

THE JOANEDA HOUSE
57 Treasury Street, St. Augustine, Florida

HISTORIC STRUCTURE REPORT



dcp.ufl.edu/historic-preservation

Historic Preservation Program, DCP, University of Florida



2023

University of Florida Historic St. Augustine (UFHSA)

UFHSA is a University of Florida direct support organization created to ensure the long-term preservation and interpretation of state-owned historic properties in St. Augustine through historic preservation initiatives and education programs that will be responsive to the state's needs for professionals in historic preservation, archaeology, cultural resources management, cultural tourism, history, and museum administration, and will help meet needs of St. Augustine and the state through educational internships and practicums.

For more information visit: www.staugustine.ufl.edu

Preservation Institute St. Augustine (PISA)

PISA offers applied research and learning in the documentation and preservation of cultural resources and historic urban environments including laboratory analysis and conservation of architectural materials. The work of PISA helps inform ongoing efforts to preserve the oldest continuously inhabited settlement of people of European and African descent in the continental United States.

For more information visit: <https://dcp.ufl.edu/historic-preservation/research/pisa/>

Historic Structure Report

The Joaneda House Historic Structure Report is part of a series of studies that are undertaken and published by the PISA.

As defined by the National Park Service and U.S. Department of the Interior:

A historic structure report provides documentary, graphic, and physical information about a property's history and existing conditions.

Broadly recognized as an effective part of preservation planning, a historic structure report also addresses management or owner goals for the use or re-use of the property... The report serves as an important guide for all changes made to a historic property during a project – repair, rehabilitation, or restoration – and can also provide information from maintenance procedures (see *National Park Service Brief 43 – The Preparation and Use of Historic Structure Reports* <https://www.nps.gov/orgs/1739/upload/preservation-brief-43-historic-structure-reports.pdf>).

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INTRODUCTION

The Joaneda House is a one-and-half story, L-shaped, basic St. Augustine Plan building, constructed of dressed coquina masonry. The building's exterior walls are stuccoed and painted (Photo 1). The side-gabled roof is covered with wood shingles and has a double-pitched southern slope. The original footprint of the building retains its original form since its construction. There were two large rooms, the East Room and the West Room, with their north facing walls extended along Treasury Street. Currently, the East Room is subdivided to create smaller, functional spaces. The smaller South Room was added to the original plan and extends from the rear of the West Room. The Porch is an open porch under a shed roof and extends along the south façade of the East Room and part of the West Room (Photo 2). The main entrance to the building leads from under the Porch into the West Room. All windows and doors are constructed from wood. The building has undergone several changes since its construction in the early 19th century. The current appearance of the Joaneda House is a result of an adaptive restoration, completed in 1977, following extensive archaeological, architectural, and historical research conducted in 1974 and 1975. The restoration architect Herschel Shepard and Robert Steinbach, Director of Research for the Historic St. Augustine Preservation Board, returned the Joaneda House to its Late Spanish Colonial Period appearance.



Photo 1 Joaneda House, looking S



Photo 2 Joaneda House, looking NW



Figure 1 National Landmark St. Augustine Town Plan Historic District. Insert: Location of the Joaneda House

Location Map

The **Joaneda House** is located in the central section of the National Historic Landmark St. Augustine Town Plan Historic District, designated in 1970 for the City’s Spanish and British Colonial-era heritage from 1565 to 1821 (Figure 1).¹ The property is located within St. Augustine’s Historic Preservation Zone Two (HP-2). The HP-2 Zone is intended to provide a mix of commercial and residential uses that will encourage the restoration of historic structures and maintain the historic and pedestrian scale of the neighborhood.² The property on which the Joaneda House stands is within Archaeological Zone Number I-A, which consists of an area containing historic resources from the 17th to the 20th centuries.³

Administrative Data

- Building Name: Joaneda House
- Building Address: 57 Treasury Street, St. Augustine
- County: St. Johns
- State: Florida
- Section - Township – Range: 18-7S-30E
- Block 15 - Lot 7; Parcel ID 1977300000
- Acreage: 0.130
- Flood Risk (2020): High. Zone “AE” with a base flood elevation (BFE) of 7’

Ownership

- Board of Trustees of the Internal Improvement Trust Fund

¹ “Town Plan Historic District. FMSF SJ05567.”

² Preservation Design Partnership, Llc., “City of St. Augustine, Florida. Preservation Plan.,” sec. 4, pg. 19.

³ Ibid., sec. 4, pg. 21.

CULTURAL RESOURCE DATA

Current and Historic Names (from most recent to earliest historic site name)

- Old Treasury Street Inn; San Carlos House; Montgomery House; Montgomery Sisters House; Montgomery Sisters Shop; Morley Sisters; Don Carlos House; The San Carlos House; Yaneda House; Juan Joaneda House

National Register Status:

- The Joaneda House is one of the extant 36 Colonial Period structures that contribute to the significance of the National Historic Landmark St. Augustine Town Plan Historic District

Short Significance Description:

- The Joaneda House contributes to the significance of the National Historic Landmark St. Augustine Town Plan Historic District. The NHL district is located within the present-day City of St. Augustine, and encompasses the site of the oldest continuously inhabited settlement of people of European and African descent in the continental United States. The St. Augustine Town Plan Historic District is nominated as a National Historic Landmark under Criteria 1, 4, and 6 under the NHL Thematic Framework category of Peopling Places, a theme that examines human population movement and change through prehistoric and historic times.¹
- The Joaneda House also contributes to the significance of the NRHP St. Augustine Historic District.
- The building sits above the Joaneda Archaeological Site (BL 15 L7) that has national significance.

National Register Date:

- NHL - April 15, 1970; NRHP – July 1, 1970

Significance Level:

- National

Historic Use:

- Residential and Commercial

Present Use:

- Commercial

¹ National Park Service, "How to Prepare National Historic Landmark Nominations."

TIMELINE

- Constructed: ca. 1806
- Additions and alterations: late 19th century; ca. 1920
- Restoration: 1976-1977, restoration project architect Herschel Shepard of Shepard Associates/Architects & Planners, Inc., documentary, archaeological, and architectural research performed by St. Augustine Historic Preservation Board
- Archaeology: 1973-1974 investigation accomplished by Thomas D. Ledford; 1975 investigation accomplished by Robert H. Steinbach for the Historic St. Augustine Preservation Board
- Maintenance: ca. 1986¹

¹ Steinbach, "Memo to Everett Hunter: Joaneda House Rehabilitation."

METHODOLOGY

From 2002 to 2023, contributing to the Preservation Institute St. Augustine (PISA) mission, the University of Florida's Historic Preservation Program (UFHP) studied and documented the Joaneda House. The research team have used various methods, including 3D terrestrial laser scanning (TLS), digital analysis, CAD drawings, photographic survey, archival research, and field condition assessment. In the Fall of 2022, five graduate students and two instructors of the Built Heritage History and Materials Conservation (DCP 6711c) course visited the site and the UF Research Library at the St. Augustine Governor's House. The students accomplished initial archival research, and a preliminary condition assessment report. At the time of the visit, the building was used as a commercial space and was leased to tenants who operated the wine bar "Casa de Vino 57." Access during this visit was limited. The researchers used terrestrial laser scanning to measure the structure accurately and complement the documentation through a 3D virtual experience. The narrative description of the Joaneda House's evolution is based primarily on previous cycles of research completed by numerous historians, archaeologists, and architects.

Archival research

- UF Digital Collections
- UF Library at Governor's House, St. Augustine
- St. Augustine Historical Society

Document review

- Documents, created by the historic, archaeological, and architectural research performed by St. Augustine Historic Preservation Board and stored within UF Digital Archives
- Architectural drawings, created by Fisher & Shepard Architects and Planners, Inc.
- Florida Master Site File 8SJ02285
- National Register of Historic Places, St. Augustine Historic District nomination (1970- 2006)
- National Landmark St. Augustine Town Plan Historic District nomination (Draft 2), on file at St. Augustine Planning department)
- Property appraisal database, St. Johns County, Florida





Field work:

- November 1, November 3, and December 3, 2022
- June 2-3, 2023

Material condition assessment:

- January 2023 – June 2023

Digital documentation:

- December 2022 – June 2023

Research Team

- Cleary Larkin, Ph.D., R.A.; Director, Historic Preservation Program; Director, Preservation institutes Nantucket & St. Augustine; Assistant Professor, Department of Urban and Regional Planning, University of Florida
- Linda Stevenson, Ph.D., AIA, Adjunct Assistant Professor, Historic Preservation Program
- Kristīne Ziedīņa, Ph.D. Student, Historic Preservation Program
- Sujin Kim, Ph.D., Research Assistant Professor, Historic Preservation Program
- Lisha Chen, Ph.D., Post-doctoral Fellow
- HP Cultural Resources Class Fall 2022:
Linda Lyons, Hisham Kafaji; Erica Melon; Caleb Arsenault;
David Kim

Key Issues:

- current function, a publicly accessible Wine Bar, is not fully compatible with the interpretation of the resource as a contributing structure in the National Landmark St. Augustine Historic District
- many of the wood elements, such as the shutters, window frames, and window sills, are in poor condition
- the metal rods that hold the flowerboxes in front of the windows, are embedded in the historic coquina masonry and are contributing to its deterioration
- the location of flowerboxes above the windowsills contributes to the deterioration of sills
- the wood roof shakes are in fair condition; however the climate and vegetation are hastening the deterioration process of the material
- the plants along the western section of the South façade are contributing to the deterioration of historic coquina masonry and are damaging the window sills and frames
- researchers were not able to evaluate numerous elements of the interior spaces that were obscured by the storage of large quantities of commercial merchandise.

Short-term priorities include:

- Develop a set of building usage guidelines for tenants; including guidelines for types of materials that are stored in the building. Consider limiting flammable materials and weight for stored items on the Loft floor framing.
- Plan for repairs to wood elements of the building, including shutters and window frames.
- Remove existing flower boxes as the rebar holding the boxes to the masonry are causing deterioration.
- Keep plantings trimmed and away from the building facades and roofs.
- Monitor and inspect roof condition, make necessary repairs as needed.

Long-term priorities include:

- Develop and implement an overall maintenance plan, including a prioritized set of maintenance guidelines for the property.
- Develop a future use plan for the property taking into account that the building contributes to the national significance of the National Landmark St. Augustine Historic District.
- Plan for roof replacement within the next 5 to 10 years with appropriate and compatible materials.
- Develop a landscape plan, with considerations for future site drainage and landscape materials.
- Develop a resiliency plan following guidance from the City of St Augustine's *Flood Mitigation Design Guidelines for Coquina Structures*, 2021.

ARCHAEOLOGICAL CONTEXT

Archaeological sites, located within the Town Plan district, contain significant resources that explain the early stages of exploration, colonization, settlement, and integration of native American, European, African, *mestizo*, and *criollo* cultures within the Southeast area of the continental United States (Figure 1).¹

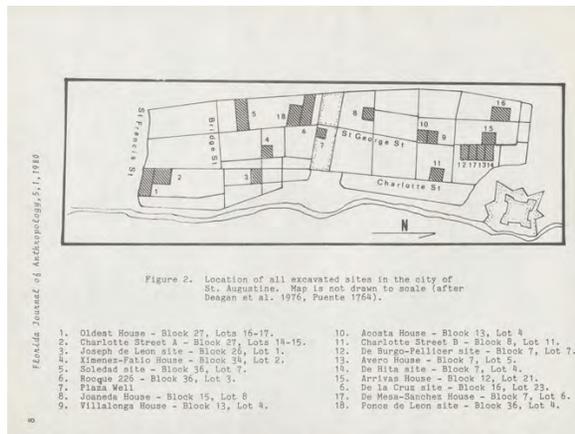


Figure 1 Map of archaeological sites, St. Augustine. 1980.

“Historical archaeology provides unique information on those aspects of culture for whom scarce or no documentary information exists,” stated Dr. Deagan.² While many of the earliest European communities in the Caribbean area and on the Atlantic coast of the American continent were abandoned, the residents of St. Augustine endured natural catastrophes, attacks of European rivalries, and various political and economic changes. The research, completed by multidisciplinary studies of St. Augustine’s cultural heritage, opened issues of colonialism,

¹ “Historic Preservation Element Draft,” 21.

² Deagan, “From Español to Criollo.”

³ Baram and Hughes, “Florida and Its Historical Archaeology,” 1.

identity formation, domination, resistance, ethnogenesis, and gender. The cosmopolitanism coming from historical archaeology situates the region and its sites in a global perspective.³

St. Augustine's long and continuous period of occupation provide and potentially yield rich material for historical, cultural, architectural, and archaeological studies contribute to comparative studies of with similar sites within Florida, the Southeast and Southwest United States, and the Caribbean region. The potential of further findings within the district's archaeological sites will fill still existing gaps in the historical record of urban space occupied during the colonial period, for which no comparable site exist within the continental United States.

The property, on which the Joaneda House stands, is within the Archaeological Zone Number I-A that consist of an area containing historic resources from the 17th to the 20th centuries (Figure 2).⁴

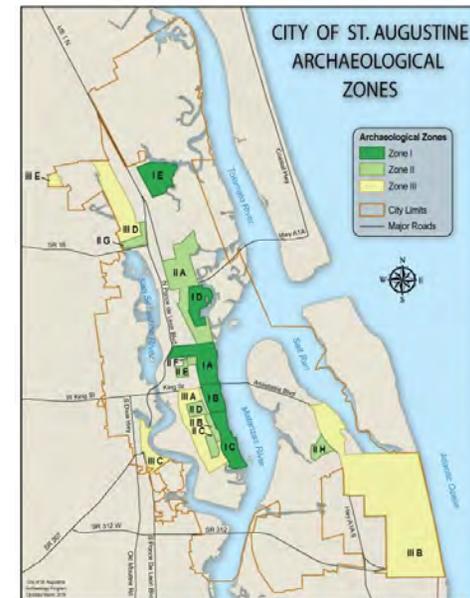


Figure 2 Archaeology Zones.
<https://www.citystaug.com>

⁴ Preservation Design Partnership, Llc., “City of St. Augustine, Florida. Preservation Plan.”

HISTORICAL CONTEXT

First Spanish Period (1565-1763)

Initial Settlement

February 1565, King Philip II of Spain asked Pedro Menéndez de Avilés, an experienced captain-general of the Mexican convoy of Spanish fleets, to summarize what was known about Florida, assess the French threat to occupy the North American east coast, and suggest what could be done to prevent such a settlement.¹ In reply, Menéndez repeated by then well-known news about French intent and the rumors that the English also intended to explore the coast of *La Florida*. According to Menéndez, the settlement in *La Florida* by any of Spain's rivals presented numerous dangers; therefore, Philip II initiated an expedition to *La Florida*. On March 15, 1565, Menéndez de Avilés became *adelantado* and obliged, beginning on May 31, 1565, to explore the Atlantic coast of North America and select a site for his first settlement.

During the next three years, he was obligated to ensure that five hundred settlers, including one hundred farmers and two hundred married men, would arrive in *La Florida* and to establish at least two towns, each adequately fortified to protect the residents against native and European attack.²

On September 4, 1565, the Spanish fleet discovered a good harbor near the Native American village of Seloy. They named their settlement St. Augustine, but the fleet continued north to attack Fort Caroline, established by the French.³ When Menéndez reached Fort Caroline, two fleets engaged in a brief, long-distance skirmish with their cannon. Realizing that the fight for *La Florida*

would have to wait, Menéndez and his fleet returned to St. Augustine.⁴

Arriving back at St. Augustine on September 6, the Spanish started to convert the large house given to them by the local Native American tribe, the Timucua, into a fortification. Menéndez did not step onshore until September 8, when he held a celebration, including a Mass and a meal attended by Spaniards and Native Americans.⁵

In 1566, settlers moved across the Matanzas Inlet to the east, onto Anastasia Island. No single clear source describes and dates the move from St. Augustine's location on Anastasia Island to the mainland where it is today. The archeological and documentary evidence suggests that starting from 1572, European and African heritage settlers first occupied St. Augustine's Town Plan area.⁶ Having moved back to the mainland, the Spanish constructed a wooden fort in the general location of the present Castillo de San Marcos. They also laid out and built a town some distance to the south of the fort. Further south of the town was a Franciscan monastery intended to support the outlying missions of Spanish Florida.

The Town Plan

Since its beginnings, the town was planned according to the Spanish colonial urban planning tradition, characterized by a gridiron-type plan, square urban blocks, and buildings set on property lines. The English attacked and burned St. Augustine in 1586, describing it as a "little town or village without (fortification) walls, built of wooden houses."⁷ The ca. 1589

¹ Hoffman, *A New Andalusia*, 224.

² Ibid., 228.

³ Barnes, "St. Augustine Town Plan," 89.

⁴ Ibid.

⁵ Ibid., 90.

⁶ Lyon, "On the Edge of History: The Oldest City 1565-1600."

⁷ Manucy, *The Houses of St. Augustine*, 15.

engraving, *S. Augustini: pars est terra Florida, sub latitudine 30 grad, ora vero maritima humilior est, lancinata et insulosa*, is a pictorial representation of the town by Baptista Boazio, an Italian cartographer who illustrated Sir Francis Drake's 1585-86 Caribbean voyage (or raid).⁸ The Boazio engraving, usually referred to as the Boazio Map, is not a strictly precise cartographic depiction (Figure 1)

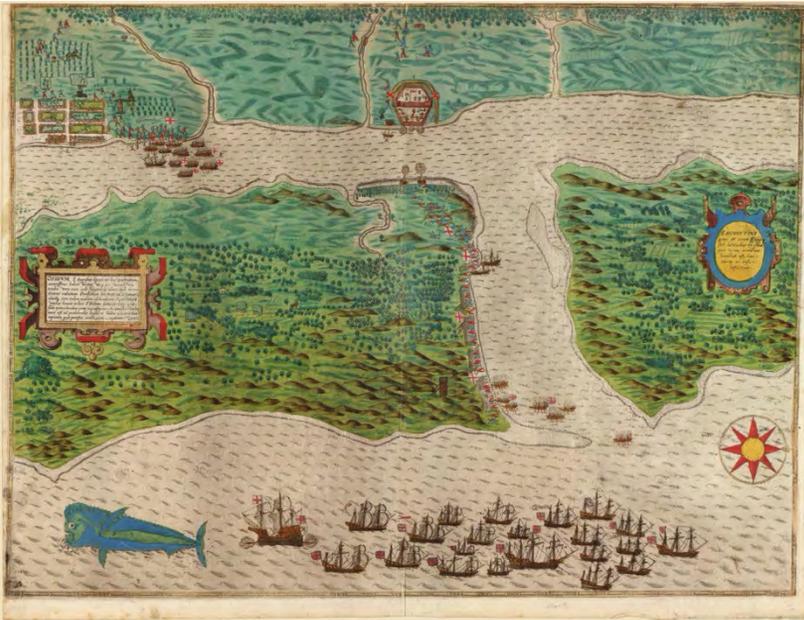


Figure 1 Boazio, Baptista. "Map and Views Illustrating Sir Francis Drake's West Indian Voyage, 1585-6." Image. London?, c 1589. Library of Congress Rare Book and Special Collections Division Washington, D.C. 20540-4650 USA. www.loc.gov/item/2007626708/.

The Boazio bird's view depiction of St. Augustine is the first known representation of any American city to the north of

⁸ Boazio, "Map and Views Illustrating Sir Francis Drake's West Indian Voyage, 1585-6."

⁹ "Encounters in America."

Mexico.⁹ The street grid, the location of the Plaza, and the organization of the urban environment appear to have followed the 1573 Royal Ordinances, with some departures influenced by the environment and social structure of the residents.

Seventeenth Century Town

In 1570 the Spanish crown assumed financial responsibility for *La Florida*, changing the colony from an intended commercial enterprise to primarily a military defense post to protect Spain's hold on the Atlantic coast.¹⁰ During the 16th and 17th centuries, St. Augustine grew slowly. Before the construction of the Castillo de San Marcos and during its construction years (1672-1695), European settlement was apparently restricted to the area of the *Plaza de la Constitución* and further south approximately to St. Francis Street.¹¹ During this period, settlement north of the Plaza seems to have been restricted to construction crews such as the Native American laborers conscripted by the colonial government.¹²

As the population slowly expanded, new residential lots were allocated north of the Plaza. The significant expansion of roads and the development of the residential lots resumed only during the last decades of the seventeenth century when extensive construction started to occur along St. George Street north of the Plaza. As the capital and northernmost stronghold in *La Florida*, St. Augustine was often threatened by conflicts among colonial empires and their legal and illegal representatives. On March 29, 1668, English pirates led by Robert Searles, also known as John Davis, attacked St. Augustine. An influx of monetary funds, soldiers, artisans, free civilian residents, and enslaved people to St. Augustine began with the construction of the masonry Castillo

¹⁰ Parker, "Historic Development of the Built Environment," sec. 2, pg. 1.

¹¹ Halbirt, "New Evidence for St. Augustine's 16th Century Cultural Landscape."

¹² Bostwick and Wise, "A Sub-Surface Survey of the City of St. Augustine," 9.

de San Marcos in 1672 in response to the privateer Robert Searle's attack (Figure 2).¹³



Figure 2 Aerial View from the Northwest, Showing Castillo and Its Relation to the Town -Castillo de San Marcos, 1 Castillo Drive, Saint Augustine, St. Johns County, FL. Library of Congress Prints and Photographs Division Washington, D.C. www.loc.gov/item/fl0095/.

The beginning of the construction of Castillo de San Marcos influenced the development of new urban lots along St. George Street. After the winter storms of 1678-88 and 1688-89 damaged many buildings in St. Augustine, Governor Quiroga began selling coquina stone to the townspeople. The well-to-do residents replaced their wooden and tabby houses with more permanent coquina buildings.¹⁴ After 1695, the Spanish rapidly constructed dwellings within the town's northernmost area. A few of the more

affluent residents built two-story masonry houses. Started as single or two-room, one-story homes, they maintained a one-room depth but expanded to form "L" and "U" shapes around courtyards. Most appeared to incorporate a commercial as well as residential function.¹⁵ Archaeologists have demonstrated that the town's development continued to adhere to the Spanish colonial urban planning traditions as it grew to the north and south, and during the eighteenth century, reaching the size and configuration that correspond to the contemporary boundaries of the Town Plan district.¹⁶

1702 The Attack

In 1670, the British established Charles Towne in their Carolina colony (modern-day Charleston, South Carolina) and further challenged Spain's dominance in Southeast North America. Throughout the 1680s, numerous raids, often using Native American allies, were conducted by both sides on small outposts. Despite another Spanish attempt to attack Charleston in 1686, most of the fight for territory was occurring away from the major settlements. The death of Spanish King Charles II in 1700 meant that Philip V, who was born into the French Royal family, would succeed to the Spanish throne. This succession was a major threat to the English, as they feared the combination of French and Spanish power in Europe and the New World.¹⁷

The War of the Spanish Succession (1701-1714), known in the North American theater as Queen Anne's War, had severe consequences for the Spanish *La Florida*. The British started to occupy territories southward from their Carolina colony into Spanish lands, and James Moore, the Governor of Carolina, led a major offensive against the Spanish in northeast Florida. British forces overran Spanish outposts north of St. Augustine and, on

¹³ Arana, "The Basis of a Permanent Fortification."

¹⁴ Barnes, "St. Augustine Town Plan," 10.

¹⁵ Bond, "Tradition and Change."

¹⁶ Halbirt, "La Ciudad de San Agustín: A European Fighting Presidio in Eighteenth-Century La Florida."

¹⁷ Barnes, "St. Augustine Town Plan," 96.

November 10, 1702, entered the town along the east bank of the San Sebastian River. During the fifty-one-day siege of St. Augustine, its residents left their houses and gathered behind the masonry walls of the Castillo de San Marcos. The Spanish purposefully destroyed buildings north of Cuna Street to establish a clear field of fire from the fort. Spanish reinforcements arrived from Cuba on December 30, 1702, finally driving Moore from the area.¹⁸ When the Carolinians withdrew, they burned what else the Spanish had not already deliberately destroyed. An inventory made in 1708 of the houses destroyed during the 1702 attack lists 32 houses burned by the Spanish to control the approaches to the Castillo and 123 structures burned by the English.¹⁹ The only surviving structures were approximately twenty houses and the Franciscan hermitage, *Nuestra Senora de la Soledad*, which served as St. Augustine's Parish church until the end of the First Spanish period.²⁰ Four buildings in the northern area of St. Augustine retain walls constructed during the First Spanish Period: the Avero House/St. Photios Greek Orthodox National Shrine (1735-1743) at 41 St. George Street, the Arrivas House (1710-1740) at 52 St. George Street, Rodriguez-Avero -Sanchez House (1753-1762) at 52 St. George Street, and the DeMesa-Sanchez House (ca. 1763) at 43 St. George Street. These remaining walls, and archaeological evidence found in numerous sites throughout the town, reveal the history of the development of the spatial configuration of the houses.²¹

Eighteenth-Century Town

Until the middle of the seventeenth century, the town's urban area was concentrated immediately around and to the south of the

Plaza, extending approximately to St. Francis Street.²² The first half of the eighteenth century in St. Augustine was an era of tremendous expansion. The population increased from 800 in 1710 to over 3,000 in 1736.²³

By 1737, the town's urban area grew to the present configuration of the Town Plan district's area. The 1737 *Plano Ciudad de la San Augustine* (Arredondo Map) is considered the first cartographic representation of the eighteenth-century town and its surrounding area (Figure 3).²⁴

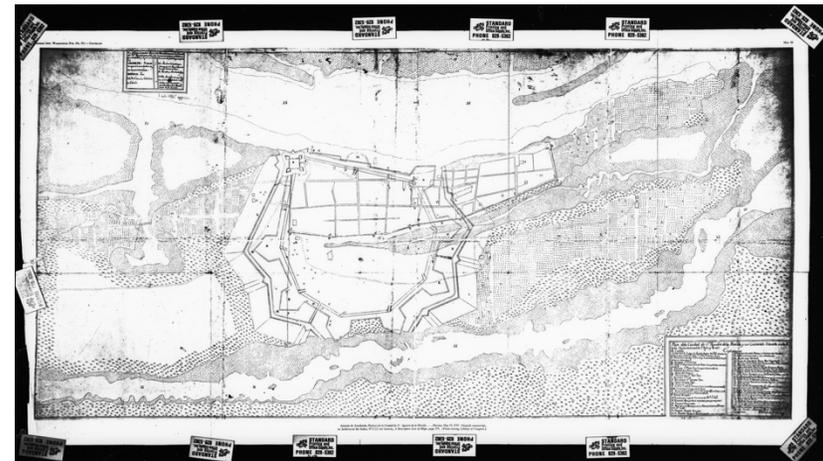


Figure 3 "City Plan of St. Augustine." 1737. Historic St. Augustine Preservation Board Map Collection. University of Florida Digital Collections. <https://ufdc.ufl.edu/USACH00201/00002>.

¹⁸ Hendryx, William, and Salo, "Phase I Cultural Resource Assessment," 4.

¹⁹ Arana, "Private Coquina Construction in St. Augustine, 1689-1702," 30.

²⁰ Koch, "Mortuary Behavior Patterning and Physical Anthropology in Colonial St. Augustine."

²¹ Deagan, "1977 Excavations of the DeMesa-Sanchez House Interior"; Bostwick, "Further Excavations in the DeMesa Sanchez House, 1977-1978"; Deagan, Halbirt,

and Parker Richbourg, "Excavations at the Tovar House"; Shepard, "Tovar House 2016 Excavations."

²² Halbirt, "New Evidence for St. Augustine's 16th Century Cultural Landscape."

²³ Deagan, *Archaeology at the National Greek Orthodox Shrine*, 1975:6.

²⁴ Arredondo, "Plano Ciudad de La San Augustine."

The map depicts the non-extant Cubo Line and Rosario Line, drafted by Spanish military engineer Antonio Arredondo Pirelli, who assessed the town's defenses.²⁵

In 1760, Father Juan Joseph Solana reported on the condition of St. Augustine, its residents, and the surrounding environment. Solana's report gives a detailed description of the town's built environment, including its location, building types, and construction methods:

The city is laid out longitudinally and is 630 *tuesas* [a *tuesa* is approximately 3 *varas* or 3 meters], North-South. Its width is of 200 *tuesas* East to West, to the banks of the river. The number of houses that settle it are 303 of stone and flat roofs; 23 roofed of shingles or boards, of the same material 26; and among one and others, some of 2nd story. Those of one story covered with thatches are 190, and the rest of board or palm thatch.²⁶ The Governor's house is of stone and covered with board..²⁷

The 1764 *Plano de la RL. Fuerza Baluartes y Linea de la Plaza de SN. Agustin de Florida* (Puente Map) depicts the slightly irregular urban blocks, delineated by the streets of various widths and only generally following a strict gridiron pattern (Figure 4). The 1764 Puente Map, drawn by the Royal Spanish engineer Juan Elixio de la Puente, is the earliest measured property map of St. Augustine's urban area and includes information about property ownership and construction materials for all buildings in St. Augustine at the end of the First Spanish period.²⁸ While the Puente Map does not depict the precise scale of urban blocks by

contemporary standards, it is one of the most valuable documents that guide historians and archaeologists.

1763 -1782 British Period

In 1763, in exchange for Havana, Cuba, which had fallen to the British Navy in 1762, Spain ceded its holdings in Florida to Great Britain. The exchange was part of the Paris Peace Treaty's terms, which ended the Seven Years' War (more commonly known in the United States as the French and Indian War) and marked the beginning of twenty years of British rule in Florida. The transfer of power began on July 21, 1763, with the arrival to St. Augustine of four companies of the British First Regiment under the command of Captain John Hedges.²⁹ Florida's first British Governor, James Grant, arrived in St. Augustine in 1764, commenting that "the town consisted of four streets crossing at right angles and walled in."³⁰ Governor Grant initiated the upgrading of the existing military structures, the expansion of infrastructure, and the construction of civic buildings. During the American Revolution, the population of St. Augustine expanded with an influx of Loyalists forced to flee their homes in the colonies of Georgia and Carolina. In part, the town's population increased because, in 1777, the group of indentured servants from Greece, Italy, and Minorca fled the New Smyrna plantation, settled in the north section of the town, and became an integral part of the community.³¹ The British government responded to the need for housing these people by constructing numerous prefabricated, wooden, one-and-one-half-story dwellings.³²

²⁵ Llopis Verdú, Piquer-Cases, and Serra, "Plan de La Ciudad de San Agustín," 190.

²⁶ Solana, "Juan Joseph Solana Report on the Condition of St. Augustine 1760," 564.

²⁷ *Ibid.*, 26–568.

²⁸ Deagan, *America's Ancient City*, xviii.

²⁹ *Ibid.*, 101.

³⁰ *Ibid.*, 102.

³¹ Archaeological Consultants, Inc., "Cultural Resource Assessment Survey. Colonial Quarter, St. Augustine, St. Johns County, Florida," 3–4.

³² Barnes, "St. Augustine Town Plan," 13.



PLAN of the TOWN of
ST. AUGUSTINE
the CAPITAL of
EAST FLORIDA.

SCALE,
660 Feet or 1 Furlong.
0 100 660 Feet.

Figure 5 Jeffreys, Thomas. "Plan of Town of St. Augustine, the Capital of East Florida." London, Great Britain: William Faden, 1777. <https://ufdc.ufl.edu/UF90000096/00001>.

The 1777 *Plan of the town of St. Augustine, the capital of East Florida*, made by Thomas Jeffreys, depicts St. Augustine's town plan during the early British period, enclosed by Spanish defensive walls (Figure 5).³³

Some of the more affluent British residents acquired pre-1763 coquina masonry houses. They expanded them with masonry or wooden second floors, a gable roof with wooden shingles, glass windows, and chimneys. However, the British retained the privacy walls and garden gates that led to the properties. The change of the entrance to the building's interior from the street instead of the courtyard also developed during the British period. The existing British building traditions, and new public-private functions of the buildings, required a change in the entrance placement. During the British period, chimneys were added. The widespread availability of glass during the British period resulted in replacing the Spanish *rejas* with multi-pane windows flanked by exterior shutters. Open two-story porches and balconies for more substantial, two-story houses continued to be constructed well after the colonial period. Several buildings, including the Llambias and González-Alvarez houses on St. Francis Street and the DeMesa-Sanchez House on St. George Street, display this fusion of Spanish and British building traditions.³⁴

1784 – 1821 Second Spanish Period

In 1783, the British returned Florida to the Spanish Crown. While several Floridian families returned to St. Augustine, British, Greek, and other nationalities outnumbered Spanish-speaking residents. While the community significantly changed over the British period, the town's built environment retained its Spanish character. The street grid was not changed, the government and public buildings surrounded the Plaza, and residents' houses

abutted the street lines. With the departure of the British, the town's population decreased and, consequently, created an excess of housing. As a result, many houses stood vacant and therefore deteriorated. When Governor Manuel de Zéspedes assumed control of St. Augustine from British Governor Patrick Tonyn on June 27, 1784, he found the town in disrepair. Like nearly all of the public buildings in St. Augustine, many of the private residences were in a deteriorated state at the end of the British period. Almost one hundred coquina houses still stood in St. Augustine when the Spanish returned; however, historical records estimated that nearly 40% (110 of 277) of the total residencies were deemed uninhabitable.³⁵ Most were the holdings of agent Jesse Fish. Fish had remained in St. Augustine after 1763 and was charged with selling Spanish properties to prospective incoming British buyers. However, most of the houses remained unsold, and after Fish's death in February 1790, the deeds were transferred to the Spanish Crown. Over the next few years, the government auctioned these houses and lots, which led to a "rash of legal suits by the old owners or their children and grandchildren to regain the old homesteads."³⁶ The renovation and construction of new residential buildings significantly resumed after 1791, when the Spanish started to sell properties that previously had an entangled ownership history related to the change of imperial powers in Florida and the unresolved interests of various previous owners.³⁷

U.S. Territorial Period and Reconstruction (1821-1877)

In 1821, Florida became an American Territory. An influx of new settlers arrived in the territory, including St. Augustine. Some Spanish citizens, particularly the Minorcans, remained in East Florida.³⁸ Real estate speculation fueled a boom during the early

³³ Jeffreys, "Plan of Town of St. Augustine, the Capital of East Florida."

³⁴ Barnes, "St. Augustine Town Plan," 12.

³⁵ *Ibid.*, 106.

³⁶ *Ibid.*

³⁷ Adams et al., "Historic Sites and Buildings Survey of St. Augustine, Florida."

³⁸ Oppermann, "The Ximenez-Fatio House. St. Augustine, Florida," 18.

years of the territorial period.³⁹ Despite the expectations of many, the economic boon of the early territorial period was short-lived. An inadequate transportation system was a significant obstacle to the development of St. Augustine and the surrounding area.⁴⁰ While the Second Seminole War (1835-1842) produced temporary economic prosperity, St. Augustine entered a period of economic decline during the 1840s.⁴¹ The American Civil War did little to improve economic conditions, and by 1865 the city was physically dilapidated and economically deteriorated (Figure 6).⁴² Following the war, inadequate transportation facilities still kept St. Augustine isolated.⁴³ Despite its isolation, St. Augustine began developing one crucial aspect of its economy during the territorial period. Invalids seeking refuge from harsh northern winters arrived annually.⁴⁴



Figure 6 St. Augustine, ca. 1861 <https://www.floridamemory.com>

³⁹ Connally, “St. Augustine Historic District. FMSF SJ00010,” 31.

⁴⁰ Ibid., 37.

⁴¹ Ibid.

⁴² Ibid.

⁴³ Ibid.

The early American Period in St. Augustine, from 1821 until the Civil War, saw continuity and architectural change. Most of the colonial Spanish-British defensive structures were considered obsolete. The Cubo Line and the remaining elements of the Rosario Line were allowed to deteriorate. In the early years, vernacular residential buildings were similar to late colonial buildings in materials, size, lot placement, and construction techniques. This was a period when the decorative treatment of ashlar-scored stucco on coquina buildings became a popular design feature.⁴⁵

Tourism and the Flagler Era (1887 -1920)

The transportation problems of St. Augustine and other isolated regions of northeast Florida diminished during the early 1870s when railroad construction began.⁴⁶ In 1870, the St. Johns Railroad completed a line from Toccoi to St. Augustine, and the railroad line from Jacksonville reached the city in 1883.⁴⁷ The northern visitors, who earlier traveled by steamship from Charleston or Savannah, gained easier access to the town, frequently referenced as ‘Ancient City.’ The construction of railroads marked a new period in the history of St. Augustine, resulting in revitalization, growth of the economy, and the influx of new residents. Part of Hypolita Street and both sides of St. George Street became lined with shops, boarding houses, and large hotels. The areas off St. George Street remained essentially residential. St. George Street underwent major changes in the late nineteenth and early twentieth centuries with the construction of the City Hall at the corner of Hypolita Street, the demolition of colonial structures, and the erection of commercial brick buildings.

⁴⁴ Ibid.

⁴⁵ Davenport and Weaver, “St. Augustine Inventory. St. Johns County, Florida,” sec. 5, pg. 15.

⁴⁶ Connally, “St. Augustine Historic District. FMSF SJ00010,” 33.

⁴⁷ Ibid.

Railroad construction was the key event in the city's development during the late nineteenth century, and Henry M. Flagler was the key individual.⁴⁸ Flagler visited St. Augustine in 1885 and soon after transformed the small town into a winter resort for wealthy northerners.⁴⁹ St. Augustine later became known for Flagler's hotels constructed in the 1880s, including the Ponce de Leone, Casa Monica, and Alcazar. However, hotels and boardinghouses served St. Augustine's visitors decades earlier. The Florida House Hotel opened in 1832; the Planter's Hotel at the Corner of Charlotte and Treasury streets was used as a guest house by about



Figure 7 Hotel San Marco, 1891. <https://www.floridamemory.com>

1848.⁵⁰ Isaac W. Crufts, in 1885 opened San Marco Hotel, a 600-room hotel on the land next to the Castillo (Figure 7). H. Flagler and his second wife, Ida Alice Shrouds, spent their honeymoon in this hotel.⁵¹ Flagler not only built hotels, but he also bought railroads and extended the tracks southward.⁵²

The Flagler era in St. Augustine had run its course by the first years of the twentieth century. During the 1890s, H. Flagler was increasingly focused on his railroad and hotel developments in the southern part of the state.⁵³ Nevertheless, St. Augustine continued attracting tourists. By the turn of the twentieth century, the population soared as visitors bought a property and settled, some for the winter and some permanently.⁵⁴ Despite many fears, the local tourist industry prospered during World War I, as people who had earlier traveled overseas instead came to Florida and visited St. Augustine.⁵⁵

Land Boom And World War II (1920-1945)

In the middle of the 1920s, St. Augustine joined the rest of Florida in an unprecedented land boom.⁵⁶ The new subdivisions were created, and the sales were strong, but there was little construction. After the collapse of the land boom in 1926, these subdivisions would mostly lay dormant until the post-World War II population's demand for home sites.⁵⁷

⁴⁸ Ibid.

⁴⁹ Ibid.

⁵⁰ Oppermann, "The Ximenez-Fatio House. St. Augustine, Florida," 20.

⁵¹ Ibid., 21.

⁵² Ibid., 22.

⁵³ Connally, "St. Augustine Historic District. FMSF SJ00010," 33.

⁵⁴ Oppermann, "The Ximenez-Fatio House. St. Augustine, Florida," 23.

⁵⁵ Connally, "St. Augustine Historic District. FMSF SJ00010," 33.

⁵⁶ Parker, "Historic Development of the Built Environment," sec. 2, pg. 10.

⁵⁷ Ibid.

ARCHITECTURAL CONTEXT

The primary source of the description of the colonial period built environment within the Town Plan area is the 2006 St. Augustine Town Plan Historic District Additional Documentation Study completed by Dr. Mark R. Barnes. The 2006 Study is used throughout the following section and is therefore not footnoted.¹

St. Augustine Plan

Historians, architectural historians, and archaeologists have analyzed various cultural processes that influenced St. Augustine's built environment, such as nature, European vernacular buildings, architectural styles, and emerging Spanish-American material culture. One of the most significant research projects on colonial-period buildings was the historical and architectural research of A. Manucy, whose work on the Spanish colonial masonry dwellings of St. Augustine defined the stylistic term "St. Augustine Plan." Manucy, who traced his family history back to the colonial days of St. Augustine, had for several years been the historian and restoration researcher for the National Park Service at the Castillo de San Marcos and was therefore familiar with the historical records, history, and architecture of St. Augustine. In the late 1950s, Manucy received a Fulbright Research Scholarship to study historic Spanish architecture on the Iberian peninsula and compare it with contemporary colonial buildings in St. Augustine, Florida. With this background, in 1962, he published the seminal work on the residential architecture of colonial St. Augustine, *The Houses of St. Augustine, 1565-1821*.

Considering the long colonial history of St. Augustine, the coquina masonry "St. Augustine Plan" buildings were the logical outcome of an extended Spanish tradition of private dwelling construction that was transferred to the New World but modified to adapt to the environmental conditions of Florida. Manucy, from

his research on Iberian farmhouses, found various similarities. According to Manucy, utilitarian, south-facing Iberian loggia-like areas, used to house the farm cart and shelter access to tool and supply storerooms, were similar to the loggias typical to "St. Augustine Plan" houses. In addition, Manucy analyzed the similarities and differences between the balconies, that in Spain were used for drying grain or clothes and called *solanas* or sun galleries, and balconies of St. Augustine's houses: "the structural members of the balcony became shorter and heavier than the Spanish prototypes, perhaps because lumber was more plentiful, and the depth of the balcony increased from a narrow three or four feet to a comfortable five or six." Manucy admitted that Iberian folk building traditions were significantly influenced by Florida's local materials and construction methods. When British settlers from northern colonies arrived in St. Augustine, they added elements to the distinct vernacular architecture already developed through the Spanish and British Caribbean colonies.

Jay D. Edwards, a professor of anthropology at Louisiana State University and researcher of historic vernacular architecture in the West Indies, noted that it is difficult to attribute the various external factors that influenced the design of Caribbean vernacular architecture. According to Edwards, it is possible that enslaved people of African descent, who constructed many of the earliest dwellings, contributed to the development of the building type, which was characterized by open porches, loggias, and wrap-around galleries. The construction methods of African and European folk housing were similar in several fundamental ways. For example, two- or three-room rectangular houses with mud walls and thatched roofs could have been found as easily in early rural England as in much of West Africa. The galleries, porches, and loggias were functional and characteristic components of Spanish and English vernacular architecture throughout the West Indies. The hip roof form is common to English and colonial

¹ Barnes, "St. Augustine Town Plan."

buildings beginning in the seventeenth century, and many purely British islands, such as Barbados and Antigua, and the mansions of the Virginia tidewater, abound in hip roof structures.² Edwards defined the colonial period building traditions:

It is a complex patchwork of partially shared, partially unique architectural themes. The timing of the development of these themes is often quite separate from the timing of the rise and fall of the parental European and American traditions. In the Caribbean, architectural innovation and borrowing are often an artifact of local island history: economic boom periods, settlement, conquest, and trade relations.³

Throughout the 250 years of Spanish occupation and the brief interlude of British ownership, the vernacular, Spanish-inspired houses changed from wooden dwellings to tabby, and, finally, to masonry structures. However, the basic First Spanish period architectural floor plan of covered porches and galleries on the rear or loggias on the side was retained because it suited the needs of residents and the Florida climate.⁴ The “St. Augustine Plan,” developed by St. Augustine’s residents, and defined by A. Manucy, represents a convergence of many cultural aspects, such as European and African vernacular building traditions disseminated through the Caribbean region, the 1573 Spanish Ordinances that regulated the layout of streets and dimensions of individual house lots, and distinctive building types that developed throughout the Spanish and British colonies (Figure 1).

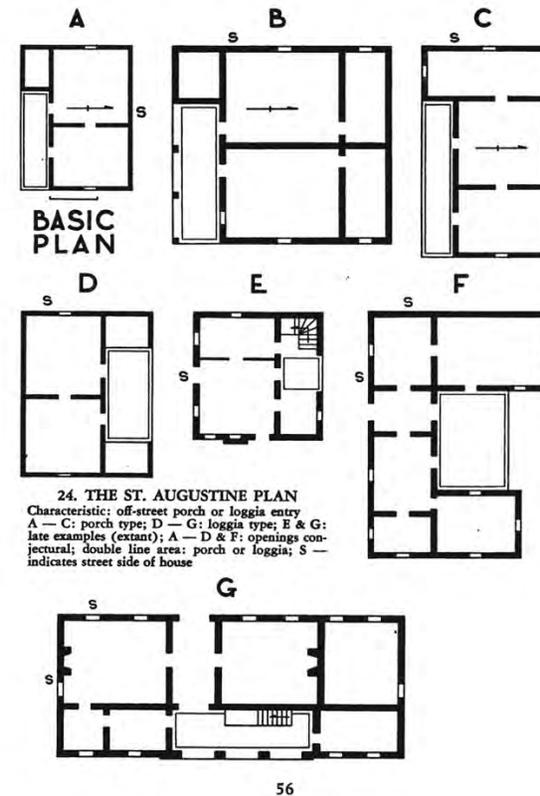


Figure 1 St. Augustine Plan.
Image source: A. Manucy, *The Houses of St. Augustine*

² Edwards, “The First Comparative Studies in Caribbean Architecture,” 197.

³ *Ibid.*, 177.

⁴ Barnes, “St. Augustine Town Plan,” 121.

Coquina Buildings and Structures

The most distinctive building material used in St. Augustine is a native stone called coquina (Figure 2).



Figure 2 Exterior wall of the Rodriguez Avero Sanchez House, 52 St. George Street. Photo: Sarah Rayan.

As early as 1580, Governor Pedro Menéndez Marqués reported the discovery of shell stone, or coquina, deposits on Anastasia Island to the east of the town. In his letter to the Crown, he noted: "... I went to an Indian town four leagues from this [St. Augustine] ... I found an abundance of stone near the sea... I will

endeavor to have some of it brought here..."¹ In 1593 a representative of the governor of Florida in Madrid petitioned to finance the construction of a stone fort.² Despite the availability of financial resources, the work was delayed because of the absence of a skilled workforce in St. Augustine. Governor Gonzalo Méndez Canzo y Donlebún arrived in Florida in 1596, evaluated local unstable geological conditions, and concluded that masonry construction for fortifications was impractical because: "in digging one cubit (about 18 inches) beneath the surface one finds sand and water."³ However, in 1598, Governor de Canzo ordered the construction of a stone structure inside the fort to secure the powder and munitions. In 1604, still lacking stonecutters, engineers, and sufficient funds, Governor Pedro de Ibarra found a compromise and used the stone to construct a wall to enclose the fort's courtyard and possibly the powder magazine. In 1612 Governor Juan Fernandez de Olivera expressed regret that coquina had not been used to construct the fort and remarked how easily that could have been done. The use of coquina for private construction was considered as early as 1655 when Governor Diego de Robello suggested that the town could be improved if the local stone would be used to construct the fort, other public buildings, and private dwellings.⁴

Archaeological evidence suggests that St. Augustine's residents started using coquina to construct wells in the first decades of the seventeenth century.⁵ A well, constructed of coquina blocks fastened by mortar, was revealed when archaeologists excavated the Cofradia site BL30 L3 at 230 Charlotte Street. The well on the Cofradia Site required a large amount of coquina and the work of skilled stonemasons. The discovery of this well and its probable early date of construction (ca. 1614)

¹ Manucy, *The Houses of St. Augustine*, 17.

² Arana, "Private Coquina Construction in St. Augustine, 1689-1702," 25.

³ Manucy, *The Houses of St. Augustine*, 17.

⁴ Arana, "Private Coquina Construction in St. Augustine, 1689-1702," 25.

⁵ Palting, "Excavation of the Cofradia Site: First Spanish Coquina Well in St. Augustine," 61.

changed the long-standing estimate that stone was not used before the military construction.⁶

The sacking of the town by the English pirate Robert Searle in 1668 and the establishment of the British colony of Carolina in 1670 advanced the change in the building material for St. Augustine's private residences. To protect Spanish Florida from future pirate attacks and threats from British colonies to the north, the Spanish Crown authorized funds and technical personnel to open the coquina quarry on Anastasia Island in 1671.⁷ The infrastructure that allowed material production and transportation to the construction site was established. The cornerstone was laid in 1672 for the construction of Castillo de San Marcos, a masonry fort completed in 1695.⁸

The storms in the winter of 1678-88 and 1688-89 damaged many buildings in St. Augustine. On December 5, 1689, Governor Quiroga ordered master carpenters in St. Augustine to inspect three residences – the Governor's House and two residences of Royal Treasury officials. As a result of the inspection, Juan Antonio de Illescas, Diego Tejada, Alnos Garcia de lam Vera, Diego de Rivera, and Juan de Soto recommended reconstruction of the building using stone for the foundations and the first story,

wood for the second story, and wood shingles for the roof, since tiles were unavailable in the city.⁹ After assessing the coquina quarries, and with the recommendation of master stonecutter John Collins, Governor Quiroga allowed the sale of coquina rubble and hewn stone to St. Augustine's residents.¹⁰ Most probably, the reconstruction of the official residence preceded any private house construction. After the 1702 destruction of the town, coquina was used in various forms and for multiple purposes.

During the British and Second Spanish periods, numerous coquina masonry military structures and domestic buildings were constructed. Coquina houses were built at least until 1869, when George Burt started construction of a new store.¹¹ In the 1880s and 1890s, coquina was used as gravel in poured concrete construction. In the early twentieth century, coquina was used for locally produced concrete blocks. Another widespread use was a shell dash finish to stucco exteriors. Coquina is used primarily for architectural details, road beds, and sidewalks. The original Spanish Coquina Quarry, located within the boundaries of Anastasia State Park, was listed on the NRHP on February 1972 (NRHP Reference # 72001462).

⁶ Ibid., 64.

⁷ Barnes, "The Eighteenth-Century Gonzalez-Alvarez (Oldest) House," 248.

⁸ Manucy, *The Houses of St. Augustine*, 20.

⁹ Arana, "Private Coquina Construction in St. Augustine, 1689-1702," 27.

¹⁰ Ibid., 28.

¹¹ "News."

ST. AUGUSTINE'S PRESERVATION MOVEMENT

The significant new developments of the 1880s and their need for land influenced the visual appearance of the old town.¹ When in 1821, the United States acquired Florida, the colonial presidio contained some 300 buildings, the most abundant physical legacy of Spain's presence on the North American continent. About ninety percent of these buildings have been lost. They were either demolished by natural forces such as insects, rainfall, humidity, and fire, but most were wrecked for the development of commercial and residential properties.² The loss of colonial architecture contributed to greater recognition



Figure 1 Anonymous. City Gate Looking South on St. George Street. ca 1890. University of Florida Digital Collections.

¹ Oppermann, "The Ximenez-Fatio House. St. Augustine, Florida," 25.

² Preservation Design Partnership, LLC., "City of St. Augustine, Florida. Preservation Plan." 4.1.

³ Oppermann, "The Ximenez-Fatio House. St. Augustine, Florida," 25.

of their value, and local resistance to Flagler's development had deepened by the 1890s, sparking a renewed interest in preserving the remaining colonial-era properties in the City.³ In 1907, a local women's group prevented the demolition of the coquina City Gates (Figure 1).

In 1918, the St. Augustine Historical Society, founded in 1883, acquired and interpreted the Gonzalez-Alvarez (Oldest) House on St. Francis Street.⁴

Inspired by Colonial Williamsburg, the City's government made its first attempt at historic preservation with the assistance of the Carnegie Institute of Washington, D.C.⁵ In 1936 and 1937, the Work of Progress Administration (WPA) conducted surveys of the City's historic buildings. During the 1930s, the Carnegie committee surveyed the resources of St. Augustine, including extant structures, and collected documentary and archaeological information. In 1938, the Carnegie Institute and the St. Augustine Historical Society purchased the Llambias House; they deeded it to the City of St. Augustine. In 1939 the Florida Colonial Dames purchased the Ximenez-Fatio property. The City received a gift in the trust of the Pena-Peck House.⁶ Although the scarcity of funds and local workforce during World War II delayed much of the preservation work during the 1940s and 1950s, the groundwork was set for much of the restoration and archaeology conducted in St. Augustine.⁷

⁴ Ibid.

⁵ Parker, "Historic Development of the Built Environment," sec. 2, pg. 11.

⁶ Oppermann, "The Ximenez-Fatio House. St. Augustine, Florida," 34.

⁷ Ibid., 35.

Preservation efforts expanded in the mid-20th century. Until the late 1950s, preservation projects in St. Augustine, except for the National Park Service, were undertaken by private persons or groups.⁸ In 1959 the State of Florida established the St. Augustine Historical Restoration and Preservation Commission

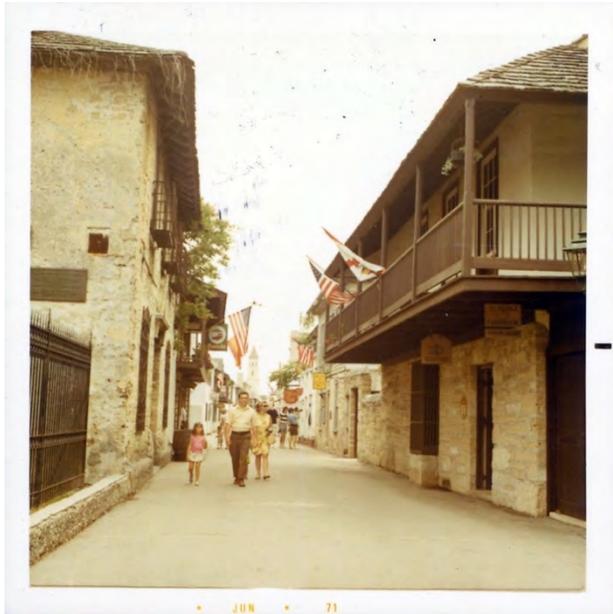


Figure 2 Anonymous. *St. George Street, Looking South. 1971.*
<https://ufdc.ufl.edu/USACH00138/00008/citation>.

(later renamed St. Augustine Historic Preservation Board). The 400th anniversary of St. Augustine's founding in 1965 also

renewed interest in historic preservation among residents and business owners.⁹ The restorations and reconstructions undertaken in the 1960s and 1970s were part of a significant effort to provide St. Augustine visitors with an accurate interpretation of the town's history. These works resulted in numerous reconstructed buildings that returned the Colonial Period's visual appearance to the area along St. George Street (Figure 2).¹⁰ The City Gate and then the north section of St. George Street were closed to automobile traffic as part of the restoration program.¹¹

Until 1997 there were over forty colonial-era buildings restored and reconstructed in the northern section of the colonial area of St. Augustine adjacent to the Castillo.¹² Professional historians and archaeologists produced a rich and abundant body of scholarship. During the 1970s, archaeologists Hale Smith, Charles Fairbanks, John Griffin, Kathleen Deagan, and Robert Steinbach, and historians Albert Manucy, Luis Arana, Eugene Lyon, Paul Hoffman, Michael Gannon, Michael Scardaville, Thomas Graham, and Amy Bushnell established a base of knowledge that supports current research and preservation efforts.¹³

In 1998, the City adopted the Historic Preservation Element of the St. Augustine Comprehensive Plan, followed by the City's designation as a Certified Local Government, one of the first such efforts in Florida.¹⁴ At the time of its preparation, there was a strong emphasis on preserving the Town Plan's earliest buildings and ensuring that new construction was compatible with the colonial context.¹⁵

⁸ Parker, "Historic Development of the Built Environment," sec. 2, pg. 13.

⁹ *Ibid.*, sec. 2, pg. 12.

¹⁰ Barnes, "St. Augustine Town Plan," 116.

¹¹ Parker, "Historic Development of the Built Environment," sec. 2, pg. 14.

¹² Oppermann, "The Ximenez-Fatio House. St. Augustine, Florida," 27.

¹³ Preservation Design Partnership, Llc., "City of St. Augustine, Florida. Preservation Plan."

¹⁴ "City of St. Augustine Historic Preservation Master Plan," sec. pg. 2.

¹⁵ *Ibid.*

JOANEDA SITE - ARCHAEOLOGY

The Joaneda House is located within the archaeological site 8SJ05663 (also Block 15) and stands on the archaeological site BL15 L7. In 1973-1975 archaeological excavations at the Joaneda site were undertaken by the Historic St. Augustine Preservation Board. The project's purpose was to determine the construction dates of the existing structure.¹ The findings established that the site's occupation started approximately 1740-1760.²

In 1970s archaeologists unearthed several pits and two probable wall footings, one running east to west along the south wall of the South Room of the Joaneda House and another along the west wall of South Room running north to south (Figure 15). These features belong to a masonry structure erected before 1763.³

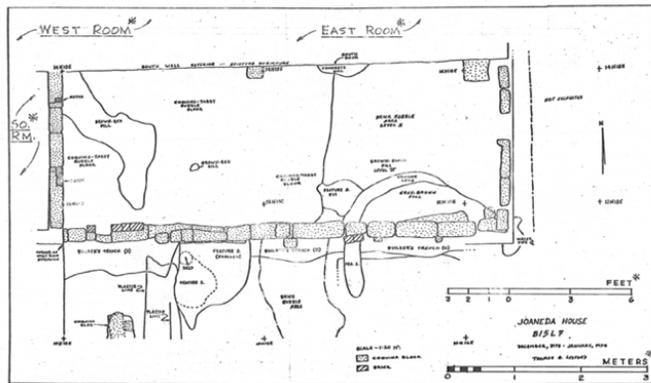


Figure 1 Excavations and Joaneda site. Ledford, Thomas G. "Preliminary Report of Excavations at the Joaneda House B15L7," February 6, 1975.

¹ "Site 8-SA 15-7: Joaneda."

² Deagan, Bostwick, and Benton, "A Sub-Surface Survey," 12.

³ Ganzel, "Report on Excavations at the Joaneda House B15L7."

⁴ "Site 8-SA 15-7: Joaneda."

⁵ Ledford, "Preliminary Report," 3.

One of the character-defining features of the St. Augustine Plan is an entry to the building's interior through the off-street porch. The 1973-74 excavations, supervised by Thomas D. Ledford, analyzed whether a porch, which extended along the building's south façade, existed during the original period of construction.⁴ The scars on the southern wall of the standing structure suggested that the addition had extended southward from the West and East rooms. The excavations revealed the porch's tabby floor, which was probably part of the original construction or was constructed soon after the ca. 1806.⁵ There was no evidence of roof support, and the coquina footings that could support a heavy masonry column or arch.⁶ In 1974, there were two visible window and door openings towards the porch area: an opening to the south from the East Room and the other to the east from the South Room.⁷

The wall construction in the South Room varies; often, within one wall area, large regular coquina blocks are mixed with coquina rubble construction. The 1975 archaeological investigation evaluated the possible date of construction of the South Room, especially the possibility that the wall openings in 1975 were original to 1806 construction. In 1975, three door openings existed.⁸ The excavations revealed the location of original openings in the foundations of the South Room's north, east, and south walls.⁹

⁶ *Ibid.*, 7.

⁷ *Ibid.*, 2.

⁸ Ganzel, "Report on Excavations at the Joaneda House B15L7."

⁹ *Ibid.*

CHRONOLOGICAL DEVELOPMENT

The section of the colonial city of St. Augustine bounded on the north by Hypolita Street and on the south by Cathedral Place is an area that combines a commercial business district, tourist attractions, and some residential units.¹ The area was first developed in the late 17th century as the colonial community expanded northward towards the newly-completed Castillo de San Marcos. The entire city was destroyed in 1702 by the invading South Carolinians, but by mid-century, the Rosario defense line has been erected along present day Cordova Street and numerous residences had been rebuilt on all streets, particularly between Charlotte Street and the bay. By the end of the colonial period (1821), this area was one of the most densely populated in the city, and a number of Colonial Period buildings still stand.²

The one and one-half story Spanish Colonial style building at 57 Treasury Street, known as the Joaneda House, was built about 1806 and is one of thirty-six extant colonial period structures in St. Augustine.

The Joaneda House has undergone several changes since its construction in the early 19th century. Most of the locations for the window and door openings have changed, and several additions to the coquina structure enlarged the interior space. However, the original L-shaped floor plan of the extant colonial coquina structure, with an open porch to the south, remains unchanged since its construction.

Architectural and archaeological research indicated that the original interior floor was constructed of wood, and tabby covered the porch area. The attic space was floored and created

a secondary habitable area. Sometime by 1894, and perhaps as early as 1888, the central window on the north facade was changed into the principal entrance to the building. The former entry door from the south side was converted into a window. New access to the porch was provided by transforming the south window on the east facade into a doorway. Other late-nineteenth-century changes included: opening a window in the east facade's gable end, the repair and replacement of the window sashes, sills, and frames, and the possible rebuilding of the north dormer. The building underwent another change in the mid-1920s when the porch was enclosed and partitioned and a wood-frame, stuccoed wing was added to the south. Decorative metal grilles were installed to protect the windows (Figure 1). In 1971, the 1920s addition was demolished.



Figure 1 Joaneda House before restoration, ca. 1973

¹ Scardaville, "The Joaneda House 8SJ02285."

² Ibid.

Ownership History

The property on which Joaneda House stands, was inhabited since the late 18th century when non-extant wood-frame and tabby buildings were constructed. The earliest reference to the ‘coquina’ house is noted in the letter written by Juan Joaneda, seeking a permit to sell, dated January 27, 1806. Joaneda was among those Minorcans who came to Florida in 1767 to work and live at New Smirna settlement. As many other Minorcans, Joaneda moved to St. Augustine when Governor Tonyn allowed them to settle on undeveloped lands in the northern end of the colonial city. Joaneda worked in a number of occupations, including carpentry, fishing, and farming.³ In addition to his house in town, he also owned several acres of land west of present-day Cordova Street between Bridge and King Streets.⁴

In 1970, Joice E. Harman, a Historic St. Augustine Preservation Board historian, documented the chronology of the property’s ownership from its first occupation until 1971, when Elizabeth Towers acquired the house (Figure 2). Subsequent ownership and field data indicated that the structure described in 1807 was not demolished or extensively rebuilt until 1925. During the research that contributed to the restoration of the building, archaeological and architectural information was added, and ownership history was included in the FMSF 8SJ02285 (see Appendices, pg. 132).

Sarah Elizabeth de Lannoy Morley Towers

Herschel Shepard, a restoration architect for the Joaneda House, remembered Mrs. Towers: “She was a powerful member of the Historic St. Augustine Preservation Board, and the Board was made up of people like Mrs. Towers who had really very powerful political positions in the state I would say. She was a wonderful woman. She insisted on being called Old Lady Towers. I could

never muster the strength to do that, but that’s what she would like to be called. And as I said, she intended to buy this house [The Joaneda House] and restore it and give it to the Preservation Board.”⁵



Figure 2 S.E. Towers. Image source: St. Augustine Historical Society archives, St. Augustine, Florida

In 1975, Mrs. Towers donated the Joaneda House to the Historic St. Augustine Preservation Board, a Florida State agency established in 1959.

³ Ibid.

⁴ Ibid.

⁵ Herschel Shepard 2011 Interview, 49.

Historic St. Augustine Preservation Board of Trustees

In 1959, the Florida legislature created the Historic St. Augustine Preservation Board (then called the St. Augustine Historical Restoration and Preservation Commission), the state's first major historic preservation agency. This agency was created to exercise responsible management of historic and archaeological resources that possess unique state and national importance and "to acquire, restore, preserve, maintain, reconstruct, reproduce and operate for the use, benefits, education, recreation, enjoyment, and general welfare of the people ... (the)... historical and antiquarian sites" in St. Augustine and its surroundings (Figure 3).⁶

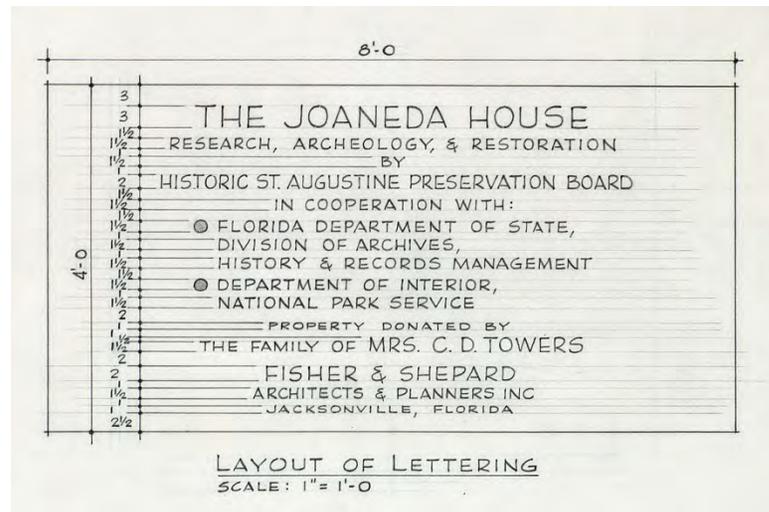


Figure 3 Joaneda House restoration, layout of lettering, 1975.
<https://ufdc.ufl.edu/AA00011924/00031/citation>

In 1997 the Historic St. Augustine Preservation Board was dissolved by an act of the Florida legislature. Local preservation activities, including property management, maintenance of buildings and grounds, operation of the Spanish Quarter living history museum, and archaeology services, became the responsibility of the City of St. Augustine.⁷

University of Florida

In 2007 the University of Florida assumed management responsibilities for state-owned historic properties in the St. Augustine landmark district. The goal of this action was "to ensure long-term preservation and interpretation of state-owned historic properties in St. Augustine while facilitating an educational program at the University of Florida that will be responsive to the state's needs for professionals in historic preservation, archaeology, cultural resource management, cultural tourism, and museum administration and will help meet needs of St. Augustine and the state through educational internships and practicum."⁸

⁶ PBD, City of St. Augustine, Florida, "Architectural Guidelines," 16.

⁷ Ibid.

⁸ Ibid., 17.

HISTORY OF THE PROPERTY

First Spanish Period

The section of the walled colonial city where Joaneda House was first developed in the late 17th century as the colonial community expanded northward towards the newly-completed Castillo de San Marcos. The entire town was destroyed in 1702 by the invading South Carolinians. Still, by mid-century, the Rosario defense line had been erected along present-day Cordova Street, and numerous residences had been rebuilt on all streets, particularly between Charlotte Street and the Bay. By the end of the colonial period (1821), this area was one of the city's most densely populated, and several buildings from the Spanish era have survived.⁹

The western section of the property, on which the Joaneda House stands, until 1764 formed the southern part of Spanish Street which until the British period extended to the Government House lot (now Cathedral Place). The eastern section of the property was the location of at least one masonry, either coquina or tabby, house constructed during the late First Spanish Period.¹⁰ The location of one of the buildings, owned by the Izquierdo family appears on the 1765 Moncrief Map (Figure 1).¹¹

According to the Rocque Map, by 1788, all structures on the property and adjoining lots have disappeared.¹²

1788 – 1803

Sometime between 1788 and 1790, Juan Yoaneda built a wooden house on the lot owned by the Spanish King.¹³

Earliest reference to 'coquina' house is noted in letter, seeking permit to sell, dated January 27, 1807.¹⁴ On January 23, 1807, Governor Enrique White finally issued title of the lot to Joaneda, and four days later he sold a coquina house and lot to Juan Gonzales Montes de Oca in order to satisfy creditors, "especially the man who rebuilt the house for him in coquina." Although the exact construction date of the masonry house is unknown, it is possible that it was built shortly before Joaneda sold it since the construction costs of the new house forced him into financial difficulty.¹⁵ Both the 1790 Quesada list and the 1803 List of Appraisals simply mention a house of Juan Yoaneda but do not give specifics such as type of material. It is quite apparent therefore that the house now occupying the lot was built prior to January 1807 and after 1790, probably sometime in 1806.¹⁶

⁹ Parker, "Memorandum: Controversial Exterior Color of Mesa-Sanchez House."

¹⁰ Scardaville, "The Joaneda House 8SJ02285."

¹¹ Ibid.

¹² Steinbach, "Letter to Mr. William F. Rolleston," January 26, 1971.

¹³ Scardaville, "The Joaneda House 8SJ02285."

¹⁴ Fisher & Shepard, Architects & Planners, Inc., "Schematic Design Report," 1.

¹⁵ Scardaville, "The Joaneda House 8SJ02285."

¹⁶ Steinbach, "Letter to Mr. William F. Rolleston," January 26, 1971.

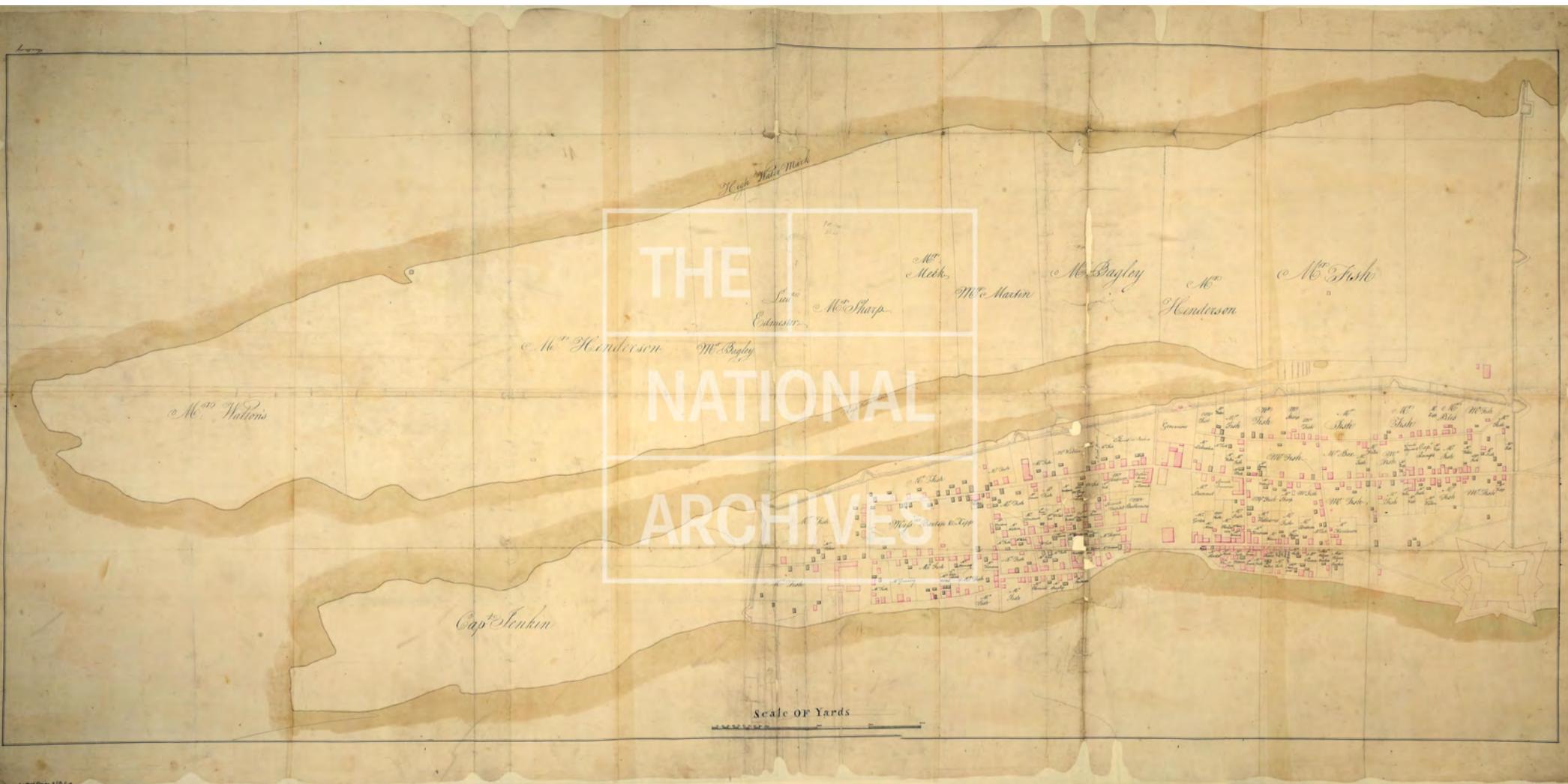


Figure 1 James Moncrief. "Plan of the Town of St. Augustine and Its Environs." 1765.
<https://images.nationalarchives.gov.uk/assetbank-nationalarchives/action/viewFullSizedImage?id=42243..>

Description of Original Coquina Building

In 1975, Herschel Shepard, at the time partner at the Fisher & Shepard Architects and Planners, Inc., investigated the building and provided first most complete description of possible appearance of the original exterior and interior.¹⁷ The original coquina masonry building had highly-pitched gable roof, covered with cypress shingles laid over stripping (Figure 2).¹⁸

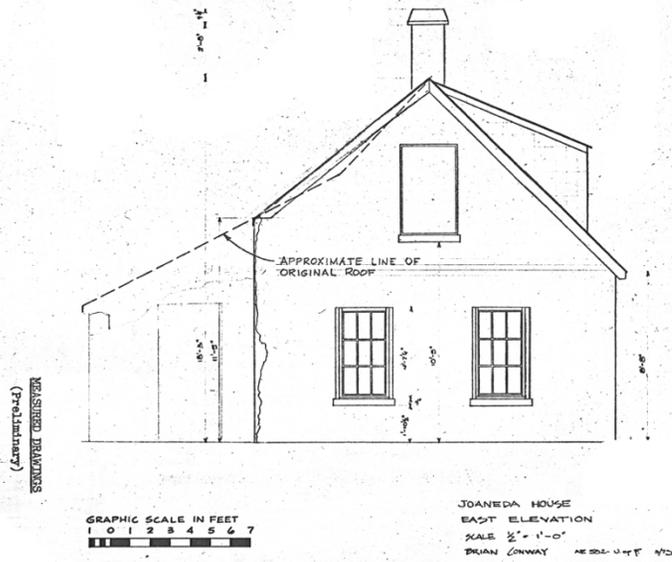


Figure 2 Fisher & Shepard, Architects & Planners, Inc. “Joaneda House. Schematic Design Report for the Historic St. Augustine Preservation Board,” April 10, 1975.

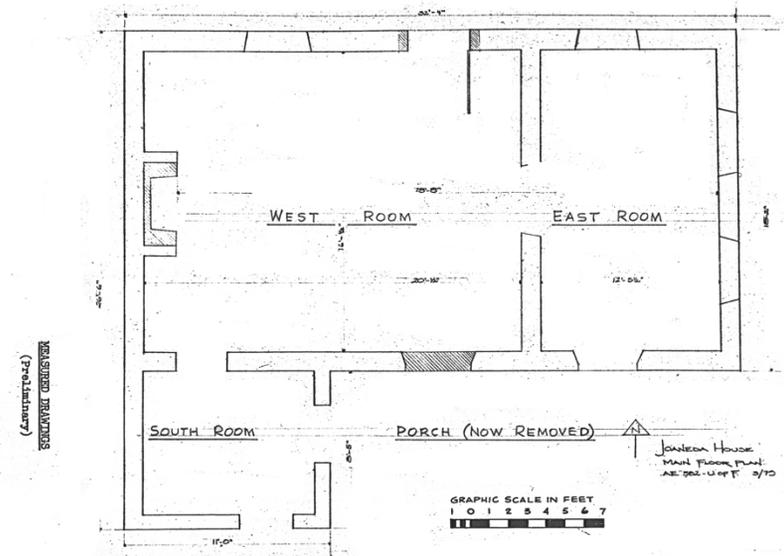


Figure 3 Fisher & Shepard, Architects & Planners, Inc. “Joaneda House. Schematic Design Report for the Historic St. Augustine Preservation Board,” April 10, 1975.

Its L-shaped floor plan consisted of three rooms and porch (Figure 3). The East and West rooms abutted property’s northern boundary; South Room extended towards the south of the West Room, and Porch extended along the East Room’s south façade towards the South Room’s east façade. The archaeological investigations revealed footings and tabby floor that suggested that Porch was probably part of the ca. 1806 construction.¹⁹ There was no evidence for any type of roof support and the lightness of the coquina footings suggested that there were no heavy masonry column or arch that supported roof over the Porch.²⁰

¹⁷ Fisher & Shepard, Architects & Planners, Inc., “Joaneda House Design Development.”

¹⁸ Scardaville, “The Joaneda House 8SJ02285.”

¹⁹ Ledford, “Preliminary Report.” Ledford, “Preliminary Report of Excavations at the Joaneda House B15L7. December 17, 1973 - January 2, 1974.”

²⁰ Ibid.

Three windows were located on the building's north façade, two on its east façade, and possibly one window was located on the East Room's south façade. The original main entrance to the building was located on the south facade, lead to the East Room, and was accessible through the open porch.²¹ Another entrance led from the porch into the South Room. Architectural evidence suggested that all original windows were single hung, wooden, six-over-six sash. It is possible that in the early stage of the house, the South Room had no window and was used for storage.

Architectural research suggested that the original floor was of wood planks supported by coquina blocks.²² The coquina blocks were laid without mortar and tamped earth and were approximately three to five inches thick.²³

Several attic floor planks, square-tongued and grooved, remained within the building until its 1976 reconstruction, suggesting the space was floored full width and length.²⁴ The attic was used as a secondary but habitable area with one dormer. Ladder access to the attic was located in the West Room.

Earliest Remodeling (1806 – pre-1906)

During the Flagler era of the late nineteenth and early twentieth century, St. Augustine began to evolve into a tourist mecca, and the built environment began to evolve in response, including the Joanela House.²⁵ The building's use changed from a private house to a commercial one, and this change was reflected in its facade. Sometime by 1894, and perhaps as early as 1888, when the building was used as a tailor shop, the central window on the north facade was changed into the principal entrance to the building (Figure 4).

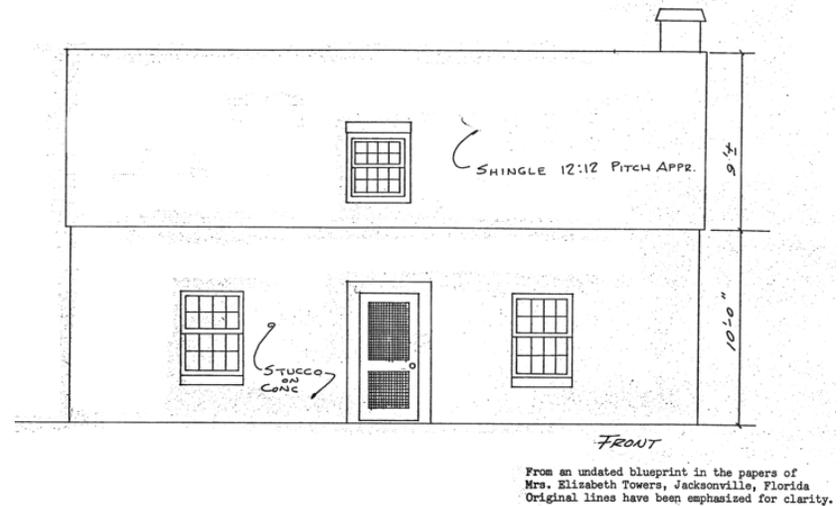


Figure 4 H. Shepard, "Joanela House: Design Development Report" June 25, 1975.

The flat arch lintel, recovered prior the buildings restoration, was at the same elevation and design as lintels of easternmost and northernmost windows and confirmed the earliest appearance of the building.²⁶ Attic made easily accessible and habitable by adding "U" shaped stair in southeast corner of West Room.²⁷

New access to the interior through the Porch was provided by converting south window of East Room into door.²⁸ The former entry door from the south side into the West Room was converted into a window.

Other late-nineteenth-century changes included: opening a window in the east facade's gable end, the repair and replacement

²¹ Fisher & Shepard, Architects & Planners, Inc., "Schematic Design Report," 2.

²² Fisher & Shepard, Architects & Planners, Inc., "Joanela House Design Development," 1.

²³ Ibid.

²⁴ Fisher & Shepard, Architects & Planners, Inc., "Schematic Design Report," 2.

²⁵ UF Historic Preservation Program, "Paredes-Dodge House. Historic Structure Report."

²⁶ Fisher & Shepard, Architects & Planners, Inc., "Schematic Design Report," 2. ²⁷ Ibid.

²⁸ Ibid.

of the window sashes, sills, and frame.²⁹ Mechanical systems, such as electricity and illuminating gas were installed.³⁰

Post-1906 Remodeling

The building underwent another change in the mid-1920s when owners enclosed and partitioned the Porch, added a wood-frame, stuccoed wing to the south and doubled the interior size of the building. The new addition was covered by gabled shingled roof, the north-south ridge of which intersected the original east-west of the house at its centerline (Figure 5).³¹ The north dormer was rebuilt, and a shed dormer was added to the east slope of the two-room addition.³² Access to the new attic was by means of a narrow hall from the existing attic, located opposite the original dormer.³³ Two dormers were added to the roof's south slope.³⁴

The north doorway of South Room could have fallen into disuse sometime after 1840 and sealed completely during or after a post-1906 remodeling.³⁵ Sometime after 1906 the entrance to the South Room from its south facade was created.³⁶ Cut sill pockets at window height were revealed on both sides of the South Room's South doorway.³⁷ The wooden sills were removed and replaced with plastered brick stools at undetermined dates.³⁸ In the mid-1920s, decorative metal grilles were installed to protect the windows.

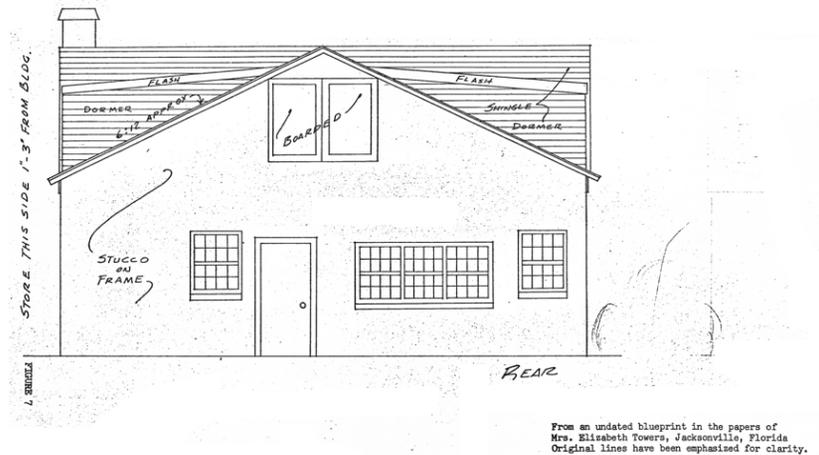


Figure 5 Fisher & Shepard, Architects & Planners, Inc. "Joaneda House: Design Development Report for the Historic St. Augustine Preservation Board," June 25, 1975. <https://original-ufdc.uflib.ufl.edu/UF00094810/00002/11j?search=joaneda>.

During the early 20th century, the "U" shaped stair that led to the attic was removed and new stair provided in new addition.³⁹ The attic space was partitioned and its walls were plastered.⁴⁰ During the renovation attic was refloored and original first floor wood floor was replaced with concrete tile.⁴¹ The plumbing installed an electrical system was reworked.⁴²

²⁹ Barnes, "St. Augustine Town Plan."

³⁰ Fisher & Shepard, Architects & Planners, Inc., "Joaneda House Design Development."

³¹ Ibid., 8.

³² Fisher & Shepard, Architects & Planners, Inc., "Joaneda House Design Development."

³³ Ibid., 8.

³⁴ Ibid.

³⁵ Ganzel, "Report on Excavations at the Joaneda House B15L7."

³⁶ Fisher & Shepard, Architects & Planners, Inc., "Joaneda House Design Development."

³⁷ Ganzel, "Report on Excavations at the Joaneda House B15L7."

³⁸ Fisher & Shepard, Architects & Planners, Inc., "Joaneda House Design Development," 6.

³⁹ Fisher & Shepard, Architects & Planners, Inc., "Joaneda House Design Development."

⁴⁰ Ibid.

⁴¹ Ibid.

⁴² Ibid.

1971

In 1971 St. Augustine Restoration Inc. acquired the property and all of the 1920s additions were demolished (Figure 6).⁴³



Figure 6 St. Augustine Restoration Inc. "Views of the Joaneda House Just Prior to Restoration Work," 1973. <https://ufdc.ufl.edu/USACH00415/00001/citation>

⁴³ Scardaville, "The Joaneda House 8SJ02285."

The Joaneda House Condition Before the 1976 Restoration

Before the restoration, all masonry walls surrounding the original East and West rooms were sound, although some patching was required. The west wall of the South Room was sound. The south wall of the South Room was good; however, the architects suggested either installing a lintel over the door opening or filling in the opening to ensure structural integrity.⁴⁴ The east wall of the South Room required the replacement of cantilevered jamb stones above openings.⁴⁵ Removal of the plaster revealed original doorway between East and West rooms, completely sealed with coquina blocks and exhibiting a keystone lintel.⁴⁶ The architectural and archaeological evidence suggested that the doorway connecting West and South Rooms was present at the time of the building's construction (Figure 7).⁴⁷



Figure 7 St. "Views of the Joaneda House Just Prior to Restoration Work," 1973.

The asymmetry of the east gable was part of the original construction and indicated the original configuration of the

⁴⁴ Fisher & Shepard, Architects & Planners, Inc., "Schematic Design Report," 3.

⁴⁵ Ibid.

⁴⁶ Ganzel, "Report on Excavations at the Joaneda House B15L7."

⁴⁷ Ibid.

Porch's roof.⁴⁸ The original Porch foundations excavated by archaeologists were sufficient to support a light shingled roof similar to the original.⁴⁹ Approximately 50% of attic floor joists and roof rafters deteriorated due to termites and/or rot near and at bearing masonry walls. Restoration architects suggested, if possible, reusing portions of members in good condition and those in poor condition replace with new or good used material spiced in. Otherwise, these members must be replaced (Figure 8).⁵⁰



Figure 8 Restoration of Joaneda House from Treasury Street, Looking South. ca 1974. <https://ufdc.ufl.edu/USACH00110/00013/citation>.

For the two reports that address development of the building, see Joaneda House. Schematic Design Report for the Historic St. Augustine Preservation Board, completed on April 10, 1975, and Joaneda House. Design Development Report for the Historic St. Augustine Preservation Board, completed on June 25, 1975. Both reports, completed by Herschel Shepard of Fisher & Shepard, Architects & Planners, Inc., are available at UF Digital Collections.

⁴⁸ Fisher & Shepard, Architects & Planners, Inc., "Schematic Design Report," 4. ⁴⁹ Ibid., 3.

⁵⁰ Ibid.

1974 - 1977 Restoration

The restoration work on the Joaneda House started in 1976. The work included complete exterior restoration, partial interior restoration, and partial restoration of the grounds (Figure 9). Additional interior rehabilitation was completed, and new mechanical systems, including heating and air conditioning service and security installations installed.⁵¹ The house's restoration was accomplished by the efforts of Mrs. Margaret Tower and the St. Augustine Historic St. Augustine Preservation Board. The Historic Preservation Act of 1966 allowed the Florida State to support the restoration work and a federal matching grant of \$41,238.⁵² The Joaneda House restoration project is included in FY 1974 modified Appointment Warrant as project number 12-74-00051.⁵³



Figure 9 Shepard, Herschel E. "Joaneda House - 21 Black & White Prints," July 13, 1976. <https://ufdc.ufl.edu/AA00011620/00015/citation>.

The restoration architect Herschel Shepard returned the Joaneda House to its late Second Spanish Colonial Period spatial

⁵¹ Williams, "Letter to Mr. Stephen D. Newman."

⁵² Williams, "Letter to John W. Griffin."

⁵³ "Metropolitan Clearinghouse Notification."

configuration and visual appearance. All work was performed under the direct supervision of Robert Steinbach, Director of Research for the Historic St. Augustine Preservation Board.⁵⁴

According to the restoration architect, most of the original materials, extant from the original construction, were retained. However, the major problem was encountered in the roof, where previous repairs and deterioration had left only a few of the original rafters, or parts of the rafters, in sound condition. These were carefully salvaged and spliced where necessary into new rafters with epoxy adhesives. New materials were identified and recorded for the benefit of future architectural researchers (Figure 10).⁵⁵



Figure 10 St. Augustine Restoration Inc. "Reconstructing the Roof of the Joaneda House," 1973. <https://ufdc.ufl.edu/USACH00415/00006/images/1>

The parking area, enclosed by a wooden fence, was created to the east of the building. The well that existed in the courtyard before

⁵⁴ Williams, "Letter to Mr. Stephen D. Newman."

⁵⁵ Ibid.

restoration was retained. The wood fence was reconstructed according to the Second Spanish colonial period designs.

The exterior restoration contributed to the ambiance of the National Historic Landmark (Figure 11).



Figure 11 Shepard, Herschel E. "Joaneda House - 21 Black & White Prints," July 13, 1976. <https://ufdc.ufl.edu/AA00011620/00015/citation>.

The interior rehabilitation permitted to use of the Joaneda House as a residential building and returned it to its original function and character (Figure 12).⁵⁶

⁵⁶ Ibid.



Figure 12 Shepard, Herschel E. "Joaneda House - 21 Black & White Prints," July 13, 1976. <https://ufdc.ufl.edu/AA00011620/00015/citation>.

Several local companies, including Arnett Roofing that installed the shingle roof, contributed to the projects successful accomplishment.⁵⁷

On June 30, 1977, the restoration of the Joaneda House was completed.

⁵⁷ "Arnett Roofing."

PREVIOUS STUDIES

1985 Rehabilitation Assessment

In 1985, R. Steinbach evaluated the condition of the Joaneda House and adjacent property. According to Steinbach's assessment, the building's roof shingles, facades, windows, shutters, doors, and interior paint was in a condition where repair and, in some instances, replacement was necessary.¹ The Memorandum lists materials planned for repairs, such as oil semi-gloss enamel for bathroom walls and Tungseal clear sealer for floor recoating.² Steinbach also pointed out the necessity to rebuild street gates leading to the property and the parking area.³ There is no documentation available that supports that all recommended works were accomplished. However, FMSF SJ02285 depicts ca. 1990 renovated interior.

1996 Evaluation

The 1996 evaluation of Joaneda House describes the one-story, coquina masonry residence with finished attic space, and a porch on the south side, sheltered by a gable roof covered with wood shingles. Characteristic features of the interior mentioned in the report are exposed beam ceilings and plastered walls. It has central heat and air and the "electric service is adequate for current use."⁴ In 1996, the Joaneda House was in good condition; only some minor repairs to woodwork, windows, and shutters were required. The evaluation mentioned that some plumbing fixtures needed to be replaced.⁵ There is no information available on works were performed after the 1996 assessment.

¹ "Memo to Everett Hunter: Joaneda House Rehabilitation."

² Ibid.

³ Ibid.

⁴ "An Analysis of the Management of Historical Resources in the City of St. Augustine: A Report to the St. Augustine City Commission."

2021 Coquina Condition Assessment

In the Fall of 2020, the UF HP Program research team and representatives of Sarah Ryan Architects, Inc. performed research on the condition of the Joaneda House to prepare the 2021 publication "Flood Mitigation Design Guidance for Historic Coquina Buildings." During the pre-2021 storm events the water levels reached 36" deep in the West Room. Heavy localized rain also flowed into the building until the owner installed a trench drain. The flooding of the house is partially caused because both entry doors are at grade level. According to the report, the first floor appears not to have any rising damp issues despite its low elevation and short roof overhangs.⁶

Researchers recommended two options on how to address future inundation. Wet floodproofing - removing or elevating furniture and materials to the upper floor, allowing the water to enter and exit the building, and then cleaning and drying the interior. Dry floodproofing - protecting the first floor against flooding by temporary measures, including removable pressure-fit floodgates at the two doorways. Researchers suggested to evaluate the integrity of the shutters before possible installation of a gasket and using them as a temporary floodproofing measure. Installing a sump and pump on the structure's interior is recommended to remove any water inundation.⁷

⁵ "An Analysis of the Management of Historical Resources in the City of St. Augustine: A Report to the St. Augustine City Commission."

⁶ Sarah Ryan Architects, "Flood Mitigation Design Guidance for Historic Coquina Buildings," 28.

⁷ Ibid.

STATEMENT OF SIGNIFICANCE

The Joaneda House, which began construction by ca. 1806 and remained mostly intact through the 19th and 20th centuries, is an important cultural resource due to its architectural significance (National Register Criterion C), and for its association with the City of St. Augustine's preservation movement (Criterion A). The building is also significant for its association with architect Herschel Shepard who contributed to the restoration of numerous buildings, including the Joaneda House (Criterion B). The property is also significant because of the potential to yield an information (Criterion D). Visually representing the Second Spanish Period (1784-1821), the Joaneda House is integral part of the collection of thirty-six colonial structures that represent St. Augustine's Colonial Period. The building embodies the distinguishing characteristics exceptionally valuable for a study of styles, and method of constructions that influenced town's built environment during its colonial period (1572-1821). Because the property is located within the boundaries of the St. Augustine Town Plan National Historic District, it embodies a national level of significance. The period of significance of the property includes the period of its construction (ca. 1806), and the period when the house was restored, 1973-1977.

The Joaneda House represents some of the character-defining features of the Second Spanish Period architecture of St. Augustine. The building is constructed of coquina, a limestone which was quarried locally and defines the early built environment of St. Augustine. The symmetrical main north façade, the porch that extends along the southern façade, dormers; wood sash windows and shutters are typical for the Second Spanish period. The masonry walls of the building remain

essentially as originally constructed in ca. 1806, and has historical and architectural importance, since such evidence is rare.¹

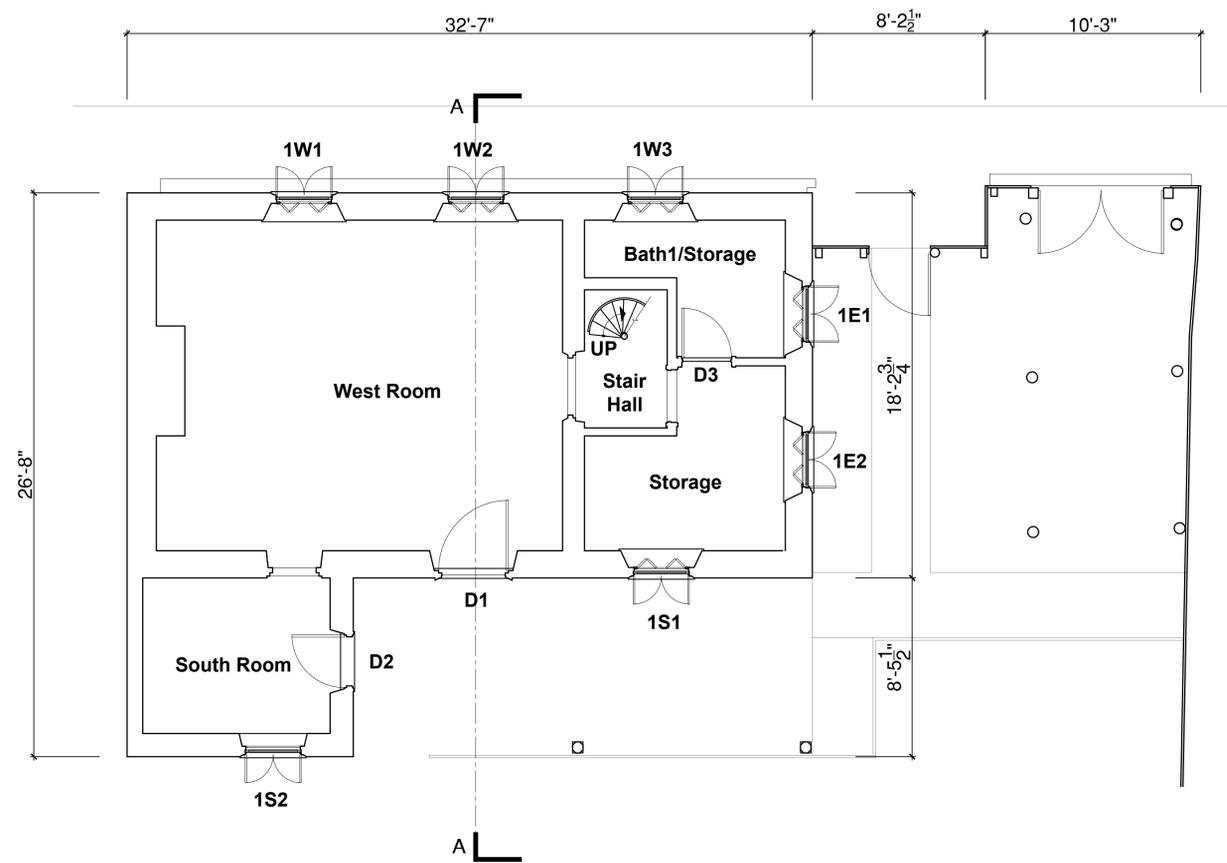
Restoration of the Joaneda House was led by Herschel Shepard, an architect who is known for his historically accurate restoration projects. At the time, when "there were not too many architects doing preservation work,"² Shepard completed several restoration projects in St. Augustine, including work for St. Augustine Preservation Board. Shepard remembers: "The first, I believe, was the Joaneda House; we did complete that for Mrs. Towers and Bob Steinbach was essentially the contractor on that."³

Abutting the Treasury Street's southern line in the central section of St. Augustine, one of the most visited places in the City, the Joaneda House retains its integrity and stands as a continuous visual connection to the City's colonial past. At the same time, restored by St. Augustine Preservation Board under the supervision of Herschel Shepard and Robert Steinbach, the Joaneda House reflects the City of St. Augustine's and its residents continuous efforts to preserve layers of tangible and intangible history. The Joaneda House contributes to the significance of the National Landmark St. Augustine Town Plan Historic District and City of St. Augustine National Register Historic District.

¹ Fisher & Shepard, Architects & Planners, Inc., "Schematic Design Report," 3.

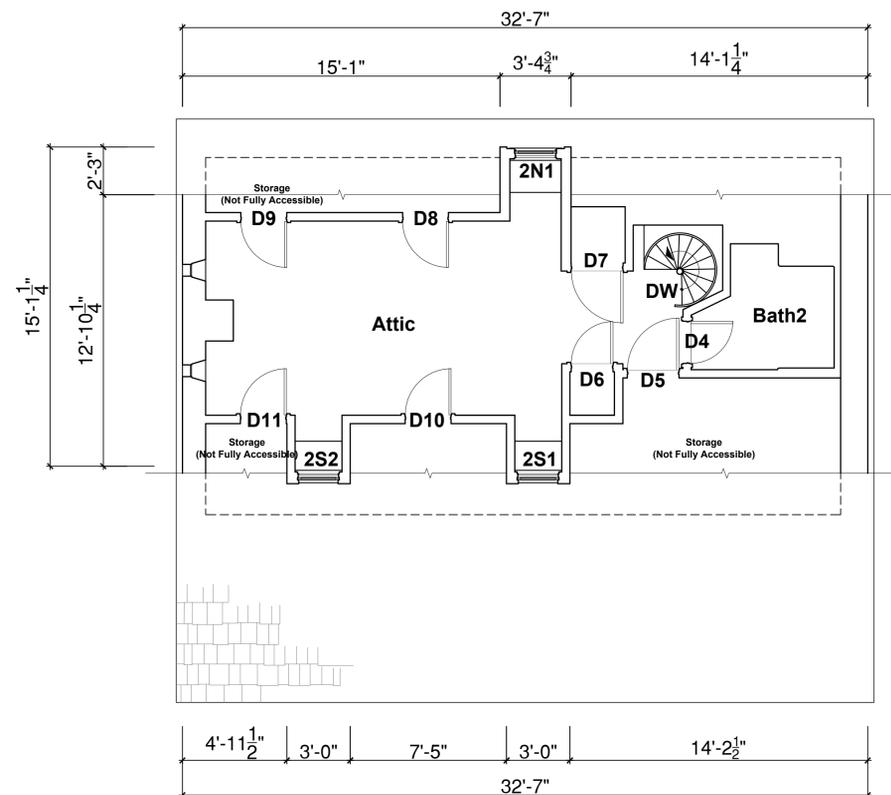
² Herschel Shepard 2011 Interview, 37.

³ Ibid., 40.



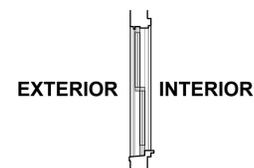
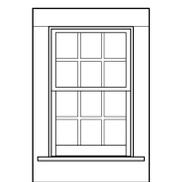
FIRST FLOOR PLAN

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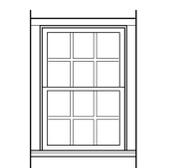
SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



ELEVATION

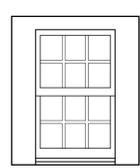
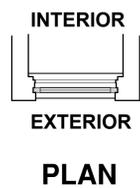
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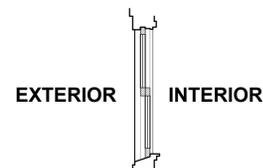
ELEVATION

2N1 WINDOW

SCALE: 1/2" = 1'-0"



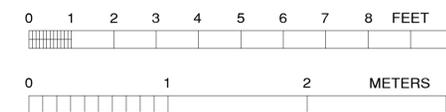
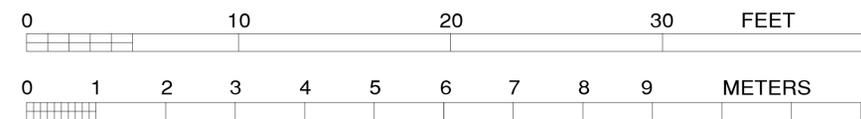
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SECTION

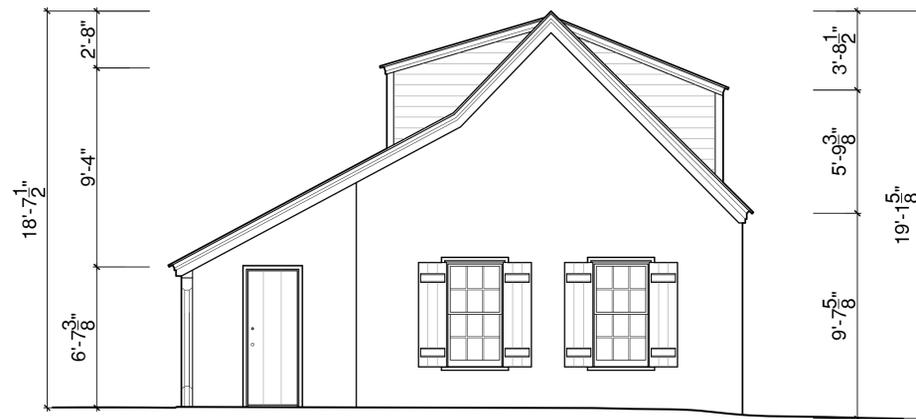
2S1/2S2 WINDOW

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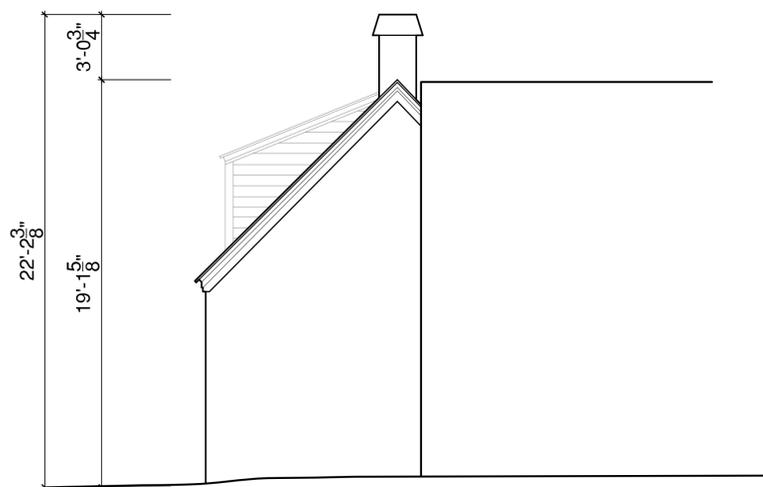




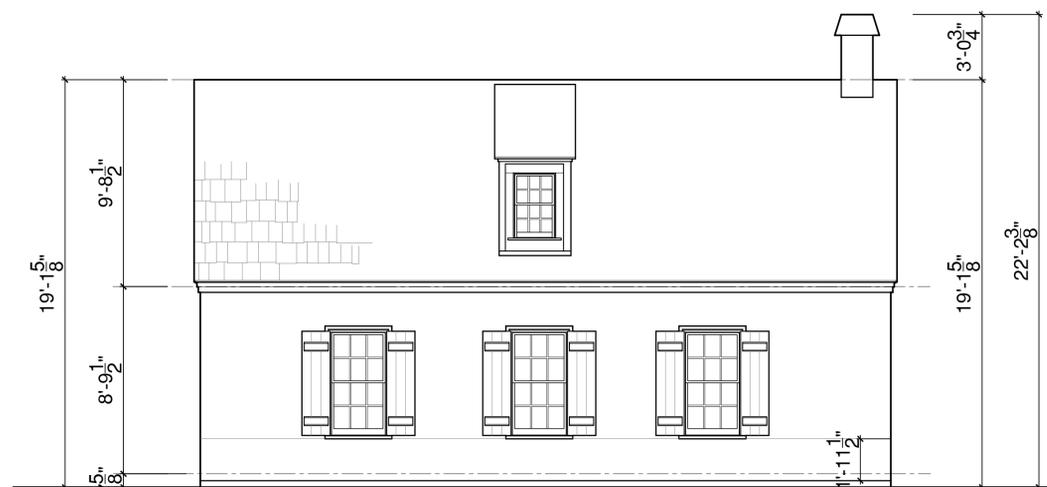
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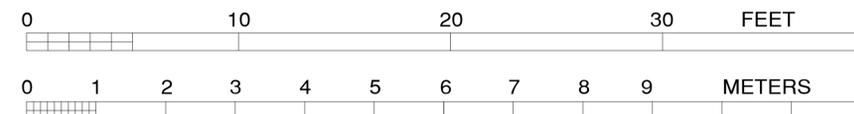
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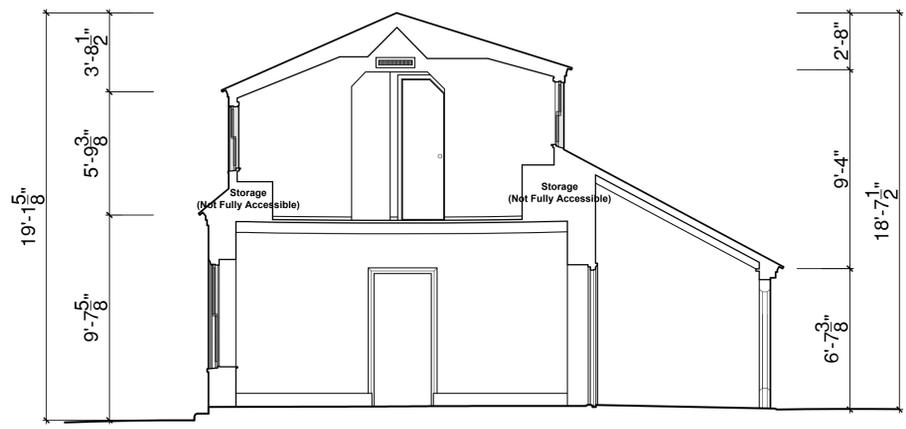


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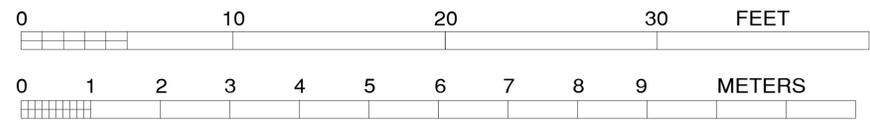


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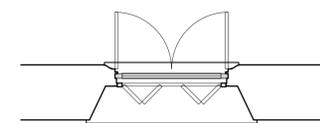




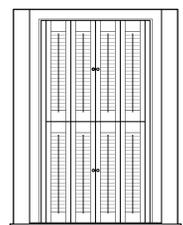
A-A SECTION
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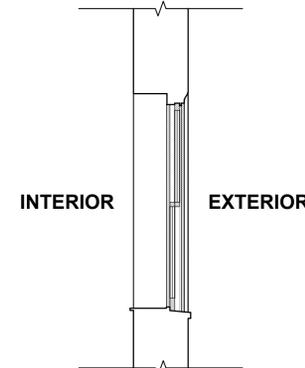
EXTERIOR



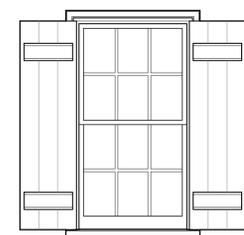
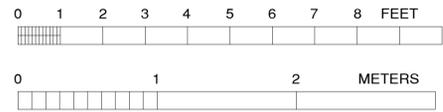
INTERIOR PLAN



ELEVATION



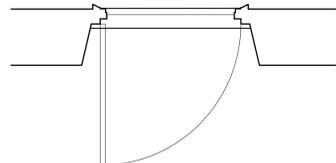
SECTION



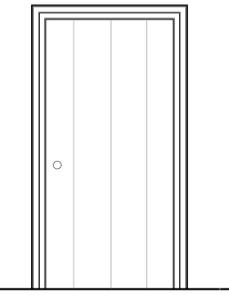
ELEVATION

1W1/1W2/1W3/1E1/1E2/1S1 WINDOW
SCALE: 1/2" = 1'-0"

EXTERIOR

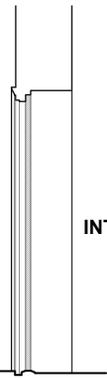


INTERIOR PLAN



ELEVATION

EXTERIOR



SECTION

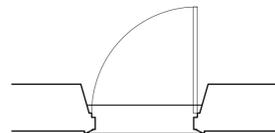
INTERIOR



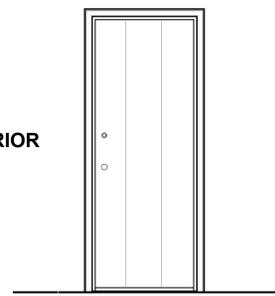
ELEVATION

D1 DOOR
SCALE: 1/2" = 1'-0"

INTERIOR



EXTERIOR PLAN



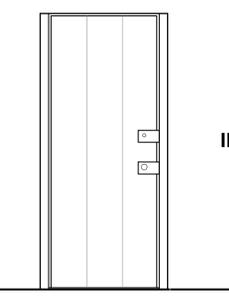
ELEVATION

INTERIOR



SECTION

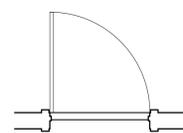
EXTERIOR



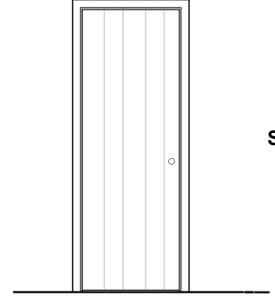
ELEVATION

D2 DOOR
SCALE: 1/2" = 1'-0"

Bath1/Storage

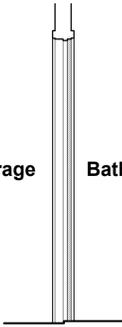


Storage PLAN



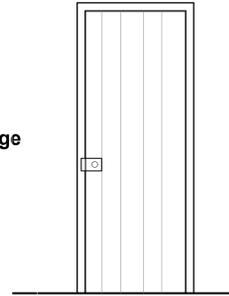
ELEVATION

Storage



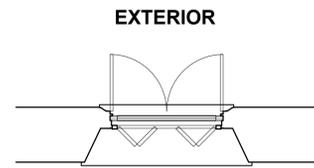
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Bath1/Storage

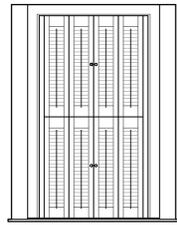


ELEVATION

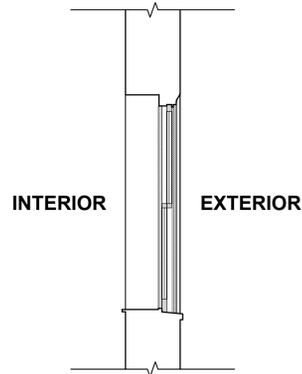
D3 DOOR
SCALE: 1/2" = 1'-0"



EXTERIOR
INTERIOR
PLAN

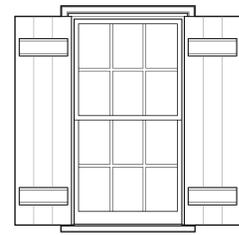


ELEVATION



INTERIOR EXTERIOR

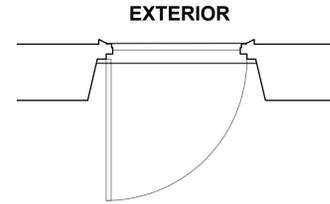
SECTION



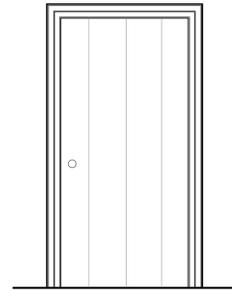
ELEVATION

1W1/1W2/1W3/1E1/1E2/1S1 WINDOW

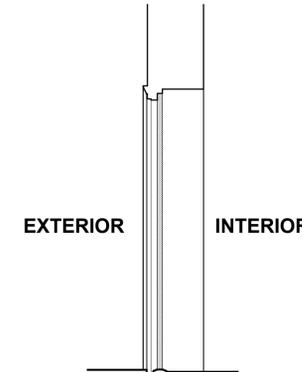
SCALE: 1/2" = 1'-0"



EXTERIOR
INTERIOR
PLAN

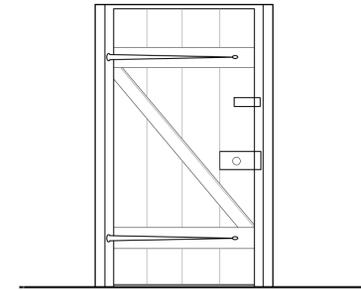


ELEVATION



EXTERIOR INTERIOR

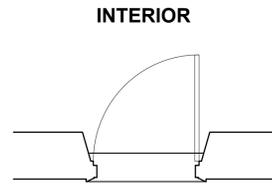
SECTION



ELEVATION

D1 DOOR

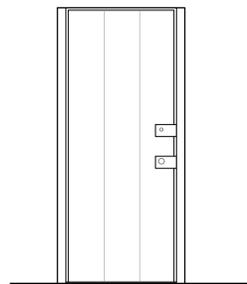
SCALE: 1/2" = 1'-0"



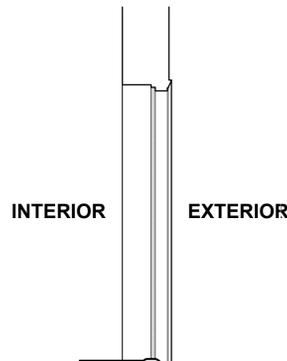
INTERIOR

EXTERIOR

PLAN

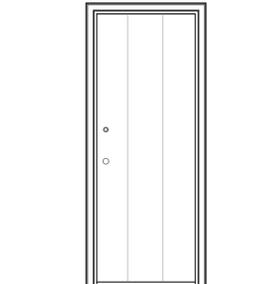


ELEVATION



INTERIOR EXTERIOR

SECTION

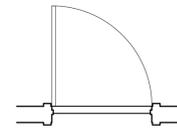


ELEVATION

D2 DOOR

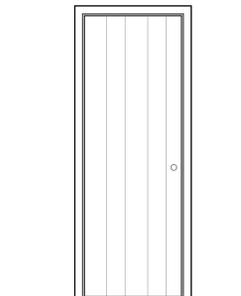
SCALE: 1/2" = 1'-0"

Bath1/Storage

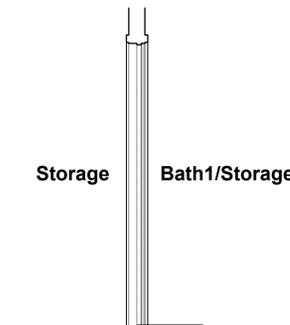


Storage

PLAN

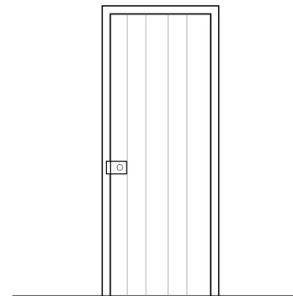


ELEVATION



Storage Bath1/Storage

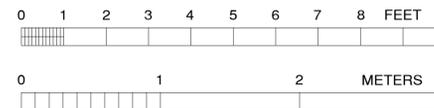
SECTION



ELEVATION

D3 DOOR

SCALE: 1/2" = 1'-0"





PHYSICAL DESCRIPTION

The Joaneda House is a one-and-half story, L-shaped building, located on the south side of Treasury Street. The plan of the house is as it was constructed in ca. 1806, and represents one of the few surviving examples of the St. Augustine Plan type, as defined by A. Manucy in *The Houses of St. Augustine*. The structural system of the Joaneda House is load-bearing coquina masonry. The building is constructed of dressed coquina blocks set above the coquina foundations. On the building's exterior walls, the stucco is directly applied to the masonry. The current appearance of the Joaneda House is a result of an adaptive restoration that followed archaeological, architectural, and historical research conducted in 1974 and 1975. The restoration architect, Fisher & Shepard, Architects & Planners, Inc., and project supervisor Robert Steinbach of the Historic St. Augustine Preservation Board, returned the Joaneda House to its Late Spanish Colonial Period appearance. During the Joaneda House restoration, the existing mechanical systems were removed and new building systems, including electrical, plumbing, and air conditioning, were installed. The Joaneda House restoration was completed in 1977.



Joaneda House, looking SW

SITE

The Joaneda House occupies the north end of the property at 57 Treasury Street, on the south side of the roadway. The lot is approximately 73 feet wide along the street edge (east-west direction), and 78 feet deep (north-south direction) (Figure 1).

Similar to the surrounding context where commercial buildings create an effect of a continuous street wall, the Joaneda House's front (north) facade abuts the sidewalk that extends along the south side of Treasury Street (A). The southern section of the site is a landscaped garden, enclosed from the south and west by masonry walls of the adjacent properties. There is a well, enclosed by concrete walls, located towards the south of the building. The well existed on the property prior the restoration work and was retained as part of the site features (B).

The wood frame fence encloses the northern and eastern sides of the property. The section of the fence that adjoins the building's east façade, is set back from the property line. The gate provides an access into the courtyard. The eastern-most section of the fence along Treasury Street sits on the property line (A). The double gate provides access to the wooden arbor (B, C). The design of the wood frame fence on the north and east property lines was reconstructed based on fence designs of the late Colonial period. However, over the years several changes were made to the fence. In 2001, the gate into the parking area was modified and a dutch door was installed. The area under the arbor is paved with red brick. The seating area near the property's west border is covered with square, grey ceramic tiles (D).

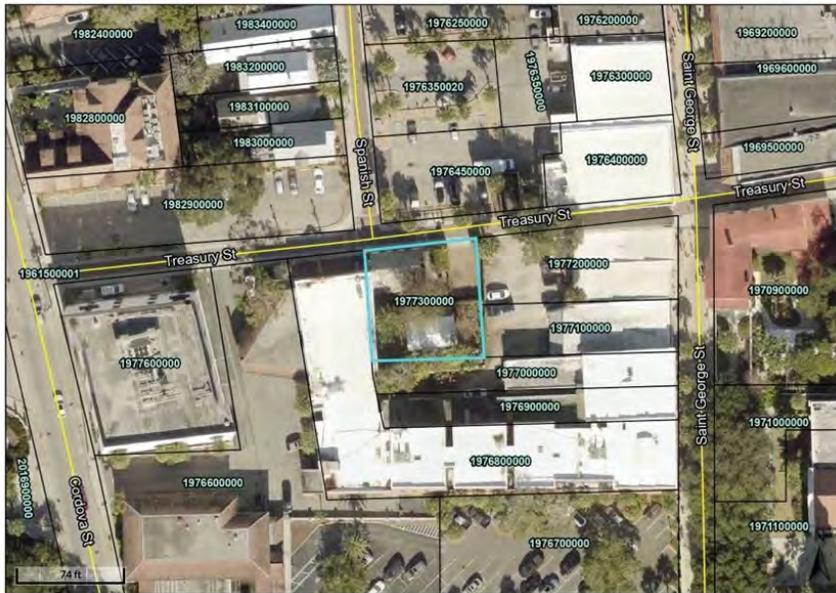


Figure 1 Property map. Image source: <https://qpublic.schneidercorp.com>



A: Treasury Street, looking W



B. Fence, looking SE



C. Fence, looking NE



D. Arbor, looking NE



E. Courtyard, looking SW



F. Well, looking NW

FACADES

The Joaneda House's exterior walls are painted white. The shade appears to be similar to the Benjamin Moore paint "Pure White" or Sherman Williams "Pure White", otherwise specified as 'San Augustine White' (A).

A dark-colored painted band across the base of the street facade, or *zocalo*, is a characteristic detail of Spanish and Spanish American Architecture (B, C, D). The *zocalo* conceals the dirt that accumulates at the lower part of the facade. Currently, the *zocalo* at the Joaneda House's north facade is grey, similar shade to the window frames and trim. The shade is close to the Benjamin Moore paint No 1747 or Sherwin Williams BM-80-21, otherwise specified as 'Gonzalez-Alvarez House Grey'.



A. East and South facades, looking NW



B. West façade, looking SE



C. East façade, looking SW



D. North façade, looking S

ROOF

The ridge line of the Joaneda House's side-gabled, steeply-pitched roof extends in the east-west direction (A).

The roof is covered with wood shingles and has a double-pitched slope on the south side (B).

There is no overhang, and the beaded 5/4 fascia, set close to the exterior walls, runs along all roof eaves and raking gable ends. A single dormer is located at the center of the roof's north slope (D), two dormers are located on the roof's south slope (C).

The weatherboard-siding-clad dormers have double-hung sash, six-over-six pane windows. The weatherboard is painted white, and the window trim is painted grey. There is a single interior chimney at the building's west façade. The masonry chimney is covered with white painted stucco.



A. Roof, N side, looking SE



B. East façade, looking NW



C. Roof, S side, looking N



D. Roof, N side, looking SW and up

PORCH

The open Porch extends along the building's south façade. Two chamfered posts support the roof that shelters the Porch (A). The wide planks that form the porch ceiling and exposed rafters are painted in a shade that reassembles Benjamin Moore 222, Ochre Tan shade (B). A contemporary L-shaped bar is located at the southwest section of the Porch. The Porch floor area is paved with red bricks.



A: Porch, looking NW



B: Porch, looking E

DOOR OPENINGS AND DOORS

Typical for a St. Augustine Plan, the main entrance of the Joanela House is accessible through the Porch (A). The board and cleat entrance door that leads from the south facade into the West Room is painted white (B). The door casings and trim are painted grey. Another entrance to the building is located on the South Room's east façade (C). The shiplap door and casings to the South Room are painted grey.



A. South façade, looking N



B: Entry to the West Room, looking NE



C: Entry to the South Room, looking NW

WINDOW OPENINGS AND WINDOWS

The ground level of the house has seven, six-over-six wood sash windows. Three windows are on the north façade (A). There are two windows on the East Room’s east façade (B). There is one window on the East Room’s south façade and one on the South Room’s south façade (C).

There is small opening on the north side of the chimney in the gable end of the building’s west façade (D). Another opening, as it faces the wall of the adjoining building, is enclosed. These openings were found during the restoration works. It has been speculated that these openings served as gunports overlooking the then-deteriorated Rosario defense line along present-day Cordova Street.



A: North and East facades, looking SW



B: East façade, looking NW



C: South façade, looking NW



D: West façade, looking SE

INTERIOR - FIRST FLOOR

Originally there were two large spaces, East Room and West Room, and a smaller South Room adjoining to the rear of the West Room that formed the building's first floor interior (Figure 1). During the restoration, the East Room was partitioned to create spaces for Bathroom 1 and the Storage Space (Figure 2). The partitioning walls are constructed of 2x4 wood studs.

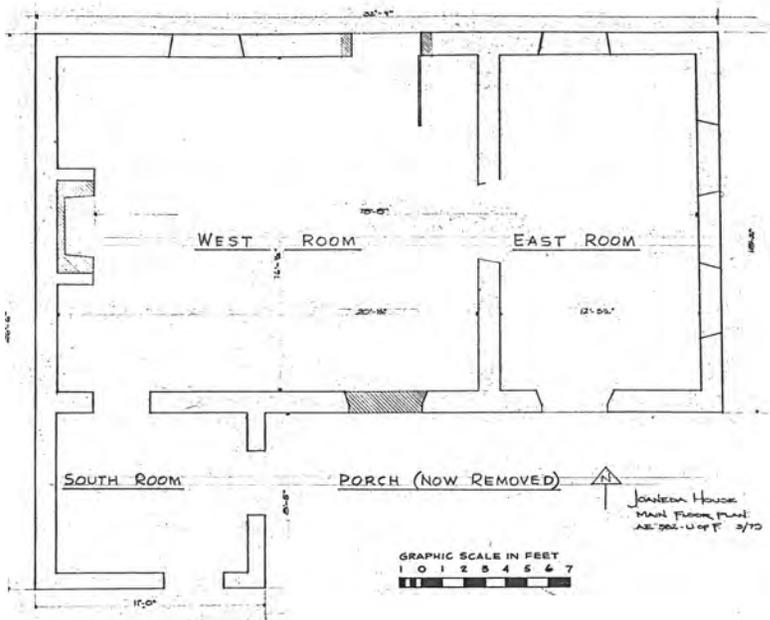


Figure 1: H. Shepard, architectural research for the Joaneda House's footprint

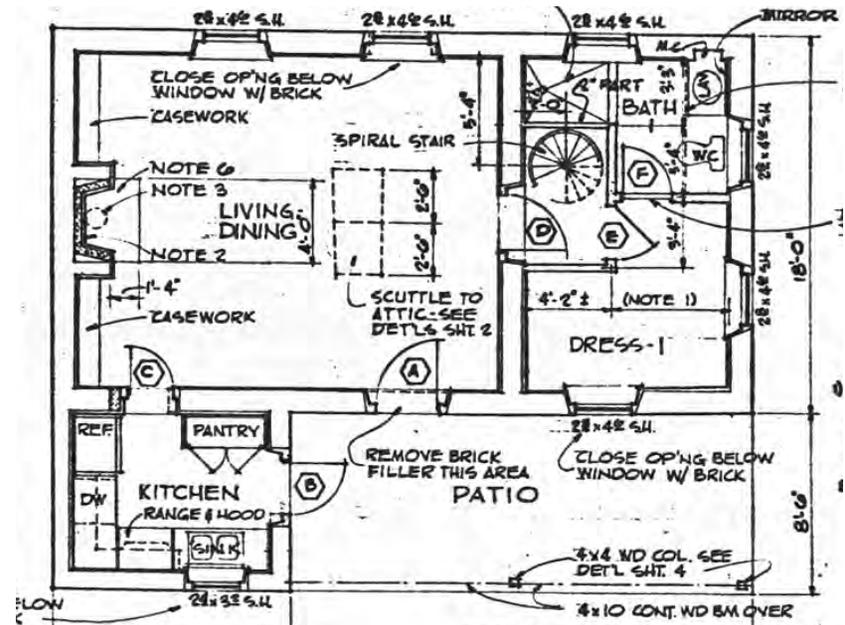


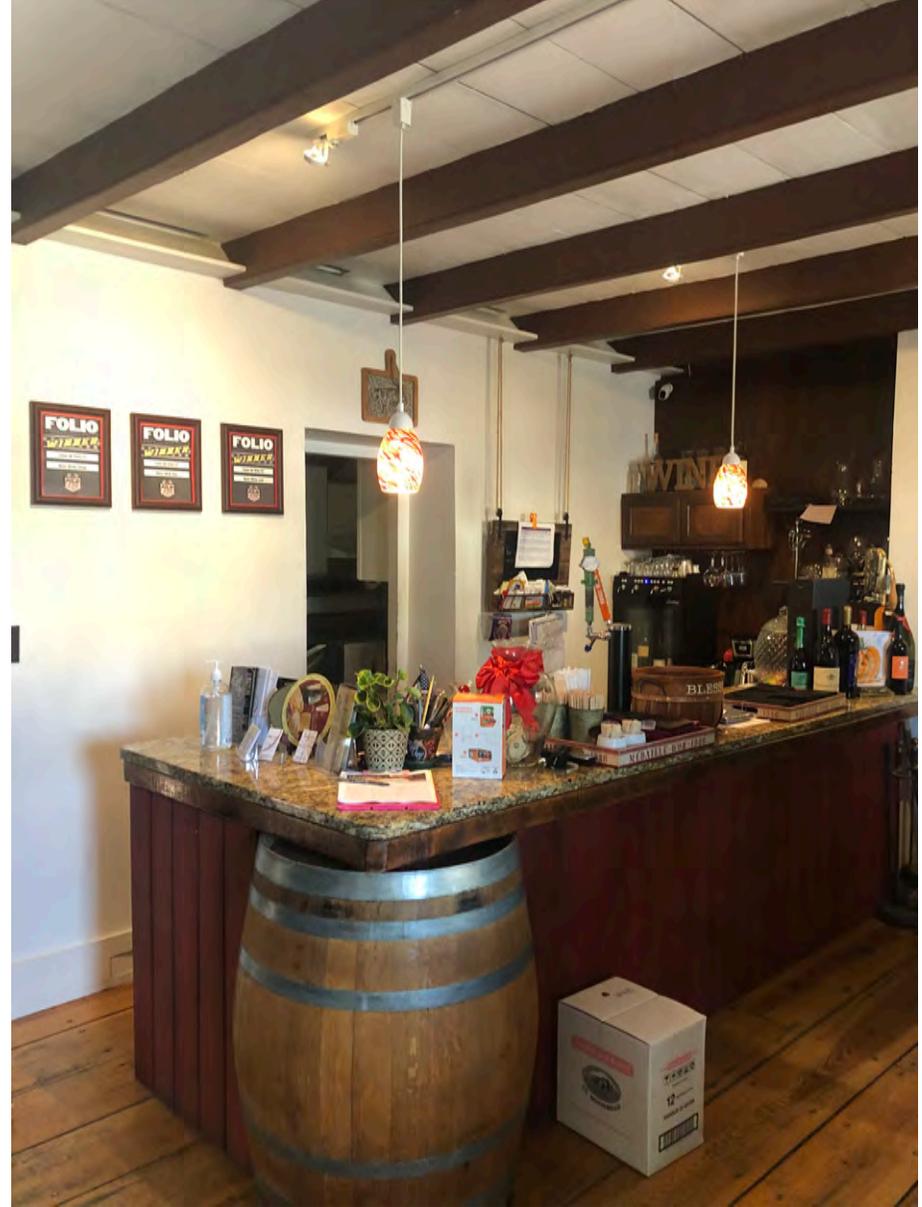
Figure 2: H. Shepard, architectural drawing, Joaneda House restoration



A: West Room, looking N



B: West Room, looking W



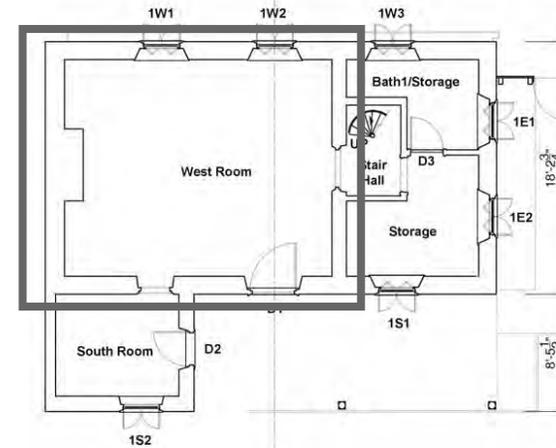
C: West Room, looking SW

WEST ROOM

The spatial configuration of the West room is retained as it was during the building's construction. All walls in the West Room are plastered and painted white. The rafters that support the ceiling are exposed. The ceiling planks are painted white, and the rafters are painted dark brown (A, B, C). The air conditioning vents are obscured from view with a painted board placed horizontally just below the vents. (D).

The wood floor is stained brown and has a low-gloss finish; baseboards are painted white..

On the interior, all windows on the first floor have louvered interior shutters. The window trim is painted white. The door trim is painted white (E). There is a fireplace at the West Room's west wall. The metal décor, that depicts the logo 'Casa Vino 57' of the tenants, is installed in the front of the fireplace wall. The fireplace is flanked by wood shelves with a dark brown stain finish (F).



D: West Room, looking SW



E: West Room, looking N



F: West Room, looking W

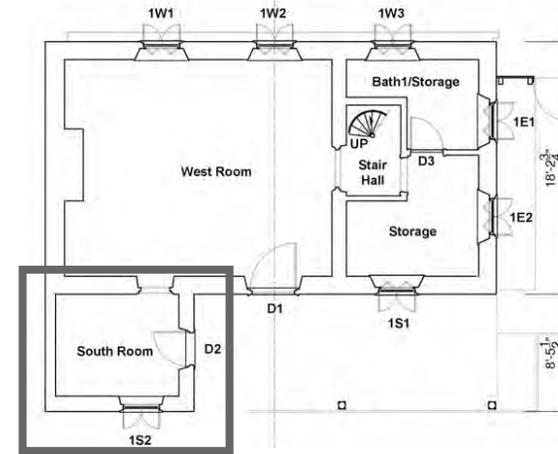


A: South Room, looking SW

SOUTH ROOM (KITCHEN)

In the South Room, plumbing was installed during the conversion of the former storage space into a kitchen (A).

All walls in the South Room are plastered and painted white (B). The ceramic tile wainscoat is applied in the kitchen equipment area, along the south wall and on the west wall (C). The ceiling planks are painted white, and the rafters are painted dark brown. Square vinyl tiles cover the floor (D). The door and door trim is painted grey. The window's interior frame is painted white, the trim is painted grey (C).



B: South Room, looking W



C: South Room, looking E and down



D: South Room, looking S



A: West Room, looking W



B: West Room, looking SW

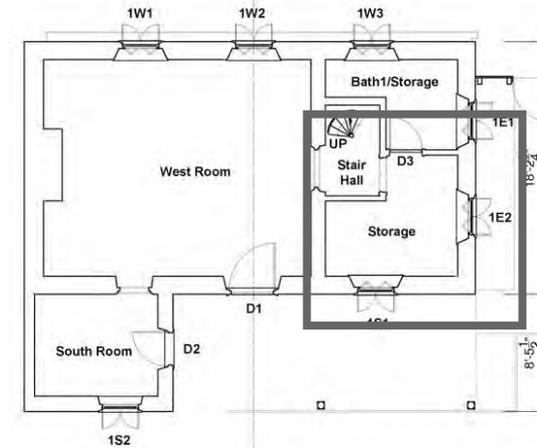
STAIR HALL AND STORAGE SPACE

There is an opening between the Stair Hall and West Room (A).

There is no door in the opening that connects the Stair Hall and Storage Space (B). The walls in the Stair Hall area and Storage space are plastered, and painted white. The wood floor is stained brown and has a low-gloss finish; baseboards are painted white.

The storage rooms ceiling's exposed wood planks are painted white, and exposed rafters are painted dark brown (A). Windows have louvered, interior jalousie shutters (D). The window trim is painted grey.

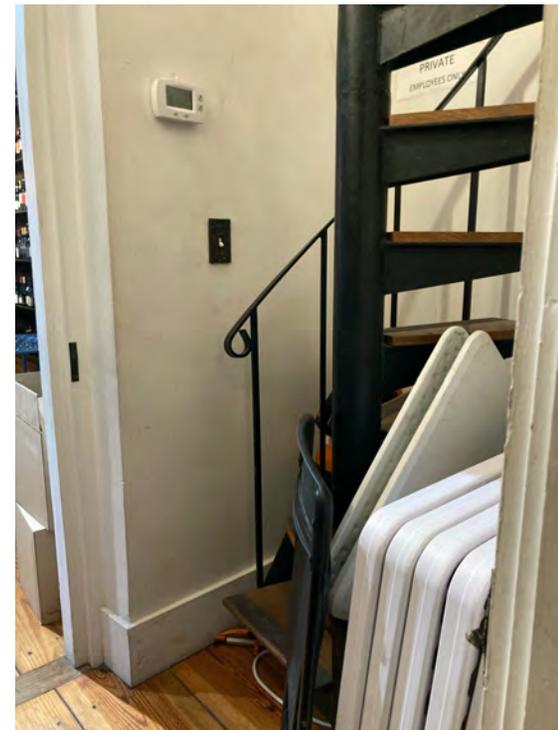
Wittnen Enterprises, Inc supplied the spiral stair that connects ground level space to the Attic.



C: Storage space



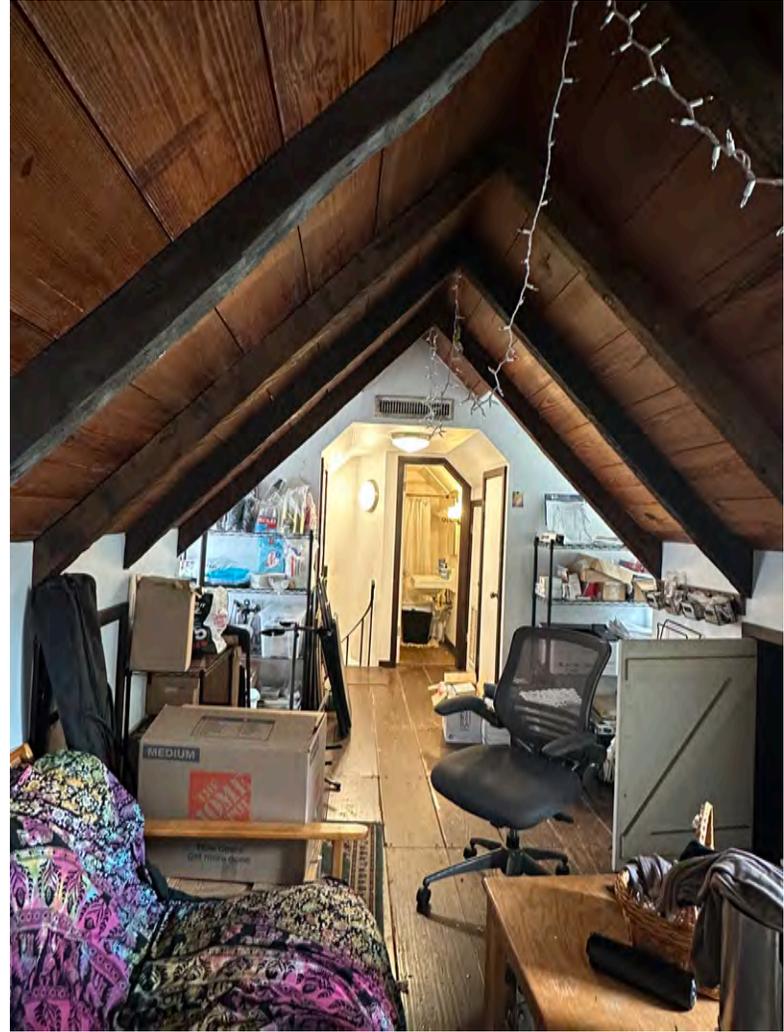
D: Storage space, looking



E: Stair Hall, looking NW



A: Attic space, looking W

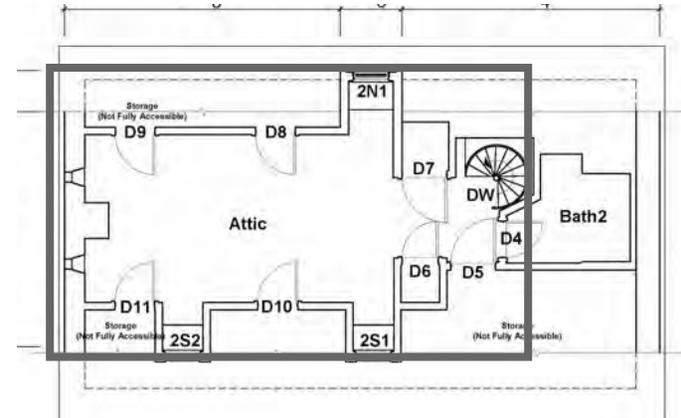


B: Attic space, looking E

UPPER LEVEL - ATTIC

The Attic walls are covered with plaster on rock-lath and painted to simulate whitewash (A). The exposed rafters support a plank roof deck above the attic space. Exposed beams and trim are stained dark brown, and the exposed roof deck is stained light brown (B). The entire attic space, except Bathroom 2, is floored with shiplap floor planks, laid on the two- inch wood base.

Board and cleat doors provide access to the storage spaces at the north and south walls of the Attic space, these doors are painted white (C). Contemporary hollow-core doors that lead to Bathroom 2 and provide access to the storage spaces are painted white (D). All door trim on the second floor is stained dark brown. Doors that connected the first floor West and East rooms, have been removed and are stored in the Attic (E).



C: Attic space, looking S



D: Attic space, looking NW



E: Attic space, looking NW



A: Bathroom 1, looking W

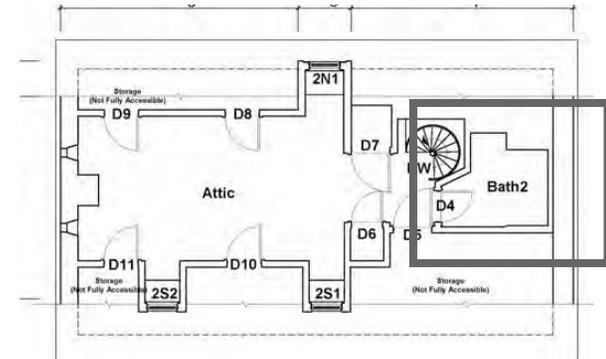
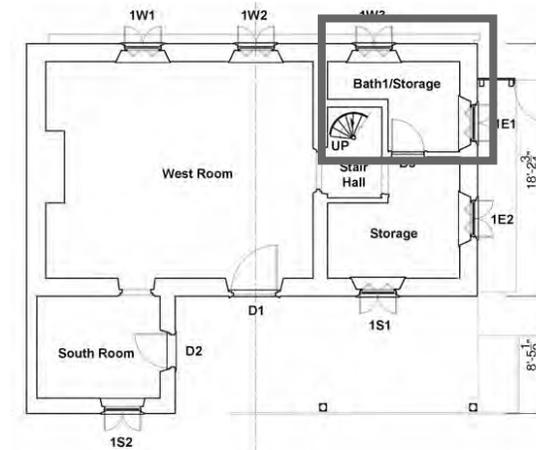


B: Bathroom 2, looking SW

BATHROOM 1 AND BATHROOM 2

There are two bathrooms in the building. The board and cleat door leads into the Bathroom 1 on the first level (E). The door is painted grey, the trim is white. On the interior, windows have louvered interior shutters. The window frames are painted white, and trim is painted grey. The walls are plastered and painted beige. There is a ceramic tile wainscot at the shower area. Ceramic tiles, installed during the building's restoration, cover the floor and ceramic tile base runs around the perimeter of the room.

The hollow core door, painted white, leads to the Bathroom 2 on the second level of the house. The walls and ceilings of the Bathroom 2 are plastered and painted white. There is a light-beige ceramic tile wainscot at the shower area. Vinyl tiles, installed during the building's restoration, cover the floor (F).



C: Door into Bathroom 1, looking N



D: Bathroom 1, looking NE and down

C: Bathroom 2, looking E

D: Bathroom 2,



A: South façade, looking NW



B: North façade, looking S and down



C: West façade, looking SE



D: North façade, looking SW



E: South façade, looking NW



F: Roof, S side, looking N

CONDITION ASSESMENT

Stucco and Paint: The painted stucco, that covers the building's exterior walls, is in fair condition (A). The stucco is chipping and thin cracks are located on exterior walls. Paint is peeling on facades, that were available for inspection during the field work (B). There are stains caused by mold on all of building's exterior walls (C).

Curb: The curb, that extends along building's north façade, is in poor condition (D).

Landscape: The landscaped areas of the Joaneda House's courtyard are in good condition. However, the plants that are located close to the building's exterior walls are causing damage (E).

Roof: The cedar shakes are in fair condition, especially on the north slope of the gable roof (F).

Windows: Most of the buildings windows are in poor condition (G).

Doors: Most of the doors are in good condition (H, J).

Interior: In general, the interior of the Joaneda House is in good condition. No major areas of concern are noted on either the ground floor or on the upper level. However, the equipment, such as wine shelves, bar, and storage shelves impeded the inspection of the condition of interior plaster (I).



G: East facade, looking W



H: West Room, looking SE



I: West Room, looking W

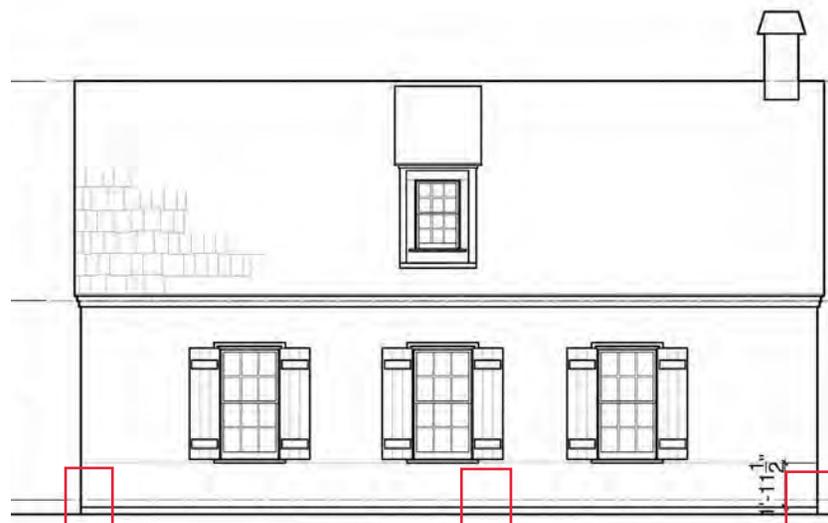


J: South Room, looking E

Chipping Coquina, Paint, and Stucco – North Façade

The painted stucco, that covers the building’s exterior walls, is in fair condition. The stucco is chipping underneath the central window on north façade (A). It is possible that the dark red color, applied sometime after the restoration was finished, is visible.

At the north-east corner of the building, where the wall meets the ground, there is damaged stucco (B). Similar damage is visible on the buildings northwest corner (C).



A: North façade, looking S and down



B: North façade, looking N

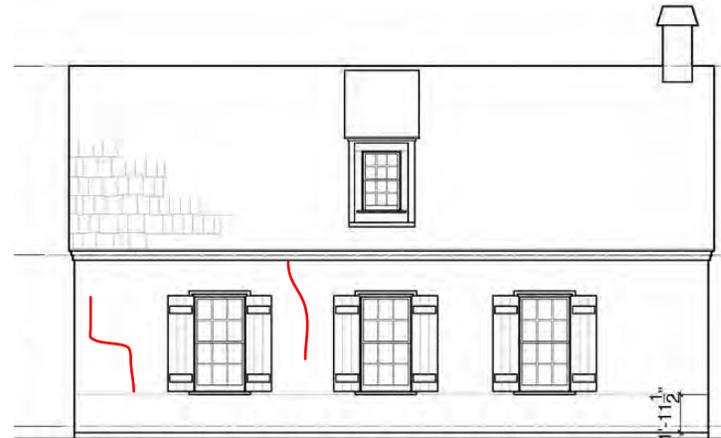


C: North façade, looking S and down

Stucco – Cracks and Holes – North Facade

The painted stucco, that covers the building's north facade, is in fair condition. Two vertical cracks, joined by a horizontal crack, are located on north facades easternmost section (A) .

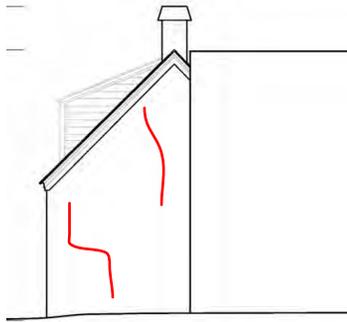
A vertical crack is located between the central and easternmost windows



A: North façade, looking S

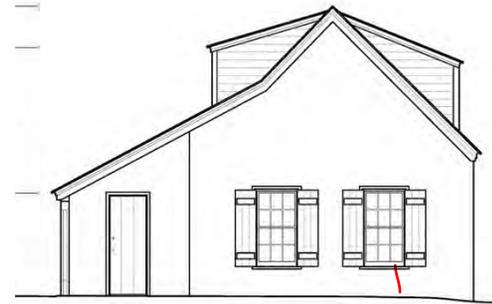
Stucco – Cracks and Holes – West Facade

A vertical crack is located on west façade’s northernmost section (A), and diagonal crack runs across the façade (B).



Stucco – Cracks and Holes – East Facade

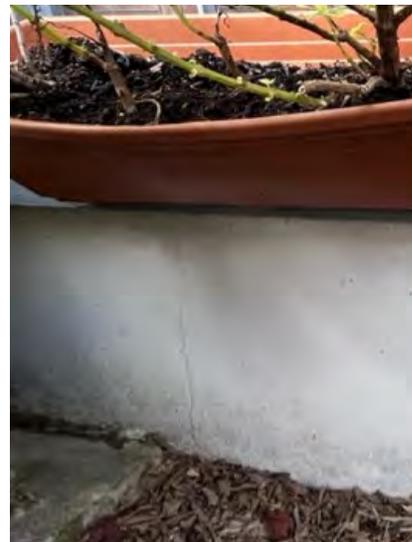
Several cracks are located on the east façade, underneath the windows (C). A small hole on the east façade is likely damage caused by a failed shutter tie-back (D).



A: West facade, looking SE and up



B: West facade, looking SE and up



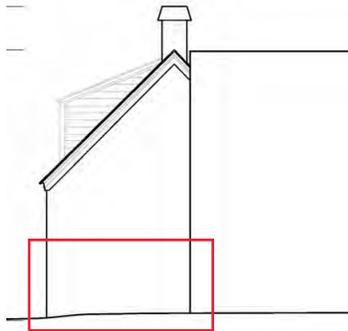
C: West façade, looking SE and down



D: West façade, looking SE and down

Mold – West Facade

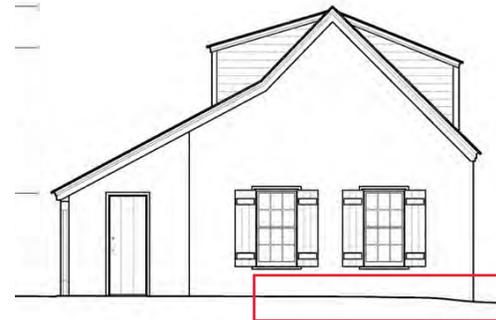
The mold is forming at the intersection of West façade with neighboring building's wall and behind the gas tanks (A).



A: West facade, looking SE

Mold – East Facade

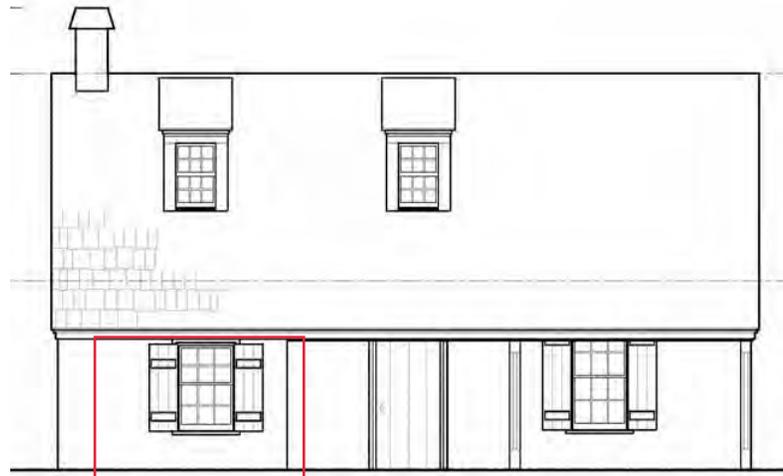
The mold is visible on the East façade, underneath the windows and along the lowest section of the facade (B).



B: East facade, looking SW

Mold – South Facade

The mold is visible on the South façade, underneath the windows (A) and along the lowest section of the exterior walls (B).



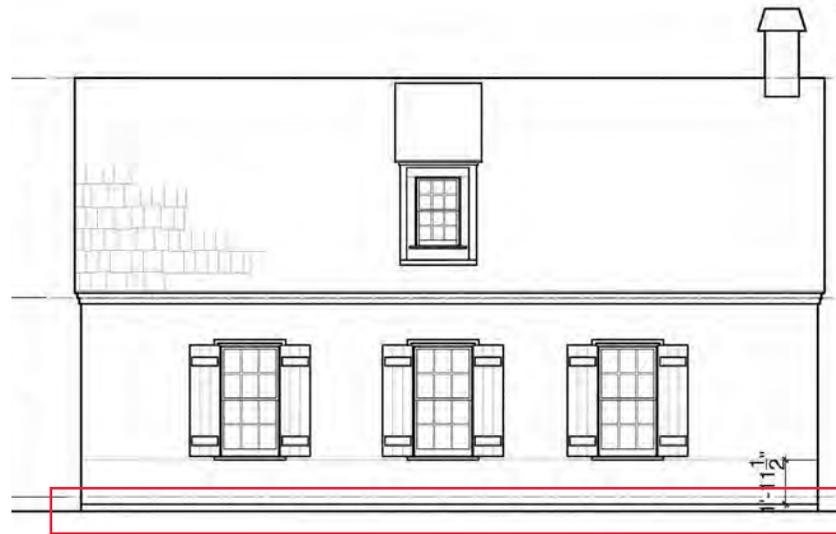
A: South façade, looking NW



B: South façade, looking NW and down

Curb

The yellow painted concrete curb along the building's north façade existed prior to the restoration. Currently, the westernmost part and the easternmost part of the curb are in poor condition (A; B).



A: North façade, looking W and down



B: North façade, looking SE and down

Landscape

While the landscaped areas of the Joaneda House's courtyard are in good condition (A), the plants that are located close to the building's exterior walls are causing damage (B). The plants, that grow underneath the window on the South façade, is damaging the wall and windowsill (B, C).



B: South façade, looking NW



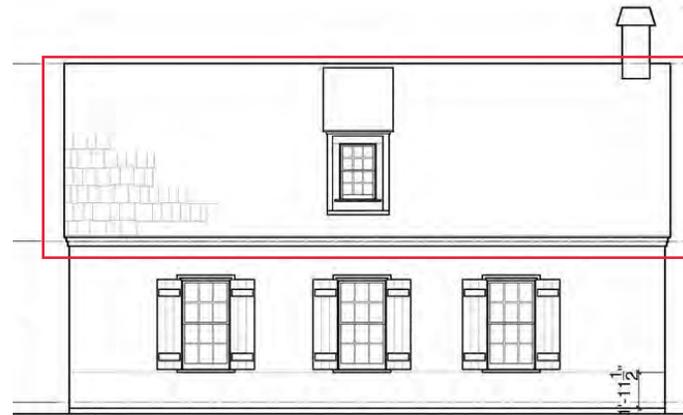
A: East façade, looking NW



C: Windowsill, South façade, looking NW

Roof – North Slope

The cedar shakes are in fair condition, especially on the north slope of the gable roof (A, B).



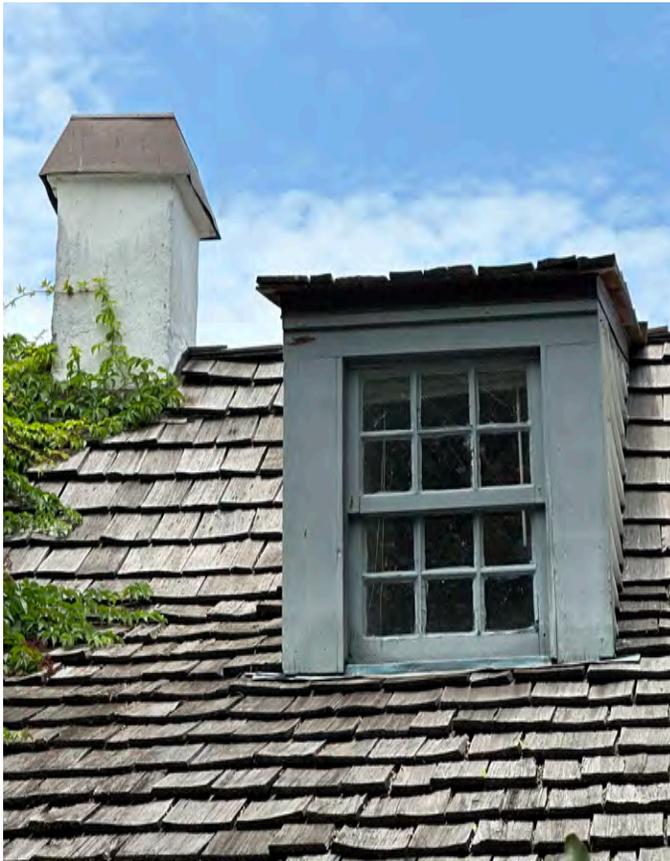
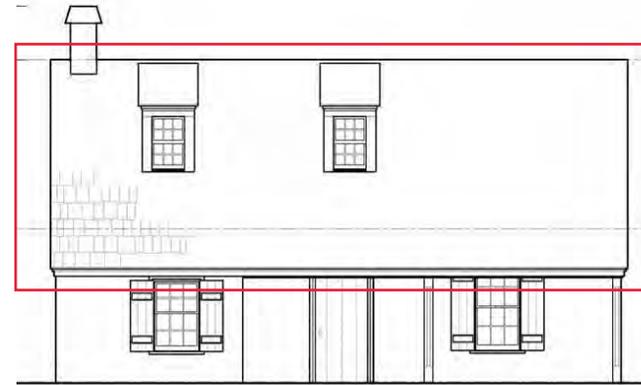
A: Roof, S slope, looking SW



B: Roof, N slope, looking SE

Roof – South Slope

However, shakes are beginning to split and cup, especially on the south slope (B). Shakes also exhibit biological growth on the surface (C).



A: Roof, S slope, looking N and up

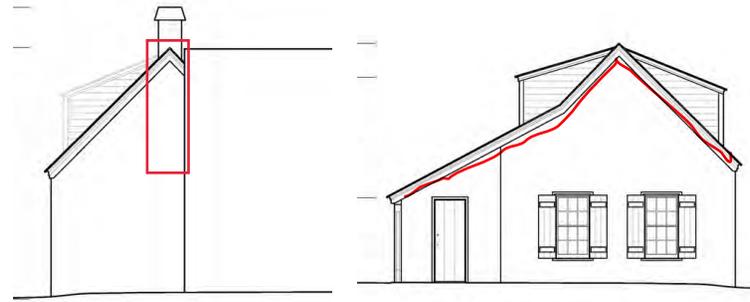


B: Roof, S slope, looking N and up

Roof - Gap between Fascia and Exterior Walls

There is a “V” shaped gap between the Joaneda House and the building, located to the on the west. It has accumulated debris, and vegetation is growing out of the space (A).

There is approximately 1” gap located between the beaded fascia and wall on all four facades of the Joaneda House and the building’s walls (E). The fascia is fastened with nails that are rusting and causing damage to the wood (D).



A: West façade, looking SE and up



B: North façade, looking S and up

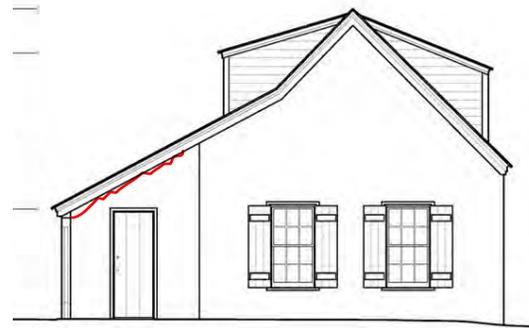


C: Roof, looking NW and up

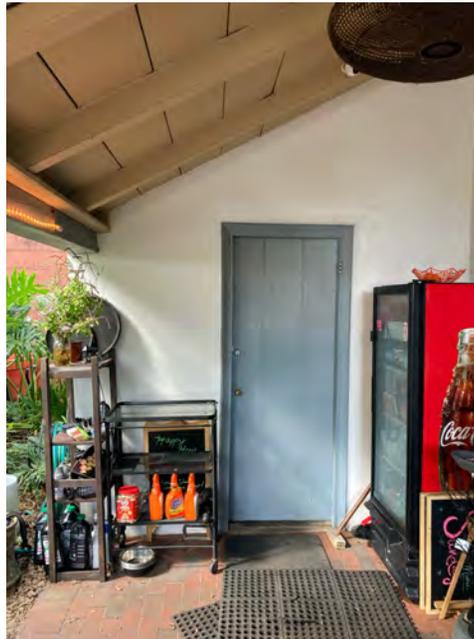
Ceiling over Porch

The plank ceiling above the Porch is overall in good condition with cracks in some of the wood planks ceiling deck boards (A, B).

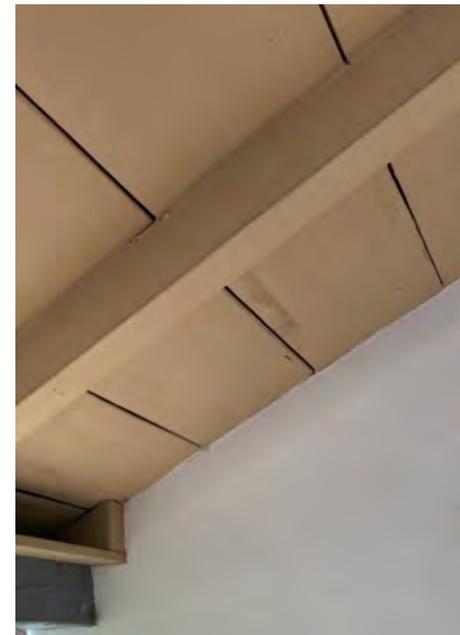
The paint is starting to peel on several planks (C).



A: Porch, ceiling, looking E and up



B: Porch, ceiling, looking W



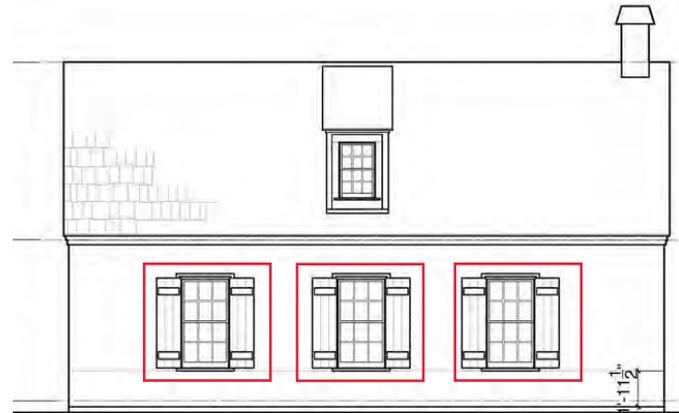
C: Porch, ceiling, looking SW and up

Window Openings and Windows - North Facade

The shutters and window frames of windows 1W1, 1W2, and 1W3 are in poor condition (A, B, C).

The wood shutters are rotting (D).

The nails and hinges, are rusting and expanding, contributing to the deterioration of shutters. The metal rods, that hold flowerboxes, are inserted between the window jambs, and are aggravating the condition (E).



A: Window 1W1, looking N



B: Window 1W2, looking N



C: Window 1W3, looking N



D: Window 1W2, shutter, looking N



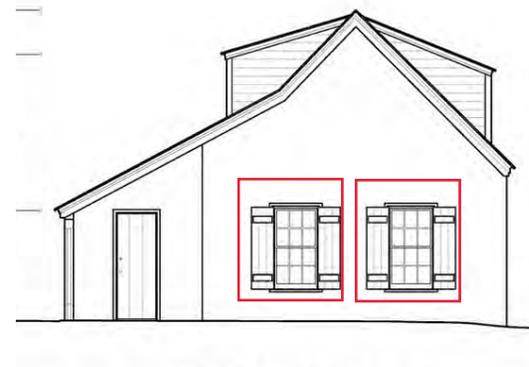
E: Window 1W3, sill and shutter, looking N

Window Openings and Windows - East Façade

The shutters and window frames of windows 1E1 and 1E2 are in poor condition (A; B).

The wood shutters are rotting. The nails and hinges, are rusting and expanding, contributing to the deterioration of shutters (C).

The metal rods, that hold flower boxes, are inserted between the window jambs, and are aggravating the condition (D).



A: Window 1E1, looking N



B: Window 1E2, looking N



C: Window 1E1 shutter, looking W



D: Window 1E2, shutter, looking SW and down

Window Openings and Windows - South Façade

The shutters and window frames of window 1S1 are in fair condition (A). The window is located underneath the Porch; therefore it is not impacted by elements.

The shutters and window frames of window 1S2 are in poor condition. The wood shutters are rotting. The plants that grow beneath the window retain moisture against the wall and are aggravating the condition (B). The nails and hinges are rusting and expanding, and are contributing to the deterioration of shutters (C). There is a crack in one of the panes of window 1S2 (D).



A: Window 1S1, looking NE



B: Window 1S2, looking NW



C: Window 1S2, shutter, looking NW



D: Window 1S2, pane, looking NW

Window Openings and Windows - North Side

The window 2N1 is located in the dormer and is in fair condition. The north dormer window has a bottom rail in the frame that is set on top of copper sill flashing (A).

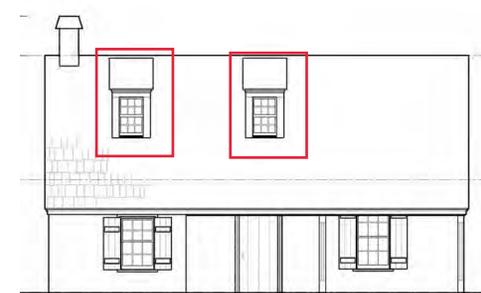
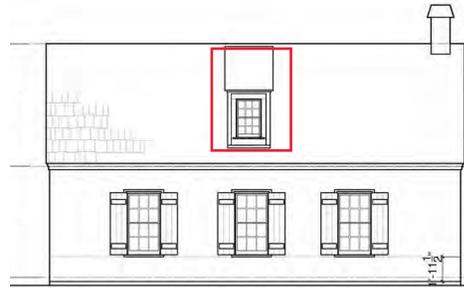
There is a minor split between the frame stiles and the bottom rail.



A: Window 2N1, looking E and up

Window Openings and Windows - South Side

The windows 2S1 and 2S2 are located in the dormers and are in fair condition. The two south dormers have the bottom sash rails set directly onto the copper sill flashing. The bottoms of the vertical stiles of the frames exhibit splits in the wood grain and moisture damage where they intersect with the sill flashing and roof shingles (B, C). The paint on the frames is chipping (D).



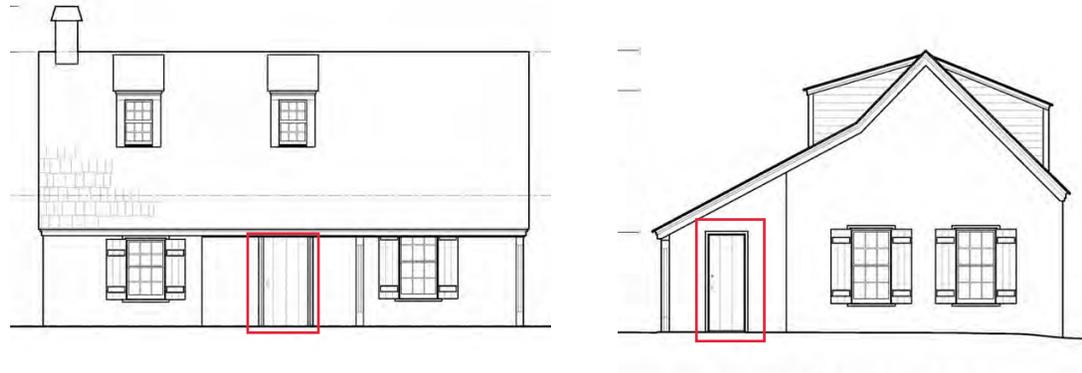
B: Window 2N2, looking N and up



C: Window 2N3, looking N and up

Door Openings and Doors

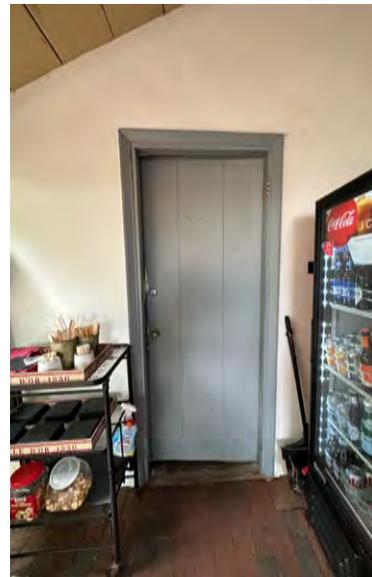
The two exterior entry doors, D1 and D2, are in good condition (A, C). The main entry door (D1) appears to be recently painted (B).



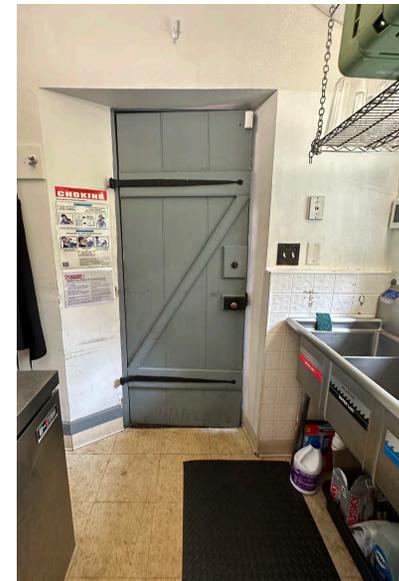
A: West Room, door D1, looking NE



B: West Room, door D1, looking SE



C: South Room, door D2, looking W



D: South Room, door D2, looking E

Interior

In general, the interior of the Joaneda House is in good condition. No major areas of concern are noted on either the ground floor or on the upper level. However, the equipment, such as wine shelves, bar, and storage shelves impeded the inspection of the condition of interior plaster (A). Several spots of plaster and paint damage were noted in the South Room (B).



A: West Room, looking N



B: South Room, looking E

RECOMMENDATIONS

Guidelines and Treatment Approach

The Joaneda House is a historic property managed by University of Florida Historic St. Augustine Inc. (UFHSA). The property is currently operated as a leased commercial space that contributes to the local economy while allowing residents and visitors to appreciate the rich heritage of St Augustine through the building's visual appearance, form and building materials. Through extensive research and historic preservation projects of the last fifty years, important character-defining features have been preserved and restored to interpret the architecture and streetscape of the Second Spanish Colonial Period.

These recommendations for the property are guided by two documents. *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*¹, provides overall guidance for selecting the appropriate Treatment Approach. The City of St Augustine's *Architectural Guidelines for Historic Preservation* provides more detailed guidance for the treatment of historic features and materials, with specific recommendations for the design of the site and landscape, and treatment of exterior materials, including appropriate paint colors.²

For the building's exterior, an overall **Preservation** Treatment is recommended. The National Park Service defines a Preservation treatment approach "*as 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.*"³ The Standards for Preservation require retention of the greatest amount of historic fabric along with the building's historic form.

A **Rehabilitation** Treatment, which allows for "compatible use" is appropriate for the interior spaces, which have been slightly modified with contemporary finish materials to accommodate a commercial use. Any future modifications to the building's mechanical, electrical, or plumbing systems should minimize alterations to the floor plan and exterior elevations, and preserve/protect the historic building materials

¹ The Secretary of the Interior's Standards for the Treatment of Historic Properties, National Park Service Technical Preservation Services. <https://www.nps.gov/orgs/1739/secretary-standards-treatment-historic-properties.htm>

² <https://www.citystaug.com/DocumentCenter/View/153/Architectural-Guidelines-for-Historic-Preservation-PDF>

³ <https://www.nps.gov/articles/000/treatment-standards-preservation.htm>

General Recommendations for the Joaneda House

- For any interventions in the physical fabric of the property, document existing conditions with photographs, videos, drawings and field notes, before commencing work, during the work and after completion of the project
- Retain and preserve all character-defining features
- Any character-defining features that are deemed necessary to remove should be retained, tagged, and stored for future reinstallation
- Where appropriate as part of future work, previously altered or removed features could be restored or reconstructed respectively
- Any modifications or replacement of the existing contemporary finish materials should be installed with reversibility in mind and to not damage the historic features and materials of the building
- Any excavations in the garden should adhere to local, state, and national standards regarding the investigation, documentation, and management for any archaeological resources

Recommendations for Specific Features

The following specific recommendations include both maintenance and repair considerations.

Site Features, Fences, Paving and Landscaping

Wood fence and gates at Treasury Street and property lines

- Periodic assessment of wooden fence/ gate condition. Repair as required in conformance with the City's *Architectural Guidelines* on materials and installation methods
-

Paving, landscaping and site features in garden area

- Periodically check landscaped and paved areas for debris, trash, damage to paved surfaces
- Review functional needs of the exterior spaces and develop a future landscape design for site features to support use of the spaces
- Selection of new plant materials should balance recommendations from the City's Architectural Guidelines for Historic Plant Materials and resiliency improvements in the landscape
- Retain and preserve the well structure in the garden

Walkways/ Brick patio and pavers

- Check for uneven surfaces, cracked bricks or tiles, damaged or missing mortar joints
- Repair small areas with similar materials, replace cracked sections, maintain proper slopes for accessibility and site drainage away from building walls

Landscaping

- Do not allow plants to touch building materials and surfaces
- Keep branches from overhanging the roof
- Treat for pests, review condition of plantings and beds, consult with plant specialists and arborists as needed
- Use care with equipment (mowers, trimmers, etc) around building foundations, walls and porches

Exterior water management: site drainage

- Visually observe site stormwater management systems, annually and after major storm events.
- Check ground drainage near building foundations to ensure water flows away from the building. Inspect for build-up of earth and organic matter around the perimeter and maintain separation of any wood framing or trim at least 6" from ground contact.
- If conditions require additional storm water management, develop designs and implementation strategies.

Flood proofing/ resiliency planning

- Short term: improve site storm water management. Monitor and record any resulting flooding events due to storm activity
- Long term: develop a flood protection plan, refer to "Flood Mitigation Design Guidance for Historic Coquina Buildings," September 2021, recommendations for the Joaneda House

Curb at base of north façade

- Repair damaged sections of the projecting concrete curb with like materials along north facade.

Building Exterior

Painted stucco

- Inspect facades annually or after major storm events and note locations and sizes of cracks, peeling paint, biological growths, and surface impact damage. Note areas where damage may extend to masonry wall below the stucco.
- Most of the cracks on the facades appear to be superficial and restricted to the sacrificial stucco material. Small cracks should be patched and painted as part of the regular maintenance routine. Use materials that are compatible with the stucco composition, texture and sheen level.
- When cleaning areas of moss growth, mold, and mildew damage, test products and methods on small areas first. Use gentlest cleaning materials and methods possible. Use hand applied materials or low-pressure washes with mild cleansers that are compatible with the stucco materials.
- When repainting facades, match the approved paint color palette, surface sheen recommendations and location of colors on the building, in accordance with the City's *Architectural Guidelines* on Paint Colors and Placement. Prep surfaces to be repainted in accordance with the requirements of the substrate material.

Masonry walls

Refer to reports prepared by Herschel Shepard for the 1970s restoration project for guidance on materials and methods.

- Retain and protect coquina masonry walls with appropriate stucco coatings.
- Evaluate the overall condition of the masonry to determine whether repairs rather than protection and maintenance are required
- Develop a periodic monitoring program for moisture testing of masonry to record changes in wall moisture based on seasonal fluctuations and weather events
- Repair masonry with “in-kind” and compatible masonry and mortars. See City's *Architectural Guidelines* for further recommendations on repair of masonry.

Wood shingle roof

- Periodically inspect roof (annually and after storm events)
- Coordinate/ review interior monitoring reports for potential water infiltration issues
- Coordinate/ review site monitoring reports for potential site drainage issues
- Review underside of roof deck from attic areas for signs of water infiltration
- Examine shingles for gaps, cupping and warping, biological growth, and missing shingles
- Examine roof flashing at eaves, drip edges, dormers, wall-roof intersections, and all roof penetrations
- Examine edge detail at fascias for misalignment, damage, or if missing

Repair Recommendations:

- Make repairs for any roofing problems as soon as possible. Provide temporary protection for damaged areas until repairs can be made, using tarps or waterproofing materials
- Replace missing/ damaged flashing, drip edges, caulking and sealants
- Re-secure loose flashings at chimneys, wall-roof connections, dormers, roof penetrations
- Remove live vines and plants growing over the roof, especially at the west side of the building
- Remove leaf and branch debris from roof surfaces, flashings and saddles
- Periodically remove biological growths that may cause damage to roof shingles with products and application appropriate to the material

- Trim branches away from roof
- Roofing contractor should inspect roof at minimum every 5 years or after a major storm event
- Replace missing, damaged shingles with like materials as needed until such time as a new roof will be required.
- Refer to *Preservation Brief 4 Roofing for Historic Buildings*

Chimney

- Monitor with binoculars, at least annually and after storm events
- Inspection by mason as part of roof monitoring at minimum every 5 years and after major storm events
- Monitor condition of chimney cap for water-tightness
- Monitor chimney flashing at roof penetrations
- Monitor masonry for moisture transfer to wood framing
- Monitor sealants for hardening and cracking.

Repair Recommendations

- Test existing mortar for composition and hardness. Repoint mortar joints with hydraulic lime mortar or other suitable mortar that matches the existing mortar (beware of too strong a mortar, must have less strength than the masonry to avoid stone damage).
- Repair or replace chimney cap if damaged
- For flashing repairs, use flashing similar to original installation. Clean out old sealants or mortar and properly re-bed all step flashing. Use non-ferrous (copper) material that is compatible with roof materials

Painted siding at dormer side walls, wood trim, fascia, rafter ends, raking and running trim

- Examine trim for gaps, chipped, cracked, rotted or damaged wood
- Check for missing or failing sealants at wall penetrations
- Check for failing attachments for wall mounted signs or brackets
- Monitor dormer siding for movement or deterioration, in joints, cracks and around openings

Repair Recommendations:

- Wash exterior woodwork only if there is excessive dirt or biological growth (mold, mildew) use gentlest means possible, natural bristle brushes, cloths and water only, to start. If more cleaning is needed, use mild phosphate-free detergents. Refer to *Preservation Brief 10 Exterior Paint Problems on Historic Woodwork*.
- Note: Pressure washing is not recommended due to the increased risks of water infiltration and potential damage to the wood surface.
- For re-nailing in historic materials, use fasteners appropriate for material and for appearance
- Removal of the dormer wall siding boards requires great care, so as not to disturb more materials that necessary
- Use smooth faced hammer to preserve anticorrosive surface of fasteners (nails)
- Repair rotted non-structural wood with wood epoxy materials if possible, or dutchmen, if joints can be concealed. Replace materials only if rot/ damage compromises over 40% of the component.

- For repainting, properly prepare the wood surfaces, in accordance with manufacturers recommendations. Ensure compatibility between old and new paint materials.
- Remove deteriorated caulks and sealants, clean and reapply compatible materials using backer rods and following the manufacturer's recommendations.

Porch

- Examine porch components for settlement or separation from the building
- Examine tie-in connections at walls and roofs, coordinate with roofing and siding monitoring, especially flashings
- Check that porch columns are securely fastened and aligned properly, and that there is no shifting or twisting of the columns
- Check condition of column bases
 - Check condition of all wood materials for signs of rot, decay or pests (insect damage), rust stains indicating fastener corrosion
- Check conditions of finishes and materials
 - Check for missing or failing sealants at wall connections
 - Check for cracked or failing paint coatings
 - Perform this review semi-annually.

Repair Recommendations

- Clean (sweep) porch decks regularly
- Effect repairs; fill open cracks, holes or joints with appropriate caulk materials and backer rods for larger holes.
- Use wood epoxies for repair of larger areas of damage
- Replace component only if repairs above cannot maintain structural integrity of component. Replacement pieces should match existing in size, thickness, profile. Use treated wood for all exterior components in contact with earth or masonry
- Coat with water-repellent wood preservative that can be painted
- Apply high quality primers and paints according to manufacturer's recommendations, check compatibility with old coatings and with substrate materials.
- Refer to Preservation Brief 45 *Preserving Historic Wood Porches* for additional repair information.

Windows, exterior

- Check that frames are not loose and are sealed properly to the wall materials
- Check that sash fit in frame and operate properly
- Check that glass is securely fitted into sash frame, condition of glazing putty, paint and no broken or cracked glass
- Check condition and finishes of sash hardware
- Check condition of wood components, for rot, damage, or pest infestation. A vulnerable area appears to be the lower rail/ stile joints at the south dormer windows
- Check paint condition and for rust stains from corrosion of fasteners.

Repair Recommendations

- Repair sections of rot/ damage with wood epoxy. If wood is too damaged to repair, replace with in-kind materials, select decay-resistant woods, match the existing component in size, material, thickness, and profile
- Treat with wood preservative prior to painting
- Repair broken or missing glass, putty in window glass with oil-based putty
- Clean window glass
- Clean handles and hardware with soft cloth
- Prep surfaces and paint window wood components using appropriate materials and methods
- Refer to Preservation Brief 9 *The Repair of Historic Wood Windows for additional repair guidance.*
- Remove the metal rods holding window boxes in masonry openings on north and east walls and repair holes in window exterior jamb casings

Exterior wood shutters

- Check that shutters fit in window opening and operate properly
- Check condition and finishes of shutter hardware, hinges, hold-backs, latches if any
- Check condition of wood components, connections at stiles and rails and conditions of panels for rot, damage. or pest infestation
- Check condition of wood finishes

Repair Recommendations

- Repair sections of rot/ damage with wood epoxy. If wood is too damaged to repair, replace with in-kind materials, use decay resistant wood matching the existing component in size, material, thickness, and profile
- Treat with wood preservative prior to painting
- Prep surfaces and paint window wood components using appropriate materials and methods
- Clean handles and hardware with soft cloth
- If full replacement of shutters is desired, consider redesign of shutter construction for additional storm protection. (one option is to provide metal plate on face of shutter that is against the wall, not visible when shutters are in open position). Refer to City's Architectural Guidelines for wood hurricane shutters.

Exterior doors

- Check that frames are not loose and sealed properly to the wall materials
- Check that doors fit in frame and operate properly
- Check condition and finishes of door hardware, hinges, locks and latches and knobs/ handles
- Check condition of thresholds
- Check condition of wood components, connections at stiles and rails and conditions of panels for rot, damage. or pest infestation
- Check condition of finishes

Repair Recommendations:

- Repair sections of rot/ damage with wood epoxy. If wood is too damaged to repair, replace with in-kind materials, matching the component in size, material, thickness, and profile.
- Clean hardware with soft cloth, apply light coat of paste wax to maintain finish.
- If stain finish is deteriorated, strip finish and stain the door, follow with clear coat topcoat. For paint finish, prep wood and repaint with appropriate color to match existing color scheme

Interior Features and Materials

As noted in the existing conditions section, the overall interior condition appears to be good. A closer visual inspection was impeded by furnishings, shelving, and products stored in the space. The following offers some general guidelines for maintenance and repairs as needed.

Interior wood doors

- Check operation of doors and hardware; hinges and latch sets/locksets
- Check condition of door finishes, stained or painted, repair to match existing finishes

Interior woodwork, stained or painted

- For repair to interior finishes, match adjacent surfaces finish treatments (painted or stained)
- Refer to Preservation Brief 28 *Painting Historic Interiors*

Fireplaces and surrounds

- Check condition of fireplace surround woodwork and finish
- Check for cracking, displacement of hearth tiles

Repair Recommendations

- Make repairs similar to those noted for interior woodwork
- Repair damaged tiles, if replacement tile is needed, find tile to match as closely as possible.

Plaster walls and ceilings

- Monitor plaster surfaces for signs of movement, cracks and gaps
- Monitor plaster condition for delamination of top coats, cracking, stains, and signs of water intrusion, and deterioration of plaster materials,
- Monitor near window openings, especially at window sills
- Perform this review at semi-annual intervals, and after significant storm events

Repair Recommendations for some small areas of plaster deterioration as noted in the Existing Conditions section of the report.

- Repair sources of water intrusion before effecting repairs
- Analyze plaster for composition, refer to 1977 restoration project specifications for materials and application methods
- Fill hairline cracks with patching materials that are compatible with existing materials
- Repaint with compatible materials to match existing color
- For additional repair guidelines, refer to Preservation Brief 21 *Repairing Historic Flat Plaster—Walls and Ceilings*.

Building systems

Structural Framing

- Coordinate structural monitoring with review of interior finishes, mechanical systems and exterior masonry
- Check for deflected, cracked, or split framing members
- Check for missing connections and fasteners
- Check for signs of pest infestation and water infiltration
- Provide guidelines for floor loads for storage in Loft space
- Consult with architect/ structural engineer for guidance on repairs as needed

Mechanical

- Monitor operation of each system
- Check utility bills for spikes in service

Repair Recommendations

- Consider use of high-efficiency filters to minimize particulates
- Replace deteriorated parts in system as soon as possible
- Implement a comprehensive repair program for sealants and caulking, consider weather stripping at door perimeters, jambs and thresholds, to minimize air infiltration.
- Refer to Preservation Brief 24 *Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches*.

Future System Replacement

- Plan for future new mechanical system, with considerations for humidity control and improving efficiency.
- Design for a consistent interior temperature/ humidity management. Consider dehumidification requirements for housing furnishings and artifacts, balance with stabilizing interior finishes such as the plaster walls.
- System design to be coordinated with any necessary electrical system \upgrades.

Electrical

Maintenance items and Repair Recommendations:

- Monitor exterior equipment, fasteners, and condition.
- Interior: Test switches and outlets at regular intervals, at least monthly
- Routine maintenance includes bulb replacement
- Check operations of alarm system monthly

Plumbing

Maintenance Items and Repair Recommendations:

- Check operation of plumbing fixtures, check faucets for drips, check toilet operation, monitor for signs of leaks
- Coordinate plumbing review with exterior review of pipe penetration flashing at roof and wall connection at second floor
- Annually, review water consumption records for signs of water leaks

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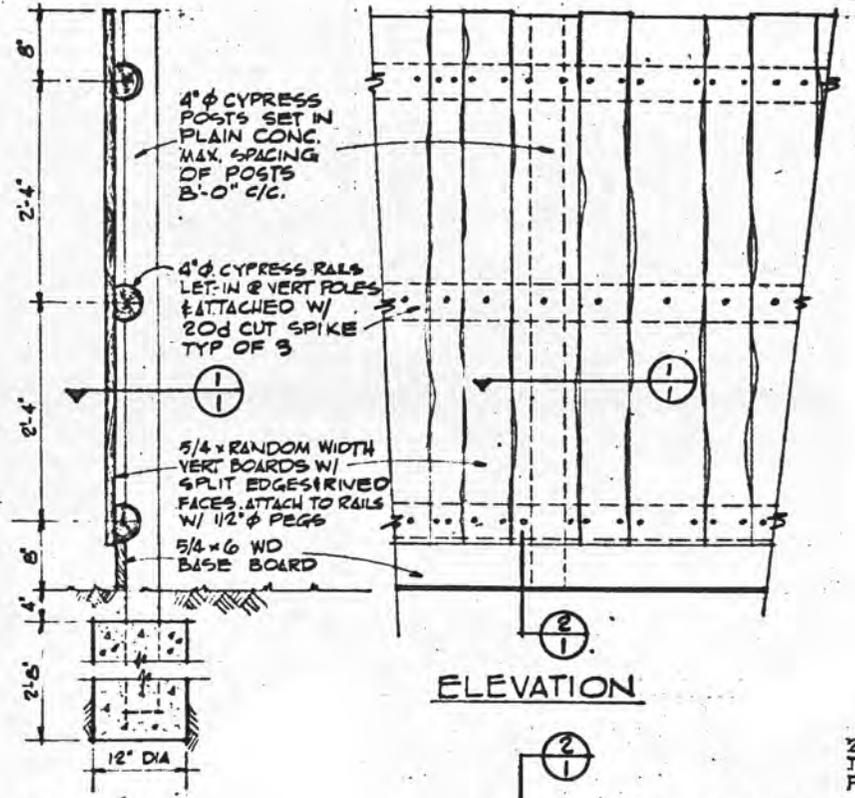
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APPENDICES

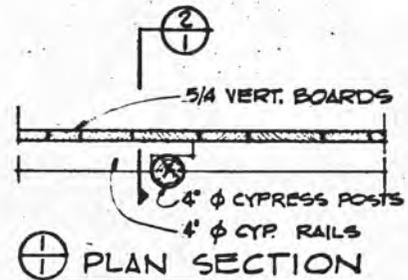
Restoration Project 1975-1976	99
Joaneda Paint Specification	112
Memorandum 1985	113
FMSF SJ02285	114

BENCH MARK IS TOP OF FIRE HYDRANT IN THE N.E. CORNER OF THE INTERSECTION OF TREASURY AND SPANISH STREETS. ELEV. 9.46 U.S.C. & G.S. M.S.L. DATUM.



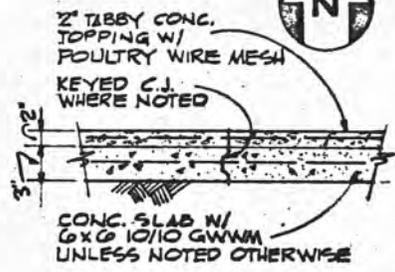
ELEVATION

SECTION

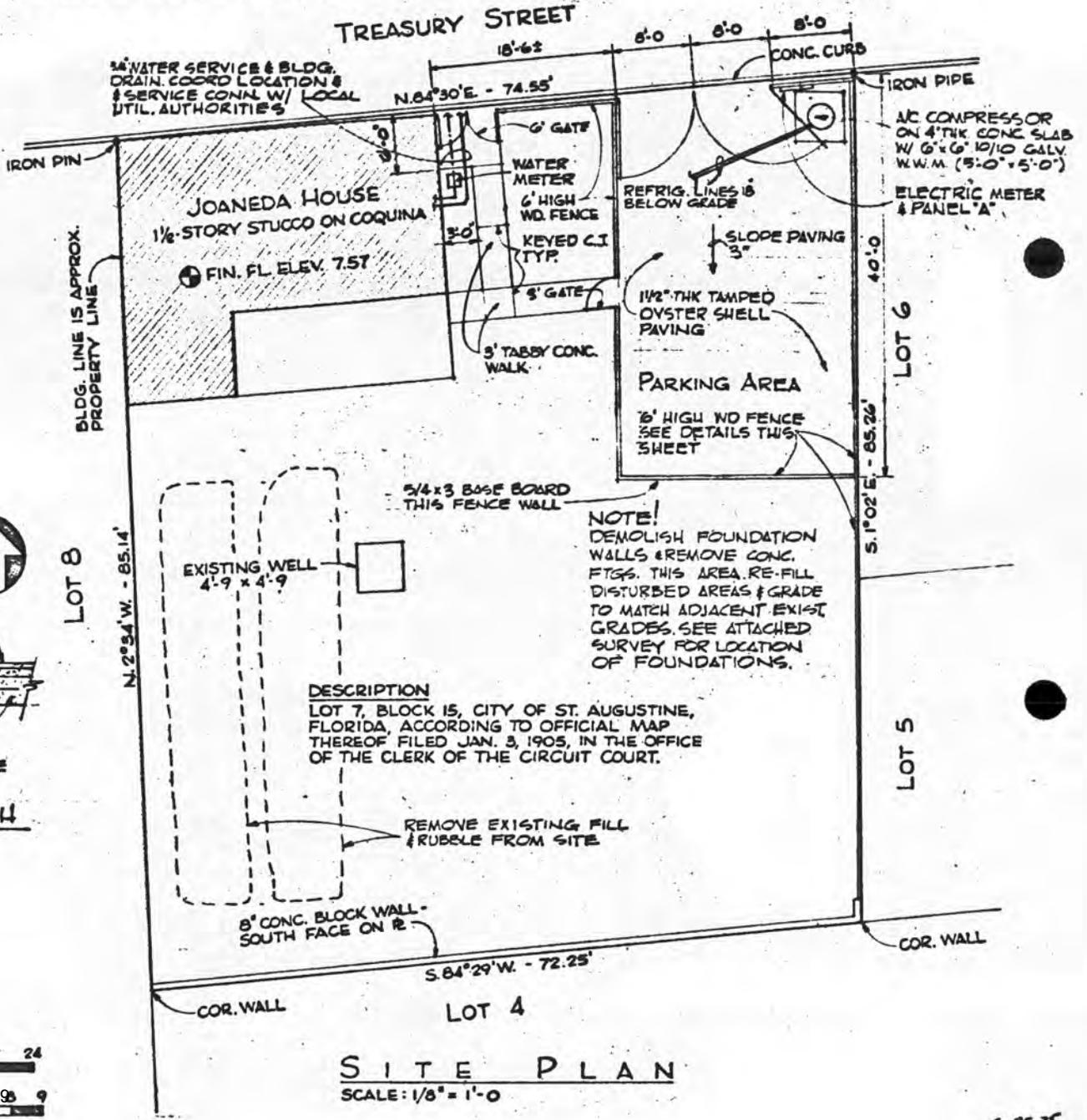


PLAN SECTION

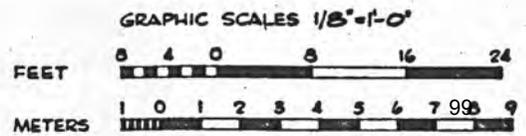
WOOD FENCE DETAILS
SCALE: 1" = 1'-0"

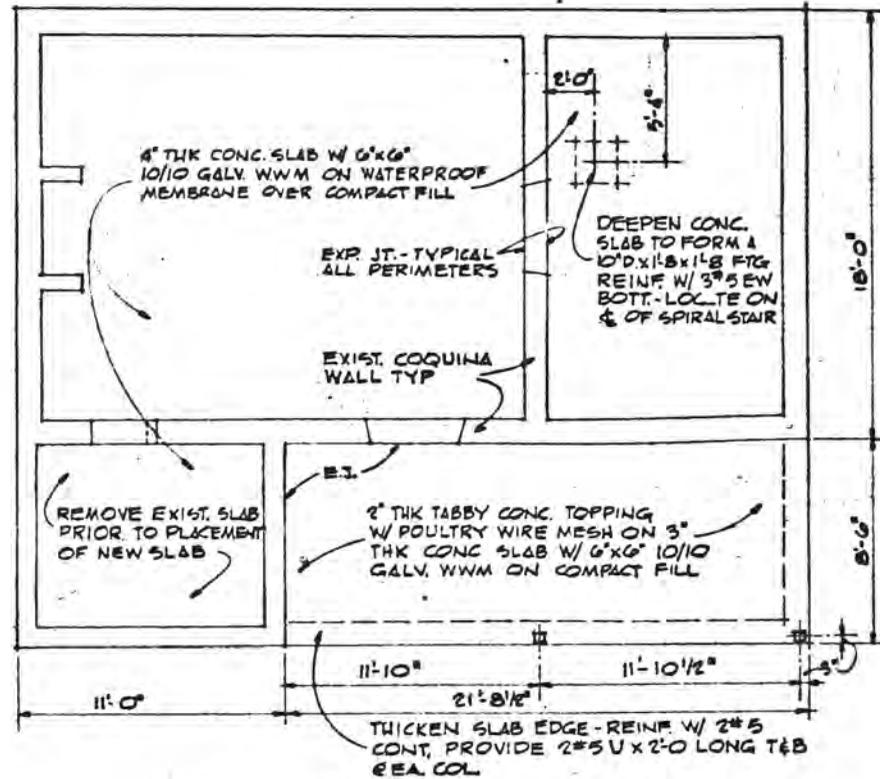


TYP. TABBY FINISH
SCALE 1" = 1'-0"

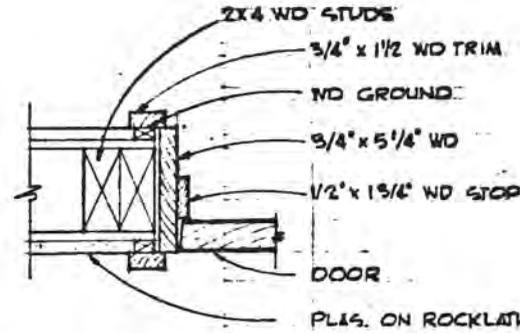


SITE PLAN
SCALE: 1/8" = 1'-0"

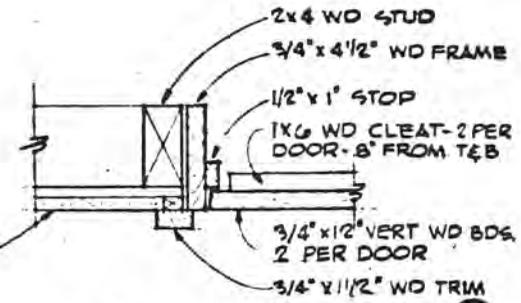




FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

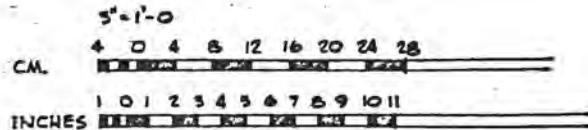
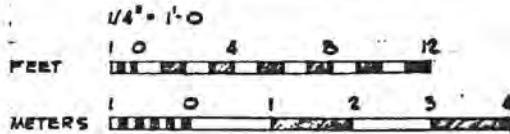


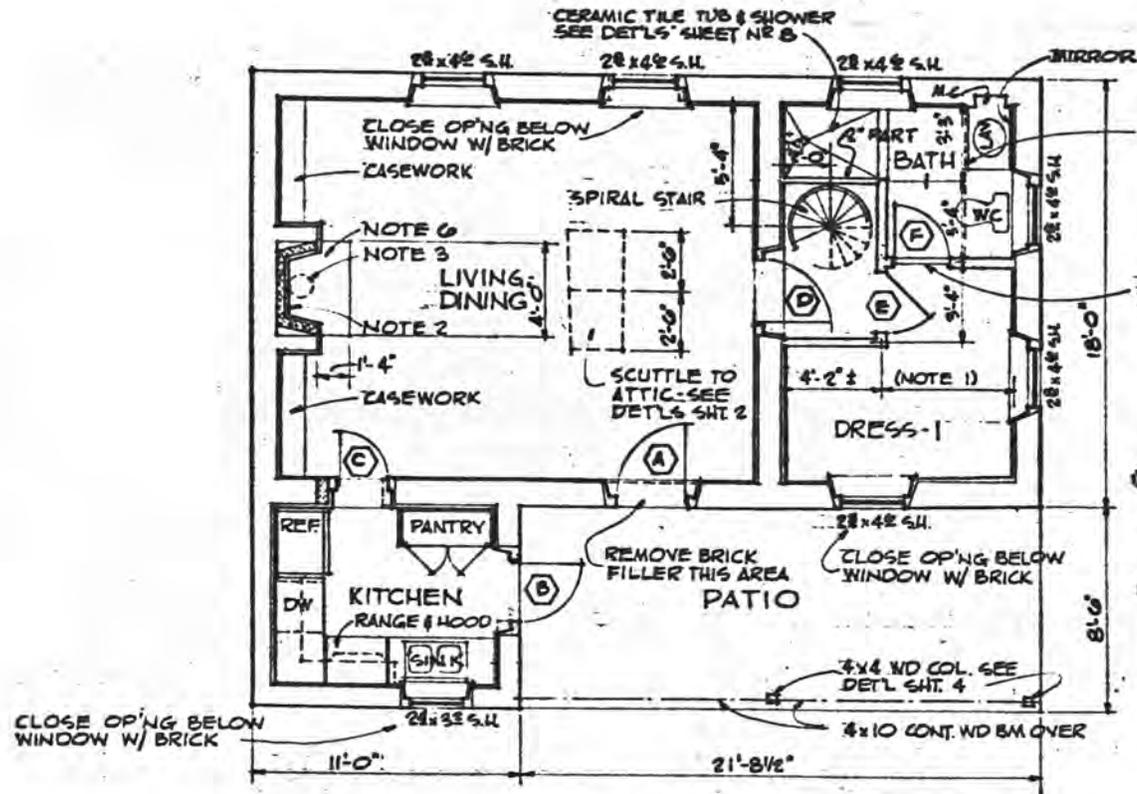
TYP. FLUSH DOOR HEAD & JAMB DETAIL
SCALE: 3" = 1'-0" NOTE! BI-FOLD FRAME DETAILS SIMILAR LESS STOP



BOARD & CLEAT DOOR DETAIL
SCALE: 3" = 1'-0"

GRAPHIC SCALES



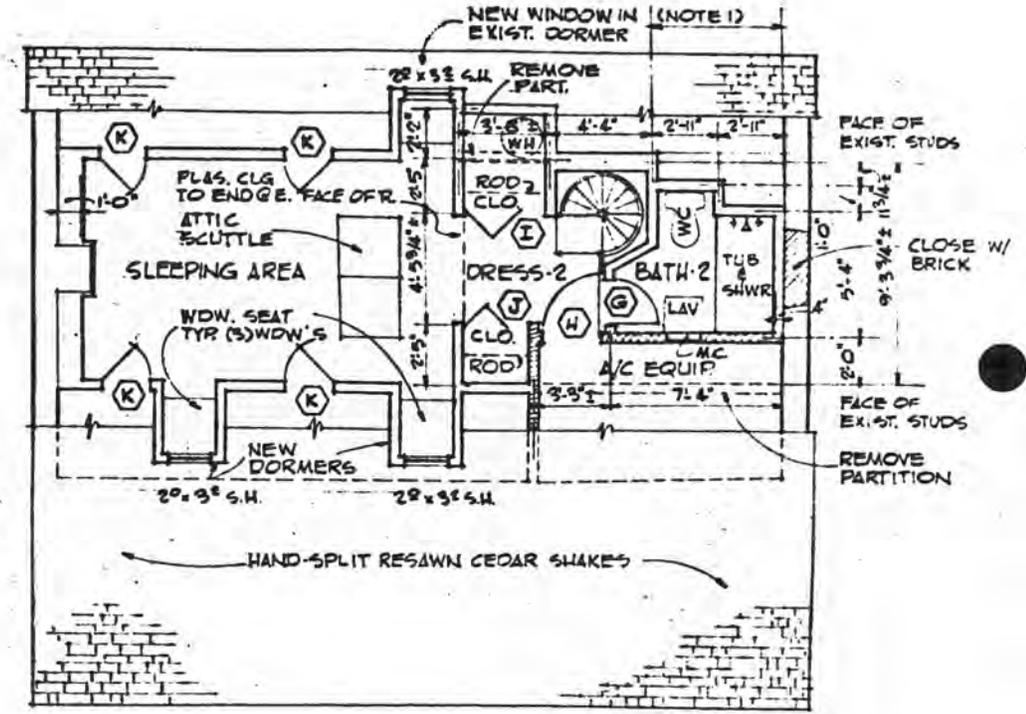
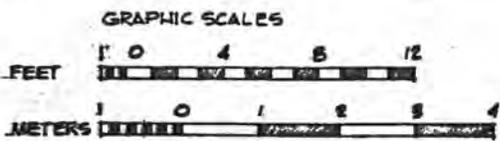


FURR-DOWN CLG
SEE SHT. NR 8 FOR DETLS



NOTE 1
UNLESS OTHERWISE NOTED
ALL PARTITIONS ARE NEW
(2x4 WD STUDS @ 16" C/C) & ALL
INTERIOR SURFACES TO BE
FINISHED AS SCHEDULED

NOTE 2
VERIFY ALL DIMENSIONS
IN FIELD



ATTIC FLOOR PLAN
SCALE: 1/4" = 1'-0" : SEE PLAN NOTES 4 & 5

GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0" : SEE PLAN NOTES 4 & 5

FINISH SCHEDULE					
SPACE	FLOOR	BASE	WALLS	CEILING	NOTES
LIV-DINING	WOOD	WOOD	PLASTER	EXP. WOOD	4,10
KITCHEN	WOOD	WOOD	PLASTER	EXP. WOOD	4,6,10
STAIR	WOOD	WOOD	PLASTER	EXP. WOOD	4,10
DRESS-1	WOOD	WOOD	PLASTER	EXP. WOOD	4,10
BATH-1	CER. TILE	CER. TILE	KEENES CEM.	EXP. WOOD	5,9,10
SLEEPING AREA	WOOD	WOOD	PLASTER	EXP. WOOD	1,4,7
DRESS-2	WOOD	WOOD	PLASTER	PLASTER	1,4,7
CLOSETS	WOOD	WOOD	PLASTER	EXP. WOOD	1,4,7
BATH-2	SHEET VINYL	VINYL	KEENES CEM.	KEENES CEM.	1,2,3,5,7
A/C EQUIPT	WOOD	NONE	ROCKLATH	ROCKLATH	4
ATTIC	WOOD	NONE	EXPOSED	EXP. WOOD	8
ATTIC STOR. & CONCEALED SP.	WOOD	NONE	NONE	EXP. WOOD	NO PAINTING REQUIRED

FINISH SCHEDULE NOTES	
1.	FINISHES THESE SPACES PART OF ADD. ALT. NR 1, ALL OTHERS INCL. IN BASE BID.
2.	FULL CER. TILE WAINSCOT @ TUB.
3.	CLG. FIN. @ TUB TO BE DIRECTLY ATTACHED TO ROOF SHEATHING.
4.	WALLS & CLG'S TO BE PAINTED W/ SIMULATED WHITWASH.
5.	WALLS & CLG'S TO BE PAINTED W/ ENAMEL.
6.	ALL FLOORS & WALLS BEHIND & UNDER CABINERY TO BE FINISHED AS SCHEDULED PRIOR TO INSTALLATION OF CABINET WORK.
7.	ROCKLATH SHALL BE USED IN LIEU OF METAL LATH THESE AREAS.
8.	NO PAINTING REQUIRED UNDER BASE BID.
9.	CER. TILE WAINSCOT @ TUB-SHOWER.
10.	STRIP-OFF ALL EXIST. WALL FINISHES PRIOR TO PLACING NEW WALL FIN.

FLOOR PLAN NOTES

NOTE 1: CENTER PARTITION ON CLG. JOIST "L"

NOTE 2: REMOVE EXIST. BRICK & REPLACE W/ FIRE BRICK. REBUILD SMOKE SHIELD LARGE FACE OF BRICK W/ FIRE CLAY MORTAR

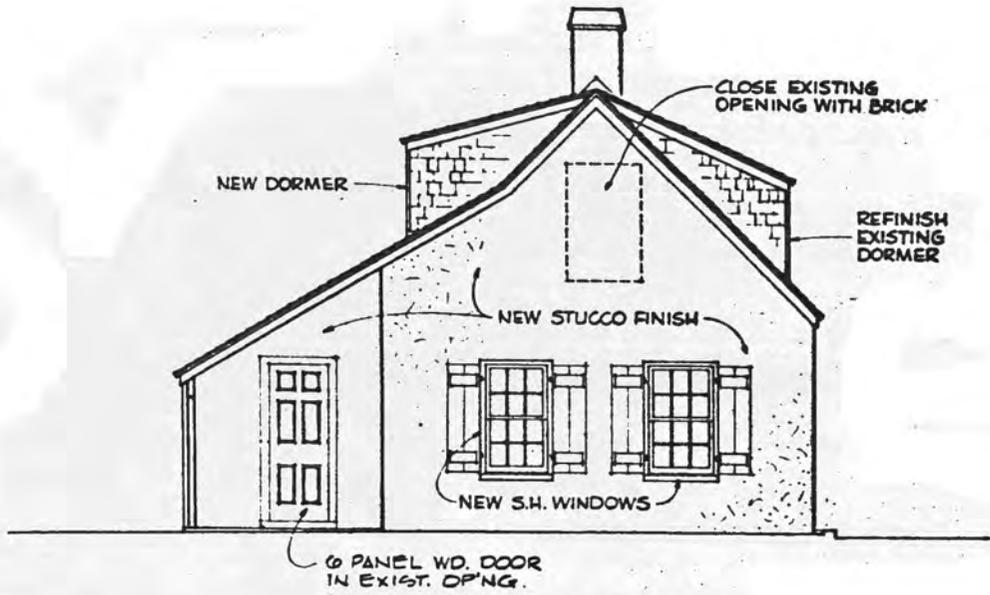
NOTE 3: PROVIDE & INSTALL (ZERO CLEARANCE) 10" Ø MFL. FLUE EQUAL TO THOSE PRODUCED BY MAJESTIC CO. HUNTINGTON INDIANA. INSTALL IN THE EXISTING FLUE. PROVIDE W/ ALL ACCESS. REG. FOR COMP. INSTALL.

NOTE 4: REMOVE ALL EXIST. PIPING, ELEC. WORK INCL. INSULATORS "BX" CABLE WIRES ETC., WD LATH, EXPOSED NAILS & INTERIOR PLASTER FINISH.

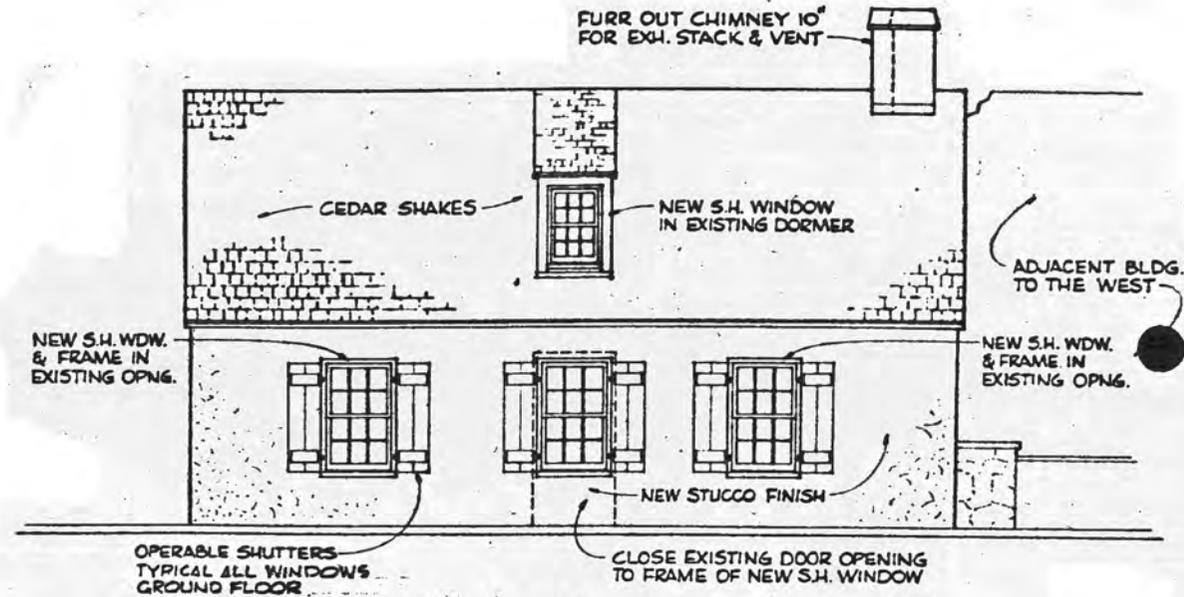
DOOR SCHEDULE			
MARK	SIZE	DESCRIPTION	REMARKS
(A)	30 x 68	6 PANEL WD	SEE DETLS SHT. 7
(B)	20 x 68	6 PANEL WD	SEE DETLS SHT. 7
(C)	20 x 68	6 PANEL WD	SEE DETLS SHT. 7
(D)	28 x 68	6 PANEL WD	SEE DETLS SHT. 7
(E)	28 x 68 x 13/8	HOL. CORE FLUSH WD.	SEE DETLS SHT. 2
(F)	28 x 68 x 13/8	HOL. CORE FLUSH WD	SEE DETLS SHT. 2
(G)	28 x 68 x 13/8	HOL. CORE FLUSH WD	SEE DETLS SHT. 2
(H)	28 x 68 x 13/8	HOL. CORE FLUSH WD	DR. GRILLE
(I)	34 x 68	FULL LOUV. BI-FOLD	SEE DETLS SHT. 2
(J)	28 x 68	FULL LOUV. BI-FOLD	SEE DETLS SHT. 2
(K)	28 x 30 x 1/4	BOARD & CLEAT	SEE DETAIL SHT. 2

NOTE 5: PATCH ALL HOLES IN EXISTING FLR. JOISTS & ROOF RAFTERS & ALL EXISTING MATERIALS TO BE REUSED

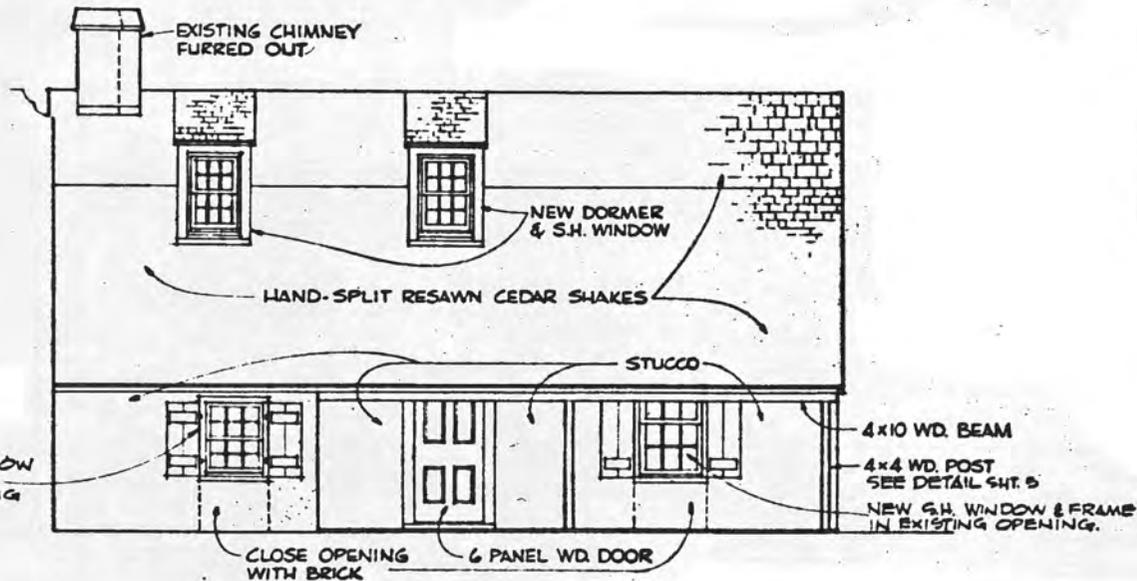
NOTE 6: NEW TABBY CONC. HEARTH-FIN FLUSH W/ FINISH WD. FLR



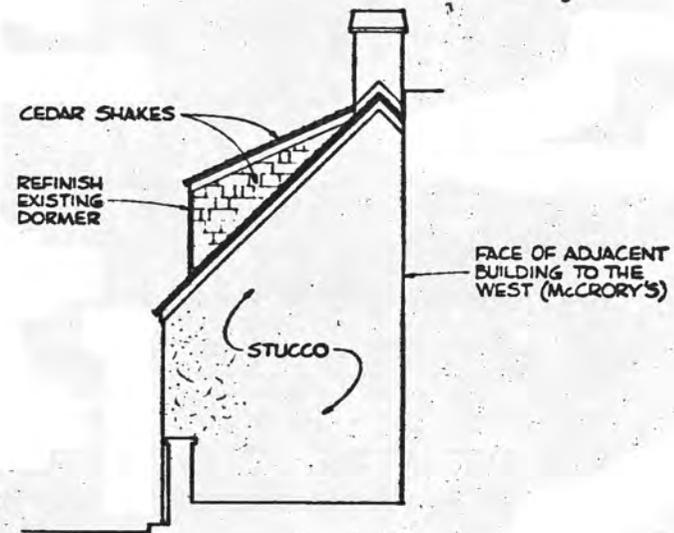
EAST ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

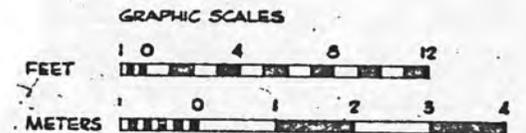


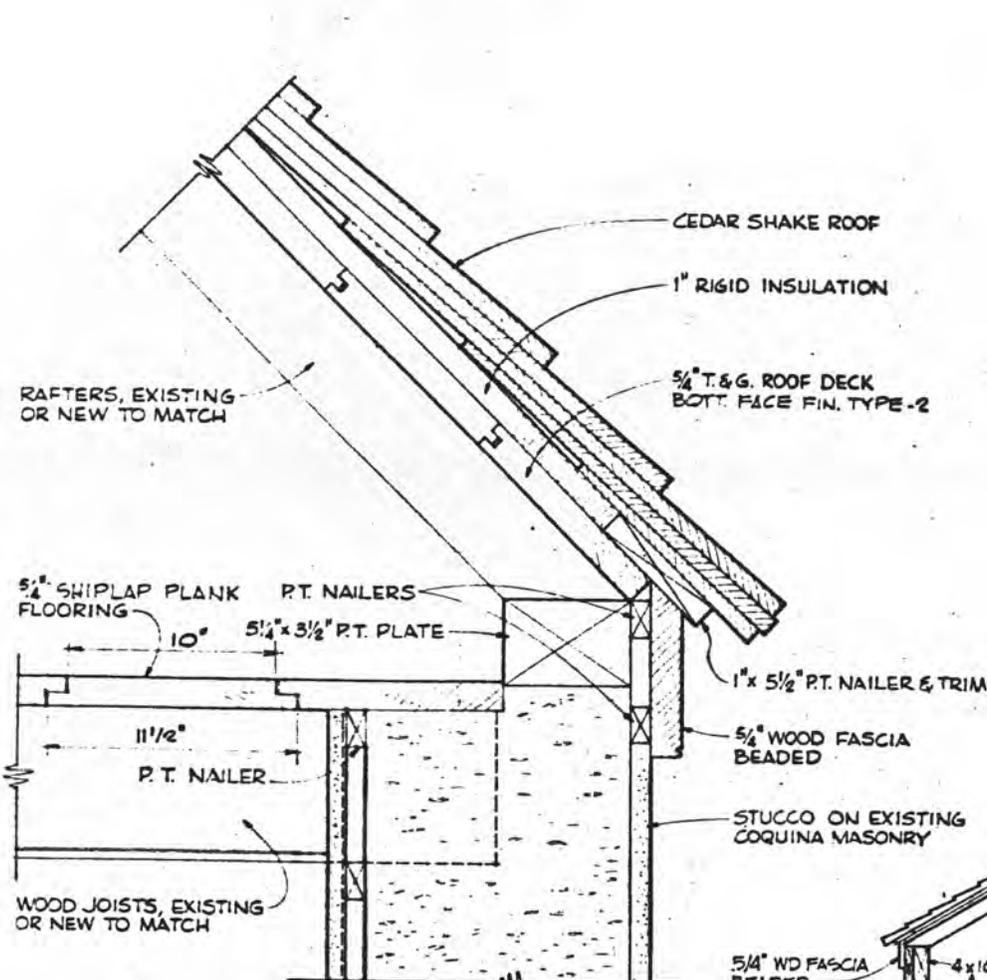
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"

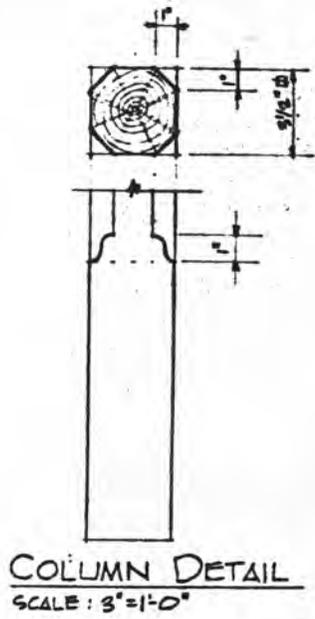
APPENDIX B - Sheet 4



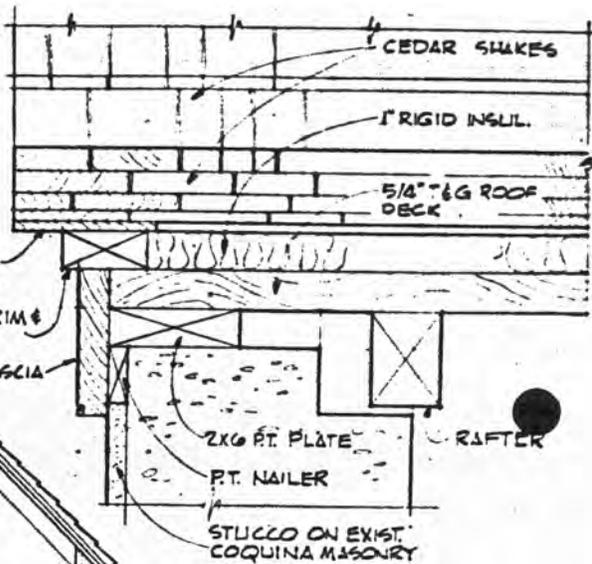


DETAIL OF EAVES AT NORTH WALL
SCALE: 3" = 1'-0"

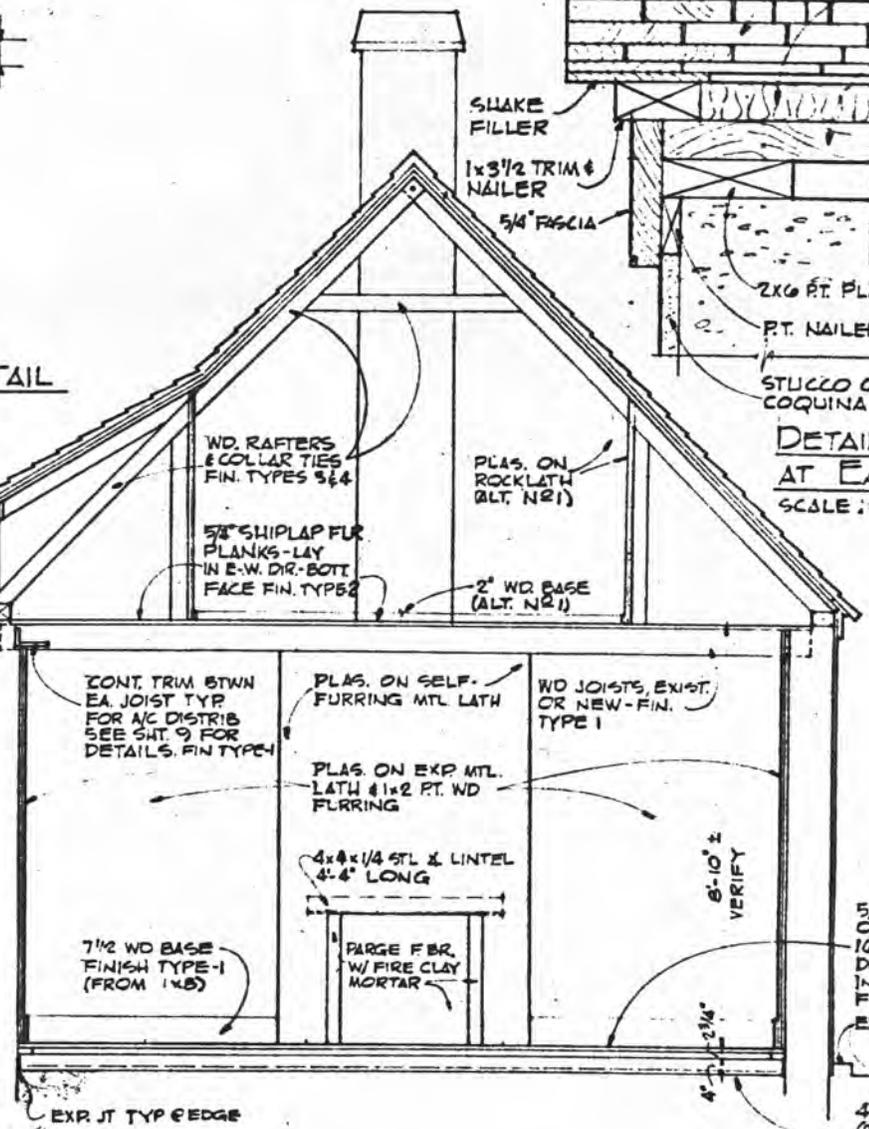
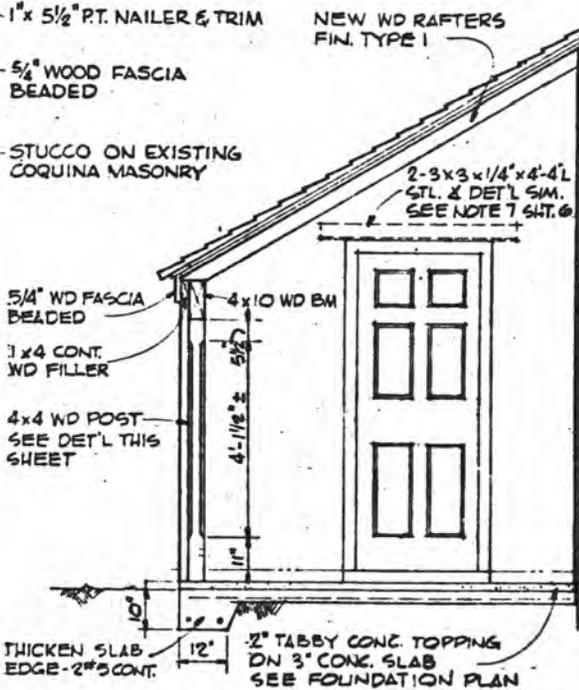
NOTE!
ALL FINISH TRIM, EXPOSED RAFTERS, JOISTS, COLS, DOOR & WINDOW FRAMES, SILLS, STOOLS ETC. TO RECEIVE SPECIAL FINISH TYPE 1.



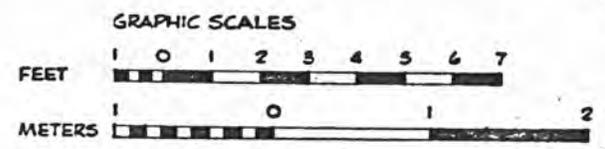
COLUMN DETAIL
SCALE: 3" = 1'-0"



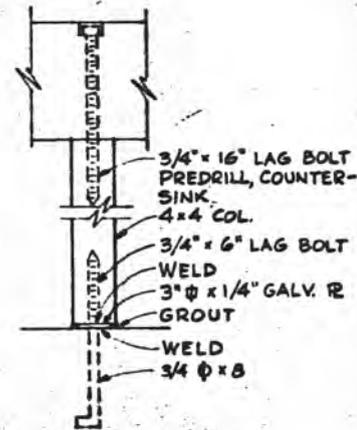
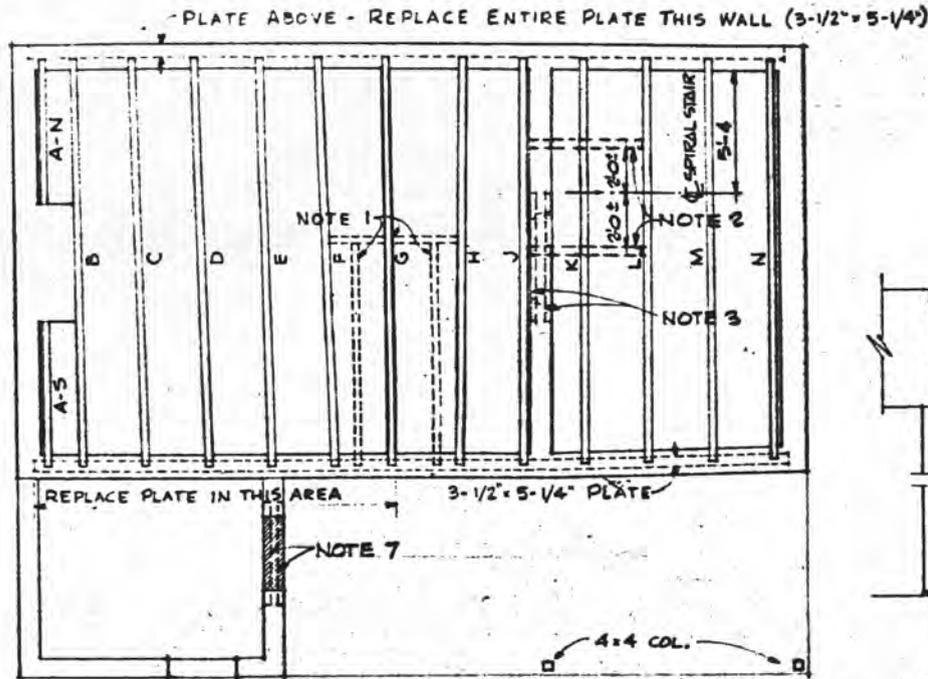
DETAIL OF EAVES AT EAST WALL
SCALE: 3" = 1'-0"



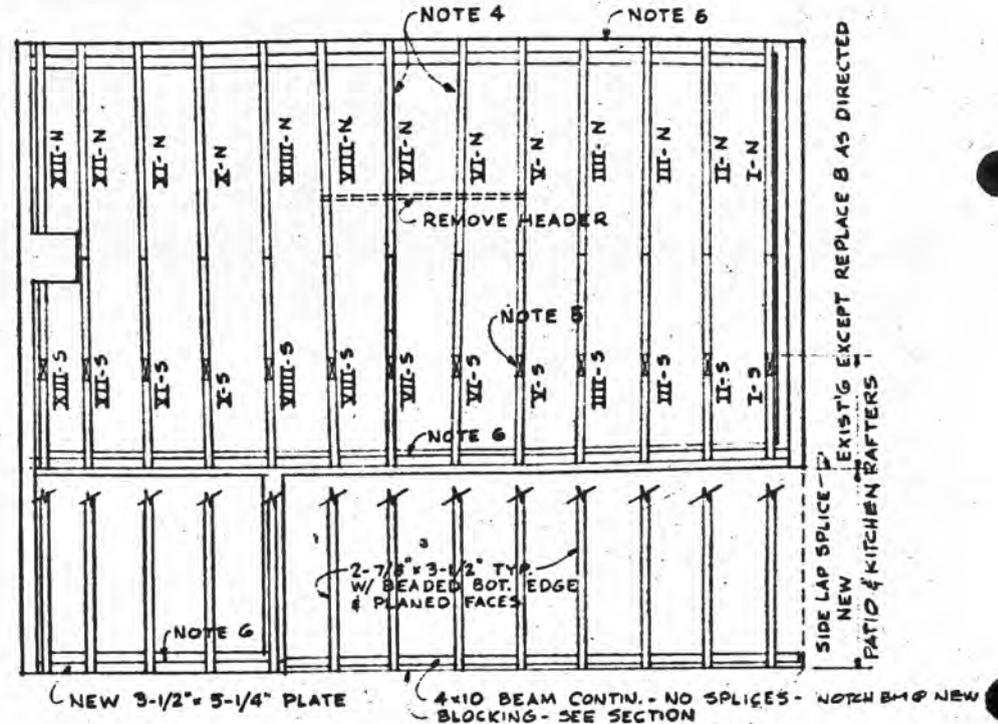
TRANSVERSE SECTION
SCALE: 1/2" = 1'-0"



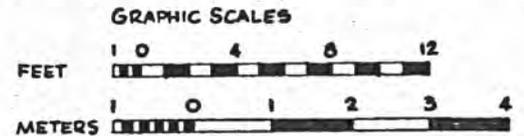
APPENDIX B - Sheet 5



COLUMN DETAIL
SCALE 1-1/2" = 1'-0"



ROOF FRAMING PLAN
SCALE 1/4" = 1'-0"



ATTIC FLOOR FRAMING PLAN
SCALE 1/4" = 1'-0"

ATTIC FLOOR JOIST SCHEDULE

JOIST MARK	REPLACE	TO REMAIN	SIZE (IN.)
A-S	✓		3-3/4 x 6
A-N	✓		3-3/4 x 6
B	✓		3 x 5-1/4
C	✓		2-5/8 x 6
D	✓		3 x 6-1/4
E	✓		3 x 6-1/4
F	✓		2-7/8 x 6-1/4
G	✓		3 x 6-1/4
H	✓		3 x 6-1/4
I	✓		2-7/8 x 6-3/8
J	✓		2-5/8 x 6-1/4
K	✓		3 x 6-1/8
L	✓		3 x 6-1/4
M	✓		3 x 6-1/4
N	✓		3 x 6-1/4

ALL ABOVE HAVE BEADED BOT. EDGE, PLANED FACES

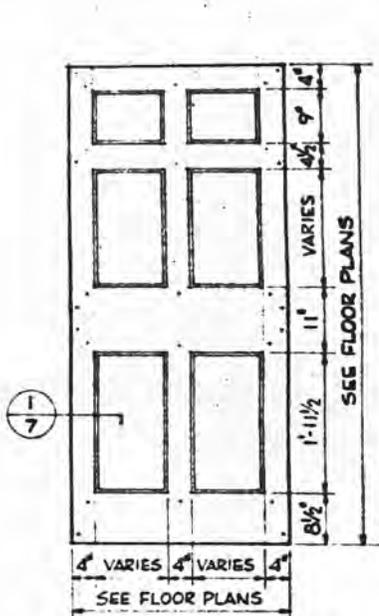
NOTES

- REMOVE EXISTING HEADERS & TRIMMERS UNDER BASE BID
- PROVIDE HEADERS & TRIMMERS @ SPIRAL STAIR UNDER ADDITIVE ALT. NO. 1. SIZE: 3" x 6-1/4" MORTISE & TENON CONN'S: 1-1/2" x 3" MIN. MORTISE JOIST INTO HEADERS.
- PROVIDE 2- L3 x 3-1/4 LINTELS 5'-4" LG. HORIZ. LEG INTO JOINT BELOW MASONRY FLAT ARCH.
- DISTURB EXIST'G DORMER FRAMING AS LITTLE AS POSSIBLE.
- INDICATION OF TYP INTERSECTION OF PORCH & KITCHEN ROOF RAFTERS W/ MAIN RAFTERS.
- DRIVE 3/4" φ STEEL ROD 16" LG VERT. THRU EA. RAFTER & P BELOW - PREDRILL INTO MASONRY
- PROVIDE 2- 3 x 3-1/4 x 4'-4" L STL. X LINTELS, GET HORIZ. LEG IN MORTAR JOINT. DET'L SIMILAR TO NOTE 5.

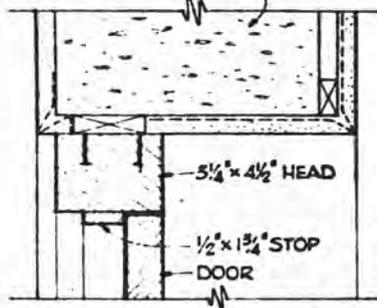


ROOF RAFTER SCHEDULE

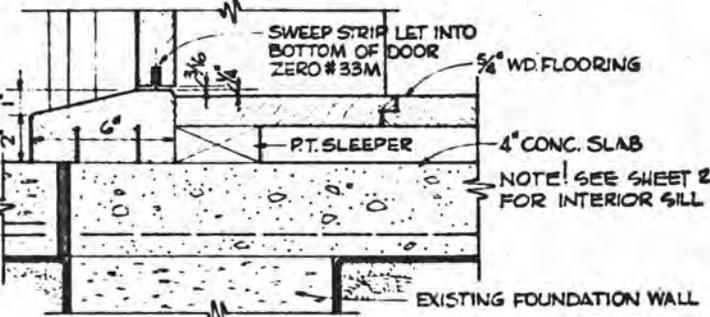
MARK	REPLACE	TO REMAIN	SIZE (IN.)
I-N	✓		3-1/4 x 3-7/8
II-N	✓		2-7/8 x 3-7/8
III-N	✓		3-1/4 x 4-1/2
IV-N	✓		3-3/4 x 3-7/8
V-N	✓		2-7/8 x 3-7/8
VI-N	✓		2-7/8 x 3-1/4
VII-N	✓		3-1/4 x 4-1/4
VIII-N	✓		3 x 3-7/8
IX-N	✓		3 x 3-7/8
X-N	✓		3-1/2 x 4
XI-N	✓		3 x 3-9/16
XII-N	✓		3-1/2 x 4
XIII-N	✓		3 x 3-5/8
XIII-S	✓		3 x 3-7/8
VIII-N	✓		2-7/8 x 4
VII-S	✓		3-1/4 x 4-1/4
VIII-N	✓		3-1/8 x 4
VIII-S	✓		3-1/4 x 4
IX-N	✓		2-3/4 x 4-1/2
X-N	✓		3-3/8 x 4-1/8
XI-N	✓		3 x 3-3/4
XII-N	✓		3 x 3-7/8
XIII-N	✓		3-1/2 x 4-1/8
XIII-S	✓		3 x 3-3/4
XIII-N	✓		3-1/2 x 4
XIII-S	✓		3 x 3-5/8



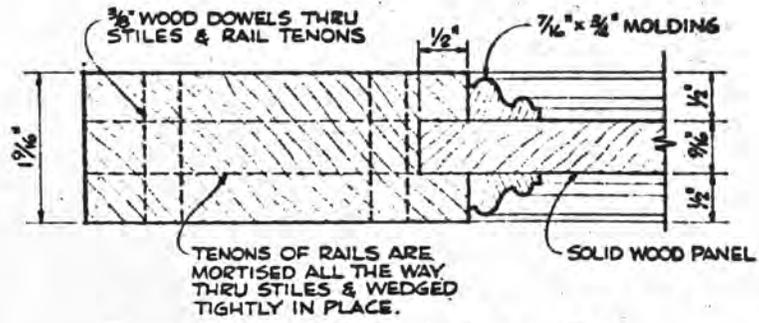
ELEVATION - 6 PANEL DR.
SCALE: 3/4" = 1'-0"



EXTERIOR DOOR HEAD SCALE: 3" = 1'-0"

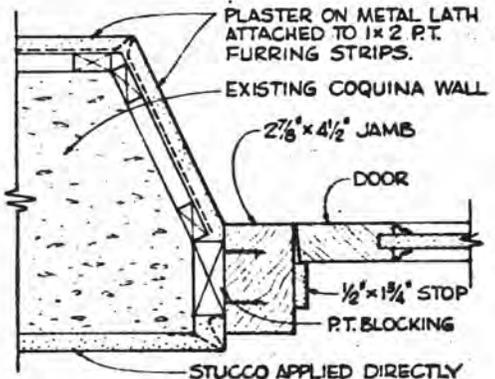


EXTERIOR DOOR SILL SCALE: 3" = 1'-0"



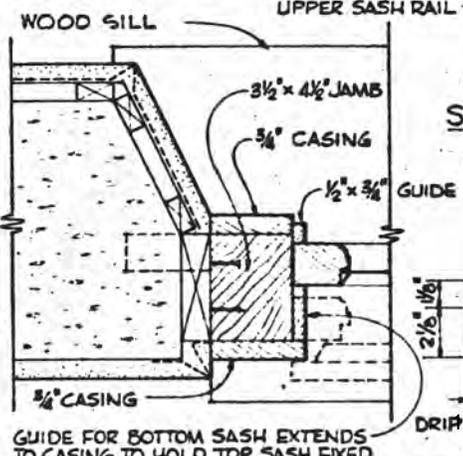
FULL SIZE PANEL DOOR DETAIL 1/7

NOTE:
TWO DOORS TO EXTERIOR ON GROUND FLOOR & DOOR TO BATH NO 1 ARE 6 PANEL DOORS.

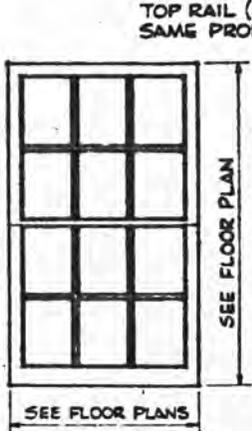


EXTERIOR DOOR JAMB SCALE: 3" = 1'-0"

NOTE!
INTERIOR JAMBS & HEADS SIMILAR UNLESS NOTED OTHERWISE.



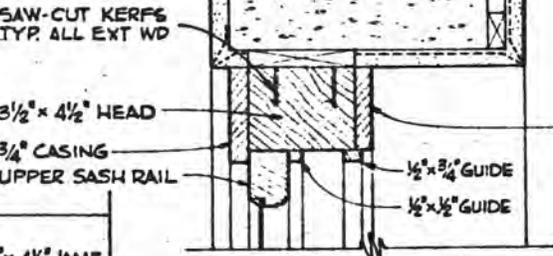
S.H. WINDOW JAMB SCALE: 3" = 1'-0"



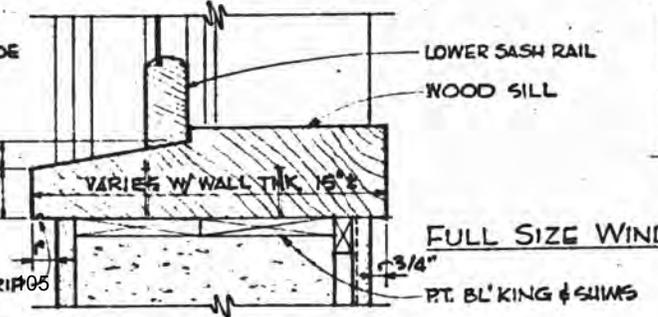
ELEVATION OF WOOD SINGLE-HUNG WINDOW
SCALE: 3/4" = 1'-0"



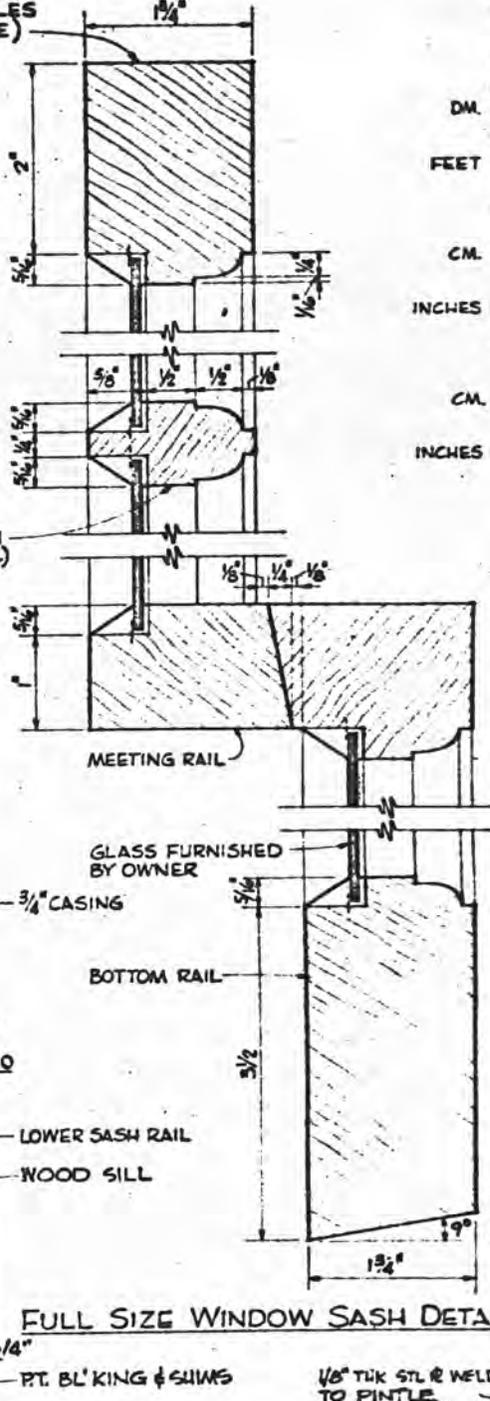
TYP. WEDGE
FULL SIZE



S.H. WINDOW HEAD SCALE: 3" = 1'-0"

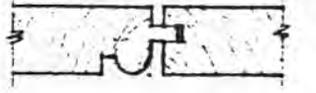
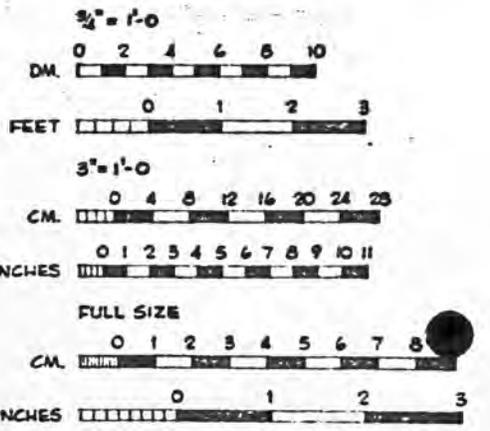


S.H. WINDOW SILL SCALE: 3" = 1'-0"

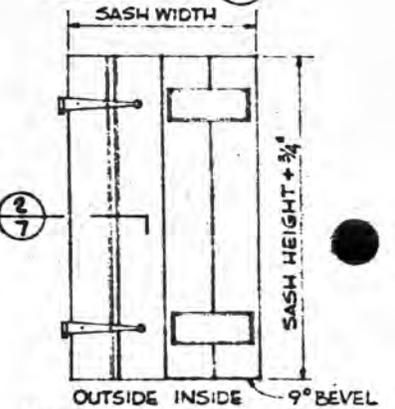


FULL SIZE WINDOW SASH DETAILS

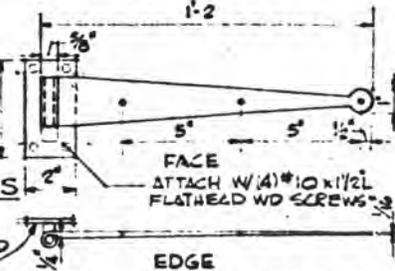
GRAPHIC SCALES



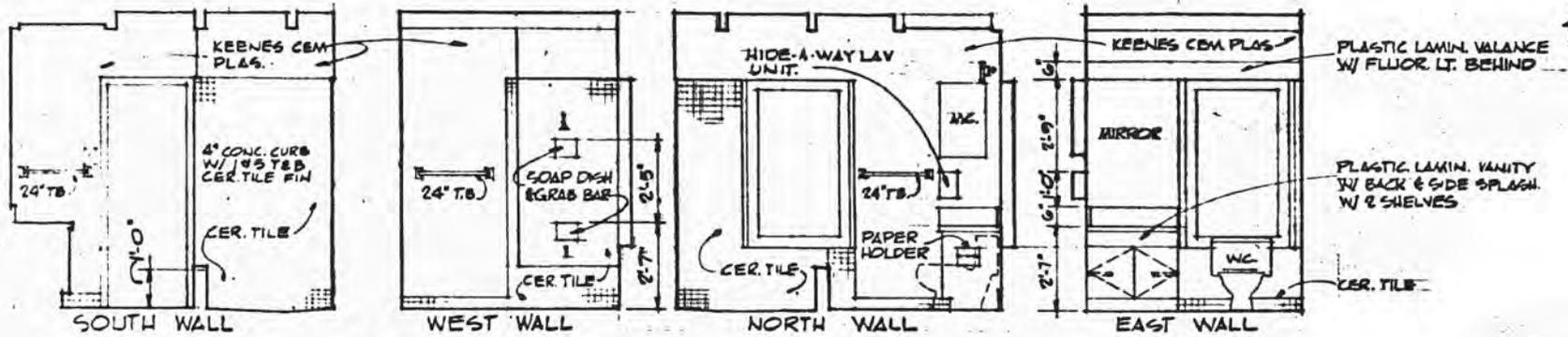
SECTION 2/7
FULL SIZE



ELEVATION OF SHUTTERS
SCALE: 3/4" = 1'-0"



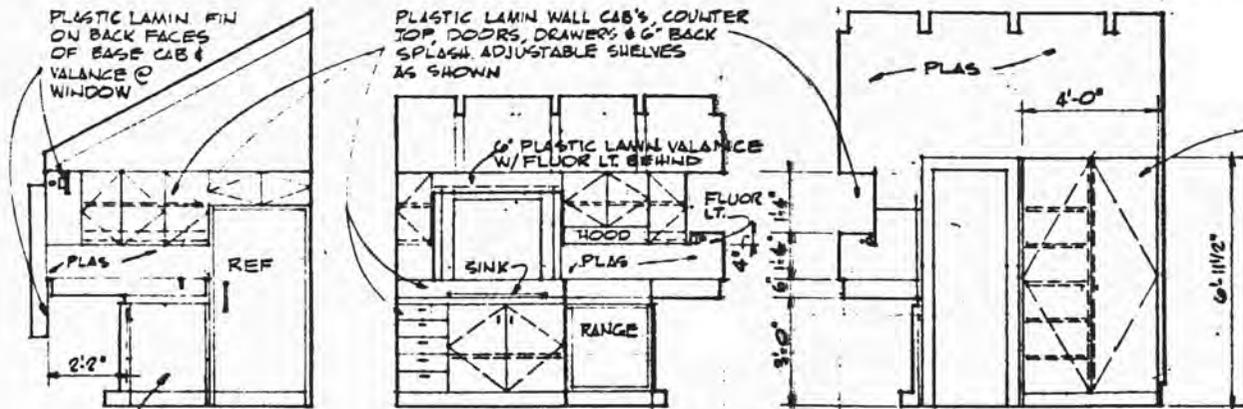
SHUTTER HINGE DETAIL SCALE: 3" = 1'-0"



BATH NO 1

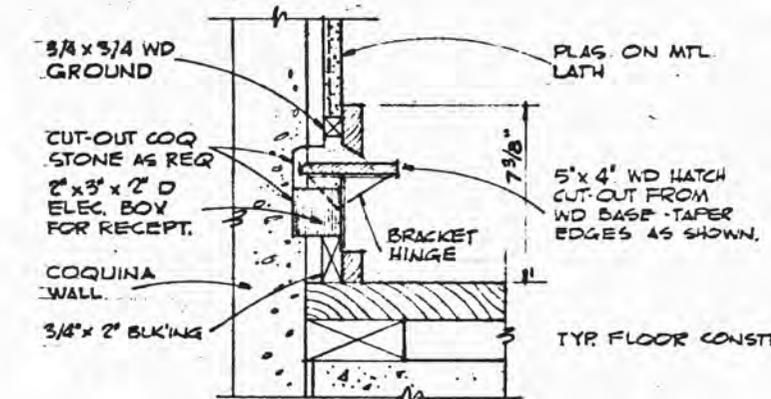
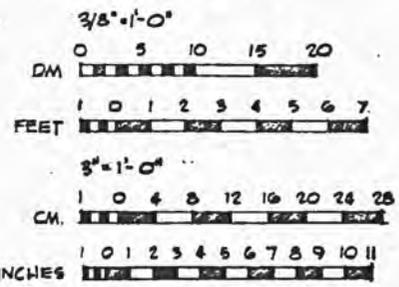


FURRED CEILING DETAIL - BATH NO 1
SCALE 3/8" = 1'-0"



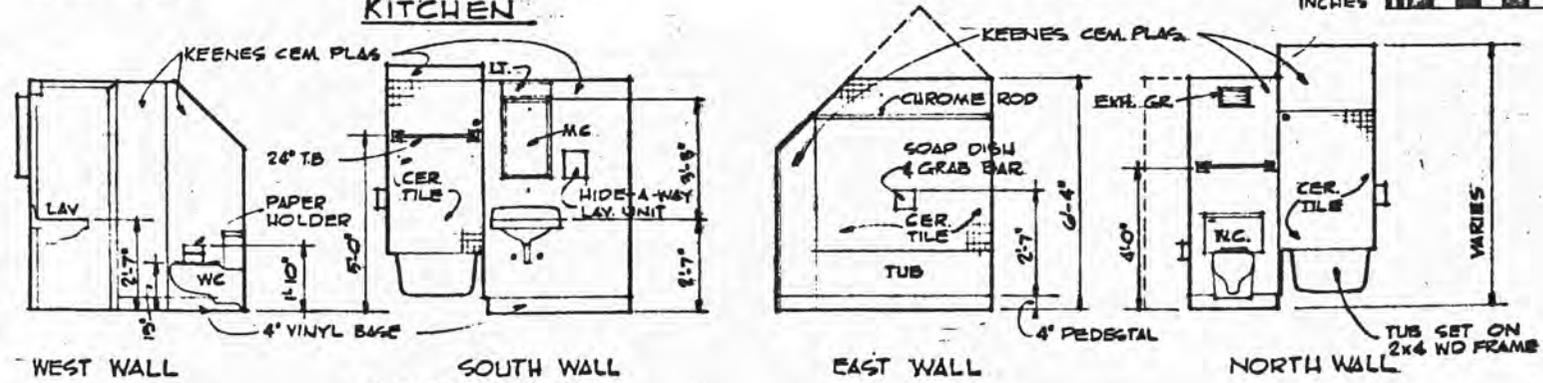
PLASTIC LAMIN. CABINET W/ ADJUSTABLE SHELVES AS SHOWN

GRAPHIC SCALES

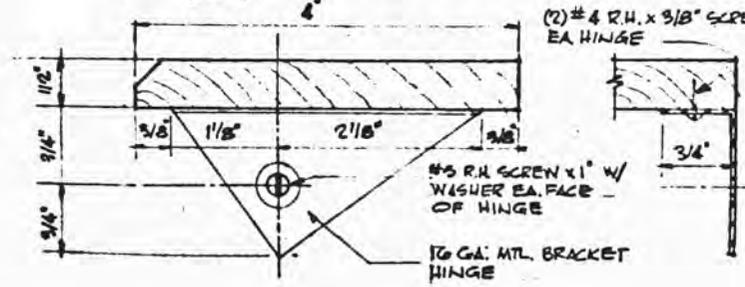


SECTION @ OUTLET
3/8" = 1'-0"

APPENDIX B - Sheet 8



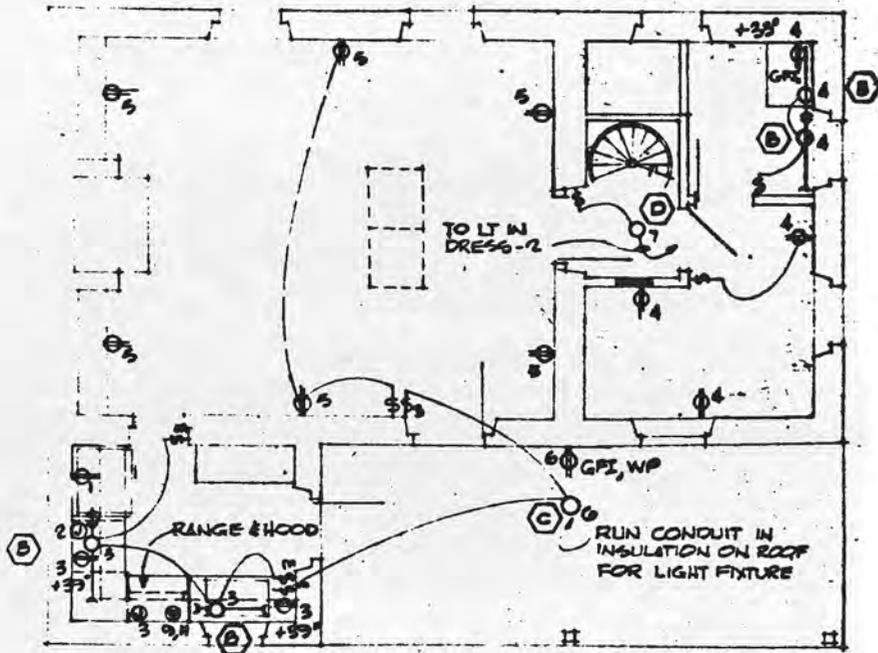
BATH NO 2



HINGE DETAIL
FULL SIZE

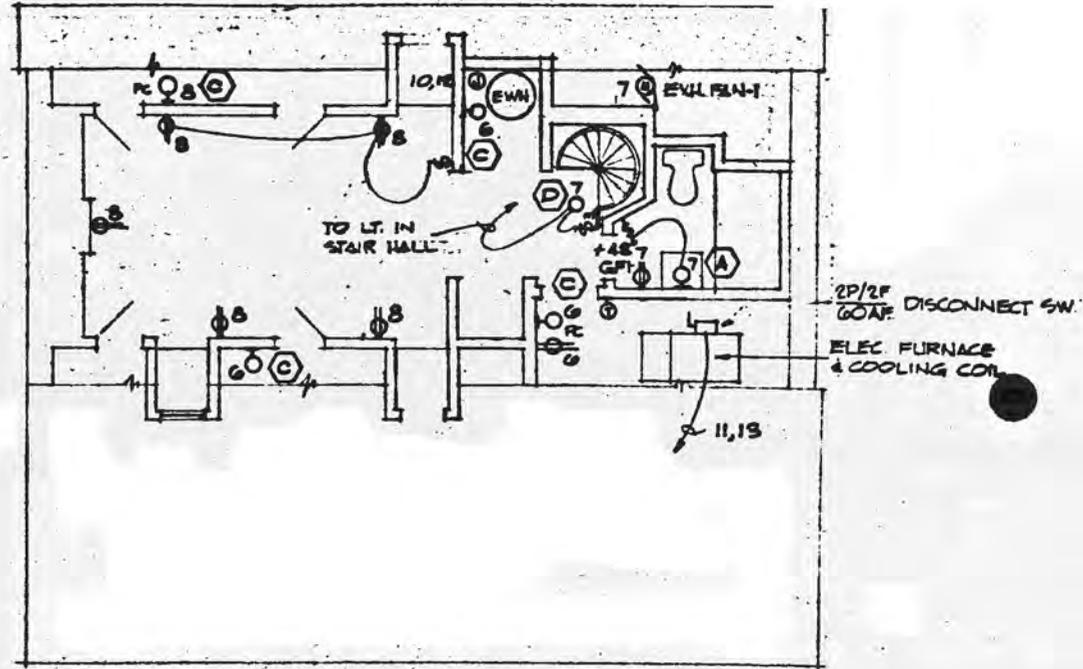
INTERIOR ELEVATIONS
SCALE: 3/8" = 1'-0"

DUPLEX RECEPT. MOUNTING DETAILS
SCALE: AS NOTED



GROUND FLOOR ELEC. PLAN

SCALE: 1/4" = 1'-0"



ATTIC FLOOR ELEC. PLAN

SCALE: 1/4" = 1'-0"

PANEL 'B'															
CKT NO	USE	BR'KR	POLE	TRIP	VOLT	AMP	REMARKS	CKT NO	USE	BR'KR	POLE	TRIP	VOLT	AMP	REMARKS
1	REF	1	20	120	3			2	D.W.	1	20	120	4.5		
3	LTS	1	20	120	4.5			4	REC.	1	15	120	3		
5	REC.	1	15	120	3			6	LTS & REC.	1	15	120	3		
7	LTS & REC.	1	15	120	3			8	REC.	1	15	120	3		
9	RANGE	2	50	240	10.5			10	WATER						
11	RANGE	2	50	240	10.5			12	HEATER	2	20	240	15		
13	ELEC							14	SPARE	1	15		5		
15	FURN.	2	60	240	44.8			16	SPARE	1	15		5		
17	BLANK	-	-	-	-	-	-	18	BLANK	-	-	-	-	-	-
19	BLANK	-	-	-	-	-	-	20	BLANK	-	-	-	-	-	-

PANEL 'A'

1	PANEL 'B'	2	150	240	102.5
2	COND. UNIT	2	30	240	14.8

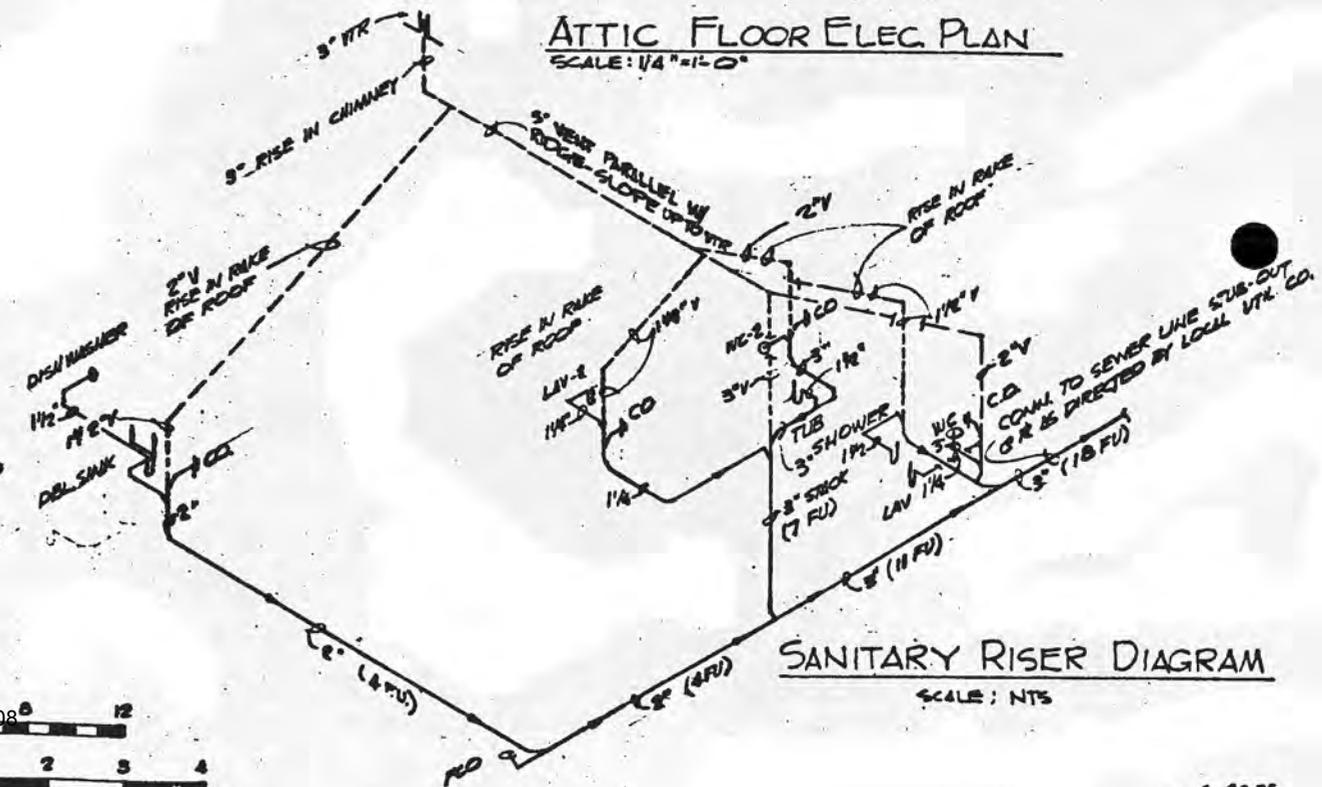
LIGHT FIXTURE SCHEDULE

MARK	TYPE	MOUNT'G	REMARKS
(A)	LIGHTCRAFT 203-71-70	BRACKET	(2) 60W A-19 LAMP
(B)	3'-0" LONG FLUOR. STRIP	BRACKET	(1) F 30 T-12 LAMP
(C)	INCAN. PORC. LAMP HOLDER	BRACKET	(1) 60W A-19 LAMP
(D)	LIGHTOLIER CAT. NR 0200	SURFACE	(2) 60W A-19 LAMP

NOTES

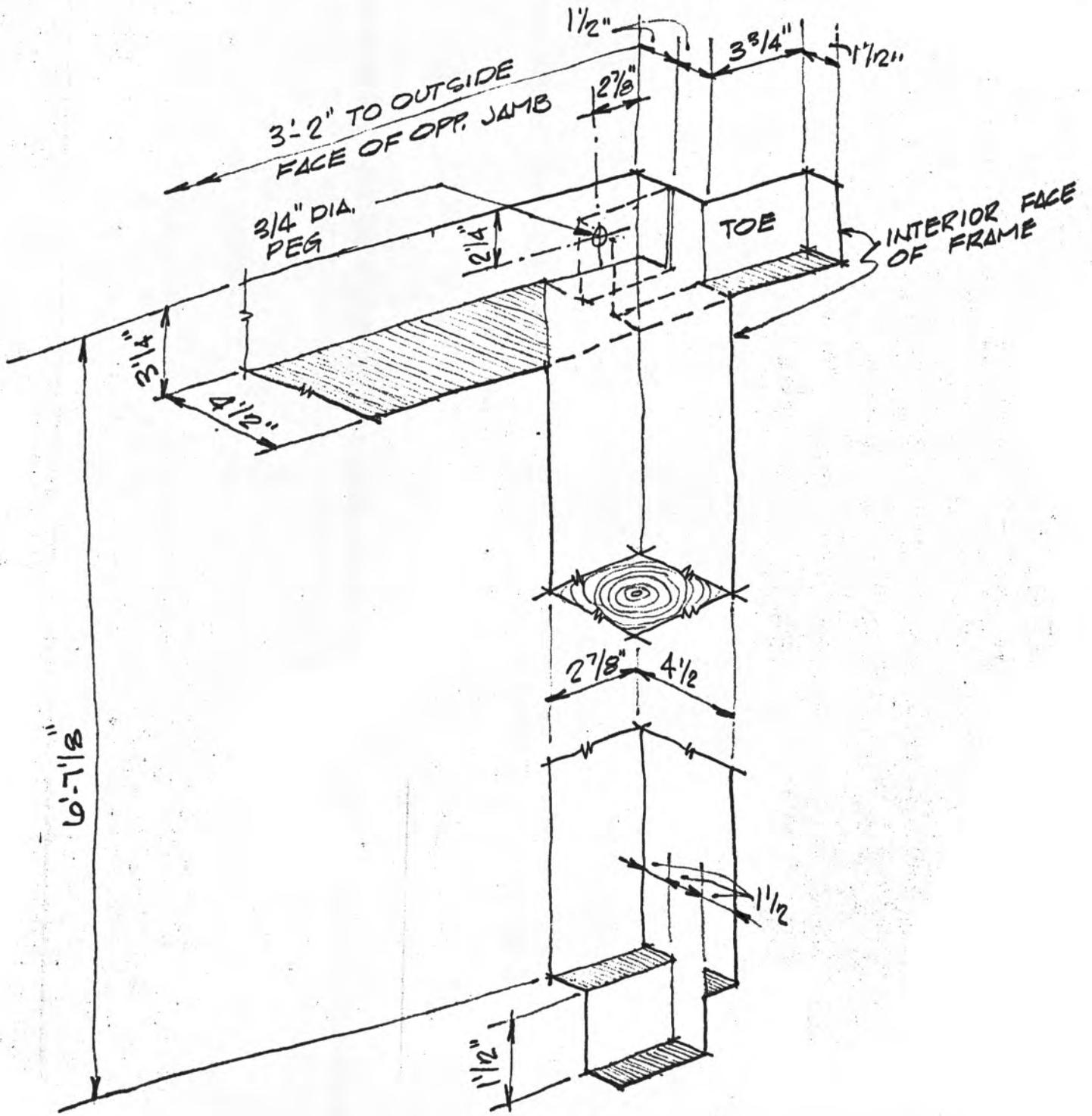
1. SIZE ELEC. SERVICE AS REQUIRED FOR LOADS INDICATED
2. THE PANEL BOARDS & CIRCUITING IS FOR GENERAL INFO. ONLY. CONTRACTOR RESPONSIBLE FOR SIZING SERVICE & CIRCUITING IN CONFORMANCE W/ ALL GOVERNING CODES & ORDINANCES.
3. LOCATE PANELS AS INDICATED ON THIS SHEET & SHEET N21.
4. UNLESS INDICATED ALL RECEP'TS MTD IN BASE SEE DETAIL SHEET N23

GRAPHIC SCALES

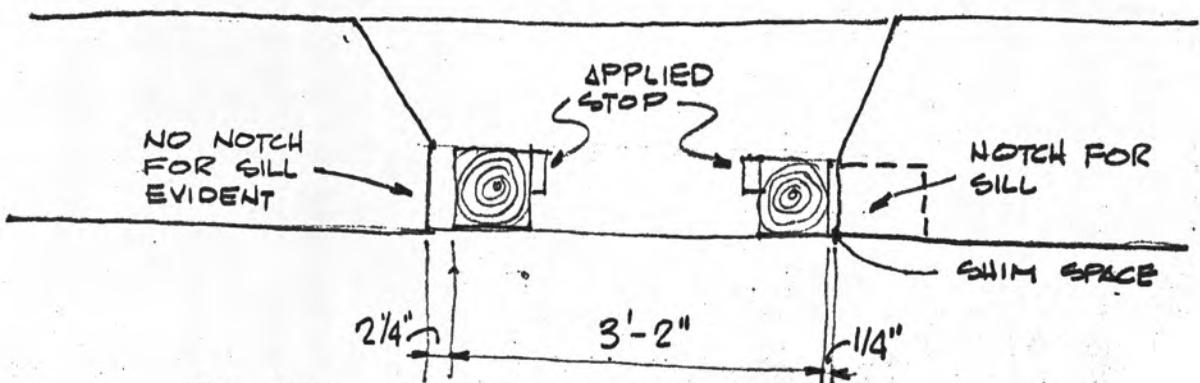


SANITARY RISER DIAGRAM

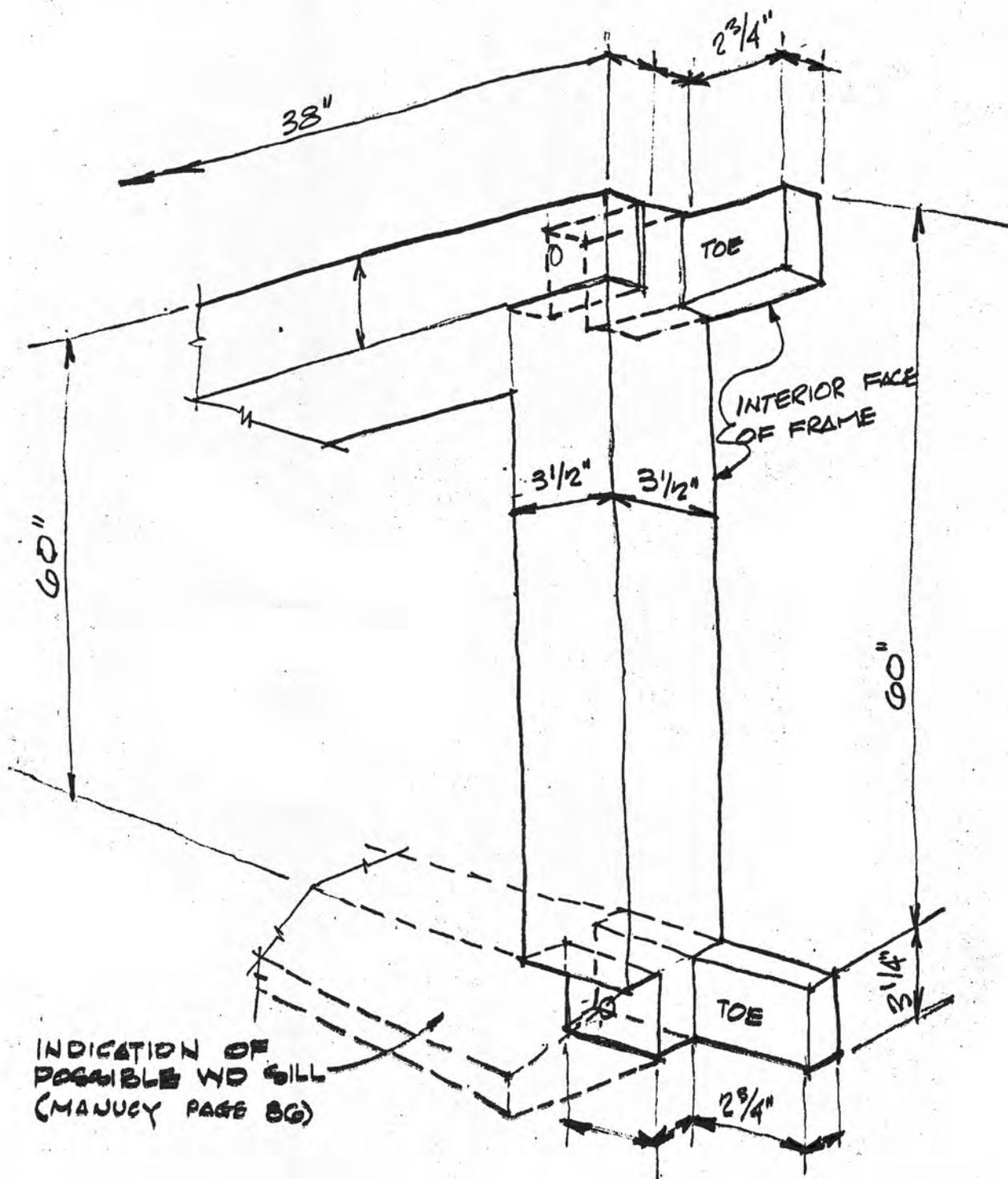
SCALE: NTS



DETAIL OF FRAME - DOOR NO 4
 NOT TO SCALE



PLAN @ DOOR NO 4
 NOT TO SCALE

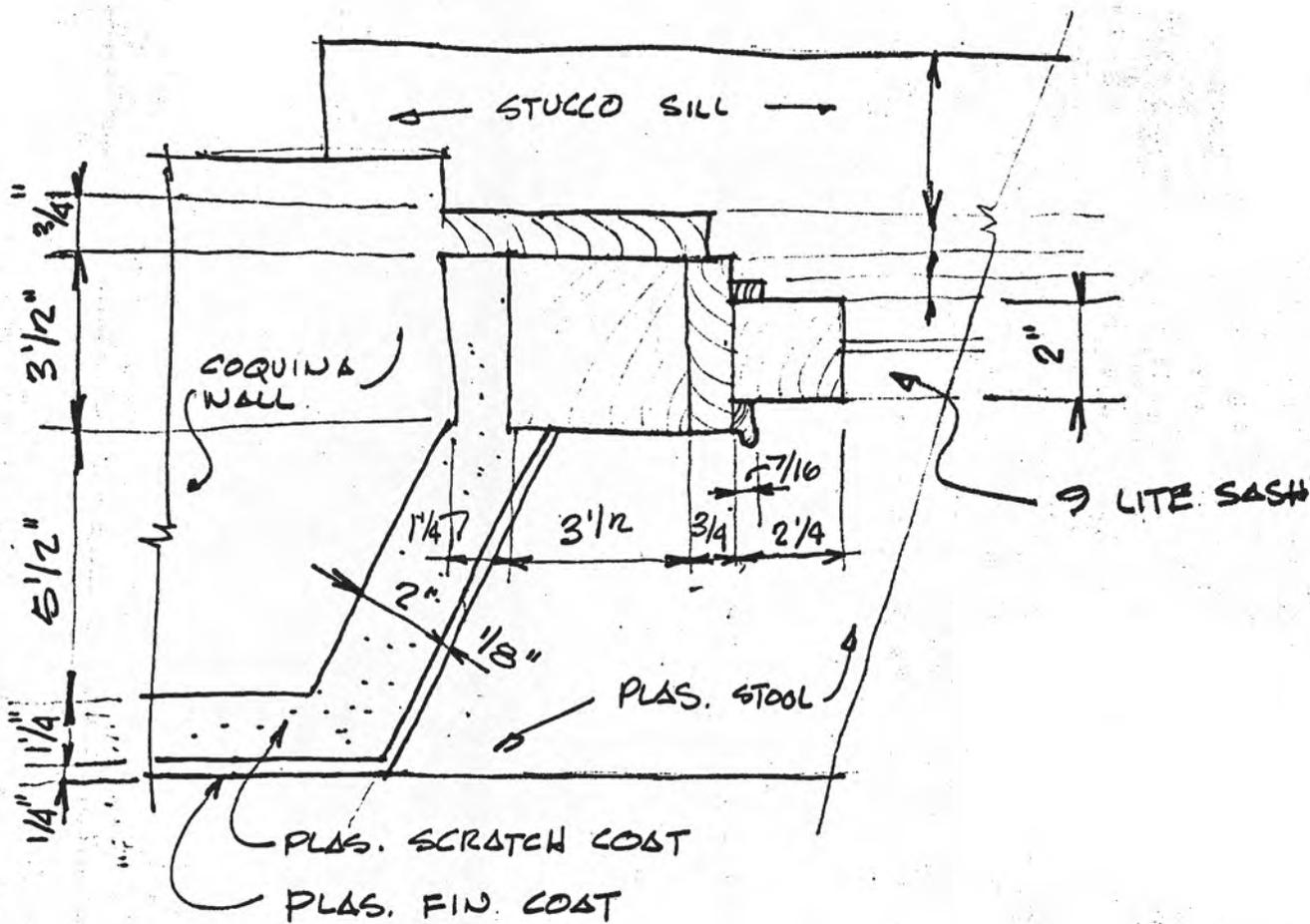


DETAIL OF FRAME - WINDOW NO 1
NOT TO SCALE

NOTES:

- 1) THE SILL DOTTED IN ABOVE IS SHOWN SIMILAR TO THE HOUSES OF ST. AUGUSTINE. HOWEVER THERE ARE INDICATIONS OF A FULL SILL THAT PASSED THE INTERIOR FACE OF PLASTER FINISH. SEE RELATED WALL SKETCH.
- 2) 1, 2, 3, 7 SIMILAR TYPE OF DETAIL INDICATED. HOWEVER WINDOW SILL MEMBERS HAD BEEN CUT OFF @ REPLACEMENT OF WOOD SILL W/ BRICK SILL.
- 3) INVESTIGATION OF WINDOW NO 2 @ SILL SHOWED EVIDENCE OF A WOOD SILL, & REMAINS OF TOE & JAMB AS SHOWN ABOVE.

FIGURE 2-A



JAMB DETAIL @ WINDOW No 1

NOT TO SCALE.

JOANEDA HOUSE PAINT SPECIFICATION

Exterior

Masonry Walls - white latex

Sash, shutters, doors, frames, porch posts, beams, facia and other exterior trim - 1 coat approved latex primer
2 coats medium gray

Porch ceiling and beams - 1 coat approved latex primer
2 coats Pittsburg #D4283 (Wild Mustard) latex

Interior

All walls except bath #1 and #2 - 1 coat approved primer such as Pittsburg Wallhide primer
1 coat flat white latex Pittsburgh #80-2

Walls Bath # 1 - 1 coat Pittsburgh Waterspan white undercoat
2 coats Pittsburgh Waterspan white enamel, line 54

Walls & Ceiling Bath #2 - Same as walls bath #1

Ceiling - ground floor - 1 coat approved latex primer
1 coat Pittsburgh #D4283 (Wild Mustard) latex

Doors, sash, frames, window stools - 1 coat approved latex primer
2 coats medium gray

Ground Floor Base - 1 coat approved latex primer
1 coat gloss latex black

Second Floor, door and window trim - 1 coat tungseal #937 walnut

Hollow core and board doors - 1 coat Pittsburgh Wallhide Primer Sealer
2 coats Pittsburgh white satinhide lo-luster enamel

All exposed wood ceiling - 1 coat Tungseal #937 maple

All exposed wood beams - 1 coat Tungseal #937 walnut

All wood floors - 1 coat Tungseal Weathered Pine
1 coat Tungseal Clear Sealer

MEMORANDUM

Date: November 5, 1985
To: Everett Hunter
From: Bob Steinbach *RS*
Subject: Joanela House Rehabilitation

Landscaping:

Plant large bushes in front of bank office windows

Fences and Gates:

Rebuild street gate.

Repair latch and gate to parking area.

Repair or rebuild street gates to parking area. May need to be rehung.

Exterior:

Check all sash. Replace as necessary.

Repair or replace shingles, particularly at ridge.

Check all exterior shutters and trim. Repair as necessary.

Spot prime and paint all exterior doors, windows, trim and dormers.

Wash loggia ceiling, walls and floor.

Prime and paint electric panel by meter.

Interior:

Remove picture hooks, etc., patch plaster, paint all walls with white latex. Bathroom with oil semi gloss enamel.

Repair cabinet door under sink.

Repair bathroom electric heater.

Clean all floors, counters, cabinets and appliances.

Check and replace missing or burned out light bulbs.

Install smoke detector on first and second floor.

Recoat floors with tungseal clear sealer, if necessary.

Install fire extinguishers on first and second floors.



HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 4.0 1/07

Site #8 SJ02285
Field Date 4-4-2016
Form Date 4-4-2016
Recorder #

Original
Update

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

Site Name(s) (address if none) JOANEDA HOUSE
Survey Project Name Inv. of Structures within the St. Augustine NRHD
National Register Category (please check one) building structure district site object
Ownership: private-profit private-nonprofit private-individual private-nonspecific city county state federal Native American foreign unknown

LOCATION & MAPPING

Street Number 57 Direction Street Name TREASURY Street Type Street Suffix Direction
Cross Streets (nearest/between)
USGS 7.5 Map Name ST. AUGUSTINE USGS Date 1956 Plat or Other Map
City/Town (within 3 miles) St. Augustine In City Limits? yes no unknown County St. Johns
Township 7S Range 30E Section 18 1/4 section: NW SW SE NE Irregular-name:
Tax Parcel # 1970600000 Landgrant
Subdivision Name Block Lot
UTM Coordinates: Zone 16 17 Easting Northing
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1806 approximately year listed or earlier year listed or later
Original Use Private Residence (House/Cottage/Cabin) From (year): To (year):
Current Use Private Residence (House/Cottage/Cabin) From (year): To (year):
Other Use From (year): To (year):
Moves: yes no unknown Date: Original address
Alterations: yes no unknown Date: Nature
Additions: yes no unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

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

DESCRIPTION

Style Spanish Colonial Exterior Plan Rectangular Number of Stories 1-1/2
Exterior Fabric(s) 1. Stucco 2. Weatherboard 3.
Roof Type(s) 1. Gable 2. 3.
Roof Material(s) 1. Composition shingles 2. 3. wood shakes
Roof secondary strucs. (domers etc.) 1. 2.
Windows (types, materials, etc.) SHS 6/6, shutters

Distinguishing Architectural Features (exterior or interior ornaments) red band (zocalo) at base of the north elevation; chamfered posts.

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

DHR USE ONLY OFFICIAL EVALUATION DHR USE ONLY
NR List Date SHPO - Appears to meet criteria for NR listing: yes no insufficient info Date Init
KEEPER - Determined eligible: yes no Date
Owner Objection NR Criteria for Evaluation: a b c d (see National Register Bulletin 15, p. 2)

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Stucco 2. coquina
Structural System(s): 1. Coquina block 2. 3.
Foundation Type(s): 1. Continuous 2. wall
Foundation Material(s): 1. 2. coquina
Main Entrance (stylistic details)

Porch Descriptions (types, locations, roof types, etc.)

Condition (overall resource condition): [] excellent [x] good [] fair [] deteriorated [] ruinous
Narrative Description of Resource See original form by David Nolan for additional history

Archaeological Remains [] Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [] yes [x] no [] insufficient information
Appears to meet the criteria for National Register listing as part of a district? [x] yes [] no [] insufficient information
Explanation of Evaluation (required, whether significant or not, use separate sheet if needed) Retains integrity and could contribute to a district.

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

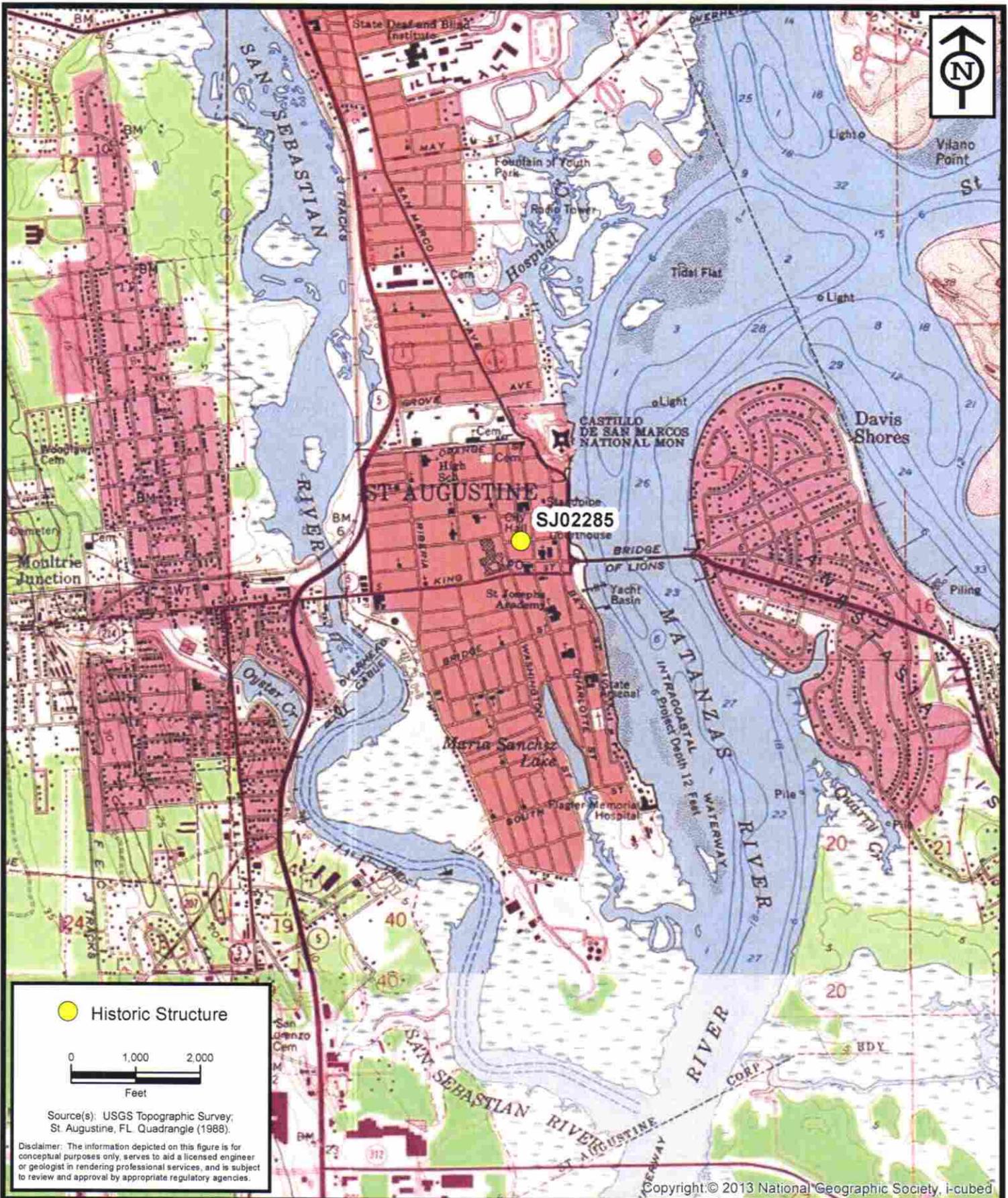
DOCUMENTATION

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

RECORDER INFORMATION

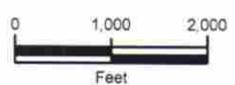
Recorder Name Patricia Davenport Affiliation Environmental Services, Inc.
Recorder Contact Information 7220 Financial Way Ste. 100 Jacksonville, FL 32256 904-470-2200, pdavenport@esinc.cc
(address / phone / fax / e-mail)

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



SJ02285

Historic Structure



Source(s): USGS Topographic Survey, St. Augustine, FL Quadrangle (1988).

Disclaimer: The information depicted on this figure is for conceptual purposes only, serves to aid a licensed engineer or geologist in rendering professional services, and is subject to review and approval by appropriate regulatory agencies.

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ENVIRONMENTAL SERVICES, INC.
 7220 Financial Way, Suite 100
 Jacksonville, Florida 32256
 (904) 470-2200
 (904) 470-2112 Fax
 www.environmentalservicesinc.com

Project Location - SJ02285
City of St. Augustine
Historic Structure Survey
 St. Johns County, Florida

Project:	AJ15441.00
Date:	May 2016
Drawn By:	AVL
Checked By:	JRN
Approved By:	PD
Figure:	1

SJ02285



 Historic Structure
 Parcel Location

0 50 100

 Feet

Source(s): ESRI Topographic Basemap

Disclaimer: The information depicted on this figure is for conceptual purposes only, serves to aid a licensed engineer or geologist in rendering professional services, and is subject to review and approval by appropriate regulatory agencies.

CATHEDRAL PL

CORDOVA ST

Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



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Parcel Location - SJ02285

City of St. Augustine

Historic Structure Survey

St. Johns County, Florida

Project:	AJ15441.00
Date:	May 2016
Drawn By:	AVL
Checked By:	JRN
Approved By:	PD
Figure:	2

SJ02285

II. SITE DESCRIPTION, continued.

Original Use: Priv. Res. 838== Present Use: Priv. Res 850==
 Date: +1806 844== Period: 19th cent. 845== Culture: Spanish 840==
 Architect: _____ 872==
 Builder: _____ 874==
 Style: Spanish Colonial 964==
 Plan Type: Rectangular 966==
 Exterior Fabrics: Stucco; wood weatherboard, with cornerboards
 ----- 854==
 Structural Systems: Masonry, stone (coquina) 856==
 Features of Structure: (942)
 Window Type: SHS 6/6, shutters 942==
 Foundation: Stone (coquina) wall 942==
 Roof Type: Gable 942==
 Secondary Roof Structures: Dormer, shed; porch, shed 942==
 Porches & Balconies: Rear one-story open porch
 ----- 942==
 Chimney LocatiDn: End, interior, ridge 942==
 Materials: (882)
 Chimney: Stucco, stone (coquina) 882==
 Roof Surfacing: Composition shingles; wood shakes 882==
 Ornament Exterior: Red band (zocalo) at base of north elevation; chamfered
wood posts. 882==
 Quantitati e Da,ta: (950-954)
 Chimneys: 1 " 952== Dormers: 3 954== Stories: 1½ 950==
 Other: Reconstructed board fence on north and east side. 956==
 Surroundings: Mixed Residential/Commercial 864==
 Relationsh-fp to Surroundings: On street line adjacent to commercial buildings
and parking lots.
 ----- 1859==

III. PHOTOGRAPHY

Photographic Records Numbers: _____ 860==
 Contact Prints



 IV. SIGNIFICANCE

Areas of Significance: Architecture, Commerce, Archaeology: Historic.

920==

Statement of Significance: (911==)

ARCHITECTURE

This one and one-half story Spanish Colonial style residence, at 57 Treasury known as th Joaneda House, was built about 1806 and is one of ___ surviving colonial structures in St. Augustine. The coquina building, typical of vernacular architecture of the colonial period, was restored in 1976 by the Historic St. Augustine Preservation Board to its original, early 19th century appearance.

As is common in colonial architecture, the house abuts the street line and the main entrance was through the rear yard and not directly off the street. Moreover, the property is enclosed by a wall and fence. The wood frame fence on the north and east property lines was reconstructed in 1976 according to fence designs of the late colonial period. The basic plan of the house remains unchanged from the time it was constructed and represents one of the few surviving examples of the St. Augustine plan as defined by Manucy in The Houses of St. Augustine. The Joaneda House plan, designed to meet local climatic needs, is essentially a simple rectangle of three rooms with an open porch to the rear or south. The building is oriented with its open spaces to the south so that prevailing southeast winds could provide adequate ventilation during the hot summer months. The porch was shaded at this time of the year while during the winter it offered a warm sunny spot, sheltered from the cold north winds by the house's mass.

Distinguishing features on the stuccoed building include SHS 6/6 windows (three on the street facade and two each on the east and south elevations), frame shutters, six-paneled doors, and four dormers covered with wood weather-board. Another element common to Spanish and Spanish American architecture is the decorative red band (zocalo) painted across the base of the street facade to protect the white stucco from street soil. An interesting detail can be seen in the small openings in the west facade on both sides of the chimney. It has been speculated that those openings perhaps served as gunports overlooking the then deteriorated Rosario defense line along present-day Cordova Street.

Architectural and Archaeological research have indicated that the original interior floor was constructed of wood, although tabby was used in the porch. The loft or attic was floored, thus creating a secondary but habitable area. All first floor ceiling joists were exposed to view and perhaps whiten ashed,

 (Over)

V. BIBLIOGRAPHY

1. Juan Jose Elixio de la Puente, "Plano . . . de La Plaza de San Agustín," January 22, 1764; Mariano de la Rocque, "Plano Particular de la Ciudad de San Agustín," April 25, 1788; East Florida Papers, Escrituras, 1784-1821; John Bostwick, et. al, "A Sub-Surface Archaeological Survey of the Northern Colonial City," (St. Augustine: HSAPB, 1978); Albert Manucy, The Houses of St. Augustine, 1565-1821 (St. Augustine, 1962), pp. 22-25 and 41-47.
2. Anon., "Copy of a Plan of the City of St. Augustine," 1833; 1885 and 1894 Birds-Eye Views; St. Augustine Record, April 7, 1914; July 4, 1937;

and the highly-pitched gable roof was covered with cypress shingles laid over stripping.

The building has undergone a number of changes since colonial times, most particularly in the window and door openings and in the additions constructed to the rear. Sometime by 1894, and perhaps as early as 1888 when the building was used as a tailor shop, the main entrance was relocated in the street facade by changing the north wall center window into the principal entrance and converting the entrance from the porch into a window. New access to the porch was provided by converting the south window in the east room into a doorway. Other late 19th century changes included the opening on a window in the east gable end, the repair and replacement of window sash, sills and frames, the probable reroofing of the structure, and the possible rebuilding of the north dormer.

The building underwent another change in the mid-1920's when it was converted into a gift shop by the Montgomery sisters. The porch was enclosed and partitioned, and the roof even the porch and south room was replaced. The Sisters also built a four or six room wood frame stuccoed addition to the south, thereby doubling the size of the building. The original wood floor was replaced with concrete tile, and the attic was refloored, partitioned and plastered. The north dormer was rebuilt, and a shed dormer was added to the east slope of the rear addition. And as was so common in the renovation of colonial building, decorative, metal window grilles were installed.

The St. Augustine Restoration Foundation, Inc. demolished the 1920's addition when it purchased the property in 1971, and restoration by the Preservation Board in 1976 returned the building to its original appearance.

The section of the colonial city of St. Augustine bounded on the north by Hypolita Street and on the south by Cathedral Place is today an area that combines a commercial business district, tourist attractions, and some residential units. The buildings date from colonial times to the present, with a sprinkling from each period, with no one style having a visual dominance in the area. The neighborhood has been touched by restoration efforts over the years. Some older buildings have been remodeled and some new ones have been constructed in the St. Augustine Colonial Revival style. The ambiance of the area is different than that found in the restored area just to the north. This area has narrow colonial street patterns and six colonial buildings which are scattered along five streets. But as a business district it is faced with modern problems of traffic and parking--the result being that large areas have been leveled and blacktopped for parking lots. The streetscape has been damaged by the destruction of landscaping, and the putting of backs of buildings on public display. A once-famous colonial stretch on the east side of Charlotte Street, for instance, is now mainly taken up with the backs of motels. The eastern section of this area was burned over by major fires in 1887 and 1914, leaving developments in later architectural styles in an area earlier known for its colonial ambiance. The area is bordered on the west by the Ponce de Leon Hotel (now Flagler College) and on the east by the seawall and bayfront, long a famous scenic attraction. It is part of the National Landmark District, and listed on the National Register of Historic Places.

HISTORY

This section of the walled colonial city traditionally has been one of the main commercial and hotel districts in St. Augustine since the mid-19th century. The area was first developed in the late 17th century as the col-

onial community expanded northward towards the newly-completed Castillo de San Marcos. The entire city was destroyed in 1702 by the invading South Carolinians, but by mid-century, the Rosario defense line had been erected along present-day Cordova Street and numerous residences had been rebuilt on all streets, particularly between Charlotte Street and the bay. By the end of the colonial period (1821), this area was one of the most densely populated in the city, and a number of buildings from the Spanish era have survived: Fornell, Sanchez, Burt, Joaneda, and Percz-Snow Houses.(1) In the Territorial period, the huge Florida House was constructed along Treasury Street between Charlotte and St. George Streets, and the Methodist Church was located immediately to the north on Charlotte Street. The post-Civil War years brought intense commercialization to St. George, Charlotte, and part of Hypolita Streets. The Magnolia Hotel on St. George Street and the County Courthouse on Charlotte Street were also constructed in the late 19th century. By this time Spanish Street had become one of several exclusive Black residential neighborhoods outside Lincolnville with its school on the Dragoon Barracks lot and its own church south of the Magnolia Hotel. The bayfront was a residential area with several boarding houses, and a bathhouse and yacht club projected into the bay from the seawall. This section of the colonial city, particularly the blocks between the bay and St. George Street, was ravaged by major fires in 1887 and 1914, and consequently it has the lowest percentage of 19th century buildings within the old city. The older structures lie along Spanish Street and the west side of St. George Street south of Treasury Street, two areas untouched by the devastating fires.(2)

The Colonial structure at 57 Treasury Street is best known for its association with the Sanchez family, a local clan with roots in St. Augustine since the colonial period. The building is also known for its continued use in the 20th century as the Montgomery sisters gift shop.

The western section of this site in 1764 formed the southern part of Spanish Street which until the British period extended to the Government House lot (now Cathedral Place). The eastern section of the property was the location of at least one masonry, either coquina or tabby, house which was owned by the heirs of Don Jose Izquierdo, a militia lieutenant from San Luis de Apalache who had died in 1761. The Izquierdo family owned two houses on the large lot, but it appears from the 1765 Moncriet map that only the larger, westernmost house was on the current site.(3) The property was transferred to Jesse Fish when England gained possession of Florida in 1763-64, and on January 6, 1777, Fish sold the lot and tabby house to John Clark and the stone from the coquina structure to unknown parties.(4) Sometime between 1777 and 1788, Bartolome Yufriu claimed this then vacant lot behind his St. George Street residence, although the crown still hold legal title to the property.(6) By 1790, however, Juan Joaneda had occupied the lot and had constructed a frame dwelling.(7) Joaneda, a Minorcan, came to Florida in 1767 to work and live at Turnbull's New Smyrna settlement, but after a decade of abuse and misrule, the colony migrated to St. Augustine where Governor Tonyn allowed many of them to settle on undeveloped lands in the northern end of the colonial city. Joaneda worked in a number of occupations, including carpentry, fishing, and farming.

In addition to his modest house in town, he also owned several acres of land west of present-day Cordova Street between Bridge and King Streets.(8)

On January 23, 1807, Governor Enrique White finally issued title of the lot to Joaneda, and four days later he sold a coquina house and lot to Juan Gonzalez montes de Oca in order to satisfy creditors, "especially the man who rebuilt the house for him in coquina." Although the exact construction date of the masonry house is unknown, it is probable that it was built shortly before Joaneda sold it since the construction costs of the new house forced him into financial difficulty.(9)

Montes de Oca only held the property several years. Sometime in 1809 or 1810, he sold it to Nicolas Sanchez, the husband of Juan Joaneda's daughter, Maria Magdalena Joaneda.(10) Nicolas Sanchez, a farmer by trade, owned 685 acres of good land in the Diego Plans (Palm Valley) area, adjacent to the large ranch of Francisco Xavier Sanchez, one of the wealthiest and most powerful Spaniards in East Florida in the late Colonial period.(11) Nicolas was closely aligned to Francisco's interests, perhaps explaining how he was able to acquire such prime rance land. Not only was Francisco his uncle, but his brother, Jose Sanchez de Ortigosa, married Christina Hill, the sister of Maria del carmen Hill who was the wife of Francisco Xavier. His brother and sister-in-law are also noted for being the parents of Venancio Sanchez, one of St. Augustine's most prominent figures in the 19th century. As will be seen, Venancio later plays a role in the disposition of the Treasury Street property.(12)

Nicolas owned the coquina house in town until his death in 1826, and his son, Joseph, sold the property to Margaret Pomar in that year.(13) When Margaret Pomar died she left the property to Mary M. Andrews, who sold it in 1877 to Del'Orme Knowlton of New York City for \$1,600.00.(14) Members of the Knowlton family had come to St. Augustine after the Civil War, and Daniel R. Knowlton operated a saw mill on the San Sebastian River. According to the 1884 Sanborn Fire Insurance Map of St. Augustine, the Joaneda House at that time was being used as a residence.

In 1885 Knowlton sold the property for \$1,750 to Vernancio Sanchez, a prominent merchant who served as Mayor of St. Augustine after the Civil War and was later the Spanish Consul here.(15) According to the 1888 Sanborn Map the building was then used a tailor shop. The 1899 map lists it again as a residence.

After Venancio Sanchez' death, the property passed to his son, W.J. Sanchez, a hotel owner and banker who developed the North City subdivision that bears his name. He held it for the first quarter of the 20th century, using it as rental property. In the 1920's it was used as the Old Treasury Street Inn advertising "Table-Board-Day-Week-Meals-Lunch to Order." The manager was Mrs. Mamie Schryver.(16)

In 1925 it was reported:

"It is interesting to note that on the narrow and pictureque Treasury street there is an old Coquina house, one of the oldest in the city, which has been bought recently by the Montgomery Sisters who plan to recondition and beautify it, preserving its quaintness as a show place of the city. The deal which the Montgomery Sisters made also include the adjoining frame building and this frame building will also be made attractive following the principles of beauty laid down by the early settlers in St. Augustine.

"The property which was purchased from W.J. Sanchez has a frontage on Treasury Street of 75 feet and the consideration was \$8,000. The property is bordered on the east by the property of Miss Anna Burt, and on the west by the new home of the Catholic Daughters of America."(17)

This further report was given on the Montgomery Sisters Gift Shop in 1937:

"One of the quaint and pictureque old houses in the city is the San Carlos House, located on narrow Treasury Street.

"This is owned by the Montgomery Sisters, who operated a gift shop, and carry unusual things that appeal to the discriminating. The house is built of coquina, first discovered on Anastasia Island, we are told, in 1580 by Gov. Domingo Martinez Avendano. The exact date of construction is not known, but this is definitely one of the oldest structures of the city, and is built directly on the street, as were the earlier houses.

"A delightful surprise is the garden of this old house. Between two interesting old buildings is a walk with stretches of greensward on either side leading to the garden in the rear. An old spinning wheel and garden jars add a quaint note, while through the iron gate one glimpses colorful vistas of lawn and flower beds. The graceful banana trees give a note of the tropics. A sandstone jar, made probably 300 years ago, and the old coquina well are quaint features which link the past with modern beauty.

"For some years past the Montgomery Sisters have been interested in maintaining, preserving and restoring historic locations in this vicinity. Their fine work in connection with the Treasury Street property is evidence of this. The Montgomery Sisters are also the owners of Portenope, near Moultrie, the famous old plantation at the time owned by Prince Achille Murat.

"It is delightful to note that Miss Gertrude Montgomery has for her hobby, aside from that of the charming antique and gift shop, the collection of dolls. She has a rare group of these, representing different periods. All are charmingly and appropriately gowned, for the periods represented, and the effect is very lovely. Miss Montgomery has been most gracious in showing this really rare collection. It was the outstanding group at a doll show sponsored several years ago by the Girl Scouts in the Garden of the Old Spanish Treasury. Another time, Miss Montgomery showed her collection for the benefit of the Rosalie James Circle of the King's Daughters. Her cooperation is always appreciated by local groups."(18)

The estate of Gertrude Montgomery sold the property in 1971 to St. Augustine Restoration, Inc., which traded it in 1973 for a piece of property on St. George Street in the restoration area.(19) It was acquired in the trade by Trebil, Inc.,

a Jacksonville corporation headed by C.D. Towers, Jr. who, with his brother planned to donate the colonial building as a memorial to their mother, Mrs. Elizabeth M. Towers. Mrs. Towers is a former chairman of the Florida Board of Parks and Historical Monuments and served by appointment of Governors Haydon Burns and Reubin Askew as a trustee of the Historic St. Augustine Preservation Board until her retirement in 1979. She helped to raise the money for the Hispanic Garden on St. George Street. In 1975 the property was transferred from Trebil, Inc. to Mrs. Towers, and from her to the Historic St. Augustine Preservation Board. It was done with the stipulation that the house would be restored, that Mrs. Towers would have life tenancy, and that her three surviving children would be able to use the building for up to 28 days a year for their life times.(20)

Archaeological, architectural, and historical research was conducted on the Joaneda House in 1974 and 1975 with plans being drawn by Jacksonville architect Herschel Shepard. Shepard later went on to supervise the Restoration of Florida's old State capitol in Tallahassee.(21)

Restoration work was complete in 1976 with the assistance of a \$41,238. Matching grant from the National Parks Service, Department of the Interior. The house currently serves as a part-time residence for Mrs. Towers and as a reception area for Historic St. Augustine Preservation Board social functions.

February 5, 1950; May 14, 1950; Sanborn Fire Insurance Map, 1884-1958; St. Augustine City Directory, 1885, 1899, 1904.

3. Puente, "Plano. . . de San Agustin," no. 186; James Moncriet, "(Plan of St. Augustine)," March 1, 1765; Homeowners File, HSAPB.

4. Archivo General de Indias, Papeles Procedentes de Cuba, Legajo 372 (February 10, 1772), no. 181; East Florida Papers, Accounts of Jesse Fish, Bundle 319, no. 38.

5. Rocque, "Plano Particular. . . de San Agustin," no. 159.

6. Ibid., nos. 158 and 159.

7. EFP, Quesada Inventory, Bundle 320, no. 126; Escrituras, Bundle 376, fol. 8v. Joaneda is spelled a number of ways in the documents: Juaneda, Yaneda, Yoaneda, Yuaneda. Some family later changed the surname to Floyd.

8. 1783, 1786, 1784 Census Accounts, SAHS: EFP, Alvarez Book, Bundle 409.

9. EFP, Escrituras, Bundle 376, fols. 8v. and 12; Quesada Inventory, Bundle 320, no. 126.

10. Bundle 377 of the colonial deed records is missing, although the transaction is recorded in the Alvarez Book, Bundle 409; Biographical File, SAHS.

11. EFP, Escrituras, Bundle 380, fol. 307.

12. Biographical File, SAHS: Sanchez and Hill Family Files, SAHS.

13. St. Johns County Courthouse, Deed Records, Book 6, p. 66.

14. Ibid., Book W, p. 353.

15. Ibid., Book DD, p. 538. Thomas Graham, The Awakening of St. Augustine (St. Augustine, 1978), p. 267. St. Augustine City Directory 1885.

16. St. Augustine City Directory, 1924-5.

17. St. Augustine Evening Record, April 17, 1925, p. 4.

18. St. Augustine Record, Sunday, July 4, 1937.

19. St. Johns County Courthouse, Official Records Book 189, p. 56; Book 243, p. 765.

20. "Elizabeth M. Towers" file, HSAPB: Official Records Book 269, pp. 687-8.

21. Herschel Shepard (Fisher & Shepard), "Joaneda House Design Development Report for the Historic St. Augustine Preservation Board," (Jacksonville, 1975); Cathleen Ganzel, "Report on Excavations at the Joaneda House, B 15/L7," (St. Augustine, 1975); Thomas G. Ladford, "Preliminary Report of Excavations at the Joaneda House, B15/L7," (St. Augustine, 1975).

XC

BLOCK 15, LOT 7 (JOANADA HOUSE)

- 1762 T. Jefferies -- 2 houses
- 1764 Puente N. #186
Heirs of Don Jose Izquierdo, stone and tabby houses
46 varas NS 46 varas EW
- 1764 List of properties sold by Puente to Fish and others
in 1764.
Papeles de Cuba, Legajo 372
Seville, Spain
Sold to Jesse Fish
- #181
Another lot of Don Joseph Yzquierdo 10 pesos
- #182
The house of the same Don Joseph Yzquierdo -- 100 pesos
- 1765 Moncrief Map
Shows houses -- masonry
- 1766 ca. de Solis Map
Shows houses
East Florida Papers, Bundle 319,
Jesse Fish Account List 1763-70?
- #38 Debit
Don Joseph and Ana Yzquierdo
- 1763 For different writings transferred by Franco Salgado
50 ps.
- 1777 Jan. 6--For the deed and measuring the lot
4 4 rs
54^s 4 rs
- Credit
- 1777 Jan. 6--For stone sold from his house 11 p^s 6 1/2 r^s
For his House and Lot sold to Juan Clarck--168 p^s 3 1/2 r^s

3 @ 225 = 675
 3 @ 225 = 675
 = 3500
 5100

6000

1788

Rocque Map
#159 - No house
Square 20 - Lot in the rear of the above house, held by the said
Bartholome Yufriuu and owned by the Crown.

1790

Quesada's List
Square 15 #126

House of Juan Yaneda on King's lot, bounded: S. by King's lot
held by Agueda Villalonga, E. by Domingo Martinely, W. by
Pedro Triay, N. by the Old Treasury St.
25 (E-W) x 30 v. @ 1/2 rr per sq. v.

Reales

187

314

Note: The name is spelled in various ways--Juaneda, Yaneda,
Yoaneda, Joaneda, Yuaneda and some of the family much later
changed their name to Floyd.

1803

List of Appraisals
Square 15 #126

House of Juan Yaneda on the King's lot, bounded in front by the
cross street of the old Treasury, on the South by the King's lot
in possession of Agueda Villalonga, on the East by Don Domingo
Martinely, and on the West by Pedro Friay (Triay?); its
measurement in front EW twenty-five yards, and depth NS
thirty yards, which at the rate of half a real, increase included,
amounts to 374 1/2 reales.

Note: That this day was issued by this Government title of
ownership and possession in perpetuity of the above lot in favor of
Juan Yoaneda, in virtue of the Royal cedula of 17th June 1801,
remitting to those in debt for quitrents payment of the capital and
rents for the houses and lots they acquired when they were returned
to the royal domain. Saint Augustine, Fla. - January 1807.

1807

Briefs of East Florida Papers, Escrituras, Vol. II, Bundle 376,
p. 8v

Block 15 #126

Title January 23 Gov. Henry White rehearses Quesada's auction of
properties and King's remission of costs, and issues final title
to Juan Joaneda in lot 126, block 14 (should be 15) on which he has
built wooden house. Lot measures EW 25 yds., NS 30. Fronts
N on cross street of the old Treasury; E bounded by heirs of Domingo
Martinely; S. by Paolo Mestres; W. by Wm. Mills.

1807 Briefs of East Florida Papers, Escrituras, Vol. II, Bundle 376, p. 12.

Block 15 #126

Sale January 27, 1807, Juan Yuaneda-Juan Gonzales Montes de Oca coquina house (same as above but now called coquina and measurement of lot is here given as 20 yds. EW and 30 NS. The letter to Governor asking permit to sell calls it "coquina house situated on the lane going to the Tannery, next to that of William Mills" and says it is sold to satisfy creditors, especially the man who rebuilt the house for him in coquina, it being of wood much decays.)

1809-1810 East Florida Papers, Escrituras, Bundle 377, p. 169.

1809-1810 Sale

Juan Gonzalez Montes de Oca to Nicholas Sanchez,
Treasury St. 126 Governor

Nicholas Sanchez married Maria Magdalena Juaneda, the daughter of Juan Juaneda, in 1798; however, he bought the property above.

Note: Bundle 377 is missing from the East Florida Papers, however, the above transaction with the reference to Bundle 377 is recorded in Bundle 409, Book or Register of City Lots (Saint Augustine).

1814 East Florida Papers, Escrituras, Bundle 379, p. 309 y.

Sale Dec. 22 of lot #127 sold by William Mills to Pedro Trope gives East boundary as heirs of Juan Yoanedes.

1816 East Florida Papers, Escrituras 1764-1821, Bundle 380, p. 307
(Years 1815-16)

Will of Nicholas Sanchez 26 May 1816

Owns a house of mamposteria situated in this city (Saint Augustine) on cross street that goes to the Marina, bounding on the Norte with the same street, to the South with lot of Don Pablo Mestre, to the East with lot of the widow of Pedro Mestre and to the West with house and lot of Pedro Trope.

- 1821 Nicholas Sanchez
- Saint Johns Co. Court, Deed Book G, p. 66.
- 1826 October 5
Jose E. Sanchez, Adm. of Nicholas Sanchez, sells to Margaret Pomar, stone house, bounded on north by lane, that leads from the Bay to Pablo Sabate's tan-yard, South by lot of Samuel Cook, east by Marie Masters, west by Pedro Trope E-W 20 Spanish varas, N-S 30 varas.
- Lot with a stone house built on it, bounded as follows: On the North by an alley that leads from the Bay to Pablo Sabates Tan Yard, on the South by lot of Samuel Cook, on the East by lot by Maria Mestre and on the West by lot of Pedro Trope--measuring in front East and West twenty Spanish varas and in depth NS thirty Spanish varas be the same more or less
- 1834 Clements Survey
Square 15, Lot 8
- 1800 (Original Claimant) John J. Edar (I think it should be John Yaneda)
- 1834 (Joseph Pomar) present claimant.
- Note: Yaneda spelled several ways and John J. Edar could be a misreading of Yaneda who owned property in 1790-1803 and until 1807.
- Saint Johns County Court, File Case S-5.
- 1852 Filed
1852, October 2 with application of Maurice Sanchez for letter of administration of estate of Nicholas Sanchez, a minor, deceased, is the will of Jose E. Sanchez citing that Jose E. Sanchez was the sone of Nicholas Sanchez and Malena Juaneda; married Camilla Canova and also had a son named Nicholas.
- 1852 Sometime after 1852 acquired by Venancio Sanchez.
- 1885 County tax list 1885 shows title in name of W. J. Sanchez.

1905

City Map
Block 15, Lot 7
William J. Sanchez Dwellings

Saint Johns Co. Courthouse, Deed Book 54, p. 206

1925

1925, March 28

Block 15, Lot 7
W. J. Sanchez to Mary and Gertrude Montgomery for \$7,500.00.

J. E. Harman
4-24-70

