



# Paredes-Dodge House

HISTORIC STRUCTURE REPORT  
2017-2019

ST. AUGUSTINE, FL



Preservation Institute:  
St. Augustine



ST. AUGUSTINE  
PROTECT OUR NATIONAL TREASURE  
UF | UNIVERSITY of FLORIDA

# Paredes-Dodge House

54 St. George Street, St. Augustine, Florida

Field Investigation: 2017-2019  
Publication of Report: Spring 2021

(Cover) East Elevation | November 4, 2017

### **University of Florida Historic St. Augustine (UFHSA)**

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

For more information visit: [www.staugustine.ufl.edu](http://www.staugustine.ufl.edu)

### **Preservation Institute St. Augustine (PISA)**

PISA offers applied research and learning in the documentation and preservation of cultural resources and historic urban environments including laboratory analysis and conservation of architectural materials. The work of PISA helps inform ongoing efforts to preserve America's oldest, continually occupied European settlement.

For more information visit: [www.dcp.ufl.edu/historic-preservation/preservation-institutes/pisa/](http://www.dcp.ufl.edu/historic-preservation/preservation-institutes/pisa/)

### **Historic Structure Reports**

The Parades-Dodge Historic Structure Report is viewed of one of the first in a series of studies that will be undertaken and published by the PISA. As defined by the National Park Service and U.S. Department of the Interior:

A historic structure report provides documentary, graphic, and physical information about a property's history and existing conditions. Broadly recognized as an effective part of preservation planning, a historic structure report also addresses management or owner goals for the use or re-use of the property...The report serves as an important guide for all changes made to a historic property during a project-repair, rehabilitation, or restoration – and can also provide information for maintenance procedures. (*National Park Service Brief 43 – The Preparation and Use of Historic Structure Reports, Introduction*)





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# Executive Summary

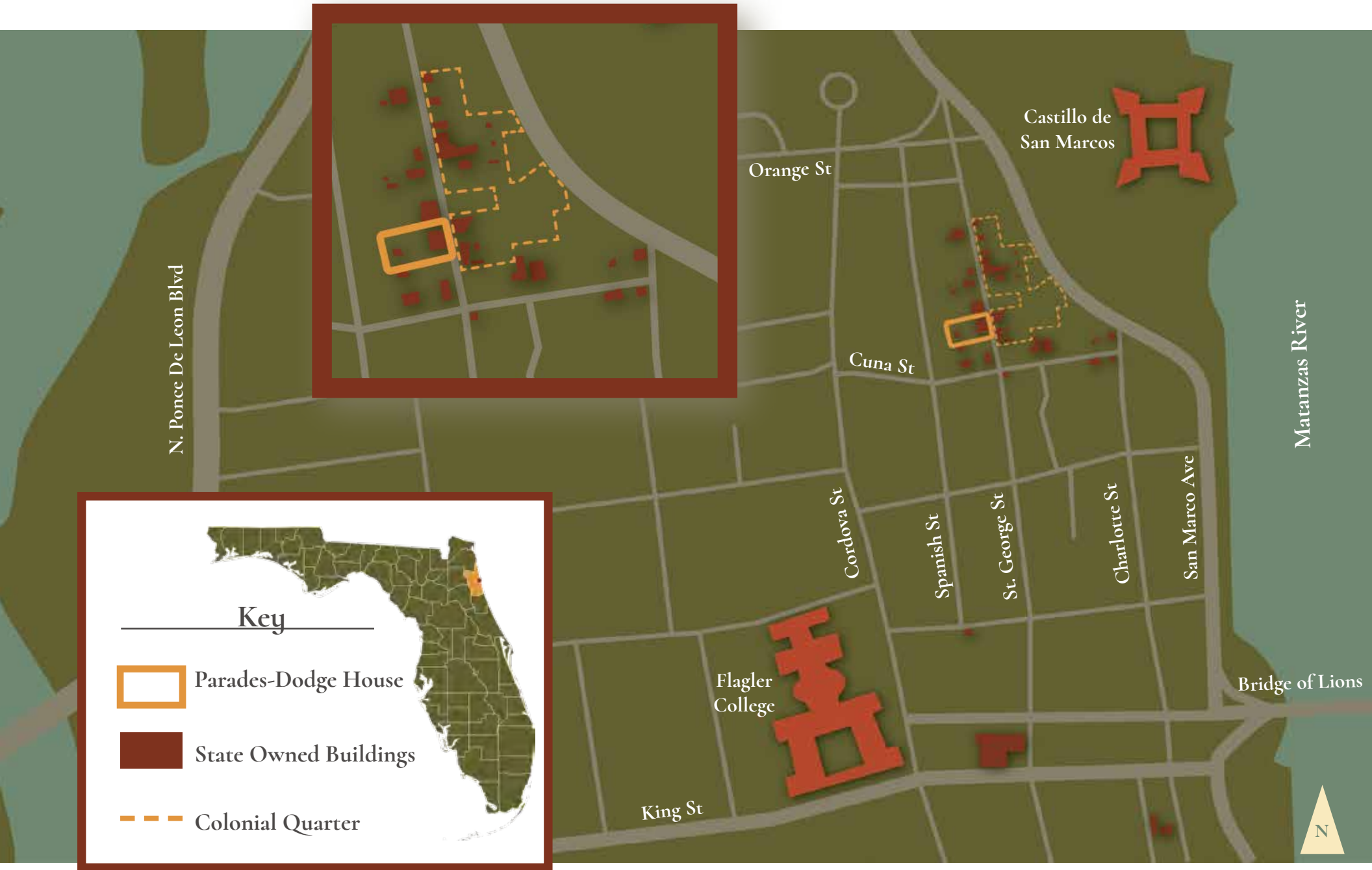
Contributing to the mission of the Preservation Institute St. Augustine (PISA), the University of Florida's Historic Preservation Program (UFHP) studied and documented the Paredes-Dodge House on St. George Street from 2017 to 2019. The survey methods included 3D laser scanning, digital analysis, hand measuring, CAD drawings, photographic survey, archival research, and field condition assessment. In Fall 2017, the graduate students and two instructors of the Built Heritage Documentation (DCP 6714) course visited the site and the research libraries of the Governor's House and St. Augustine Historical Society. The class of five historic preservation students with multidisciplinary backgrounds, such as architecture, landscape, education, and tourism, accomplished draft drawings, initial archival research, the statement of significance, and preliminary condition assessment reports. The interior - packed with merchandise - gave a challenge to the students when undertaking detailed measurements and investigation in the field. At the time, the building was used by the St. Augustine Glass Art Craft Gallery. The team utilized terrestrial laser scanning not only to measure the structure accurately but also to complement the limited access through 3D virtual experience. Photogrammetry, another digital documentation method,

helped record the pavement details of the garden to the west of the building.

In 2018 and 2019, the Paredes-Dodge House underwent significant interior alteration; thus, the Program decided to undertake additional fieldwork to update the documentation from the previous year. In October 2018, the UFHP team visited the site for additional 3D scanning to capture the interior during the construction. At the time, the shelves and panels of the former shop were removed, and it provided an excellent chance to record the bare structure. However, the wooden mantel and cabinets of the historic fireplace had already been demolished after the renovation began. The field team, thus, conducted a thorough photographic survey before any further change. By December 2018, the drawings were updated with the information of features that had been hidden, like the south window. In Fall 2019, the UF preservation crew performed in-depth research on the building evolution history as part of the historic structure report. In October 2019, another site survey through photography recorded the as-built conditions of the new retail shops in the building.

(Opposite) Field Visit of the Documentation Class | October 5, 2017





Site Location Map



# Narrative Description

## 1. Location:

Paredes-Dodge House is at 54 St. George Street in St. Augustine, St. Johns County, Florida. The City of St. Augustine is known for its heritage tourism. The Paredes-Dodge House is located in the St. Augustine Town Plan Historic District, a U.S. National Historic Landmark (NHL) designated in 1970 for the City's Spanish and British Colonial-era heritage from 1565 to 1821 (NPS 1996). The district is bounded by "Orange Street... and the grounds of the Castillo de San Marcos on the north; Cordova Street...on the west; St. Francis Street on the south; and the Matanzas River on the east" (PBD 2011, 19). Within the district, the Paredes-Dodge House lies in the City's Historic Preservation-Three (HP-3) Zone, the northern section of the NHL district, delimited "by the northern boundary of the Castillo de San Marcos and Castillo Drive [on the north]; on the west by Cordova Street; on the south by Hypolita Street and Cuna Street; and on the east by the Matanzas River" (PBD 2011, 24).

One of the predominant land uses in this area is commercial, and the Paredes-Dodge House serves as a retail store. St. George Street, specifically its popular pedestrian-

only section, stretches north-south in the middle of the HP-3 zone, between Spanish and Charlotte Streets. The Paredes-Dodge House sits on the west side of St. George Street, near the intersection of Cuna Street to the south. The House is across from the Colonial Quarter and adjacent to the City Gate and Castillo de San Marcos, among other tourist destinations.

## 2. Site Plan:

The Paredes-Dodge House structure (about 26 feet deep) occupies the east end of the site, which is approximately 33 feet wide on the street side and 104 feet deep toward the west. Like the surrounding context where commercial buildings create a "wall effect" (PBD 2011, 117), the Paredes-Dodge House sets its front (east) facade directly on the street line. The Paredes-Dodge House building shares its northern gable wall with the Rodriguez-Avero-Sanchez House. The southern side, however, keeps a narrow gap (approximately six inches) between the neighboring buildings. The western portion of the site is a landscaped garden enclosed by a five-and-a-half-foot-tall coquina stone wall covered with vines.

### 3. Architectural Characteristics:

The Paredes-Dodge House is a prime example of St. Augustine's Second Spanish Period architecture that combines Spanish tradition with British influence such as "chimneys, glazed windows and dormers, and direct entries" (PBD 2011, 128). The Paredes-Dodge House is a one-and-a-half-story (23 feet tall) coquina structure. The course squared coquina stone walls are stuccoed and painted white outside and partially plastered inside. The side-gabled saltbox roof with split wood shakes has three identical wall dormers with a shed roof on the front (east) eave wall and a larger shed dormer on the west roof slope. The roof pitch is approximately 45 degrees, and the eaves have no to short overhangs. The chimney, built of exposed coursed coquina and a metal cap on top, sits on the north end of the ridge and penetrates through the gable rake of the Rodriguez-Avero-Sanchez House that shares the chimney. The foundation is a tabby concrete slab on grade, and the first floor is two steps up from the street and close to the ground level from the western garden. Two direct-access entrances are on the street facade with no such overhangs as a porch, balcony, or canopy.

### 4. Front (East) Elevation Detail:

The east elevation is almost symmetrical at the upper level with the three identical dormers. In contrast, the lower portion presents the irregularity of the four openings with different designs, sizes, and proportions. The ground level has a

central entrance, its two flanking windows, and a smaller door at the south end. The main entrance has double-leaf, hinged, multi-paneled wooden doors. The side entry has a single-leaf hinged board and batten (shiplap) door.

The ground-level window to the north has paired, double-hung sashes (six-over-six), divided by a wooden post in the middle. Another one between the two entrances is a smaller double-leaf casement window with two-by-five panes of glass on each sash. Both the windows have a grille. The three wall dormers have a double-hung sash (six-over-six) and a plant box at the windowsill. All the window trims are painted what is locally called "Paredes House Gray" (PBD 2011, 167).

The roof eave on the front elevation has a short overhang, projecting about 9 inches, with a simple fascia and closed soffit. It has no gutter, which is "generally not appropriate on pre-1821 buildings" in St. Augustine (PBD 2011, 175). The white stucco wall's lower portion, at about 2 feet, 8 to 10 inches from the street, has a brown zocalo, "a dark horizontal band of paint... to prevent dirt and mud from showing on white or light-colored walls" (PBD 2011, 167).

### 5. Rear (West) Elevation:

The west elevation has a central entrance and two flanking windows with different sizes and designs. Two round coquina columns frame the rear entrance. It has double-leaf, hinged, tongue-and-grooved doors with a screen door made

of plexiglass and a grille. To the north, there is a large fixed picture window, with three-by-three panes of glass. Another fixed window to the south has two glass panes on top and a wood spandrel. Both the windows have a grille. The wall is stucco finished. At the south end, there is a small board-and-batten shed extension, 4 by 5 feet, that used to be an outdoor restroom. On the roof slope, slightly toward the south from the center, a shed dormer has quadruple double-hung sashes (six-over-six). In front of the dormer, a simple square balustrade hides the A/C unit.

## **6. Floor Plan and Interior Features:**

The first floor has four rooms, two by two, that are connected. Each of the two eastern rooms has an entrance and a window. The ground floor can functionally separate the two northern rooms from the other two and have been rented to two retail owners. As another option, a single business can occupy the whole property. The two eastern rooms are original spaces, above which there is a habitable attic space. The other two to the west are a later shed extension, creating the saltbox roof.

Historic ceiling joists are exposed in the two eastern rooms of the first floor, and the western spaces expose the recent replacement of the roof rafters and decking. The building has been stabilized with the short tie rods holding the joists and walls together and longer tie rods crossing the spaces. The only fireplace, made of coquina blocks and bricks, is on the north wall of the northeast room, and the second floor chimney is plastered.

Although most of the interior wall surfaces are plastered, the southern wall and fireplace in the northeast room have partially exposed coquina. The northwest room has a door to the garden and an L-shaped staircase at the north end, leading to the upstairs.

The upstairs has a larger space to the north and two smaller rooms in the southern section. The larger room is often used as storage, and the southwest room provides a private restroom. The ceiling exposes the wood trusses whose rafters and rafter ties are put together with the simple lap joints and a single wooden peg per joint. Some of the trusses have been reinforced with modern framing, comprised of two wood rafters and a collar tie, that is put against the historic ones above the rather ties. The southeast rooms on both floors have a double-hung window (six-over-six) on the south that does not function as blocked by the neighboring building.

## **References:**

National Park Service (NPS). 1996. "24 - St. Augustine Town Plan Historic District." *Touring the Historic Georgia-Florida Coast*. Last modified July 29. <https://www.nps.gov/nr/travel/geo-flor/24.htm>

Planning and Building Department (PBD). 2011. *Architectural Guidelines for Historic Preservation*, 4th edition. City of St. Augustine, Florida.



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## Photographic Survey

Student Surveyor | October 30, 2019

# East Elevation







B



C



D



E

A. October 17, 2018 | B. November 2, 2017 | C. August 14, 2017 | D. August 14, 2017 | E. November 2, 2017



# West Elevation



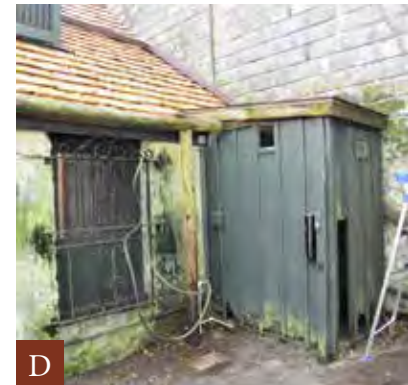




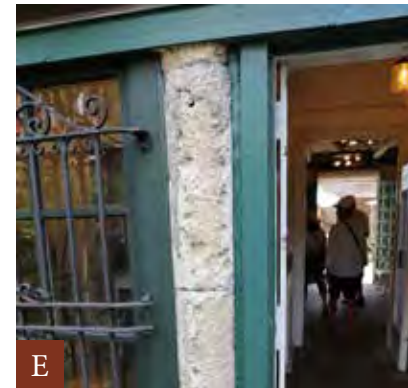
B



C



D



E

A. October 17, 2018 | B. October 30, 2019 | C. August 14, 2017 | D. October 17, 2018 | E. October 30, 2019



# Garden & Outbuilding







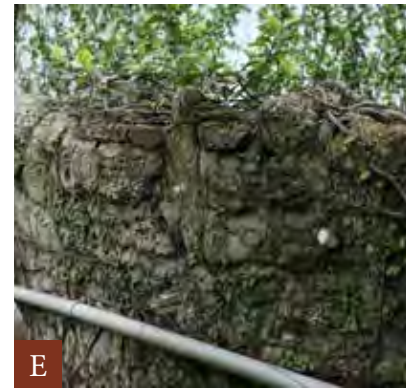
B



C



D



E

A. October 30, 2019 | B. June 16, 2017 | C. October 30, 2019 | D. October 30, 2019 | E. June 16, 2017



# First Floor North East



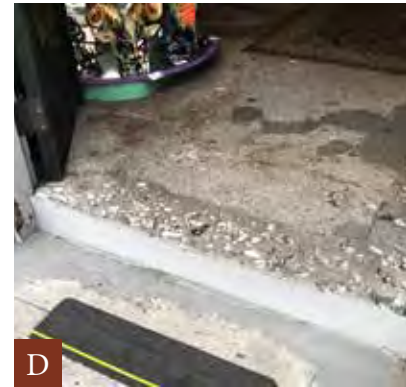




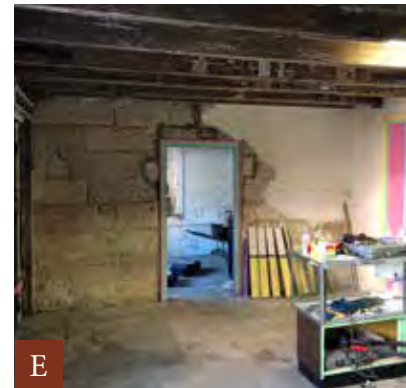
B



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D



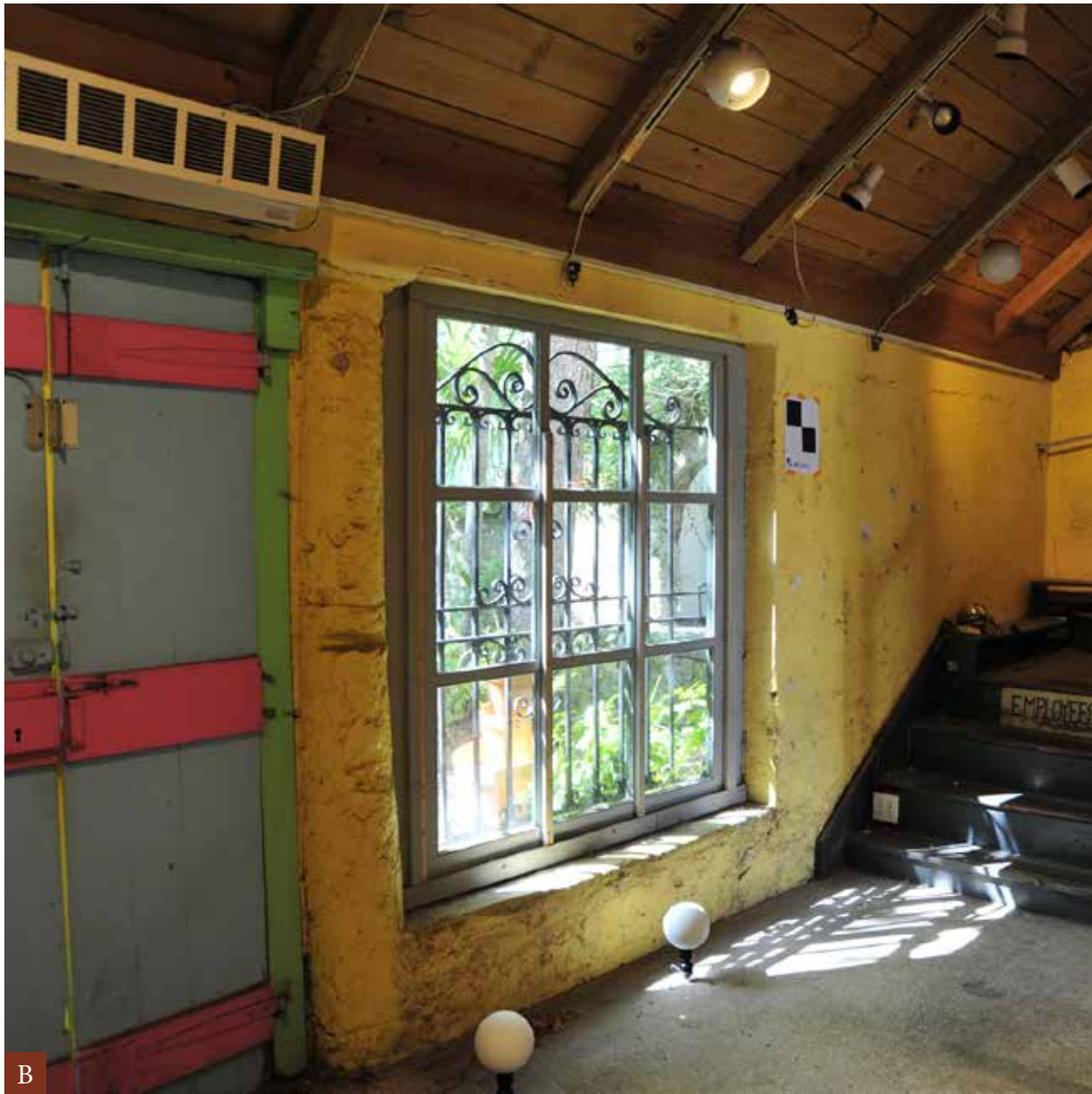
E

A. October 17, 2018 | B. October 17, 2018 | C. October 17, 2018 | D. November 2, 2017 | E. October 17, 2018



# First Floor North West





B



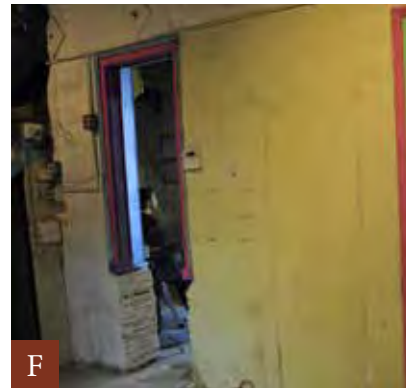
C



D



E



F

A-F. October 17, 2018



# First Floor South East







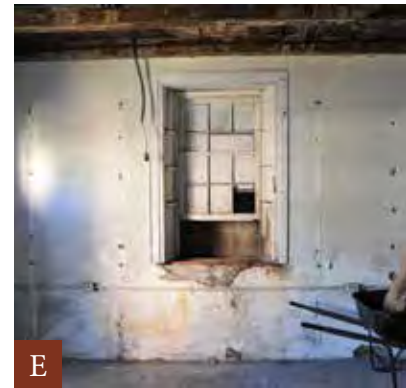
B



C



D



E

A. October 17, 2018 | B. October 17, 2018 | C. October 30, 2019 | D. October 17, 2018 | E. October 17, 2018

# First Floor South West







A. October 30, 2019 | B. October 17, 2018 | C. October 17, 2018 | D. October 17, 2018



# Second Floor



A



B

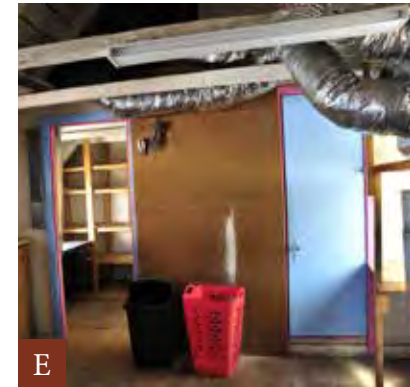




C



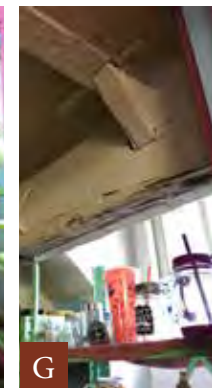
D



E



F



G

A-F. October 17, 2018 | G. November 2, 2017



# Second Floor



A





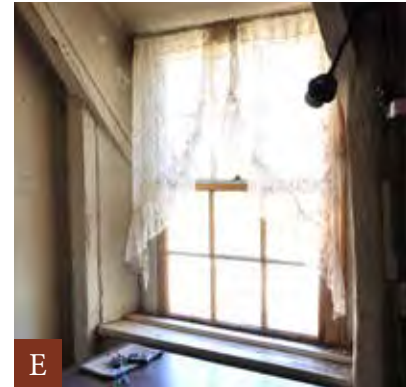
B



C



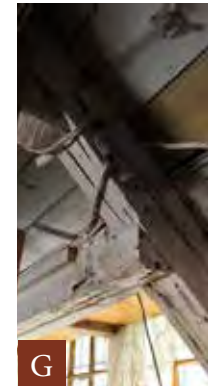
D



E



F

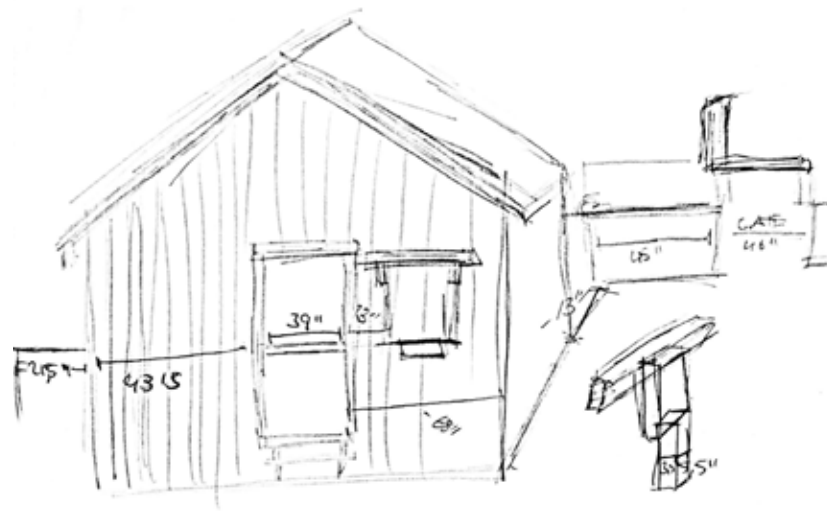


G

A-G. October 17, 2018



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12' x 19'

## Measured Drawings

Parades-Dodge Outbuilding, Sketch by Nihal Elvanoglu | Fall 2017





SITE PLAN

0 12 5 10 20 40

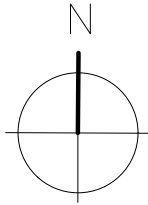
Delineator: Nihal Elvanoglu, Fall 2017

RODRIGUEZ-AVERO-SANCHEZ HOUSE

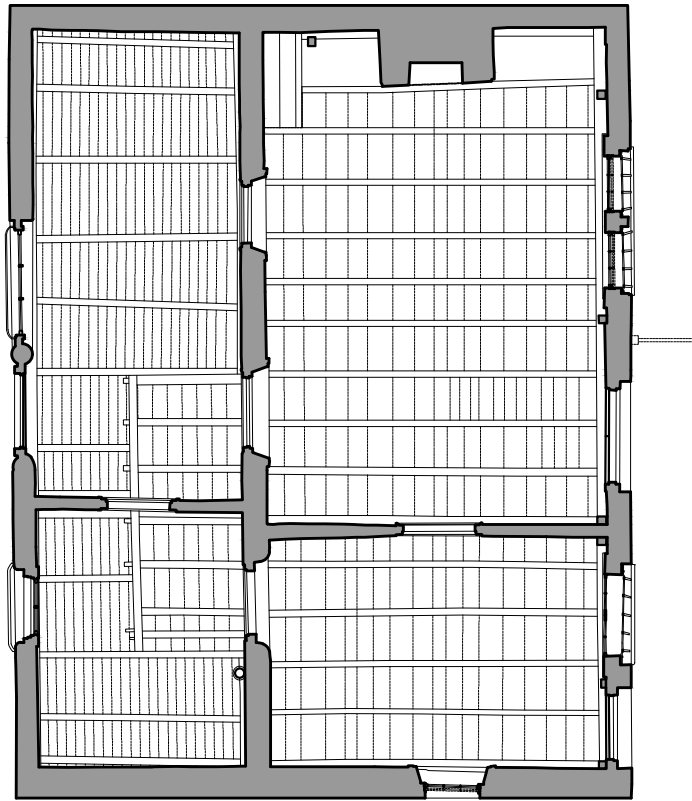
PAREDES-DODGE HOUSE

ST. GEORGE STREET

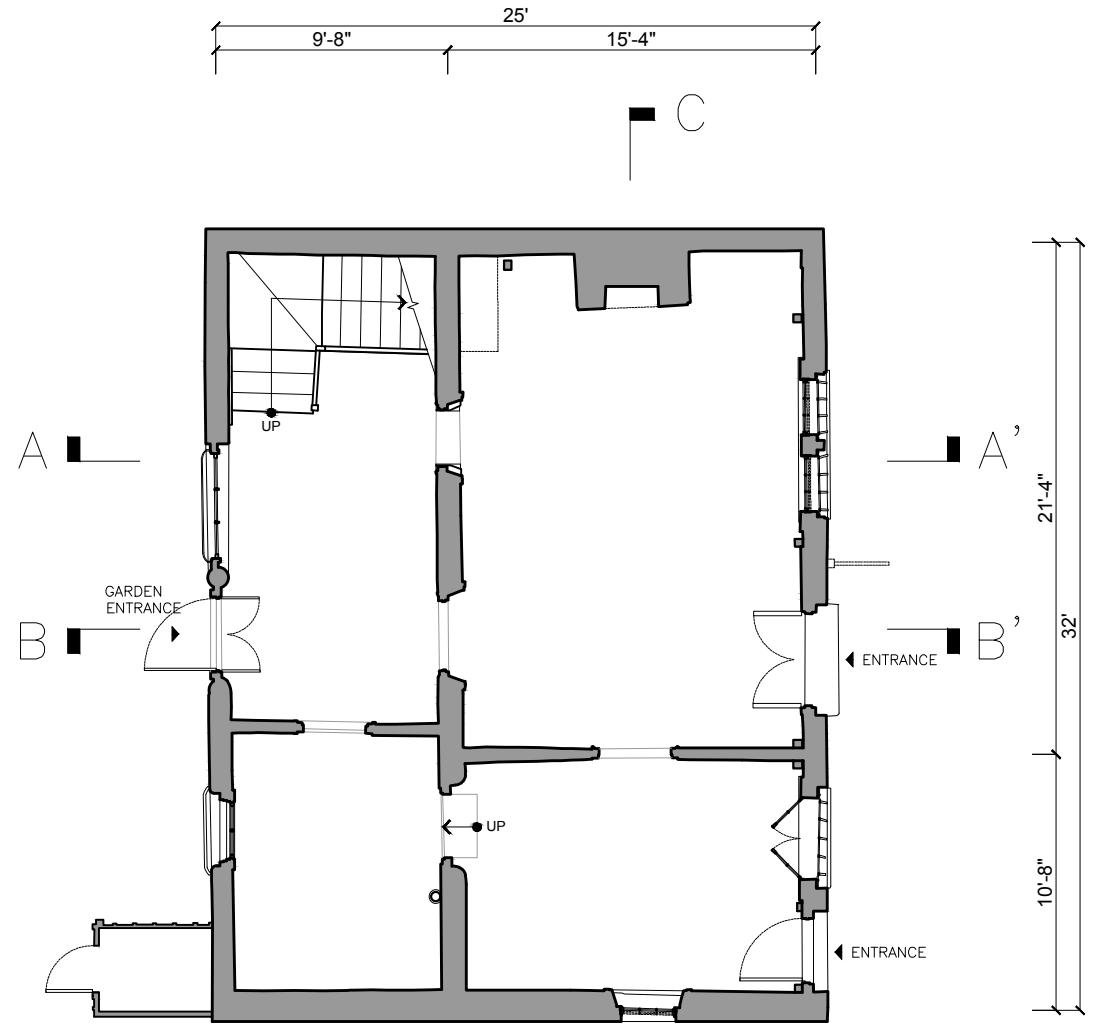
80 FEET





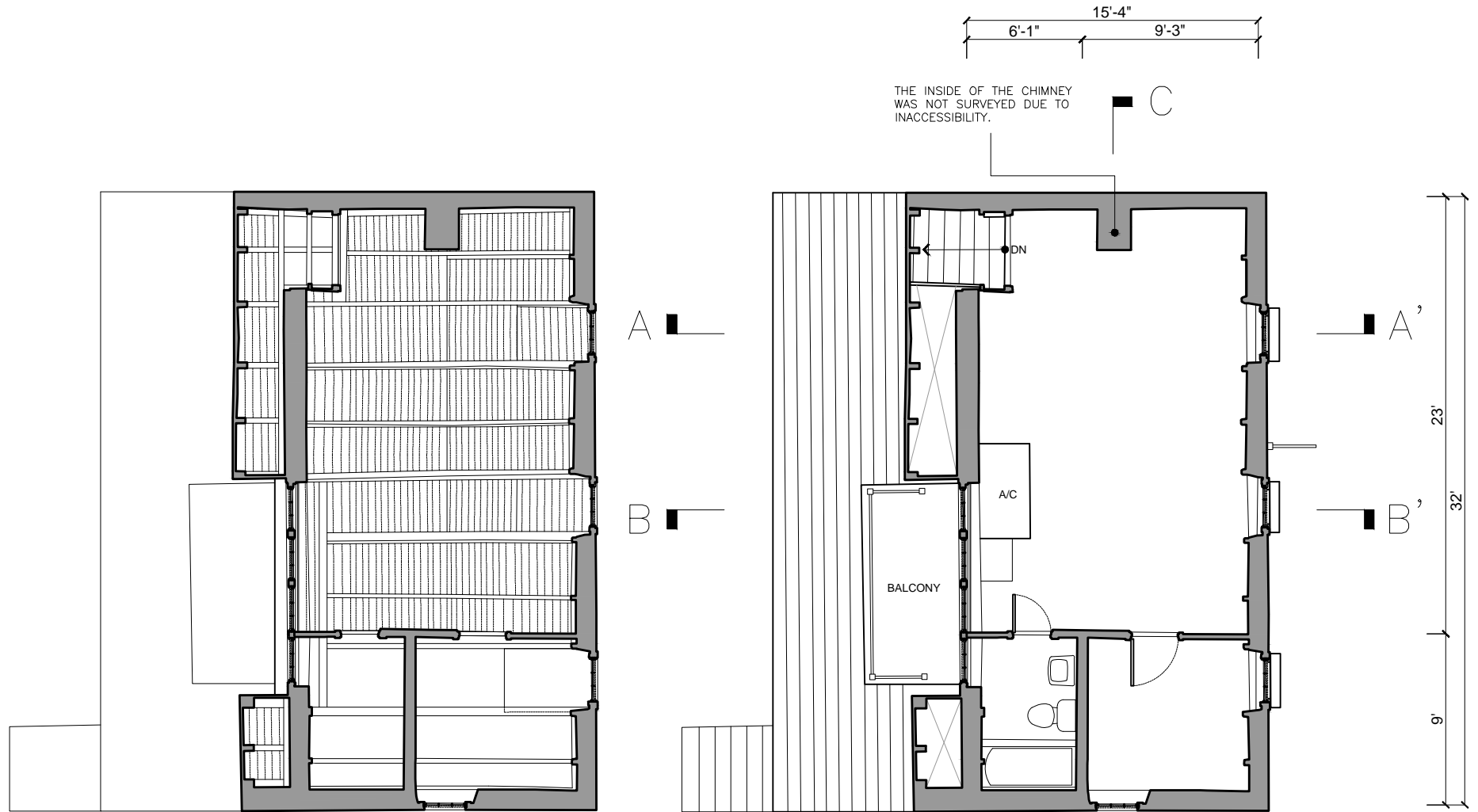


FIRST FLOOR REFLECTED CEILING PLAN



FIRST FLOOR PLAN

Delineator: Kathleen McDonald, Fall 2017



SECOND FLOOR REFLECTED CEILING PLAN

SECOND FLOOR PLAN

Delineator: Kathleen McDonald, Fall 2017

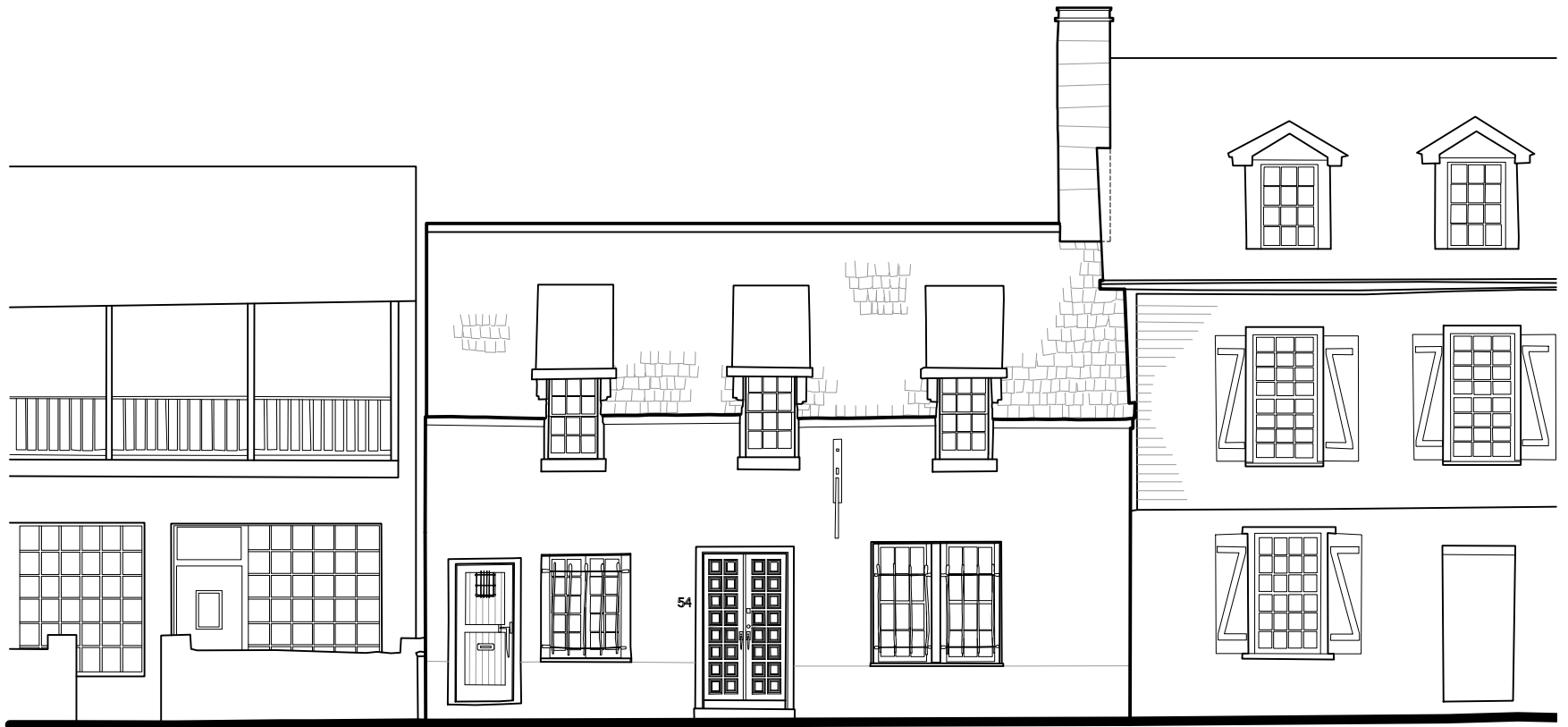


32'-4"  
CHIMNEY

22'-3"  
ROOF

9'-0"  
SECOND FLOOR

0'-0"  
FIRST FLOOR



EAST ELEVATION



Delineator: Michael Murphy, Fall 2017

32'-4"

CHIMNEY

22'-3"

ROOF

9'-0"

SECOND FLOOR

0'-0"

FIRST FLOOR



WEST ELEVATION

0 12 5 10 20 30 FEET



32'-4"  
CHIMNEY

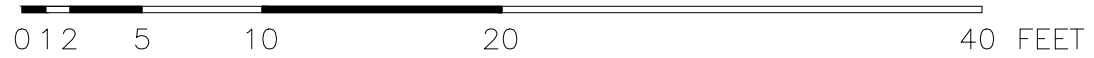
22'-3"  
ROOF

9'-0"  
SECOND FLOOR

0'-0"  
FIRST FLOOR



SECTION A-A' (2017)



Delineator: Mayrelis Perez-Hernandez, Fall 2017

32'-4"  
CHIMNEY

22'-3"  
ROOF

9'-0"  
SECOND FLOOR

0'-0"  
FIRST FLOOR



SECTION A-A' (2018)

0 12 5 10 20 40 FEET

Delineator: Mayrelis Perez-Hernandez, Fall 2018





Delineator: Mayrelis Perez-Hernandez, Fall 2017

32'-4"  
CHIMNEY

22'-3"  
ROOF

9'-0"  
SECOND FLOOR

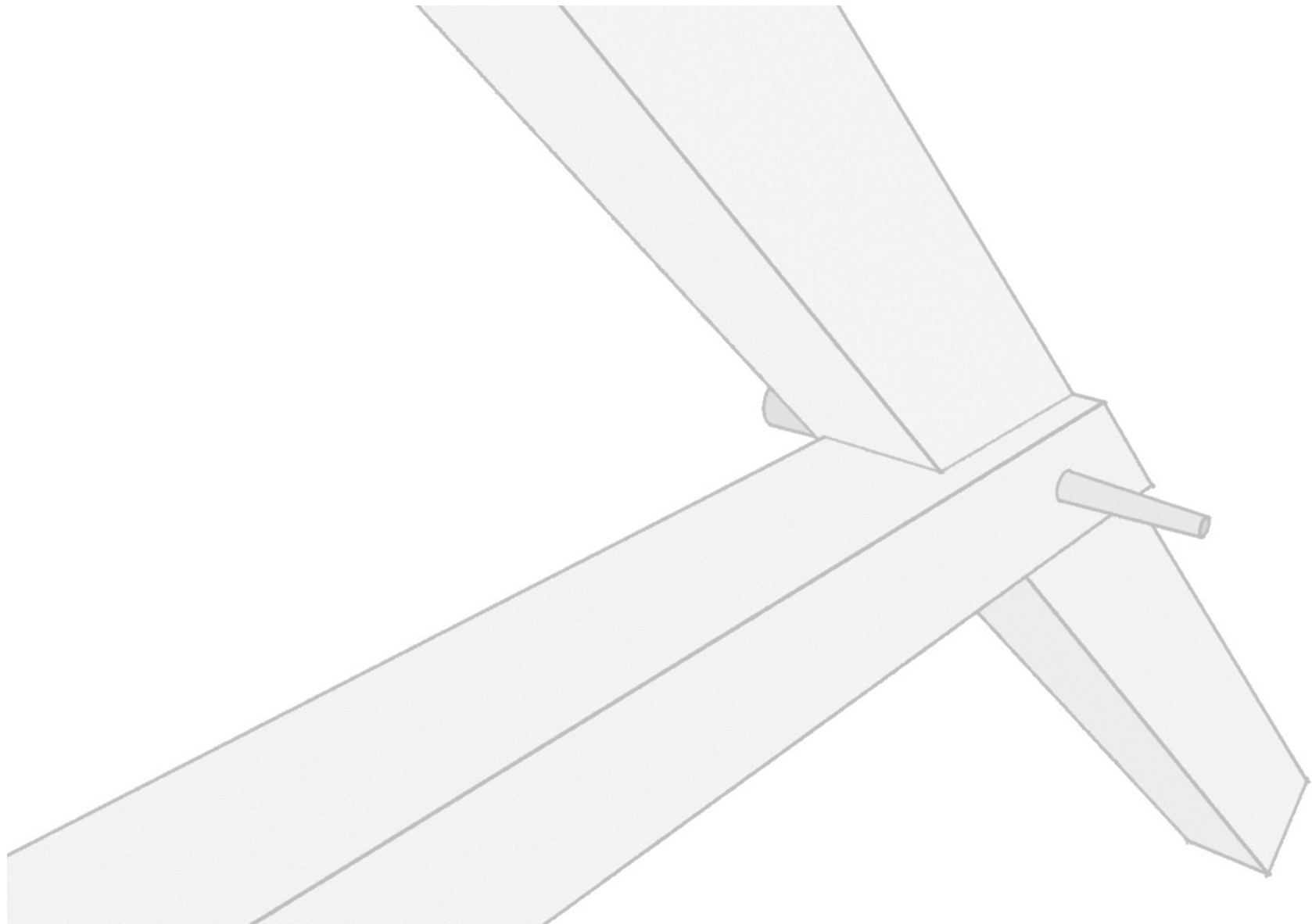
0'-0"  
FIRST FLOOR



THE INSIDE OF THE CHIMNEY  
WAS NOT SURVEYED DUE TO  
INACCESSIBILITY.

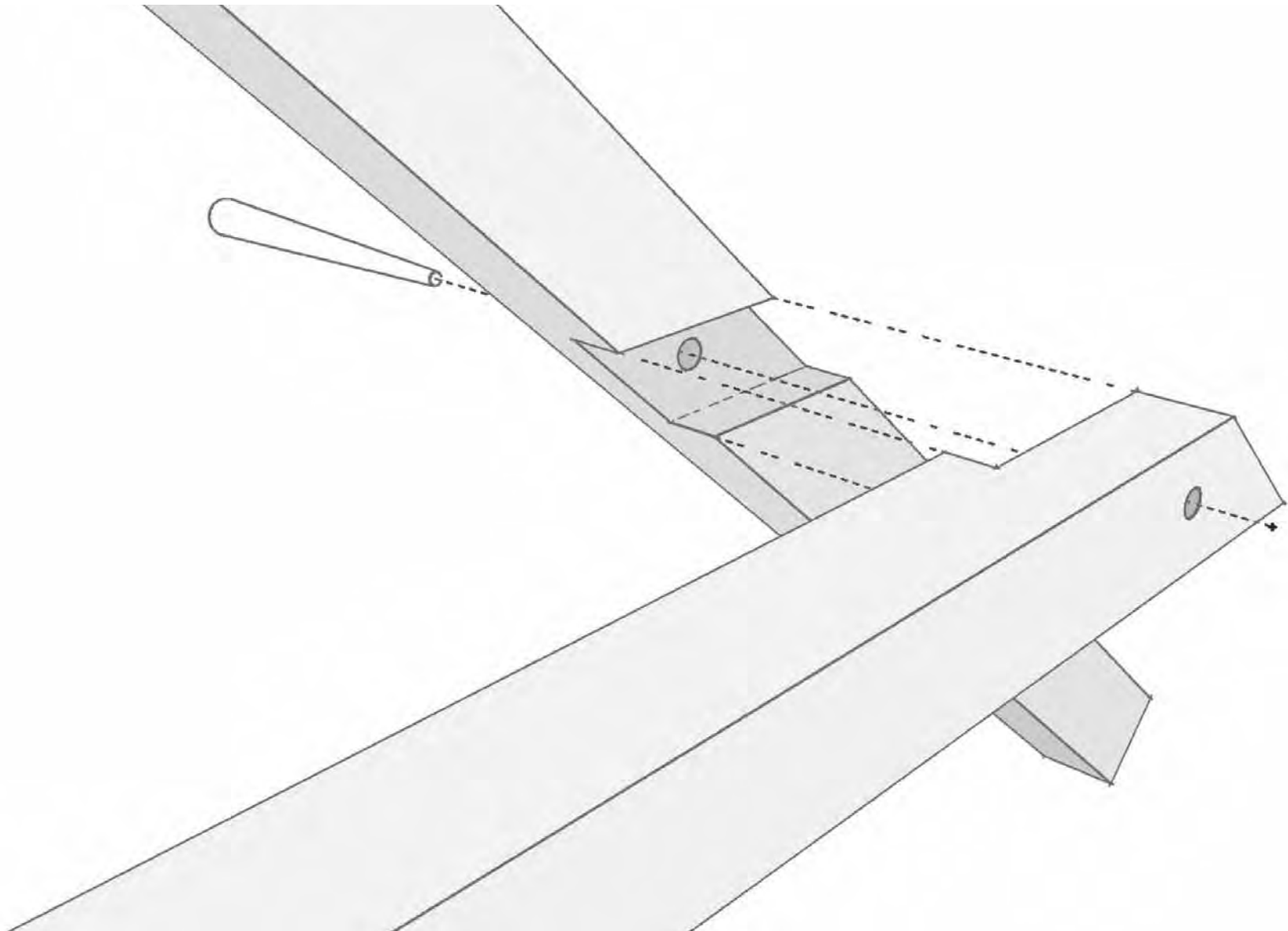
SECTION C-C'

0 12 5 10 20 30 FEET



Assembled and Disassembled Parades-Dodge House Truss Joint (Cross Lap): Rafter, Rafter Tie, and Wood Peg  
3D Model by Shristi Tamrakar, March 2020





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## 3D Laser Scan Orthographic Images

Scanning in the Field | August 14, 2017



# Laser Scan Orthographic Images





EAST ELEVATION (2017)



# Laser Scan Orthographic Images



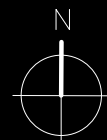
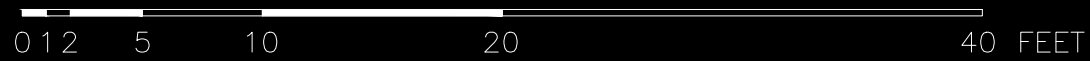
WEST ELEVATION (2017)

0 12 5 10 20 30 FEET

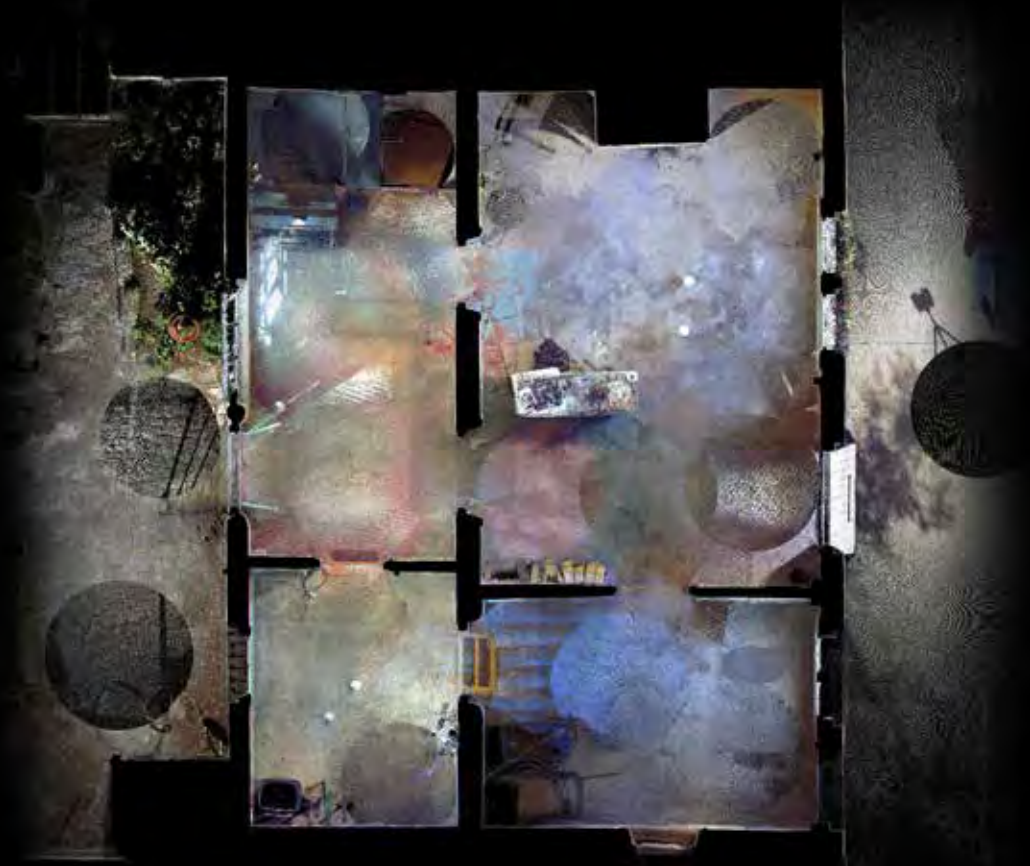




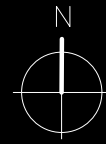
PAVEMENT PLAN (2017)



# Laser Scan Orthographic Images

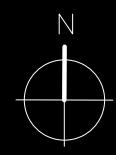


FIRST FLOOR PLAN (2018)





SECOND FLOOR PLAN (2018)







SECTION A-A' (2018)







AERIAL VIEW (2017)







# Statement of Significance

The Paredes-Dodge House, constructed between 1803 and 1813 on the present site, is an important cultural resource due to its architectural significance (National Register Criterion C) and strong association with the City of St. Augustine's development of a heritage tourism industry (Criterion A). Representing the Second Spanish Period (1784-1821) Style, the Paredes-Dodge House is one of the few surviving colonial structures in St. Augustine (*FMSF* 1979). Sitting at the street line of St. George Street's northern section, which is one of the most visited places in the City, the Paredes-Dodge House has retained an overall high level of integrity and stands as a continuous visual connection to the colonial past of St. Augustine. At the same time, altered from a residence to a retail store in the late nineteenth century, the Paredes-Dodge House reflects the City of St. Augustine's transition from a Spanish outpost to a tourist destination through commercialization. In the City's historic urban landscape largely comprised of the restorations and reconstructions of the colonial heritage, the Paredes-Dodge House provides an invaluable reference as one of the few original remaining constructions. The Paredes-Dodge

House should be recognized for its significance in connection to the City's growth in tourism as well as its architectural value as a structure dating to the Second Spanish Period.

The Paredes-Dodge House represents some of the character-defining features of the Second Spanish Period architecture of St. Augustine. The building's main facade sits directly on the street. This is a characteristic of Spanish colonial structures (PBD 2011), which helped in times of defense against hostile forces and native inhabitants. The Paredes-Dodge House is constructed of coquina limestone, a local material that has come to define the ancient City's early built environment, which was quarried from the Island of Anastasia across the Matanzas River and associated with the Spanish founders of the City.

To understand the Paredes-Dodge House's significance as a contributor to the City's tourism appeal, it is essential to understand the current setting. Tourists visiting the historic district often start their journey from the Castillo de San Marcos and enter the commercial area at the Old City Gates that mark the northern edge of St. George Street. From this point, visitors walk south past various shops, restaurants, businesses,

(Opposite) St. George Street, looking south, with Paredes-Dodge House (white) on the right. August 14, 2017

and attractions housed in structures that generally resemble the architectural style of Spanish colonial times. After walking a few minutes (or roughly 650 feet) south of the City Gates, tourists will arrive at the Paredes-Dodge House, situated to the right on the west side of St. George Street. The first-floor windows display merchandise in an attempt to attract the tourists and invite visitors inside to browse and purchase the various items for sale. Inside the store, patrons can walk through the rooms and out to the backyard; the upstairs section is restricted to employees. Upon exiting the shop, visitors can continue south along the street for a few more blocks.

The variety of historic structures along St. George Street contribute to the unique cultural streetscape that allows visitors to visualize the area as it might have looked centuries earlier. The Paredes-Dodge House is a key component of the streetscape since it is one of the structures that date to the Second Spanish Period, whereas many of the other structures have been reconstructed to make them fit in with the historical aesthetic of the street.

Until the late nineteenth Century, St. Augustine was a small town in the underdeveloped region of Florida that had experienced major cultural shifts with the multiple different time periods when the region passed ownership between Spain, England, and the United States. However, when visiting the City in the 1880s, Henry Flagler imposed his vision and began working to transform the small town into a winter resort for the northern elites to visit. With upgrades to lodging, transportation, and

public works, the City became a tourist attraction known for its warm weather and quaint Spanish colonial structures (“Henry Flagler’s Influence” 2016).

During the Flagler era of the late nineteenth and early twentieth century, St. Augustine began to evolve into a tourist mecca, and the built environment began to evolve in response, including the Paredes-Dodge House. The building’s use transitioned from a private residence to a commercial one, and this change was reflected in its facade. A new doorway was added on the south portion of the east elevation by the 1890s to maximize the commercial use (*FMSF* 1979), and possibly, the north window also got widened to make it a display window.

From the start of the twentieth century, when the structure was purchased by jeweler James Philander Dodge (Wolfe, n.d.), the building was used as a curiosity shop. Dodge took advantage of the shop’s proximity to the tourist thoroughfare and claimed the structure was “The Oldest House in America, 1565” (*FMSF* 1979). Dodge’s claim is a representation of the strong link between this historic structure and the City’s heritage tourism industry. As evidence of the shop’s draw for tourists along St. George Street, the Paredes-Dodge House was even used for a 1914 silent film (Drew) as the location of a scene depicting a curiosity shop.

The Paredes-Dodge house serves not only as an example of Spanish colonial architecture in St. Augustine but also how such structures were modified as the City was adapted to the flourishing tourist industry in the late nineteenth century.

## References

Drew, Sidney, dir. 1914. *A Florida Enchantment*. Silent film. United States: Vitagraph Studios.

*Florida Master Site File (FMSF) Historic St. Augustine Preservation Board Historic Properties Inventory Form – Paredes-Dodge House*. 1979. From University of Florida Digital Collections <https://ufdc.ufl.edu/UF00094126/00048> (Accessed August 31, 2017).

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# Paredes-Dodge House Evolution Timeline

1. Between 1803 and 1813 (Second Spanish Period), constructed as Juan Paredes' residence

- Two-room house with a side-gabled roof
- One and a half story
- Central door and two windows

2. In the late Territorial or early Statehood Period (1833-1860), expanded on the west

- Four rooms on the ground floor
- Saltbox structure

3. In the 1890s (Flagler Era), turned into a retail store with façade alteration

- Second doorway addition to the southeast corner
- Central entrance enlargement
- Fixed windows installation, both north and south

4. In 1900, purchased by James P. Dodge who established Old Curiosity Shop

5. In the 1920s and 30s, altered façade along with St. George Street's urban-scape change

- Double-hung sash replacement, north
- Casement window, south
- Window grilles addition
- Door replacement
- Metal sheet roof replacement

6. In 1948, rehabilitated and stabilized by St. Augustine Historical Society

- West dormer construction
- Interior repair
- Asbestos shingle roof replacement
- Garden wall construction
- Structural reinforcement

7. In 1988, repair

- Repair of windows, floor, and ceiling
- Zocalo addition
- Wood shake roof replacement

8. In 2018, interior renovation

- Historic fireplace and cabinets demolition
- Interior finish change
- Roof insulation installation

# Building Evolution

The Paredes-Dodge House was constructed during the Second Spanish Period (1784-1821) out of coquina limestone blocks between 1803 and 1813 by Juan Paredes, a mariner from Mallorca, Spain (*FMSF* 1979). The widow of Don Sanchez (who served as Chief Caulker of the Royal Works), Marie del Carmen Constaneda, sold the parcel to Paredes and bestowed



Figure 1. East (front) elevation of the Paredes-Dodge House and Rodriguez-Avero-Sanchez House to the north (right). Photo by Marla Holden, 2018.

wall sharing rights allowing him to construct against her building, the Rodriguez-Avero-Sanchez House, located to the north (Figure 1) (*FMSF* 1979). This allowed him to connect his fireplace into the existing flue of her house (*FMSF* 1979).

Originally, the Paredes-Dodge House was a two-room house and topped by a side-gabled roof (*FMSF* 1979). It was built directly onto the street as most Spanish Colonial houses were at the time with the two principal rooms toward the street. A study suggests that the front facade of the house was built up from a wall that had extended along St. George Street from the Rodriguez-Avero-Sanchez House (*FMSF* 1979). At this time, the facade likely had one entrance and two flanking windows, one window for each of the rooms. It is unknown when the three east dormers were constructed, but they are some of the early features. [1] Both the exterior and interior were probably finished with lime-based plaster to waterproof the porous coquina and mortar joints and to create a smooth and maintainable surface (Manucy 1992, 70).

In the late Territorial or early Statehood Period (1833-1860), two spaces were added onto the west elevation bringing the total of four rooms on the ground floor (Figure 2) (*FMSF* 1979).

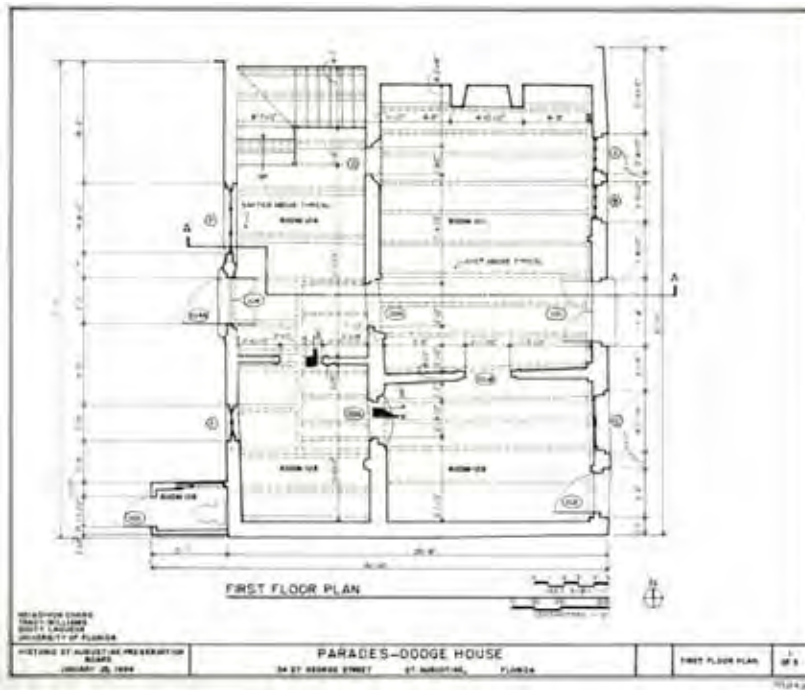


Figure 2. University of Florida. "Parades-Dodge House - First Floor Plan." Drawing. Historic St. Augustine Preservation Board, January 25, 1994. From University of Florida Digital Collections, *Parades-Dodge House*. <https://ufdc.ufl.edu/AA00011935/00018/allvolumes> (Accessed August 31, 2017).

The shed roof of this new addition extends from the eave, forming the structure into the present saltbox style. The northwest room with the staircase leading to the upstairs might have been an open loggia at this time but soon after was enclosed. A couple of cylindrical coquina columns have remained framing the rear entrance (Figure 3). The round piers might be from this time and a rare, if not only, example of such structures used for a residence in St. Augustine. The northern doorway between the northeast

and northwest room used to be a window, but its sill and under wall were removed (Figure 4) between 1994 and 2017. [2] It provides additional evidence that the west section is a later addition.

In the late nineteenth century, the Paredes-Dodge House evolved to a retail store, and its facade was altered accordingly. By the Flagler Era, with the increasing popularity of St. Augustine as a tourist destination, many of the residences that lined north St. George Street were altered to accommodate businesses that catered to the growing tourist industry. Tourists were able to venture into the city with ease of access, thanks to Henry Flagler's



Figure 3. Cylindrical coquina columns. Photo by Marla Holden, 2018.





Figure 4. Converted window.  
Photo by Marla Holden, 2018.

East Coast Railway, which provided transportation from New York. In the 1890s, the Paredes-Dodge House added a new doorway to the southeast corner (*FMSF* 1979). The second door was perhaps intended to provide the property with the options of renting to either one business that could afford the entire building or two tenants who sought smaller space. The central entrance was also possibly widened around this time, along with the northeast ground-floor window. The two doorways and

six-pane fixed windows might allow more customers to enter and view merchandise inside (Figure 5). In 1900, James P. Dodge purchased the property and established the Dodge's Old Curiosity Shop ("III – History," n.d.). Interestingly, in 1914, the shop was featured in the silent movie, *A Florida Enchantment*, where the protagonist Lillian Travers buys a magical seed (Figure 6).

After Dodge's death in the late 1920s (*FMSF* 1979), the St. Augustine Historical Society and Institute of Science purchased the property in 1934 ("III – History," n.d.). Around this time, the facade underwent some changes, and the record (*FMSF* 1979)

states that the building was vacant for the few years of transition of ownership. Between 1926 and 1936 (Figure 7 & 8), paired double-hung sashes divided by a mullion in the middle replaced the former fixed window to the north; so did a casement window to the south. Presumably, it might be during this time when both the windows added a grille, and the entrances got new doors, even though the roof had replaced the wood shingles with metal sheets before 1926. In addition to these hardware changes, the facade renovation removed some wood frames of the openings and partially peeled the stucco finish to expose the coquina texture



Figure 5. "Old Curiosity Shop, St. Augustine, Fla." Photo. Detroit Publishing Co., c.1905. From Library of Congress, *Photo, Print, Drawing*. <https://www.loc.gov/item/2016804748/> (Accessed October 10, 2019).



Figure 6. Sidney Drew, dir. *A Florida Enchantment*. Film. Vitagraph Studios, 1914. Screenshot from YouTube. <https://www.youtube.com/watch?v=oU7YkH8TPJs> (Accessed October 10, 2019).

(Figure 8), which was a popular way of mimicking an old city appearance in St. Augustine. In the 1920s, St. George Street, which had been for pedestrians and carriages, became automobile-oriented, and the streetscape also changed. The exterior change of the Paredes-Dodge House might align with that of other adjacent properties, like Arrivas House, at the time. However, the careless alterations ruined the built heritage of the city. It might be why the St. Augustine Historical Society and Institute of Science purchased the Paredes-Dodge House to protect from the uncontrolled development.

In 1948, the St. Augustine Historical Society and Institute of Science undertook rehabilitation and stabilization (“III – History,” n.d.). While the commercial use of the ground floor had been continuing, the interior renovation turned the upstairs into a residential space that included a bedroom, kitchen, and bathroom (Figure 9). A dormer with four double-hung windows was installed on the west elevation to the south. The new dormer had a front deck incised in the west shed extension, but its location slightly below the windowsill, above the floor level, indicates that it was not intended to be an accessible terrace (Figure 10). Thus, no handrail was planned initially. Other rehabilitation measures included interior re-plastering, stair reconstruction, east dormer windows replacement, and upstairs floor leveling (“III – History,” n.d.). The former sheet roofing was



Figure 7. “St. George St. in Old St. Augustine.” Stereograph. Keystone View Co., c. August 16, 1926. From Library of Congress, *Photo, Print, Drawing*. <https://www.loc.gov/item/2018648346/> (Accessed October 10, 2019).



Figure 8. Frances Benjamin Johnston, photographer. "Old Curiosity Shop." Carnegie Survey of the Architecture of the South, 1936 or 1937. From Library of Congress, *Photo, Print, Drawing*. <https://www.loc.gov/item/2017886066/> (Accessed October 10, 2019).

replaced with asbestos shingles ("III – History," n.d.). New coquina walls along the property boundary enclosed the garden to the west.

The St. Augustine Historical Society also performed structural stabilization in 1948, and the results have remained until today. An I-beam was added to the right side of the central entrance, which thus became narrower. A long steel plate (32' by 1') was inserted along the east wall (Figure 11) and anchored to the ceiling joists with tie rods to reinforce the structure (Figure

12) ("III – History," n.d.). These were then covered with coquina blocks and stucco finish (Figure 13). The T-shaped stucco, sealing the horizontal and vertical reinforcements, appeared for a while until the façade got refinished. The exposure of the coquina around the openings, however, remained even after the repair.

In 1988, another major repair was undertaken, which included the replacement of rotted windowsills and sashes and the repair of the tabby floor and roof rafters (*Paredes/Dodge Restoration* 1988). Also, the fireplace was blocked as a precaution



Figure 9. Harris J. Carver, photographer. "54 St. George Street - Paredes/Dodge House - Curiosity Shop." Photo. 1960. Photocopy from St. Augustine Historical Society Research Library. (Online access: <https://sahs.pastperfectonline.com/photo/F154E23F-1632-42C9-A266-284689513657>).



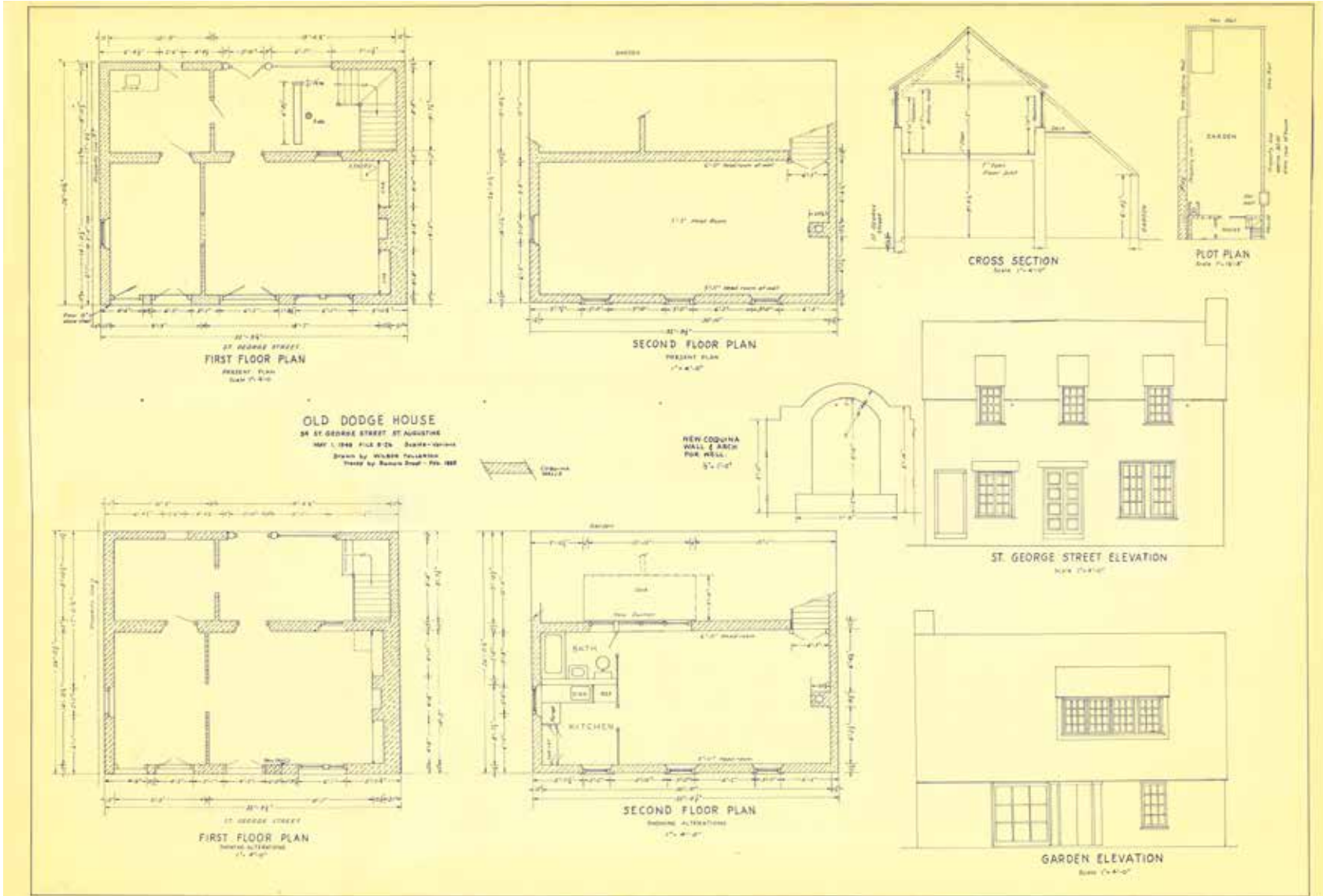


Figure 10. Wilbor Tollerton, architect. "Old Dodge House." Rehabilitation plan, May 1, 1948. Tracing by Romola Drost, February 1955. Scanned copy from the Governor's House, St. Augustine, FL.



Figure 11. Façade during stabilization process. Photo. c. 1948. From University of Florida Digital Collections, *Paredes-Dodge House – 21 Black & White Print Copies*. <https://ufdc.ufl.edu/AA00011620/00026/8x> (accessed October 10, 2019).

to ward off any potential fire from destroying the structure (Scott 1988). A historical paint scheme was added to the house with the present zocalo even though there was no evidence that the house originally had one (Scott 1989). Even though the iron grilles that cover the windows at the ground level have no historical precedent, the decision was made to keep them on the facade. The hand-split wood shakes and copper flashing were installed on the roof at this time (*Paredes/Dodge Restoration* 1988). Likely around

this time, the central entrance of the east facade changed its door to the present double-leaf, multi-paneled door. [3]

Between late 2018 and early 2019, the Paredes-Dodge House underwent interior modification to accommodate two new businesses, Ben's Soft Pretzels (in the north rooms) and Mimi's Famous Crepes (in the south rooms). The ground floor added a kitchen and counter for each store. The cooking spaces have become clad in modern finishes, such as the wooden flooring over the concrete, vinyl and paper wall finishes, and tin-tile drop ceilings to prevent building particles from getting in the food. The customers' areas have mostly kept the original structures exposed, including the partially unfinished coquina wall. The northwest stair hall has remained intact except for the whitewash finish.

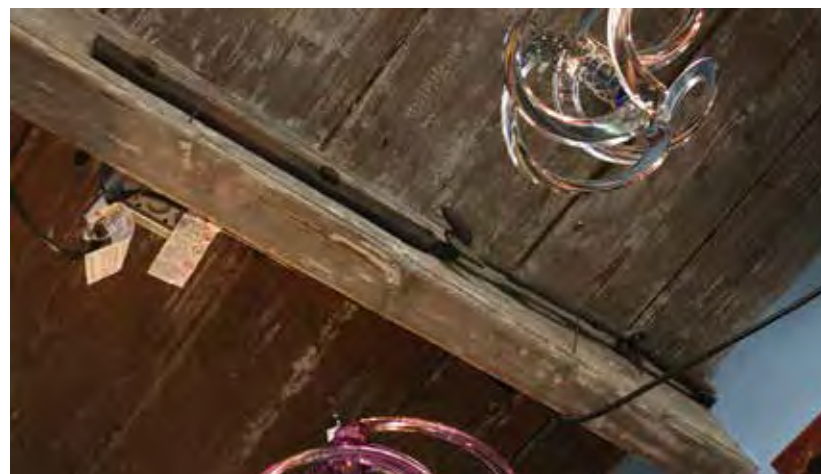


Figure 12. Tie rod holding the joist and steel plate inside the wall. Photo by Sujin Kim, 2017.



Figure 13. “Don Juan Paredes House.” Historic American Buildings Survey, in or after 1962 (based on Arrivas House’s restoration, at the right end). From Library of Congress, *Photo, Print, Drawing*. <https://www.loc.gov/item/fl0224/> (Accessed October 10, 2019).

The upstairs has been retrofitted with vinyl flooring and roof insulation. Whereas most of the interventions are reversible, the fireplace in the northeast room has lost its historic mantel and flanking cabinets, which were built in or before 1948, possibly from the original residence. Currently, a simple wood and plexiglass frame encases the coquina overmantel wall, and kitchen gadgets occupy where the cabinets were.

## Notes

[1] The three east dormers might be original features or added sometime before c. 1905 (Figure 5).

[2] The UF’s 1994 drawing (Figure 2) shows the windowsill while the 2017 documentation class found it removed (Figure 4).

[3] The present door was installed between c. 1962 and 1994. The c. 1962 HABS photo (Figure 13) shows the previous double-leaf, four-paneled door, while the UF’s 1994 drawing shows the present double-leaf, sixteen-paneled door. University of Florida. “Parades-Dodge House - East Elevation.” Drawing. Historic St. Augustine Preservation Board, January 25, 1994. From University of Florida Digital Collections, *Parades-Dodge House*. <https://ufdc.ufl.edu/AA00011935/00018/allvolumes> (Accessed August 31, 2017).



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# 2018-2019 Renovation



New Store Signs



Fireplace after Renovation

(Above and Opposite) Photographs, October 30, 2019



New Tin Ceilings



Ceiling Paint and New Floor



Roof Insulation



Exposed Coquina and Counter



- 1803-1813: Structure built by Juan Paredes.
- March 4, 1813: Property is sold by Francisco Marín on behalf of Juana Paredes, daughter of Juan Paredes to Pedro Fucha.
- March 26, 1813: Marie del Carmen Constaneda sold the abutting Rodriguez-Avero-Sanchez house to Pedro Fucha.
- Sometime between 1813 and 1834: Fucha sold the house to Esteban Arnau (Arnau had been granted comprehensive power of attorney to act on Fucha's behalf regarding his properties as his attorney/ agent).
- 1851: Margaret Arnau, widow of Esteban Arnau elected to take the child's portion of the estate and received the house along with the northern portion of the property.
- March 26, 1851: Agreement between Arnau heirs including Margaret Arnau, Paul Arnau (administrator of the estate).
- Early 1890s: Arnau heirs mortgaged property to George L. Eastman.
- September 4, 1895: Mortgage is foreclosed on and deed given to Eastman by W.W. Eastman who served as Special Master of Chancery.
- April 11, 1900: George Eastman sold property to James P. Dodge.
- December 8, 1934: Emma Dodge sold property to St. Augustine Historical Society.
- September 1, 1990: The State of Florida acquired the property.

Sources:

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St. Johns County Property Appraiser. Parcel ID: 1974400000. <https://qpublic.schneidercorp.com/Application.aspx?AppID=960&LayerID=21179&PageTypeID=4&PageID=9059&Q=1860892926&KeyValue=1974400000> (Accessed April 25, 2020).



Interior view of the northeast room, showing the historic fireplace mantel and flanking cabinets. Harris J. Carver, photographer. "54 St. George Street - Paredes/Dodge House - Curiosity Shop." Photo. 1960. Photocopy from St. Augustine Historical Society Research Library. (Online access: <https://sahs.pastperfectonline.com/photo/048996BB-7627-4A65-8072-392887765094>).







# Condition Assessment

The Paredes-Dodge House is overall in fair condition, with some minor deterioration. Previous structural interventions include reinforcing tie rods. This property has been repaired under the management by UF Historic St. Augustine. The 2018 construction included the replacement of the entire wood shake roofing and a few roof decking panels. The biological growth on the west elevation was removed in 2019. This property has retained a high level of integrity overall, although the 2018-2019 interior renovation made an irreversible change to the fireplace on the first floor. The condition assessment is primarily based on the 2017 fieldwork and includes the 2018 updates where repairs or alterations were made. The assessment does not include the complete result of the recent renovation. The 2019 photographic survey is provided in the previous pages.

## First Floor Interior

On the first floor, the eastern and western rooms, the earlier of which were built first, have different floor conditions. The eastern rooms have cement patches over the uneven tabby floor (FS-01) with slight erosion at the central entrance (FS-02), while the western rooms expose an even coquina concrete slab (FS-03). Throughout the ceiling decks and joists of the eastern rooms, water stains and mechanical damages are visible (FC-01 and 02). In contrast, the exposed roof decking and rafters of the western rooms were recently redone and are in good condition (FC-03). Between the northeast and northwest room, the northern doorway, transformed from a window, exposes unfinished coquina (FW-02). The south wall of the northeast room also partially reveals the coquina blocks (FW-05) while the other interior and exterior surfaces are plaster/stucco finished. The wood fireplace mantel and flanking cabinets along the north wall of the northeast room were removed in 2018 (FW-03).

(Opposite) St. George Street, looking south, with Paredes-Dodge House (white) on the right. August 14, 2017

## **Tie Rods**

As part of the 1948 stabilization, the Paredes-Dodge House structure was reinforced with metal tie rods stabilizing the east, middle, and west. There are four groups of tie rods with two types (A and B) and varying lengths. They are exposed to the first-floor interior at different locations. First, in the eastern rooms, five small tie rods (Type A) are at the east ends of the ceiling joists (TR-AE), and these are anchored to the reinforcement steel plate inside the wall. Second, another four tie rods (Type A), slightly longer than the east-end ones, are fastened to the west end of the ceiling joists in the eastern rooms and hold the middle wall (TR-AM). Their square steel plates are visible in the western interiors. Third, different from the smaller rods, three simple round poles (Type B) extend the depth of one room. Two of them are in the northwest room, and one in the northeast (TR-BM). Their end plates are observable from the west exterior. Lastly, a longer pole (Type B) crosses the two southern rooms, from the east to the west wall (TR-BL).

## **Second Floor Interior**

Water stains exist throughout the roof decking, especially at the ridge, and the historic rafters have partially rotted at some of the joints (SC-01 and 07). Also, metal nails have caused cracks on the rafter ties (SC-03). Modern flat rafter ties with a collar tie have been added to reinforce the historic trusses (SC-04). Both the east and west dormers are overall in fair condition, with the recent replacement of several sashes (SW-01 and 02). Bulky air-conditioning units occupy the west dormer, inside and outside (SW-02).

## **Hidden South Windows**

On the south elevation, two double-hung windows, one of which is in the southeast room of each floor, are blocked by other property with a small gap in between. The windows are not in use. Notably, the first-floor one has been covered from the interior by the tenants. Due to water intrusion and little space for air-drying, the first-floor window has significant deterioration (FW-06).

## **Exterior**

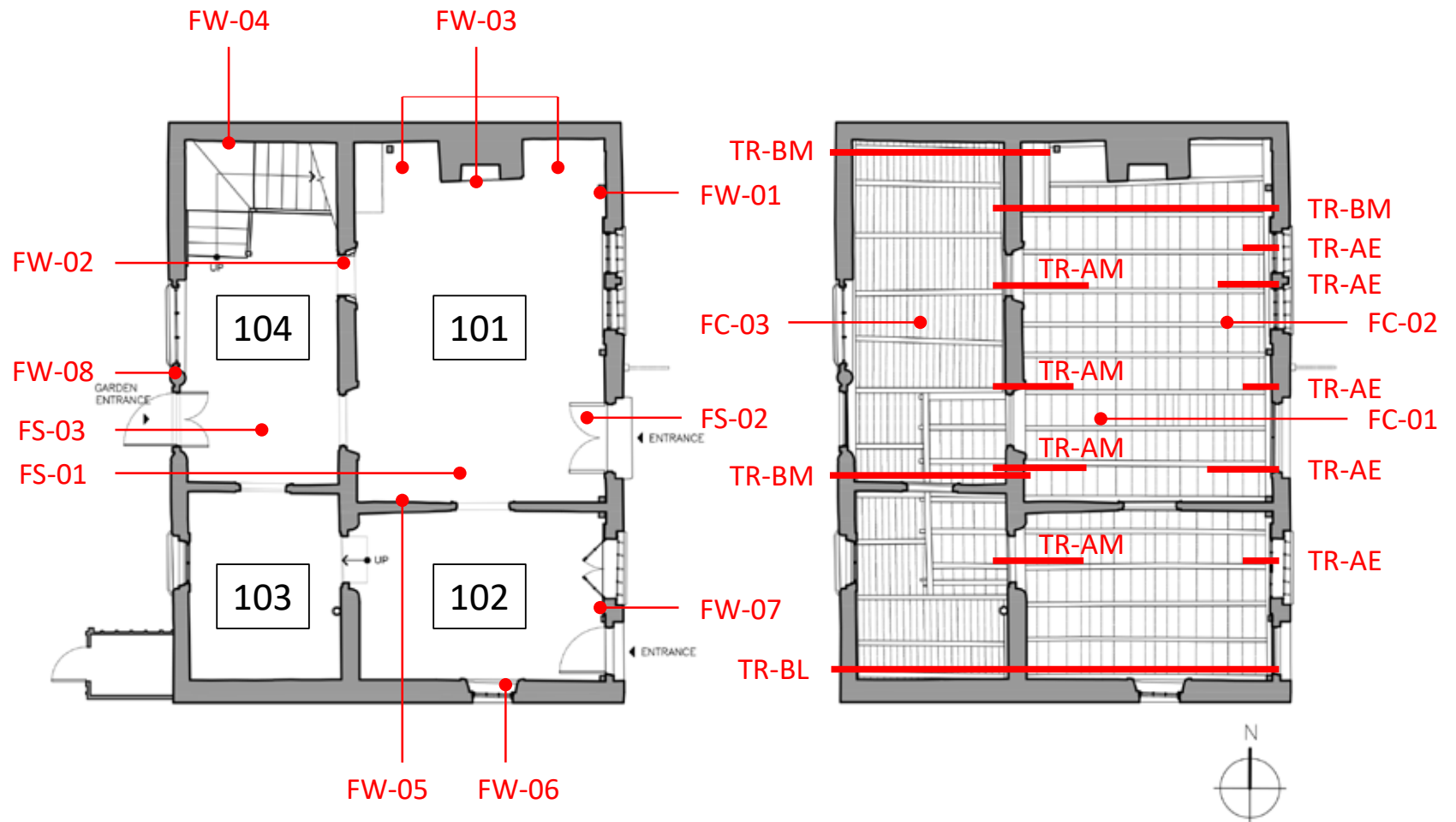
On the east elevation, small cracks and peeling paint are present on the walls, windows, and doors (EW-01 through 10). The west elevation is in shadow for most of the day and provides an environment where algae can colonize over the wall (WW-01). The west wall has some significant cracks and mechanical damages (WW-01 and 03). Beside the west entrance, two cylindrical columns expose coquina and show a degree of disintegration of the shells. In 2018, the wood shakes of the roof were replaced (ER-01 and WR-04).

## **Landscape**

The pavements of the garden are made of various materials such as bricks, concrete blocks, and concrete tiles with varying degrees of deterioration and damage (LP-01, 02, and 04). Biological growth and cracks are present on the coquina components, from the garden beds to walls (LP-03, LS-02, and LS-04). The wooden structures, including the shed extension at the southwest corner and garden gate at the west end of the site, have stains and damage from the damp ground (LS-01 and 05).



# Interior- First Floor



FS: First-Floor Slab  
 FW: First-Floor Wall  
 FC: First-Floor Ceiling

TR-AE: Tie Rods, Type A, East  
 TR-AM: Tie Rods, Type A, Mid-Interior  
 TR-BM: Tie Rods, Type B, Medium-Size  
 TR-BL: Tie Rod, Type B, Long



FS-01

**Room 101 and 102.**

The floor slab is mostly covered with cement and partially exposes the original tabby. The multiple cement patches appear to be past repairs to level the tabby floor.



FS-02

**Room 101.**

At the central east doorway, tabby concrete is exposed and slightly eroded, presumably by pedestrian traffic.



FS-03

**Room 103 and 104.**

The Room-104 has an even coquina concrete slab, and the Room-103 floor is slightly elevated. These are later constructions and distinguished from the cement-pathed tabby floors of the east rooms (101 and 102).



FW-01

**Room 101 and 102.**

The reinforcement wood frame on the east wall has rotted post bases to varying degrees, possibly due to the damp concrete floor.



FW-02

**Between Room 101 and 104.**

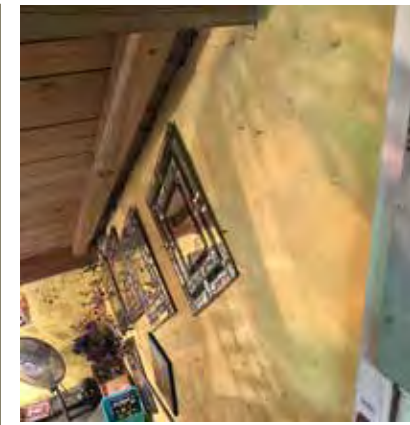
At the mid-interior wall (north-south), which used to be exterior, the former window's sill and the coquina wall below it were cut out to create a door opening. Raw coquina is exposed at the cut section.



FW-03

(Top and Middle) Room 101, North, 2017.  
(Bottom) Room 101, 2018.

The 2018 renovation demolished the two cabinets and the fireplace's wooden mantel.



FW-04

**Room 104, North.**

A crack is present on the plastered surface of the staircase's north wall. The detachment of the plaster finish exists at the northwest top corner.



FW-05

**Room 101, South.**

The coquina wall between Room 101 and 102 is only partially plastered on its north side. Exposing the coquina texture for an aesthetic purpose is a typical approach in St. Augustine. The exposed coquina wall has been repointed with Portland cement around the door opening.



FW-06

**Room 102, South.**

The double-hung window is not in use due to the southern property's concrete-block wall built right beside the Paredes-Dodge House with a small gap. Tenants have blocked the window with such things as interior panels, curtains, and pictures. The sill and lower side jambs show decay. Below the sill, the cracked wall and detached plaster are present (2018 renovation covered it with wallpaper; repair is unknown.). It appears that the damage has resulted from water intrusion through the gap between the neighboring structures.



FW-07

**Room 102, East.**

Nails and racks for displaying merchandise did minor damage to the wood reinforcement framing, window casing, and door, though they are in good condition.



FW-08

**Room 104.**

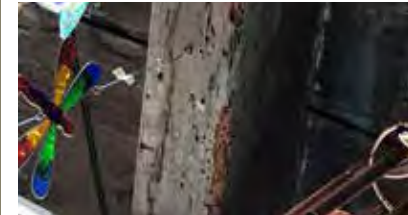
The paint was applied over the interior side of the coquina column. Hollows imply the disintegration of the structure (the shells have fallen off).



FC-01

**Room 101 and 102.**

Water stains are visible throughout the ceiling, which indicates past water intrusion on the second floor by a leak in the roof.



FC-02

**Room 101 and 102.**

Throughout the wood ceiling, minor mechanical damage is present, resulting from screwing and nailing to hang merchandise and lights.



FC-03

**Room 103 and 104.**

The roof ceiling of the west extension (Room 103 and 104) was redone recently and is in good condition.





**TR-AE**

**Room 101, East.**

Type A, East

Five short tie rods anchor the east coquina wall and wood ceiling joists. They were part of the 1948 structural stabilization.



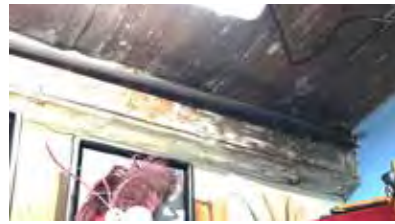
**TR-AM**

(Top) Room 101, West;

(Bottom) Room 104, East.

Type A, Mid-Interior

Four small tie rods fasten the joists to the mid-interior coquina wall (north-south) that was originally an exterior wall.



**TR-BL**

(Top) Room 102, South;

(Middle) Room 103;

(Bottom) SW Wood Structure.

Type B, Long

One tie rod crosses two rooms, 102 and 103, at the south end and anchors the east and west exterior walls together.



**TR-BM**



**TR-BM**

(Left-Top) Room 104, South;

(Left-Middle) West Exterior, Beside Door;

(Left-Bottom) Room 104, North;

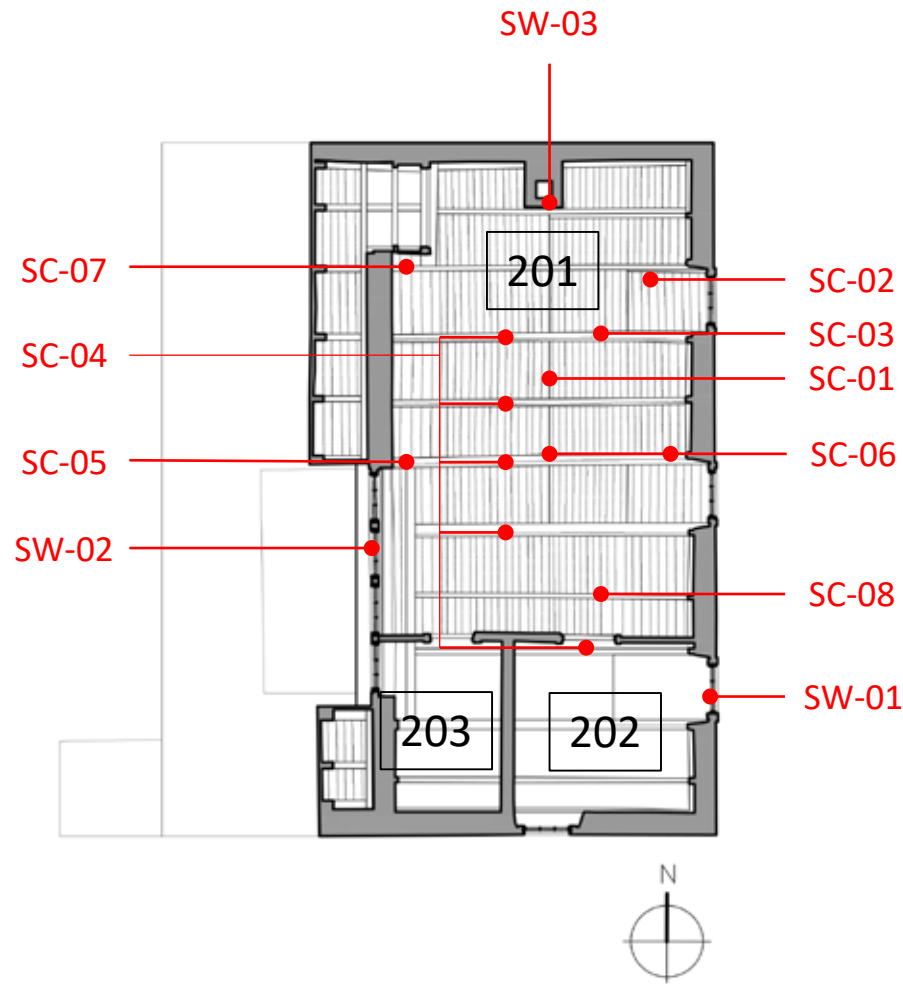
(Top) West Exterior, North.

Type B, Medium-Size

In Room 104, two tie rods at the north and south end hold the west wall. Another tie rod at the north side of Room 101 attaches to the east facade.

# Tie Rods for Structural Reinforcement (First Floor)

# Interior- Second Floor

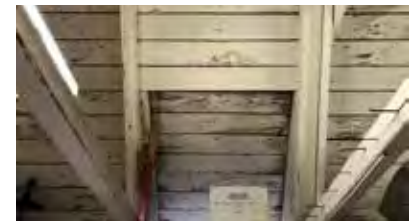


SC: Second-Floor Ceiling  
 SW: Second-Floor Wall



### Room 201.

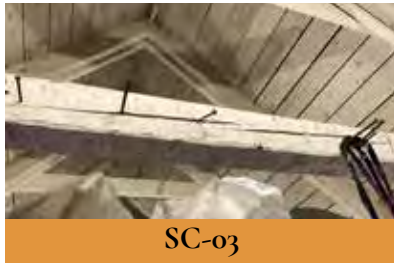
Water stains are visible throughout the roof decking, rafters, and ridge. At the roof ridge, the historic rafters are damaged due to water intrusion.



### Room 201, East.

(Top) 2017. (Bottom) 2018.

Water stains exist along the edge of the eastern shed dormers' ceilings. Some of the deck panels were replaced as part of the roof repair in 2018.



SC-03

**Room 201.**  
Small cracks exist on some of the historic framing elements. On this particular rafter tie, nails have caused or worsened the splits.



SC-04

**Room 201.**  
Modern rafters and collar ties have been attached to five of the historic roof trusses, above the rafter ties, for structural reinforcement.



SC-05

**Room 201.**  
Minor water damage, including paint peeling, staining, and slight decay, are visible at the joint of the rafter, rafter tie, roof decking, and dormer joist. One of the decking panels was replaced in 2018.



SC-06

**Room 201.**  
Historic wood pegs are intact and hold the rafters and rafter ties together.



SC-07

**Room 201.**  
Wood rot exists on this rafter's western lower portion.



SC-08

**Room 201.**  
This wood truss appears to be an earlier replacement, possibly made before the five modern-looking reinforcement framings.



SW-01

**Room 201 and 202, East.**  
The eastern dormer windows are overall in fair condition. The lower sash in Room 202 and some parts of the window frames were replaced before 2017.



SW-02

**Room 201 and 203, West.**  
Large air conditioning units occupy the inside and outside (balcony) of the west dormer. The quadruple window is in fair condition. Two of the upper hung sashes were replaced recently (before 2017).

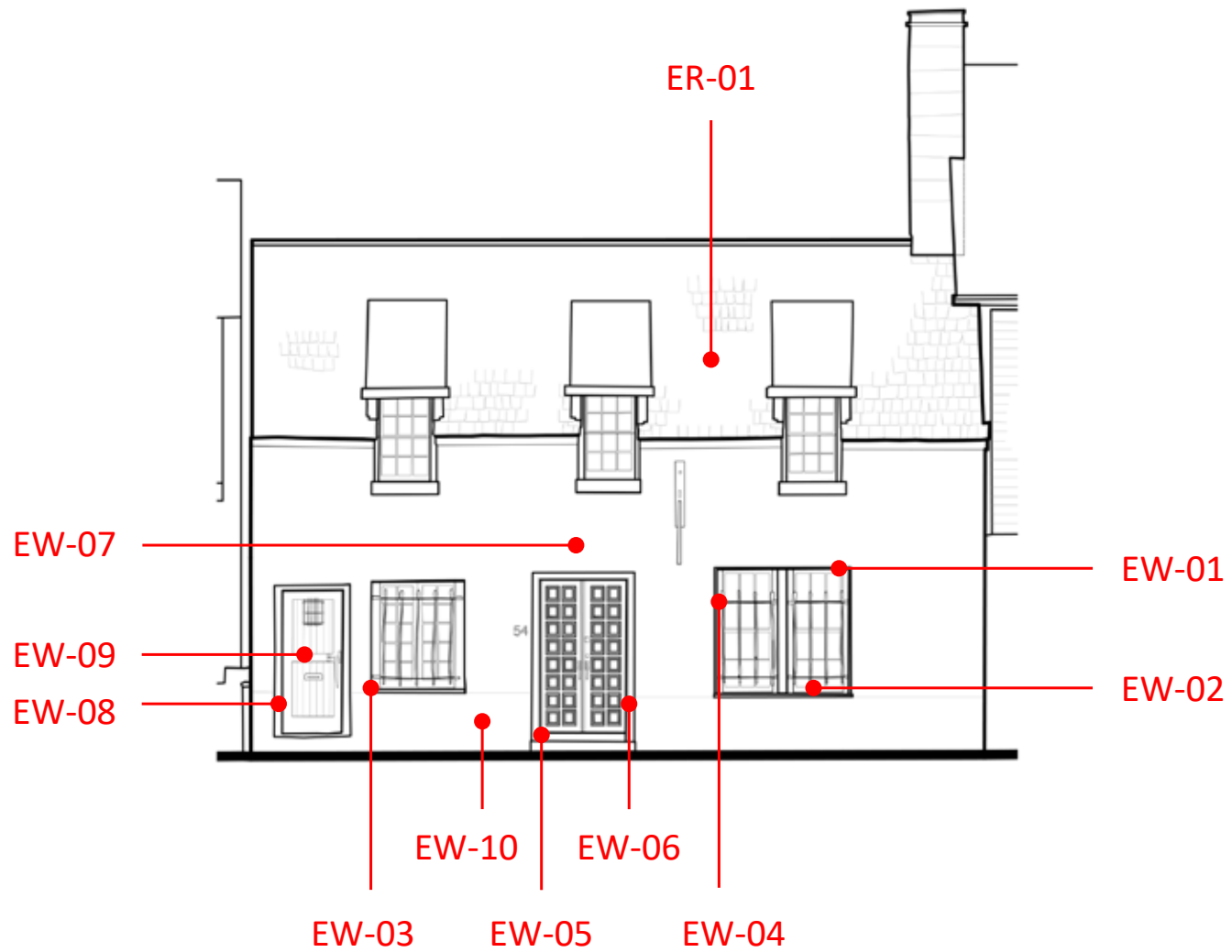


SW-03

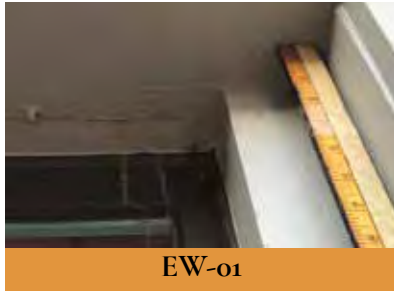
**Room 201, North.**  
The top of the interior chimney shows signs of water damage, such as paint peeling and stain, due to previous leaks in the roof.



# East Exterior



EW: East Exterior Wall  
ER: East Roof



EW-01

**North Window.**

The brown stain at the northeast window implies potential rusting of the lintel by water intrusion in the wall.



EW-02

**North Window.**

Peeling paint at the northeastern windowsill.



EW-03

**South Window.**

Cracks are present where the side jamb, sill, sub sill, and wall meet. The lower jamb has wood rot from moisture.



EW-04

**North and South Windows.**

The bolts holding the window grilles are coming loose and backing out of the wood frames of both the windows.



EW-05

**North Door.**

Wood rot from moisture at the bottom of the door frame on both sides.



EW-06

**North Door.**

Scratches/chips on the side jamb.



EW-07

**North Door.**

Peeling paint exists above the north entrance.



EW-08

**South Door.**

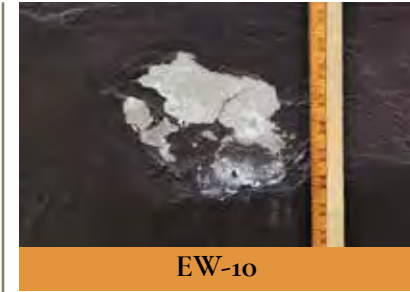
Hairline crack wraps around the south side jamb.



EW-09

**South Door.**

Peeling paint is present on the lock rail.



EW-10

**Zocalo.**

Peeling paint is on the zocalo (bottom stripe) to the right of the south window.



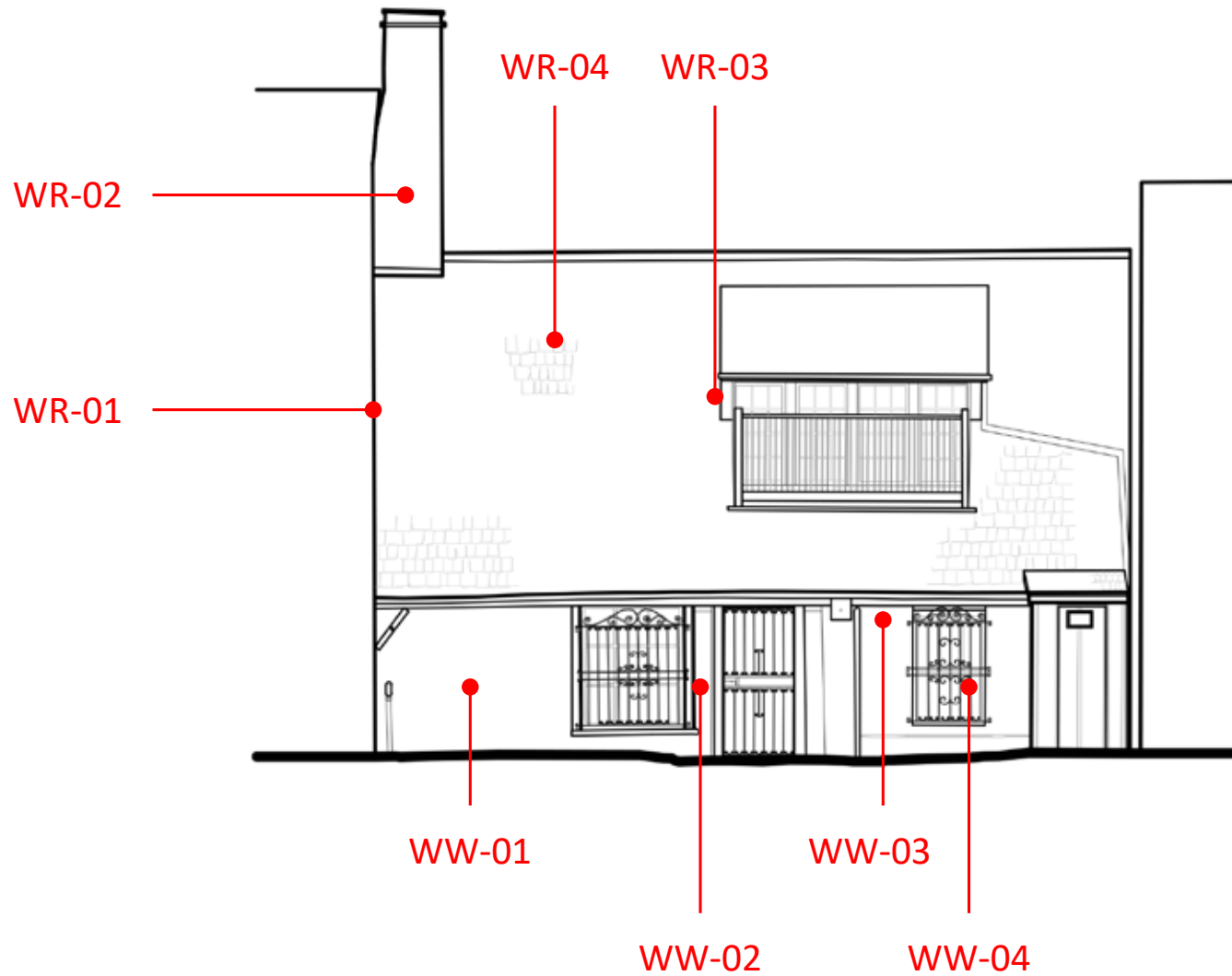
ER-01

**(Top) Roof in 2017;**

**(Bottom) Roof in 2018.**

In 2018, the wood shakes were replaced, and biological growth at the roof was removed.

# West Exterior



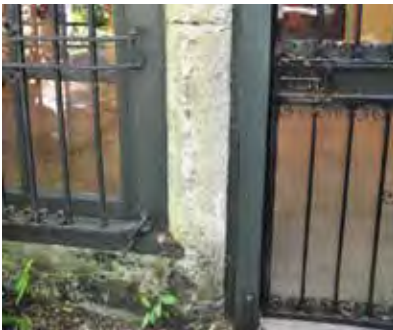
WW: West Exterior Wall  
WR: West Roof





WW-01

The stucco-finished coquina wall has mechanical damage from nailing merchandise. The west wall in the shadow provides an environment for algae to grow.



WW-02

Two cylindrical columns of the rear entrance expose its unfinished coquina. Both have partial patches with coquina concrete, lime, and cement mortar. This appears to be repair work from different periods to address the disintegration of the coquina.



WW-03

Between the rear entrance and southwest window, the wall has a deep crack along the block course on top. If it is not a crack, the top blocks might have been intentionally extracted for an intervention in the past. Currently, the blocks are poorly repointed with portland cement and small coquina rubble.



WW-04

The iron grilles show slight corrosion.



WR-01

View of the copper flashing with petina, where the roof gable meets Rodriguez-Avero-Sanchez House's southern wall.



WR-02

Minor soiling and black algae are present at the west side of the coquina-block chimney that remains in shadow. A mortar patch is where the chimney and roof ridge meet. It appears to be a past repair for the fragmentation of the coquina. A newer chimney cap covers the older rusting one.



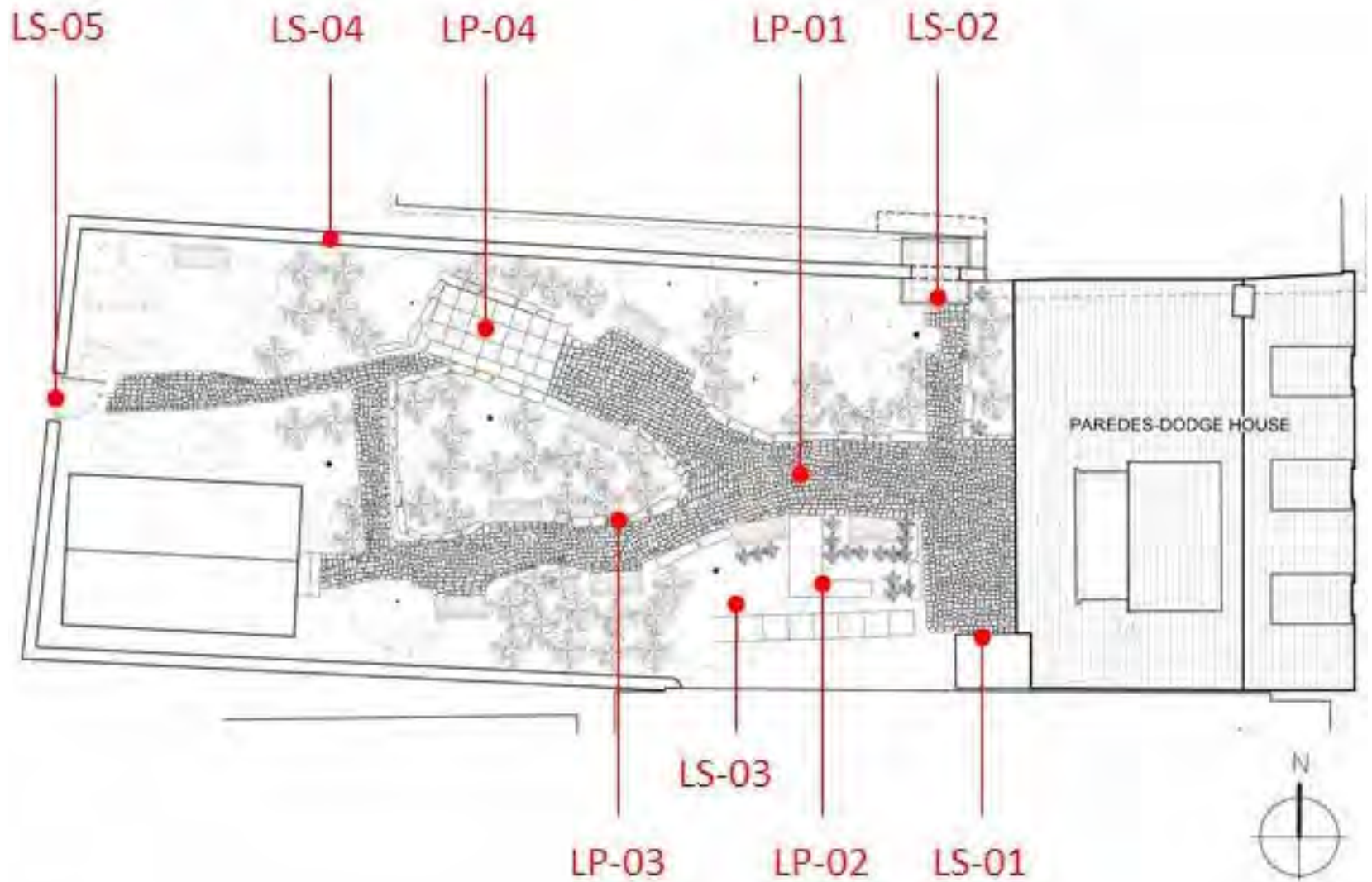
WR-03

Decay, like water-driven rotting, is present on the side clapboards of the dormer, especially where the siding meets the roof slope. A dark stain is on the window trim.



WR-04

In 2018, the wood shakes were replaced, and biological growth at the roof was removed.



LP: Landscape Pavement  
LS: Landscape Structure





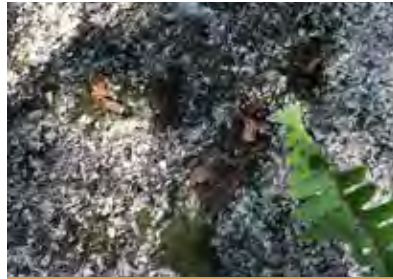
**LP-01**

The uneven pavement with brick fragments appears to be the original design. Minor rounding erosion of the bricks is visible throughout the pavement.



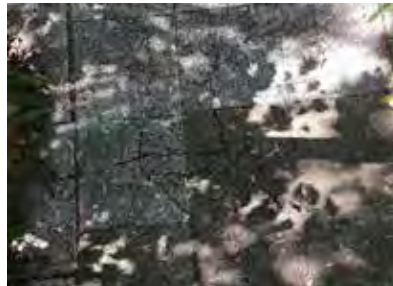
**LP-02**

The concrete-block pavement is near the former south fence (removed in 2018). Soiling is all over the pavement and more visible around the plants.



**LP-03**

Erosion occurs on the coquina stones edging the garden beds. Biological growth, such as lichen and moss, is present on the rock surfaces.



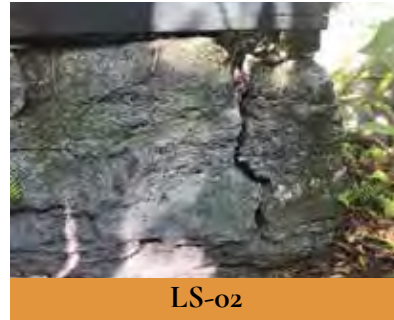
**LP-04**

The concrete pavement is between the brick pavements to the north. All of the concrete tiles have varying degrees of cracks. The tiles have two different color tones.



**LS-01**

The board-and-batten structure, which used to be a restroom, is located at the southwest corner of the building. Splash-up water damage (wood rot) and green algae had been present at the bottom wall. In 2019, the structure was repaired.



**LS-02**

The historic well (built in 1948 or before) is located at the northwest corner of the building. A significant crack and algae occur on the coquina structure.



**LS-03**

The wood fence at the south was removed in 2018 as part of the renovation.



**LS-04**

Biological growth exists throughout the coquina wall (built in 1948) that encloses the backyard.



**LS-05**

Soiling and wet stain exist at the bottom of the wood gate.



# Character Defining Features

## Site Plan

- Front (east) facade set directly on the street line of St. George Street

## Structure and Form

- One and a half story structure
- Side-gabled saltbox roof with 45-degree pitch
- Coquina stone walls (course squared) with stucco/plaster finish
- Tabby concrete slab on grade

## Front Elevation (East)

- Three identical wall dormers with a shed roof and double-hung window (six-over-six pane)
- Short eave overhang with a simple fascia, closed soffit, and no gutter
- Wood shake/shingle roofing
- One coquina stone chimney at the northern end of the roof ridge
  
- Two direct-access entrances and two windows with no overhang
- Central door, double-leaf, multi-paneled
- South-end door, single-leaf batten
- Paired double-hung window (six-over-six) with a grille, at the north end
- Casement window (two-by-five pane each) with a grille, between the two doors
  
- White stucco wall with brown zocalo

## Rear Elevation (West)

- Two coquina columns framing the central entrance
- One shed dormer on the roof slope with a quadruple double-hung window (six-over-six)

## Interior

- First floor with four connected rooms (two by two)
- Fireplace, built of coquina stone and bricks, at the north
- Plastered, painted walls with the partial exposure of coquina stone
  
- Upstairs with a larger northern room and two smaller southern rooms
- Exposed wood trusses assembled through a simple lap joint and a single wooden peg

## Landscape

- West garden (backyard) enclosed by coquina rubble walls
- An outbuilding with board-and-batten walls and a low-pitched, front-gabled roof at the southwest corner of the site

# Preservation Approach

The Paredes-Dodge House is a historic property managed by University of Florida Historic St. Augustine that is operated as a rental property that supports local commerce while allowing residents and visitors to access and experience the structure. The proposed Preservation Approach is based on an ongoing, periodic change in use.

Based on the United States *Secretary of the Interior's Standards for the Treatment of Historic Properties*, the proposed goal is to *preserve* the exterior of the building and rear garden by “applying measures necessary to sustain the existing form, integrity, and materials,” including the *character defining features* identified and described in this document. No extensive replacement of existing features or materials or new construction is anticipated at this time.

Rehabilitation is the treatment recommended for the interior spaces of the Paredes-Dodge House. *Rehabilitation* allows for a “compatible use” that includes alterations and additions while “preserving those portions or features which convey its [the property’s] historical, cultural, and architectural values.” ([www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm](http://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm))

Any future repairs, alterations, or modifications to the exterior and interior of the structure and the garden should consider the following:

- Documentation should proceed any interventions before, after, and during implementation including, but not limited to, photographs, drawings, and field notes.
- Character defining features and materials should be retained and preserved.
- Changes to the property overtime should be considered potentially significant and relaying the historic evolution of the structure and its site.
- Where appropriate as part of future work, previously altered or removed features or materials could be *restored* or *reconstructed*, respectively.
- Any excavations in the rear garden should adhere to local, state, and national standards regarding the investigation, documentation, and management of any potential archaeological resources.
- Any character defining features or materials that are deemed necessary to remove should be retained, tagged, and properly stored for potential reinstallation.





# Research Team

## Fall 2017 Built Heritage Documentation

### Students:

- Mayrelis Perez Hernandez, MHP 2019 (organized and refined the measured drawings)
- Michael Murphy, Ph.D. student (compiled archival resources and wrote the statement of significance)
- Kathleen McDonald, MHP 2019 (fieldwork and documentation)
- Nihal Elvanoglu, Ph.D. candidate (fieldwork and documentation)
- Kyra Lucas, MHP 2017 and Ph.D. student (fieldwork and documentation)

### Instructors:

- Linda Stevenson, Ph.D. (primary instructor)
- Sujin Kim, Ph.D. (supervised instructor)

### Special Thanks to:

- Herschel Shepard, FAIA Emeritus (for giving a fieldwork demonstration and guide to the site)
- William Triay, Matthew Armstrong, and Laura Marion (for coordinating the students' visit)

## 2018 Field Survey Team:

- Mayrelis Perez Hernandez, MHP 2019 (undertook laser scanning and updated the drawings)
- Marla Holden, MHP 2018 and Ph.D. candidate (helped with the photographic survey)

## 2019 Research and Publication Team:

- Trey Asner, MHP 2020 (led the building evolution study and field survey)
- Yeneneh Terefe, MHP 2020 (drafted the narrative description)
- Shristi Tamrakar, MHP 2021 candidate (built the 3D model of the truss detail)
- Clarissa Carr, HP Program and Research Coordinator and Ph.D. Student (report design and layout)

## Project Supervisors:

- Sujin Kim, Ph.D., Postdoctoral Fellow for Envision Heritage (edited the narrative and graphical documentation)
- Morris Hylton III, Director of the University of Florida Historic Preservation Program

