

(Rev. 10-90)



1134

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name St. Augustine Water Works

other names/site number City of St. Augustine Waterworks Pumping Station; Little Theater; Garden Center/SJ2050

2. Location

street & number 184 San Marco Avenue n/a  not for publication

city or town St. Augustine n/a  vicinity

state Florida code FL countv St. Johns code 109 zip code 32084

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. ( See continuation sheet for additional comments.)

Barbara C. Mattick / DSHPO 12/13/2013  
Signature of certifying official/Title Date

State Historic Preservation Officer, Division of Historical Resources  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. ( See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official/Title Date

\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

- I hereby certify that the property is:
- entered in the National Register  See continuation sheet
  - determined eligible for the National Register  See continuation sheet.
  - determined not eligible for the National Register  See continuation sheet.
  - removed from the National Register.
  - other, (explain) \_\_\_\_\_

Edson H. Beall Signature of the Keeper Date of Action 2.5.14

St. Augustine Water Works  
Name of Property

St. Johns Co., FL  
County and State

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

**Category of Property**  
(Check only one box)

- buildings
- district
- site
- structure
- object

**Number of Resources within Property**  
(Do not include any previously listed resources in the count)

Contributing	Noncontributing	
1	0	buildings
0	0	sites
2	0	structures
0	0	objects
3	0	total

**Name of related multiple property listings**  
(Enter "N/A" if property is not part of a multiple property listing.)

n/a

**Number of contributing resources previously listed in the National Register**

0

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

INDUSTRY/PROCESSING/EXTRACTION/Waterworks

SOCIAL/Clubhouse/Civic

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Current Functions**  
(Enter categories from instructions)

VACANT

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

OTHER: Masonry Vernacular

\_\_\_\_\_

\_\_\_\_\_

**Materials**  
(Enter categories from instructions)

foundation Stucco

walls Brick

\_\_\_\_\_

roof Asphalt

other \_\_\_\_\_

\_\_\_\_\_

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield information important in prehistory or history.

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

**9. Major Bibliographical References**

**Bibliography**

Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record

**Areas of Significance**

(Enter categories from instructions)

Community Planning

Architecture

**Period of Significance**

1898-1926

1928-1964

**Significant Dates**

1898

1928

**Significant Person**

n/a

**Cultural Affiliation**

n/a

**Architect/Builder**

Hazelhurst, J.N., P.E./Guild and White Inc., Builder.

Hollingsworth, F.A., Architect

**Primary location of additional data:**

- State Historic Preservation Office
- Other State Agency
- Federal agency
- Local government
- University
- Other

Name of Repository

# \_\_\_\_\_

10. Geographical Data

Acreage of Property 1.3 acres

UTM References

(Place additional references on a continuation sheet.)

1	1	7	4	6	9	0	1	6	3	3	0	8	8	8	4
	Zone		Easting						Northing						
2															

3															
	Zone		Easting						Northing						
4															

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Paul Weaver, Historic Property Associates; Jennifer Wolfe, City of St. Augustine & Barbara E. Mattick/DSHPO

organization Bureau of Historic Preservation date October 2013

street & number R.A. Gray Building, 500 S. Bronough Street telephone 850-245-6333

city or town Tallahassee state FL zip code 32399-0250

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name City of St. Augustine

street & number P.O. Box 210 telephone (904) 209-4326

city or town St. Augustine state FL zip code 32085

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and amend listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 1 **ST. AUGUSTINE WATER WORKS**  
**ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA**  
**DESCRIPTION**

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**SUMMARY**

The St. Augustine Water Works is located at 184 San Marco Avenue in the northern portion of St. Augustine, St. Johns County, Florida. It is set in historic Davenport Park, formerly Water Works Park, and is surrounded by mature oaks, an aerating basin, and historic concrete perimeter walls. Completed in 1898, the Pumping Station was converted to a Community Center in 1928. The building has a rectangular ground plan and is one story in height. It is a masonry vernacular building with a brick foundation, brick load bearing walls with finish brick and a steeply pitched hip roof surfaced with asphalt shingles. Windows are mainly double-hung wooden sash in a six-over-one light pattern. The interior originally consisted of a boiler room, pump room and office-apartment. The 1928 alterations, designed by a skilled architect, added a number of windows and doors to the exterior and converted the interior to an auditorium with a raised stage, kindergarten and dressing rooms. Around 1970, a compatibly designed meeting room was added to the rear elevation. The building is currently vacant and in fair condition.

**SETTING**

The former City of St. Augustine Water Works Pumping Station is located in Davenport Park on a parcel of land known historically as the Flagler Lot (Figure 1). It is just north of the historic limits of the City of St. Augustine, presently delineated by San Carlos Avenue. The city limits established at San Carlos Avenue remained in place until 1923, when areas to the north were annexed (Figure 2). North of San Carlos Avenue were Second Spanish Period (1784-1821) land grants of various sizes that eventually formed Nelmar Terrace, the Genopoly Tract, and Fullerwood Park subdivisions and Davenport Park, which was never subdivided. Davenport Park including the site of the WaterWorks, was located in the southernmost of three grants to Gabriel Perpall (T7S, R30E, Sections 45-47). A survey of the Perpall Grant in 1820 showed the grant as a chaparral best translated as a hardwood hammock or oak grove (Figure 3). In April, 1885 the Jacksonville, St. Augustine and Halifax River Rail Way Co. purchased a 25 foot right-of-way through the parcel. The railroad constructed a track through the northern portion of the parcel which can be seen on an 1885 Birdseye View Map of St. Augustine. The Birdseye View Map shows the Flagler Lot, other than the rail line, as undeveloped woodlands.

Until construction of the St. Augustine Water Works on the parcel in 1897, it appears from historic records that the site largely remained in its natural state. Site improvements associated with the Water works included an artesian well, the pumping station, a brick smoke stack, a rail spur, coal bins, water mains and an aerating basin (Figures 4-5). Historic photographs from the early twentieth century indicate that many of the historic oaks trees remained and the area surrounding the Pumping Station had been developed into a modest park. Site improvements associated with the park included brick sidewalks, fencing, planters and benches (Figures 6-7).

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In 1928 the Pumping Station was converted to a Community Center and the surrounding area was renamed and redeveloped as Davenport Park. The stack and infrastructure associated with the Pumping Station were removed and the aerating basin was converted to a wading pool for children (Photo 8). Sidewalks were added as was a historic coquina concrete block wall on the east boundary of the property. The coquina wall consists of a base, block course, coping, short pedestals with cap stones, and taller pedestals with finials and a columned entrance at San Marco Avenue (Photo 9-11).

The extant historic setting of the Water Works is limited to an area measuring a little over an acre of the original twelve-acre Flagler Lot. The remainder of the lot is occupied by the main branch of the St. Johns County Library to the west, a Florida National Guard Armory to the north, and a modern playground and parking lot to the south. The immediate setting of the St. Augustine Water works retains many historic oak trees, the aerating basin, the historic coquina concrete wall and sidewalks. The site retains its integrity as a long standing historic park (Figure 12).

### PHYSICAL DESCRIPTION

#### Exterior

The City of St. Augustine Water Works consists primarily of a Pumping Station completed in 1898 (Figure 13). The foundation of the Pumping Station is brick footings laid in single courses to a width of 24." Based on the original specification and physical inspection, the main walls are brick, constructed to a height of 14' above the foundation with a wood rafter plate set in the top course. The brick was set in tinted lime and cement mortar. Decorative brick quoins are located at the corners of the building. A five foot high, stucco wainscoting was added to all elevations of the building c. 1928. The sub-floor in the pump room and office is poured concrete. The former boiler room floor consists of two courses of concrete with a cement mortar skim coat. The roof framing and all interior framing is Florida heart pine. The roof sheathing is tongue and groove and is dressed on the interior side. The roof is a steeply pitched hip type with open eaves and exposed rafter ends. Beneath the eaves was a galvanized metal gutter system with down spouts, which has been removed. The roof was originally finished with slate but the slate has been long replaced. The current roof surfacing is asphalt shingles.

The main (east) elevation faces San Marco Avenue (Photo 14). Major elements of the elevation are a hexagonal bay and a projecting curtain wall with a gabled parapet finished with cast concrete coping (Photos 15 and 16). The bay is original with a door and two window openings, all of which are filled with brick. The lower portion of the brick walls across the width of the elevation is finished with white stucco wainscoting. Brick quoins are located at the corners (Photo 17).

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The original main elevation contained a round arched entrance bay with a key stone. The bay was enclosed with wood partition and two cargo doors. The bay provided access to the boiler room. The existing curtain wall is non-original and appears to date to the 1928 adaptive use of the building. It is constructed of red brick which closely matches the exterior and is anchored at each end by brick piers topped with finials (Photo 18). Windows are singularly placed six-over-one light double hung sash. There are five window openings and a door opening. Windows are singularly placed six-over-one light double hung sash. The northernmost window opening has been filled with a mechanical system. The wall is topped by a gable parapet with a brick frieze and cast stone cornice. Copper down spouts are located at each of the parapet.

The north elevation is located on one of the two narrow sides of the building. It contains a non-original projecting, one bay wide, enclosed entrance topped by a gable roof with open eaves (Photo 19). The entrance, part of the 1928 adaptive use of the building, houses a vestibule. Singly placed, six-over-one light windows, also dating to 1928, flank the entrance. The lower portion of the brick wall is finished with white stucco wainscoting (Photo 20).

The south elevation is on the other narrow side of the building (Photo 21). An intake or suction well housed by a brick semi round room abutted the Pumping Station on this elevation. This feature was removed in 1928 and the wall was remodeled. The elevation presently contains two entrance stoops with gable hood roofs supported by brackets (Photo 22). Singly placed, six-over-one light windows are on the interior side of each entrance. The lower portion of the brick wall is finished with white stucco wainscoting (Photo 23).

The west (rear) elevation is the other broad side of the building. It is the least detailed and historically housed service functions for the Pumping Station. It contains a c. 1970 addition located at the southwest corner of the building and used as a meeting room (Photo 24). Other than eight-light aluminum awning windows the addition is well integrated with the historic portion of the building through its stucco wainscoting and its brick exterior finish. The northern portion of the west elevation is historic and features four singly placed, six-over-one light windows. The lower portion of the brick wall is finished with white stucco wainscoting (Photo 25).

**Interior**

The interior originally housed a boiler room separated from a pump room by an interior, load bearing brick wall. The projecting bay contained an office-apartment for supervising personnel. The original interior was generally austere with concrete floors and exposed brick walls. The exception was the bead board ceiling and truss work. According to the original specifications, the woodwork in the boiler room was painted with three coats of "Green Seal" zinc and oil, and the interior woodwork of the pump room and office were painted with three coats of hard oil finish. A recent architectural assessment indicated that this level of finish exceeded many

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churches of the period. The "Green Seal" finish is still visible on the ceiling of the former boiler room as are the finishes of the wood in the pump room (Photos 26-28).

In 1928, the interior was converted from a Pumping Station to a Community Center. The boiler room became an auditorium and the pump room housed a stage, dressing rooms, corridors and a kindergarten (Figure 29). The office-apartment was converted to toilet room/comfort station with doors opening to the exterior for use by visitors to Davenport Park. A vestibule was created as a new entrance on the north side of the interior. The stage, measuring 18' in width and 9' in height was created by opening the interior brick wall to create an arched opening. The opening was reinforced with steel beams and brick piers. Plaster walls were added to give the interior a more finished look (Photos 30-34).

About 1970, the meeting room addition was constructed. The interior of the meeting room had tile floors, plaster wall finishes, and a drop ceiling (Photo 35). Also about that time a kitchen and library replaced the former kindergarten space. Air conditioning and a drop ceiling were likely added to the auditorium. The bathrooms were closed on the exterior and opened to the interior.

**Alterations/Integrity**

Major alterations to the Pumping Station were the adaption as a Community Center in 1928 and the c. 1970 meeting room addition. The 1928 alterations are a significant part of the historical development of the building and have achieved significance in their own right. The meeting room is generally compatible and located on the west or least conspicuous elevation of the building. Currently, the non-original wall finishes have been removed, and the volume of the boiler room/has been restored. The overall integrity of the Pumping Station is good and the condition of the building is fair.

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ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA  
SIGNIFICANCE

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SUMMARY

The St. Augustine Water Works is **locally** significant under **Criterion A** in the area of **Community/Planning and Development**. Completed in 1898, the building is significant for its association with the Flagler Era, a period dating from the arrival of the great developer, Henry Morrison Flagler, in the Ancient City until his death in 1913. The Pumping Station is further significant at the **local** level under **Criterion C** for its embodiment of an important building type and its association with Jo Conn Guild, a nationally significant engineer and F.A. Hollingsworth, one of St. Augustine's most prominent architects. The 1928 conversion of the water works to a community center was perhaps the earliest adaptive use project in the history of St. Augustine. Site improvements included conversion of the aerating basin to a wading pool for children and construction of a low coquina concrete wall which runs along the San Marco side of the property.

HISTORIC CONTEXT

Henry Flagler

The St. Augustine Water works is associated with a period of St. Augustine's history know as the Flagler Era (1885-1913). The Flagler Era began in 1885 when Henry Morrison Flagler arrived in St. Augustine with the dream of transforming the Ancient City into the Winter Newport, a counterpoint to Newport, Rhode Island, a summer resort for the nation's wealthy elite. During the late 1880s, Flagler financed the construction of the Ponce de Leon and Alcazar hotels, two of the most elaborate buildings of their type in the United States.<sup>1</sup> He acquired a third, the Casa Monica, during this period and renamed it the Cordova. He developed a railroad, now known as the Florida East Coast Railway, that extended to Miami and eventually Key West and led to the first substantial development of the state's Atlantic Seaboard. He developed the Model Land Company Subdivision in St. Augustine, where many wealthy northerners and prominent employees of Flagler's companies constructed homes. Model Land Company contained Flagler Memorial Presbyterian, Grace Methodist, and Ancient City Baptist churches. Flagler helped finance all three churches that now number among the city's outstanding historic and architectural landmarks.<sup>2</sup>

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<sup>1</sup> William Adams, et al, "Historic Sites and Buildings Survey of St. Augustine, Florida," ms. on file at the Florida Division of Historic Resources, Tallahassee (St. Augustine: Historic St. Augustine Preservation Board, 1980), p. 31.

<sup>2</sup> Ibid, pp. 53-54.

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Henry M. Flagler noted both a lack of municipal services and great potential during his initial time in St. Augustine.<sup>3</sup> He understood that a key to developing Florida was a solid transportation system. Flagler initially found it difficult to transport the construction materials he needed. Consequently, Flagler purchased the Jacksonville, St. Augustine and Halifax River Railway (JStA&HR) on December 31, 1885, widened the gauge, and instituted other improvements.<sup>4</sup> His purchase of the JStA&HR Railway was intended to make it faster and easier to transport materials for the construction of his hotels and other enterprises and for transportation of upper class tourists he sought to attract as guests at his hotels.

The JStA&HR Railway served the northeastern portion of the state and was the first operation in the Flagler railroad system. Before Flagler bought the line, the railroad stretched only between South Jacksonville and St. Augustine and lacked a depot sufficient to accommodate travelers to his St. Augustine resorts. Flagler built a modern depot facility initially at Orange Street and later at Malaga Street as well as schools, hospitals and churches, systematically revitalizing St. Augustine.<sup>5</sup> Prior to the Flagler's acquisition of the JStA&HR Railway, its officers constructed a temporary depot in the public right-of-way at the head of the Shell Road (now the intersection of San Marcos and San Carlos avenues) near the future site of the St. Augustine Water works. The depot was a wooden structure and was removed early in 1885 due to political pressure from the St. Augustine Town Council and the St. Johns County Commission.<sup>6</sup>

Henry Flagler focused his developmental efforts on a low-lying, sparsely developed portion of the Ancient City located west of the Colonial City beyond Maria Sanchez Creek. Between 1885 and 1889, Flagler assembled the land which would be the sites of the Ponce de Leon and Alcazar hotels and a major residential development known as the Model Land Company.<sup>7</sup> In 1885 Flagler financed the filling of Maria Sanchez Creek and the marshes west of Riberia Street in order to alleviate flooding and provide well-drained land suitable for development. A portion of the filled creek became the location of the Ponce de Leon and Alcazar hotels and the filled marshes became the site of the local terminus for the Flagler railroad and the location of a railroad station and a park.<sup>8</sup> Flagler began developing an infrastructure of streets, sidewalks, water and sewer. His development,

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<sup>3</sup> Thomas Graham, The Awakening of St. Augustine: The Anderson Family and the Oldest City, 1821-1924. St. Augustine, (1978), 178-179.

<sup>4</sup> Bramson, Seth H. (2002). *Speedway to Sunshine: The Story of the Florida East Coast Railway*. Boston Mills Press, Boston, MA.; St. Augustine Record July 4, 1937. p. B6; SAHS Research Files, Railroads, "Letter from J.A. Rathmor to Calvert Smith," January 28, 1935.

<sup>5</sup> Ibid.

<sup>6</sup> St. Augustine Town Council, Minute Book 4, pages 375, 383, 389-390, 393, 503, 532.

<sup>7</sup> Adams, et al., p. 50; "National Register Nomination, Model Land Company Historic District," on file at Florida Divisions of Historic Resources (St. Augustine: Historic St. Augustine Preservation Board, 1980), np.

<sup>8</sup> Florida Master Site File, 8SJ659," on file at the Florida Division of Historic Resources, Tallahassee (St. Augustine: Historic St. Augustine Preservation Board, 1980), p. 2.

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including hotels and streets, took Spanish names in deference to the Spanish heritage of St. Augustine. He hired, John M. Carrere and Thomas Hastings, both formerly associated with McKim, Meade and White, the nation's most prominent architectural firm, to design his two grand hotels and Grace United Methodist Church.<sup>9</sup>

An immediate concern for Flagler and his hotels was water. Flagler had several test wells dug, one measuring more than a thousand feet.<sup>10</sup> Unable to find fresh water, his guests were initially served sulfur or bottled water. The smell of sulfur water was mitigated by aerating the water in basins. Flagler also lobbied the City of St. Augustine for better streets, a complete sewer service to be constructed along with the streets, a new jail, a better equipped fire department and a system of fire hydrants. A major fire on April 12, 1887, which destroyed the St. Augustine Cathedral and many downtown buildings, demonstrated the need for improved water and fire services. A yellow fever epidemic in 1888 exacerbated public health concerns.<sup>11</sup>

Although the Flagler Boom declined after 1900, Henry Flagler and the companies he founded continued contributing to the local economy well into the 20<sup>th</sup> century, even after his death in 1913. In 1924 the Florida East Coast Railway constructed its general offices on Malaga Street. The Flagler Hotel Company managed the Ponce de Leon Hotel until the 1960s, when it opened the Ponce de Leon Motor Lodge on US 1 north.<sup>12</sup>

Prior to construction of the St. Augustine Water works, the site was known as the Flagler Lot. Henry Flagler acquired the twelve-acre tract in April 1886,<sup>13</sup> and conveyed it to the City of St. Augustine in 1896.<sup>14</sup> Although Flagler did not finance the Water works, he did provide the land. This was typical of Flagler's efforts in St. Augustine. A similar example occurred in 1891, when Flagler provided financial support for relocating the original St. Johns County Jail from a site near the Ponce de Leon Hotel. With Flagler's support, St. Johns County constructed a new jail on San Marco Avenue, several blocks south of the Water works.<sup>15</sup> Flagler considered the construction of the St. Augustine Water works essential to providing a safe supply of water to his hotels and other developments.

**Public Health and Safety**

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<sup>9</sup> "National Register Nomination, Model Land Company Historic District," np.

<sup>10</sup> Graham, 174.

<sup>11</sup> Ibid., 179-185 passim

<sup>12</sup> National Register Nomination, Model Land Company Historic District," np.

<sup>13</sup> St. Johns County Deed Records, Book FF, pages 526-527

<sup>14</sup> St. Johns County Deed Records, Book 1, pages 158-161.

<sup>15</sup> Florida Master Site File, 8SJ2044.

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In the 19th century, numerous American cities were afflicted with major outbreaks of disease, including cholera and typhus. Cities had no sewerage systems, and water came from ground wells which were often contaminated. Only after 1854, when John Snow, an English physician and the father of epidemiology, established the link between contaminated water and disease, did public officials fully realize the importance of a safe water supply and sewerage system.<sup>16</sup> The Water Works was part of a nationwide movement to provide a safe, sanitary supply of water. Moreover, construction of the Water works contributed directly to improved fire protection in St. Augustine. A fire in 1887 that destroyed much of St. Augustine had raised awareness of the need for an improved fire department, a readily available supply of water, and a system of fire hydrants. The 1898 Water works resulted in a reliable supply of water, and construction of fire hydrants, and coincided with the hiring of the city's first professional firemen.<sup>17</sup>

**HISTORICAL SIGNIFICANCE**

**Criterion A, Community Planning & Development**

For most of its history, water in St. Augustine came from shallow wells. Beginning in 1887, a private utility, the St. Augustine Water Co., supplied St. Augustine with water, but City officials were not satisfied with this arrangement. The City began considering a municipal water works in 1895.<sup>18</sup> A committee was formed to examine the legalities and procedures for bonding the city for construction of such a facility. On November 8, 1895, the Florida Times-Union reported plans for a water works prepared by Engineer F.W. Bruce. The plan included a standpipe, a building for an engine and store rooms, an office, a basin, 6 and ¾ miles of water mains, and seventy-six hydrants. The site of the water works was proposed to be in the plaza extension, likely in downtown St. Augustine on the west side of the Plaza of the Constitution, beyond the present location of Government House.<sup>19</sup> In February 1896, the committee recommended an \$85,000 bond issue, consisting of \$61,000 for a water works, and \$24,000 to cover other city debts. Procedures for setting up a Board of Bond Trustees for the Water Works were discussed as were procedures for advertising and securing bids. In March 1896, Jacksonville Attorneys J.M. Barrs and Duncan U. Fletcher received the contract for the bond work.<sup>20</sup>

As part of the process of developing the water works, the City of St. Augustine formed a board of trustees to oversee its bond financing and construction. In October 1896, the City of St. Augustine Water Works Board

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<sup>16</sup> Concepts and practice of humanitarian medicine (2008) Par S. William Gunn, M. Masellis ISBN 0-387-72263-7 [1]

<sup>17</sup> Graham, 185-187, City Council Minutes, Book 7, page 6-7. Florida Times-Union, November 8, Page 3, Col. 1.

<sup>18</sup> Florida Times-Union, November 8, 1895 Page 3, Col. 1.

<sup>19</sup> Ibid.

<sup>20</sup> Florida Times-Union, March 28 1896, Page 3, Col. 3.

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employed J.N. Hazelhurst, P.E., of Atlanta, Georgia, to prepare plans and specifications for the water works. At a meeting of the Water Works Board, Hazelhurst presented a plan, including the drawings of the works, piping and locations for distributing the water from a main pipe leading from the aerating basin.<sup>21</sup> Apparently, the Board abandoned the plans of F.W. Bruce and the location on the west side of the Plaza. The Florida Times Union reported the new site as the Flagler Lot. Flagler conveyed the Flagler Lot to the City of St. Augustine in 1896. The transaction documents included a plat of the property which showed the water works Pumping Station and the Reservoir to the south.<sup>22</sup>

The Water Works Board delivered J.N. Hazelhurst's plans to the City Council on November 5, 1896. Bids were solicited and on November 20 the Water Works Board awarded the contract to the contracting firm of Guild and White of Chattanooga, Tennessee. The contract was signed by the City of St. Augustine and Josephus (Jo) C. Guild, Principal of Guild & White on February 17, 1897.<sup>23</sup> Implementation of the contract with Guild & White and construction of the St. Augustine Water Works, however, was delayed until the fall of 1897 for several reasons. First, the contract between the St. Augustine Water Co. and the City of St. Augustine was an issue. The contract to furnish the city with water for a period of ten years began on July 1, 1887, and ended on the June 30, 1897. The owners of the St. Augustine Water Co. threatened the City with a lawsuit if construction of the water works proceeded. Moreover, there were also legal and technical issues having to do with the bonds that needed to be resolved.<sup>24</sup> On June 30, 1897, the City resolved the dispute with the St. Augustine Water Co. and terminated the contract. In August, the City finalized the bond financing and issued and sold bonds to secure construction of the water works.<sup>25</sup>

An article in the Florida Times Union on November 13, 1897, reported progress of construction of the water works. By that time, all the bonds had been sold, and nine miles of water mains had been laid, eighty-nine fire hydrants had been placed, and the main well had been driven. The standpipe and machinery for the water works were under construction, and the foundations for the standpipe and power house were about to commence.<sup>26</sup> An interview with J.N. Hazelhurst, the supervising engineer, indicated that work on the power house and stand pipe would commence the following week.<sup>27</sup> The article reported that seven carloads of materials had been delivered and that twenty more were expected. The Florida East Coast Railway was building a spur from its main line to the site of the water works on San Marco Avenue, where the power house or pumping station was to be

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<sup>21</sup> Florida Times-Union, October 12, 1896, p. 3, col. 2; October 22, p. 6, col. 1.

<sup>22</sup> Florida Times-Union, October 22, 1896, p. 6, col. 1;

<sup>23</sup> Ibid., November 21, 1896, p. 6, col. 1.

<sup>24</sup> St. Augustine Town Council, Minute Book 6, pp. 668-669, 673, 690.

<sup>25</sup> Ibid., 728.

<sup>26</sup> Florida Times-Union, November 14, 1897.

<sup>27</sup> Ibid.

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constructed. This was done in part to facilitate the delivery of some of the heavy machinery which, because of its size, needed to be unloaded directly at the power house site.<sup>28</sup>

The article addressed delays in constructing the water works. One reason for the delay was that many components of the water works had to be made to order. Another was due to restrictions by the State Health Officer having to do with the excavation of the site. The article reported that these hurdles had been cleared and that the system would be finished in approximately two months. The brick and lumber for the project and other materials that were not custom made were to be bought locally. The labor, other than especially skilled mechanics, was also to come from local sources.<sup>29</sup>

In early March 1898, Guild & White completed the water works and delivered it to the City. Captain John Phillips was named chief engineer, J.C. Aycock chief assistant, and John Manucy fireman. The Mayor and City Council were invited to inspect the completed project. The Fire Department was scheduled to test the water supply and pressure. Engineer J.N. Hazelhurst described the system as one of the finest in the South.<sup>30</sup> On March 6, A.L. Rogero, Secretary of the Board of Bond Commissioners, made a report of the Board of Bond Trustees showing the receipts and disbursements in the construction of the St. Augustine Water Works System. This report was published in local papers and archived with the City Clerk. A copy of the report and the specifications and contract are currently held at the St. Augustine Historical Society.<sup>31</sup>

The water works complex at 184 San Marco Avenue, consisting of the pumping station and reservoir, served the City of St. Augustine from 1898 until 1926, when a new complex was constructed on West King Street. The original complex became known as Water Works Park.<sup>32</sup> In 1928, the City of St. Augustine received a bequest of \$19,472 from the estate of Naomi L. Davenport. The purpose of the bequest was for developing a park in memory of her father, George L'ost Davenport of Davenport, Iowa, and a winter resident of St. Augustine. George L. Davenport was the son of George Davenport, one of the founders of the City of Davenport, Iowa. The senior Davenport was a 19th-century American frontiersman, trader and United States Army officer. George L. Davenport died at St. Augustine on February 28, 1885.<sup>33</sup>

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<sup>28</sup> Ibid.

<sup>29</sup> Ibid.

<sup>30</sup> Florida Times-Union, March 6, 1898 Page 2, Col. 1.

<sup>31</sup> This report is held at the St. Augustine Historical Society, Manuscript Collection, MC 17, Waterworks, 1884-1928 B6 F16; The specifications and contract for construction of the Water Works is held in the same collection, Utilities, 1880-1897, B6 F17.

<sup>32</sup> FMSF, 8SJ2050; General Ordinance of the City of St. Augustine, Florida (St. Augustine, 1928).

<sup>33</sup> Wilkie, Frank B. Davenport, Past and Present: Including the Early History, and Personal and Anecdotal Reminiscences of Davenport. Davenport, Iowa: Luse, Lane & Co., 1858. (pg. 145-165)

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On September 19, 1928, the St. Augustine City Commission adopted an ordinance changing the name from Water Works Park to Davenport Park, in honor of George L. Davenport. The bequest from Naomi Davenport financed the adaptive use of the pumping station to a community center.<sup>34</sup> F.A. Hollingsworth, a prominent local architect, prepared plans for adapting the building to its new use.<sup>35</sup>

**Use as a Community Center**

The community center served several organizations, including the St. Augustine Art Association, the Little Theatre and Camp Fire Girls from 1928 until 1964. From 1964 until 2005 the building housed the St. Augustine Garden Club. The building has been vacant since 2005.<sup>36</sup> The principal use of the Pumping Station after its conversion to a Community Center, however, was for the Little Theatre of St. Augustine. The Little Theatre was organized in St. Augustine in July 1935, and occupied the building through the mid-1960s. As the new medium of cinema was beginning to replace theatre as a source of large-scale spectacle, the Little Theatre Movement developed in the United States around 1912. During the 1920s and 1930s little theaters were started as community theater groups and university drama programs throughout the United States and Canada. The St. Augustine Little Theatre developed in this context. The Little Theatre was responsible for the presentation of many nationally significant productions and was the principal location of the theatre arts in St. Augustine. It was so closely identified with the former Pumping Station that by the 1960s the building was known as the Little Theatre Building.

In 1965, the City of St. Augustine leased the Community Center to the Garden Club of St. Augustine. The Garden Club initiated fund raising efforts and landscaping improvements. In 1970 they were responsible for adding the rear addition which was known as the Garden Room. The Garden Club became the main center for gardening activities in St. Augustine. All meetings of the Garden Club, individual garden circles, youth gardener activities, workshops, flower shows and social events were held at the building. For many years the building was the last stop on the Christmas Tour of Homes. The Christmas Tour and other fund raising activities contributed to the maintenance of the building and grounds. The Garden Club continued to lease the building until it was closed in 2005.

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<sup>34</sup>General Ordinance of the City of St. Augustine, Florida (St. Augustine, 1928).

<sup>35</sup>FMSF, 8SJ2050

<sup>36</sup>Ibid.

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ARCHITECTURAL SIGNIFICANCE

Criterion C: Property Type

Constructed in 1898 with 1928 historic alterations, the St. Augustine Water Works is a good example of late nineteenth century industrial architecture and is a significant property type. It is a relatively rare example in St. Augustine of a brick, load bearing wall structure. Although utilitarian in function, it is a handsome building with red brick walls, quoins, a projecting bay, attractive truss work and high quality interior wood finishes. The original smoke stack and round room have been removed but the overall form, materials and detailing largely remain. The 1928 adaptive use of the building was overseen by a skilled architect. The alterations are complimentary to the original structure and have achieved significance in their own right. Two other pumping stations in Florida have been listed in the National Register in part because of their architectural significance. These are the 1895 Boulware Springs Waterworks (NR 1985) and 1925 City of Sarasota Waterworks (NR 1984, destroyed). The quality of design and materials of the St. Augustine Water Works is comparable with both of these buildings.<sup>37</sup>

The St. Augustine Water Works is a significant example of an industrial structure whose purpose was to house and protect pumps, boilers and other machinery. Pumping stations are facilities including pumps and equipment for pumping fluids from one place to another. They are used for a variety of infrastructure systems, such as the supply of water to canals, the drainage of low-lying land, and the removal of sewage to processing sites. Pumping stations are used for reliable and efficient transport and distribution of fresh water to guarantee its availability for human consumption, for industrial and agricultural production, and for waste water discharge. Pumping stations were often in conspicuous locations and thus were architecturally distinguished.<sup>38</sup> Because of their locations and expansive grounds municipalities often developed parks around them. Such was the case with the City of St. Augustine Water Works.

Jo Conn Guild, PE/Builder

Josephus (Jo) Conn Guild was the builder of the St. Augustine Water Works. Jo Conn was born at Gallatin, Tennessee, in 1862, the eldest son of George B. and Georgia (Thompson) Guild. George B. Guild was educated in the law department of Cumberland University, from which he graduated with an LL. B. degree in 1857. He took a deep interest in politics and drafted the Confederate pension bill of Tennessee and became chairman of

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<sup>37</sup>Boulware Springs National Register Nomination, Florida Master Site File AL2392.

<sup>38</sup>National Trust for Historic Preservation, *Built in the USA, American Building from Airports to Zoos* (Washington, DC, 1985), 103-104.

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the board of pensions. He was a captain, also adjutant, of the Fourth Tennessee Cavalry during the Civil War and was also a major in the Spanish-American War, having seen service in Cuba. His service in the state legislature covered a number of terms.<sup>39</sup>

Josephus Conn Guild, Sr. completed his education in Vanderbilt University, where he pursued a civil engineering course and graduated with extraordinary honors in 1883. His scholastic record was of such excellence that he was immediately appointed assistant state geologist and inspector of mines for Tennessee. In 1885 he came to Chattanooga to work at his profession. For a time Guild was associated with Linn White as Guild & White, and afterwards with his younger brother, under the firm name of Guild & Company. The first important work by Guild was the Lookout Mountain Incline railway, the steepest of its kind in the world, at one stretch making a grade of sixty-eight degrees. Guild & White and later Guild individually engaged in extensive water works contracting throughout the south and soon added the construction of sewerage systems.<sup>40</sup>

Jo Conn Guild was regarded as the most capable civil engineer in Tennessee. Guild conceived the plan of building a great waterpower plant on the Tennessee River near Chattanooga. The United States Congress passed legislation authorizing the people of Chattanooga to build the lock and dam, which project was then carried out under Guild's supervision. It was administered by the Chattanooga & Tennessee River Power Company, one of the largest of its kind in the United States and supplied the electricity and power for Chattanooga and the surrounding territory. Guild was the chief engineer until his death. The Chattanooga & Tennessee River Power Company was later absorbed into the Tennessee Valley Authority (TVA) one of the largest public works projects of the New Deal. Guild remained a resident of Chattanooga from 1885 until he died on February 25, 1907. His son, Josephus C. Guild, Jr., was also a prominent engineer.<sup>41</sup>

**Criterion C: Early Example of Rehabilitation (Adaptive Use)**

**F.A. Hollingsworth, Architect**

Francis A. Hollingsworth, AIA, designed the 1928 addition to St. Augustine Water Works. Hollingsworth was born in 1885 in Harrisonburg, Virginia and studied at Washington and Lee University in Lexington, Virginia.

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<sup>39</sup>John Trotwood Moore (editor) and Austin Foster, *Tennessee the Volunteer State, 1769-1923* (Nashville, Tenn.: S. J. Clarke Publishing Company, 1923), pp. 71-73.

<sup>40</sup>Ibid; Lookout Mountain Railway, 100<sup>th</sup> National Historic Mechanical Engineering Landmark (Chattanooga and Lookout Mountain, 1991), p. 5.

<sup>41</sup>Ibid.

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He came to St. Augustine as so many others as an architect for the Florida East Coast Railway about 1915. In 1922 he opened his office in the City Building at the corner of Hypolita and St. George Street.<sup>42</sup>

Hollingsworth designed many of the landmark buildings in St. Augustine during the Florida Boom, including the Jewish Synagogue at 163 Cordova Street; the Florida East Coast Railway offices; and the Atlantic Bank Building, the city's only skyscraper, located on the north side of the central plaza. He designed the addition to the Record Building (National Register listing), Ketterlinus High School (demolished), Mark Lance Armory, next to the Water works Pumping Station on San Marco Avenue, and, after World War II R.B. Hunt Elementary School, Murray High School and St. Augustine High School. In Hastings, Florida he designed the 1926 Potato Growers Building and the 1935 Art Deco City Hall, one of the landmarks of New Deal architecture in Florida. He designed his own residence at 35 Valencia Street and is known to have designed a number of residences in the Fullerwood Park neighborhood, a National Register District.<sup>43</sup>

Hollingsworth was probably the Ancient City's first preservation architect. As early as 1924 he advocated for the restoration and reconstruction of buildings on St. George Street. He did restoration work on St. Francis Barracks following the fire of 1916 and worked for the Carnegie Restoration Commission in the 1930s and the St. Augustine Historical Society in the 1950s.<sup>44</sup> His design for the adaptive use of the former water works to a community center was one of the earliest such projects in St. Augustine.

### Rehabilitation

F.A. Hollingsworth's adaptive use design of the City of St. Augustine Water Works to a community center can be seen as the work of a master and visionary preservation architect. The history of historic preservation in St. Augustine dates to the nineteenth century. Many saw St. Augustine as the Spanish Williamsburg and sought to apply the Williamsburg model to a fixed period and a static architecture. Important architecture and history from subsequent periods was lost in the process. For a variety of reasons, most importantly a lack of funding, St. Augustine never fully achieved the Williamsburg model. But in the end that is part of its significance. St. Augustine remains a living city, where historic buildings are constantly updated and retrofitted for contemporary uses.

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<sup>42</sup> St. Augustine Historical Society, Biographical File/Architects File, Correspondence from David Nolan to Howard Davis, July 25, 1998; St. Augustine Record, September 28-29, 1974, pp. 1-A-8-A.

<sup>43</sup> Ibid.

<sup>44</sup> Ibid.

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In the context of historic preservation in St. Augustine, F.A. Hollingsworth's work on the City of St. Augustine Water Works can be as being much closer to contemporary preservation standards than those popular at the time. Hollingsworth took a single purpose facility and adapted it to a new use without the loss of its overall character and most of its individual features. The pumping station was the primary property associated with the water works. It housed boilers, pumps and other machinery that provided St. Augustine with its water supply. Through Hollingsworth's design the pumping station retained its historic mass, scale and plan. The building still is supported by its original brick foundations and brick load bearing wall systems, features that, with the introduction of reinforced concrete, would not have occurred had it been constructed even ten to fifteen years later.

The roof form, height and structure are all part of the pumping station design as are the hexagonal office bay and pilasters with finials on the (east) main elevation and the decorative brick quoins at the corners of the building. On the interior the boiler room, pump room, and office-apartment layout are completely intact with structural interior walls defining each of these spaces. The boiler room, as documented in photographs, is virtually intact with concrete floor finishes, exposed brick walls, intricate heart pine truss work and the green zinc finish that was described in the original specifications for the pumping station. The pump room was partitioned when the building was adapted for use a community center but the flooring, wall finishes and truss work from the 1898 building are still intact. Another creative aspect of the adaptive use of the complex was the conversion of the aerating basin to a wading pool for children.

During the course the City's adaptive use of the building, a smoke stack and a low, unrelieved semi-round brick well housing on the south elevation were removed. These were, however, secondary structures to the Pumping Station and had become functionally obsolete as were the boilers and pumps. These features needed to be removed to accomplish the adaptive use of the pumping station to a community center and without their removal, the entire complex would have likely been lost. The conversion to a community center essentially involved the introduction of features such as doors and windows on the exterior, the opening of an interior structural wall for the stage, the partitioning of the pump room on the interior, construction of a small entry foyer, and closing in the coal delivery bay.

**Use of Coquina Concrete**

The perimeter of the Water Works site is defined by a low, historic coquina concrete block wall. The wall is anchored by short pedestals, and features coping, finials and a columned entrance on San Marco Avenue. Coquina concrete blocks were among the most distinctive elements in St. Augustine construction between the mid-1880s and 1935. They were first used on Villa Zorayda (NR 1993), in 1883. During the next two decades concrete block became a common material for foundation piers, garden walls and gateposts. These blocks were

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of high quality and popular during the 1920s and 1930s. The wall appears to date to c. 1928 when the pumping station was converted to a community center and was likely produced by the nearby North City Stoneworks.<sup>45</sup>

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<sup>45</sup>Adams, et al. p. 160.

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Chronological File.

House and Street File

Map File

Miscellaneous File

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**VERBAL BOUNDARY DESCRIPTION**

See scaled boundary map. The property borders San Marco Avenue on the east, a fence on the south, a dirt road on the north and a survey line on the west. Parcel Number

**BOUNDARY JUSTIFICATION**

The boundary encompasses the historic extant historic features of The City of St. Augustine Pumping Station including an aerating basin and a coquina concrete fence. It follows the extent of historic features in the City of St. Augustine's Davenport Park and is consistent with National Register guidelines.

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**PHOTOGRAPHIC/FIGURE LIST**

1. St. Augustine Water Works
2. 184 San Marco Avenue, St. Augustine (St. Johns County), Florida
3. N/A
4. 1871
5. Historic Property Associates
6. Flagler Lot
7. Figure No. 1 of 35 images

**Items 1-3 and 5 are the same for the following photographs, unless otherwise noted.**

4. 2013
6. Location map
7. Figure No. 2 of 35 images
  
4. 1820
6. Spanish Survey
7. Figure No. 3 of 35 images
  
4. 1889
6. Sanborn Map
7. Figure No. 4 of 35 images
  
4. 1889
6. Sanborn Map
7. Figure No. 5 of 35 images
  
4. c. 1920
6. aerating basin, facing north
7. Photo No. 6 of 35 images
  
4. c. 1920
6. site features, facing west
7. Photo No. 7 of 35 images

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3. Paul Weaver
4. 2013
6. aerating basin, facing south (DSC 0082)
7. Photo No. 8 of 35 images

**Items 1-3 and 5 are the same for the following photographs, except for 12, 13 and unless otherwise noted.**

6. coquina wall, facing south
7. Photo No. 9 of 35 images (DSC 0003)
  
6. coquina wall, facing north (DSC 0002)
7. Photo No. 10 of 35 images
  
6. coquina columns, facing south (DSC0064)
7. Photo No. 11 of 35 images
  
1. St. Augustine Water Works
2. 184 San Marco Avenue  
St. Augustine (St. Johns County), Florida
3. N/A
4. 2013
5. Historic Property Associates
6. Site map
7. Figure No. 12 of 35 images
  
1. St. Augustine Water Works
2. 184 San Marco Avenue  
St. Augustine (St. Johns County), Florida
3. N/A
4. c. 1920
5. Historic Property Associates
6. site features, main elevation facing west
7. Figure No. 13 of 35 images
  
6. main (east) elevation, facing north (DSC 0007)
7. Photo No. 14 of 35 images

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- 6. main (east) elevation, bay, facing west (DSC 0062)
- 7. Photo No. 15 of 35 images
  
- 6. main (east) elevation, projecting wall, facing west (DSC 0063)
- 7. Photo No. 16 of 35 images
  
- 6. main (east) elevation, corner quoins, facing west (DSC 0083)
- 7. Photo No. 17 of 35 images
  
- 6. main (east) elevation, piers, finials, facing west (IMG 134)
- 7. Photo No. 18 of 35 images
  
- 6. north elevation, entrance, facing south (DSC 0071)
- 7. Photo No. 19 of 35 images
  
- 6. north elevation, facing south (DSC 0072)
- 7. Photo No. 20 of 35 images
  
- 6. south elevation, facing northwest (DSC 0076)
- 7. Photo No. 21 of 35 images
  
- 6. south elevation, hood roof over entrance, facing north (DSC 0079)
- 7. Photo No. 22 of 35 images
  
- 6. south elevation, facing north (DSC 0006)
- 7. Photo No. 23 of 35 images
  
- 6. south elevation, c. 1970 addition, facing north (DSC 0068)
- 7. Photo No. 24 of 35 images
  
- 6. west elevation, facing east (DSC 0070)
- 7. Photo No. 25 of 35 images
  
- 6. interior, auditorium/boiler room truss work, facing north (030009-022)
- 7. Photo No. 26 of 35 images

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CONTINUATION SHEET**

Section number \_\_\_\_\_ Page \_\_\_\_\_

**ST. AUGUSTINE WATER WORKS  
ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA  
PHOTOGRAPHIC/FIGURE LIST**

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6. interior, auditorium/boiler room truss work, facing north (031109-042)  
7. Photo No. 27 of 35 images

6. interior, pump room ceiling, truss work, facing south (varnished)  
7. Photo No. 28 of 35 images

1. St. Augustine Water Works  
2. 184 San Marco Avenue  
St. Augustine (St. Johns County), Florida  
3. N/A  
4. 2013  
5. Historic Property Associates  
6. Floor plan  
7. Figure No. 29 of 35 images

6. interior, auditorium/boiler room, facing north(031109-021)  
7. Photo No. 30 of 35 images

6. interior, auditorium/boiler room, stage, facing south (031109-010)  
7. Photo No. 31 of 35 images

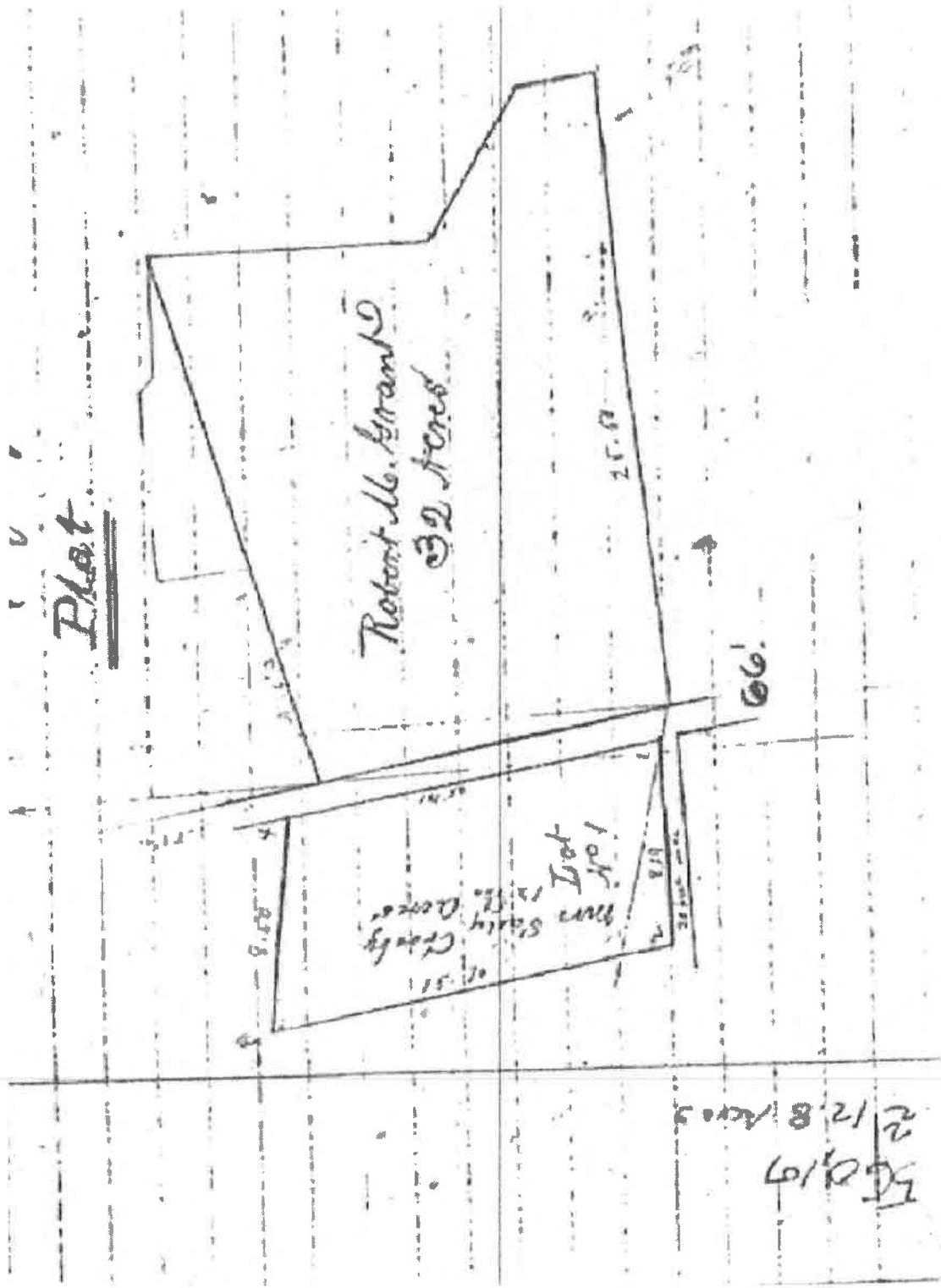
6. interior, auditorium/boiler room, stage, facing south (MOC 082407-016)  
7. Photo No. 32 of 35 images

6. interior, kitchen, facing east (031109-002)  
7. Photo No. 33 of 35 images

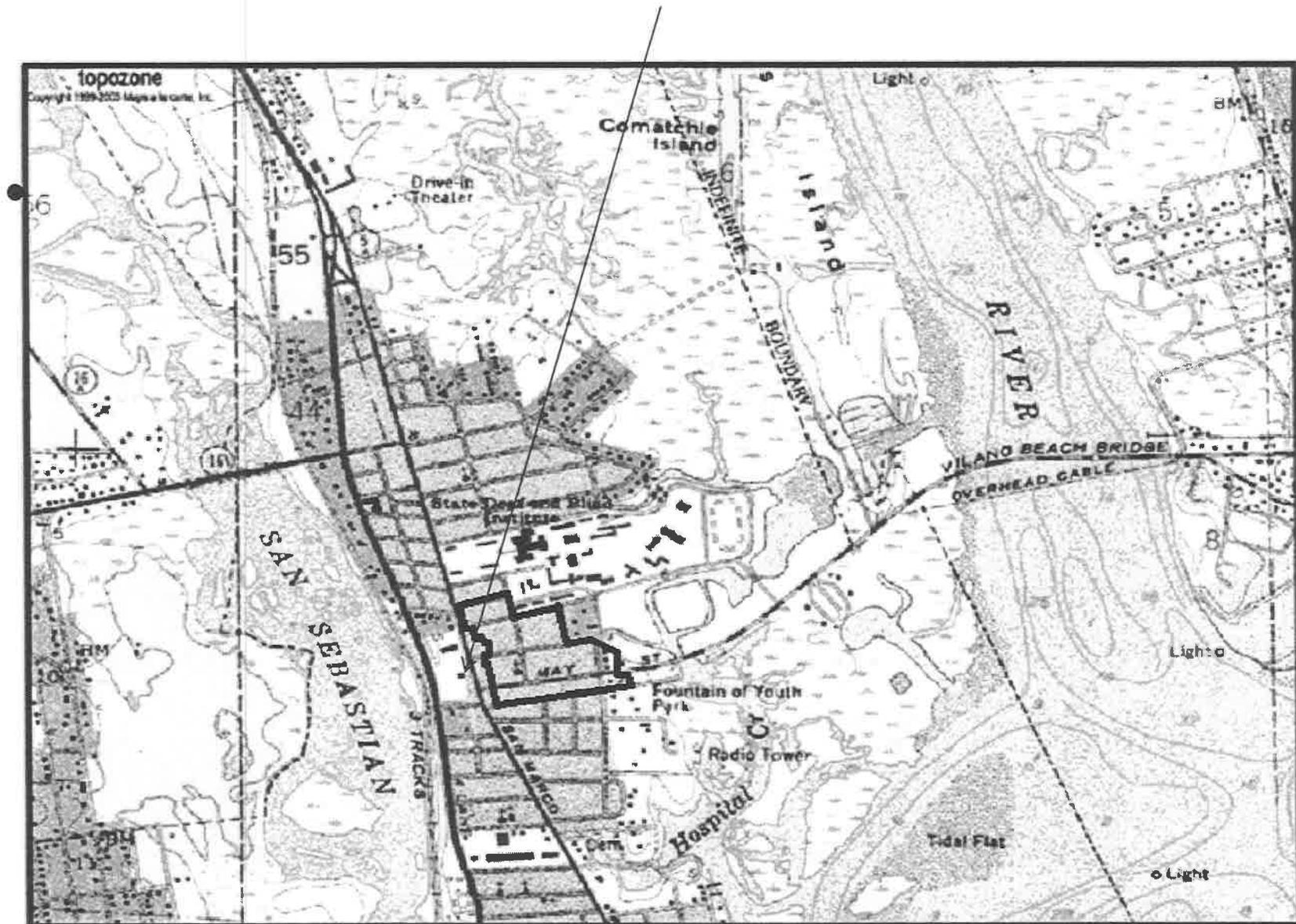
6. interior, auditorium/boiler room, stage, facing south (031109-011)  
7. Photo No. 34 of 35 images

6. interior, addition, facing north (MOC 082407-046)  
7. Photo No. 35 of 35 images

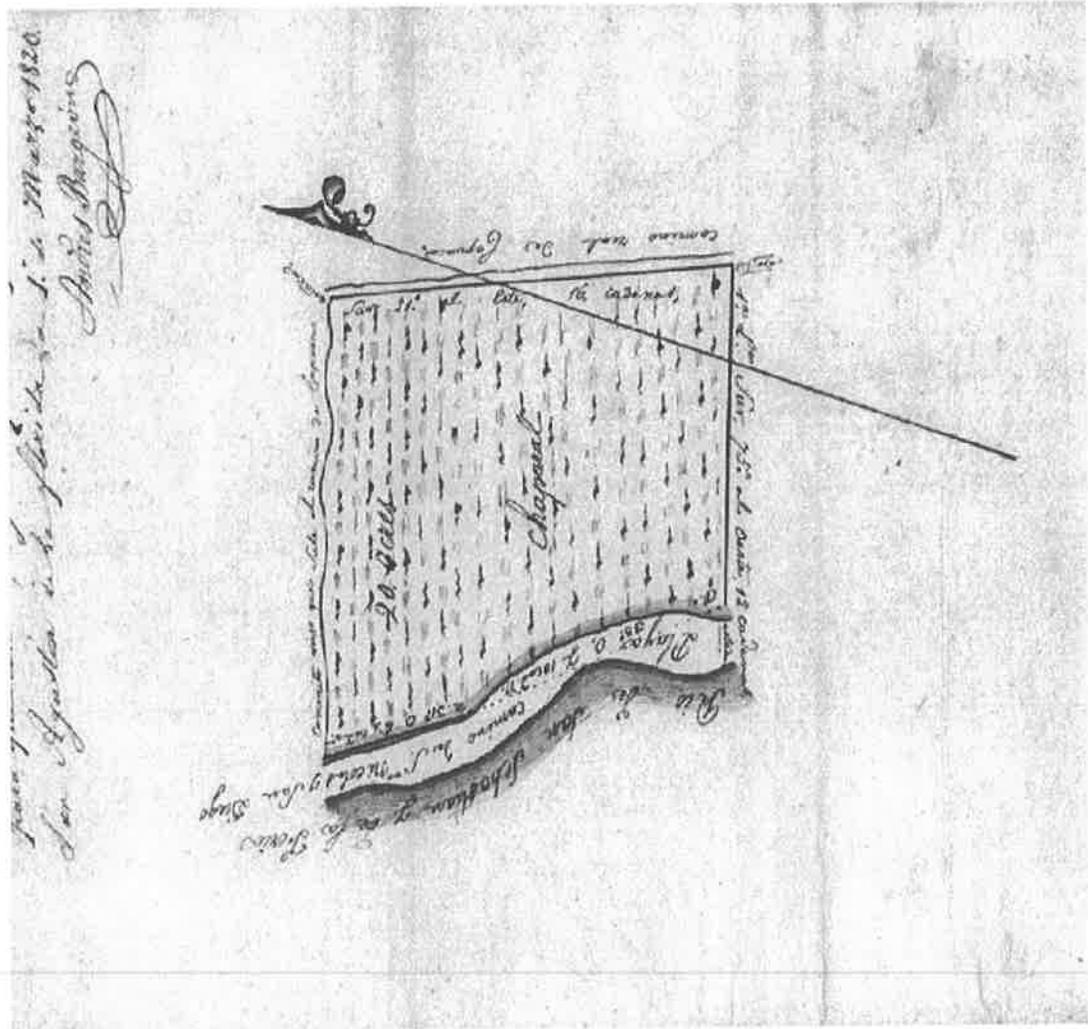
FLAGLER LOT, C. 1871 ON LEFT, JUST NORTH OF HISTORIC CITY LIMIT/FIGURE 1



St. Augustine Waterworks Near Nelmar Terrace National Register Historic District/FIGURE 2



PERPALL GRANT, 1820 SHOWING CHAPARAL OR HISTORIC OAK GROVE/ FIGURE 3



DESCRIPTION OF ST AUGUSTINE WATERWORKS, 1899 SANBORN MAP/FIGURE 4

NOTE.

CITY WATER WORKS: DIRECT PUMPING AND GRAVITY SYSTEM. PUMPING STATION ONE MILE N. OF P.O.  
 2 LINDLOW DUNN GORDON COMPOUND DUPLEX PUMPS, CAPY ONE MILLION GALL'S EACH PER 24 HOURS. WATER SUPPLY FROM ARTESIAN WELL WITH FLOWING CAPACITY OF 2,350,000 GALLS PER 24 HOURS. RESERVOIR AT PUMPING STATION, CAPY 38,400 GALL'S. STAND PIPE ON HYPOLITA ST. NEAR CHARLOTTE (BLOCK NO 3) 20' X 120' CAPY: 265,000 GALL'S. WATER PUMPED INTO STAND PIPE THROUGH 10" AND 12" MAINS. ELEC. AUTOMATIC CUT OFF VALVE AT STAND PIPE OPERATED FROM PUMPING STATION. GRAVITY PRESSURE 50 LBS. DIRECT PUMPING PRESSURE: 125 LBS. 11 MILES OF 8" TO 12" MAINS. ALL CONNECTIONS TO HYD'S 6", 120 DBL. HYDS.

FIRE DEPART. VOLUNTEER. 48 MEN. PAID CHIEF \$30.00 PER MONTH. 3 HOSE COS. ONE H. & L. CO. 3 HOSE CARTS WITH 500' HOSE EACH. 3500 2 1/2" COTTON RUBBER LINED HOSE IN GOOD CONDITION. ONE H. & L. TRUCK. FOUR 6 GALL. AND TWO 3 GALL. HOLLOWAY EXTINGUISHERS. ALL DRAWN BY HAND.  
 FIRE DEPART. NOT GOOD.

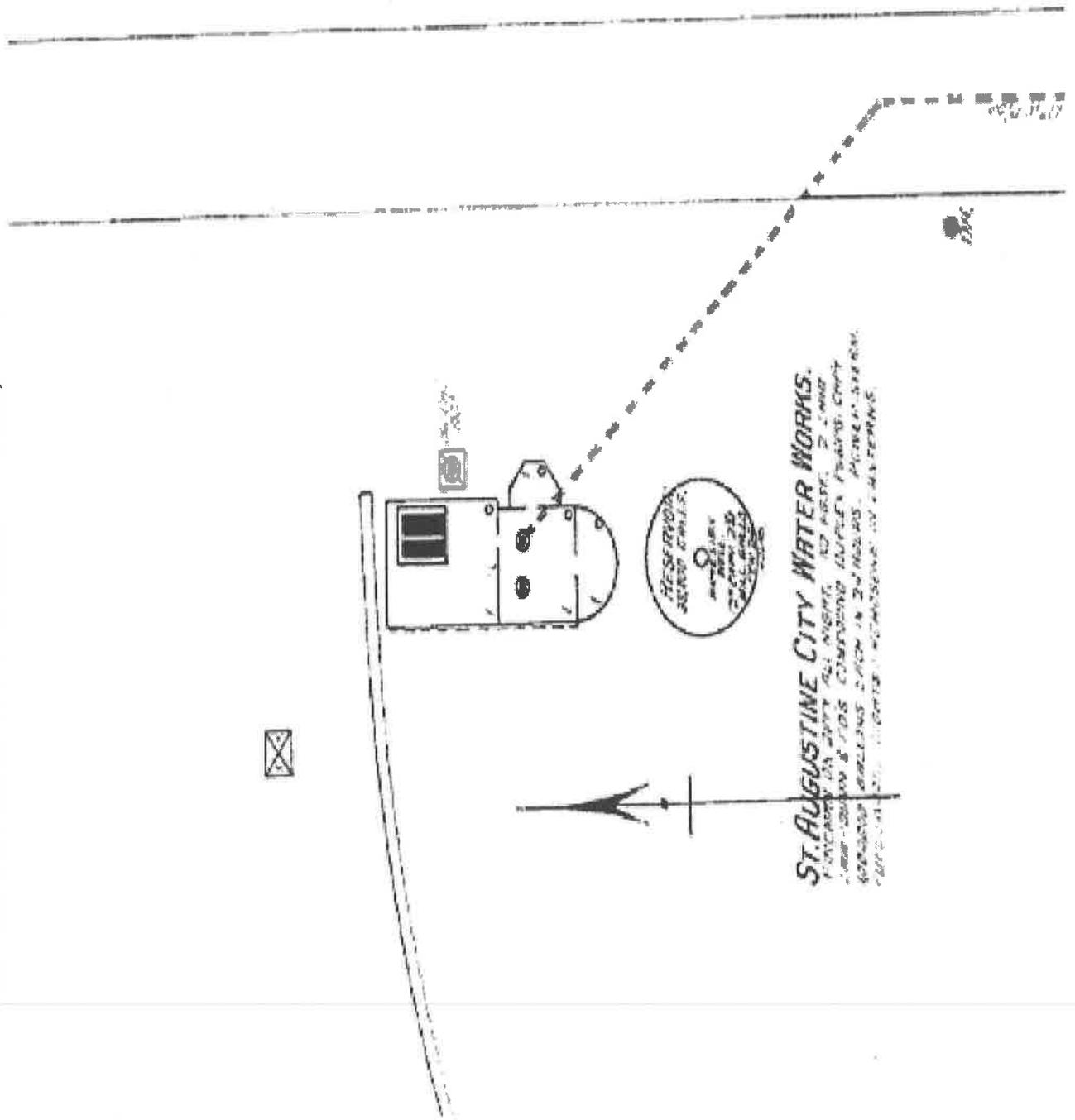
GRADES: LEVEL. STREETS PAVED. CITY LIGHTS: GAS.



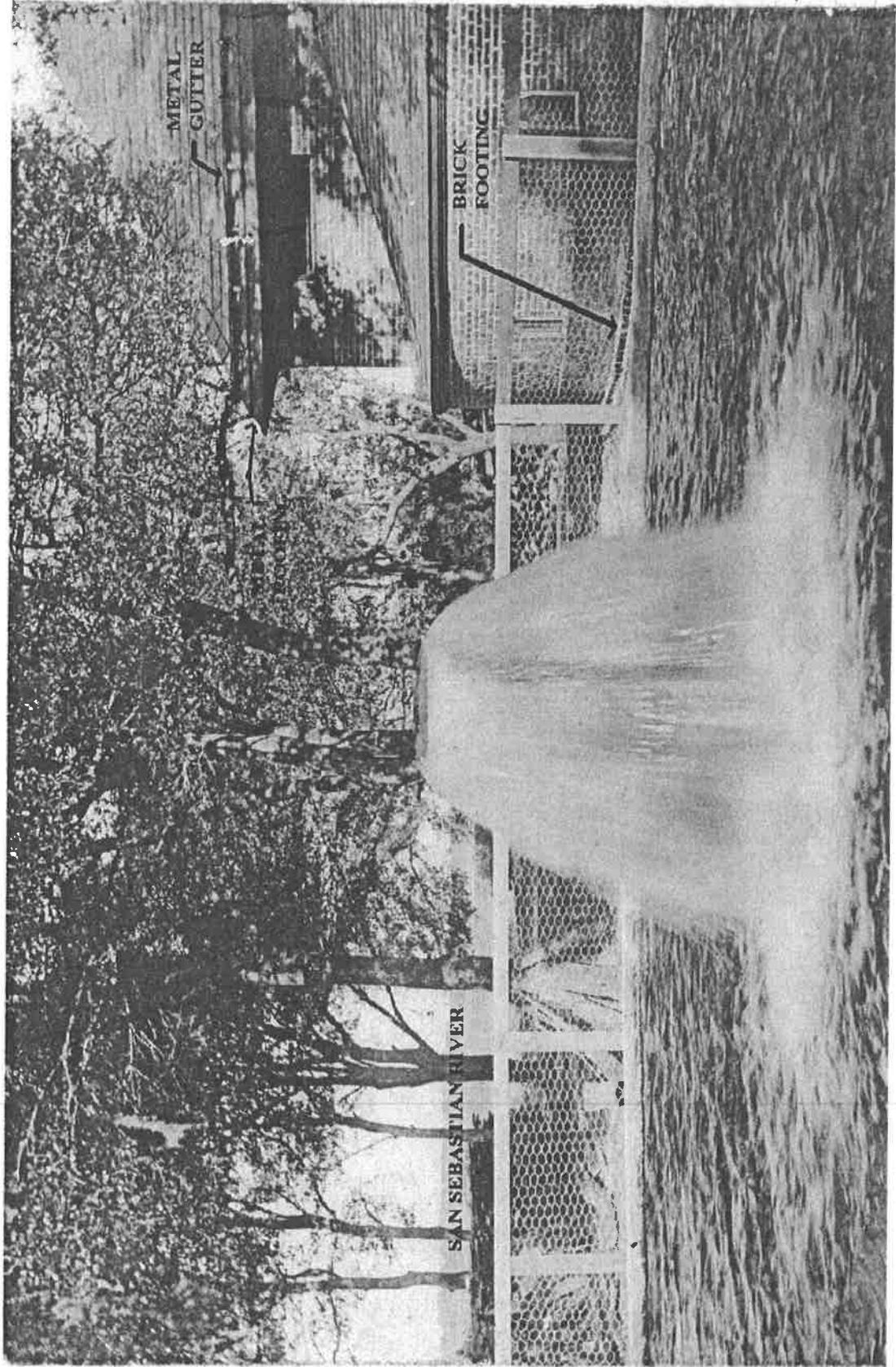
JAN 6 1900

*Sup*

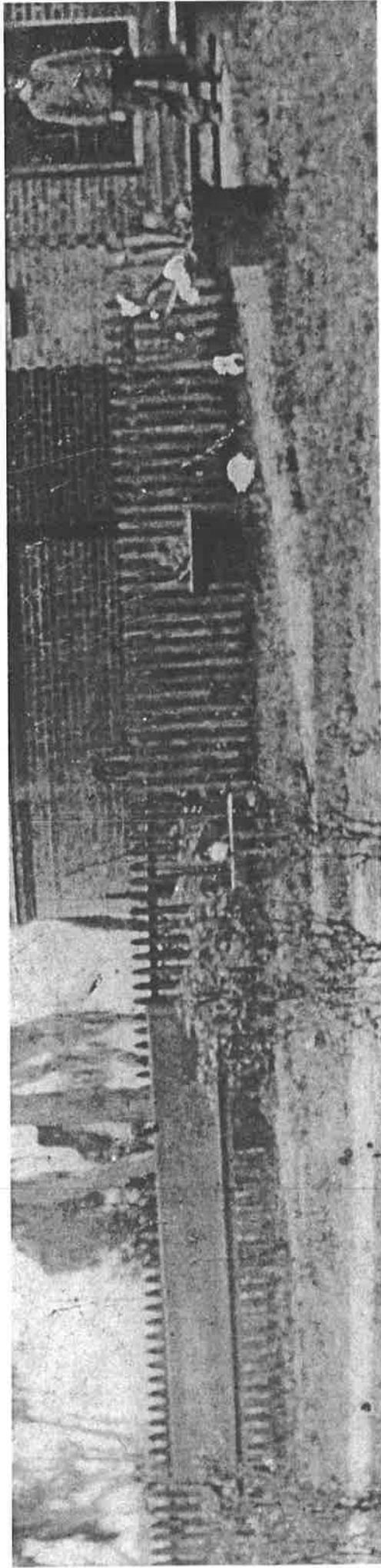
ST. AUGUSTINE CITY WATER WORKS, 1899/ FIGURE 5



WATERWORKS PARK, AERATING BASIN FOUNTAIN/FIGURE 6



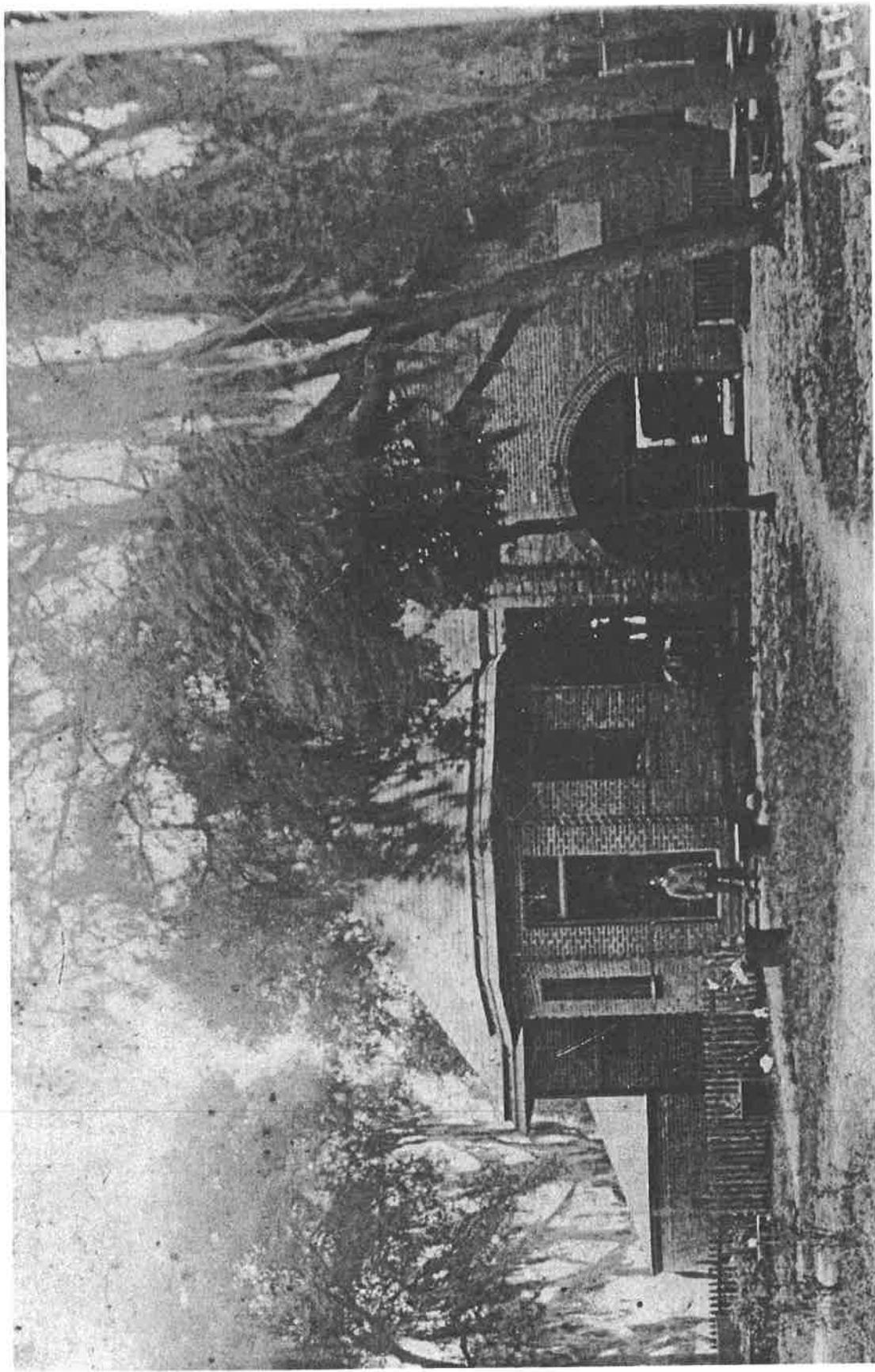
ST. AUGUSTINE WATER WORKS, SITE FEATURES, CA. 1920/FIGURE 7



SITE MAP/FIGURE 12

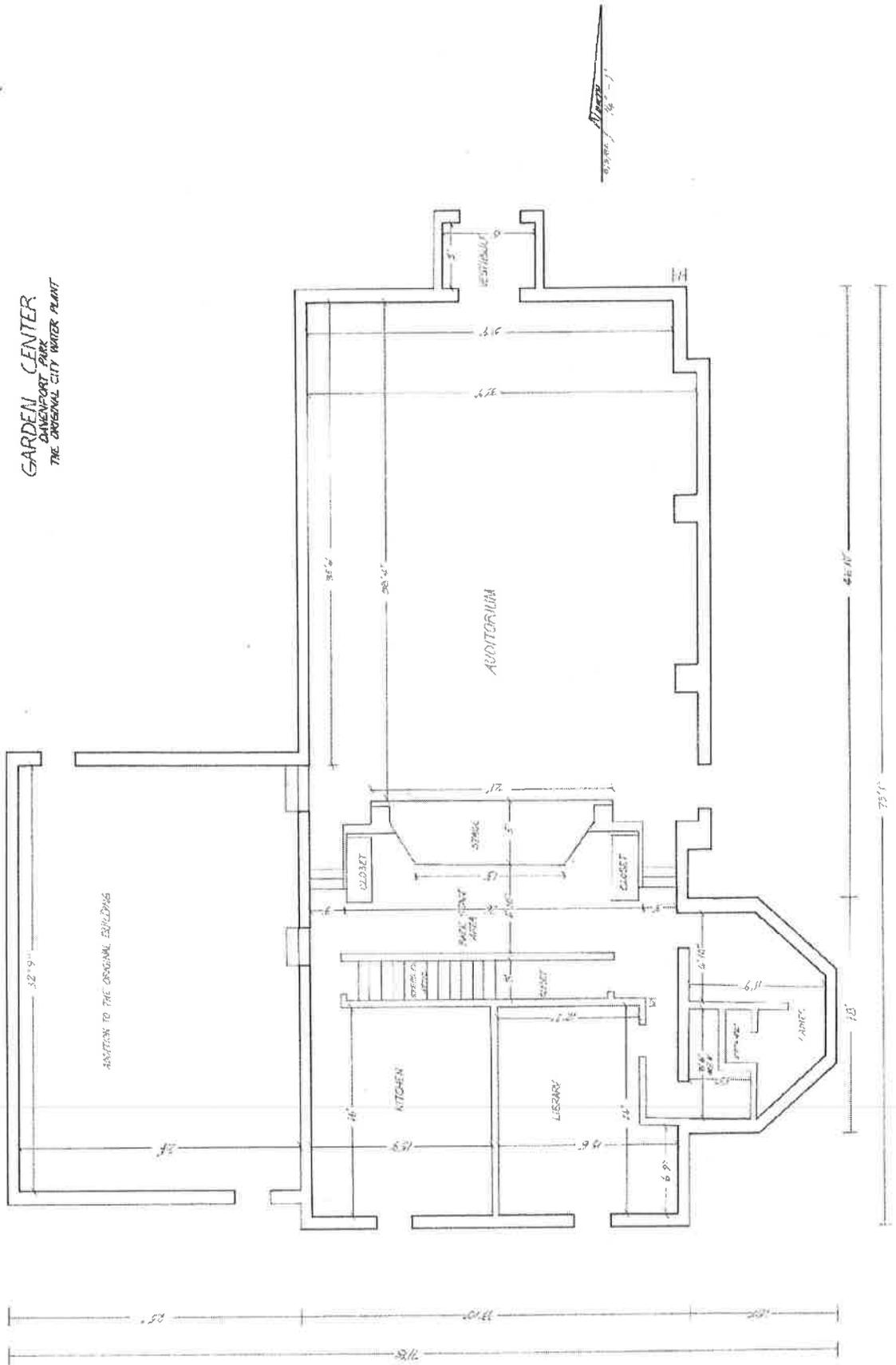


WATERWORKS PARK, PUMPING STATION EARLY TWENTIETH CENTURY/FIGURE 13



# FLOOR PLAN WITH C. 1970 ADDITION/FIGURE 29

GARDEN CENTER  
 DANFORTH PARK  
 THE ORIGINAL CITY WATER PLANT



Z:\w005\Draw\1149\_Clarissa\_aerial\_jan 052813



**City of St. Augustine**  
PLANNING AND BUILDING DEPARTMENT  
P.O. Box 210, St. Augustine, FL 32085 Phone: (904) 825-1065

**Waterworks Site Map**  
184 San Marco Ave

SHEET  
1 of 1

*WORKING DRAFT* This map is for reference only. The data provided are derived from multiple sources with varying levels of accuracy.







**ST. AUGUSTINE WATERWORKS**  
185 San Marco Avenue, St. Augustine  
St. Johns County, Florida

Latitude: 29.909989°  
Longitude: -81.321002°

UTM References

<u>Zone</u>	<u>Easting</u>	<u>Northing</u>
17	469016	3308884



**SAN SEBASTIAN RIVER**

**METAL  
ROOFING**

**METAL  
GUTTER**

**BRICK  
FOOTING**

















NO  
TRESPASSING

















F. W. LLOYD  
SUN LAMP  
WATER  
GLASS





4 5 6 7 8

















