



Lincolnville Community Redevelopment Area Architectural Guidelines QUICK REFERENCE

Preserving Lincolnville + Maintaining a Vibrant Neighborhood

Lincolnville is a neighborhood with rich history, especially regarding the African American settlements within the city of St. Augustine. In fact, the city of St. Augustine has the oldest record of continuous African American settlement in the United States dating from Pedro Menendez's founding of the city in 1565 to the present day.

In addition to Lincolnville's cultural legacy, Lincolnville has an incredible built history being, "... the densest concentration and most numerous examples of historic structures." (NRHD Registration, section 8 page 12)

The buildings in Lincolnville range from Frame Vernacular, Masonry Vernacular, Frame/Masonry Vernacular, Bungalow, Gothic Revival, Mediterranean Revival, Italianate, Queen Anne, Tudor, Victorian Era, and potentially Pre-Colonial archaeological footprints. The cultural and built history of Lincolnville are protected by the National Register of Historic Places designation, but it is incumbent on all homeowners, property owners, and the community to care for these treasures..

These voluntary guidelines are intended for informational purposes only at this time. **We hope that you consider incorporating them in your renovations or new construction to honor the architectural history of Lincolnville.**

Quick Reference: Focal Features

Note that two of the most important architectural features are **the front porch** and **appropriate roof pitch** (angle and shape of roof). The **materials of the siding** and **window / fenestration appearance** are both of note. This quick reference guide is designed to provide an easy overview. Also reference the full *Lincolnville CRA Architectural Guidelines* to learn more.



QUICK REFERENCE "BIG FOUR"

Front Porch
Roof Pitch
Siding
Windows

Full Guidelines: Please visit www.CityStAugCRA.com

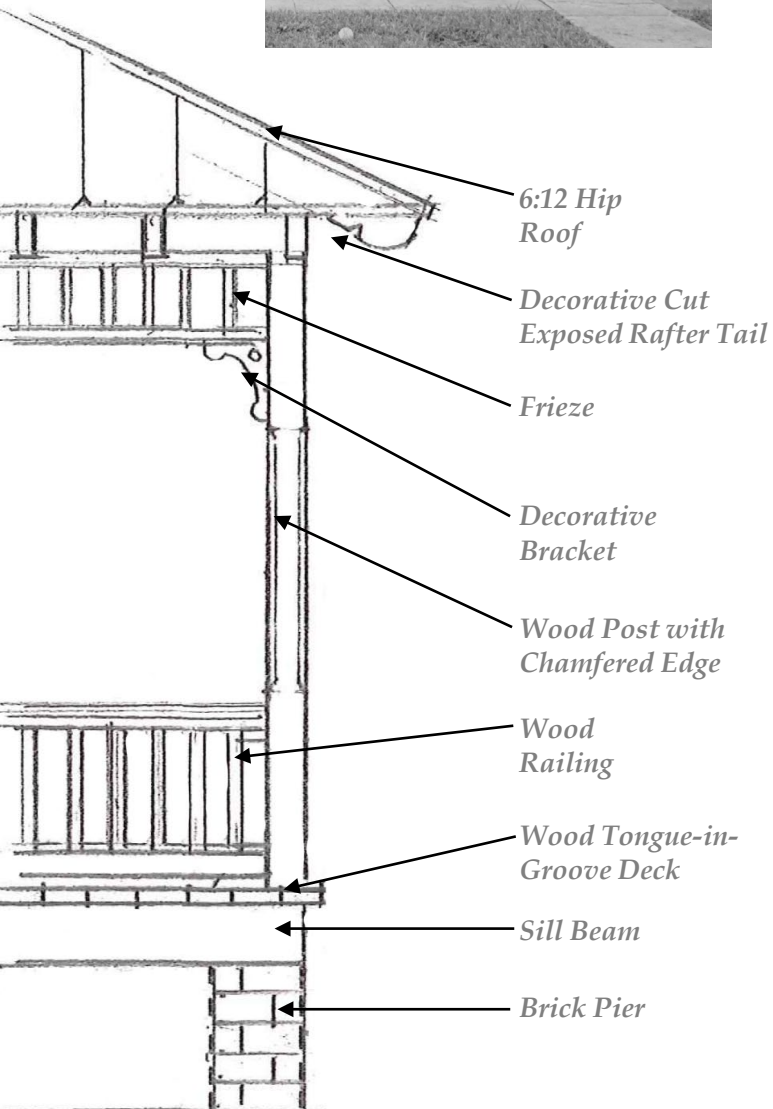


THE PORCH

Street-facing porches are one of the primary identifying features of homes within Lincolnville and should be considered on all homes within the neighborhood. Restoration of porches that have been previously enclosed is encouraged.

Design aspects to be considered for the front porches may include:

- Deep front porches.** Specifically, the porch should be deep enough for chairs to comfortably sit under the covering.
 - Recommended depth is between 6' to 8'.
 - Minimum depth of porch to be 5'-6" measured from exterior wall of home to inside edge of railing or column.
- Front porch locations** may include full width, wrap around, or fill in between the "L". Full width porches are most typical.
- Commonly elevated 2'-6" to 3'-6" above grade. Also refer to Site Design Guidelines regarding stormwater.
- Decking** is recommended to be wood (versus a composite). Many homes would have used tongue-and-groove (T&G).
 - Details may include chamfered corners (square) or a turned (round) column.
 - Brackets** would have traditionally been included at the top of the column (under the frieze board).
 - Bracket** should be the same material (typically wood) as the home.
- Railings** would have typically been wood. Options may have included:
 - 1 ¼ inch square pickets.
 - Custom balustrade panel with cutouts.
- Screening.** Open air porches are traditional to Lincolnville and allow for the most unobstructed views of the architecture. Where screening is included, the following factors should be considered:
 - Screen should be placed behind (interior face) of the porch columns, railings, and other ornamental detailing.
 - Gray (versus charcoal) screening material is preferred as it allows the details to become more visible.
 - Wood framed screen systems are preferred.



TOP PHOTOS Front porches. Images from Florida SP Lincolnville Historic District document.

LEFT Typical porch components. Graphic from Les Thomas Architect and ML+H Team.

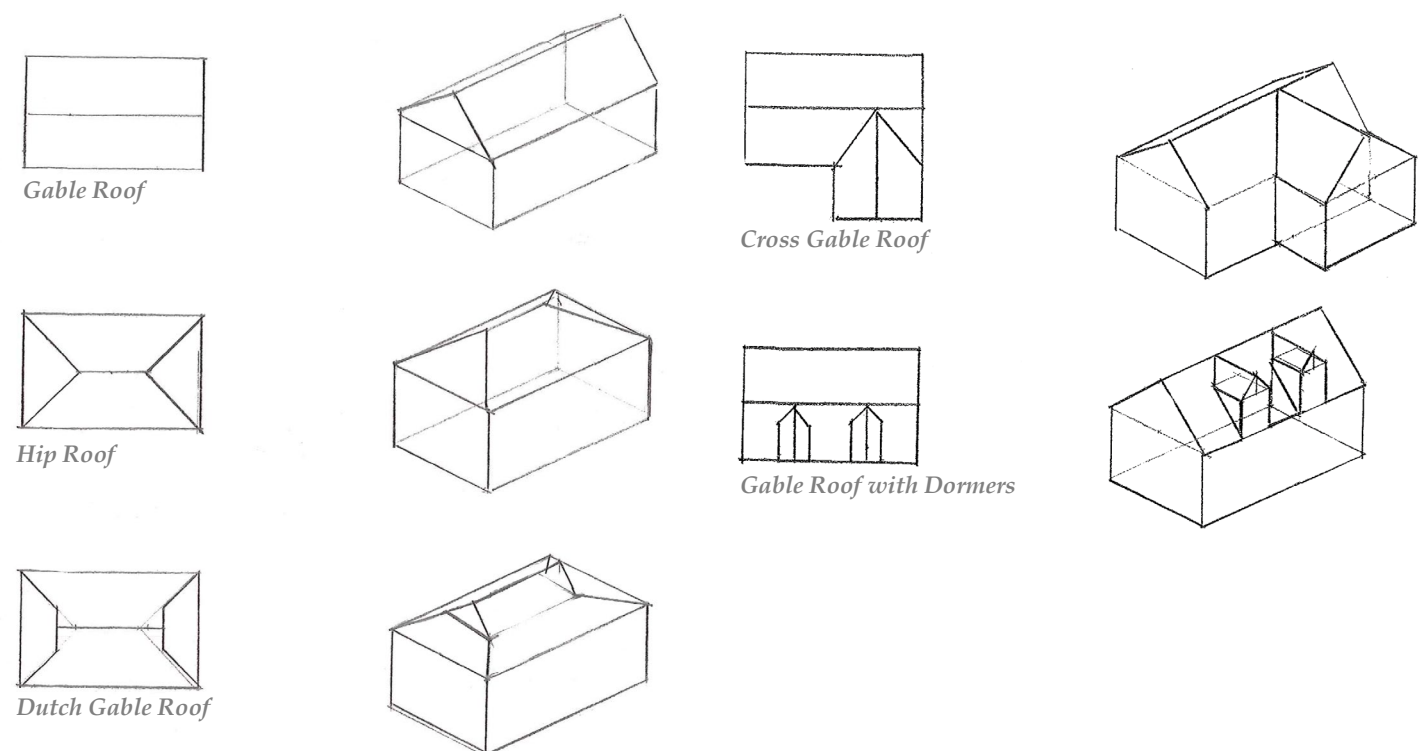
ROOF

Preferred roof styles within Lincolnville include gable and hip.

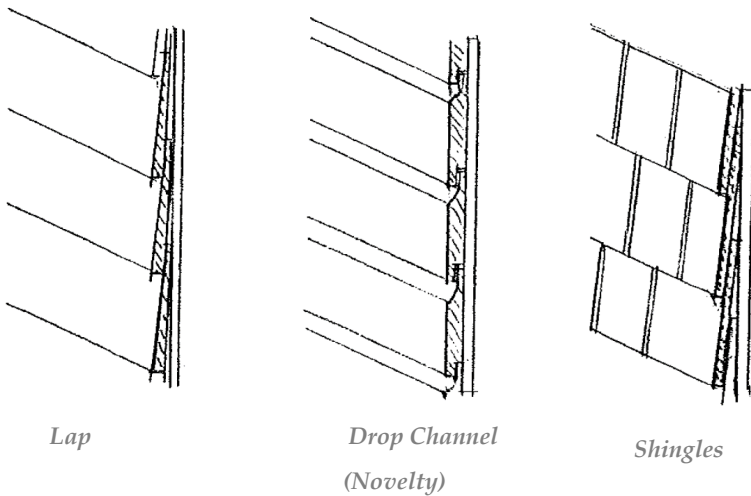
- Roof styles:**
 - Gable:** Front, side, dutch, and cross gables are appropriate.
 - Hip:** Hip roofs, especially for more Bungalow style homes, are appropriate.
- Pitch:**
 - Main roofs are traditionally steeply pitched (8:12 to 12:12). Minimum pitch of 6:12 recommended (5:12 with 20% dormer maximum when allowed per City code for non-conforming lots).
 - Porch roofs have a low pitch (2:12 to 4:12).
 - Dormers sometimes used on 2 ½ or 1 ½ story homes.
- Rafter tails/ ends:**
 - Rafter ends are exposed, unadorned, and extend beyond the face of the wall.
 - Vinyl soffits are discouraged.
- Materials:**
 - Asbestos (existing historic), composition or metal shingles, V-crimp metal.
 - Brick or stucco chimneys, typically on the gable end walls.



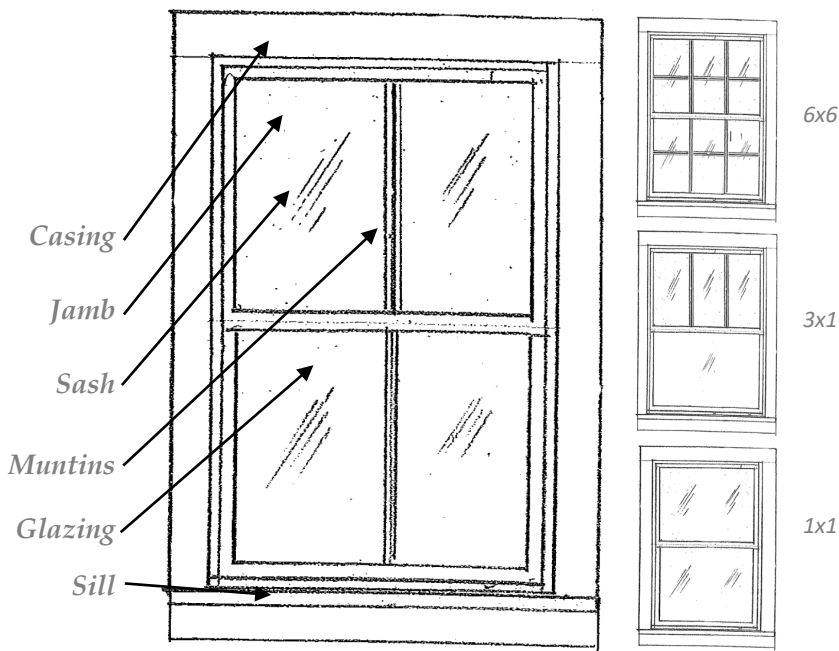
BELOW Examples of Roof Types in Plan and Axonometric. Graphic by Les Thomas Architect and ML+H Team.



ABOVE Examples of Roof Types. Images by ML+H.



Siding examples. Graphic by
Les Thomas Architect and ML+H Team.



SIDING

Horizontal siding is common throughout Lincolnville. Less common are wood shingles and board and batten. Consider the following:

1. Materials may be **wood or cementitious panels**. Vinyl is not appropriate for Lincolnville.
2. Smaller profiles are preferred, such as 6" exposure for horizontal siding.
3. Smooth finish is preferred.

FENESTRATION & GLAZING (WINDOWS)

Design aspects of fenestration include:

1. Windows generally are **double-hung, rectangular windows**.
2. Windows can be **single or multi-pane** (6/6, 3/1, 2/2 or 1/1).
3. Trim projects out from wall cladding, approximately $\frac{3}{4}$ inch. Jamb trim min. 4" wide, and headers (lintel) typically 6" wide.
4. Shutters are not typically used. If used, they should be paneled and should be either operable or proportioned to look operable.
5. Windows to be wood, fiberglass, vinyl, or vinyl clad. Aluminum is not recommended.
6. Mirrored glass or film is not recommended.

Window and fenestration layout should consider the following:

1. Second floor windows align with first floor windows.
2. Windows are spaced evenly along all facades.
3. Transoms, fanlights, and attic louvers are common.



ST. AUGUSTINE
COMMUNITY REDEVELOPMENT AGENCY
CITY OF ST. AUGUSTINE, FLORIDA



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ARCHITECT



Open City
Architecture

NEIGHBORHOOD SERVICES

Please contact Neighborhood Services / CRA for questions and assistance.

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