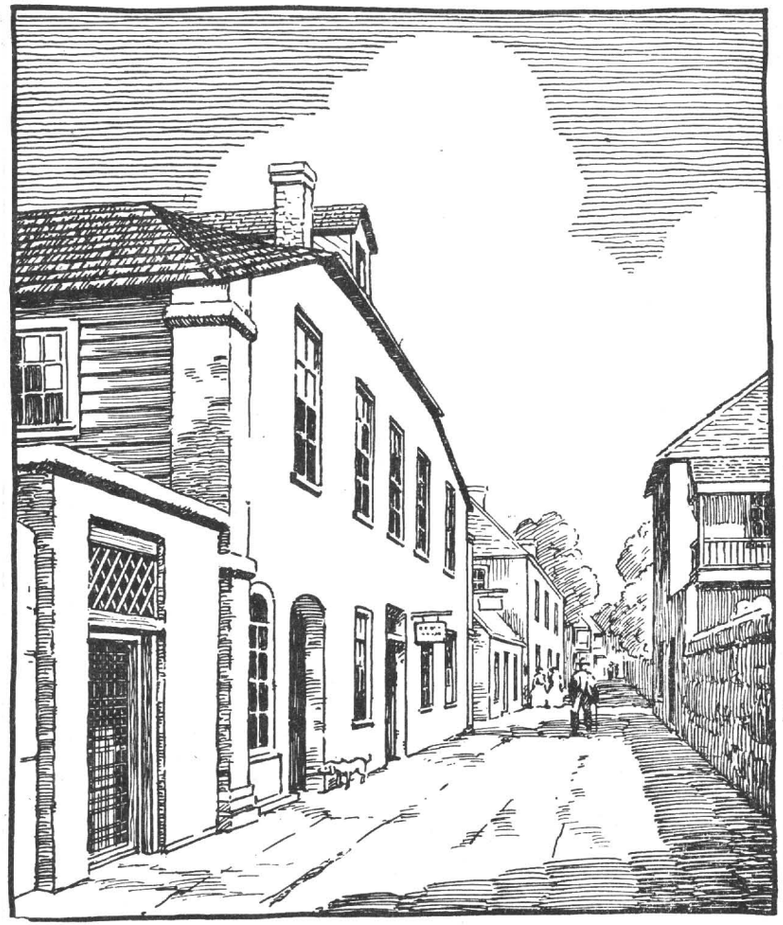


1. THE ST. AUGUSTINE LOOK

HISTORIC GUIDELINES for ST. AUGUSTINE 1565 - 1821

STEVEN M SCHUYLER

HISTORIC GUIDELINES for ST. AUGUSTINE 1565 - 1821

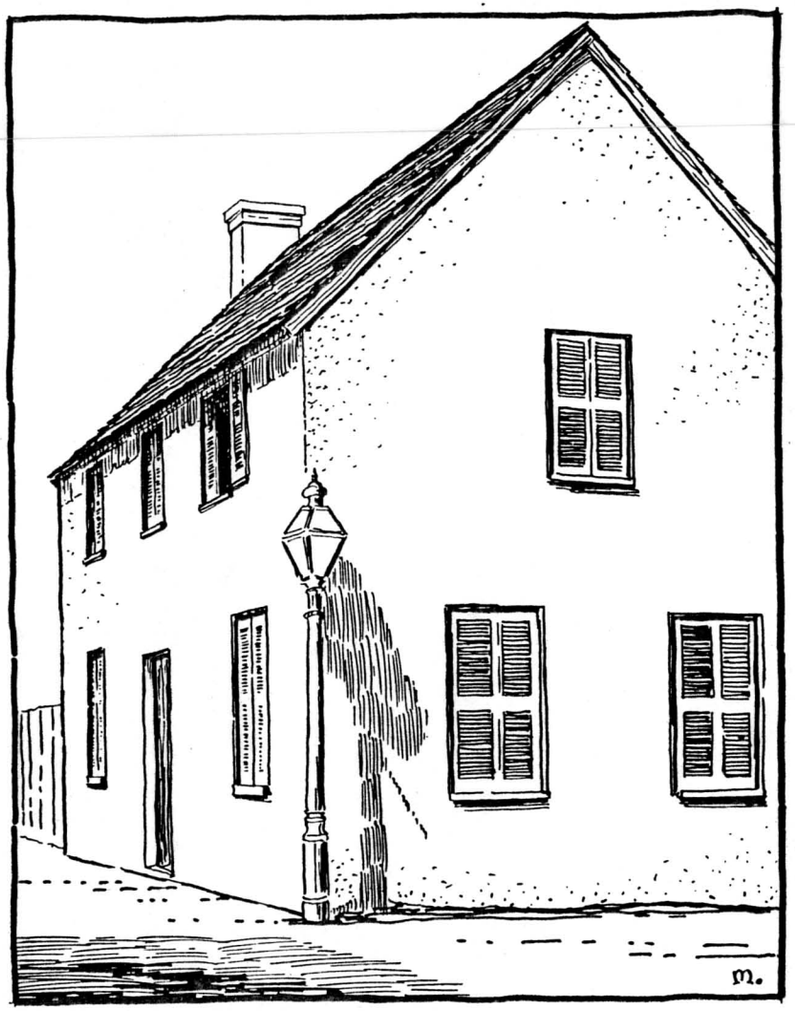
STEVEN M SCHUYLER

March 1979

Prepared for ARC 6860 - Preservation Law

University of Florida, Gainesville

B



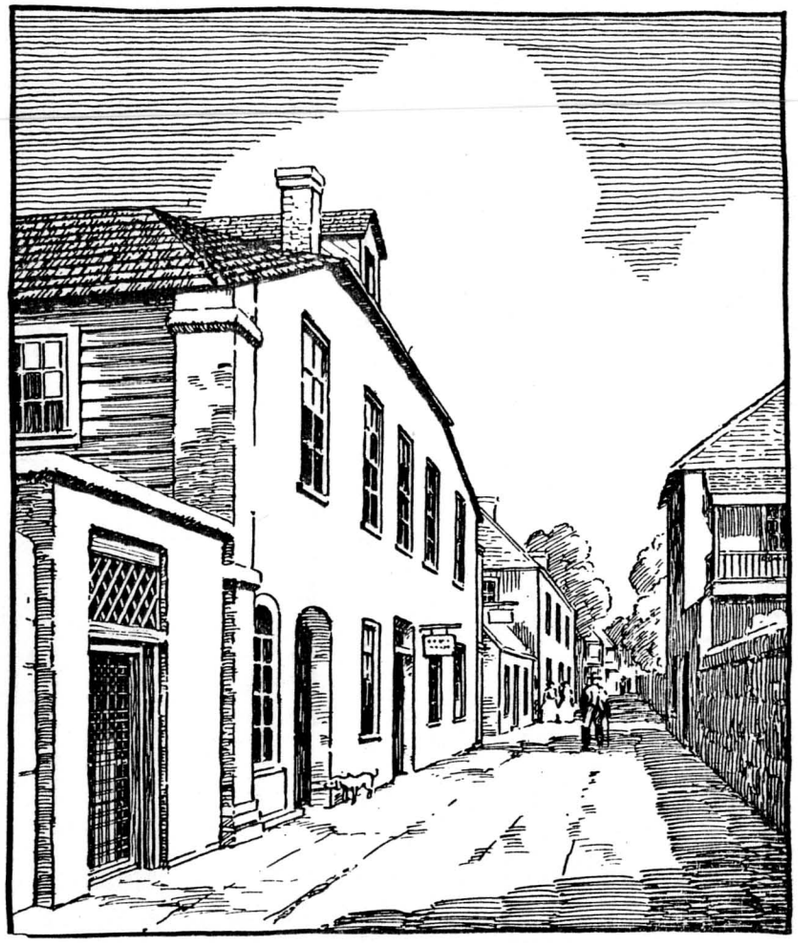
17. THE MANUCY HOUSE
It was a yellow house on the northeast corner of St. George and Cuna Streets

PREFACE

Any city with historic districts and landmarks wanting to preserve the character and stle of the existing architecture is faced with the problem of deciding what styles and details are correct. It is a problem for the city, the architect, the building owner, and the contractor. Often the decision of what is appropriate or not is left to a board of review. Without a fixed set of standards all parties are left trying to interpret a vague generality. This is the position St. Augustine is in today.

The present code states that new construction, restorations, remodelings, and repairs be done in the St. Augustine style as described in Albert Manucy's book Houses of St. Augustine. The book has a cut off date of 1821, the time at which Florida became a territory. St. Augustine's architecture went through further distinct periods all of which are as valid as the early Spanish and British. These other periods need to be addressed. Another problem with the code is the lack of definition or plan of what should be accomplished in each district, or at least what time period should be adhered to.

It is beyond the scope of this exersize to prepare a city plan and give guidelines for all the time periods, though both things need to be done. Rather a set of guidelines and examples will be set forth for the time period 1565 to 1821 based on Houses of St. Augustine.



1. THE ST. AUGUSTINE LOOK

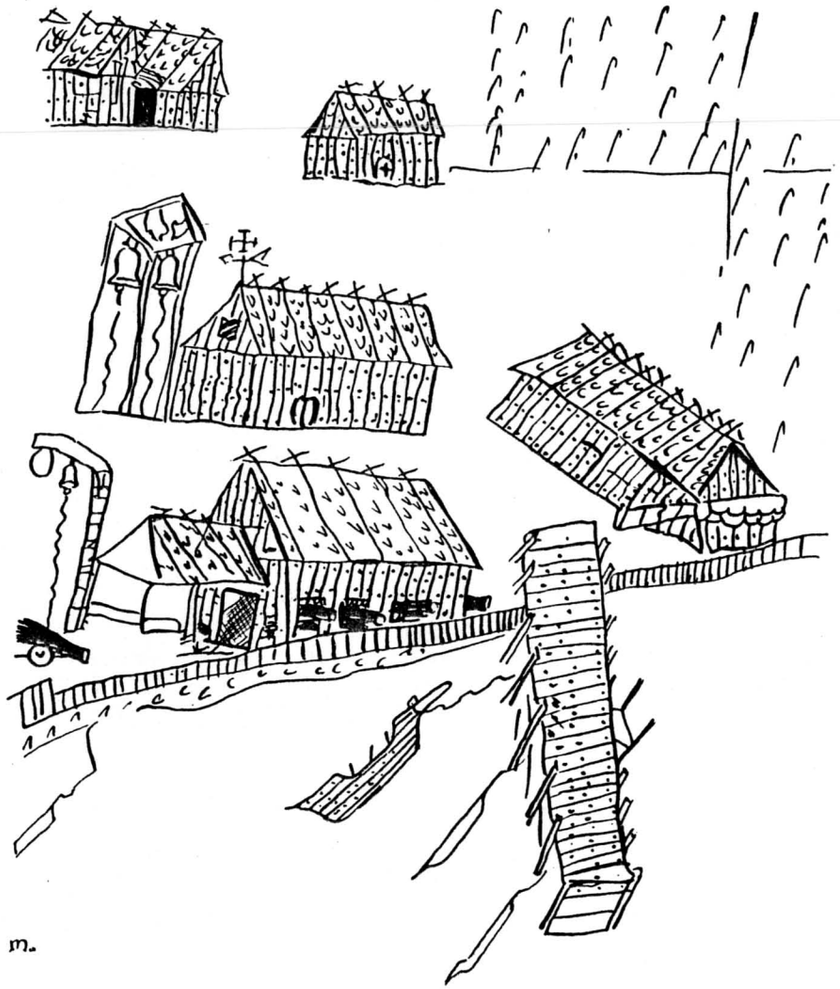
INTRODUCTION

HISTORIC GUIDELINES FOR ST. AUGUSTINE 1565 - 1821

The purpose of this guide is to help the individual in the designing or altering of buildings in the historic districts. It is the basis for what the review board will consider appropriate or not. It by no means contains all elements that are correct, and may contain some that are not. It is not a copy book, but rather a means to define the St. Augustine Style and serve as a design aid.

The guide is organized into sections dealing with different aspects of the building. The time frame dealt with has periods relating to Spanish and British occupancy of the city. The Spanish developed a distinct style which the British adopted and modified to their wishes while adding buildings of their own design. As elements are presented they are put in historical context.

To understand the St. Augustine style a brief history of the city must be given. Founded as a military outpost in 1565 the city has known more hard times than good. The inhabitants were poor, relying on government subsidy to maintain a meger existance. By 1702 the town had been sacked or burned six times leaving only the Castillo de San Marcos in tact. After 1702 a renaissance of sorts occured. The towns defences were completed and more substantial buildings were put up to replace the wood and thatch huts that had been lost. It is at this time the St. Augustine style really develops. Nearly one hundred and fifty years of living on the Florida coast taught the Spanish how to adapt to



4. DETAIL FROM MAP OF ST. AUGUSTINE ABOUT 1593

the climate and the native materials. South and east exposures with a solid wall to the north gave the best year round comfort. Coquina and cypress provided durable and easily worked materials.

The town changed hands in 1763 when a treaty gave it to the British. Most of the Spaniards moved out while the rest of the population stayed. The British made changes and modifications in the existing structures. New buildings were put up in British tradition, yet many were build with Spanish design criteria.

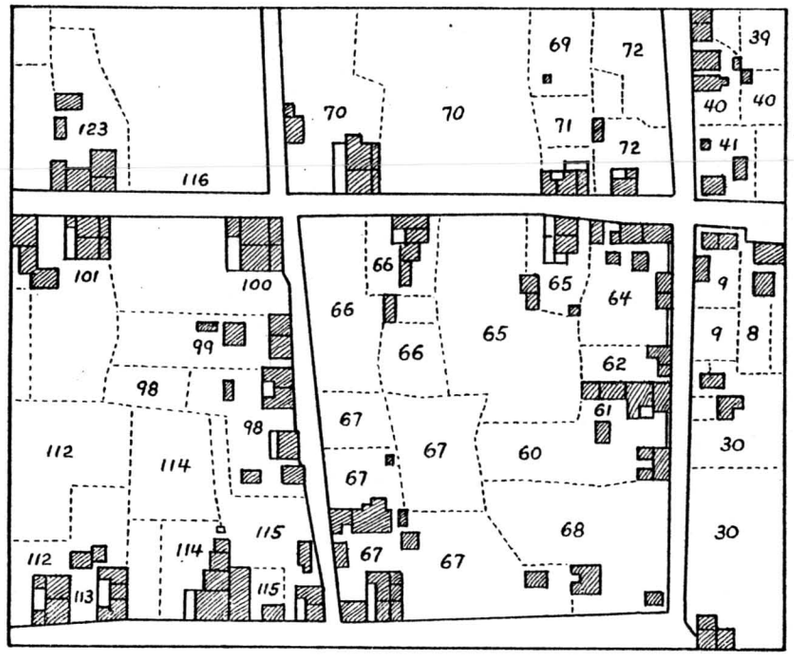
The British left in 1784 as the result of another treaty and some of the Spanish returned. The makeup of the city was so diverse that the Spanish did not have the influence as before. By 1821 when Florida became a United States Territory it was progressing much as any frontier town.

SITE PLANS

The Rocque Map of 1788 gives much information as to the site layout, plans, materials, and sizes. The map is accurate enough to get good, close dimensions, and has been confirmed by archaeology.

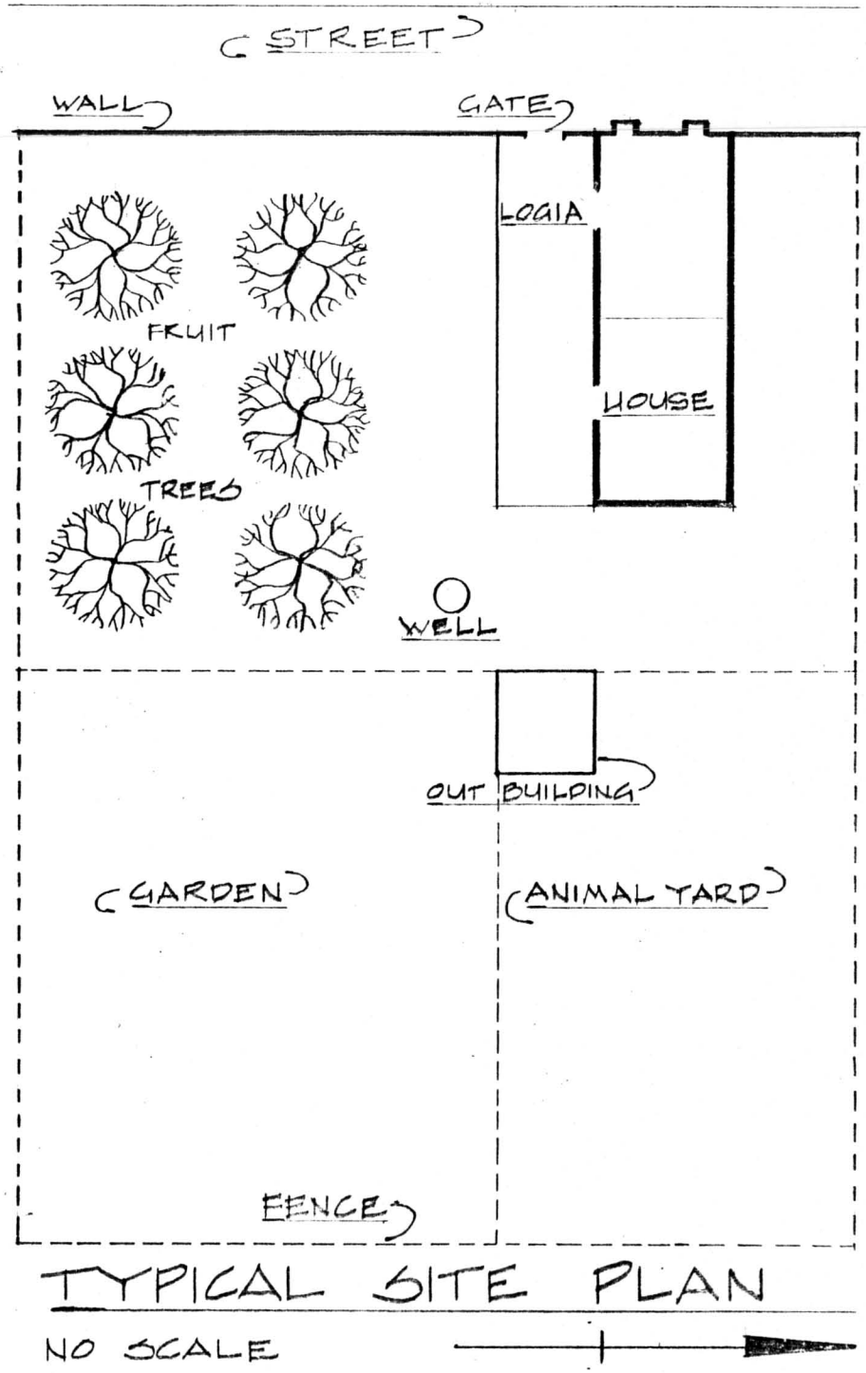
The realation to the street reflected a social function.

-the building line was on the street line.
-the entrance to the house is through a gate into the yard.
-the fence is an extension of the house and encloses the site.
-fences divide the yard into functions.
-the orientation of the house was normally south or east.
-the north wall was commonly blank.
-the British made doorways directly into the street.



19. A SECTION FROM ROCQUE'S MAP

This facsimile shows the detail — house plan, outbuildings, property and fence lines — found on the royal engineer's map of 1788.

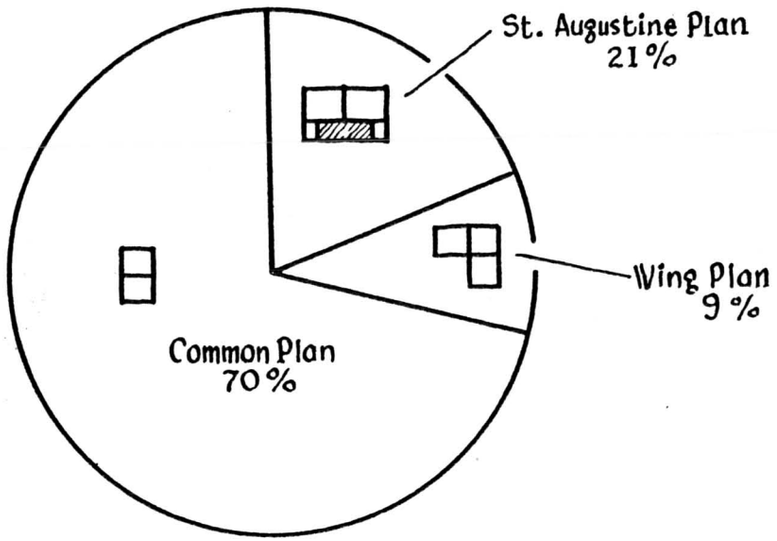


HOUSE PLANS

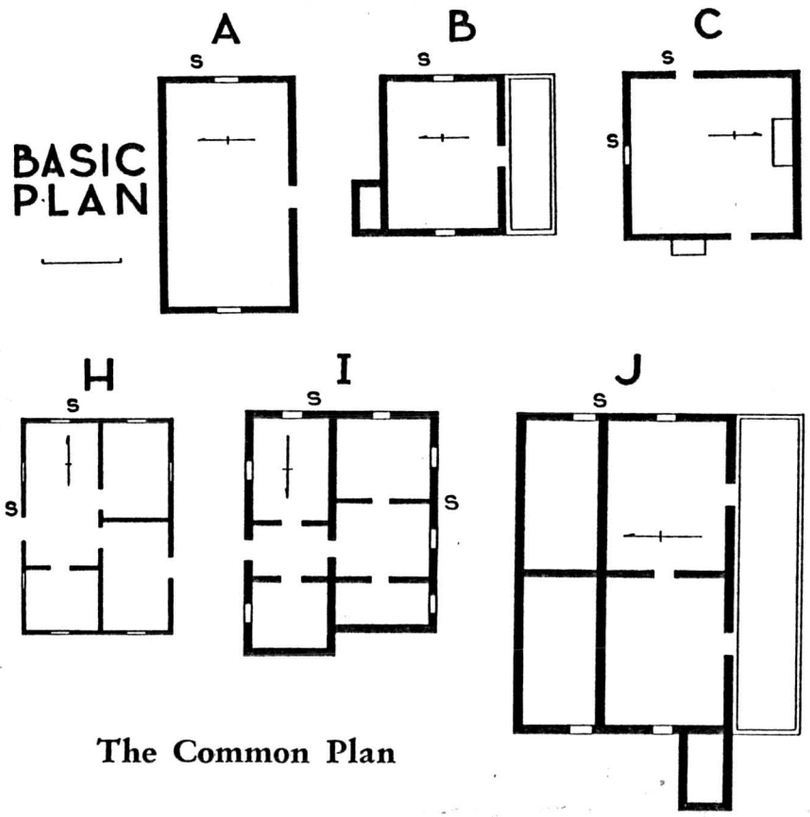
There are three basic plan types in St. Augustine; the common plan, the wing plan, and the St. Augustine plan.

COMMON PLAN

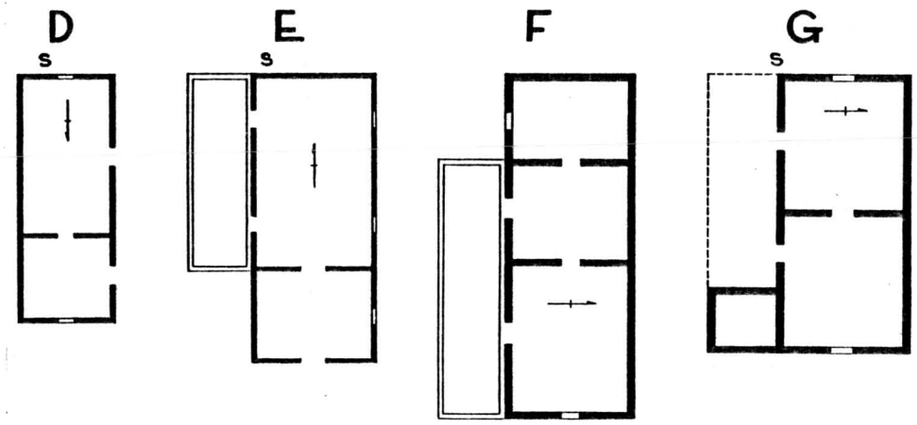
Common plan houses were almost the same for Spanish and British. They were one room or subdivided. They grew and expanded with the fortunes of the owner.

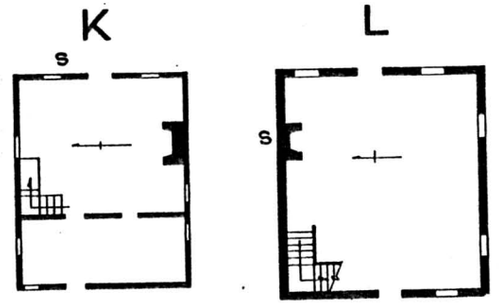


20. THE THREE PLAN TYPES



The Common Plan





21. THE "COMMON PLAN"

Simple bedroom-and-kitchen type
A — C: one-cell examples
D — G: examples of two or more cells
H — J: partitioned examples
K — L: late examples (extant)
S — street
In A to J, the openings are conjectural. D and H are probably English. Note that when a porch (broken line) is added to G, it becomes a "St. Augustine" type plan.

In St. Augustine, the rooms of the plan were fairly spacious. One-room buildings chosen at random show a variety of dimensions (all approximate, of course, due to the small scale of the map):

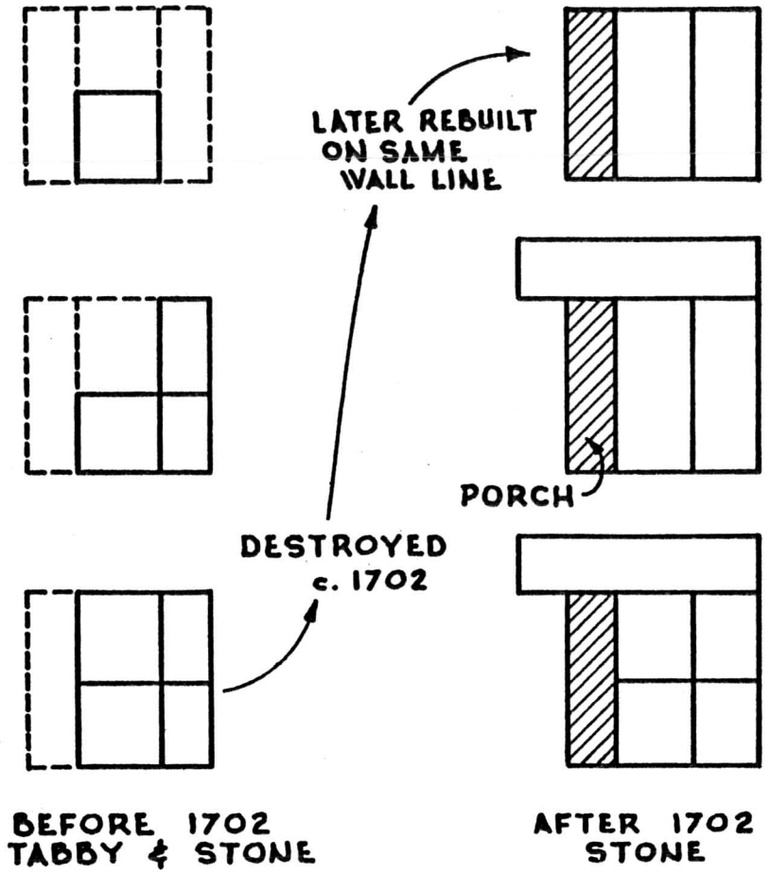
12′x12′	14′x16′	15′x20′	16′x20′	12′x22′
14′x30′	15′x22′	16′x26′	15′x25′	16′x35′

In two-room dwellings, the rooms tended to be a bit smaller. Again, these are random samples:

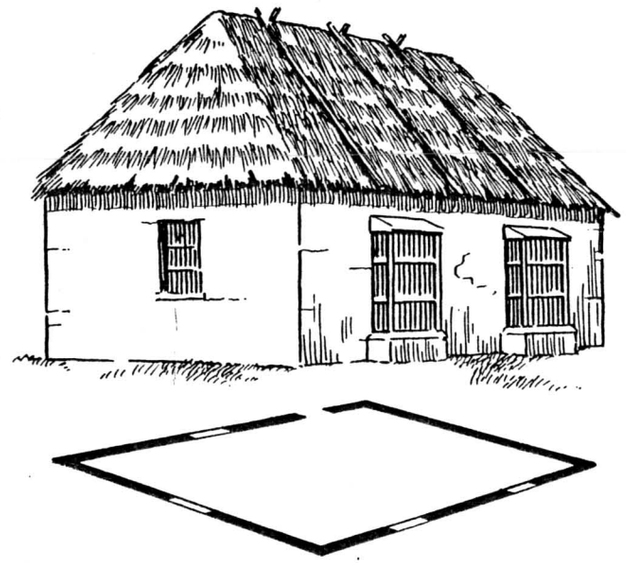
1ST ROOM	2ND ROOM
8′x13′	8′x13′
12′x18′	12′x18′
12′x22′	12′x10′
14′x12′	14′x20′
16′x20′	16′x20′
18′x28′	18′x17′

Evolution of the wing and St. Augustine plans

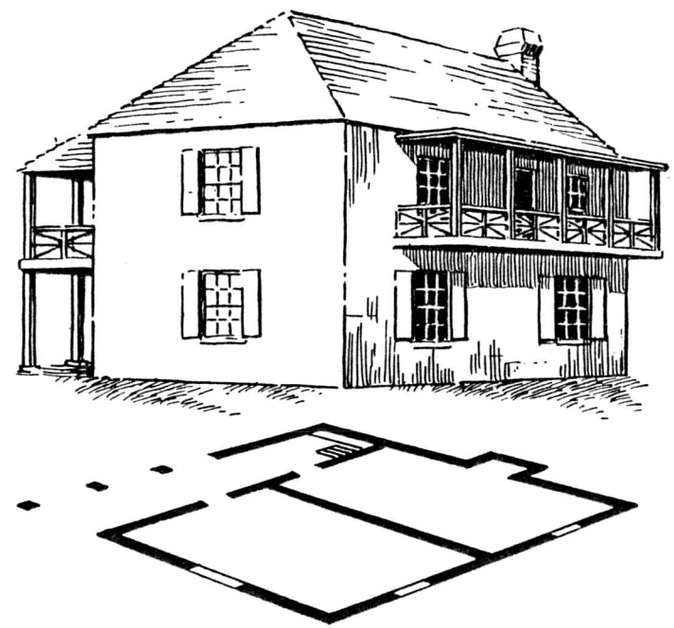
The common plan allowed for expansion in all directions. Normally growth was linear, but occasionally would happen at the side making a wing plan. With the addition of a loggia the St. Augustine plan was developed.



9. EVOLUTION OF A SPANISH HOUSE

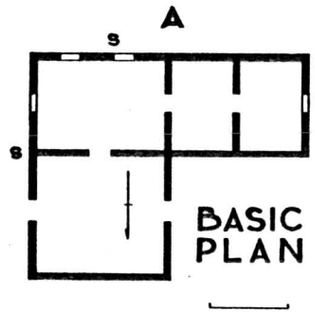


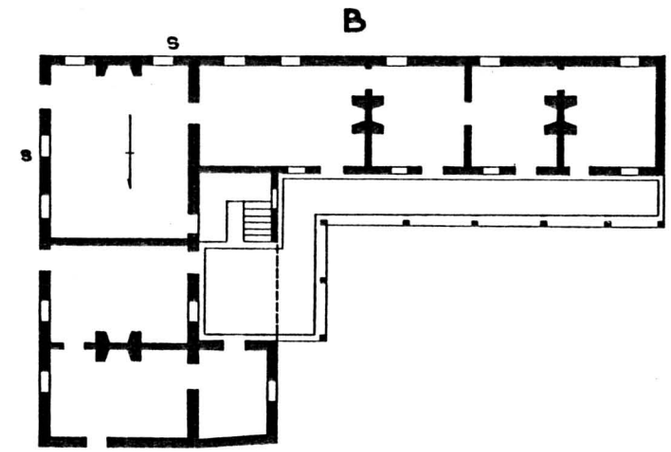
23. AN EVOLUTION FROM COMMON TO ST. AUGUSTINE PLAN

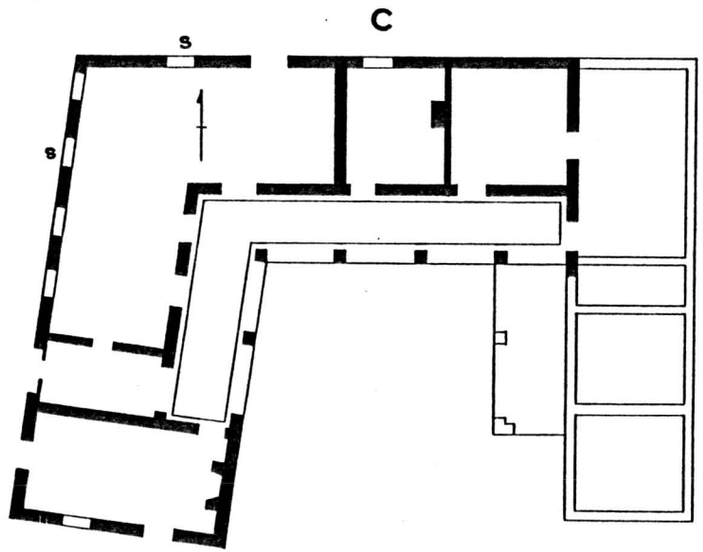


WING PLAN

The wing plan was the least used type. Wings or rooms were added to the sides.







26. THE WING PLAN

Characteristic: one or more wings
A: openings conjectural; B: this is probably a "St. Augustine" plan to which wing was added. Broken line denotes old loggia. C: the east wing is conjectural reconstruction. Double line area: gallery or arcade; S — indicates street side of house

ST. AUGUSTINE PLAN

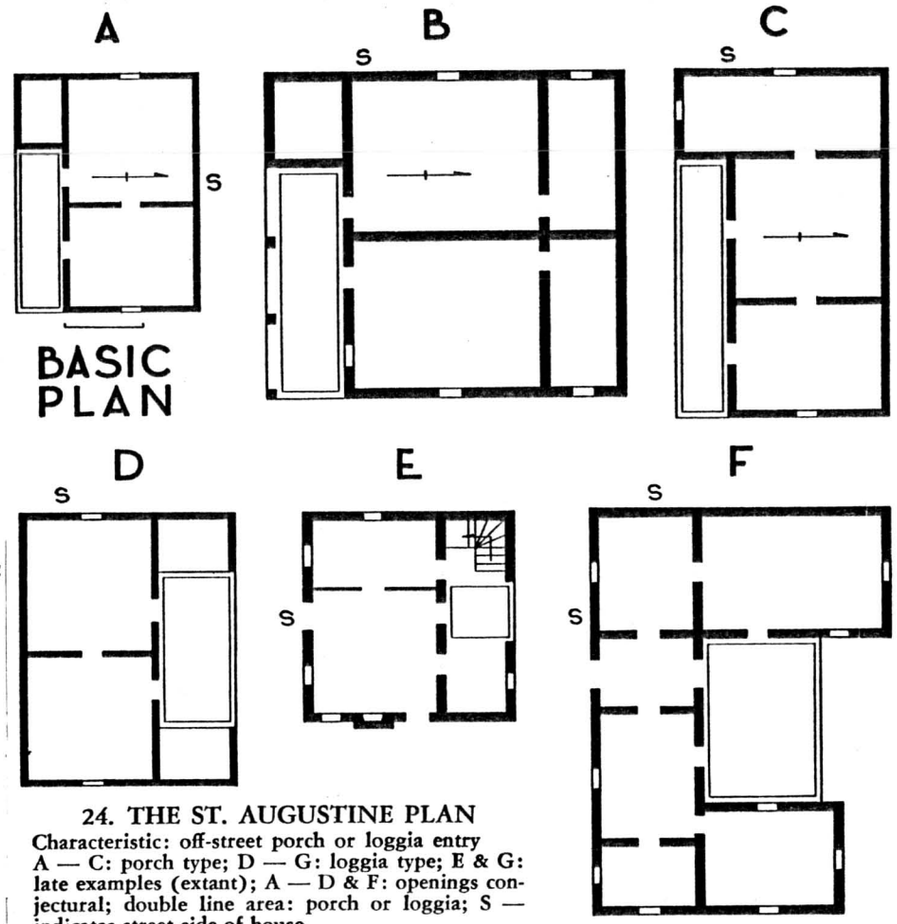
The plan developed in response to the Florida climate. The loggia provided shade in the summer and a sunny spot in winter.

The orientation almost always placed the loggia to the east or south.

The British adopted the plan as about 25 better homes of this type were built during their occupation.

Random examples show typical dimensions for this plan:

Overall Size (Feet)	Main Room (Feet)
24x36	16x16
28x42	16x20
28x43	18x20
30x36	18x18
32x32	16x16
32x42	16x18
45x42	25x22

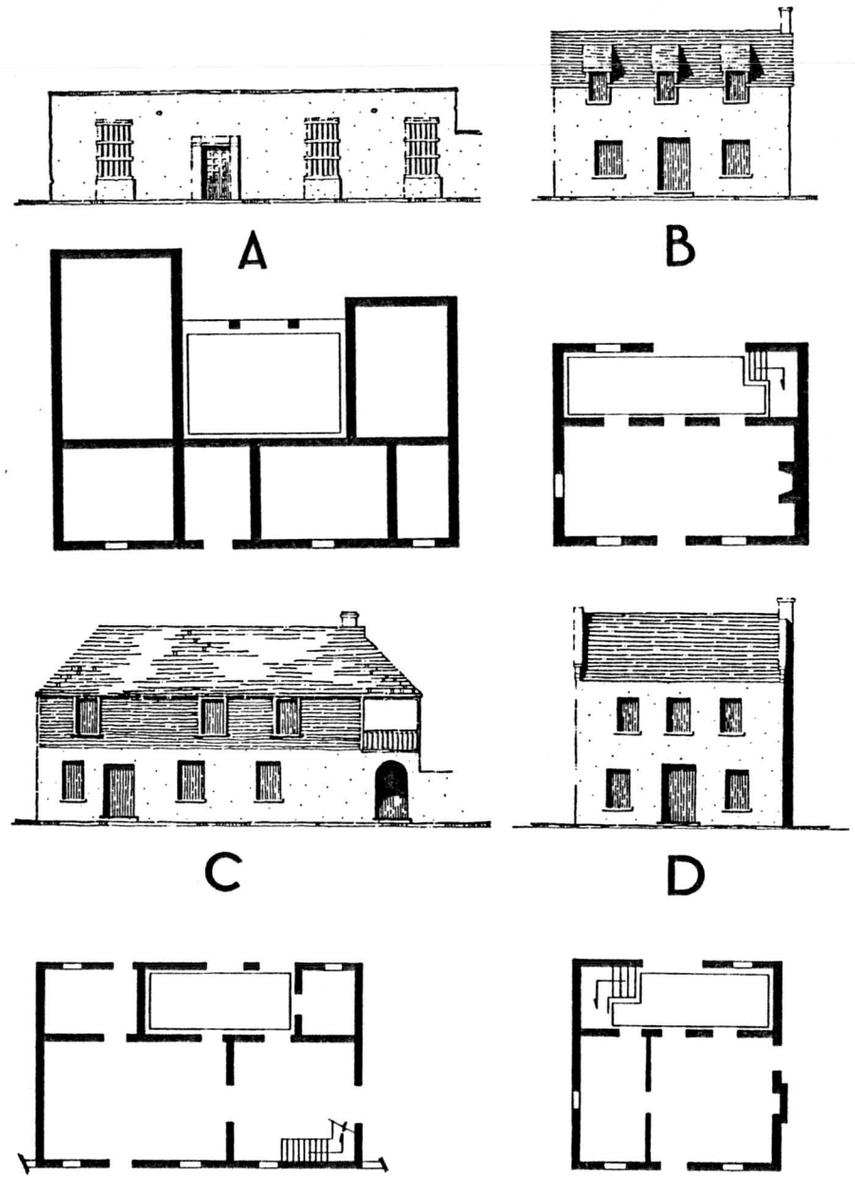


24. THE ST. AUGUSTINE PLAN

Characteristic: off-street porch or loggia entry
A — C: porch type; D — G: loggia type; E & G: late examples (extant); A — D & F: openings conjectural; double line area: porch or loggia; S — indicates street side of house

25. ST. AUGUSTINE PLAN HOUSES

"A" is in part a conjectural restoration



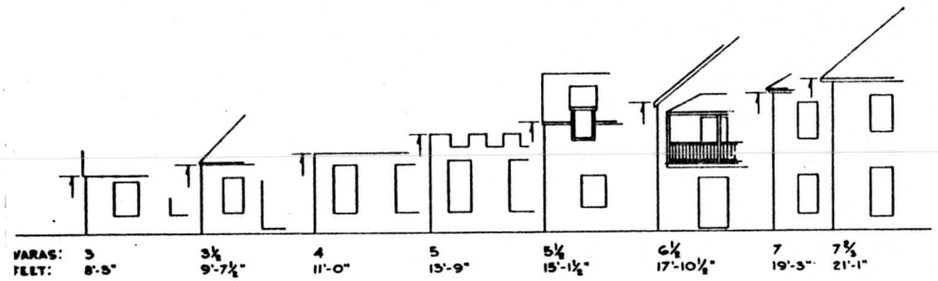
FACADES

The character of the facades can best be shown by example. In general they were simple and balanced, almost void of any decoration.

The facade will be broken down into its components and each one analyzed.

FACADES
List of Characteristics

ITEM	BEFORE 1700	1703-1763	BRITISH	1783-1821
Height				
1-story				
1½-story	?			
2-story				
Openings				
Main entrance via side yard	?			
Street door				
No north openings	?			
Openings all sides				
Doors large, many 2-leaf	?			
6-panel door				
Transoms				
Windows large on street, small on west				
Wooden gratings on all windows, *rejas* on street windows	?			
Inside shutters				
Outside shutters				
Half-lattice on windows	?			
Glazed casements				
Glazed double-hung sash				
Cornice				
Parapet, sometimes castellated, on flat roof	?			
Box cornice				
Narrow eave				
Features				
Posts, columns or arches (at porches, loggias, or arcades)	?			
Side porch or loggia	?			
Street balcony	?			
Outside stair				
Chimney				

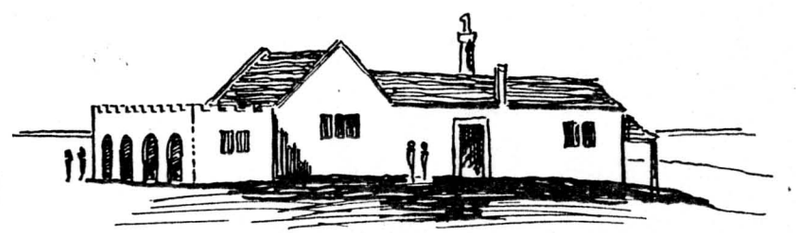


36. MASONRY WALL HEIGHTS

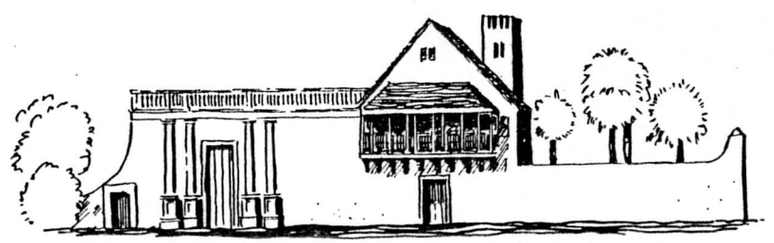
Masonry Wall Heights (in *Varas*)[x]

HOUSE		3		4	5	5½	6½ 7
WING				4	5		6½
PATIO		3	3½	4	5		
PARTITIONS		3		4			
KITCHEN		3		4			
FENCE	2	3		4			

[x]*Vara* = 33 inches



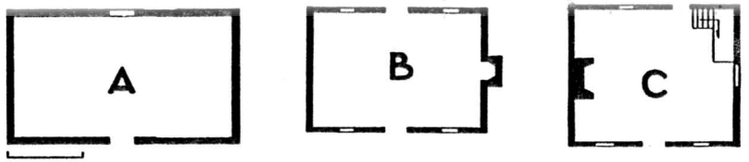
10. THE MAIN GUARD HOUSE IN 1764

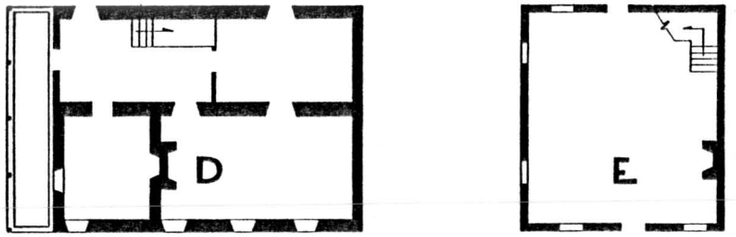


11. THE GOVERNOR'S HOUSE IN 1764

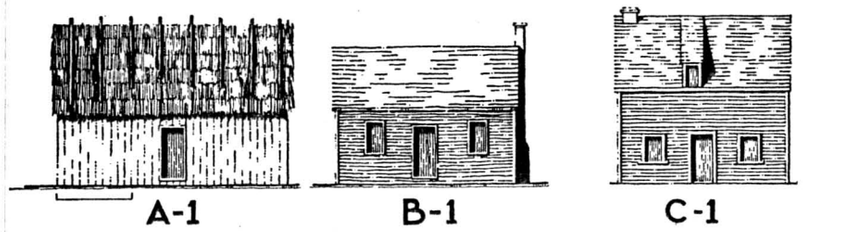
FACADES

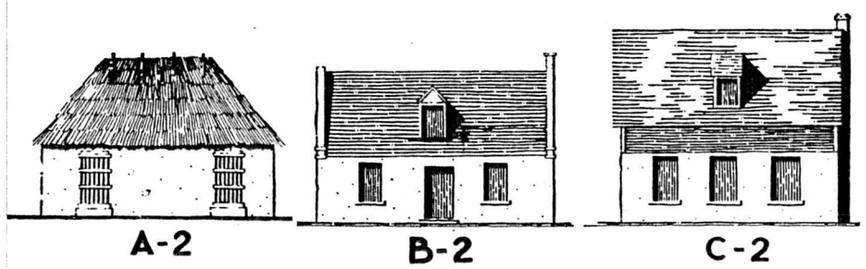
Common Plan Houses

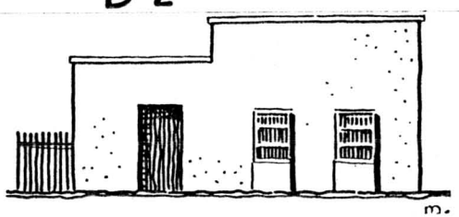




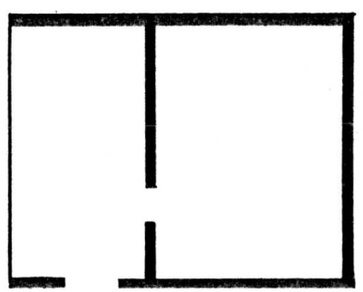
22. "COMMON PLAN" HOUSES







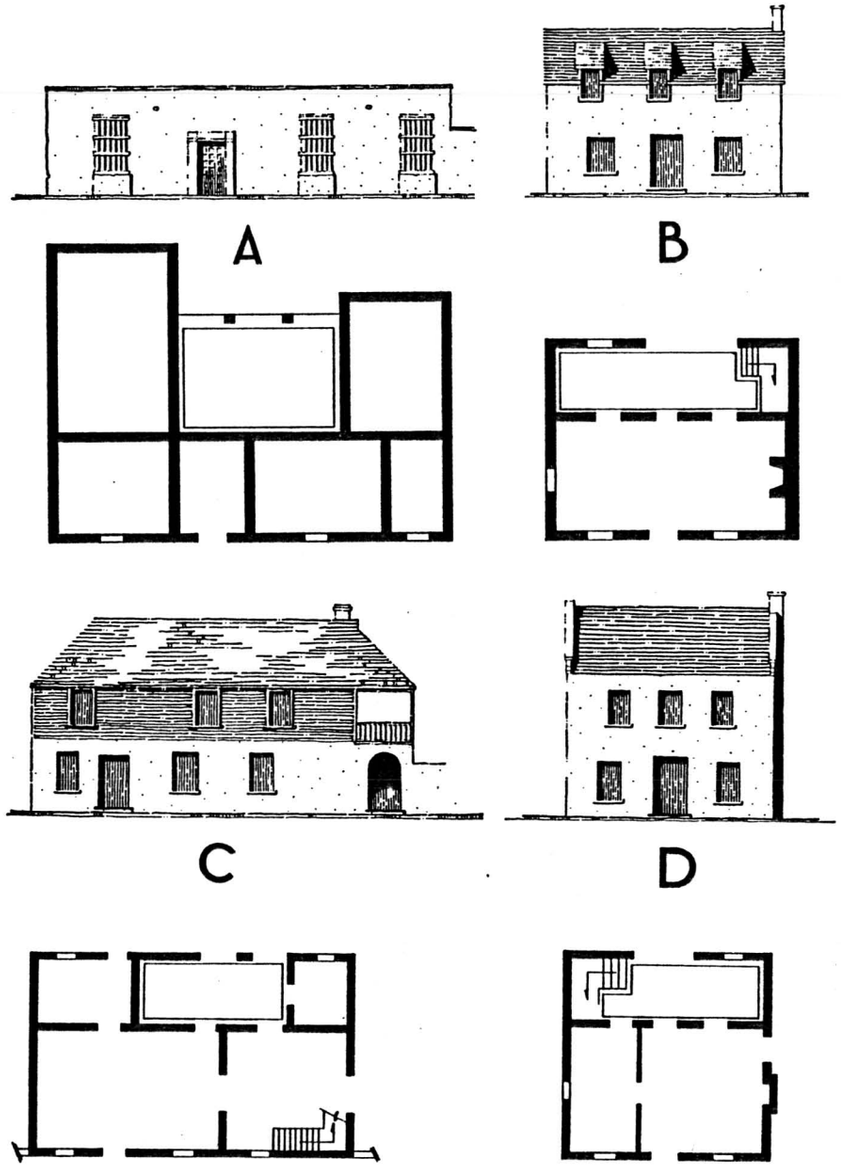
65. FLAT-ROOFED HOUSE



FACADES

St. Augustine Plan

25. ST. AUGUSTINE PLAN HOUSES
"A" is in part a conjectural restoration



FACADES

Street elevations of existing houses

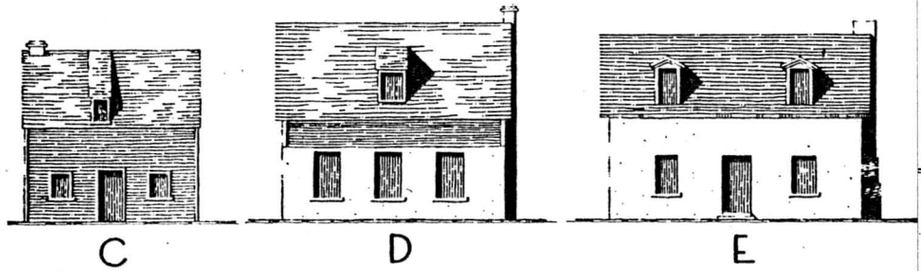
-single-story
-one-and-a-half story
-two-story

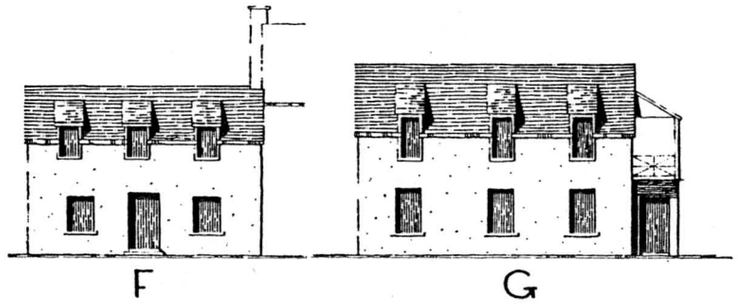
35. STREET ELEVATIONS OF EXISTING HOUSES

SINGLE-STORY TYPES

A — 57 Treasury

B — 143 St. George

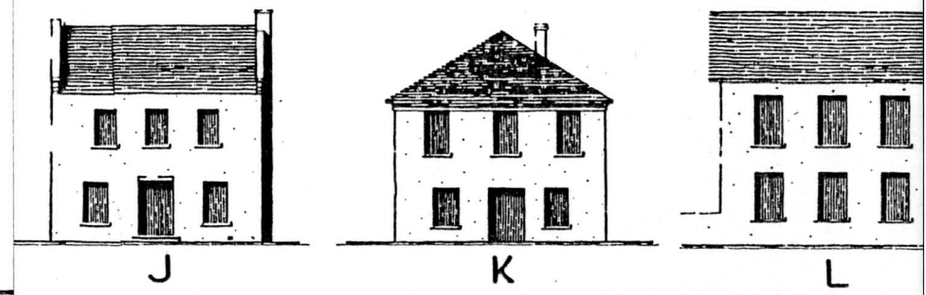


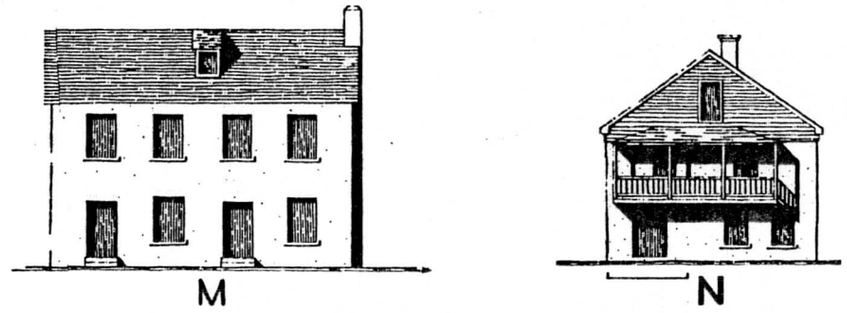


ONE-AND-A-HALF-STORY TYPES

C — 14 St. George
D — 46 Bridge
E — 250 St. George
F — 54 St. George
G — 257 Charlotte (reconstruction)

35. STREET ELEVATIONS OF EXISTING HOUSES





TWO-STORY TYPES

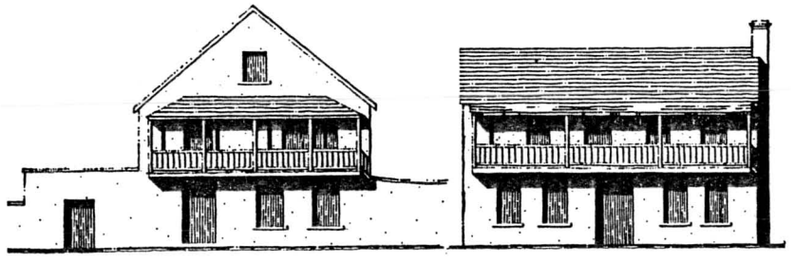
H — 14 St. Francis
I — 224 St. George
J — 42 Spanish
K — 62 Spanish
L — 45 Marine
M — 43 Marine
N — 22 St. Francis

FACADES

Street elevations of existing houses

-two-story
+tall two-story

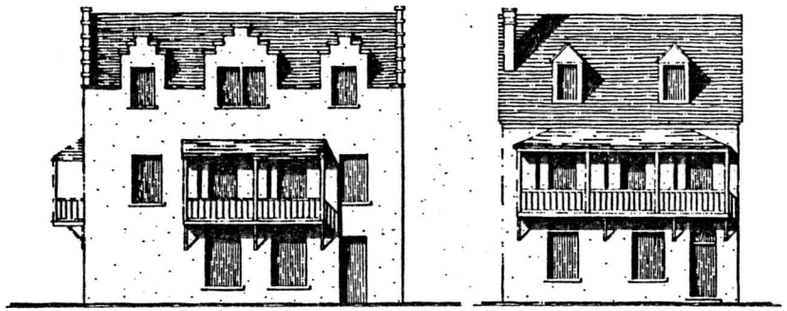
35. STREET ELEVATIONS OF EXISTING HOUSES



O P

Q R

TWO-STORY TYPES

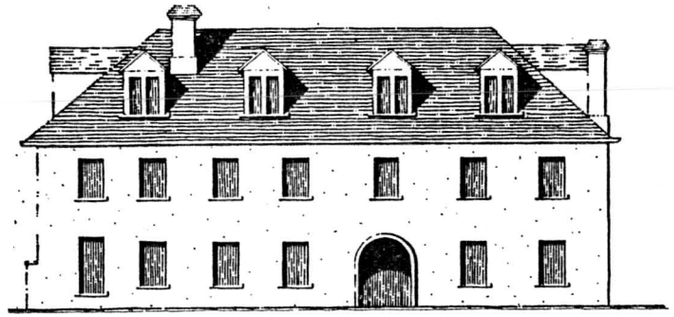


S T

TALL TWO-STORY

O — 32 Aviles
P — 43 St. George
Q — 56 Marine
R — 105 St. George
S — 214 St. George
T — 46 Bay (reconstruction)

35. STREET ELEVATIONS OF EXISTING HOUSES



U

V W

X

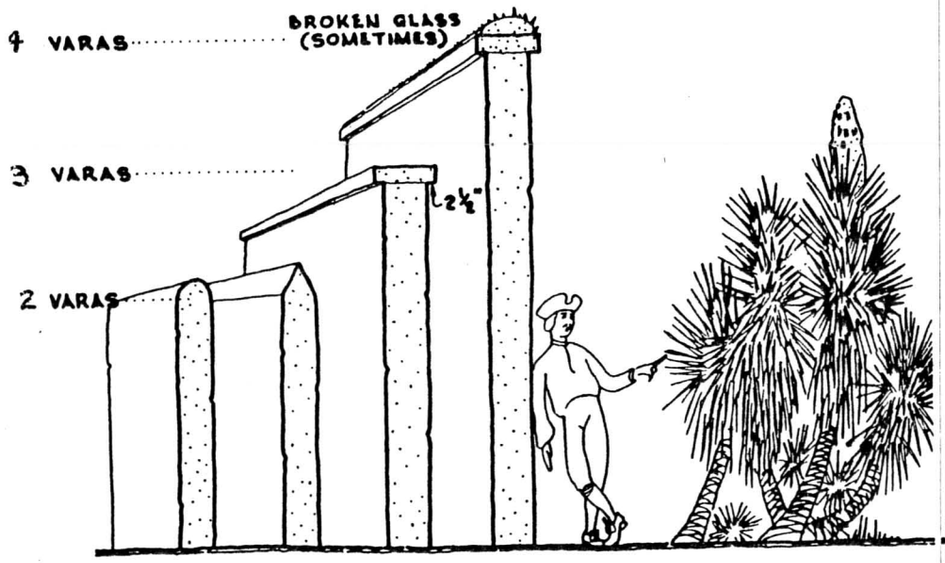
TALL TWO-STORY

U — 12 Aviles
V — 20 Charlotte
W — 20 Aviles
X — 16 Marine

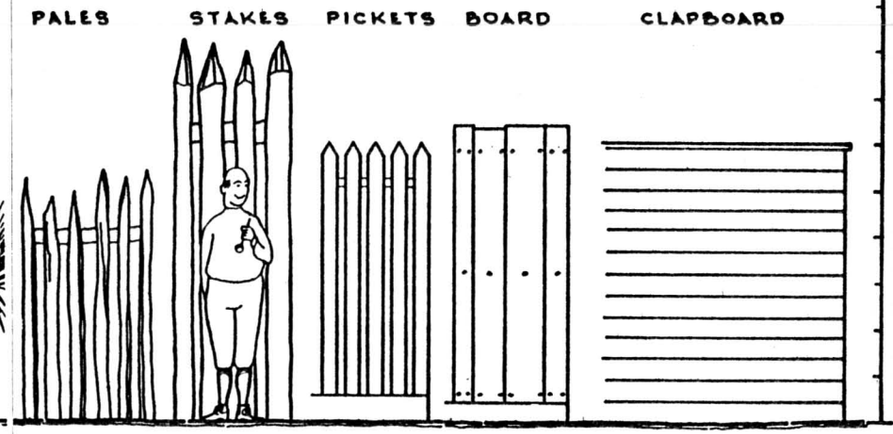
FENCES

The fence was considered an architectural extension of the house. Street fences were masonry while the rest of the yard was enclosed with a wood fence.

79. FENCES



MASONRY



YUCCA

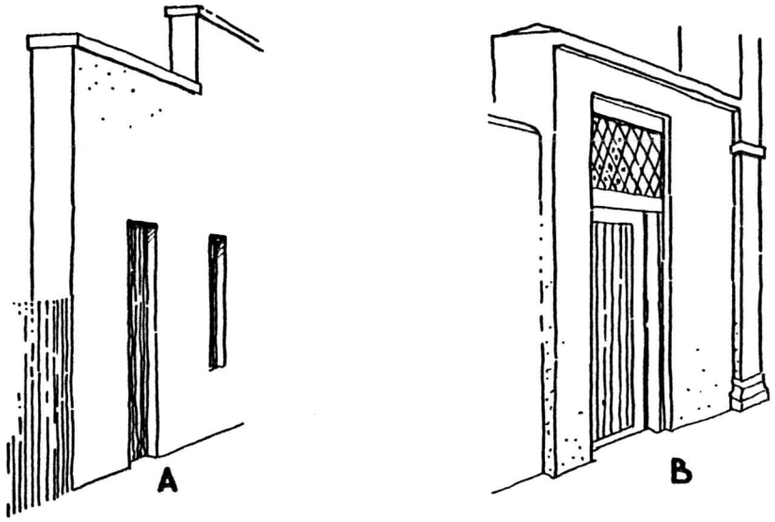
WOOD

GATES

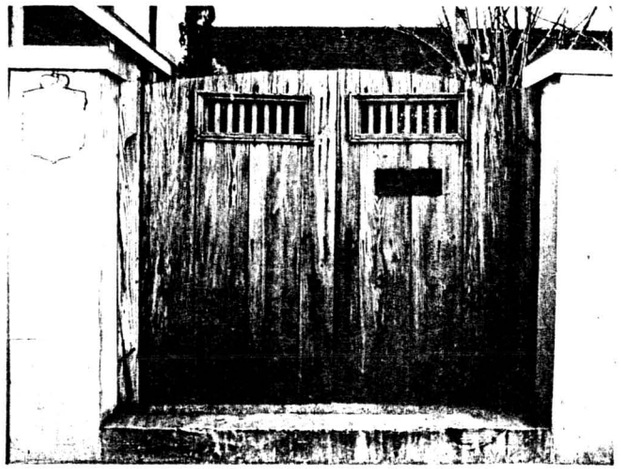
The Spanish house was entered from the yard by a gate in the front fence.

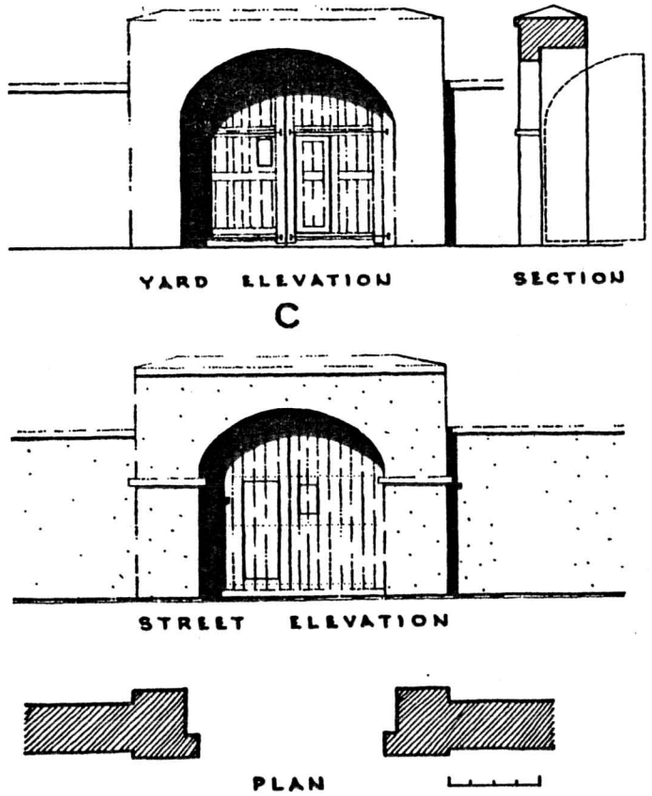
The British often put doorways directly onto the street.

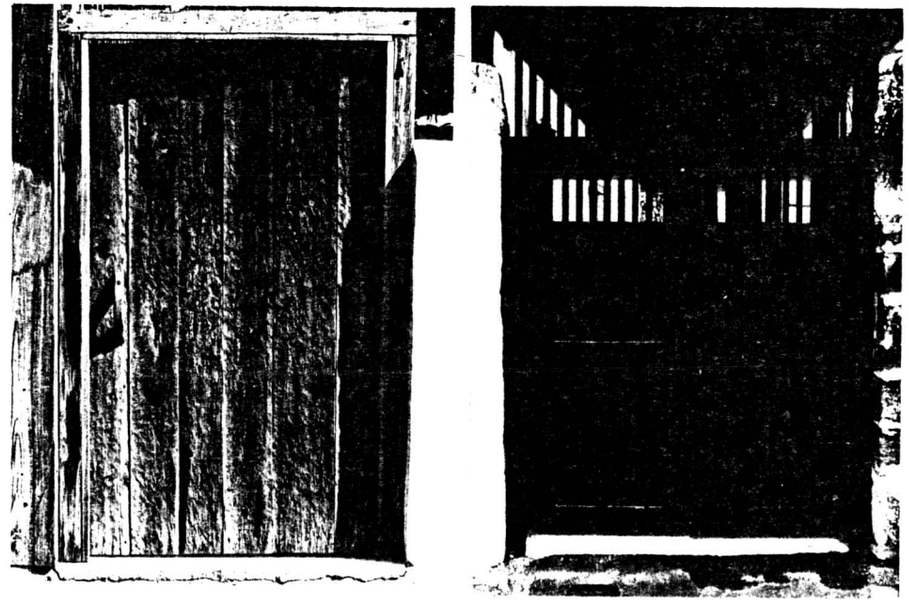
Gates were usually well defined and solid. The fence would continue over the gate at a higher elevation.



80. GATEWAYS



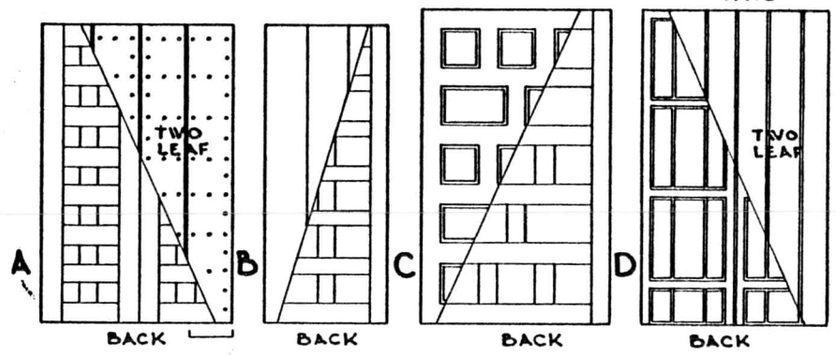




DOORS

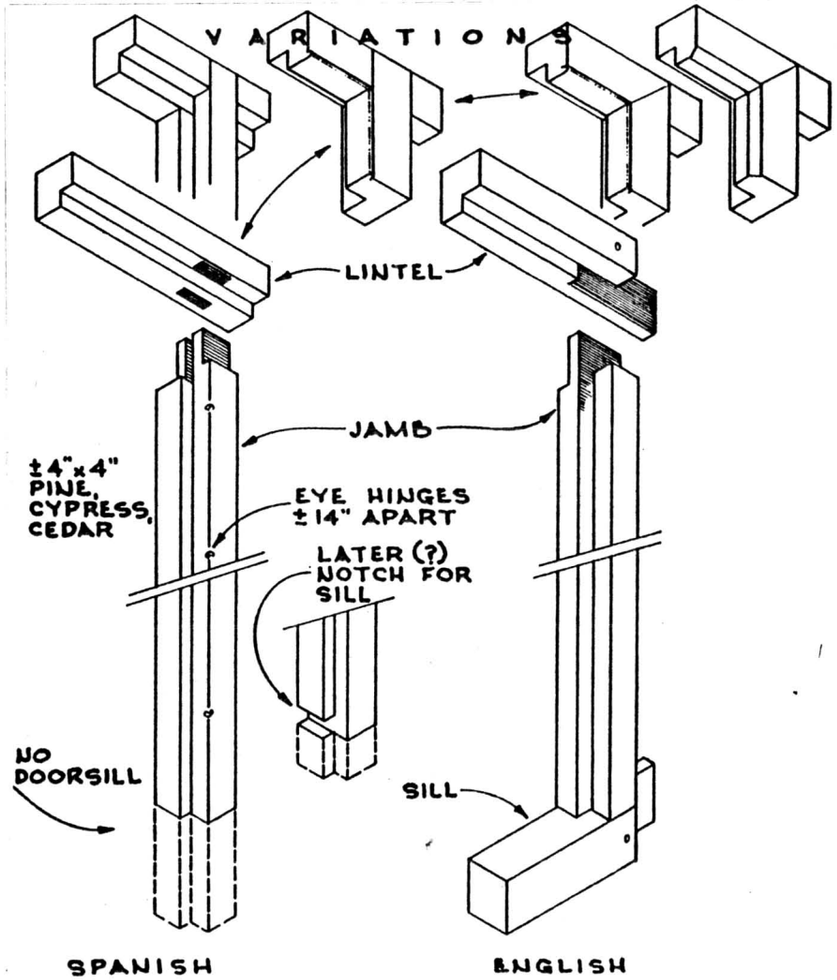
Spanish doors were "impresive in size and austere in appearance." Double leafed doors with one side fixed were common.

Spanish frames were set directly in the ground, while the British used a sill.

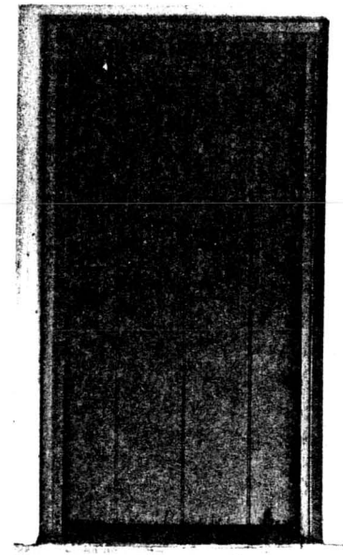


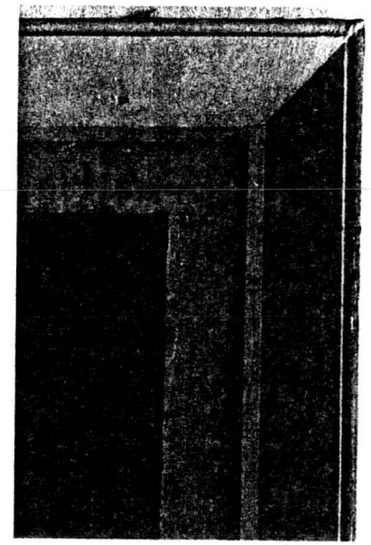
37. TYPICAL SPANISH DOORS

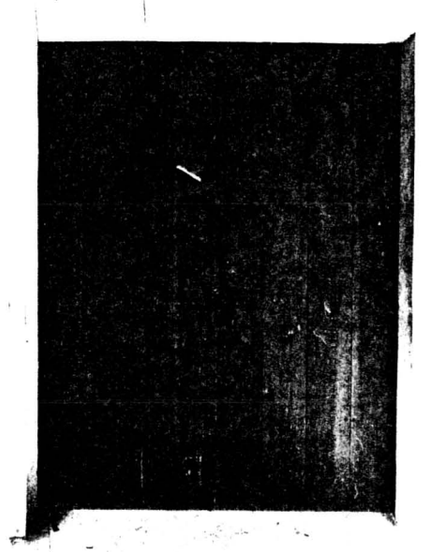
Colonial Spanish doors in St. Augustine were probably like these. The planks in door "D" are tongue-and-groove and beaded both faces.

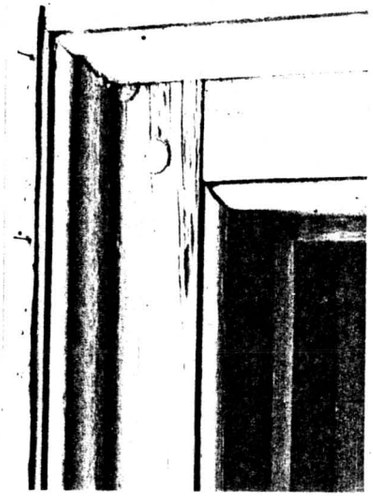


38. DOOR FRAMES







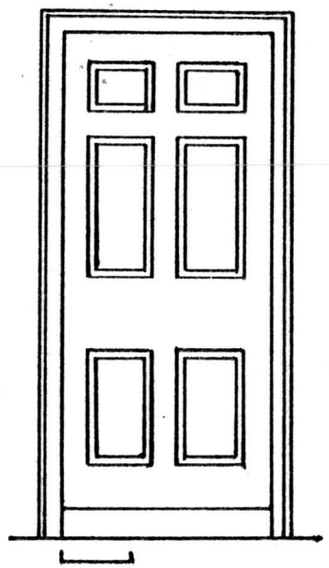


FACADE ELEMENTS

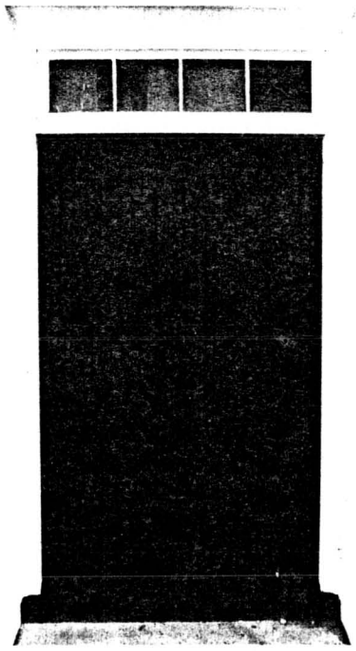
DOORS

The British brought doors that were the fashion of the time - six panel.

Spanish double doors were still used and in instances transoms were added.



39. SIX PANEL DOOR



FACADE ELEMENTS

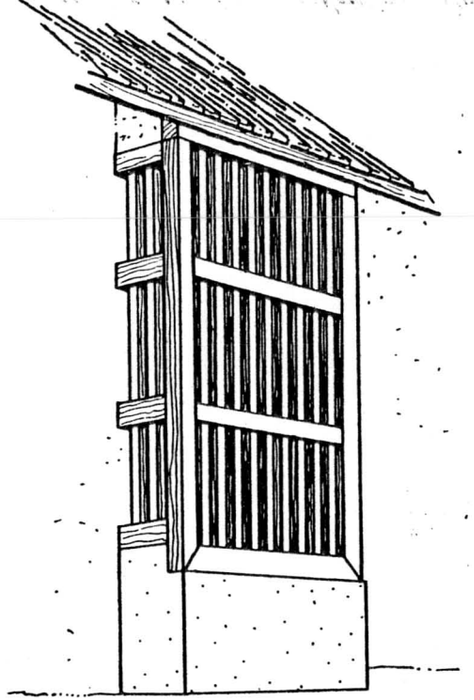
WINDOWS

Widow types varied with the exposure. East or south yard windows were large, street windows in Spanish times often had "Rajas" projecting about one foot on a masonry base. North windows were small or nonexistant.

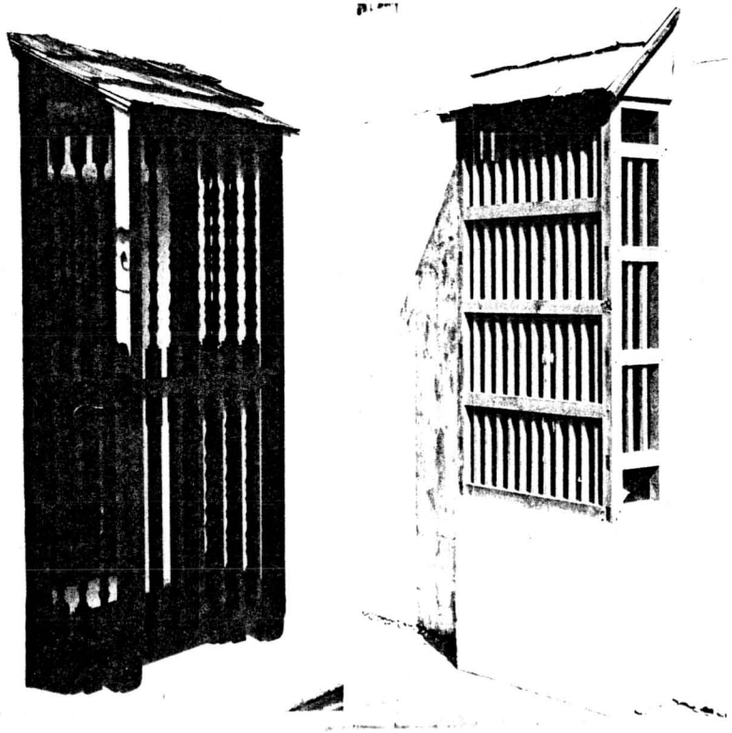
The Spanish frame was on the inside to accommidate inside shutters. The British used outside frames and shutters.

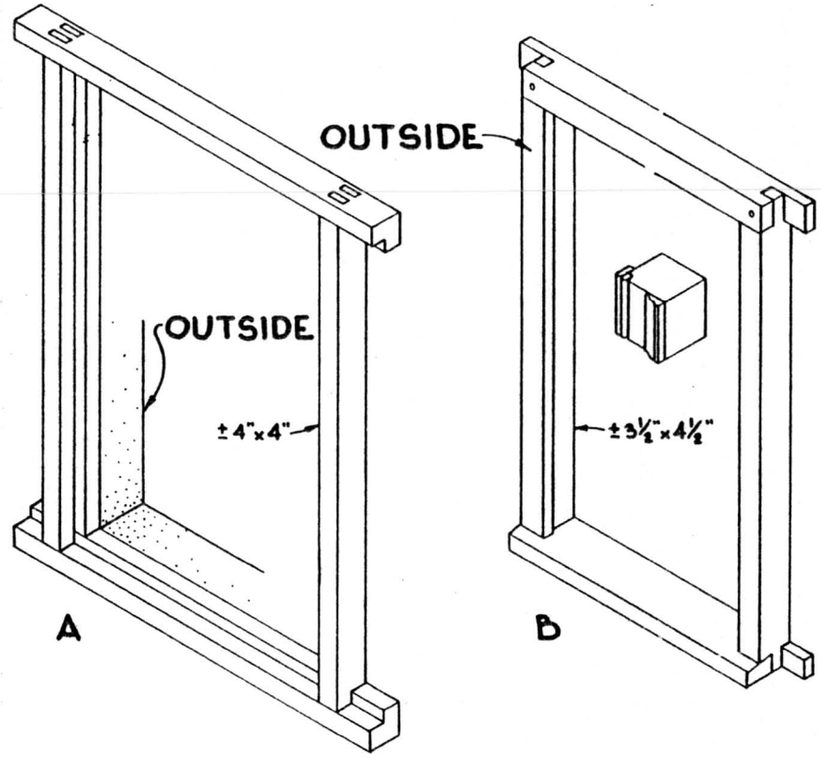
The load bearing lintel was often wood.

Window sizes were on a 3" module.

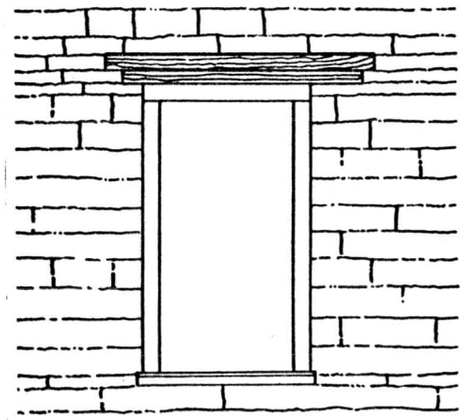


42. WOODEN GRATING CALLED A "REJA"





41. WINDOW FRAMES
A — Spanish type for inside shutters (about 1740)
B — Later type for sash and outdoor shutters



45. LOAD-BEARING LINTEL

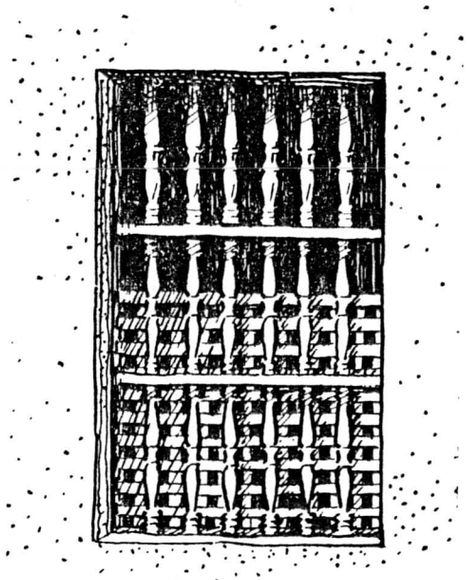
One or two wooden lintels were often used over a window instead of a masonry arch.

WINDOWS

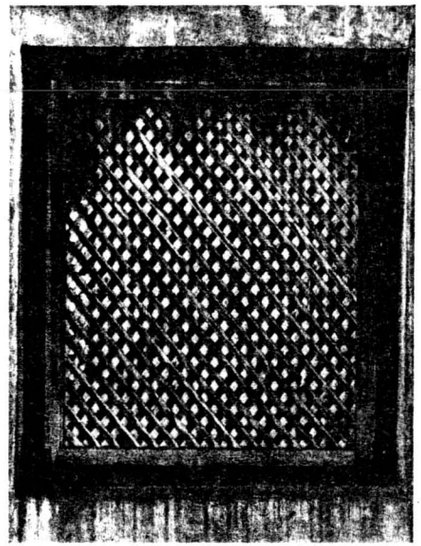
The Spanish did not use glass in their windows so openings were "bannistered and latticed" for protection. Lattice was often of 1" stips.

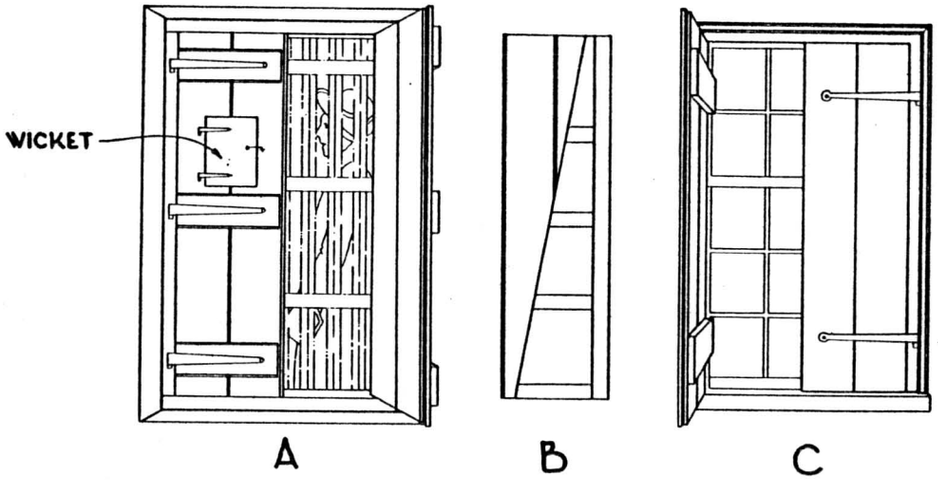
Spanish shutters were on the inside, double leaf, well finished, often having wickets or little windows.

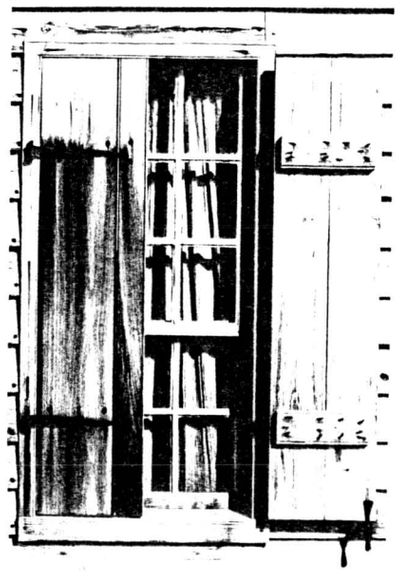
The British brought glass windows, first floor were often 9 over 6, second floor were 6 over 6. Shutters were moved outside and had clips to hold them open.



43. A "BANNISTERED AND LATTICED" WINDOW







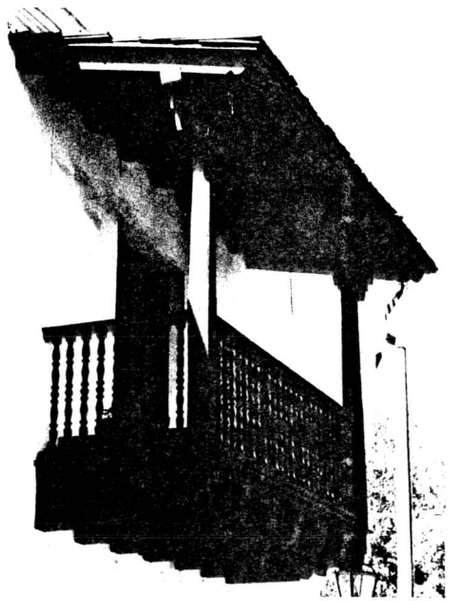
44. SHUTTERS

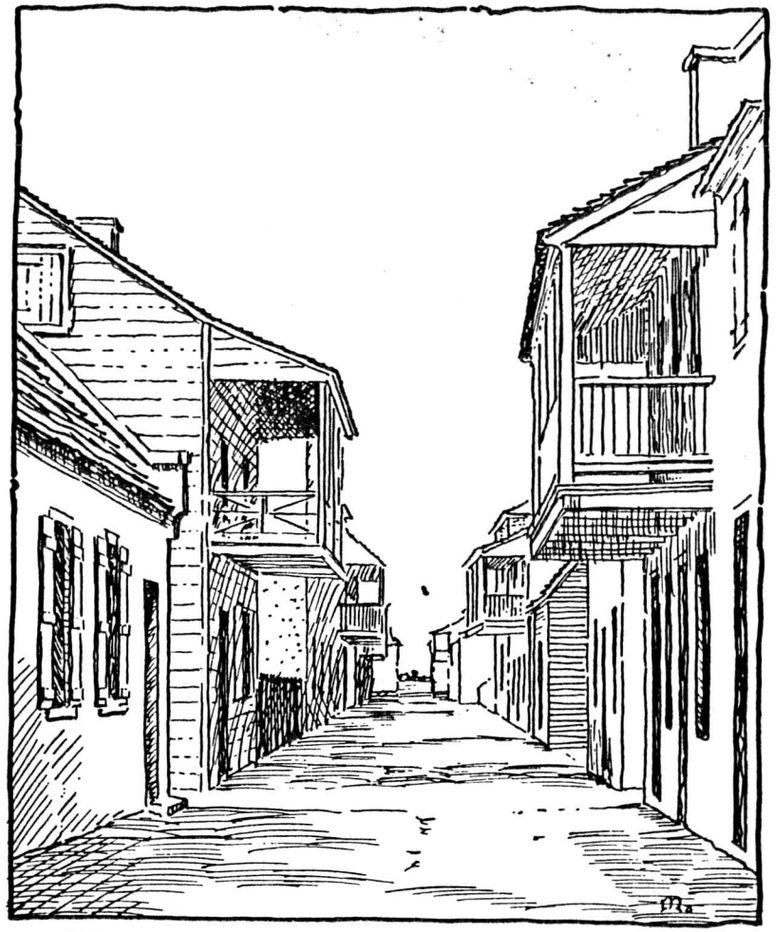
A — Inside shutters. Bartram mentions "strong shutters within side,
B — A probable design
many of which had a little one in each."
C — Outside shutters

BALCONIES

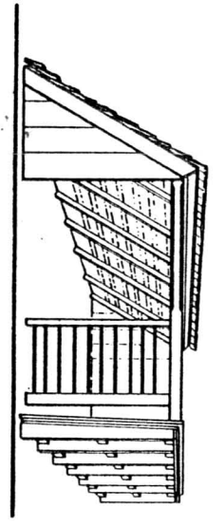
A very distinctive feature of the St. Augustine style was the profusion of balconies. Most two-dtory houses had at least one, often projecting into the street.

Balconies were foreign to the British, but they promptly adopted them, and continued to build them in the Spanish tradition.

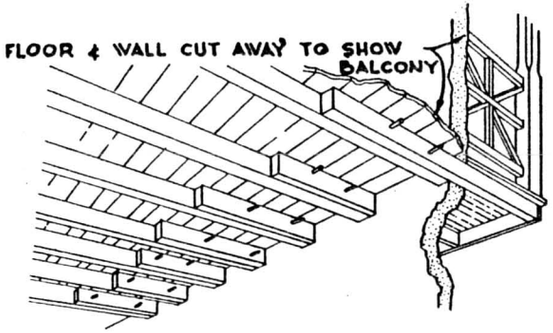




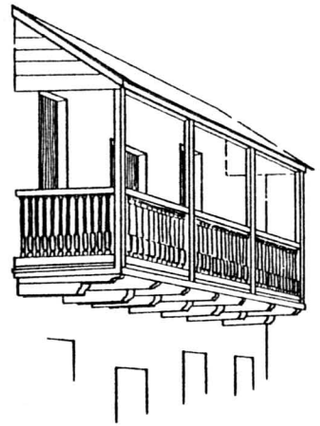
12. BALCONIES ON ST. GEORGE — A "PRINCIPAL" STREET



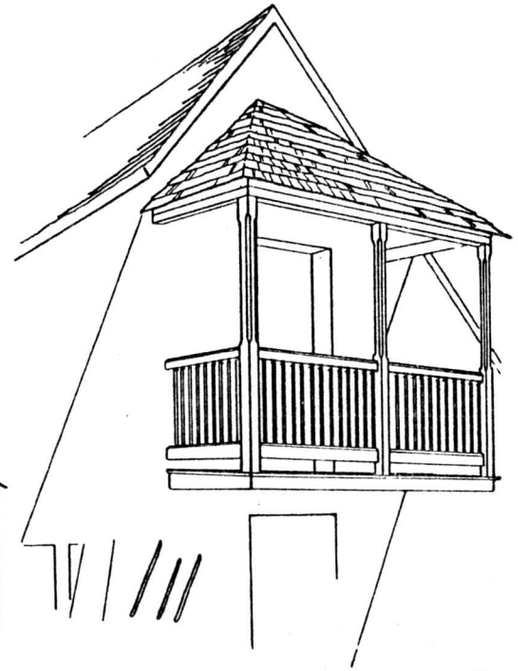
50. TYPICAL STREET BALCONY



53. PEGGED BALCONY
(Typical of remodelling or repair)



52. CORBELED BALCONY

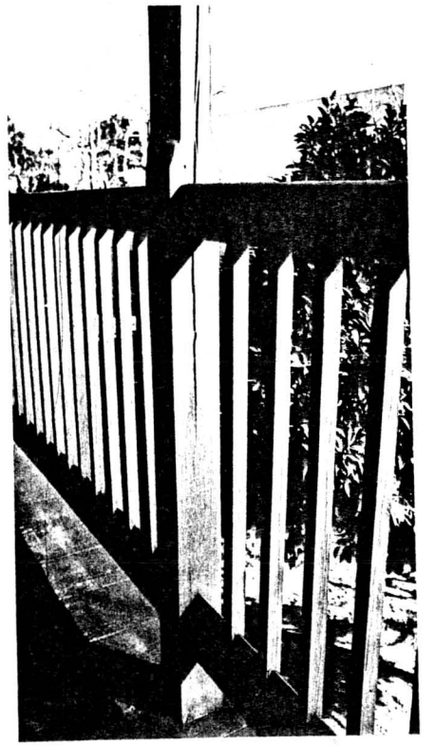


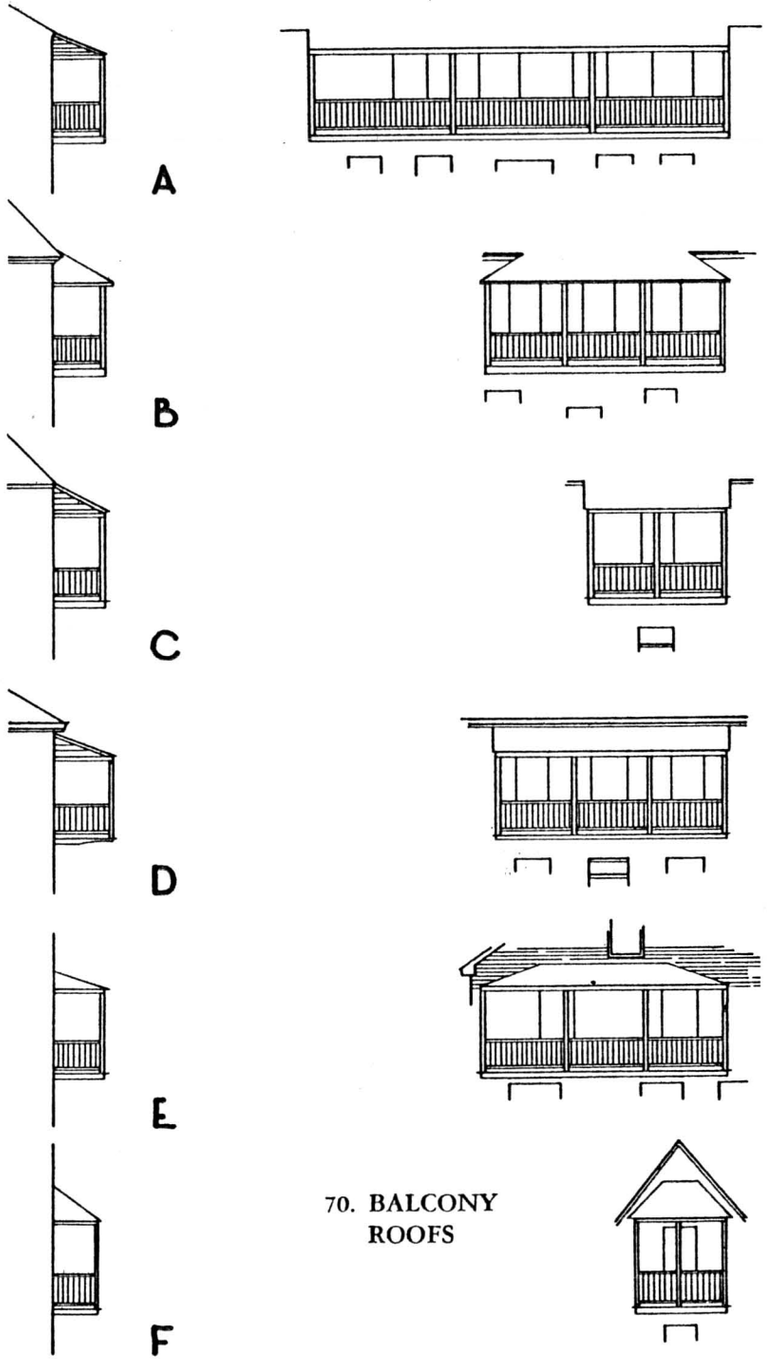
51. A SMALL BALCONY

BALCONIES

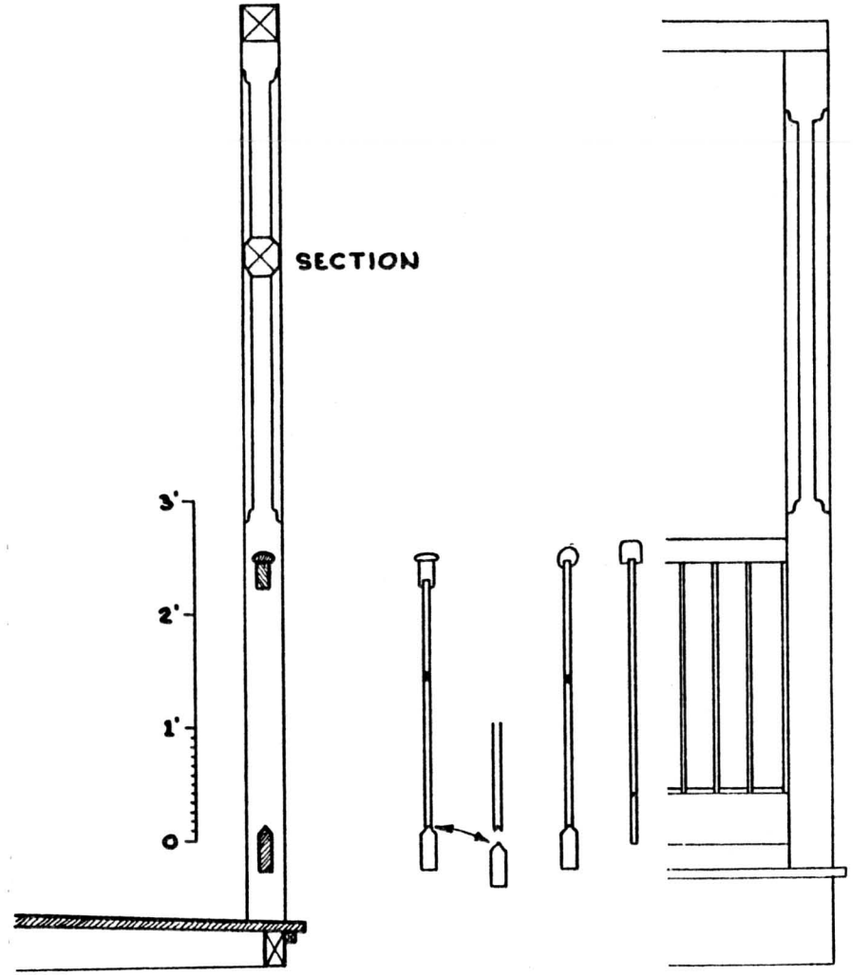
The roof type and slope varied. They were often extensions of the main roof, but were also added above and below the eave. Roof pitches were commonly shallower thn the main roof.

Posts and balustrades were made in a way that shed water and prevented rot.





70. BALCONY ROOFS



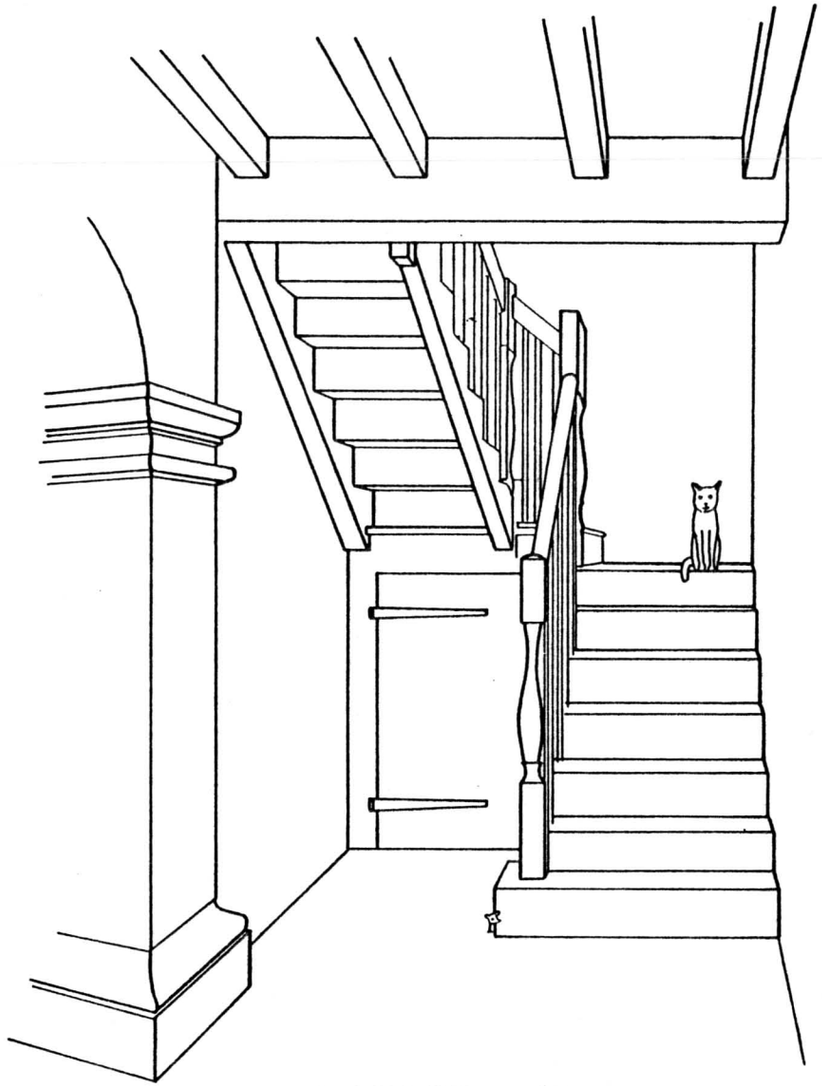
54. BALCONY POST AND BALUSTRADES

The spindles are tapered at the top into mortises (or sometimes a continuous groove) on the underside of the hand rail. The bottom rail is not mortised.

STAIRS

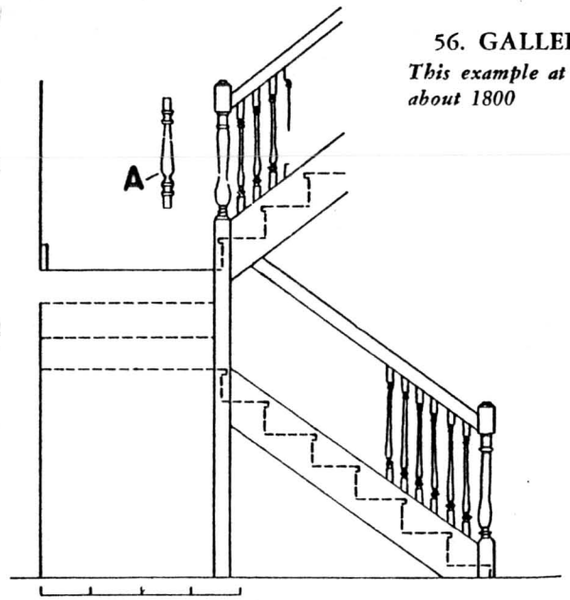
Spanish stairs were exterior normally part of the loggia. Balustrades were turned spindles, graceful and well proportioned. Larger flat roofed houses had stairs to the roof.

The British built inside stairs or used the existing exterior ones.



55. LOGGIA STAIRWAY

"A staircase at one end to the chambers; the steps easy, all tabby." — Bartram



56. GALLERY STAIRWAY

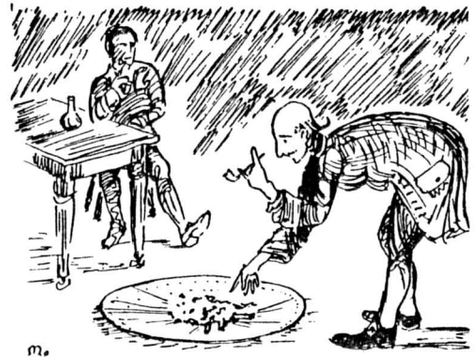
This example at 20 Avilés dates from about 1800

CHIMNEYS

The Spanish, before 1763, heated with charcoal braziers, letting the smoke go out the windows. Kitchens vented through holes in the roof.

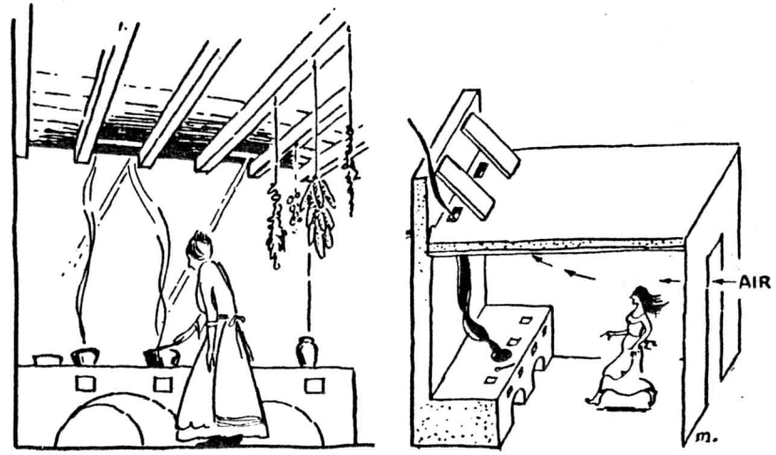
The British added chimneys and fireplaces to nearly all houses they occupied. Placement was for convenience, with chimneys on the inside, outside, or flush with the wall.

57. CHIMNEY MOLDINGS



15. A CHARCOAL BRAZIER

"No house had any chimney," said Bartram. Actually there were a few fireplaces, but most of the Spanish houses were heated by charcoal in metal-lined braziers



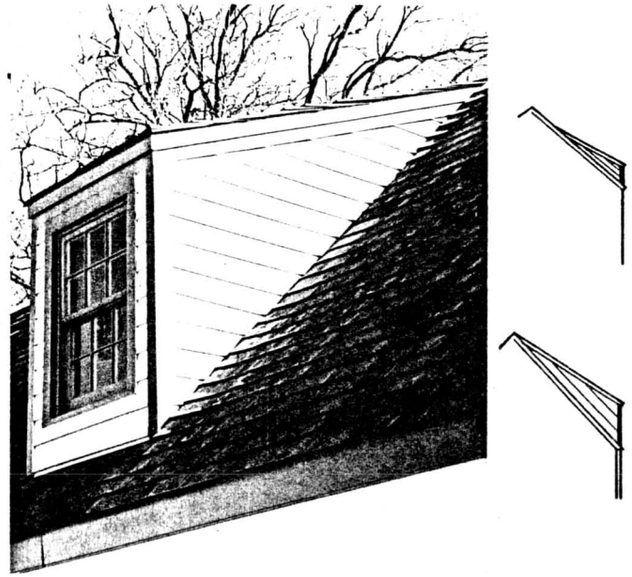
75. A ST. AUGUSTINE KITCHEN

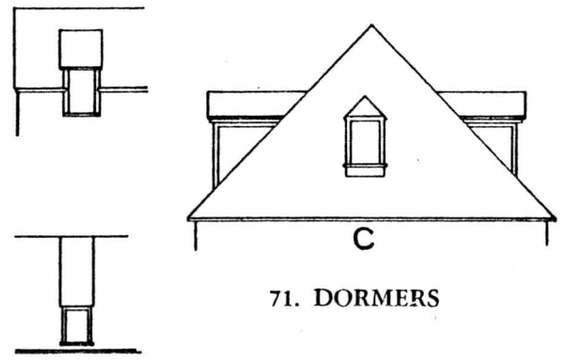
(After John Bartram's description)

DORMERS

There is no documentation of any Spanish houses having dormers. The British used them in profusion.

Dormers were an intergral part of the design, set into the roof plate. There were two types;
-low dormers-with shed roofs on 1 1/2 story houses, small
-gabled dormers-larger and placed on 2 story houses.





71. DORMERS

ROOFS

During the Spanish period thatch was by far the most common roofing material, and accounted for the ease in which the town burned.

As time progressed roof pitches became shallower with 45° being the most common.

Gable, hip, gable-hip, and flat roofs were used.

Types of Roofing and their Periods of Use
(Numbers refer to names listed below)

ROOF MATERIALS	PERIODS WHEN USED			
	Before 1700	1703-1763	British	1783-1821
Palm thatch	(1) (2)	(1) (2)		(1) (2)
Straw thatch	(3)	(3)		
Shake or shingle	(8)	(8)	(9) (10)	(8) (11)
Clapboard		(6)	(7)	
Tabby slab	(4)	(5)		(4)
Tile			(14)	(13)
Cypress bark	(?)	(?)		(12)

Common Names of Roof Materials

Thatch
1. *Palma:* palm thatch
2. *Guano:* palm thatch
3. *Paja:* straw thatch

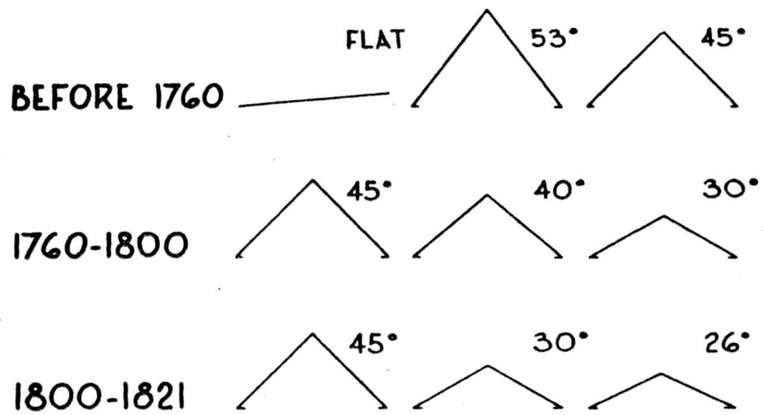
Masonry
4. *Azotea de cal:* tabby flat roof
5. *Azotea:* tabby or tile flat roof

Wood
6. *Tabla* or *tablazón:* clapboard
7. Clapboard
8. *Tejamaní:* shingle or shake
9. Shingle: shingle or shake
10. Short shingle: shingle
11. *Rajón:* shake
12. *Cáscara de ciprés:* cypress bark

Tile
13. *Teja:* barrel tile
14. Tile: barrel tile

The table below shows the relative popularity of the several roof materials in 1759.[136]

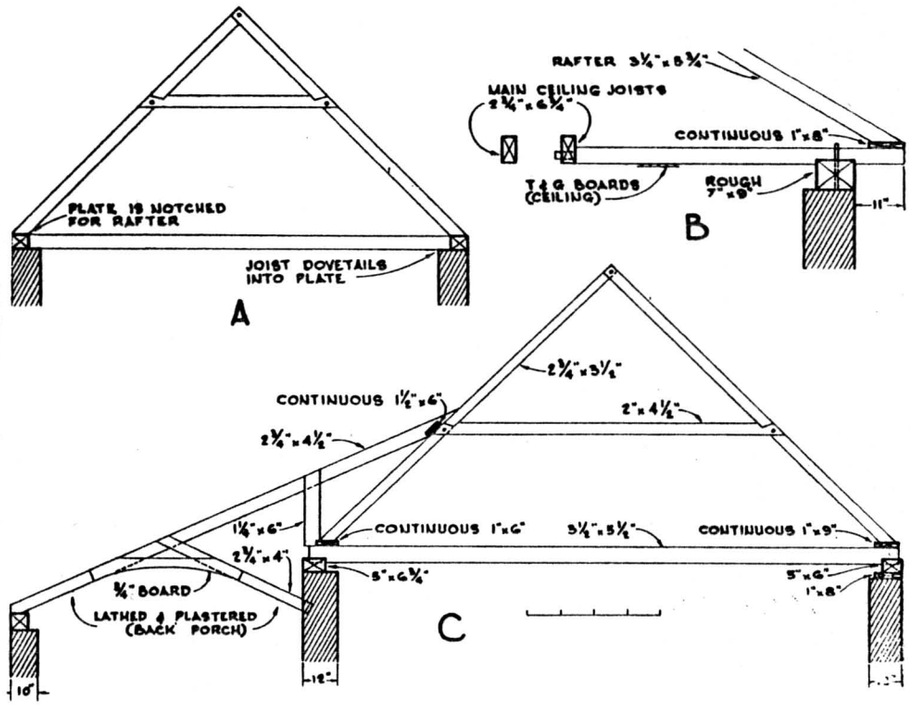
MATERIALS	NO. OF ROOFS
Thatch *(paja)*	190
Palm thatch *(guano)*	64
Shingles or shakes *(tejamaní)*	26
flat masonry *(azotea)*	23



66. ROOF SLOPES OF VARIOUS PERIODS

Typical Roofs[152]

PITCH	TYPE	HOUSE	EST. DATE OF ROOF LINE
53°	gable	Peña	pre-1760
50°	gable	Governor's	pre-1760
50°	gable	Biendicho	pre-1790
47°	gable-hip	Oldest House	pre-1760
47°	gable	14 St. George	pre-1821
45°	hip	Crown	pre-1788
45°	gable	Gomila	pre-1821
45°	hip	Fatio	pre-1821
42°	hip	Segui	pre-1821
40°	gable	O'Reilly	pre-1760
40°	hip	Peña	pre-1788
38°	hip	12 Aviles	pre-1821
35°	gable	Tovar	pre-1821
30°	gable	Peña kitchen	pre-1788
30°	hip	105 St. George	
26°	extension	Oldest House	post-1820



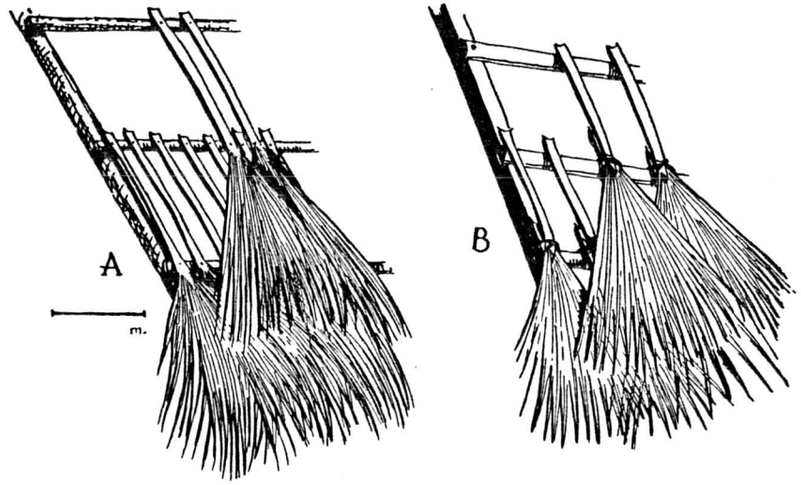
67. ROOF FRAMING

ROOFS

Thatch - two two types of thatch are mentioned, and were often tied or trenailed to a frame of cypress poles. The British outlawed thatch but let it be used for emergency shelters.

Clapboard - horizontal and vertical board roofs were used during Spanish and British periods, but usually on small secondary buildings.

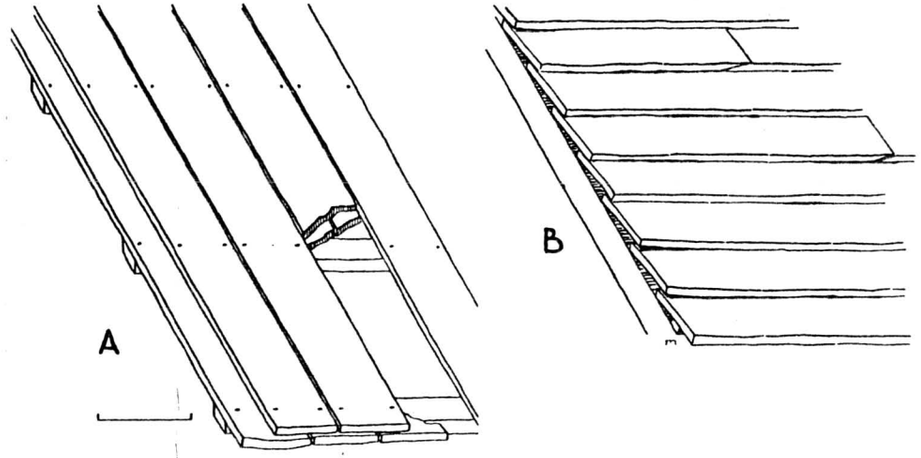
Masonry - the Spanish Azorta or flat masonry roof was used on a few houses. They were heavy and tended to leak. The roof was drained with barrel tile spouts. The British often built a more conventional roof over the flat one.



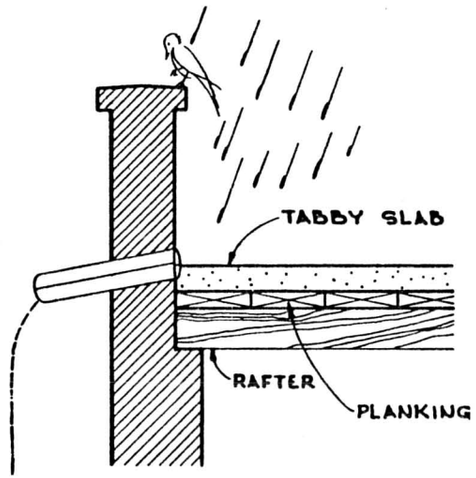
59. ROOF THATCHING

Two methods of using fronds from the cabbage palm:

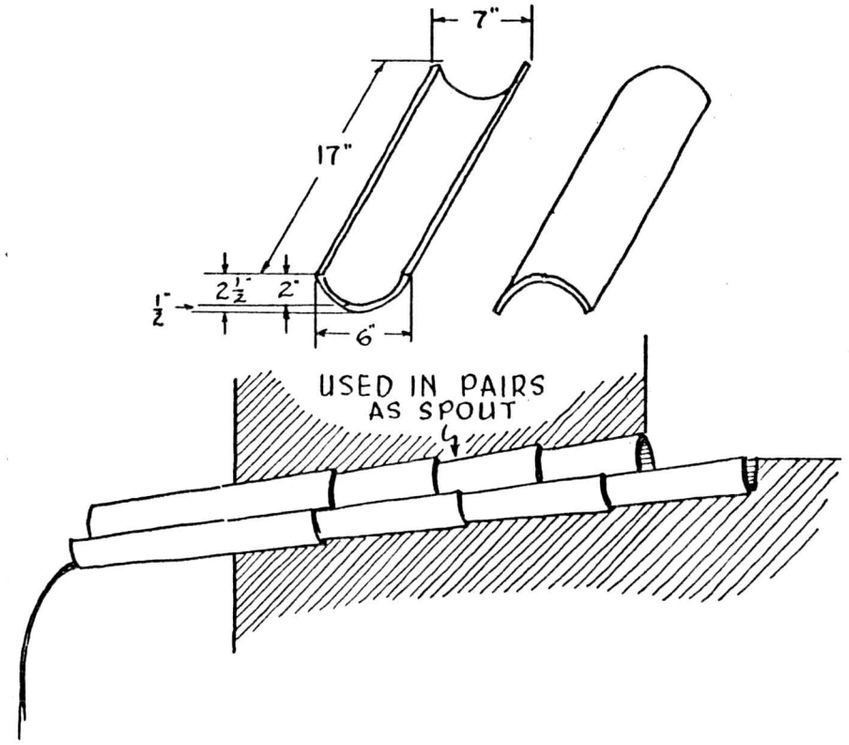
A — Seminole Indian B — Bahaman



61. CLAPBOARD ROOFS



62. TABBY ROOF

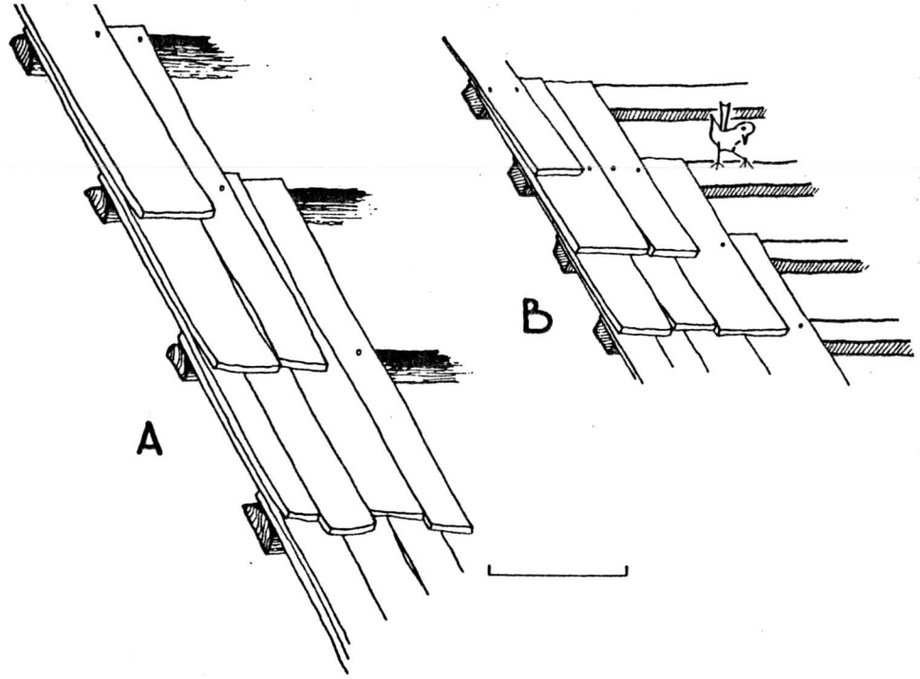


69. "BARREL" TILE

ROOFS

Shingle - there were a few shingle roofs during Spanish times and were nearly exclusively by the British. Two types; shake and short shingle are mentioned.

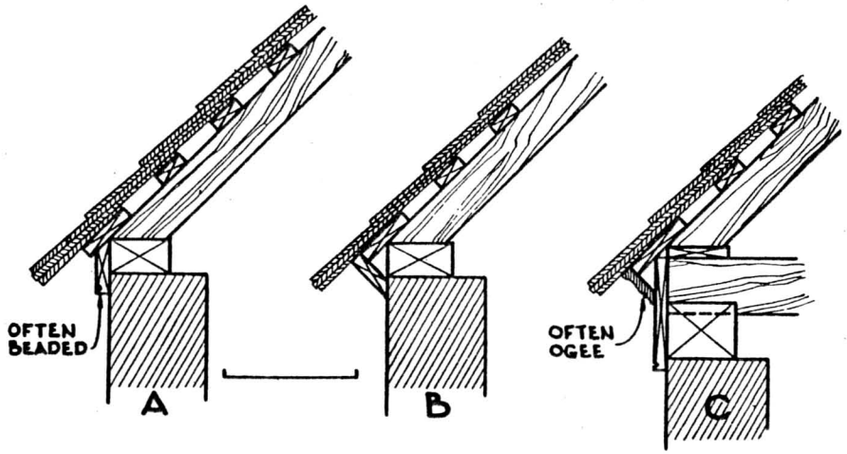
Eaves - thatch roofs have none and the shingle roofs had simple ones. Some shingle eaves had the bottom shingle lifted an inch to give a kick that pushed the water away from the wall. Parapets were simple.



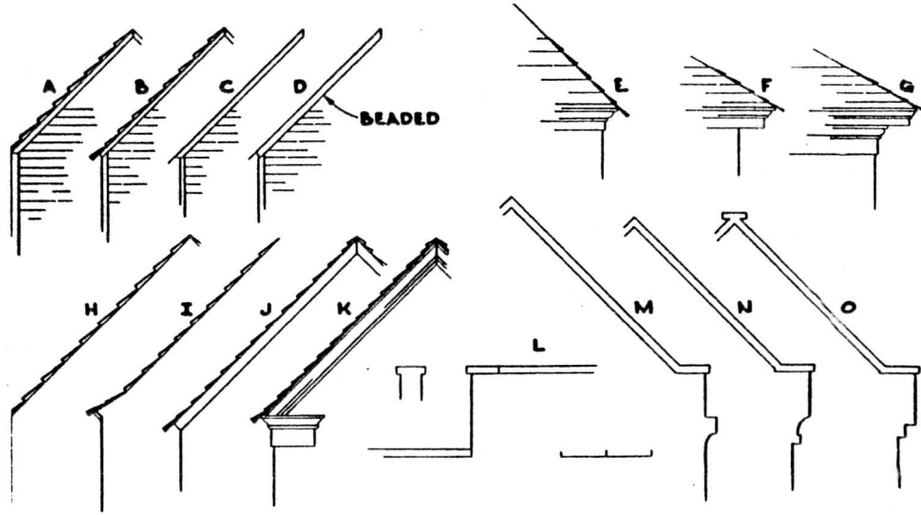
60. SHINGLES

A — Shakes B — Short Shingles

68. SHINGLE TECHNIQUES



46. TYPICAL EAVES



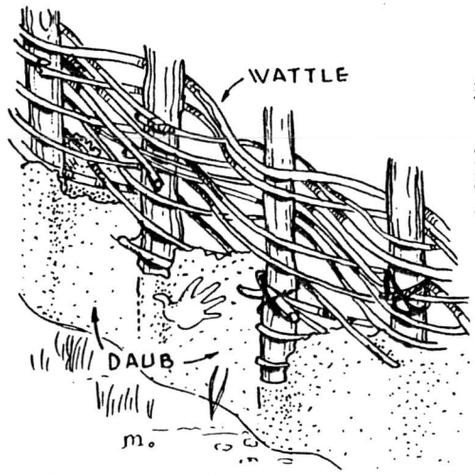
47. GABLES, HIPS AND PARAPETS

WALLS

Wattle-and-daub - a series of posts is infilled with a weaving of sticks and then plastered. It was the poor mans masonry.

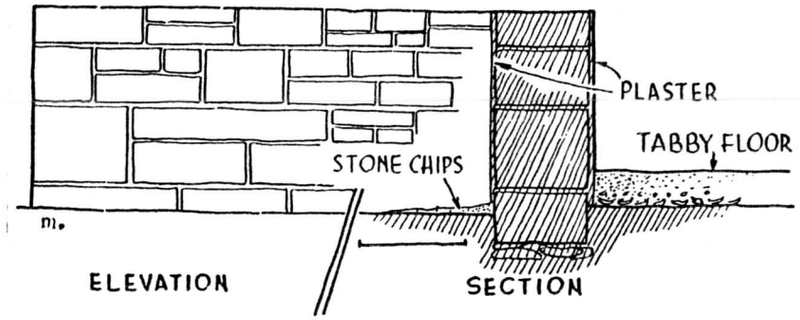
Coquina - these stone walls account for half the masonry used. The porous nature of the stone required it to be plastered inside and out. It was commonly laid as "coursed-squared-rubble."

Clapboards -horizontal and vertical board walls were used during all periods. Boards were rough sawn or sometimes planed.



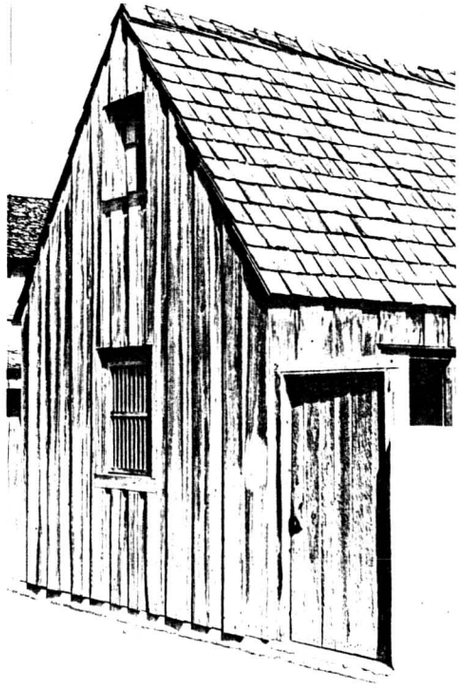
34. WATTLE-AND-DAUB WALL

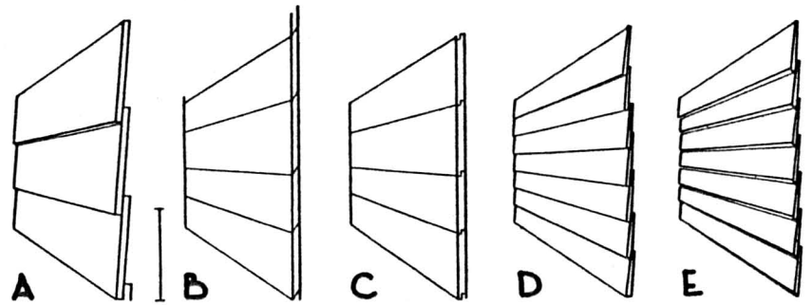
The finished wall was smooth, but followed the wavy contour of the wattles.



30. STONE (COQUINA) WALL

This is the "coursed-squared-rubble" walling commonly used.





29. CLAPBOARDS

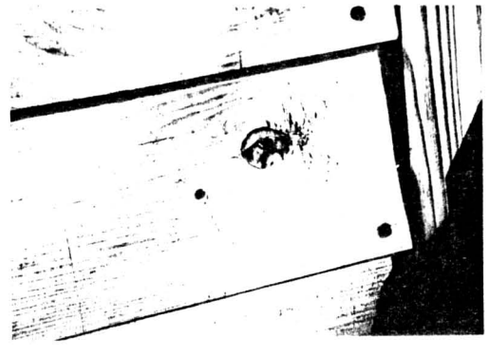
A — Edge-lap

B — Beveled edge at 14 St. Francis (Oldest House). This type was also used in New England.

C — Rabetted. Common elsewhere, but no recorded examples in St. Augustine.

D — Feather-edged at 14 St. Francis Street, about 5/8" x 6", with 4¾" to the weather.

E — Feather-edge with molding

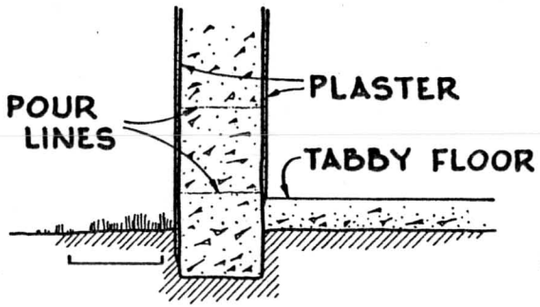


WALLS

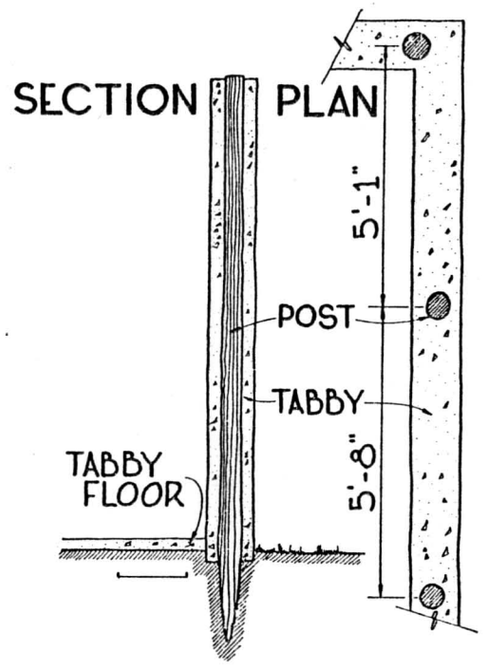
Tabby - a mixture of cement and oyster shell was cast in a series of layers, using a board form. The slow drying of the tabby and its weak wet strength often led to the inclusion of posts in the wall. Tabby is also porous and needs to be plastered inside and out.

Masonry Wall Thicknesses - three common ones are used:
-thin wall- 9" for interior partitions and small structures.
-standard one-story- 1 tercia or 11"
-standard two-story- 1 1/2 tercia or 18".

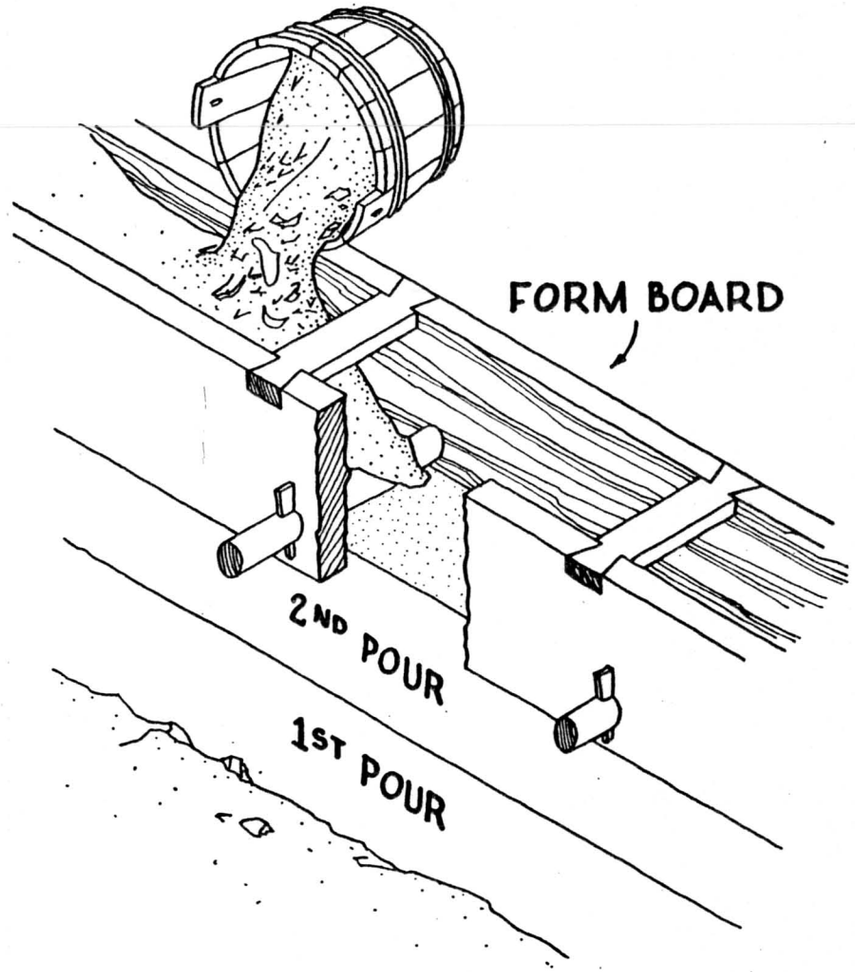
Combinations - masonry and frame were used together on one and two-story houses.



31. TABBY WALL



32. POST-AND-TABBY WALL



14. BUILDING A TABBY WALL

FINISHES

Similar finishes were used during Spanish and British periods.

Masonry - all masonry walls were plastered inside and out with a lime cement. The undercoat had the same morter as used to lay up the wall. It contained flecks of charcoal, burnt shell, and nodules of pure lime.

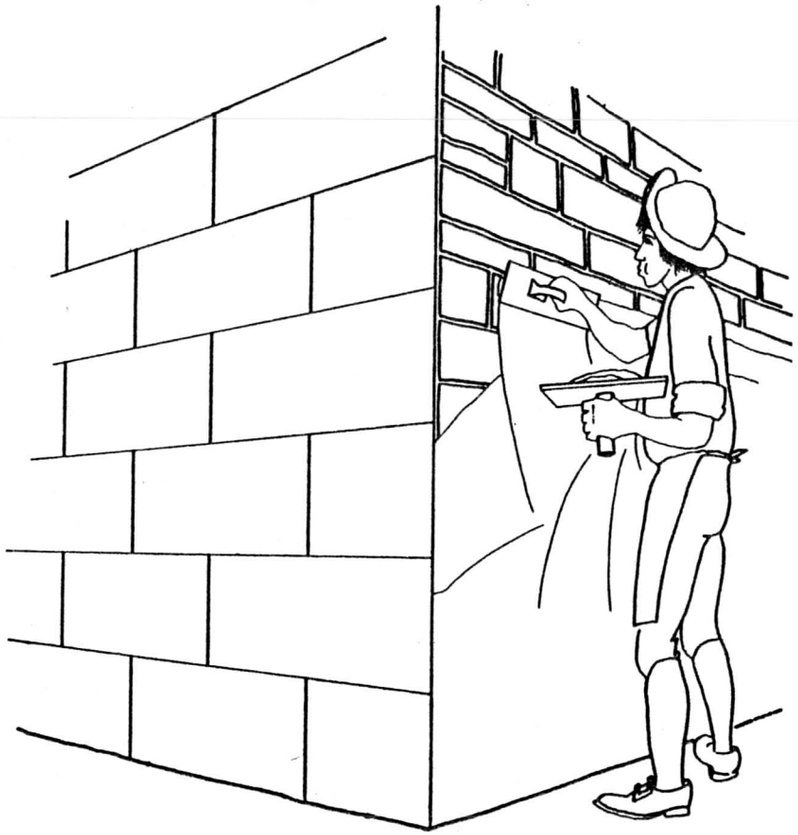
The finish coat was smooth and metal troweled. It was mostly white but pigments such as ground red brick or yellow ochre were also added.

Walls were periodically whitewashed inside and out.

During the 19th century some structures were scored with an ashler pattern.

Wood - depending on the means of the owner a wall could be left unfinished, whitewashed, or painted.

-paint-colors similar to the popular ones in Europe were used.
- -white
- -ochre
- -red
- -green
- -olive green
- -brown



33. ASHLAR-MARKED PLASTER

LANDSCAPING

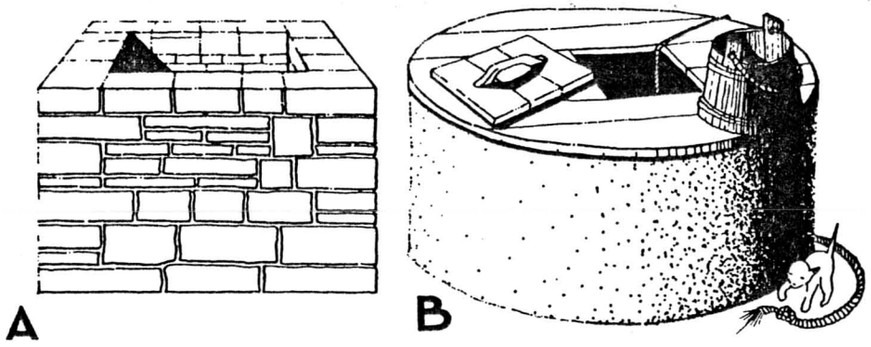
The yard was used in a utilitarian manor and could almost be described as a small farm yard.

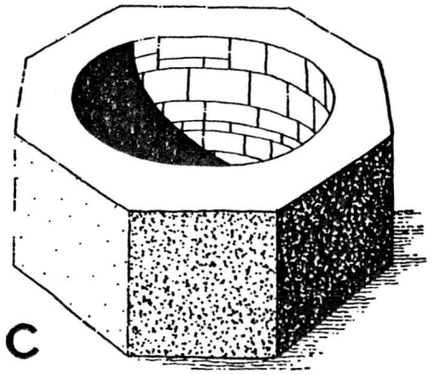
Outbuildings - kitchens, stables, privies, storerooms, wash houses, etc. were often constructed in the same manor as the main house though less substantially. The British opened shops and businesses in the yards.

Well Curbs - all yards had a well, they were shallow with a wood or masonry liner and curb. There is no mention of windlass or cover structures.

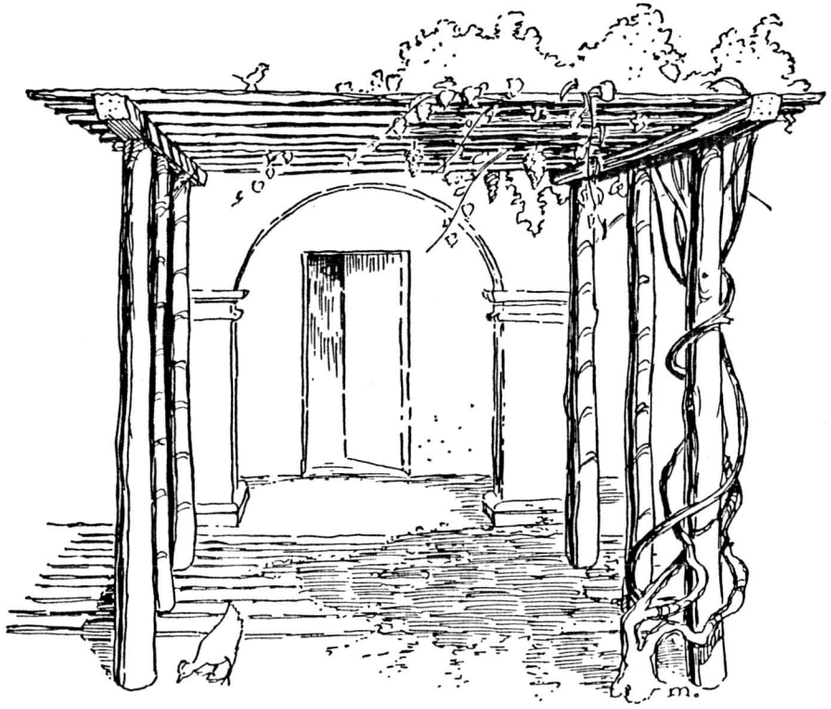
Plantings and Uses - most yards had a vegatable garden. citrus trees and animal or fowl pens. A grape arbor commonly covered the the entrance tabby walkway.

Trees mentioned:
- -orange
- -lime
- -fig
- -pomegranate.

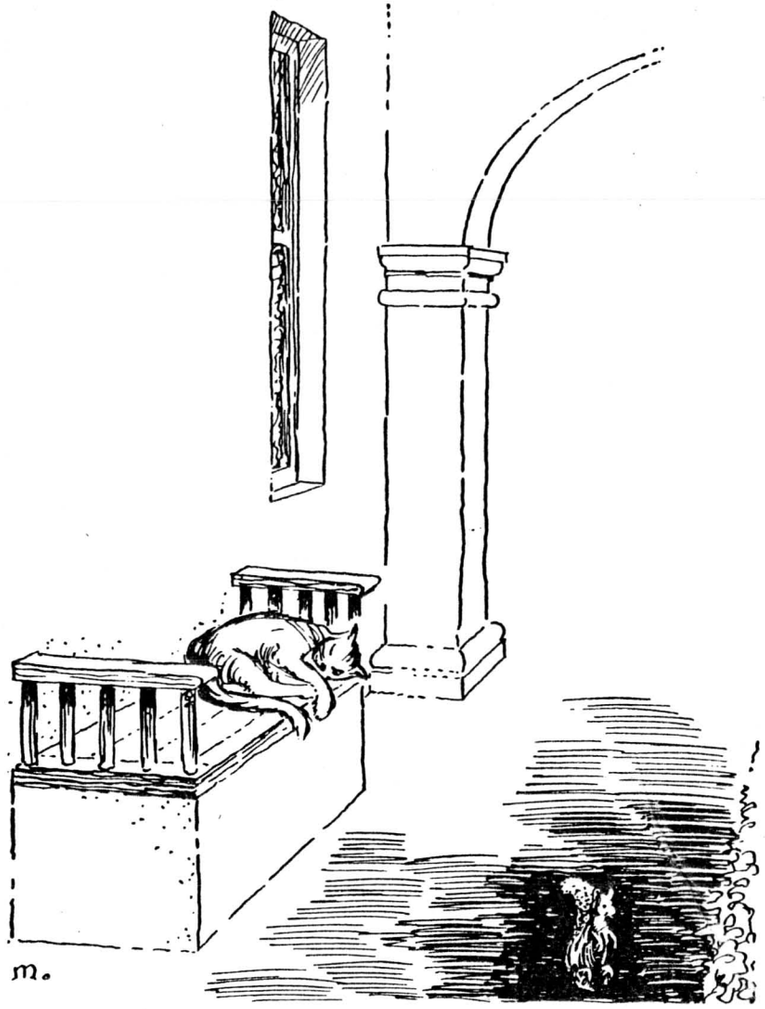




78. WELL CURBS



77. A GRAPE ARBOR



13. "A TABBY WALK WITH SEATS OF THE SAME"