET
SJ01056	215-215_ 1/2	W	KING	STREET
SJ01057	217-217_ 1/2	W	KING	STREET
SJ01059	218_ 1/2	W	KING	STREET
SJ01060	223-227	W	KING	STREET
SJ01064	229-233	W	KING	STREET
SJ01077	278A	W	KING	STREET
SJ03003	293		KING	STREET
SJ03004	451		KING	STREET
SJ04491	1051		KING	STREET
SJ04492	1059		KING	STREET
SJ03068	1072		KING	STREET
SJ04493	1154		KING	STREET
SJ03060			KING	STREET
SJ03061			KING	STREET
SJ03062			KING	STREET
SJ04525	201		KNOWLTON	STREET
SJ04466	280		KNOWLTON	STREET
SJ04465	291		KNOWLTON	STREET

FMSF No.	Street No.	Street Direction	Street Name	Type
SJ04464	298		KNOWLTON	STREET
SJ04463	300		KNOWLTON	STREET
SJ04425	400		LENA	STREET
SJ04424	432		LENA	STREET
SJ04418	531		LENA	STREET
SJ04419	540		LENA	STREET
SJ04417	560		LENA	STREET
SJ04416	570		LENA	STREET
SJ04415	580		LENA	STREET
SJ04414	591		LENA	STREET
SJ01105	6	N	LEONARDI	STREET
SJ01108	8	S	LEONARDI	STREET
SJ01110	10	S	LEONARDI	STREET
SJ01113	14	S	LEONARDI	STREET
SJ01114	16	S	LEONARDI	STREET
SJ01116	18	S	LEONARDI	STREET
SJ01121	28	S	LEONARDI	STREET
SJ01106	6		LEONARDI	STREET
SJ01107	7		LEONARDI	STREET
SJ01111	11		LEONARDI	STREET
SJ01112	13		LEONARDI	STREET
SJ01115	17		LEONARDI	STREET
SJ01117	19		LEONARDI	STREET
SJ01119	22		LEONARDI	
SJ01120	24		LEONARDI	STREET
SJ01122	30		LEONARDI	STREET
SJ01123	31		LEONARDI	STREET
SJ01124	33		LEONARDI	
SJ01125	51		LEONARDI	STREET
SJ01126	68		LEONARDI	STREET
SJ01109	11-Sep		LEONARDI	STREET
SJ01118	19 1/2		LEONARDI	STREET
SJ04557	581		LIVE OAK	STREET
SJ01230	3		MACKEY	LANE
SJ01231	5		MACKEY	LANE
SJ01232	7		MACKEY	LANE

FMSF No.	Street No.	Street Direction	Street Name	Type
SJ01233	24		MACKEY	LANE
SJ01234	25		MACKEY	LANE
SJ01235	6		MADEORE	STREET
SJ01236	8		MADEORE	STREET
SJ01237	12		MADEORE	STREET
SJ01239	45		MADEORE	STREET
SJ04433	521		MADEORE	STREET
SJ04434	525		MADEORE	STREET
SJ04435	527		MADEORE	STREET
SJ04436	530		MADEORE	STREET
SJ04437	560		MADEORE	STREET
SJ04438	570		MADEORE	STREET
SJ04455	643		MADEORE	STREET
SJ04456	647		MADEORE	STREET
SJ01240	3		MADISON	
SJ01241	10-Aug		MADISON	
SJ01311	1		MASTERS	DRIVE
SJ01312	2		MASTERS	DRIVE
SJ01313	3		MASTERS	DRIVE
SJ01314	4		MASTERS	DRIVE
SJ01315	5		MASTERS	DRIVE
SJ01316	6		MASTERS	DRIVE
SJ01317	9		MASTERS	DRIVE
SJ01318	12		MASTERS	DRIVE
SJ01319	14		MASTERS	DRIVE
SJ01320	18		MASTERS	DRIVE
SJ01321	21		MASTERS	DRIVE
SJ01322	22		MASTERS	DRIVE
SJ03663	25		Masters	DRIVE
SJ01323	29		MASTERS	DRIVE
SJ01324	30		MASTERS	DRIVE
SJ01325	32		MASTERS	DRIVE
SJ01326	34		MASTERS	DRIVE
SJ01327	35		MASTERS	DRIVE
SJ01328	42		MASTERS	DRIVE
SJ01329	48		MASTERS	DRIVE

FMSF No.	Street No.	Street Direction	Street Name	Type
SJ01330	55		MASTERS	DRIVE
SJ01331	59		MASTERS	DRIVE
SJ01332	61		MASTERS	DRIVE
SJ01333	63		MASTERS	DRIVE
SJ01334	65		MASTERS	DRIVE
SJ01335	67		MASTERS	DRIVE
SJ01336	71		MASTERS	DRIVE
SJ01337	81		MASTERS	DRIVE
SJ01338	83		MASTERS	DRIVE
SJ01339	86		MASTERS	DRIVE
SJ01340	109		MASTERS	DRIVE
SJ04501	130		MCLAUGHLIN	STREET
SJ04500	133		MCLAUGHLIN	STREET
SJ03088	405		MCLAUGHLIN	STREET
SJ04541	630		MCLAUGHLIN	STREET
SJ04540	632		MCLAUGHLIN	STREET
SJ03089	400A		MCLAUGHLIN	STREET
SJ04532	435A		MCLAUGHLIN	STREET
SJ03001			MCLAUGHLIN	STREET
SJ01355	1		MCWILLIAMS	STREET
SJ01356	3		MCWILLIAMS	STREET
SJ01357	4		MCWILLIAMS	STREET
SJ01358	6		MCWILLIAMS	STREET
SJ01359	8		MCWILLIAMS	STREET
SJ04531	170	N	NASSAU	STREET
SJ04461	417	S	NASSAU	STREET
SJ04524	211		NASSAU	STREET
SJ04523	301		NASSAU	STREET
SJ03657	3		NESMITH	STREET
SJ01429	4		NESMITH	AVENUE
SJ01430	6		NESMITH	AVENUE
SJ01431	7		NESMITH	AVENUE
SJ01432	8		NESMITH	AVENUE
SJ03658	9		NESMITH	STREET
SJ01433	12		NESMITH	AVENUE
SJ03659	17		NESMITH	STREET

FMSF No.	Street No.	Street Direction	Street Name	Type
SJ03660	19		NESMITH	STREET
SJ03661	25		NESMITH	STREET
SJ03662	37		NESMITH	STREET
SJ01428	5		NEWCOMB	STREET
SJ01427	8		NEWCOMB	STREET
SJ03631	10		NEWCOMB	STREET
SJ03632	11		NEWCOMB	STREET
SJ01543	101		ORANGE	STREET
SJ01544	103		ORANGE	STREET
SJ01588	21		PALMER	STREET
SJ01589	22		PALMER	STREET
SJ01590	23		PALMER	STREET
SJ01591	24		PALMER	STREET
SJ01592	27		PALMER	STREET
SJ01593	28		PALMER	STREET
SJ01594	32		PALMER	STREET
SJ01595	33		PALMER	STREET
SJ01596	35		PALMER	STREET
SJ01597	37		PALMER	STREET
SJ01598	38		PALMER	STREET
SJ01599	39		PALMER	STREET
SJ01600	40		PALMER	STREET
SJ01601	43		PALMER	STREET
SJ01602	45		PALMER	STREET
SJ01603	48		PALMER	STREET
SJ03667	56		PALMER	STREET
SJ01604	66		PALMER	STREET
SJ01605	95		PALMER	STREET
SJ03668	126		PALMER	STREET
SJ01606	155		PALMER	STREET
SJ03669	159		PALMER	STREET
SJ01607	163		PALMER	STREET
SJ03071	953	W	PEARL	STREET
SJ03070	959	W	PEARL	STREET
SJ04486	1016	W	PEARL	STREET
SJ01672	4		PEARL	STREET

FMSF No.	Street No.	Street Direction	Street Name	Type
SJ01673	6		PEARL	STREET
SJ03074	332		PEARL	STREET
SJ03075	445		PEARL	STREET
SJ03076	450		PEARL	STREET
SJ03072	570		PEARL	STREET
SJ03073	650		PEARL	STREET
SJ04533	690		PEARL	STREET
SJ04566	880		PEARL	STREET
SJ04565	980		PEARL	STREET
SJ01674	6		PELLICER	
SJ01675	8		PELLICER	
SJ01676	12		PELLICER	
SJ01677	20		PELLICER	
SJ01678	24-26		PELLICER	
SJ01686	18		PHILLIPS	STREET
SJ03646	19		PHILLIPS	STREET
SJ01687	23		PHILLIPS	STREET
SJ01688	24		PHILLIPS	STREET
SJ01689	26		PHILLIPS	STREET
SJ01690	29		PHILLIPS	STREET
SJ03647	33		PHILLIPS	STREET
SJ01691	34		PHILLIPS	STREET
SJ03648	35		PHILLIPS	STREET
SJ03649	36		PHILLIPS	STREET
SJ03650	37		PHILLIPS	STREET
SJ03651	39		PHILLIPS	STREET
SJ01692	40		PHILLIPS	STREET
SJ01693	42		PHILLIPS	STREET
SJ03652	43		PHILLIPS	STREET
SJ01694	44		PHILLIPS	STREET
SJ01695	46		PHILLIPS	STREET
SJ03653	49		PHILLIPS	STREET
SJ01724	105		PONCE DE LEON	AVENUE
SJ01725	203		PONCE DE LEON	AVENUE
SJ01726	205		PONCE DE LEON	AVENUE
SJ01732	86		RAILROAD	PLACE

FMSF No.	Street No.	Street Direction	Street Name	Type
SJ01733	92		RAILROAD	PLACE
SJ01734	102		RAILROAD	PLACE
SJ01735	117		RAILROAD	PLACE
SJ01736	119		RAILROAD	PLACE
SJ01737	121		RAILROAD	PLACE
SJ01738	512		RAILROAD	PLACE
SJ01739	514		RAILROAD	PLACE
SJ01740	515		RAILROAD	PLACE
SJ04545	531		RAILROAD	STREET
SJ04546	585		RAILROAD	STREET
SJ03082	615		RAILROAD	STREET
SJ03084	625		RAILROAD	STREET
SJ03085	633		RAILROAD	STREET
SJ03081			RAILROAD	STREET
SJ03083			RAILROAD	STREET
SJ03086			RAILROAD	STREET
SJ04536	505	N	RODRIGUEZ	STREET
SJ04558	375	S	RODRIGUEZ	STREET
SJ04543	162		RODRIGUEZ	STREET
SJ04542	168		RODRIGUEZ	STREET
SJ04439	533		RODRIGUEZ	STREET
SJ04432	645		RODRIGUEZ	STREET
SJ04431	729		RODRIGUEZ	STREET
SJ04413	848	S	RODRIGUEZ	STREET
SJ04407	900	S	RODRIGUEZ	STREET
SJ04406	932	S	RODRIGUEZ	STREET
SJ03656	18		SIDNEY	STREET
SJ02174	21		SIDNEY	STREET
SJ03654	24		SIDNEY	STREET
SJ03655	26		SIDNEY	STREET
SJ02175	28		SIDNEY	STREET
SJ04426	855		SIDNEY	STREET
SJ04427	881		SIDNEY	STREET
SJ02176	55		SMITH	STREET
SJ02177	58		SMITH	STREET
SJ02178	62		SMITH	STREET

FMSF No.	Street No.	Street Direction	Street Name	Type
SJ02179	63		SMITH	STREET
SJ02180	65		SMITH	STREET
SJ02181	77		SMITH	STREET
SJ02182	80		SMITH	STREET
SJ02183	88		SMITH	STREET
SJ02184	92		SMITH	STREET
SJ02246	34		SPRING	STREET
SJ02247	35		SPRING	STREET
SJ02248	36		SPRING	STREET
SJ02249	39		SPRING	STREET
SJ02250	41		SPRING	STREET
SJ02251	52		SPRING	STREET
SJ02252	56		SPRING	STREET
SJ02253	70		SPRING	STREET
SJ02254	74		SPRING	STREET
SJ02255	80		SPRING	STREET
SJ03007	KING		ST	
SJ04553	150		ST JOHNS	STREET
SJ04489	275		ST JOHNS	STREET
SJ04402	477		STUART	AVENUE
SJ03067	424		TOCOI	ROAD
SJ03066	1154		TOCOI	ROAD
SJ04496	1166		TOCOI	ROAD
SJ04495	1179		TOCOI	ROAD
SJ04494	1190		TOCOI	ROAD
SJ03063			TOCOI	ROAD
SJ03064			TOCOI	ROAD
SJ03065			TOCOI	ROAD
SJ03051			TOCOI HWY & HOLMES BLVD	
SJ03052			TOCOI HWY & HOLMES BLVD	
SJ03053			TOCOI HWY & HOLMES BLVD	
SJ03054			TOCOI HWY & HOLMES BLVD	
SJ03055			TOCOI HWY & HOLMES BLVD	
SJ03056			TOCOI HWY & HOLMES BLVD	
SJ03057			TOCOI HWY & HOLMES BLVD	
SJ02275	1		TRAVIS	

FMSF No.	Street No.	Street Direction	Street Name	Type
SJ02276	5		TRAVIS	
SJ02277	6		TRAVIS	
SJ02278	8		TRAVIS	
SJ02279	14		TRAVIS	
SJ02281	17		TRAVIS	
SJ02282	20		TRAVIS	
SJ02283	21		TRAVIS	
SJ02280	16 1/2		TRAVIS	
SJ04567	601	N	VOLUSIA	STREET
SJ05096	1001	N	VOLUSIA	STREET
SJ03077	184		VOLUSIA	STREET
SJ04479	274		VOLUSIA	STREET
SJ04480	275		VOLUSIA	STREET
SJ04481	277		VOLUSIA	STREET
SJ04482	279		VOLUSIA	STREET
SJ04483	286		VOLUSIA	STREET
SJ04484	287		VOLUSIA	STREET
SJ04497	100		WEBB	STREET
SJ04544	550		WHITE	STREET
SJ02419	8	N	WHITNEY	AVENUE
SJ02420	9	N	WHITNEY	AVENUE
SJ02439	57	N	WHITNEY	AVENUE
SJ02440	59	N	WHITNEY	AVENUE
SJ02442	61	N	WHITNEY	AVENUE
SJ02443	63	N	WHITNEY	AVENUE
SJ02444	102	N	WHITNEY	AVENUE
SJ02445	106	N	WHITNEY	AVENUE
SJ03016	165	N	WHITNEY	STREET
SJ02421	24	S	WHITNEY	AVENUE
SJ02422	30	S	WHITNEY	AVENUE
SJ02423	31	S	WHITNEY	AVENUE
SJ02424	32	S	WHITNEY	AVENUE
SJ02427	34	S	WHITNEY	AVENUE
SJ02428	36	S	WHITNEY	AVENUE
SJ02429	40	S	WHITNEY	AVENUE
SJ02430	41	S	WHITNEY	AVENUE

FMSF No.	Street No.	Street Direction	Street Name	Type
SJ02431	42	S	WHITNEY	AVENUE
SJ02432	44	S	WHITNEY	AVENUE
SJ02433	46	S	WHITNEY	AVENUE
SJ02434	48	S	WHITNEY	AVENUE
SJ02436	49	S	WHITNEY	AVENUE
SJ02437	50	S	WHITNEY	AVENUE
SJ02438	55	S	WHITNEY	AVENUE
SJ02441	61	S	WHITNEY	AVENUE
SJ03634	66	S	Whitney	STREET
SJ04420	880	S	WHITNEY	STREET
SJ04421	915	S	WHITNEY	STREET
SJ04422	933	S	WHITNEY	STREET
SJ04423	964	S	WHITNEY	STREET
SJ02425	32_1/2	S	WHITNEY	AVENUE
SJ02435	48_1/2	S	WHITNEY	AVENUE
SJ04448	516	S	WOODLAWN	STREET
SJ04449	532	S	WOODLAWN	STREET
SJ04450	548	S	WOODLAWN	STREET
SJ04512	125		WOODLAWN	STREET
SJ04513	129		WOODLAWN	STREET

Appendix 3:
List of No Longer Extant Historic Structures

Appendix 3:

The following is a list of no longer extant, historic buildings in West Augustine compiled from the 2008 BAI field survey, and reconciled with previously recorded buildings inventoried in all previous surveys and recorded in the Florida Master Site File (FMSF). In some cases, no building occupies the site of the previously recorded cultural resource; in other cases, a new (or relatively modern building) stands at the location. These numbers represent actual, previously recorded, historic structures which are no longer present at their former, reported locations. It should be noted that the generalized addresses listed below are replicated herein exactly, in order match what is recorded on the current FMSF form for each resource.

<u>FMSF#</u>	<u>Former Address</u>
SJ3001	St. Augustine, west 50ft north of Evergreen Street
SJ3004	451 King Street
SJ3081	St. Augustine, west 25 ft west of Rodriguez St on south side of Railroad St
SJ3084	625 Railroad Street
SJ3086	St. Augustine, west SW corner of Rodriguez and Railroad Sts
SJ4480	275 Volusia Street
SJ4481	277 Volusia Street
SJ4482	279 Volusia Street
SJ4499	785 West King Street
SJ4507	675 West King Street
SJ4521	170 Aiken Street
SJ4434	525 Madeore Street
SJ4438	570 Madeore Street
SJ4439	533 Rodriguez Street

Appendix 4:
Reconciled Historic Structure Addresses & FMSF Numbers

Appendix 4:

During the current project, it became clear that some previously recorded historic structures had incorrect addresses. While some of these discrepancies appear to be data entry errors, some may be the result of address re-sequencing by the municipal / county authority. BAI is using the 'Current, correct' address listed below for each of these resources; all FMSF forms have been updated accordingly.

<u>FMSF No.</u>	<u>Current, Correct Address</u>
SJ3087, aka SJ4552	645 West Cathedral Place
SJ3007, aka SJ4502	760 West King Street
SJ4505	706 West King Street
SJ4512	115 South Woodlawn Street
SJ4519	157 South Herbert Street
SJ4520	128 South Aiken Street
SJ4546	591 West Railroad Street
SJ4547	627 West Cathedral Place
SJ4435	535 West Madeore Street
SJ4533	694 West Pearl Street

Over the years, numerous historic preservation projects have been conducted within St. Johns County. As a result, some cultural resources have invariably been assigned FMSF numbers one more than one occasion. These 'double-assigned' or 'also known as' (aka) FMSF number are listed below. If the building still exists, per current FMSF policy, BAI is using the lower value, assigned FMSF number for each of these resources; all FMSF forms have been updated accordingly.

Double Assignments – FMSF Number Reconciliation

SJ3003/SJ4516
SJ3007/SJ4502
SJ3087/SJ4552

APPENDIX 5:

All Resources Recorded / Updated During the Current Project

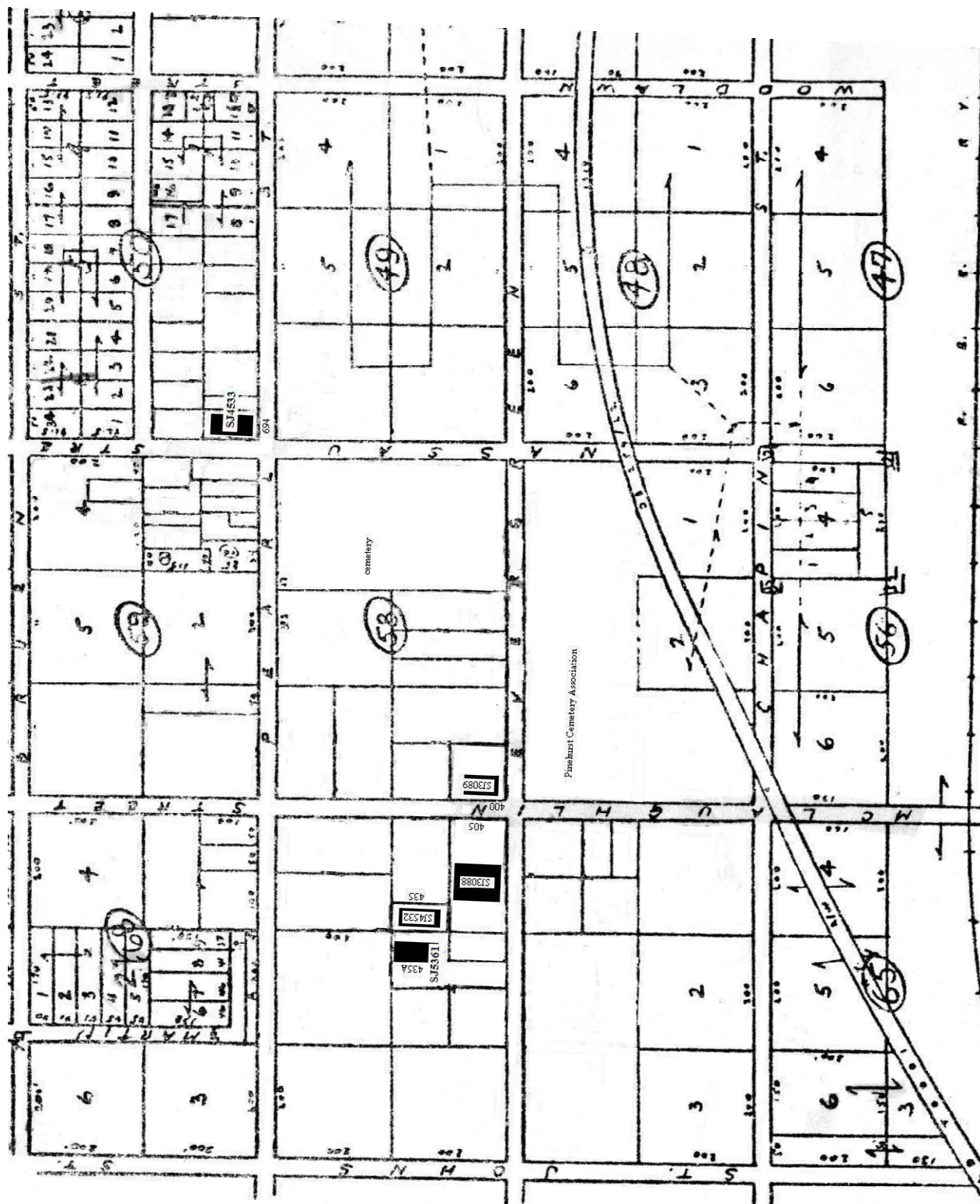
Record No.	Address	Style	Built	FMSF No.
1	274 N. Volusia Street	Frame Vernacular	c. 1925	SJ4479
2	286 N. Volusia Street	Frame Vernacular	c. 1925	SJ4483
3	281 N. Volusia Street	Frame Vernacular	c. 1949	SJ4484
4	157 S. Herbert Street	Frame Vernacular	c. 1945	SJ4519
5	890 W. Pearl Street	Frame Vernacular	c. 1925	SJ4565
6	890A W. Pearl Street	Frame Vernacular	c. 1949	SJ4566
7	405 N. McLaughlin Street	Frame Vernacular	c. 1901	SJ3088
8	435 N. McLaughlin Street	Frame Vernacular	c. 1920	SJ4532
9	435A N. McLaughlin Street	Frame Vernacular	c. 1949	SJ5361
10	400 N. McLaughlin Street	Frame Vernacular	c. 1925	SJ3089
11	694 W. Pearl Street	Masonry Vernacular	1953	SJ4533
12	615 W. Railroad Street	Frame Vernacular	c. 1905	SJ3082
13	615A W. Railroad Street	Frame Vernacular	c. 1915	SJ5362
14	531 W. Railroad Street	Frame Vernacular	c. 1925	SJ4545
15	581 W. Railroad Street	Frame Vernacular	c. 1925	SJ5363
16	591 W. Railroad Street	Frame Vernacular	c. 1925	SJ4546
17	142 N. Rodriguez Street	Frame Vernacular	c. 1943	SJ5364
18	607 W. Cathedral Place	Frame Vernacular	c. 1925	SJ5365
19	624 W. Cathedral Place	Frame Vernacular	c. 1949	SJ4548
20	627 W. Cathedral Place	Frame Vernacular	c. 1925	SJ4547
21	628 W. Cathedral Place	Frame Vernacular	c. 1925	SJ4549
22	632 W. Cathedral Place	Frame Vernacular	c. 1925	SJ5366
23	636 W. Cathedral Place	Frame Vernacular	c. 1925	SJ4550
24	640 W. Cathedral Place	Frame Vernacular	c. 1925	SJ4551
25	645 W. Cathedral Place	Frame Vernacular	c. 1925	SJ3087
26	633 W. Railroad Street	Frame Vernacular	c. 1915	SJ3085
27	523 W. King Street	Frame Vernacular	c. 1940	SJ4517
28	525 W. King Street	Frame Vernacular	c. 1878	SJ3003
29	529 W. King Street	Masonry Vernacular	c. 1959	SJ5367
30	527 W. King Street	Frame Vernacular	c. 1945	SJ5368
31	545 W. King Street	Masonry Vernacular	1947	SJ4515
32	100 N. Rodriguez Street	Frame Vernacular	c. 1925	SJ5369
33	106 N. Rodriguez Street	Frame Vernacular	c. 1959	SJ5370
34	602 W. King Street	Frame Vernacular	c. 1925	SJ4514
35	604 W. King Street	Masonry Vernacular	c. 1935	SJ3009
36	616 W. King Street	Frame Vernacular	c. 1940	SJ3008

Record No.	Address	Style	Built	FMSF No.
37	622 W. King Street	Masonry Vernacular	c. 1955	SJ5371
38	621 W. King Street	Masonry Vernacular	c. 1958	SJ5372
39	637 W. King Street	Masonry Vernacular	c. 1950	SJ4511
40	662 W. King Street	Masonry Vernacular	c. 1945	SJ4510
41	184 S. Aiken Street	Frame Vernacular	c. 1950	SJ4522
42	674 W. King Street	Masonry Vernacular	c. 1947	SJ4508
43	662 W. Cathedral Place	Masonry Vernacular	c. 1945	SJ4529
44	667 W. King Street	Masonry Vernacular	c. 1935	SJ4509
45	688 W. King Street	Masonry Vernacular	c. 1951	SJ4506
46	692 W. King Street	Frame Vernacular	c. 1946	SJ5373
47	706 W. King Street	Masonry Vernacular	c. 1948	SJ4505
48	712 W. King Street	Masonry Vernacular	c. 1947	SJ4504
49	128 S. Aiken Street	Frame Vernacular	c. 1935	SJ4520
50	736 W. King Street	Frame Vernacular	c. 1941	SJ4503
51	110 S. Nassau Street	Masonry Vernacular	c. 1958	SJ5374
52	760 W. King Street	Frame Vernacular	c. 1935	SJ3007
53	791 W. King Street	Frame Vernacular	c. 1930	SJ3005
54	800 W. King Street	Frame Vernacular	c. 1940	SJ4498
55	814 W. King Street	Masonry Vernacular	c. 1956	SJ5375
56	818 W. King Street	Frame Vernacular	c. 1956	SJ5376
57	809 W. King Street	Masonry Vernacular	c. 1948	SJ5377
58	795 W. King Street	Masonry Vernacular	c. 1958	SJ5378
59	133 N. McLaughlin Street	Frame Vernacular	c. 1955	SJ4500
60	690 W. Cathedral Place	Frame Vernacular	c. 1946	SJ4528
61	674 W. Cathedral Place	Masonry Vernacular	c. 1946	SJ5379
62	664 W. Cathedral Place	Masonry Vernacular	c. 1946	SJ4530
63	655 W. Cathedral Place	Frame Vernacular	c. 1946	SJ5380
64	671 W. Cathedral Place	Masonry Vernacular	c. 1947	SJ5381
65	840 W. King Street	Masonry Vernacular	c. 1958	SJ5382
66	655 W. King Street	Frame Vernacular	c. 1925	SJ5383
67	115 S. Woodlawn Street	Frame Vernacular	c. 1935	SJ4512
68	129 S. Woodlawn Street	Masonry Vernacular	c. 1950	SJ4513
69	581 W. Live Oak Street	Frame Vernacular	c. 1946	SJ4557
70	341 S. Rodriguez Street	Masonry Vernacular	c. 1955	SJ5384
71	375 S. Rodriguez Street	Frame Vernacular	c. 1950	SJ4558
72	570 W. Christopher Street	Frame Vernacular	c. 1955	SJ5385

Record No.	Address	Style	Built	FMSF No.
73	560 W. Christopher Street	Frame Vernacular	c. 1959	SJ5386
74	561 W. Christopher Street	Frame Vernacular	c. 1935	SJ4445
75	550 W. Christopher Street	Frame Vernacular	c. 1950	SJ4459
76	541 W. Christopher Street	Frame Vernacular	c. 1925	SJ4444
77	532 W. Christopher Street	Frame Vernacular	c. 1940	SJ5387
78	524 W. Christopher Street	Frame Vernacular	c. 1950	SJ4561
79	531 W. Christopher Street	Frame Vernacular	c. 1940	SJ5388
80	537 W. John Street	Frame Vernacular	c. 1925	SJ4440
81	545 W. John Street	Frame Vernacular	c. 1925	SJ4441
82	568 W. John Street	Frame Vernacular	c. 1935	SJ4442
83	569 W. John Street	Frame Vernacular	c. 1940	SJ5389
84	577 W. John Street	Frame Vernacular	c. 1940	SJ5390
85	585 W. John Street	Frame Vernacular	c. 1950	SJ4443
86	593 W. John Street	Frame Vernacular	c. 1948	SJ5391
87	521 W. Madeore Street	Frame Vernacular	c. 1940	SJ4433
88	535 W. Madeore Street	Masonry Vernacular	c. 1955	SJ4435
89	530 W. Madeore Street	Frame Vernacular	c. 1920	SJ4436
90	560 W. Madeore Street	Frame Vernacular	c. 1940	SJ4437
91	595 W. Madeore Street	Frame Vernacular	c. 1955	SJ5392
92	640 S. Rodriguez Street	Frame Vernacular	c. 1955	SJ5393
93	590 W. Madeore Street	Frame Vernacular	c. 1959	SJ5394
94	645 S. Rodriguez Street	Frame Vernacular	c. 1925	SJ4432
95	581 W. Anderson Street	Frame Vernacular	c. 1935	SJ4430
96	571 W. Anderson Street	Frame Vernacular	c. 1923	SJ4429
97	551 W. Anderson Street	Frame Vernacular	c. 1923	SJ4428
98	540 W. Lena Street	Frame Vernacular	c. 1950	SJ4419
99	531 W. Lena Street	Frame Vernacular	c. 1950	SJ4418
100	580 W. Lena Street	Frame Vernacular	c. 1940	SJ4415
101	560 W. Lena Street	Frame Vernacular	c. 1959	SJ4417
102	848 S. Rodriguez Street	Frame Vernacular	c. 1935	SJ4413
103	Leo C. Chase Jr. Park	No Style	c. 1955	SJ5395

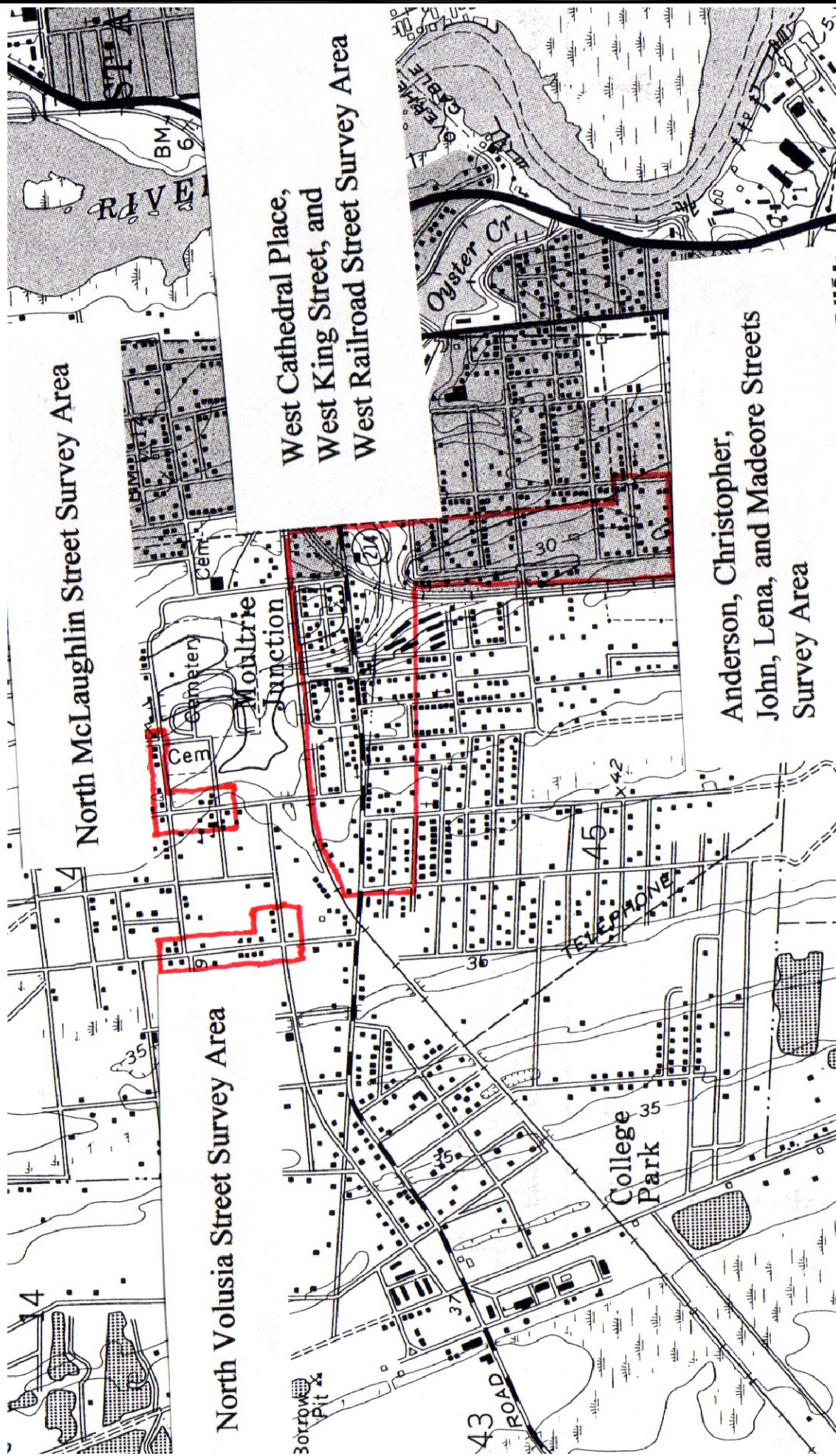
APPENDIX 6:

Map of All Resources Recorded / Updated During the Current Project By FMSF Number



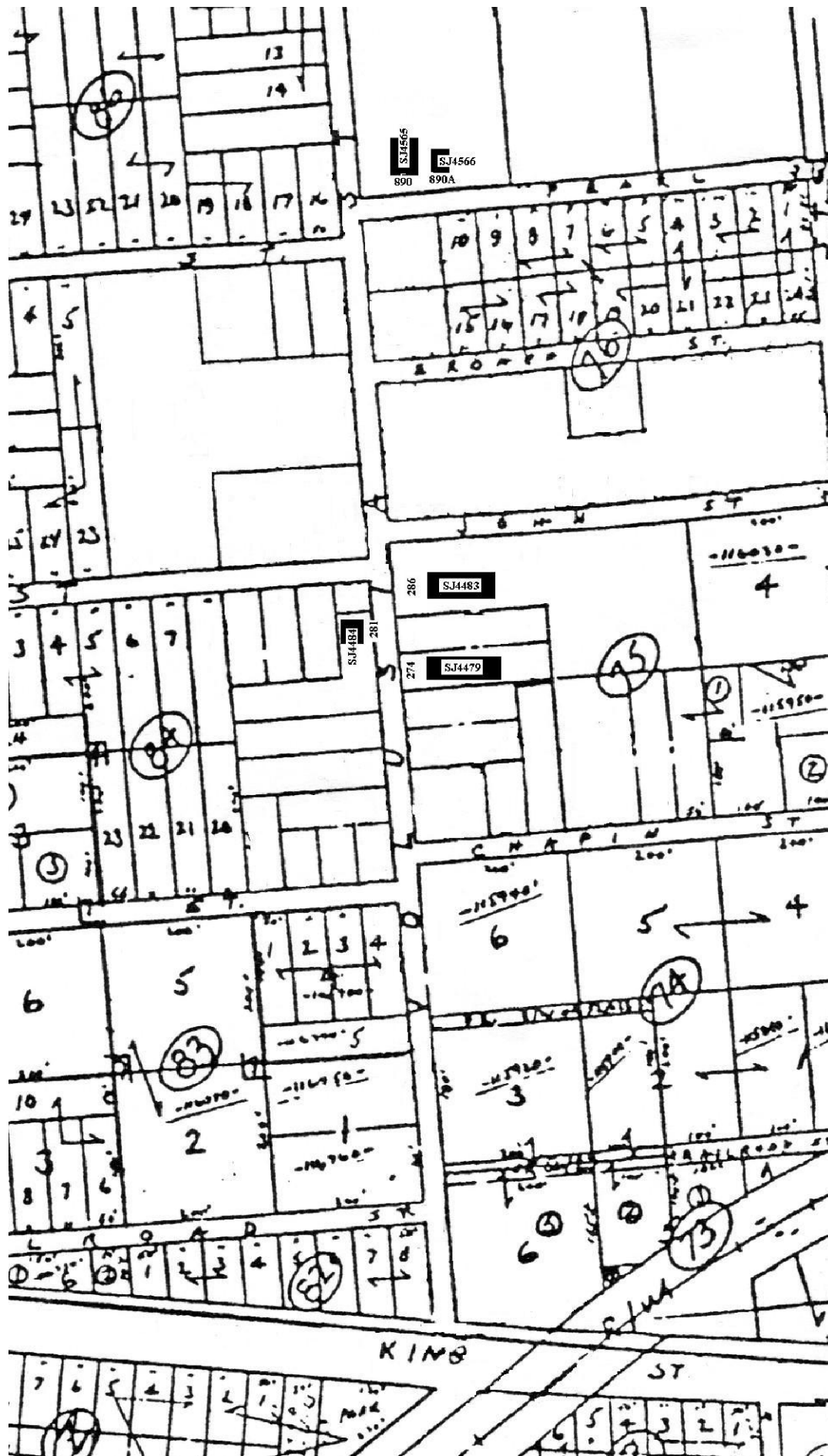
The West Augustine Historic District
Assessment Survey
St. Johns County, Florida
Appendix 6-1

Figure: 6-1
Project No.: BAIJ0802391.01
Scale: Not to Scale
Date: May 2008



The West Augustine Historic District
Assessment Survey
St. Johns County, Florida
Appendix 6-2

Figure: 6-2
Project No.: BAIJ0802391.01
Scale: Not to Scale
Date: May 2008



The West Augustine Historic District
 Assessment Survey
 St. Johns County, Florida
 Appendix 6-3

Figure: 6-3
 Project No.: BAIJ0802391.01
 Scale: Not to Scale
 Date: May 2008