

Lincolnville Community Redevelopment Area

Architectural Guidelines

ADOPTED FINAL

July 24, 2023











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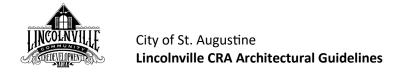
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Open City Architecture



GUIDELINES FOR INFORMATIONAL PURPOSES

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.





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Section 1

PURPOSE & INTENT

SECTION 1

PURPOSE & INTENT

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



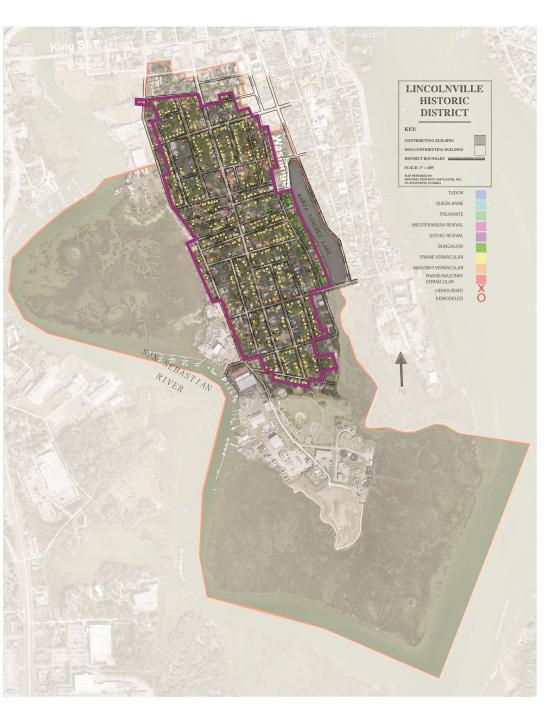
Images from the 1991 NRHD Application.

Commercial Property?

Please reference the *King Street Entrance Corridor Standards* for traditional commercial architecture. A brief summary is included in the **Appendix** of key aspects. Note that the Lincolnville Architectural Guidelines provide guidance for frame vernacular structures whether used for residential or commercial uses.

Blue Hen Café is one example of Traditional Commercial which can be found in Lincolnville. Image from Google Street View.





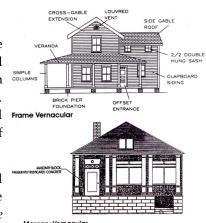
Overlay of the Lincolnville Register Historic District (in blue) with the Lincolnville CRA (in orange). These guidelines are applicable to properties throughout the Lincolnville CRA.

Image from ML+H.

1.2 Residential + Commercial Structures

While a majority of the structures and zoning within Lincolnville are residential and frame vernacular, there are also commercial zoning and traditional commercial structures, especially along Riberia Street, Dr. Martin Luther King, Jr. Avenue (formerly Central Avenue) and Washington Street. For rehabilitations / additions / new construction for traditional commercial structures in Lincolnville, the *King Street Entrance Corridor Standards* (City of St. Augustine) are recommended.

In particular, the East King Street district is applicable to the commercial structures of the Lincolnville era and provide helpful guidance for applicable properties throughout the neighborhood. Note that properties within the Lincolnville neighborhood are outside of the Entrance Corridor properties required to present at the Corridor Review Committee.



Style comparison of Frame and Masonry Vernacular. Graphic from City of St. Augustine Architectural Guidelines for Historic Preservation.

1.3 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.

1.4 Historic Background

The summary below is extrapolated and condensed from the NRHD Registration for Lincolnville. The full reports are accessible here:

Application: https://catalog.archives.gov/id/77844051

Registration: https://npgallery.nps.gov/AssetDetail/NRIS/91000979

The 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.





ARCHITECTURAL STYLES

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



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.

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Section 2

LINCOLNVILLE GUIDELINES OVERVIEW

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.

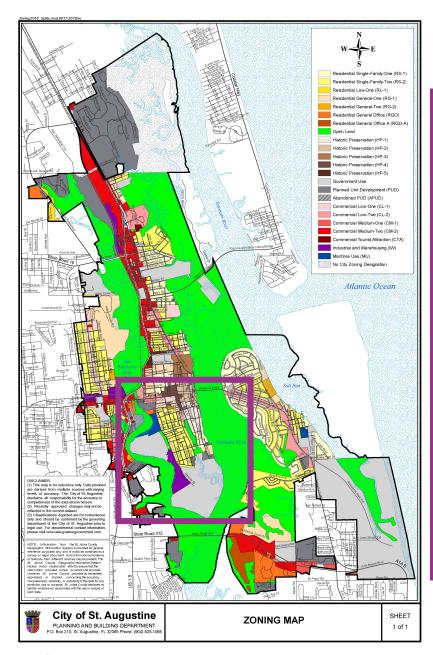
2.2.2 RS-2 Yard Requirements

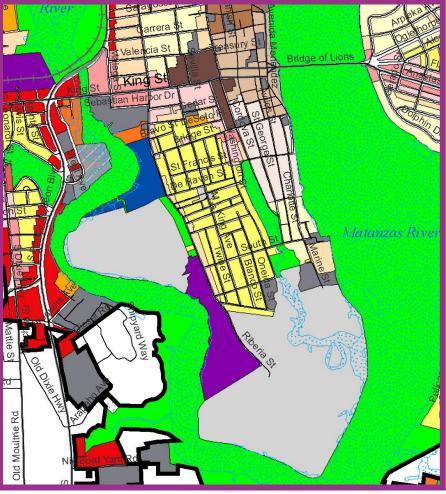
- a. Yard requirements (sometimes referred to as setbacks) refer to the location the primary structure can sit on a site. They are measured from the property line. Within RS-2, yard requirements include:
 - i. Front yard: fifteen (15) feet.
 - ii. **Side yard: ten (10) feet.** Note that if there is a 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 in-



tent 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

SITE & LANDSCAPE GUIDELINES

SECTION 3

SITE & LANDSCAPE GUIDELINES

3.1 Site Access

3.1.1 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.

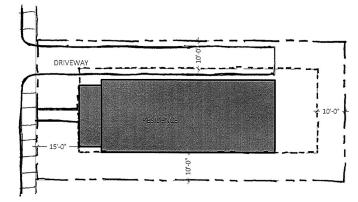


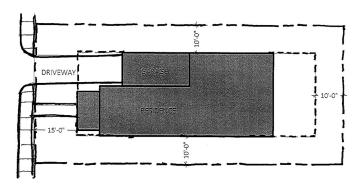
a. Parking Location

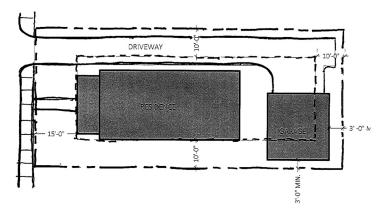
i. Parking should be located along the sideor rear of the building.

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 scenario. Landscape screening to soften the parking area while

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.

ADDING PARKING FOR SHORT TERM RENTAL?

Per City Ordinance Sec 28-151: Stabilized parking for vacation rentals may not consist of unimproved dirt, sand, or grass. For the purposes of this division, stabilized parking shall be defined as a space that is covered and graded by semi-permeable or impervious materials such as asphalt, concrete, pavers, gravel, or a similar material.

REMINDER: 70% IMPERVIOUS SURFACE RATIO (only 70% of the lot can be covered with impervious surface)



still allowing views of the front porch and dwelling should be considered.

iii. The garage should be behind (detached) or setback from the primary plane. Also see Section 4 "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.

3.2 Landscape

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

3.2.1 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.

3.2.2 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.

3.2.3 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 Lincolnville.

Image from ML+H.

3.3 Stormwater Recommendations

3.3.1 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.

3.3.2 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.



3.4 Fences and Walls

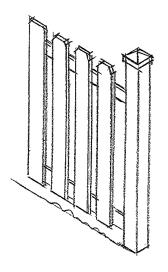
Low fences and site walls can be found along the front property lines in Lincolnville. Fences and walls within the front setback zone should be relatively low, allowing views between the street and front door. Recommendations for fences and street walls include:

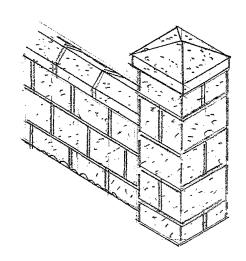
3.4.1 Fences

- 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.



Wooden and metal fencing in Lincolnville. Image from ML+H.





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



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





3.4.2 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.

3.4.3 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.

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.

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Section 4

BUILDING DESIGN GUIDELINES: FRAME VERNACULAR

SECTION 4

BUILDING DESIGN GUIDELINES

4.1 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:

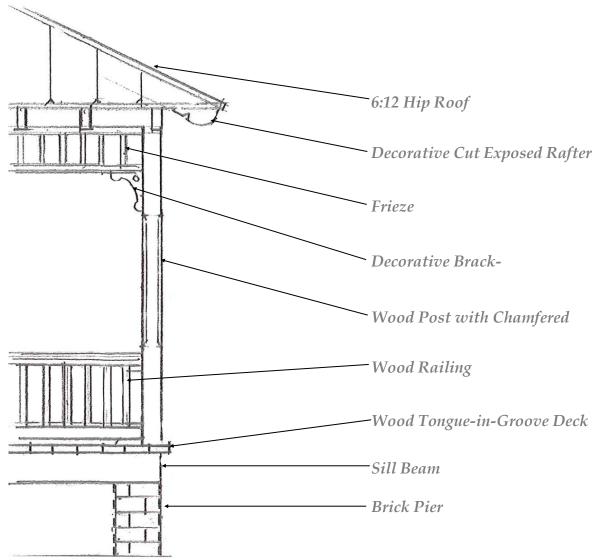
- 1. Deep front porches. Specifically, the porch should be deep enough for chairs to comfortably sit under the covering.
 - a. Recommended depth is between 6' to 8'.
 - b. Minimum depth of porch to be 5′-6″ measured from exterior wall of home to inside edge of railing or column.
- **2. Front porch locations** 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. $1\frac{1}{4}$ 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 Lincolnville Historic District document.







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

4.2 ROOF (Note: Item of Primary Importance)

Preferred roof styles within Lincolnville include gable and hip.

1. Roof styles:

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

2. Pitch:

- a. 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).
- b. Porch roofs have a low pitch (2:12 to 4:12).
- c. Dormers sometimes used on 2 ½ or 1 ½ story homes.

3. Rafter tails / ends:

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

4. Materials:

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

Examples of Roof Types.

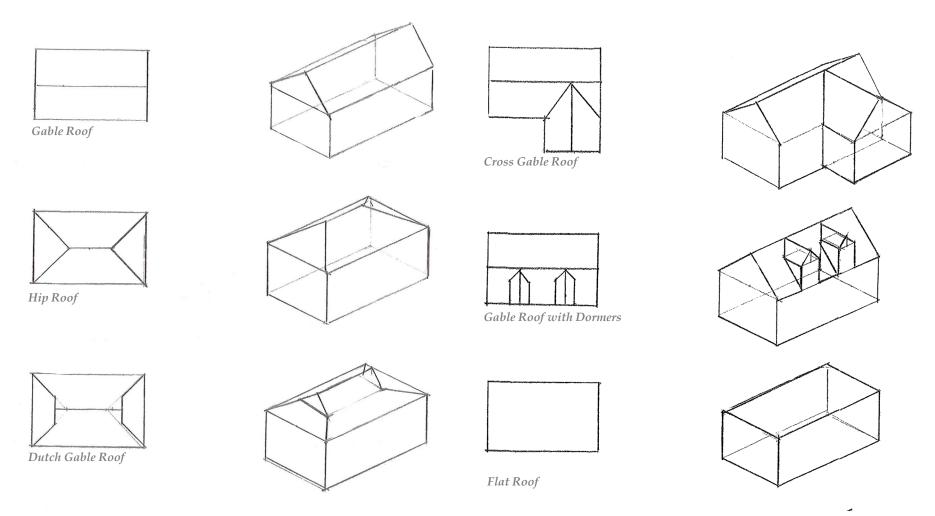
Images by ML+H.





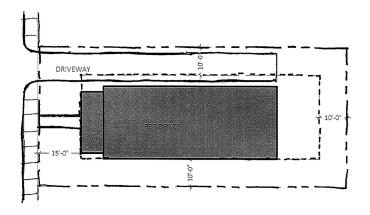


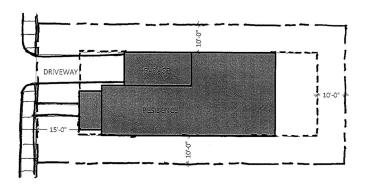


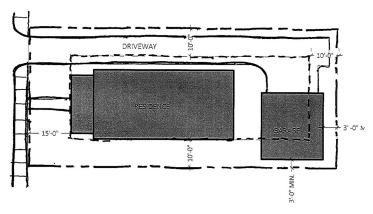


Examples of Roof Types in Plan and Axonometric. Graphic by Les Thomas Architect and ML+H Team.









4.3 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. 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. 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.



4.4 FOUNDATION

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

Raised Pier Foundations: Within the Lincolnville 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. Square lattice infill between piers is common and provides both wildlife protection and ventilation.

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.

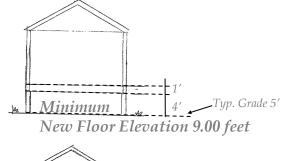
4.5 RECOMMENDED FIRST FLOOR ELEVATIONS

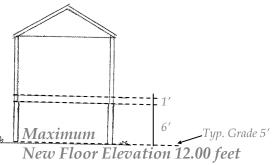
Homes may consider further elevating the first floor. General recommendations to keep the architectural context of the homes within Lincolnville include:

- · 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.



Piers with latticework. Image by ML+H.





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



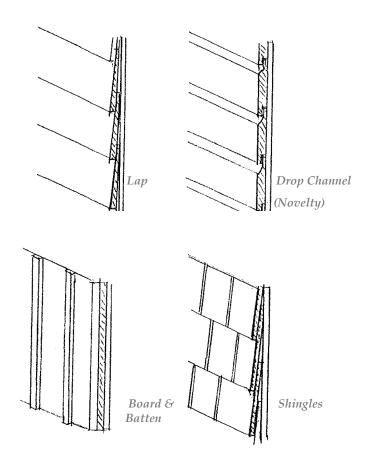
4.6 SIDING

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.





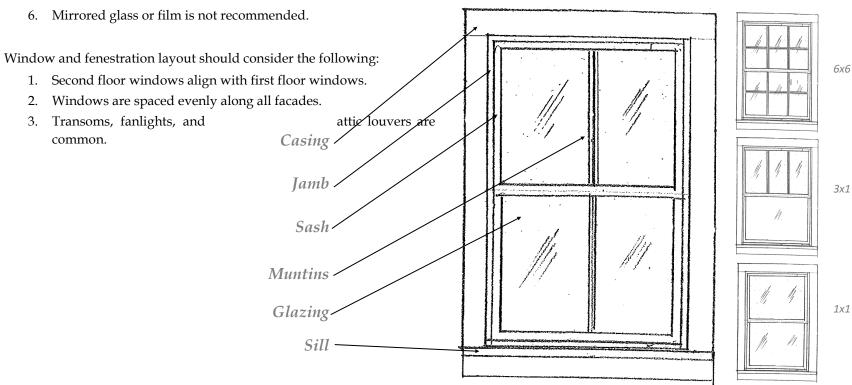
Siding examples. Graphic by Les Thomas Architect and ML+H Team.



4.7 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 ¾ 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 (preferred), fiberglass, vinyl, or vinyl clad. Aluminum is not recommended.



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



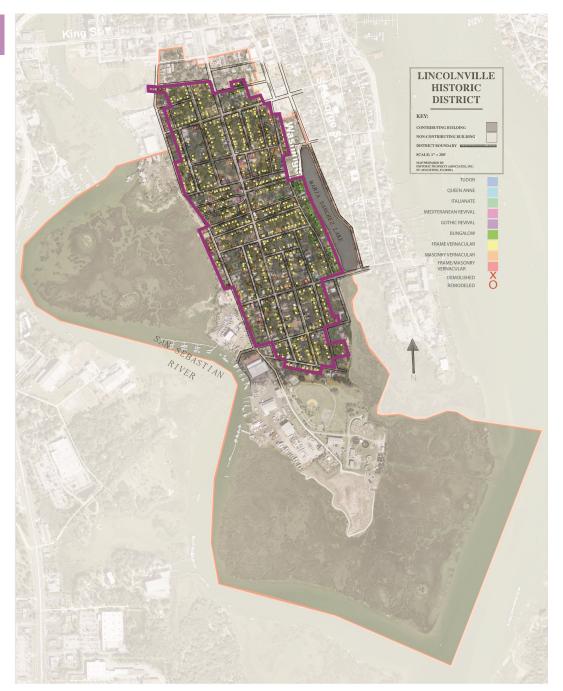


Appendix

EXISTING STYLES



APPENDIX A: EXTENTS







APPENDIX B: 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 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



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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.

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 C: STYLE OVERVIEW



81 ST FRANCIS STREET



96 SOUTH STREET



84 SOUTH STREET



82 SOUTH STREET

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 $1\frac{1}{4}$ 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 $\frac{4}{7}$ wide, and headers (lintel) are normally $\frac{6}{7}$ 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.

APPENDIX C: STYLE OVERVIEW



79 LINCOLN STREET



93 LINCOLN STREET



114 MARTIN LUTHER KING AVENUE

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 $1 \frac{1}{2}$ 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.



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- 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.
- 6. Windows are spaced evenly along all facades.
- 7. Window trim projects out from wall cladding, approximately ¾ 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: STYLE OVERVIEW



111 MARTIN LUTHER KING AVENUE



97 MARTIN LUTHER KING AVENUE

TRADITIONAL COMMERCIAL

BACKGROUND

Non-residential Masonry Vernacular buildings outnumber all other styles in the King Street district. As noted above, Masonry Vernacular buildings do not follow a particular style, but rather reflect local conditions and trends. The non-residential Masonry vernacular buildings in the district can be classified based on the type of use they serve.

The **one and two-story commercial masonry vernacular buildings** are encouraged in the King Street district. See style characteristics below. There are two examples of **multi-story masonry vernacular buildings** in the district. Neither one, however, has commercial use on the ground floor.

In more recent years, a different type of commercial vernacular has emerged – buildings housing auto-oriented uses. The **auto-oriented masonry vernacular buildings** typically have the customer parking area in front of the building. And even when the building is located close to the street, the entrance to the building faces the parking lot on the side of the building. The windows on this type of building are much smaller than the commercial buildings discussed above. There is one example in the district of a masonry vernacular building, with a large setback and porte cochere, that used to be a service station but today serves as a kart, scooter and bike rental. This type of building is not appropriate in the King Street Entry Corridor District.

The **institutional masonry vernacular buildings** in the King Street district date from different very periods of time, and do not represent a particular trend. The older examples do project a more monumental presence with their architectural detail and vertical orientation and are oriented to the street.

Masonry vernacular buildings sometimes adopt architectural elements from other styles but not in such a strong manner as to classify it under that style. While it is acceptable to infuse a stylistic flare to the commercial buildings, the main character or typology of such buildings shall follow closely the description provided above for the one, two or multi-story masonry vernacular buildings.

BUILDING PLAN

- 1. The building is typically oriented to the street, placed close to the sidewalk;
- 2. The ground floor is used for retail or restaurant use and the second floor may house apartment units or office space;
- 3. Parking is located in the rear of the site or, in some cases, to the side of the building.

FOUNDATION

1. Slab or continuous wall (concrete or masonry units)

FAÇADE/FRONTAGE ELEMENTS

- 1. The ground floor façade includes one or several store-fronts with glass display windows and doors and low bulkhead;
- 2. Awnings and canopies are commonly used in the one-story examples. Galleries and canopies (sometimes projecting over the sidewalk) are seen in the two-story examples.

COLORS

- 1. Colors range from pastels to earth colors;
- 2. Contrasting base and trim colors.

ROOF

- 1. Flat, hip, or gable pitched roof;
- 2. Parapets are used to hide the main roof;

DOORS

- 1. Recessed storefront glass doors are common;
- 2. Wood or metal door frames.



WINDOWS

- 1. Fixed plate glass display windows and doors on the first floor.
- 2. Upper floor windows are typically single, tall and narrow; some may include arches or decorative brick work trim.
- 3. Multi-pane, double-hung sash windows (6/6, 3/1, 2/2 or 1/1).
- 4. Windows are spaced evenly along all facades.
- 5. Upper story window trim projects out from wall cladding, approximately ¾ inch. Jamb trim is at least 4" wide, and headers (lintel) are normally 6" wide.
- 6. Shutters are not typically used. When used, they should be paneled and should be either operable or proportioned to look operable.

MATERIALS

1. Exposed brick, painted block; sometimes has a rough stucco finish.

ORNAMENTATION

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

SIGNS

1. Business signs typically include wall or projecting signs complementing the design of the façade;



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APPENDIX D: LANDSCAPE PLANT LIST

Botanical Name	Common Name	Botanical Name	Common Name
Street Trees		Accent Trees and Palms	5

Quercus laurifolia Quercus virginiana Quercus shumardii Plantanus occidentalis Taxodium distichum Ulmus parrifolia

Laurel Oak Live Oak Shumard Oak

Sycamore **Bald Cypress** Drake Elm

Street Palms

Phoenix canariensis Phoenix dactalifera Phoenix sylvestris Sabal palmetto Washingtonia robusta

Canary Island Date Palm Date Palm Sylvestris Date Palm Sabal Palm Washington Palm

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



Botanical Name

Common Name

Botanical Name

Common Name

Hedges*, Shrubs*, Cycads and Palms

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

Abelia grandiflora* Abelia Camellia japonica Camellia

Camellia sasanqua Sasanqua Camellia

Cassia spp. Cassia

Cortaderia selloanaPampas GrassCrinum spp.Crinum LilyEleagnus pungens*Silverthorn

Eragrostis spectabilis Purple Lovegrass

Feijoa sellowiana*FeijoaGalphimia glaucaThryallisGardenia jasminoidesGardeniaHibiscus spp.Hibiscus

Ilex cassineDahoon HollyIlex cornuta*Chinese HollyIlex cornuta* "Burfordi"Burford Holly

Ilex crenataJapanese HollyIlex vomitoria "nana"Dwarf Yaupon Holly

Illicium anisatum*

Star Anise

Illicium parviflorum*

Yellow Anise

Juniperus chinensis*

Chinese Juniper

Juniperus spp.JuniperLantana camaraLantana

Ligustrum japonicum* Japanese Privet

Magnolia grandiflora 'Little Gem' Little Gem Magnolia

Muhlenbergia capillarisMuhly GrassNandina domesticaHeavenly Bamboo

Hedges*, Shrubs*, Cycads and Palms

Nerium oleander Oleander

Philodenron selloum Split Leaf Philodendron

Photinia fraseriFraser's PhotiniaPittosporum tobira*PittosporumPlumbago auriculataPlumbagoPodocarpus macrophyllus*Podocarpus

Pyracantha coccineaFirethorn PyracanthaRaphiolepsis indicaIndian HawthornRhapidohyllum hystrixNeedle PalmRhododendron indica*Indica AzaleasRhododendron obtusumDwarf Azaleas

Rhododendron kurume
Serenoa repens
Spartina spp.

Swart Treatcas
Kurume Azaleas
Saw Palmetto
Cordgrass

Thuja occidentalis American Arborvitae
Viburnum odoratissium* Sweet Viburnum

Viburnum suspensum* Sandankwa Viburnum Viburnum Tinus Laurustikus Viburnum

Yucca elephantipesSpineless YuccaYucca smallianaBear GrassZamia floridanaCoontie

Zamina furfuracea Cardboard Plant



Botanical Name

Common Name

Botanical Name

Common Name

Groundcovers

Aspidistra elatior Catharanthus roseus Cyrtomium falcatum

Dietes iridioides

Ficus pumila

Gaillardia pulchella

Gelsemi sempervirens

Gerbera jamesonnii Hedera canariensis

Hedera helix

 $Hemerocall is\ spp.$

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

Vines

Clematis dioscoreifolia

Clematis virginiana

Glesmium sempervirens

Hedera canariensis

Hedera helix

Ipomeoa stolonifera

Jasminum multiflorum

Jasminum sambac

Lonicera japonica "halliana"

Lonicera sempervirens

Parthenocissus quinquefolia

Trachelospermum asiaticum

Trachelospermum jasminoides

Wisteria sinensis

Turfgrass

Bahia Grass

Bermuda Grass

Centipede Grass

St. Augustine Grass

Zoysia Grass

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

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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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 Benjamine 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



LATE VICTORIAN, CA. 1870-1890





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



StoneSW 7016



Stone SW 7017



Dark Gray Stone SW 7046



Light Slate SW 7072



Medium Slate SW 7074



Dark Slate SW 7075



Light BrownstoneSW 6094



Medium Brownstone



Dark
Brownstone
SW 6089



Rookwood Dark Red SW 2801



Rookwood Red SW 2802



Rookwood
Terra Cotta
SW 2803



Roycroft Bronze Green SW 2846



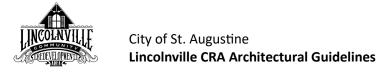
Buff SW 6135

64



APPENDIX D: RECOMMENDED PAINT COLORS BOTH EARLY AND LATE VICTORIAN, CA. 1840-1900





COLONIAL AND CLASSICAL REVIVAL, CA. 1890-1930

BODY AND TRIM





Stone SW 2827

Colonial Revival Colonial Revival Tan

Colonial Revival Gray SW 2813

TRIM ONLY



Renwick Fence Rookwood **Shutter Green** Green SW 2809 SW 6194



APPENDIX D: RECOMMENDED PAINT COLORS MEDITERRANEAN INFLUENCE, CA. 1890-1940

BODY (STUCCO)





SW 6114



Interactive Cream



Beige SW 2859



Universal Khaki SW 6150

TRIM ONLY



Renwick Rose Beige SW 2804



Quartersawn Oak

SW 2836



Dark Brown SW 2808



Sycamore Tan SW 2855



Rookwood Clay SW 2823



Downing Earth SW 2820



Rookwood Amber





Renwick Golden Oak

SW 2824

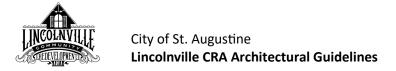


Roycroft Bronze Green SW 2846



Rookwood Shutter Green

SW 2809



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)





BUNGALOW, CA. 1890-1940

FAMILY 1 (compatible with Family 2)



Rookwood

New Colonial

Amber SW 2817

SW 2807

Yellow SW 2853

SW 2808

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



SW 2801

SW 2836



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.



BUNGALOW, CA. 1890-1940

FAMILY 3 (compatible with Family 2 or 4)



FAMILY 4 (compatible with Family 2 or 3)





Renwick Beige Rainstorm SW 2805 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



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



SW 2836

Roycroft Suede SW 2842



SW 2841

Weathered Shingle



Bunglehouse Gray

SW 2845



Roycroft **Bronze Green**

SW 2846



Roycroft Bottle Green

SW 2847



Roycroft

SW 2848

Pewter



APPENDIX D: RECOMMENDED PAINT COLORS POST WAR ROMANTICISM, CA. 1945-1970



Chelsea Gray SW 2850

Westchester Gray SW 2849

GUIDELINES FOR INFORMATIONAL PURPOSES

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.



APPROVED FINAL

JULY 24, 2023 | Edited July 26, 2023

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