



Lincolnville Community Redevelopment Area

Architectural Guidelines

DRAFT August 5, 2022 v6



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





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Lincolnville CRA Architectural Guidelines

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Section 1

PURPOSE & INTENT

Twine, Richard Aloysius, 1896-1974. The Demps family outside of their home. 1922 (circa). State Archives of Florida, Florida Memory. <<https://www.floridamemory.com/items/show/132523>>, accessed 28 July 2022.



SECTION 1

PURPOSE & INTENT

1.1 Preserving Lincolnville + Maintaining the Vibrant Residential District

Lincolnville is a neighborhood with rich history, especially regarding the African American settlements within the City of St. Augustine. In fact, Lincolnville and the City of St. Augustine have 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 Application, page 48)

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.

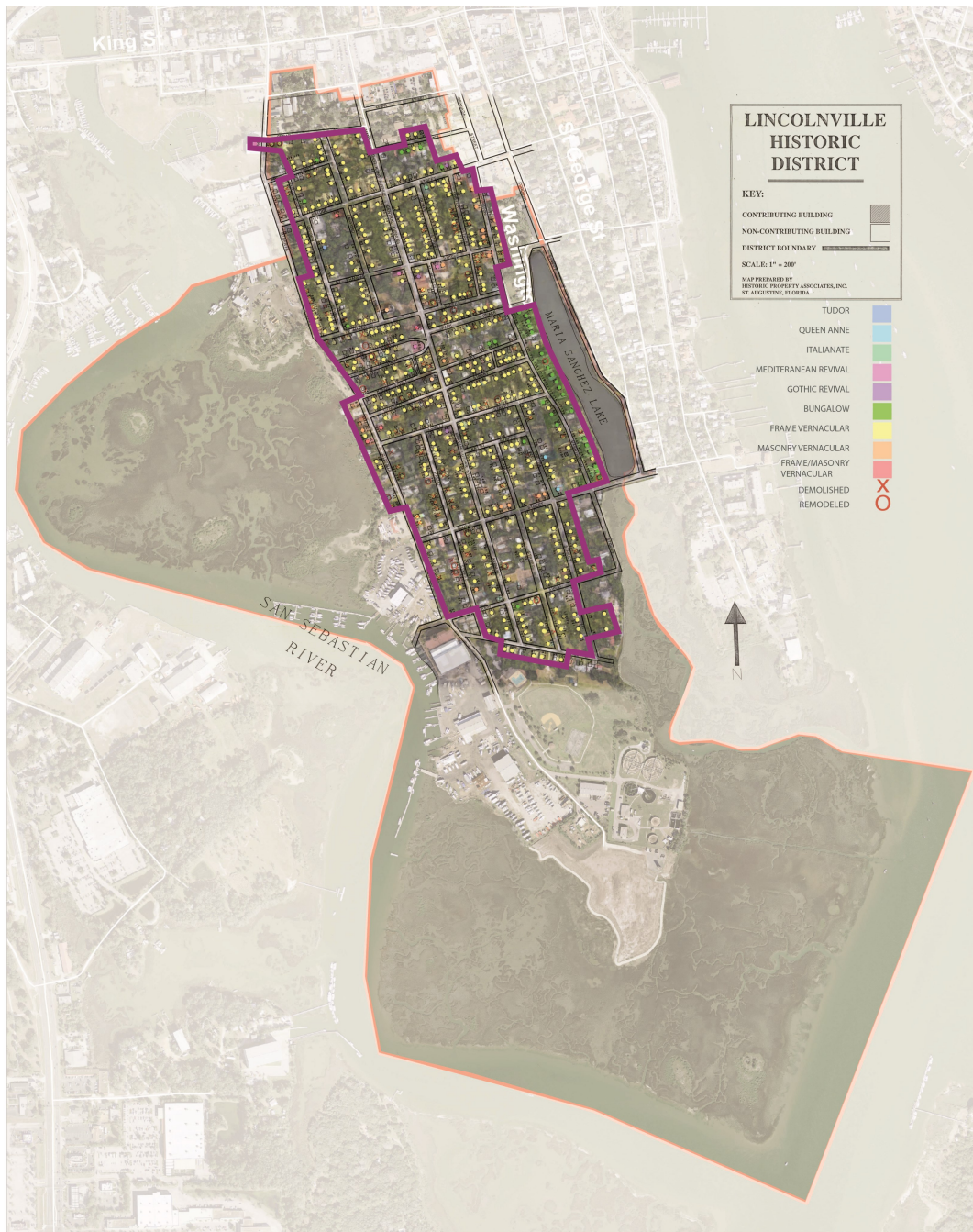
These guidelines aim to identify, protect, and encourage the continued development of Lincolnville's built history, balancing preservation with maintaining a vibrant, livable residential district.

1.2 Key Architectural Features

Note that two of the most important architectural features are the front porch and appropriate roof pitch (angle and shape of roof). See section 5 for more on these key items.



Images from the 1991 NRHD Application.



Overlay of the Lincolnville Register Historic District (in blue) with the Lincolnville CRA (in orange). These guidelines are applicable to properties throughout the Lincolnville CRA.

Image from ML+H.



1.3 Historic Background

The summary below is extrapolated and condensed from the NRHD Application for Lincolnville. The full report is accessible here: <https://catalog.archives.gov/id/77844051>

Lincolnville's built history can be traced back as early as the First Spanish Period (1700-1763) when it was recorded as the site of Native American villages of Palica and Pocotalaca.

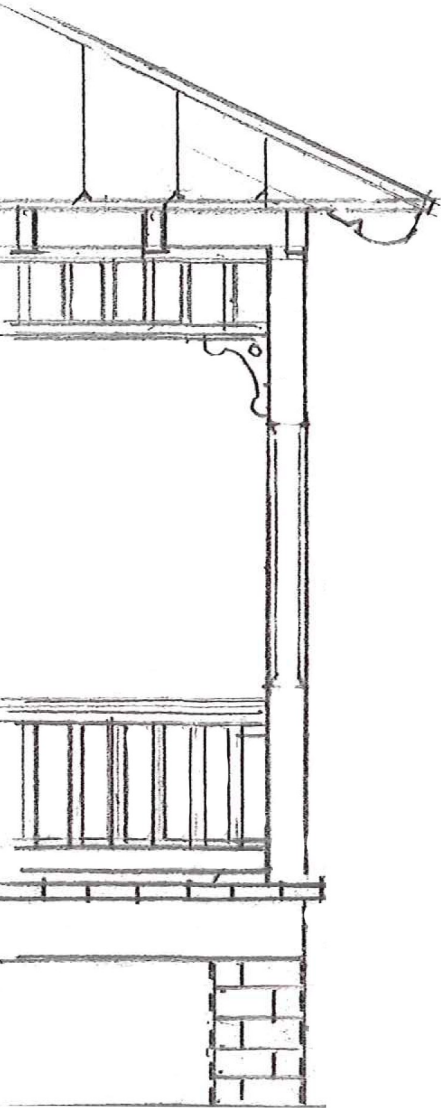
This area would be rebuilt several times by both the Spanish and the British in attempts to bolster the City of St. Augustine's defense systems. Part of these defenses included transportation networks of streets, bridges, and ferries connecting to the current day locations of Bridge Street and King's Ferry Way. By 1748 the Spanish government granted 4 land grants to local citizens created the early development of Lincolnville as the first commercial orange groves in Florida. These citizens became the pioneers of the Florida citrus industry.

By the 1830's St Augustine had a population of 4000 people of which 844 were free persons of color. In 1838 Peter Smith consolidated 3 of the Spanish grant lands to create the Dumas Homestead Tract.

This area transformed from orange groves into residential development by 1866. Emancipated slaves and long-standing African American residents of the city took a 20-year lease from the city to develop this tract into what was first called "Africa" and later "Lincolnville", as it's known today.

By 1870 the residents were officially purchasing lots and building homes first along Central Avenue (now Dr. Martin Luther King, Jr. Avenue) and Benedict Street then to Oneida and Bridge Street. Lincolnville continued to grow, merging African American and predominantly white areas into a single community reflective of the current extents of Lincolnville by 1930. The area also had a thriving commercial area focused on Washington Street, Ribera Street, and Central Avenue (now Dr. Martin Luther King, Jr. Avenue), but this began to transition to more residential uses following desegregation in the 1960s.

This wide range of built history has many architects, the majority of which are anonymous. Most of the residential structure were designed and constructed by African American builders. Their legacy can be seen in the local use of materials, such as wood and coquina, and the detailed craftsmanship of the local architecture. George Dickerson and James Jones, two prominent African American artisans in Lincolnville, have documented work on residences as well as the St. Paul's A.M.E. Church in Lincolnville. The guidelines will expand upon the material and details further to assist those interested in continuing the legacy of the built history.





ARCHITECTURAL STYLES

Styles of homes and structures of contributing buildings to the NRHD. Graphic by ML+H.





Section 2

LINCOLNVILLE GUIDELINES OVERVIEW

Twine, Richard Aloysius, 1896-1974. Mattie Smith Forrester outside her clapboard and shingle house. 1922 (circa). State Archives of Florida, Florida Memory. <<https://www.floridamemory.com/items/show/132552>>, accessed 28 July 2022.



SECTION 2

LINCOLNVILLE GUIDELINES OVERVIEW

2.1 Building in Lincolnville

2.1.1 Overview

A majority of Lincolnville is defined by the Lincolnville National Register Historic District (NRHD). This district references the large number of frame vernacular structures, many of which have unique “Victorian-esque” features and ornamentation. This document is designed to assist homeowners, property owners, builders, architects, and others to renovate, restore, and build in a context-sensitive manner within this unique area of St. Augustine.

2.1.2 Requirements

There are a number of building requirements that apply to development within Lincolnville. These are **state building codes** as well as **city-wide ordinances, zoning code, archaeological code, tree removal code, and demolition ordinances**. While not exhaustive, some pointers for building in the City include:

- a. **Zoning codes** require specific yard/setbacks. A brief overview is included below.
- b. The City’s **Archaeological Preservation Ordinance** addresses any building construction that impacts a depth over 3” and more than 100 square feet. An Archaeological permit will be required. Most of Lincolnville sits in **zones II and III**.
- c. Any tree with a **trunk 3” in diameter or greater when measured 4’-6” from the ground requires a tree removal permit**. Large trees of certain species are considered “significant” and require the approval of the Planning and Zoning Board.
- d. **Demolition of any structure over 50 years in age** requires review and approval by the Historic Architectural Review Board (HARB). Applications may be made through the Planning & Building Department. HARB meets monthly (3rd Thursday of each month) with applications due approximately 30 days before.



- e. For **contributing buildings within the National Register Historic District**, special care should be given. There are five (5) primary elements of note that are reviewed by City staff and potentially HARB when they are modified or impacted, including:
- i. **Roof**
 - ii. **Windows**
 - iii. **Exterior Finishes**
 - iv. **Appurtenances** (porches, balconies, chimney, etc.)
 - v. **Foundations**



2.1.3 Guidelines

The enclosed *Lincolnville Architectural Guidelines* are recommendations and suggestions. While not “requirements” such as the zoning and demolition elements, these are “recommendations” to help guide the continued vibrancy of the Lincolnville architectural character.

2.2 Zoning

2.2.1 Overview

While there is a mixture of zoning categories within the Lincolnville neighborhood, a majority of the residential structures reside within RS-2 (“Residential Single-Family 2”). Property owners, homeowners, and their team should reference City Code and Zoning map (available via citystaug.com). The following overview is provided for easy reference. Many lots are non-conforming lots; applicable code language is also available on the following pages.

2.2.2 RS-2 Yard Requirements

a. Yard requirements (sometimes referred to as setbacks) refer to the location the primary structure can sit on a site. They are measured from the property line. Within RS-2, yard requirements include:

i. **Front yard: fifteen (15) feet.**

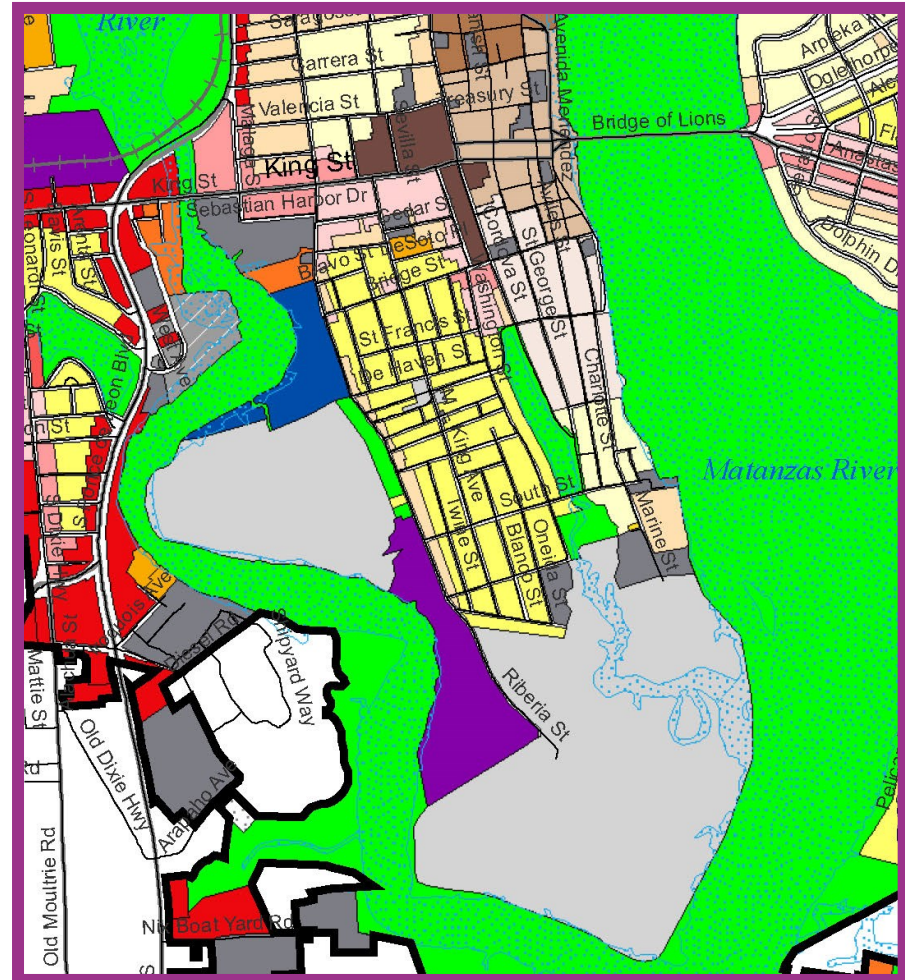
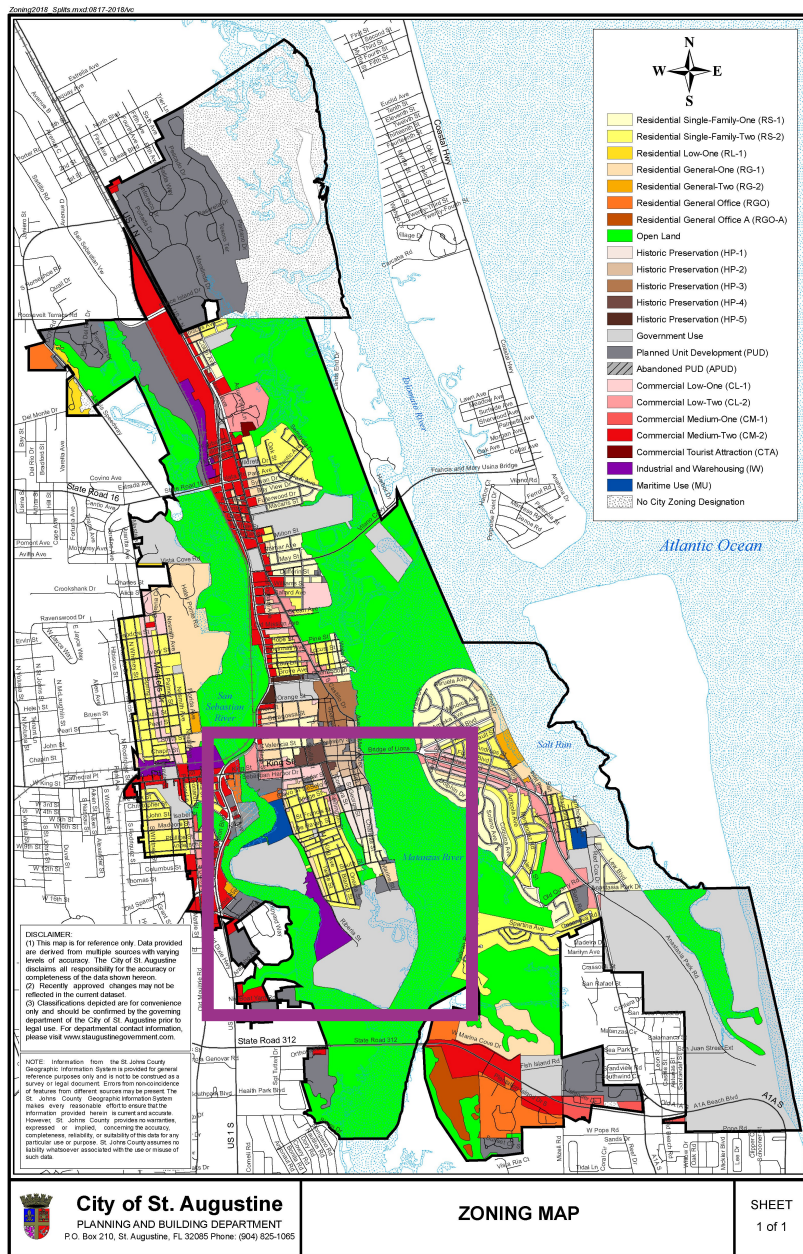
ii. **Side yard: ten (10) feet.** Note that if there is a non-conforming lot (less than 50’ in width in RS-2), the side yard must be ten percent (10%) of the lot width. As an example, a forty (40) foot lot width would require a minimum of four (4) feet on each side yard.

iii. **Rear yard: ten (10) feet.**

b. Within these yard requirements, it is permissible per City Code to build features such as fences, screening walls, pools (not closer than 5’), landscape, and secondary structures such as garages. Note that secondary structures must be separated from the primary structure. Such non-habitable structures may be within three (3) feet of a property line.

2.1.3 RS-2 Lot Coverage

a. Lot coverage within RS-2 can be a maximum of thirty percent (30%) for all buildings.



City of St. Augustine Zoning Map, 2022.



NON-CONFORMING LOTS

Code for Reference

Sec. 28-119. Nonconforming lots of record.

Notwithstanding limitations imposed by the provisions of this chapter, any single lot or lots of record which were so recorded on or before the effective date of adoption of this chapter [April 29, 1975] may be used in accordance with the following:

- (1) A single-family dwelling may be constructed on any such lot, lots or portion of a lot or lots which are located in a district where such use is permitted or permitted by exception.
- (2) A multiple-family dwelling containing not more than two (2) dwelling units may be constructed on any lot or lots which are not less than fifty (50) feet in width, not less than five thousand (5,000) square feet in area, and located in a district where such use is permitted or permitted by exception.
- (3) A multiple-family dwelling containing not more than four (4) dwelling units may be constructed on any such lot or lots which are not less than fifty (50) feet in width, not less than seventy-five hundred (7500) square feet in area, and located in a district where such use is permitted or permitted by exception.
- (4) An existing single-family dwelling constructed prior to the effective date of this chapter on a nonconforming lot of record may be converted to a duplex or to accessory apartments on any such lot or lots which are not less than fifty (50) feet in width, not less than five thousand (5,000) square feet in area, and located in a district where such use is permitted or permitted by exception.
- (5) The minimum lot width requirement shall be waived by the planning and building department if the overall square footage of the nonconforming lot of record is above the minimum required for each multiple-family dwelling within the project. The intent of this section is to give the developer some flexibility in the total site plan. This section shall not apply to conforming lots of record, as described in section 28-2.



(6) The above uses are also subject to the following:

- a. No side yard shall be less than ten (10) percent of the width of the lot, provided such side yard is not less than four (4) feet.
- b. On a corner lot, the exterior yard adjoining the secondary street shall be considered a side yard but the width of the side yard shall not be less than eight (8) feet.
- c. The front yard shall meet the requirements of the district where such use is permitted or permitted by exception unless the lot is subject to one (1) of the conditions as specifically modified elsewhere herein (see "yard, front," section 28-2).

(Code 1964, § 33-138; Ord. No. 03-20, § 1, 9-8-03)

Sec. 28-159. Height restrictions and maximum lot coverage on non-conforming lots of record in single-family residential districts (RS-1 and RS-2).

Notwithstanding any other provisions of this division 3, the allowable maximum height of structures of more than one story proposed for construction within single-family residential districts (RS-1 and RS-2) on a non-conforming lot of record shall be thirty (30) feet, and such structures shall have a minimum roof pitch of 5/12, with dormers limited to twenty (20) percent of the eave length per side. For the proposed structures subject to this provision, the maximum lot coverage shall be twenty-nine (29) percent in RS-1 and thirty-five (35) percent in RS-2.

(Ord. No. 05-28, § 1, 9-12-05; Ord. No. 21-26, § 2, 10-11-21)





Section 3

DESIGN GUIDELINES APPLICATION REVIEW PROCESS

Interior view of the Palace Market at Lincolnville-St. Augustine, Florida. 1930 (circa). State Archives of Florida, Florida Memory. <<https://www.floridamemory.com/items/show/132522>>, accessed 28 July 2022.



SECTION 3

DESIGN GUIDELINES APPLICATION REVIEW PROCESS

3.1 Overview

As guidelines, these recommendations are provided to assist homeowners, property owners, builders, architects, and so forth assistance in creating context-sensitive structures that reflect the rich architectural history of Lincolnville.

These guidelines do not require formal board approval, but City staff is available for questions or additional guidance.

Note that there may be some steps requiring permits or board approval. A non-exhaustive list is provided in Section 2.







Section 4

SITE & LANDSCAPE GUIDELINES



SECTION 4

SITE & LANDSCAPE GUIDELINES

4.1 Site Access

4.1.1 Pedestrian Access

Pedestrian walkways, ramps or steps (or a combination of these) should link the public sidewalk to the front door entry.

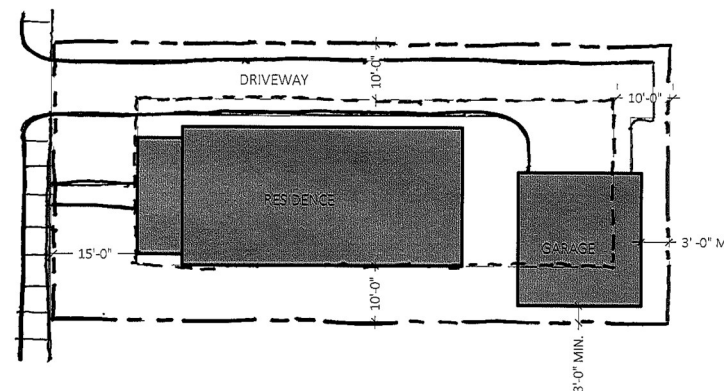
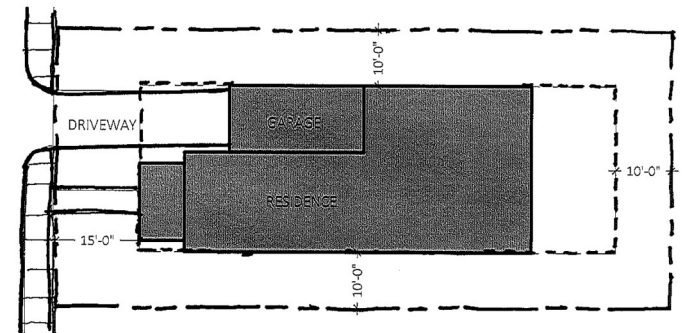
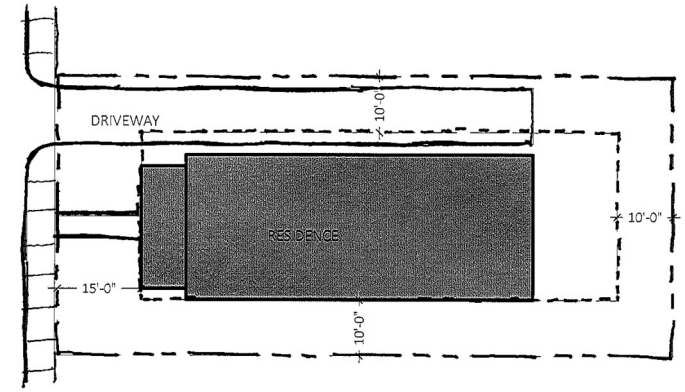
- a. It is recommended that there be a change in materials between the public sidewalk and the private home's walkway. For example, brick banding may help differentiate the private walkway.

4.1.2 Driveway + Parking Access

- a. Parking Location

- i. Parking should be located along the side or rear of the building.
- ii. Avoid placing parking between the front of the house and the sidewalk. Parking in front yard is discouraged and should only be used as a last option. Landscape areas within the front yard should still be included in such as

Example site layouts showing pedestrian and driveway / parking / garage locations. Graphic from ML+H Team.



Separate front walks from driveways are typical throughout Lincolnville.

Image from ML+H.



scenario. Landscape screening to soften the parking area while still allowing views of the front porch and dwelling should be considered.

lii. The garage should be behind (detached) or setback from the primary plane. Also see Section 5 “Garage Location.”

b. Parking area materials are recommended to primarily use pervious materials such as pervious concrete, pervious pavers, and tire strips with aggregate (shell, gravel, etc.) placed between. Coquina concrete, poured concrete, and brick are also options.

4.2 Landscape

Specific landscape requirements are per City Code (see Section 25-53 of the Code), but the following guidance is recommended:

4.2.1 Plant Materials

In general, site landscaping should use **native** or **Florida-Friendly plants** that thrive in the St. Augustine climate and environment (see plant list in Appendix C). Plants shall be relatively drought tolerant to encourage the conservation of water.

4.2.2 Protection of Existing Landscape

Effort should be made to minimize disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archaeological resources. Any tree with a trunk 3” in diameter or greater when measured 4’-6” from the ground requires a tree removal permit. Large trees of certain species are considered “significant” and require the approval of the Planning and Zoning Board.

4.2.3 New Canopy Trees

Adding new canopy trees such as Live Oaks (*Quercus virginiana*) is recommended. Varieties are noted in Appendix C. Note that there are periodically City funding efforts for homeowners to add trees within their yards.



Garage set back from front porch. Also see Section 5.

Image from ML+H.



Canopy trees are form giving to Lincolnvile.

Image from ML+H.



4.3 Stormwater Recommendations

4.3.1 Stormwater Design Overview

Stormwater is recommended to be incorporated into the overall design of the project as amenities. The goal of encouraging the use of these mechanisms is to reduce stormwater runoff, capture contaminants closer to the source and reduce the use of potable water for irrigation and grey water activities.

4.3.2 Low Impact Development (LID) Stormwater Techniques

It is recommended that projects include **at least two of the following** low impact design concepts, which may be located anywhere on the project (including the front setback):

- **Raised pier construction for homes** (allowing for movement of stormwater and additional infiltration area)
- **Rain water harvesting** (rain barrels, underground cisterns, and similar)
- **Green roofs**
- **Bio-swales**
- **Rain gardens**
- **Pervious pavement** (pervious concrete, pervious pavers, and/or other pervious pavements)



Examples of Stormwater Facility Design

Sources: The Urban Report; Green and Sustainable Services, LLC.

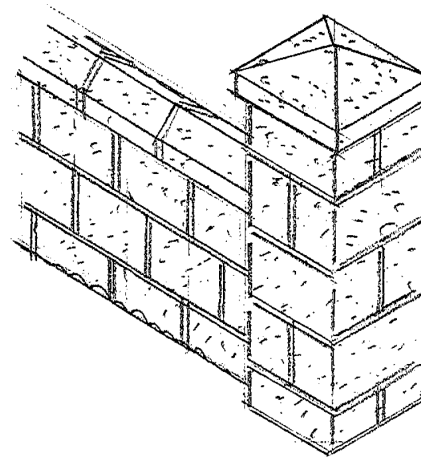
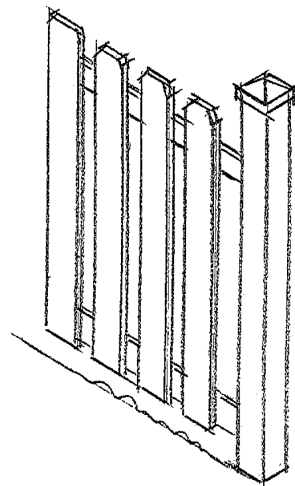
4.4 Fences and Walls

Low fences and site walls can be found along the front property lines in Lincolnvile. Fences and walls **within the front setback zone should be relatively low, allowing views between the street and front door.**

Recommendations for fences and street walls include:

4.4.1 Fences

1. Along the front property line and within the front setback, appropriate fencing materials may include stained wood, painted wood, powder-coated aluminum, or wrought iron.
2. Chain link, wire, and PVC fencing are not recommended in the front setback but may be appropriate along side or rear areas.



*Fencing Styles in Axonometric. Graphic by
Les Thomas Architect and ML+H Team.*



*Wooden and metal fencing in Lincolnvile.
Image from ML+H.*



*Metal and wood fencing. Image from Florida SP
Lincolnvile Historic District document.*



A low site wall can help to provide flood protection. Also shown is an open "pier system" for the front porch.

Image from ML+H.

4.4.2 Street Walls

1. Low block / masonry walls may be appropriate. Street walls are recommended to not exceed 36", but four (4) feet is the maximum per Code. Wall height should be measured from the lower elevation of the public sidewalk or final elevation of adjacent interior development.
2. Portions of the wall above 3 feet should not be more than 50% solid.
3. Street walls shall be constructed of brick or masonry. Fencing may be included.
4. When landscaping is provided between the wall and the sidewalk, the landscaping strip is recommended to be a minimum of two (2) feet wide.

4.4.3 Street Wall as Flood Protection

1. It is recommended that the street wall be considered as part of flood protection to the site. When used in conjunction with neighboring walls and earthen berms, it is possible to create an initial barrier to storm surge and flooding.
2. Openings in the wall for pedestrian walkways and driveways can be closed during storm events by using temporary barriers.



Masonry site walls are found throughout Lincolnville.

Image from ML+H.



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Section 5

BUILDING DESIGN GUIDELINES



SECTION 5

BUILDING DESIGN GUIDELINES

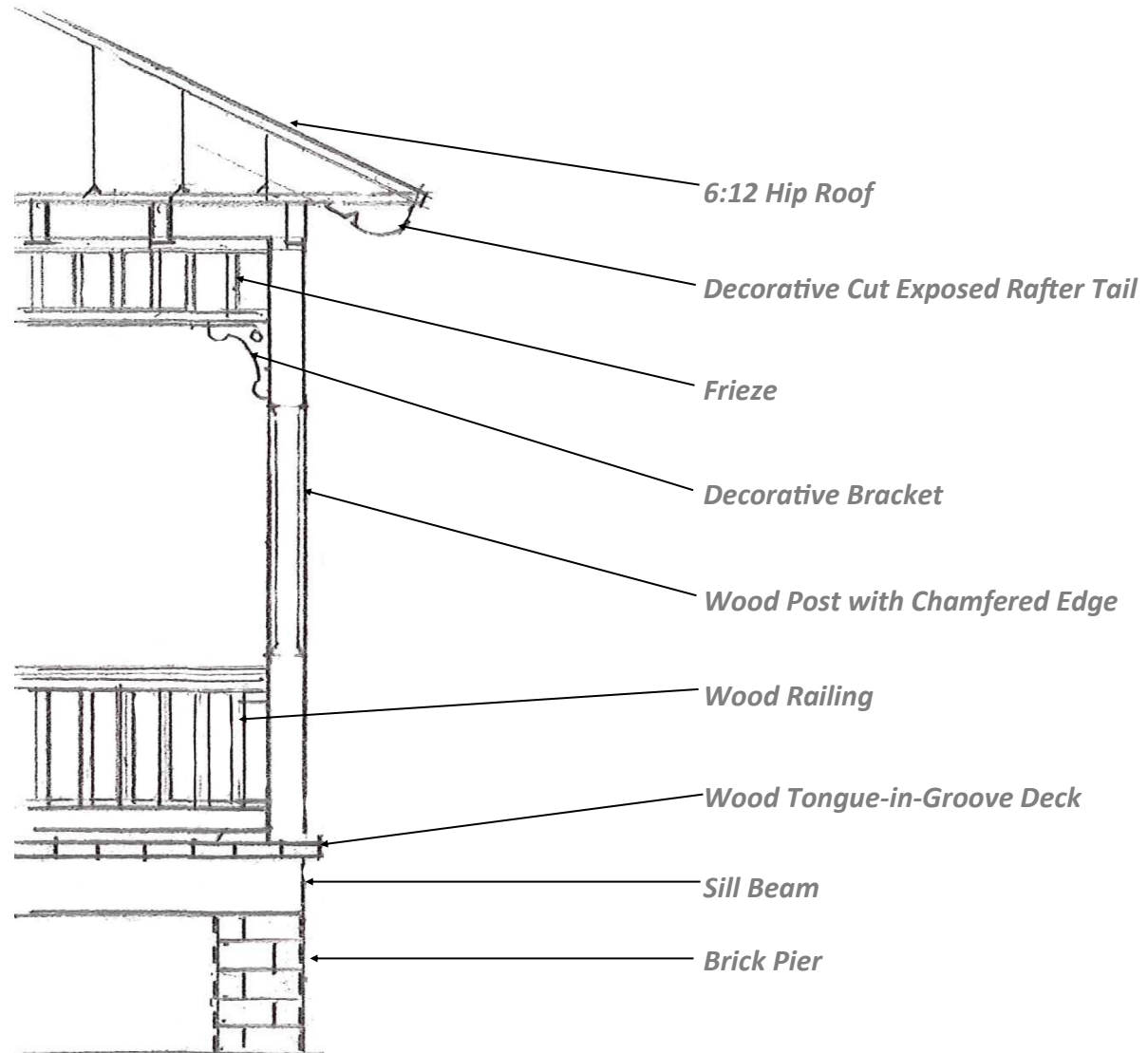
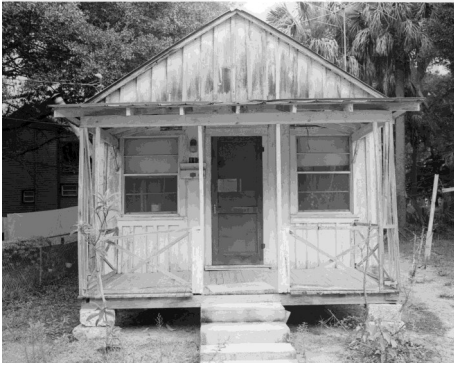
5.1 PORCHES (Note: Item of Primary Importance)

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:

1. **Deep front porches.** Specifically, the porch should be deep enough for chairs to comfortably sit under the covering.
 - a. Recommended depth is between 6' to 8'.
 - b. Minimum depth of porch to be 5'-6" measured from exterior wall of home to inside edge of railing or column.
2. **Front porch locations** may include full width, wrap around, or fill in between the "L". Full width porches are most typical.
3. Commonly elevated 2'-6" to 3'-6" above grade. Also refer to Site Design Guidelines regarding stormwater.
4. **Decking** is recommended to be wood (versus a composite). Many homes would have used tongue-and-groove (T&G).
5. **Columns** are typically narrow and made of wood with few details; usually spaced evenly across the façade.
 - a. Details may include chamfered corners (square) or a turned (round) column.
 - b. **Brackets** would have traditionally been included at the top of the column (under the frieze board).
 - c. **Bracket** should be the same material (typically wood) as the home.
6. Railings would have typically been wood. Options may have included:
 - a. 1 ¼ inch square pickets.
 - b. Custom balustrade panel with cutouts.
7. **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:
 - a. Screen should be placed behind (interior face) of the porch columns, railings, and other ornamental detailing.
 - b. Gray (versus charcoal) screening material is preferred as it allows the details to become more visible.
 - c. Wood framed screen systems are preferred.

Front porches. Images from Florida SP
Lincolnvile Historic District document.



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



5.2 ROOF (Note: Item of Primary Importance)

Preferred roof styles within Lincolnville include gable and hip.

1. Roof styles:

- Gable:** Front, side, dutch, and cross gables are appropriate.
- Hip:** Hip roofs, especially for more Bungalow style homes, are appropriate.
- Flat:** Typically not used.

2. 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.

3. Rafter tails / ends:

- Rafter ends are exposed, unadorned, and extend beyond the face of the wall.
- Vinyl soffits are discouraged.

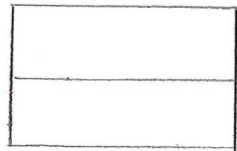
4. Materials:

- Asbestos (existing historic), composition or metal shingles, V-crimp metal.
- Brick or stucco chimneys, typically on the gable end walls.

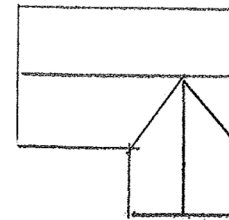
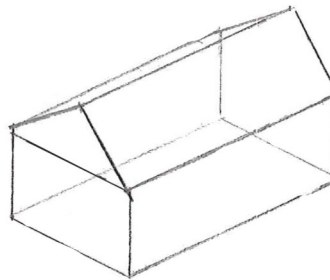
Examples of Roof Types.

Images by ML+H.

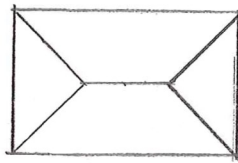
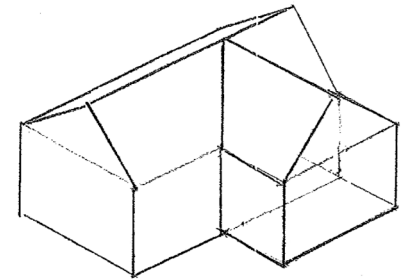




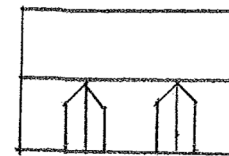
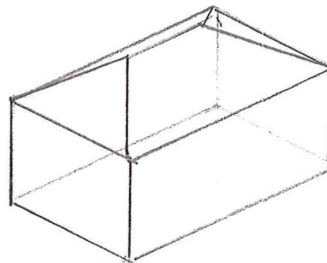
Gable Roof



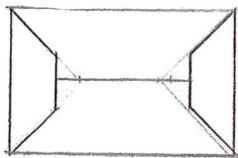
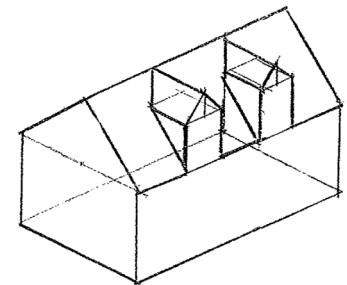
Cross Gable Roof



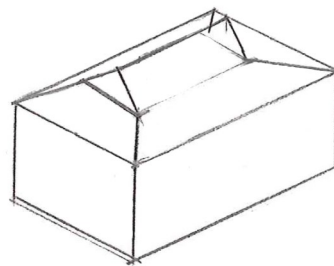
Hip Roof



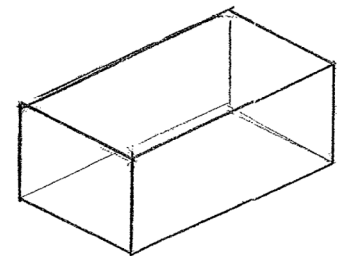
Gable Roof with Dormers



Dutch Gable Roof



Flat Roof



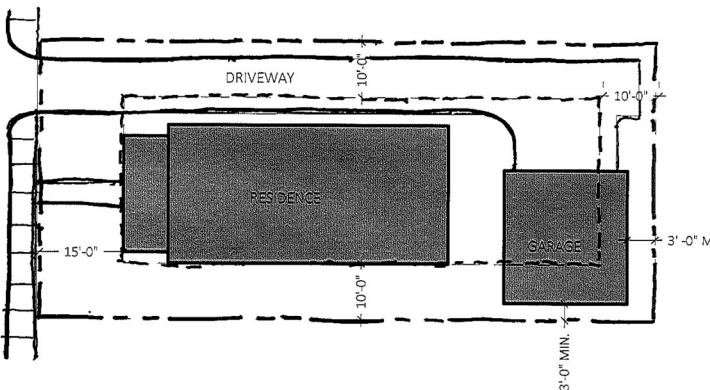
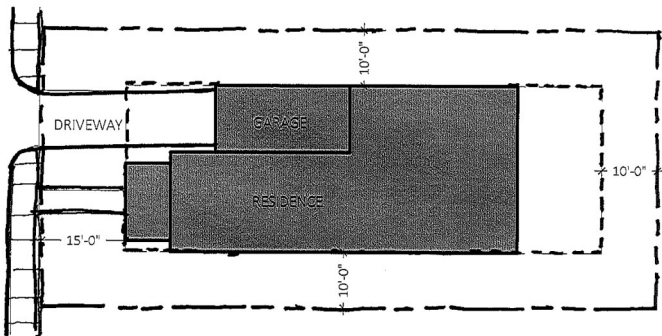
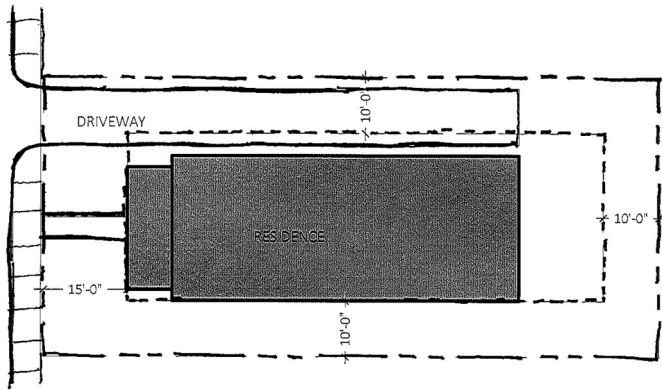
*Examples of Roof Types in Plan
and Axonometric. Graphic by
Les Thomas Architect and ML+H Team.*



5.3 GARAGE LOCATION

The primary façade of the home should be presented towards the street. Garages and carports should be secondary to the main building/façade. Design recommendations may include:

1. Garages should be either recessed from main façade or detached and placed in the rear.
2. Generally, there should be sufficient parking room (18'-20') on the property / in front of the garage.
3. Typical minimum for recessing the garage from the front primary façade (excluding porch) is 4'-0", but additional offset is recommended.
4. Garages are recommended to be generally on grade (lower than finished grade of home) with a 2% to 5% driveway. Waterproofing of the garage space should be considered when applicable.



Example site layouts showing pedestrian and driveway / parking / garage locations. Graphic from ML+H Team.

FOUNDATION

The relationship of the building floor height to the surrounding context of the neighborhood is important to consider.

Raised Pier Foundations: Within the Lincolnvile neighborhood, raised pier foundations are typical. There are multiple advantages to raising the foundation, including (a) opportunities for stormwater infiltration, (b) movement of storm surge through a site in hurricane events, and (c) cross ventilation.

Design recommendations should consider:

1. Brick, tabby or concrete block (with texture) piers.
2. Spaces between piers left open.
3. Lattice infill between piers is common.

Stemwalls: Stemwalls may be an appropriate solution where a poured slab is needed. However, it is recommended that grades adjacent to stemwalls largely remain consistent with existing grades. This helps reduce the visual impact of adding extensive fill to a site and keeps new buildings within the existing character of the neighborhood.

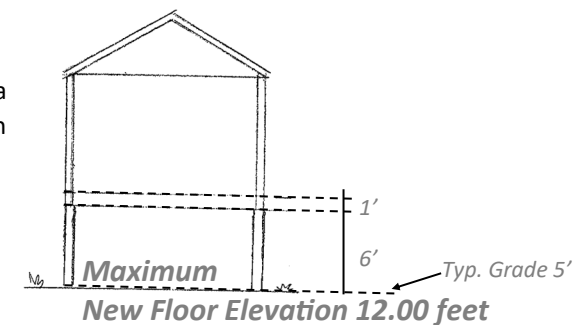
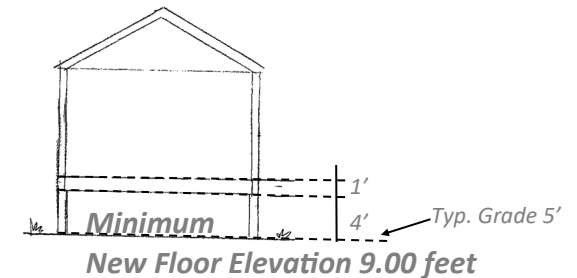


Piers with latticework. Image by ML+H.

RECOMMENDED FIRST FLOOR ELEVATIONS

Homes may consider further elevating the first floor. General recommendations to keep the architectural context of the homes within Lincolnvile include:

- Do not raise the home more than 2' from FEMA and City required minimum elevations.
- Do not raise the home more than 4' from existing grade.
- When raising the home more than 4' from existing grade, consider bringing it up one floor by building a non-occupied space such as garages, storage, and similar under the structure. The inclusion of an exterior porch and first floor entry should be considered in lieu of open "stilt house" base.



*First Floor Elevation diagram. Graphic by
Les Thomas Architect and ML+H Team.*

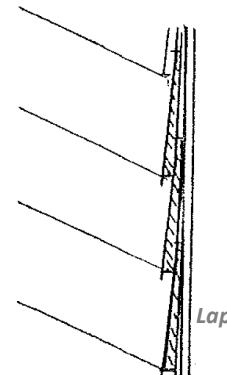


SIDING

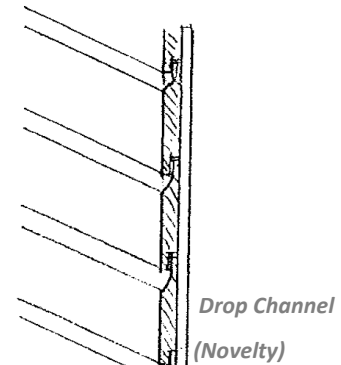
Horizontal siding is common throughout Lincolnville. Less common are wood shingles and board and batten. Consider the following:

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.

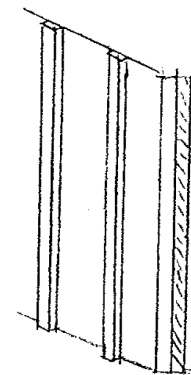
*Horizontal siding is present throughout Lincolnville.
Image from ML+H.*



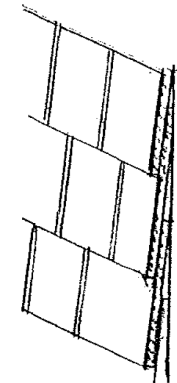
Lap



*Drop Channel
(Novelty)*



*Board &
Batten*



Shingles

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

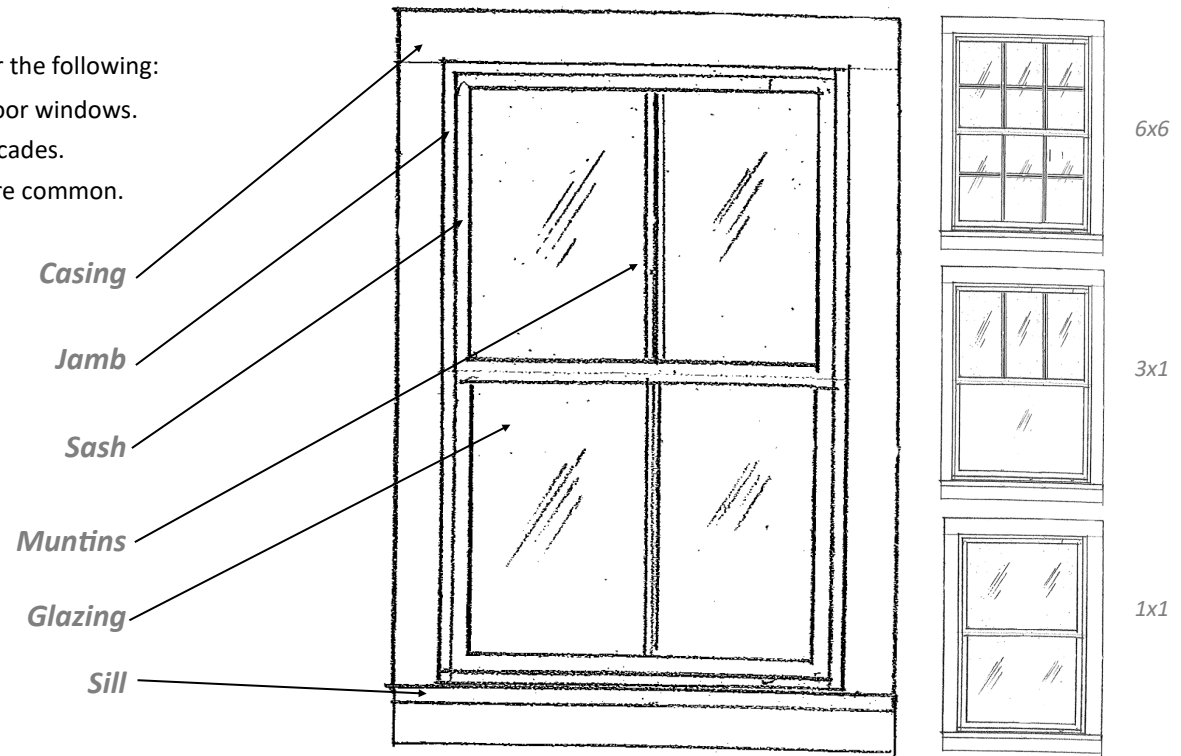
FENESTRATION & GLAZING (WINDOWS)

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.



Glazing diagram and example panel layouts.
Graphic by Les Thomas Architect and ML+H Team.





Section 6

DEFINITIONS



SECTION 6

DEFINITIONS

Accessory: a supplementary material object or feature that enhances the main focus

Adjacent: next to or adjoining something else.

Ancillary: a subsidiary area that supplements and is integral to the functions of the primary area, but is in no way the foremost purpose of the building

Appurtenances: spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, elevator shafts or other appurtenances required to be placed above the roof level

Arcade: series of arches supported by a colonnade of vertical supports, such as columns or piers

Awning: a rectangular or curved shelter extending from a building and supported entirely from the exterior wall of a building and composed of non-rigid materials except for supporting framework.

Canopy: a structure constructed of rigid materials including, but not limited to metal, wood, concrete, plastic or glass, which is attached to and supported by a building or by columns, poles or braces extended to the ground.

Corridor Review Committee: development review board as designated by the City Commission

Development Site: a parcel or lot of land that has been designated and initiated work for any development projects

Dimensional Requirement: the code guidelines for numerical measurement conditions for which development has to abide by, such as setbacks, structure widths & heights, lot coverage area, etc.

Facility: a structure, amenity, or place that houses and supports a specific function

Frontage: the facade of a building, specifically abutting King Street.

Full Cut Off: a lighting fixture from which none of its lamp's intensity is emitted at or above a horizontal plane drawn through the bottom of the fixture and no more than ten percent of the lamp's intensity is emitted between eighty (80) degrees and that horizontal plane.



Land Development Regulations: the land development and zoning codes contained in The Code of the City of St. Augustine.

Licensed Professional: a person who has been granted legal authority by their governing body to practice within the designated scope of their profession

King Street: including “West King” and “King Street,” this is the main vehicular connector that front setbacks relate to.

Malaga Street: as an extension of the Corridor, applicable sites shall reference Standards for King and Malaga interchangeably.

One-Story: having one floor or level

Parking Structure: a building, generally enclosed, of which the principle function is for vehicular parking

Parapet: a low wall or protective barrier projecting from the edge of a building roof, balcony, terrace, or similar structure

Permanent Accent Lighting: light fixtures such as uplights, downlights, and strip lighting designed to accentuate architectural or landscape features (holiday / Christmas lighting not included)

Photometric: a plan showing the simulated lighting coverage of a proposed development, helping designers assess if a plan will be sufficient in lighting a space while not creating a lighting disturbance to the surrounding properties

Porte-Cochere: a covered entrance large enough for vehicles to pass through

Rendering: a graphic (developed by a licensed professional) depicting a proposed structure in an existing context

Redevelopment: construction, policies, or programs with the overall process of improving upon existing sites or structures

Right of Way (R.O.W.): publicly owned lands, typically with roadway, sidewalks, etc., which is often immediately adjacent to a property line.

Setback: means the mean horizontal distance between the front line of the building (excluding steps and unenclosed porches of not more than sixteen (16) square feet) and the front line of the lot.

Caption Text



City of St. Augustine
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Sign, Awning: a sign that is painted, silk-screened, stitched on, imprinted on, or otherwise applied directly onto the fabric of the awning.

Sign, Canopy: a sign which is suspended from, attached to, supported from or forms a part of a canopy.

Sign, Freestanding: a sign supported by a sign structure secured in the ground and which is wholly independent of any building, fence, vehicle or object other than the sign structure for support. This sign type is prohibited on King Street (see Pedestrian Pole Sign for residential typology).

Sign, Hanging: a sign that is placed under a canopy, awning or arcade, perpendicular to the building façade, and not intended to be seen by motorists.

Sign, Pedestrian Pole Sign: a sign supported by one or two poles in the ground fully independent of any building, fence, vehicle, or object, not to exceed the dimensions included in the King Street Design Standards. This is only for the residential typology.

Sign, Projecting: a sign which is affixed and displayed perpendicular to any building wall or structure with a bracket

Sign, Wall – a sign that is attached flat to a building wall.

Sign, Window – a permanent sign affixed to, or painted on either face of a window or glass door that leads to the exterior of the building. Signs suspended within three (3) feet behind the glass are also deemed window signs.

Two-Story: having two floors or levels



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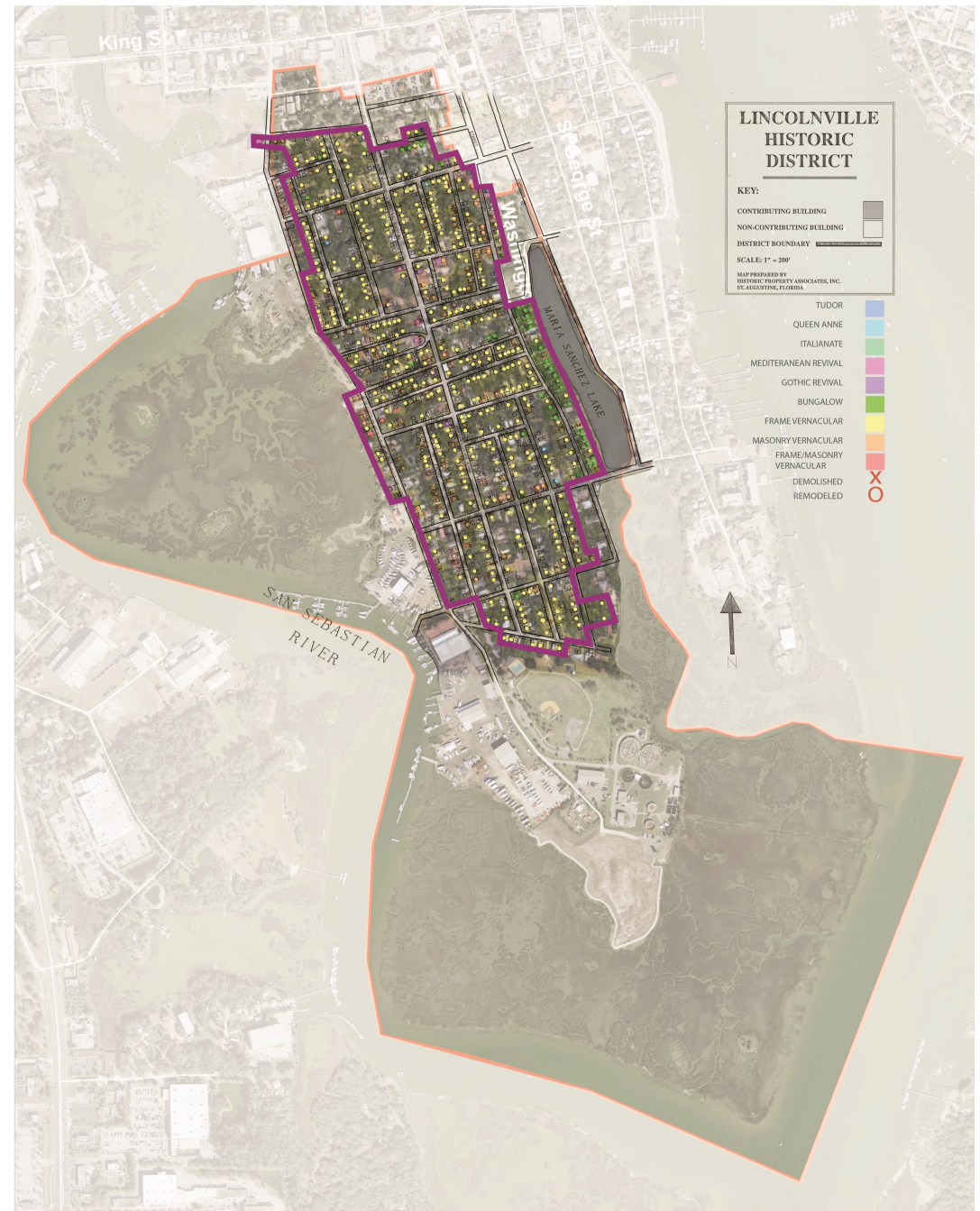


Appendix

EXISTING STYLES



APPENDIX A: EXTENTS







City of St. Augustine
Lincolnville CRA Architectural Guidelines

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APPENDIX B: STYLE OVERVIEW

MASONRY VERNACULAR - RESIDENTIAL

BACKGROUND

Masonry Vernacular is the most dominant architectural style in the King Street district. The Masonry Vernacular buildings, like the Frame Vernacular buildings, do not follow a particular style. For residential structures, Frame and Masonry Vernacular are very similar in terms of massing and proportions. The main difference between the two is that the Masonry Vernacular uses masonry material (formed work or brick/block) as the main structural support and may have a stucco façade for the exterior fabric. In the early decades of the century, wood frame houses were sometimes disguised as masonry by applying stucco cladding over the wooden studs. Conversely, some masonry vernacular homes have recently been covered with wood or vinyl siding. The following are the characteristics seen mostly on residential examples of the Masonry Vernacular. While new Masonry Vernacular residential buildings are not expected or encouraged in the area, the following characteristics are provided to aid in the preservation of the existing vernacular homes.

BUILDING PLAN

1. Rectangular or L-shaped.
2. Garages and carports are secondary to the main building/facade. They are either recessed from main façade or detached and placed in the rear.
3. Normally one-car space only. Very few examples have a double car garage, and in those cases, there are two doors, instead of a double-wide door.

FOUNDATION

1. Brick or concrete footings.

FACADE

1. Vertically oriented.
2. Simple entrance.
3. Three-bay or five-bay pattern.



PORCHES

1. Wide front porches.
2. Full width, wrap around, or fill in between the "L".
3. Commonly elevated 2'-6" to 3'-6" above grade.
4. Columns are typically narrow and made of wood with few details; usually spaced evenly across the façade.
5. If railings used, they were wooden with 1 ¼ inch square balustrades.

MATERIALS

1. Painted block; sometimes has a rough stucco finish.
2. Brick chimneys sometimes finished with stucco.

ROOF

1. Front, side and cross gable. Sometimes hip roof is used.
2. Main roofs are steeply pitched (8:12 to 12:12).
3. Porch roofs have a low pitch (2:12 to 4:12).
4. Rafter ends are exposed, unadorned, and extend beyond the face of the wall.
5. Composition or metal shingles, V-crimp metal roof materials.
6. Brick or stucco chimneys, typically on the gable end walls.
7. Dormers were sometimes used on 1 ½ story homes.

DOORS

1. Transoms, fanlights are common.
2. French doors and simple balconies are used occasionally.
3. Door trim projects out from wall cladding, approximately ¾ inch. Jamb trim is at least 4" wide, and headers (lintel) are normally 6" wide.
4. Doors contain recessed wood panels.



WINDOWS

1. Windows are typically single, tall and narrow.
2. Multi-pane, double-hung sash windows (6/6, 3/1, 2/2 or 1/1). Awning and jalousie/louvered windows used in later construction (mid-century).
3. Transoms, fanlights and attic louvers are common.
4. Second floor windows align with first floor windows.
5. Windows are spaced evenly along all facades.
6. Window trim projects out from wall cladding, approximately $\frac{3}{4}$ inch. Jamb trim is at least 4" wide, and headers (lintel) are normally 6" wide.
7. Shutters are not typically used. When used, they should be paneled and should be either operable or proportioned to look operable.

COLORS

1. Colors range in the pastel family from light yellow and green to gray and brown.

ORNAMENTATION

1. Detailing is simple, usually consisting of cast concrete.

FENCES

1. Wooden fences are most common.
2. Picket fences with various level of ornamentation, consistent with the main building.



FRAME VERNACULAR

BACKGROUND

Frame Vernacular is one of the most dominant architectural styles in the Lincolnville neighborhood. Vernacular architecture refers to a regional or “folk” architecture, built with local materials and local labor, without formal plans, and for the most economical price at the time. Vernacular, while considered a style, does not belong to any particular formal architectural style, rather its design reflects a trend toward simplicity. Some Frame Vernacular buildings have one story, others have two; while some have front gable roofs, others may have side-gable or cross gable roofs. Most Frame Vernacular buildings in the district are residential homes; however, the style is often used on non-residential buildings as well.

BUILDING PLAN

1. Rectangular or L-shaped.
2. Garages and carports are secondary to the main building/facade. They are either recessed from main façade or detached and placed in the rear. Sites that have been converted to commercial or office use have demolished the garage (if one was present in the rear) and replaced it with surface parking.

FOUNDATION

1. Brick, tabby or concrete block piers.
2. Spaces between piers left open.
3. Lattice infill between piers is common.

FACADES

1. Vertically oriented.
2. Three-bay or five-bay pattern.
3. Simple entrance.



COLORS

1. Colors range in the pastel family from light yellows and grays to light pastel colors.

PORCHES

1. Wide front porches.
2. Full width, wrap around, or fill in between the "L".
3. Commonly elevated 2'-6" to 3'-6" above grade.
4. Columns are typically narrow and made of wood with few details; usually spaced evenly across the façade.
5. If railings used, they were wooden with 1 ¼ inch square balustrades.

ROOF

1. Front, side and cross gable.
2. Main roofs are steeply pitched (8:12 to 12:12).
3. Porch roofs have a low pitch (2:12 to 4:12).
4. Rafter ends are exposed, unadorned, and extend beyond the face of the wall.
5. Asbestos, composition or metal shingles, V-crimp metal.
6. Brick or stucco chimneys, typically on the gable end walls.
7. Dormers sometimes used on 1 ½ story homes.

DOORS

1. Transoms, fanlights are common.
2. Door trim projects out from wall cladding, approximately ¾ inch. Jamb trim min. 4" wide, and headers (lintel) are normally 6" wide.
3. Doors contain recessed wood panels.

WINDOWS

1. Windows are single, tall and narrow.
2. Multi-pane, double-hung sash windows (6/6, 3/1, 2/2 or 1/1). Jalousie used in later construction (mid-century).
3. Transoms, fanlights and attic louvers are common.
4. Second floor windows align with first floor windows.
5. Houses built in the early 1900s had wood windows. Aluminum and vinyl windows have been used more recently.



City of St. Augustine
Lincolnville CRA Architectural Guidelines

6. Windows are spaced evenly along all facades.
7. Window trim projects out from wall cladding, approximately $\frac{3}{4}$ inch. Jamb trim min. 4" wide, and headers (lintel) typically 6" wide.
8. Shutters are not typically used. If used, they should be paneled and should be either operable or proportioned to look operable.

MATERIALS

1. Horizontal wood siding; less common are wood shingles and board and batten. Vinyl and fiber cement siding used more recently.

ORNAMENTATION

1. Sparse, limited to ornamental woodwork.

FENCES

1. Wooden fences are most common.
2. Picket fences with various level of ornamentation, consistent with the main building.



APPENDIX C: LANDSCAPE PLANTS

Botanical Name

Common Name

Street Trees

<i>Quercus laurifolia</i>	Laurel Oak
<i>Quercus virginiana</i>	Live Oak
<i>Quercus shumardii</i>	Shumard Oak
<i>Plantanus occidentalis</i>	Sycamore
<i>Taxodium distichum</i>	Bald Cypress
<i>Ulmus parrifolia</i>	Drake Elm

Street Palms

<i>Phoenix canariensis</i>	Canary Island Date Palm
<i>Phoenix dactalifera</i>	Date Palm
<i>Phoenix sylvestris</i>	Sylvestris Date Palm
<i>Sabal palmetto</i>	Sabal Palm
<i>Washingtonia robusta</i>	Washington Palm

Botanical Name

Common Name

Accent Trees and Palms

<i>Acer rubrum</i>	Red Maple
<i>Bambusa spp.</i>	Bamboo (clumping)
<i>Butia capitata</i>	Pindo Palm
<i>Cercis cananadensis</i>	Redbud
<i>Ilex cassine</i>	Dahoon Holly
<i>Ilex opaca</i>	American Holly
<i>Ilex vomitoria</i>	Yaupon Holly
<i>Juniperus silicicola</i>	Southern Red Cedar
<i>Juniperus virginiana</i>	Eastern Red Cedar
<i>Lagerstroemia indica</i>	Crape Myrtle
<i>Ligustrum spp.</i>	Ligustrum
<i>Liquidambar styraciflua</i>	Sweetgum
<i>Livistonia chinensis</i>	Chinese Fan Palm
<i>Magnolia grandiflora</i>	Southern Magnolia
<i>Myrica cerifera</i>	Wax Myrtle
<i>Phoenix reclinata</i>	Senegal Date Palm
<i>Prunus agustifolia</i>	Chickasaw Plum
<i>Prunus calleryana</i>	Bradford Pear
<i>Prunus caroliniana</i>	Cherry Laurel
<i>Trachycarpus fortunei</i>	Windmill Plum



Botanical Name	Common Name
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Hedges*, Shrubs*, Cycads and Palms

(*To be used as a screen for parking lots.)

<i>Abelia grandiflora</i> *	Abelia
<i>Camellia japonica</i>	Camellia
<i>Camellia sasanqua</i>	Sasanqua Camellia
<i>Cassia</i> spp.	Cassia
<i>Cortaderia selloana</i>	Pampas Grass
<i>Crinum</i> spp.	Crinum Lily
<i>Eleagnus pungens</i> *	Silverthorn
<i>Eragrostis spectabilis</i>	Purple Lovegrass
<i>Feijoa sellowiana</i> *	Feijoa
<i>Galphimia glauca</i>	Thryallis
<i>Gardenia jasminoides</i>	Gardenia
<i>Hibiscus</i> spp.	Hibiscus
<i>Ilex cassine</i>	Dahoon Holly
<i>Ilex cornuta</i> *	Chinese Holly
<i>Ilex cornuta</i> * "Burfordi"	Burford Holly
<i>Ilex crenata</i>	Japanese Holly
<i>Ilex vomitoria</i> "nana"	Dwarf Yaupon Holly
<i>Illicium anisatum</i> *	Star Anise
<i>Illicium parviflorum</i> *	Yellow Anise
<i>Juniperus chinensis</i> *	Chinese Juniper
<i>Juniperus</i> spp.	Juniper
<i>Lantana camara</i>	Lantana
<i>Ligustrum japonicum</i> *	Japanese Privet
<i>Magnolia grandiflora</i> 'Little Gem'	Little Gem Magnolia
<i>Muhlenbergia capillaris</i>	Muhly Grass
<i>Nandina domestica</i>	Heavenly Bamboo

Botanical Name	Common Name
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Hedges*, Shrubs*, Cycads and Palms

<i>Nerium oleander</i>	Oleander
<i>Philodendron selloum</i>	Split Leaf Philodendron
<i>Photinia fraseri</i>	Fraser's Photinia
<i>Pittosporum tobira</i> *	Pittosporum
<i>Plumbago auriculata</i>	Plumbago
<i>Podocarpus macrophyllus</i> *	Podocarpus
<i>Pyracantha coccinea</i>	Firethorn Pyracantha
<i>Raphiolepis indica</i>	Indian Hawthorn
<i>Rhapidohyllum hystrix</i>	Needle Palm
<i>Rhododendron indica</i> *	Indica Azaleas
<i>Rhododendron obtusum</i>	Dwarf Azaleas
<i>Rhododendron kurume</i>	Kurume Azaleas
<i>Serenoa repens</i>	Saw Palmetto
<i>Spartina</i> spp.	Cordgrass
<i>Thuja occidentalis</i>	American Arborvitae
<i>Viburnum odoratissimum</i> *	Sweet Viburnum
<i>Viburnum suspensum</i> *	Sandankwa Viburnum
<i>Viburnum Tinus</i>	Laurustikus Viburnum
<i>Yucca elephantipes</i>	Spineless Yucca
<i>Yucca smalliana</i>	Bear Grass
<i>Zamia floridana</i>	Coontie
<i>Zamia furfuracea</i>	Cardboard Plant



Botanical Name

Common Name

Groundcovers

Aspidistra elatior
Catharanthus roseus
Cyrtomium falcatum
Dietes iridioides
Ficus pumila
Gaillardia pulchella
Gelsemi sempervirens
Gerbera jamesonii
Hedera canariensis
Hedera helix
Hemerocallis spp.
Helianthus debilis
Ipomoea stolonifera
Iris virginica
Lantana depressa
Lantana montevidensis
Liriope spp.
Lonicera japonica "Halliana"
Nandina domestica "nana"
Nephrolepis exaltata
Ophiopogon japonicus
Pittosporum tobira "nana"
Rudbeckia hirta
Trachelospermum asiaticum
Trachelospermum jasminoides
Tulbaghia violacea
Vinca major
Zamia floridana

Groundcovers

Cast Iron Plant
 Periwinkle, Vinca
 Holly Fern
 African Iris
 Creeping Fig
 Gaillardia
 Carolina Jessamine
 Gerbera Daisy
 Algerian Ivy
 English Ivy
 Day Lilly
 Beach Sunflower
 Beach Morning Glory
 Blue Flag
 Yellow Pineland Lantana
 Weeping Lantana
 Lilly Turf
 Hall's Honeysuckle
 Dwarf Heavenly
 Sword or Boston Fern
 Mondo Grass
 Dwarf Pittosporum
 Black Eyed Susan
 Confederate Jasmine
 Star Jasmine
 Society Garlic
 Bigleaf Periwinkle
 Coontie

Botanical Name

Common Name

Vines

Clematis dioscoreifolia
Clematis virginiana
Glesmium sempervirens
Hedera canariensis
Hedera helix
Ipomoea stolonifera
Jasminum multiflorum
Jasminum sambac
Lonicera japonica "halliana"
Lonicera sempervirens
Parthenocissus quinquefolia
Trachelospermum asiaticum
Trachelospermum jasminoides
Wisteria sinensis

Vines

Japanese Clematis
 Sweet Autumn Clematis
 Carolina Jasmine
 Algerian Ivy
 English Ivy
 Beach Morning Glory
 Downy Jasmine
 Arabian Jasmine
 Hall's Honeysuckle
 Coral Honeysuckle
 Virginia Creeper
 Confederate Jasmine
 Star Jasmine
 Chinese Wisteria

Turfgrass

Bahia Grass
Bermuda Grass
Centipede Grass
St. Augustine Grass
Zoysia Grass

PLANTS NOT LISTED

All native plantings as defined by UF/IFAS or USDA to northeast Florida may be used in addition to this list. All plantings defined as "Florida Friendly" and suited to northeast Florida's climate by UF/IFAS may also be used. Refer to the Florida-Friendly Landscape website for more assistance: <http://fyn.ifas.ufl.edu/>



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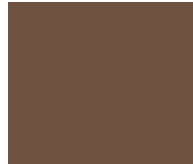
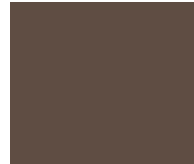
APPENDIX D: RECOMMENDED PAINT COLORS

Paint colors are arranged by Architectural Style and Years. Paint names and manufacturer numbers are listed to ensure correct paints are purchased. Manufacturers referenced are Sherwin-Williams (SW ####) and Benjamin Moore (BM ###). Additional information can be found in the City of St Augustine AGHP's Guide to Paint Colors and Placement.

EARLY VICTORIAN, CA. 1840-1870

						
Downing Sand SW 2822	Downing Stone SW 2821	Downing Yellow SW 6696	Downing Cream SW 6127	Renwick Yellow SW 6381	Renwick Gold SW 6388	Downing Earth SW 2820
						
Renwick Beige SW 2805	Renwick Rose Beige SW 2821	Renwick Heather SW 2818	Renwick Golden Oak SW 2824	Renwick Olive SW 2815	Downing Slate SW 2819	

LATE VICTORIAN, CA. 1870-1890

						
Rookwood Clay SW 2823	Rookwood Antique Gold SW 2814	Tiffany Bronze SW 2806	Rookwood Brown SW 2806	Rookwood Medium Brown SW 2807	Rookwood Dark Brown SW 2808	Rookwood Dark Green SW 2816



APPENDIX D: RECOMMENDED PAINT COLORS

LATE VICTORIAN, CA. 1870-1890



**Tiffany
Palm Green**
SW 6397



**Tiffany
Moss Green**
SW 6417



Rookwood Olive
SW 2843



**Rookwood
Dark Olive**
SW 2846



Tiffany Olive
SW 2815

BOTH EARLY AND LATE VICTORIAN, CA. 1840-1900



**Light Gray
Stone**
SW 7016



**Medium Gray
Stone**
SW 7017



Dark Gray Stone
SW 7046



Light Slate
SW 7072



Medium Slate
SW 7074



Dark Slate
SW 7075



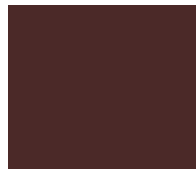
**Light
Brownstone**
SW 6094



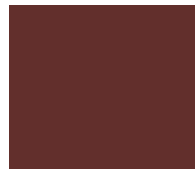
**Medium
Brownstone**
SW 6095



**Dark
Brownstone**
SW 6089



**Rookwood
Dark Red**
SW 2801



Rookwood Red
SW 2802



**Rookwood
Terra Cotta**
SW 2803



**Roycroft
Bronze Green**
SW 2846



Buff
SW 6135



APPENDIX D: RECOMMENDED PAINT COLORS

BOTH EARLY AND LATE VICTORIAN, CA. 1840-1900



Light Drab
SW 6149



Medium Drab
SW 6150



Dark Drab
SW 6151



**Rookwood
Shutter Green**
SW 2809



**Rookwood
Sash Green**
SW 2810



**Rookwood
Blue Green**
SW 2811



**Rookwood
Jade**
SW 2812



**Dark Blue
Green**
SW 6474



**Rookwood
Antique Gold**
SW 2814



Downing Straw
SW 2813



**Rookwood
Amber**
SW 2817



Old Gold
SW 6384



Light Olive
SW 2842



Medium Olive
SW 2815



Dark Olive
SW 2843



Olive Yellow
SW 6410



Powder Blue
SW 2863



**Colonial Revival
Gray**
SW 2832



**Colonial Revival
Ivory**
SW 2833



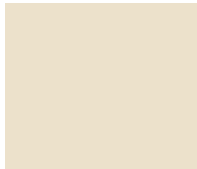
**Colonial Revival
Yellow**
SW 2865



APPENDIX D: RECOMMENDED PAINT COLORS

COLONIAL AND CLASSICAL REVIVAL, CA. 1890-1930

BODY AND TRIM



Classical White
SW 2829



**Colonial Revival
Ivory**
SW 2833



**Colonial Revival
Yellow**
SW 2865



Classical Gold
SW 2831



**Colonial Revival
Blue**
SW 6227



**Colonial Revival
Sea Green**
SW 2825



**Colonial Revival
Green Stone**
SW 2826



**Colonial Revival
Stone**
SW 2827



**Colonial Revival
Tan**



**Colonial Revival
Gray**
SW 2813

TRIM ONLY



**Rookwood
Shutter Green**
SW 2809



**Renwick Fence
Green**
SW 6194



APPENDIX D: RECOMMENDED PAINT COLORS

MEDITERRANEAN INFLUENCE, CA. 1890-1940

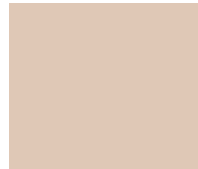
BODY (STUCCO)



Bagel
SW 6114



Interactive Cream



Beige
SW 2859



Universal Khaki
SW 6150

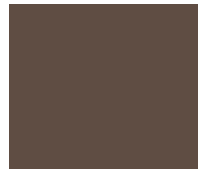
TRIM ONLY



Renwick Rose Beige
SW 2804



Quartersawn Oak
SW 2836



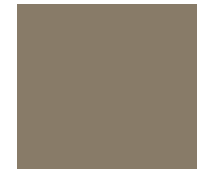
Rookwood Dark Brown
SW 2808



Sycamore Tan
SW 2855



Rookwood Clay
SW 2823



Downing Earth
SW 2820



Rookwood Amber
SW 2817



Renwick Golden Oak
SW 2824



Roycroft Bronze Green
SW 2846



Rookwood Shutter Green
SW 2809



APPENDIX D: RECOMMENDED PAINT COLORS

BUNGALOW, CA. 1890-1940

PAINT SELECTION INSTRUCTIONS:

In the paint selection process usually two to five (2 to 5) colors total consisting of a “family” of colors and an accent color (complementary or contrasting) color that may or may not be trim color are selected:

Body Color(s): one main color, can have second compatible color for gable or second floor body.

Major Trim: contrasting to main body, for corner boards, porch railings, steps, window trim (not sash), and door trim boards.

Minor Trim: Doors, porch parts (posts, spindles) and decorative trim next to major trim

Sash (moveable parts of window): white, light/dark body or accent color

Accent: highlighting architectural features, brackets, doors, posts, accent boards, etc.

Note:

White can be used for body, major or minor trim, window sashes or as an accent.

Black can be used for minor trim, window sashes, or as an accent ONLY.

Colors may be selected based on compatible family pairings. See color guide below and on following pages.

FAMILY 1 (compatible with Family 2)



Hunt Club
SW 6468



Dried Thyme
SW 6186



Plymouth Green
SW 2852



Roycroft Vellum
SW 2833



Birdseye Maple
SW 2834



Downing Straw
SW 2813



**Rookwood
Terracotta**
SW 2803



APPENDIX D: RECOMMENDED PAINT COLORS

BUNGALOW, CA. 1890-1940

FAMILY 1 (compatible with Family 2)

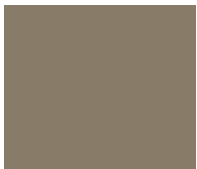


**Rookwood
Amber**
SW 2817



**New Colonial
Yellow**
SW 2853

FAMILY 2 (compatible with Family 1, 3, or 4)



Downing Earth
SW 2820



Sycamore Tan
SW 2855



**Bunglehouse
Gray**
SW 2845



Rookwood Clay
SW 2823



Renwick Olive
SW 2815



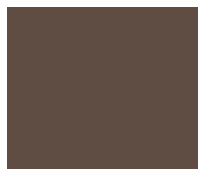
**Rookwood
Dark Green**
SW 2816



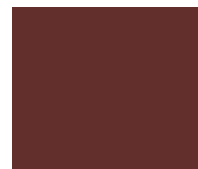
**Rookwood
Brown**
SW 2806



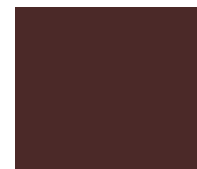
**Rookwood
Medium Brown**
SW 2807



**Rookwood
Dark Brown**
SW 2808



Rookwood Red
SW 2802



**Rookwood
Dark Red**
SW 2801



**Quartersawn
Oak**
SW 2836



APPENDIX D: RECOMMENDED PAINT COLORS

BUNGALOW, CA. 1890-1940

PAINT SELECTION INSTRUCTIONS:

In the paint selection process usually two to five (2 to 5) colors total consisting of a “family” of colors and an accent color (complementary or contrasting) color that may or may not be trim color are selected:

Body Color(s): one main color, can have second compatible color for gable or second floor body.

Major Trim: contrasting to main body, for corner boards, porch railings, steps, window trim (not sash), and door trim boards.

Minor Trim: Doors, porch parts (posts, spindles) and decorative trim next to major trim

Sash (moveable parts of window): white, light/dark body or accent color

Accent: highlighting architectural features, brackets, doors, posts, accent boards, etc.

Note:

White can be used for body, major or minor trim, window sashes or as an accent.

Black can be used for minor trim, window sashes, or as an accent ONLY.

Colors may be selected based on compatible family pairings. See color guide below and on following pages.



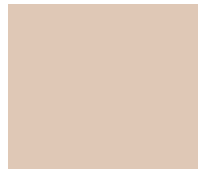
APPENDIX D: RECOMMENDED PAINT COLORS

BUNGALOW, CA. 1890-1940

FAMILY 3 (compatible with Family 2 or 4)



Renwick Rose
Beige
SW 284



Beige
SW 2859



Soft Apricot
SW 6352



Kings Bakery
Coral
BM 040



Rookwood
Terracotta
SW 2803



Fireweed
SW 6328

FAMILY 4 (compatible with Family 2 or 3)



Downing Stone
SW 2821



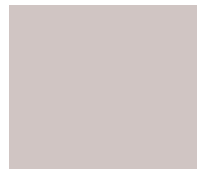
Oyster Bay
SW 6206



Downing Slate
SW 2819



Glamour
SW 6031



Vaguely Mauve
SW 6015



River Rouge
SW 6026



De Mesa Pink
BM 038



Renwick Beige
SW 2805



Rainstorm
SW 6230



APPENDIX D: RECOMMENDED PAINT COLORS

CRAFTSMAN, CA. 1910-1940



**Roycroft
Vellum**
SW 2833



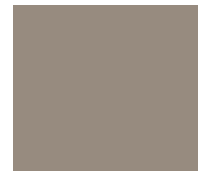
Birdseye Maple
SW 2834



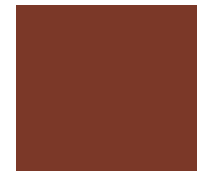
**Craftsman
Brown**
SW 2835



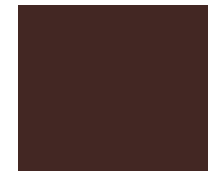
**Quartersawn
Oak**
SW 2836



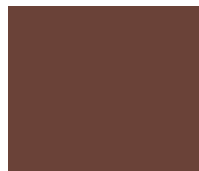
**Hammered
Silver**
SW 2840



**Roycroft
Copper Red**
SW 2839



**Polished
Mahogany**
SW 2838



Aurora Brown
SW 2837



**Roycroft Mist
Gray**
SW 2844



Roycroft Brass
SW 2843



Roycroft Suede
SW 2842



**Weathered
Shingle**
SW 2841



**Bunglehouse
Gray**
SW 2845



**Roycroft
Bronze Green**
SW 2846



**Roycroft Bottle
Green**
SW 2847



**Roycroft
Pewter**
SW 2848



APPENDIX D: RECOMMENDED PAINT COLORS

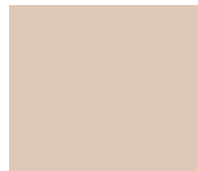
POST WAR ROMANTICISM, CA. 1945-1970



Peace Yellow
SW 2857



Harvest Gold
SW 2858



Beige
SW 2859



Sage
SW 2860



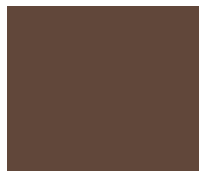
New Colonial Yellow
SW 2853



Caribbean Coral
SW 2854



Sycamore Tan
SW 2855



Fairfax Brown
SW 2856



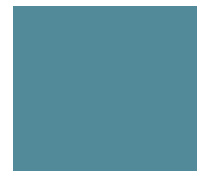
Avocado
SW 2861



Burma Jade
SW 2862



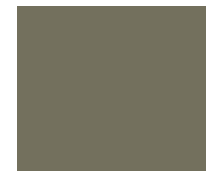
Powder Blue
SW 2863



Statford Blue
SW 2864



Plymouth Green
SW 2852



Sage Green Light
SW 2851



Chelsea Gray
SW 2850



Westchester Gray
SW 2849



City of St. Augustine
Lincolnville CRA Architectural Guidelines

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DRAFT VERSION 6

August 5, 2022

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