CITY OF ST AUGUSTINE EST. 1565

MODEL LAND COMPANY UPDATE & NATIONAL REGISTER HISTORIC DISTRICTS

PUBLIC INFORMATIONAL MEETING

A G E N D A

TUESDAY, DECEMBER 9, 2025 - 5:30 PM

ALCAZAR ROOM

The City of St. Augustine will host this public meeting at City Hall, located at 75 King Street, as part of the Model Land Company National Register Historic District update process. Owners of properties within any of the city's National Register Districts are encouraged to attend this meeting to learn more about what it means to own a contributing building. City staff and representatives from the Florida State Division of Historical Resources will be in attendance to answer questions and provide additional information, as needed.

Including the Model Land Company district, there are seven neighborhoods within the city that have been designated over the years as historic districts to the National Register of Historic Places. From south to north, these include the Lincolnville (1991), St. Augustine (1970), Model Land and Company (1983), North City (2009), Abbott Tract (1983, updated in 2024), Nelmar Terrace (2011), and Fullerwood Park Residential (2010) Historic Districts.

1. Introduction
2. General Public Comments for Items Not on the Agenda
3. Presentation Related to the Proposed Model Land Company National Register District Update and Owning a Building Within One of the City's Historic Districts
   a) Why update and general process
   b) Status of the proposed update
   c) What does it all mean
4. Public Comment and Questions
5. Adjournment

Notices: In accordance with Florida Statute 286.0105: "If any person decides to appeal any decision made by the Historic Architectural Review Board with respect to any matter considered at this scheduled meeting or hearing, the person will need a record of the proceedings, and for such purpose the person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending notice not later than seven days prior to the proceeding at the address given on the notice. Telephone: (904) 825-1007 or 1-800-955-8771 (TDD).

Please note that one or more members of the City Commission or its appointed boards or committees may attend this meeting and participate, however they may not engage in a discussion or debate amongst themselves on any issue that will likely come before their respective elected or appointed body.

The materials prepared and presented are part of the City's ongoing Florida Public Records and Government in the Sunshine compliance, and are not intended to be relied upon or to reach investors or the trading markets.

November 20, 2025 (Corrected*)

RE: Update to the Model Land Company National Register Historic District
Public Informational Meeting – Tuesday, December 9, 2025, 5:30-7:30 pm
Alcazar Room, City Hall (75 King Street)

Dear Property Owner:

You are receiving this correspondence because ***your property is located within the Model Land Company National Register Historic District and has been recently recommended by a survey update to be included as a contributing property to the district***.

In 2019, the City of St. Augustine was awarded a federal grant to update three (3) of our older National Register Historic Districts, including the Abbott Tract and Model Land Company. These historic districts were first listed on the National Register of Historic Places in 1983.

The changes to the Model Land Company National Register Historic District nomination with this update include:

1. Expansion of the district's "Period of Significance" - the timeframe of development considered historically important to the neighborhood changing from 1839-1930 to 1839*-1968. The year 1968 is significant because the general rule is that buildings at least fifty years old may be considered for the National Register.
2. Modification of the district's boundary to include the entire Ketterlinus Elementary School campus.
3. Adding the updated list of buildings in the district from the 2019-2021 architectural survey of all properties within the Model Land District area, which recorded all buildings and accessory structures within the district.

Based on a survey and research that was conducted in 2019-2024, **50 additional structures are recommended as contributing** to the Model Land Company Historic District.

Because your property is recommended to be included as a contributing property to the Model Land Company National Register District the city is inviting you to an informational meeting. Representatives from the State's Division of Historical Resources and City staff will be present to provide information on the Model Land Historic District update, answer your questions, and discuss what this means for you as a property owner.

The meeting on December 9, 2025 is scheduled from 5:30 to 7:30 pm in the Alcazar Room and will be streamed online at https://www.citystaug.com/608/Watch-Meetings-Online. The meeting will also be video recorded so you can watch it at the same link, at your convenience. Related info is on the City's website and will be supplemented by the meeting date. Access the meeting and update documents at: https://staugustinefl.portal.civicclerk.com/event/1195/overview.

Historic Preservation Division ~ P 904.209.4283 ~ E HARB@citystaug.com
City of St. Augustine ~ Planning & Building Department, Lobby B, 4th Floor, 75 King Street, 32084
Main Office 904.825.1060 ~ Fax 904.209.4335 ~ Mail: P.O. Box 210, 32085-0210

You own a piece of St. Augustine's interesting and unique history. Our Historic Preservation Division would like to thank you for being one of the many stewards of St. Augustine's historic architectural resources!

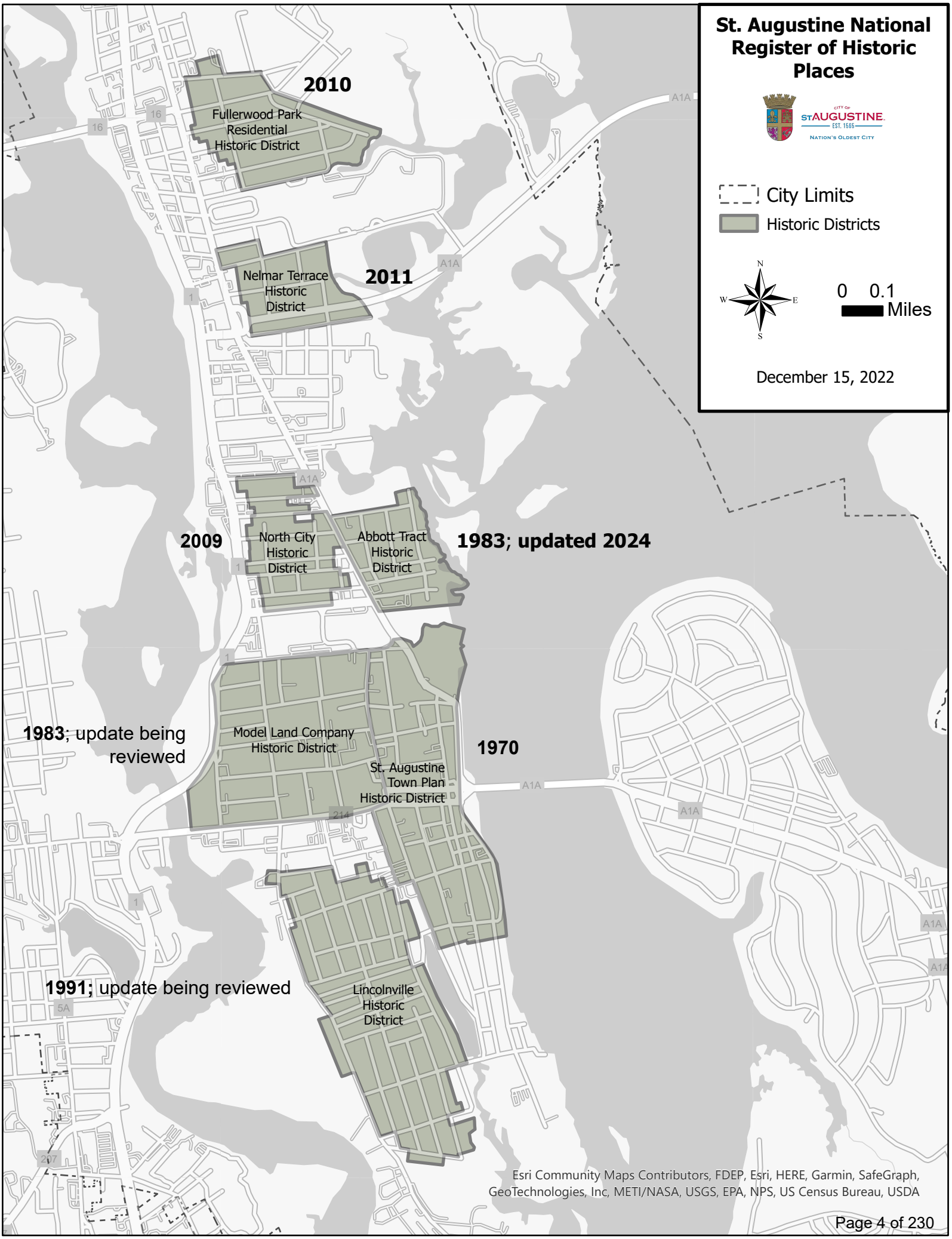
Please do not hesitate to reach out to us if you have any questions related to the Model Land Company National Register Historic District update. If you would like additional information regarding this matter or have any questions related to historic preservation, please contact me at your convenience at **(904) 209-4283 or by emailing HARB@citystaug.com**.

Sincerely,



Julie Courtney
Historic Preservation Officer
Planning and Building Department

SEE RELATED ATTACHMENTS ON THE CITY'S WEBSITE:
https://staugustinefl.portal.civicclerk.com/event/1195/overview


St. Augustine National Register of Historic Places
City Limits
Historic Districts
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Miles
December 15, 2022
2010
Fullerwood Park Residential Historic District
2011
Nelmar Terrace Historic District
2009
North City Historic District
Abbott Tract Historic District
1983; updated 2024
1983; update being reviewed
Model Land Company Historic District
1970
St. Augustine Town Plan Historic District
1991; update being reviewed
Lincolnville Historic District
A1A
16
1
214
5A
207
Esri Community Maps Contributors, FDEP, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

An official website of the United States government Here's how you know

National Park Service

National Register of Historic Places

What is the National Register of Historic Places?

The National Register of Historic Places is the official list of the Nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources.

What We Do

- Review nominations of places that Americans believe are worthy of preservation, submitted by states, Tribes, and federal agencies, and list eligible properties in the National Register
- Offer guidance on evaluating, documenting, and listing different types of historic places through the National Register Bulletin series and other publications (https://www.nps.gov/subjects/nationalregister/publications.htm)
- Help qualified historic properties receive preservation benefits and incentives



Downtown Plainfield Historic District
Courtesy of the Illinois State Historic Preservation Office

Quicklinks

- **Frequently Asked Questions (https://www.nps.gov/subjects/nationalregister/faqs.htm)**
- How to List a Property (https://www.nps.gov/subjects/nationalregister/how-to-list-a-property.htm) covers everything from how to determine if your property is eligible, to how to contact your State Historic Preservation Officer to start a nomination, to the listing process, to the effects of listing
- Nomination Forms (https://www.nps.gov/subjects/nationalregister/national-register-forms.htm)
- Publications (https://www.nps.gov/subjects/nationalregister/publications.htm) includes *National Register Bulletins* and other guidance on all aspects of the nomination process

- Sample Nominations (https://www.nps.gov/subjects/nationalregister/sample-nominations.htm)
- Federal Preservation Laws and Regulations (https://www.nps.gov/subjects/historicpreservation/laws-intro.htm)
- 36 CFR Part 60 (https://www.ecfr.gov/cgi-bin/text-idx?SID=c5a07c14e9b695af2ef0cae29b4b4f23&mc=true&node=pt36.1.60&rgn=div5) are the regulations specifically for the National Register of Historic Places

Search the National Register

The National Register of Historic Places is a treasure trove for professional historians, scholars, and anyone curious about American history. Our Research and Database page (https://www.nps.gov/subjects/nationalregister/database-research.htm) has more information.

Fast Facts

- The more than 100,000 properties listed (as of mid-2025) in the National Register represent some two million contributing resources: buildings, sites, districts, structures, and objects
- Almost every county in the United States has at least one place listed in the National Register
- Listing in the National Register is the first step towards eligibility for National Park Service-administered federal preservation tax credits (https://www.nps.gov/subjects/taxincentives/about.htm) that have leveraged more than $45 billion in private investment and National Park Service grant programs (https://www.nps.gov/orgs/1623/index.htm) like Save America's Treasures and Preserve America.



Coatesville Veterans Administration Hospital Historic District
Photograph courtesy of Veterans Administration

- Program 2024 Year in Review (https://irma.nps.gov/DataStore/DownloadFile/714183)
  - FY23 Year in Review (https://www.nps.gov/subjects/nationalregister/upload/FY23-NR-NHL-Accomplishments-2023-10-29.pdf)

Last updated: September 15, 2025

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National Park Service

National Register of Historic Places

How to List a Property

The National Register of Historic Places is the official list of the Nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources.

Where to Start

The National Register nomination process usually starts with your State Historic Preservation Office (https://www.nps.gov/subjects/nationalregister/state-historic-preservation-offices.htm)* (SHPO). Contact your SHPO or check their web page for National Register information, research materials, and necessary forms to begin the nomination process. If the property is on federal or tribal land, then the process starts with the Federal Preservation Office or Tribal Historic Preservation Office. (More on FPO and THPOs.)



Yalecrest Historic District, Salt Lake City, Utah
Photograph courtesy of Utah State Historic Preservation Office

*Note: National Register nominations of Tribal properties start with the Tribal Historic Preservation Officer. National Register nominations of federal properties start with the agency's Federal Preservation Officer.

How are Properties Evaluated?

To be considered eligible, a property must meet the National Register Criteria for Evaluation (https://www.nps.gov/subjects/nationalregister/publications.htm). This involves examining the property's age, significance, and integrity.

Age and Integrity: Is the property old enough to be considered historic (generally at least 50 years old) and does it still look much the way it did in the past?

Significance: Is the property associated with events, activities, or developments that were important in the past? With the lives of people who were important in the past? With significant architectural history, landscape history, or engineering

achievements? Does it have the potential to yield information through archeological investigation about our past?

National Register Listing Process

Nominations can be submitted to your SHPO from property owners, historical societies, preservation organizations, governmental agencies, and other individuals or groups. Official National Register Nomination Forms (https://www.nps.gov/subjects/nationalregister/national-register-forms.htm) are downloadable or from your State Historic Preservation Office. National Register Bulletins (https://www.nps.gov/subjects/nationalregister/publications.htm) can also provide guidance on how to document and evaluate certain types of properties. Sample Nominations (https://www.nps.gov/subjects/nationalregister/sample-nominations.htm) provide additional useful information.

- The SHPO notifies affected property owners and local governments and solicits public comment. If the owner (or a majority of owners for a district nomination) objects, the property cannot be listed but may be forwarded to the National Park Service for a Determination of Eligibility (DOE).
- Proposed nominations are reviewed by your state's historic preservation office and the state's National Register Review Board. The length of the state process varies but typically will take a minimum of 90 days.
- Complete nominations, with certifying recommendations, are submitted by the state to the National Park Service in Washington, D.C. for final review and listing by the Keeper of the National Register of Historic Places. The National Park Service makes a listing decision within 45 days.

Results and Owner Information

Listing in the National Register of Historic Places provides formal recognition of a property's historical, architectural, or archeological significance based on national standards used by every state. Results include:

- Becoming part of the National Register Archives, a public, searchable database (https://npgallery.nps.gov/nrhp) that provides a wealth of research information
- Encouraging preservation of historic resources by documenting a property's historic significance
- Providing opportunities for preservation incentives, such as:
  - Federal preservation grants (https://www.nps.gov/orgs/1623/index.htm) for planning and rehabilitation
  - Federal investment tax credits (https://www.nps.gov/subjects/taxincentives/about.htm)
  - Preservation easements to nonprofit organizations
  - International building code fire and life safety code alternatives
- Possible State tax benefit and grant opportunities. Check with your State Historic Preservation Office



International Trade Mart, New Orleans, Louisiana
Courtesy of the Louisiana State Historic Preservation Office

(https://www.nps.gov/subjects/nationalregister/state-historic-preservation-offices.htm) for historic property incentives available within your state
- Involvement by the Advisory Council on Historic Preservation (http://www.achp.gov) when a Federal agency project may affect historic property
- Find out information on the care and maintenance of your historic property through various NPS Preservation Briefs (https://www.nps.gov/tps/how-to-preserve/briefs.htm)and Tech Notes (https://www.nps.gov/tps/how-to-preserve/tech-notes.htm)
- Network with other historic property owners, tour historic areas, or chat with preservationists through Conferences, Workshops, and Preservation Organizations
- Celebrate your listing by ordering a bronze plaque (https://www.nps.gov/subjects/nationalregister/faqs.htm) that distinguishes your property as listed in the National Register of Historic Places.

Listing and Ownership



Irish Bend Covered Bridge No. 14169, Covallis, Oregon
Courtesy of the Oregon State Historic Preservation Office

- Under Federal Law, the listing of a property in the National Register places no restrictions on what a non-federal owner may do with their property up to and including destruction, unless the property is involved in a project that receives Federal assistance, usually funding or licensing/permitting.
- National Register listing does not lead to public acquisition or require public access
- A property will not be listed if, for individual properties, the owner objects, or for districts, a majority of property owners object
- National Register listing does not automatically invoke local historic district zoning or local landmark designation
- The National Register of Historic Places is administered under Federal regulations found at 36 CFR Part 60 (https://www.ecfr.gov/cgi-bin/text-idx?SID=b36f494ab8c19284178b4c593eda2a8f&tpl=/ecfrbrowse/Title36/36cfr60_main_02.tpl)
- Contact your State Historic Preservation Office (https://www.nps.gov/subjects/nationalregister/state-historic-preservation-offices.htm) (SHPO) for any specific state rules or regulations

Federal Agency Historic Preservation

In conjunction with the Secretary of the Interior, all Federal agencies establish their own historic preservation programs for the identification, evaluation, and protection of historic properties as mandated in Section 110 of the National Historic Preservation Act. These individual agency programs vary greatly in scope, depending on the degree to which the agency owns, controls, or affects historic properties. The NPS Federal Agency Preservation Assistance Program carries out a number of activities to assist Federal agencies in meeting their historic preservation responsibilities. Check with the Federal Preservation Officer (FPO) (https://www.achp.gov/protecting-historic-properties/fpo-list)within a particular federal agency for additional information.

Tribal Historic Preservation

The NPS Tribal Preservation Program assists Tribes in preserving their historic properties and cultural traditions. Among the responsibilities assumed by these Tribes are conducting historic property surveys, maintaining permanent inventories of historic properties, nominating properties to the National Register of Historic Places, and reviewing Federal agency assisted projects. Contact the specific Tribal officer from the following list of Tribal Historic Preservation Officers (https://www.nps.gov/subjects/historicpreservationfund/tribal-historic-preservation-office-program.htm) for additional information.

Last updated: September 10, 2025

Was this page helpful?

Yes

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NATIONAL REGISTER BULLETIN

Technical information on the the National Register of Historic Places:
survey, evaluation, registration, and preservation of cultural resources

U.S. Department of the Interior
National Park Service
Cultural Resources
National Register, History and Education

Full document available online at: https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf

How to Apply the National Register Criteria for Evaluation









II. THE NATIONAL REGISTER CRITERIA FOR EVALUATION

CRITERIA FOR EVALUATION:[3]

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

A. That are associated with events that have made a significant contribution to the broad patterns of our history; or

B. That are associated with the lives of persons significant in our past; or

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; or

D. That have yielded, or may be likely to yield, information important in prehistory or history.

CRITERIA CONSIDERATIONS:

Ordinarily 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 50 years shall not be considered eligible for the National Register. 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; or

b. A building or structure removed 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; or

c. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his or her productive life; or

d. A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or

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; or

f. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or

g. A property achieving significance within the past 50 years if it is of exceptional importance.

[3]The Criteria for Evaluation are found in the *Code of Federal Regulations, Title 36, Part 60*, and are reprinted here in full.

III. HOW TO USE THIS BULLETIN TO EVALUATE A PROPERTY

For a property to qualify for the National Register it must meet one of the National Register Criteria for Evaluation by:

- **Being associated with an important historic context** *and*
- **Retaining historic integrity of those features necessary to convey its significance.**

Information about the property based on physical examination and documentary research is necessary to evaluate a property's eligibility for the National Register. Evaluation of a property is most efficiently made when following this sequence:

1. Categorize the property (Part IV). A property must be classified as a district, site, building, structure, or object for inclusion in the National Register.
2. **Determine which prehistoric or historic context(s) the property represents** (Part V). A property must possess significance in American history, architecture, archeology, engineering, or culture when evaluated within the historic context of a relevant geographic area.
3. Determine whether the property is significant under the National Register Criteria (Part VI). This is done by identifying the links to important events or persons, design or construction features, or information potential that make the property important.
4. Determine if the property represents a type usually excluded from the National Register (Part VII). If so, determine if it meets any of the Criteria Considerations.
5. Determine whether the property retains integrity (Part VIII). Evaluate the aspects of location, design, setting, workmanship, materials, feeling, and association that the property must retain to convey its historic significance.

If, after completing these steps, the property appears to qualify for the National Register, the next step is to prepare a written nomination. (Refer to *National Register Bulletin: How to Complete the National Register Registration Form.*)

IV. HOW TO DEFINE CATEGORIES OF HISTORIC PROPERTIES

The National Register of Historic Places includes significant properties, classified as buildings, sites, districts, structures, or objects. It is not used to list intangible values, except in so far as they are associated with or reflected by historic properties. The National Register does not list cultural events, or skilled or talented individuals, as is done in some countries. Rather, the National Register is oriented to recognizing physically concrete properties that are relatively fixed in location.

For purposes of National Register nominations, small groups of properties are listed under a single category, using the primary resource. For example, a city hall and fountain would be categorized by the city hall (building), a farmhouse with two outbuildings would be categorized by the farmhouse (building), and a city park with a gazebo would be categorized by the park (site). Properties with large acreage or a number of resources are usually considered districts. Common sense and reason should dictate the selection of categories.

BUILDING

A building, such as a house, barn, church, hotel, or similar construction, is created principally to shelter any form of human activity. "Building" may also be used to refer to a historically and functionally related unit, such as a courthouse and jail or a house and barn.

Buildings eligible for the National Register must include all of their basic structural elements. Parts of buildings, such as interiors, facades, or wings, are not eligible independent of the rest of the existing building. The whole building must be considered, and its significant features must be identified.

If a building has lost any of its basic structural elements, it is usually considered a "ruin" and is categorized as a site.

Examples of buildings include:

administration building
carriage house
church
city or town hall
courthouse
detached kitchen, barn, and privy
dormitory
fort
garage
hotel
house
library
mill building
office building
post office
school
social hall
shed
stable
store
theater
train station

STRUCTURE

The term "structure" is used to distinguish from buildings those functional constructions made usually for purposes other than creating human shelter.

Structures nominated to the National Register must include all of the extant basic structural elements. Parts of structures can not be considered eligible if the whole structure remains. For example, a truss bridge is composed of the metal or wooden truss, the abutments, and supporting piers, all of which, if extant, must be included when considering the property for eligibility.

If a structure has lost its historic configuration or pattern of organization through deterioration or demolition, it is usually considered a "ruin" and is categorized as a site.

Examples of structures include:

aircraft
apiary
automobile
bandstand
boats and ships
bridge
cairn
canal
carousel
corncrib
dam
earthwork
fence
gazebo
grain elevator
highway
irrigation system
kiln
lighthouse
railroad grade
silo
trolley car
tunnel
windmill

OBJECT

The term "object" is used to distinguish from buildings and structures those constructions that are primarily artistic in nature or are relatively small in scale and simply constructed. Although it may be, by nature or design, movable, an object is associated with a specific setting or environment.

Small objects not designed for a specific location are normally not eligible. Such works include transportable sculpture, furniture, and other decorative arts that, unlike a fixed outdoor sculpture, do not possess association with a specific place.

Objects should be in a setting appropriate to their significant historic use, roles, or character. Objects relocated to a museum are inappropriate for listing in the National Register.

Examples of objects include:

boundary marker
fountain
milepost
monument
scupture
statuary

SITE

A site is the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archeological value regardless of the value of any existing structure.

A site can possess associative significance or information potential or both, and can be significant under any or all of the four criteria. A site need not be marked by physical remains if it is the location of a prehistoric or historic event or pattern of events and if no buildings, structures, or objects marked it at the time of the events. However, when the location of a prehistoric or historic event cannot be conclusively determined because no other cultural materials were present or survive, documentation must be carefully evaluated to determine whether the traditionally recognized or identified site is accurate.

A site may be a natural landmark strongly associated with significant prehistoric or historic events or patterns of events, if the significance of the natural feature is well documented through scholarly research. Generally, though, the National Register excludes from the definition of "site" natural waterways or bodies of water that served as determinants in the location of communities or were significant in the locality's subsequent economic development. While they may have been "avenues of exploration," the features most appropriate to document this significance are the properties built in association with the waterways.

Examples of sites include:

battlefield
campsite
cemeteries significant for information potential or historic association
ceremonial site
designed landscape
habitation site
natural feature (such as a rock formation) having cultural significance
petroglyph
rock carving
rock shelter
ruins of a building or structure
shipwreck
trail
village site

DISTRICT

A district possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.

CONCENTRATION, LINKAGE, & CONTINUITY OF FEATURES

A district derives its importance from being a unified entity, even though it is often composed of a wide variety of resources. The identity of a district results from the interrelationship of its resources, which can convey a visual sense of the overall historic environment or be an arrangement of historically or functionally related properties. For example, a district can reflect one principal activity, such as a mill or a ranch, or it can encompass several interrelated activities, such as an area that includes industrial, residential, or commercial buildings, sites, structures, or objects. A district can also be a grouping of archeological sites related primarily by their common components; these types of districts often will not visually represent a specific historic environment.

SIGNIFICANCE

A district must be significant, as well as being an identifiable entity. It must be important for historical, architectural, archeological, engineering, or cultural values. Therefore, districts that are significant will usually meet the last portion of Criterion C plus Criterion A, Criterion B, other portions of Criterion C, or Criterion D.

TYPES OF FEATURES

A district can comprise both features that lack individual distinction and individually distinctive features that serve as focal points. It may even be considered eligible if all of the components lack individual distinction, provided that the grouping achieves significance as a whole within its historic context. In either case, the majority of the components that add to the district's historic character, even if they are individually undistinguished, must possess integrity, as must the district as a whole.

A district can contain buildings, structures, sites, objects, or open spaces that do not contribute to the significance of the district. The number of noncontributing properties a district can contain yet still convey its sense of time and place and historical development depends on how these properties affect the district's integrity. In archeological districts, the primary factor to be considered is the effect of any disturbances on the information potential of the district as a whole.

GEOGRAPHICAL BOUNDARIES

A district must be a definable geographic area that can be distinguished from surrounding properties by changes such as density, scale, type, age, style of sites, buildings, structures, and objects, or by documented differences in patterns of historic development or associations. It is seldom defined, however, by the limits of current parcels of ownership, management, or planning boundaries. The boundaries must be based upon a shared relationship among the properties constituting the district.

DISCONTIGUOUS DISTRICTS

A district is usually a single geographic area of contiguous historic properties; however, a district can also be composed of two or more definable significant areas separated by nonsignificant areas. A discontiguous district is most appropriate where:

- Elements are spatially discrete;
- Space between the elements is not related to the significance of the district; and
- Visual continuity is not a factor in the significance.

In addition, a canal can be treated as a discontiguous district when the system consists of man-made sections of canal interspersed with sections of river navigation. For scattered archeological properties, a discontiguous district is appropriate when the deposits are related to each other through cultural affiliation, period of use, or site type.

It is not appropriate to use the discontiguous district format to include an isolated resource or small group of resources which were once connected to the district, but have since been separated either through demolition or new construction. For example, do not use the discontiguous district format to nominate individual buildings of a downtown commerical district that have become isolated through demolition.

Examples of districts iE,[;lude:

business districts
canal systems
groups of habitation sites
college campuses
estates and farms with large acreage/ numerous properties
industrial complexes
irrigation systems
residential areas
rural villages
transportation networks
rural historic districts



Ordeman-Shaw Historic District, *Montgomery, Montgomery County, Alabama. Historic districts derive their identity from the interrationship of their resources. Part of the defining characteristics of this 19th century residential district in Montgomery, Alabama,* is *found in the rhythmic pattern of the rows of decorative porches. (Frank* L. *Thiermonge, III)*

V. HOWTOEVALUATEA PROPERTY WITHIN ITS HISTORIC CONTEXT

UNDERSTANDING HISTORIC CONTEXTS

To qualify for the National Register, a property must be significant; that is, it must represent a significant part of the history, architecture, archeology, engineering, or culture of an area, and it must have the characteristics that make it a good representative of properties associated with that aspect of the past. This section explains how to evaluate a property within its historic context.

The significance of a historic property can be judged and explained only when it is evaluated within its historic context. Historic contexts are those patterns or trends in history by which a specific occurrence, property, or site is understood and its meaning (and ultimately its significance) within history or prehistory is made clear. Historians, architectural historians, folklorists, archeologists, and anthropologists use different words to describe this phenomena such as trend, pattern, theme, or cultural affiliation, but ultimately the concept is the same.

The concept of historic context is not a new one; it has been fundamental to the study of history since the 18th century and, arguably, earlier than that. Its core premise is that resources, properties, or happenings in history do not occur in a vacuum but rather are part of larger trends or patterns.

In order to decide whether a property is significant within its historic context, the following five things must be determined:

- The facet of prehistory or history of the local area, State, or the nation that the property represents;
- Whether that facet of prehistory or history is significant;
- Whether it is a type of property that has relevance and importance in illustrating the historic context;
- How the property illustrates that history; and finally
- Whether the property possesses the physical features necessary to convey the aspect of prehistory or history with which it is associated.

These five steps are discussed in detail below. If the property being evaluated does represent an important aspect of the area's history or prehistory *and* possesses the requisite quality of integrity, then it qualifies for the National Register.

HOW TO EVALUATE APROPERTY WITHIN ITS HISTORIC CONTEXT

Identify what the property represents: the theme(s), geographical limits, and chronological period that provide a perspective from which to evaluate the property's significance.

Historic contexts are historical patterns that can be identified through consideration of the history of the property and the history of the surrounding area. Historic contexts may have already been defined in your area by the State historic preservation office, Federal agencies, or local governments. In accordance with the National Register Criteria, the historic context may relate to one of the following:

- An event, a series of events or activities, or patterns of an area's development (Criterion A);
- Association with the life of an important person (Criterion B);
- A building form, architectural style, engineering technique, or artistic values, based on a stage of physical development, or the use of a material or method of construction that shaped the historic identity of an area (Criterion C); or
- A research topic (Criterion D).

[4] For a complete discussion of historic contexts, see *National Register Bulletin: Guidelines for Completing National Register of Historic Places Registration Forms.*

VI. HOW TO IDENTIFY THE TYPE OF SIGNIFICANCE OF A PROPERTY

INTRODUCTION

When evaluated within its historic context, a property must be shown to be significant for *one or more of the four Criteria for Evaluation - A, B, C, or D* (listed earlier in *Part II*). The Criteria describe how properties are significant for their association with important events or persons, for their importance in design or construction, or for their information potential.

The basis for judging a property's significance and, ultimately, its eligibility under the Criteria is *historic context*. The use of historic context allows a property to be properly evaluated in a nearly infinite number of capacities. For instance, Criterion C: Design/Construction can accommodate properties representing construction types that are unusual or widely practiced, that are innovative or traditional, that are "high style" or vernacular, that are the work of a famous architect or an unknown master craftsman. *The key to determining whether the characteristics or associations of a particular property are significant is to consider the property within its historic context.*

After identifying the relevant historic context(s) with which the property is associated, the four Criteria are applied to the property. Within the scope of the historic context, the National Register Criteria define the kind of significance that the properties represent.

For example, within the context of "19th Century Gunpowder Production in the Brandywine Valley," Criterion A would apply to those properties associated with important events in the founding and development of the industry. Criterion B would apply to those properties associated with persons who are significant in the founding of the industry or associated with important inventions related to gunpowder manufacturing. Criterion C would apply to those buildings, structures, or objects whose architectural form or style reflect important design qualities integral to the industry. And Criterion D would apply to properties that can convey information important in our understanding of this industrial process. If a property qualifies under more than one of the Criteria, its significance under each should be considered, if possible, in order to identify all aspects of its historical value.

NATIONAL REGISTER CRITERIA FOR EVALUATION*

The National Register Criteria recognize different types of values embodied in districts, sites, buildings, structures, and objects. These values fall into the following categories:

Associative value (Criteria A and B): Properties significant for their association or linkage to events (Criterion A) or persons (Criterion B) important in the past.

Design or Construction value (Criterion C): Properties significant as representatives of the manmade expression of culture or technology.

Information value (Criterion D): Properties significant for their ability to yield important information about prehistory or history.

*For a complete listing of the Criteria for Evaluation, refer to Part II of this bulletin.

An official website of the United States government Here's how you know

National Park Service

National Register of Historic Places

Publications of the National Register of Historic Places

The National Register of Historic Places is the official list of the Nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources.

Updated TCP Bulletin

The TCP Bulletin provides guidance for preparing a nomination of a traditional cultural place (TCP) for inclusion in the National Register of Historic Places (National Register). Through feedback from key stakeholders, including Tribes, government agencies, preservation organizations, and the public, the TCP Bulletin has been revised with additional guidance that builds upon (and supercedes) the 1998 edition by using plain language and incorporating extensive examples.

Identifying, Evaluating, and Documenting Traditional Cultural Places National Register Bulletin (https://irma.nps.gov/DataStore/DownloadFile/713282) (96mb)
Low resolution version (https://irma.nps.gov/DataStore/DownloadFile/713283)(15mb)
Summary of Revisions (https://irma.nps.gov/DataStore/DownloadFile/713857)
A hard copy may be obtained by submitting a request via email (https://www.nps.gov/common/utilities/sendmail/sendemail.cfm?o=4597E4A998D5AAAE91B510AAD919BBBE089A4999&r=/subjects/nationalregister/publications.htm).

Best Practices Review

The “Best Practices Review” compliments the guidance provided in National Register Bulletins by providing examples on specific topics. New Best Practices Reviews are typically issued quarterly. Your feedback as well as suggestions for future topics are welcome; please contact us (https://www.nps.gov/common/utilities/sendmail/sendemail.cfm?o=4597E4A998D5AAAE91B510AAD919BBBE089A4999&r=/subjects/nationalregister/publications.htm).

- Best Practices Review Issue 13, September 2025: Considering Unusual Properties (https://irma.nps.gov/DataStore/DownloadFile/746481)
- Best Practices Review Issue 12, July 2024: Removing Properties from the National Register (https://irma.nps.gov/DataStore/DownloadFile/743677)
- Best Practices Review Issue 11, April 2025: Considering Parking Lots (https://irma.nps.gov/DataStore/DownloadFile/722786)
- Best Practices Review Issue 10, January 2025: Area of Significance: Community Planning & Development (https://irma.nps.gov/DataStore/DownloadFile/714182)
- Best Practices Review Issue 9, September 2024: Assessing Integrity, Not Condition (https://irma.nps.gov/DataStore/DownloadFile/709290)
- Best Practices Review Issue 8, July 2024: Special Edition: Updating National Historic Landmarks (https://irma.nps.gov/DataStore/DownloadFile/713040)
- Best Practices Review Issue 7, March 2024: Developing a Complete and Concise Property Description (https://www.nps.gov/subjects/nationalregister/upload/BPR_developing-an-effective-property-description-2024-03-29-508.pdf)
- Best Practices Review Issue 6, January 2024: Nominating Properties for Cultural Significance under Criterion A (https://www.nps.gov/subjects/nationalregister/upload/BPR_Criterion-A_2024-01-09-508.pdf)
- Best Practices Review Issue 5, September 2023: Preparing a Concise Significance Statement (https://www.nps.gov/subjects/nationalregister/upload/BPR-Section-8-Significance-2023-09-28-REV.pdf)
- Best Practices Review Issue 4, July 2023: Evaluating Common Resources (https://www.nps.gov/subjects/nationalregister/upload/BPR_common-resources-2023-07-27-REV.pdf)
- Best Practices Review Issue 3, April 2023: Amending National Register Documentation (https://irma.nps.gov/DataStore/DownloadFile/743463)
- Best Practices Review Issue 2, January 2023: Evaluating Garages and Outbuildings in Historic Districts (https://www.nps.gov/subjects/nationalregister/upload/BPR_garages-and-outbuildings-2022-01-06.pdf)
- Best Practices Review Issue 1, September 2022: Evaluating Non-Historic Exteriors (https://irma.nps.gov/DataStore/DownloadFile/702443)

☑ National Register Info Sheets

- Info Sheet: What is the National Register of Historic Places? (https://irma.nps.gov/DataStore/DownloadFile/708370)
- Info Sheet: Places Associated with Cultural, Ethnic, or Identity Communities (https://irma.nps.gov/DataStore/DownloadFile/708371)
- Info Sheet: What is a National Historic Landmark? (https://irma.nps.gov/DataStore/DownloadFile/708372)
- Info Sheet: What is Integrity? (https://irma.nps.gov/DataStore/DownloadFile/708373)

☑ National Register of Historic Places Bulletins

- Consolidated and Updated Photograph Policy 2024 (https://www.nps.gov/subjects/nationalregister/upload/NR-NHL-photo-policy-2024-01-02.pdf)
  This 2024 guidance replaces the *2013 Guidance on How to Submit a Nomination*, the *2013 Photo Policy Factsheet*, and the *2020 Electronic-Only Submission Instructions;* and reiterates the information issued in 2022 for nominating authorities submitting photographs through the Cultural Resources Submission Portal (CRSP). **This guidance does not introduce any new requirements.**
- How to Apply the National Register Criteria for Evaluation (https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf) (NRB 15)

- How to Complete the National Register Registration Form (https://www.nps.gov/subjects/nationalregister/upload/NRB16A-Complete.pdf) (NRB 16A) -- also see addendum below
- How to Complete the National Register Multiple Property Documentation Form (https://www.nps.gov/subjects/nationalregister/upload/NRB16B-Complete.pdf) (NRB 16B)
- How to Prepare National Historic Landmark Nominations (https://www.nps.gov/subjects/nationalhistoriclandmarks/nhl-bulletin.htm)
- Researching a Historic Property (https://www.nps.gov/subjects/nationalregister/upload/NRB39-Complete.pdf) (NRB 39)
- Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places
  - Suburbs bulletin Part 1 (pages 1-72) (https://www.nps.gov/subjects/nationalregister/upload/NRB46_Suburbs_part1_508.pdf)
  - Suburbs bulletin Part 2 (pages 73-138) (https://www.nps.gov/subjects/nationalregister/upload/NRB46_Suburbs_part2_508.pdf)
- Guidelines for Evaluating and Registering Archeological Properties (https://www.nps.gov/subjects/nationalregister/upload/NRB36-Complete.pdf) (NRB 36)
- Guidelines for Evaluating and Documenting Historic Aviation Properties (https://www.nps.gov/subjects/nationalregister/upload/NRB43-Complete.pdf) (NRB 43)
- Guidelines for Evaluating and Nominating Aids to Navigation (https://www.nps.gov/subjects/nationalregister/upload/NRB34-Complete.pdf) (NRB 34)
- Guidelines for Identifying, Evaluating, and Registering America's Historic Battlefields (https://www.nps.gov/subjects/nationalregister/upload/NRB40-Complete.pdf) (NRB 40)
- Guidelines for Evaluating and Registering Cemeteries and Burial Places (https://www.nps.gov/subjects/nationalregister/upload/NRB41-Complete.pdf) (NRB 41) -- also see clarification of policy below
- How to Evaluate and Nominate Designed Historic Landscapes (https://www.nps.gov/subjects/nationalregister/upload/NRB18-Complete.pdf) (NRB 18)
- Guidelines for Identifying, Evaluating and Registering Historic Mining Properties (https://www.nps.gov/subjects/nationalregister/upload/NRB42-Complete.pdf) (NRB 42)
- Guidelines for Evaluating and Nominating Properties That Have Achieved Significance Within the Past Fifty Years (https://www.nps.gov/subjects/nationalregister/upload/NRB22-Complete.pdf) (NRB 22)
- How to Apply National Register Criteria to Post Offices (https://www.nps.gov/subjects/nationalregister/upload/NRB13-complete.pdf) (NRB 13)
- Guidelines for Evaluating and Documenting Rural Historic Landscapes (https://www.nps.gov/subjects/nationalregister/upload/NRB30-Complete.pdf) (NRB 30)
- Guidelines for Evaluating and Documenting Properties Associated with Significant Persons (https://www.nps.gov/subjects/nationalregister/upload/NRB32-Complete.pdf) (NRB 32)
- Guidelines for Evaluating and Documenting Traditional Cultural Properties (https://www.nps.gov/subjects/nationalregister/upload/NRB38-Completeweb.pdf) (NRB 38) -- This Bulletin has been replaced with the updated TCP Bulletin (96mb), released in December, 2024 (https://irma.nps.gov/DataStore/DownloadFile/713282), (low resolution version 15 mb version) (https://irma.nps.gov/DataStore/DownloadFile/713283)
- Nominating Historic Vessels and Shipwrecks to the National Register of Historic Places (https://www.nps.gov/subjects/nationalregister/upload/NRB20-Complete.pdf) (NRB 20)
- Defining Boundaries for National Register Properties (with Appendix, Definition of National Register Boundaries for Archeological Properties (https://www.nps.gov/subjects/nationalregister/upload/Boundaries-Completed.pdf) (NRB 21 & 12)
- How to Improve the Quality of Photographs for National Register Nominations (https://www.nps.gov/subjects/nationalregister/upload/NRB23-Complete.pdf) (NRB 23)

- Telling the Stories: Planning Effective Interpretive Programs for Places Listed in the National Register of Historic Places. Please e-mail us (https://www.nps.gov/common/utilities/sendmail/sendemail.cfm?o=4597E4A998D5AAAE91B510AAD919BBBE089A4999&r=/subjects/nationalregister/publications.htm) for a copy.
- Using the UTM Grid System to Record Historic Sites (NRB 28) - Please e-mail us (https://www.nps.gov/common/utilities/sendmail/sendemail.cfm?o=4597E4A998D5AAAE91B510AAD919BBBE089A4999&r=/subjects/nationalregister/publications.htm) for a copy.
- GIS Map Guidance (https://www.nps.gov/subjects/nationalregister/upload/GIS_Guidance_2013_05_15_508.pdf)
- Guidelines for Local Surveys: A Basis for Preservation Planning Part 1 (https://www.nps.gov/subjects/nationalregister/upload/NRB24-Complete_Part1t.pdf) (NRB 24)
- Guidelines for Local Surveys: A Basis for Preservation Planning Part 2 (https://www.nps.gov/subjects/nationalregister/upload/NRB24-Complete_Part2.pdf) (NRB 24)

"NRB" refers to a numbering system that is no longer in use.

National Register Policy Clarifications

From time to time, the Keeper of the National Register needs to issue a response to a policy question that has been raised about application of the criteria and other program requirements. When the Keeper issues such clarifications, they constitute an adjustment to or affirmation of the policy that applies. The Keeper's policy clarifications will be posted on the web site and may be incorporated into future publications.

• Letter from the Keeper of the National Register of Historic Places (https://www.nps.gov/subjects/nationalregister/keeper-letter-regarding-alternate-owner-objection-process.htm) (November 12, 2021) identifying an acceptable alternative to the traditional means for registering owner objection to listing one's property in the National Register of Historic Places or its designation as a Historic Landmark.

> In response to questions received from our preservation partners, the National Park Service has developed a fact sheet and sample language document (https://www.nps.gov/subjects/nationalregister/supplemental-materials-for-alternative-process-for-owner-objections.htm) to supplement the letter from the Keeper of the National Register of Historic Places distributed in November 2021. That letter identified an acceptable alternative to the traditional means for registering owner objection to listing one's property in the National Register of Historic Places or its designation as a Historic Landmark.

• Area of Significance categories and subcategories (https://irma.nps.gov/DataStore/DownloadFile/740952) have grown since Bulletin 16a "How to Complete the National Register Form" was last issued in 1997. As part of the National Park Service's ongoing efforts to ensure all places of significance in American history are accurately identified in nominations, and to better support research on these places, areas of significance for Ethnic Heritage and Social History have been expanded. This list suggests options for proponents and state, Tribal, and Federal nominating authorities to apply at their discretion in preparing nominations or updating documentation.

• Additional Guidance Addendum to the National Register Bulletin, How to Complete the National Register Registration Form (https://irma.nps.gov/DataStore/DownloadFile/699880)(2/1/2018) - regarding counting contributing resources outside the Period of Significance for a listed property

• Guidance on How to Submit a Nomination to the National Register of Historic Places on Disk (pdf) *This guidance has been replaced by the* CRSP Instructions (https://www.nps.gov/subjects/nationalregister/crsp.htm) *and the* Consolidated and Updated Photograph Policy 2024 (https://www.nps.gov/subjects/nationalregister/upload/NR-NHL-photo-policy-2024-01-02.pdf)

• GIS Map Guidance (https://www.nps.gov/subjects/nationalregister/upload/GIS_Guidance_2013_05_15_508.pdf) (pdf)

• Webinar on GIS Map guidance (https://www.nps.gov/nr/publications/guidance/pastwebinars.htm)

• Photograph policy updated (5/15/2013) *This guidance has been replaced by the* Consolidated and Updated Photograph Policy 2024 (https://www.nps.gov/subjects/nationalregister/upload/NR-NHL-photo-policy-2024-01-02.pdf)

• Integrity Requirements for Settings and Locations of Locomotives and Other Rolling Stock (https://www.nps.gov/subjects/nationalregister/upload/Policy_clarification_for_integrity_of_locomotive_settings_4-09.pdf)

• National Register Eligibility of National Cemeteries – A Clarification of Policy (https://www.nps.gov/subjects/nationalregister/upload/Final_Eligibility_of_VA_cemeteries_A_Clarification_of_Policy_rev.pdf)

Checklists:

Items the National Register of Historic Places looks for when reviewing nominations

• Technical Review Checklist (https://www.nps.gov/subjects/nationalregister/upload/2013_NR_Technical_Review_Checklist.pdf)
• Substantive Checklist (https://www.nps.gov/subjects/nationalregister/upload/2011_NR_Substantive_Review_Checklist.pdf)

National Register "White Paper" Series

The white papers that were posted here will be revised and issued as new *Best Practices Reviews*.

Cultural Resources Submission Portal - CRSP

The Cultural Resources Submission Portal (CRSP or “crisp”) replaces the initial electronic submissions system with an enhanced system. CRSP is only for nominating authorities: State Historic Preservation Offices, Tribal Preservation Offices, and Federal Preservation Offices. Instructions and URL (https://www.nps.gov/subjects/nationalregister/crsp.htm)

National Register Brochures

- National Register of Historic Places Brochure Poster (https://www.nps.gov/subjects/nationalregister/upload/NR_Brochure_Poster_web508.pdf)
- (Registro Nacional de Lugares Históricos) National Register of Historic Places Brochure Poster in Spanish - Please e-mail us (https://www.nps.gov/common/utilities/sendmail/sendemail.cfm?o=4597E4A998D5AAAE91B510AAD919BBBE089A4999&r=/subjects/nationalregister/publications.htm) for a copy.

Last updated: September 24, 2025

Was this page helpful?

- ◯ Yes
- ◯ No



An official form of the United States government. Provided by Touchpoints (https://touchpoints.app.cloud.gov/)

Summary of the National Register Historic District Update Process

- In 2019, the City was awarded a federal grant related to Hurricane Irma that was administered by the Florida Division of Historic Resources (DHR). Three updates to our older seven National Register Historic Districts in St. Augustine were undertaken, including Abbott Tract, Model Land Company, and Lincolnville.
- Survey work completed out in the field by professional consultants hired by the City of St. Augustine (2019-2021, 2023-2024).
- Update drafts were submitted for review to the Florida Division of Historical Resources, and edits required by the State were worked (2021-2024).
- The Abbott Tract National Register Historic District was completed first. The HARB reviewed the finalized draft at their June 20, 2024 meeting and City Commission on July 22, 2024, before being reviewed by the State National Register Review Board in August 2024 and officially accepted by the National Park Service in November 2024.
- DHR notified the City they were ready to process the Model Land draft in 2025. As a Certified Local Government, the City submitted the finalized draft to the Division of Historical Resources August 2025. The State provided a City of a revised draft for review locally on October 7, 2025.
- The update draft was placed on the City's website on October 10, 2025, and reviewed at the Historic Architectural Review Board's (HARB) October 16 meeting (under agenda item 9b, Other Business). Packet Link: (https://staugustinefl.portal.civicclerk.com/event/1043/files/attachment/7290)
    - At that meeting, the HARB made a motion that was unanimously approved to support this update moving forward, with the request that property owners of buildings proposed to be newly contributing are notified.
- October 2025: The City requested that the update not be reviewed at the November 2025 Florida National Register Review Board meeting so that newly contributing building owners could be notified.
- November 21, 2025: Letters to public meeting were mailed to affected property owners
- **December 9th (Tuesday), 2025**: An informational meeting will be held **from 5:30 – 7:30 pm, at City Hall (75 King Street) in the Alcazar Room** (accessed via the west side of the inner courtyard). Representatives from the State's Division of Historical Resources and City staff will be present to provide information on the Model Land Historic District update and answer questions.
- **January 12, 2026:** The finalized update will be provided for the City Commission and public's review. Public comment and the City Commission's feedback and/or support is invited and will be passed along to the DHR.
- **February 2026** (specific date to be confirmed): The Florida National Register Review Board will review the proposed update during a public meeting to be held in Tallahassee, FL. Should you wish to participate in the meeting virtually, once the meeting date is set, Historic Preservation staff (Planning & Building Department) can provide information on how to register and watch online.
- If the Review Board recommends approval, the State Historic Preservation Officer determines if the update will be forwarded for review at the National Park Service and official acceptance by the Keeper of the National Register of Historic Places in Washington, D.C.

MODEL LAND COMPANY NATIONAL REGISTER HISTORIC DISTRICT UPDATE: NEWLY CONTRIBUTING RESOURCES (November 20, 2025)

(Building Numbers in Addresses with "B" or "C" are at end of list of address numbers for each street)

Street	No.	Built	Style	Use	1983 C/NC	2025 C/NC	Reason	Site ID
Almeria Street	70	1917	Bungalow	Residential	NC	C	Retains Integrity	SJ00140
Almeria Street	73	1919	Bungalow	Residential	N/A	C	Retains Integrity	SJ00141
Almeria Street	61 B	1946	Frame Vernacular	Garage	N/A	C	Retains Integrity	N/A
Carrera Street	12	1950	Minimal Traditional	Residential	NC	C	Retains Integrity	SJ07194
Carrera Street	50	1894	Folk Victorian	Residential	NC	C	Retains Integrity	SJ00344
Carrera Street	53	1958	Ranch	Residential	NC	C	Retains Integrity	SJ07215
Carrera Street	55	1950	Colonial Revival	Residential	NC	C	Retains Integrity	SJ07217
Carrera Street	55 B	1950	Colonial Revival	Residential	NC	C	Retains Integrity	SJ07218
Carrera Street	55 C	1950	Colonial Revival	Residential	NC	C	Retains Integrity	SJ07216
Carrera Street	71 B	1950	Frame Vernacular	Residential	N/A	C	Retains Integrity	SJ07219
King Street	74 B	1915	N/A	Statue	N/A	C	Retains Integrity	SJ0008A
Lemon Street	71 B	1954	Masonry Vernacular	Residential	N/A	C	Retains Integrity	SJ06495
Markland Place	110	1949	Minimal Traditional	Residential	NC	C	Retains Integrity	SJ07227
Markland Place	138	1950	Minimal Traditional	Residential	NC	C	Retains Integrity	SJ07228
Markland Place	140	1954	Ranch	Residential	NC	C	Retains Integrity	SJ07229
Mulvey Street	6 B	1960	Masonry Vernacular	Garage	NC	C	Retains Integrity	N/A
N Ponce de Leon Boulevard (US 1)	400	2007	No Style	Commercial	N/A	C	Outside POS	N/A
N Ponce de Leon Boulevard (US 1)	510	1960	Masonry Vernacular	Commercial	NC	C	Retains Integrity	SJ05484

MODEL LAND COMPANY NATIONAL REGISTER HISTORIC DISTRICT UPDATE: NEWLY CONTRIBUTING RESOURCES (November 20, 2025)

(Building Numbers in Addresses with "B" or "C" are at end of list of address numbers for each street)

Street	No.	Built	Style	Use	1983 C/NC	2025 C/NC	Reason	Site ID
N Ponce de Leon Boulevard (US 1)	208 B	1964	Mid-Century Modern	Commercial	NC	C	Retains Integrity	SJ05483
Orange Street	40	1911	Neoclassical	Educational	N/A	C	Retains Integrity	SJ01528
Orange Street	67	1965	Mid-Century Modern	Educational	NC	C	Retains Integrity	SJ07211
Orange Street	83	1924	Masonry Vernacular	Commercial	NC	C	Retains Integrity	SJ01541
Orange Street	40 B	1950	Mid-Century Modern	Educational	N/A	C	Retains Integrity	SJ07212
Oviedo Street	132	1945	Masonry Vernacular	Residential	NC	C	Retains Integrity	SJ07230
Oviedo Street	134	1954	Minimal Traditional	Residential	NC	C	Retains Integrity	SJ07232
Oviedo Street	140	1941	Bungalow	Residential	NC	C	Retains Integrity	SJ07235
Oviedo Street	141	1950	Ranch	Residential	NC	C	Retains Integrity	SJ07236
Oviedo Street	146	1946	Bungalow	Residential	NC	C	Retains Integrity	SJ07238
Oviedo Street	146 B	1946	Masonry Vernacular	Residential	NC	C	Retains Integrity	N/A
Riberia Street	7	1941	Minimal Traditional	Residential	NC	C	Retains Integrity	SJ07200
Riberia Street	23	1951	Ranch	Residential	NC	C	Retains Integrity	SJ07201
Riberia Street	28	1920	Frame Vernacular	Residential	NC	C	Retains Integrity	SJ01803
Riberia Street	56	1955	Ranch	Residential	NC	C	Retains Integrity	SJ07240
Riberia Street	58	1962	Ranch	Residential	NC	C	Retains Integrity	SJ07241
Riberia Street	74	1925	Prairie	Educational	N/A	C	Retains Integrity	SJ01808
Riberia Street	28 B	1920	Frame Vernacular	Residential	NC	C	Retains Integrity	SJ07193

MODEL LAND COMPANY NATIONAL REGISTER HISTORIC DISTRICT UPDATE: NEWLY CONTRIBUTING RESOURCES (November 20, 2025)

(Building Numbers in Addresses with "B" or "C" are at end of list of address numbers for each street)

Street	No.	Built	Style	Use	1983 C/NC	2025 C/NC	Reason	Site ID
Riberia Street	55 B	1951	Masonry Vernacular	Garage	NC	C	Retains Integrity	N/A
Riberia Street	7 B	1946	Masonry Vernacular	Garage	NC	C	Retains Integrity	N/A
Saragossa Street	29	1924	Bungalow	Residential	NC	C	Retains Integrity	SJ02107
Saragossa Street	56	1960	Ranch	Residential	NC	C	Retains Integrity	SJ07208
Sevilla Street	12 B	1924	Frame Vernacular	Garage	NC	C	Retains Integrity	N/A
Sevilla Street	27 B	1952	Masonry Vernacular	Religious	NC	C	Retains Integrity	SJ07209
Valencia Street	45	1952	Minimal Traditional	Residential	NC	C	Retains Integrity	SJ07246
Valencia Street	46	1951	Colonial Revival	Residential	NC	C	Retains Integrity	SJ06538
Valencia Street	48	1955	Neoclassical	Residential	NC	C	Retains Integrity	SJ07247
Valencia Street	49	1954	Mid-Century Modern	Residential	NC	C	Retains Integrity	SJ07248
Valencia Street	50	1951	Mid-Century Modern	Residential	NC	C	Retains Integrity	SJ07249
Valencia Street	56	1954	Ranch	Residential	NC	C	Retains Integrity	SJ07250
Valencia Street	46 B	1951	Masonry Vernacular	Garage	NC	C	Retains Integrity	N/A
Valencia Street	50 B	1951	Masonry Vernacular	Garage	NC	C	Retains Integrity	N/A

OMB Control No. 1024-0018
expiration date 03/31/2026

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property

Historic name: Model Land Company Historic District (Additional Documentation and Boundary Increase)

Other names/site number: SJ02462

Name of Related Multiple Property Listing: N/A

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

2. Location

Street & number: Bounded by King, Cordova, and Orange Streets, U.S. 1, and the San Sebastian River ☐ not for publication

City or town: St. Augustine ☐ vicinity

State: Florida County: St. Johns Zip Code: 32084

3. State/Federal Agency Certification

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

Applicable National Register Criteria: ☒ A ☐ B ☒ C ☐ D

Signature of certifying official/Title Date

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

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

Signature of commenting official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is: Signature of the Keeper Date of Action

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

5. Classification

Ownership of Property
(Check as many boxes as apply.)

- ☒ private
- ☒ public-local
- ☐ public-State
- ☐ public-Federal

Category of Property
(Check only **one** box.)

- ☐ buildings
- ☒ district
- ☐ site
- ☐ structure
- ☐ object

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

Contributing	Noncontributing	
319	139	buildings
2	1	sites
4	23	structures
1	0	objects
310	127	total

Number of contributing resources previously listed in the National Register:

238

6. Function or Use

Historic Functions (Enter categories from instructions)	**Current Functions** (Enter categories from instructions)
DOMESTIC: Single Dwelling	DOMESTIC: Single Dwelling
DOMESTIC: Hotel	EDUCATION: College
RELIGION: Religious Facility	RELIGION: Religious Facility
COMMERCE/TRADE: Business	COMMERCE/TRADE: Business
FUNERARY: Cemetery	FUNERARY: Cemetery

7. Description

Architectural Classification
(Enter categories from instructions)

- OTHER: Frame Vernacular
- OTHER: Bungalow
- OTHER: Florida Cracker
- OTHER: Masonry Vernacular
- LATE 19TH & EARLY 20TH C. REVIVALS: Colonial Revival
- LATE 19TH & EARLY 20TH C. REVIVALS: Mediterranean Revival
- LATE VICTORIAN: Folk Victorian
- See Continuation Sheets

Materials
(Enter categories from instructions)

- foundation: CONCRETE
- walls: WOOD
- STUCCO
- BRICK
- roof: SYNTHETICS; METAL
- other:

Narrative Description
(On continuation sheets, describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a summary paragraph that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

8. Statement of Significance

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

☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.

☐ **B** Property is associated with the lives of persons significant in our past.

☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

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

Property is:

☐ **A** owned by a religious institution or used for religious purposes.

☐ **B** removed from its original location.

☐ **C** a birthplace or grave.

☐ **D** a cemetery.

☐ **E** a reconstructed building, object, or structure.

☐ **F** a commemorative property.

☐ **G** less than 50 years of age or achieved significance within the past 50 years

Areas of Significance
(Enter categories from instructions)
ARCHEOLOGY: Historic; INDUSTRY
AGRICULTURE; MILITARY
ARCHITECTURE; POLITICS/GOVERNMENT
COMMERCE; RELIGION
COMMUNITY PLANNING AND DEVELOPMENT
EDUCATION; TRANSPORTATION
EXPLORATION/SETTLEMENT

Period of Significance
1839-1968

Significant Dates
1903

Significant Person
(Complete only if Criterion B is marked)
N/A

Cultural Affiliation
N/A

Architect/Builder
Carrère and Hastings
Hollingsworth, Francis A.

Narrative Statement of Significance
(On continuation sheets, provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations. For the Narrative Statement of Significance, provide at least one paragraph for each area of significance.)

9. Major Bibliographical References

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

Previous documentation on file (NPS):
☐ preliminary determination of individual listing (36 CFR 67) has been requested
☒ previously listed in the National Register
☒ previously determined eligible by the National Register
☒ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey
#
☐ recorded by Historic American Engineering Record
☐ recorded by Historic American Landscape Survey

Primary location of additional data:
☒ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☒ Local government
☐ University
☒ Other
Name of Repository:
St. Augustine Historical Society
#
#

10. Geographical Data

Acreage of Property 108

Latitude/Longitude Coordinates
Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

1. Latitude:		1. Longitude:	
2. Latitude:		2. Longitude:	
3. Latitude:		3. Longitude:	
4. Latitude:		4. Longitude:	

☒ See continuation sheet

-Or-

UTM References
Datum: (indicated on USGS map) ☐ NAD 1927 ☐ NAD 1983

1. Zone:		Easting:	Northing:	
2. Zone:		Easting:	Northing:	
3. Zone:		Easting:	Northing:	
4. Zone:		Easting:	Northing:	

☐ See continuation sheet

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

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

11. Form Prepared By

Name/title: Meghan Browning, Meagan Scott, Lillian Rae Shropshire
Organization: Terracon Consultants, Inc. & Historic Property Associates, Inc.
Street & Number: 8001 Baymeadows Way, Suite 1
City: Jacksonville State: Florida Zip Code: 32256
Email: Meghan.Browning@terracon.com Telephone: (904) 900-6494 Date: October 24, 2024

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A **USGS map** (7.5 or 15 minute series) indicating the property's location **-or-** an equivalent scaled map that indicates the property's location and latitude/longitude or UTM coordinates.
- A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

Photographs

Clear and descriptive photographs under separate cover. The size of each image must be 3000x2000 pixels, at 300 ppi (pixels per inch) or larger. Each photograph must be numbered in the order they are referenced in the manuscript, and that number must correspond to the photograph number on the photo log.

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

Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

Tier 1 – 60-100 hours
Tier 2 – 120 hours
Tier 3 – 230 hours
Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

ARCHITECTURAL CLASSIFICATION

LATE VICTORIAN: Gothic Revival
LATE VICTORIAN: Italian Renaissance Revival
LATE VICTORIAN: Queen Anne
LATE VICTORIAN: Richardsonian Romanesque
LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial
LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: Craftsman
LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: Prairie
LATE 19TH & EARLY 20TH CENTURY REVIVALS: Greek Revival
LATE 19TH & EARLY 20TH CENTURY REVIVALS: Mission
LATE 19TH & EARLY 20TH CENTURY REVIVALS: Neo-Classical Revival
MODERN MOVEMENT: Mid-Century Modern
MODERN MOVEMENT: Minimal Traditional
MODERN MOVEMENT: Ranch

SUMMARY

The Model Land District is a mixed use, but primarily residential, neighborhood located west of the St. Augustine colonial city, a National Historic Landmark. The district encompasses all or parts of 20 city blocks. The architectural integrity and physical condition of the historic building stock is generally good. It is well maintained and has an active neighborhood association which advocates with the City of St. Augustine on planning, zoning, land use and historic preservation issues. The district has had relatively few changes and minimal alterations since 1935 and the 1983 nomination. In September 2017, Hurricane Irma made landfall in the southwest portion of Florida, resulting in flooding throughout St. Augustine, including Model Land; the district emerged relatively unscathed from the disaster.

The Model Land Company Historic District was listed in the National Register of Historic Places in 1983. It is significant at the local level for a period of 1839-1930 under Criterion C: Architecture and under Criterion A in the areas of: Archaeology, Agriculture, Commerce, Community Planning and Development, Education, Exploration and Settlement, Military, Politics and Government, and Religion. It included a total of 302 resources—64 noncontributing resources and 238 contributing. The district also encompasses three individually listed resources: Markland, Grace United Methodist Church, and Hotel Ponce de Leon. Markland was listed in 1978 for state level significance under Criterion A in the areas of Agriculture and Social History and under Criterion C: Architecture, for a period of 1839. Grace United Methodist Church was listed in 1979 for national significance under Criterion A in the areas of Community Planning and Development and Social History and under Criterion C: Architecture, for a period of 1887. Hotel Ponce de Leon was listed in 1975 for national significance under Criterion A in the areas of Art, Commerce, and Social History and under Criterion C: Architecture, for a period of

1887. Hotel Ponce de Leon was designated as a National Historic Landmark in 2006 for its significance to Architecture and Engineering, for a period of 1885-1888.

This Additional Documentation and Boundary Increase makes several changes to the initial listing. This update expands the period of significance from 1839-1930 to 1839-1968, to capture the entirety of the community's historic development. The new end date is marked by the conversion of Hotel Ponce de Leon to Flagler College and the termination of the Florida East Coast Railway (FEC) passenger service in 1968, which together mark Model Land's transition from tourism hub to college town. The northern boundary of Model Land is expanded slightly to the north to encapsulate two contributing school buildings that are historically associated with the community—Orange Street School and the Ketterlinus Gymnasium—as well as two noncontributing structures—a modern parking lot and a replica of colonial-era fortification.[1] This update provides additional historic context to support the expanded period of significance and boundaries. The areas of significance that Model Land is already listed under are not being changed and thus are not addressed in this documentation.

This Additional Documentation also updates the resource count and documents alterations and new infill within the district. The 1983 nomination included a total of 302 resources, consisting of 64 noncontributing resources and 238 contributing resources. This update includes a total of 458 resources: 319 contributing resources and 139 non-contributing resources (90 are outside the period of significance and 49 lack integrity). 153 buildings are newly recorded in the inventory and 60 have changed contributing/non-contributing status. Most of the additional buildings are auxiliary buildings, such as sheds and detached garages, which were not counted in the original nomination. Several are extant historic buildings that were missing from the original nomination's inventory list, map, or both for unknown reasons. Some buildings have been reclassified stylistically to reflect more nuanced understandings of architectural styles and their histories. 44 buildings have been demolished since listing, including the YMCA building (59 Valencia Street), Felix de Crano house (44 Sevilla Street), and Walter B. Fraser house (29 Valencia Street). In addition, the Mediterranean Revival Ketterlinus School (1924) was destroyed by a devastating fire in 1981. While not shown in the boundary map, the building was included in the 1983 inventory as contributing.

[1] The Ketterlinus School Office Building (1965) and Gymnasium (1950) were not of historic age during initial listing. It is unclear why Orange Street School (1911) was not included in the district boundaries. The entire parcel encompasses an archeological site of the Cubo Line, an 18th century Spanish colonial earthwork fortification, which is marked by a ca.2000 replica of the Santo Domingo Redoubt, at the corner of Orange and Cordova Streets.

153 buildings are newly recorded in the inventory and 60 have changed contributing/non-contributing status. Most of the additional buildings are auxiliary buildings, such as sheds and detached garages, which were not counted in the original nomination. Several are extant historic buildings that were missing from the original nomination's inventory list, map, or both for unknown reasons.

STREET NO.	BUILT	1983 MAP STATUS	2025 STATUS
Almeria Street			
59B	1930	Contributing on Map	Contributing
61B	1946	Contributing on Map	Contributing
65B	1980	Not Depicted	Not Contributing
65C	1993	Built after 1983	Not Contributing
66B	N/A	Contributing on Map	Contributing
67	1917	Contributing	Not Contributing
68B	N/A	Contributing on Map	Contributing
69B	1990	Built after 1983	Not Contributing
70	1917	Not Contributing	Contributing
70B	1993	Built after 1983	Not Contributing
73	1919	Not Depicted	Contributing
73B	N/A	Not Depicted	Not Contributing
75B	N/A	Not Depicted	Not Contributing
76B	N/A	Contributing on Map	Contributing
79B	2018	Built after 1983	Not Contributing
Carrera Street			
8B	N/A	Not Depicted	Not Contributing
10B	2005	Built after 1983	Not Contributing
12	1950	Not Contributing	Contributing
36B	1924	Contributing on Map	Contributing
38B	2016	Built after 1983	Not Contributing
41	2021	Built after 1983	Not Contributing
41B	2021	Built after 1983	Not Contributing
42B	1983	Built after 1983	Not Contributing
46B	1917	Contributing on Map	Contributing
49 ½B	1980	Not Contributing on Map	Not Contributing
50	1894	Not Contributing	Contributing
51	1947	Not Contributing on Map	Not Contributing
53	1958	Not Contributing	Contributing
55	1950	Not Contributing	Contributing

STREET NO.	BUILT	1983 MAP STATUS	2025 STATUS
Carrera Street (cont'd)			
55B	1950	Not Contributing	Contributing
55C	1950	Not Contributing	Contributing
58B	1960	Contributing on Map	Contributing
62B	1980	Not Depicted	Not Contributing
63B	1992	Built after 1983	Not Contributing
67B	2005	Built after 1983	Not Contributing
71B	1950	Not Depicted	Contributing
Cordova Street			
14B	1855	Contributing on Map	Contributing
16B	1924	Contributing on Map	Contributing
26B	1904	Not Contributing on Map	Not Contributing
30B	1971	Not Contributing on Map	Not Contributing
32	1989	Built after 1983	Not Contributing
32B	1989	Built after 1983	Not Contributing
38B	2000	Built after 1983	Not Contributing
King Street			
74B	1915	Not Depicted	Contributing
74C	1990	Built after 1983	Not Contributing
74D	N/A	Not Depicted	Not Contributing
74E	N/A	Not Depicted	Not Contributing
118D	N/A	Not Depicted	Not Contributing
128B	N/A	Not Depicted	Not Contributing
134B	1930	Contributing on Map	Contributing
136B	1960	Contributing on Map	Not Contributing
138B	1910	Contributing on Map	Contributing
142	1930	Contributing	Not Contributing
Lemon Street			
58B	2017	Built after 1983	Not Contributing
65	1917	Contributing	Not Contributing
66B	1935	Contributing	Not Contributing
67B	1924	Contributing on Map	Contributing
68B	N/A	Not Depicted	Not Contributing
69B	1930	Contributing on Map	Contributing

STREET NO.	BUILT	1983 MAP STATUS	2025 STATUS
Lemon Street (cont'd)			
71B	1954	Not Depicted	Contributing
74B	1965	Contributing on Map	Contributing
75B	1930	Contributing on Map	Contributing
Malaga Street			
1E	2017	Built after 1983	Not Contributing
1F	1993	Built after 1983	Not Contributing
100	2004	Built after 1983	Not Contributing
101B	2002	Built after 1983	Not Contributing
136	1960	Not Depicted	Not Contributing
Markland Place			
21	2005	Built after 1983	Not Contributing
110	1949	Not Contributing	Contributing
138	1950	Not Contributing	Contributing
138B	1980	Not Depicted	Not Contributing
138C	2011	Built after 1983	Not Contributing
140	1954	Not Contributing	Contributing
Mulvey Street			
6B	1960	Not Contributing	Contributing
Orange Street			
31	1886	Not Depicted	Contributing
40	1911	Not Depicted	Contributing
40B	1950	Not Depicted	Contributing
40C	1999	Built after 1983	Not Contributing
40D	N/A	Not Depicted	Not Contributing
47B	1950	Not Contributing on Map	Not Contributing
61B	1910	Contributing on Map	Contributing
67	1965	Not Contributing	Contributing
67B	1975	Not Contributing on Map	Not Contributing
67C	1971	Not Contributing on Map	Not Contributing
67D	1960	Not Depicted	Not Contributing
67E	1993	Built after 1983	Not Contributing
73	2003	Built after 1983	Not Contributing

STREET NO.	BUILT	1983 MAP STATUS	2025 STATUS
Orange Street (cont'd)			
83	1924	Not Contributing	Contributing
93	1984	Built after 1983	Not Contributing
99	1899	Contributing	Not Contributing
Oviedo Street			
132	1945	Not Contributing	Contributing
133B	1930	Contributing on Map	Contributing
134	1954	Not Contributing	Contributing
135B	1970	Contributing	Not Contributing
136B	1924	Contributing	Not Contributing
137B	1935	Contributing on Map	Contributing
140	1941	Not Contributing	Contributing
141	1950	Not Contributing	Contributing
144	1924	Contributing	Not Contributing
145 ½	1930	Contributing	Not Contributing
146	1946	Not Contributing	Contributing
146B	1946	Not Contributing	Contributing
N Ponce de Leon Boulevard (US 1)			
208B	1964	Not Contributing	Contributing
400	2007	Built after 1983	Contributing
510	1960	Not Contributing	Contributing
Riberia Street			
5	1910	Contributing	Not Contributing
7	1941	Not Contributing	Contributing
7B	1946	Not Contributing	Contributing
14B	2000	Built after 1983	Not Contributing
15B	1930	Contributing on Map	Contributing
23	1951	Not Contributing	Contributing
26B	N/A	Not Depicted	Not Contributing
27B	1983	Built after 1983	Not Contributing
28	1920	Not Contributing	Contributing
28B	1920	Not Contributing	Contributing
30B	N/A	Not Depicted	Not Contributing
50B	1951	Not Contributing	Contributing
55B	1951	Not Contributing	Contributing

STREET NO.	BUILT	1983 MAP STATUS	2025 STATUS
Riberia Street (cont'd)			
56	1955	Not Contributing	Contributing
58	1962	Not Contributing	Contributing
69	2012	Built after 1983	Not Contributing
69B	2012	Built after 1983	Not Contributing
71	2006	Built after 1983	Not Contributing
71B	2006	Built after 1983	Not Contributing
74	1925	Not Depicted	Contributing
74B	2000	Built after 1983	Not Contributing
73-75	2006	Built after 1983	Not Contributing
Saragossa Street			
6B	1989	Built after 1983	Not Contributing
8B	1924	Contributing on Map	Contributing
10B	2018	Built after 1983	Not Contributing
11B	1980	Not Depicted	Not Contributing
12B	1971	Not Depicted	Not Contributing
13B	N/A	Contributing on Map	Contributing
14B	2024	Built after 1983	Not Contributing
16B	1991	Built after 1983	Not Contributing
17B	1980	Not Depicted	Not Contributing
18B	1924	Contributing on Map	Contributing
19B	N/A	Contributing on Map	Contributing
21B	1917	Contributing on Map	Contributing
28B	N/A	Not Depicted	Not Contributing
29	1924	Not Contributing	Contributing
32B	N/A	Not Depicted	Not Contributing
37B	N/A	Not Depicted	Not Contributing
38	1924	Not Contributing on Map	Not Contributing
39B	2007	Built after 1983	Not Contributing
41B	2010	Built after 1983	Not Contributing
42 ½	1914	Contributing on Map	Contributing
50B	1949	Not Depicted	Contributing
56	1960	Not Contributing	Contributing
58B	1983	Built after 1983	Not Contributing
60B	2016	Built after 1983	Not Contributing
62B	2002	Built after 1983	Not Contributing
63B	1979	Not Contributing on Map	Not Contributing

STREET NO.	BUILT	1983 MAP STATUS	2025 STATUS
Saragossa Street (cont'd)			
65B	1930	Contributing on Map	Contributing
67B	1960	Contributing on Map	Contributing
68B	1993	Built after 1983	Not Contributing
69B	1924	Contributing on Map	Contributing
72B	1970	Contributing on Map	Contributing
75B	1930	Contributing on Map	Contributing
77B	1983	Built after 1983	Not Contributing
Sevilla Street			
1B	2008	Built after 1983	Not Contributing
1D	N/A	Not Depicted	Not Contributing
9	1900	Contributing	Not Contributing
9B	2019	Built after 1983	Not Contributing
10B	N/A	Contributing on Map	Contributing
12B	1924	Not Contributing	Contributing
14B	2009	Built after 1983	Not Contributing
15B	1915	Contributing on Map	Contributing
18	2016	Built after 1983	Not Contributing
18B	2016	Built after 1983	Not Contributing
21B	N/A	Contributing on Map	Contributing
22B	2018	Built after 1983	Not Contributing
22C	2018	Built after 1983	Not Contributing
23B	1994	Built after 1983	Not Contributing
23C	N/A	Not Depicted	Not Contributing
24B	1980	Not Depicted	Not Contributing
27B	1952	Not Contributing	Contributing
27D	N/A	Not Depicted	Not Contributing
28	1964	Not Contributing	Contributing
44	1996	Built after 1983	Not Contributing
48B	1930	Contributing	Not Contributing
48C	1995	Built after 1983	Not Contributing
50	2007	Built after 1983	Not Contributing
Valencia Street			
6B	1904	Not Contributing	Contributing
6C	1935	Not Contributing	Contributing
10	1987	Built after 1983	Not Contributing

STREET NO.	BUILT	1983 MAP STATUS	2025 STATUS
Valencia Street (cont'd)			
20B	1981	Not Depicted	Not Contributing
38	1955	Not Contributing	Contributing
38B	1960	Not Depicted	Not Contributing
39B	1980	Not Depicted	Not Contributing
41	1957	Not Depicted	Contributing
42B	2008	Built after 1983	Not Contributing
43	2004	Built after 1983	Not Contributing
43B	2004	Built after 1983	Not Contributing
45	1952	Not Contributing	Contributing
45B	N/A	Not Depicted	Not Contributing
46	1951	Not Contributing	Contributing
46B	1951	Not Contributing	Contributing
48	1955	Not Contributing	Contributing
49	1954	Not Contributing	Contributing
50	1951	Not Contributing	Contributing
50B	1951	Not Contributing	Contributing
56	1954	Not Contributing	Contributing
59	1983	Built after 1983	Not Contributing
59B	1983	Built after 1983	Not Contributing
62 ½	1950	Not Contributing	Not Contributing
67	1927	Contributing	Not Contributing
68B	2011	Built after 1983	Not Contributing
69B	1922	Contributing on Map	Contributing
71	1971	Not Contributing on Map	Not Contributing
71B	1971	Not Depicted	Not Contributing
72B	1960	Not Contributing on Map	Not Contributing
73B	1930	Contributing on Map	Contributing

44 buildings have been demolished since listing, including the YMCA building (59 Valencia Street), Felix de Crano house (44 Sevilla Street), and Walter B. Fraser house (29 Valencia Street).

STREET NO.	BUILT	1983 MAP STATUS	2025 STATUS
Almeria Street			
70B	N/A	Not Contributing	Demolished
72B	N/A	Contributing	Demolished
Carrera Street			
9B	N/A	Not Depicted	Demolished
10B	N/A	Contributing	Demolished
10C	N/A	Contributing	Demolished
15	N/A	Contributing	Demolished
34	N/A	Not Contributing	Demolished
41	N/A	Not Contributing	Demolished
Cordova Street			
36 ½	N/A	Contributing	Demolished
128B	N/A	Contributing	Demolished
Lemon Street			
61B	N/A	Not Contributing	Demolished
Malaga Street			
100	N/A	Not Contributing	Demolished
Markland Place			
80B	N/A	Contributing	Demolished
Mulvey Street			
10 ½	N/A	Contributing	Demolished
Orange Street			
47C	N/A	Not Contributing	Demolished
75[2]	1925	Not Depicted	Demolished

[2] 75 Orange Street has since been assigned to an extant house listed in the Section 7 inventory. The Ketterlinus Junior High School located at 75 Orange Street is listed in the original nomination's inventory but was not depicted in the district map and has since been demolished.

STREET NO.	BUILT	1983 MAP STATUS	2025 STATUS
76	N/A	Contributing	Demolished
99B	N/A	Contributing	Demolished
Riberia Street			
10 ½	N/A	Contributing	Demolished
14B	N/A	Contributing	Demolished
32	N/A	Contributing	Demolished
32B	N/A	Contributing	Demolished
68	N/A	Contributing	Demolished
76	N/A	Contributing	Demolished
78B	N/A	Contributing	Demolished
Saragossa Street			
10 ½	N/A	Contributing	Demolished
14B	N/A	Contributing	Demolished
70B	N/A	Contributing	Demolished
74	1925	Contributing	Demolished
74B	1925	Contributing	Demolished
76	1904	Contributing	Demolished
78	1899	Contributing	Demolished
Sevilla Street			
8B	N/A	Contributing	Demolished
9C	N/A	Contributing	Demolished
16B	N/A	Contributing	Demolished
26	N/A	Contributing	Demolished
32B	N/A	Contributing	Demolished
44	N/A	Contributing	Demolished
44B	N/A	Not Contributing	Demolished
Valencia Street			
6D	N/A	Not Contributing	Demolished
18	N/A	Contributing	Demolished
29	N/A	Contributing	Demolished
29B	N/A	Contributing	Demolished
59	N/A	Contributing	Demolished

SETTING

The Model Land Company Historic District, just west of downtown St. Augustine, is a densely developed historic residential neighborhood with more modern commercial areas along its fringes on King Street to the south and US 1 (also known as N Ponce De Leon Boulevard) to the west, as well as a collection of buildings associated with Flagler College gathered around the former Hotel Ponce de Leon in the southeast corner of the district.

The district is punctuated by large, open spaces, including formal landscaping associated with large estates, such as Markland. Flagler College has retained several historic green spaces, such as the courtyards of Hotel Ponce De Leon, and developed newer open quad spaces, surface parking lots, and tennis courts on the surrounding blocks. Additionally, there is one public park, Railroad Park, in the southwest corner of the district (Photo 1). The Tolomato Cemetery, the Spanish cemetery established by Father Pedro Camps in 1777 to serve his Minorcan flock, is located on the west side of Cordova Street between Orange and Saragossa Streets. Houses within the district tend to have private driveways, though street parking is available and used often throughout the neighborhood. Some park on their front lawns and some businesses have parking lots. Fencing throughout the district varies, including garden walls constructed of wood, concrete block, and poured concrete (Photo 2 and Photo 3). Part of the attractiveness of the area is its mature stands of trees, particularly live oaks. Formal landscapes are associated with the larger properties, while smaller residential lots tend to be landscaped with mature and young trees, manicured shrubs, and small gardens.

Concentrated development of the area occurred primarily during the late nineteenth and early twentieth centuries. Interior streets generally date to the late nineteenth century when Henry Flagler plated the Model Land Company Subdivision. After filling in Maria Sanchez Creek and the marshes of the San Sebastian River, Flagler laid out brick paved streets, bordered by brick sidewalks, and gave them Spanish names: Valencia, Carrera, Saragossa, Sevilla, Riberia, and Malaga Streets. Portions of Oviedo, Sevilla, and Valencia Streets have retained these brick features while the remaining historic streets have been black topped (Photos 4-6). Model Land developed organically as Flagler began creating a winter destination for wealthy northerners, with space for working class housing located adjacent to his hotel and railway systems. There were three distinctive periods that constitute the complete development of Model Land, which are reflected in the building stock.

Initial development, from 1885-1903, was concentrated in the southern half of the district, which contains larger buildings located on larger lots. These buildings date from the earliest phase of development, when Flagler and the Model Land Company catered to wealthier purchasers (Photos 7 and 8). Formal landscaping, such as the grand courtyards of Hotel Ponce de Leon, is common on these larger estates. This area contains the oldest home in the district, Markland (1839) and many landmark buildings, such as the Hotel Ponce de Leon, Grace United Methodist Church, Ancient City Baptist Church, and Flagler Memorial Church. The northern portion of the district was also being developed at

this time, though Flagler and Model Land had less direct influence in those areas, resulting in lots that are approximately half the width of those to the south and are typically more modest, although they do display a variety of styles and some fine detailing (Photos 9 and 10). Both of the community's historic schools—Orange Street and Ketterlinus—are located in this northern area (Photos 11 and 12).

The second period of growth was from 1904-1929, which was concentrated in the western portion of the district. Flagler stepped down from direct management of Model Land as his other development projects drew him farther south, leaving the agents of the Model Land Company in charge. In order to "maximize lot sales to the incoming railroad employees, the [Model Land] Company divided the originally large western tier of blocks" into smaller lots, creating Lemon, Almeria, Oviedo and Mulvey streets.[3] Development increased tremendously after WWI through the mid-1920s. Houses in this area were predominately sold to FEC employees and those working in other railroad related industries and are much more modest than those to the east. Homes are mostly one to one-and-a-half-story Frame Vernacular houses in a variety of popular forms, such as Bungalows. The four-story Chicago style commercial office complex of the Florida East Coast (FEC) Railway on Malaga Street dominates the area.

The final period of growth was from 1930-1965, which was marked by the redevelopment of Kirkside and the expansion of US 1. Kirkside was Henry Flagler's personal residence in Model Land. It was a large estate in the southeastern portion of the community, across the street from Flagler Memorial Church. In 1950, the house was demolished and the property was subdivided into lots similar in size to the nearby parcels from the turn of the century (Photos 13-15). These buildings reflect popular mid-century residential styles, including Ranches. Several lots in Blocks A-F on the western edge of the Model Land Company were demolished or relocated to facilitate the construction of U.S. 1 and post-World War II saw the development of the areas few remaining open lots. Between 1946 and 1960, the railroad yard west of Malaga Street was removed and US 1 widened and realigned. The use and orientation of some of the buildings near US 1 have changed in response to this (Photo 16). Ketterlinus Elementary School (67 Orange Street) was constructed in 1960 and replaced the 1925 school on the same property. The earlier school building was a two-story Mediterranean Revival building. The 1960 building is a single story and features marblecrete and a sawtooth roof.[4]

[3] Scardaville and Paarlberg, "Model Land Company Historic District," section 8-3.
[4] The 1925 building was destroyed by a fire in 1981. Records are unclear if the 1960 structure was an addition to the earlier building or an independent building. Robert W. Harper, "SJ01535: Ketterlinus Junior High," FMSF form, (Tallahasee: Division of Historical Resources, Florida Master Site File, 2007); David Nolan, *The Houses of St. Augustine*, (Sarasota: Pineapple Press, 1984), 59; Scardaville and Paarlberg, "Model Land Company Historic District," section 8-3; Aerial Photography, St. Augustine, DQE-6-211, (January 9, 1952); Aerial Photography, St. Augustine, CZA-3AA-95, (May 14, 1960); Sanborn Fire Insurance Company, "Sanborn Fire Insurance Map," (St. Augustine: Sanborn Fire Insurance Company, 1946).

NARRATIVE DESCRIPTION

The district contains over two hundred historic residences, including three buildings individually listed in the National Register: Markland (NRHP 1978), Hotel Ponce de Leon (NRHP 1975, NHL 2006), and Grace United Methodist Church and Rectory (NRHP 1979). Beyond the landmark Hotel Ponce de Leon and major churches, the predominant architectural styles within the district include Bungalow, Folk Victorian, and Frame Vernacular, followed by Craftsman, Colonial Revival, Masonry Vernacular, Mediterranean Revival, and Ranch. The remaining building stock includes a diverse assortment of architectural styles in small numbers, such as Prairie, Queen Anne, Richardsonian Romanesque, Beaux Arts, and Mid-Century Modern, and Shotgun, Florida Cracker, and Foursquare type residential buildings. Overwhelmingly, buildings in the district are in good condition and have retained their integrity. The statement from the 1983 nomination remains true: "the architecture in the Model Land Co. tract represents the finest collection of late nineteenth and early twentieth century buildings in St. Augustine, a reflection of early developmental schemes and the social composition of the neighborhood's early inhabitants."[5] The period of significance end date has been expanded from 1930 to 1968, to encompass the final stage of growth in the district during the mid-century. All the historic districts in St. Augustine include post-World War II historic buildings, and Model Land is no exception, containing 56 buildings constructed between 1945 and 1968.

CONTRIBUTING BUILDINGS

Bungalow

The Billiard House, 125 Markland Place (1901), (Photo 17)

Constructed between 1899 and 1901, The Billiard House was built by Dr. Andrew Anderson to host close associates of himself and Henry Flagler. Now known as the Markland Cottage, it provided a space for pastimes such as billiards and wagers.[6] The small, single-story Bungalow is now associated with Flagler College in collaboration with Florida Public Archaeology Network. It has since been restored to its 1901 appearance completed with a marble bathroom, Majolica-tiled fireplace and imported sycamore wainscotting, doors, columns, and times. The billiards table has also been retained and restored. The building's exterior has a shingled pagoda roof with sloping eaves and a recessed porch supported by square columns, with a simple wood railing and wood shingle exterior. The façade is symmetrical, featuring a centered, panel wood door surmounted by a transom window. The entrance is flanked by 1/1 windows with louvered shutters, which also feature on the side elevations. The porch steps are small wood steps without a railing. The foundation consists of brick piers with lattice infill.

[5] Scardaville and Paarlberg, "Model Land Company Historic District," section 7-1.
[6] Ann Colby, *Wicked St. Augustine*, (The History Press, Charleston, 2020).

41 Saragossa Street (1914) (Photo 18)

This building is a one-and-a-half story Bungalow with a metal hipped roof and several hipped dormers. The front porch has been screened-in and sits under a metal half hip extension, supported by square metal columns with a weatherboard knee-wall. The entrance is a centrally located multi-light wood door, accessed via stucco concrete steps. The house has paired 1/1 sash windows on the façade and in the dormers. There is a shed extension on the western elevation overlooking the patio, which features a tall wood fence, a pool, and a hipped shed. The house itself has a moderate setback with a landscaped yard and several palms. It is bordered by a wood picket fence.

68 Lemon Street (ca.1920)

This building is a single-story Bungalow with a front-facing metal gable featuring exposed rafter tails, beams, and stickwork in the gable end. The full-length porch is recessed under the gable, which is supported by square wood posts and paneled posts, with a shingled knee-wall. The entrance is central on the façade and consists of a multi-light door, flanked on either side by single 1/1 sash windows. The steps to the porch are concrete with concrete knee walls. The remaining windows are single and paired 1/1 sash windows. Ancillary features include a moderate setback with an unmanicured grassy lawn and a gabled shed at the rear of the structure.

37 Saragossa Street (1916)

This building is a one-and-a-half story Bungalow with a metal hip roof and two interior brick chimneys, with a centered shed dormer on the façade. The front porch is enclosed with a hip extension over the front concrete steps and main entrance, supported by thin, turned posts. A small sliver of the front porch has been retained and has a turned porch railing. The entrance is centered on the façade under the extension and features a paneled door with a multilight fixed window, flanked by multilight sidelight windows. The building also has single and paired 2/2 sash windows and single 4/4 sash windows, as well as tripartite fixed windows in the dormer. The building has a shallow setback with a manicured front yard.

Folk Victorian

44 Carrera Street (1904)

This two-story Folk Victorian residence with a front-facing metal gable roof sits on brick piers. There is a hip roof over the building's wrap around porch. The exterior is beaded weatherboard. The porch has square piers with decorative brackets and a square railing. The porch on the eastern elevation has been screened in. The entrance is an off-center wood door located on the asymmetric façade with a single

panel and a fixed light window. The windows are single and paired 2/2 replacements. There is an attic vent in the gable end and an internal brick chimney at the gable peak.

138 King Street (1920), (Photo 19)

This one-and-a-half story Folk Victorian residence has a steeply pitched metal intersecting gable roof and a single-story porch under a half-hipped extension supported by Tuscan columns. It sits on concrete block piers separated by a simple wood railing. The porch is partially enclosed on the eastern elevation. The entrance is a centered multi-light fixed window door with a small wood stoop; the rest of the porch is accessed via tiled steps flanked by tiled knee-walls. The house has single, paired, and tripartite 8/8 6/6 sash windows with single 6/6 windows in the gable ends. The house is on concrete block piers with concrete block infill.

55 Orange Street (1899)

This building is a 2.5 story Folk Victorian residence with a front-facing asphalt shingle cross gable roof and a two story wrap around open porch. The exterior is beaded weatherboard, and the porch has exposed and boxed rafter tails, square wood supports with brackets, decorative wood cornices, and wood spindle railing. The eastern elevation on the second floor of the porch has been enclosed, though it does not overall impact the historic massing of the structure and uses sympathetic materials. The entrance to the building is off-center and obscured by a metal storm door with a large single pane window. There is a divided transom window above it. The house has single 2/2 wood sash windows and a small replacement 1/1 sash window. There is a decorative faux louvered wood attic vent in the gable end and one internal brick chimney. The foundation is concrete piers.

63 Orange Street (1894)

The building is a two-story Folk Victorian residence with a metal hipped roof, along with a hipped dormer on the façade as well as an interior brick chimney, and a four square layout. The building has a front porch and second story balcony under a shed extension supported by wooden turned posts with a simple wood railing. The façade is symmetrical with a centered double door entrance consisting of wood panel doors with fixed multi-light windows with two transom windows above. There is a similar paneled wood door on the second story balcony with a transom and fixed window. The rest of the fenestration consists of single paired multilight over one wood sash windows with paired 2/2 sash windows on the dormer. The building sits on masonry piers and has multiple rear additions not visible from the right of way.

Frame Vernacular

9 Riberia Street (1910), (Photo 20)

This building is a multi-family two-story Frame Vernacular building with a front facing gable roof and horizontal weatherboard siding. The house has an off-center entry porch on the facade under a gable extension with exposed rafter tails, supported by square posts. The porch is wooden with wood steps and a simple wood railing. The main entrance is a paneled door with a single fixed window. There is a secondary entrance on the southern elevation, a wooden entry porch under a shed extension supported by square posts, with a wood railing. The door on this elevation is a contemporary six panel door. The building has single 3/1 wood sash windows. The building itself rests on brick piers with wood lattice infill.

52 Carrera Street (1894)

Constructed in 1894, this house is a two-story multi-dwelling building with a metal hipped roof and a stucco exterior. It has multiple entrances, including a central recessed door on the main façade, featuring a cloth awning and tile steps flanked by lion statues, and two entrances on the eastern elevation, one of which is on the second floor and accessed via stucco steps with metal handrails. The building's main feature is its single 1/1 sash windows with louvered awnings and peaked surrounds. The apartment has an attached two-car garage with a flat roof and stucco exterior, as well as a large, paved parking area. The building sits on a corner lot with a moderate setback and grassy lawn, with a tiled walkway and a metal fence. There is a pagoda at the rear of the building and a wood deck.

6 St. Andrews Court (1927)

This house is a two-story building with a metal overhanging hipped roof featuring exposed rafters and a weatherboard exterior fabric. The first floor is a storage area/garage with double doors, which sits adjacent to the main entrance, a three panel door with a fixed window and a metal security door. The second floor has overhanging eaves and knee braces, as well as a full-length porch with metal fencing and a set of wood stairs leading toward the rear of the house. The house has single 2/2 sash windows. Ancillary features include a minimal setback with a short concrete platform and a small backyard with a chain-link fence.

Craftsman

128 King Street (ca.1914)

This house is a two-story Craftsman style building featuring a steeply pitched side-facing catslide roof with a full-length recessed front porch, supported by square stucco columns with a stucco knee wall. The roof has a centered gable dormer with knee-braces, exposed rafter tails and two square shuttered windows. It also has shingled siding, which extends to the other gable ends. The remainder of the exterior fabric is horizontal vinyl siding. The house's façade is symmetrical, with a centered entrance consisting of a paneled multi-light door flanked by paneled sidelights and a centered set of stairs with curving, stucco knee walls. The remaining windows are 1/1 replacement vinyl windows. Other features include two interior stuccoed chimneys at either gable end, and a moderate setback with an iron fence along the parcel boundary.

76 Lemon Street (ca.1920), (Photo 21)

This building is a single-story Craftsman featuring a front-facing gable roof with exposed rafter tails, as well as a gabled bay window on the façade with shingles in the gable end. The porch is recessed under the roof with a gable extension on the eastern elevation, supported by square wood posts with a simple wood fence. The entrance is parallel to the street and is not visible from the right of way. The concrete steps are centered and have a simple wood railing. The building has 1/1 windows, with the bay window featuring rosette panels beneath its tripartite windows. Ancillary features include a moderate setback with a grassy lawn and several mature trees.

34 Saragossa Street (1922)

This building is a one-and-a-half story Craftsman with a cross-gabled roof and multiple gabled dormers with braces. It has horizontal vinyl siding, and a partial-length porch recessed under the gable with stone piers and battered columns. Both sides of the porch have been enclosed to accommodate multiple entry ways for the Bed & Breakfast. The main entrance is centrally located and consists of a multi-light door flanked by multi-light side lights, with the other two entrances being parallel to the street going into the enclosed portions of the porch. The building has single and paired 1/1 sash windows, as well as a floor to ceiling multilight and a multi-light clerestory window on the façade. The house sits on concrete block piers with lattice infill. There is a wooden fire escape on the eastern elevation. Ancillary features include a moderate setback with a landscaped garden and rear parking.

Florida Cracker

70 Lemon Street (ca.1920), (Photo 22)

This building is a single story Florida Cracker style residence with a front-facing gable roof, a frame structure, and a shingled exterior fabric, with horizontal wood siding in the gable end. The building has an open entry porch under a hipped extension supported by battered columns, accessed by centered wood steps flanked by wooden knee walls. The entrance is off-center on the façade and is a wooden door with a multi-light fixed window. The fenestration consists of single 1/1 sash windows. The building is on concrete block piers with lattice in-fill.

145 Oviedo Street (1924)

This building is a 1.5-story Florida Cracker style residence with medium pitched hip roof and single shed dormer with paired louvered openings. The structural system is wood frame with a horizontal wood sided weatherboard exterior. The building has an open wrap-around porch under a hipped roof supported by square wooden columns, with centered wood steps with wood handrails. The entrance is centered on the main façade. The building has single 1/1 sash windows. The house sits on piers with a concrete block infill.

9 Saragossa Street (1888)

The building is a 1.5-story Florida Cracker style residence with a front-facing metal gable roof and multiple gabled additions at the rear of the building. The structural system is wood frame with a horizontal weatherboard exterior with wood shingles in the gable end. The building has a hipped wrap around porch supported by battered Tuscan columns with a simple wood railing. The wood porch steps are located at the corner of the building. The house has several entrances, including a side entrance with a screened in door on the eastern elevation, and two off-center entrances on the façade surmounted by transom windows. The building has single and paired 2/2 wood sash windows with paired 3/1 wood sash windows in the gable end with a pointed attic vent above. The building is on piers with lattice infill.

Colonial Revival

Ingraham House, 32 Sevilla Street (1894), (Photo 23)

The Ingraham House has been identified as “the finest surviving example of [the Colonial Revival] style in St. Augustine,” and was built by the firm of McGuire and McDonald, who were responsible for a

number of other buildings throughout the district.[7] It was built for James E. Ingraham (1830-1924), head of the land department at the FEC; he also worked with Henry Sanford, a prominent Central Florida developer, and with Henry B. Plant, a developer on the west coast of the state. Much of the Colonial Revival detailing is classically inspired. The house is three stories with a hipped and gambrel roof with asphalt shingles. The exterior is beaded weatherboard. The porch is attached and raised with a veranda above. It has doric column and rectangular support posts, a denticulated cornice, heavy entablature, and masonry steps with thin metal handrails. The house has single and paired 6/3 and 6/6 original wood windows and a 3/3 pointed arched window. The entrance is an off-center wood panel door with divided sidelights and a fanlight. There is a turret at the north façade. The house has three internal chimneys.

27 Riberia Street (1894)

This building is a two-story Colonial Revival residence with a low-pitched asphalt shingle hip roof with a hip extension over its wrap-around porch. The porch has classical columns and CMU stairs bisected by a metal handrail. The façade is symmetric, and the exterior is wood siding. The entrance is a centered double door with fixed light windows and recessed panels as well as a two light transom window flanked by pilasters. The house has single 2/2 wood sash windows with paired French doors on the facade. The foundation is piers, though the material is obscured.

Masonry Vernacular

63 Lemon Street (1925) (Photo 24)

63 Lemon Street is a two-story masonry vernacular residential building. It has a concrete block exterior partially clad in stucco. The hipped roof is metal with exposed rafter tails. There are windows of varying sizes, including paired and single 1/1 and paired and single 8/1. The primary entrance is not visible from the right of way, including Lemon Street, but an attached garage is accessible from the rear north façade.

Old City Bible Church, 132 Oviedo Street (1945), (Photo 25)

The former Old City Bible Church is a single-story building with a front-facing asphalt shingle gable roof. The building features smooth concrete block in a running bond. It has a symmetric façade with a centered gable extension on a masonry stoop supported by square support posts. The front door is a set of four panel double doors with two fixed windows. The building itself has single 3/1 sash windows separated by molded concrete pilasters. The church also has a parapet with multiple weepholes at its peak.

[7] Davenport-Jacobs, Patricia, "SJ02167," Historical Strcuture Form, (Tallahasee: Division of Historical Resources, Florida Master Site File, 2020).

Mediterranean Revival

144 King Street (1924)

This building is a mixed use two-part Mediterranean Revival commercial building with shops on the first floor and residences on the second. The exterior is stucco. The roof is flat with parapets with knee braces at each corner. Between these are shed roof insets with barrel tile roof material. There are incised second story balconies centered on the eastern and western elevations. There are three entrances, a central hollow core panel door recessed in a stucco arch, a recessed commercial door to the left of the arch and a commercial door flush with the structure to the right of the arch. The building has replacement single and paired 1/1 sash windows and fixed picture windows on the first floor, all set in arched stucco surrounds with eyebrows with keystones. The foundation is poured concrete footing.

Anderson Cottage, 48 Sevilla Street (1885), (Photo 26)

This building is currently used as an alumni relations center for Flagler College. The house was originally a wood-frame winter cottage on the Markland property before the land was sold by Dr. Andrew Anderson, Jr., to Henry Flagler. The building was then moved from its previous location on King Street to its current footprint on Sevilla Street. In the 1920s, architect Fred Hendrich modified the building into its current Mediterranean Revival form. The two-story house has a hip roof with barrel tiles and a coquina and stucco exterior. The house is asymmetrical and there are multiple low-pitched hip roofs with overhang, towers with quoining and brackets and complex stepped massing. The main entrance is perpendicular to the street on the southern elevation with a simple stone pedimented surround. There is a deep open concrete porch on the same elevation with a fabric awning supported by round columns. The building has 1/1, 4/1, 6/1, and 8/1 wood sash windows with wood and stepped stucco sills. Some have decorative shutters, and some are arched with decorative ironwork. The foundation is continuous concrete.

Venetian Renaissance Revival

Flagler Memorial Presbyterian Church, 36 Sevilla Street (1890), (Photo 27)

A third Carrère and Hasting design is the Flagler Memorial Presbyterian Church, which has an elaborate exterior design. Through its architectural style and its Latin cross plan, it takes its inspiration from St. Mark's Cathedral in Venice, and its design is considered Venetian Renaissance Revival, although it draws on a mix of Moorish, Baroque, Spanish, and Italian styles. It incorporates motifs from the Romanesque and Baroque architecture. The church features a steeply pitched gable roof, and a three bay Venetian Style entrance arcade set within a monumental, incised arch. Above the arcade is a large rose window. The arcade extends one bay on either side of the nave, connecting hexagonal towers with

Baroque detailing. According to architectural historians, the church is among the first large scale mass concrete structures since Roman times. The blue-tinted concrete exterior is broken by structural piers and deeply inset, narrow vertical windows. The ornamentation is cream colored terra cotta. Topping the church is a tall cupola with an immense semicircular dome 120-feet high. The dome is supported by a solid cylindrical drum, buttressed by an exterior hexagonal shell featuring a Moorish arcade and corner piers with paired columns and pinnacles. The columns and arches in the cupola are constructed of red terra-cotta which draw a visual contrast with the stark concrete walls. While inspired by traditional Renaissance ecclesiastical architecture, the interior of the church has an Akron Plan associated with late nineteenth Presbyterian worship. The Akron Plan (two spaces that open towards the speaker) interior resulted in a reorientation of the entrance away from the southern façade to the east façade, where the transept becomes the nave. The apse was configured into an area for Sunday school, a fundamental functional space of Presbyterian and other Protestant churches of the period. Presbyterian practice is further integrated through the emphasis on creedal texts in the stained-glass windows, the imageless walls and dome, and the transformation of the western transept into an apse sanctuary with a lectern, baptismal font, choir screen and pulpit. The result is a unique synthesis of Presbyterian and Byzantine architecture and interior design.[8]

Ranch

140 Markland Place (1954), (Photo 28)

This house is a single-story ranchette with a hip roof and brick interior chimney. The exterior fabric is vinyl, with a continuous concrete block foundation. The front entrance is recessed under the projecting gable extension and consists of a partial length porch with turned posts and posts. The front door, located in the ell, is a paneled wood door with a multi-light window. The other windows are paired 2/2 sash windows with nonfunctional louvered shutters. Ancillary features include a deep setback with an unmanicured lawn surrounded by a picket fence, with a lattice archway.

141 Oviedo Street (1950), (Photo 29)

This building is a single-story linear Ranch style building with a medium pitch hip roof with asphalt shingles and overhanging eaves. A single chimney is located in the interior of the roof. The building is

[8] Patricia Davenport-Jacobs, "SJ00084: Flagler Memorial Presbyterian Church," Historical Structure Form (Tallahassee: Division of Historical Resources, Florida Master Site File, 2020); Edward N. Akin, "Flagler Memorial Presbyterian Church," National Register of Historic Places Registration Form (Washington D.C.: Department of the Interior, National Park Service, 1974), section 8; Kate Lemos, et al., *Carrere & Hastings, Architects*, (New York: Acanthus Press, 2006), 177; Karen Harvey, "Despite Massive Renovations, Historic Church Remains Open," *St. Augustine Record*, Jan. 27 2019; Timothy J. Johnson, "Presbyterian Wine in Byzantine Wineskins: Reflections on Henry Flagler Memorial Church," *El Escribano* 49 (2021), 91-92, 103-104.

clad in brick and painted. The main entry is a multi-panel wood door behind a metal screen door located off center on the main façade under a small, shed extension with concrete-block supports with decorative cutouts. Windows are asymmetrically located and consist of single, paired, and grouped 1/1 and 2/2 sash windows with brick sills. Under the main roof on the west elevation is a semi-detached single car carport with brick supports.

Mid-Century Modern

Ketterlinus Elementary School Main Office Building, 67 Orange Street (ca.1965), (Photo 30)

The Ketterlinus School is a sprawling school comprised of five separate buildings in the Modernist style, designed by St. Augustine architect Craig Thorn. Thorn designed the Lewis Auditorium for Flagler College and assisted with multiple restoration projects on campus. Two buildings on the Ketterlinus campus are considered to be contributing to the district, with a construction date of 1965 with mid-century design elements. The first building is the main office building, which features a sawtooth roof with overhanging eaves. The main entry is located on a recessed façade, perpendicular to the road under the main roof. The windows consist of vertical floor to ceiling three light fixed windows with matching silver downspouts between each window. It is attached to a similar, adjacent noncontributing building via an enclosed walkway with a sawtooth roof. The second contributing building is the building at the rear of the campus facing Mulvey Street, currently housing the Champion Church. It is a single story stucco building with a flat roof and several entrances, as well as an open walkway. The building has a centrally stepped flat roof.

50 Valencia Street (1951), (Photo 31)

This is a one-story Mid-Century Modern residence with a gable-on-hip roof with asphalt shingles. Its asymmetric façade is covered in stucco siding. The overhang roof acts as a cover for the front porch and simple single entryway supported by a patterned wrought iron column. There are paired and single 1/1 aluminum windows. At the rear south façade, there is a paved driveway that leads to a detached garage.

Minimal Traditional

12 Carrera Street (1950)

This building is a single-story gable and wing roof Minimal Traditional style building with a medium pitch hip roof with minimal eaves and interior brick chimney. The building exterior consists of concrete block and cement-fiber. The main entry is located slightly off-center on the recessed façade flanked by glass-block sidelights. Windows and paired 3/1 wood sash with faux shutters. Adjacent to the main

entry, a square fixed window is flanked by 3/1 wood sash windows. The rear of the building is a two-story addition with a hip roof.

7 Riberia Street (1941), (Photo 32)

This building is a single-story side-gable Minimal Traditional style building with minimal eaves and façade and rear brick chimney. The main building façade is slightly projected. The main entry is off center, recessed under the main roof behind the enclosed porch. Windows consist of single 6/1 sash windows with faux shutters. located off center on a recessed façade under the main roof. A two car garage with side-facing gable roof and similar features to the main building is located to the rear of the property.

Queen Anne

Ponce de Leon Cottage, 9 Carrera Street (1888), (Photo 33)

The Ponce de Leon Cottage is a massive two-and-one-half story building designed in the Queen Anne style. Built by the firm of McGuire and McDonald in 1888, it was constructed "for Henry Flagler and designed to serve as a cottage connected" with the Hotel Ponce de Leon.[9] (No longer extant was a twin building at 7 Carrera Street, also built by McGuire and McDonald, who were responsible for the construction of the hotel.) The cottage has an irregular massing with a wrap-around veranda and a large amount of jigsaw decorative detailing. It's two and a half stories with a hipped roof mass with a front gable projection on the front and exposed rafter tails. It has a wood siding and singles in the gable end and below the roofline. The windows are 4/2 and 2/2 sash with functional louvered wood shutters and wood surrounds. The main entrance is centrally located under the front gable addition, with a wood door with a single pain half-light. There are three internal chimneys.

61 Orange Street (1894)

This building is a 2.5 story Queen Anne residence with a front-facing metal cross-gable roof and a wrap-around porch under a hip extension. The exterior is wood siding with wood shingles in the gable end. The porch is open with exposed rafter tails and a wooden decorative cornice, brackets, spindle supports, and a wood railing. There is a small second floor balcony over the front door under a gable extension with a wood siding knee wall. The entrance is an off-center historic wood door with a light window flanked by sidelights. The sidelights are above wood panels. The front door also has a divided transom light. The house has single and paired wood 1/1 and single 2/2 sash windows. The house has an internal

[9] Patricia Davenport-Jacobs, "SJ00327: Ponce de Leon Cottage," Historical Strcuture Form, (Tallahasee: Division of Historical Resources, Florida Master Site File, 2020).

brick chimney at the gable peak and sits on brick piers. There is another entrance at the rear of the building, the northern elevation, under a shed extension.

28 Saragossa Street (1891)

This building is a 2.5 story Queen Anne residence with a gable on hip asphalt shingle roof. The exterior is beaded weatherboard with wood shingles in the stacked gable ends. The porch is an open wrap-around porch with wood spindle supports with brackets and wood railing. There is a second story balcony on the east elevation with similar detailing. The front door is off-center on the façade under a gable extension. It is obscured by a screen-in door. The building has single, paired, and grouped 1/1 sash windows and a wooden multi-light bay window on the façade. There is a stained-glass window in one gable end, and a fixed semi-circular window in the other. The foundation is concrete block with breezeblock infill.

Prairie

66 Almeria Street (1918)

This building is a two-story low-pitched hip roof with wide overhangs, exposed rafter tails, and hip roof dormer and louvered opening. The exterior is horizontal wood siding, with a recessed full width one-story porch under the second story. The porch is accessible by a single bay off center entry with masonry steps and knee walls. The porch consists of wood square railings and masonry posts with square wood supports. Windows consists of single, paired, and grouped 1/1 sash windows. The foundation consists of masonry piers enclosed with lattice.

16 Riberia Street (1927), (Photo 34)

This building is a two-story Prairie style building with a Four-Square form. The building has a low-pitch gable-on-hip roof, overhanging eaves, a gable peak, and metal roof material. The building is composed of masonry stone exterior with the second floor enclosed with wood siding and grouped 1/1 sash windows. Additional windows are single and paired 1/1 sash windows. The main entry is centrally located, with stone steps and knee walls under a gable extension roof. Paired decorative panel glass doors are located slightly off center on the main recessed façade under the second story overhang.

74 Riberia Street (1925), (Photo 35)

This building is a 2.5-story Prairie style building with a hip roof, hip dormer, interior brick chimney, and overhanging eaves with decorative rafters. The main entry is located off center on the recessed portion of the façade under the first story hip roof. The wood panel door is flanked by decorative side lights. The

building is asymmetrical in form and is clad in smooth stucco. The windows are single and paired 4/1 prairie style wood sash and are asymmetrically located along the façade.

Spanish Renaissance Revival

Grace United Methodist Church, 8 Carrera Street (1887), (Photo 36)

Grace United Methodist Church, another Carrère and Hastings design, was completed in 1887. It is a more restrained example of the style than the Hotel Ponce de Leon.[10] The main façade on Carrera Street is weathered grey concrete with a shallow hipped roof surfaced with clay tiles. An Early Renaissance three-bay arched portico and a round inset window with elaborate dental moldings are features of the main façade. On the west side of the building is a simple campanile topped by a conical spire surfaced with clay tile and decorated with elaborate terra cotta ornamentation. It was listed in the National Register in 1979.

Hotel Ponce de Leon/Flagler College, 74 King Street (1887), (Photo 37)

The Spanish Renaissance Revival style Hotel Ponce de Leon is the anchor of the district. It was recognized as a National Historic Landmark in 2006 for its architecture and is among the most architecturally significant historic buildings in Florida (it was listed in the National Register in 1975). Designed by Carrère and Hastings, built by McGuire and McDonald, and completed in 1887, Hotel Ponce de Leon is a thoroughly integrated composition, incorporating high quality landscape, exterior and interior design. According to explorer Dr. David Fairchild in 1939, Ponce de Leon and nearby hotel Alcazar "created quite a stir, as they were the first noteworthy examples of Spanish architecture in the eastern States." The entrance to the building is through a 150-foot square formal courtyard surrounded by two L-shaped four-story guestroom wings. The wings extend from either end of the main five-story block, which is capped by a roof top solarium and a central dome. Two square towers are located at the corners of the courtyard. The towers are capped by observation balconies and steep cone-shaped roofs. At ground level, an arched red brick loggia extends around three sides of the courtyard. The loggia is broken by entryways into the hotel which are framed by Georgian red brick and terra cotta ornamentation. At the second-floor level, a second loggia runs parallel to the one at the first-floor level. At the entrance to the courtyard on King Street is an open arcade of Georgian red brick with an arched entry featuring a ceremonial portcullis. The King Street facades of the two guestroom wings feature overhanging wooden loggias at the third-floor level. Throughout the building red brick is used as decorative surrounds and horizontal string courses are used to relieve the extensive areas of weathered gray coquina concrete. On the rear side of the hotel, a wing of three stories extends along the building's central axis. This wing contains the main dining room of the hotel which is discernable by enclosed

[10] Dan G. Deibler, "Grace United Methodist Church," National Register of Historic Places Registration Form, (Washington, D.C.: Department of the Interior, National Park Service, 1979), section 8-1.

semi-circular verandahs. Ground level port cocheres on either side of the dining room separate it from the main hotel on its south side and the five story back of the house service block on the north. Completing the complex is an enclosed loading yard where the hotel's Edison Power Plant was located. The final building in the complex is a verandah faced structure with palm posts which housed storage on the first floor and studios for artists on the second.[11]

Greek Revival

Markland, 102 King Street (1842), (Photo 38)

Markland is two and a half stories tall with a front-facing gable roof intersected with two parallel gables extending west. The gable ends have wood shingle trim and jigsaw details. The exterior is clad in stucco and wood shingles, covering brick and the original coquina, which is a historic alteration to the building's design and thus does not impact its integrity.[12] The building's characteristic two-story porch has fluted Ionic columns supporting the gabled roof and spans the entire south and east façades. The main façade has five bays, three of which are in the original eastern portion of the house. The windows are 1/1 double hung with sandstone sills and lintels. The double door entrance is composed of single light panel doors flanked by sidelights and a transom sash of stained glass. There is a semi-circular bay on the first floor as well as a large triple window with Tuscan columns and a plain balustrade. The west façade has an irregular fenestration. The gables on this façade have fanlights. Between these gables is a two-story bay window. The north end of the west facade has a small porch with plain columns and a plain balustrade. The building was listed in the National Register in 1978.

Gothic Revival

First United Methodist Church, 118 King Street (1917), (Photo 39)

Constructed between 1910 and 1917 and designed by Jacksonville architect Wilbur Bert Talley, the United Methodist Church is the only pure example of the Gothic Revival Style in the Model Land Company District.[13] Gothic Revival was a style frequently associated with American churches during

[11] Thomas Graham, "Hotel Ponce de Leon," National Register of Historic Places Registration Form, (Washington D.C.: Department of the Interior, National Park Service, 1975); Thomas Graham, "Hotel Ponce de Leon," National Historic Landmark Nomination, (Washington D.C.: Department of the Interior, National Park Service, 2006), 207; Davenport-Jacobs, "SJ00327;" David Fairchild, *The World Was My Garden*, (New York: Scribners, 1939), 110-111.
[12] Monroe, "Markland," section 7-1.
[13] Patricia Davenport-Jacobs, "SJ01032: First United Methodist Church," Historical Structure Form, (Tallahassee: Division of Historical Resources, Florida Master Site File, 2020); Wayne Wood, *Jacksonville's Architectural Heritage: Landmarks for the Future*, (Gainesville: University Press of Florida, 1989), 13.

the late nineteenth and early twentieth centuries.[14] The church has heavy brick construction, that is now painted, with faux buttresses; corner tower with crenellated parapet; and steeply pitched, parapeted gable roof. It has lancet arched openings and arched windows with stained glass. The main entrance is under a flat extension with a parapet and archways. The front door is a simple pair of wooden doors that sits at the right-most corner of the structure. The main church is connected via a brick platform to a building at its rear, a two-story brick building with a gabled roof with a parapet and a symmetric fenestration with single 6/6 replacement windows. This building has an alternate entrance facing Riberia Street, a 6-panel wood door flanked by sidelight windows.

Church of Jesus Christ Latter-Day Saints, 58 Saragossa Street (1930)

Constructed in 1930, the Church of Jesus Christ Latter-Day Saints is Carpenter Gothic building currently used as a single story residence with a front-facing gable roof and wood sided exterior. It has a two-story tower centered on its façade and is missing its steeple. The front door, centered on the tower, is a two-panel double door flanked by two pointed gothic windows. There is another gothic window above the façade's gable extension, on the second story of the tower, as well as on all elevations. The building has exposed rafter tails.

Richardsonian Romanesque

Ancient City Baptist Church, 27 Sevilla Street (1895), (Photo 40)

The Ancient City Baptist Church was built in 1895 for a cost of $15,000 on land donated by Henry Flagler.[15] The church is a three-story building with a painted brick exterior. It is multi-gabled, with some conical roofs. The building's main entrance is a three-story tower with a cone-shaped roof at the intersection of Carrera Street and Sevilla Street. There is a smaller, matching turret on the opposite side of the church. The front door is a set of double doors with a single window and a rounded transom window. The windows on the structure vary, with many stained-glass windows, some framed in oval openings. Others are tall rectangular windows. Some of the windows in the gable-end on the southern façade are covered from the interior. Also located on this church's campus, are two non-historic buildings attached to the rear of the church's historic body through a tower-shaped hyphen.

[14] Christopher S. Hunter, "Influences of African American Religious Practices on the Architecture of Early African American Church Buildings 1842-1917," PhD Dissertation, (College Station: Texas A&M University, 2018).
[15] Patricia Davenport-Jacobs, "SJ00336: Ancient City Baptist Church," Hisotrical Structure Form, (Tallahassee: Division of Histroical Resources, Florida Master Site File, 2020).

Chicago Style

Florida East Coast Railway Offices, 1 Malaga Street (1924), (Photo 41)

The Florida East Coast (FEC) Railroad Offices is a massive four-story, three building complex. Designed by St. Augustine architect F.A. Hollingsworth, the FEC offices feature struck stucco at the first floor and a symmetric façade. The three wings are connected by single story walkway at the rear of the structures with a flat parapet roof with Italianate overhanging eaves. The FEC buildings are separated by small courtyards. From the road, the parapet has a decorative medallion with "Florida East Coast Railway" and "Flagler System" with an engraving of a train. The first floor of the FEC buildings are stucco. Beaux Arts style brick pilasters with ornamental capitals and a decorative cornice accent the buildings as do the decorative brick, tilework, and quoins around the first-floor windows. The windows on the first floor are single 1/1 sash windows flanked by fixed windows. Above these windows are divided fixed windows in the shape of an arch. The upper floors have paired 1/1 sash windows. Each building has a centered aluminum and glass door surrounded by a divided fixed arched window.

Neoclassical

Kirkside Apartments, 55 Riberia Street (1954), (Photo 42)

One of the major post-World War contributing resources in the district, the Kirkside Apartment building was designed in the Colonial Revival style by local architect F.A. Hollingsworth. The apartment is a two-story building with a gable-on-hip roof and asphalt shingles. The exterior is stucco. The building has a large portico with a prominent pediment, fluted columns, and a denticulated cornice. The columns were repurposed from Kirkside, Henry Flagler's mansion which was demolished in 1950. There are multiple entrances, both on the first and second stories. The second story entries are accessed by a double staircase under the pediment. The windows are paired 2/2 metal windows with and without shutters, and 1/1 windows with tracery and sidelights. There is a four-car garage at the rear of the apartment complex.

CONTRIBUTING SITES

Tolomato Cemetery (Photo 43)

Tolomato Cemetery is located at 14 Cordova Street and was used as a cemetery from the 18th century until 1884. The cemetery spans approximately one acre and is bordered by a concrete knee wall and an iron fence. There are a variety of headstones and small mausoleums, with a small mortuary chapel located at the center. The cemetery was established by Father Pedro Camps in 1777 to serve his Minorcan flock and includes burials from the First Spanish Period through its use as a cemetery during

the British and Second Spanish Periods, and through Florida's territorial and early Statehood period. The cemetery consists of 218 recorded burials, with the earliest death date being 1725 and the latest 1892.

101 Malaga Street

The park at 101 Malaga Street is located on a corner lot in front of the St. Augustine Fire Department. It has a paved walkway, a water fountain feature and a large bell. Within the park there are various types of trees and greenery. The park is lined by concrete posts and iron light features.

CONTRIBUTING OBJECT

Henry M. Flagler Statue (Photo 44)

Erected by The National Railway Historical Society on February 23, 1959, this statue of Henry M. Flagler was placed in front of the Ponce de Leon Hotel in recognition of Flagler's achievements in railroad development in the State of Florida and its overseas extension to Key West. The statue is at the intersection of King Street and Granada Street; It consists of a bronze statue of Flagler himself on a bronze podium with a name plate, sitting on a concrete platform.

NONCONTRIBUTING BUILDINGS

45 Carrera Street (1952), (Photo 45)

The house at 45 Carrera Street is a single-story Masonry Vernacular residence with an overhanging metal hipped roof, an interior brick chimney, and a stucco exterior. The fenestration has been altered and is asymmetrical with an off-center door featuring a large, fixed window, flanked by paired, tall casement windows. There is another paired casement window on the façade with paneled shutters. The house has a hipped addition at the rear, obscured from the right-of-way. It sits on a large lot with a deep setback with manicured landscaping, as well as a long driveway extending toward the rear of the property.

51 Carrera Street (1947), (Photo 46)

This is a two-story Neo-Classical Revival residence that is not contributing to the district due to alterations. It has a hipped roof with asphalt shingles and a stucco exterior. It has an attached full width two-story portico with a flat extension with a cornice, supported by battered columns. It has single, paired, and grouped 6/6 replacement sash windows, as well as original multipaned stained glass windows. It has two entrances, one under the portico and one on the side, covered by a fabric awning on a masonry stoop. The façade used to face Riberia Street and has since been altered to be on the northern elevation facing Carrera Street.

30 Cordova Street (1930)

The house at 30 Cordova Street is a two and a half story Folk Victorian residence that is not contributing to the district due to alterations. The house has a front-facing metal gable roof with boxed eaves and returns. It has a two-story hip addition and an exterior brick chimney. The first story is concrete block, with the second floor being a frame building with a vinyl sided exterior. The building has metal, single, paired, and grouped 1/1 sash windows with decorative shutters. The front entrance is at the side of the enclosed porch and has a metal door with a louvered jalousie window. The porch is covered by a shed extension.

130 King Street (ca.1917)

The main building is a Bungalow/Folk style building with a side facing gable, gable front dormer with 1/9 sash windows, sheet metal roof material, horizontal wood siding and additional sash and fixed windows. However, a concrete-block main façade addition with a flat roof, centrally located commercial door, and large rectangular single pane commercial windows was added in 1971. While commercial buildings are located along King Street, this addition is an alteration to the streetscape and does not fit within the feeling of this portion of the commercial corridor within the Model Land Historic District.

Ketterlinus Elementary School, Buildings B, C, D, and E, 67 Orange Street (1971-1993), (Photos 47-50)

The Ketterlinus School is a sprawling school comprised of five separate buildings, designed by St. Augustine architect Craig Thorn. Thorn designed the Lewis Auditorium for Flagler College and assisted with multiple restoration projects on campus. The school campus takes up a large parcel in the northern part of Model Land. Two of the buildings are considered contributing as they fall within the period of significance, the main office fronting Orange Street and the building facing Mulvey Street behind the playground, currently housing the Champion Church.The remaining buildings were constructed after the period of significance, 1971 and 1993. These buildings, one fronting Orange Street to the west of the main office building, has a flat roof, pebbledash exterior with vertical full length windows and masonry pilasters. The main entry is recessed from the main façade on the western side of the building, consisting of paired glass pane doors and is attached to the contemporary main office building via a hyphen with sawtooth roof. The two-story rear building, behind the main office building, was also constructed in 1971. It consists of a flat roof, exposed rafter tails and symmetrical fenestration with floor to ceiling vertical windows on all facades. A small, gabled 1993 modular building is located behind the Orange Street buildings, adjacent to the playground. Additional features of the campus include a playground and basketball courts, and a curving, open walkway separating the car-lane from the school. The car lane is a small loop with another playground at its center.

99 Orange Street (ca.1899)

This building is a two-story Prairie style building with a Four-Square form. The building has a low-pitch gable-on-hip roof, overhanging eaves, a gable peak, and metal roof material. The building is composed of masonry stone exterior with the first and second story porches enclosed with wood siding and recently replaced slider windows. The main entry is centrally located and is a contemporary metal door with sidelights and stone steps and knee walls under a gable extension roof. In 2024, the exterior siding and stone supports were stuccoed over, and the previously mentioned windows were replaced. Additional windows are single and paired 1/1 sash windows.

71 Valencia Street (1971)

The house is a single-story ranch with a side-facing gable roof and a small, enclosed porch under a front-facing gable extension. The house was built outside the period of significance and so is not contributing to the district due to age. Both roofs have asphalt shingles. The exterior is brick. The windows are single and paired 1/1 replacement sash windows with shutters. The entrance is off-center with a modern metal and glass door with sidelights.

ALTERATIONS

The district contains 458 historic resources, 319 of which contribute to its significance. The remaining 139 resources are noncontributing because they lack integrity due to unsympathetic alterations, were constructed after 1968, or are auxiliary buildings of an unknown age due to a lack of records. In general, overall district alterations have been minimal and many of the buildings throughout the district display their distinct original detailing, including prominent porches and decorative woodwork and details. Contributing buildings with these alterations typically retain other character defining features, such as massing, footprint, fenestration, and other details. The most common alterations within the district are typical of historic residential buildings, such as porch modifications, replacement of historic windows and the addition of non-historic windows, and the construction of rear additions. These changes are sympathetic to the original historic fabric of the buildings. Most of the buildings were likely roofed with wood shingles, which were banned in 1916 as a fire hazard.[16] This is a historic change to many of residential buildings within the city. Currently, nearly all the buildings in the district are roofed in sheet metal or synthetic (asphalt or composition) shingles.

The district largely remains the same as presented in the 1983 nomination. The area surrounding the Hotel Ponce de Leon has seen changes, particularly on the block to the north, which currently hosts a large dormitory (1987) and parking lots belonging to both the college and Grace United Methodist

[16] Carl Shiver, "Lincolnville Historic District," National Register of Historic Places Registration Form, (Washington D.C.: Department of the Interior, National Park Service, 1991), section 7-4.

Church (located north directly across Carrera Street). Following the 1983 nomination, the 1907 Mediterranean Revival YMCA building at the corner of Valencia and Riberia Streets (59 Valencia Street) was demolished for the Flagler College tennis courts. This construction also necessitated the demolition of 68 Ribera, a 1924 Colonial Revival building.

Model Land Company Historic District remained relatively unchanged until the 1950s with the dualization of US 1 and the demolition of Kirkside.[17] Beyond the micro building boom that happened on the former Kirkside property in the following decade, demolition and construction in the district has remained relatively limited. The mid-century buildings on Valencia Street, due to their stylized architecture representative of the time are contributing to this updated nomination. With its transition from large lots and refined buildings in the south to more modest worker housing in the north, the district still embodies the change in development approach over the decades. The mid-century construction further exemplifies the historic development of the district.

In September 2017, Hurricane Irma made landfall in the southwest portion of Florida and created "momentous storm surge flooding along the northeastern coast of the state, where a maximum to three to five feet on inundation above ground level occurred from Cape Canaveral northward to the Florida-Georgia border."[18] The storm surge sensor on the Matanzas River in St. Augustine recorded a water level of 6.65 feet NAVD88, and the United States Geological Survey (USGS) recorded high water marks of two to four feet above ground level in the St. Augustine vicinity.[19] Within Model Land, the majority of the damage in the district is along Cordova Street. A total of two non-demolition building permits were issued for buildings within the Model Land Historic District: 41 Carrera Street's detached garage and 50 Saragossa Street. Both permits were issued due to roof damage. As of the district resurvey, 41 Carrera has been demolished.

INTEGRITY

The Model Land Historic District has retained its integrity of location, design, setting, materials, workmanship, feeling, and association. The location of the neighborhood is as it was historically, within its historic boundaries to the north of King Street and to the east of North Ponce De Leon Boulevard. The design of the district remains through the layout of each subdivision that makes up the whole of the historic district. The original brick streets remain in some areas as do the historic names of the streets. The brick streets are retained in portions of Oviedo, Sevilla, and Valencia Streets, as well as smaller

[17] Scardaville and Paarlberg, "Model Land Company Historic District," section 8-3.
[18] John P. Cangialosi, Andrew S. Latto, and Robbie Berg, "Hurricane Irma (AL112017)," National Hurricane Center Tropical Cyclone Report, (June 30, 2018 update), 10.
[19] Cangialosi, Latto, and Berg, "Hurricane Irma," 10.

portions leading from Malaga Street. Though the remaining streets were blacktopped when the automobile reached prominence, this does not overall take away from the character of the streetscapes.

Along with this, the arrangement of the streets are as they were when they were laid, however, changes to the street grid occurred mainly between 1914 and 1930, the second expansionary phase in the Model Land Co. area. Responding to a need for modest working-class homes, developers of the tract divided the blocks in the western section (Blocks A-F, G1, G2) with new streets (Lemon, Almeria, Oviedo, and Mulvey) and replatted the new blocks into smaller lots. The dualization of U.S. 1 in the mid-1950s brought the last major change to the grid in the tract as several lots at the western end of Blocks A-F were lost to the enlarged highway. These changes are historic changes to the neighborhood and do not overall impact the integrity of the district.

The materials within the district also retain integrity; historic materials such as poured concrete, coquina, and brick remain throughout the district. The workmanship of the district is also retained through the preservation of these historic materials. Details such as jigsaw brackets and shingle placement further accentuate the craftsmanship of the historic structures in Model Land. As the original design, setting, materials, and workmanship of the district are retained, as is the historic feeling of Model Land. Many of the streets within the district remain narrow, as they would have before the introduction of the automobile, and the historic structures have been carefully preserved.

Modern intrusions are minimal and sympathetic to the historic feeling of the neighborhood. Further, the association of the district to figures such as Henry Flagler and the architects Carrère and Hastings remain. Many of the contributing homes related to Flagler's activities in the area retain high levels of integrity; the Hotel Ponce de Leon, for example, takes up a massive footprint within the area and can be seen from the streets of the district. The Flagler Memorial Presbyterian Church has a similar landmark effect which gives Model Land its historic feeling and association.

INVENTORY

No.	Built	Style	Use	1983 C/NC	2025 C/NC	Reason	Site ID
Almeria Street							
59	1927	Bungalow	Residential	C	C	Retains Integrity	SJ00131
59B	1930	Frame Vernacular	Storage	C	C	Retains Integrity	N/A
60	1917	Bungalow	Residential	C	C	Retains Integrity	SJ00132
61	1917	Bungalow	Residential	C	C	Retains Integrity	SJ00133
61B	1946	Frame Vernacular	Garage	N/A	C	Retains Integrity	N/A
62	1917	Bungalow	Residential	C	C	Retains Integrity	SJ00134
65	1917	Bungalow	Residential	C	C	Retains Integrity	SJ00135
65B	1980	No Style	Garage	N/A	NC	Outside POS	N/A
65C	1993	No Style	Storage	N/A	NC	Outside POS	N/A
66	1918	Prairie	Residential	C	C	Retains Integrity	SJ00136
66B	N/A	Frame Vernacular	Storage	C	C	Retains Integrity	N/A
67	1917	Frame Vernacular	Residential	C	NC	Lacks Integrity	SJ00137
68	1917	Bungalow	Residential	C	C	Retains Integrity	SJ00138
68B	N/A	No Style	Garage	C	C	Retains Integrity	N/A
69	1917	Bungalow	Residential	C	C	Retains Integrity	SJ00139
69B	1990	No Style	Storage	N/A	NC	Outside POS	N/A
70	1917	Bungalow	Residential	NC	C	Retains Integrity	SJ00140
70B	1993	No Style	Garage	N/A	NC	Outside POS	N/A
72	1917	Bungalow	Residential	C	C	Retains Integrity	SJ00142
73	1919	Bungalow	Residential	N/A	C	Retains Integrity	SJ00141
73B	2021	No Style	Storage	N/A	NC	Outside POS	N/A
74	1917	Bungalow	Residential	C	C	Retains Integrity	SJ00143
75	1917	Bungalow	Residential	C	C	Retains Integrity	SJ00144
75B	N/A	No Style	Storage	N/A	NC	Lacks Integrity	N/A
76	1920	Bungalow	Residential	C	C	Retains Integrity	SJ00145
76B	N/A	No Style	Storage	C	C	Retains Integrity	N/A
77	1920	Bungalow	Residential	C	C	Retains Integrity	SJ00146
79	1915	Bungalow	Residential	C	C	Retains Integrity	SJ00147
79B	2018	No Style	Storage	N/A	NC	Outside POS	N/A
Carrera Street							
8	1887	Spanish Revival	Religious	C	C	Retains Integrity	SJ00086
8B	N/A	N/A	Parking Lot	N/A	NC	Lacks Integrity	N/A
9	1888	Queen Anne	Educational	C	C	Retains Integrity	SJ00327
10	1917	Colonial Revival	Residential	C	C	Retains Integrity	SJ00328
10B	2005	No Style	Storage	N/A	NC	Outside POS	N/A
12	1950	Minimal Traditional	Residential	NC	C	Retains Integrity	SJ07194
14	1924	Bungalow	Residential	C	C	Retains Integrity	SJ00329
16	1924	Bungalow	Residential	C	C	Retains Integrity	SJ00331
16B	1924	Masonry Vernacular	Residential	C	C	Retains Integrity	SJ00335
16 ½	1924	Bungalow	Residential	C	C	Retains Integrity	SJ00333
18	1907	Folk Victorian	Residential	C	C	Retains Integrity	SJ00334
18B	1930	Masonry Vernacular	Residential	C	C	Retains Integrity	SJ07195

No.	Built	Style	Use	1983 C/NC	2025 C/NC	Reason	Site ID
Carrera Street (cont'd)							
36	1904	Colonial Revival	Residential	C	C	Retains Integrity	SJ00337
36B	1924	Frame Vernacular	Residential	C	C	Retains Integrity	N/A
38	1904	Folk Victorian	Residential	C	C	Retains Integrity	SJ00338
38B	2016	No Style	Garage	N/A	NC	Outside POS	N/A
40	1904	Folk Victorian	Residential	C	C	Retains Integrity	SJ00339
40B	1904	Frame Vernacular	Residential	C	C	Retains Integrity	SJ00340
41	2021	No Style	Residential	N/A	NC	Outside POS	SJ06660
41B	2021	No Style	Garage	N/A	NC	Outside POS	N/A
42	1906	Folk Victorian	Residential	C	C	Retains Integrity	SJ00341
42B	1983	No Style	Storage	N/A	NC	Outside POS	N/A
44	1904	Folk Victorian	Residential	C	C	Retains Integrity	SJ00342
45	1952	Masonry Vernacular	Residential	NC	NC	Lacks Integrity	SJ07213
46	1894	Folk Victorian	Residential	C	C	Retains Integrity	SJ00343
46B	1917	Frame Vernacular	Garage	C	C	Retains Integrity	N/A
49	1978	No Style	Residential	NC	NC	Outside POS	N/A
49 ½	1980	No Style	Residential	NC	NC	Outside POS	N/A
49½B	1980	No Style	Residential	NC	NC	Outside POS	N/A
50	1894	Folk Victorian	Residential	NC	C	Retains Integrity	SJ00344
51	1947	Neoclassical	Residential	NC	NC	Lacks Integrity	SJ07214
52	1894	Frame Vernacular	Residential	C	C	Retains Integrity	SJ00345
53	1958	Ranch	Residential	NC	C	Retains Integrity	SJ07215
54	1914	Frame Vernacular	Residential	C	C	Retains Integrity	SJ00346
54B	1914	Folk Victorian	Residential	C	C	Retains Integrity	SJ00347
55	1950	Colonial Revival	Residential	NC	C	Retains Integrity	SJ07217
55B	1950	Colonial Revival	Residential	NC	C	Retains Integrity	SJ07218
55C	1950	Colonial Revival	Residential	NC	C	Retains Integrity	SJ07216
56	1914	Folk Victorian	Residential	C	C	Retains Integrity	SJ00348
56B	1914	Frame Vernacular	Residential	C	C	Retains Integrity	SJ00349
58	1914	Bungalow	Residential	C	C	Retains Integrity	SJ00350
58B	1960	Frame Vernacular	Garage	C	C	Retains Integrity	N/A
60	1922	Bungalow	Residential	C	C	Retains Integrity	SJ00351
60B	1924	Frame Vernacular	Residential	C	C	Retains Integrity	SJ00352
62	1917	Folk Victorian	Residential	C	C	Retains Integrity	SJ00353
62B	1980	Frame Vernacular	Residential	N/A	NC	Outside POS	N/A
63	1894	Folk Victorian	Residential	C	C	Retains Integrity	SJ00354
63B	1992	No Style	Residential	N/A	NC	Outside POS	N/A
64	1922	Bungalow	Residential	C	C	Retains Integrity	SJ00390
64B	1922	Frame Vernacular	Residential	C	C	Retains Integrity	SJ00391
67	1894	Craftsman	Residential	C	C	Retains Integrity	SJ00392
67B	2005	No Style	Garage	N/A	NC	Outside POS	N/A
71	1894	Folk Victorian	Commercial	C	C	Retains Integrity	SJ00393
71B	1950	Frame Vernacular	Residential	N/A	C	Retains Integrity	SJ07219

No.	Built	Style	Use	1983 C/NC	2025 C/NC	Reason	Site ID
Cordova Street							
6	1924	Bungalow	Commercial	C	C	Retains Integrity	SJ00672
14	N/A	N/A	Cemetery	C	C	Retains Integrity	SJ02469
14B	1855	Greek Revival	Religious	C	C	Retains Integrity	SJ06637
16	1914	Folk Victorian	Residential	C	C	Retains Integrity	SJ00675
16B	1924	Frame Vernacular	Garage	C	C	Retains Integrity	N/A
18	1916	Folk Victorian	Commercial	C	C	Retains Integrity	SJ00677
20	1910	Mediterranean Revival	Commercial	C	C	Retains Integrity	SJ00678
26	1904	Folk Victorian	Commercial	C	C	Retains Integrity	SJ00680
26B	1904	Frame Vernacular	Commercial	NC	NC	Lacks Integrity	SJ02086
28	1969	No Style	Commercial	NC	NC	Lacks Integrity	SJ07196
30	1930	Folk Victorian	Residential	NC	NC	Lacks Integrity	SJ00681
30B	1971	No Style	Garage	NC	NC	Lacks Integrity	N/A
32	1989	No Style	Residential	N/A	NC	Outside POS	N/A
32B	1989	No Style	Residential	N/A	NC	Outside POS	N/A
34	1907	Folk Victorian	Commercial	C	C	Retains Integrity	SJ00682
36	1904	Bungalow	Residential	C	C	Retains Integrity	SJ00683
38	1904	Folk Victorian	Commercial	C	C	Retains Integrity	SJ00685
38B	2000	No Style	Residential	N/A	NC	Outside POS	N/A
King Street							
74	1887	Spanish Revival	Educational	C	C	Retains Integrity	SJ00080
74B	1915	N/A	Statue	N/A	C	Retains Integrity	SJ0008A
74C	1990	N/A	Gazebo	N/A	NC	Outside POS	N/A
74D	N/A	N/A	Parking Lot	N/A	NC	Lacks Integrity	N/A
74E	N/A	N/A	Parking Lot	N/A	NC	Lacks Integrity	N/A
102	1839	Greek Revival	Educational	C	C	Retains Integrity	SJ00083
118	1917	Gothic Revival	Religious	C	C	Retains Integrity	SJ01032
118B	1917	Masonry Vernacular	Religious	C	C	Retains Integrity	SJ01031
118C	1917	Colonial Revival	Religious	C	C	Retains Integrity	SJ01806
118D	N/A	No Style	Parking Lot	N/A	NC	Lacks Integrity	N/A
124	1924	Folk Victorian	Commercial	C	C	Retains Integrity	SJ01033
128	1914	Craftsman	Residential	C	C	Retains Integrity	SJ01034
128B[20]	N/A	No Style	Storage	N/A	NC	Lacks Integrity	N/A
130	1917	Craftsman	Commercial	NC	NC	Lacks Integrity	SJ01036
132	1914	Prairie	Residential	C	C	Retains Integrity	SJ01038
134	1924	Prairie	Commercial	C	C	Retains Integrity	SJ01040
134B	1930	Masonry Vernacular	Residential	C	C	Retains Integrity	SJ07222
136	1917	Bungalow	Residential	C	C	Retains Integrity	SJ01041
136B	1960	No Style	Garage	C	NC	Lacks Integrity	N/A
138	1910	Folk Victorian	Residential	C	C	Retains Integrity	SJ07223

[20] 128B King Street in the 'Resources with Changed Listing Status' is noted as having been demolished. 128B King Street in this inventory is new, having been built after the 1983 National Register Nomination.

No.	Built	Style	Use	1983 C/NC	2025 C/NC	Reason	Site ID
King Street (cont'd)							
138B	1910	Frame Vernacular	Residential	C	C	Retains Integrity	N/A
142	1930	Masonry Vernacular	Commercial	C	NC	Lacks Integrity	SJ01045
144	1924	Mediterranean Revival	Residential	C	C	Retains Integrity	SJ01046
144B	1917	Bungalow	Residential	C	C	Retains Integrity	SJ01047
146	1966	No Style	Commercial	NC	NC	Lacks Integrity	SJ07224
Lemon Street							
58	1924	Bungalow	Residential	C	C	Retains Integrity	SJ01087
58B	2017	No Style	Garage	N/A	NC	Outside POS	N/A
60	1927	Bungalow	Residential	C	C	Retains Integrity	SJ01088
61	1979	No Style	Residential	NC	NC	Outside POS	N/A
62	1927	Craftsman	Residential	C	C	Retains Integrity	SJ01089
63	1925	Masonry Vernacular	Residential	C	C	Retains Integrity	SJ01090
64	1925	Bungalow	Residential	C	C	Retains Integrity	SJ01091
65	1917	Bungalow	Residential	C	NC	Lacks Integrity	SJ01092
66	1920	Bungalow	Residential	C	C	Retains Integrity	SJ01093
66B	1935	Frame Vernacular	Residential	C	NC	Lacks Integrity	SJ07197
67	1920	Bungalow	Residential	C	C	Retains Integrity	SJ01094
67B	1924	Frame Vernacular	Residential	C	C	Retains Integrity	N/A
68	1920	Bungalow	Residential	C	C	Retains Integrity	SJ01095
68B	N/A	No Style	Storage	N/A	NC	Lacks Integrity	N/A
69	1920	Bungalow	Residential	C	C	Retains Integrity	SJ01096
69B	1930	Frame Vernacular	Storage	C	C	Retains Integrity	N/A
70	1920	Florida Cracker	Residential	C	C	Retains Integrity	SJ01097
71	1920	Bungalow	Residential	C	C	Retains Integrity	SJ01098
71B	1954	Masonry Vernacular	Residential	N/A	C	Retains Integrity	SJ06495
72	1920	Bungalow	Residential	C	C	Retains Integrity	SJ01099
74	1921	Bungalow	Residential	C	C	Retains Integrity	SJ01100
74B	1965	Masonry Vernacular	Garage	C	C	Retains Integrity	N/A
75	1920	Bungalow	Residential	C	C	Retains Integrity	SJ01101
75B	1930	Masonry Vernacular	Residential	C	C	Retains Integrity	SJ06489
76	1920	Craftsman	Residential	C	C	Retains Integrity	SJ01102
77	1916	Bungalow	Residential	C	C	Retains Integrity	SJ01103
78	1923	Bungalow	Commercial	C	C	Retains Integrity	SJ01104
Malaga Street							
1	1923	Chicago	Educational	C	C	Retains Integrity	SJ01263
1B	1923	Chicago	Educational	C	C	Retains Integrity	SJ01263
1C	1923	Chicago	Educational	C	C	Retains Integrity	SJ01263
1D	1924	Masonry Vernacular	Storage	C	C	Retains Integrity	SJ01264
1E	2017	No Style	Garage	N/A	NC	Outside POS	N/A
1F	1993	No Style	Storage	N/A	NC	Outside POS	N/A
100	2004	No Style	Commercial	N/A	NC	Outside POS	N/A
101	1899	N/A	Park	C	C	Retains Integrity	N/A

No.	Built	Style	Use	1983 C/NC	2025 C/NC	Reason	Site ID
Malaga Street (cont'd)							
101B	2002	No Style	Government/Civic	N/A	NC	Outside POS	N/A
136	1960	Masonry Vernacular	Commercial	N/A	NC	Lacks Integrity	SJ07225
150	1981	No Style	Commercial	NC	NC	Outside POS	N/A
170	1973	No Style	Commercial	NC	NC	Outside POS	SJ07226
200	1981	No Style	Commercial	NC	NC	Outside POS	N/A
Markland Place							
21	2005	No Style	Educational	N/A	NC	Outside POS	N/A
80	1907	Spanish Revival	Residential	C	C	Retains Integrity	SJ01030
98	1976	Mid-Century Modern	Residential	NC	NC	Outside POS	N/A
110	1949	Minimal Traditional	Residential	NC	C	Retains Integrity	SJ07227
125	1904	Bungalow	Educational	C	C	Retains Integrity	SJ0083A
138	1950	Minimal Traditional	Residential	NC	C	Retains Integrity	SJ07228
138B	1980	No Style	Residential	N/A	NC	Outside POS	N/A
138C	2011	No Style	Residential	N/A	NC	Outside POS	N/A
140	1954	Ranch	Residential	NC	C	Retains Integrity	SJ07229
Mulvey Street							
2	1924	Folk Victorian	Residential	C	C	Retains Integrity	SJ01397
4	1924	Folk Victorian	Residential	C	C	Retains Integrity	SJ01398
6	1924	Bungalow	Residential	C	C	Retains Integrity	SJ01399
6B	1960	Masonry Vernacular	Garage	NC	C	Retains Integrity	N/A
8	1924	Folk Victorian	Residential	C	C	Retains Integrity	SJ01400
10	1924	Folk Victorian	Residential	C	C	Retains Integrity	SJ01401
12	1927	Bungalow	Residential	C	C	Retains Integrity	SJ01403
12B	1927	Frame Vernacular	Residential	C	C	Retains Integrity	SJ01404
16[21]	1885	Folk Victorian	Residential	C	C	Retains Integrity	SJ01405
38	1924	Folk Victorian	Residential	C	C	Retains Integrity	SJ01406
Orange Street							
31	1886	Italianate	Commercial	C	C	Retains Integrity	SJ01527
40	1911	Neoclassical	Educational	N/A	C	Retains Integrity	SJ01528
40B	1950	Mid-Century Modern	Educational	N/A	C	Retains Integrity	SJ07212
40C	1999	N/A	Site[22]	N/A	NC	Outside POS	SJ05590
40D	N/A	N/A	Parking Lot	N/A	NC	Lacks Integrity	N/A
47	1938	Neoclassical	Educational	C	C	Retains Integrity	SJ01529
47B	1950	Masonry Vernacular	Storage	NC	NC	Lacks Integrity	N/A
51	1910	Folk Victorian	Residential	C	C	Retains Integrity	SJ01530
55	1899	Folk Victorian	Residential	C	C	Retains Integrity	SJ01531

[21] 16 Mulvey and 38 Mulvey were previously incorrectly listed at 16 Orange and 38 Orange.

[22] 40C Orange Street is a reconstruction of the Santo Domingo Redoubt located along the Cubo Line. This was a known archaeological site that was discontinuously active from 1738-1835. This site is a reconstruction of the redoubt as it was in 1808 and was completed in the 2000s.

No.	Built	Style	Use	1983 C/NC	2025 C/NC	Reason	Site ID
Orange Street (cont'd)							
57	1894	Folk Victorian	Residential	C	C	Retains Integrity	SJ01532
61	1894	Queen Anne	Residential	C	C	Retains Integrity	SJ01533
61B	1910	Frame Vernacular	Garage	C	C	Retains Integrity	N/A
63	1894	Folk Victorian	Commercial	C	C	Retains Integrity	SJ01534
67	1965	Mid-Century Modern	Educational	NC	C	Retains Integrity	SJ07211
67B	1971	Mid-Century Modern	Educational	NC	NC	Outside POS	SJ07211
67C	1971	Mid-Century Modern	Educational	NC	NC	Outside POS	SJ07211
67D	1960	Other	Educational	N/A	NC	Outside POS	N/A
67E	1993	No Style	Storage	N/A	NC	Outside POS	N/A
73	2003	No Style	Residential	N/A	NC	Outside POS	N/A
75[23]	1905	Bungalow	Residential	C	C	Retains Integrity	SJ07199
77	1894	Folk Victorian	Residential	C	C	Retains Integrity	SJ01538
79	1900	Folk Victorian	Residential	C	C	Retains Integrity	SJ01539
83	1924	Masonry Vernacular	Commercial	NC	C	Retains Integrity	SJ01541
93	1984	No Style	Commercial	N/A	NC	Outside POS	N/A
97	1900	Folk Victorian	Commercial	C	C	Retains Integrity	SJ06485
99	1899	Prairie	Commercial	C	NC	Lacks Integrity	SJ01542
101	1882	Folk Victorian	Commercial	C	C	Retains Integrity	SJ01543
Oviedo Street							
131	1917	Craftsman	Residential	C	C	Retains Integrity	SJ01573
132	1945	Masonry Vernacular	Residential	NC	C	Retains Integrity	SJ07230
133	1924	Craftsman	Residential	C	C	Retains Integrity	SJ01574
133B	1930	Bungalow	Residential	C	C	Retains Integrity	SJ07231
134	1954	Minimal Traditional	Residential	NC	C	Retains Integrity	SJ07232
135	1930	Craftsman	Residential	C	C	Retains Integrity	SJ01575
135B	1970	Frame Vernacular	Residential	C	NC	Lacks Integrity	N/A
136	1924	Craftsman	Residential	C	C	Retains Integrity	SJ01576
136B	1924	Frame Vernacular	Storage	C	NC	Lacks Integrity	SJ07233
137	1917	Folk Victorian	Residential	C	C	Retains Integrity	SJ01577
137B	1935	Masonry Vernacular	Residential	C	C	Retains Integrity	SJ07234
140	1941	Bungalow	Residential	NC	C	Retains Integrity	SJ07235
140B	1930	No Style	Residential	C	C	Retains Integrity	SJ01578
141	1950	Ranch	Residential	NC	C	Retains Integrity	SJ07236
144	1924	Folk Victorian	Residential	C	NC	Lacks Integrity	SJ01580
145	1924	Florida Cracker	Residential	C	C	Retains Integrity	SJ01579
145 ½	1930	Masonry Vernacular	Residential	C	NC	Lacks Integrity	SJ07237
146	1946	Bungalow	Residential	NC	C	Retains Integrity	SJ07238
146B	1946	Masonry Vernacular	Residential	NC	C	Retains Integrity	N/A

[23] In the original 1984 National Register nomination, this building was incorrectly recorded as 76B Orange Street. This building's correct address is 75 Orange Street.

No.	Built	Style	Use	1983 C/NC	2025 C/NC	Reason	Site ID
Oviedo Street (cont'd)							
148	1973	One-Part Commercial Block	Commercial	NC	NC	Outside POS	SJ07239
N Ponce de Leon Boulevard (US 1)							
112	1973	One-Part Commercial Block	Commercial	NC	NC	Outside POS	SJ07203
208	1950	Folk Victorian	Commercial	NC	NC	Lacks Integrity	SJ05482
208B	1964	Mid-Century Modern	Commercial	NC	C	Retains Integrity	SJ05483
400	2007	No Style	Commercial	N/A	C	Outside POS	N/A
510	1960	Masonry Vernacular	Commercial	NC	C	Retains Integrity	SJ05484
606	1894	Masonry Vernacular	Commercial	C	C	Retains Integrity	SJ01544
Riberia Street							
5	1910	Shotgun	Residential	C	NC	Lacks Integrity	SJ01540
7	1941	Minimal Traditional	Residential	NC	C	Retains Integrity	SJ07200
7B	1946	Masonry Vernacular	Garage	NC	C	Retains Integrity	N/A
9	1910	Frame Vernacular	Residential	C	C	Retains Integrity	SJ01791
11	1910	Folk Victorian	Residential	C	C	Retains Integrity	SJ01792
14	1924	Bungalow	Residential	C	C	Retains Integrity	SJ01793
14B	2000	No Style	Garage	N/A	NC	Outside POS	N/A
15	1910	Frame Vernacular	Residential	C	C	Retains Integrity	SJ01794
15B	1930	Frame Vernacular	Garage	C	C	Retains Integrity	N/A
16	1927	Prairie	Residential	C	C	Retains Integrity	SJ01795
18	1924	Bungalow	Residential	C	C	Retains Integrity	SJ01796
19	1940	Frame Vernacular	Commercial	C	C	Retains Integrity	SJ01797
20	1930	Bungalow	Residential	C	C	Retains Integrity	SJ01798
23	1951	Ranch	Residential	NC	C	Retains Integrity	SJ07201
24	1910	Bungalow	Residential	C	C	Retains Integrity	SJ01799
25	1890	Folk Victorian	Residential	C	C	Retains Integrity	SJ07202
26	1910	Folk Victorian	Residential	C	C	Retains Integrity	SJ01801
26B	N/A	No Style	Storage	N/A	NC	Lacks Integrity	N/A
27	1894	Colonial Revival	Residential	C	C	Retains Integrity	SJ01802
27B	1983	No Style	Garage	N/A	NC	Outside POS	N/A
28	1920	Frame Vernacular	Residential	NC	C	Retains Integrity	SJ01803
28B	1920	Frame Vernacular	Residential	NC	C	Retains Integrity	SJ07193
30	1925	Bungalow	Residential	C	C	Retains Integrity	SJ07207
30B	N/A	Frame Vernacular	Storage	N/A	NC	Lacks Integrity	N/A
55	1954	Neoclassical	Residential	C	C	Retains Integrity	SJ01804
55B	1951	Masonry Vernacular	Garage	NC	C	Retains Integrity	N/A
56	1955	Ranch	Residential	NC	C	Retains Integrity	SJ07240
58	1962	Ranch	Residential	NC	C	Retains Integrity	SJ07241
69	2012	No Style	Residential	N/A	NC	Outside POS	N/A
69B	2012	No Style	Garage	N/A	NC	Outside POS	N/A
71	2006	No Style	Residential	N/A	NC	Outside POS	N/A

No.	Built	Style	Use	1983 C/NC	2025 C/NC	Reason	Site ID
Riberia Street (cont'd)							
71B	2006	No Style	Storage	N/A	NC	Outside POS	N/A
74	1925	Prairie	Educational	N/A	C	Retains Integrity	SJ01808
74B	2000	No Style	Storage	N/A	NC	Outside POS	N/A
73-75	2006	No Style	Parking Lot	N/A	NC	Outside POS	N/A
78	1924	Folk Victorian	Residential	C	C	Retains Integrity	SJ01807
Saragossa Street							
5	1904	Queen Anne	Residential	C	C	Retains Integrity	SJ02087
5B	1904	No Style	Storage	C	C	Retains Integrity	N/A
6	1911	Folk Victorian	Residential	C	C	Retains Integrity	SJ02088
6B	1989	No Style	Residential	N/A	NC	Outside POS	N/A
7	1924	Prairie	Residential	C	C	Retains Integrity	SJ02089
8	1911	Folk Victorian	Residential	C	C	Retains Integrity	SJ02090
8B	1924	Frame Vernacular	Residential	C	C	Retains Integrity	SJ07204
9	1904	Florida Cracker	Residential	C	C	Retains Integrity	SJ02091
10	1910	Folk Victorian	Residential	C	C	Retains Integrity	SJ02092
10B	2018	No Style	Storage	N/A	NC	Outside POS	N/A
11	1894	Folk Victorian	Residential	C	C	Retains Integrity	SJ02093
11B	1980	No Style	Garage	N/A	NC	Outside POS	N/A
12	1914	Bungalow	Residential	C	C	Retains Integrity	SJ02094
12B	1971	Masonry Vernacular	Garage	N/A	NC	Outside POS	N/A
13	1885	Folk Victorian	Residential	C	C	Retains Integrity	SJ02095
13B	N/A	Frame Vernacular	Storage	C	C	Retains Integrity	N/A
14	1910	Folk Victorian	Residential	C	C	Retains Integrity	SJ02096
14B	2024	No Style	N/A	N/A	NC	Outside POS	N/A
15	1907	Folk Victorian	Residential	C	C	Retains Integrity	SJ02097
16	1925	Craftsman	Residential	C	C	Retains Integrity	SJ02098
16B	1991	No Style	Residential	N/A	NC	Outside POS	N/A
17	1907	Folk Victorian	Residential	C	C	Retains Integrity	SJ02099
17B	1980	No Style	Garage	N/A	NC	Outside POS	N/A
18	1914	Mission	Residential	C	C	Retains Integrity	SJ02100
18B	1924	Frame Vernacular	Garage	C	C	Retains Integrity	N/A
19	1917	Craftsman	Residential	C	C	Retains Integrity	SJ02101
19B	N/A	No Style	Storage	C	C	Retains Integrity	N/A
20	1910	Folk Victorian	Residential	C	C	Retains Integrity	SJ02102
21	1917	Colonial Revival	Residential	C	C	Retains Integrity	SJ02103
21B	1917	Frame Vernacular	Storage	C	C	Retains Integrity`	N/A
24	1914	Mediterranean Revival	Residential	C	C	Retains Integrity	SJ02105
28	1891	Queen Anne	Residential	C	C	Retains Integrity	SJ02106
28B	N/A	Frame Vernacular	Garage	N/A	NC	Lacks Integrity	N/A
29	1924	Bungalow	Residential	NC	C	Retains Integrity	SJ02107
31	1914	Folk Victorian	Residential	C	C	Retains Integrity	SJ02108
32	1904	Queen Anne	Residential	C	C	Retains Integrity	SJ02109
32B	N/A	No Style	Garage	N/A	NC	Lacks Integrity	N/A

No.	Built	Style	Use	1983 C/NC	2025 C/NC	Reason	Site ID
Saragossa Street (cont'd)							
34	1922	Craftsman	Commercial	C	C	Retains Integrity	SJ02110
35	1914	Bungalow	Residential	C	C	Retains Integrity	SJ02111
36	1930	Prairie	Residential	C	C	Retains Integrity	SJ02112
37	1916	Bungalow	Residential	C	C	Retains Integrity	SJ02113
37B	N/A	No Style	Storage	N/A	NC	Lacks Integrity	N/A
38	1924	Frame Vernacular	Residential	NC	NC	Lacks Integrity	SJ02114
39	1914	Bungalow	Residential	C	C	Retains Integrity	SJ02115
39B	2007	No Style	Residential	N/A	NC	Outside POS	N/A
40	1910	Folk Victorian	Residential	C	C	Retains Integrity	SJ02116
41	1914	Bungalow	Residential	C	C	Retains Integrity	SJ02117
41B	2010	No Style	Gazebo	N/A	NC	Outside POS	N/A
42	1914	Bungalow	Residential	C	C	Retains Integrity	SJ02118
42 ½	1914	Masonry Vernacular	Residential	C	C	Retains Integrity	SJ02119
45	1914	Bungalow	Residential	C	C	Retains Integrity	SJ02120
45B	1914	Frame Vernacular	Residential	C	C	Retains Integrity	SJ02121
50	1930	Masonry Vernacular	Residential	C	C	Retains Integrity	SJ02122
50B	1949	Frame Vernacular	Residential	N/A	NC	Lacks Integrity	SJ07206
56	1960	Ranch	Residential	NC	C	Retains Integrity	SJ07208
58	1930	Gothic Revival	Residential	C	C	Retains Integrity	SJ02123
58B	1983	No Style	Religious	N/A	NC	Outside POS	N/A
59	1969	Ranch	Residential	NC	NC	Outside POS	SJ07205
60	1916	Florida Cracker	Residential	C	C	Retains Integrity	SJ02124
60B	2016	No Style	Residential	N/A	NC	Outside POS	N/A
62	1904	Bungalow	Residential	C	C	Retains Integrity	SJ02125
62B	2002	No Style	Residential	N/A	NC	Outside POS	N/A
63	1918	Bungalow	Residential	C	C	Retains Integrity	SJ02126
63B	1979	No Style	Residential	NC	NC	Outside POS	N/A
65	1920	Bungalow	Residential	C	C	Retains Integrity	SJ02127
65B	1930	Frame Vernacular	Storage	C	C	Retains Integrity	N/A
65 ½	1920	Bungalow	Residential	C	C	Retains Integrity	SJ02128
66	1910	Bungalow	Residential	C	C	Retains Integrity	SJ02129
67	1916	Folk Victorian	Residential	C	C	Retains Integrity	SJ02130
67B	1960	Masonry Vernacular	Garage	C	C	Retains Integrity	N/A
68	1888	Florida Cracker	Residential	C	C	Retains Integrity	SJ02131
68B	1993	No Style	Storage	N/A	NC	Outside POS	N/A
69	1927	Craftsman	Residential	C	C	Retains Integrity	SJ02132
69B	1924	Frame Vernacular	Garage	C	C	Retains Integrity	N/A
70	1888	Florida Cracker	Residential	C	C	Retains Integrity	SJ02133
72	1910	Folk Victorian	Residential	C	C	Retains Integrity	SJ02134
72B	1970	Masonry Vernacular	Garage	C	C	Retains Integrity	SJ06488
75	1917	Bungalow	Residential	C	C	Retains Integrity	SJ02136
75B	1930	Frame Vernacular	Garage	C	C	Retains Integrity	N/A
77	1916	Bungalow	Commercial	C	C	Retains Integrity	SJ02138
77B	1983	No Style	Garage	NC	NC	Outside POS	N/A

No.	Built	Style	Use	1983 C/NC	2025 C/NC	Reason	Site ID
Sevilla Street							
1	1917	Bungalow	Residential	C	C	Retains Integrity	SJ02146
1B[24]	2008	No Style	Storage	N/A	NC	Outside POS	N/A
1C	1924	Bungalow	Residential	C	C	Retains Integrity	SJ02147
1D	N/A	No Style	Garage	N/A	NC	Lacks Integrity	N/A
5	1922	Folk Victorian	Residential	C	C	Retains Integrity	SJ02148
8	1910	Folk Victorian	Residential	C	C	Retains Integrity	SJ02149
9	1900	Folk Victorian	Residential	C	NC	Lacks Integrity	SJ02150
9B	2019	No Style	Garage	N/A	NC	Outside POS	N/A
10	1894	Folk Victorian	Residential	C	C	Retains Integrity	SJ02151
10B	N/A	No Style	Garage	C	C	Retains Integrity	N/A
11	1927	Neoclassical	Residential	C	C	Retains Integrity	SJ02152
11 ½	1927	Folk Victorian	Residential	C	C	Retains Integrity	SJ02153
12	1904	Folk Victorian	Residential	C	C	Retains Integrity	SJ02154
12B	1924	Frame Vernacular	Garage	NC	C	Retains Integrity	N/A
14	1894	Folk Victorian	Commercial	C	C	Retains Integrity	SJ02155
14B	2009	No Style	Residential	N/A	NC	Outside POS	N/A
15	1927	Bungalow	Residential	C	C	Retains Integrity	SJ02156
15B	1915	Frame Vernacular	Residential	C	C	Retains Integrity	N/A
16	1911	Folk Victorian	Residential	C	C	Retains Integrity	SJ02157
17	1923	Bungalow	Residential	C	C	Retains Integrity	SJ02158
18	2016	No Style	Residential	N/A	NC	Outside POS	N/A
18B	2016	No Style	Garage	N/A	NC	Outside POS	N/A
19	1922	Colonial Revival	Residential	C	C	Retains Integrity	SJ02104
20	1903	Queen Anne	Residential	C	C	Retains Integrity	SJ02159
20B	1930	Frame Vernacular	Garage	C	C	Retains Integrity	N/A
21	1916	Prairie	Residential	C	C	Retains Integrity	SJ02160
21B	N/A	No Style	Garage	C	C	Retains Integrity	N/A
22	1907	Folk Victorian	Residential	C	C	Retains Integrity	SJ02161
22B	2018	No Style	Residential	N/A	NC	Outside POS	N/A
22C	2018	No Style	Garage	N/A	NC	Outside POS	N/A
23	1914	Bungalow	Residential	C	C	Retains Integrity	SJ02162
23B	1994	No Style	Residential	N/A	NC	Outside POS	N/A
23C	N/A	No Style	Garage	N/A	NC	Lacks Integrity	N/A
24	1910	Colonial Revival	Residential	C	C	Retains Integrity	SJ02163
24B	1980	No Style	Garage	N/A	NC	Outside POS	N/A
25	1922	Craftsman	Residential	C	C	Retains Integrity	SJ02164
27	1895	Richardsonian Romanesque	Religious	C	C	Retains Integrity	SJ00336
27B	1952	Masonry Vernacular	Religious	NC	C	Retains Integrity	SJ07209

[24] 1B and 1D were previously depicted as contributing resource on the 1983 map; Those historic buildings have since been demolished and replaced with non-historic resources. 1C Sevilla was previously incorrectly listed at 3 Sevilla. 1D Sevilla was previously incorrectly listed as 3B; It was listed as a contributing but altered resource on the original nomination's map, which it remains.

No.	Built	Style	Use	1983 C/NC	2025 C/NC	Reason	Site ID
Sevilla Street (cont'd)							
27C	1895	Colonial Revival	Commercial	C	C	Retains Integrity	SJ02166
27D	N/A	No Style	Storage	N/A	NC	Lacks Integrity	N/A
28	1964	Mid-Century Modern	Religious	NC	C	Retains Integrity	SJ07210
32	1894	Colonial Revival	Religious	C	C	Retains Integrity	SJ02167
33	1899	Colonial Revival	Residential	C	C	Retains Integrity	SJ02168
34	1890	Venetian Renaissance Revival	Religious	C	C	Retains Integrity	SJ02169
36	1890	Venetian Renaissance Revival	Religious	C	C	Retains Integrity	SJ00084
44	1996	No Style	Educational	N/A	NC	Outside POS	N/A
48	1885	Mediterranean Revival	Commercial	C	C	Retains Integrity	SJ02171
48B	1930	Mediterranean Revival	Garage	C	NC	Lacks Integrity	SJ02172
48C	1995	No Style	Commercial	N/A	NC	Outside POS	N/A
50	2007	No Style	Educational	N/A	NC	Outside POS	N/A
St. Andrews Court							
1	1911	Bungalow	Residential	C	C	Retains Integrity	SJ01850
2	1911	Bungalow	Residential	C	C	Retains Integrity	SJ01851
3	1911	Florida Cracker	Residential	C	C	Retains Integrity	SJ01852
4	1904	Folk Victorian	Residential	C	C	Retains Integrity	SJ01853
6	1927	Frame Vernacular	Residential	C	C	Retains Integrity	SJ01854
7	1927	Bungalow	Residential	C	C	Retains Integrity	SJ01855
8	1927	Bungalow	Residential	C	C	Retains Integrity	SJ01856
10	1910	Mixed	Residential	C	C	Retains Integrity	SJ01857
Valencia Street							
2	1960	Other	Commercial	NC	NC	Lacks Integrity	SJ07242
6	1898	Colonial Revival	Educational	C	C	Retains Integrity	SJ02293
6B	1904	Other	Educational	NC	C	Retains Integrity	SJ04861
6C	1935	Other	Educational	NC	C	Retains Integrity	SJ07220
10	1987	No Style	Educational	N/A	NC	Outside POS	N/A
20[25]	1891	Folk Victorian	Educational	C	C	Retains Integrity	SJ02295
20B	1981	No Style	Storage	N/A	NC	Outside POS	N/A
33	1899	Folk Victorian	Residential	C	C	Retains Integrity	SJ02297
35	1930	Mediterranean Revival	Residential	C	C	Retains Integrity	SJ02298
35B	1930	Mediterranean Revival	Residential	C	C	Retains Integrity	SJ02455
38	1955	Mediterranean Revival	Residential	NC	C	Retains Integrity	SJ07243
38B	1960	No Style	Residential	N/A	NC	Lacks Integrity	N/A
39	1904	Mediterranean Revival	Residential	C	C	Retains Integrity	SJ02299
39B	1980	No Style	Garage	N/A	NC	Outside POS	N/A
41	1957	Ranch	Residential	NC	C	Retains Integrity	SJ07244
42	1955	Ranch	Residential	C	C	Retains Integrity	SJ07245

[25] 20 Valencia and 20B Valencia were previously incorrectly listed as 30 Valencia and 30B Valencia.

No.	Built	Style	Use	1983 C/NC	2025 C/NC	Reason	Site ID
Valencia Street (cont'd)							
42B	2008	No Style	Garage	N/A	NC	Outside POS	N/A
43	2004	No Style	Residential	N/A	NC	Outside POS	N/A
43B	2004	No Style	Garage	N/A	NC	Outside POS	N/A
45	1952	Minimal Traditional	Residential	NC	C	Retains Integrity	SJ07246
45B	N/A	No Style	Storage	N/A	NC	Lacks Integrity	N/A
46	1951	Colonial Revival	Residential	NC	C	Retains Integrity	SJ06538
46B	1951	Masonry Vernacular	Garage	NC	C	Retains Integrity	N/A
48	1955	Neoclassical	Residential	NC	C	Retains Integrity	SJ07247
49	1954	Mid-Century Modern	Residential	NC	C	Retains Integrity	SJ07248
50	1951	Mid-Century Modern	Residential	NC	C	Retains Integrity	SJ07249
50B	1951	Masonry Vernacular	Garage	NC	C	Retains Integrity	N/A
56	1954	Ranch	Residential	NC	C	Retains Integrity	SJ07250
59	1983	No Style	Educational	N/A	NC	Outside POS	N/A
59B	1983	No Style	Educational	N/A	NC	Outside POS	N/A
62	1924	Bungalow	Residential	C	C	Retains Integrity	SJ02301
62 ½	1950	Masonry Vernacular	Residential	NC	NC	Lacks Integrity	SJ07251
64	1899	Colonial Revival	Residential	C	C	Retains Integrity	SJ02302
65	1950	Ranch	Residential	NC	NC	Lacks Integrity	SJ07252
67	1927	Colonial Revival	Residential	C	NC	Lacks Integrity	SJ02303
68	1899	Craftsman	Residential	C	C	Retains Integrity	SJ02304
68B	2011	No Style	Garage	N/A	NC	Retains Integrity	N/A
69	1922	Bungalow	Residential	C	C	Retains Integrity	SJ02305
69B	1922	Masonry Vernacular	Garage	C	C	Retains Integrity	N/A
71	1971	Ranch	Residential	NC	NC	Outside POS	SJ07253
71B	1971	Masonry Vernacular	Garage	N/A	NC	Outside POS	N/A
72	1899	Folk Victorian	Residential	C	C	Retains Integrity	SJ02306
72B	1960	Masonry Vernacular	Garage	NC	NC	Lacks Integrity	N/A
73	1927	Bungalow	Residential	C	C	Retains Integrity	SJ02307
73B	1930	Frame Vernacular	Garage	C	C	Retains Integrity	N/A

SUMMARY

The Model Land Company Historic District was listed in the National Register on August 2, 1983, for its local significance under Criterion A, in the areas of Archaeology, Agriculture, Commerce, Community Planning and Development, Education, Exploration and Settlement, Military, Politics and Government, and Religion, and under Criterion C: Architecture, for a period of 1839-1938. The neighborhood was designed to provide upscale housing and amenities for wealthy White seasonal vacationers, though it was soon permanent home to many of St. Augustine's local elite and working-class residents. There was a brief hiatus in construction during the Great Depression, before the neighborhood finished filling out the residential areas and transformed its western edge into a vibrant commercial corridor in the 1950s. This Additional Documentation expands the period of significance to 1968 to acknowledge how the district's significance to Community Planning and Architecture extended into the post-WWII era, a transformative period in St. Augustine and Florida's historical development. The Boundary Increase expands the northern boundary of the district to encompass two historic school buildings that are historically associated with Education in the community.

The neighborhood embodies mid-century suburban development within the core of St. Augustine, demonstrating how the community evolved with the times while maintaining its connections to its historic pass. It also embodies the evolution of tourism in the city, as the industry transitioned from catering to wealthy, elite northerners, who traveled by rail and stayed for the winter season, to middle-class families from across the country, traveling via the rapidly expanding network of highways and interstates for one-two week budget-friendly vacations. The mid-century building stock, comprised of Minimal Traditional, Ranch, and Mid-Century Modern houses and Vernacular and Mid-Century Modern commercial properties, physically embodies and visually communicates those historical trends, as expressed in the modernist architectural aesthetics of the era.

HISTORIC CONTEXT

Early Development

St. Augustine was established by Spanish colonizers in 1565 and development centered on the Matanzas River to the east. To protect vital shipping routes and secure Spanish sovereignty from English colonizers to the north, a series of wood forts formed the northern edge of the community before being replaced by a permanent stone fortification, Castillo San Marcos (1672-95). At that time, orange groves were the principal crop in the land surrounding the colonial city, including the area that would become Model Land. In 1702, Governor James Moore of South Carolina attacked and destroyed St. Augustine. Following the attack, the Spanish developed a well-designed, earthen work defense perimeter, north, south, and west of the colonial city, called the Cubo Line. Completed in 1704, the Cubo Line ran parallel to present-day Orange Street, extending from Castillo de Marcos west to San Sebastian River, dividing

St. Augustine and its hinterlands from the north. The western defense perimeter, the Rosario Line, extended from the Cubo Line at the current intersection of Orange and Cordova Streets, south to San Salvador Street where it continued at a ninety-degree angle to Matanzas Bay.[26]

The would-be Model Land area continued to be used for orange groves and truck crops through the British Period (1763-1784). The first formal development in the area that would become Model Land was the establishment of Tolomato Cemetery in 1777. The nearby settlement of New Smyrna was home English colonizer Dr. Turnball's indigo plantation, where a large group of Minorcan immigrants worked as indentured servants. The Minorcans abandoned the plantation and resettled in St. Augustine in 1777. Father Pedro Camps, their pastor, established the Tolomato Cemetery on the site of a former Franciscan mission, Nuestra Señora de Guadalupe de Tolomato, which sought to convert Gaule Indians of Georgia to Catholicism before it was sacked during the 1702 British invasion. The cemetery is the oldest historic property in Model Land and represents "a cross-section of life in St. Augustine. The last internment occurred in 1884, when the city prohibited burials within city limits for health concerns.[27]

Upon the return of the Spanish in 1784, there were six parcels of land which continued to be used for agriculture. In the early 19th century, around a dozen houses were constructed near modern-day Orange Street, three of which were relatively large structures: the Sunnyside House (one of the first hotels constructed outside the colonial city), Ball Place, and Markland. The Anderson family owned Markland, as well as the southern portion of the district, where they operated a large orange grove from 1821-1845. Dr. Andrew Anderson Sr. was a prominent New York physician before going into real estate development in St. Augustine. He purchased 20 acres of orange groves, which his wife, Clarissa Cochran Fairbanks Anderson, named Markland. Dr. Anderson began work on Markland's famed Greek Revival estate in 1839 but died shortly after, leaving Ms. Anderson to supervise construction, which was complete in 1842. Viewed from St. Augustine's downtown plaza, Markland stood out prominently among the orange groves and became a popular destination for winter tourists.[28]

[26] A ca. 2000 reconstruction of a defensive earthwork, known as the Santo Domingo Redoubt, at the corner of Orange and Cordova Streets marks the Cubo Line archaeological site. William R. Adams, Robert H. Steinbach, Michael C. Scardaville, David Nolan, and Paul L. Weaver, "Historic Sites and Buildings Survey of St. Augustine, Florida," (St. Augustine: St. Augustine Preservation Board, 1980), ufdcimages.uflib.ufl.edu/IR/00/00/02/06/00001/caswell.pdf, 21; William R. Adams, *St. Augustine and St. Johns County: A Historical Guide*, (Sarasota: Pineapple Press, 2009), 63; Carl D. Halbert, "Archaeology of the Santo Domingo Redoubt," *St. Augustine Archaeological Association* 14, no. 4 (December 1999), 6.

[27] Jennifer Edwards, "State's Oldest Planned Cemetery Opens Gates," *St. Augustine Record*, Nov. 22, 2010; "A Brief History of Tolomato Cemetery," Tolomato Cemetery Preservation Association, accessed October 2024, http://www.tolomatocemetery.com/history.html.

[28] Augustus Koch, *Bird's Eye View of St. Augustine, Florida*, Map, 1894, (St. Augustine, Governor's House Library, Map Collection, GH0002); Adams et. al. "Historic Sites and Buildings Survey of St. Augustine, Florida," 51-52.; Scardaville and Paarlberg, "Model Land Company Historic District", section 8, page 1; Monroe, "Markland," section 8, page 1; Benjamin Clements, Plan of the City of St. Augustine, Map, 1834, (St. Augustine, Governor's House Library, Map Collection,

Henry Flagler and the Development of Florida's East Coast

Henry M. Flagler arrived in St. Augustine in 1885 and was actively engaged in the development of the community until his disinvestment of the Model Land Company in 1903. Flagler had earned his fortune as a leading partner in John D. Rockefeller's Standard Oil Company, which produced 95% of US oil, making Flagler one of the nation's wealthiest industrialists. Flagler and his second wife came to St. Augustine for their honeymoon in the winter of 1885. Flagler was captivated by the history and architecture of the city, noting it "was the most unusual place I have ever seen." Flagler envisioned transforming St. Augustine into a winter Newport—a southern counterpoint to the summer resort for the nation's wealthy elite in Newport, Rhode Island—catering to a "class of people who are not sick, but come to enjoy the climate, have plenty of money, but could find no satisfactory way of spending it." Flagler began planning his transformation of the city. In the late 19th century, Florida "was a virtual wilderness during this period and remained on the fringes of early railroad activity," without a significant trunk line or regional network and existing lines serving primarily the large ports of Jacksonville, Pensacola, and Tampa. To incentivize railroad development, the State of Florida offered 3,840 acres for purchase for every one mile of railroad development and increased the amount to 8,000 acres per mile or railroad south of Daytona. In December 1885, Flagler purchased a controlling interest in his first railroad, the Jacksonville, St. Augustine, and Halifax River Railway, which connected St. Augustine to Jacksonville. The line was renamed the Florida East Coast Railroad (FEC) to express Flagler's ambitious goal of extending the line down the full length of Florida's eastern seaboard, while using surrounding lands to develop new resort towns and agricultural communities along the way. [29]

Model Land Company

Flagler created a Land Department within the FEC to manage, promote, and sell Flagler's extensive property holdings in Florida. Flager amassed just over two million acres as he extended the FEC south, reaching Miami in 1896 and finally Key West in 1912. However, the majority of his landholdings were acquired though financial partnerships with other Florida corporations. In 1896, Flagler closed the Land Department and incorporated Model Land Company as a stand-alone development corporation to manage all his properties, including location-specific subsidies, such as Fort Dallas Land Company (Miami), Perrine Grant Land Company (Perrine), and Chuluota Land Company (Orlando-Kissimmee

GH0002); Thomas Graham, *The Awakening of St. Augustine: The Anderson Family and the Oldest City, 1821-1924* (St. Augustine: St. Augustine Historical Society, 1978), 27.

[29] Hewitt et al., *Carrere & Hastings, Architects,* 62-63; Graham, "Hotel Ponce de Leon," 15-16; Lisanne Renner, "Feelings of Gilt, Grandeur Abound at Henry Flagler's Flagship Hotel," *Orlando Sentinel*, Nov. 22, 1987; Adams et. al. "Historic Sites and Buildings Survey of St. Augustine, Florida," 3; Susan R. Braden, *The Architecture of Leisure: The Florida Resort Hotels of Henry Flagler and Henry Plant*, (Gainesville: University Press of Florida, 2017), 23; Sarah McDonald, Meghan Powell, Patricia Davenport-Jacobs, and Brent M Handley, "Cultural Resource Assessment Survey for LJA Rail Bridge Replacement over San Sebastian River," (St. Johns County: LJA Rail, LLC, July 2020), 23-24, 28; Alfred Chandler, *The Railroads: The Nation's First Big Business*, (New York: Harcourt, Brace & World, Inc., 1965).

area). Model Land Company was headquartered in St. Augustine, with former Land Department head James E. Ingraham serving as its first president, and employed local agents at its major developments. Model Land and the FEC worked in tandem to build communities along the railroad line to increase revenue from both freight and passengers. While residential and community development were the core of Flagler's development scheme, most acres were developed for agricultural purposes. Every settler had "to bring in everything he uses and send out everything he produces over my [FEC] railroad," representing approximately $300 in annual profits per settler. Model Land Company used a wide array of tactics to promote development and settlement of new cities, by which the company significantly impacted the economic, agricultural, political, and social development of Florida, particularly in transforming the southernmost part of the state "from a subtropical frontier to a modern civilization."[30]

Model Land Company suffered during the Great Depression, as both residential and agricultural development screeched to a halt and most of their lands that were well-suited for farming in South Florida had already been sold. Business conditions improved with Florida's post-WWII development boom and through the 1950s the company was primarily concerned with its developments in Miami. The Model Land Company remained in St. Augustine and managed land until its demise in 1967.[31]

Model Land Subdivision[32]

In February 1885, Dr. Andrew Anderson Jr., inheritor of the Markland, approached Flager about investing in St. Augustine, offering a large portion of his estate for purchase. Anderson was a respected physician, businessman, and local politician, helping Flager ingratiate himself amongst the city's elite and arrange land sales. From 1885 to 1889, Anderson and Flagler assembled approximately forty acres along the railroad line to increase revenue from both freight and passenger services, forming the Model Land Company Subdivision. The Model Land Company would repeat these community planning and land marketing strategies in its other FEC communities in the following decades, such as those in Palm Beach and Miami. In the late 19th and 20th centuries, developers such as Flagler and D.P. "Doc" Davis of nearby Davis Shores drained and infilled swamps and wetlands across the state. The Model Land Subdivision required considerable preparation before construction, resulting in the filling of Maria Sanchez Creek and the marshes west of Riberia Street and the installation of St. Augustine's first storm water drainage system. The infill increased Flagler's landholdings by a third. Flagler then laid out brick paved streets and sidewalks, with Spanish names in reference St. Augustine's Spanish colonial heritage.

[30] Braden, *The Architecture of Leisure*, 25; William E. Brown and Karen Hudson, "Henry Flagler and the Model Land Company," *Tequesta* 56 (1996), 47-55; H. H. Stackhouse, "The Model Land Tract: The Development of a Residential Neighborhood," *El Escribano* 16 (1979).
[31] Brown and Hudson, "Henry Flagler and the Model Land Company," 56, 69; Frank J. Pepper, "Letter to William Kenan, Jr.," Jan. 21, 1944, (University of Miami, Model Land Company Records, Box 96, Folder 1703, Special File 1703).
[32] For clarity, this nomination will use the phrase "Model Land" or "Model Land Subdivision" to reference the historic neighborhood and historic district, and "Model Land Company" to reference the real estate development corporation.

By 1895, the western marshes had become the local terminus of the FEC yards, a rail station and park. The core of the Model Land Subdivision was in the southeast portion of the district just north of Markland and Hotel Ponce de Leon and comprised of large blocks with large lots designed for upscale, spacious seasonal residences, along with several churches and Flagler's personal residence, Kirkside. Notable seasonal residents include entrepreneur and developer Michael Cox Spades (33 Sevilla Street), hotelier O.D. Seavey (20 Valencia Street), former Secretary of War General John M. Scofield (20 Valencia Street), and Model Land Company president James E. Ingraham (32 Sevilla Street). The surrounding areas have more modestly sized lots and styled homes.[33]

Flagler envisioned a grand hotel as the centerpiece of the new community, drawing new visitors to the ancient city. To make room for the enormous building, Flagler relocated Sunnyside House and Ball Place. Flagler commissioned fledgling New York architect Thomas Hastings to design his grand new hotel. Completed in 1887, Hotel Ponce de Leon became the centerpiece of the Model Land Subdivision and Flagler's vast hotel, railroad, and real estate empire. Flagler quickly followed Hotel Ponce de Leon with a flurry of new construction in short succession, including the Flagler Memorial Presbyterian Church, Grace Methodist Church and Rectory, and Kirkside, all in Model Land, as well as the Alcazar Hotel, just south of the district. Flagler gifted land for the Ancient City Baptist Church, a buff brick building designed in the Romanesque Revival style, completing a trio of religious edifices. In 1903, Flagler conveyed his remaining thirty-seven acres of undeveloped land in Model Land to the Model Land Company, as his focus shifted to South Florida.[34]

Model Land in the Early 20th Century

In the early 20th century, Model Land Company moved away from catering to wealthy winter vacationers and concentrated sales on local workers, particularly FEC employees. Development focused on filling out the western portion of the district with small lots for housing railroad employees and prominently features the FEC headquarters office complex, which was designed by local architect F.A Hollingsworth in 1914. In 1916, St. Augustine was connected to the Atlantic Highway—which ran from Calasis, Maine, to Miami, Florida—just west of the district, parallel to the FEC line, and was known

[33] Scardaville and Paarlberg, "Model Land Company Historic District," section 8, pages 1-3; Hewitt et al., *Carrere & Hastings, Architects*, 62; Graham, *The Awakening of St. Augustine,* 168-169; Adams et. al. "Historic Sites and Buildings Survey of St. Augustine, Florida;" Brown and Hudson, "Henry Flagler and the Model Land Company," 47; Nolan, *The Houses of St. Augustine*, 59; Thomas Graham, "St. Augustine Enters the Modern Era, 1877-1941," in *Oldest City: The History of St. Augustine*, ed. Susan Richbourg Parker (St. Augustine: St. Augustine Histroical Society, 2019), 199-222; H. Wellge, *View of the City of St. Augustine,* Map, 1885, Brockton: Norris, Wellge, and Swift; Patricia Davenport-Jacobs, "SJ02168: 33 Sevilla Street," Historical Strcuture Form, (Tallahasee: Division of Historical Resources, Florida Master Site File, 2020); Patricia Davenport-Jacobs, "SJ02295: Seavey Cottage/Union General's House," Historical Strcuture Form, (Tallahasee: Division of Historical Resources, Florida Master Site File, 2020).

[34] Adams et. al. "Historic Sites and Buildings Survey of St. Augustine, Florida," 54, 61; Monroe, "Markland;" Hewitt et al., *Carrere & Hastings, Architects*, 62; Graham, *The Awakening of St. Augustine*, 168-169.

locally as the Dixie Highway. In the 1920s, the auto route was extensively redeveloped as modern-day US Highway 1, which would become a major transportation corridor during the mid-twentieth century. The Model Land portion of US 1 was reconstructed in 1927. Land sales continued at a healthy clip until Model Land Company finished initial development of the area in the late 1920s. By 1930, the area west of Malaga Street contained a variety of rail-related buildings, including the passenger station, baggage room, offices, warehouses, carpenter shop, and a small park with a fountain, now called Railroad Park. Several modest hotels were constructed in this section to cater to railroad passengers, such as the nonextant Terminal Hotel. In 1910, St. Augustine High and Grade School was opened at 40 Orange Street with an initial enrollment of 400 students grades 1-12. As Model Land grew rapidly, the school quickly hit capacity. In 1924, Elizabeth Bushnell Warden Ketterlinus donated land at 67 Orange Street, on the opposite side of the road from the original school, for a new Mediterranean Revival school building designed by local architect F. A. Hollingswoth. St. Augustine Elementary remained in the first school building, while St. Augustine High moved into the new one, which was renamed Elizabeth Ketterlinus High School in 1928. At the time, Ketterlinus was the city's only high school and a landmark in the community.[35]

St. Augustine, like communities throughout the state, prospered during the Florida Land Boom of the early 1920s. Real estate values rose dramatically. In virtually every community in the state, new subdivisions were platted and recorded, lots were sold and re-sold, and new buildings were constructed. St. Augustine reached a population of 18,000 and saw the creation of new residential neighrbodhoods to the north and west of the city's colonial-era core, such as North City and Fullerwod. The Florida Land Boom peaked in 1925, and in the following years the state's economy sharply declined due to congested transit lines, the horrifically deadly hurricanes of 1926 and 1928, and over-valued, wildly speculative real estate promotions. The real estate market crash plunged the state into an economic depression prior to the national Great Depression, beginning in 1929. Florida preempted federal deposit protections with the Banking Act of 1931, which limited customer withdrawals and directed banks to call enough loans to cover obligations, but banks continued to fail across the state. Florida sharply cut state spending and attempted to raise revenues through additional sales and gambling taxes. However, Florida's constitution prohibits bonded indebtedness, barring emergency borrowing and severely limiting the state's eligibility for federal grants and loans, which typically required matching funds. With such limited state funds, relief efforts were funded almost entirely by municipal and county governments until federal New Deal programs were implemented in the mid-1930s. During the Depression, St. Augustine remained relatively

[35] Adams et. al. "Historic Sites and Buildings Survey of St. Augustine, Florida," 54-55; Scardaville and Paarlberg, "Model Land Company Historic District," section 8, page 3; "Sanborn Fire Insurance Map," (St. Augustine: Sanborn Fire Insurance Company, 1930), sheet 22; "About Our School;" "History of Ketterlinus, St. Augustine High Schools," *St. Augustine Record*, Sep 4, 2010; McDonald, et al., "Cultural Resource Assessment Survey for LJA Rail Bridge Replacement over San Sebastian River," 49; Monica Rowland, "Menendez versus Mickey: A Study of Heritage Tourism in Florida," PhD dissertation, (Tampa: University of South Florida, 2006), 71.

stable, compared to the new boom towns and major urban centers, but real estate development in the area slowed dramatically.[36]

Model Land Company suffered during the Great Depression. Capitalizing on the prosperous land boom, its companion FEC issued a second mortgage to extend and improve its line, but with the decline in demand from the Depression, FEC failed to meet its operating costs and fell into receivership in 1931. After a protracted legal battle, FEC was finally purchased by the St. Joe Paper Company in 1960. As such, Model Land Company could no longer depend on FEC expansion for its own expansion. By then, Model Land Company already depleted their land holdings in South Florida while both residential and agricultural development screeched to a halt across the state. Construction in the Model Land Subdivision ceased in 1930 and would not begin again until 1938, when St. Augustine began its slow economic recovery.[37]

Model Land in the Mid-20th Century

Though federal, state, and local governments made valiant attempts to provide relief to their citizens and revitalize their economies, it was WWII that pulled America out of the Great Depression. War mobilization drove production demand sky high while dramatically transforming the American landscape with new military bases, industrial centers, and defense infrastructure. Florida's year-round mild climate, extensive coastlines, and large expanses of underdeveloped, cheap land made the state a magnet for new military installations. By the war's end, the Sunshine State was home to 172 installations, ranging from massive complexes live Eglin Army Airfield in Pensacola to small, rural facilities like Sopchoppy Bombing Range. While the ancient Castillo de San Marcos remained the city's only military fortification, hosting Coast Guard basic training during the war, St. Augustine was none-the-less transformed by the influx of thousands of military recruits. Many of the city's grand hotels, such as Hotel Ponce de Leon and the Alcazar, were converted for use as barracks. The majestic lobbies and public spaces of Hotel Ponce de Leon were retained, while the individual rooms were stripped down to house as many as 2,500 recruits at a time. During their off time, these recruits, as well as GI tourists from nearby bases in Jacksonville, Mayport, and rural Clay County, helped refuel the local tourism economy, spending money at local bars, restaurants, entertainment venues, and tourist attractions.[38]

[36] William Rogers, "The Great Depression," in *The History of Florida*, ed. Michael Gannon, (Tallahassee: University Press of Florida, 2013), 313-315, 318-321, 326-330; Patricia Davenport and Paul Weaver, "St. Augustine Inventory: St. Augustine National Register Historic District Survey Report," (Tallahassee: Division of Historical Resources, Florida Master Site File, 2016), 4.25.
[37] Scardaville and Paarlberg, "Model Land Company Historic District," section 8, page 3; Alexander R. Stoesen, "Road from Receivership: Claude Pepper, the DuPont Trust, and the Florida East Coast Railway," *Florida Historical Qurterly* 52, no. 2 (October 1973), 132-136.
[38] Braden, *The Architecture of Leisure*, 198-199; Graham, "St. Augustine Enters the Modern Era," 210; Nowlin Klyne, "Historian Shares Stories About Florida in WWII," *The Intercom* 34, no. 8 (Cape Canaveral: Military Officers Association of

The post-WWII era was a watershed moment for Florida, as Americans experiencing post-war prosperity flooded into the state, fueling mass development, highway expansion, and a booming tourist economy. During the war, millions of military personnel and civilians were introduced to Florida on military bases or through war-preparedness industries and relocated or retired to the state to take advantage of the mild climate and scenic environs. From 1945-1950, the US population grew 15%, but Florida far exceeded the national average with a 46% increase in population, with 2.75 million residents in 1950. Dramatic in-migration continued throughout the mid-century and by 1960 4.9 million people called Florida home. At the same time, Americans everywhere were experiencing a period of economic prosperity and, tired of the privations of depression and war, sought to spend their money on consumer goods and experiences, driving massive growth in Florida's agricultural, industrial, and tourist economies. Annual tourism nearly doubled between 1940 and 1950, from 2.8 million to 5 million, resulting in an 80% increase in earnings across the state's transportation, trade, and services industries during that period. Annual tourism doubled again over the next decade, reaching 10 million in 1960. Tourists traversed the Sunshine State via her seemingly ever-expanding system of roads and highways, which surpassed railroads as the primary means of long-distance travel. The huge influx of both permanent residents and short-term sojourners fueled a second state-wide building boom with the construction of innumerable new houses, businesses, communal and civic resources, and tourism-related resources. While tourists were first attracted to Florida's natural resources, particularly its famed beaches, lakes, and waterways, the mid-century saw the development of new road-side tourist attractions and amenities that catered specifically to auto travelers.[39]

St. Augustine was well-poised to capitalize on the booming auto tourism industry of the mid-century. The Ancient City is recognized as Florida's first tourism town, attracting boat travelers as early as the 1830s to take advantage of the healing qualities of the sea air, then a common prescription for a variety of ailments. Flagler's development schemes of the 1890s transformed the city's tourist allure from health spa to winter playground, offering a variety of amenities and amusements that capitalized on St. Augustine's Spanish heritage and fantastical legends, such as the St. Augustine Alligator Farm (1893) and Foutain of Youth Park (1904). The advent of the automobile again transformed St. Augustine's tourism economy, opening visitation to a wide swath of middle-class travelers and expanding tourism beyond the city's Spanish colonial core. By the 1920s, US Highway 1, which forms the western edge of Model Land, made St. Augustine a regular destination and stop-along for Florida's so-called "Tin Can Tourists," who traversed the state by road and stayed at road-side camps and auto lodges. When the post-war boom revived tourist travel in the mid-century, St. Augustine already had a robust tourist infrastructure in place with its many hotels and famed attractions, while its location on US 1 made it an

America, Cape Canaveral Chapter, 2011); Gary M. Mormino, "World War II," in *The History of Florida*, ed. Michael Gannon (Tallahassee: University Press of Florida, 2013), 332-335; "Florida in World War II," Castillo de San Marcos, National Park Service, accessed October 2024, https://www.nps.gov/casa/learn/historyculture/florida-in-world-war-ii.htm.

[39] Atlas of Florida, 127, 130, 133, 208-211; Stronge, The Sunshine Economy, 154-157, 160-162; Rowland, "Menendez versus Mickey," 35-36

easily accessible destination and convenient over-night stop for sojourners heading farther south. St. Augustine expanded its successful model of heritage tourism bolstered by modern amenities and family-friendly recreational activities during the mid-century with the construction of numerous roadside hotels and motels, swimming pools, golf courses, and shopping centers, all encircling the colonial city. St. Augustine saw its permanent population grow as well, as people moved to the city as part of the general migration to Florida and to take advantage of the economic opportunities created by tourism and development efforts. The city expanded further north and west, while its oldest neighborhoods faced redevelopment pressures.[40]

Model Land is emblematic of these changes, as the community sought to embrace modern tourism development while retaining its unique early-20th century residential character. In 1957, US Highway 1 was widened to four lanes and realigned south of Model Land. Several homes were demolished or relocated to make room for the highway expansion. A small commercial corridor developed along the east side of the highway, with restaurants, shopping centers, gas stations, auto shops, and other roadside amenities that catered to motorists. The commercial corridor contains a mix of masonry, Commercial Vernacular buildings and early-20th century residences converted for commercial use. As tourism demand grew, several of the large homes across Model Land converted for use as small hotels and bed-and-breakfasts, while the older, grander hotels saw stiff competition from the new class of economical, family-oriented roadside hotels and motels. In this way, the pared-down rooms of Hotel Ponce de Leon fit the consumer tastes and economic considerations of auto tourists well, while offering a unique peak into the splendor of railroad-era travel. St. Augustine's population growth impacted Model Land as well, resulting in the infill in the last remaining empty lots in the 1950s and the redevelopment of schools to accommodate a growing student body. Flager's former estate, Kirkside, was demolished in 1949, the lot was subdivided, and 34 new homes were constructed in its place. The new buildings reflect popular mid-century styles, such as Ranch and Mid-Century Modern. Pieces of Kirkside were recycled throughout Model Land—most notably, the two-story columns of the original house from the front entrance to Kirkside Apartments at 55 Riberia Street. In 1950, Ketterlinus High School received a new gymnasium, but the student body quickly outgrew the campus. A new St. Augustine High School was constructed in 1959, approximately three miles north of Model Land on the opposite side of the San Sebastian River, and Ketterlinus was downgraded to Ketterlinus Junior High in 1960. Ketterlinus received a new administrative building in 1965 and classroom building in 1971, representing the last major new development in Model Land.[41]

[40] Rowland, "Menendez versus Mickey," 66-76; Jessica Baker, "St. Augsutine: Historic Street, Modern Wheels," August 2025, https://storymaps.arcgis.com/stories/8edd5d13692b41dd8be6dea1bdf6393f.

[41] Scardaville and Paarlberg, "Model Land Company Historic District," section 8-3; McDonald, et al. "Cultural Resource Assessment Survey for LJA Rail Bridge Replacement over San Sebastian River," 49; Nolan, *Houses of St. Augustine*, 58; "About Our School;" "History of Ketterlinus, St. Augustine High Schools."

In 1964, St. Augustine and Hotel Ponce de Leon garnered national attention as the site of major Civil Rights demonstrations. Vital to the mid-century expansion of local tourism was the restoration and preservation of the colonial city. By 1935, only 35 of St. Augustine's approximate 300 colonial-era buildings remained standing. The St. Augustine Historical Society began local preservation efforts in 1918, with the purchase of the one of the oldest houses, the Gonzalez-Alvarez House, but it was the desire to capture more tourists that spurred city-wide preservation efforts. City leadership began planning for the St. Augustine's 400th birthday in 1965 in the 1950s with an archaeologically-driven reconstruction of a 1740s village in the heart of the city's colonial core, dubbed "San Augustin Antigua," and now known as Colonial Spanish Quarter. Several other colonial era landmarks were restored during this time as well, including the City Gates and Castillo de San Marcos. As psrt of the build-up to the celebrations, Hotel Ponce de Leon hosted a ceremony in March 1963, in which the Quadricentennial Commission was sworn in by sitting Vice President Lyndon B. Johnson. St. Augustine enforced strict racial segregation of all its public facilities and Hotel Ponce de Leon served only White customers. Hoping to take advantage of the national attention on the quadricentennial, local activists under the leadership of Dr. Robert Hayling, protested the ceremony. This captured the attention of Martin Luther King Jr. and the Southern Christian Leadership Conference (SCLC), who then chose to use St. Augustine for their 1964 campaign to pressure for the desegregation of public accommodations. The SCLC, in conjunction with local activists, staged marches, sit-ins, and wade-ins at a variety of popular White-only tourists spots, including American Beach and Hotel Ponce de Leon, over several months. There were numerous incidents of violent retaliation against Civil Rights activists, including the infamous Monson Motor Lodge swim-in, during which motel manager James Brock poured muriatic acid on swimmers, and the bombing and burning of buildings throughout Black sections of St. Augustine. News coverage and photos of the events in St. Augustine circulated nationally, garnishing support for the national Civil Rights Movement. Tourism in the city plummeted as people feared getting caught in the violence. The passage of the Civil Rights Act of 1964 ended the SCLC-led protests, though locally tensions remained high and the fight for equality continued.[42]

The 1960s proved tumultuous for Model Land and marked the closing chapter of the community's historic role in St. Augustine's transportation and tourism sectors. While freight services remained profitable, FEC passenger services were in serious decline, unable to compete with air and auto travel. Raise negotiations between unionized FEC employees and the company's notoriously obdurate new owner, Ed Ball of the St. Joe Paper Company, devolved, resulting in a fourteen-year strike (1963-1977). One of the longest labor disputes in US history, the strikes were marked by violence against strikers and destruction of rail lines and other infrastructure. Ball ultimately ended all passenger services in 1968, thus closing St. Augustine to passenger rail travel. The passenger station on Malaga Street was eventually demolished and the FEC office buildings were converted for use as student dormitories. The development of Interstate-95 in the 1960s and 1970s, whose north-south route ran approximately five

[42] Rowland, "Menendez versus Mickey," 74-76; Jessica Baker, "Where We Gathered: Community Spaces in West Augustine," August 2025, https://storymaps.arcgis.com/stories/386134203efd4b919be675f140fef7d1.

miles west of St. Augustine, allowed auto travelers to completely by-pass the city, significantly lessening tourist traffic through Model Land. While St. Augustine continued to be a popular tourist destination, it no longer captured passers-by on the highway. Hotel Ponce de Leon saw a decline in visitors and finally closed in 1967. The following year, it was purchased by the newly established Flagler College and retrofitted for use as student dormitories in 1975. The building's use as a college fundamentally changes its relationship to Model Land and helped re-trench the community as primarily residential in character, by attracting students and faculty to live in the neighborhood full-time. Many larger homes were converted for use as rental or student housing, such as 138 King Street, 42 Saragossa Street, and 16 Mulvey Street. Flager College purchased many of the grand residences to serve as offices, such as 74 Riberia Street, the Seavey Cottage, the Ponce de Leon Cottage, Markland, and 48 Sevilla Street. Most of the little non-historic development in Model Land is associated with the college, such as the construction of parking lots and tennis courts.[43]

Comparative Context

Model Land was just the first of Flagler's residential developments in Florida. Unlike his work in St. Augustine, however, his later developments relied less on acquiring and selling land. In 1894, Flagler extended his railroad further south to Palm Beach and built the Hotel Royal Poinciana on the shores of Lake Worth. Like the relationship between the Hotel Ponce de Leon and the Model Land neighborhood, Flagler created a neighborhood for hotel staff near the Royal Poinciana: the "worker city" of West Palm Beach. Flagler laid the city out in 1893, naming the streets after native plants, such as Banyan, Clematis, Lantana, Myrtle, Narcissus, Rosemary, and Tamarind. In 1894, the area Flagler developed was incorporated into the City of Palm Beach. In Palm Beach, he constructed two grand hotels, the Royal Poinciana (1894; listed in the National Register in 2015) and the Breakers (1925; listed in the National Register in 1973). Flagler's winter residence, Whitehall, designed by the architects Carrere and Hastings in 1902, is located in West Palm Beach. It was added to the National Register of Historic Places in 1972 and designated a National Historic Landmark in 2000. While he did have relatively extensive holdings in the town – he donated land for what is today the Royal Poinciana Chapel (1896) and established a golf course between the two hotels – the town's first real estate development was not until 1910 and Flagler had no recorded involvement with it, or any later developments. Moreover, the Spanish-influenced architectural design of the Hotel Ponce de Leon and Grace United Methodist Church, along

[43] Weaver, "From Winter Newport To Spanish Williamsburg," 227; Burton Altman, "'In the Public Interest?' Ed Ball and the FEC Railway War," *The Florida Historical Quarterly* 64, no. 1 (1985), 32, 35-40; "Hotel Ponce de Leon Becomes Flagler College," Flagler College, Accessed October 2024, https://www.flagler.edu/about/our-history/hotel-ponce-de-leon-becomes-flagler-college; Graham, "Hotel Ponce de Leon," 12-13, 24.

with the neighboring Alcazar and Casa Monica Hotels, was not employed by Flagler in his resort hotels built in the 1890s.[44]

Flagler's involvement in Miami is perhaps the most comparable to that in St. Augustine. Flagler's railroad reached Biscayne Bay by 1896, following a bid by the "Mother of Miami" Julia Tuttle and the Brickell family; they convince Flagler to extend his rail south after a disastrous freeze in 1894 virtually wiped out the agricultural industry in north Florida. Flagler dredged a channel, built streets, instituted the first water and power systems, and funded the town's first newspaper, the Metropolis. Flagler was given land by a number of local landholders and although he did not develop all the land himself, he commissioned a great number of buildings for the FEC, for his employees, and for the community of Miami. Flagler's grand Hotel Royal Palm opened in 1897. During construction of the hotel, Flagler noticed that many of his workers were living in "crudely constructed tents" nearby. To remedy this, Flagler ordered housing to be built for the working class of what would officially become the City of Miami in July of 1896. The buildings, referred to as the "Royal Palm Cottages," were in the same style as many of the homes located in Model Land; they were balloon frame structures in the Folk Victorian style painted in what the locals called "Flagler yellow." There were roughly thirty Royal Palm Cottages built in downtown Miami, though only one remains in Fort Dallas Park at 60 Southeast 4th Street, which was placed on the National Register of Historic Places in 1989. Flagler also constructed depots, storage structures, office buildings, and even a hospital for his railroad employees. For the city of Miami, he financed churches, commercial buildings, and an exhibition space known as the Horticultural Hall (1903). Although the FEC continued to be headquartered in St. Augustine, many Flagler employees settled in Miami. In fact, most of Miami's early developers and businessmen maintained ties with Flagler through the FEC. In 1895, when Miami boasted a population of 2,000 people, roughly half of them worked for Flagler.[45]

HISTORIC SIGNIFICANCE

Criterion A: Community Planning and Development

The Model Land Company Historic District is locally significant under Criterion A: Community Planning and Development for a period of 1839-1968. The beginning point of the period of significance is defined by the construction of Markland in 1839, the Anderson family home which embodies the pre-Flagler era of development. The owner of Markland, Andrew Anderson Jr., was a close associate of

[44] "Henry Flagler Biography," Henry Morrison Flagler Museum, accessed April 2024, https://flaglermuseum.us/history/flagler-biography; "History," Westpalmbeach.com, accessed April 2024, https://www.westpalmbeach.com/history/.
[45] Braden *The Architecture of Leisure*, 230-231; Brown and Hudson, "Henry Flagler and the Model Land Company," 67-69; "Henry Flagler Biography;" Casey Piket, "Flagler's Royal Palm Cottages in Downtown Miami," Miami History, May 20, 2016, https://www.miami-history.com/p/flaglers-royal-palm-cottages-in-downtown-miami?utm_source=publication-search.

Henry Flagler and helped him acquire land in the district. The initial vision for the area was as an upscale seasonal neighborhood for wealthy white vacationers, though the neighborhood soon became the permanent home to many of St. Augustine's local elite and working-class residents. There was a brief hiatus in construction due to the Great Depression, before the neighborhood finished filling out the residential areas and transformed its western edge into a vibrant commercial corridor in the 1950s. The neighborhood embodies mid-century suburban development within the core of St. Augustine, demonstrating how the community evolved with times while maintaining its connections to its historic pass. It also embodies the evolution of tourism in the city, as the industry transitioned from catering to wealthy, elite northerners, who traveled by rail and stayed for the winter season, to middle-class families from across the country, traveling via the rapidly expanding network of highways and interstates for one-two week budget-friendly vacations.

ARCHITECTURAL CONTEXT

Model Land was listed under Criterion C: Architecture for the significance of its collection of late nineteenth and early twentieth century buildings, which reflects the early developmental schemes and social composition of the neighborhood's early inhabitants. The initial stage of development began with the platting of lots and laying roads in 1885 and continued until the collapse of Florida's real estate market in the mid-1920s. Model Land is characterized by a wide variety of residential architectural styles, including nationally popular styles, such as Queen Anne and Craftsman, and locally originating styles, such as Florida Cracker and Mediterranean Revival. Houses range from the extraordinarily grand winter estates of the wealthy to the modest Bungalows of FEC employees. Model Land is also home to several landmark buildings of exceptional architectural significance, such as its three churches and Hotel Ponce de Leon.

The mid-20th century represents a second wave of significant development in the community and continues those earlier architectural themes of reflecting developmental patterns and the evolving social composition of the residents. Construction on the remaining undeveloped lots began again in 1939 and continued throughout WWII. Post-war prosperity caused a boom in both residential and tourism development across the nation and at a particularly fevered pace in Florida, which proved transformative for St. Augustine. While Model Land had long been the first stop for tourists entering St. Augustine via the FEC, the golden age of auto tourism (1927-1965) more fully enmeshed Model Land in the city's tourism industry. The last few undeveloped lots were built on at this time, while the widening of US-1 and demolition of Kirkside created a unique opportunity for Model Land to engage in the development craze sweeping the city without wide-scale demolition of older buildings. Running parallel to the railroad through Model Land, US-1 brought travelers directly into the neighborhood, where the newly developed commercial corridor along the highway attracted motorists to stop for food and shopping. Several small hotels also opened during this time and several houses converted for use as over-night accommodations, such as bed-and-breakfasts. The commercial corridor is characterized by Commercial

Vernacular or Mid-Century Modern buildings, though a few businesses converted prominent former residences for commercial use. The residential mid-century building stock is concentrated on the former Kirkside estate lands, with a few other examples scattered across the neighborhood, and is composed of nationally popular residential styles of the era, predominantly Minimal Traditional, Ranch, and Mid-Century Modern, with a handful of modern iterations of older styles, most notably the Colonial Revival Kirkside Apartments.

Frame Vernacular

Frame Vernacular refers to wood-framed buildings constructed by lay builders and contractors, often the homeowner, that do not strictly adhere to a defined architectural style, though builders often borrowed freely from popular local and national styles. Prior to the railroad, Frame Vernacular buildings were almost exclusively informed by their local architectural context and locally available building materials. The railroad gave local builders access to a seemingly endless variety of mass-produced building materials and publications from across the country, resulting in the first truly national styles and a staggering array of building designs. Frame Vernacular buildings do not have a discreet set of characteristics they necessarily adhere to, though those in Model Land share some common features. Most rest on piers of brick or concrete block, though poured concrete slab predominated after WWII. Roofs were generally gable, hip, or pyramidal and often clad in metal or synthetic shingles. Some exhibit more complex roof forms with dormers and cross-gables. Brick chimneys are common. Windows are typically double-hung with either wood or metal sash, though pane sizes enlarged over time, particularly post-war when exceptionally large picture windows and glass walls came into vogue. Porches on the front, side, or rear of the house are nearly universal. Frame Vernacular also includes sheds and outbuildings constructed for utility purposes with no ornamentation.

Masonry Vernacular

Masonry Vernacular refers to structural masonry buildings constructed by lay builders and contractors, often the homeowner, that do not strictly adhere to a defined architectural style, though builders often borrowed freely from popular local and national styles. Masonry Vernacular was uncommon in the area prior to the railroad but rose in popularity with the availability of concrete and concrete block. Masonry Vernacular became wildly popular post-WWII, as concrete was an inexpensive, durable, and highly flexible building material—perfect for meeting the needs of mass-housing production and modernist aesthetics. Like Frame Vernacular, Masonry Vernacular is not defined by a finite set of characteristics. In Model Land, Masonry Vernacular tend to have low-pitched roofs, clad in shingles or metal. The buildings are typically clad in stucco, though masonry veneers such as brick, stone, and rough-faced concrete are also popular. In many cases, multiple types of masonry, and even wood, claddings are selectively used across buildings to accent fenestration and provide interest through a variety of material shapes, textures, and colors. Windows are typically double-hung metal sash, though pane sizes enlarged

over time, particularly post-war when exceptionally large picture windows and glass walls came into vogue. Front and back porches are universal and are often incised underneath the main roof line.

Minimal Traditional

Evolving out of the Depression Era, Minimal Traditional houses represent restraint and economy without being austere. Primarily used for residential construction, the forms are compact and simple L-shaped, or rectangular with a shallow projecting cross gable roof with a low to moderate pitch and little to no eave. Facades are finished with wood siding, smooth stucco, brick, asbestos, or masonry veneers with varied windows that include casement, picture, and multi-pane or one-over-one sash windows arranged asymmetrically. There is little architectural ornamentation. The Minimal Traditional style buildings found in Model Land are representative of the time, having minimal features, but incrementally having details that would allow for the transition to compact Ranch style buildings. Examples include the buildings located at 12 Carrera Street (1950), 138 Markland Street (1950), and 7 Riberia Street (1941).

Ranch

While the Ranch style was a California design from the 1930s, it did not reach widespread use until the post-WWII period of the 1950s when it became the most popular form for residential construction. Most obvious characteristics include the wide, horizontal emphasis from the broad roof line and rectangular or L-shaped plan, picture window detail, asymmetry, and simple front entry which can be more detailed with aluminum porch supports and a multi-paneled wood door. Chimney features or slightly offset roofs accentuate the overall roof line, with attached carports, breezeways, or garages. Early iterations of the Ranch (sometimes called Ranchettes or Early, Minimal, or Compact Ranches) were typically smaller with less detailing, but still feature the strong horizontals and other characteristics of the later, more refined iteration of the style.[46] Examples include the buildings located at 53 Carrera Street, 56 (Photo 49) and 58 Riberia Street, 56 and 59 Saragossa Streets.

Mid-Century Modern

Mid-Century Modern architecture dates from the post-World War II era and is an amalgamation of various modernist movements. Buildings were usually constructed of concrete block or other masonry units with slab foundations; common features include low-pitched gable or flat roofs with medium to wide overhanging eaves, slanted bean pole supports, smooth stucco exterior, and awning or jalousie windows. Eventually, windows became a key feature as they became larger and more prominent, such as trapezoidal windows in gable ends or window walls of single pane fixed glass. Another characteristic

[46] Davenport-Jacobs, Powell, and Scott, "Hurricane Irma Historic Resource Mitigation & Survey Update Report," 53; McAlester, *A Field Guide to American Houses,* 597-603.

often used with this style is decorative grilles or ornamental masonry elements incorporated into the front porch or exterior carport wall and commonly referred to as concrete screen or "breeze" block. The style has a refined simplicity and is seen in residential structures in Florida communities.[47] Examples include the Ketterlinus Elementary School buildings and one of the Ancient City Baptist buildings at 28 Sevilla Street.

Architects

Carrère and Hastings

John M. Carrère (1858-1911) and Thomas Hastings (1860-1929) met while studying at the Ecole des Beaux Arts in Paris. Upon their return to the United States in the early 1880s, they worked at the office of McKim, Meade and White, then America's most prestigious architectural firm. They were mentored by McKim and White and maintained good relations with the principals even after they left to form their own practice. Carrère and Hasting's first major client was Henry Morrison Flagler, a parishioner of Hastings's father who was a Presbyterian minister. Flagler initially hired the firm in a limited capacity but, impressed with their talent and knowledge of historic architecture, gave them the commission for his grand hotel, the Ponce de Leon, in 1885. Carrère and Hastings pioneered the Spanish Renaissance Revival style in Florida through their design of the Hotel Ponce de Leon. Carrère and Hastings proved masters of both the plan, a key principle of their Ecole de Beaux Arts training, and the use of poured concrete, an innovative building material. They adapted their design to St. Augustine's unique Spanish history and local building tradition to produce a Spanish Renaissance hotel which became world renown and established a national reputation of the firm. Carrère and Hastings continued to work with Henry Flagler and designed Kirkside, the Alcazar Hotel, and Grace United Methodist Church, and Whitehall, Henry Flagler's mansion in Palm Beach. The firm continued to win high-profile projects in relatively quick succession, including Carrère serving as chief architect of the Buffalo 1891 Pan-American Exposition; the design for the New York Public Library (1911); New York Metropolitan Opera House; U.S. Senate Office Building; and "the Manhattan Bridge approaches and triumphal archway (1916)."[48]

Francis A. Hollingsworth

A native of Virginia, Francis A. Hollingsworth (1885-1974) originally came to St. Augustine to work for the FEC Railway in 1915 before opening his own office in 1922. He was a prolific local architect and has been credited, along with Fred Henderich, "for much of St. Augustine's appearance in the 1920s."

[47] Davenport-Jacobs, Powell, and Scott, "Hurricane Irma Historic Resource Mitigation & Survey Update Report," 51; McAlester, *A Field Guide to American Houses,* 629-635, 646.
[48] Adams et. al. "Historic Sites and Buildings Survey of St. Augustine, Florida," 134-135; Deibler, "Grace United Methodist Church," section 8- 1; Graham, "Hotel Ponce de Leon;" Nolan, *Houses of St. Augustine*, 50, 58-59; "Carrere and Hastings;" Renner, "Feelings of Gilt, Grandeur Abound at Henry Flagler's Flagship Hotel."

Some of his projects include the 1924 addition to The Record Building (listed in the National Register in 2006), the Jewish Synagogue at 163 Cordova Street, and the Atlantic Bank Building (24 Cathedral Place), the city's only skyscraper. In the Model Land Company Historic District, he designed the original (ca.1924) Ketterlinus School, FEC Railroad offices at 1 Malaga Street, Kirkside Apartments at 55 Riberia Street (1954), and his own house at 46 Valencia Street (1951).[49]

ARCHITECTURAL SIGNIFICANCE

The Model Land Company Historic District embodies a wide range of architectural styles and range from the palatial Spanish Renaissance Revival Hotel Ponce de Leon to modest bungalows for local FEC employees. Its development represents the evolution from Henry Flagler's plan for a wealthy enclave for wintering elites to the Model Land Company's focus on the local working class, and finally to mid-century development indicative of its time. This evolution has imparted the district with a distinct feeling and clear visual representation of the changing development focus across the first half of the 20th century. Expanding the period of significance to 1968 allows the district to fully encompass its developmental history and recognizes the architectural significance of the often-overlooked mid-century styles to the character of the community. The district contains a high concentration of contributing buildings and retains a high degree of architectural integrity, linkage, and continuity.

[49] Patricia Davenport-Jacobs, "SJ01804: 55 Riberia Street," Historical Strcuture Form, (Tallahasee: Division of Historical Resources, Florida Master Site File, 2020); Patricia Davenport-Jacobs, "SJ06538: 46 Valencia Street," Historical Strcuture Form, (Tallahasee: Division of Historical Resources, Florida Master Site File, 2020); Jessica O'Reilly, "Villa del Lago: 157 Washington Street," *St. Augustine Social*, Sep. 25, 2018. www.staugustinesocial.com/villa-del-lago-157-washington-street/; Beth Rogero Bowen and St. Augustine Historical Society, *St. Augustine in the Roaring Twenties*, 7-8.

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UTM POINTS

A: 17R 469681 3306888
B: 17R 469706 3307531
C: 17R 469280 3307519
D: 17R 469204 3307512
E: 17R 469063 3307475
F: 17R 469016 3307386
G: 17R 468862 3306946
H: 17R 468893 3306779
I: 17R 469570 3306853

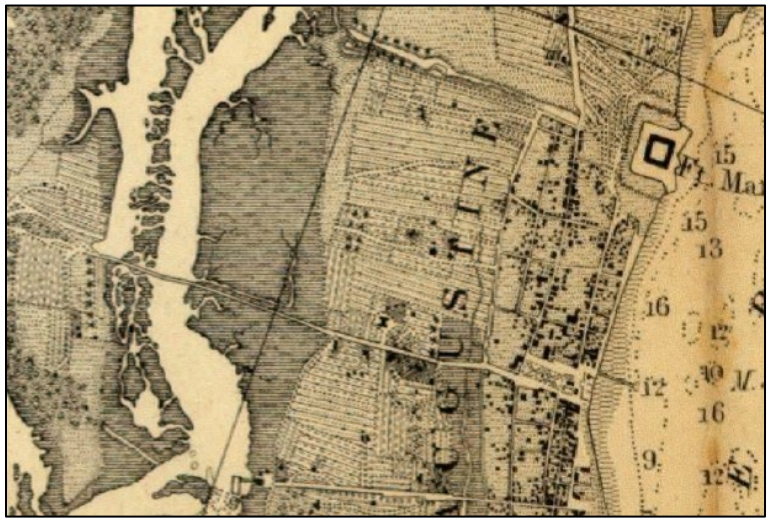
VERBAL BOUNDARY DESCRIPTION

BEGINNING: At a point (A) marking the NE corner of King Street and Cordova Street; proceed, NORTHWARD: following the east curb line of Cordova Street approximately 2,000 feet to Orange Street; thence, EASTWARD: following the northern right-of-way of Orange Street approximately 400 feet to the western right-of-way of S Castillo Drive at point (B); thence WESTWARD: following the northern property boundary of parcel no. 1961600000 approximately 2,100 feet to the east curb line of US 1 at point (E); thence, SOUTHWARD & WESTWARD: along the east curb line of U.S. 1 to point (G) where it intersects with the low tide mark of the San Sebastian River; thence, SOUTHWARD: along the low tide mark of said River to the southern right-of-way of King Street (H); thence, EASTWARD: following the southern right-of-way of King Street to the point of beginning (A).

BOUNDARY JUSTIFICATION

District boundaries were delineated to encompass the greatest extent of resources identified as contributing to the development of Model Land Company Historic District during the period of significance (1839-1968). The small parcel (no. 1961600000) north of Orange Street, between S Castillo Drive and US 1, is the section that is being added in the Boundary Increase.

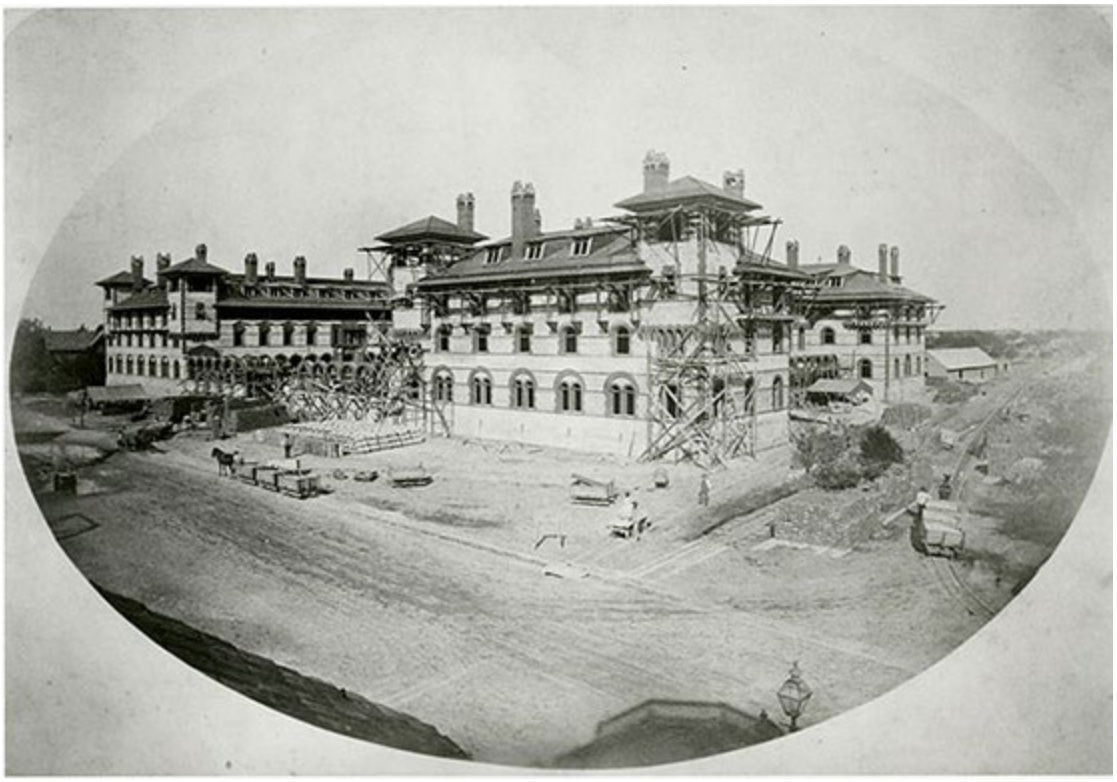
ADDITIONAL DOCUMENTATION (Figures, Plans, Historic Photos)



St. Augustine Harbor Chart, 1862. Courtesy of NOAA Office of Coast Survey, nauticalcharts.noaa.gov.



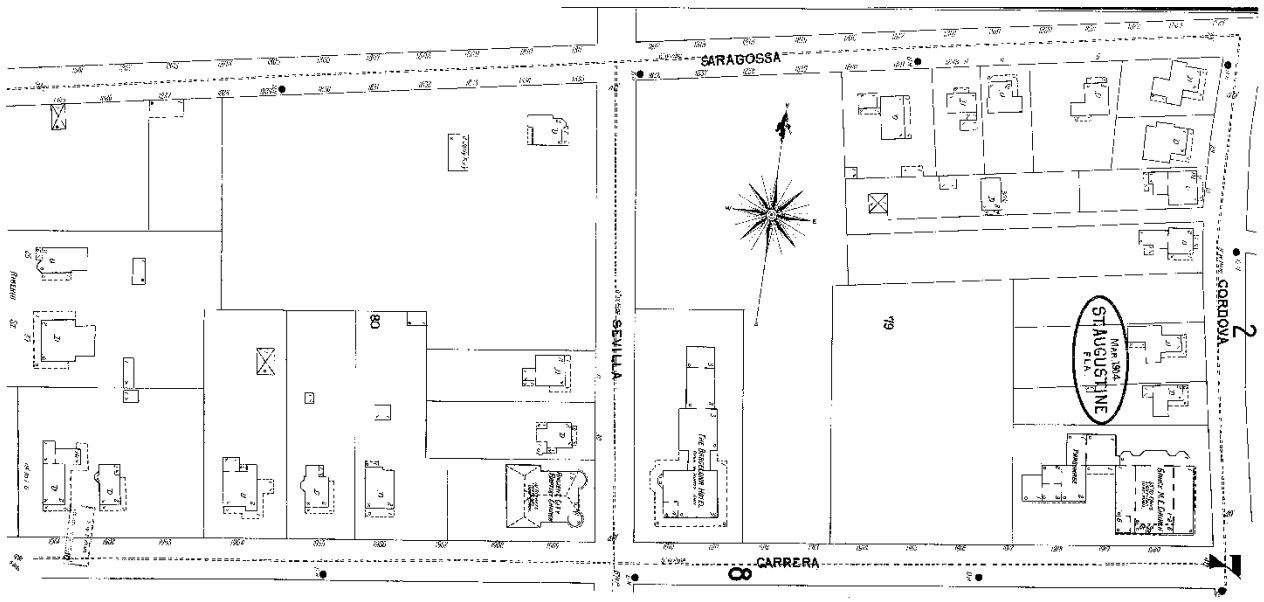
A stylized map depicting developed lots in Model Land (1885) from a bird's eye view of St. Augustine, Florida. Image courtesy State Library of Florida Map Collection.

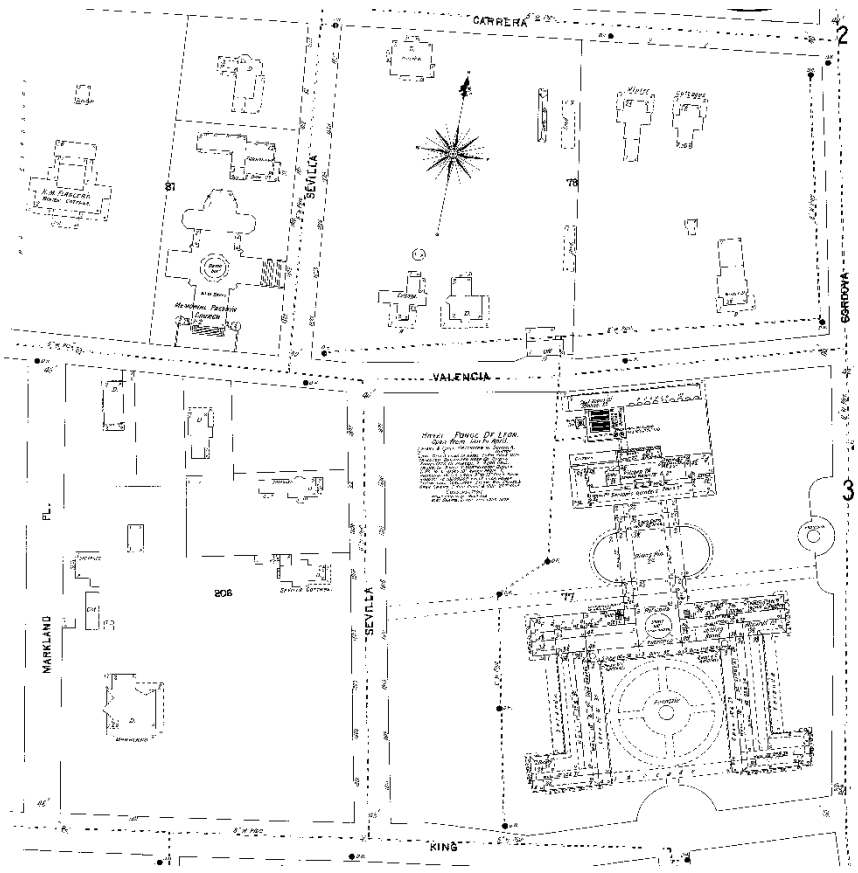


Hotel Ponce de Leon under construction, 1886. Image courtesy of Flagler College Archives.

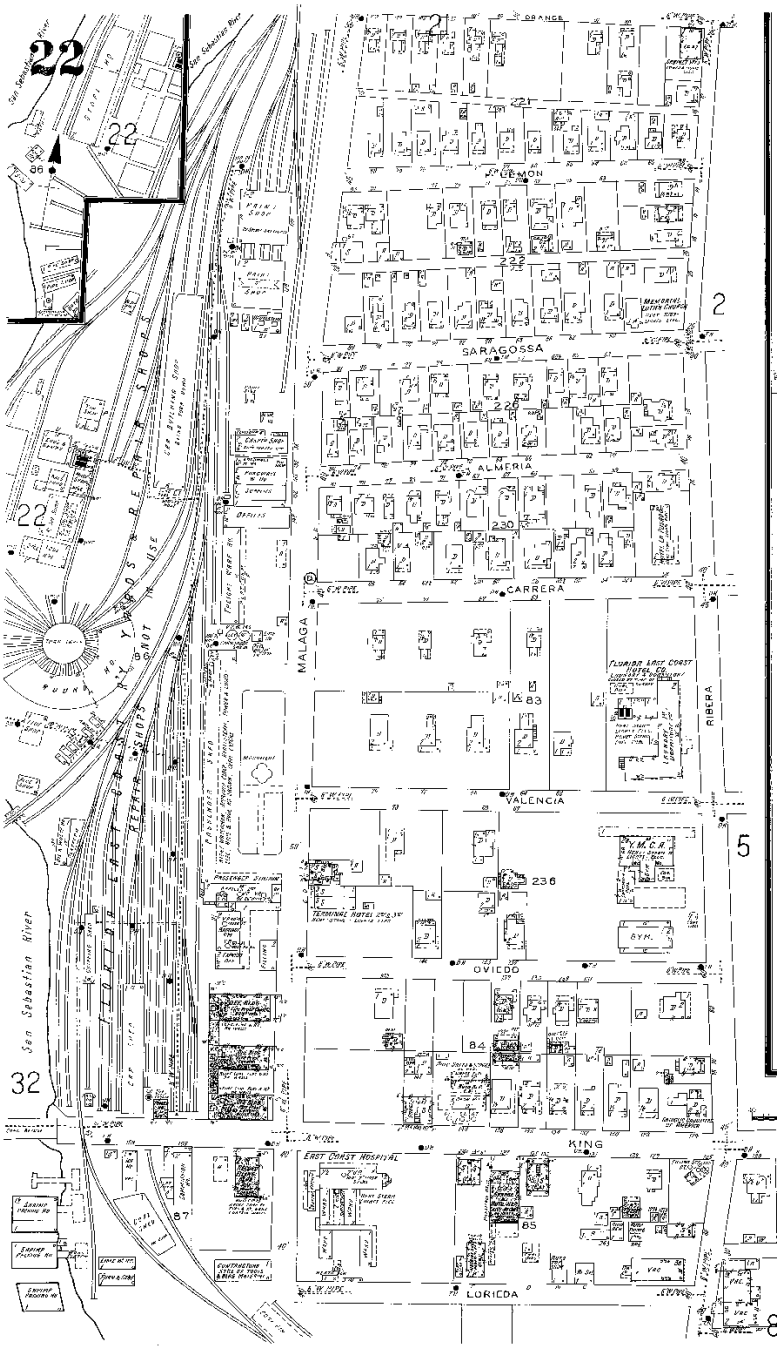


Kirkside, Henry Flagler's house, in ca. 1892. Image courtesy *Palm Beach Social Diary*.





Excerpts from the 1904 Sanborn Map (sheet 7, above, and 8, right). Based on the maps, this represents most of the construction in the district up to this point.



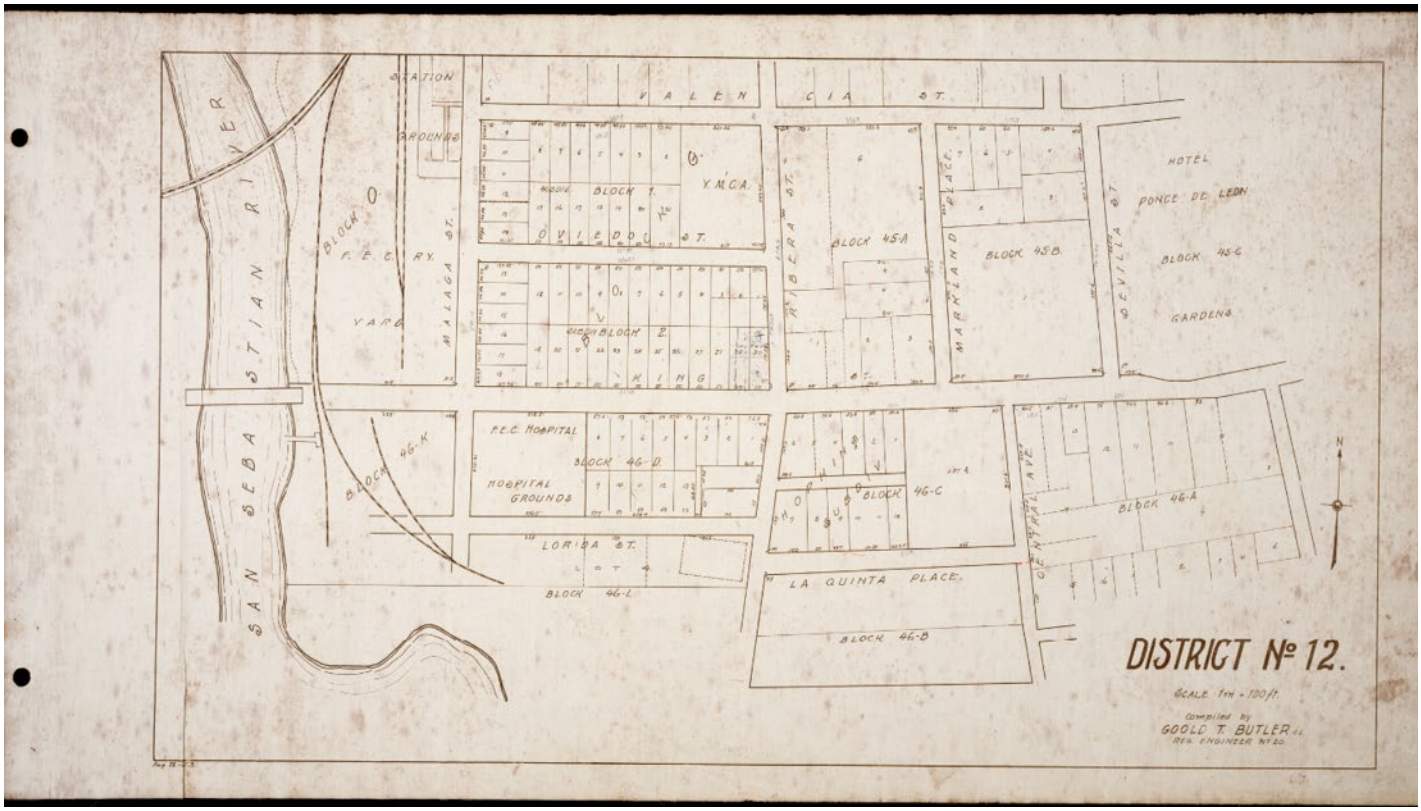
An excerpt from the 1946 Sanborn Map (sheet 22), showing the FEC Railroad yard.



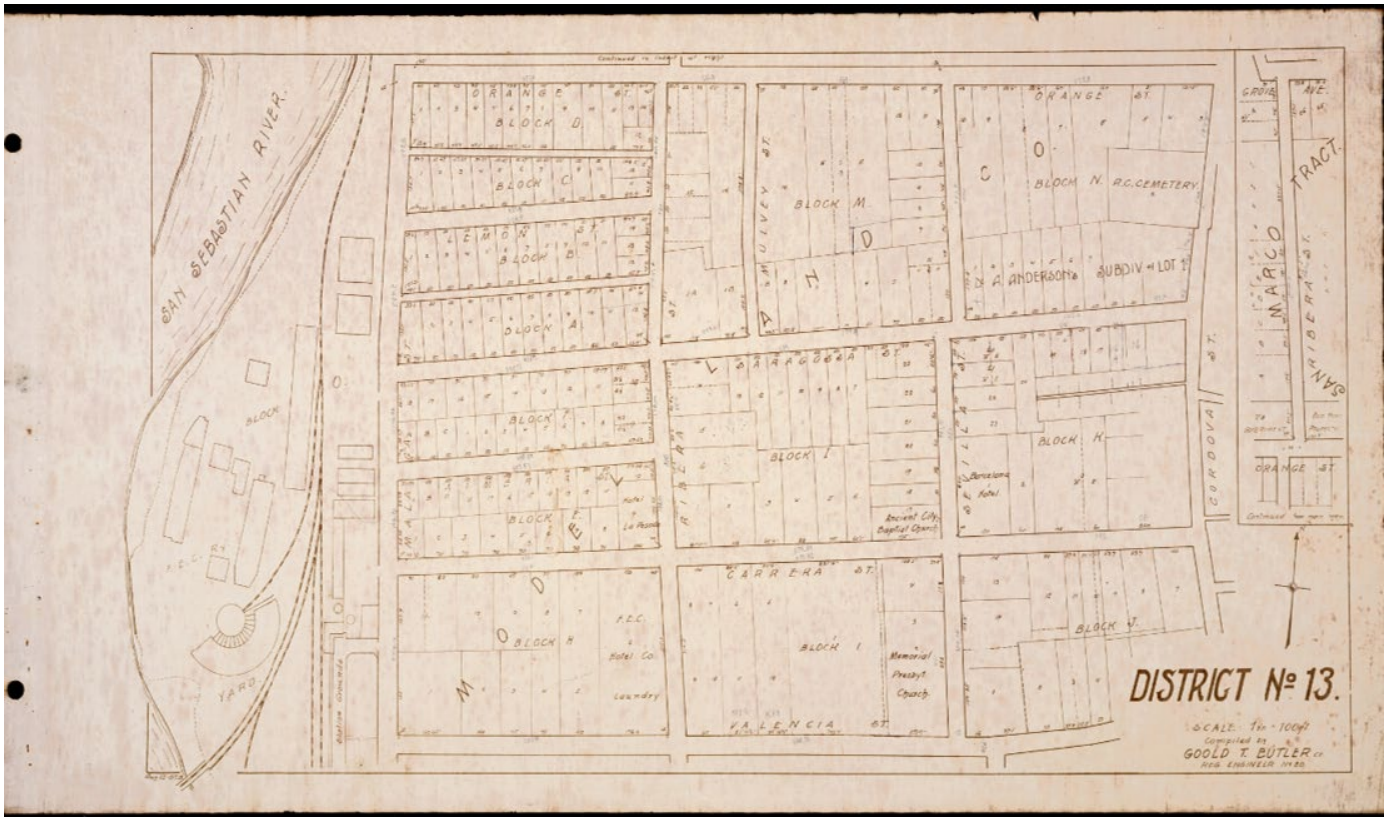
An excerpt from the University of Florida Digital Collections (aerial photography: Florida); January 9, 1952, flight DQE-6-211. Hybrid Reference Layer overlayed for spatial identification.



An excerpt from the University of Florida Digital Collections (aerial photography: Florida); May 14, 1960, flight CZA-3AA-95. Hybrid Reference Layer overlayed for spatial identification. Note the new construction of US 1 along the western boundary of the district.



Official Plat Map of District No.12 of the Model Land Company, 1923, by Gould T. Butler



Official Plat Map of District No.13 of the Model Land Company, 1923, by Gould T. Butler

United States Department of the Interior
National Park Service

Model Land Company Historic District (Additional Documentation and Boundary Increase)
Name of Property

St. Johns, Florida
County and State

N/A
Name of multiple listing (if applicable)

National Register of Historic Places Continuation Sheet

Section number Photos Page 79

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered, and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and does not need to be labeled on every photograph.

Property Name: Model Land Company Historic District
City or Vicinity: St. Augustine County: St. Johns State: FL
Photographer: Various Date Photographed: Various

Verification that photos over a year old are a true representation of the existing building or district

Description of photograph(s) and number, including description of view indicating direction of camera:

1. Railroad Park, facing northwest. The fountain in the middle ground was commissioned by Flagler in ca. 1889. Meghan Browning, April 29, 2024.
2. 42 Saragossa Street, facing northwest. Meghan Browning, April 29, 2024.
3. 6 Saragossa Street, facing northeast. Lillian Rae Shropshire, April 29, 2024.
4. The intersection of Malaga and Valencia Streets, facing east. Meghan Browning, April 29, 2024.
5. Valencia Street, facing east. Meghan Browning, photographer; April 29, 2024.
6. Sevilla Street at Saragossa intersection, facing south. Meghan Browning, April 29, 2024.
7. 63 Orange Street, facing south. Lillian Rae Shropshire, April 29, 2024.
8. Wiley Hall, located at 6 Valencia Street, facing northeast. Meghan Browning, April 29, 2024.
9. Lemon Street, facing east. Meghan Browning, April 29, 2024.
10. 8 Mulvey Street, facing west. Meghan Browning, April 29, 2024.
11. [Photo being taken by staff December 2025]
12. [Photo being taken by staff December 2025]
13. 56 Valencia Street, facing northeast. Also visible is the Flagler-era brick street and brick-lined sidewalk. Meghan Browning, April 29, 2024.
14. 42 Valencia Street, facing north. Meghan Browning, April 29, 2024.
15. 46 Valencia Street, facing north. Lillian Rae Shropshire, April 29, 2024.
16. 78 Lemon Street, facing north. Lillian Rae Shropshire, April 29, 2024.
17. The Billiard House, 125 Markland Place, facing north. 2024.
18. [Photo being taken by staff December 2025]
19. 138 King Street, facing north. Meghan Browning, April 29, 2024.
20. [Photo being taken by staff December 2025]
21. [Photo being taken by staff December 2025]

22. 70 Lemon Street, facing north. Meghan Browning, April 29, 2024.
23. The Ingraham House at 32 Sevilla Street, facing west. Meghan Browning, April 29, 2024.
24. [Photo being taken by staff December 2025]
25. The former Old City Bible Church at 132 Oviedo Street. Meghan Browning, April 29, 2024.
26. Anderson Cottage at 48 Sevilla Street, facing north. Meagan Scott, October 30, 2020.
27. Flagler Memorial Presbyterian Church at 36 Sevilla Street, facing northeast. Meghan Browning, April 29, 2024.
28. [Photo being taken by staff December 2025]
29. 141 Oviedo Street, facing south. Althea Wunderler-Selby, October 30, 2020.
30. Ketterlinus Elementary School, facing south. Lillian Rae Shropshire, April 29, 2024.
31. [Photo being taken by staff December 2025]
32. 7 Riberia Street, facing east. Althea Wunderler-Selby, December 15, 2020.
33. Ponce de Leon Cottage at 9 Carrera Street, facing east. Meghan Browning, April 29, 2024.
34. 16 Riberia Street, facing east. Meghan Browning, April 29, 2024.
35. 74 Riberia Street, facing west. Meghan Browning, April 29, 2024.
36. Grace United Methodist Church at 8 Carrera Street, facing northwest. Meghan Browning, April 29, 2024.
37. 74 King Street, facing northwest. Meghan Browning, April 29, 2024.
38. Markland, at 102 King Street, facing southeast. Lillian Rae Shropshire, April 29, 2024.
39. First United Methodist Church, 118 King Street. Lillian Rae Shropshire, April 29, 2024.
40. Ancient City Baptist Church, 27 Sevilla Street, facing northwest. Meghan Browning, April 29, 2024.
41. FEC Railroad offices at 1 Malaga Street, facing northwest. Meghan Browning, April 29, 2024.
42. Kirkside Apartments at 55 Riberia Street, facing north. Lillian Rae Shropshire, April 29, 2024.
43. Tolomato Cemetery, facing southwest. Lillian Rae Shropshire, April 29, 2024.
44. Henry M. Flagler Statue, facing northwest. Lillian Rae Shropshire, April 29, 2024
45. 45 Carrera Street, facing south. Sarah McDonald, October 14, 2020.
46. The Seavey Cottage, 30 Valencia Street, facing northwest. Meghan Browning, April 29, 2024.
47. [Photo being taken by staff December 2025]
48. [Photo being taken by staff December 2025]
49. [Photo being taken by staff December 2025]
50. [Photo being taken by staff December 2025]
51. Mulvey Street, facing northwest. Meghan Browning, photographer; April 29, 2024.
52. 16 Saragossa Street, Facing north. Lillian Rae Shropshire, April 29, 2024.
53. The Marsh House, 69 Valencia Street, facing southeast. Lillian Rae Shropshire, April 29, 2024.
54. 32 Saragossa Street, facing north. Lillian Rae Shropshire, April 29, 2024.

55. 27 Riberia Street, facing east. Lillian Rae Shropshire, April 29, 2024.
56. 38 Valencia Street, facing north. Meghan Browning, April 29, 2024.
57. 83 Orange Street, facing southwest. Meagan Scott, December 15, 2020.
58. 56 Saragossa Street, facing north. Meghan Browning, April 29, 2024.
59. 80 Markland Place, facing west. Lillian Rae Shropshire, April 29, 2024.
60. Facing east down King Street. Lillian Rae Shropshire, April 29, 2024.
61. Facing west down King Street. Lillian Rae Shropshire, April 29, 2024.
62. The intersection of Valencia and Cordova Street, facing south. Lillian Rae Shropshire, April 29, 2024.
63. Cordova Street, facing west. Lillian Rae Shropshire, April 29, 2024.
64. Carrera Street, facing south. Lillian Rae Shropshire, April 29, 2024.
65. The intersection of Carrera and Sevilla Streets, facing north. Lillian Rae Shropshire, April 29, 2024.
66. Facing north up Sevilla Street. Lillian Rae Shropshire, April 29, 2024.
67. Facing west down Saragossa Street. Lillian Rae Shropshire, April 29, 2024.
68. The intersection of Saragossa Street and US-1. Lillian Rae Shropshire, April 29, 2024.
69. Facing west down Orange Street. Lillian Rae Shropshire, April 29, 2024.
70. Facing east down Orange Street. Lillian Rae Shropshire, April 29, 2024.

Photo 1. Railroad Park

Photo 2. 42 Saragossa Street



Photo 3. 6 Saragossa Street

Photo 4. Intersection of Malaga and Valencia Streets

Photo 5 Valencia Street

Photo 6. Intersection of Sevilla and Saragossa Streets

Photo 7. 63 Orange Street



Photo 8. Wiley Hall, 6 Valencia Street

Photo 9. Lemon Street



Photo 10. 8 Mulvey Street

Photo 11. Orange Street School, 40 Orange Street. Image courtesy of Google Streetview, 2024. Photo being taken by staff December 2025.



Photo 12. Ketterlinus Gymnasium, 67 Orange Street. Image courtesy of Google Streetview, 2024. Photo being taken by staff December 2025.



Photo 13. 56 Valencia Street



14. 42 Valencia Street



Photo 15. 46 Valencia Street



Photo 16. 78 Lemon Street



Photo 17. The Billiard House, 125 Markland Place

Photo 18. 41 Saragossa Street. Image courtesy of Google Streetview, 2019. Photo being taken by staff December 2025.



Photo 19. 138 King Street



Photo 20. 9 Riberia Street. Image courtesy of Google Streetview, 2024. Photo being taken by staff December 2025.



Photo 21. 76 Lemon Street. Image courtesy of Google Streetview, 2024. Photo being taken by staff December 2025.



Photo 22. 70 Lemon Street



Photo 23. Ingraham House, 32 Sevilla Street

Photo 24. 63 Lemon Street. Image courtesy of Google Streetview, 2024. Photo being taken by staff December 2025.



Photo 25. Old City Bible Church, 132 Oveida Street

Photo 26. Anderson Cottage, 48 Sevilla Street

Photo 27. Flagler Memorial Presbyterian Church, 36 Sevilla Street

Photo 28. 140 Markland Place. Image courtesy of Google Streetview, 2024. Photo being taken by staff December 2025.



Photo 29. 141 Oviedo Street



Photo 30. Ketterlinus Elementary School, 67 Orange Street



Photo 31. 50 Valencia Street. Image courtesy of Google Streetview, 2024. Photo being taken by staff December 2025.



Photo 32. 7 Riberia Street

Photo 33. Ponce de Leon Cottage, 9 Carrera Street

Photo 34. 16 Riberia Street



Photo 35. 74 Riberia Street



Photo 36. Grace United Methodist Church, 8 Carrera Street

Photo 37. Flagler College, 74 King Street

Photo 38. Markland, 102 King Street

Photo 39. First United Methodist Church, 118 King Street



Photo 40. Ancient City Baptist Church, 27 Sevilla Street

Photo 41. FEC Railroad offices, 1 Malaga Street

Photo 42. Kirkside Apartments, 55 Riberia Street

Photo 43. Tolomato Cemetery

Photo 44. Henry M. Flagler Statue



Photo 45. 45 Carrera Street



Photo 46. Seavey Cottage, 30 Valencia Street

Photo 47. Ketterlinus Elementary School, Building B, 67 Orange Street. Image courtesy of Google Streetview, 2024. Photo being taken by staff December 2025.



Photo 48. Ketterlinus Elementary School, Building C, 67 Orange Street. Image courtesy of Google Streetview, 2024. Photo being taken by staff December 2025.



Photo 49. Ketterlinus Elementary School, Building D, 67 Orange Street. Image courtesy of Google Streetview, 2024. Photo being taken by staff December 2025.



Photo 50. Ketterlinus Elementary School, Building E, 67 Orange Street. Image courtesy of Google Streetview, 2024. Photo being taken by staff December 2025.



Photo 51. Mulvey Street

Photo 52. 16 Saragossa Street



Photo 53. Marsh House, 69 Valencia Street

Photo 54. 32 Saragossa Street

Photo/55. 27 Riberia Street

Photo 56. 38 Valencia Street

Photo 57. 83 Orange Street



Photo 58. 56 Saragossa Street



Photo 59. 80 Markland Place



Photo 60. King Street

Photo 61. King Street

Photo 62. Intersection of Valencia and Cordova Streets

Photo 63. Cordova Street

Photo 64. Carrera Street

Photo 65. Intersection of Carrera and Sevilla Streets



Photo 66. Sevilla Street

Photo 67. Saragossa Street

Photo 68. Intersection of Saragossa Street and US-1

Photo 69. Orange Street

Photo 70. Orange Street





Model Land

St. Augustine, St. Johns County

Bounded by King, Cordova, and Orange Streets, U.S. 1, and the San Sebastian River

Date: November 20, 2025

Scale: 1:3,000

Datum: WSGS 1984

Legend

- 1983 Boundary
- 2025 Boundary
- Contributing
- Not Contributing
- Points

UTM Points:

17R 469016 3307386
17R 469063 3307475
17R 469204 3307512
17R 469706 3307531
17R 469280 3307519
17R 469681 3306888
17R 469570 3306853
17R 468893 3306779
17R 468862 3306946





Prepared by: Meghan Browning, Terracon; Hope Evans, Florida Division of Historical Resources
Source: St Johns County, Maxar, Microsoft



Model Land

St. Augustine, St. Johns County

Bounded by King, Cordova, and Orange Streets, U.S. 1, and the San Sebastian River

Date: November 20, 2025

Scale: 1:3,000

Datum: WSGS 1984

Legend

- 1983 Boundary
- 2025 Boundary
- Contributing,Building
- Contributing,Object
- Contributing,Site
- Contributing,Structure
- Not Contributing,Building
- Not Contributing,Site
- Not Contributing,Structure

UTM Points:

17R 469016 3307386
17R 469063 3307475
17R 469204 3307512
17R 469706 3307531
17R 469280 3307519
17R 469681 3306888
17R 469570 3306853
17R 468893 3306779
17R 468862 3306946





Prepared by: Meghan Browning, Terracon; Hope Evans, Florida Division of Historical Resources
Source: St Johns County, Maxar, Microsoft



Model Land

St. Augustine, St. Johns County

Bounded by King, Cordova, and Orange Streets, U.S. 1, and the San Sebastian River

Date: November 20, 2025

Scale: 1:10,000

Datum: WSGS 1984

Legend

- 2025 Boundary
- NationalRegister

UTM Points:

17R 469016 3307386
17R 469063 3307475
17R 469204 3307512
17R 469706 3307531
17R 469280 3307519
17R 469681 3306888
17R 469570 3306853
17R 468893 3306779
17R 468862 3306946

0 220 440 880 1,320 1,760 Meters

0 210 420 840 1,260 1,680 Yards

N

Prepared by: Meghan Browning, Terracon; Hope Evans, Florida Division of Historical Resources
Source: St Johns County, Maxar, Microsoft

You may be wondering what owning a *contributing building* means for you as a property owner?

Generally, exterior alteration of your structure requires Historic Preservation review. The City's Partial Demolition Ordinance, effective in August of 2023, specifically regulates contributing structures within all seven (7) of the city's National Register Historic Districts.

The ordinance aims to maintain the architectural character of the city's historic structures and neighborhoods by requiring that permanent alteration or removal of exterior architectural features be reviewed and approved to ensure that the removal, and/or any replacement materials are consistent with the structure's historic architecture and will not negatively impact the building's or district's historic character.

And you may want to know - are there any *benefits* to owning a contributing building?

- Our recently updated Partial Demolition code states that proposed partial demolition to contributing buildings can now be **reviewed administratively** if the overall design and sometimes material of the replacement match the existing/historic.

- Locally, appropriate rehabilitation projects to contributing properties may also be eligible for the **City and County's Ad Valorem Tax Exemption,** which freezes property taxes at the pre-rehabilitation rate for ten (10) years, with appropriate qualifying improvements and approvals.

- Historically appropriate rehabilitation projects to contributing buildings that are income-producing may be eligible for the 20% **Federal Rehabilitation Income Tax Credit**, after review and approval by the State and National Park Service.

- Some designated properties **may also be eligible for certain exemptions to required FEMA or State building code requirements (only with official approvals) and preservation related grants** (usually for publicly owned buildings).

- The National Register is the nation's inventory of historic places, and the designation is *honorary at the federal level*. The **only federal oversight is when a federally funded or permitted project will have a potential impact on the designated or potentially eligible historic resource, the impact must be considered and sometimes mitigated**.

- **Buildings within historic districts generally have higher and more stable property values.** Property values in the historic districts account for 41% of the city's assessed property values, and these property values increase more than other areas of the city. Therefore, preserving the historic character of these buildings is in the building owner's best financial interest.

Historic Preservation Division ~ P 904.209.4283 ~ E HARB@citystaug.com
City of St. Augustine ~ Planning & Building Department, Lobby B, 4th Floor, 75 King Street, 32084 Main Office 904.825.1060 ~ Fax 904.209.4335 ~ Mail: P.O. Box 210, 32085-0210

FLORIDA DEPARTMENT of STATE

Para español, seleccione de la lista Select Language Powered by Google Translate

Results of Listing

RESULTS OF LISTING A PROPERTY IN THE NATIONAL REGISTER OF HISTORIC PLACES

The National Register of Historic Places 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 Register is maintained by the National Park Service under the United States Secretary of the Interior. It 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. Sometimes there are misunderstandings as to what listing in the National Register will mean for a property owner. The following is an outline of what it will do and what it will not do.

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. Architects at the Division of Historical Resources 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

Florida Bureau of Historic Preservation's 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 seek to acquire it because of its listing in the National Register.

WILL DO

- The National Register 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 National Register 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 National Register 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, visit the Compliance Review Section webpage or call the Florida Bureau of Historic Preservation at 850.245.6333.
- Listing may make a property eligible for a Federal Income Tax Credit. If a registered 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. For more information, contact the Architectural Preservation Services Section of the Florida Bureau of 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. 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 of the improved property will be exempted 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.

- Listing may make a property exempt from certain Federal Emergency Management Agency (FEMA) requirements and eligible for some Americans with Disabilities Act (ADA) and building safety code adjustments. For more information, visit the Architectural Preservation Services webpage or call the Florida Bureau of Historic Preservation at 850.245.6333.
- Listing or being determined eligible for National Register listing is not required for receiving state preservation grants. Grant funding is highly competitive, however, and this official recognition adds weight to the argument that a property is significant and should be awarded a grant. For more information, visit the Grants webpage or call the Florida Division of Historical Resources at 850.245.6300.

Ron DeSantis, Governor

Cord Byrd, Secretary of State

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Florida Department of State

Phone: 850.245.6500

R.A. Gray Building
500 South Bronough Street
Tallahassee, Florida 32399-0250

>

An official website of the United States government Here's how you know

National Park Service

National Register of Historic Places

FAQs

The National Register of Historic Places is the official list of the Nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources.

What is the National Register of Historic Places?

The National Park Service administers the National Register of Historic Places. The National Register is the official Federal list of districts, sites, buildings, structures, and objects significant in American history, architecture, archeology, engineering, and culture. National Register properties have significance to the history of their community state, or the nation. Nominations for listing historic properties come from State Historic Preservation Officers, from Federal Preservation Officers for properties owned or controlled by the United States Government, and from Tribal Historic Preservation Officers for properties on Tribal lands. Private individuals and organizations, local governments, and American Indian tribes often initiate this process and prepare the necessary documentation. A professional review board in each state considers each property proposed for listing and makes a recommendation on its eligibility. National Historic Landmarks are a separate designation, but upon designation, NHLs are listed in the National Register of Historic Places if not already listed.
You can find more information in our What is the National Register of Historic Places (https://www.nps.gov/subjects/nationalregister/what-is-the-national-register.htm) section. You can find more information on the National Historic Landmarks program (https://www.nps.gov/subjects/nationalhistoriclandmarks/index.htm)at their website.

How is a property listed in the National Register of Historic Places?

The way a property gets listed in the National Register of Historic Places is that the forms and documentation go to the State Historic Preservation Office (SHPO) of the state where the property is located. The SHPO can take one of several options: reject the property, ask for more information, list the property just with the state, or send the forms to us for listing in the National Register of Historic

Places. Once we receive the forms, we conduct a similar review process.
You can read our page on How to List a Property (https://www.nps.gov/subjects/nationalregister/how-to-list-a-property.htm)

Contact information for the SHPOs (https://www.nps.gov/subjects/nationalregister/state-historic-preservation-offices.htm)

What are the restrictions, rules, regulations for historic property owners?

Under Federal Law, the listing of a property in the National Register places no restrictions on what a non-federal owner may do with their property up to and including destruction, unless the property is involved in a project that receives Federal assistance, usually funding or licensing/permitting.
https://www.ecfr.gov/cgi-bin/text-idx?SID=c5a07c14e9b695af2ef0cae29b4b4f23&mc=true&node=pt36.1.60&rgn=div5 (https://www.ecfr.gov/cgi-bin/text-idx?SID=a38c8083c78093e39f9db7cd70e99567&mc=true&node=pt36.1.60&rgn=div5)

There may be state or local preservation laws that a property owner should be aware of before they undertake a project with a historic property. We recommend you, or the property owner contact the State historic preservation office (SHPO) before an action with a listed property is taken. The SHPO is the state agency that oversees historic preservation efforts in their state.You can find contact information for the SHPOs here (https://www.nps.gov/subjects/nationalregister/state-historic-preservation-offices.htm).

If federal monies are involved in a project for a listed property then any changes to the property have to allow the Advisory Council on Historic Preservation (https://www.achp.gov/) to comment on the project. You can also read a copy of the National Register of Historic Places code of Federal regulations at:
https://www.ecfr.gov/cgi-bin/text-idx?SID=c5a07c14e9b695af2ef0cae29b4b4f23&mc=true&node=pt36.1.60&rgn=div5 (https://www.ecfr.gov/cgi-bin/text-idx?SID=c5a07c14e9b695af2ef0cae29b4b4f23&mc=true&node=pt36.1.60&rgn=div5)

You can also find general information for owners (https://www.nps.gov/subjects/nationalregister/how-to-list-a-property.htm) here.

More information about historic preservation (https://www.nps.gov/subjects/historicpreservation/index.htm) including additional laws and regulations

Are there insurance regulation implications of a house being listed in the National Register?

Listing in the National Register places no federal restrictions or requirements on a private property owner. You may do with the property as you wish, within the framework of local laws or ordinances.

We recommend property owners contact their state's insurance commissioners for any policy or position paper regarding insuring National Register-listed properties.
The National Trust for Historic Preservation has posted a webinar with useful information on insuring historic properties. (https://savingplaces.org/stories/insuring-historic-properties-qa?utm_medium=email&utm_source=newsletter&utm_campaign=bulletin) The Trust is one of our partners, however we are not endorsing or recommending their insurance service over any other.

Does the National Register of Historic Places charge fees?

The National Register of Historic Places will never ask for money or fees.
We've heard of a scam where someone is claiming that there is a cost to remain listed. That is not true. There are no fees or charges.

We recommend property owners contact their state's insurance commissioners for any policy or position paper regarding insuring National Register-listed properties.

How do I apply for grant money or tax credits?

The National Register of Historic Places does not have a grant program ourselves. However, Technical Preservation Services (a different program within the National Park Service) does have a tax credit program that may be of assistance to you. The website for the tax credit program is:
https://www.nps.gov/subjects/taxincentives/about.htm
(https://www.nps.gov/subjects/taxincentives/about.htm)
There are also grant programs (https://www.nps.gov/subjects/historicpreservationfund/grant-programs.htm) available through the National Park Service.
Additionally, sometimes State historic preservation offices may have state run programs that could help. You can find contact information for the SHPOs (https://www.nps.gov/subjects/nationalregister/state-historic-preservation-offices.htm) here.

How do I get a plaque?

Many sites listed in the National Register arrange for a commemorative plaque. Unfortunately the National Register of Historic Places does not issue plaques as a result of listing; rather we leave it up to the individual owners if they are interested in having one. If you do not have a local trophy/plaque store

that you prefer, we know of several companies that advertise in Preservation Magazine that offer the type of plaques that you may be interested in. We recommend that you contact your State historic preservation office (https://www.nps.gov/subjects/nationalregister/state-historic-preservation-offices.htm) to see if they have a preferred plaque style or wording. **We are not endorsing, authorizing, recommending, or implying any connection to any one company over another, including any company not listed here**. We are merely aware that these companies sell plaques. Properties listed in the National Register of Historic Places are not required to have plaques.

All-Craft Wellman Products, Inc.
4839 East 345th Street
Willoughby, OH 44094
www.all-craftwellman.com
Phone: 800-340-3899
Fax: 440-946-9648

American Sign Letters
8140 Evernia St, Unit 1
Micco, FL 32976
https://americansignletters.com
Phone: 877-704-5170

Arista Trophies & Awards
25 Portland Avenue
Bergenfield, NJ 07621
p 201 387-2165
f 201 387-0955
http://www.aristatrophies.com/

Atlas Signs and Plaques
Enterprise Drive
Lake Mills, WI 53551
920-648-5647
http://www.atlassignsandplaques.com

Artistic Bronze
13867 NORTHWEST 19TH AVENUE
MIAMI, FLORIDA 33054
800.330.PLAK (7525) 305.681.2876 FAX
http://www.artisticbronze.com/

Blue Pond Signs
4460 Redwood Hwy #9
San Rafael, CA 94903

Phone: (415) 507-0447
Fax: (415) 507-0451
http://www.bluepondsigns.com/custom-plaques.html

Cerametallics a divison of Meridian Tile Products
101 S. 30th Street Phoenix AZ 85034
602-237-6401
www.cerametallics.com

Classic Bronze Resources, LLC
4628 Whispering Oak Trail
Cincinnati, OH 45247
Phone: 513-600-9048
www.classicbronzeresources.com

Eagle Sign & Design Inc.
901 E. Liberty St.
Louisville, KY 40204
888-561-0007
http://www.eaglesign.com/

Erie Landmark Company
637 Hempfield Hill Road
Columbia, PA 17512
1-800-874-7848
http://www.erielandmark.com

Franklin Bronze Plaques
191 Howard Street Franklin, PA 16323
Toll Free: 866-405-6623
Ph: 814-346-7205 Fax: 814-346-7047
http://www.franklinbronzeplaques.com/

Healy Plaques
P.O. Box 4
60 New River Road
Manville , RI 02838
1-800-995-0981
http://www.healyplaques.com/

Iagulli Signs
2404 43rd Ave. West
Bradenton, FL 34205
941-753-4549
www.buythesign.com

Impact! Signs
26 E Burlington St
La Grange, IL 60525
708-469-7178
www.impactsigns.com/bronze-plaque
sales@impactsigns.com

International Bronze Plaque Company
17031 Alico Commerce Ct. #3
Fort Myers, Fl 33967
https://www.internationalbronze.com/
sales@internationalbronze.com

Lake Shore Industries, Inc.
1817 Poplar Street
P.O. Box 3427
Erie, PA 16508-0427
(800) 458-0463
http://www.lsisigns.com
info@lsisigns.com

MASSILLON PLAQUE
5757 MAYFAIR RD
PO BOX 2539
NORTH CANTON,OHIO 44720
Phone 330-494-4199 ext 240 800-854-8404
http://www.massillonplaque.com/

Metallic Arts
914 North Lake Road
Spokane Valley, Washington 99212
Ph: 1-800-541-3200
Fx: 1-509-483-1759

http://www.metallicarts.com

Southern California Bronze Co.
337 W. Cerritos Ave.
Glendale, CA 91204
818-550-9132
www.socalbronze.com

US Bronze 811 Second Avenue
New Hyde Park, NY 11040
PH: (800) 872-5155
FX: (516) 253-2328
http://www.usbronze.com/plaques-and-seals/plaques/national-register-plaques/

W & E Baum
89 Bannard Street
Freehold, NJ 07728
PH: 800.922.7377
FAX: 732.866.8978
https://www.webaum.com

William G. Pomeroy Foundation
492 E. Brighton Ave.
Syracuse, NY 13210
Phone: 315-913-4060
info@wgpfoundation.org
https://www.wgpfoundation.org/history/national-register/

(If your company sells these types of plaques, contact us (https://www.nps.gov/common/utilities/sendmail/sendemail.cfm?o=4597E4A998D5AAAE91B510AAD919BBBE089A4999&r=/subjects/nationalregister/faqs.htm) and let us know.)

As far as phrasing is concerned, the National Register has no formal requirements or suggestions, but here are a few typical and accurate examples:
This property has been listed in the National Register of Historic Places by the United States Department of the Interior.
or
(Historic name of your house) has been listed in the National Register of Historic Places by the United States Department of the Interior.
You may want to indicate that the property is part of the historic district. In that case you may prefer:
This property is part of the Cool Spring Park Historic District, listed in the National Register of Historic Places by the United States Department of the Interior.

or
The (historic name) House, part of the Cool Spring Park Historic District, has been listed in the National Register of Historic Places by the United States Department of the Interior.

How do I get a copy of the file you have on a property?

See our Reseach (https://www.nps.gov/subjects/nationalregister/database-research.htm) page

For properties that have not been digitized and put into the database you can request a copy by e-mailing (https://www.nps.gov/common/utilities/sendmail/sendemail.cfm?o=4597E4A998D5AAAE91B510AAD919BBBE089A4999&r=/subjects/nationalregister/faqs.htm) us. Please be sure to include your name, mailing address, the historic name of the property, its location, including the State and County. If the property is in a historic district, please include the name of the district.

Depending upon our work schedules and how many requests we receive our turnaround time for copy requests is about 3 weeks.

How can I update information for a property that is already listed?

In order to update information in our file on a historic property the new information first has to go to the SHPO, and then from them to us. This process helps to ensure that the State and the National Register of Historic Places have the same information. So, if you feel that the information in the file needs to be updated, you should contact the SHPO to see what needs to be done there.
Contact information for the SHPOs (https://www.nps.gov/subjects/nationalregister/state-historic-preservation-offices.htm)

I am pretty sure that a property is listed, but I cannot find it in your database, why is that?

The property could be within a historic district. A historic district is: a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.
Unfortunately, our database does not include every address within historic districts. You can do an address search in our rudimentaryGIS map of National Register listed properties (https://www.nps.gov/maps/full.html?mapId=7ad17cc9-b808-4ff8-a2f9-a99909164466).

If you know the name of a historic district that the property is in, you can look in the file and verify that it is a contributing resource in the district. You can also contact the State historic preservation office (SHPO) of the state where the property is listed. The SHPO is the state run agency that oversees

historic preservation efforts in the state. More information is on our Database/Research (https://www.nps.gov/subjects/nationalregister/database-research.htm) page.

How old does a property have to be to qualify for listing?

Generally, properties eligible for listing in the National Register are at least 50 years old. Properties less than 50 years of age must be exceptionally important to be considered eligible for listing.

I want to know if a property is listed, how can I do that?

Our Research/Database (https://www.nps.gov/subjects/nationalregister/database-research.htm)page has information on how to look up properties.

I am a member of the National Trust for Historic Preservation, what can you do for me?

Nothing that we wouldn't do for anyone else. The National Register of Historic Places is not the National Trust for Historic Preservation. We have worked together on various projects in the past, but we are completely separate organizations. We are a Federal agency, supported by tax dollars, we do not have any membership fees, etc. The National Trust for Historic Preservation is a privately funded nonprofit organization with more than 270,000 members dedicated to saving America's historic places. You can visit their homepage for more information at: http://www.savingplaces.org

I want to use the photographs in your files, are they copyrighted?

Please see our page on content and copyright (https://www.nps.gov/subjects/nationalregister/national-register-content-and-copyright.htm).

What are the definitions of some of the terms and acronyms you use?

Bulletin 16A "How to Complete the National Register Registration Form" includes a glossary of terms (https://www.nps.gov/subjects/nationalregister/upload/NRB16A-Complete.pdf) (NRB16A pdf) that the National Register of Historic Places uses to evaluate historic properties.

What is the preferred method of citation for a National Register of Historic Places nomination file?

What is the difference between a National Park, a National Monument, a National Memorial, a National Historical Park, etc?

The numerous designations within the National Park System sometime confuse visitors.The NPS has a page that defines the many different designations (http://www.nps.gov/parkhistory/HISNPS/NPSHistory/nomenclature.html) that exist.

Last updated: September 5, 2024

Was this page helpful?

Yes

No

An official form of the United States government. Provided by Touchpoints (https://touchpoints.app.cloud.gov/)

PARTIAL DEMOLITION ORDINANCE

In August of 2023 the city's Partial Demolition Ordinance took effect. The purpose of this ordinance is to preserve the historic building envelope of historic structures by clarifying the thresholds for partial demolition and including design review to encourage compatible redevelopment during the partial demolition review process. Below are answers to some questions you may have about partial demolition.

What types of work are reviewed as partial demolition?

- Changes to **roofing material** that is unique or has existed for more than 50 years and/or changes to the shape/configuration of the **roof** visible from the right-of-way or removing more than 50% of the roof structure (excluding roof sheathing)
- Removal of old[1] **windows** on facades visible from any right-of-way or removing more than 50% of all old windows.
- Removal or replacement of old wood and/or masonry **wall finishes** on facades visible from the right-of-way or removing more than 50% of all old exterior finishes
- Removal of old **exterior appurtenances** including porches, balconies, stoops, loggias, chimneys, etc. that have existed more than 50 years.
- Permanently changing an old **foundation** type (i.e.: pier foundation to a stem wall) or exterior materials (i.e. clay brick to concrete block) or removing more than 50% of the above-grade foundation.

Which buildings fall under partial demolition review?

Any building that contributes to a National Register Historic District or is eligible to contribute to an existing district requires either administrative or Historic Architectural Review Board (HARB) review. Not sure if your structure qualifies? A member of our Historic Preservation Staff is happy to research whether your structure is designated contributing.

When is HARB review required?

The ordinance allows for administrative or staff-level review and approval of replacement elements that match the existing in-kind. In-kind replacement features will look identical in design and overall character to the original architectural feature but may not necessarily be the same material. HARB review is required when the replacement features will not match the existing in-kind.

Reach out to us to learn more about whether your upcoming project will require partial demolition review and how to get started at harb@citystaug.com or 904-209-4326.

[1] All mentions of "old" meaning 50 years of age or older, which may not be original.

How will this Partial Demolition ordinance affect me?

Partial demolition **is defined as the permanent removal of significant architectural features.** National historic preservation review standards identify what is considered a significant architectural feature of a building and they are also detailed in the City's Architectural Guidelines for Historic Preservation (AGHP). **An illustrative guide, *Preserving the Historic Building Envelope*** to help explain **the procedure for partial demolition review, which focuses on the following <u>five critical elements of the building's exterior</u>:**

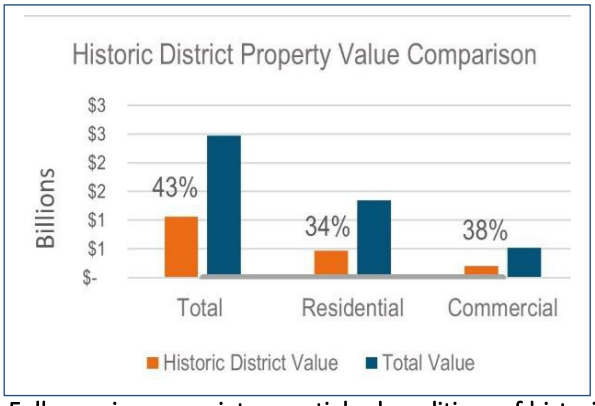


- ☐ **Roofs and related elements (chimneys, cupolas, parapets, dormers, soffits)**
- ☐ **Windows**
- ☐ **Exterior finishes**
- ☐ **Porches, balconies, stoops, loggias**
- ☐ **Foundations**

Consideration will be given for the existing character of the feature, its location, and how many of these features there are, whether the change is required for flood mitigation, and the impact of the replacement feature on the historic character of the building. Minor repair and maintenance like re-roofing or repairing some deteriorated siding boards to match is not subject to this revised policy.

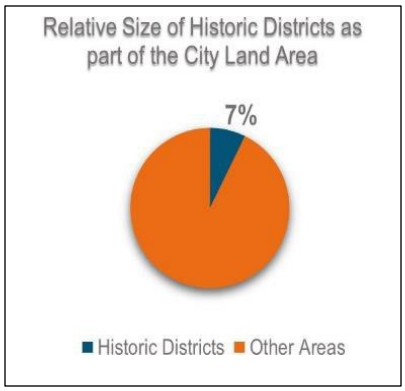
Why did the City Commission approve these changes?

1. St. Augustine has a rich historic heritage and abundant cultural resources. **The goal of the ordinance is to preserve the unique architecture and historic character of our city's significant buildings and neighborhoods, in response to the 2018 Historic Preservation Master Plan and 2020 Historic Preservation Element of the Comprehensive Plan recommendation of prioritizing the preservation of our historic resources.**
2. Demolition in the City Code included full demolition and partial demolition (removal of significant architectural features). There was ambiguity and inconsistency in how this was applied or reviewed. **The Partial Demolition ordinance and policy procedures provide clarity for City staff and property owners.**
3. Demolition of historic buildings often changes the character of a neighborhood. **Demolishing historic buildings and replacing with new reduces the historic authenticity of the city, one of the city's core values.** There should be at least a concentration of 51% historic buildings in a National Register district.



4. **Full or inappropriate partial demolition of historic buildings reduces the economic value of the city. Buildings within historic districts generally have higher and more stable property values.**

   PlaceEconomics found that St. Augustine's historic assets generate $2.9B value in the city related to property values and the heritage tourism economy. In St. Augustine, these historic buildings comprise only 7% of the city's land mass but represent *43% of property values*.



5. Partial demolition may be necessary in certain cases. **When demolition is part of a larger rehabilitation plan, it can improve the compatibility of the historic building and associated additions or alterations.** If Design review can be included in the partial demolition review process, HARB and the historic preservation staff can require compatible design and justify approving the partial demolition more easily.
6. **Buildings altered in an incompatible way could cause the building to lose eligibility for preservation incentives as an individual building or for a district.** Preservation incentives for private property owners can include federal historic tax credits for income-producing properties (even residential rental properties), local property tax exemptions for qualified historic rehabilitation and flood mitigation projects, and grants for owners that are non-profits or otherwise eligible through local programs that exist now (like the Lincolnville CRA) or future programs that may be developed for historic properties within the city.

EXTERIOR BUILDING RENOVATIONS FOR HISTORIC PROPERTIES IN ST. AUGUSTINE

How the City Preserves Historic Buildings and Neighborhoods

If you own a building that is a local historic landmark, listed in the National Register, or is a contributing property to a National Register Historic District and you are doing demolition work, the attached standards will guide you through the process. These review standards work to clarify potential demolition or partial demolition work on structures, to safeguard the enduring economic benefits of historic properties, and maintain quality of life for residents and visitors.

A "HISTORIC PROPERTY" MEETS ONE OR MORE OF THESE CRITERIA:

LOCAL HISTORIC LANDMARK…

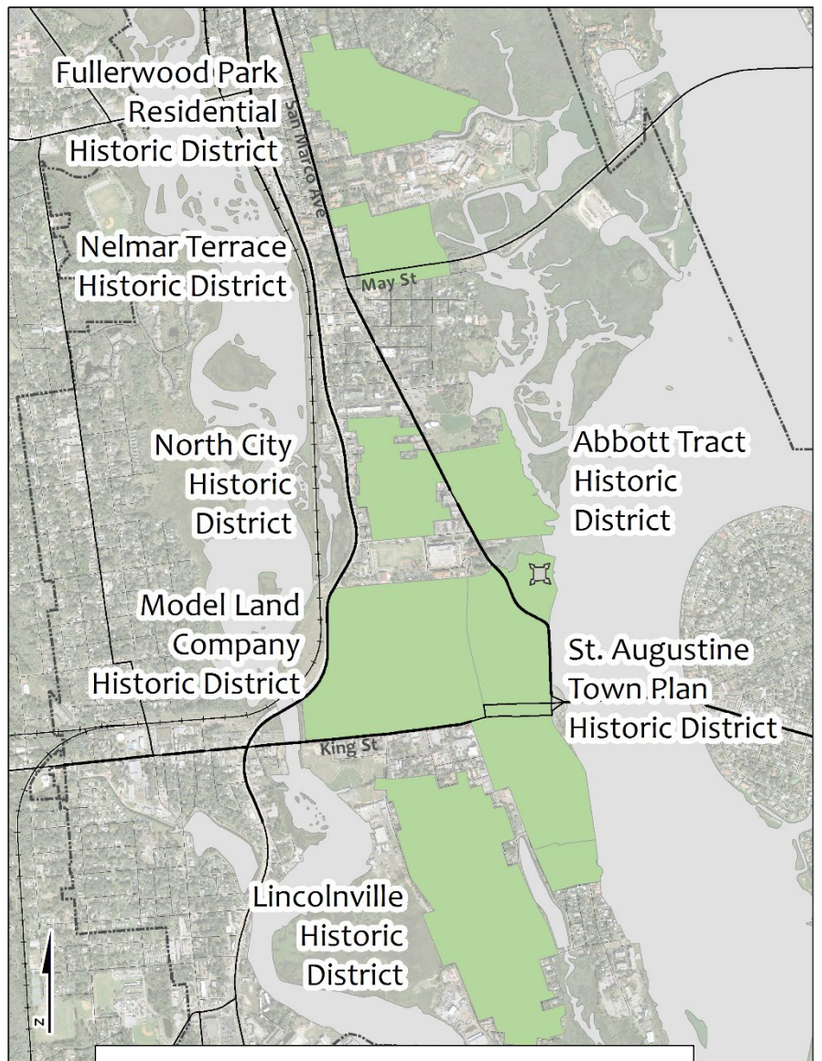
A building, object, site, or structure of the highest historical, architectural, cultural, or archaeological importance and whose demolition, partial demolition, removal, relocation, or alteration would constitute an irreplaceable loss to the character and quality of the city. A list of these resources is on file with city staff and available on the city's website.

NATIONAL REGISTER…

The official list of the Nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources. Designated historic resources may be a building, district, object, site, or structure that meets the criteria of significance and integrity. A list and a map of these buildings is on file with city staff and available on the city's website.

CONTRIBUTING STRUCTURE…

Adds to the historical or traditional cultural associations, historic architectural qualities, or archeological values for which a property or district is significant. Each of the city's National Register Historic Districts has a list and a map of contributing and non-contributing resources. Buildings marked Contributing and/or Contributing but Altered are considered designated buildings. These records are on file with city staff and available on the city's website.



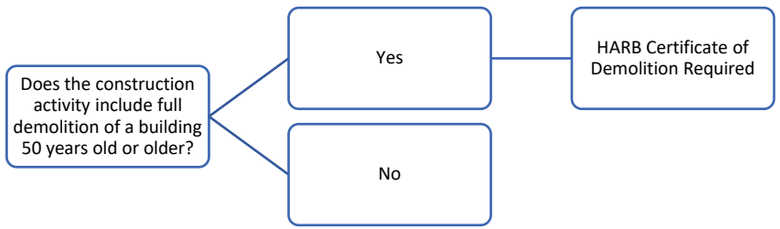
Shaded areas are affected by the attached policy

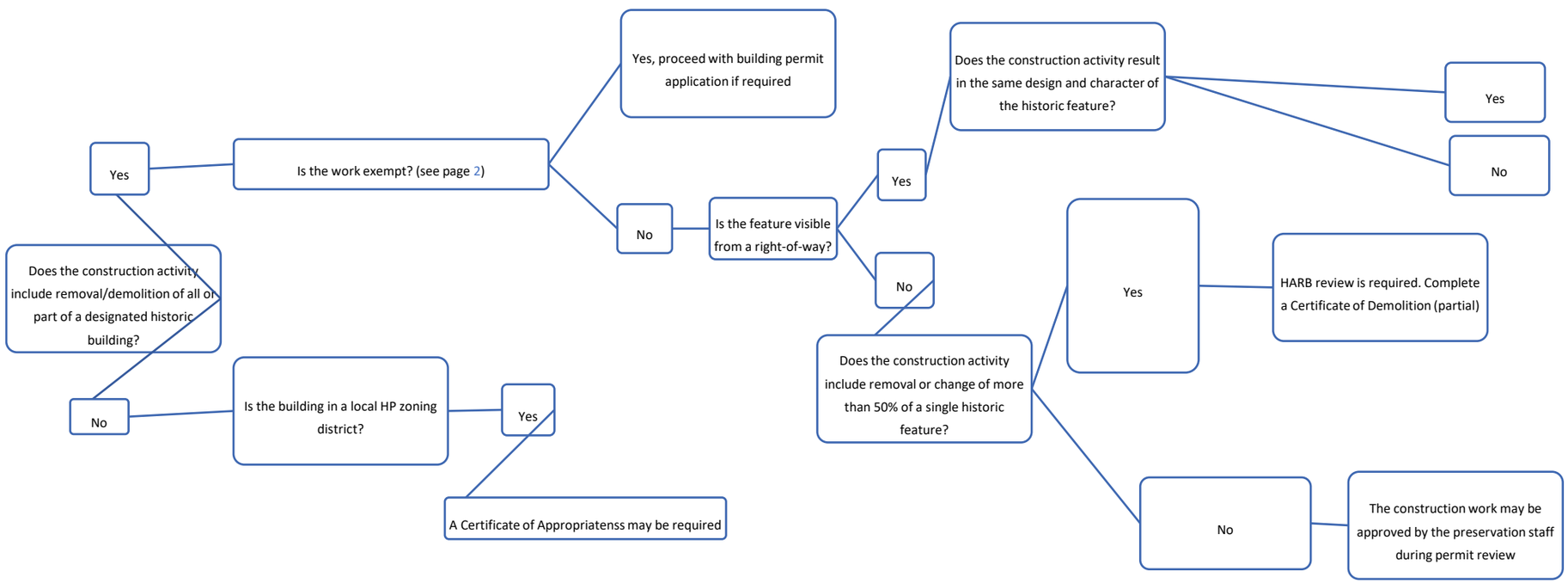
SCOPE OF WORK EXEMPTED FROM THIS REVIEW PROCESS:

Certain construction work is considered routine repair and maintenance or is not a type of improvement subject to this addendum

Note that if the property is zoned Historic Preservation 1, 2, 3, 4, or 5 or situated in an entry corridor, on Anastasia Boulevard, King Street, or San Marco Avenue, the property is not given these exemptions because they are regulated by the full extent of the Architectural Guidelines for Historic Preservation or the Design Standards for Entry Corridors.

- ✓ *Landscaping materials or other yard elements*
- ✓ *Sidewalks and driveways*
- ✓ *Fences*
- ✓ *Pools*
- ✓ *Paint color*
- ✓ *Adding screening or other porch enclosures when the historic porch will remain intact*
- ✓ *Alterations to detached accessory structures (garage, mechanical, or storage structures)*
- ✓ *Installation or removal of any utility or mechanical systems*
- ✓ *Repair of damaged building elements with the same character of design even if using the same material is not available or feasible*
- ✓ *Removal of porches, foundations, and chimneys required for a flood mitigation project if they will be replaced in similar character*
- ✓ *Removal of non-historic elements (ex: a building feature that is not 50-years old or older)*
- ✓ *Any new construction not associated with demolition work on a historic building*
- ✓ *Constructing any accessibility features when not associated with the full or partial demolition of a historic building*
- ✓ *Construction or partial demolition on properties in undesignated areas such as West Augustine, Lighthouse Park, and Davis Shores unless locally landmarked or listed individually in the National Register*


Does the construction activity include full demolition of a building 50 years old or older?
Yes
No
HARB Certificate of Demolition Required

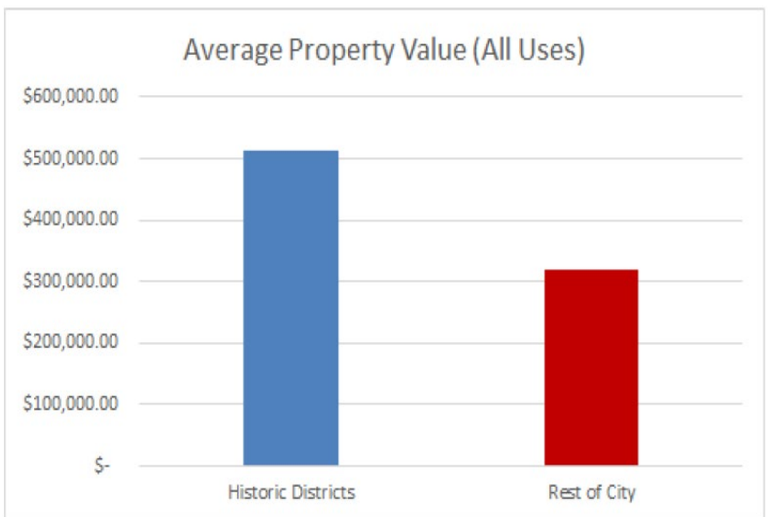

Yes
Is the work exempt? (see page 2)
Yes, proceed with building permit application if required
No
Is the feature visible from a right-of-way?
Yes
Does the construction activity result in the same design and character of the historic feature?
Yes
No
No
Does the construction activity include removal or change of more than 50% of a single historic feature?
Yes
HARB review is required. Complete a Certificate of Demolition (partial)
No
The construction work may be approved by the preservation staff during permit review
Does the construction activity include removal/demolition of all or part of a designated historic building?
No
Is the building in a local HP zoning district?
Yes
A Certificate of Appropriatenss may be required

PURPOSE AND OBJECTIVE:

To encourage the preservation of the historic building envelope which characterizes the St. Augustine citywide landscape.

In some cases, partial demolition is warranted, and when combined with standards of review, the construction work can result in an improved appearance that balances the existing historic character of the building. To accomplish this, City staff of the HARB will have ability to review the design of the replacement features within the scope of the partial demolition work. This applies only to designated historic structures. It does not apply to undesignated buildings and in-fill development on vacant or developed lots, regardless of location, except for HP zoning districts and entry corridors. **This process is an opportunity for staff and the HARB to encourage property owners to recognize and celebrate the unique and original features of their historic building**.

The standards for review apply to designated buildings including local historic landmarks, contributing buildings to a National Register Historic District, and buildings individually listed in the National Register. This is a small minority of the buildings in the city, and the property owners of these structures are valued for their stewardship. **In 2023, there were a total of approximately 1,659 designated buildings which is about 20% of the buildings in the city**. The historic districts are only 7% of the city's land mass. These districts currently include the St. Augustine National Register Historic District, Model Land Company, Lincolnville, Abbott Tract, North City, Nelmar Terrace, and Fullerwood Park.



PlaceEconomics in *Resilient Heritage in the Nation's Oldest City*, 2020

Incremental demolition of historic buildings or reconstruction of historic buildings from the inside out can eventually threaten the validity of the National Register Historic Districts. **For example, Lincolnville has gone from a concentration of 81% of historic buildings to 67% when just considering full demolition, which could be greater if buildings that have lost integrity through partial demolition are included**. The purpose of these review standards is to increase the city's ability to protect and preserve the historic resources of the city's built environment, enhance the city's historic integrity, and promote an authentic and livable community amid changing economic and environmental circumstances.
(City of St. Augustine Comprehensive Plan, Historic Preservation Goal)





127 Oneida Street before and after rehabilitation which used the 10-yr historic property tax exemption to reduce the taxable value by almost $150,000

Property values in the historic districts account for 41% of the city's assessed property values, and these property values increase more than other areas of the city. Therefore, preserving the historic character of these buildings is in the building owner's best financial interest.

The Historic Preservation Master Plan includes specific tasks related to the goal to minimize demolition of historic buildings and provide clear guidance to applicants of the review process. Designated historic properties and contributing properties to a district are eligible for tax benefits. If the building or district is no longer historic, this incentive would not be available to current and future property owners across the city. Nearly every segment of our local economy is dependent upon tourism industry revenue. A 2020 economic study in *Resilient Heritage in the Nation's Oldest City* found that heritage tourism is driven largely by the volume of historic resources. A reduction of 10% of historic buildings in the city results in a 2% loss of visitor parties, and a reduction of 50% of historic buildings in the city results in 34% loss of visitor parties. The quality of life for residents and visitors alike would be negatively impacted without the community's commitment to historic preservation.

Recognizing and celebrating significant features of a building discourages loss of integrity from incompatible alterations on designated historic buildings, protects the validity of the city's historic districts, contributes to the unique character of the city, and preserves their contribution to the local economy.

REVIEW CHECKLIST

If you own one of St. Augustine's historic buildings and are proposing to make exterior changes, this process provides guidance to encourage preservation of the historic character that makes your building and our city unique. Preservation standards accepted nationally and recognized in the St. Augustine Architectural Guidelines for Historic Preservation were used to establish protocols in this addendum. Emergencies and damage from natural disasters will be handled on a case-by-case basis with officials.

- ☐ Confirm the property is a local historic landmark, contributing to a National Register District, or individually listed in the National Register
- ☐ Preservation staff will confirm the scope of work using photos, a sketch building and site plan, and material details submitted by the owner or applicant
- ☐ If the work is routine repair and maintenance, or otherwise exempt, no additional paperwork beyond the building permit is required
- ☐ If the work is a demolition activity that requires the HARB approval, a Certificate of Partial Demolition is required
- ☐ Administrative reviews are described in this document and general guidance for approvable alterations is provided
- ☐ HARB reviews will require a Certificate of Appropriateness for properties in the local HP zoning districts or a Certificate of Demolition
- ☐ HARB meetings are public hearings and comprised of City Commission-appointed volunteer experts in related fields of historic preservation. Meetings are held once per month and application deadlines occur once per month, generally a month prior to the hearing. A staff report will supplement the application materials and be presented to the HARB for its review
- ☐ The HARB will approve, approve with conditions, deny, or continue the application to an additional hearing date if additional information is requested
- ☐ After a building permit is submitted, the proposed changes to the building must be administratively approved or approved by the HARB. Once approved by staff or the HARB, the permit will proceed through the regular review process. Any conditions set by ordinance or the HARB must be satisfied prior to issuance of the building permit
- ☐ As an incentive to encourage preservation strategies, historic preservation staff may assist with an ad valorem tax exemption application
- ☐ The applicant is responsible for obtaining all other necessary approvals related to the project such as zoning requirements related to lot coverage, building setbacks, height, tree removal, etc. as well as any archaeology review, building, fire, right-of-way, and utility codes
- ☐ The administrative decision (staff reviews) and/or the HARB determination on an application may be appealed as per city ordinance

***If a property is being restored, rehabilitated, or renovated according to preservation guidelines, an ad valorem tax exemption for the dollar value of qualifying improvements may be applied that results in a reduction to the property's taxable value for a period of ten years. Improvements must meet a minimum threshold and can include a full or partial rehabilitation.**

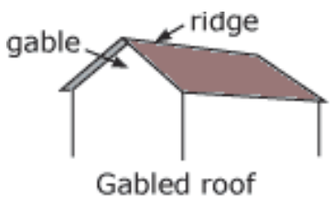
5 CRITICAL ELEMENTS OF THE HISTORIC BUILDING ENVELOPE

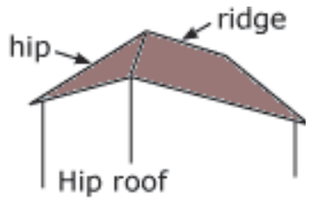
FOR LOCAL HISTORIC LANDMARK, NATIONAL REGISTER, AND CONTRIBUTING BUILDINGS TO DESIGNATED NATIONAL REGISTER HISTORIC DISTRICTS

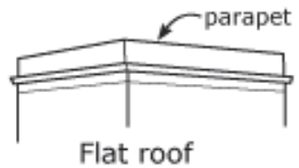
Feature descriptions are taken from the National Park Service Technical Preservation Services publication of the Secretary of the Interior's Standards for Rehabilitation

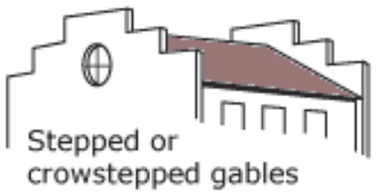
1. **Roofs and appurtenances like cupolas, parapets, chimneys, dormers and soffit elements**
2. **Windows**
3. **Exterior Finishes**
4. **Porches, Balconies, Stoops, Loggias**
5. **Foundations**

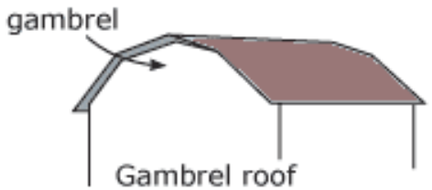
Roof: The form of the roof (gable, hipped, gambrel, flat, shed, mansard, etc.) is significant as are its decorative and functional features (appurtenances like cupolas, parapets, chimneys, dormers, and soffit elements), roofing material, and size, color, and patterning.













When the current exterior feature has existed on the building for more than fifty years, HARB approval is required to:

- ❖ Remove and change the following traditional roof coverings: clay or concrete tile, stamped metal shingle or diamond-patterned shingle systems
- ❖ Remove decorative or functional features visible from a right-of-way
- ❖ Change the configuration, shape and/or pitch on facades visible from a right-of-way
- ❖ And/or to remove 50% or more of the total roof structure (excluding roof sheathing)
- ❖ Use a colored metal roofing material (ex: blue metal roof)

<u>If required, HARB approval will based on:</u>

- ✓ An evaluation of how removal of the feature impacts the overall historic character of the building and historic integrity of the city. Can the building still convey a unique sense of time and place?
- ✓ Is the roof or roof feature significant enough that it should not be altered unless proven technically and/or materially required?

Sample historic roofing materials:



Wood shingle roof



Diamond-patterned roof



Stamped metal shingle roof



Clay tile roof

- ✓ The design compatibility of the proposed work to ensure continuity of the building's historic value: Specifically, is the prominent character of the historic roof still the dominant visible feature; is there subtle but visible distinction of the new roof feature/element from the historic roof feature; does the new element match the size, scale, material/pattern of the historic roof?

<u>Historic Preservation Staff will have the ability to approve the following during regular permit review:</u>

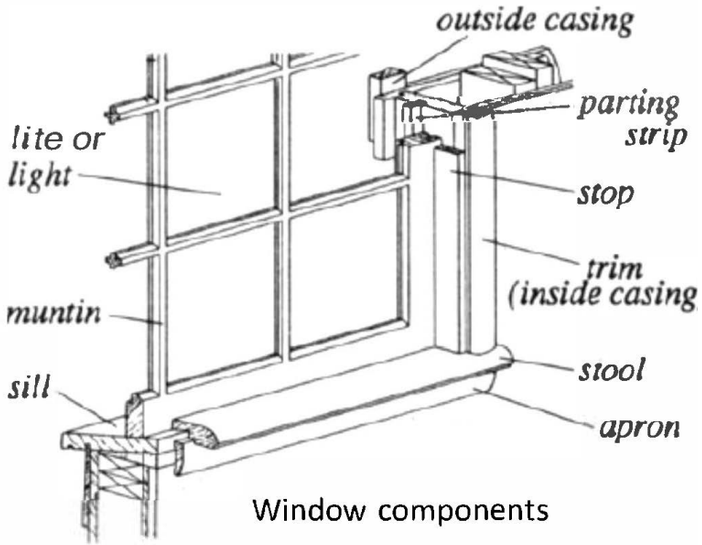
- ✓ Routine roof and trim repairs not meeting the above thresholds
- ✓ Removal of a decorative or functional feature not visible from a right-of-way
- ✓ Replacement of roof sheathing up to 100% of the roofed areas for existing asphalt shingle roofs, galvalume/sheet metal type roof, and other modern roof cladding

Example: *Full replacement of any asphalt shingle or metal roof with a new asphalt shingle roof or metal roof (respectively) using a traditional color will be approved administratively*



Historically this building had a clay barrel tile roof matching the barrel tile still evident on the lower parapet roof.

Windows: Window materials and how the window operates (e.g. double hung, casement, awning, jalousie (louvered), or hopper) are significant as are its components (sash, muntins, pane configuration, sills, mullions, casings, or brick moulds) and related features such as historic shutters or awnings.



Window components

When such features have existed on the building for more than fifty years, HARB approval is required to:

- ❖ Remove and change window design, or change their operational direction (ex: up/down sash to swing) on facades visible from a public right-of-way
- ❖ And/or to remove 50% or more of all the building's windows (visible or not), unless the replacement window matches the character and design of the existing window (regardless of material)

If required, HARB approval will based on:

- ✓ An evaluation of how removal of the feature impacts the overall historic character of the building and historic integrity of the city. Can the building still convey a unique sense of time and place?
- ✓ Is the window feature or design significant enough that it should not be altered unless proven technically and/or materially required?
- ✓ Window condition assessment and consideration of replacement cost and life service of the replacement window versus the repair cost and life service of the original window (see photo caption next page)
- ✓ The design compatibility of the proposed work to ensure continuity of the building's historic value





The window design is described by the number of glass panes called 'lites' as shown in these examples. These patterns are not interchangeable because they are unique to the style of the building.

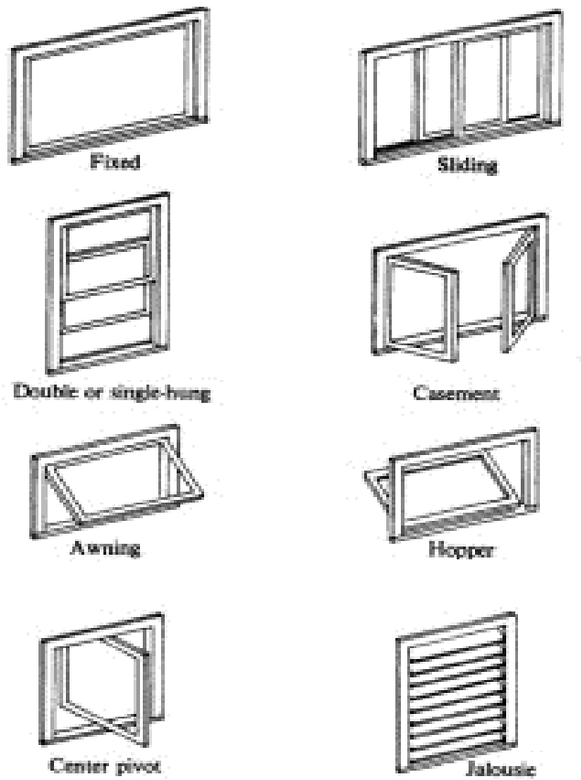
Traditional wood, vertical sash windows:
6/6 divided lite (Left)
2/2 divided lite (Right)

Historic Preservation Staff will have the ability to approve the following during regular permit review:

- ✓ Repair and maintenance of windows not meeting the above threshold
- ✓ Replacement of windows with windows that match the historic design and character (regardless of materials)
- ✓ Replacement of windows on facades not visible from a right-of-way under the 50% threshold
- ✓ Replacement of non-historic windows with windows that match the design character of the building

Example: *Removing a ranch-style picture window on a historic frame vernacular house and installing any vertical sash-type window will be approved by Historic Preservation Staff*

Example: *Window replacements that use characteristic exterior molding and muntin profiles may be approvable even if using different materials*



Window operation types



Hands-on training for DIY-ers

*Historic windows can be repaired and restored to last longer than the average replacement window. Therefore, when considering the lifetime cost of a window, the original will be less expensive. Prices can range from $500 to over $1000 for restoration, comparable to replacement windows with a negative economic and historic impact.**

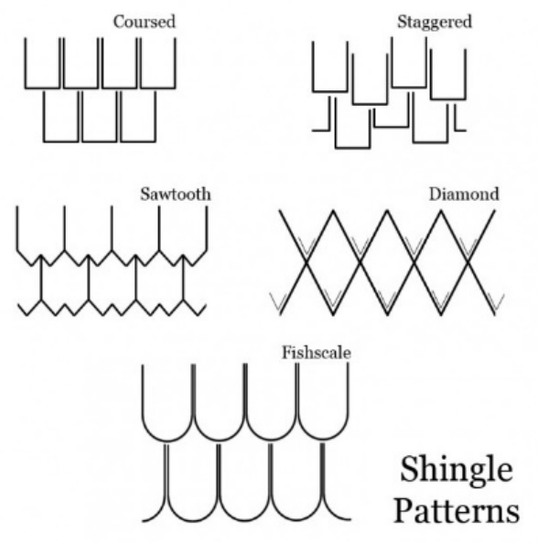
*For data and analysis, see https://savingplaces.org/stories/preservation-tips-tools-retrofitting-historic-windows#.X-4YhNhKh3A and https://austinhistorical.com/services/residential-window-restoration/.



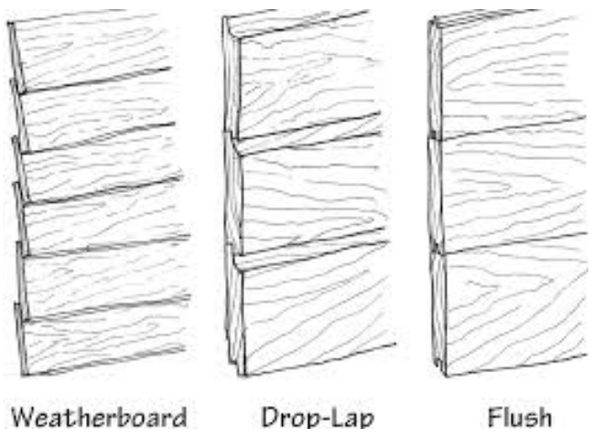


If original 3/1 and 4/1 lite vertical sash windows are proposed to be replaced with 1/1 across the entire building, HARB approval would be required if the building is designated historic.

Exterior Finishes: Wood and masonry exterior features (walls, siding, brackets, railings, cornices, window and door surrounds, steps, and columns) and repetitive exterior detailing are important in defining the overall historic character of a building.



Sample wood siding profiles that contribute to the unique scale and pattern on a historic building:



When the current exterior features have existed on the building for more than fifty years, HARB approval is required to:

- ❖ Remove and change wood and/or masonry wall finishes on facades visible from a public right-of-way

Example: *Removing wood horizontal siding, brick or brick veneer, stucco, coquina/coquina concrete and changing to a different material/pattern requires HARB approval*

- ❖ And/or to remove 50% or more of these exterior features, unless the replacement matches the character and design of the existing feature (regardless of material)

<u>If required, HARB approval will be based on:</u>

- ✓ An evaluation of how removal of the feature impacts the overall historic character of the building and historic integrity of the city. Can the building still convey a unique sense of time and place?
- ✓ Is the window feature or design significant enough that it should not be altered unless proven technically and/or materially required?
- ✓ The design compatibility of the proposed work to ensure continuity of the building's historic value. Specifically, is the prominent character of the exterior still the dominant visible feature and does it match the size, scale, material/pattern of the historic exterior?

<u>Historic Preservation Staff will have the ability to approve the following during regular permit review:</u>

- ✓ Repair and maintenance of wall cladding when it does not meet the above threshold

  Example: *Removing singular elements/portions of the exterior finish that is deteriorated beyond repair and replacing it with the same design will be approved administratively even if not using the same material.*
- ✓ Repair or replacement of features on facades not visible from a right-of-way
- ✓ Replacement of non-historic exterior features that match the design character of the building

  Example: *Removing asbestos siding and restoring/replacing traditional horizontal siding underneath will be administratively approved if it does not compromise the structural stability of the building*

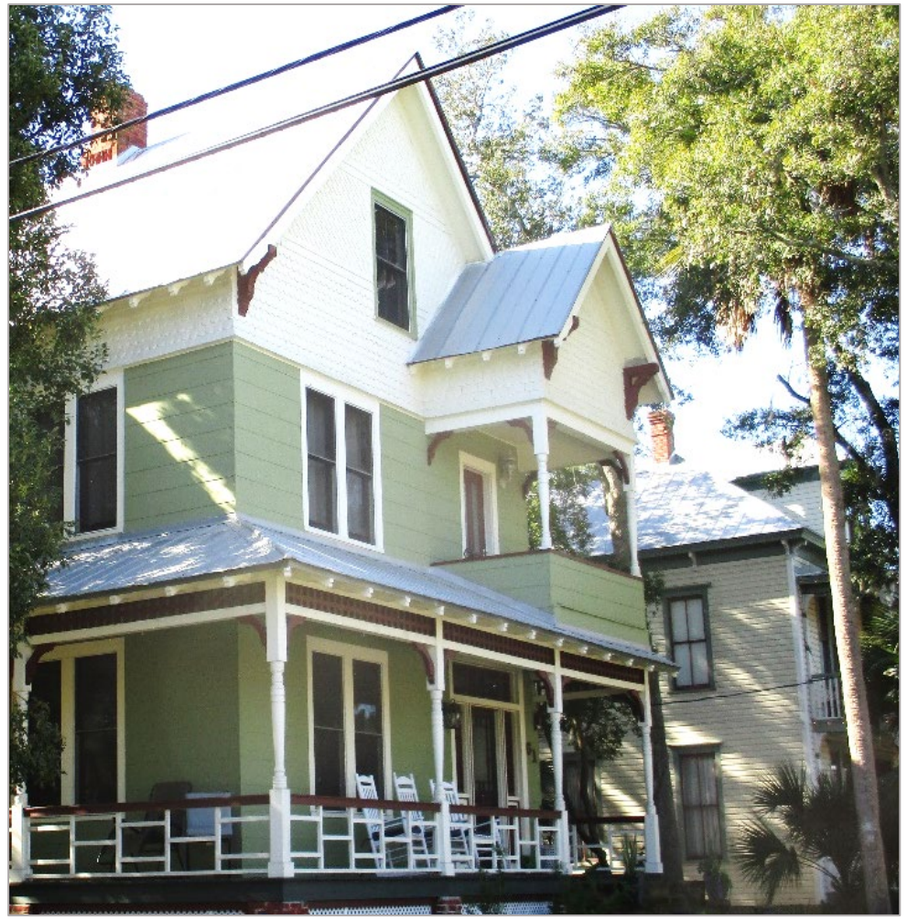


Traditional wood, coursed shingle finish. *Changing the shingle pattern to a staggered design would change the character of the historic building from Shingle Style to a Bungalow or Arts and Crafts style.*





Historic masonry finishes can be simple or highly detailed and have unique stucco texture

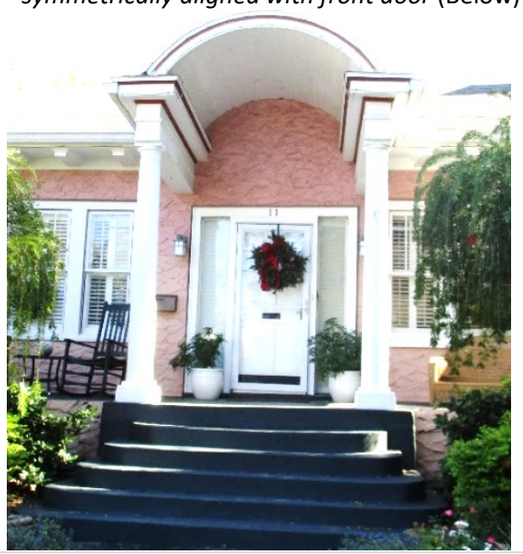


The siding on this building was altered (ca. 1930-50s) and shows the impact of replacement finishes that change the scale and detail of the building's historic character. Restoring the Queen Anne siding would be a staff- approvable request. Also note for reference the scale of historic horizontal siding shown on the adjacent historic building.

Porches, Balconies, Stoops, Loggias: These functional and decorative features along with their materials and features (doors, transoms, pilasters, columns, balustrades, stairs, roofs, canopies) are important in defining the overall historic character of a building.



Wrap-around porch with columns and balusters (Above)
Front entry porch with columns and steps symmetrically aligned with front door (Below)



When such features have existed on the building for more than fifty years, HARB approval is required to:

- ❖ Remove a historic porch, balcony, or stoop
- ❖ And/or to remove 50% or more of their materials and features
- ✓ *Exception: See staff approval for flood mitigation project*

If required, HARB approval will be based on:

- ✓ An evaluation of how removal of the feature impacts the overall historic character of the building and historic integrity of the city. Can the building still convey a unique sense of time and place?
- ✓ Is the window feature or design significant enough that it should not be altered unless proven technically and/or materially required?

  Example: *Reconstructing a balcony or porch that is deteriorated beyond repair with matching materials and design may be approvable and recommended for an expedited hearing.*
- ✓ The design compatibility of the proposed work to ensure continuity of the building's historic value. Specifically, is the prominent character of the existing porch/balcony/stoop still the dominant visible feature and do changes match the size, scale, material/pattern of the historic feature?

  Example: *Removing a balcony and constructing a larger balcony that maintains scale, design, and materials of the building may be approvable.*



Centered porch with simple balustrade and folk-style bracketed posts



Two-story front porch undergoing repairs that are in-kind with its historic character which could be approved by staff

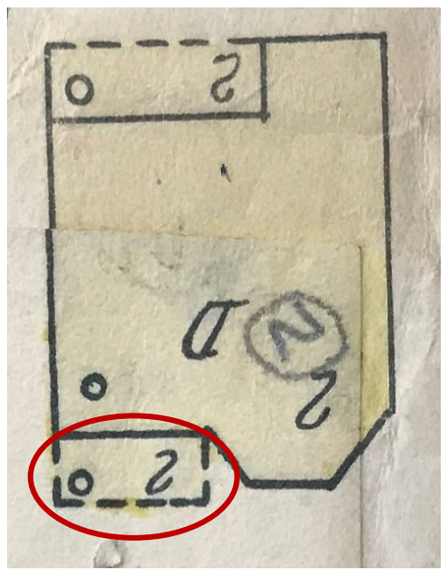
<u>Historic Preservation Staff will have the ability to approve the following during regular permit review:</u>

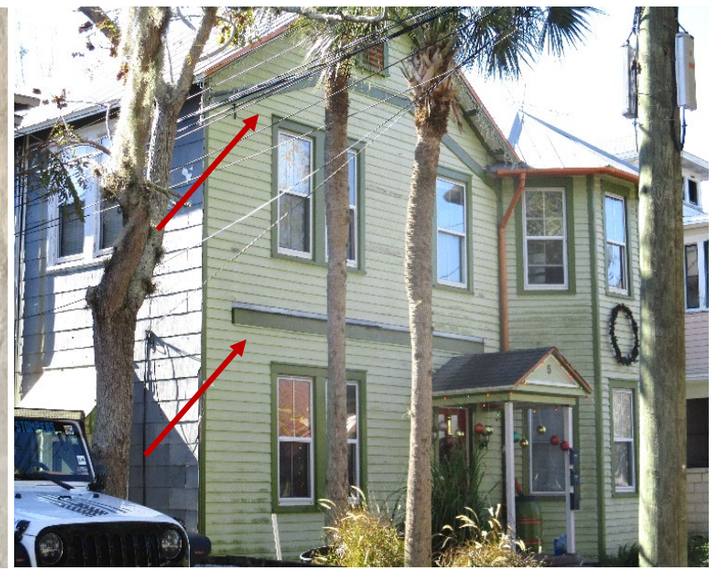
- ✓ Repair and maintenance of porches/balconies/stoops when it does not meet the above threshold
- ✓ Repair or replacement of porches/balconies/stoops facades not visible from a right-of-way
- ✓ Replacement of non-historic exterior features that match the design character of the building

  Example: *Restoring an enclosed porch to an open/screened porch will be staff approved if using the porch's historic elements or reinforcing the historic character of the building.*

- ✓ Removal of porches or stoops when necessary for a flood mitigation project if using a best-practice approach

  Example: *Constructing a new but similar porch at the elevated location will be staff approved if it is context-sensitive and uses compatible materials.*





Evidence on the Sanborn map (left) and the building shows there used to be a historic two-story frame porch likely removed ca. 1930-1950s when asbestos siding was added. Reconstructing a compatible porch could be approved by staff.

Foundations: Structural systems and visible features of such systems are important in defining the overall historic character of a building including the materials (wood, metal, and masonry), the type of system, and its features such as posts and beams, masonry columns, above-grade stone or masonry foundation walls or piers.



Coquina concrete block is a material unique to St. Augustine





A new brick pier foundation matches historic materials and scale, as seen above

When such features have existed on the building for more than fifty years, HARB approval is required to:

- ❖ Removing and changing the foundation type (ex: brick pier to stem wall) or exterior material (ex: brick to concrete masonry unit/block)
- ❖ And/or to remove 50% or more of the above-grade foundation system
- ✓ *Exception: See staff approval for flood mitigation project*

<u>If required, HARB approval will be based on:</u>

- ✓ An evaluation of how removal of the foundation impacts the overall historic character of the building and historic integrity of the city. Can the building still convey a unique sense of time and place? Is the original foundation significant enough that it should not be altered unless proven technically and/or materially required?
- ✓ The design compatibility of the proposed work to ensure continuity of the building's historic value. Specifically, is the prominent character of the historic foundation still the dominant visible feature and do changes match its size, scale, material/pattern?

Example: *Constructing a replacement brick pier foundation that restores structural soundness and matches the original design may be approvable and may be recommended for expedited hearing.*

<u>Historic Preservation Staff will have the ability to approve the following during the regular permit review:</u>

- ✓ Repair and maintenance of foundations that do not meet the above threshold

  Example: *Replacing a singular, deteriorated brick pier with a matching brick pier in the same basic location will be staff approved.*
- ✓ Removal of a foundation when necessary for a flood mitigation project if using a best practice approach



A building elevation project revealed unique coquina stone piers (background) along with traditional brick piers (foreground)

Example: *Constructing a new but similar foundation using the same materials and scale will be approved by staff.*

NOTE: Archaeological review may be required before any work begins that includes ground disturbances, consult the City Archaeologist and Archaeological Preservation Ordinance for more information.





Foundation (and porch) was removed to allow for the building to be elevated to a new floor height for a flood mitigation project.

The following information is presented as a reference to assist property owners in identifying the unique characteristics of their historic building. It is not a full representation of the types of buildings in St. Augustine but rather a set of limited examples with features that are easily identifiable and referenced in this document.



Character defining features:

- *Asymmetrical two-story front building face façade with multiple roof pitches*
- *Opening patterns: Paired wood, 2/2 vertical sash windows and single doors*
- *Novelty wood horizontal siding mixed with coursed shingle siding*
- *Note porch locations, size/scale, form*
- *Porch posts that are a combination of turned and bracketed design*
- *Porch railing design*
- *Stoop location and materials*
- *Foundation is obscured by contemporary screening but is likely a pier system*
- *(Roof cladding is not historic so other materials could be allowable)*



Character defining features:

- *Asymmetrical one-story form*
- *Shed roofs in opposing position*
- *Horizontal lines and brick stamped finish*
- *Metal 1/1 vertical sash windows and corner windows*
- *Likely a slab on grade foundation*
- *(Roof cladding is not a prominent visual character)*



Character defining features:

- *Three-block massing with central vertical chimney*
- *Gable and parapet roof types with clay tile exterior*
- *A unique stucco finish and texture*
- *Arched windows with fanlights on top*
- *Open entry porch and stoop framed with square piers*
- *Plaster detailing along top of building face/facade*
- *Likely a stem wall foundation*



Character defining features:

- *Front face of the building is divided in three-bay in a symmetrical fashion*
- *A large shed roof dormer sits on the second floor and the overall roof is a gable roof with metal crimp exterior finish*
- *Front porch (historically enclosed) with knee-wall under a shed roof supported by block columns (the porch could be fully opened with minimal impact)*
- *Simple single pane windows with no dividers*
- *Horizontal siding*
- *Stoop has been altered to accommodate a ramp and is easily reversible*
- *Pier foundation*



Character defining features:

- *Symmetrical design under single gable roof with composition shingles*
- *Wood 6/1 vertical sash windows with operable louvered shutters*
- *Entry stoop is a classical design*
- *Brick façade is in a running bond pattern (unpainted) with distinguishable window lintels using a different brick pattern*
- *Likely a continuous wall foundation*



Character defining features:

- *Asymmetrical façade pattern under single hipped roof with metal crimped roof*
- *Wood 1/1 vertical sash windows with inset of stained glass and arched lintel above*
- *Rough/rusticated, unpainted, concrete block exterior building elements*
- *Open porch is under the main roof and has wood brackets and trim at the top*
- *Entry stoop with matching block piers*
- *Likely a continuous wall foundation*

Ad Valorem Tax Exemption: See Historic Preservation Property Tax Exemption

Archaeological Preservation Ordinance: Chapter 6 of the St. Augustine Code of Ordinances which identifies archaeological zones that requires archaeological review when the threshold of ground disturbance activity is met or exceeded with development and utility permits.

Architectural feature: Includes but is not limited to the following: architectural style, scale, massing, siting, general design, and general arrangement of the exterior of the building or structure; type and texture of exterior materials; size, type, placement, and patterns of roof(s), windows, doors, and all attached appurtenances including porches, stairs and stoop features, dormers, additions, trim details, balconies and railings or other decorative attachments.

Architecturally similar: Having substantially the same façade design or exterior appearance using like characteristics in terms of height, mass, scale, footprint, arrangement of openings, pattern, and compatible materials.

Contributing property: A building, site, structure or object which adds to the historical architectural qualities, historic associations or archaeological values for which a district is significant because (a) it was present during the period of significance of the district and possesses historic integrity reflecting its character at that time; (b) is capable of yielding important information about the period; or (c) it independently meets the National Register of Historic Places criteria for evaluation, or (d) have yielded or may be likely to yield information important in history or prehistory.

Design compatibility: New construction or alterations to a historic building or setting that preserves significant materials, features and form, and preserves the building's historic character. For alterations to a historic building, repairs using historic materials is preferred; however, there are circumstances where substitute materials that imitate historic materials may be used (i.e. unavailability of historic materials or skilled craftspeople, inherent flaws in the original material, or code-mandated changes) if the appearance and properties of the historic materials can be matched closely and no damage to the remaining historic fabric will result. For new construction and additions, the materials and form should be harmonious with the historic building with just enough differentiation from the historic building to not be jarringly out of place or too similar to be confused as part of the original historic fabric.

Façade: The face of a building; most commonly referred to as a street façade and/or visible façade, whereas the other sides are referred to as elevations

Historic character: All visual aspects and physical features that comprise the appearance of historic properties and extends to the setting of historic properties to include a building's relationship to the environment and adjacent streets and buildings, landscape plantings, views, and the presence of accessory features.

Historic integrity: The authenticity of a property's identity, evidenced by the survival of physical characteristics that existed during the property's historic period including evaluation of any changes that may have occurred through time which could contribute to the building's later-acquired historic character and significance. An overall sense of past time and place are evident in the composite of seven qualities: location, design, setting, materials, workmanship, feeling, and association.

Historic period: Primary timeline for which the historic building derived its historic association with an event, person, place, pattern of development or other historic context.

Historic Preservation Property Tax Exemption (Ad Valorem Tax Exemption): An exemption for qualifying properties (designated historic structures) from ad valorem taxes levied by the City of St. Augustine on 100% of the assessed value of the improvements to real property for 10 years. To qualify, the improvements must be at least $20,000 or 50% of the assessed value of the structure before improvements, whichever is less. A minimum of 25% of the proposed improvements must be to the exterior or foundation of the structure. Flood mitigation projects, partial restoration projects, and full adaptive use projects may be eligible.

Material deficiency: Inability of the building material, or a majority of building materials that comprise a feature or structure, to serve its purpose and documented as beyond repair.

National Register of Historic Places: List of individually designated historic properties or historic districts that are significant in American history, architectural, archaeology, engineering and culture maintained by the Secretary of the Interior, as established by the National Historic Preservation Act of 1966, as amended. May be significant at the local, state, or federal level.

Preservation: The act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction.

Reconstruction: The act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

Rehabilitation: The act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, cultural and archaeological values.

Relocation: The act of moving a building from its original location to another site, either on the same property or to another location entirely.

Restoration: The act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of removal of later work or by the replacement of missing earlier work.

Routine maintenance and repair (in terms of historic preservation): Using the same materials in a way that matches the architectural style of the existing building.

Significant architectural feature: An architectural feature(s) that comprises the historic character of the structure and built near the same time as the building or added features and alterations that maintain the historic character of the building.

Technical requirement: Performance mandates established by local, state, or federal governments and their supporting regulatory documents.

See Chapter 28, Section 28-2 Definitions for other pertinent definitions

U.S. Department of the Interior: Secretary of the Interior's Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

AD VALOREM TAX EXEMPTION FOR HISTORIC PRESERVATION

In 1995 the City of St. Augustine's City Commission adopted an ordinance allowing partial ad valorem tax exemptions for historic property if the property is being restored, rehabilitated or renovated according to specific standards. This exemption applies only to improvements to real property.

Qualifying properties may receive an exemption from ad valorem taxes levied by the City of St. Augustine on 100% of the assessed value of the improvement for 10 years if recommended by the Historic Architectural Review Board (HARB) and approved by the City Commission. St. Johns County also participates in this ad valorem property tax exemption program. (See page 2 for required approvals)

In order to qualify for this tax exemption, the property must:

1. Be individually listed in the National Register of Historic Places; or,

2. Be a contributing property to a National Register District; or,

3. Be designated as a historic property or be a contributing property in a locally established historic preservation district.

Additionally, to qualify for this tax exemption, the improvements to a property meeting one of the above criteria must also:

1. Be consistent with the United States Secretary of Interior's Standards for Rehabilitation; and,

2. Be determined by the Historic Architectural Review Board (HARB) to meet criteria established by the Department of State; and,

3. Have a minimum valuation of $20,000 or 50% of the assessed value of the structure before the improvement, whichever is less; and,

4. Be a minimum of twenty-five percent (25%) to the exterior or foundation of the structure.

How to Apply:

Applications for the Historic Preservation Property Tax Exemption must be made prior to the start of any construction work on the property, on forms provided by the Planning and Building Division from the Department of State.

The HARB must approve the plans, and the Planning and Building Division must issue a building permit for the proposed improvement before the start of any construction.

The 3-part application review and approval process for the tax exemption is in addition to the building permit review process already established.

The Planning and Building Division is required to inspect the completed work to ensure that the construction has been completed as indicated on the plans submitted with the application for the tax exemption, and to ensure the continued maintenance of the improvements during the period of time that the exemption is in force.

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Activating the Tax Exemption:

A 3-part application is required and Parts I & II should be submitted before rehabilitation begins. The review and approval authority of the Historic Architectural Review Board (HARB) and the Planning and Building Division is administrative only. Final approval for the ad valorem tax exemption rests with the City Commission.

The owner must sign a Historic Preservation Property Tax Exemption Covenant agreeing to maintain the improvements during the period of the exemption. This covenant must then be approved by resolution of the City Commission. The approved covenant must be recorded with the deed to the property to allow the Property Appraiser to activate the tax exemption.

St. Johns County also participates in this ad valorem property tax exemption, which must be approved by the Board of County Commissioners using the same application, but a separate covenant.

For this program, please discuss proposed plans with Historic Preservation Staff before doing work so it can be determined if the work can be approved by the HARB.

Historic Preservation Tax Credit Program:

There is also the **federal Historic Tax Credit program, which provides a 20% income tax credit *for income producing properties* such as commercial structures or rental properties:**
Please see https://www.nps.gov/subjects/taxincentives/index.htm
and https://www.nps.gov/subjects/taxincentives/before-apply.htm for more information.
This also has a requirement that the work done meets the Secretary of the Interior's Standards (https://www.nps.gov/orgs/1739/secretary-standards-treatment-historic-properties.htm), so it is important to make sure what you are proposing will qualify.

The State of Florida does not yet have a preservation based tax credit, but the State Historic Preservation Office (or the Florida Division of Historical Resources) is the first point of contact if you want to apply for the 20% federal tax credit (***for income producing properties***).

THE NATIONAL REGISTER AND HOME OR BUILDING INSURANCE

The topic of insurance agencies being reluctant or unwilling to underwrite polices for historic properties is one of growing concern within the preservation field. Largely, this is due to the misconceptions that continue with regard to historic property and federal landmark designation programs.

Under federal law, listing in the National Register of Historic Places results in no restrictions on the use, management, maintenance, or disposal of historic property at the federal level. Local ordinances, such as those in St. Augustine related to demolition and partial demolition, may place certain restrictions on the owner separate from the National Register program. Even if listed on the National Register, destroyed homes are under no requirement to be rebuilt as originally designed and the repair of damaged properties may be completed with appropriate new materials at either an administrative or board level. Regardless, we have found that some insurance companies and their underwriters may be hesitant to insure designated buildings. In many cases, other available firms are willing to provide insurance.

One approach to take with reluctant insurance companies is to request where in the company's policy it specifically says, "We do not insure National Register listed properties." We have yet to see anything actually in print that says this. Some insurance companies have a rule against underwriting policies for National Historic Landmarks; however, it is vital to note that National Landmarks are NOT the same as National Register Listed properties. You might also call your state's insurance commissioner's office and speak with the homeowner's analyst about whether insurance companies can refuse to underwrite houses that are listed in the National Register. Referring insurance companies to a regulatory agency sometimes works. It is helpful to ask if there is a policy or position paper regarding insuring listed properties in your state.

The National Trust for Historic Preservation has posted a webinar with useful information on insuring historic properties (https://savingplaces.org/stories/insuring-historic-properties-qa?utm_medium=email&utm_source=newsletter&utm_campaign=bulletin).

The City of St. Augustine or the National Park Service are not endorsing or recommending possible insurance services.