

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

AMENDED

A G E N D A

THURSDAY, MARCH 21, 2024 - 1:00 PM

ALCAZAR ROOM

1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
 - a) January 18, 2024 Regular Meeting
 - b) February 15, 2024 Regular Meeting
4. Modification and approval of Agenda
5. Recommended Expedited Hearing Items (to be recommended one week in advance)
6. Continued Items from the previous HARB meetings
 - a) Certificate of Demolition (Partial)
HP2023-0062
Continued from September 21, 2023
R K S Construction & Design, Inc. - Applicant
BCS Acquisition Group, LLC - Owner
56 Carrera Street
For after-the-fact partial demolition of a building constructed c. 1911-1914 that is recorded in the Florida Master Site File and a contributing building to the Model Land Company National Register Historic District, to include replacement of existing wood windows with windows of a new material and design as well as alterations to window and door fenestration on the front elevation.
7. Certificate of Appropriateness
 - a) HP2024-0009
Scott DiGregorio - Applicant
Maguire Land Corp. - Owner
275 St. George Street
For after-the-fact work including reconstruction of a previously existing second story porch and enclosure of a previously existing window on the west elevation.

8. Certificate of Demolition and Partial Demolition

- a) HP2024-0013 Sarah Ryan Architect - Applicant
Greater St. Mary's Missionary Baptist Church Inc - Owner
69 Washington Street
For partial demolition of an institutional building, constructed c. 1920, that is recorded in the Florida Master Site File and is a contributing building to the Lincolnville National Register Historic District, including replacement of doors and windows with fenestration changes on the west, north, and south elevations.
- b) HP2024-0014 Millard Builders Inc. - Applicant
Josephine Amato - Owner
181 Blanco Street*
For partial demolition of a residential building constructed c. 1910-1917 that is recorded in the Florida Master Site File and a contributing building to the Lincolnville National Register Historic District, including after-the-fact removal of front and rear porches and proposed wholesale replacement of windows and siding with new.

9. Planning and Building Staff Communications

- a) Staff Approved Permits Report

10. Other Business

11. Next Scheduled Meeting Date(s):

- a) April 18, 2024 - Regular Meeting

12. Adjournment

***Mistakenly published as Blanco Avenue on original agenda.**

Notices: In accordance with Florida Statute 286.0105: "If any person decides to appeal any decision made by the Historic Architectural Review Board with respect to any matter considered at this scheduled meeting or hearing, the person will need a record of the proceedings, and for such purpose the person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending notice not later than seven days prior to the proceeding at the address given on the notice. Telephone: (904) 825-1007 or 1-800-955-8771 (TDD).

Please note that one or more members of the City Commission or its appointed boards or committees may attend this meeting and participate, however they may not engage in a discussion or debate amongst themselves on any issue that will likely come before their respective elected or appointed body.

The materials prepared and presented are part of the City's ongoing Florida Public Records and Government in the Sunshine compliance, and are not intended to be relied upon or to reach investors or the trading markets.

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting January 18, 2024

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, January 18, 2024, in the Alcazar Room at City Hall, St. Augustine, Florida. Catherine Duncan, Chairperson, called the regular meeting to order, and the following were present:

1. ROLL CALL:

Catherine Duncan, Chairperson
Gaere MacDonald, Vice-Chairperson
Jon Benoit
Paul Weaver, III
Brad Beach

City Staff:

Julie Courtney, Historic Preservation Officer
Candice Seymour, Historic Preservation Planner
Isabelle Lopez, City Attorney
Michele Fudo, Recording Secretary

2. General Public Comments for Items not on the Agenda

none

3. Approval of Minutes

MOTION

Mr. MacDonald MOVED to APPROVE the November 16, 2023 minutes as presented. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:

AYES: MacDonald, Weaver, Beach, Benoit, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

4. Modification and approval of Agenda

a) HP2023-0087

MOTION

Mr. Benoit MOVED to continue item 6.b. 35 Treasury Street to the February 15, 2024, HARB meeting. The motion was SECONDED by Mr. Weaver.

MOTION PASSED by UNANIMOUS Voice Vote

MOTION

Mr. Benoit MOVED to APPROVE the modifications to the Agenda. The motion was SECONDED by Mr. Weaver.

MOTION PASSED by UNANIMOUS Voice Vote

Ms. Seymour advised the Board that the audio was not currently streaming but would be available on Friday for those who wished to listen on the website.

5. Public Comments related to Expedited Hearing items:

5. (a) HP2023-0091 – Colour Homes, LLC – Applicant Zeke D. Williams – Owner 82 Chapin Street

To demolish a residential building, constructed c. 1910-1927, that is recorded in the Florida Master Site File and not located in a district.

Ms. Seymour read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff

finds that the board can APPROVE a Certificate of Demolition at 82 Chapin Street because it is not a local landmark or otherwise designated as a historic building with the following conditions:

1. Any useable materials be salvaged as feasible in accordance with section 28-89(2)d

2. No permit be issued for the demolition until drawings sufficient for a building permit and all necessary requirements for the construction of a new building have been submitted for the new construction.

Jason Stantell 1724 Astoria Street St. Augustine was sworn in for the record.

Ex Parte Communication:

(None)

23 certified notices were sent, 1 was returned in favor, 0 were returned opposed and 0 had comments.

Public hearing was opened.

BJ Kalaidi said the new construction in the West King area appeared too new and modern and did not fit into the character in the area.

Public hearing was closed.

Mr. Weaver confirmed that the applicant accepted the conditions provided in the staff recommendation.

MOTION

Mr. Weaver MOVED to APPROVE expedited item HP2023-0091 to include the following conditions 1. To salvage any usable materials and 2. There had to be a plan and obtain a permit prior to demolition. The motion was SECONDED by Mr. MacDonald.

VOTE ON MOTION:

AYES: Weaver, MacDonald, Beach, Benoit, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. Certificates of Appropriateness

6. (a) HP2023-0083 – Patrick and Gail Crocetta – Applicant & Owner 289 St George Street

To modify Certificate of Appropriateness 2020-0066 to utilize landscape materials to screen the masonry wall instead of the approved wood picket fence.

Ms. Seymour read the staff report and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can APPROVE a Certificate of Appropriateness at 289 St. George Street with the following findings:

1. That screening the masonry wall with proposed plant materials meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary landscape design that is appropriate for the architectural style of the building

2. That the proposed plant materials, if not pre-approved or a Florida Native, are appropriate in size and scale for their use and the architectural style of the building.

The Board provided their Ex Parte Communication.

Mr. Patrick Crocetta reviewed the application.

Public hearing was opened.

Michelle Barber spoke in support of the applicant and commented that it was very attractive. She said that there were about 28 homes in the area, and she thought it was appropriate to have the masonry wall with the plantings.

Tara Owens showed photographs of the homes in the area that have masonry walls and commented that it was consistent with the character of the neighborhood.

Holly Pearce spoke in support of the idea and liked the character it brings to the area.

Jennifer Sullivan supports the plan for the masonry wall with vegetation coverage.

Gail Crocetta named the plantings on their wall for the Board.

BJ Kalaidi clarified that the applicant had decided to use vegetation instead of the picket fence. She cautioned that the height of the plants could exceed four feet.

Public hearing was closed.

The Board discussed:

- Masonry wall was for flood mitigation
- The fence was a requirement of the AGHP guidelines
- Agreed that the landscaping would be more attractive than a fence in front of a wall
- Landscape type of screening was creative
- Picket fencing was redundant
- Met the spirit of the guidelines
- Dual fencing was unattractive
- Supported the idea of landscaping

Mr. Beach asked if the current landscaping was going to stay as is or was there another plan to add more or change the landscape.

Mr. Crocetta told the Board that they would like to cover the wall with what was there, and that the Creeping Fig that they had planted would accomplish that goal.

Board discussion continued:

- Agreed that additional plantings were needed

- Fencing wall guidelines were based on the architecture of the house that is on the property
- Vernacular buildings typically require a fence not a wall
- The wall was built to provide flood mitigation
- This was an exception to not have the fence
- The Board was supportive for the flood mitigation
- The wall on a neighboring property did not fit in the historical nature of the area

MOTION

Mr. Benoit MOVED to APPROVE application HP2023-0083 289 St. George Street finding that the wall was a compatible measure given the flood resiliency requirement and added the staff constraint that any new plantings be on the pre-approved list or be designated as a Florida friendly plant. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:

AYES: Benoit, Weaver, Beach, MacDonald, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. (b) HP2023-0087 Jason Canning Architect Inc.- Applicant Bishop of the Diocese of St. Augustine – Owner 35 Treasury Street

**Continued from December 21, 2023
Requesting continuance to February 15-2024**

To replace existing windows and doors, including changes to existing fenestration, expand existing covered balcony on the north elevation, and install new ADA accessible ramps with stairs on the north and east elevations.

7. Certificate of Demolition and Partial Demolition

7. (a) HP2023-0062 – R K S Construction & Design, Inc – Applicant BCS Acquisition Group, LLC – Owner 56 Carrera Street

**Continued from September 21, 2023
Applicant requested a continuance.**

To For after-the-fact partial demolition of a building constructed c. 1911- 1914 that is recorded in the Florida Master Site File and a contributing building to the Model Land Company National Register Historic District, to include replacement of existing wood windows with windows of a new material and design as well as alterations to window and door fenestration on the front elevation.

Ms. Seymour advised the Board that the applicant would not be in attendance as they had requested a continuance. She said that the applicant is hoping to come into compliance and be able to get approval administratively. She told the Board that the work with a custom window designer is taking longer than expected.

Mr. MacDonald said that the applicant was making windows like kind out of wood and asked if anyone had seen any renderings of the windows being constructed.

Ms. Seymour told the Board that no new information had been submitted by the applicant.

Ms. Lopez advised that the Board if the item was going to be continued there was no need to open a hearing.

Ex Parte Communication:

(None)

MOTION

Mr. MacDonald MOVED to CONTINUE application HP2023-0062 to the February 15, 2024, HARB meeting. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:

AYES: MacDonald, Weaver, Beach, Benoit, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. (b) HP2023-0090 – Mario Cano-Applicant & Owner 57 Dumas Street

Continued from December 21, 2023

To partially demolish a residential building, constructed c. 1894-1899, that is recorded in the Florida Master Site File and a contributing building to the Lincolnville National Register Historic District to include wholesale replacement of existing windows and doors in a different design and material, wood siding, and front porch.

Ms. Seymour read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board may APPROVE a Certificate of Demolition for Partial Demolition at 57 Dumas Street if the HARB makes the following findings:

1. That the proposed replacement features are compatible with the historic structure's building envelope
2. The removal and replacement of existing windows, doors, siding, and porch elements will not compromise the overall historic character and integrity of the structure.

Mr. Cano reviewed that application.

Ex Parte Communication:

(None)

28 certified notices were sent, 1 were returned in favor, 0 were returned opposed and 0 had comments.

Public hearing was opened.

BJ Kalaidi felt that the partial demolition was due to neglect of the building. She had concerns about the improvement of the

properties and did not like the wholesale replacement of the doors and the windows. She encouraged the Board to deny this application.

Public hearing was closed.

The Board discussed:

- Thirteen windows total and the applicant was keeping seven
- Encouraged the applicant to save as many of the original windows as possible
- Concerned with the amount of demolition on this building
- Pre-demolition try to fix the window detail
- Top of the window header detail
- There was no sheathing behind the current siding
- Talk to staff and find a way to preserve the window trim
- Could the siding replacement be kept in the back of the building and use wood siding on the front
- Front side and up to the back corners
- Detail in the headers on the windows was worth keeping
- If all new fabric was placed on the building the historic value of the building would be lost
- Building appeared to have been a small cottage
- Suggested that the front twenty feet of the original cottage should be saved to keep the historic value of the building
- Save the historic value of the front twenty feet
- Keep replacement to the back of the house
- Verified that a new HVAC had been installed in the house
- Felt that keeping the integrity of the house would add value
- Replacement in the back of the house was acceptable

MOTION

Mr. Benoit MOVED to PARTIALLY APPROVE application HP2023-0090 at 57 Dumas Street with the following conditions 1. Finding that the application will be revised such that the windows, door and siding are to be restored, repaired and replaced in kind on the front of the existing building to the rear of the original cottage/gable roof that runs front to back and terminates at a later addition, including two windows on the right side that have a decorative header and 2. From the point of the addition, the applicant has approval per the application to replace the windows, doors and siding as proposed. The motion was SECONDED by Mr. Weaver.

Mr. Weaver verified the conditions of the motion.

Mr. Benoit advised the applicant of the conditions and said that he should work with the staff to find the appropriate materials.

Ms. Courtney verified that this was a restore and replace in kind project.

VOTE ON MOTION:

AYES: Benoit, Weaver, Beach, MacDonald, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. Certificate of Appropriateness – City owned property

8. (a) HP2023-0061 – St. Johns Regional Audubon– Applicant City of St. Augustine – Owner 1 Cordova Street a.k.a. 10 S. Castillo Drive

Continued from September 21, 2023

To develop a native plant garden with informational signage and additional landscape features north of the Visitor's Information Center.

Ms. Seymour presented the staff report and advised that staff does not make recommendations for projects proposed on

City property. The HARB should determine, based on the evidence provided, whether the proposed scope of work is consistent with AGHP requirements and appropriate within the context of its location and the surrounding Historic Preservation zoning district.

Laurie Gilmore reviewed the application. She advised the Board of some changes in the original design regarding the edging materials. She described the signage and said that the colors of the signage could be changed if necessary.

Ms. Lopez advised that the signs needed to include the City seal to identify the markers as official signage for the city.

Ex Parte Communication:

(None)

Public hearing was opened.

Charles Pappas fully supported the idea and liked the chosen area better than the previously selected space.

BJ Kalaidi supported the garden and said this type of thing was needed.

Public hearing was closed.

The Board discussed:

Mr. MacDonald asked who would be maintaining the garden, he also questioned the elevation as it related to the potential for flooding in the area.

Ms. Gilmore told the Board that she and others had visited the site after significant rainfall and felt that the area would be safe from flooding.

Mr. Weaver wanted to be sure that the city would be conforming with the sign ordinance.

Ms. Lopez restated that the applicant had said that the colors of the signage could be changed if needed.

Ms. Seymour told the Board that the selected colors were close to the approved colors and the Board had the option to approve the colors as presented or require a change.

Ms. Courtney said the staff would need direction from the Board regarding the color selection on the sign.

Mr. Weaver wanted to be sure that at least there would be an administrative review to be sure that all the guidelines were being followed.

Ms. Duncan said that this was an informational sign with photos, she asked if the criteria for this sign be the same as a sign in the historic district.

Ms. Seymour spoke about the sign code that is primarily reviewing signs related to businesses and there are examples of other signs that did not meet the AGHP requirements but had been approved by the Board. She said that the Board would determine what direction to take.

Ms. Lopez advised that government signs were exempt from the codes that regulate other signage in the historic district.

Mr. Beach asked if there was a way to alter the design to have the garden respond to the context of the area where it was located. He wanted the garden to engage with the surrounding sidewalks and the people that were passing by.

Tom Richardson responded and was open to the suggestions of the Board.

Mr. Beach encouraged the designer to increase the number of pathways in the garden and perhaps create some destination points with benches or fountains.

JB Miller gave perspective to the board for the size of the garden area.

Mr. Benoit asked if the barrier around the garden was mandated or just part of the design.

Mr. Richardson said that because the garden would be raised, they used the coquina rock as a barrier to contain the soil.

MOTION

Mr. Benoit MOVED to APPROVE HP2023-0061 with the request that the design team and the applicant study the connectivity between the proposed path and the existing sidewalks, and a review of the sign for compliance with the review not being held to the same standard as the commercial or retail sign as this was an educational sign that is attached to the ground. The motion was SECONDED by Mr. MacDonald.

VOTE ON MOTION:

AYES: Benoit, MacDonald, Beach, Weaver, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

9. Planning and Building Staff Communications

9. (a) Planning and Building Staff Approved Permits Report

(Provided for informational purposes)

10. Other Business

10. (a). Legislative Update

Ms. Courtney asked Ms. Lopez to provide a legislative update to the Board.

Ms. Lopez reviewed two bills before the state legislature; SB1526 proposed by Senator Avila and HB1647 proposed by

Representative Roach. She provided a brief explanation of each to the Board.

11. Next Scheduled Meeting Date(s):

11. (a) February 15, 2024 – Regular Meeting

12. Adjournment

There being no further business, the meeting was adjourned at 3:10 P.M.¹

Catherine Duncan, Chairperson

¹ Transcribed by Michele Fudo

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting February 15, 2024

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, February 15, 2024, in the Alcazar Room at City Hall, St. Augustine, Florida. Catherine Duncan, Chairperson, called the regular meeting to order, and the following were present:

1. ROLL CALL: Catherine Duncan, Chairperson
Gaere MacDonald, Vice-Chairperson
Jon Benoit
Paul Weaver, III
Brad Beach

City Staff: Julie Courtney, Historic Preservation Officer
Candice Seymour, Historic Preservation Planner
Isabelle Lopez, City Attorney
Michele Fudo, Recording Secretary

2. General Public Comments for Items not on the Agenda

None

3. Approval of Minutes

MOTION

Mr. MacDonald MOVED to APPROVE the December 21, 2023 minutes as presented. The motion was SECONDED by Mr. Beach.

VOTE ON MOTION:

AYES: MacDonald, Beach, Weaver, Benoit, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

4. Modification and approval of Agenda

MOTION

Mr. Weaver MOVED to APPROVE the Agenda. The motion was SECONDED by Mr. MacDonald.

VOTE ON MOTION:

AYES: Weaver, MacDonald, Beach, Benoit, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

5. Public Comments related to Expedited Hearing items:

None

6. Continued Items from Previous Meetings

6. (a) Certificate of Demolition (Partial) HP2023-0062 – RKS Construction & Design, Inc – Applicant BCS Acquisition Group, LLC – Owner 56 Carrera Street Continued from September 21, 2023

For after-the-fact partial demolition of a building constructed c. 1911-1914 that is recorded in the Florida Master Site File and a contributing building to the Model Land Company National Register Historic District, to include replacement of existing wood windows with windows of a new material and design as well as alterations to window and door fenestration on the front elevation.

Staff recommends DENIAL of the application based upon the number of continuances already allowed. If the proposed replacement windows meet the requirements of the partial demolition ordinance for administrative

approval, HARB approval will not be required. The applicant can reapply to HARB for partial demolition if the updated scope of work does not meet the requirements for administrative approval. The Board may also choose to CONTINUE this application to a date uncertain. This would require the applicant to submit new information on the application deadline for a future meeting (30 days prior to the meeting) so the application can be re-advertised at that time.

Ex Parte Communication:

None

Public hearing was opened; however, there was no response.

The Board discussed:

There was consensus with the Board to continue this application as they had seen positive progress with the applicant.

MOTION

Mr. MacDonald MOVED to CONTINUE application HP2023-0062 to the March 21, 2024 HARB meeting. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:

AYES: MacDonald, Weaver, Beach, Benoit, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. (b) Certificate of Appropriateness HP2023-0087 – Jason Canning Architect, Inc – Applicant Bishop of the Diocese of St. Augustine – Owner 35 Treasury Street
Continued from December 21, 2023

To replace existing windows and doors, including changes to existing fenestration, expand existing covered balcony on the north elevation, and install new ADA accessible ramps with stairs on the north and east elevations.

Item 6.b. was heard after Item 7.a.

Ms. Seymour read the staff report and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can APPROVE a Certificate of Appropriateness at 35 Treasury Street if the HARB finds that the proposed alterations meet the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design.

Jason Canning reviewed the application.

Ex Parte Communication:

None

Public hearing was opened.

BJ Kalaidi questioned the requirement of the ADA ramp as related to churches.

Public hearing was closed.

The Board discussed:

- Accessibility codes did not apply to churches as they did to other public buildings
- Scope of the work in question had been reduced
- The applicant had addressed the concerns the Board had put forth satisfactorily
- Hardware for the doors should be reviewed by staff prior to installation
- Matched the style and number of lites around the French door

MOTION

Mr. Benoit MOVED to APPROVE application HP2023-0087 finding that the revisions to the application met the Secretary Standards for the District. The motion was SECONDED by Mr. Beach.

VOTE ON MOTION:

**AYES: Benoit, Beach, Weaver,
MacDonald, Duncan**
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

7. Certificates of Appropriateness

**7. (a) HP2024-0001 – John Valdes &
Associates – Applicant Partners Team
One LLC – Owner 26 Toques Place**

To replace existing siding with new.

Ms. Courtney read the staff report and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can APPROVE a Certificate of Appropriateness at 26 Toques Place if the Board can make the following findings:

1. That the replacement of the existing cedar wood siding with new on the side and rear elevations, will be mitigated by salvaging the original siding to install on the front façade/west elevation.

2. That the new cedar siding meets the Secretary of the Interior's Standards for Rehabilitation 2 and 9.

Steve Porter reviewed the application and provided physical samples of the deteriorated siding as well as the proposed replacement siding.

Ex Parte Communication:

None

Public hearing was opened; however, there was no response.

The Board discussed:

- Added sheathing and moisture barriers would add significant longevity to the structure
- Supported salvaging and reusing as much siding as possible

- Presentation was very helpful for understanding the condition of the structure
- Either of the 2 wood replacements would be acceptable
- Pressure treated KDAT would be the best replacement for the siding
- Important to maintain the window trim and the window reveals of the outside casing on the windows
- Window details were important
- The Board expected to be able to see those details
- Complete architectural details needed to be available in the record for review
- The old windows were casing, and the replacements should match that design
- Needed to maintain the original profiles regarding the windows
- Use the correct width for the casing on the windows

MOTION

Mr. Beach MOVED to APPROVE application HP2024-0001 26 Toques Place based on the following items 1. Adding exterior sheathing and moisture barrier to all existing exterior walls, 2. Salvaging and reusing existing siding materials, 3. Maintaining the exposure of the salvaged reused siding and the new siding, 4. Maintaining the exterior casing of the windows and trim on the entire house including all openings and corners. The motion was SECONDED by Mr. MacDonald.

VOTE ON MOTION:

**AYES: Beach, MacDonald, Weaver,
Benoit, Duncan**
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

**7. (b) HP2024-0002 – John Valdes &
Associates, Inc – Applicant Daniel Cava –
Owner 160 Avenida Menendez**

To elevate the existing building with a new pier foundation.

Ms. Seymour read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can APPROVE a Certificate of Appropriateness at 160 Avenida Menendez if the Board determines that it meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design with the following findings:

- Proposed brick veneer and square lattice infill is an appropriate pier foundation finish
- Proposed finished height is sufficient to protect the structure with minimal impact to the streetscape.

Mr. Valdes reviewed the application.

The Board presented their Ex Parte Communication.

Public hearing was opened.

BJ Kalaidi expressed concern that the character of the Avenida Menendez had changed because all the houses were being raised.

Public hearing was closed.

Ms. Seymour read an email from a neighbor at 63 Marine Street voicing concerns regarding information that indicated that the home at 160 Avenida Menendez was not only being raised but also being moved forward towards Avenida Menendez, which would block their view of the Bridge of Lions as well as the water view.

Ms. Duncan asked Mr. Valdes to respond.

Mr. Valdes confirmed that the home was being raised only.

The Board discussed:

- Compared the elevations of some of the homes in the area
- Looked at the street scape rendering to compare the height of the buildings
- Fenestration patterns did not line up, however, there was no way to avoid the issue
- Visual would be further back because the house sat further back on the property
- Suggested adding landscaping to bridge the gap
- All have had concerns regarding the street scape, however, it was unavoidable
- Needed to do a better job with the piers that were used to eliminate the stringy, vertical appearance
- Brick would be recycled and if needed, augmented with new brick
- Shared best practices

MOTION

Mr. Benoit MOVED to APPROVE application HP2024-0002 to elevate the existing structure in its current location as submitted. The motion was SECONDED by MacDonald.

VOTE ON MOTION:

AYES: Benoit, MacDonald, Beach, Weaver, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. (c) HP2024-0006 – Les Thomas Architect – Applicant Darrell and Heather Barnhart – Owner 64 Marine Street

To construct a new two-story garage apartment building at the rear of the property with associated site features.

Ms. Seymour read the staff report and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can take the following actions for a Certificate of Appropriateness at 64 Marine Street:

1. CONTINUE to allow the applicant time to clarify details including building heights and setbacks and consider an architectural style/design more consistent with the existing Frame Vernacular style of the existing residence.

2. APPROVE if the Board determines that the applicant has provided sufficient clarification of details noted by staff and the proposed design, as proposed or modified by the HARB, meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design.

Les Thomas reviewed the application.

The Board presented their Ex Parte Communication.

Public hearing was opened.

BJ Kalaidi pointed out that Mr. Thomas had not mentioned a kitchen. She wanted to know if this garage apartment was going to be a short-term rental or used as an air B&B.

Public hearing was closed.

The Board discussed:

- Lot depth was 144 feet
- Design was attractive
- The concern was the scale and the mass of the proposed structure
- Building was a long way from the street so visibility would not be a problem
- This was the only district in the city where Short Term rentals were not permitted
- Masonry on the ground floor and wood frame on the second floor seemed to be compatible with the downtown area
- Liked the character that the new building had
- Metal seemed like the more appropriate material to use
- Shutters needed to be wide enough to cover the windows

Mr. Beach questioned if the structure was an accessory building.

Ms. Seymour confirmed for the Board that this was an additional primary structure, which was allowed if the structure occupied the rear fifty percent of the property.

Discussion continued:

- Supported the proposed design
- First floor was nine feet as was the second floor
- Cathedral ceilings inside would facilitate taking some height off the roof line

MOTION

Mr. MacDonald MOVED to APPROVE application HP2024-0006 the garage apartment behind the house at 64 Marine Street as put forward in the plans. The motion was SECONDED by Mr. Benoit.

VOTE ON MOTION:

AYES: MacDonald, Benoit, Beach, Weaver, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY¹

8. Certificates of Appropriateness – City Owned Property

8. (a) HP2024-0004 – Sarah Ryan Architect – Applicant City of St. Augustine – Owner 75 King Street

To replace existing non-historic windows with windows similar to replacements previously installed elsewhere on the building.

Staff does not make recommendations regarding city projects. The HARB should make a determination based on evidence provided.

¹ Break 2:37pm – 2:48pm

The Board provided their Ex Parte Communication.

Mark McConnell reviewed the application. He highlighted the fact that over two hundred windows had already been replaced with the proposed window on display.

Ms. Duncan asked where to find the window schedule and drawings that go with the project to see how the windows would be installed. She was concerned about what the Board was supposed to approve. She felt that each window needed to be looked at in detail to be sure that the replacements would be appropriate. She wanted to be able to look at pictures or drawings of the original windows as this was a very important historical building. She asked if there were any photos available that showed the original windows in the building.

Public hearing was opened.

BJ Kalaidi expressed confusion with the actual project. She asked how many kinds of windows already existed in the building and would the installers have a proper guide or model to do the job correctly.

Public hearing was closed.

The Board discussed:

- There were no original windows in the building
- The replacement windows installed in the seventies did not bear any resemblance to the original windows
- Various types of windows would be necessary to match the historic windows
- In 2008, windows were ordered and replaced without HARB approval and there were still approximately one hundred additional windows in storage
- Felt that the city had not handled the project properly in the past

- Drawings were so important to show the profile and the jambs and how the window would sit in the wall
- Would not approve the windows until the details had been provided
- Kolbe windows had been approved in the past because of the raised muntin
- Seeing the original drawings for the building would help to see what had existed when the building had been constructed
- Needed baseline documentation
- This was a state appropriation that was being administered as a grant, and approval had been given by the Bureau of Historic Preservation so that the dollars could be used to pay for the replacement of the windows

Ms. Courtney read from the section of the Architectural Guidelines for Historic Preservation (AGHP) that stated; "When the historic windows were completely missing; the replacement may be an accurate restoration using historical, pictorial, and physical documentation; or may be a new design that is compatible with the window openings and the historic character of the building."

Mr. Weaver said that this was not a restoration project. He did not disagree that more information was necessary to go forward but felt that the applicant was in compliance based on how the state had given approval. He added that the Secretary of the Interior Standards for Rehabilitation allowed for the replacement of a non-historic window with a compatible contemporary design.

Discussion continued:

- Florida Bureau of Historic Preservation holds a lot of weight for this project
- Gathering information was difficult regarding this project
- Windows would match what had already been installed
- Kolbe made three standard muntin styles

- Best presentation possible given the way the state was monitoring the grant
- All can agree that something needed to be done with the windows
- What was being proposed was a rehabilitation
- Proposal was to match the windows that were used in the 2008 rehabilitation

MOTION

Mr. Weaver MOVED to CONTINUE application HP2024-0004 75 King Street to the April 18, 2024, HARB meeting. The motion was SECONDED by Mr. Beach.

VOTE ON MOTION:

AYES: Weaver, Beach, Benoit, MacDonald, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

Mr. MacDonald asked where the Board could go to look at the old windows.

Ms. Courtney advised that there were examples on the fourth floor.

Mr. McConnell added that there were examples also where there was no finish on the inside.

8. (b) HP2023-0086 – City of St. Augustine – Applicant and Owner 143 St. George Street

Continued from December 21, 2023

To remove and replace the existing roof and gutter system to include layers of roofing and limited rotted structural framing, trim, and details; correct areas of improper flat roof slope; and change finished galvanized metal roofing material to a copper roof.

Staff does not make recommendations regarding city projects. The HARB should make a determination based on the evidence provided.

Barbara Moore reviewed the application and provided additional information to the Board regarding the options available for the replacement of the roof.

Ex Parte Communication:

(None)

Public hearing was opened; however, there was no response.

The Board discussed:

- It appeared that due diligence had been completed
- Historically speaking the roof was painted to prolong the life of the roof
- Proposed material did not require painting
- Historical pictures showed that the roof was painted in 1885
- Consensus was that the roof should be painted
- Felt that copper was the best selection for the roof material
- Ken Smith in a previous project, had detailed for future consideration that a brush application be used to paint the roof

Ms. Duncan asked how much progress had been made with a set of drawings for the project.

Ms. Moore advised the Board that they had not completed any drawings at this point as they wanted to be sure that the Board would approve the project. She said that the entire scope of the project would be provided for the record. She advised the Board that the project had been sent out for bids.

Ms. Duncan listed items she felt should be included in the motion such as roof detail, gutter detail, ridge detail, wall details, the fascia, and the roof to wall detail and how it worked. She said there should be enough information so that in the future the same

style and color and the way products were applied was available.

MOTION

Mr. Weaver MOVED to APPROVE application HP2023-0086 143 St. George Street to remove and replace the existing roof and gutter system to include layers of roofing and limited rotted structural framing, trim, and details; correct areas of improper flat roof slope; and change finished galvanized metal roofing material to a copper roof painted red using a brush application. The motion was SECONDED by Mr. MacDonald.

After additional discussion Mr. Weaver AMENDED the MOTION to include providing architectural drawings of the details of the roof, as well as permission for the applicant to raise the windows up to eight inches to accommodate proper flashing. Mr. MacDonald SECONDED the amendment.

VOTE ON MOTION:

AYES: Weaver, MacDonald, Beach, Benoit, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

9. Planning and Building Staff Communications

9. (a) Planning and Building Staff Approved Permits Report

(Provided for informational purposes)

10. Other Business

10. (a) Legislative Update

Ms. Lopez provided a legislative update for the Board.

11. Next Meeting Scheduled Date(s)

11.(a) March 21, 2024

12. Adjournment

There being no further business, the meeting was adjourned at 4:39 P.M.²

Catherine Duncan, Chairperson

² Transcribed by Michele Fudo



**CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for March 21, 2024 Meeting**



Application HP2023-0062 Address: 56 Carrera Street

R K S Construction & Design, Inc.– Applicant
BCS Acquisition Group, LLC – Owner

Project description: For after-the-fact partial demolition of a building constructed c. 1911-1914 that is recorded in the Florida Master Site File and a contributing building to the Model Land Company National Register Historic District, to include replacement of existing wood windows with windows of a new material and design as well as alterations to window and door fenestration on the front elevation. *Continued from September 21, 2023*

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ00348
National Register:	Model Land Company NRD: Contributing	Construction date:	c. 1911-1914
Archaeology Zone:	N/A	Zoning District:	RG-1
Parcel number:	2040700000		
Agenda Item:	6(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

This Frame Vernacular residence, constructed between 1911 and 1914, shares a lot with 56-1/2 Carrera Street to the west and both buildings are contributing to the Model Land Company National Register Historic District.

After being heard and continued at the September, October, and November 2023 HARB meetings, this application was continued over several additional meetings to allow the applicant time to provide plans to mitigate impactful alterations to the building fenestration as detailed in the scope of work below.

The applicant provided new building elevations in February, after the additional materials deadline, which were not reviewed by the HARB and show proposed mitigation for these front elevation changes and appear to show mitigation of inappropriately replaced windows on other elevations. Window sizes on new proposed elevations are consistent with those on the existing exterior renovations provided for the November 2023 meeting. Replacement window specifications for Anderson 400 Series Vinyl Clad wood windows were provided by the applicant. While the provided drawings indicate single-hung windows, the 400 Series appears to only have double-hung sash window options. More detailed specifications were provided by the staff in the application packet for the Board's convenience. The latest elevation drawings also indicate that the second-story enclosed porch windows will be finished with full-length screens similar to the original windows, though no example of this finish was provided. The applicant has mentioned that the replacement doors on the front elevation will match the original doors; however, the HARB generally requires additional information including door specifications that show size, material, and design. These, along with answers to several staff questions, were not provided by the drafting of this staff report. The e-mail thread with staff questions, which also includes the window specifications provided by the applicant, can be found in the Application Packet. Additional clarification needed includes the following:

1. Whether Anderson 400 Series windows are proposed for all the windows that were inappropriately replaced on the structure and, if not, which are proposed to be changed out.
2. What proposed windows and screens will look like installed.
3. If the front doors matching the original sizes are new, specifications for those doors.

Many of the clarifications listed above could be included as mark-ups to the plans submitted. Staff has determined that the lack of clarification and the chosen window design, which, while potentially architecturally appropriate, does not constitute the used of in-kind features or materials, makes this application ineligible for administrative approval.

Detailed analysis and additional comments can be found in the staff responses to the Demolition Review Criteria on page 3 of this staff report. These remain unchanged from previous hearings.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can take the following actions for a **Certificate of Demolition** at **56 Carrera Street**:

1. **CONTINUE** the application to allow that applicant time to provide additional information including replacement window and door specifications for the front elevation.
2. **APPROVE** the application with proposed mitigation of the front elevation with the following conditions and findings:
 - a. Conditions:
 - i. That specifications for the doors provided by the applicant during the meeting are sufficient and consistent with the architectural design of the building; AND,
 - ii. Any future window replacement being considered is addressed or additional HARB review may be required; AND,
 - iii. Documentation is/will be provided to ensure that the proposed windows will be installed within the window openings in a manner that matches or is compatible with the previously existing windows.
 - b. Findings:
 - i. That the proposed mitigation for the front elevation windows and doors as well as the replacement of windows on other elevations is consistent with the previous condition of the building, or compatible with its architectural style; AND,
 - ii. Mitigation, along with existing replacement windows on secondary elevations, if not being modified, will not impact the architectural integrity of the building in such a way that it may no longer be considered a contributing building to the Model Land Company National Register Historic District in a future update.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Already completed replacement of 19 wood windows with vinyl windows
2. Change to fenestration of second story enclosed porch (original rail height reduced to install larger windows—See proposed plan for mitigation in application packet)
3. Inappropriately sized replacement doors on the front elevation (See proposed plan for mitigation in application packet.
4. New drawings and alternative window choice to mitigate previously existing alterations.

DEMOLITION REVIEW CRITERIA (AGHP):

- 1. Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district.** N/A
- 2. The contribution of the structure to the mass and scale of the streetscape.** The building has a similar mass and scale to other Frame Vernacular structures of the same age.
- 3. The impact of the loss of the structure on the streetscape.** The building does not have a unique typology for the area but architecturally contributes to the streetscape and National Register District in which it is located. The wood windows which have been removed were a character-defining architectural feature of the structure and inappropriate alterations to the fenestration, including modifications to the second story enclosed porch and two front entry doors changes the overall appearance of building. Overall, the unapproved and unpermitted work has negatively impacted the architectural integrity of this contributing building to the district.
- 4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape.** The recently adopted Partial Demolition Ordinance requires that partial demolition of character defining architectural features on structures contributing to National Register Historic Districts may be evaluated and approved with the consideration of appropriate replacements in material and/or design. The currently installed vinyl replacement windows are inappropriate because they do not replicate the previously existing window designs in scale, use of exterior muntins with raised profile, etc.. In the case of the front elevation, the ill-fitting doors and increased size of the second story windows with resulting impacts to the railing below are inappropriate alterations to the original fenestration.
- 5. The historical or cultural merit of the structure.** The building is designated as a contributing building to the Model Land Company National Register Historic District and is recorded in the Florida Master Site File. No historic or cultural associations with the building are known that would qualify it for listing individually.
- 6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood.** While the structure as a whole is not proposed for demolition, partial demolition, via permanent removal and inappropriate replacement of the character-defining wood windows, has negatively altered the historic architecture of the building as evidenced when comparing earlier Google Streetview photographs of the building with current photographs. The wood 1/1 and 2/2 (likely true divided lite sashes with exterior muntins/raised profiles) were replaced with incompatible vinyl windows with interior muntins in various lite patterns including 1/1, 2/2, and 6/6. The new Partial Demolition Ordinance allows Staff or the Board to consider appropriate designs for replacement windows and doors that are appropriate in design and will not compromise the overall historic character and integrity of the structure.
- 7. Whether or not the structure is representative of a style or type of architecture or a method of construction.**
The building is an example of a Frame Vernacular building that has been altered over time.
- 8. Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction.** The building typology is commonly found throughout St. Augustine particularly in the Model Land Company, Lincolnville, and North City neighborhoods.
- 9. Whether or not the structure is of such design, craftsmanship or materials that it either could not be reproduced, or could be reproduced only with great difficulty or expense. The condition of the structure, and the possibility of rehabilitating or relocating the structure.** The wood frame building does not have a unique architectural style or characteristics that are difficult to reproduce. The replacement windows and changes in fenestration on the front elevation are significantly different in appearance, the doors are awkwardly framed and do not fit the existing openings, and the original second-story railing has been reduced in height to accommodate larger windows.
- 10. The justification for the proposed demolition.** The applicant for this case is not the original owner that completed this non-compliant work. It is staff's understanding the work was done by the previous owner due to deterioration of the previously existing windows; however, no evidence of this has been provided.

APPLICATION REQUIREMENTS, ELIGIBILITY FOR PARTIAL DEMOLITION REVIEW, CRITERIA FOR PARTIAL DEMOLITION APPROVAL:

Eligibility for Partial Demolition Review (Section 28-27(3), CoSA Code of Ordinances)

The Historic Architectural Review Board (HARB) is responsible for review of all applications for demolition or partial demolition permits for historic or regulated structures. Also, review of all applications for demolition or partial demolition permits for primary structures within historic preservation zoning districts and National Register districts for potential designation as an historic landmark, and review of partial demolition permits for regulated structures not eligible for administrative approval.

Regulated Structures not eligible for administrative approval (Section 28-2 – Definitions, CoSA Code of Ordinances)

Architectural feature limited review consists of the architectural review of limited physical elements of a regulated structure to be replaced after partial demolition. This limited review will focus on the overall character of the key elements of the structure visible from the street. Key elements that will be reviewed will be roofs (shape, size, placement), exterior windows and doors (number and placement of openings, shape and pattern of panes or lites, and design features visible from outside the regulated structure such as exterior muntin with a raised profile), porches, stoops, and balconies (shape, size, placement), exterior siding (vertical, horizontal, or diagonal placement of similar sized boards, siding profile and pattern). The review is for exterior elements and may include interior works or features of architectural elements. Applications that match the replacements after a partial demolition to these existing key architectural elements or use in-kind features or materials as existing will be deemed in compliance with this limited architectural review and can be approved administratively. Applicants who do not want to use in-kind features or materials as existing, not match the replacements to those existing key architectural elements after partial demolition will be heard at a public hearing before the HARB or other designated reviewing agency. This category of limited review does not apply to properties in the Historic Preservation Zoning Districts of the City.

Partial demolition a partial demolition for purposes of proposed work on a historic structure or a regulated structure within the City of St. Augustine is considered the permanent removal of 50% of the appraised value or more of historic, individual elements of the building envelope (roof, walls, porches, windows, foundations). It also includes the removal of these historic features regardless of the percentage of the appraised value when they are on visible sides of the building (visible from the street).

Regulated structure is a building or a part of a building that is the subject of a partial demolition and that is not located in the City's Historic Preservation Zoning Districts but meets the following criteria of a Historic structure: It is individually listed as historic locally or nationally, or it is a contributing property in a designated National Register District, or it is a designated historic landmark.

Criteria for Review of a Certificate of Partial Demolition (Section 28-89(2)d.4, CoSA Code of Ordinances)

In the case of partial demolition: the board shall find that the proposed replacement materials including historic materials as well as compatible substitute materials maintain the historic character and integrity of the structure and are compatible with the historic structure's building envelope or the removal will not compromise the overall historic character and integrity of the structure.

Criteria for Regulated Structures (Section 28-89(3), CoSA Code of Ordinances)

Replacement elements for regulated structures as defined in this code will be reviewed consistent with the procedures for architectural feature limited review. The board will apply the adopted design criteria, if any, for the area or AGHP if applicable to the regulated structure. If no design criteria have been adopted, the board will accept evidence and testimony to establish relevant architectural features. Some regulated structures may have architectural features that support its historic character and historic period, as well as modifications or additions over time. The board will accept evidence and testimony to establish whether the architectural features should meet preservation or reconstruction standards.

The building was built by 1914, is not in a Historic Preservation Zoning District or individually listed on the National Register of Historic Places but is recorded on the Florida Master Site File and listed as a contributing building in the Model Land Company National Register Historic District. The replacement windows and doors installed do not use in-kind features or materials or match architectural elements of those previously existing.

The requirements have been sufficiently met.

UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:

Defined as an onerous and excessive financial burden that would be placed upon a property owner by the denial of a certificate of demolition or a similar burden which would be placed on a property owner by conditions which the Commission seeks to place on the granting of a certificate. (Section 28-2 CoSA Code of Ordinances)

Is applicant entitled to a Certificate of Demolition independent of any hardship? ☐ Yes ☒ No

Did applicant submit evidence of undue economic hardship? ☐ Yes ☒ No

In any instance where an undue economic hardship, as defined in this chapter, is claimed by a property owner, the property owner may submit to the board any or all of the following information before the board makes a decision on the application for certificate of demolition: (Section 28-89(3) b, CoSA Code of Ordinances)

(Materials submitted by applicant noted with a checked box)

- ☐ 1. An estimate of the cost of the proposed construction, alteration, demolition, or removal;
- ☐ 2. The estimated market value of the property in its current condition; after completion of the proposed construction, alteration, demolition, or removal; and, in the case of a proposed demolition, after renovation of the existing property for continued use;
- ☐ 3. In the case of a proposed demolition, an estimate from an architect, developer, licensed contractor, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property;
- ☐ 4. The annual gross income from the property for the previous two (2) years; itemized operating and maintenance expenses for the previous two (2) years; and depreciation deduction and annual cash flow before and after debt service, if any, during the same period;
- ☐ 5. The remaining balance on any mortgage or other financing secured by the property and annual debt service, if any, for the previous two (2) years;
- ☐ 6. All appraisals obtained within the previous two (2) years by the owner or applicant in connection with the purchase, financing, or ownership of the property;
- ☐ 7. Any listing of the property for sale or rent, price asked, and offers received, if any, within the previous two (2) years;
- ☐ 8. The assessed value of the property according to the two (2) most recent assessments;
- ☐ 9. The real estate taxes for the previous two (2) years;
- ☐ 10. The form of ownership or operation of the property, whether an individual, sole proprietorship, for profit or not-for-profit corporation, limited partnership, joint venture, or other;

Any other information considered necessary by the board to a determination as to whether the property does yield or may yield a reasonable return to the property owner. The board may require that the property owner furnish such additional information as the board believes is relevant to the board's determination of any alleged undue economic hardship. No decision of the board shall result in undue economic hardship for the property owner. In any case where undue economic hardship is claimed, the board shall make two (2) specific findings. First, the board shall determine if the owner would be entitled to a certificate of demolition without consideration of undue economic hardship. Second, the board shall determine whether the owner demonstrated an undue economic hardship.

Additional information requested by HARB as per above:

COD HP2023-0062
56 Carrera Street
March 21, 2024

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File survey

STAFF PHOTOGRAPHS

56 Carrera Street



Front (south) Elevation



Front (south) Elevation (Streetview March 2021)

STAFF PHOTOGRAPHS

56 Carrera Street



STAFF PHOTOGRAPHS
56 Carrera Street



STAFF PHOTOGRAPHS

56 Carrera Street



STAFF PHOTOGRAPHS
56 Carrera Street



STAFF PHOTOGRAPHS
56 Carrera Street



STAFF PHOTOGRAPHS

56 Carrera Street



STAFF PHOTOGRAPHS

56 Carrera Street



STAFF PHOTOGRAPHS

56 Carrera Street



STAFF PHOTOGRAPHS
56 Carrera Street



STAFF PHOTOGRAPHS

56 Carrera Street



STAFF PHOTOGRAPHS

56 Carrera Street



1980

FLORIDA MASTER SITE FILE
HISTORIC ST. AUGUSTINE PRESERVATION BOARD
HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM _____ 802== Site No. 855348 1009==
Site Name: 56 Carrera Street 830== Survey Date: 7807 820==
Address: 56 Carrera Street, St. Augustine, Fla. 32084 905==
Instructions for Locating: _____
_____ 813== County: St. Johns 808==
Location: Model Land Company E pt. 7 868==
(subdivision) (block) (lot)
_____ 868==
Owner of Site: Name: Pittman, Elizabeth S. ;
Address: P.O. Box 1643
St. Augustine, Fla. 32084 902==
Occupant or Manager: _____ 904==
Type of Ownership: Private 848== Zoning: RG1
NR Classification Category: Building 916== Recording Date: _____ 832==
UTM: 17 469140 3306934 890== Location: T07S R30E N18 812==
(zone) (easting) (northing) (T) (R) (S)
Map Reference: USGS St. Augustine 7.5 MIN 1956 (PR 1970) 809==
Recorder: Name & Title: Nolan, David (Historic Sites Specialist) ;
Address: H.S.A.P.B. 818==

II. SITE DESCRIPTION

Condition of Site:		Threats to Site:	
() <u>Excellent</u>	863==	() <u>Zoning</u>	878==
(x) <u>Good</u>	863==	() <u>Development</u>	878==
() <u>Fair</u>	863==	() <u>Deterioration</u>	878==
() <u>Deteriorated</u>	863==	() <u>Borrowing</u>	878==
		() <u>Transportation</u>	878==
Integrity of Site:		() <u>Fill</u>	878==
(x) <u>Altered</u>	858==	() <u>Dredge</u>	878==
() <u>Unaltered</u>	858==	() <u>Other</u>	878==
(x) <u>Original Site</u>	858==		
() <u>Restored - Date:</u>	858==		
() <u>Moved - Date:</u>	858==		

II. SITE DESCRIPTION, continued.

Original Use: Private Residence 838== Present Use: Private Residence 850==
 Date: +1914 844== Period: 20th Cent. 845== Culture: American 840==
 Architect: _____ 872==
 Builder: _____ 874==
 Style: Frame vernacular 964==
 Plan Type: Rectangular 966==
 Exterior Fabrics: Wood weather w/cornerboards, drop siding,
novelty shingles 854==
 Structural Systems: Wood frame 856==
 Features of Structure: (942)
 Window Type: DHS 2/1, 1/1, attic louver 942==
 Foundation: Concrete block piers with lattice infill 942==
 Roof Type: Gable 942==
 Secondary Roof Structures: Hip porch 942==
 Porches & Balconies: 2 story enclosed porch on front 942==
 Chimney Location: Center ridge 942==
 Materials: (882)
 Chimney: Brick 882==
 Roof Surfacing: Metal, 3-V crimp 882==
 Ornament Exterior: _____ 882==
 Quantitative Data: (950-954)
 Chimneys: 1 952== Dormers: _____ 954== Stories: 2 950==
 Other: _____ 956==
 Surroundings: Residential 864==
 Relationship to Surroundings: _____ 859==

III. PHOTOGRAPHY

Photographic Records Numbers: _____ 860==
 Contact Prints _____



IV. SIGNIFICANCE

Areas of Significance: Architecture

920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Frame Vernacular residence at 56 Carrera Street was constructed between 1911 and 1914. A two-story enclosed porch extends from the front.

The western section of the Model Land Company has some Victorian and early 20th century homes along Orange, Carrera and Valencia Streets and some larger buildings connected with the railroad and tourist trade. But the bulk of the houses here were part of a World War I period tract development by the Model Land Company that provided modest homes on small lots, many of them occupied by people employed by the railroad and fishing industry. These tract homes are generally one-story and owe their influence to the Bungalow style popular at the time. The railroad yards and repair shops that originally formed the western boundary of this neighborhood have been removed, and replaced by US 1. This has resulted in traffic, commercial development, and zoning problems that threaten the western end of this area.

HISTORY

The westernmost section of the Model Land Company Subdivision was nothing but marshes of the San Sebastian River until Henry Flagler reclaimed the land in the mid-1880's in order to expand his recently acquired landholdings to the east. In recognition of the Spanish heritage of the old city, Flagler named most streets in the subdivision after cities in Spain. A railroad station and park, the steam laundry for the Flagler hotels, a hotel, a baseball stadium (located between Saragossa and Carrera Streets), and tract housing along Orange and Carrera Streets for employees of his local enterprises were the first buildings and sites developed in this area. Widespread residential housing did not commence until Flagler conveyed title to the Model Land Company in 1903, and residences were constructed in the next twenty years primarily for workers of the newly-established adjacent railroad offices. Lot sales were maximized in this section of the subdivision by dividing the original larger blocks with Lemon, Almeria, and Oviedo Streets. The dualization of US 1 in the 1950's encroached considerably on the western fringes of this area.(1)

V. BIBLIOGRAPHY

1. H. H. Stackhouse, "The Model Land Tract: The Development of a Residential Neighborhood", El Escribano, Vol. 16 (1979), pp. 25-32.



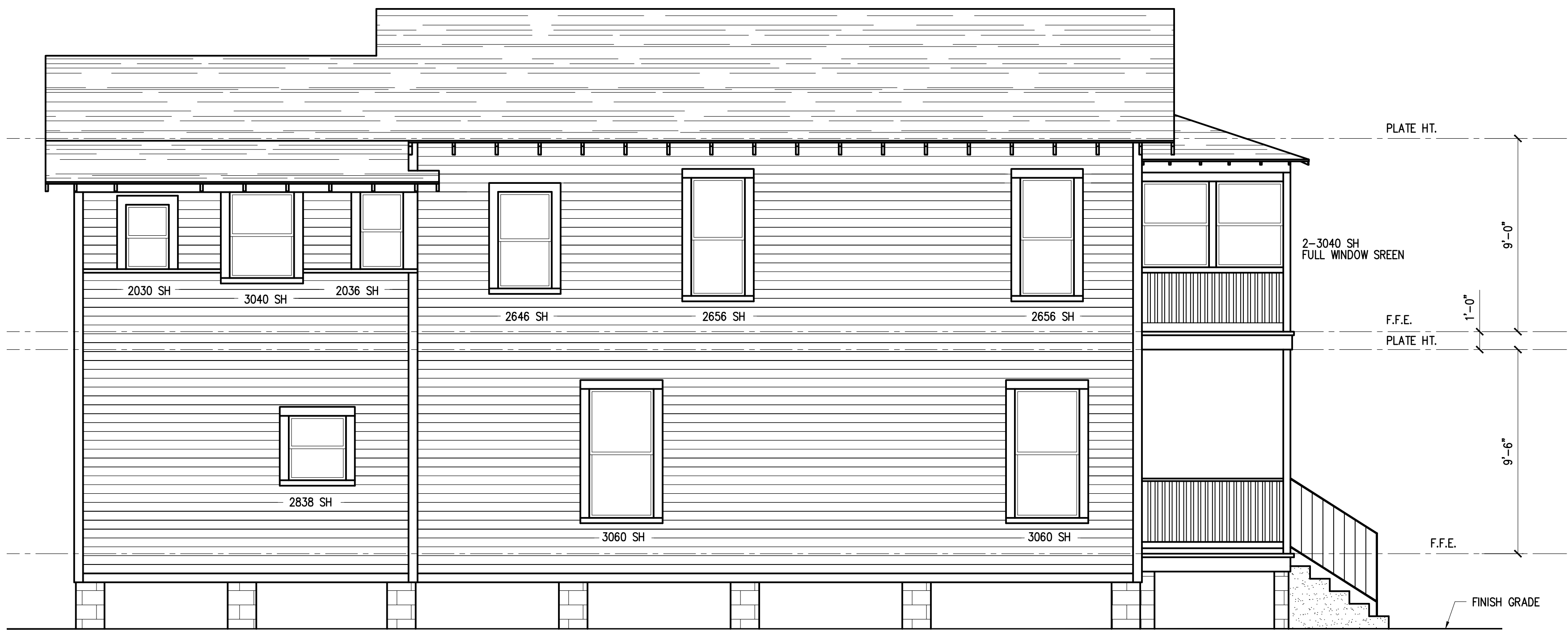
Staff Report pg 23

Page 40 of 320

FOR March 21, 2024 HARB MEETING

COD HP2023-0062 – 56 Carrera Street

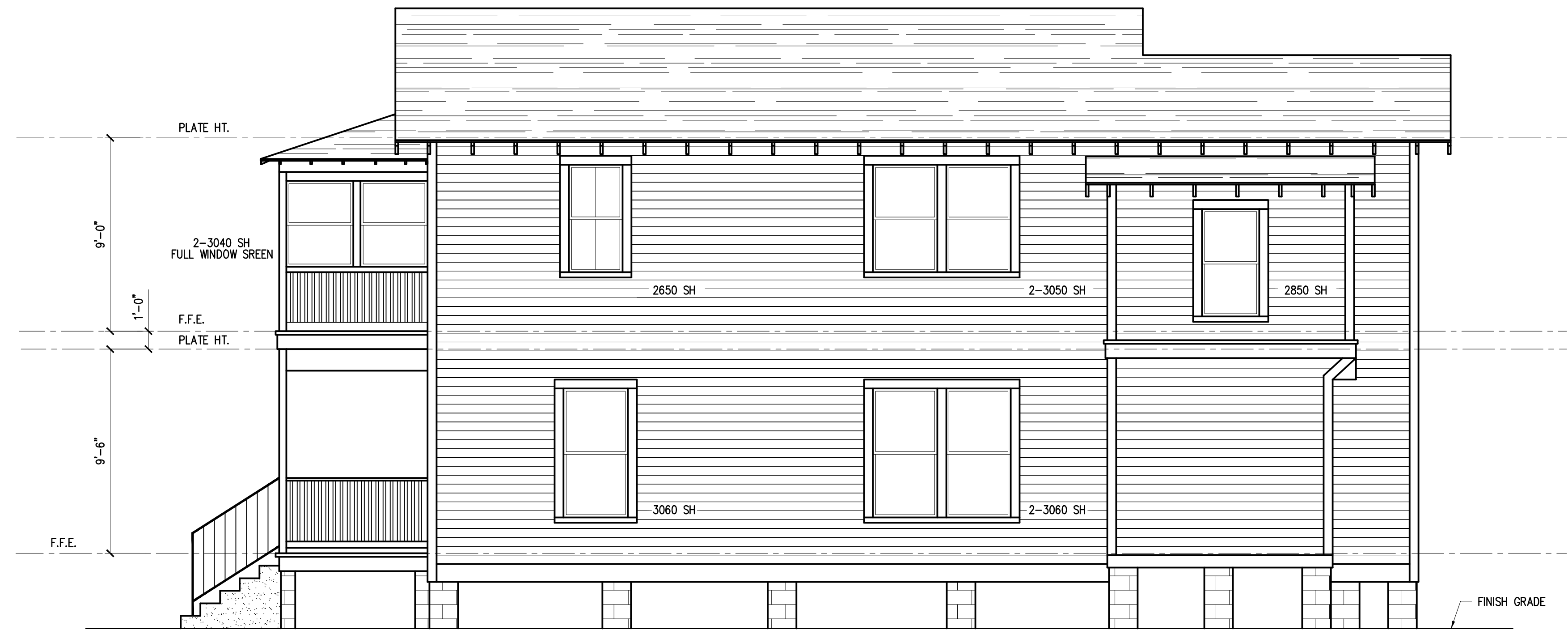
**New Material Submitted by the Applicant
&
Email Thread Requesting Additional Information**



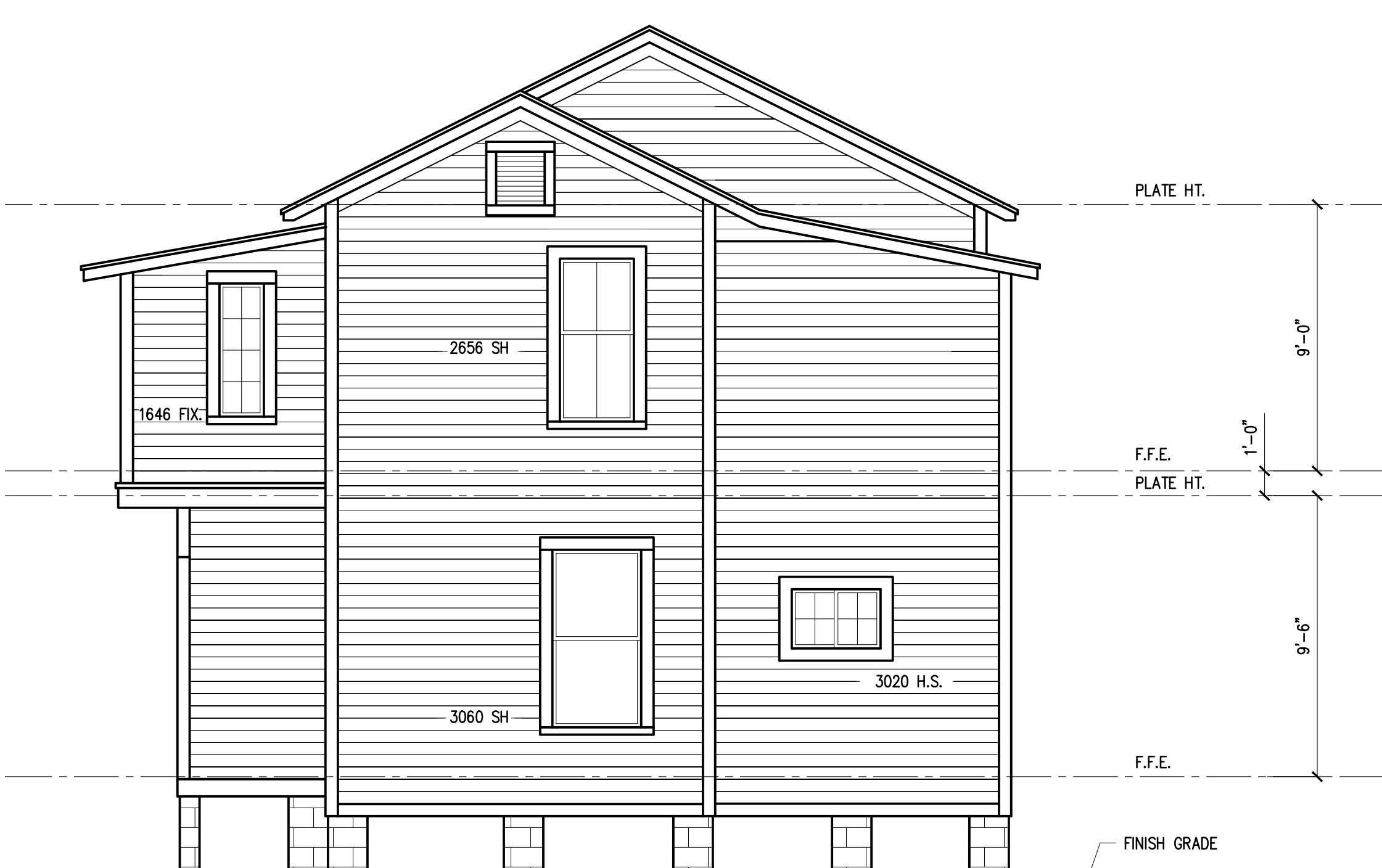
LEFT SIDE ELEVATION
1/4" = 1'-0" REVISED



FRONT ELEVATION
1/4" = 1'-0" REVISED



RIGHT SIDE ELEVATION
1/4" = 1'-0" REVISED



REAR ELEVATION
1/4" = 1'-0"

JAMES JOHNSON
3846 HOLLINGSWORTH STREET
JACKSONVILLE, FLORIDA 32205
PHONE 904-318-2575

56 CARRERA STREET
REVISED EXTERIOR ELEVATIONS

ST. AUGUSTINE,
FLORIDA

REV.	DATE	DESCRIPTION
0	11-03-23	IFP

JOB NO. J2396
DRAWN: JWJ
DATE: 11-03-23
SCALE: SHOWN
DRAWING NO.

A-2

Candice Seymour

From: Candice Seymour
Sent: Wednesday, February 28, 2024 10:20 AM
To: Joshua Strickland
Cc: ConnellyG@att.net
Subject: RE: 56 Carrera final plans
Attachments: COD56CarreraStreet021523RevisedElevation_RcvdAfterDeadline.pdf

Good morning,

I did receive the pictures but had not yet had time to review them. In looking over what you're proposing, I have several questions:

1. Are these replacing all the windows that have been replaced inappropriately? Each window being changed out for this window should be marked on the plans you submitted earlier this month.
2. This is a vinyl-clad replacement window: does it solve the concerns the Board had that the standard vinyl replacement windows sit proud of the exterior wall rather than inset like wood windows? The photos you provided don't show the windows installed, so it is difficult to determine how they will look on the structure.
3. Are you proposing any muntin pattern? I know there was discussion that 1/1 windows may be most compatible in this case. Just want to confirm this since it's not clearly noted on the plans or your e-mail below.

As you've submitted it, this is not enough information for administrative approval. You'll be on the upcoming HARB agenda, but the Board will need clear information that includes:

- clearly marked plans with the following:
 - highlight the windows you are proposing to replace with the Anderson clad windows, if you're not replacing all the windows, give a clear reason why
 - note existing wood windows that are staying as-is
 - mark on the plans that the front doors are being restored to the appropriate sizes with the original doors (if that is what you're proposing).
- the window specifications including a manufacturer's photo of what they will look like installed from the exterior. In this case, the installation drawings would also be helpful.

I've attached the latest elevation drawings you submitted so you can mark them up accordingly. If you can provide this, along with the specifications and installation examples, then hopefully the Board will provide a final answer at the next meeting if we determine the replacements are not close enough for us to administratively approve. With a clear scope of work, we will be able to administratively approve restoring the front doors.

I hope these instructions are clear. If you have any questions, feel free to reach out to me again. The deadline for materials for the March meeting is Monday, March 11th.

Candice Seymour
Historic Preservation Planner
City of St. Augustine
cseymour@citystaug.com
904-209-4326



Please Note: Florida has a very broad Public Records Law. Unless specifically exempt by state law, written communications to city officials or staff regarding official city business are public records available to the public and media upon request. If your email communication is related to official government business, it may therefore be subject to public disclosure.

From: Joshua Strickland <josh.eccdemo@gmail.com>
Sent: Wednesday, February 28, 2024 8:03 AM
To: Candice Seymour <cseymour@citystaug.com>
Subject: Re: 56 Carrera final plans

Caution: This email originated from outside of the organization. Do not click links, open attachments or respond unless you recognize the sender and know the content is safe. When in doubt, contact IT.

Good morning,

I just wanted to make sure you got the series and pictures of the window we were wanting to go with?

On Tue, Feb 27, 2024 at 8:41 AM Joshua Strickland <josh.eccdemo@gmail.com> wrote:

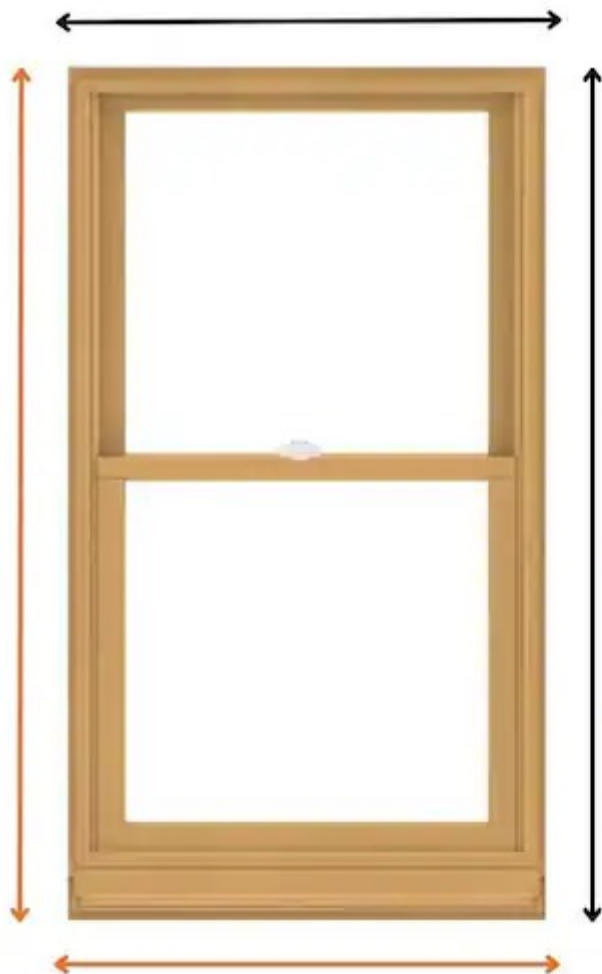
Good morning,

The windows we have chosen to go with are as follows.

Anderson 400 series white clad wood. And we will have a screen made to go over the front of the window. This is a paintable or stainable window.

Included is a picture of the windows.





	Width	Height
	3'-1 5/8"	4'-0 7/8"
Frame Size	3'-1 5/8"	4'-0 7/8"
Rough Opening Dimensions	3'-2 1/8"	4'-0 7/8"
Depth	5-4/5"	

On Thu, Feb 15, 2024 at 12:16 PM Joshua Strickland <josh.eccdemo@gmail.com> wrote:

I really appreciate it, everything will hopefully be ok. I've neglected the doctors to long and it caught up with me so hopefully I'll be back to work soon.

I will have my wife call and pay the fee with a card. Thank you for letting me know.

On Thu, Feb 15, 2024 at 12:13 PM Candice Seymour <cseymour@citystaug.com> wrote:

Hi Josh,

Thank you for keeping us posted on your situation and I hope everything is ok. I will await your additional documentation and let the Board know it was your intention to come to the meeting.

As far as the credit card form, due to some new security requirements, we can no longer accept them. You can call Meredith at 904-209-4325 to pay over the phone with a card, or stop by city hall to pay in person.

Candice Seymour

Historic Preservation Planner

City of St. Augustine

cseymour@citystaug.com

904-209-4326



Please Note: Florida has a very broad Public Records Law. Unless specifically exempt by state law, written communications to city officials or staff regarding official city business are public records available to the public and media upon request. If your email communication is related to official government business, it may therefore be subject to public disclosure.

From: Joshua Strickland <josh.eccdemo@gmail.com>

Sent: Thursday, February 15, 2024 12:11 PM

To: Candice Seymour <cseymour@citystaug.com>

Subject: Re: 56 Carrera final plans

Caution: This email originated from outside of the organization. Do not click links, open attachments or respond unless you recognize the sender and know the content is safe. When in doubt, contact IT.

Good afternoon Candice,

I had all intentions of coming today and being the other documents you requested. I don't think I will be able to make it I have a health emergency at the moment. So I know nothing can be done today but I will send over the new documents for you. I know I sent the fixed blue prints but I will send over all other documents when I make it home from the hospital. And I will also have someone send over the credit card form before end of day.

On Mon, Feb 12, 2024 at 12:25 PM Joshua Strickland <josh.eccdemo@gmail.com> wrote:

Good afternoon,

Yes ma'am it's a private wood window company out of Jacksonville I will get the remaining information and look forward to getting this administratively approved without going back to the board.

On Mon, Feb 12, 2024 at 12:13 PM Candice Seymour <cseymour@citystaug.com> wrote:

Hi Josh,

The additional materials deadline was last Monday, February 5, as stated in the e-mail I sent you on January 24th. The packet for the meeting has already been published and can be viewed [here](#). I drafted the attached memo for this application to provide to the Board since I had not heard anything from you.

I appreciate you submitting the drawings, but there is still additional information needed. Are all the windows on the whole house being replaced with wood? This should be indicated on the plans. Are the replacement windows custom? If so, by whom? If not, we need the product specifications for the proposed replacements along with a photo of the replacement window (can be from the manufacturer brochure or website).

This is information we have asked for in previous iterations of this application and without it, the application is considered incomplete, and the board is not likely to hear it. If we get some clarification, the request may be administratively approvable. If not, then the Board will need the same information to make a decision. The more information you can provide, the better.

As the applicant you have the option to provide 9 copies of the drawings you submitted and any other pertinent information to the Board and staff the day of the meeting. Just keep in mind, getting us the information immediately before the meeting does not allow for staff or the board to review everything in advance and the board is generally less comfortable deciding when information has not been vetted. This is why we have the additional materials deadline.

Let me know how you would like to proceed. If you have any questions, feel free to reach out to me.

Candice Seymour

Historic Preservation Planner

City of St. Augustine

cseymour@citystaug.com

904-209-4326



Please Note: Florida has a very broad Public Records Law. Unless specifically exempt by state law, written communications to city officials or staff regarding official city business are public records available to the public and media upon request. If your email communication is related to official government business, it may therefore be subject to public disclosure.

From: Joshua Strickland <josh.eccdemo@gmail.com>

Sent: Monday, February 12, 2024 9:58 AM

To: Candice Seymour <cseymour@citystaug.com>

Subject: 56 Carrera final plans

Caution: This email originated from outside of the organization. Do not click links, open attachments or respond unless you recognize the sender and know the content is safe. When in doubt, contact IT.

Attached is the final plans for 56 Carrera showing the wood windows with over lay screens. Original front door being put back on and the original sized wood double door being installed. Let me know if anything else needs to be submitted. I know I need to submit the credit card form again which I will do today.

FEATURES

FRAME

A Exterior outer frame members are covered with a Perma-Shield® rigid vinyl cladding, minimizing maintenance and providing an attractive appearance.

B For exceptional long-lasting* performance, sill members are constructed with a wood core and a Fibrex® material exterior. Sill ends are protected and sealed with weather-resistant covers.

C Natural wood stops are available in pine, and prefinished white, dark bronze and black.**

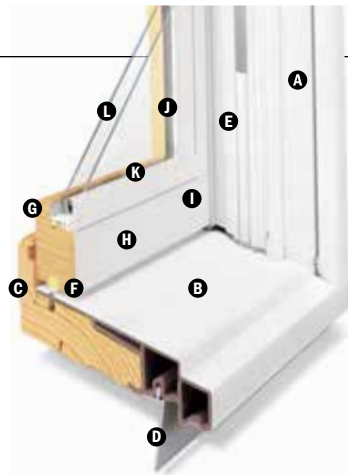
D A factory-applied rigid vinyl anchoring flange on the head, sill and sides of the outer frame helps secure the unit to the structure.

E An extruded rigid vinyl jamb liner and fin provide a protective seal against the outer frame members. Exclusive slide wash assists make it easy to tilt the sash into wash mode position.



Unique block-and-tackle balancers feature sized-to-the-unit, rust-resistant springs that require no adjustment. Glass-reinforced nylon balancer shoes provide smooth, reliable sash operation. Sash can be removed, without tools, for drywall pass-through. Jamb liners are available in white or gray, and must be specified when ordering. Contact your Andersen supplier for details.

F Weatherstrip throughout the unit provides a long-lasting, energy-efficient, weather-resistant seal. For the top and bottom rails, an encased foam material is used. The head jamb liner and sill have a rigid vinyl rib that the weatherstrip material compresses against. At the meeting rail, compressible vinyl bulb material is used. Side jamb liners use leaf-type weatherstrip with foam inserts.



SASH

Wash assists make it easy to tilt the sash into wash mode.

G Wood sash members are treated with a water-repellent preservative for long-lasting* protection and performance. Interior surfaces are unfinished pine. Low-maintenance prefinished white interiors are also available.

H A polyester-stabilized coat with a Flexacron® finish is electrostatically applied to penetrate all exterior surfaces for maximum protection and a lustrous finish.

I Sash joints simulate the look of traditional mortise-and-tenon construction inside and out.

GLASS

J In addition to stainless steel glass spacers, black or white glass spacers are now available to allow the spacer to blend in with the unit color.

K Silicone bed glazing provides superior weathertightness and durability.

L High-Performance options include:

- Low-E4® glass
- Low-E4 HeatLock® glass
- Low-E4 SmartSun™ glass
- Low-E4 SmartSun HeatLock glass
- Low-E4 Sun glass

Tempered and other glass options are available. Contact your Andersen supplier.

A removable translucent film helps shield the glass from damage during delivery and construction, and simplifies finishing at the job site.

Patterned Glass

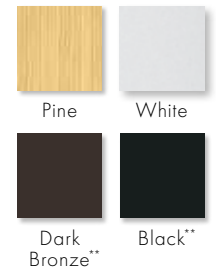
Patterned glass options are available. See page 12 for more details.

EXTERIOR & INTERIOR OPTIONS

EXTERIOR COLORS



INTERIOR OPTIONS



HARDWARE



Standard Lock & Keeper

Black | Gold Dust | **Stone** | White

Stone is standard with natural interior units. White comes with prefinished white interiors. Other finishes optional.

OPTIONAL HARDWARE Sold Separately

ESTATE™



Lock & Keeper

Antique Brass | Bright Brass
Brushed Chrome | Distressed Bronze
Distressed Nickel | Oil Rubbed Bronze
Polished Chrome | **Satin Nickel**

Optional Estate lock and keeper reduces the clear opening height by 1/16" (14). Check with local building code officials to determine compliance with egress requirements.

CONTEMPORARY



Bar Lift

Antique Brass | Black | Bright Brass
Brushed Chrome | Distressed Bronze
Distressed Nickel | Gold Dust
Oil Rubbed Bronze | Polished Chrome
Satin Nickel | Stone | White

TRADITIONAL



Bar Lift



Hand Lift

Finger Lifts

Antique Brass | Black | Bright Brass | Brushed Chrome
Distressed Bronze | Distressed Nickel | Gold Dust | **Oil Rubbed Bronze**
Polished Chrome | Satin Nickel | Stone | White

Bold name denotes finish shown.

HARDWARE FINISHES



Application pg 11

*Visit andersenwindows.com/warranty for details.

**Products with dark bronze and black interiors have matching exteriors.

"Flexacron" is a registered trademark of PPG Industries, Inc.

Dimensions in parentheses are in millimeters.

Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All wood interiors are unfinished unless a finish is specified.

Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.

StormWATCH[®]

PROTECTION

400 Series tilt-wash double-hung full-frame windows are available with Stormwatch[®] Protection. Visit andersenwindows.com/coastal for more details.

Performance Grade (PG) Upgrades

A high inside sill stop* with exterior sill brackets and hidden interior brackets is available to provide additional structural support for tilt-wash windows, allowing standard, non-impact glass units to achieve higher performance grade ratings. Performance Grade (PG) ratings are more comprehensive than Design Pressure (DP) ratings for measuring product performance. For up-to-date performance information of individual products, please visit andersenwindows.com. Use of this option will subtract 5/8" (15) from the clear opening height. PG Upgrade not available for 72" (1829) and 76" (1930) heights. Contact your Andersen supplier for availability.

SASH OPTIONS



Cottage

Reverse Cottage

ACCESSORIES Sold Separately

FRAME

Extension Jamb



Standard jamb depth is 4 1/2" (114). Extension jambs are available in unfinished pine or prefinished white. Some sizes may be veneered.

Factory-applied and non-applied interior extension jambs are available in 1/16" (1.5) increments between 5 1/4" (133) and 7 1/8" (181). Extension jambs can be factory applied to either three sides (stool and apron application) or four sides (picture frame casing).

Pine Stool



A clear pine stool is available and ready for finishing. The tilt-wash stool is available in 4 9/16" (116) for use in wall depths up to 5 1/4" (133), and 6 9/16" (167) for use in wall depths up to 7 1/8" (181). Works with 2 1/4" (57) and 2 1/2" (64) casing widths.

HARDWARE

Window Opening Control Device



A recessed window opening control device is available factory applied. It limits the sash travel to less than 4" (102) when the window is first opened. Available in white, stone and black. A field-applied window opening control device kit is also available.

STORM/INSECT SCREEN COMBINATION UNIT**



A self-storing storm window combined with an insect screen provides greater energy efficiency, while allowing ventilation when needed.

Constructed with an aluminum frame, single-pane upper and lower glass panels, and charcoal powder-coated aluminum screen mesh. Available in white, Sandtone and Terratone to match product exteriors. Canvas, dark bronze, forest green and black are available by special order.

Combination units can improve Sound Transmission Class (STC) and Outdoor Indoor Transmission Class (OITC) ratings. Ideal for projects near airports, busy roadways or other noisy environments. For example, adding a combination unit to a 400 Series tilt-wash double-hung (3862) unit with Low-E4[®] glass will improve its STC rating from 26 to 32. Contact your Andersen supplier for additional STC and OITC rating information.

GLASS

Andersen[®] Art Glass

Available for 400 Series tilt-wash transom and picture units. Andersen art glass panels come in a variety of original patterns. See art glass section starting on page 173 for more information or visit andersenwindows.com/artglass.

INSECT SCREENS

Insect Screen Frames



Full and half insect screens are available for most unit sizes. Frame colors match product exteriors. Half insect screen (shown above) allows ventilation without affecting the view through the upper sash. Not available on windows with Stormwatch Protection.

TruScene[®] Insect Screens

Andersen TruScene insect screens let in over 25% more fresh air† and provide 50% greater clarity than conventional Andersen insect screens, all while keeping out unwanted small insects.

Conventional Insect Screens

Conventional insect screens have charcoal powder-coated aluminum screen mesh.

GRILLES

Grilles are available in a variety of configurations and widths. For double-hung grille patterns, see page 85.

EXTERIOR TRIM

Available with Andersen exterior trim. See exterior trim section starting on page 175.

CAUTION:

- Painting and staining may cause damage to rigid vinyl.
- 400 Series windows in Terratone color may be painted any color lighter than Terratone color using quality oil-based or latex paint.
- Do not paint 400 Series windows in white, canvas, Sandtone, dark bronze, forest green or black exterior colors.
- Andersen does not warrant the adhesion or performance of homeowner-applied paint over vinyl or other factory-coated surfaces.
- For vinyl painting instructions and preparation, contact your Andersen supplier.
- Do not paint weatherstrip.
- Creosote-based stains should not come in contact with Andersen products.
- Abrasive cleaners or solutions containing corrosive solvents should not be used on Andersen products.

*Infringes on the overall net clear opening. Unit clear operable area may not meet egress requirements. See your local building code official for more information.

**Do not add combination units to windows with Low-E4 Sun glass unless window glass is tempered. Combination units may also reduce the overall clear operable area of the window. See your local code official for egress requirements in your area.

†TruScene insect screens let in over 25% more fresh air than standard Andersen fiberglass insect screens.

Dimensions in parentheses are in millimeters.

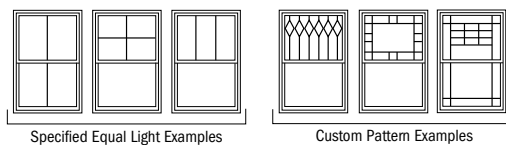
Grille Patterns

	Diamond*		Prairie A		6-Light Prairie		Colonial	
Tilt-Wash Double-Hung								
	Equal	Cottage	Equal	Cottage	Equal	Cottage	Equal	Cottage

Patterns for double-hung windows are also available in Upper Sash Only (USO) configurations. For picture window patterns that require alignment with double-hung window patterns, identify the sash style (equal, cottage or reverse cottage) when ordering. **Number of lights and overall pattern varies with window size. Patterns not available in all configurations.**

	Diamond*	Prairie A	Colonial	Modified Colonial	Modified Colonial with Simulated Meeting Rail	Tall Fractional	Tall Fractional with Simulated Meeting Rail	Short Fractional	Short Fractional with Simulated Meeting Rail	Victorian
Tilt-Wash Picture										
Tilt-Wash Transom										

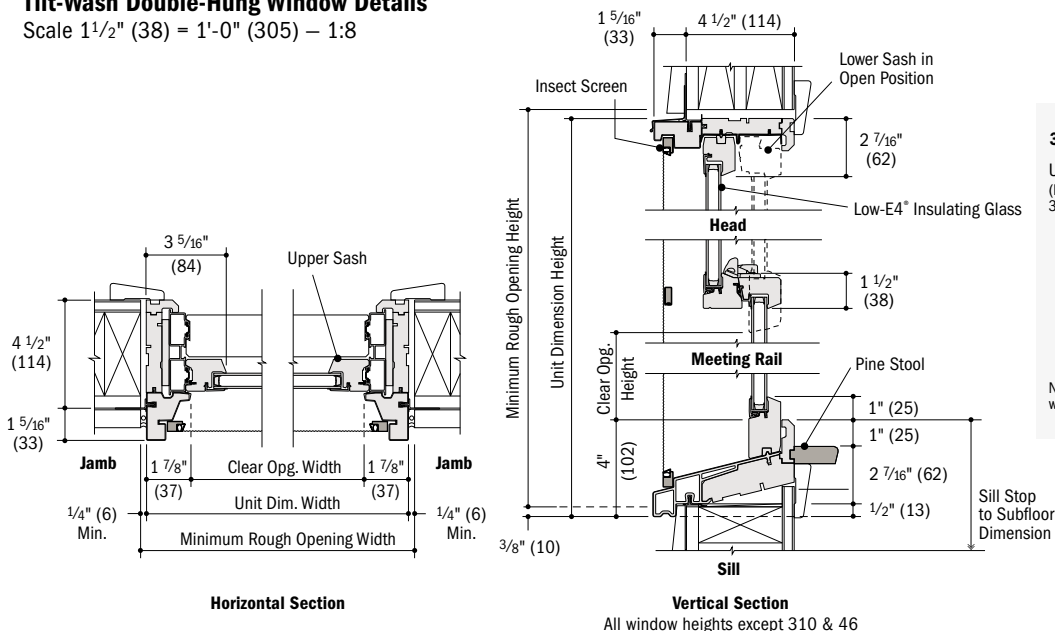
*Available only in Simulated Divided Light (SDL) configuration and only in 3/4" (19) and 7/8" (22) widths.



Specified equal light and custom patterns are also available. For more grille options, see page 14 or visit andersenwindows.com/grilles.

Tilt-Wash Double-Hung Window Details

Scale 1 1/2" (38) = 1'-0" (305) - 1:8



310 and 46 Height Windows Only:

Upper Sash Meeting Rail
(higher location on 310 and 46 heights)

Lower Sash in Open Position
(opens higher to maintain clear opening)

A technical diagram of a window sash system. It shows a horizontal line representing the 'Upper Sash Meeting Rail' and a vertical line representing the 'Lower Sash in Open Position'. The lower sash is shown in an open position, with a dashed line indicating its original closed position. An arrow points from the text 'Lower Sash in Open Position' to the open sash. Another arrow points from the text 'Upper Sash Meeting Rail' to the horizontal line. A third arrow points from the text '(opens higher to maintain clear opening)' to the open sash. The diagram is labeled with '310 and 46 heights' and 'clear opening'.

Note: Location of support bar on optional insect screen aligns with meeting rail location on 310 and 46 window heights.

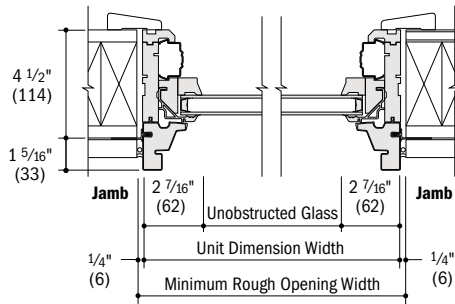
- Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
- **Minimum rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See installation information on pages 210-211.**
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.
- Dimensions in parentheses are in millimeters.

TILT-WASH DOUBLE-HUNG FULL-FRAME WINDOWS

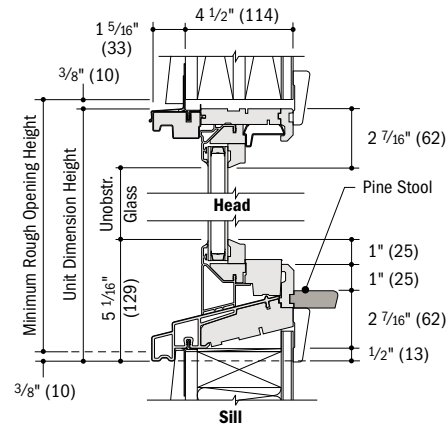
Added By Staff for Convenience

Tilt-Wash Picture Window Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



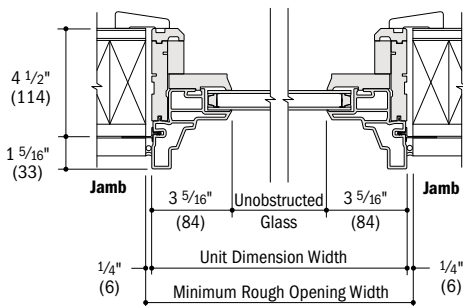
Horizontal Section



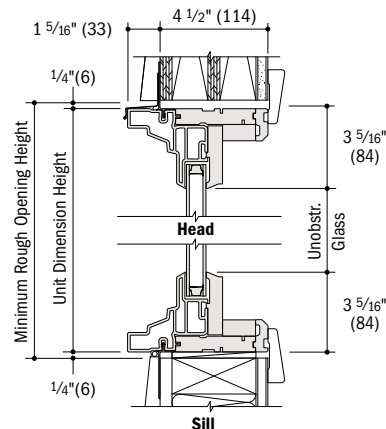
Vertical Section

Tilt-Wash Transom Window Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



Horizontal Section



Vertical Section

Horizontal (stack) Joining Detail

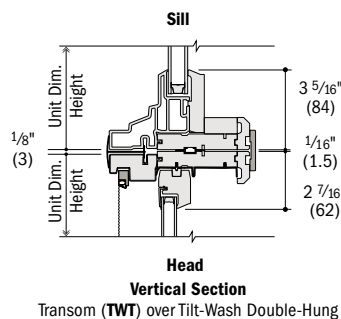
Scale 1 1/2" (38) = 1'-0" (305) – 1:8

Overall Window Dimension Height

Sum of individual window heights
plus 1/16" (1.5) for each join.

Overall Rough Opening Height

Overall window dimension height.*



Head
Vertical Section
Transom (TWT) over Tilt-Wash Double-Hung

Vertical (ribbon) Joining Detail

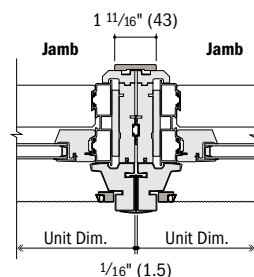
Scale 1 1/2" (38) = 1'-0" (305) – 1:8

Overall Window Dimension Width

Sum of individual window widths
plus 1/16" (1.5) for each join.

Overall Rough Opening Width

Overall window dimension width plus 1/2" (13).



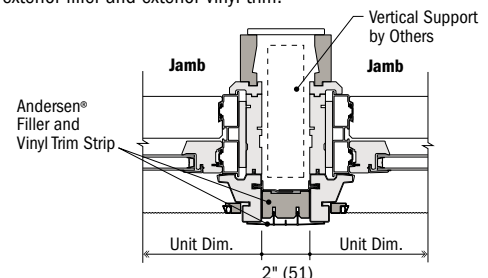
Horizontal Section
Tilt-Wash Double-Hung to Tilt-Wash Double-Hung

For more joining information, see the
combination designs section starting
on page 181.

Separate Rough Openings Detail

Scale 1 1/2" (38) = 1'-0" (305) – 1:8

To meet structural requirements or to achieve a wider joined
appearance, windows may be installed into separate rough openings
having vertical support (by others) in combination with Andersen®
exterior filler and exterior vinyl trim.



Horizontal Section
Tilt-Wash Double-Hung and Tilt-Wash Double-Hung

- * Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
- * Minimum rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See installation information on pages 210-211.
- * Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.
- * Consult with an architect or structural engineer regarding minimum requirements for structural support members between adjacent rough openings.
- * Dimensions in parentheses are in millimeters.
- * For stacks where bottom unit in combination is a double-hung or picture window with a sloped sill. If bottom window has a flat sill add 1/2" (13) to the overall window dimension height.

FEATURES

FRAME

A A Fibrex® material exterior protects the frame – beautifully. Best of all, it's low maintenance and never needs painting.*

B For exceptional long-lasting performance, sill members are constructed with a wood core and a Fibrex material exterior. Sill ends are protected and sealed with weather-resistant covers.

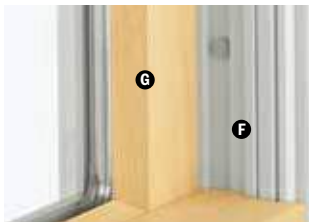
C Natural wood stops are available in pine, and prefinished white, dark bronze and black.**

D Weatherstrip throughout the unit provides a long-lasting, energy-efficient, weather-resistant seal. For the top and bottom rails, an encased foam material is used. The head jamb liner and sill have a rigid vinyl rib that the weatherstrip material compresses against. At the meeting rail, compressible vinyl bulb material is used. Side jamb liners use leaf-type weatherstrip with foam inserts.

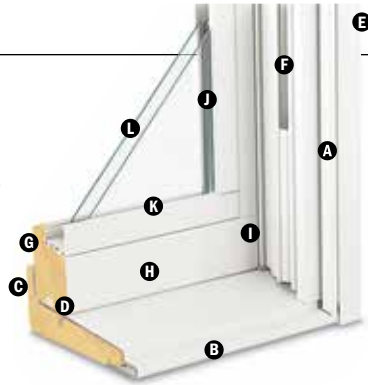
E Exterior stop covers are specially designed to allow easy application of high-quality sealant.

3 1/4" (83) "pocket window" jamb depth allows convenient replacement without disturbing interior window trim for most double-hung replacement situations.

F Jamb liners are available in white or gray, and must be specified when ordering. Contact your Andersen supplier for details.



Unique block-and-tackle balancers feature sized-to-the-unit, rust-resistant springs that require no adjustment. Glass-reinforced nylon balancer shoes provide smooth, reliable sash operation. They automatically lock the balancer into position when sash are tilted into wash mode.



SASH

Wash assists make it easy to tilt the sash into wash mode.

G Wood sash members are treated with a water-repellent preservative for long-lasting protection and performance. Interior surfaces are unfinished pine. Low-maintenance prefinished white interiors are also available.

H A polyester-stabilized coat with a Flexacron® finish is electrostatically applied to penetrate all exterior surfaces for maximum protection and a lustrous finish.

I Sash joints simulate the look of traditional mortise-and-tenon construction inside and out.

GLASS

J In addition to stainless steel glass spacers, black or white glass spacers are now available to allow the spacer to blend in with the unit color.

K Silicone bed glazing provides superior weathertightness and durability.

L High-Performance options include:

- Low-E4® glass
- Low-E4 HeatLock® glass
- Low-E4 SmartSun™ glass
- Low-E4 SmartSun HeatLock glass
- Low-E4 Sun glass

Tempered and other glass options are available. Contact your Andersen supplier.

A removable translucent film helps shield the glass from damage during delivery and construction, and simplifies finishing at the job site.

Patterned Glass

Patterned glass options are available. See page 12 for more details.

SILL

Sill Angles

Three sill angles are available – 0°, 8° and 14° – to closely match the existing sill in window replacement applications. See page 93 for details.



0° Sill Angle



8° Sill Angle



14° Sill Angle

Sill Angle Finder App

Our Sill Angle Finder App lets you quickly and easily find the sill angle of existing double-hung windows. Available for free for both iPhone® and Android™ smartphones. Download the app for iPhone from the App Store™ or for Android smartphones from the Google Play Store. The app is only available for smartphones, as tablets and other large devices are too bulky for measuring window sill angles.

INSTALLATION

Exterior Stop Cover



An exterior stop cover provides a clean transition from the new window to the existing window casing.

Included Installation Materials



Flat self-hanging shims, backer rod, installation screws and complete instructions are included with each insert window. See the measurement guide and worksheet at andersenwindows.com/measure.

SASH OPTIONS†



Cottage

Reverse Cottage

*Visit andersenwindows.com/warranty for details.

**Products with dark bronze and black interiors have matching exteriors.

†Shown on 400 Series tilt-wash double-hung full-frame windows.

“Flexacron” is a registered trademark of PPG Industries, Inc.

“iPhone” and “App Store” are registered trademarks of Apple Inc. “Android” is a trademark of Google Inc.

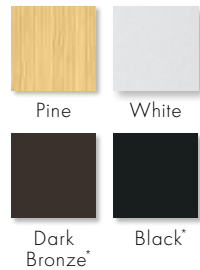
Dimensions in parentheses are in millimeters.

EXTERIOR & INTERIOR OPTIONS

EXTERIOR COLORS



INTERIOR OPTIONS



HARDWARE



Standard Lock & Keeper

 Black | Gold Dust | **Stone** | White

 Stone is standard with natural interior units.
 White comes with prefinished white interiors.
 Other finishes optional.

OPTIONAL HARDWARE Sold Separately

ESTATE™



Lock & Keeper

 Antique Brass | Bright Brass
 Brushed Chrome | Distressed Bronze
 Distressed Nickel | Oil Rubbed Bronze
 Polished Chrome | **Satin Nickel**

Optional Estate lock and keeper reduces the clear opening height by 3/8" (14). Check with local building code officials to determine compliance with egress requirements.

CONTEMPORARY



Bar Lift

 Antique Brass | Black | Bright Brass
 Brushed Chrome | Distressed Bronze
Distressed Nickel | Gold Dust
 Oil Rubbed Bronze | Polished Chrome
 Satin Nickel | Stone | White

TRADITIONAL



Bar Lift



Hand Lift



Finger Lifts

 Antique Brass | Black | Bright Brass | Brushed Chrome
 Distressed Bronze | Distressed Nickel | Gold Dust | **Oil Rubbed Bronze**
 Polished Chrome | Satin Nickel | Stone | White

Bold name denotes finish shown.

HARDWARE FINISHES



ACCESSORIES Sold Separately

SASH

Window Opening Control Device



A recessed window opening control device is available factory applied. It limits the sash travel to less than 4" (102) when the window is first opened. Available in white, stone and black. A field-applied window opening control device kit is also available.

INSECT SCREENS

Insect Screen Frames



Choose full insect screen or half insect screen. Half insect screen (shown above) allows ventilation without affecting the view through the upper sash. Frames are available in colors to match product exteriors.

INSTALLATION

Coil Stock



Andersen® aluminum coil stock can be ordered to match any of our 11 trim colors. Made from .018" thick aluminum, Andersen coil stock is available in 24" (610) x 50' (15240) rolls. Color-matched 1 1/4" (32)-long stainless steel trim nails are also available and can be ordered in 1 lb/.454 kg boxes.

GLASS

Andersen Art Glass

 Available for 400 Series tilt-wash transom and picture units. Andersen art glass panels come in a variety of original patterns. See art glass section starting on page 173 for more information or visit andersenwindows.com/artglass.

GRILLES

Grilles are available in a variety of configurations and widths. For double-hung grille patterns, see page 94.

CAUTION:

- Painting and staining may cause damage to rigid vinyl.
- 400 Series windows in Terratone color may be painted any color lighter than Terratone color using quality oil-based or latex paint.
- Do not paint 400 Series windows in white, canvas, Sandtone, dark bronze, forest green or black exterior colors.
- Andersen does not warrant the adhesion or performance of homeowner-applied paint over vinyl or other factory-coated surfaces.
- For vinyl painting instructions and preparation, contact your Andersen supplier.
- Do not paint weatherstrip.
- Creosote-based stains should not come in contact with Andersen products.
- Abrasive cleaners or solutions containing corrosive solvents should not be used on Andersen products.

*Products with dark bronze and black interiors have matching exteriors.

**TruScene insect screens let in over 25% more fresh air than standard Andersen fiberglass insect screens.

Dimensions in parentheses are in millimeters.

Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

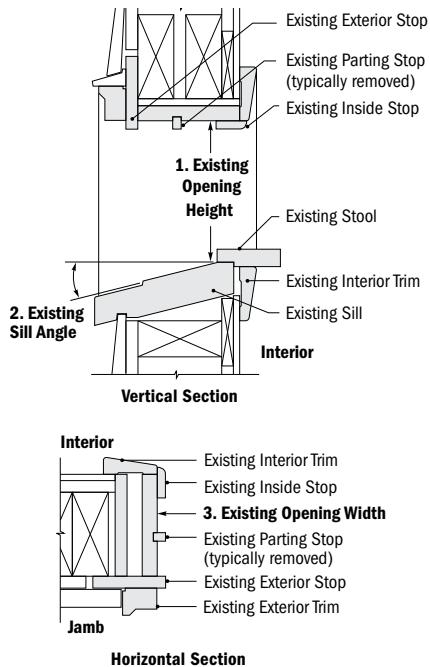
Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All wood interiors are unfinished unless a finish is specified.

Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.

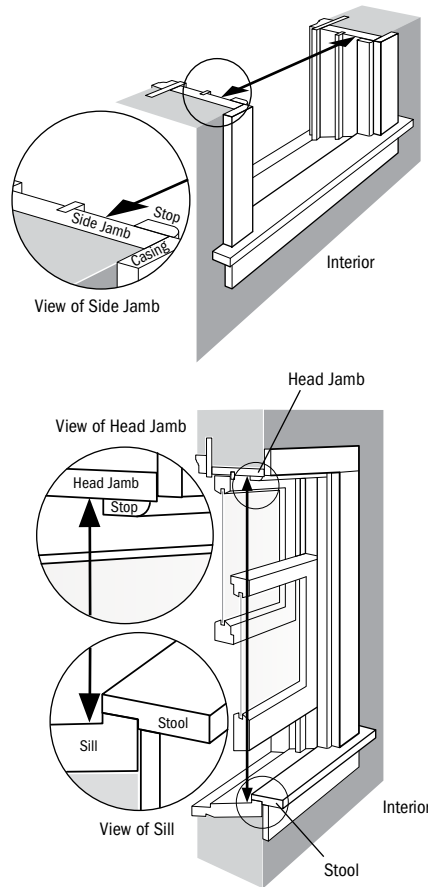
Existing Window Measurements

Required measurements:

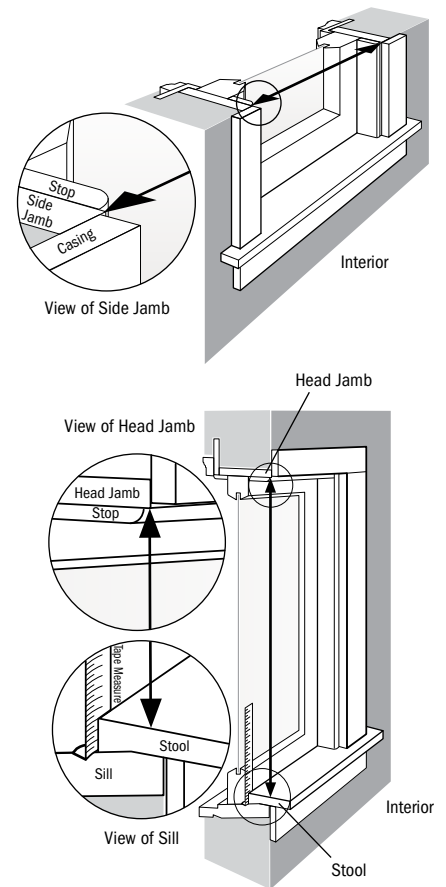
1. Existing Opening Height
2. Existing Sill Angle
3. Existing Opening Width



Existing Double-Hung Window



Existing Picture Window



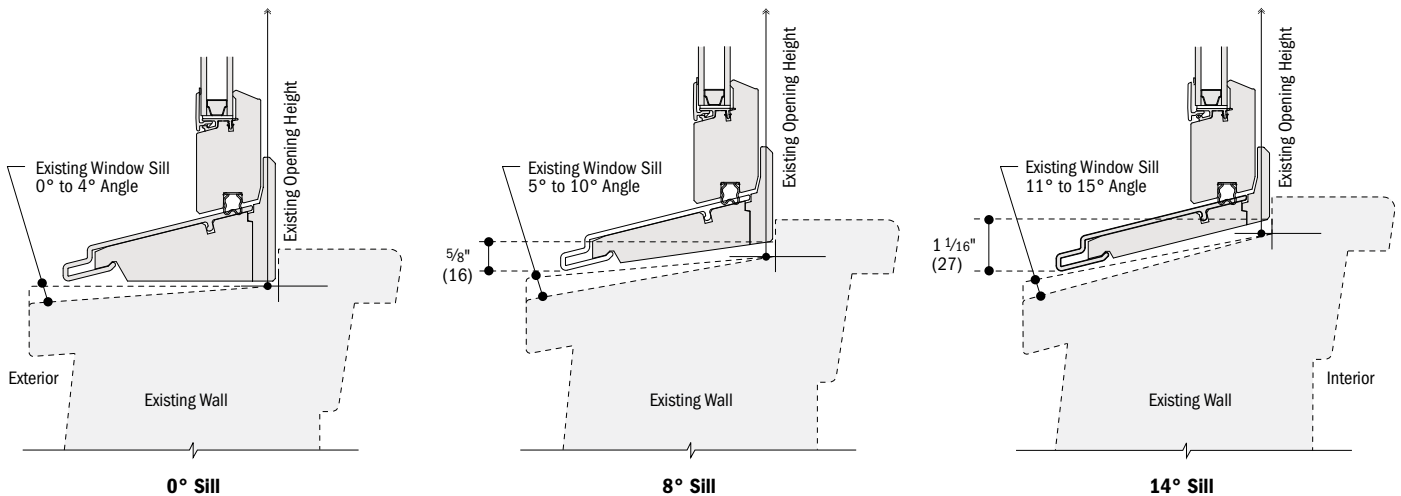
Sill Angle Details

Scale 3" (76) = 1'-0" (305) – 1:4

Select a sill angle that most closely matches your existing sill angle.

Windows with a smaller sill angle will have a larger maximum height.

A "Sill Angle Finder App" is available, see page 90.



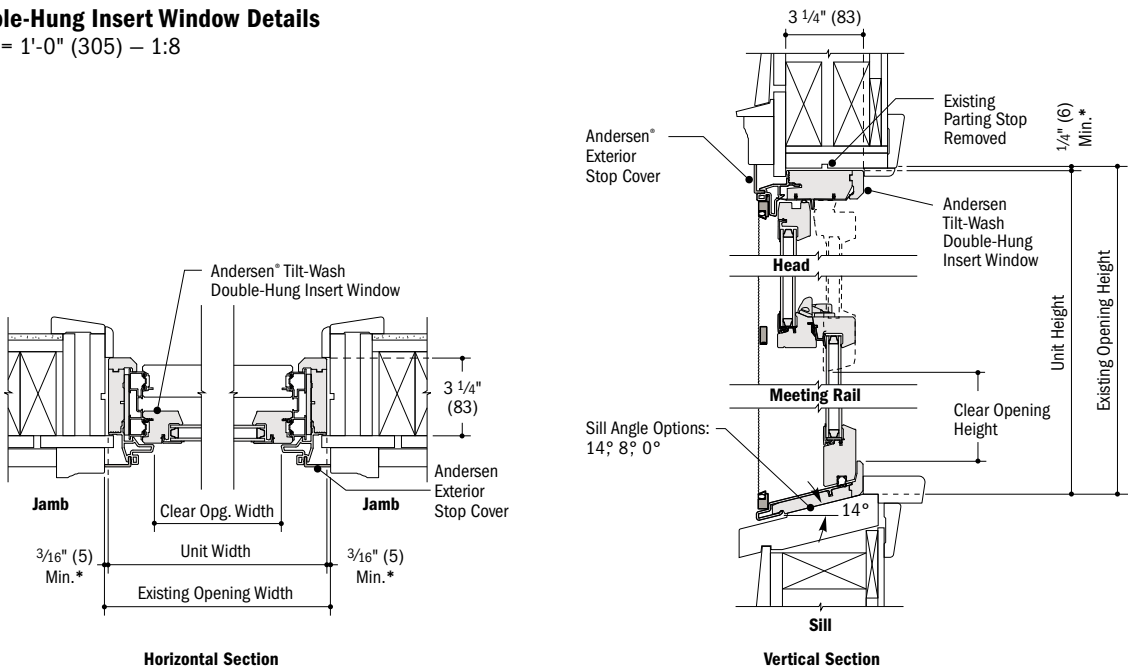
• Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.
 • Dimensions in parentheses are in millimeters.
 • Refer to andersenwindows.com/measure for detailed instructions on how to properly measure for insert windows.

Grille Patterns

	Prairie A		Specified Equal Light			Prairie A		Specified Equal Light	
Tilt-Wash Double-Hung Insert					Tilt-Wash Transom Insert				
	Equal	Cottage	Equal	Cottage					

Patterns for double-hung windows are also available in Upper Sash Only (USO) configurations. For picture window patterns that require alignment with double-hung window patterns, identify the sash style (equal, cottage or reverse cottage) when ordering. **Number of lights and overall pattern varies with window size. Patterns not available in all configurations.** For more grille options, see page 14 or visit andersenwindows.com/grilles.

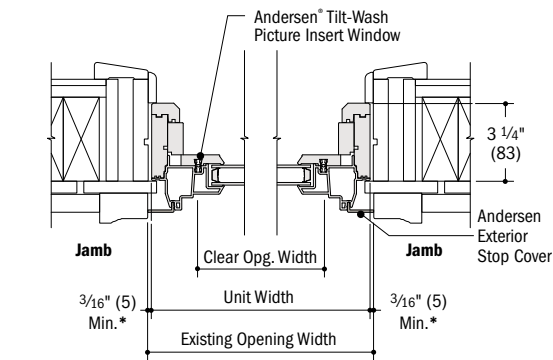
Tilt-Wash Double-Hung Insert Window Details
Scale 1 1/2" (38) = 1'-0" (305) – 1:8



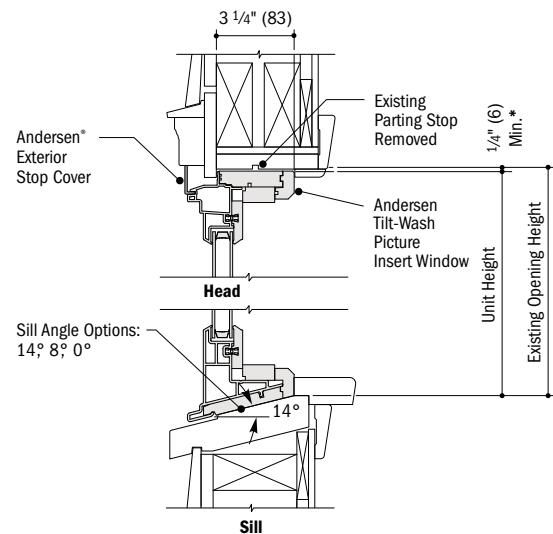
* Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
* Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.
* Dimensions in parentheses are in millimeters.
* Refer to andersenwindows.com/measure for detailed instructions on how to properly measure for insert windows.

Tilt-Wash Picture Insert Window Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



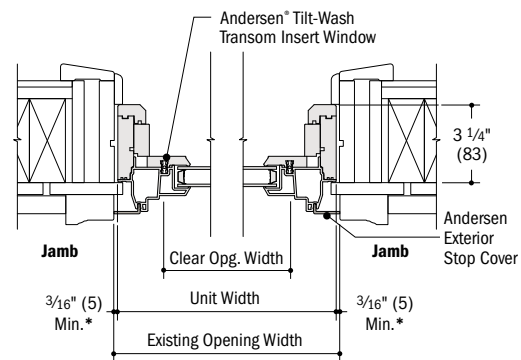
Horizontal Section



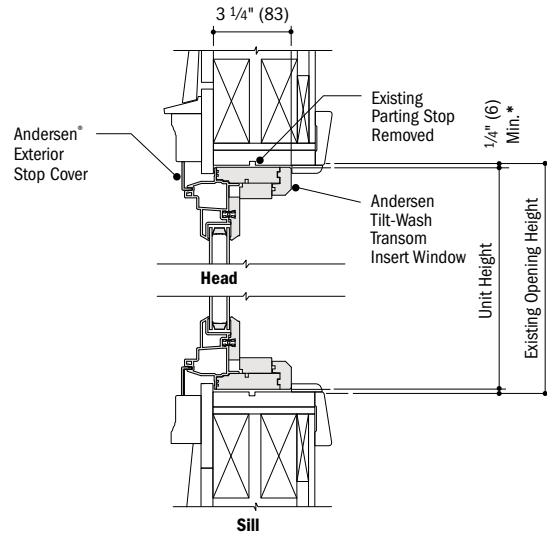
Vertical Section

Tilt-Wash Transom Insert Window Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



Horizontal Section

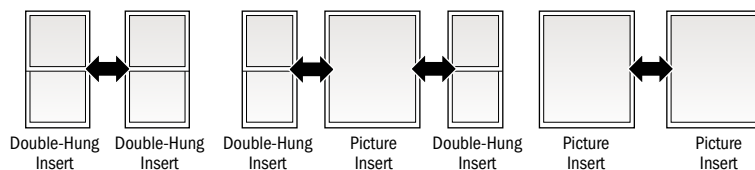
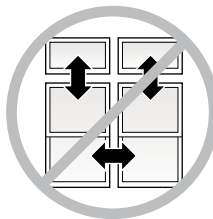
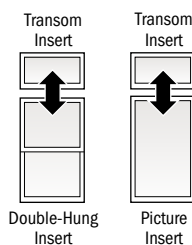


Vertical Section

Joining Combinations

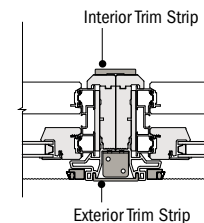
Join insert windows in one-way horizontal (stack) or vertical (ribbon) combinations.

Do not join insert windows in two-way combinations.



Vertical (ribbon) Joining Detail

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



Horizontal Section

Tilt-Wash Double-Hung Insert to Tilt-Wash Double-Hung Insert

For more joining information, see the combination designs section starting on page 181.

* Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
 * Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.
 * Dimensions in parentheses are in millimeters.
 * Refer to andersenwindows.com/measure for detailed instructions on how to properly measure for insert windows.



February 15, 2024

R K S Construction & Design, Inc.
1545 St. Marks Pond Blvd
St. Augustine, FL 32095

cc: BCS Acquisition Group, LLC

Re: Certificate of Demolition – 56 Carrera Street – HP2023-0062

Dear Mr. Strickland,

On February 15, 2024, the Historic Architectural Review Board (HARB) met and discussed your application for after-the-fact partial demolition of a building constructed c. 1911-1914 that is recorded in the Florida Master Site File and a contributing building to the Model Land Company National Register Historic District, to include replacement of existing wood windows with windows of a new material and design as well as alterations to window and door fenestration on the front elevation.

Specifically, based upon evidence presented, the HARB **CONTINUED your application to the March 21, 2024** meeting as described in the attached copy of the executed Order.

All additional materials for the continued item must be submitted to the Planning and Building Department 10 days before the meeting, to be received by March 11, 2024.

Should you have questions regarding this matter, please contact the Planning and Building Department at (904) 825-1065.

Sincerely,

Amy McClure Skinner, AICP
Director, Planning & Building

cc: David Birchim, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
BDAC File

BEFORE THE
HISTORIC ARCHITECTURAL REVIEW BOARD FOR THE
CITY OF ST. AUGUSTINE, FLORIDA

TYPE OF REQUEST:

- | | |
|--|--|
| ☐ Certificate of Appropriateness | ☐ Certificate of Completeness and |
| ☒ Certificate of Demolition | Recommendation for Historic Property Tax |
| ☐ Certificate of Relocation | Exemption |
| ☐ Certificate of Appropriateness for
Preservation Approach for Ad Valorem
Tax Exemption | ☐ Opinion of Appropriateness |

IN THE MATTER OF:

Case No.: HP2023-0062
Applicant: R K S Construction & Design, Inc.
Owner: BCS Acquisition Group, LLC
Address: 56 Carrera Street
Parcel Number: 2040700000

Re: Certificate of Demolition, pursuant to Section 28-89, City of St. Augustine Code, For after-the-fact partial demolition of a building constructed c. 1911-1914 that is recorded in the Florida Master Site File and a contributing building to the Model Land Company National Register Historic District, to include replacement of existing wood windows with windows of a new material and design as well as alterations to window and door fenestration on the front elevation.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON THURSDAY, FEBRUARY 15, 2024, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☐ was present at the Thursday, February 15, 2024, Historic Architectural Review Board meeting and testified under oath, or ☒ was not present.
2. A public hearing was held, with notice given as required by law, and ☐ members of the public testified under oath, or ☒ no members of the public spoke on this issue.
3. The subject property has a zoning classification of Residential General One (RG-1)
4. The above-described Certificate of Demolition is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request For after-the-fact partial demolition of a building constructed c. 1911-1914 that is recorded in the Florida Master Site File and a contributing building to the Model Land Company National Register Historic District, to include replacement of existing wood windows with windows of a new material and design as well as alterations to window and door fenestration on the front elevation..

Subject to the following conditions:

- If approved, there is a 30-day delay period and subsequent building permits are required before beginning work.
- An approved Certificate of Demolition expires one year from the date of the order. In accordance with Ordinance No. 2017-06, the owner of the property may request either a one-time six month administrative extension, or may apply for a one year extension from the Historic Architectural Review Board. The extension request must be filed in writing with the Planning and Building Department during regular office hours no later than 30 days before the expiration the Certificate of Demolition.

March 21, 2024

DONE AND ORDERED, at a public hearing on the 15th day of February, A.D., 2024, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2023-0062

REQUEST

APPROVED / DENIED / CONTINUED

Sign Name

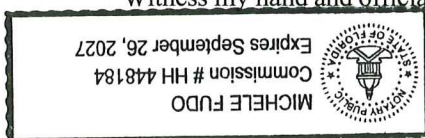
Print Name

Catherine Duncan
HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Catherine Duncan, by means of ☒ physical presence or ☐ online notarization, who is personally known to me and who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 15th day of February, A.D., 2024.



Notary Public, State of Florida

Applications for building permits will be required and must be submitted electronically with formalized digital signature. HARB documents are not accepted for issuance of a building permit and must meet all city standards prior to issuance.

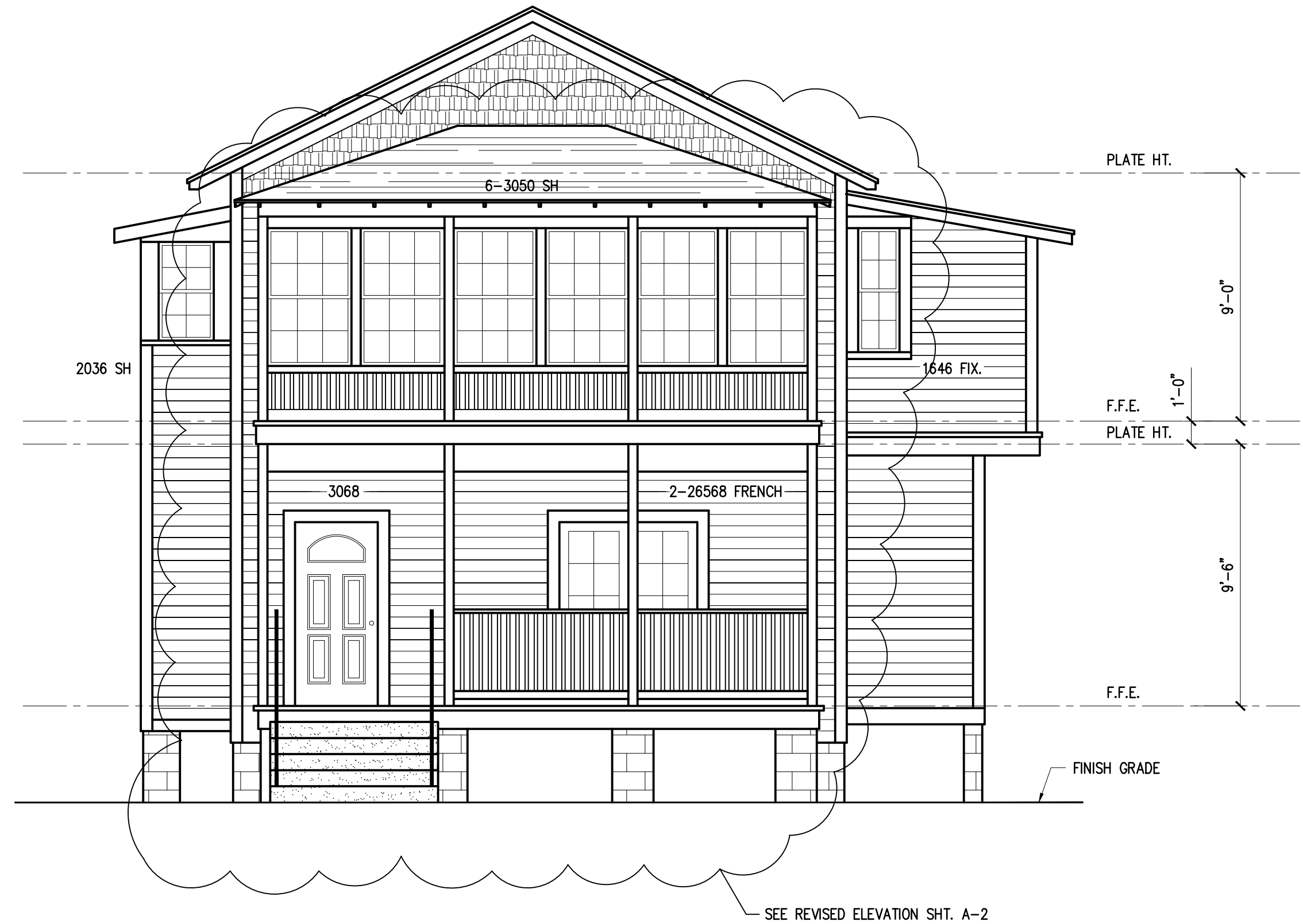
FOR NOVEMBER 16, 2023 HARB MEETING

COD (Partial) HP2023-0062 – 56 Carrera Street

New Material Submitted by the Applicant



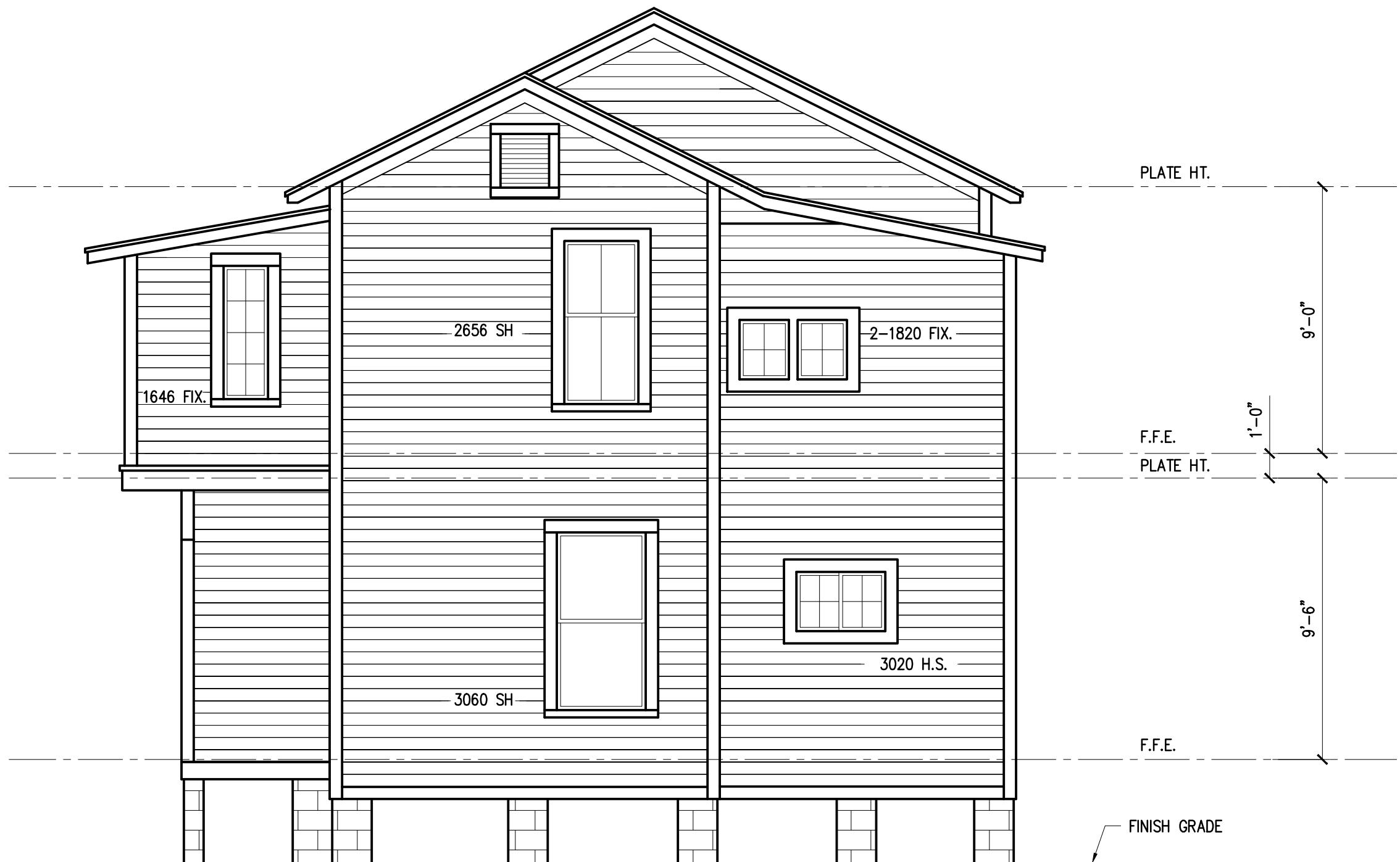
LEFT SIDE ELEVATION
1/4" = 1'-0"



FRONT ELEVATION
1/4" = 1'-0"



RIGHT SIDE ELEVATION
1/4" = 1'-0"



REAR ELEVATION
1/4" = 1'-0"

JAMES JOHNSON
3846 HOLLINGSWORTH STREET
JACKSONVILLE, FLORIDA 32205
PHONE 904-318-2575

56 CARRERA STREET
EXISTING EXTERIOR ELEVATIONS

ST. AUGUSTINE,

FLORIDA

REV.	DATE	DESCRIPTION	IFP
0	11-03-23		

JOB NO. J2396

DRAWN: JWJ

DATE: 11-03-23

SCALE: SHOWN

DRAWING NO.

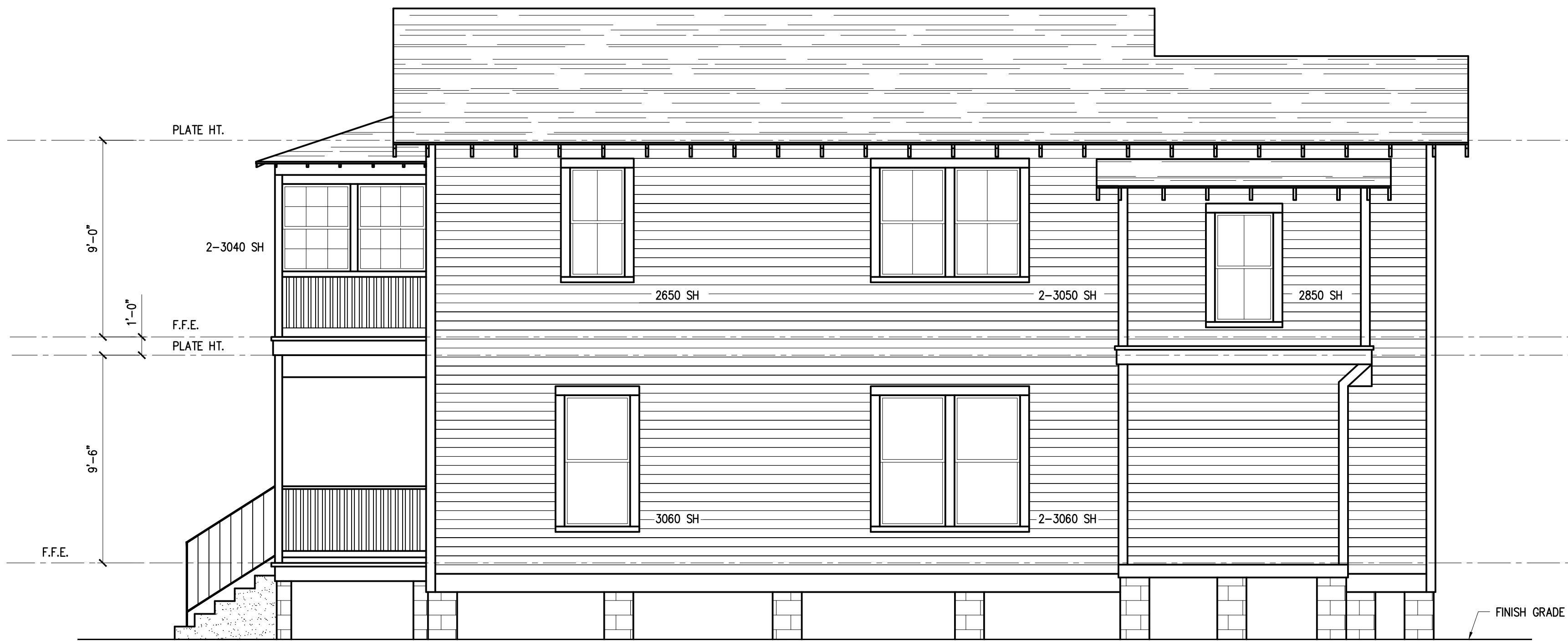
A-1



LEFT SIDE ELEVATION
1/4" = 1'-0" REVISED



FRONT ELEVATION
1/4" = 1'-0" REVISED



RIGHT SIDE ELEVATION
1/4" = 1'-0" REVISED



REAR ELEVATION
1/4" = 1'-0"

JAMES JOHNSON
3846 HOLLINGSWORTH STREET
JACKSONVILLE, FLORIDA 32205
PHONE 904-318-2575

56 CARRERA STREET
REVISED EXTERIOR ELEVATIONS

ST. AUGUSTINE,
FLORIDA

REV.	DATE	DESCRIPTION	IFP
0	11-03-23		

JOB NO. J2396
DRAWN: JWJ
DATE: 11-03-23
SCALE: SHOWN
DRAWING NO.

A-2



**CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for March 21, 2024 Meeting**



Application: HP2024-0009

Address: 275 St. George Street

Applicant: V N S Builders, Inc.

Property Owner: Maguire Land Corp.

Project description: For after-the-fact work including reconstruction of a previously existing second story porch and enclosure of a previously existing window on the west elevation.

Architectural Style:	Garage Apartment	Florida Master Site File:	N/A
National Register:	St. Augustine NRHD: Non-Contributing	Construction date:	1948
Archaeology Zone:	IB	Zoning District:	HP-1
Parcel number:	1991400000		
Agenda Item:	7(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

1. This property is located on the east side of St. George Street on the block between Bridge and St. Francis Streets. According to the St. Johns County Property Appraiser, the garage apartment building, also known as 277 St. George Street, was constructed c. 1948. This structure sits at the rear of the property and shares the parcel with a multifamily residence constructed c. 1954. While both buildings are located within the St. Augustine National Register Historic District boundaries, they are not contributing buildings, possibly because they were constructed after the period of significance.
2. The applicant is seeking after-the-fact approval for removal and enclosure of a second-story window and reconstruction of the previously existing second-story porch.
3. The previously existing window opening was one of two, similar in size, on the second-story front elevation. It has been enclosed with concrete blocks and is proposed to be painted to match the rest of the building's exterior. The Architectural Guidelines for Historic Preservation (AGHP) discourages removal of windows that contribute to the architectural and historic character of the building. Enclosing the window alters what is likely the historic fenestration pattern of the building.
4. According to the applicant, reconstruction of the second-story porch began as limited replacement of deteriorated elements. Damage was found to be extensive, and the porch was reconstructed to match what previously existed. The plans included in the application packet are those from the permit application and have been reviewed for compliance with the Florida Building Code and approved by the Building Official. These include pressure-treated 4x4 second story posts, 4x6 ground floor posts anchored to the concrete with metal brackets, 2x8 floor joists, 5/4 deck boards laid perpendicular to the wall, and what appears to be a simple 36" high railing with squared balusters and handrail. Per the AGHP, detailing on Garage Apartments is usually simple and porches may include battered piers and wood balustrades. Since there are no drawings or clear photographs of previously existing porch details, the HARB must determine whether the replacement is compatible with building.
5. The 1930 Sanborn Map, updated to 1965, shows the two-story porch on the structure. Past Google Streetview photographs indicate that the porch was likely cantilevered, and three ground-floor support posts were added at some point between May of 2013 and April of 2015.
6. While the property is located within Archaeology Zone IB, the anchoring of the porch posts to the existing pavement does not trigger the need for archaeological review.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **APPROVE** an after-the-fact Certificate of Appropriateness at **275 St. George Street** if the HARB finds that the alterations do not significantly alter the architectural and historic character of the non-contributing building and the reconstructed second-story porch meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Mostly completed reconstruction of previously existing second story porch:
 - a. ~22.5' wide x 5.5' deep
 - b. Replacement of first and second-story posts, joists, and crossbeams with pressure treated wood
 - c. Decking perpendicular to structure
 - d. Support posts anchored with metal brackets to existing concrete
 - e. Simple vertical balusters with handrail, 36" tall
2. Completed removal and enclosure of previously existing window

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Secretary of the Interior's Standard's for Rehabilitation 2, 3, 4, 5, 6, 9, and 10 apply.

- 2. Retention of Distinguishing Architectural Character**
- 3. Recognition of Historic Period**
- 4. Retention of Significant Later Alterations and Additions**
- 5. Sensitive Treatment of Distinctive Features and Craftsmanship**
- 6. Repair or Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence**
- 9. Compatible Contemporary Design for New Alterations and Additions**
- 10. Reversibility of New Alterations and Additions**

Accessory Buildings including porches

Accessory buildings, also known as secondary buildings, are located on the same lot as the primary building, are smaller than the primary building and are customarily incidental to the primary building. Accessory buildings may be attached or detached. Accessory buildings include garages, carports, porte cocheres, loggias, porches, galleries, porticoes, colonnades and other outbuildings.

Do...

- Preserve existing accessory buildings that are significant to the primary building or to the site.
- Identify, retain and preserve porches and their functional and decorative features that are important in defining the overall historic character of the building such as columns, balustrades and stairs.
- Protect and maintain the masonry, wood and architectural metal that comprise porches through appropriate surface treatments such as cleaning, rust removal, limited paint removal and re-application of protective coatings.
- Evaluate the overall condition of materials to determine whether repairs to porch features will be necessary.
- Retain porches and steps that are appropriate to a building and its subsequent development. Porches and additions reflecting later architectural styles are often important to the building's historical development and should be retained.
- Repair and replace, where necessary, deteriorated architectural features of wood, terra cotta, tile, brick and other historic materials.
- Repair will also generally include the limited replacement in kind, or with compatible substitute material, of those extensively deteriorated or missing parts of repeated features where there are surviving prototypes such as balustrades, columns and stairs.
- Replace in kind an entire porch that is too deteriorated to repair, if the form and detailing are still evident, using the physical evidence as a model to replicate the feature. If using the same type of material is not technically or economically feasible, then a compatible substitute material may be considered.
- Design and construct a new porch when the historic porch is completely missing. It may be a restoration based on historical, pictorial and physical documentation; or it may be new design that is compatible with the historic character of the building.

Don't...

- Fail to provide adequate protection to materials on a cyclical basis so that deterioration of porches results.
- Fail to undertake adequate measures to assure the protection of porches.
- Use a substitute material that does not convey the visual appearance of the surviving parts of the porch or that is physically or chemically incompatible. This includes replacing spindles or band-sawn balusters with square cut lumber, rounded railings with flat, chamfered posts and round columns with square, or wooden railing with ornamental iron for a "Spanish" appearance.

- Remove or alter porches and steps that are appropriate to the building's development and style.
- Remove a porch that is unrepairable and not replace it; or replace it with a new porch that does not convey the same visual appearance.
- Strip porches and steps of original material and architectural materials such as handrails, balusters, columns, brackets and roof decorations.
- Create a false historical appearance because the replaced porch is based on insufficient historical, pictorial and physical documentation.

Windows and Window Treatments

Do...

- Retain and repair window openings, frames, sash, glass, lintels, sills, pediments, architraves, hardware, shutters and balconies where they contribute to the architectural and historic character of the building.
- Conduct an in-depth survey of the conditions of existing windows, shutters and balconies early in rehabilitation planning so that repair and upgrading methods and possible replacement options can be fully explored.
- Protect and maintain the wood and architectural metal which comprise the windows (including frame, sash, muntins and surrounds), shutters and balconies through appropriate surface treatments such as cleaning, rust removal, limited paint removal and re-application of protective coating systems.
- Repair windows, shutters and balconies by patching, splicing, consolidating or otherwise reinforcing. Such repair may include replacement in kind of those parts that are either excessively deteriorated or are missing when there are surviving prototypes.
- Replace missing or irreparable windows on significant elevations with new windows that match the original in material, size, general muntin and mullion proportion and configuration, and reflective qualities of the glass.

Don't...

- Introduce or change the location or size of windows and other openings that alter the architectural and historic character of the building.
- Remove window features that can be repaired where such features contribute to the historic and architectural character of the building.
- Change the size or arrangement of windowpanes, muntins and rails where they contribute to the architectural and historic character of the building.
- Replace windows that contribute to the character of a building with those that are incompatible in size, configuration and reflective qualities or which alter the setback relationship between window and wall.

Post-1821

Garage Apartment windows are usually double hung sash two-over-two or one-over-one. Double hung sash eight-over-one, three-over-one, and three or eight pane casement windows are also used. Fanlights are used occasionally. Attic louvers in the gable ends are common.

COA HP2024-0009
275 St. George Street
March 21, 2024

LIST OF ATTACHMENTS:

1. Staff Photographs

STAFF PHOTOGRAPHS

275 St. George Street



Front Elevation

STAFF PHOTOGRAPHS

275 St. George Street



View from St. George Street

STAFF PHOTOGRAPHS

275 St. George Street



Views from St. George Street

STAFF PHOTOGRAPHS
275 St. George Street



Front Elevation

STAFF PHOTOGRAPHS

275 St. George Street



Side Views

STAFF PHOTOGRAPHS

275 St. George Street



Detail of Joists

STAFF PHOTOGRAPHS 275 St. George Street



Anchor Details

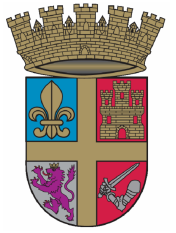
STAFF PHOTOGRAPHS
275 St. George Street



2013 Google Streetview of Cantilevered Porch



CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



Certificate of Appropriateness

Case Number: HP2024-0009

Meeting Date: Thursday, March 21, 2024

1. NAME OF APPLICANT: Scott DiGregorio
Business (if applicable): VNS Builders, Inc.
Address: 3630 Fort Peyton Cr
City: Saint Augustine State: FL Zip Code: 32086
Daytime Telephone: 904-669-5340 E-Mail Address: scott@vnsbuilders.com
2. NAME OF PROPERTY OWNER: Bruce Maguire, Maguire Land Corp
Business (if applicable):
Address: 297 St George Street
City: Saint Augustine State: FL Zip Code: 32084
Daytime Telephone: 904-669-3059 E-Mail Address: bam297@icloud.com
3. PROJECT LOCATION: 275 Saint George St, Saint Augustine, Florida, 32084
4. LEGAL DESCRIPTION:

CITY OF ST AUGUSTINE PART OF LOTS 9 15 & 17 BLK 32 SW104.5 X 182 X 109.5 X 165.7FT OR3155/1398

5. SCOPE OF WORK:

For after-the-fact work including reconstruction of a previously existing second story porch and enclosure of a previously existing window on the west elevation
--

Information attached by applicant includes:

- Existing Photograph
- Architectural Plans
- Application Agreement

HARB APPLICATION AGREEMENT

In filling out this application:

- I understand that it becomes part of the Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge.
- I further understand that if this application is for an *Opinion of Appropriateness*, I must still obtain a *Certificate of Appropriateness* before applicable permits can be issued for project work to begin. If this application is for a *Certificate of Appropriateness*, *Demolition*, or *Partial Demolition*, and it is approved, I am required to obtain other development approvals, archaeological review, and a building permit as necessary prior to starting project work.
- Once a hearing date has been set and a legal notice has been published or posted, I, or an authorized representative, must be prepared to present the request at the scheduled hearing date. The cost of subsequent hearings requiring re-noticing due to continuance will be assessed to the applicant.
- I have been made aware that applications must be sufficiently complete at the time of submittal or may be delayed to a future meeting. Relevant information necessary for application review shall include but not be limited to the items referenced in the "Plan Requirements" section of the [Architectural Guidelines for Historic Preservation \(AGHP\)](#) depending on the scope and scale of the project. The minimum application requirements are marked as required submittal documents in this online application. [Contact Planning Staff](#) if the project is unique and needs to be addressed in a different manner. Minor details may be submitted in the portal up to 10 days before the meeting and HARB will determine if additional materials may be presented at the meeting.

All applicants/owners of record must sign the application agreement. If the property applicant/owner is a governmental agency; licensed business or company; incorporated organization; or an administered estate, an authorized agent may sign. If the applicant is different than the property owner, the application must be signed by both parties. An [Authorization Form](#) signed by the property owner(s) and notarized, must be submitted only in the absence of the property owner's signature or where an authorized agent signs in lieu of the property owner.

Project Address: 275 St George Street, St. Augustine, FL 32084

Applicant's Name: Scott DiGregorio

Applicant's Signature: Scott DiGregorio

Digitally signed by Scott DiGregorio
DN: cn=Scott DiGregorio, o, ou,
email=scott@vnsbuilders.com, c=US
Date: 2024.02.06 22:11:39 -05'00'

Owner's Name: Maguire Land Corp

Owner's Signature: [Signature]

Owner's Name: _____

Owner's Signature: _____

Owner's Name: _____

Owner's Signature: _____

(Can add additional signature page if needed)

Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.



Certificate of Appropriateness Sufficiency Checklist

Case Number HP2024-0009

275 Saint George St, Saint Augustine, Florida, 32084

<u>Checklist Item</u>	<u>Checklist Item Description</u>	<u>Status</u>	<u>Comments</u>
PORCHES, DECKS, BALCONIES - Scaled site plan showing the building and existing	Scaled site plan showing the building and existing or proposed porch/deck/balcony and property lines if applicable	Need	An existing survey will work for this requirement.
PORCHES, DECKS, BALCONIES - Scaled elevation showing the building and existing	Scaled elevation(s) showing the building and existing or proposed porch/deck/balcony	Need	More detail is needed including porch rail style.
PORCHES, DECKS, BALCONIES - Scaled detail of existing or proposed	Scaled detail of existing or proposed porch/deck/balcony showing material, construction detail, finish details	Need	See comment above.
PORCHES, DECKS, BALCONIES - Documentation of justification for changing	Documentation of justification for changing the existing porch/deck/balcony and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.	Need	Any evidence you can provide indicating rotted porch members would be helpful to the Board.
WINDOWS - Photographs of affected window(s) or location(s)	Photographs of affected window(s) or location(s) of proposed new window opening(s)	Need	
WINDOWS - Scaled elevation of existing and proposed window	Scaled elevation of existing and proposed window; a "typical" elevation can be used if multiple windows are affected as long as the existing and proposed conditions are identical at each location	Need	
WINDOWS - For replacing historic windows: a window evaluation	For replacing historic windows: a window evaluation including locations, condition of paint, condition of frame and sill, condition of sash (rails, stiles, muntins), glazing problems, hardware type and condition, overall condition assessment by qualified professional.	Need	Provide a description of the previously existing window. Approximate size, location on the building, design, material, and condition. Include a justification for enclosing the window.
FOUNDATION - Material sample, scaled detail drawing, and/or brochure	Material sample, scaled detail drawing, and/or brochure showing the proposed material(s), colors, finish, pattern, and construction details	Need	A detail drawing of proposed footings for the porch are needed and were also requested as part of the building permit.

Other Details Necessary for Review

N/A

for 275 St. George Street



RECEIVED

FEB 08 2024

Planning/Building Dept.

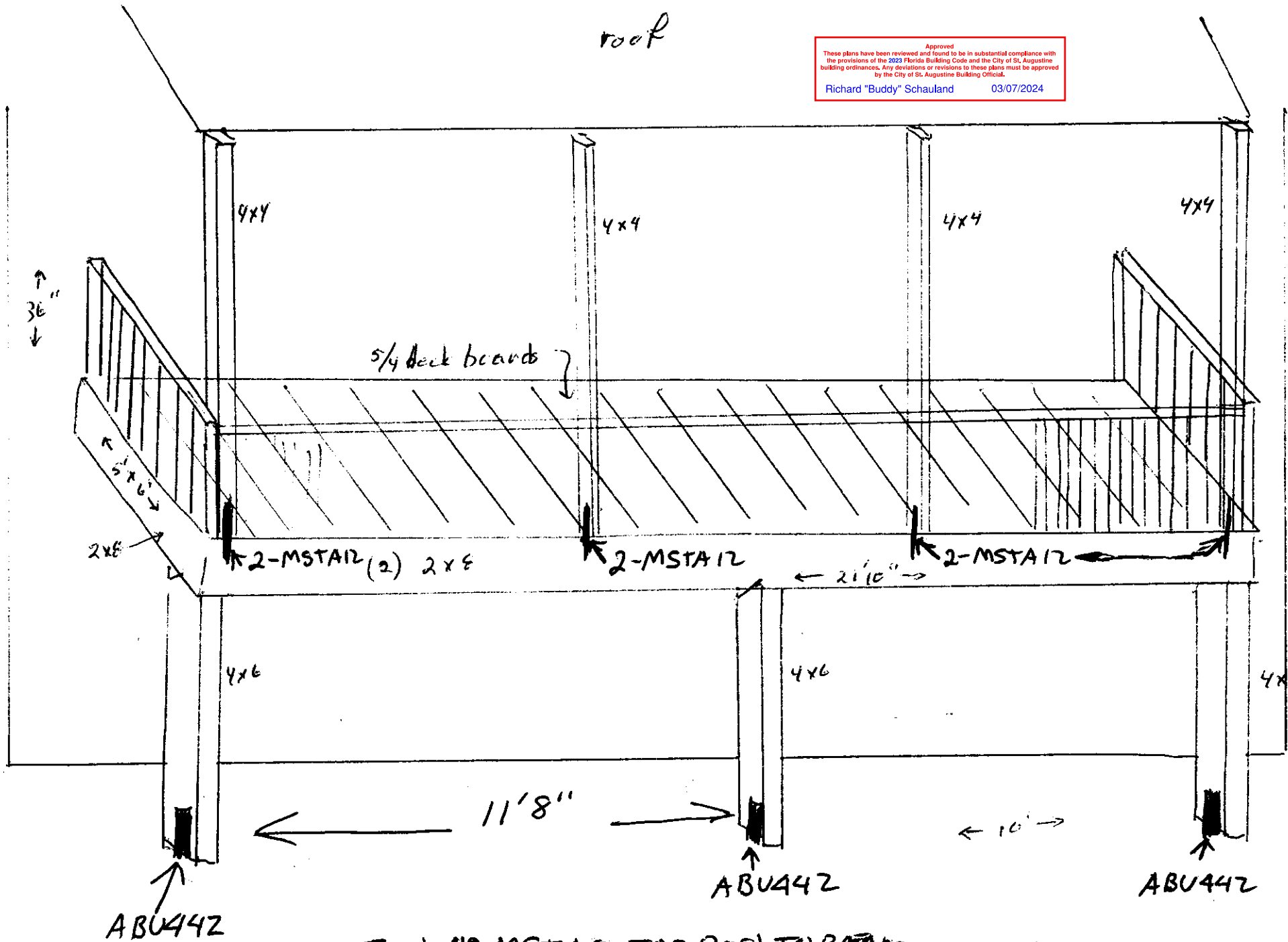
© Cyclomedia Inc. / Cyclomedia.com



Application pg 4

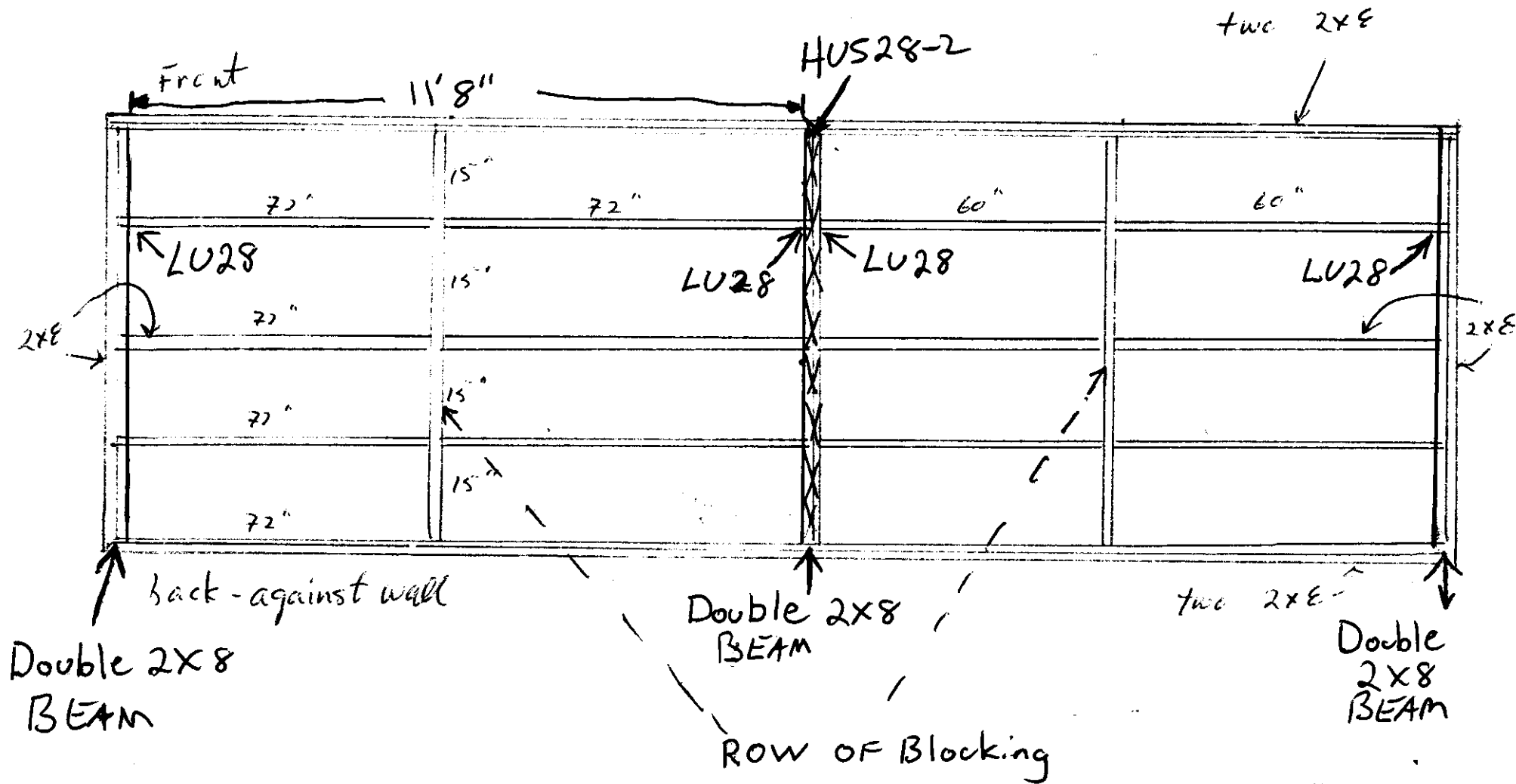
roof

Approved
These plans have been reviewed and found to be in substantial compliance with
the provisions of the 2023 Florida Building Code and the City of St. Augustine
building ordinances. Any deviations or revisions to these plans must be approved
by the City of St. Augustine Building Official.
Richard "Buddy" Schauland 03/07/2024

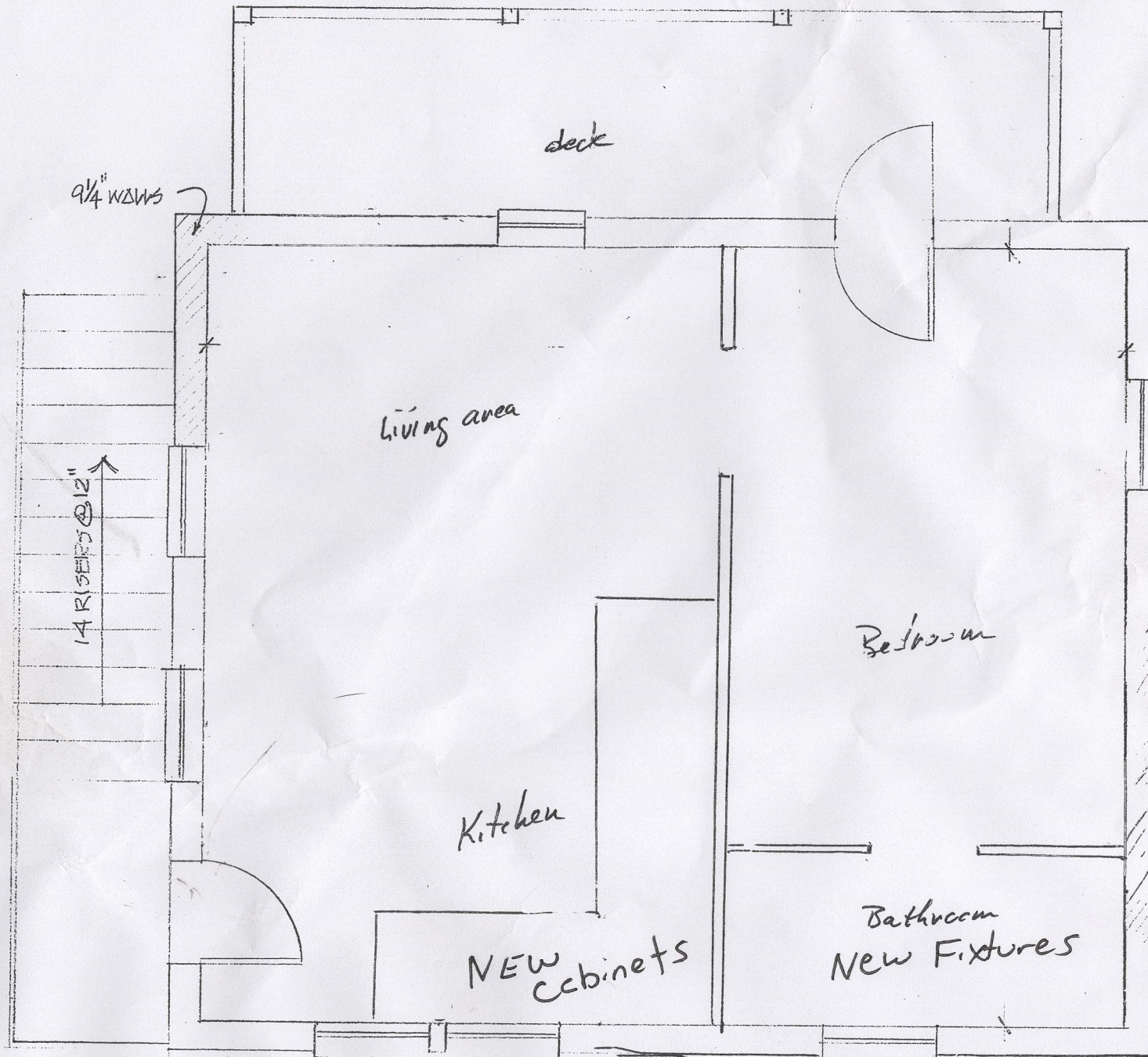


Install 12 MSTA12 TOP POST TO BEAM
Bottom Post 91.5"
TOP POST 83.5"

deck underside



2x8 Floor Joist ATTACHED
WITH Simpson LU28 Joist Hangers
4x6 Anchored to Existing Concrete
INSTALL HUS28-2 on BEAMS



Existing Floor Plan

4

Prepared by and return to:
Michael A. Siragusa
Upchurch, Bailey & Upchurch, P.A.
780 N. Ponce de Leon Blvd.
Saint Augustine, FL 32084
904-829-9066
File Number: 12142.508659

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 13 day of January, 2009 between Mary J. Oliver, as Trustee of the Eleanor M. Brello Revocable Living Trust u/a/d March 31, 2005, amended February 26, 2007, amended September 28, 2007 and again amended on January 9, 2008, whose post office address is 4 Hammock Drive, Manteo, NC 27954, grantor, and Maguire Land Corp., a Florida corporation, whose post office address is Post Office Box 3741, Saint Augustine, FL 32085, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Saint Johns County Florida to-wit:

See Exhibit "A" attached hereto and by reference made a part hereof.

Parcel Identification Number: 199140-0000

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2008.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

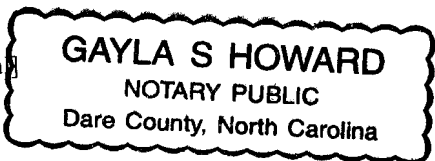
Witness Name: Megan L. Creet
Witness Name: Mary Alice Twiddy

Mary J. Oliver
Mary J. Oliver, Trustee

State of North Carolina
County of Dare

The foregoing instrument was acknowledged before me this 13th day of January, 2009 by Mary J. Oliver, as Trustee of the Eleanor M. Brello Revocable Living Trust, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Gayla S. Howard
Notary Public
Printed Name: Gayla S. Howard
My Commission Expires 5/28/2013

EXHIBIT "A"

A PART OF LOTS 9, 15, & 17, BLOCK 32, CITY OF ST. AUGUSTINE, ACCORDING TO THE OFFICIAL MAP OF THE CITY OF ST. AUGUSTINE, FLORIDA, 1923, ON FILE IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

BEING MORE FULLY DESCRIBED AS FOLLOWS:

Part of that tract of land described in Deed Book 126, Page 256, Public Records of St. Johns County, Florida, more fully described as follows: In the City of St. Augustine; Commence at the Southwest corner of Block 32 according to the Official Map of the city of St. Augustine, Florida dated 1932, on file in the Public Records of St. Johns County, Florida; run thence North 16°00'00" West, along the West line of said Block 32, a distance of 77.90' to the Point of Beginning; run thence North 16°00'00" West, along the West line of Block 32, a distance of 104.50' to a point, this point being the Southwest corner of the property formerly of Bassett; run thence North 81°02'56" East (Deed North 80°37' East) along the South property line formerly of Bassett, a distance of 182.00' to an iron pipe; run thence South 06°38'35" East (Deed South 07°03' East), a distance of 109.63' (Deed 109.5') to an iron pipe located on the North property line formerly of Bagwell; run thence South 86°59'48" West (Deed Westerly along the North line of property lien formerly of Bagwell, Nobles, Lewin and Graham, a distance of 165.7'), a distance of 83.07' to an iron pipe; thence South 79°06'43" West, along said North property lines, 82.19' to the Point of Beginning.

Said described parcel is the same parcel as described in Official Records Book 2727, page 1582, of the Public Records of St. Johns County, Florida.

Together with an Agreement of Well Rights dated March 24, 1952.
Together with an Easement for Underground Sewage Line over part of Lot 19 & 21, Block 32, dated Jan. 2, 1961.

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID 1991400000
Location 275 ST GEORGE ST
Address SAINT AUGUSTINE 32084-0000
Neighborhood City of St Aug (east of lake) (SF) (612)
Tax Description* CITY OF ST AUGUSTINE PART OF LOTS 9 15 & 17 BLK 32 SW104.5 X 182 X 109.5 X 165.7FT OR3155/1398
**The Description above is not to be used on legal documents.*
Property Use Multi-Family (Less than 10 Units) (0800)
Code
Subdivision City of St Augustine
Sec/Twp/Rng 17-7-30
District City of St Augustine (District 452)
Millage Rate 18.872
Acreage 0.410
Homestead N

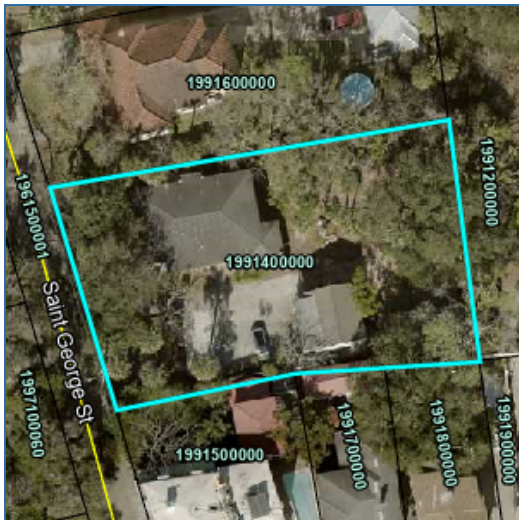
[Click Here to Open Cyclomedia Viewer in a New Tab](#)



Owner Information

Owner Name [Maguire Land Corp](#) 100%
Mailing Address P O BOX 3741
 SAINT AUGUSTINE, FL 32085-3741

Map



	2024
Building Value	\$539,362
Extra Features Value	\$4,448
Total Land Value	\$1,016,595
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$1,560,405
Total Deferred	\$441,278
Assessed Value	\$1,119,127
Total Exemptions	\$0
Taxable Value	\$1,119,127

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	\$585,841	\$4,448	\$1,016,595	\$0	\$0	\$1,606,884	\$1,017,388	\$589,496	\$1,017,388
2022	\$389,502	\$11,569	\$722,413	\$0	\$0	\$1,123,484	\$924,898	\$198,586	\$924,898
2021	\$198,101	\$11,569	\$645,012	\$0	\$0	\$854,682	\$840,816	\$13,866	\$840,816
2020	\$212,962	\$11,569	\$539,847	\$0	\$0	\$764,378	\$764,378	\$0	\$764,378
2019	\$211,326	\$10,228	\$539,847	\$0	\$0	\$761,401	\$761,401	\$0	\$761,401
2018	\$201,599	\$9,246	\$539,847	\$0	\$0	\$750,692	\$717,252	\$33,440	\$717,252
2017	\$202,483	\$9,316	\$539,847	\$0	\$0	\$751,646	\$652,047	\$99,599	\$652,047
2016	\$204,252	\$9,386	\$490,770	\$0	\$0	\$704,408	\$592,770	\$111,638	\$592,770
2015	\$185,425	\$9,457	\$378,594	\$0	\$0	\$573,476	\$538,882	\$34,594	\$538,882
2014	\$139,560	\$9,598	\$340,735	\$0	\$0	\$489,893	\$489,893	\$0	\$489,893
2013	\$140,753	\$9,668	\$340,735	\$0	\$0	\$491,156	\$491,156	\$0	\$491,156

Building Information

Building	1
Building Value	\$463,638
Year Built	1954
Actual Area	3702
Conditioned Area	3295
Use	Multi-Family less than 10 units
Style	01
Exterior Wall	Concrete Stucco

Roof Cover	Composite Shingle
Roof Structure	Gable Hip
Interior Flooring	Hardwood, Terrazzo
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	0
Baths	

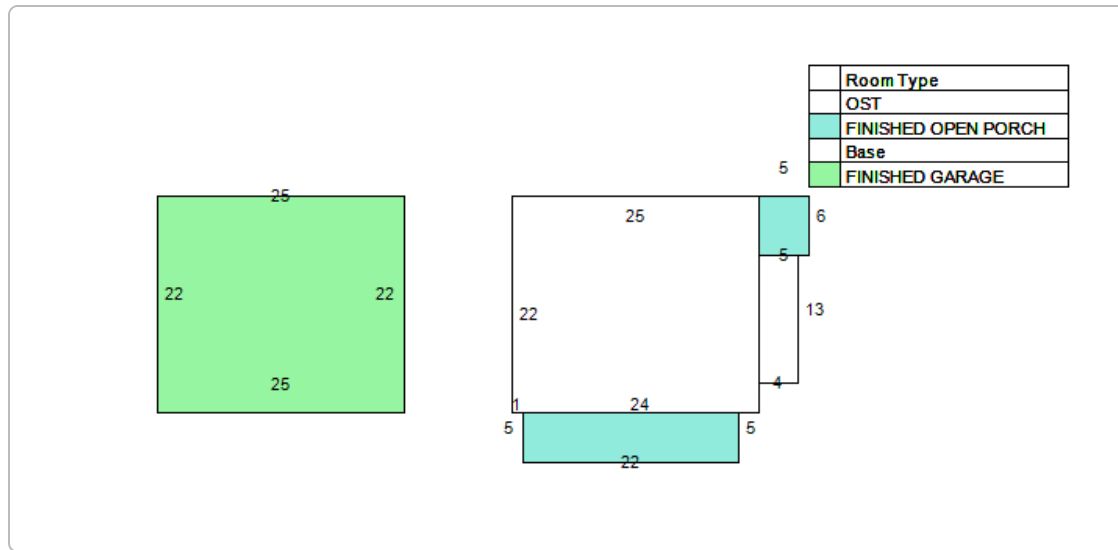
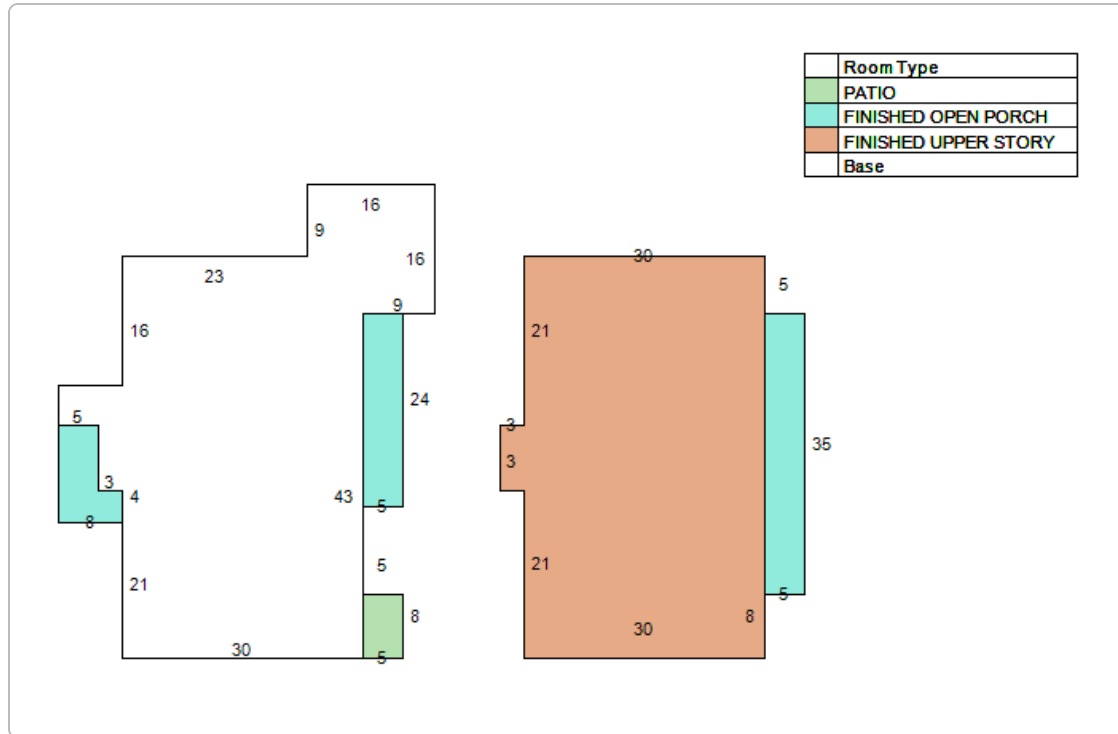
Description	Square Footage
BASE AREA	1771
FINISHED UPPER STORY	1524
FINISHED OPEN PORCH	72
FINISHED OPEN PORCH	120
PATIO/SLAB	40
FINISHED OPEN PORCH	175
Total SqFt	3702

Building	2
Building Value	\$75,724
Year Built	1948
Actual Area	1292
Conditioned Area	550
Use	Single Family Residence
Style	01
Exterior Wall	Concrete Block

Roof Cover	Composite Shingle
Roof Structure	Gable Hip
Interior Flooring	Pine Wood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	0
Baths	

Description	Square Footage
FINISHED GARAGE	550
BASE AREA	550
FINISHED OPEN PORCH	30
OUTSIDE STAIRS	52
FINISHED OPEN PORCH	110
Total SqFt	1292

Sketch Information



Extra Feature Information

Code Description	Status	Value
Carport (Mix)		1440
Storage Building (Mix)		432
Masonry Wall (Mix)		2187
Masonry Wall (Mix)		389

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	123	180	123	EF	\$1,016,595

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	1/13/2009	\$640,000.00	WARRANTY DEED	3155	1398	Q	I	BRELLO ELEANOR M REV LVG TRUST/BY TRUSTEE MARY J O	MAGUIRE LAND CORP
	1/13/2009	\$0.00	PERSONAL REP	3155	1393	U	I	OLIVER MARY J (PERS REP)	BRELLO ELEANOR M REV LVG TRUST
	3/11/2008	\$0.00	LETTERS OF ADMN	3054	1580	U	V	BRELLO ELEANOR M ESTATE	OLIVER MARY J (PERS REP)
	1/31/2008	\$0.00	WILL	3054	1572	U	I	BRELLO ELEANOR M (DECD)	BRELLO ELEANOR M ESTATE
	4/25/2006	\$150,000.00	QUIT CLAIM DEED	2727	1582	U	I	SCHILLER SHANNON FKA KEPSHIRE (HER REM INT)	BRELLO ELEANOR M
	3/19/2004	\$0.00	LIFE ESTATE	2164	802	U	I	BRELLO ELEANOR M (CHARLES R BRELLO-DECD)	BRELLO ELEANOR M ***

No data available for the following modules: Sales Questionnaire Form, Exemption Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
[User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 2/28/2024, 1:43:48 AM

Contact Us

Developed by





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
V N S BUILDERS, INC.

Filing Information

Document Number	P00000010962
FEI/EIN Number	59-3625155
Date Filed	02/01/2000
State	FL
Status	ACTIVE

Principal Address

3630 FT. PEYTON CIRCLE
ST. AUGUSTINE, FL 32086

Mailing Address

3630 FT. PEYTON CIRCLE
ST. AUGUSTINE, FL 32086

Registered Agent Name & Address

DIGREGORIO, SCOTT A
3630 FT. PEYTON CIRCLE
ST. AUGUSTINE, FL 32086

Officer/Director Detail

Name & Address

Title P

DIGREGORIO, SCOTT A
3630 FT. PEYTON CIRCLE
ST. AUGUSTINE, FL 32086

Title TS

DIGREGORIO, MARY P
3630 FT. PEYTON CIRCLE
ST. AUGUSTINE, FL 32086

Annual Reports

Report Year	Filed Date
2022	01/04/2022

202301/03/2023

202401/04/2024

Document Images

01/04/2024 -- ANNUAL REPORT	View image in PDF format
01/03/2023 -- ANNUAL REPORT	View image in PDF format
01/04/2022 -- ANNUAL REPORT	View image in PDF format
04/02/2021 -- ANNUAL REPORT	View image in PDF format
02/02/2020 -- ANNUAL REPORT	View image in PDF format
01/05/2019 -- ANNUAL REPORT	View image in PDF format
04/14/2018 -- ANNUAL REPORT	View image in PDF format
01/09/2017 -- ANNUAL REPORT	View image in PDF format
03/20/2016 -- ANNUAL REPORT	View image in PDF format
01/08/2015 -- ANNUAL REPORT	View image in PDF format
02/20/2014 -- ANNUAL REPORT	View image in PDF format
01/24/2013 -- ANNUAL REPORT	View image in PDF format
02/08/2012 -- ANNUAL REPORT	View image in PDF format
01/11/2011 -- ANNUAL REPORT	View image in PDF format
01/06/2010 -- ANNUAL REPORT	View image in PDF format
03/11/2009 -- ANNUAL REPORT	View image in PDF format
02/11/2008 -- ANNUAL REPORT	View image in PDF format
01/08/2007 -- ANNUAL REPORT	View image in PDF format
03/30/2006 -- ANNUAL REPORT	View image in PDF format
02/09/2005 -- ANNUAL REPORT	View image in PDF format
01/28/2004 -- ANNUAL REPORT	View image in PDF format
03/06/2003 -- ANNUAL REPORT	View image in PDF format
02/20/2002 -- ANNUAL REPORT	View image in PDF format
07/11/2001 -- ANNUAL REPORT	View image in PDF format
02/01/2000 -- Domestic Profit	View image in PDF format



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
MAGUIRE LAND CORP.

Filing Information

Document Number	H59798
FEI/EIN Number	59-2556217
Date Filed	05/30/1985
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	09/30/1991
Event Effective Date	NONE

Principal Address

499 INTERNATIONAL GOLF PKWY
ST. AUGUSTINE, FL 32095

Changed: 04/27/2004

Mailing Address

P.O. BOX 2202
ST. AUGUSTINE, FL 32085

Changed: 03/14/2023

Registered Agent Name & Address

BAILEY, JOHN D. ESQUIRE
790 NORTH PONCE DELEON BLVD.
ST. AUGUSTINE, FL 32084

Name Changed: 04/25/2002

Address Changed: 04/25/2002

Officer/Director Detail

Name & Address

Title STVP

MAGUIRE, BRUCE A
1 DOLPHIN DRIVE
ST AUGUSTINE, FL 32080

Title PD

MAGUIRE, GARY R
499 International Golf Parkway
SAINT AUGUSTINE, FL 32095

Annual Reports

Report Year	Filed Date
2021	02/23/2021
2022	03/20/2022
2023	03/14/2023

Document Images

03/14/2023 -- ANNUAL REPORT	View image in PDF format
03/20/2022 -- ANNUAL REPORT	View image in PDF format
02/23/2021 -- ANNUAL REPORT	View image in PDF format
03/10/2020 -- ANNUAL REPORT	View image in PDF format
04/05/2019 -- ANNUAL REPORT	View image in PDF format
04/05/2018 -- ANNUAL REPORT	View image in PDF format
02/23/2017 -- ANNUAL REPORT	View image in PDF format
03/02/2016 -- ANNUAL REPORT	View image in PDF format
04/09/2015 -- ANNUAL REPORT	View image in PDF format
04/18/2014 -- ANNUAL REPORT	View image in PDF format
04/15/2013 -- ANNUAL REPORT	View image in PDF format
04/24/2012 -- ANNUAL REPORT	View image in PDF format
04/18/2011 -- ANNUAL REPORT	View image in PDF format
04/28/2010 -- ANNUAL REPORT	View image in PDF format
04/25/2009 -- ANNUAL REPORT	View image in PDF format
04/28/2008 -- ANNUAL REPORT	View image in PDF format
04/16/2007 -- ANNUAL REPORT	View image in PDF format
04/18/2006 -- ANNUAL REPORT	View image in PDF format
04/25/2005 -- ANNUAL REPORT	View image in PDF format
04/27/2004 -- ANNUAL REPORT	View image in PDF format
04/28/2003 -- ANNUAL REPORT	View image in PDF format
04/25/2002 -- ANNUAL REPORT	View image in PDF format
03/06/2001 -- ANNUAL REPORT	View image in PDF format
05/04/2000 -- ANNUAL REPORT	View image in PDF format
05/06/1999 -- ANNUAL REPORT	View image in PDF format
03/17/1998 -- ANNUAL REPORT	View image in PDF format
04/11/1997 -- ANNUAL REPORT	View image in PDF format
06/03/1996 -- ANNUAL REPORT	View image in PDF format
04/26/1995 -- ANNUAL REPORT	View image in PDF format



**CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for March 21, 2024 Meeting**



Application HP2024-0013

Address: 69 Washington Street

Sarah Ryan Architect – Applicant

Greater St. Mary's Missionary Baptist Church – Owner

Project description: For partial demolition of an institutional building, constructed c. 1920, that is recorded in the Florida Master Site File and is a contributing building to the Lincolnville National Register Historic District, including replacement of doors and windows with fenestration changes on the west, north, and south elevations.

Architectural Style:	Masonry Vernacular	Florida Master Site File:	SJ02315
National Register:	Lincolnville NRHD: Contributing	Construction date:	c. 1920
Archaeology Zone:	IID	Zoning District:	CL-1
Parcel number:	1998200000		
Agenda Item:	8(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

Located on the east side of Washington Street on the block between Bridge Street and Park Place, this Masonry Vernacular church was constructed c. 1920 and is a contributing building to the Lincolnville National Register Historic District.

The two-story concrete block building features a low pitched, metal, front gabled roof with a flat parapet between two symmetrical three-story hip-roofed towers on the front elevation and a stepped parapet in the rear. Exterior cladding is a shell stucco with banding on the towers and around the lower portion of the building. Windows include lancet stained glass on the front and side elevations and sash windows with screens and decorative metal security bars along the foundation of the side elevations. Other details include buttresses on the side elevations, an off-center brick chimney on the north side, a front entry stair with a split landing leading to two sets of opposing double-doors, single doors at the base of each tower, and a rear exterior concrete stair. An opening above the rear stair is currently boarded-up.

The applicant is proposing removal of windows and doors as detailed in the scope of work below as part of a Lincolnville Community Redevelopment Area (CRA) Institutional Rehabilitation project. Because replacements proposed do not use in-kind features/fenestration patterns, the HARB should determine whether the proposed replacement features are consistent and compatible with the architectural style and historic character of the building.

Detailed analysis and additional comments can be found in the staff responses to the Demolition Review Criteria on page 3 of this staff report. Partial demolition of a structure contributing to a National Register Historic District that cannot be administratively approved is subject to HARB approval.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a **Certificate of Demolition for Partial Demolition** at **69 Washington Street** if the HARB finds that the proposed design modifications and replacement of features, including historic materials as well as compatible substitute materials, maintain the historic character and integrity of the structure and are compatible with the historic structure's building envelope.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Partial demolition to include:
 - a. North and south (side) elevation lower-level windows:
 - i. Remove security bars (not being re-installed)
 - ii. Remove existing windows
 - iii. Infill lower portion of each window opening, recessed to reflect original fenestration pattern, with shell dash stucco finish
 - iv. Install new Kolbe Heritage Series windows in the reduced openings, maintaining the previously existing hop height.
 - b. Removal of existing solid four-paneled doors at the base of each tower on the front elevation:
 - i. Enlarge opening to accept a standard-size door
 - ii. Install new three panel door with six-lite top panel.
 - iii. Install new craftsman style bracketed overhang, shed metal roof covering.
2. Other parts of the scope of work can be administratively approved or do not require review including:
 - a. Repairs to existing stucco
 - b. Waterproof treatment around foundation
 - c. Restoration of stained glass windows
 - d. Non-permanent flood gates for ground level entry doors
 - e. Installation of HVAC units on elevated platforms

DEMOLITION REVIEW CRITERIA (AGHP):

- 1. Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district.** N/A
- 2. Whether or not the structure is within and contributing to a National Register Historic District.** Yes, the building is designated as contributing to the Lincolnville National Register Historic District.
- 3. The contribution of the architectural element(s) being proposed for removal to the historic integrity of the building and the streetscape.** The ground floor windows, placed low on the side elevations, are visible from the streetscape. Shorter windows are proposed to sit higher within their openings for flood mitigation purposes. Their pattern between the buttresses, and the non-original decorative security bars, contribute to the building but read as utilitarian in nature (primarily for light and ventilation for the ground floor) compared to the ornate stained-glass windows above. The two ground floor entry doors are simple and read as secondary entry doors subordinate to those accessed via the stairs.
- 4. The impact of the loss of the architectural element(s) on the building and along the streetscape.** The alteration of the side elevation windows may be mitigated by the replacement measures proposed. Doors proposed for removal will be replaced in the same location with alterations (see scope of work and analysis below).
- 5. Whether or not the architectural element(s) will be replaced, and the impact of replacement or lack thereof, on the building and along the streetscape.** The Partial Demolition Ordinance allows for the HARB to review replacement features for compatibility with the architectural style of the building and the streetscape. The lower-level side elevation windows are proposed to be replaced with smaller windows that will bring up the sill height as part of greater flood mitigation efforts for the building. The decorative security bars, which added ornament to the otherwise plain windows, are not proposed to be replaced but may not be original to the structure since they are not mentioned in the 1980 Florida Master Site File survey, nor are the visible in the corresponding photograph from that time. The rhythm of the openings along both elevations will remain unchanged and the reduction in window size is partly mitigated by recessing the infilled portion of the original window openings to reflect their original size. The 2020 Florida Master Site File form update suggests that the lower entry doors, proposed for replacement, may be later alteration; however, a date is unknown. While enlarging these door openings may have minimal impact to the overall architecture of the building, the proposed Craftsman Style design of both the new doors and brackets of the proposed canopies is not consistent with Masonry Vernacular structure which primarily reflects a simplified Gothic Revival style. The change to these entries would also have the overall effect of emphasizing doorways which were not originally as prominent on the building. The HARB may recommend a more appropriate design for these elements of the project.
- 6. The historical or cultural merit of the structure and/or its architectural features.** According to the Florida Master Site File, the building is considered the "birthplace of the Civil Rights Movement in St. Augustine," and has strong associations with Dr. Martin Luther King Jr. and other prominent people and events of the Civil Rights era.
- 7. The impact of the loss of the architectural element(s) on the historical or cultural integrity of the structure, district, and neighborhood.** The removal/alteration of architectural features as proposed would likely have minimal impact on the historic and cultural integrity of the structure.
- 8. Whether or not the structure and the architectural element(s) proposed for demolition are representative of a style or type of architecture or a method of construction.**
While the building is a prime example of Masonry Vernacular with simplified Gothic Revival elements including the towers and lancet stained-glass windows, the elements proposed for alteration reflect a more utilitarian style.
- 9. Whether or not the structure, or the architectural elements being removed, are the last surviving examples of its style or type of architecture or a method of construction.** Masonry Vernacular institutional structures are common around St. Augustine and can be found in several neighborhoods including Lincolnville and West Augustine.
- 10. Whether or not the structure and/or architectural element(s) proposed for demolition are of such design, craftsmanship or materials that they either could not be reproduced or could be reproduced only with great difficulty or expense.** The concrete brick has unique Gothic Revival elements that could be difficult to replicate if removed. The lancet stained-glass windows are proposed for restoration.
- 11. The justification for the proposed partial demolition.** Window alterations are proposed as part of greater flood mitigation measures. Widening the ground level entry doors and providing canopies will likely contribute to the building's accessibility; however, the applicant should confirm justification for those changes.

APPLICATION REQUIREMENTS, ELIGIBILITY FOR DEMOLITION REVIEW, CONDITIONS FOR PARTIAL DEMOLITION APPROVAL:

Eligibility for Partial Demolition Review (Section 28-27(3), CoSA Code of Ordinances)

The Historic Architectural Review Board (HARB) is responsible for review of all applications for demolition or partial demolition permits for historic or regulated structures. Also, review of all applications for demolition or partial demolition permits for primary structures within historic preservation zoning districts and National Register districts for potential designation as an historic landmark, and review of partial demolition permits for regulated structures not eligible for administrative approval.

Regulated Structures not eligible for administrative approval (Section 28-2 – Definitions, CoSA Code of Ordinances)

Architectural feature limited review consists of the architectural review of limited physical elements of a regulated structure to be replaced after partial demolition. This limited review will focus on the overall character of the key elements of the structure visible from the street. Key elements that will be reviewed will be roofs (shape, size, placement), exterior windows and doors (number and placement of openings, shape and pattern of panes or lites, and design features visible from outside the regulated structure such as exterior muntin with a raised profile), porches, stoops, and balconies (shape, size, placement), exterior siding (vertical, horizontal, or diagonal placement of similar sized boards, siding profile and pattern). The review is for exterior elements and may include interior works or features of architectural elements. Applications that match the replacements after a partial demolition to these existing key architectural elements or use in-kind features or materials as existing will be deemed in compliance with this limited architectural review and can be approved administratively. Applicants who do not want to use in-kind features or materials as existing, not match the replacements to those existing key architectural elements after partial demolition will be heard at a public hearing before the HARB or other designated reviewing agency. This category of limited review does not apply to properties in the Historic Preservation Zoning Districts of the City.

Partial demolition a partial demolition for purposes of proposed work on a historic structure or a regulated structure within the City of St. Augustine is considered the permanent removal of 50% of the appraised value or more of historic, individual elements of the building envelope (roof, walls, porches, windows, foundations). It also includes the removal of these historic features regardless of the percentage of the appraised value when they are on visible sides of the building (visible from the street).

Regulated structure is a building or a part of a building that is the subject of a partial demolition and that is not located in the City's Historic Preservation Zoning Districts but meets the following criteria of a Historic structure: It is individually listed as historic locally or nationally, or it is a contributing property in a designated National Register District, or it is a designated historic landmark.

Criteria for Review of a Certificate of Partial Demolition (Section 28-89(2)d.4, CoSA Code of Ordinances)

In the case of partial demolition: the board shall find that the proposed replacement materials including historic materials as well as compatible substitute materials maintain the historic character and integrity of the structure and are compatible with the historic structure's building envelope or the removal will not compromise the overall historic character and integrity of the structure.

Criteria for Regulated Structures (Section 28-89(3), CoSA Code of Ordinances)

Replacement elements for regulated structures as defined in this code will be reviewed consistent with the procedures for architectural feature limited review. The board will apply the adopted design criteria, if any, for the area or AGHP if applicable to the regulated structure. If no design criteria have been adopted, the board will accept evidence and testimony to establish relevant architectural features. Some regulated structures may have architectural features that support its historic character and historic period, as well as modifications or additions over time. The board will accept evidence and testimony to establish whether the architectural features should meet preservation or reconstruction standards.

~~~~~

The building was built by 1920, is not in a Historic Preservation Zoning District or individually listed on the National Register of Historic Places, but is recorded on the Florida Master Site File and listed as a contributing building in the Lincolnville National Register Historic District. The replacement windows and doors installed do not use in-kind features or materials or match architectural elements of those previously existing.

The requirements have been sufficiently met.

**UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:**

Defined as an onerous and excessive financial burden that would be placed upon a property owner by the denial of a certificate of demolition or a similar burden which would be placed on a property owner by conditions which the Commission seeks to place on the granting of a certificate. (Section 28-2 CoSA Code of Ordinances)

Is applicant entitled to a Certificate of Demolition independent of any hardship? ☒ Yes ☐ No

Did applicant submit evidence of undue economic hardship? ☐ Yes ☒ No

In any instance where an undue economic hardship, as defined in this chapter, is claimed by a property owner, the property owner may submit to the board any or all of the following information before the board makes a decision on the application for certificate of demolition: (Section 28-89(3) b, CoSA Code of Ordinances)

(Materials submitted by applicant noted with a checked box)

- ☐ 1. An estimate of the cost of the proposed construction, alteration, demolition, or removal;
- ☐ 2. The estimated market value of the property in its current condition; after completion of the proposed construction, alteration, demolition, or removal; and, in the case of a proposed demolition, after renovation of the existing property for continued use;
- ☐ 3. In the case of a proposed demolition, an estimate from an architect, developer, licensed contractor, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property;
- ☐ 4. The annual gross income from the property for the previous two (2) years; itemized operating and maintenance expenses for the previous two (2) years; and depreciation deduction and annual cash flow before and after debt service, if any, during the same period;
- ☐ 5. The remaining balance on any mortgage or other financing secured by the property and annual debt service, if any, for the previous two (2) years;
- ☐ 6. All appraisals obtained within the previous two (2) years by the owner or applicant in connection with the purchase, financing, or ownership of the property;
- ☐ 7. Any listing of the property for sale or rent, price asked, and offers received, if any, within the previous two (2) years;
- ☐ 8. The assessed value of the property according to the two (2) most recent assessments;
- ☐ 9. The real estate taxes for the previous two (2) years;
- ☐ 10. The form of ownership or operation of the property, whether an individual, sole proprietorship, for profit or not-for-profit corporation, limited partnership, joint venture, or other;

Any other information considered necessary by the board to a determination as to whether the property does yield or may yield a reasonable return to the property owner. The board may require that the property owner furnish such additional information as the board believes is relevant to the board's determination of any alleged undue economic hardship. No decision of the board shall result in undue economic hardship for the property owner. In any case where undue economic hardship is claimed, the board shall make two (2) specific findings. First, the board shall determine if the owner would be entitled to a certificate of demolition without consideration of undue economic hardship. Second, the board shall determine whether the owner demonstrated an undue economic hardship.

Additional information requested by HARB as per above:



COD HP2024-0013  
69 Washington Street  
March 21, 2024

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File survey

# STAFF PHOTOGRAPHS

## 69 Washington Street



Front (West) Elevation





## STAFF PHOTOGRAPHS 69 Washington Street



Existing Ground Level Entry Doors



# STAFF PHOTOGRAPHS

## 69 Washington Street



North Elevation



# STAFF PHOTOGRAPHS

## 69 Washington Street



Window Detail



North Elevation



## STAFF PHOTOGRAPHS

### 69 Washington Street



North Elevation from Cordova Street



# STAFF PHOTOGRAPHS

## 69 Washington Street



Rear Elevation





**STAFF PHOTOGRAPHS**  
**69 Washington Street**



**South Elevation**



# STAFF PHOTOGRAPHS

## 69 Washington Street



South Elevation





# STAFF PHOTOGRAPHS

## 69 Washington Street



Window and Stucco Details





# STAFF PHOTOGRAPHS

## 69 Washington Street



Visible Soffit Damage





# STAFF PHOTOGRAPHS

## 69 Washington Street



South Tower

FLORIDA MASTER SITE FILE  
HISTORIC ST. AUGUSTINE PRESERVATION BOARD  
HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM \_\_\_\_\_ 802== Site No. 85J 2315 1009==  
Site Name: St. Mary's Baptist Church 830== Survey Date: 7807 820==  
Address: 69 Washington Street, St. Augustine, Fla. 32084 905==  
Instructions for Locating: \_\_\_\_\_  
\_\_\_\_\_ 813== County: St. Johns 808==  
Location: City of St. Augustine 38A Lot 2 (ex. East 25 Ft. & 868==  
(subdivision) (block) (lot)  
all lots 3 & 4 mult hsd ST 3241 868==  
Owner of Site: Name: St. Mary's Baptist Church ;  
Address: 69 Washington Street  
St. Augustine, Fla. 32084 902==  
Occupant or Manager: \_\_\_\_\_ 904==  
Type of Ownership: Institutional 848== Zoning: CN  
NR Classification Category: Building 916== Recording Date: \_\_\_\_\_ 832==  
UTM: 17 469740 3306280 890== Location: T07S R30E 18 812==  
(zone) (easting) (northing) (T) (R) (S)  
Map Reference: USGS St. Augustine 7.5 MIN 1956 (PR 1970) 809==  
Recorder: Name & Title: Nolan, David (Historic Sites Specialist) ;  
Address: H.S.A.P.B. 818==

II. SITE DESCRIPTION

| Condition of Site:   |       | Threats to Site:   |       |
|----------------------|-------|--------------------|-------|
| ( ) Excellent        | 863== | ( ) Zoning         | 878== |
| ( ) Good             | 863== | ( ) Development    | 878== |
| (x) Fair             | 863== | ( ) Deterioration  | 878== |
| ( ) Deteriorated     | 863== | ( ) Borrowing      | 878== |
|                      |       | ( ) Transportation | 878== |
| Integrity of Site:   |       | ( ) Fill           | 878== |
| (x) Altered          | 858== | ( ) Dredge         | 878== |
| ( ) Unaltered        | 858== | ( ) Other          | 878== |
| (x) Original Site    | 858== |                    |       |
| ( ) Restored - Date: | 858== |                    |       |
| ( ) Moved - Date:    | 858== |                    |       |

**SEE SITE FILE STAFF FOR  
ORIGINAL PHOTO(S) OR MAP(S)**



II. SITE DESCRIPTION, continued.

Original Use: Religious 838== Present Use: Religious 850==  
Date: +1920 844== Period: 20th Cent 845== Culture: American 840==  
Architect: 872==  
Builder: 874==  
Style: Masonry, vernacular 964==  
Plan Type: U-shape 966==  
Exterior Fabrics: Stucco  
854==  
Structural Systems: Masonry, concrete block 856==  
Features of Structure: (942)  
Window Type: DHS, 2/2, pivot, attic louvers, transom light 942==  
Foundation: Concrete block wall 942==  
Roof Type: Stepped gable 942==  
Secondary Roof Structures: Towers (2) with hip roofs 942==  
Porches & Balconies:  
942==  
Chimney Location: Offset, lateral slope 942==  
Materials: (882)  
Chimney: Brick 882==  
Roof Surfacing: Composition shingles (diamond) 882==  
Ornament Exterior: Lancet and tracery stained glass windows  
882==  
Quantitative Data: (950-954)  
Chimneys: 1 952== Dormers: 954== Stories: 1½ 950==  
Other: 956==  
Surroundings: Residential/institutional/commercial 864==  
Relationship to Surroundings:  
859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==  
Contact Prints

## IV. SIGNIFICANCE

Areas of Significance: Architecture, Religion, Blacks

920==

Statement of Significance: (911==)

ARCHITECTURE

The one and one-half story Church at 69 Washington Street was constructed in 1920 and is known as St. Mary's Baptist Church. According to the Sanborn maps, a Church existed on this site prior to the 20th century but the current building dates from 1920. It is Masonry Vernacular with stuccoed exterior and there are two three-story towers on the front of the building as well as lancet and tracery stained glass windows.

The Lincolnville area first developed along Washington Street after the Civil War, but the development that preceeded its heyday took place in the Flagler Era. The 1885 Birds-Eye View of St. Augustine shows churches and small residences scattered along the banks of Maria Sanchez Creek. The 1894 Birds-Eye shows the Creek filled in, where the Ponce de Leon and Alcazar Hotels and Ponce de Leon Barracks were built. By this time several commercial buildings had been constructed along Washington Street. By the early 20th century it played the role of "Main Street" in Lincolnville. Washington Street has long been a thoroughfare of combined usages--residential buildings shared the street with churches, commercial and fraternal buildings. Many buildings along the street have combined usages as well, with commercial first floors and residential second floors. Washington Street has some of the city's few surviving wooden Victorian commercial structures. Earlier buildings along the street are also wood frame, while later ones are masonry. There are problems of deterioration, abandonment, vandalism, and demolition of buildings along Washington Street.

HISTORY

Until the late 19th century this block formed the western bank of Maria Sanchez Creek. In the 18th and 19th centuries a series of walkways or bridges crossed the marshes in the vicinity of Bridge Street, and this thoroughfare led to one of three late colonial ferry crossings across the San Sebastian River. After the Civil War, the community of Africa, later called Lincolnville, soon developed on the marshlands as newlyfreed Blacks began renting the property from the city. Lincolnville expanded west of Washington Street by the mid-1880's, at which time Henry Flagler filled in the Creek to St. Francis Street.(1) The Cordova Street side of the block, running parallel to the 18th century Rosario defense line, was used for quarters for the em-

(over)

## V. BIBLIOGRAPHY

1. Mariano de la Rocque, "Plano General de la Plaza de San Agustin de la Florida," December 24, 1791; St. Johns County Court House, Deed Records, Book R, p. 298; 1885 and 1894 Birds-Eye Views; Constance Fennimore Woolson, "The Ancient City," Harper's New Monthly Magazine, CCXCV (1874-75), pp. 1-23, 165-185.
2. Sanborn Fire Insurance Maps, 1899, 1904, 1910, 1917; Charles D. Manuey and Robert Ranson, Supplement to Official City Map (St. Augustine, 1905), pp. 31, 32; Tatler, January 27, 1894, p. 2; April 7, 1894, p. 4; January 26, 1895, p. 20; February 12, 1897, p. 16.



ployees at the Flagler hotels, offices of the St. Augustine Record, and some private residences. The Washington Street side became an extension of Lincolnville and developed into a prosperous early 20th century Black commercial district. The southern tip of the block was developed in the mid-1890's by Heth Canfield's St. Augustine Park Association as part of the planned Water Park around the newly dredged Maria Sanchez Lake.(2)

On the cornerstone of the St. Mary's Baptist Church at 69 Washington Street is the following inscription:

"St. Mary's Baptist Church organized May 25, 1875,  
Rev. I. Barnes, Pastor. New St. Mary's, 1920. Trustees:  
A. Sankes, H. Weldon, R. B. Kelton, M. E. Chaleton, A.  
Jelks, W. M. Smith, Jas. Gilyard, H. Moran, Chi., Rev.  
T. H. Rogers, Pastor."(3)

The Church has been used for meetings for several civic organizations, namely the Lincolnville Restoration Committee, which is composed of a group of community businessmen interested in restoring Lincolnville, one of the best examples of a Black neighborhood, rich with heritage and pride, in the city.(4)

In October 1979 the Church was the scene of the celebration for Rev. H. L. Patterson who was celebrating his fourteenth year as pastor. Rev. Patterson has long been influential in Black community events and has served as past president of the N.A.A.C.P., member of the St. Augustine Ministerial Alliance, member of the board of directors of S.O.S., and recently elected as chairman of the executive board of the Union St. James Missionary Association.(5)

- 
3. Historic Properties Inventory Research File.
  4. St. Augustine Record, Tuesday, October 17, 1978.
  5. Ibid., Saturday, October 27, 1979.



Staff Report pg. 23

Page 119 of 320





☐ Original  
☒ Update



# HISTORICAL STRUCTURE FORM

## FLORIDA MASTER SITE FILE

Version 5.0 3/19

Site#8 **SJ02315**  
 Field Date **11-20-2020**  
 Form Date **1-7-2020**  
 Recorder # **MAS**

Shaded Fields represent the minimum acceptable level of documentation.  
 Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) St. Mary's Missionary Baptist Church Multiple Listing (DHR only) \_\_\_\_\_  
 Survey Project Name St. Augustine Historic Resource Survey Update Survey # (DHR only) \_\_\_\_\_  
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object  
 Ownership: ☐ private-profit ☒ private-nonprofit ☐ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

### LOCATION & MAPPING

Address: 69 Washington Street  
 Cross Streets (nearest / between) \_\_\_\_\_  
 USGS 7.5 Map Name ST. AUGUSTINE USGS Date 1992 Plat or Other Map \_\_\_\_\_  
 City / Town (within 3 miles) St. Augustine In City Limits? ☒ yes ☐ no ☐ unknown County St. Johns  
 Township 7N Range 30W Section 18 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: \_\_\_\_\_  
 Tax Parcel # 1998200000 Landgrant \_\_\_\_\_  
 Subdivision Name City of St. Augustine Block \_\_\_\_\_ Lot \_\_\_\_\_  
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting ☐ ☐ ☐ ☐ ☐ ☐ Northing ☐ ☐ ☐ ☐ ☐ ☐  
 Other Coordinates: X: \_\_\_\_\_ Y: \_\_\_\_\_ Coordinate System & Datum \_\_\_\_\_  
 Name of Public Tract (e.g., park) \_\_\_\_\_

### HISTORY

Construction Year: 1920 ☐ approximately ☐ year listed or earlier ☐ year listed or later  
 Original Use: Cemetery/Church Complex From (year): 1920 To (year): 2020  
 Current Use: Church/Temple/Synagogue From (year): 1920 To (year): 2020  
 Other Use: \_\_\_\_\_ From (year): \_\_\_\_\_ To (year): \_\_\_\_\_  
 Moves: ☐ yes ☒ no ☐ unknown Date: \_\_\_\_\_ Original address \_\_\_\_\_  
 Alterations: ☒ yes ☐ no ☐ unknown Date: \_\_\_\_\_ Nature: siding, maybe lower entries  
 Additions: ☐ yes ☐ no ☒ unknown Date: \_\_\_\_\_ Nature: \_\_\_\_\_  
 Architect (last name first): \_\_\_\_\_ Builder (last name first): \_\_\_\_\_  
 Ownership History (especially original owner, dates, profession, etc.)  
Greater St Mary's Missionary

Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown Describe Demolition Review

### DESCRIPTION

Style Masonry Vernacular Exterior Plan Rectangular Number of Stories 2  
 Exterior Fabric(s): 1. Stucco 2. \_\_\_\_\_ 3. \_\_\_\_\_  
 Roof Type(s): 1. Gable 2. \_\_\_\_\_ 3. \_\_\_\_\_  
 Roof Material(s): 1. Sheet metal: 3V crimp 2. \_\_\_\_\_ 3. \_\_\_\_\_  
 Roof secondary strucs. (dormers etc.) 1. \_\_\_\_\_ 2. square towers w vents  
 Windows (types, materials, etc.)  
fixed divided stained glass w pointed arch heads & wood frames, single & paired 1/1 wood sash w security grills in ground floor  
 Distinguishing Architectural Features (exterior or interior ornaments)  
gable roof w overhang & stepped parapet, square towers, textured stucco, angled side projections, symmetric facade w center stair  
 Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)  
minimal setback, dirt lot to side, chain link fence

#### DHR USE ONLY

#### OFFICIAL EVALUATION

#### DHR USE ONLY

|                                          |                                                                                                                                                                                           |      |       |
|------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|-------|
| NR List Date                             | SHPO - Appears to meet criteria for NR listing: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info                                       | Date | Init. |
| <input type="checkbox"/> Owner Objection | KEEPER - Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no                                                                                                    | Date |       |
|                                          | NR Criteria for Evaluation: <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (see <i>National Register Bulletin 15</i> , p. 2) |      |       |



**DESCRIPTION (continued)**Chimney: No. 1 Chimney Material(s): 1. Brick 2. \_\_\_\_\_Structural System(s): 1. Masonry - General 2. \_\_\_\_\_ 3. \_\_\_\_\_Foundation Type(s): 1. Continuous 2. \_\_\_\_\_Foundation Material(s): 1. Concrete, Generic 2. \_\_\_\_\_

Main Entrance (stylistic details)

2 sets, perpendicular to street, paired 6 panel hollow core on sides of towers, single 6 panel at corners

Porch Descriptions (types, locations, roof types, etc.)

divided stucco stair at center w metal railing leads to entries at 2nd floor, no protection/overhang

Condition (overall resource condition): ☐ excellent ☐ good ☒ fair ☐ deteriorated ☐ ruinous

Narrative Description of Resource

This 1920 Masonry Vernacular style building is 2 stories with Stucco exterior and a Gable roof. It appears to be in fair condition. The congregation began in 1875.

Archaeological Remains \_\_\_\_\_ ☐ Check if Archaeological Form Completed**RESEARCH METHODS (select all that apply)**☒ FMSF record search (sites/surveys)☒ library research☐ building permits☒ Sanborn maps☒ FL State Archives/photo collection☐ city directory☐ occupant/owner interview☒ plat maps☒ property appraiser / tax records☐ newspaper files☐ neighbor interview☐ Public Lands Survey (DEP)☒ cultural resource survey (CRAS)☒ historic photos☐ interior inspection☐ HABS/HAER record search☒ other methods (describe) City Staff

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

Parrish, Rosamond. Lincolnvillle, A Sketchbook Journal. 2017, p.25**OPINION OF RESOURCE SIGNIFICANCE**Appears to meet the criteria for National Register listing individually? ☐ yes ☐ no ☒ insufficient informationAppears to meet the criteria for National Register listing as part of a district? ☒ yes ☐ no ☐ insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

Considered the "Birthplace of The Civil Rights Movement in St. Augustine" and is a good example of its style; contributes to the surrounding district.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)1. Architecture 3. African American 5. \_\_\_\_\_2. African American 4. Social/humanitarian 6. \_\_\_\_\_**DOCUMENTATION**

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type \_\_\_\_\_ Maintaining organization \_\_\_\_\_

Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

2) Document type \_\_\_\_\_ Maintaining organization \_\_\_\_\_

Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

**RECORDER INFORMATION**Recorder Name Patricia Davenport-Jacobs Affiliation Environmental Services, Inc.Recorder Contact Information 7254 Financial Way, Suite 100, Jacksonville, FL 32256/9044702200/9044702112/  
(address / phone / fax / e-mail)**Required Attachments**

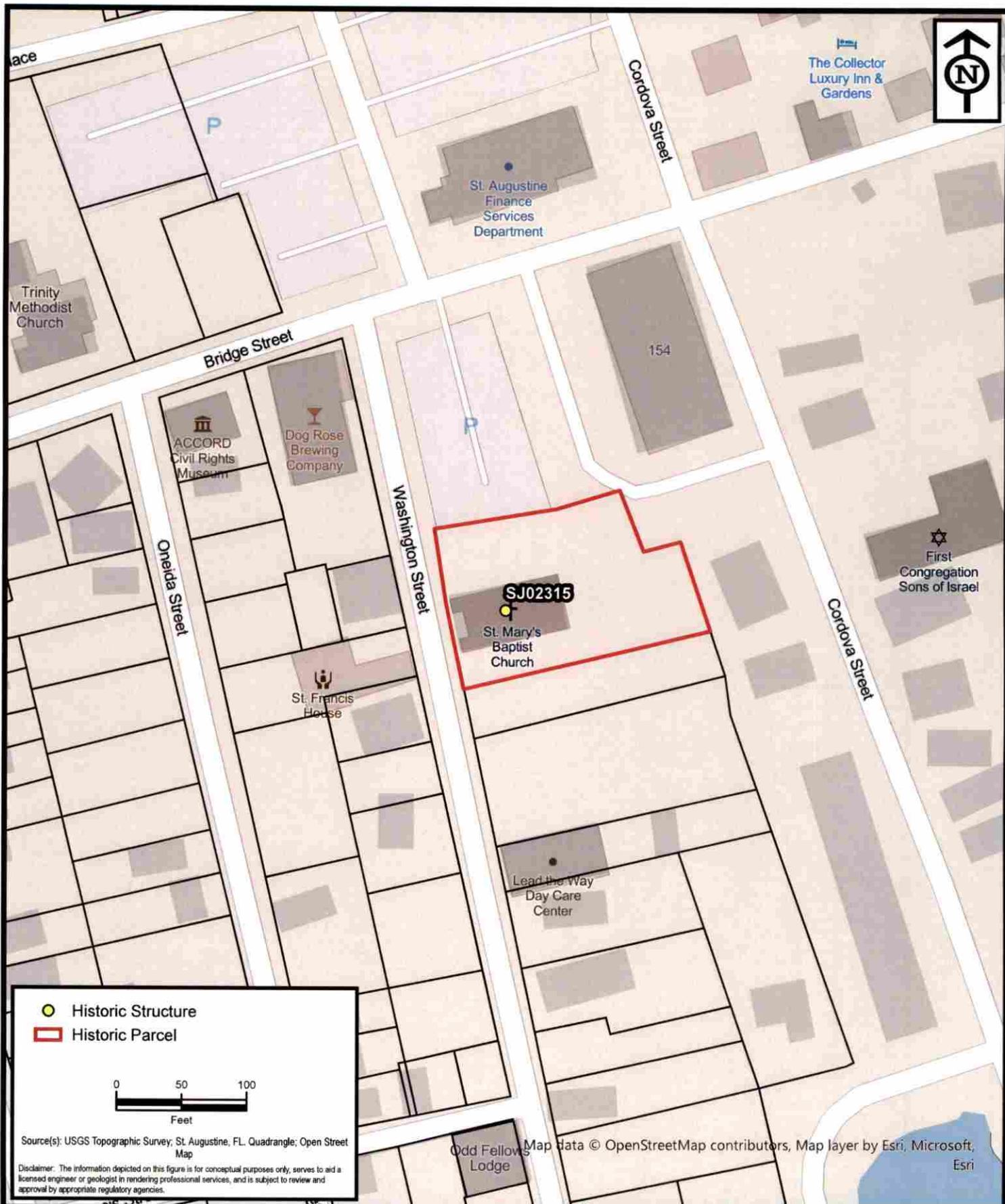
① USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED

② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

③ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable).

Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



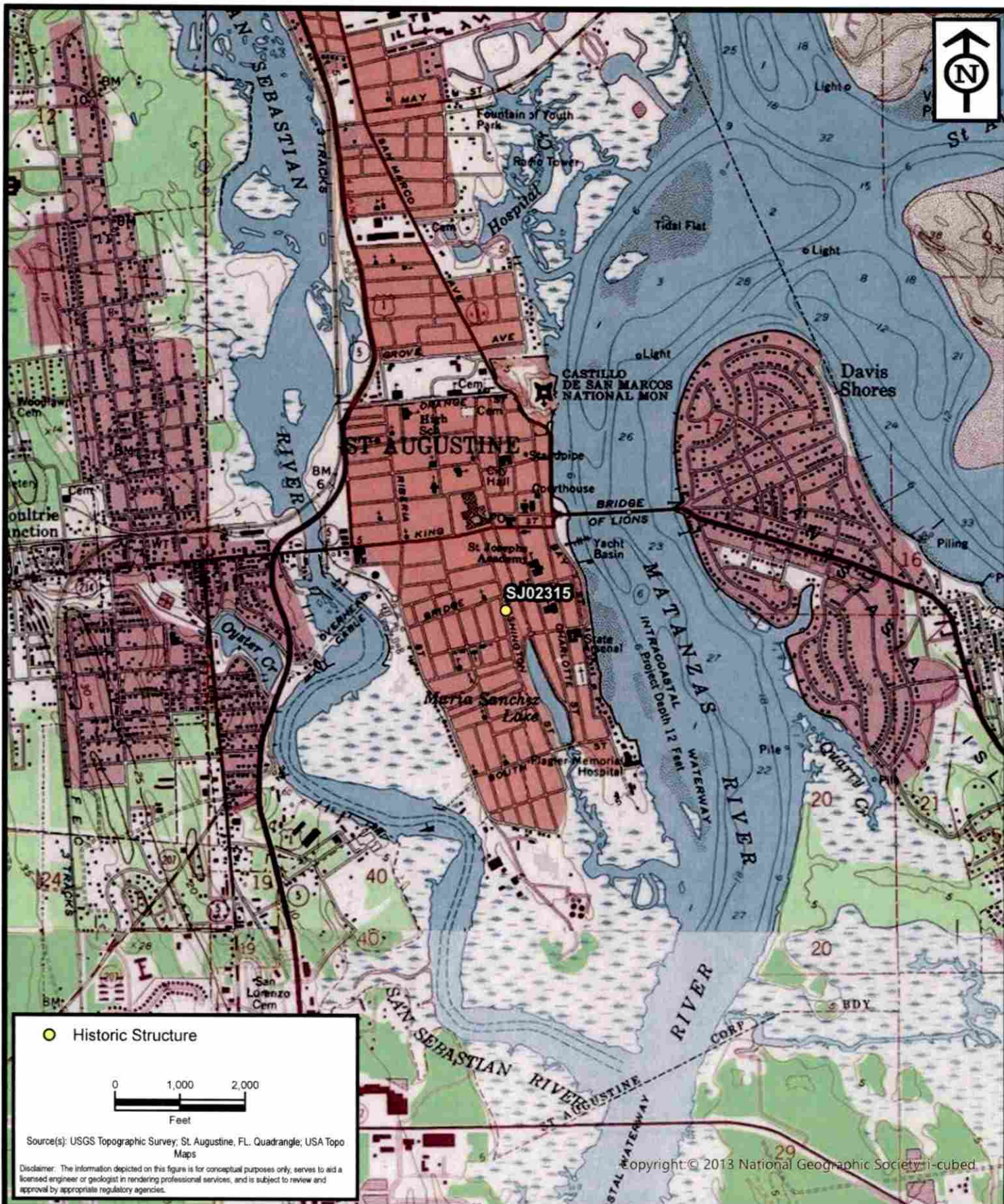
**ENVIRONMENTAL  
SERVICES, INC.**  
A Terracon COMPANY

7220 FINANCIAL WAY, SUITE 100 JACKSONVILLE, FL 32256  
PH. (904) 470-2200 FAX (904) 470-2112

Parcel Location - SJ02315  
**St. Augustine Historic Resource  
Mitigation & Survey Update**  
St. Johns County, Florida

|             |          |
|-------------|----------|
| Project No. | HK207093 |
| Date        | Jan 2021 |
| Drawn By    | AA       |
| Checked By  | JRN      |
| Approved By | PDJ      |
| Figure No.  | 2        |





**ENVIRONMENTAL  
SERVICES, INC.**  
A Terracon COMPANY

7220 FINANCIAL WAY, SUITE 100 JACKSONVILLE, FL 32256  
PH. (904) 470-2200 FAX (904) 470-2112

Project Location - SJ02315

## St. Augustine Historic Resource Mitigation & Survey Update

St. Johns County, Florida

|             |          |
|-------------|----------|
| Project No. | HK207093 |
| Date        | Jan 2021 |
| Drawn By    | AA       |
| Checked By  | JRN      |
| Approved By | PDJ      |
| Figure No.  | 1        |



Sy 2315

Christian Ariel S. Greene  
2929 Oakgrove Ave.  
Saint Augustine, FL 32092

April 9, 2013

Keepers of the Florida Master Site File  
Division of Historical Resources  
Florida Department of State  
R.A. Gray Building  
500 S Bronough St. Rm 425  
Tallahassee, FL 32399

Subject: Important History Omitted from Master Site File

Dear Keeper of the Master Site File,

I am currently a freshman student at Flagler College located St. Augustine, Florida. Though this is the end of my first year as a college student, I have found myself to learn quite a lot, and one of those topics have come to the most important historic event to take place in our very own city of Saint Augustine; that being the civil rights Movement of 1963-64. This led directly to the passage of the landmark civil rights Act of 1964.

Some of the major cities of the civil rights movement have been demolished in the last decade, with the argument being that they were of "no historic significance".

Our class has taken as a project to look at the Florida Master Site Files to make sure that they reflect the important role places played in the movement as shown by Freedom Trail or other civil rights makers.

The specific location that I was assigned to research was St. Mary's Baptist Church on 69 Washington Street. The Master Site File would be more complete if it included the following information:

This church is the same location where Dr. Martin Luther King had meetings urging civil rights activists everywhere to do more sit-ins, demonstrations and marches in hopes to gain equality for all. There were a series of reverends that put a lot of time and money and energy to help not only build the congregation but also to provide a way to get civilians involved with the movement. A couple of the key reverends were Rev. Thomas Wright and Rev. Byron Hodges. They both did everything they could to keep this church and to help get others involved with the fight for equality. I really believe that because of all these significant events that have occurred at this exact location the building should remain a permanent site of Saint Augustine's History.

I am enclosing some documentary materials about St. Mary's Baptist Church:



- 1) According to the Florida Master Site file's Historic Properties Inventory Form this is a facility that was constructed in 1920. This building has also been used for meetings, and by the Lincolnville Restoration Committee.
- 2) This site has run under a series of various Reverends including but not limited to: Rev. Jackson, Cook, Sanders, Franklin, Hodges, Wright, Banks and many others.
- 3) This church is a one story facility with concrete walls, and a brick chimney. It is described to be in fair shape according to the Master Site File's Historic Properties Inventory Form.
- 4) There is also a surplus of documented issues and articles relating to this historic site that I have attached to the end of this letter

I hope that you will see this important information is included in the Master Site File. Many thanks.

Sincerely,

Christian Ariel Synclair Greene  
Flagler College Student

cc: Jenny Wolfe, Historic Preservation Planner, City of St. Augustine

## Lincolnvile church gets reprieve from bank

Posted: February 9, 2013 - 12:26am

By STUART KORFHAGE

stuart.korfhage@staugustine.com

One of St. Augustine's historic downtown churches has reached a new agreement with a creditor less than two days before it was scheduled to be sold.

The Rev. Byron Hodges said Thursday that St. Mary's Missionary Baptist Church in Lincolnvile has reached an agreement with lender TD Bank for a six-month reprieve to get its payments back on an acceptable schedule.

Hodges, who is the church's pastor, said the church and TD Bank agreed to a new payment structure on Tuesday after making a one-time larger payment.

He said the church property was scheduled to be sold on Thursday.

"It was a (last-minute) reprieve," Hodges said.

TD Bank spokeswoman Martha Gaston confirmed that the bank negotiated an agreement with the church but would not comment on any details of the arrangement because of privacy issues with the customer.

For his part, Hodges would not divulge details, either. He said the church was still facing some serious issues but was glad for the six months to get its finances in order.

"We were able to get some things done," Hodges said. "TD was willing to come back to the (negotiating) table. They recognized the historical value and the impact on the community."

The Lincolnvile church has been a place of worship for 137 years, Hodges said.

It achieved further fame when Martin Luther King Jr. spoke there on June 9, 1964.

While proud of that history, Hodges is quick to point out that his church is important to St. Augustine because of what it has done for more than a century.

"This church was 90 years old before they (civil rights leaders) came through," Hodges said. "The value of the church is not that King visited. We've been changing lives for 137 years. That's what we're most proud of."

The church, which Hodges said is a congregation of "60 strong," ran into financial trouble when it took out a loan for \$200,000 to pay for a lift and other building improvements.

"We had to have a lift put in because a large part of our congregation are elderly," Hodges said.

The loan became an issue with the recession of 2008.

Because of the struggles to pay on the loan, in 2011 the church had an agreement with First Federal, which originated the loan, to reduce the monthly payments. But when that bank was taken over by TD Bank, those new terms were not accepted.

With some negotiation, Hodges said the catastrophe was averted. But right now it's only a delay.



"We're not angry with them," Hodges said. "We just wanted the opportunity to sit down with them and rehash some things."

Hodges was thankful to the community for coming to the aid of the church earlier this year when the situation was clearly dire. But he wants everyone to know that more funds will be needed.

"The important thing is we understand the battle is not over," he said. "The loan is still there. We're still thousands of dollars short of where we need to be. We still need the public's help."

Hodges is trying to be positive in the time of difficulties. He said the public financial struggles have brought some people back to the church who had drifted away.

He just hopes St. Mary's can remain a beacon of faith in St. Augustine.

"What encouraged us is the amount of support we have received," Hodges said. "We are thankful we got to this point. We really believe this is a blessing in disguise."

☆☆☆☆☆  
[Back to Top](#)

CLOSE X

## Church where MLK rallied marchers facing foreclosure

Posted: January 5, 2013 - 12:03am

By PETER GUINTA

[peter.guinta@staugustine.com](mailto:peter.guinta@staugustine.com)

St. Mary's Missionary Baptist Church in Lincolnville was where the Rev. Martin Luther King Jr. stood in the pulpit and told 300 demonstrators on June 9, 1964, that he would not celebrate St. Augustine's 400th birthday as a segregated city.

"There will be no turning back," King said, promising massive demonstrations, sit-ins and marches.

The same pulpit, pews and furnishings are still at 69 Washington St., but now little St. Mary's is engaged in a different kind of struggle.

It must avoid a looming foreclosure by a Canadian bank.

The Rev. Byron Hodges, pastor, said Thursday that some of his 75 parishioners plan a number of "sing-a-thons," where choirs from other St. Augustine and St. Johns County houses of worship can come and sing.

They hope this will draw potential donors who want to help St. Mary's avoid catastrophe.

"We're not a large congregation," Hodges said. "We need some help."

The church, founded May 25, 1875, by the Rev. Ivory Barnes, moved into this large brick building in 1920.

"(When) it needed a lot of restoration we got a \$200,000 loan from First Federal Bank," Hodges said.

That enabled the church to install an elevator so elderly parishioners didn't have to climb its steep front steps, and it paid for other improvements, such as air conditioning.

But, Hodges said, "in 2008, the recession hit. Individual and corporate incomes dropped. Everyone's stress went up. A few people decided to leave the church. Our rental properties couldn't be rented, but we still had to pay taxes on them. It was the perfect storm."

First Federal understood the circumstances and worked with St. Mary's, he said, allowing it to stop payments temporarily.

"We didn't put it in writing because they didn't ask us to," Hodges said. "In mid-2011 we got back to making payments as we were originally scheduled. But by then we were \$32,000 in arrears."

With the remainder of the original loan to pay off plus the arrears and interest, the church now owes \$211,000, more than it originally borrowed.

First Federal was purchased by TD Bank, based in Toronto, Canada, with the TD standing for "Toronto-Dominion."

"The bank told us, 'You need to make up the arrears.' We couldn't do it. They didn't want to refinance," Hodges said, saying they got a foreclosure notice soon afterward.

Even worse, they learned their original loan agreement listed the church as collateral, not its other properties.



"We were absolutely stung that our church could end up in this position," Hodges said. "We're working with other banks, but it's harder to get credit now. We're looking for a second chance."

He said that if the church can raise \$50,000, it then can go to any other bank and show that it can make payments on the remaining \$160,000.

"We're not asking for a handout. We've just come on hard times," he said. "Other than this one issue, we're doing better than ever."

King's quiet presence on that June night was the catalyst that sparked the willingness of the marchers to face a hostile, racist mob on the Plaza de la Constitucion and led to the beating of many marchers, including King's chief lieutenant, the Rev. Andrew Young of Atlanta.

Young told the marchers, "We have to see that whatever is suffered in this town is not suffered in vain. We have to get out there much stronger than before."

Box

The first sing-a-thon of choirs from around the community is scheduled for 2 p.m. Saturday at St. Mary's Missionary Baptist Church, 69 Washington St.

☆☆☆☆☆

[Back to Top](#)

CLOSE X

## Churches of Florida

|                                                     |                                                 |                                         |
|-----------------------------------------------------|-------------------------------------------------|-----------------------------------------|
| <a href="#">Dr. Bronson History Main Page</a>       | <a href="#">The Cathedral</a>                   | <a href="#">Trinity Episcopal</a>       |
| <a href="#">Grace United Methodist</a>              | <a href="#">St. Mary's Missionary Baptist</a>   | <a href="#">1st Baptist</a>             |
| <a href="#">Ancient City Baptist</a>                | <a href="#">St. Paul's AME Zion</a>             | <a href="#">St. Cyprian's Episcopal</a> |
| <a href="#">Memorial Presbyterian</a>               | <a href="#">Moccasin Branch Catholic Church</a> | <a href="#">St. Benedict the Moor</a>   |
| <a href="#">St. Paul's Episcopal, Federal Point</a> |                                                 |                                         |
|                                                     |                                                 |                                         |

## St. Mary's Missionary Baptist Church 53 Washington St. St. Augustine, Florida

St. Mary's Missionary Baptist Church was founded on May 25, 1875 as an offshoot of 1st Baptist Church The church was organized by Rev. Ivory Barnes.

He was followed in turn by Rev. Jackson, Sanders, Coleman and Rev. Cook. In 1884 they purchased a 45 ft parcel of property on Washington Street for \$38. The deeds were issued by February 25, 1884.

Rev. W. T. Franklin was called as pastor on April 24, 1905. He stayed till March 4, 1909. The acting pastor was Rev. J. W. Murray who stayed till October 1, 1909. Rev. G. J. Johnson was called on November 1, 1909. He was followed by Rev. C. S. Daniels who served the month of January 1913. Rev.

Jasper Davis was called as pastor on February 27, 1913. Under Rev. Davis the first organ was purchased. Rev. H. L. Long was pastor for 1914. Rev. T. H. Rogers was called as pastor December 29, 1917. A new building was constructed in 1920. The trustees in 1920 were A. Sanks, H. Weldon, R. B. Kelton, Mc. Chaleton, A. Jelks, W. M. Smith, Jas. Gilyard, H. Moran, Chairman.

The Rev. William Banks became pastor on October 5, 1924. On November 12, 1935 the old building was condemned and the church began to move. First it was at the Benevolent Hall on St. Francis Street. Then Coopers Hall on the corner of Park Place and Central Avenue. Finally the new building was completed on February 29, 1937. In 1939 there was a church split and Rev. William Banks resigned (August 27, 1939). 40 people went with him to build Bethel Baptist Church on Riberia Street.

Rev. William Baxter was called in October 1939 and served for one year. Rev. Robert Leander



Jones was called in December 1940 from a church in Orlando, Florida. He paid the mortgage off, petitioned the basement into class rooms and purchased a new organ in 1947. He resigned in 1949. Rev. T. J. Alston was the supply pastor in 1949 and finally called as pastor until 1952. Rev. G. W. Phillips stayed from 1952 till 1954. Rev. Thomas A. Wright was called as Pastor on November 4, 1954. He served for 7 1/2 years. The church purchased its first parsonage. Rev. H. L. Smith was pastor through the civil rights years from 1962 through 1965. Rev. H. L. Patterson served over 14 years as Pastor. Rev. Isaac Davis was called on February 10, 1982.

**Civil Rights** (See St. Augustine and Civil Rights)

During the 1950s St. Mary's came to life with Rev. Thomas Wright (Pastor from 1954-1962). He attended Florida Memorial College. He helped reorganize the NAACP, serve as President of Murray school PTA and would be active in non-violent training for the students that would take part in the Woolworth lunch counter protest. Dr. Wright is the author of *Courage in Persona*.

St. Mary's would be the beginning site of many marches in the 60s.

StAugustine.com

Site ☐ Web ☐ Web Search powered by YAHOO! SEARCH

Home News Sports Entertainment Living Visitor's Guide Interact Resources Classifieds Jobs Autos

**EXPLORE**  
MAGAZINE 2013 EDITION



Publishes in The Record  
**SUNDAY APRIL 28TH**  
Now Reserving Advertising Space!  
[CLICK HERE to Request Advertising Info](#)

Are you searching for Rev. "Thomas A. Wright"? Highlight these search terms in the article

## Crusading minister

Rev. Wright dodged threats to persevere in early '60s

RICHARD PRIOR

Staff Writer

Published Sunday, February 13, 2005

[click photo to enlarge](#)

THE REV. THOMAS A. WRIGHT holds a picture of himself, as he appeared during the era of the Civil Rights Movement, in his church in East Gainesville.

By JUSTIN YURKANIN, Staff In the early 1960s, as the Civil Rights movement was still finding its legs, the Rev. Thomas Wright was already up and running.

Too often, he found himself running for his life.

While most of the nation's attention was drawn to demonstrations and white backlash in Alabama and Mississippi, St. Augustine became Florida's angriest, bloodiest battleground.

Among the local Civil Rights leaders determined that blacks would no longer be ignored or brutalized was Wright, who had been the preacher at St. Mary's Baptist Church in St. Augustine since 1954.

Allowing for differences in geography, the city looked much like any other in the South. It was divided by an invisible, unyielding line. Whites lived, worked and played in their world. Blacks stayed in theirs, unable to see the line but knowing they dared not cross it. Separate schools, parks, restaurants, accommodations. Even separate drinking fountains.

"Everything was segregated," the soft-spoken Wright said slowly, pulling on the frayed end of a bad memory. "Everything was really terrible."

It's coming...

**EXPLORE**  
MAGAZINE 2013 EDITION



Publishes in The Record  
**SUNDAY APRIL 28TH**  
Now Reserving Advertising Space!  
[CLICK HERE to Request Advertising Info](#)



Somebody needed to act, Wright reasoned. As the decade of the '60s opened, he decided to take on recreation.

When it came to taking care of their own, the city commissioners went the extra mile with recreation facilities for whites, providing them \$30,000 a year for equipment and upkeep. Black residents got \$500 a year to maintain Little Links, a small parcel of land with a dilapidated shack on Riberta Road.

Wright confronted the city commission. He said he had learned of the huge disparity and wanted more money for black recreation.

"I said, 'I want you to move that \$500 to \$5,000,' " Wright recalled. " 'Then I want you to go look at that place and improve it.' "

"They asked what I was going to do with the \$5,000. I told them there was a fellow by the name of (Eddie) Vickers who knew about recreation, and I wanted them to pay him \$300 a month. The rest we'll use for equipment, and we'll raise some more.

"They did it."

Having a place to play was a good start, but it mostly affected black children. Grown-ups had little time for recreation. Many worked two jobs, trying to make do with wages around \$1 an hour.

Wright and others turned their attention to better jobs and equal treatment.

"We boycotted St. George Street, and we had selected buying during holidays," he said. "We wanted them to hire African-Americans on St. George Street for other than cleaning the buildings."

He found help for the struggle at his alma mater, Florida Memorial College in West Augustine. He collected a half dozen students, who went with them to a downtown reading room to discuss nonviolence in March 1960.

The students were preparing for what became a widely publicized sit-in at Woolworth's lunch counter. Protesters and gawkers gathered on the sidewalk.

"It was a Monday," Wright said. "By Thursday or Friday, a mob developed.

"I had a cab driver posted to let me know what happened. He came to my office. It was about 2:30. He said the children went on inside because of the mob, and he didn't know what to do.

"I said drive your cab right up on the sidewalk and let the children come out. The mob caught one boy as he was coming out. Almost killed him."

#### Family flees threats

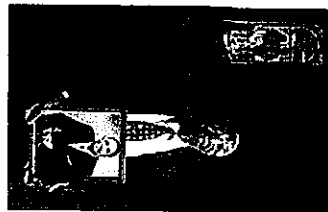
It wasn't long before Wright heard that whites intended to end the demonstrations by going after their leaders.

"I was told some men were overheard at the water plant," said Wright. "They said, 'We've got to kill him or get him out of here.' "

"I said I wasn't going. My wife, though. My wife said, 'I'm not going to let these people kill me and my children.' "

"She would say, 'Thomas, I appreciate what you're doing, but I want to live to see my children get grown. And I want you to live to see my children get grown.' "

Fleeing from the threats, the couple moved to Gainesville, where Affie Wright taught school and Thomas Wright found another church. Now 84 years old, he is still minister of the



1,000-seat Mount Carmel Baptist Church on the east side of the city.

The Wrights raised four children, all of whom went to college. Patricia Ann Murray is a retired science teacher in Palm Beach County. The late Thomas A. Wright Jr. was a BelSouth supervisor. Philbron Wright is an assistant school superintendent in Alachua County. Layton Wright Bracy, founder and administrator of New Covenant Baptist Church in Orlando, was one of the three students who integrated Gainesville High School in 1964.

Wright's ideals and commitment have stayed consistent over the years. He twice ran for a seat on the city commission in the '60s, campaigning for economic development, better jobs and cooperation between city and county.

Though both campaigns failed, several of his initiatives -- such as public housing -- have become policy. After moving to Gainesville, he served as president of the NAACP's local chapter for 17 years.

One of several local organizations he works with is still working to make education work for minorities.

#### New threats to blacks

There is no single reason why so much work still needs to be done to overcome inequality in education and employment, he said. And it won't do much to attack one and ignore the others.

"There's kind of a lull existing now, and it's been existing for a number of years," he said. "I'm having trouble understanding it. Black families are in the worst condition they've seen in 30, 40 years. The drug traffic in the black community is terrible.

"We have more African-Americans in prison than what we have in college."

There's plenty of blame to go around, said Wright. He spreads it equally among black leaders as well as their supposed followers.

"The Civil Rights organizations are sick, even the NAACP," he said. "Many of these persons retreat after they get their positions. They get to be neutral.

"I'm of the opinion that if you can't be real in your position, if you can't say what ought to be said, there's no reason for you to hold the position."

The trend, he said, is toward a greater reluctance for people to get involved, even with habits and projects that would reap far-reaching rewards.

There are several reasons for that, added Wright, who determined long ago that the dominant color is not black or white. It's green.

"It's education, and it's economic development," he said. "Economic development may be our last frontier. And it's the most difficult. This has been very difficult, to get African-Americans to invest even for their own children.

"There is a divisiveness that exists, some selfishness. And there's greed that's worse than anything you've ever seen. There is a burning desire in America to become a millionaire as quick as possible.

"People will say, 'I want my little lot and my little thing. As long as my little thing is going all right, away with everything else.'

"Even the black church, with a few exceptions, just sits inside their four walls. They're not getting a good look at the community."

"That's what we're facing."









**St. Mary's  
Missionary  
Baptist Church**  
SUNDAY SCHOOL 9:30 AM  
MORNING WORSHIP 10:00 AM  
WEDNESDAY  
PRAYER MEETING  
AND BIBLE STUDY 7:00 PM





## ST. MARY'S MISSIONARY BAPTIST

69 Washington Street  
"Lincolnville"

This church was founded on May 25, 1875, and led by the inspiring Reverend Ivory Barnes, its first minister. The present edifice, occupied beginning in 1937, has held high the banner of Christ. Inspired in its earliest days by the spirit of The Emancipation Proclamation and The Reconstruction following The Civil War, St. Mary's occupies a unique position at the foot of Lincolnville, and stands tall as a beacon of freedom and hope.

During the era of the Civil Rights Movement of the 1960s in St. Augustine, this church, through the stout-heartedness of its minister and N.A.A.C.P. leader, Rev. Thomas A. Wright, and other local leaders, was the site of mass-meetings and a respite for the footsoldiers on the road in the quest for civil and human freedoms. These crusading examples, sustained through St. Mary's Missionary Baptist Church, ordains it the Birthplace of The Civil Rights Movement in St. Augustine.

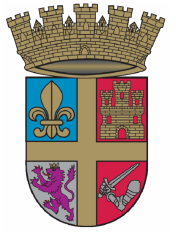
PRESENTED BY  
THE CIVIL RIGHTS MEMORIAL PROJECTS COMMITTEE OF ST. AUGUSTINE,  
EXECUTIVE COMMITTEE: GERALD EOBANKS, CHAIRMAN; BERNICE  
BARBER, VICE-CHAIRMAN; AND AT-LARGE MEMBERS-(FL) SENATOR  
ANTHONY HILL, SR. REV. WILLIE M. GOLDEN, BRIGADIER GENERAL  
RONALD L. BAILEY, MICHAEL McQUEEN

ERECTED JUNE 2006





**CITY OF ST. AUGUSTINE**  
**HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION**



**Certificate of Demolition (Partial)**

**Case Number: HP2024-0013**

**Meeting Date: Thursday, March 21, 2024**

1. NAME OF APPLICANT: Sarah Ryan Architect  
Business (if applicable):  
Address: 201 Owens Avenue  
City: St. Augustine State: FL Zip Code: 32080  
Daytime Telephone: 9045479430 E-Mail Address: sr@sarahryanarchitect.com
2. NAME OF PROPERTY OWNER: Byron Hodges  
Business (if applicable):  
Address: 69 Washington Street  
City: St. Augustine State: FL Zip Code: 32084  
Daytime Telephone: 9045479430 E-Mail Address: bhodges40@gmail.com
3. PROJECT LOCATION: 69 Washington St, Saint Augustine, Florida, 32084
4. LEGAL DESCRIPTION: 

CITY OF ST AUGUSTINE LOT 2 (EX E25FT) & ALL LOTS 3 & 4 BLK 38-A  
OR2789/1427(TR/D)
5. SCOPE OF WORK: 

For partial demolition of an institutional building, constructed c. 1920, that is recorded in the Florida Master Site File and is a contributing building to the Lincolnville National Register Historic District, including replacement of doors and windows with fenestration changes on the west, north, and south elevations

***Information attached by applicant includes:***

- Application Agreement
- Scope of Work
- Photographs of Existing Conditions
- Proposed Replacement Building/Feature Drawings
- Plans



# HARB APPLICATION AGREEMENT

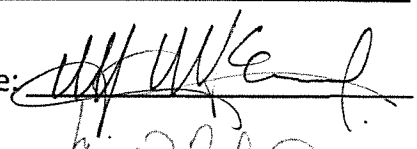
In filling out this application:

- I understand that it becomes part of the Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge.
- I further understand that if this application is for an *Opinion of Appropriateness*, I must still obtain a *Certificate of Appropriateness* before applicable permits can be issued for project work to begin. If this application is for a *Certificate of Appropriateness, Demolition, or Partial Demolition*, and it is approved, I am required to obtain other development approvals, archaeological review, and a building permit as necessary prior to starting project work.
- Once a hearing date has been set and a legal notice has been published or posted, I, or an authorized representative, must be prepared to present the request at the scheduled hearing date. The cost of subsequent hearings requiring re-noticing due to continuance will be assessed to the applicant.
- I have been made aware that applications must be sufficiently complete at the time of submittal or may be delayed to a future meeting. Relevant information necessary for application review shall include but not be limited to the items referenced in the "Plan Requirements" section of the Architectural Guidelines for Historic Preservation (AGHP) depending on the scope and scale of the project. The minimum application requirements are marked as required submittal documents in this online application. Contact Planning Staff if the project is unique and needs to be addressed in a different manner. Minor details may be submitted in the portal up to 10 days before the meeting and HARB will determine if additional materials may be presented at the meeting.

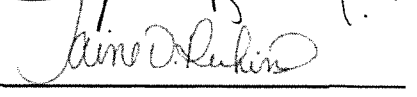
All applicants/owners of record must sign the application agreement. If the property applicant/owner is a governmental agency; licensed business or company; incorporated organization; or an administered estate, an authorized agent may sign. If the applicant is different than the property owner, the application must be signed by both parties. An Authorization Form signed by the property owner(s) and notarized, must be submitted only in the absence of the property owner's signature or where an authorized agent signs in lieu of the property owner.

Project Address: 69 Washington Street, St. Augustine FL 32084

Applicant's Name: Sarah Ryan Architect, llc

Applicant's Signature: 

Owner's Name: Greater St. Mary's Missionary

Owner's Signature: 

Owner's Name: \_\_\_\_\_

Owner's Signature: \_\_\_\_\_

Owner's Name: \_\_\_\_\_

Owner's Signature: \_\_\_\_\_

(Can add additional signature page if needed)

Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.



### Owner's Authorization For Agent

Sarah Ryan and/or Jaime Perkins is/are hereby authorized TO ACT ON BEHALF  
OF Greater St. Marys Missionary Baptist Church, the owner(s) of those lands described within  
☒ the attached application, or ☐ described within the previously filed  
Application number: \_\_\_\_\_, and as described in the attached deed or  
other such proof of ownership as may be required, in applying to the City  
of St. Augustine's HARB Board, for an application  
related to the structure located at:  
69 Washington Street

BY:

Sandra Hunter  
Signature of Owner

Sandra Hunter

Print Name of Owner

9046715393

Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 26 day of February, 2024

By Sandra Hunter

Identification verified: Personally Known

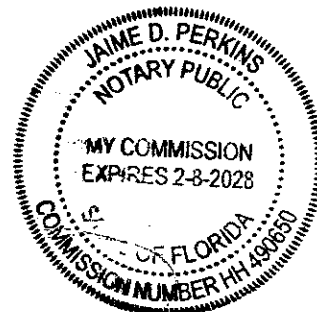
Oath sworn: X Yes        No

Notary Signature:

Jaime D. Perkins

My Commission expires:

2/8/2028







---

February 15, 2024

Meredith Randolph  
City of St Augustine  
P.O. Box 210  
St. Augustine, FL 32084

RE: St Marys Baptist Church  
69 Washington Street, St Augustine FL  
**HARB Project Abstract**

The work at St. Mary's Baptist Church that falls under the purview of HARB is as follows:

1. Removal of security bars on all lower-level windows
2. Removal of lower-level windows
3. Partial recessed infill of lower-level window openings
4. Installation of new windows above the flood elevation
5. Removal and replacement of entry doors
6. Provision for removable flood gates that are installed between the jambs in the case of flood (no permanent attachment methods)
7. Removal and reinstallation of HVAC units on raised stainless steel platforms
8. Repair of cracked pilasters and shell-dash covering
9. Restoration of upper-level stained glass windows
10. Construction of craftsman style canopies over two lower-level entry doors



---

Date: February 06, 2024

Re: TYPICAL PHOTOS – ST. MARY’S BAPTIST CHURCH  
69 Washington Street  
St. Augustine, FL

---



Rear





North side





South side





Front (west side)





A/C unit to be elevated





Window – security bars to be removed, opening to be partially infilled with recessed CMU, and new windows installed





Window – security bars to be removed, opening to be partially infilled with recessed CMU, and new window installed





Window to be restored.





# Heritage Series





# We're for the visionaries.

**We're for people  
who take building  
to new levels.**



We're for people who are passionate about design, who care about the big picture and the smallest detail. We're for people who aren't satisfied with mainstream choices... who push the limits of what's possible with the options and innovations that can only be found in Kolbe windows and doors.



**We're for quality craftsmanship.**

We're for a tradition of excellence that outlasts the latest design trend. The Kolbe story began with a family and a vision. More than 70 years after the Kolbe brothers began their commitment to producing premium quality windows and doors, products bearing their family name can be found in some of North America's most impressive homes and businesses.

**We're for expertise.**

We're for people who dream of a personalized design experience. That's why you can't find Kolbe windows and doors in the aisles of a home center. Our products are only available through a Kolbe dealer, because they are as passionate about windows and doors as you are about bringing your vision to life. And they will work with you to make your dream a concrete reality.



**We're for possibilities.**

We're for people who won't settle for "standard." We're for limitless options and custom solutions that can only be found in Kolbe's made-to-order products. Our team members are craftspeople who focus on building one window or door at a time, to create distinctive products that fulfill your unique vision.

**We're for innovation.**

We're for people who want to take building to new levels, with advancements in not only extraordinary sizes and shapes, but also ground-breaking products. We're for creative thinking that redefines what's possible, constantly reimagining our windows and doors to elevate style, performance and functionality.



**Let us bring  
your vision  
to life.**





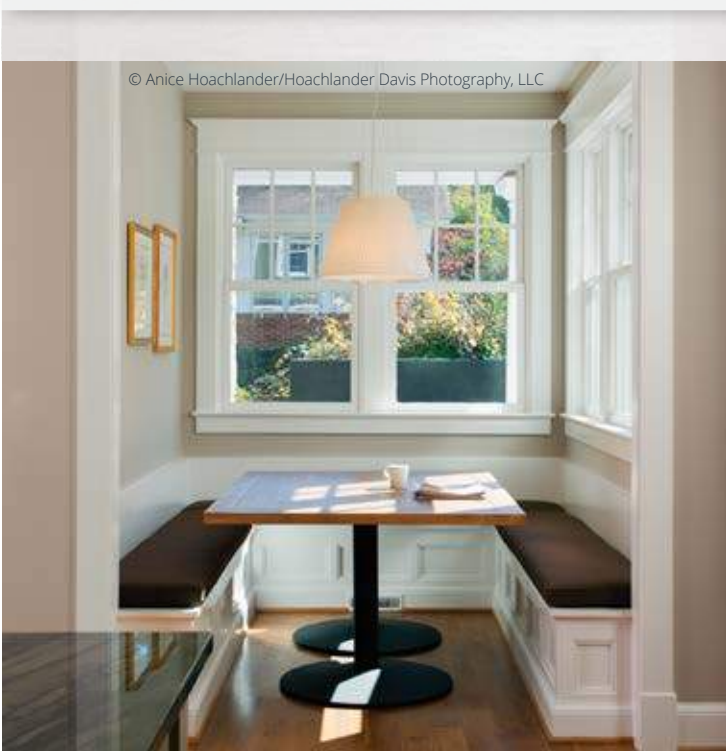




## Double Hungs

Smooth operation, venting options, removable sash for easy cleaning, and classic styling are only the most obvious features of Heritage Series double hung windows. Kolbe offers a variety of double hung models to suit your project, whether it be residential, commercial, large scale, historic preservation or remodeling. There are many options and configurations to choose from as well, including bow and bay units, cottage-style units or triple pane glass options for increased energy efficiency.

*Sterling Double Hungs | XL Sterling Double Hungs | Majesta® Double Hungs | Traditional Double Hungs  
Old World Classic Double Hungs | Cottage-Style & Reverse-Cottage Style | Studio & Transom Units  
Picture Combination Units | Bay Units | Segment Head & Half-Circle Top Units | Single Hungs | Replacement Sash Kits*





# Traditional Double Hungs

Kolbe's traditional double hungs offer classic styling, with a sloped sill to help guard against water damage. Available as cottage-style units, radius-top shapes or 30° and 45° bays, traditional double hungs open and close smoothly and effortlessly, with a tilt-in or removable sash for easy cleaning.



## Traditional Double Hung Standard Features

- ▶ 1-3/8" thick sash
- ▶ Overall jamb width is 4-9/16" (*basic box width is 4-9/16"*)
- ▶ Frame thickness is 3/4" at side jambs and head
- ▶ Sill thickness is 1-3/16", slope is 14°
- ▶ Constructed of pine, with pine interior stops and wood mull casings on mull units
- ▶ Energy efficient, insulating LoE<sup>2</sup>-270 glass
- ▶ Glazed to the interior with beveled wood glazing beads
- ▶ 1-15/16" exterior brickmould applied
- ▶ Exterior wood parts are treated
- ▶ Exterior frame and sash are latex primed
- ▶ Rigid PVC head parting stop with flexible fins and waterseal at the sill
- ▶ Clay-colored heavy duty sash lock
- ▶ Machined finger grooves on the top rail of the upper sash and bottom rail of the lower sash
- ▶ Spring-loaded block-and-tackle mechanical balances to carry the sash weight
- ▶ Beige PVC jambliners with compression foam backing
- ▶ Pine-veneered head and seat boards; unique narrow mullions and cable support system on bay units

NOTE: All measurements are nominal.

## Hardware

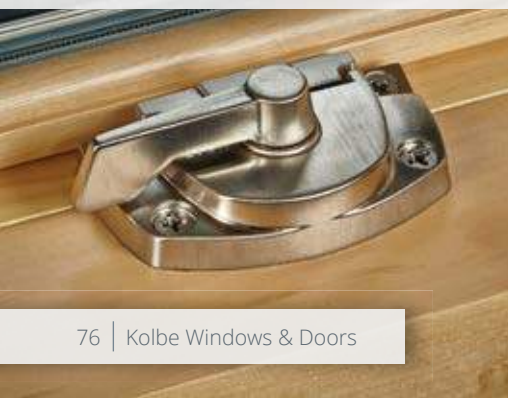
- ▶ Sash lock in Clay (*standard*), White, Beige, Bright Brass, Antique Brass, Satin Nickel, Brushed Chrome<sup>†</sup>, Antique Nickel, Rustic Umber, Oil-Rubbed\* or Matte Black.
- ▶ Curved, square, or traditional style sash lift handle for ease of use. Available in Clay, White, Beige, Bright Brass, Antique Brass, Satin Nickel, Bright Chrome<sup>†</sup>, Brushed Chrome<sup>†</sup>, Antique Nickel, Rustic Umber, Oil-Rubbed\* or Matte Black.
- ▶ Universal design crank handle hardware kit offers ease-of-use for people with physical limitations. Available in White (*not pictured*).

<sup>†</sup> Brushed Chrome finishes are only available on Signature sash locks and curved sash lift handles.

\* The Oil-Rubbed finish is not available on curved sash lift handles. This is a living finish, which means that it will change appearance over time with use.

**Sash Lock**

(shown in Satin Nickel)



**Curved Sash Lift Handle**

(shown in Clay)



**Traditional Style Sash Lift Handle**

(shown in Antique Nickel)







## Traditional Double Hung Options

### Glass (pg. 184)

- ▶ LoE-180
- ▶ LoE<sup>3</sup>-340
- ▶ LoE<sup>3</sup>-366
- ▶ ThermaPlus™ LoE
- ▶ Neat®
- ▶ Triple pane
- ▶ Tempered or laminated
- ▶ Other options standard to the industry

### Divided Lites (pgs. 185-186)

- ▶ Performance divided lites with 5/8", 7/8", 1-1/8", 1-3/8", 1-3/4", 2-1/4", or 4-1/2" bars
- ▶ True divided lites with 1/2" LoE<sup>2</sup> insulating glass and 1-1/8" bars
- ▶ Grilles-in-the-air-space
- ▶ Interior removable wood grilles with 7/8" or 1-1/8" bars and full surrounds

### Screens

- ▶ Full or half screens with aluminum frames and options for BetterVue® or UltraVue® fiberglass screen mesh or aluminum screen mesh; frames will match the exterior color of the unit
- ▶ StormGuard combination storm/screen units

### Exterior Finishes (pg. 183)

- ▶ K-Kron II exterior paint finish

NOTE: All measurements are nominal.

### Other Options (custom options are also available)

- ▶ Other wood species and FSC-certified wood (pg. 182)
- ▶ Interior prefinishing (pg. 182)
- ▶ Interior casing
- ▶ Exterior brickmould and casing (pg. 187)
- ▶ Prep for stool
- ▶ Projected sill nosing, extended sill horns or no sill nosing
- ▶ Ovolo and square profile glazing beads and interior divided lite bars (pgs. 185-186)
- ▶ No finger grooves in top, bottom or both sash
- ▶ Universal design crank handle hardware kit in White (pg. 189)
- ▶ White jamb liners
- ▶ Extension jambs (up to 12" applied, over 12" shipped loose for field application)
- ▶ Factory-installed Window Opening Control Device (WOCD) (pg. 188)
- ▶ Sash limiters for safety
- ▶ Galvanized steel installation clips
- ▶ Insulated platforms, support brackets, and oak-veneered head and seat boards for bay units
- ▶ Available as replacement sash kits (pg. 80)

### Square Style Sash Lift Handle

(shown in Bright Brass)



# Old World Classic Double Hungs

Old World Classic double hungs replicate the charm of historical double hung windows for historically-accurate renovations and projects. Their visible brass pulley system with solid brass chains and alloyed weights creates seamless operation. What's more, every Old World Classic window is specifically engineered for each unique project, offering an unprecedented level of customization.

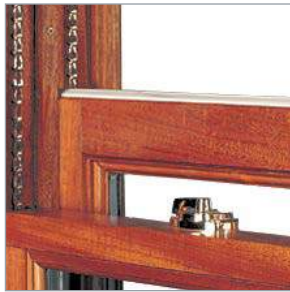
## Old World Classic Double Hung Standard Features

- ▶ 1-3/4" thick sash
- ▶ Basic frame jamb width is 6-9/16"
- ▶ Constructed of pine with pine interior head parting stops and side stops
- ▶ Energy efficient, insulating LoE<sup>2</sup>-270 glass
- ▶ 1-15/16" exterior brickmould applied
- ▶ Exterior frame and sash are latex primed
- ▶ Exterior wood parts are treated
- ▶ Heavy duty sash lock with Antique Brass finish
- ▶ Brass chains and pulleys
- ▶ A proportionate balance between sash and alloyed weights creates a one-to-one ratio

NOTE: All measurements are nominal.



Brass chains and pulleys



Brass sash locks



Optional ogee lugs

## Hardware

- ▶ Sash lock in Clay (*standard*), White, Beige, Bright Brass, Antique Brass, Satin Nickel, Brushed Chrome<sup>†</sup>, Antique Nickel, Rustic Umber, Oil-Rubbed\* or Matte Black.
- ▶ Curved, square, or traditional style sash lift handle for ease of use. Available in Clay, White, Beige, Bright Brass, Antique Brass, Satin Nickel, Bright Chrome<sup>†</sup>, Brushed Chrome<sup>†</sup>, Antique Nickel, Rustic Umber, Oil-Rubbed\* or Matte Black.

<sup>†</sup> Brushed Chrome finishes are only available on Signature sash locks and curved sash lift handles.

\* The Oil-Rubbed finish is not available on curved sash lift handles. This is a living finish, which means that it will change appearance over time with use.

**Sash Lock**  
(shown in Antique Brass)



**Curved Sash Lift Handle**  
(shown in Clay)



**Traditional Style Sash Lift Handle**  
(shown in Antique Nickel)







## Old World Classic Double Hung Options

### Glass (pg. 184)

- ▶ LoE-180
- ▶ LoE<sup>3</sup>-340
- ▶ LoE<sup>3</sup>-366
- ▶ ThermaPlus™ LoE
- ▶ Neat®
- ▶ Triple pane
- ▶ Tempered or laminated
- ▶ Other options standard to the industry

### Divided Lites (pgs. 185-186)

- ▶ Performance divided lites with 5/8", 7/8", 1-1/8", 1-3/8", 1-3/4", 2-1/4", or 4-1/2" bars
- ▶ True divided lites with 5/8" LoE<sup>2</sup> insulating glass and 1-1/8" bars
- ▶ Grilles-in-the-air-space
- ▶ Interior removable wood grilles with 7/8" or 1-1/8" bars and full surrounds

### Screens

- ▶ Half or full screens with BetterVue® or UltraVue® fiberglass screen mesh, or aluminum mesh, and aluminum frames that match the exterior color of the unit

### Exterior Finishes (pg. 183)

- ▶ K-Kron II exterior paint finish

NOTE: All measurements are nominal.

### Other Options (custom options are also available)

- ▶ Available as single, double or triple hung
- ▶ Other wood species and FSC-certified wood (pg. 182)
- ▶ Interior prefinishing (pg. 182)
- ▶ Interior casing
- ▶ Exterior brickmould and casing (pg. 187)
- ▶ Projected sill nosing, extended sill horns or no sill nosing
- ▶ Ovolo and square profile glazing beads and interior divided lite bars (pgs. 185-186)
- ▶ Prep for stool
- ▶ Ogee lugs integrated into the top sash stiles
- ▶ Oil-Rubbed\*, Bright Brass, Polished Nickel and Satin Nickel chains and pulleys
- ▶ Galvanized steel installation clips
- ▶ High performance modifications

NOTE: Customized options to address historical or architectural design elements are available. Please contact your Kolbe dealer.

\*The Oil-Rubbed finish is a living finish, which means that it will change appearance over time with use.

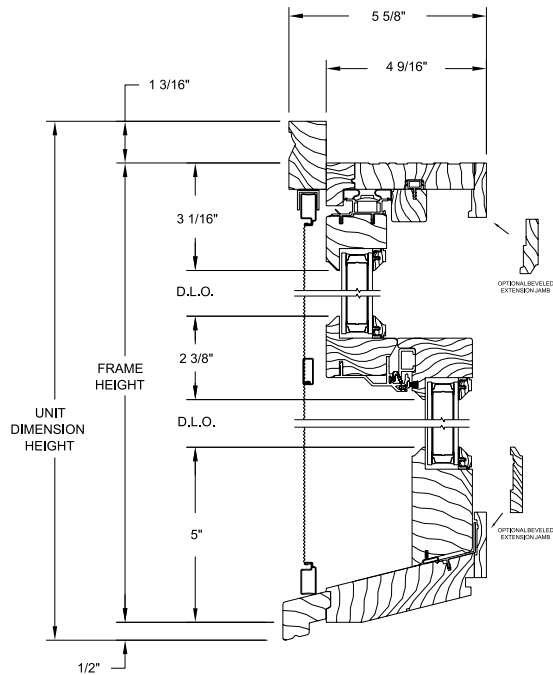
### Square Style Sash Lift Handle (shown in Bright Brass)



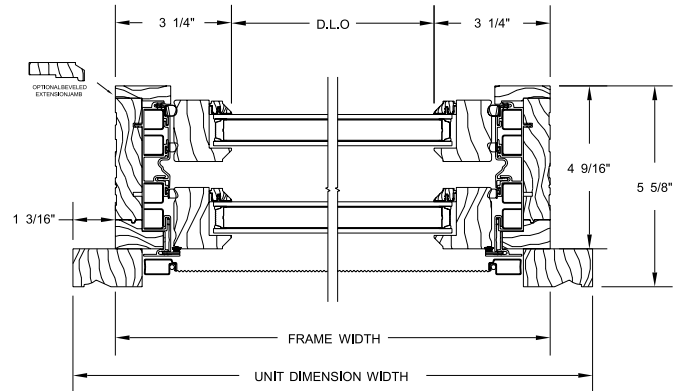
# Double Hungs | Cross Section Drawings

## Sterling Double Hung

Vertical Section

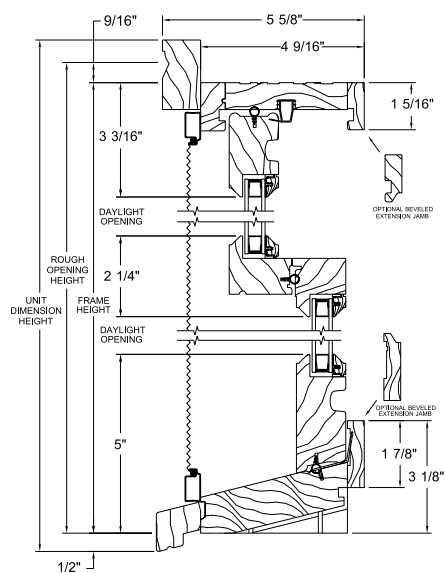


Horizontal Section

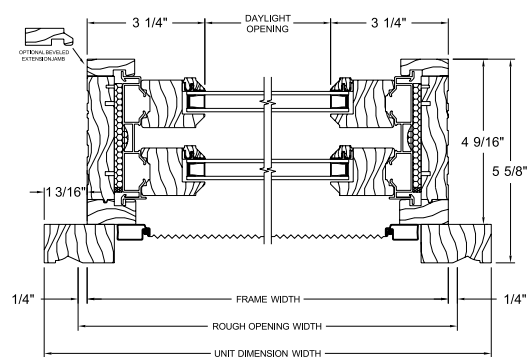


## Traditional Double Hung

Vertical Section



Horizontal Section

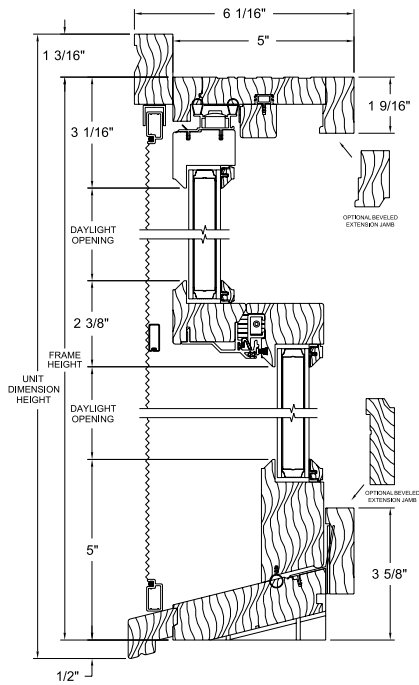


NOTE: Drawings are not to scale. Additional and the most current drawings are available at [www.kolbewindows.com](http://www.kolbewindows.com).

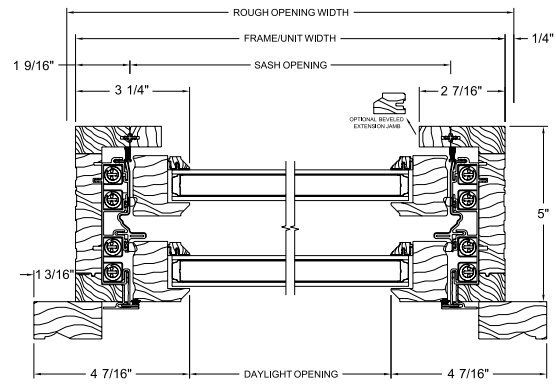


## XL Sterling Double Hung

Vertical Section



Horizontal Section



NOTE: Drawings are not to scale. Additional and the most current drawings are available at [www.kolbewindows.com](http://www.kolbewindows.com).



ST. MARY'S  
BAPTIST  
CHURCH

SARAH RYAN  
ARCHITECT

SARAH  
ARCHITECTS

CRA CONTACT

Jaime D. Perkins  
CRA administrator  
City of St. Augustine  
75 King Street  
St. Augustine FL 32084  
904.209.4254

## PROJECT LOCATION

69 Washington Street  
St. Augustine FL 32084

ARCHITECT:

Sarah Ryan Architect, LLC  
201 Owens Ave  
St Augustine FL 32080  
904.547.9430

CONTRACTOR:

| No. | Date:   | Description:        |
|-----|---------|---------------------|
| 1   | 7.8.23  | EXISTING CONDITIONS |
| 2   | 10.3.23 | DESIGN DEVELOPMENT  |

|       |          |
|-------|----------|
| Scale | AS NOTED |
|-------|----------|

Sheet title

COVER

Sheet  
Number **A100**

NOT FOR  
CONSTRUCTION

Application pg 23

Page 161 of 32

# ST. MARY'S BAPTIST CHURCH

69 WASHINGTON ST. SAINT AUGUSTINE, FL 32084

## SHEET LIST

| SHEET NO. | DRAWING                                 |
|-----------|-----------------------------------------|
| A100      | COVER                                   |
| A101      | EXISTING / DEMO BASEMENT PLAN           |
| A102      | FIRST FLOOR PLAN                        |
| A103      | ROOF & BALCONY PLAN                     |
| A104      | PROPOSED BASEMENT PLAN                  |
| A105      | TOILET ROOM PLANS & ELEVATIONS          |
| A201      | EXISTING / DEMO ELEVATIONS              |
| A202      | EXISTING / DEMO ELEVATIONS              |
| A203      | PROPOSED ELEVATIONS                     |
| A204      | PROPOSED ELEVATIONS                     |
|           |                                         |
| S001      | GENERAL NOTES                           |
| S101      | EXISTING FIRST STORY PLAN               |
| S102      | EXISTING ROOF PLAN                      |
| S103      | EXISTING SOUTH AND EAST WALL ELEVATIONS |
| S104      | EXISTING NORTH AND WEST WALL ELEVATIONS |
| S201      | SECTIONS                                |
| S202      | SECTIONS                                |
|           |                                         |

## SCOPE OF PROPOSED WORK

## STRUCTURAL IMPROVEMENTS TO THE EXISTING ROOF & MASONRY CONSTRUCTION

COSMETIC IMPROVEMENTS TO ALL EXISTING FACADES & FENESTRATION,  
INCLUDING BUT NOT LIMITED TO :

REPAIRED SHELLDASH & EXTERIOR ENVELOPE WHERE NEEDED  
REPLACEMENT OF FRONT FASCIA & DRIP EDGE  
REPAIR OF STAINED GLASS & WOODEN WINDOWS  
NEW DOORS, ENTRANCE OVERHANGS & GUTTERS / DOWNSPOUTS

RELOCATION OF EXTERIOR HVAC SYSTEM

## GENERAL NOTES

- A. AREAS OUTSIDE THE WORK AREAS WILL REMAIN OPEN DURING THE CONSTRUCTION PERIOD.
- B. UNLESS OTHERWISE NOTED, WALL DIMENSIONS ARE FACE OF STUD TO FACE OF STUD AND TO OUTSIDE OF SHEATHING ON EXTERIOR WALLS.
- C. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS.
- D. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. ALL DISCREPANCIES TO BE REPORTED TO ARCHITECT IMMEDIATELY.
- E. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE FLORIDA BUILDING CODE; LOCAL CODE AS ADOPTED AND AMENDED BY LOCAL GOVERNING AUTHORITIES.
- F. NEITHER THE OWNER NOR THE ARCHITECT WILL ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING AND BRACING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY, HEALTH, AND WELFARE STANDARDS.
- G. CONTRACTOR TO VERIFY AND COORDINATE WORK HOURS AND SPECIFIC RESTRICTIONS WITH OWNER.
- H. CONTRACTOR TO VERIFY ALL UTILITY CONNECTIONS.



### VICINITY MAP

NTS | 1



## EXISTING CONDITIONS

NTS | 2

### PROPOSED ELEVATION



NTS 3



ST. MARY'S  
BAPTIST  
CHURCH

CRA CONTACT

Jaime D. Perkins  
CRA administrator  
City of St. Augustine  
75 King Street  
St. Augustine FL 32084  
904.209.4254

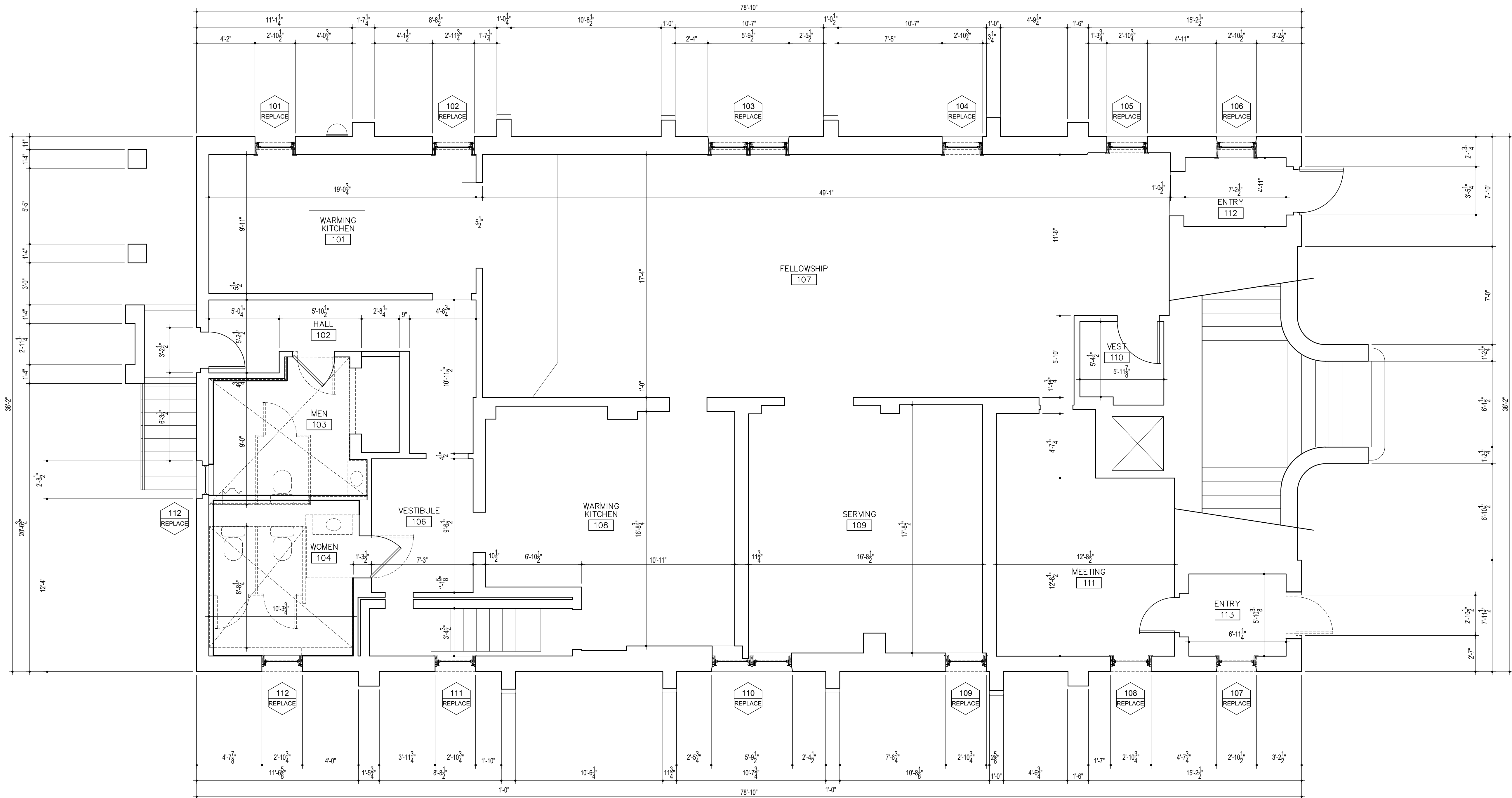
PROJECT LOCATION

69 Washington Street  
St. Augustine FL 32084

ARCHITECT:

Sarah Ryan Architect, LLC  
201 Owens Ave  
St Augustine FL 32080  
904.547.9430

CONTRACTOR:



| No. | Date:   | Description:        |
|-----|---------|---------------------|
| 1   | 7.8.23  | EXISTING CONDITIONS |
| 2   | 10.3.23 | DESIGN DEVELOPMENT  |
|     |         |                     |
|     |         |                     |
|     |         |                     |
|     |         |                     |
|     |         |                     |
|     |         |                     |
|     |         |                     |
|     |         |                     |

Scale AS NOTED

Sheet title

EXISTING/  
DEMO  
BASEMENT  
PLAN

Sheet  
Number

A101

NOT FOR  
CONSTRUCTION



ST. MARY'S  
BAPTIST  
CHURCH

CRA CONTACT

Jaime D. Perkins  
CRA administrator  
City of St. Augustine  
75 King Street  
St. Augustine FL 32084  
904.209.4254

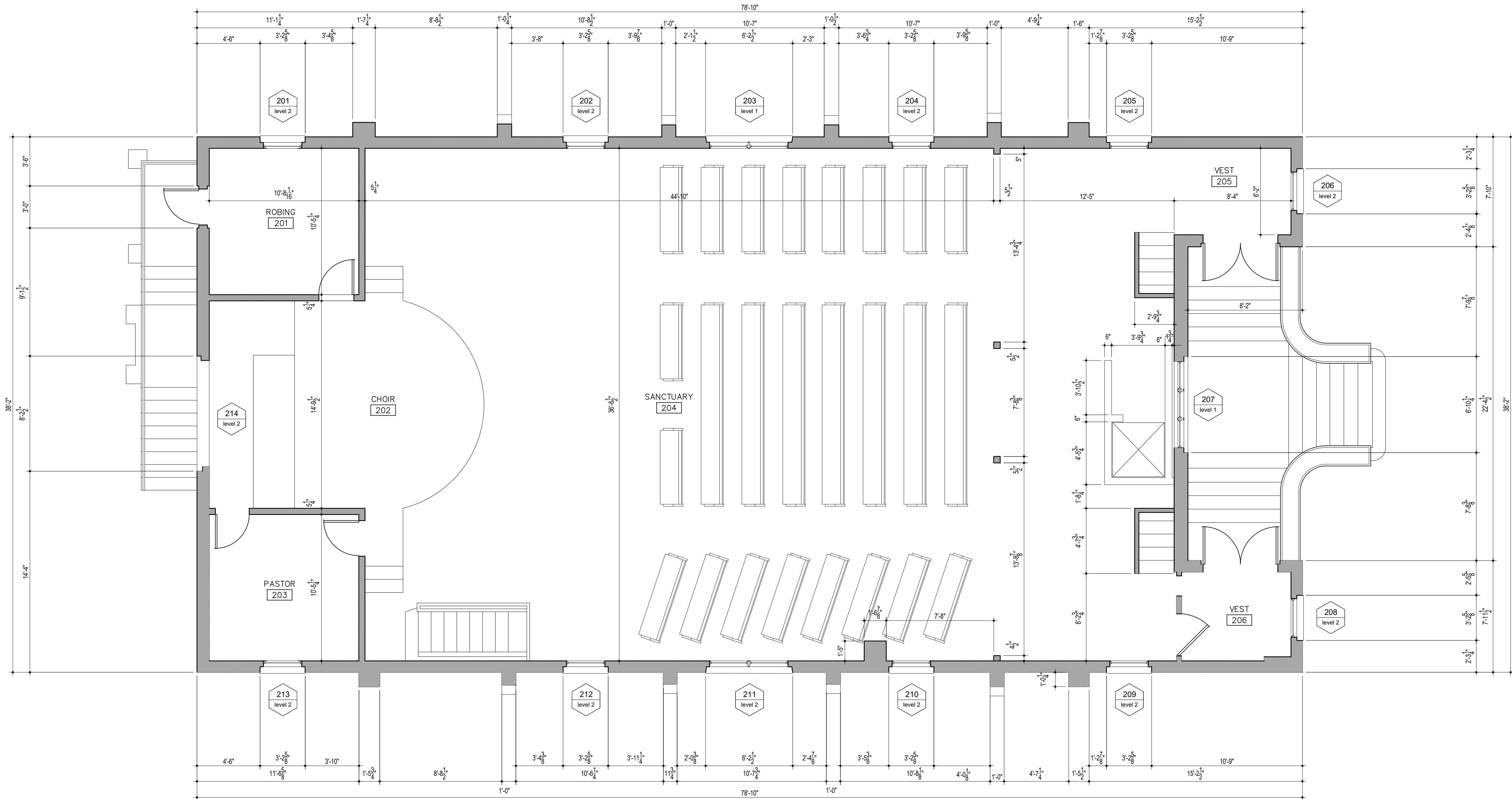
PROJECT LOCATION

69 Washington Street  
St. Augustine FL 32084

ARCHITECT:

Sarah Ryan Architect, LLC  
201 Owens Ave  
St Augustine FL 32080  
904.547.9430

CONTRACTOR:



| No. | Date:   | Description:        |
|-----|---------|---------------------|
| 1   | 7.8.23  | EXISTING CONDITIONS |
| 2   | 10.3.23 | DESIGN DEVELOPMENT  |
|     |         |                     |
|     |         |                     |
|     |         |                     |
|     |         |                     |
|     |         |                     |
|     |         |                     |
|     |         |                     |
|     |         |                     |

Scale AS NOTED

Sheet title

EXISTING  
FIRST  
FLOOR  
PLAN

Sheet  
Number

A102

NOT FOR  
CONSTRUCTION



ST. MARY'S  
BAPTIST  
CHURCH

CRA CONTACT

Jaime D. Perkins  
CRA administrator  
City of St. Augustine  
75 King Street  
St. Augustine FL 32084  
904.209.4254

PROJECT LOCATION

69 Washington Street  
St. Augustine FL 32084

ARCHITECT:

Sarah Ryan Architect, LLC  
201 Owens Ave  
St Augustine FL 32080  
904.547.9430

CONTRACTOR:

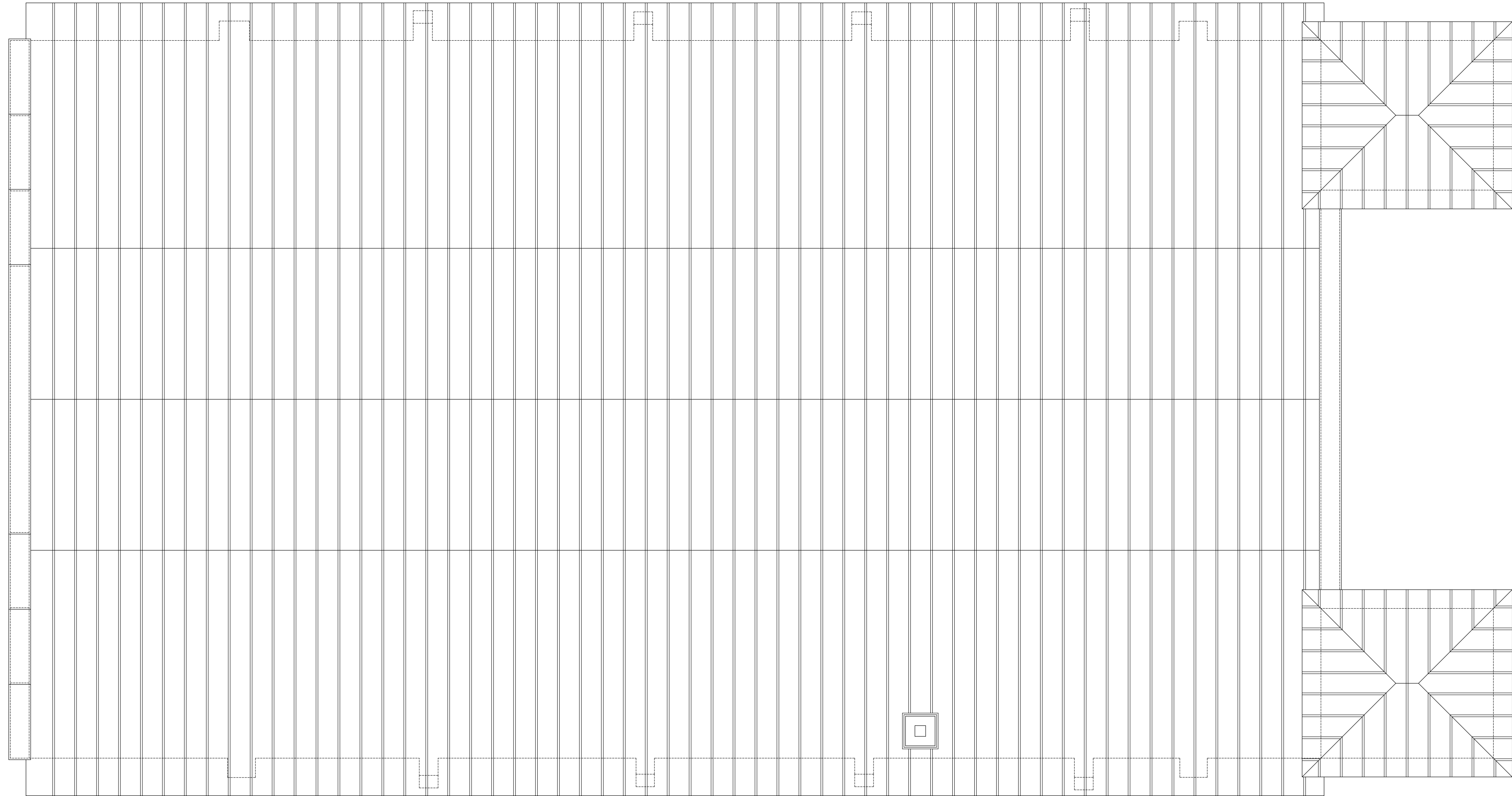
| No. | Date:   | Description:        |
|-----|---------|---------------------|
| 1   | 7.8.23  | EXISTING CONDITIONS |
| 2   | 10.3.23 | DESIGN DEVELOPMENT  |

Scale AS NOTED

Sheet title  
EXISTING  
ROOF AND  
BALCONY  
PLAN

Sheet  
Number  
A103

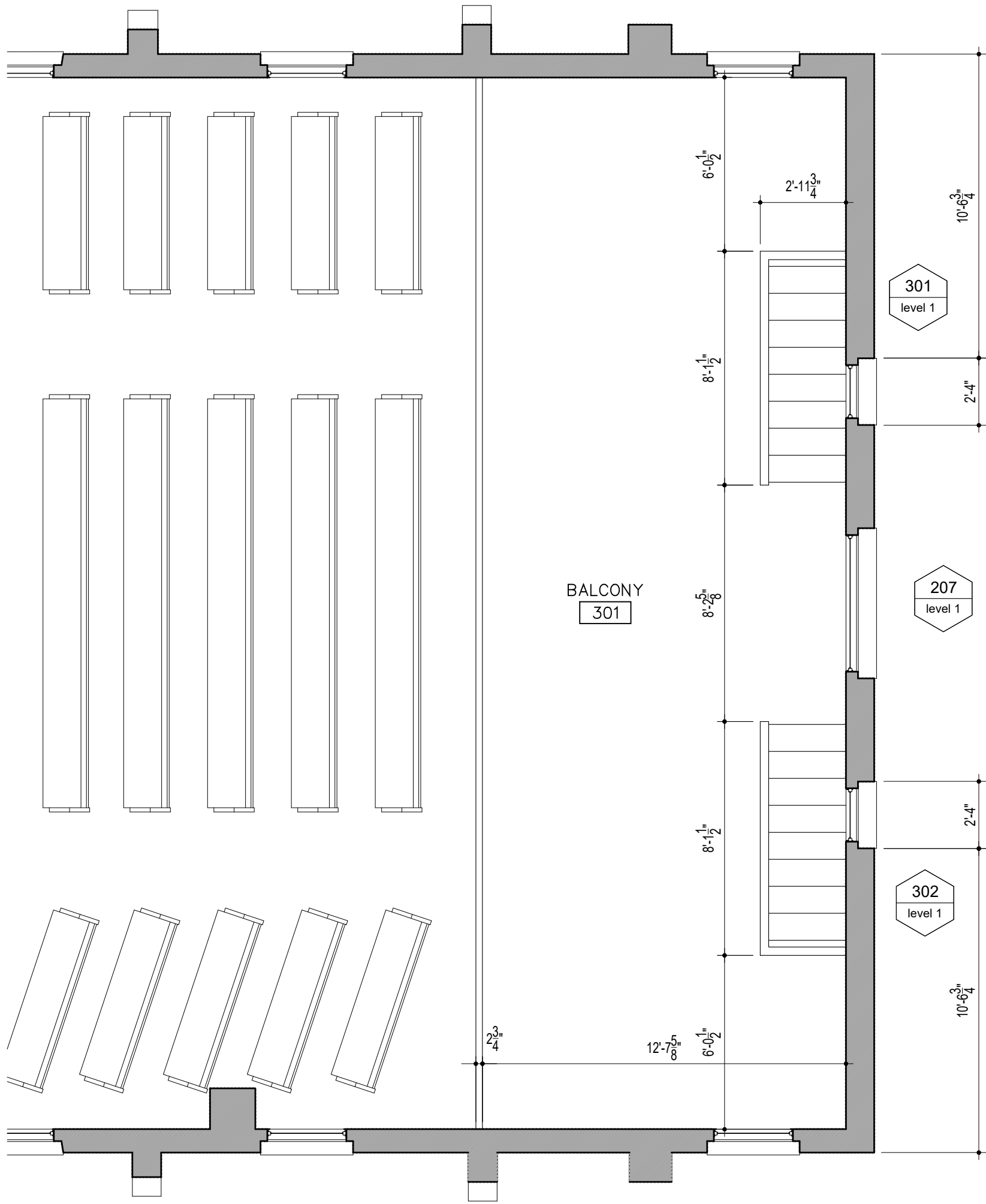
NOT FOR  
CONSTRUCTION



ROOF PLAN

1/4"=1'-0"

1



BALCONY PLAN

1/4"=1'-0"

2



ST. MARY'S  
BAPTIST  
CHURCH

CRA CONTACT

Jaime D. Perkins  
CRA administrator  
City of St. Augustine  
75 King Street  
St. Augustine FL 32084  
904.209.4254

PROJECT LOCATION

69 Washington Street  
St. Augustine FL 32084

ARCHITECT:

Sarah Ryan Architect, LLC  
201 Owens Ave  
St Augustine FL 32080  
904.547.9430

CONTRACTOR:

| No. | Date:   | Description:        |
|-----|---------|---------------------|
| 1   | 7.8.23  | EXISTING CONDITIONS |
| 2   | 10.3.23 | DESIGN DEVELOPMENT  |

Scale AS NOTED

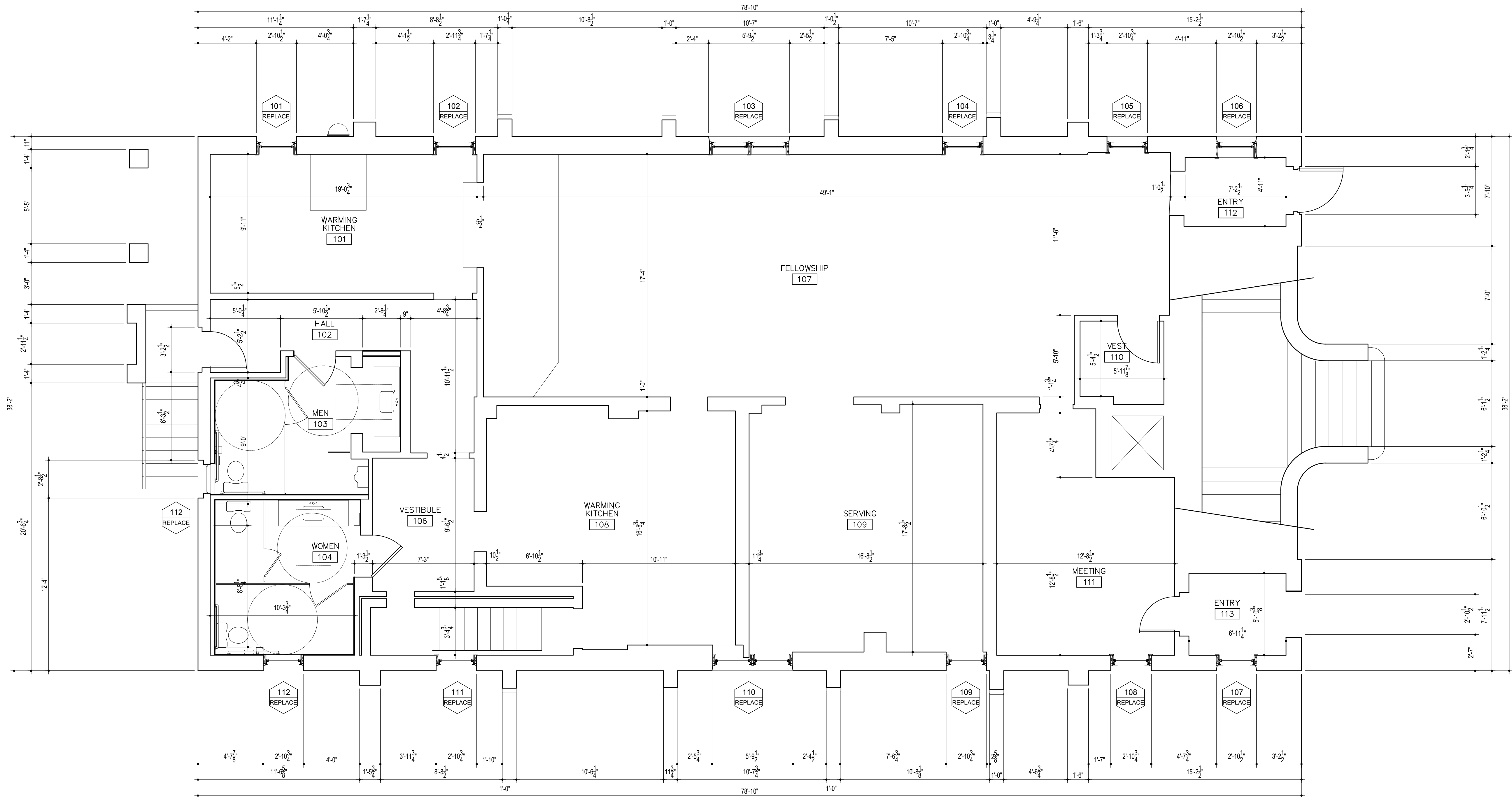
Sheet title

PROPOSED  
BASEMENT  
PLAN

Sheet  
Number

A104

NOT FOR  
CONSTRUCTION



FIRST FLOOR PLAN



ST. MARY'S  
BAPTIST  
CHURCH

CRA CONTACT

Jaime D. Perkins  
CRA administrator  
City of St. Augustine  
75 King Street  
St. Augustine FL 32084  
904.209.4254

PROJECT LOCATION

69 Washington Street  
St. Augustine FL 32084

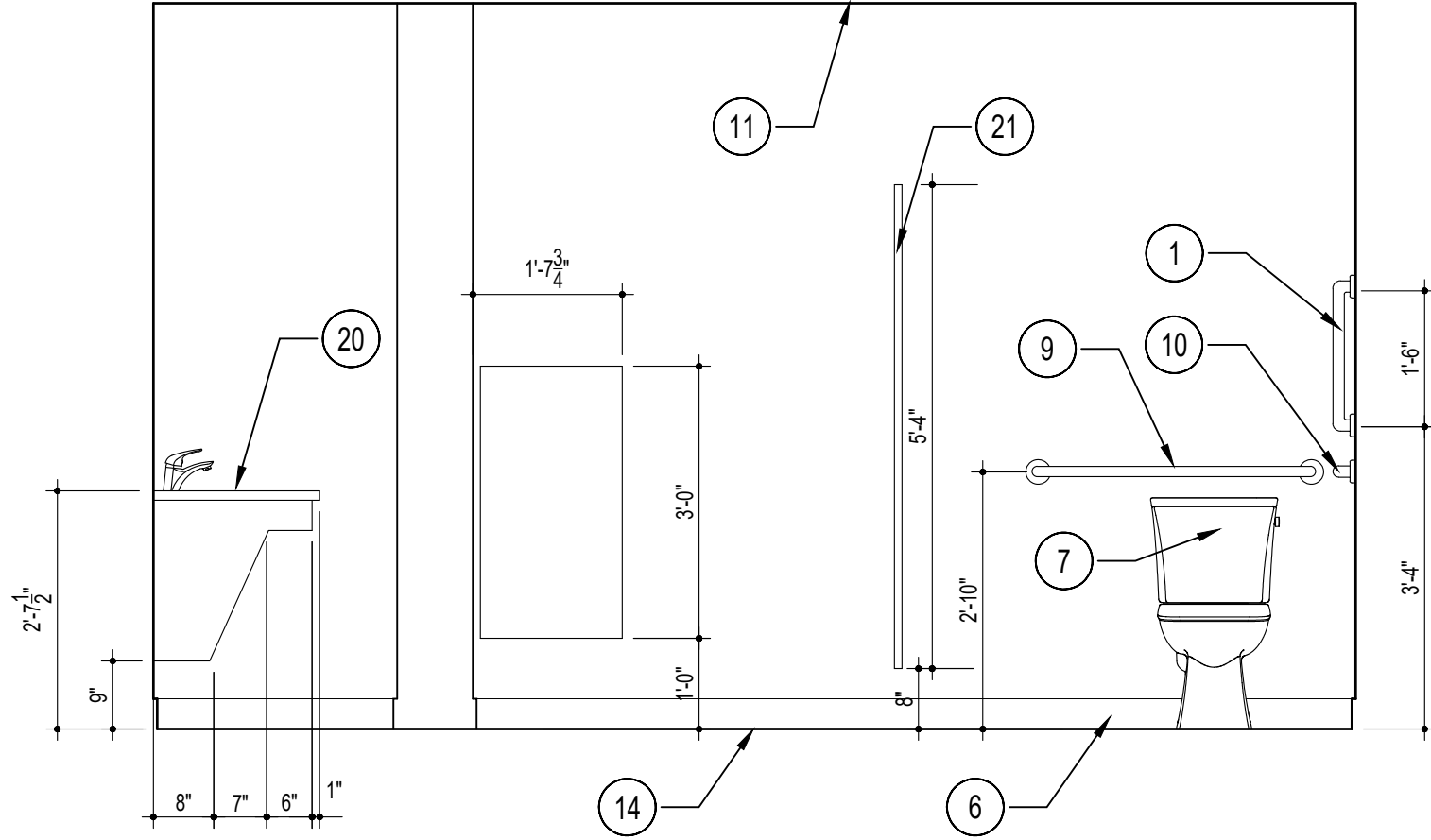
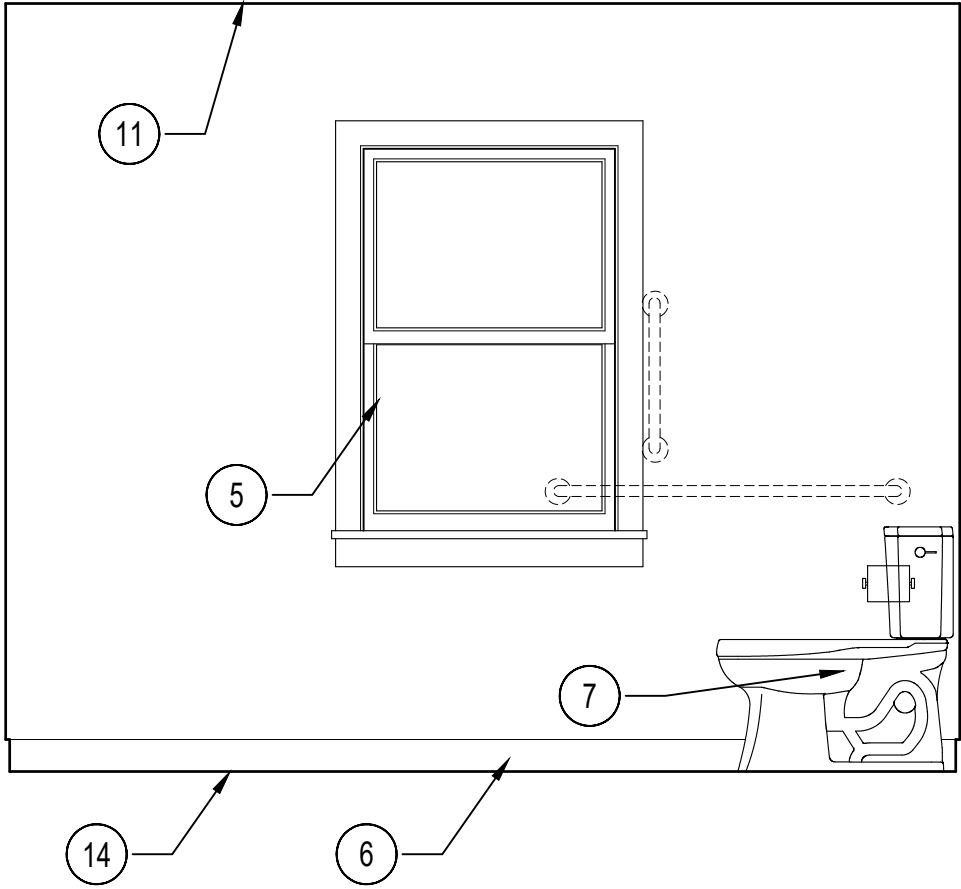
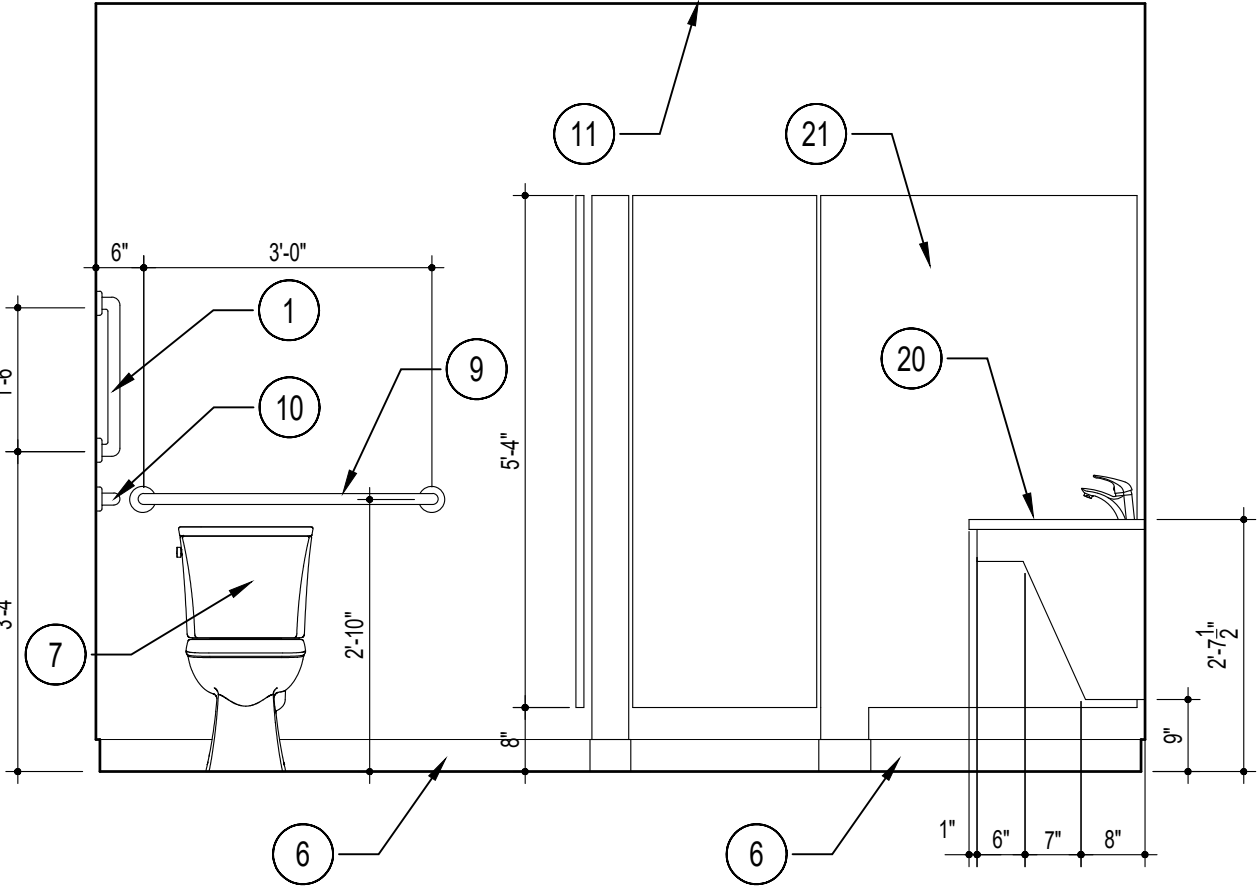
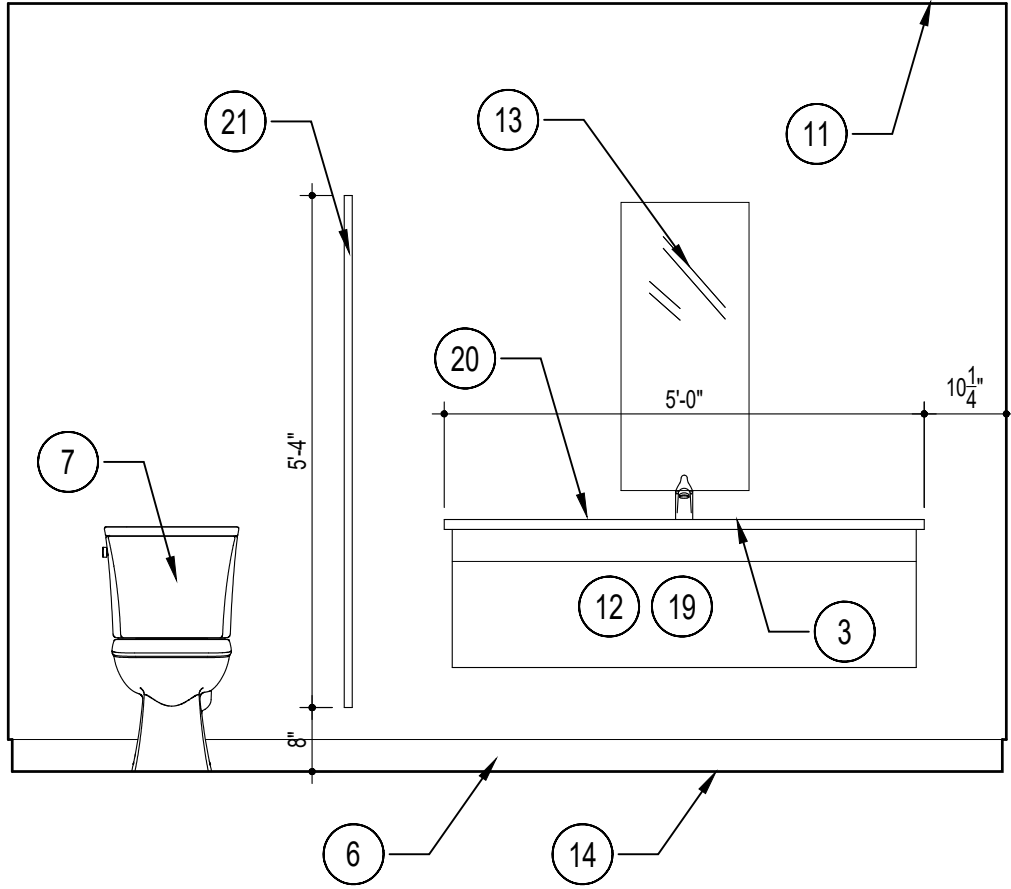
ARCHITECT:

Sarah Ryan Architect, LLC  
201 Owens Ave  
St Augustine FL 32080  
904.547.9430

CONTRACTOR:

ELEVATION NOTES:

- 1' - 6" LONG HC GRAB BAR. PROVIDE BLOCKING IN WALL AT BOTH ENDS
- STAINLESS STEEL WASTE RECEPTACLE
- LADENA BY KOHLER - 20-7/8" x 14-3/8" x 8-1/8" UNDERMOUNT BATHROOM SINK
- TOILET TISSUE HOLDER
- NEW WINDOW AND TRIM
- TILE BASE - TO MATCH FLOOR
- HIGHCLIFF BY KOHLER - FLOOR MOUNTED TOP SPUD FLUSHOMETER BOWL WITH 1.28 GPF FLUSHOMETER MANUAL FLUSH VALVE AND STRONHOLD QUIET CLOSE SEAT. 10" ROUGH-IN.
- EXISTING WINDOW
- 3' - 0" LONG HC GRAB BAR. PROVIDE BLOCKING IN WALL AT BOTH ENDS
- 3' - 6" LONG HC GRAB BAR. PROVIDE BLOCKING IN WALL AT BOTH ENDS
- GWB CEILING
- PLUMBING CONNECTIONS AND ESCUTCHEONS BEHIND. NOTE THAT THE LOCATION OF THESE WALL PENETRATIONS IS VERY HIGH @ 22" AFF
- 1' - 4" x 3' - 6" PLATE OR SHEET MIRROR.
- NEW CONCRETE SLAB UNDER TILE
- 12" x 24" TILE LAID IN BASKETWEAVE PATTERN. TILE: META BEIGE IN SLATE ATTACHE SA05 BY DALTILE
- 6" SQUARE OF 2" x 2" ACCENT MOSAIC TILE. MULTI BROWN SA08 IN SLATE ATTACHE BY DALTILE
- MARBLE THRESHOLD
- WOOD PATTERN PLASTIC LAMINATE SKIRT ON 3/4" PLYWOOD
- SCREEN ON 3/4" PLYWOOD TO MATCH SKIRT
- STONE COUNTERTOP - UBATUBA WITH EASED EDGES
- PLASTIC LAMINATE TOILET PARTITION
- URINAL - BARDON BY KOHLER HIGH EFFICIENCY WITH 1.28 GPF FLUSHOMETER MANUAL FLUSH VALVE.



TOILET ROOM ELEVATION

1/2"=1'-0"

1

TOILET ROOM ELEVATION

1/2"=1'-0"

2

TOILET ROOM ELEVATION

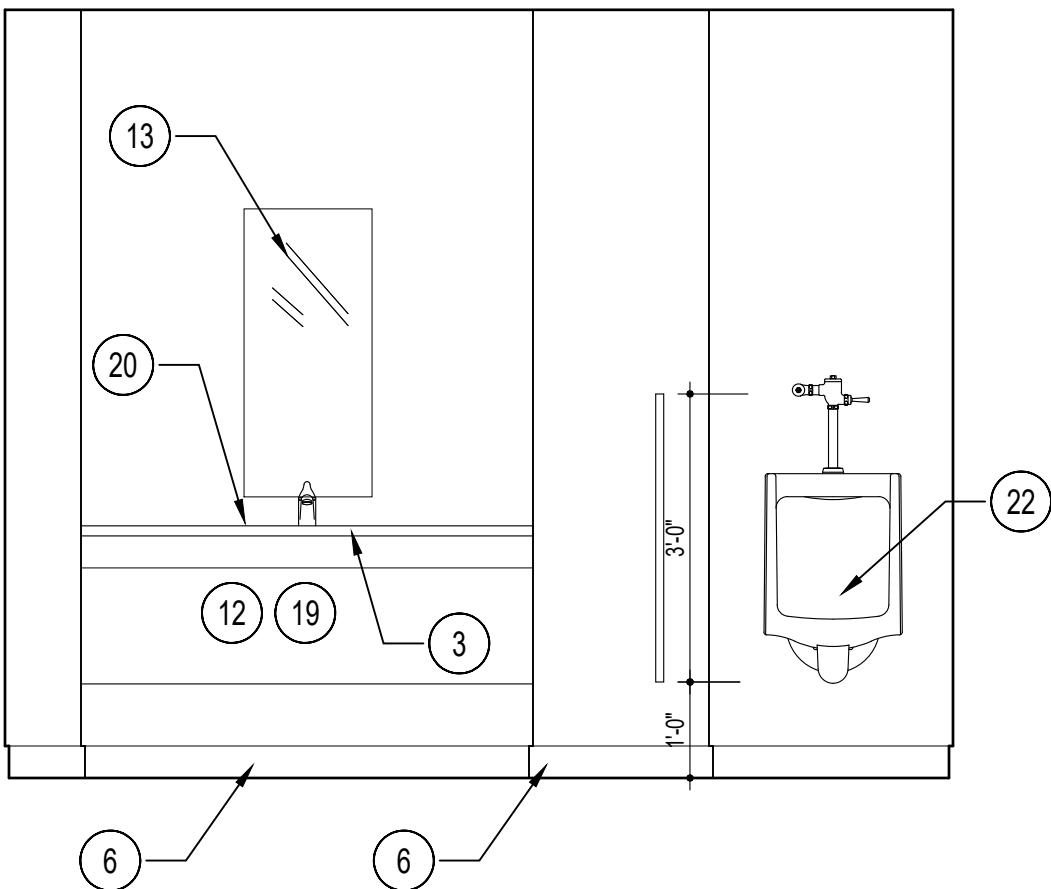
1/2"=1'-0"

3

TOILET ROOM ELEVATION

1/2"=1'-0"

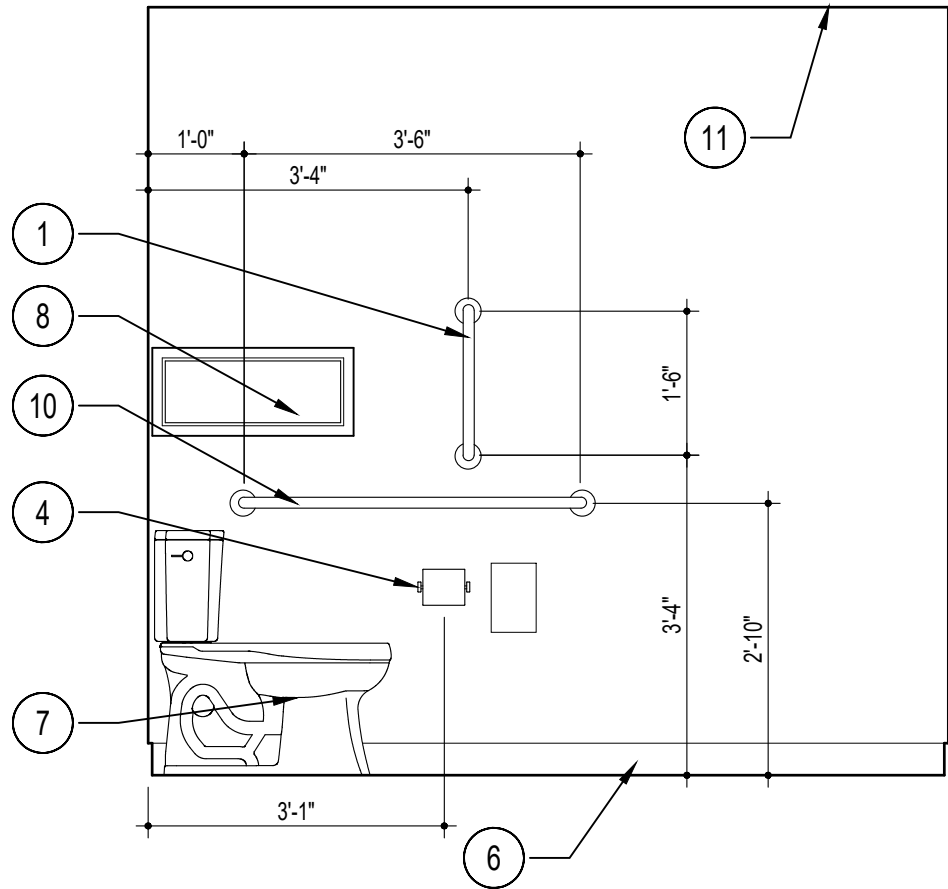
4



TOILET ROOM ELEVATION

1/2"=1'-0"

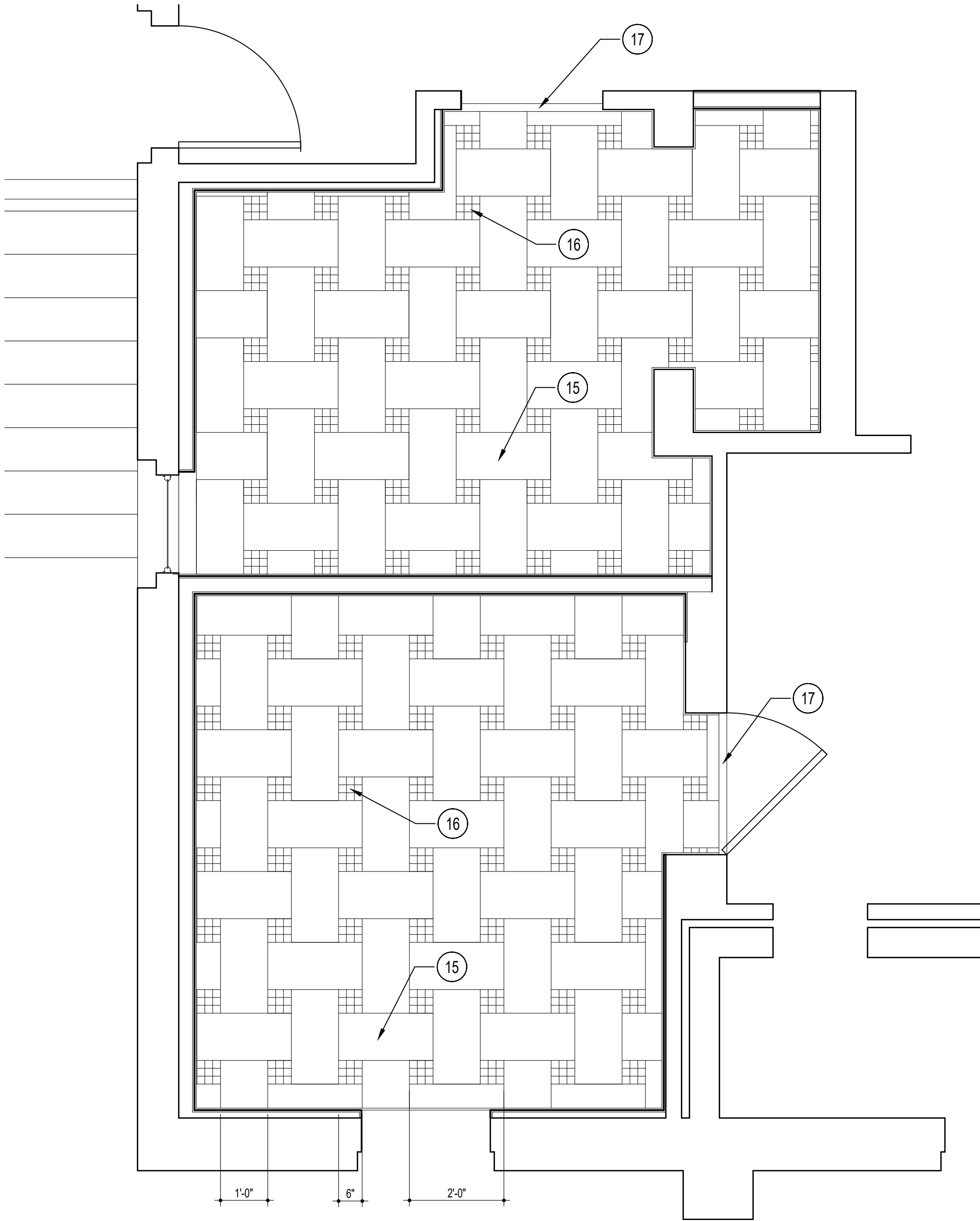
5



TOILET ROOM ELEVATION

1/2"=1'-0"

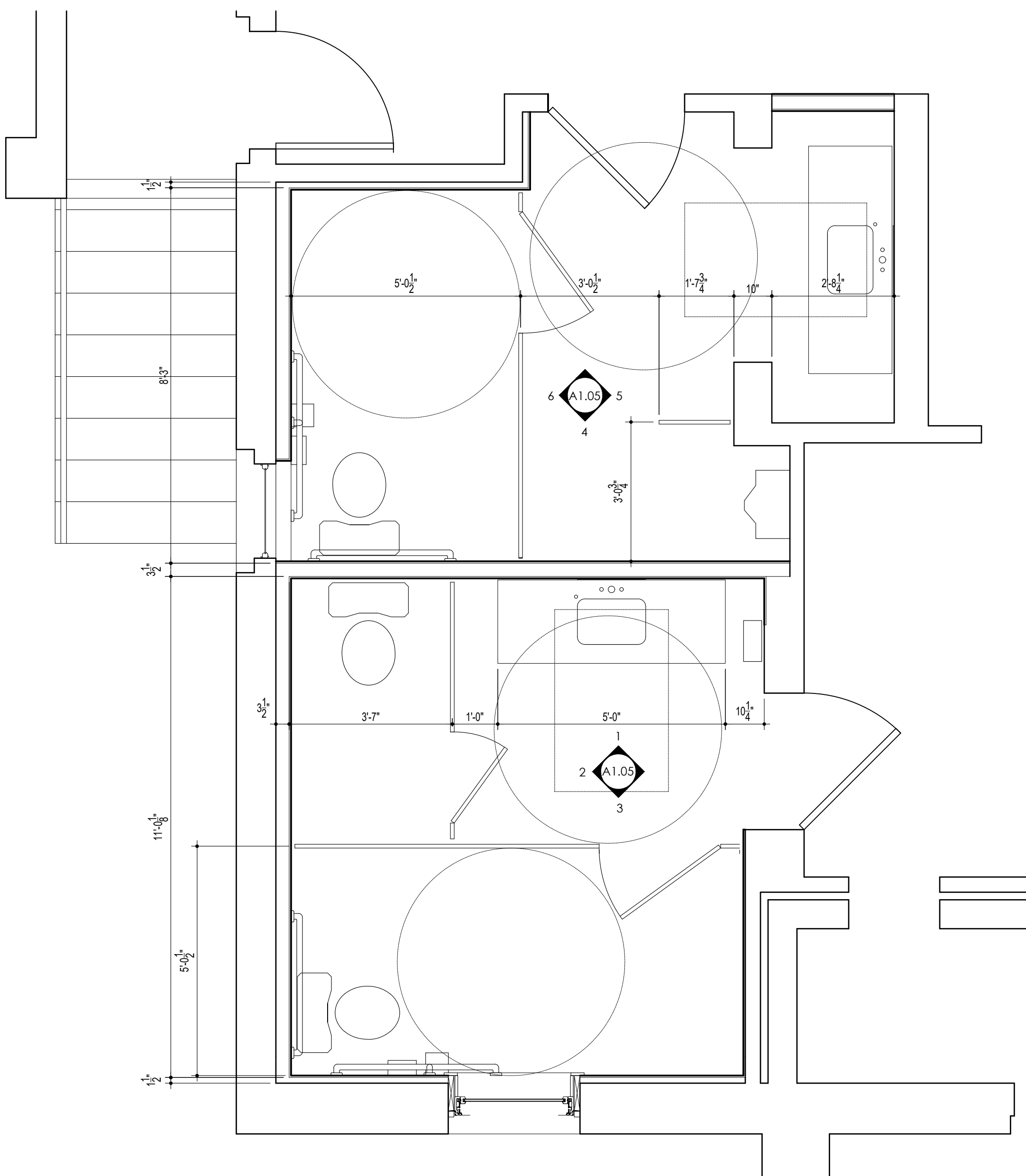
6



TOILET ROOMS FLOORING PLAN

1/2"=1'-0"

7



TOILET ROOM PLANS

1/2"=1'-0"

8

| No. | Date:   | Description:        |
|-----|---------|---------------------|
| 1   | 7.8.23  | EXISTING CONDITIONS |
| 2   | 10.3.23 | DESIGN DEVELOPMENT  |
|     |         |                     |
|     |         |                     |
|     |         |                     |
|     |         |                     |
|     |         |                     |
|     |         |                     |
|     |         |                     |
|     |         |                     |

Scale AS NOTED

Sheet title

TOILET  
ROOM  
PLANS &  
ELEVATIONS

Sheet  
Number

A105

NOT FOR  
CONSTRUCTION



ST. MARY'S  
BAPTIST  
CHURCH

CRA CONTACT

Jaime D. Perkins  
CRA administrator  
City of St. Augustine  
75 King Street  
St. Augustine FL 32084  
904.209.4254

PROJECT LOCATION

69 Washington Street  
St. Augustine FL 32084

ARCHITECT:

Sarah Ryan Architect, LLC  
201 Owens Ave  
St Augustine FL 32080  
904.547.9430

CONTRACTOR:

| No. | Date:   | Description:        |
|-----|---------|---------------------|
| 1   | 7.8.23  | EXISTING CONDITIONS |
| 2   | 10.3.23 | DESIGN DEVELOPMENT  |

Scale AS NOTED

Sheet title

EXISTING/  
DEMO  
ELEVATIONS

Sheet  
Number

A201

NOT FOR  
CONSTRUCTION

LEVEL 1 WINDOW RESTORATION -

1. WINDOW SASHES & FRAME TO REMAIN IN PLACE UNLESS NOTED OTHERWISE.
2. REPAIR W/ CONSOLIDANT & FILLER ANY ROTTEN OR DAMAGED COMPONENTS.
3. REMOVE SASH OR INDIVIDUAL COMPONENT IF NECESSARY. SCRAPE, SAND AND PREP FOR REPAINTING. FEATHER DIFFERENT LEVELS OF PAINT THICKNESS.
5. REPLACE LOWER SASH CORDS WHERE BROKEN.
6. FIX UPPER SASH IN PLACE. CAULK JOINTS BETWEEN SASH & FRAME & STOPS W/ PAINTABLE LATEX/SILICONE CAULK.
7. REMOVE EXTERIOR SEALANTS BETWEEN TRIM & WALL. RE-CAULK.
8. FILL GAP BETWEEN BOTTOM OF SILL AND SHELL SASH WITH SHELL DASH TO MATCH AND APPLY SEALANT TO REMAINING JOINT
9. PAINT INSIDE & OUT.

LEVEL 2 WINDOW RESTORATION -

1. REMOVE WINDOW SASH & HARDWARE.
2. STRIP PAINT OFF HARDWARE & RESTORE TO OPERABLE CONDITION.
3. EPOXY REPAIR WOOD WINDOW FRAMES, SASH & SILLS AS REQUIRED TO REPLACE ALL SOFT, SPLIT, CHECKED OR OTHERWISE DETERIORATED AREAS TO RETURN COMPONENTS TO SOUND CONDITION. REPLACE WINDOW SASH, WINDOW FRAME SECTIONS, SILLS AND FRAMES THAT CANNOT BE SUCCESSFULLY REPAIRED. CUT OUT AND PATCH DETERIORATED AREAS OF FRAMES AND SILLS OR EPOXY REPAIR AS REQUIRED TO RETURN TO LIKE NEW CONDITION.
4. EPOXY REPAIR WINDOW SASH TO GOOD, SOUND CONDITION. CLAMP & GLUE WINDOW SASH TO TIGHTEN ALL JOINTS. REPLACE COMPONENTS THAT CANNOT BE REPAIRED WITH EPOXY. REPLACE ENTIRE WINDOW SASH WHERE ARCHITECT AGREES THE EXISTING SASH IS DETERIORATED BEYOND REPAIR.
5. REPLICATE TRIM & STOPS.
6. CONSERVE & RESTORE STAINED GLASS & ASSOCIATED STEEL ARMATURE
7. RE-INSTALL SASH - FIX IN PLACE W/ PAINTABLE LATEX/SILICONE CAULK ON EXTERIOR ONLY UNLESS NOTED AS OPERABLE ON PLAN.

GENERAL PAINTING NOTE

PRESSURE WASH ALL EXTERIOR MASONRY & CONCRETE SURFACES. ALLOW SURFACES TO COMPLETELY DRY. FILL CRACKS NOT IDENTIFIED TO BE STRUCTURALLY REPAIRED WITH ELASTIPOXY JOINT & CRACK FILLER (MIX 1 PART ELASTIPOXY FILLER W/ 4 PART SAND AND FILL).

FOR LOWER 24" OF EXISTING MASONRY SURFACE (FIRST THREE COURSES):

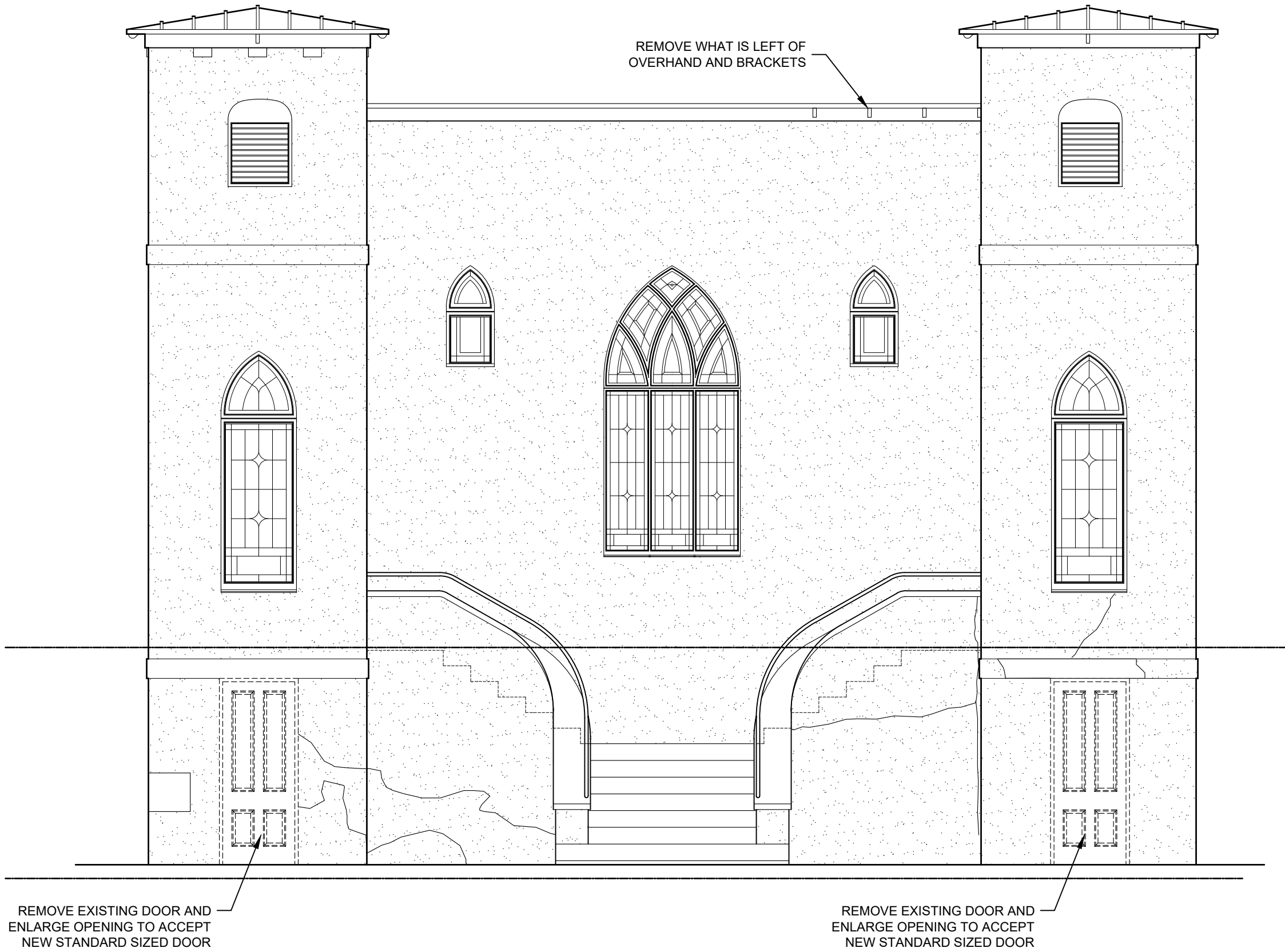
PRIME ENTIRE SURFACES WITH KEIM CONTACT PLUS COARSE PRIMER. APPLY (2) COATS SOLDALIT EXTERIOR ALL-SURFACE MINERAL SILICATE FINISH.

FOR REMAINING UPPER EXISTING MASONRY SURFACE:

PRIME ENTIRE SURFACES WITH SHERWIN-WILLIAMS LOXON CONCRETE AND MASONRY PRIMER SEALER LX02W50. APPLY (2) COATS SHERWIN-WILLIAMS A-100 EXTERIOR LATEX SATIN, A82 SERIES.

FOR WOOD SURFACES:

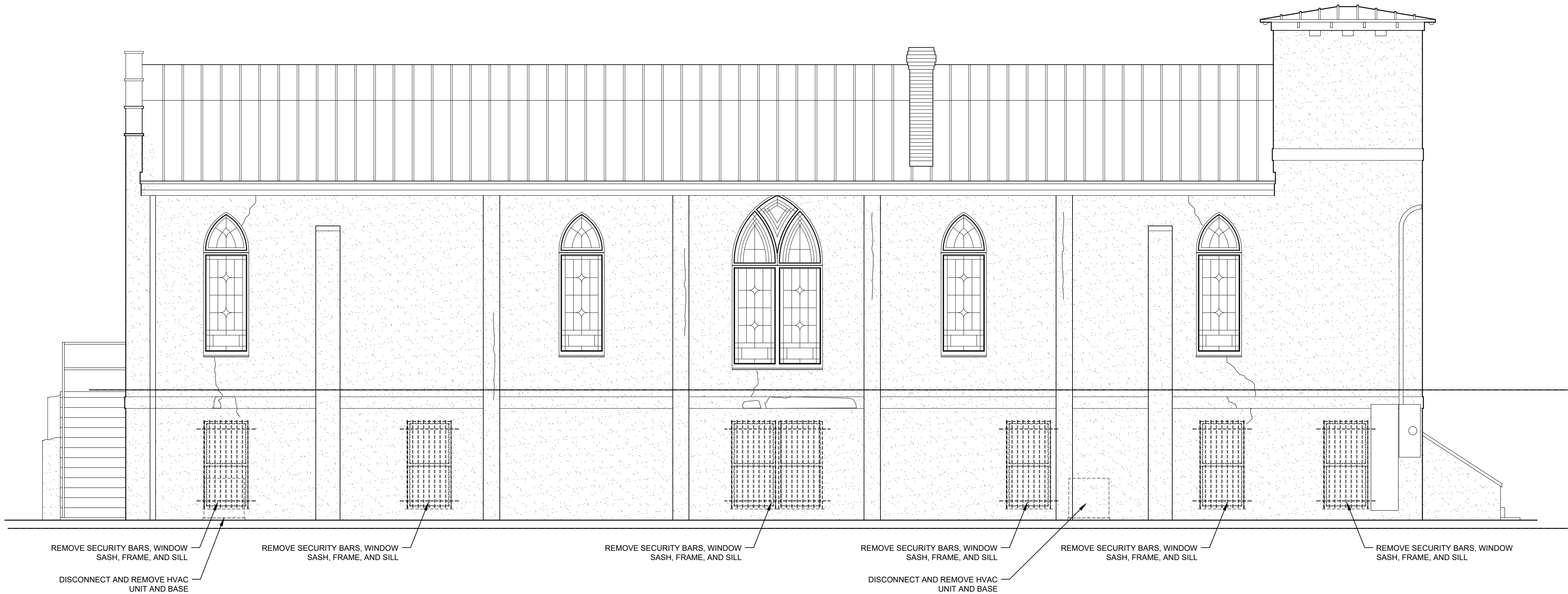
SCRAPE & SAND ALL WOOD SURFACES. REMOVE EXISTING SEALANT & RE-APPLY. FILL NAIL HOLES & ANY VOID IN WOOD MEMBERS. CAULK ALL JOINTS BETWEEN WOOD MEMBERS. PRIME ALL WOOD MEMBERS W/ SHERWIN WILLIAMS ZINSSER PEAL STOP TRIPLE THICK. APPLY (2) COATS OF SHERWIN WILLIAMS RESILIENCE EXTERIOR LATEX SATIN. PAINT ALL DOORS & WOOD WINDOW COMPONENTS W/ SHERWIN WILLIAMS RESILIENCE EXTERIOR LATEX SATIN.



WEST ELEVATION

1/4"=1'-0"

1



NORTH ELEVATION

1/4"=1'-0"

2



ST. MARY'S  
BAPTIST  
CHURCH

CRA CONTACT

Jaime D. Perkins  
CRA administrator  
City of St. Augustine  
75 King Street  
St. Augustine FL 32084  
904.209.4254

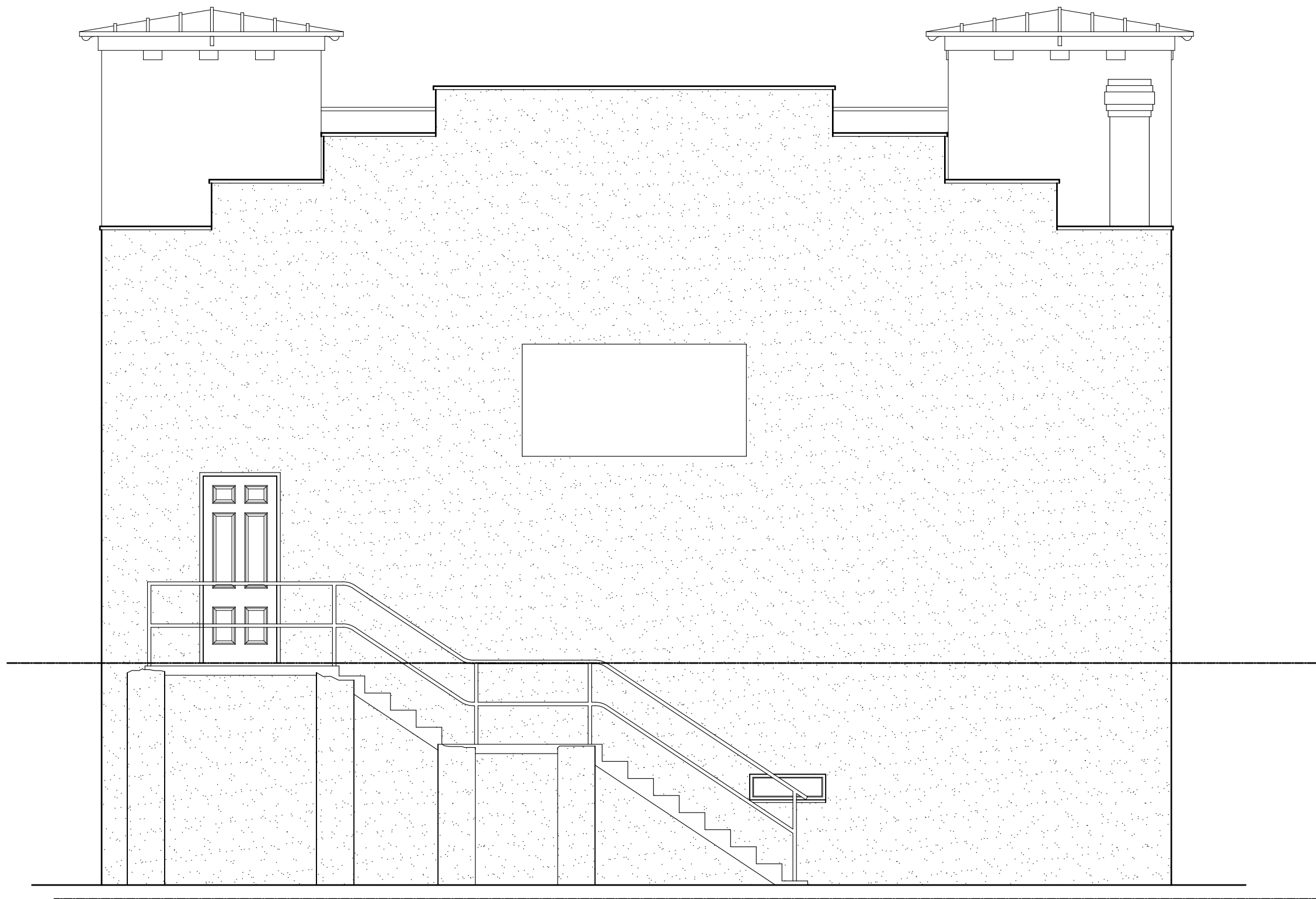
PROJECT LOCATION

69 Washington Street  
St. Augustine FL 32084

ARCHITECT:

Sarah Ryan Architect, LLC  
201 Owens Ave  
St Augustine FL 32080  
904.547.9430

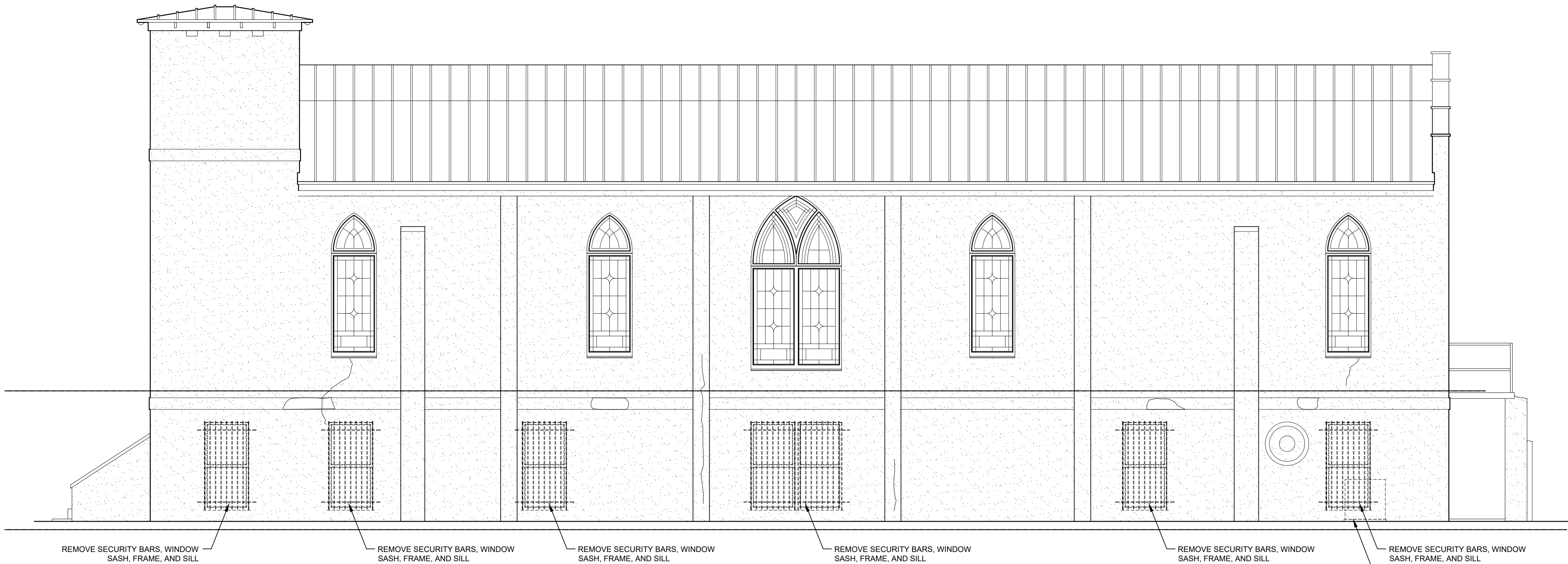
CONTRACTOR:



EAST ELEVATION

1/4"=1'-0"

1



REMOVE SECURITY BARS, WINDOW  
SASH, FRAME, AND SILL

REMOVE SECURITY BARS, WINDOW  
SASH, FRAME, AND SILL

REMOVE SECURITY BARS, WINDOW  
SASH, FRAME, AND SILL

REMOVE SECURITY BARS, WINDOW  
SASH, FRAME, AND SILL

REMOVE SECURITY BARS, WINDOW  
SASH, FRAME, AND SILL

REMOVE SECURITY BARS, WINDOW  
SASH, FRAME, AND SILL

DISCONNECT AND REMOVE HVAC  
UNIT AND BASE

SOUTH ELEVATION

1/4"=1'-0"

2

| No. | Date:   | Description:        |
|-----|---------|---------------------|
| 1   | 7.8.23  | EXISTING CONDITIONS |
| 2   | 10.3.23 | DESIGN DEVELOPMENT  |
|     |         |                     |
|     |         |                     |
|     |         |                     |
|     |         |                     |
|     |         |                     |
|     |         |                     |
|     |         |                     |

Scale AS NOTED

Sheet title

EXISTING/  
DEMO  
ELEVATIONS

Sheet  
Number

A202

NOT FOR  
CONSTRUCTION



ST. MARY'S  
BAPTIST  
CHURCH

CRA CONTACT

Jaime D. Perkins  
CRA administrator  
City of St. Augustine  
75 King Street  
St. Augustine FL 32084  
904.209.4254

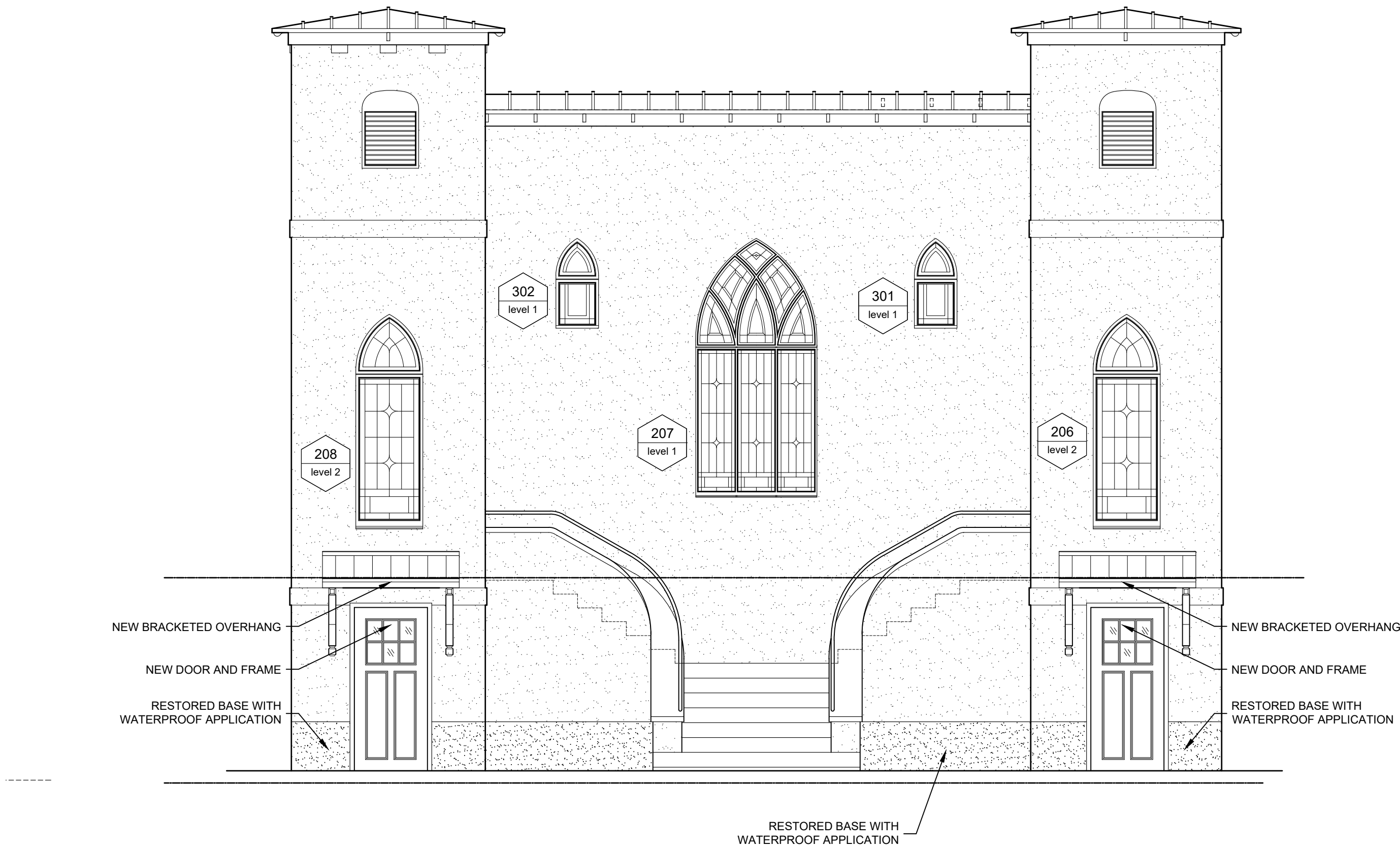
PROJECT LOCATION

69 Washington Street  
St. Augustine FL 32084

ARCHITECT:

Sarah Ryan Architect, LLC  
201 Owens Ave  
St Augustine FL 32080  
904.547.9430

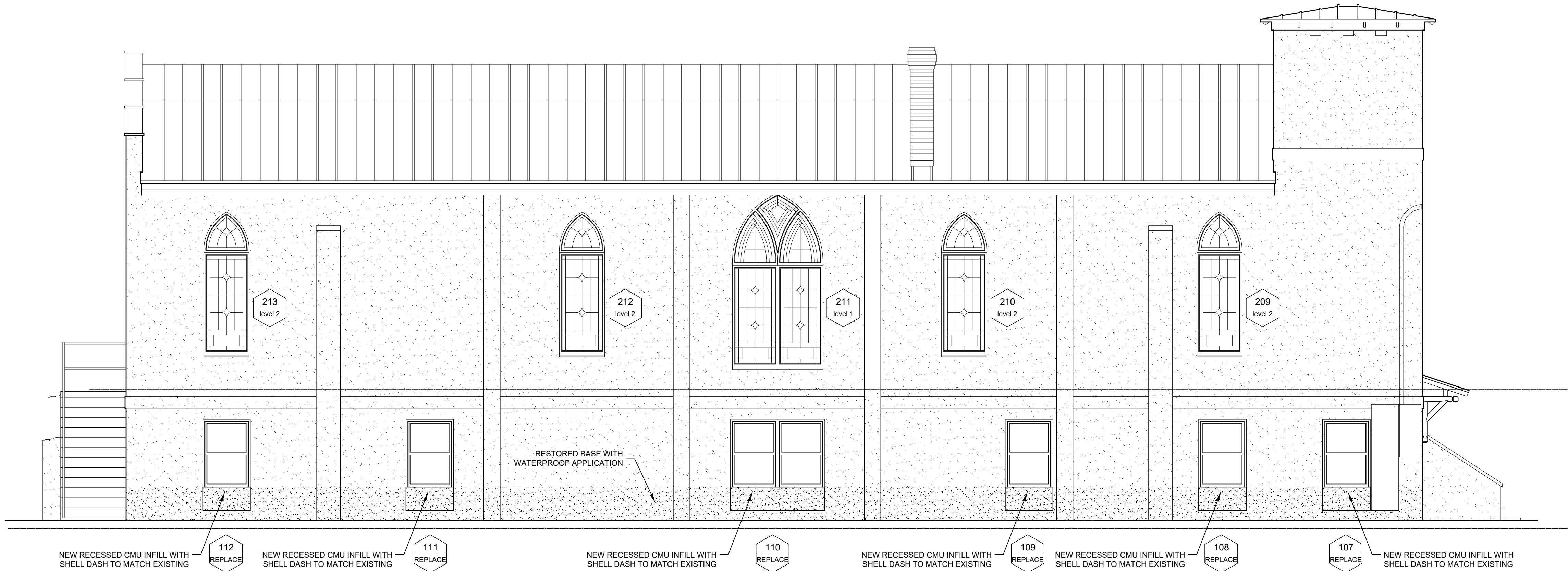
CONTRACTOR:



WEST ELEVATION

1/4"=1'-0"

1



NORTH ELEVATION

1/4"=1'-0"

2

| No. | Date:   | Description:        |
|-----|---------|---------------------|
| 1   | 7.8.23  | EXISTING CONDITIONS |
| 2   | 10.3.23 | DESIGN DEVELOPMENT  |
|     |         |                     |
|     |         |                     |
|     |         |                     |
|     |         |                     |
|     |         |                     |
|     |         |                     |
|     |         |                     |
|     |         |                     |

Scale AS NOTED

Sheet title

PROPOSED  
ELEVATIONS

Sheet  
Number

A203

NOT FOR  
CONSTRUCTION



ST. MARY'S  
BAPTIST  
CHURCH

CRA CONTACT

Jaime D. Perkins  
CRA administrator  
City of St. Augustine  
75 King Street  
St. Augustine FL 32084  
904.209.4254

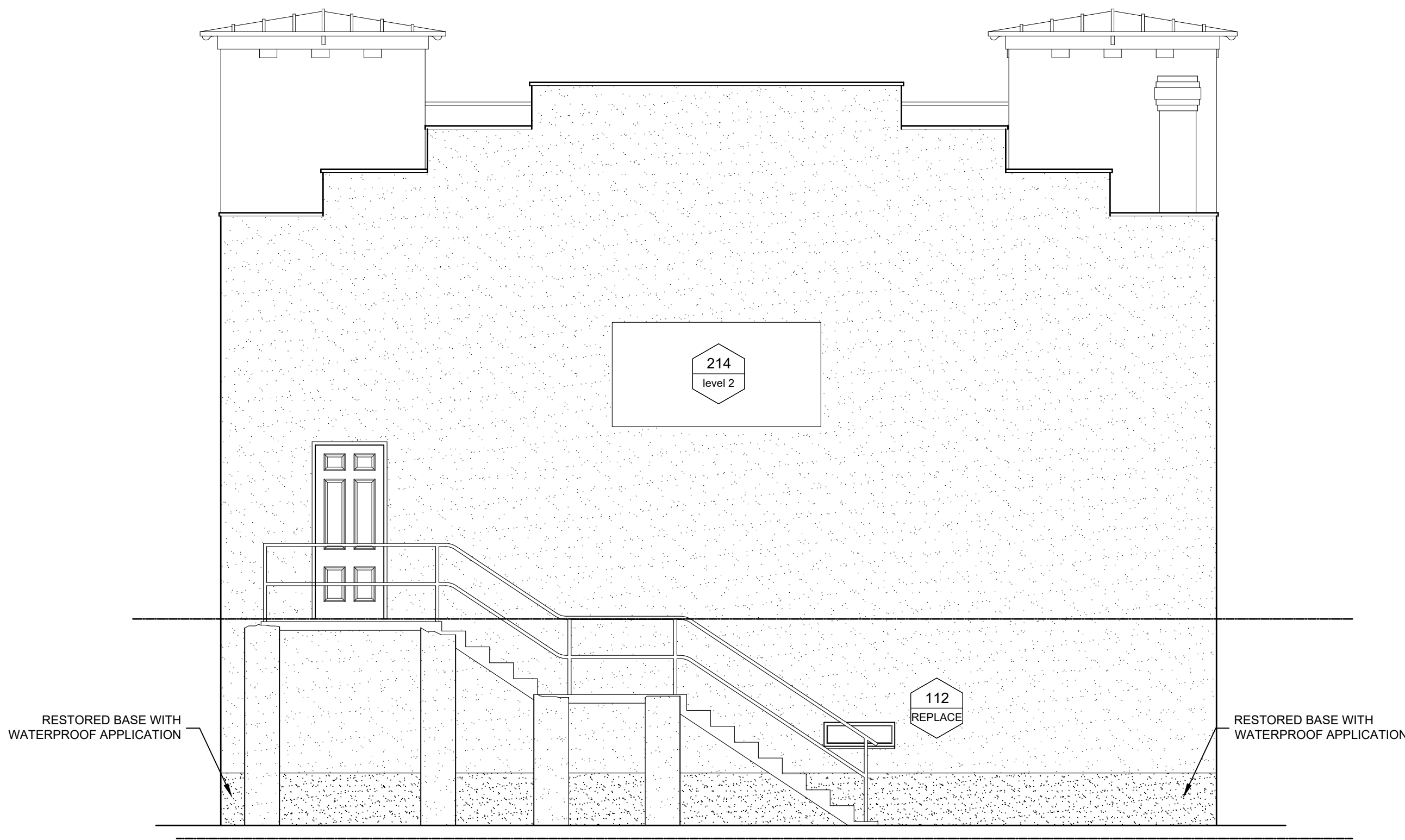
PROJECT LOCATION

69 Washington Street  
St. Augustine FL 32084

ARCHITECT:

Sarah Ryan Architect, LLC  
201 Owens Ave  
St Augustine FL 32080  
904.547.9430

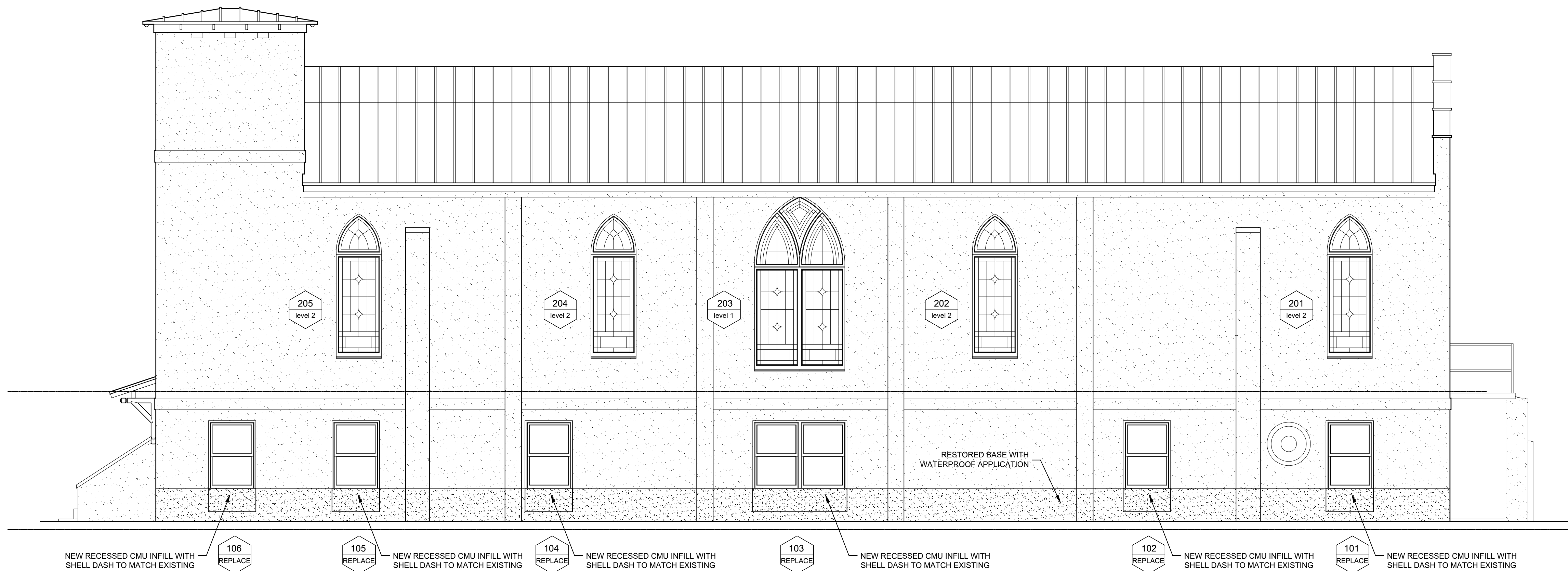
CONTRACTOR:



EAST ELEVATION

1/4"=1'-0"

1



SOUTH ELEVATION

1/4"=1'-0"

2

| No. | Date:   | Description:        |
|-----|---------|---------------------|
| 1   | 7.8.23  | EXISTING CONDITIONS |
| 2   | 10.3.23 | DESIGN DEVELOPMENT  |
|     |         |                     |
|     |         |                     |
|     |         |                     |
|     |         |                     |
|     |         |                     |
|     |         |                     |
|     |         |                     |

Scale AS NOTED

Sheet title

PROPOSED  
ELEVATIONS

Sheet  
Number

A204

NOT FOR  
CONSTRUCTION

2

5 This Instrument Prepared By:  
John D. Bailey, Jr.  
Upchurch, Bailey and Upchurch, P.A.  
Post Office Drawer 3007  
St. Augustine, Florida 32085-3007  
FN: 6-06-511

**TRUSTEE'S DEED**

**THIS INDENTURE**, made this 26 day of September, 2006, by ALMARENE C. LOWNDES, WILBUR ROBERSON and SANDRA HUNTER, AS TRUSTEES OF ST. MARY'S MISSIONARY BAPTIST CHURCH, a/k/a ST. MARY'S BAPTIST CHURCH SOCIETY AND ST. MARY'S BAPTIST CHURCH ("Grantor"), to GREATER ST. MARY'S MISSIONARY BAPTIST CHURCH, INC., a Florida not-for-profit corporation, corporate successor to ST. MARY'S MISSIONARY BAPTIST CHURCH, a/k/a ST. MARY'S BAPTIST CHURCH SOCIETY AND ST. MARY'S BAPTIST CHURCH, an unincorporated church, whose mailing address is Post Office Box 130, St. Augustine, Florida 32085, Grantee.

**WITNESSETH:**

That Grantor, for and in consideration of the sum of Ten and No/100's Dollars (\$10.00), and other good and valuable considerations to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, its successors and assigns forever, the following described land in St. Johns County, Florida, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND BY  
REFERENCE MADE A PART HEREOF (THE "PROPERTY").**

**PARCEL IDENTIFICATION NUMBER: 199820-0000**

**SUBJECT TO:** Those matters described on Exhibit "B" attached hereto.

**NO DOCUMENTARY STAMP TAX IS DUE ON THIS DEED  
BECAUSE IT IS CORRECTIVE IN NATURE AND NO  
CONSIDERATION WAS PAID TO THE GRANTOR AS PER  
RULE 12B-4.014(3), FLORIDA ADMINISTRATIVE CODE.**



and said Grantor does hereby fully warrant the title to the Property, and will defend the same against the lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF**, the said Grantor has caused these presents to be duly executed on the day and year first hereinabove written.

Signed, sealed and delivered  
in the presence of:

Gloria M. Banta  
Witness: Gloria M. Banta  
(type or print name)

John D. Bailey, Jr.  
Witness: John D. Bailey, Jr.  
(type or print name)

Almaene C. Lowndes  
Almaene C. Lowndes, as Trustee of St. Mary's  
Missionary Baptist Church, a/k/a St. Mary's  
Baptist Church Society and St. Mary's Baptist  
Church  
Post Office Box 130  
St. Augustine, Florida 32085

Gloria M. Banta  
Witness: Gloria M. Banta  
(type or print name)

John D. Bailey, Jr.  
Witness: John D. Bailey, Jr.  
(type or print name)

Wilbur Roberson  
Wilbur Roberson, as Trustee of St. Mary's  
Missionary Baptist Church, a/k/a St. Mary's  
Baptist Church Society and St. Mary's Baptist  
Church  
Post Office Box 130  
St. Augustine, Florida 32085

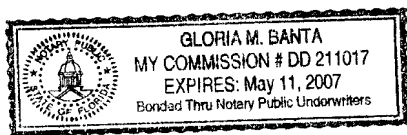
Gloria M. Banta  
Witness: Gloria M. Banta  
(type or print name)

John D. Bailey, Jr.  
Witness: John D. Bailey, Jr.  
(type or print name)

Sandra Hunter  
Sandra Hunter, as Trustee of St. Mary's  
Missionary Baptist Church, a/k/a St. Mary's  
Baptist Church Society and St. Mary's Baptist  
Church  
Post Office Box 130  
St. Augustine, Florida 32085

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

**THE FOREGOING** instrument was acknowledged before me this 26 day of September, 2006, by Almaren C. Lowndes, as Trustee of St. Mary's Missionary Baptist Church, a/k/a St. Mary's Baptist Church Society and St. Mary's Baptist Church, who ( ☐ ) is personally known to me or ( ☒ ) has produced a valid driver's license as identification.



Gloria M Banta  
Signature of Notary

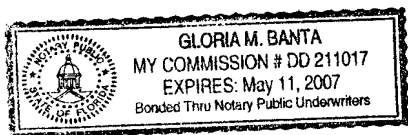
(Name of notary, typed/printed/stamped)

Commission number: \_\_\_\_\_

Commission expires: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

**THE FOREGOING** instrument was acknowledged before me this 26 day of September, 2006, by Wilbur Roberson, as Trustee of St. Mary's Missionary Baptist Church, a/k/a St. Mary's Baptist Church Society and St. Mary's Baptist Church, who ( ☐ ) is personally known to me or ( ☒ ) has produced a valid driver's license as identification.



Gloria M Banta  
Signature of Notary

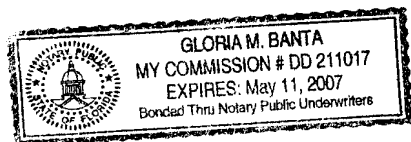
(Name of notary, typed/printed/stamped)

Commission number: \_\_\_\_\_

Commission expires: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

**THE FOREGOING** instrument was acknowledged before me this 26 day of September, 2006, by Sandra Hunter, as Trustee of St. Mary's Missionary Baptist Church, a/k/a St. Mary's Baptist Church Society and St. Mary's Baptist Church, who ( ☐ ) is personally known to me or ( ☒ ) has produced a valid driver's license as identification.



Gloria M Banta  
Signature of Notary

(Name of notary, typed/printed/stamped)

Commission number: \_\_\_\_\_

Commission expires: \_\_\_\_\_



**EXHIBIT "A"**

Lot 2, except the East 25 feet thereof, and all of Lots 3 and 4, of Block 38-A, according to the Official Map of the City of St. Augustine, Florida, dated June 12, 1923, on file in the Office of the Clerk of the Circuit Court of St. Johns County, Florida.

COPY

**EXHIBIT "B"**

1. Taxes for the year 2006 and subsequent years.
2. Applicable zoning and other governmental regulations.
3. Covenants, restrictions and easements of record, if any.

COPY



# St. Johns County, FL

## Apply for Exemptions

[Apply for Exemptions](#)

## 2022 TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

## Summary

**Parcel ID** 1998200000  
**Location Address** 69 WASHINGTON ST  
 SAINT AUGUSTINE 32084-0000  
**Neighborhood** City St Aug Lincolnville Area (COM) (610.04)  
**Tax Description\*** CITY OF ST AUGUSTINE LOT 2 (EX E25FT) & ALL LOTS 3 & 4 BLK 38-A OR2789/1427(TR/D)  
*\*The Description above is not to be used on legal documents.*  
**Property Use Code** Churches (7100)  
**Subdivision** City of St Augustine  
**Sec/Twp/Rng** 18-7-30  
**District** City of St Augustine (District 452)  
**Millage Rate** 18.872  
**Acreage** 0.520  
**Homestead** N

[Click Here to Open Cyclomedia Viewer in a New Tab](#)


## Owner Information

**Owner Name** Greater St Mary's Missionary 100%  
**Mailing Address** 69 WASHINGTON ST  
 SAINT AUGUSTINE, FL 32084-0000

## Exemption Information

| Exemption Type   | Status | Amount    |
|------------------|--------|-----------|
| Church/Religious |        | \$539,592 |

## Map



|                               | 2024      |
|-------------------------------|-----------|
| Building Value                | \$238,970 |
| Extra Features Value          | \$1,810   |
| Total Land Value              | \$566,275 |
| Agricultural (Assessed) Value | \$0       |
| Agricultural (Market) Value   | \$0       |
| Just (Market) Value           | \$807,055 |
| Total Deferred                | \$267,463 |
| Assessed Value                | \$539,592 |
| Total Exemptions              | \$539,592 |
| Taxable Value                 | \$0       |

Values listed are from our working tax roll and are subject to change.

## Historical Assessment Information

| Year | Building Value | Extra Feature Value | Total Land Value | Ag (Market) Value | Ag (Assessed) Value | Just (Market) Value | Assessed Value | Exempt Value | Taxable Value |
|------|----------------|---------------------|------------------|-------------------|---------------------|---------------------|----------------|--------------|---------------|
| 2023 | \$172,267      | \$1,930             | \$566,275        | \$0               | \$0                 | \$740,472           | \$490,538      | \$740,472    | \$0           |
| 2022 | \$150,671      | \$810               | \$294,463        | \$0               | \$0                 | \$445,944           | \$445,944      | \$445,944    | \$0           |
| 2021 | \$133,694      | \$857               | \$295,945        | \$0               | \$0                 | \$430,496           | \$430,496      | \$430,496    | \$0           |
| 2020 | \$137,938      | \$905               | \$295,945        | \$0               | \$0                 | \$434,788           | \$434,788      | \$434,788    | \$0           |
| 2019 | \$130,236      | \$953               | \$295,945        | \$0               | \$0                 | \$427,134           | \$427,134      | \$427,134    | \$0           |
| 2018 | \$90,029       | \$345               | \$298,221        | \$0               | \$0                 | \$388,595           | \$388,595      | \$388,595    | \$0           |
| 2017 | \$90,029       | \$345               | \$298,221        | \$0               | \$0                 | \$388,595           | \$388,595      | \$388,595    | \$0           |
| 2016 | \$81,845       | \$345               | \$298,221        | \$0               | \$0                 | \$380,411           | \$380,411      | \$380,411    | \$0           |
| 2015 | \$81,845       | \$345               | \$298,221        | \$0               | \$0                 | \$380,411           | \$380,411      | \$380,411    | \$0           |
| 2014 | \$77,030       | \$345               | \$298,221        | \$0               | \$0                 | \$375,596           | \$375,596      | \$375,596    | \$0           |
| 2013 | \$80,882       | \$345               | \$298,221        | \$0               | \$0                 | \$379,448           | \$379,448      | \$379,448    | \$0           |

## Building Information

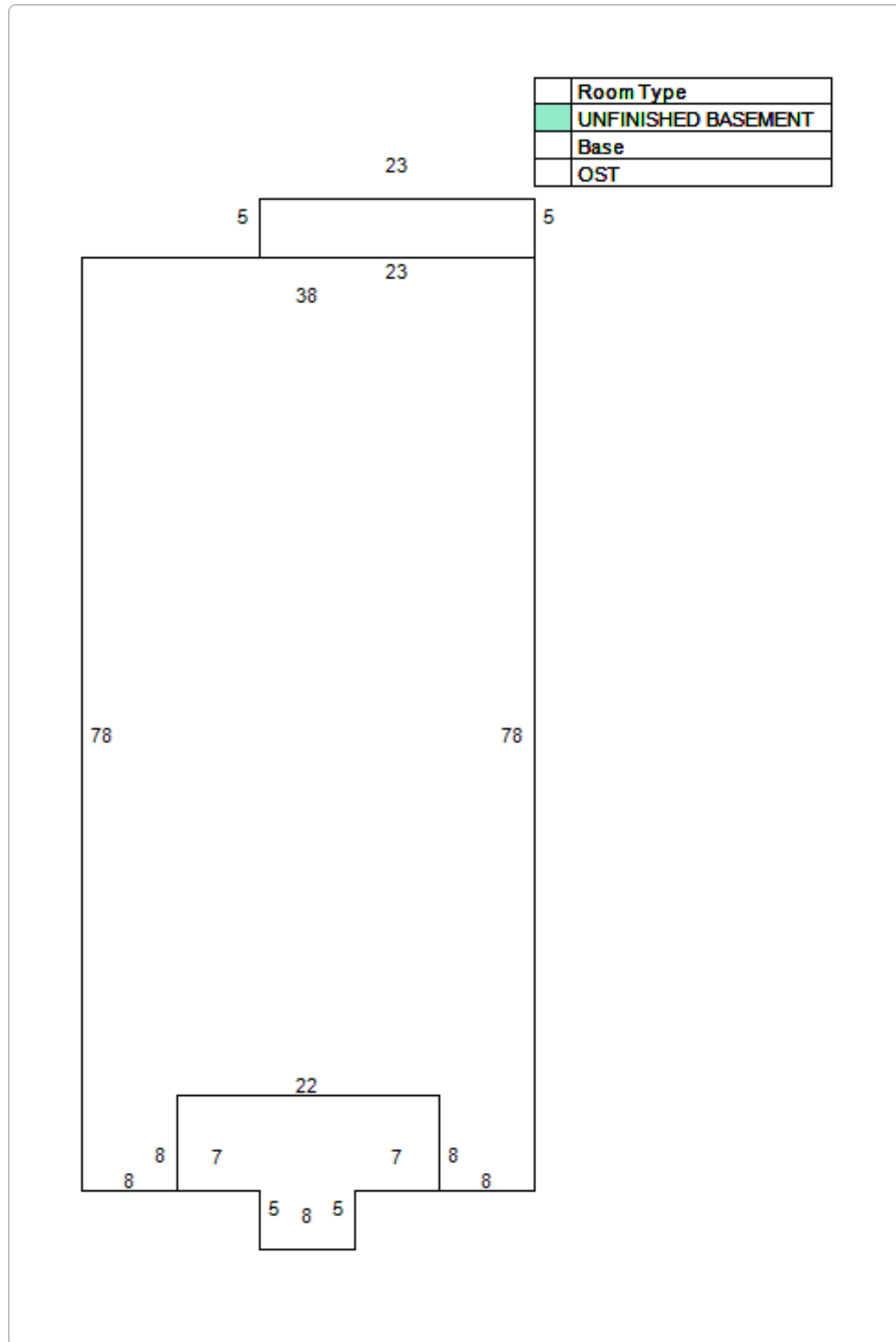
**Building** 1  
**Building Value** \$238,970  
**Year Built** 1920  
**Actual Area** 3367  
**Conditioned Area** 2788  
**Use** Churches  
**Style** 04  
**Exterior Wall** Concrete Stucco

**Roof Cover** Metal  
**Roof Structure** Wood Truss  
**Interior Flooring** Pine Wood  
**Interior Wall** Drywall  
**Heating Type** Air Duct  
**Air Conditioning** Central  
**Bedrooms**  
**Baths**

| Description         | Square Footage |
|---------------------|----------------|
| OUTSIDE STAIRS      | 216            |
| BASE AREA           | 2788           |
| OUTSIDE STAIRS      | 115            |
| UNFINISHED BASEMENT | 248            |
| Total SqFt          | 3367           |

## Sketch Information





### Extra Feature Information

| Code Description       | Status | Value |
|------------------------|--------|-------|
| Metal Fence - 4' (COM) |        | 1810  |

## Land Information

| Use Description | Front | Depth | Total Land Units | Unit Type | Land Value |
|-----------------|-------|-------|------------------|-----------|------------|
| Churches        | 125   | 195   | 22651            | SF        | \$566,275  |

## Sale Information

| Recording Date | Sale Date  | Sale Price | Instrument Type  | Book                 | Page                 | Qualification | Vacant/Improved | Grantor                                      | Grantee                                     |
|----------------|------------|------------|------------------|----------------------|----------------------|---------------|-----------------|----------------------------------------------|---------------------------------------------|
| 7/5/2018       | 6/27/2018  | \$0.00     | AFFIDAVIT        | <a href="#">4574</a> | <a href="#">1597</a> | U             | I               | GREATER ST MARY'S MISSIONARY                 | GREATER ST MARY'S MISSIONARY                |
| 10/23/2013     | 10/23/2013 | \$0.00     | OTHER INSTRUMENT | <a href="#">3805</a> | <a href="#">1643</a> | U             | I               | TD BANK NA                                   | GREATER ST MARY'S MISSIONARY                |
| 2/24/2012      | 2/22/2012  | \$0.00     | LIS PENDENS      | <a href="#">3529</a> | <a href="#">303</a>  | U             | I               | TD BANK NA                                   | GREATER ST MARY'S MISSIONARY                |
|                | 9/26/2006  | \$100.00   | TRUSTEES DEED    | <a href="#">2789</a> | <a href="#">1427</a> | U             | I               | TRUSTEES/ST MARY'S MISSIONARY BAPTIST CHURCH | GREATER ST MARY'S MISSIONARY BAPTIST CHURCH |

No data available for the following modules: Sales Questionnaire Form.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

| [User Privacy Policy](#) | [GDPR Privacy Notice](#)  
 Last Data Upload: 2/28/2024, 1:43:48 AM

Contact Us

Developed by







[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Not For Profit Corporation

GREATER ST MARYS MISSIONARY BAPTIST CHURCH INC

### Filing Information

|                        |              |
|------------------------|--------------|
| <b>Document Number</b> | N21000013786 |
| <b>FEI/EIN Number</b>  | 59-2850418   |
| <b>Date Filed</b>      | 12/03/2021   |
| <b>Effective Date</b>  | 11/26/2021   |
| <b>State</b>           | FL           |
| <b>Status</b>          | ACTIVE       |

### Principal Address

69 WASHINGTON ST  
ST AUGUSTINE, FL 32084

### Mailing Address

69 WASHINGTON ST  
ST AUGUSTINE, FL 32084

### Registered Agent Name & Address

HODGES, BYRON E  
2337 CHEROKEE COVE TRL  
JACKSONVILLE, FL 32221

### Officer/Director Detail

#### **Name & Address**

Title P

HODGES, BYRON E  
2337 CHEROKEE COVE TRAIL  
JACKSONVILLE, FL 32221

Title T

HUNTER, SANDRA  
167 SCHOOL ST  
ST AUGUSTINE, FL 32084

Title T

GREENE, DERRY  
474 PORTA ROSA CIR  
ST AUGUSTINE, FL 32092

Title TS

GARDNER, SAMANTHA  
69 WASHINGTON ST  
ST AUGUSTINE, FL 32084

Annual Reports

| Report Year | Filed Date |
|-------------|------------|
| 2022        | 03/15/2022 |
| 2023        | 01/29/2023 |
| 2024        | 02/06/2024 |

Document Images

|                                                   |                          |
|---------------------------------------------------|--------------------------|
| <a href="#">02/06/2024 -- ANNUAL REPORT</a>       | View image in PDF format |
| <a href="#">01/29/2023 -- ANNUAL REPORT</a>       | View image in PDF format |
| <a href="#">03/15/2022 -- ANNUAL REPORT</a>       | View image in PDF format |
| <a href="#">12/03/2021 -- Domestic Non-Profit</a> | View image in PDF format |





**CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD  
STAFF REPORT AND RECOMMENDATION  
Prepared for March 21, 2024 Meeting**



Application HP2024-0014

Address: 181 Blanco Street

Millard Builders Inc. – Applicant

Josephine Amato– Owner

Project description: For partial demolition of a residential building constructed c. 1910-1917 that is recorded in the Florida Master Site File and a contributing building to the Lincolnville National Register Historic District, including after-the-fact removal of front and rear porches and proposed wholesale replacement of windows and siding with new.

|                      |                                    |                           |              |
|----------------------|------------------------------------|---------------------------|--------------|
| Architectural Style: | Frame Vernacular                   | Florida Master Site File: | SJ00302      |
| National Register:   | Lincolnville NRHD:<br>Contributing | Construction date:        | c. 1910-1917 |
| Archaeology Zone:    | IIC/IIIA                           | Zoning District:          | RS-2         |
| Parcel number:       | 2126700000                         |                           |              |
| Agenda Item:         | 8(b)                               | Previous Action(s):       | N/A          |

#### STAFF SUMMARY AND ANALYSIS:

This property is located on the east side of Blanco Street on the block between Duero and Cerro streets. The Frame Vernacular building was constructed between 1910 and 1917 and is a contributing building within the Lincolnville National Register Historic District.

The building, which has been altered over time, features a front gable metal roof with a hipped metal porch roof which wraps around the north elevation. According to the Florida Master Site File (FMSF), the front porch featured decorative ironwork posts. Based upon Google Streetview and FMSF photographs, prior to work already completed the building was clad with cementitious shingles and a composite veneer with a random ashlar appearance around the foundation and an enclosed portion of the front porch on the northwest corner. The cementitious siding and veneer have been removed to reveal what is likely the original wood lap siding. Wood shingles are visible under the remaining cementitious siding in the gable. Two sections of the building to the east, the farthest indicated on Sanborn Maps as a rear porch, step in and down from the main portion of the building. The now-enclosed rear porch was recently removed due to safety concerns, according to the applicant. The primary window style is a 2/2 wood DHS. Several windows have had the sashes removed, though they remain on-site. The brick pier foundation is visible now that exterior cladding has been removed. A rubble wall along the front of the property has also been removed. While on site, the applicant showed staff termite damage to wood members that is also visible in several staff and applicant-provided photographs.

The applicant is seeking review for partial demolition of proposed and after-the-fact work as described in the scope of work below. Detailed analysis and additional comments can be found in the staff responses to the Demolition Review Criteria on page 4 of this staff report. Partial demolition of a structure contributing to a National Register Historic District that cannot be administratively approved is subject to HARB approval.

#### STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **APPROVE a Certificate of Demolition for Partial Demolition at 181 Blanco Street** if the HARB find that the proposed partial demolition and replacement features, including historic materials as well as compatible substitute materials, maintain the historic character and integrity of the structure and are compatible with the historic structure's building envelope.

*Candice Seymour*

Candice Seymour, Historic Preservation Planner



#### SUMMARY SCOPE OF WORK:

1. After-the-Fact Partial Demolition, including:
  - a. Removal of front porch, including an enclosed portion at the northwest corner
    - i. Replacement with new, fully open, front porch
    - ii. Roof with wrap-around being retained
  - b. Removal of enclosed rear porch
    - i. Replacement with new rear porch, partially enclosed.
  - c. Removal of rubble front property wall.
2. Partial demolition to include:
  - a. Replacement of all exterior wood lap siding with Hardie wood lap siding
  - b. Replace existing wood windows with PGT Winguard Vinyl windows with 2/2 raised simulated divided lites
  - c. Replace one door on the north elevation (interior to the once-enclosed portion of the porch) with a window.
  - d. Add two additional 23.5" square windows on the north elevation.
  - e. Foundation replacement (may be administratively approved if visible piers retain brick)

DEMOLITION REVIEW CRITERIA (AGHP):

1. **Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district.** N/A
2. **Whether or not the structure is within and contributing to a National Register Historic District.** Yes, this building is designated as contributing to the Lincolnville National Register Historic District.
3. **The contribution of the architectural element(s) being proposed for removal to the historic integrity of the building and the streetscape.** The non-historic cementitious siding, now mostly removed, is a common added feature to homes within the Lincolnville neighborhood and reflected the building's alterations over time. The now-exposed lap siding is the most appropriate exterior cladding for the historic architectural design of the structure and its replacement will appear different. Front porches are a characteristic feature of most Lincolnville homes and replacement of the existing porch should be architecturally compatible with the building to mitigate loss of the previously existing porch. The rear enclosed porch was not visible from the streetscape but is a historic feature of the building. Existing wood windows show signs of deterioration and some show signs of some minor sash repair/replacement over time. Proposed new windows, while consistent in lite pattern, will look different.
4. **The impact of the loss of the architectural element(s) on the building and along the streetscape.** The building does not have a unique typology for the area and is similar in pattern to other Frame Vernacular Structures built around the same time both in Lincolnville and throughout the city.
5. **Whether or not the architectural element(s) will be replaced, and the impact of replacement or lack thereof, on the building and along the streetscape.** The Partial Demolition Ordinance allows for the HARB to review replacement features for compatibility with the architectural style of the building and the streetscape. Removal of the front and rear porches may be mitigated by proposed replacements that are compatible with the building's architectural style. The proposed window replacements are a vinyl 2/2 single-hung window. Many vinyl windows, unlike wood windows, sit proud or flush with the exterior wall plane, making them appear relatively flat. The applicant should clarify whether the product proposed is installed in this manner and/or ways to mitigate the lack of depth in vinyl windows. Hardie siding, installed to match the reveal of the original wood siding, is proposed for the new exterior cladding. The Partial Demolition ordinance allows for alternative materials that reflect the same look and dimensions of the original architectural feature. The applicant has provided photographs showing that many of the lap siding boards are of a thickness similar to the proposed Hardie; however, the Hardie may still reflect a flatter profile since boards are not beveled. The brick piers were not visible from the street until construction began. Their replacement should be compatible with the architectural style of the building and may be administratively approved if visible piers reflect the original brick.
6. **The historical or cultural merit of the structure and/or its architectural features.** No historic or cultural associations are known that would qualify the building for listing individually, although the structure contributes to its district.
7. **The impact of the loss of the architectural element(s) on the historical or cultural integrity of the structure, district, and neighborhood.** Permanent loss of these architectural elements would drastically alter the historic architectural look of the structure which contributes to its district. The applicant is proposing replacements in a manner which may retain the architectural character of the building. Because documentation provided does not adequately detail the previously existing state of the building, the HARB should determine whether proposed replacement designs are compatible with the architectural style of the building or negatively impact the building's ability to contribute to the district in a future update.
8. **Whether or not the structure and the architectural element(s) proposed for demolition are representative of a style or type of architecture or a method of construction.**  
The building is an example of a Frame Vernacular building which as seen changes over time.
9. **Whether or not the structure, or the architectural elements being removed, are the last surviving examples of its style or type of architecture or a method of construction.** The building typology is commonly found throughout St. Augustine particularly in the Lincolnville, North City, and West Augustine neighborhoods.
10. **Whether or not the structure and/or architectural element(s) proposed for demolition are of such design, craftsmanship or materials that they either could not be reproduced or could be reproduced only with great difficulty or expense.** The wood frame building does not have a unique architectural style or characteristics that would be difficult to reproduce but replacement with new materials will be significantly different in appearance.
11. **The justification for the proposed partial demolition.** The scope of work related to this application is related to full interior and exterior rehabilitation of the building. The applicant cites heavy termite damage and deterioration over time as catalysts for the proposed alterations to the building. Alternative materials proposed are suggested by the applicant to be more economical (vinyl windows) and longer lasting over time (Hardie siding).



## APPLICATION REQUIREMENTS, ELIGIBILITY FOR DEMOLITION REVIEW, CONDITIONS FOR PARTIAL DEMOLITION APPROVAL:

### **Eligibility for Partial Demolition Review** (Section 28-27(3), CoSA Code of Ordinances)

The Historic Architectural Review Board (HARB) is responsible for review of all applications for demolition or partial demolition permits for historic or regulated structures. Also, review of all applications for demolition or partial demolition permits for primary structures within historic preservation zoning districts and National Register districts for potential designation as an historic landmark, and review of partial demolition permits for regulated structures not eligible for administrative approval.

### **Regulated Structures not eligible for administrative approval** (Section 28-2 – Definitions, CoSA Code of Ordinances)

*Architectural feature limited review* consists of the architectural review of limited physical elements of a regulated structure to be replaced after partial demolition. This limited review will focus on the overall character of the key elements of the structure visible from the street. Key elements that will be reviewed will be roofs (shape, size, placement), exterior windows and doors (number and placement of openings, shape and pattern of panes or lites, and design features visible from outside the regulated structure such as exterior muntin with a raised profile), porches, stoops, and balconies (shape, size, placement), exterior siding (vertical, horizontal, or diagonal placement of similar sized boards, siding profile and pattern). The review is for exterior elements and may include interior works or features of architectural elements. Applications that match the replacements after a partial demolition to these existing key architectural elements or use in-kind features or materials as existing will be deemed in compliance with this limited architectural review and can be approved administratively. Applicants who do not want to use in-kind features or materials as existing, not match the replacements to those existing key architectural elements after partial demolition will be heard at a public hearing before the HARB or other designated reviewing agency. This category of limited review does not apply to properties in the Historic Preservation Zoning Districts of the City.

*Partial demolition* a partial demolition for purposes of proposed work on a historic structure or a regulated structure within the City of St. Augustine is considered the permanent removal of 50% of the appraised value or more of historic, individual elements of the building envelope (roof, walls, porches, windows, foundations). It also includes the removal of these historic features regardless of the percentage of the appraised value when they are on visible sides of the building (visible from the street).

*Regulated structure* is a building or a part of a building that is the subject of a partial demolition and that is not located in the City's Historic Preservation Zoning Districts but meets the following criteria of a Historic structure: It is individually listed as historic locally or nationally, or it is a contributing property in a designated National Register District, or it is a designated historic landmark.

### **Criteria for Review of a Certificate of Partial Demolition** (Section 28-89(2)d.4, CoSA Code of Ordinances)

In the case of partial demolition: the board shall find that the proposed replacement materials including historic materials as well as compatible substitute materials maintain the historic character and integrity of the structure and are compatible with the historic structure's building envelope or the removal will not compromise the overall historic character and integrity of the structure.

### **Criteria for Regulated Structures** (Section 28-89(3), CoSA Code of Ordinances)

Replacement elements for regulated structures as defined in this code will be reviewed consistent with the procedures for architectural feature limited review. The board will apply the adopted design criteria, if any, for the area or AGHP if applicable to the regulated structure. If no design criteria have been adopted, the board will accept evidence and testimony to establish relevant architectural features. Some regulated structures may have architectural features that support its historic character and historic period, as well as modifications or additions over time. The board will accept evidence and testimony to establish whether the architectural features should meet preservation or reconstruction standards.

~~~~~

The building was built by 1974, is not in a Historic Preservation Zoning District or individually listed on the National Register of Historic Places, but is recorded on the Florida Master Site File and listed as a contributing building in the Lincolnville National Register Historic District. The replacements proposed do not use in-kind features or materials or match architectural elements of those previously existing.

The requirements have been sufficiently met.

UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:

Defined as an onerous and excessive financial burden that would be placed upon a property owner by the denial of a certificate of demolition or a similar burden which would be placed on a property owner by conditions which the Commission seeks to place on the granting of a certificate. (Section 28-2 CoSA Code of Ordinances)

Is applicant entitled to a Certificate of Demolition independent of any hardship? ☒ Yes ☐ No

Did applicant submit evidence of undue economic hardship? ☐ Yes ☒ No

In any instance where an undue economic hardship, as defined in this chapter, is claimed by a property owner, the property owner may submit to the board any or all of the following information before the board makes a decision on the application for certificate of demolition: (Section 28-89(3) b, CoSA Code of Ordinances)

(Materials submitted by applicant noted with a checked box)

- ☐ 1. An estimate of the cost of the proposed construction, alteration, demolition, or removal;
- ☐ 2. The estimated market value of the property in its current condition; after completion of the proposed construction, alteration, demolition, or removal; and, in the case of a proposed demolition, after renovation of the existing property for continued use;
- ☐ 3. In the case of a proposed demolition, an estimate from an architect, developer, licensed contractor, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property;
- ☐ 4. The annual gross income from the property for the previous two (2) years; itemized operating and maintenance expenses for the previous two (2) years; and depreciation deduction and annual cash flow before and after debt service, if any, during the same period;
- ☐ 5. The remaining balance on any mortgage or other financing secured by the property and annual debt service, if any, for the previous two (2) years;
- ☐ 6. All appraisals obtained within the previous two (2) years by the owner or applicant in connection with the purchase, financing, or ownership of the property;
- ☐ 7. Any listing of the property for sale or rent, price asked, and offers received, if any, within the previous two (2) years;
- ☐ 8. The assessed value of the property according to the two (2) most recent assessments;
- ☐ 9. The real estate taxes for the previous two (2) years;
- ☐ 10. The form of ownership or operation of the property, whether an individual, sole proprietorship, for profit or not-for-profit corporation, limited partnership, joint venture, or other;

Any other information considered necessary by the board to a determination as to whether the property does yield or may yield a reasonable return to the property owner. The board may require that the property owner furnish such additional information as the board believes is relevant to the board's determination of any alleged undue economic hardship. No decision of the board shall result in undue economic hardship for the property owner. In any case where undue economic hardship is claimed, the board shall make two (2) specific findings. First, the board shall determine if the owner would be entitled to a certificate of demolition without consideration of undue economic hardship. Second, the board shall determine whether the owner demonstrated an undue economic hardship.

Additional information requested by HARB as per above:

COD HP2024-0014
181 Blanco Street
March 21, 2024

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File survey

STAFF PHOTOGRAPHS

181 Blanco Street



Front (West) Elevation

STAFF PHOTOGRAPHS
181 Blanco Street



Google Streetview, January 2019

Staff Report pg. 9

STAFF PHOTOGRAPHS
181 Blanco Street



Google Streetview, December 2016

Staff Report pg. 10

STAFF PHOTOGRAPHS
181 Blanco Street



Front (West) Elevation

STAFF PHOTOGRAPHS
181 Blanco Street



Front (West) Elevation



STAFF PHOTOGRAPHS

181 Blanco Street



Previously enclosed Northwest corner (door to become window)

STAFF PHOTOGRAPHS

181 Blanco Street



Previously enclosed Northwest corner (door to become window)

STAFF PHOTOGRAPHS 181 Blanco Street



Previously enclosed Northwest corner (door to become window)

STAFF PHOTOGRAPHS
181 Blanco Street



North Elevation



STAFF PHOTOGRAPHS
181 Blanco Street



North Elevation

STAFF PHOTOGRAPHS
181 Blanco Street



North Elevation



STAFF PHOTOGRAPHS

181 Blanco Street



Northeast corner, rear structurally stabilized

STAFF PHOTOGRAPHS

181 Blanco Street



Rear Elevation



STAFF PHOTOGRAPHS

181 Blanco Street



STAFF PHOTOGRAPHS

181 Blanco Street



Rear elevation, location of previously existing enclosed porch (note concrete steps)

STAFF PHOTOGRAPHS
181 Blanco Street



South Elevation

STAFF PHOTOGRAPHS
181 Blanco Street



South Elevation



STAFF PHOTOGRAPHS
181 Blanco Street



South Elevation

STAFF PHOTOGRAPHS

181 Blanco Street



South Elevation



STAFF PHOTOGRAPHS
181 Blanco Street



South Elevation



Southwest Corner

STAFF PHOTOGRAPHS

181 Blanco Street



Wood siding depth



STAFF PHOTOGRAPHS

181 Blanco Street



Wood siding depth



STAFF PHOTOGRAPHS 181 Blanco Street



Examples of Deterioration (no specific order)

STAFF PHOTOGRAPHS

181 Blanco Street



Examples of Deterioration (no specific order)

STAFF PHOTOGRAPHS

181 Blanco Street



Examples of Deterioration (no specific order)

STAFF PHOTOGRAPHS

181 Blanco Street



Examples of Deterioration (no specific order)

STAFF PHOTOGRAPHS

181 Blanco Street



Examples of Deterioration (no specific order)

STAFF PHOTOGRAPHS

181 Blanco Street



Examples of Deterioration (no specific order)

STAFF PHOTOGRAPHS

181 Blanco Street



Examples of Deterioration (no specific order)

STAFF PHOTOGRAPHS

181 Blanco Street



Examples of Deterioration (no specific order)

STAFF PHOTOGRAPHS 181 Blanco Street



Examples of Deterioration (no specific order)

STAFF PHOTOGRAPHS 181 Blanco Street



Examples of Deterioration (no specific order)

STAFF PHOTOGRAPHS 181 Blanco Street



Examples of Deterioration (no specific order)

STAFF PHOTOGRAPHS 181 Blanco Street



Examples of Deterioration (no specific order)

STAFF PHOTOGRAPHS

181 Blanco Street



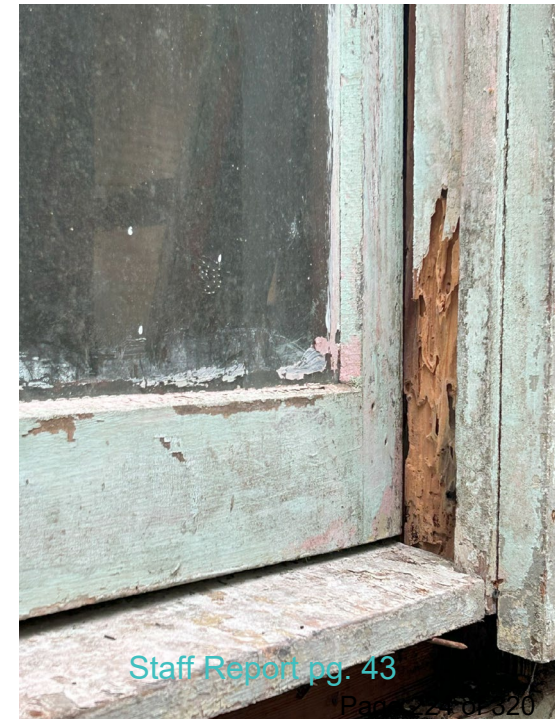
Front and Rear Doors

STAFF PHOTOGRAPHS

181 Blanco Street



Window Details



STAFF PHOTOGRAPHS

181 Blanco Street



Salvaged Window Sashes and Cementitious Siding

STAFF PHOTOGRAPHS

181 Blanco Street



Salvaged Window Sashes and Cementitious Siding



STAFF PHOTOGRAPHS
181 Blanco Street



Salvaged Window Sashes and Cementitious Siding

STAFF PHOTOGRAPHS

181 Blanco Street



Salvaged Cementitious Siding



Staff Report pg. 47

STAFF PHOTOGRAPHS

181 Blanco Street



Removed rubble wall and concrete porch pad



FLORIDA MASTER SITE FILE **SEE SITE FILE STAFF FOR ORIGINAL PHOTO(S) OR MAP(S)**
HISTORIC ST. AUGUSTINE PRESERVATION BOARD
HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM _____ 802== Site No. 855302 1009==
Site Name: 181 Blanco Street 830== Survey Date: 7901 820==
Address: 181 Blanco Street, St. Augustine, Fla. 32084 905==
Instructions for Locating: _____
_____ 813== County: St. Johns 808==
Location: Buena Esperanza 10 15 868==
(subdivision) (block) (lot)
MULTIST 353248 868==
Owner of Site: Name: Matthews, William M. Estate ;
Address: c/o Lofton Matthews
19 Roosevelt Place 902==
Occupant or Manager: Riley, Ruben Brooklyn, N. Y. 11233 904==
Type of Ownership: Private 848== Zoning: RS2
NR Classification Category: Building 916== Recording Date: 8010 832==
UTM: 17 469880 3305310 890== Location: T07S R30E S19 812==
(zone) (easting) (northing) (T) (R) (S)
Map Reference: USGS St. Augustine 7.5 MIN 1956 (PR 1970) 809==
Recorder: Name & Title: Nolan, David (Historic Sites Specialist) ;
Address: H.S.A.P.B. 818==

II. SITE DESCRIPTION

Condition of Site:		Threats to Site:	
() <u>Excellent</u>	863==	() <u>Zoning</u>	878==
() <u>Good</u>	863==	() <u>Development</u>	878==
(x) <u>Fair</u>	863==	() <u>Deterioration</u>	878==
() <u>Deteriorated</u>	863==	() <u>Borrowing</u>	878==
		() <u>Transportation</u>	878==
Integrity of Site:		() <u>Fill</u>	878==
(x) <u>Altered</u>	858==	() <u>Dredge</u>	878==
() <u>Unaltered</u>	858==	() <u>Other</u>	878==
(x) <u>Original Site</u>	858==		
() <u>Restored - Date:</u>	858==		
() <u>Moved - Date:</u>	858==		

II. SITE DESCRIPTION, continued.

Original Use: Priv. Residence 838== Present Use: Priv. Residence 850==
Date: +1917 844== Period: 20 Cent. 845== Culture: American 840==
Architect: _____ 872==
Builder: _____ 874==
Style: Frame vernacular 964==
Plan Type: L-shape 966==
Exterior Fabrics: Asbestos Shingles, composition roll _____ 854==
Structural Systems: Wood frame _____ 856==
Features of Structure: (942)
Window Type: DHS, 1/1, 2/2, attic louver 942==
Foundation: Brick piers 942==
Roof Type: Gable 942==
Secondary Roof Structures: Hip porch 942==
Porches & Balconies: One story L-shaped porch on front _____ 942==
Chimney Location: Offset, lateral slope 942==
Materials: (882)
Chimney: Brick 882==
Roof Surfacing: Metal, 5-v crimp 882==
Ornament Exterior: Decorative ironwork _____ 882==
Quantitative Data: (950-954)
Chimneys: 1 952== Dormers: _____ 954== Stories: 1 950==
Other: _____ 956==
Surroundings: Residential 864==
Relationship to Surroundings: _____

_____ 859==

III. PHOTOGRAPHY

Photographic Records Numbers: _____ 860==
Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Blacks, Commerce, Social/Humanitarian

920==

Statement of Significance: (911==)

ARCHITECTURE

This one-story Frame Vernacular residence at 181 Blanco Street was constructed between 1910 and 1917, and is one of the later houses built in this neighborhood. The original wood siding has been covered over with asbestos shingles. There is a one-story L-shaped porch on the front with decorative ironwork posts. On the side of the house near the street is a wall of stacked coquina concrete blocks.

Buena Esperanza Subdivision contains some of the finest and some of the most modest homes in St. Augustine, reflecting different periods and different plans for the development of the area. The area was developed by, and served as the home of, prominent Victorian builders and suppliers of building materials like G. E. Hood, whose mill on Riberia Street provided much of the gingerbread used in local construction, and Heth Canfield, who owned the Canfield Lumber Company and was president of the St. Augustine Improvement Company which developed Buena Esperanza. In its early development, along Oneida, South, Central, Cerro and Blanco Streets, it was one of the outstanding Victorian neighborhoods of St. Augustine. It included two of the largest estates in the city: "Three Oaks" at 175 Oneida Street and "Villa Rosa" at 187 Oneida. Its southern boundary, below Cerro Street, was the grounds of the St. Augustine Country Club--now a city park and sewage treatment facility. The early development was primarily White. A later infill of more modest houses, generally one story, and some influenced by the Bungalow style, were designed as Black residences. The area is bounded on the east and west by marshes and the San Sebastian River and Maria Sanchez Creek. Boatyards and some small stores along Riberia are industrial and commercial uses along the western boundary of this primarily residential neighborhood. Threats to the area include heavy traffic on Riberia and South Streets and drainage problems when it rains. There are several unpaved streets in the area. There is also a problem of housing deterioration, though several Victorian houses on Oneida Street have been restored recently.

HISTORY

The southwestern tip of the St. Augustine peninsula was called Buena Esperanza [Good Hope] during the Spanish occupation of the city. The early [over]

V. BIBLIOGRAPHY

1. Antonio de Arredondo, "Plano de la Ciudad de San Agustin de la Florida", Havana, May 15, 1737; Pablo Castello, "Plano del Presidio de San Agustin de la Florida", July 21, 1763; St. Johns County Courthouse, Deed Records, Book I-J, pp. 158 and 393.
2. Deed Records, Book K, pp. 101 and 288; Book N, p. 575; Book O, pp. 141, 265 and 504; Book Q, pp. 346 and 354; Book GG, pp. 558, 564-565; Book KK, p. 250; 1894 Birds-Eye View of St. Augustine.
3. St. Augustine City Directory, 1930, 1934.

18th century Indian village of Pocotalaca was scattered throughout this area and contained a mission church and redoubt. Bernardo Segui, a Minorcan merchant, acquired this property in the early 19th century and developed one of the first commercial orange groves in Florida.[1] In the 1830's, Augustus Poujaud, a local economic promoter, built a plantation home on part of the tract and attempted but failed to promote residential construction on the northern fringes of the estate. Further development did not occur until 1885-1891 when the St. Augustine Improvement Company, a local real estate development firm, purchased and subdivided the Buena Esperanza Subdivision. Development proceeded quickly and by 1894 over thirty Victorian style residences were built in the tract, mainly along Oneida Street. Construction continued, however, over the next thirty-five years.[2]

In the 1930's, the house at 181 Blanco Street was the residence of William Matthews, a Black man who operated a confectionary shop on Washington Street. He was also a member of the Knights of Pythias.[3]



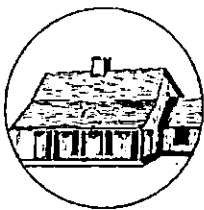
Staff Report pg. 53

Page 234 of 320

ort pg. 54

Page 235 of 320

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 5.0 3/19

Site#8 **SJ00302**
 Field Date **12-9-2020**
 Form Date **1-13-2021**
 Recorder # **MAS**

Shaded fields represent the minimum acceptable level of documentation.
 Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) **181 Blanco Street** Multiple Listing (DHR only) _____
 Survey Project Name **St. Augustine Historic Resource Survey Update** Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☒ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Address: **181** **Blanco** **Street**
 Street Number Direction Street Name Street Type Suffix Direction
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name **ST. AUGUSTINE** USGS Date **1992** Plat or Other Map _____
 City / Town (within 3 miles) **St. Augustine** In City Limits? ☒ yes ☐ no ☐ unknown County **St. Johns**
 Township **7N** Range **30W** Section **19** ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # **2126700000** Landgrant _____
 Subdivision Name **Buena Esperanza** Block _____ Lot _____
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting _____ Northing _____
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: **1917** ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use: **Private Residence (House/Cottage/Ca** From (year): **1917** To (year): **2020**
 Current Use: **Private Residence (House/Cottage/Ca** From (year): **1917** To (year): **2020**
 Other Use: _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address: _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature: **siding, maybe part. porch enclosure**
 Additions: ☐ yes ☐ no ☒ unknown Date: _____ Nature: _____
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.)
Saul David Etal

Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown Describe **Demolition Review**

DESCRIPTION

Style **Frame Vernacular** Exterior Plan **Rectangular** Number of Stories **1.5**
 Exterior Fabric(s): 1. **Shingles-unspecified** 2. **Masonry veneer-artificial** 3. _____
 Roof Type(s): 1. **Gable** 2. _____ 3. _____
 Roof Material(s): 1. **Sheet metal:5V crimp** 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. **Hip extension** 2. _____
 Windows (types, materials, etc.)

single 2/1 wood sash, 1/1 wood sash flanking single fixed, wood frames, some screens

Distinguishing Architectural Features (exterior or interior ornaments)

end facing gable w/o overhang, vent in gable end, veneer at porch & foundation, vent in gable end, wood above porch, some exposed shingles

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

CMU rubble half wall, mature palm

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date _____	SHPO - Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info Date _____ Init. _____
☐ Owner Objection	KEEPER - Determined eligible: ☐ yes ☐ no Date _____
	NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see National Register Bulletin 15, p. 2)

DESCRIPTION (continued)Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____Structural System(s): 1. Wood frame 2. _____ 3. _____Foundation Type(s): 1. Piers 2. _____Foundation Material(s): 1. Brick 2. _____**Main Entrance (stylistic details)**

generally centered, multi panel w light, screen door, wood frame, under hip roof

Porch Descriptions (types, locations, roof types, etc.)

mostly open under hip roof, wraparound, enclosed at side, decorative metal piers, CMU landing w center steps

Condition (overall resource condition): ☐ excellent ☐ good ☒ fair ☐ deteriorated ☐ ruinous**Narrative Description of Resource**

This 1917 1.5 story Frame Vernacular style building is in fair condition. It has a Gable roof and Asphalt shingles siding.

Archaeological Remains _____ ☐ Check if Archaeological Form Completed**RESEARCH METHODS (select all that apply)**☒ FMSF record search (sites/surveys)☒ library research☐ building permits☒ Sanborn maps☒ FL State Archives/photo collection☐ city directory☐ occupant/owner interview☒ plat maps☒ property appraiser / tax records☐ newspaper files☐ neighbor interview☐ Public Lands Survey (DEP)☒ cultural resource survey (CRAS)☒ historic photos☐ interior inspection☐ HABS/HAER record search☒ other methods (describe) City Staff

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCEAppears to meet the criteria for National Register listing individually? ☐ yes ☒ no ☐ insufficient informationAppears to meet the criteria for National Register listing as part of a district? ☒ yes ☐ no ☐ insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

No known architectural features or associations to meet individual criteria for listing; although it appears to meet criteria to be a contributing building within the district.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)1. Architecture 3. _____ 5. _____

2. _____ 4. _____ 6. _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type _____ Maintaining organization _____

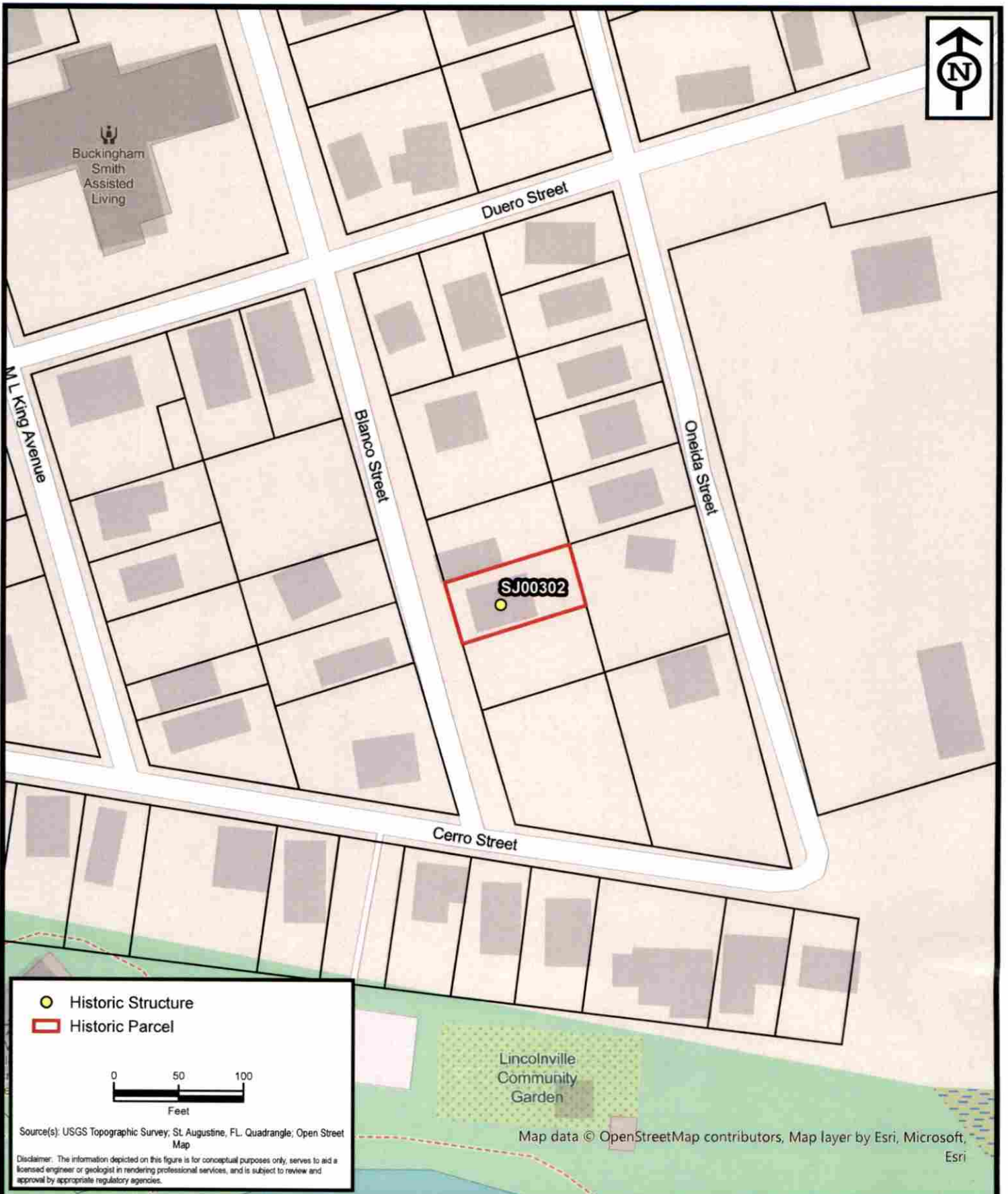
Document description _____ File or accession #'s _____

2) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

RECORDER INFORMATIONRecorder Name Patricia Davenport-Jacobs Affiliation Environmental Services, Inc.Recorder Contact Information 7254 Financial Way, Suite 100, Jacksonville, FL 32256/9044702200/9044702112
(address / phone / fax / e-mail)**Required Attachments****① USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED****② LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)**③ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE**When submitting an image, it must be included in digital **AND** hard copy format (plain paper grayscale acceptable).

Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

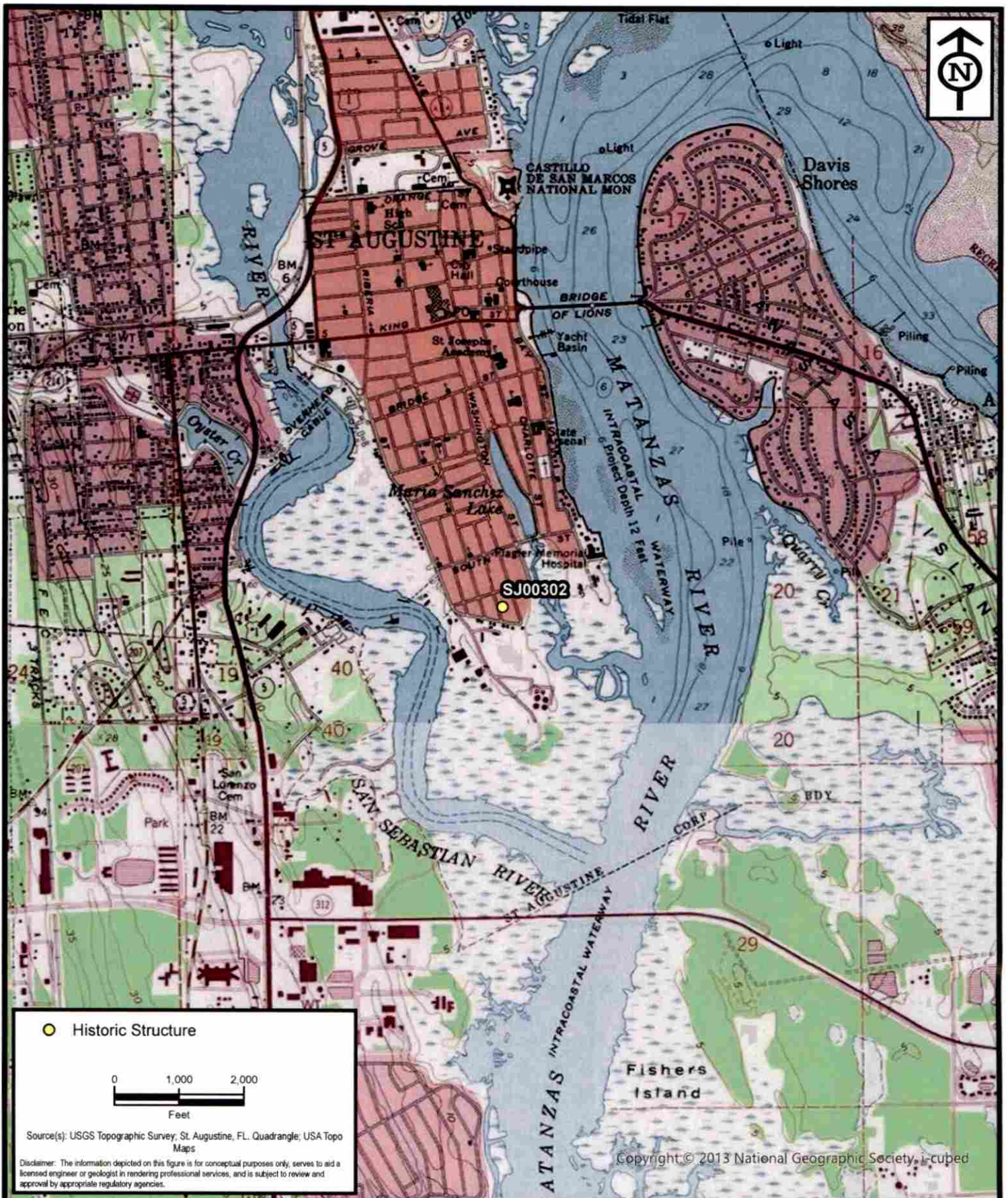


**ENVIRONMENTAL
SERVICES, INC.**
A Terracon COMPANY

7220 FINANCIAL WAY, SUITE 100 JACKSONVILLE, FL 32256
PH. (904) 470-2200 FAX (904) 470-2112

Parcel Location - SJ00302
**St. Augustine Historic Resource
Mitigation & Survey Update**
St. Johns County, Florida

Project No.	HK207093
Date	Jan 2021
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	2



**ENVIRONMENTAL
SERVICES, INC.**
A Terracon COMPANY

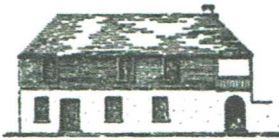
7220 FINANCIAL WAY, SUITE 100 JACKSONVILLE, FL 32256
PH. (904) 470-2200 FAX (904) 470-2112

Project Location - SJ00302
**St. Augustine Historic Resource
Mitigation & Survey Update**

St. Johns County, Florida

Project No.	HK207093
Date	Jan 2021
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	1





CITY OF ST AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD
APPLICATION



☒ CERTIFICATE OF DEMOLITION
☐ CERTIFICATE OF RELOCATION

Application Fee: \$300.00 full / \$150.00 partial (plus advertising costs) BDAC Project No. HP2024-0014

Receipt No. 2822557 Meeting Date March 21, 2024

Advertising Costs \$ _____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT MILLARD BUILDERS INC ALEC MILLARD

Business (if applicable) _____

Address 186 M L KING AVE

City ST AUG State FL Zip 32084

Daytime telephone 904/806-1639 E-mail address MILLARDBUILDERS@GMAIL.COM

***Correspondence related to this application will be based on the above information

2. NAME OF PROPERTY OWNER JOSIE AMATO

Business (if applicable) _____

Address 76 DUBO ST

City ST AUG State FL Zip 32084

Daytime telephone (required) 201/446-9455 E-mail address _____

3. PROJECT STREET ADDRESS 181 BLANCO ST

4. LEGAL DESCRIPTION OF PROPERTY
Lot 15 Block 10 Subdivision BUENA ESPERANZA Parcel Number 212670000

5. DATE OF CONSTRUCTION 1917 Source: COSA

6. HISTORIC STATUS (check all that apply)

- ☐ Designated Local Landmark
☐ Property individually listed on the National Register of Historic Places
☒ Contributing building in National Register Historic District
☐ Listed on Florida Master Site File
☒ 50 years of age or older

7. PROPOSED PROJECT WORK (check one)

- ☒ PARTIAL DEMOLITION - Permanent removal of any significant architectural features including porches, dormers, chimneys, walls, additions, etc.
☐ FULL DEMOLITION - The complete razing of a building resulting in its permanent removal.
☐ RELOCATION - The moving of all or part of a building from one property and placing it on a different property. Also the shifting or reorientation of all or part of a building on the same property.

8. PROPOSED REPLACEMENT BUILDING/FEATURE: WINDOWS, SIDING

9. FOR PARTIAL DEMOLITION PROJECTS ONLY

A. Indicate architectural features to be permanently removed (check all that apply):

	HISTORIC	NOT HISTORIC	NOT SURE	
☐	☐	☐	☐	Building addition
☐	☐	☐	☐	Outbuilding/Accessory building
☐	☐	☐	☐	Roof structures (dormers, chimneys, etc.) Specify: _____
☒	☒	☐	☐	Porch/Deck/Balcony Specify: <u>REAR PORCH NOT HISTORIC</u>
☐	☐	☐	☐	Exterior walls <u>FRONT HISTORIC PORCH POSTS + DECK</u>
☒	☐	☐	☐	Exterior finishes (stucco, masonry, siding) Specify: <u>SIDING</u>
☒	☒	☐	☐	Fenestration (arrangement of windows and doors) <u>SOME HISTORIC ?</u> <u>SOME NOT HISTORIC</u>

B. Required submittals:

- ☒ Photographs and/or drawings of elevations and architectural features to be removed.
- ☒ Drawings of proposed improvements and replacement features as applicable.

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

- ☐ Photographs of existing conditions including façades of the building and interior features if applicable.
- ☐ Drawings of proposed replacement buildings and or features if applicable.

B. Required submittals for buildings designated as Local Landmarks, individually listed on the National Register of Historic Places, or a contributing building in a National Register Historic District:

- ☐ *Condition assessment report* - A report from an architect or structural engineer licensed in the State of Florida with demonstrated experience in historic restoration/rehabilitation as to the structural soundness of the building and its adaptability for continued use.
- ☐ *Proof of unreasonable or undue economic hardship* - the property owner may submit to the board any or all of the following information:
 - ☐ An estimate of the cost of the proposed construction, alteration, demolition, or removal.
 - ☐ The estimated market value of the property in its current condition and after completion of the proposed construction, alteration, demolition, or removal.
 - ☐ An estimate from an architect, developer, licensed contractor, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property.
 - ☐ The annual gross income from the property for the previous two (2) years; itemized operating and maintenance expenses for the previous two (2) years; and depreciation deduction and annual cash flow before and after debt service, if any.
 - ☐ The remaining balance on any mortgage or other financing secured by the property and annual debt service, if any, for the previous two (2) years.
 - ☐ All appraisals obtained within the previous two (2) years by the owner or applicant in connection with the purchase, financing, or ownership of the property.
 - ☐ Any listing of the property for sale or rent, price asked, and offers received, if any, within the previous two (2) years.
 - ☐ The assessed value of the property according to the two (2) most recent assessments;
 - ☐ The real estate taxes for the previous two (2) years.
 - ☐ The form of ownership or operation of the property, whether an individual, sole proprietorship, for profit or not-for-profit corporation, limited partnership, or joint venture.
 - ☐ Any other information deemed appropriate by the applicant as to how the property does not yield or may not yield a reasonable return to the property owner.

11. FOR RELOCATION PROJECTS ONLY

- A. Address or location where building is to be moved: _____
- B. Estimated costs:
- o Purchase price _____
 - o Moving fee (prepared by a licensed and insured building mover) _____
 - o Building rehabilitation _____
- C. Required submittals:
- ☐ Photographs of existing conditions including façade of the building.
 - ☐ If the new location is within the city limits, provide a site plan and drawings of any new improvements. (If the building is to be located in a Historic Preservation zoning district, a Certificate of Appropriateness will also be required.)

12. AGREEMENT – Unless the property owner is a governmental agency; licensed business or company; incorporated organization; or an administered estate, all owners of record must sign the application. If the applicant is different than the property owner, the application must be signed by both parties.

In filling out this application, I understand that it becomes part of the Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge.

I further understand that if the Certificate of Demolition or Certificate of Relocation is approved that a demolition inspection, archeological review, and building permit from the city are required prior to starting project work and that the costs of newspaper notices and surrounding notices to property owners will be assessed by the City and must be paid prior to the issuance of a development permit.

Once a hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. Subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling any hearing will also be assessed to the applicant.

PRINT APPLICANT'S NAME ALEC MILLARD MILLARD BUILDERS INC DATE 2/16/24

SIGNATURE OF APPLICANT [Signature]

PRINT 1st OWNER'S NAME JOSIE AMATO DATE 2/16/24

SIGNATURE OF 1st PROPERTY OWNER [Signature]

PRINT 2nd OWNER'S NAME _____ DATE _____

SIGNATURE OF 2nd PROPERTY OWNER _____

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.

HARB APPLICATION FEE SCHEDULE

Historic Architectural Review Board fees are set by Resolution 2021-38 as follows:

Description of Work	Fee Amount
Certificate/Opinion of Appropriateness: Alteration to single-family home, site work, and site feature (does not increase area of structures)	\$50.00 + ads
Certificate/Opinion of Appropriateness: Construction of a new single-family home, major alterations, ad valorem tax exemption	\$150.00 + ads
Certificate/Opinion of Appropriateness: Alterations to non-single-family buildings, site-work, or features (does not increase area of structures)	\$100.00 + ads
Certificate/Opinion of Appropriateness: New construction of non-single-family structures / Appeal of staff determination to HARB	\$200.00 + ads
Certificate of Demolition: Partial	\$150 + ads & notices
Certificate of Demolition: Full	\$300 + ads & notices

"Note: The cost of newspaper advertisement and all notices to surrounding property owners will be assessed by the city, paid by the city and reimbursed by the applicant. All advertising costs must be paid prior to issuance of a development permit.

The applicant shall reimburse the City the mailing cost for all notices and for any subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling of any hearing."

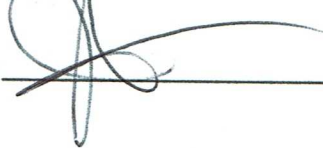
Payment is not currently accepted via the Application Portal. Application fees and any subsequent costs related to your application can be paid by:

- Calling 904-209-4325 with a credit/debit card number (2% fee applies)
- Mailing a check made out to the City of St. Augustine to ATTN: Planning and Building Department, P.O. Box 210, St. Augustine, FL 32085 (include property address and application type in check memo or on a cover page)
- Visting In-person at 75 King Street, Elevator Lobby "B," 4th floor with cash, check, or card (2% fee is applied to all card transactions)

By signing below, you acknowledge responsibility for both the initial application fee and any subsequent costs associated with legal advertising and/or noticing and understand that permits associated with my application may not be issued until such fees are paid.

Project Address: 181 BLANCO ST

Applicant's Name: ALEC MILLARD Applicant's Signature: 
MILLARD BUILDERS INC

Owner's Name: TOSIE AMATO Owner's Signature: 

HARB APPLICATION AGREEMENT

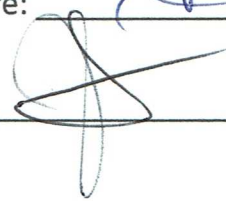
In filling out this application:

- I understand that it becomes part of the Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge.
- I further understand that if this application is for an *Opinion of Appropriateness*, I must still obtain a *Certificate of Appropriateness* before applicable permits can be issued for project work to begin. If this application is for a *Certificate of Appropriateness, Demolition, or Partial Demolition*, and it is approved, I am required to obtain other development approvals, archaeological review, and a building permit as necessary prior to starting project work.
- Once a hearing date has been set and a legal notice has been published or posted, I, or an authorized representative, must be prepared to present the request at the scheduled hearing date. The cost of subsequent hearings requiring re-noticing due to continuance will be assessed to the applicant.
- I have been made aware that applications must be sufficiently complete at the time of submittal or may be delayed to a future meeting. Relevant information necessary for application review shall include but not be limited to the items referenced in the "Plan Requirements" section of the Architectural Guidelines for Historic Preservation (AGHP) depending on the scope and scale of the project. The minimum application requirements are marked as required submittal documents in this online application. Contact Planning Staff if the project is unique and needs to be addressed in a different manner. Minor details may be submitted in the portal up to 10 days before the meeting and HARB will determine if additional materials may be presented at the meeting.

All applicants/owners of record must sign the application agreement. If the property applicant/owner is a governmental agency; licensed business or company; incorporated organization; or an administered estate, an authorized agent may sign. If the applicant is different than the property owner, the application must be signed by both parties. An Authorization Form signed by the property owner(s) and notarized, must be submitted only in the absence of the property owner's signature or where an authorized agent signs in lieu of the property owner.

Project Address: 181 BLANCO ST

Applicant's Name: MILLARD BUILDERS Applicant's Signature: 

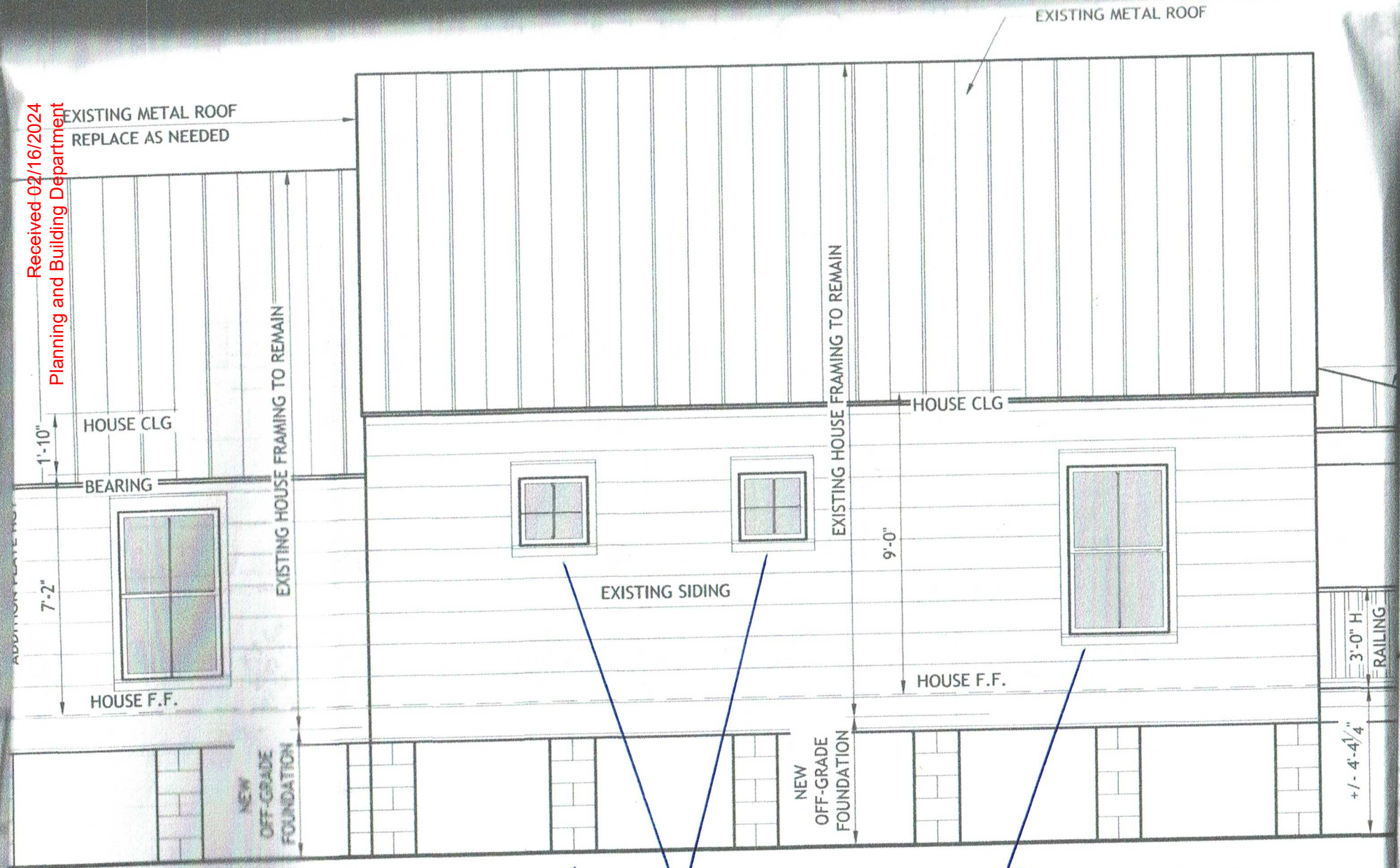
Owner's Name: JOSIE ANATO Owner's Signature: 

Owner's Name: _____ Owner's Signature: _____

Owner's Name: _____ Owner's Signature: _____

(Can add additional signature page if needed)

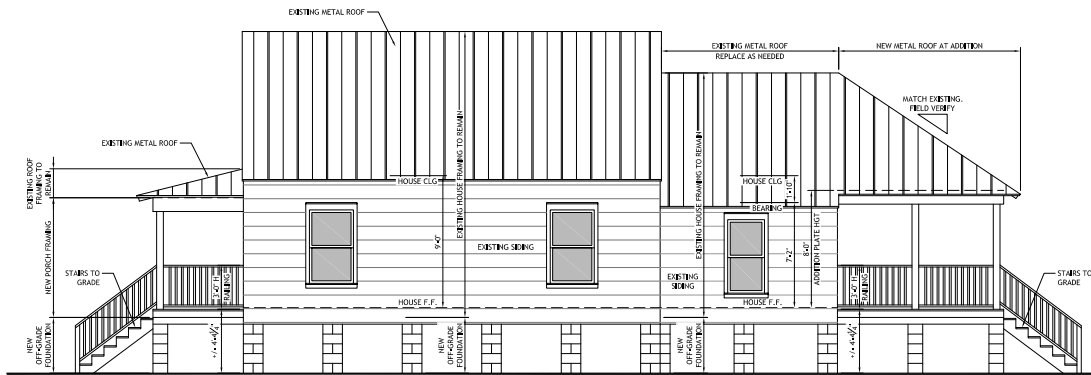
Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.



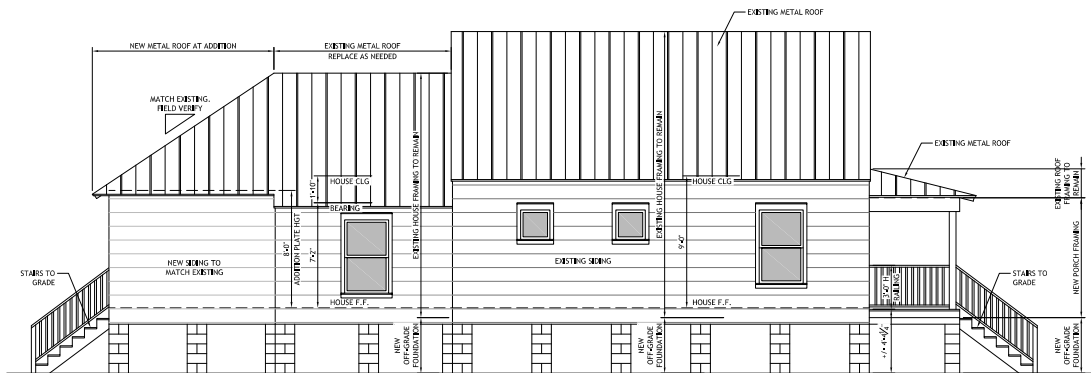
ADD 2 - 3/2 SH
2020 WINDOWS

REPLACE NON HISTORIC
DOOR WITH 2/2 SH
3050 WINDOW

181 BLANCO NORTH ELEVATION



2-1 SOUTH SIDE ELEVATION
SCALE: 1/8" = 1'-0"



2-3 NORTH SIDE ELEVATION
SCALE: 1/8" = 1'-0"



2-2 FRONT ELEVATION (WEST)
SCALE: 1/8" = 1'-0"



2-4 REAR ELEVATION (EAST)
SCALE: 1/8" = 1'-0"

REVISION: 2017.12.07
If this document is digitally signed, printed copies are not considered signed and sealed and the seal authorization code must be verified on any electronic copies.

Title:
**FOUNDATION PLAN FOR A
RESIDENCE TO BE ELEVATED**
181 BLANCO STREET
ST AUGUSTINE, FL 32084
Prepared for: **MILLARD BUILDERS, INC.**

VOELKEL
ENGINEERING
103 Bay Bridge Dr. Gulf Breeze, FL 32561
Office: (850) 284-0333
www.voelkelengineering.com
FL CA: 35393

Revision	Date



J. Christian Voelkel
FLPE 82226
Designed By: JCV / FRS
Checked By: JCV
Project #: 000-231110
Scale: As Noted
Sheet: 2 of 7

Meredith H. Randolph

From: Alec Millard <millardbldrs@gmail.com>
Sent: Sunday, February 25, 2024 5:53 PM
To: Harb
Subject: 181 Blanco St info requested
Attachments: Scan02252024173548.pdf

Categories: HARB

Caution: This email originated from outside of the organization. Do not click links, open attachments or respond unless you recognize the sender and know the content is safe. When in doubt, contact IT.

Please see enclosed info on Hardie trim.

We intend on using 5/4x4" trim for corners, door and window trim.

This trim looks just like the original trim boards, but will not rot or get eaten by termites

We have already submitted all elevations with our permit application, but the North elevation is the only one with proposed size or location changes.

If it is necessary to remove all existing siding and install plywood sheathing, this will not impact corner boards or trim as these normally would be installed over top of the sheathing.

Concerning the window quote from Builders 1st Source, you did read it correctly. It was sent to show our intent was always to install 2/2 sash windows to reflect the existing windows.

We intend to use 2/2 single hung impact sash windows with exterior applied munton as shown in the detail already submitted.

Please let me know if you have any questions.

Alec Millard
Millard Builders Inc
St Augustine Fl
904/806-1639

Single Hung Window



Flexible Design

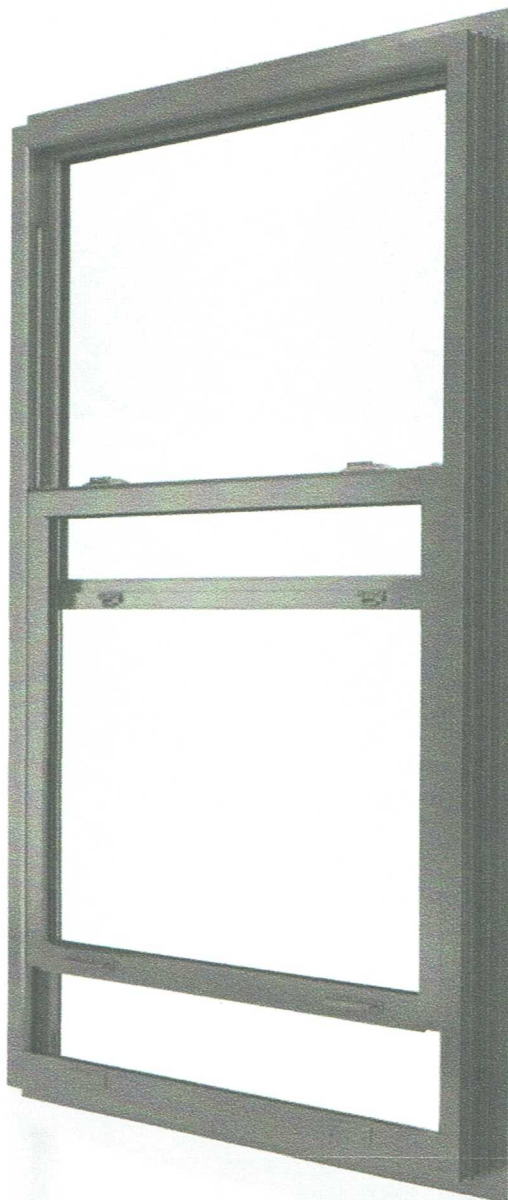
Custom design configurations with exceptional strength



Easy Opening

Heavy-duty, pre-tensioned balance system

w/
2 1/2



Configurations



Equal



Proview



Cottage

Easy Opening & Closing

- ComfortLift handles
- Various balancing systems for large, small, and heavy sashes ensures effort less operation
- Constant Force or spiral balance system

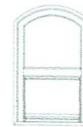
Exceptional Strength

- Welded sash corners create a strong seal
- SecureConnect corner keys ensure optimal performance on any sized window
- Aluminum interlock enhances strength on larger sizes/design pressures

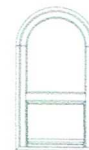
Hardware Options

- Vent latch allows fresh air in without opening window completely
- Window Opening Control Device that delivers a deeper level of safety and security (Certified to ASTM F2090*)

Sash Options



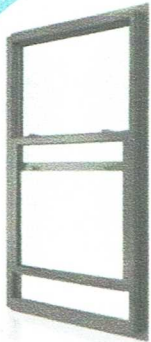
Single hung radius top with equal sash



Single hung arch top with proview/oriel sash

*Window opening control devices are designed to meet the ASTM International (formerly known as ASTM - American Society of Testing and Materials) Standard Specification for Window Fall Prevention Devices with Emergency Escape (Egress) Release Mechanisms.

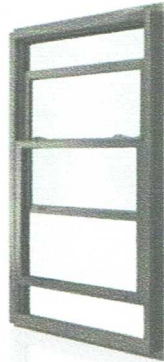
PGT® WINGUARD® VINYL WINDOWS



Single Hung Window

Raised from the bottom with a fixed top half, our single hung window offers ventilation and effortless protection in a traditional style that can be used throughout the home.

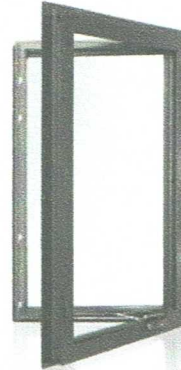
Page 24



Double Hung Window

Removable top and bottom sashes maximize ventilation in your home and make exterior cleaning easier than ever. An ideal match for lanais, patios, and sunrooms.

Page 25

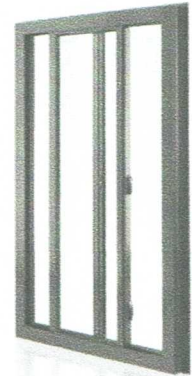


Casement Window

Fixed Lite Casement Picture Window

The foldaway handles of these windows prevent interference with your curtains. Pair them beautifully with matching Awning and Fixed Lite Picture windows.

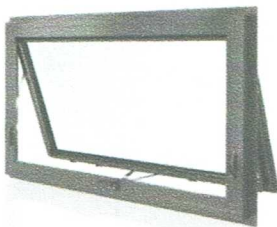
Pages 26-27



Horizontal Roller Window

Blending modern style and top-notch protection, this easily operated window is perfect for kitchens, bathrooms, and more.

Page 28



Awning Window

Designed for use in high spaces, this beautiful-yet-functional window is designed to block rain from entering, while providing outstanding ventilation and light.

Page 29



Fixed Lite Picture Window

A non-operable window that enhances the look of living rooms, kitchens, and master bedrooms with maximum, unobstructed sightlines.

Pages 30-31



Fixed Lite Architectural Window

Our wide selection of unique shapes and styles will help allow natural light, improve security, and enhance your home's beauty and aesthetics.

Pages 32-33

GLASS OPTIONS

With over 7,200 glazing options possible, you can create the right look for any window shape, size, or style. WinGuard® Vinyl products offer superior energy efficiency and many options to achieve ENERGY STAR® ratings with customized glass options like gas fills, tints, and coatings.

Argon Gas

(Laminated insulating glass only)

Windows can be filled with colorless and odorless argon gas to help insulate a room and minimize the transfer of heat through the window.

Low-E (Emissivity) Glass

High performance coated glass that reflects and filters heat to keep your home comfortable.

Impact Laminated Glass

Laminated glass for effortless impact resistance.

Impact Laminated Insulating Glass

Highly customizable option that delivers increased energy efficiency and sound dampening.

Privacy Glass

White Interlayer, Obscure glass, Obscure with White Interlayer, or Textured glass options.

GRID TYPES



Traditional Simulated Divided Lite Grid

7/8" wide raised ogee applied to exterior and interior with 9/16" wide bronze shadow bar.



Flat Grid

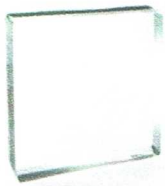
9/16" wide or 13/16" wide grid between the glass.



Contour Grid

1" wide grid between the glass.

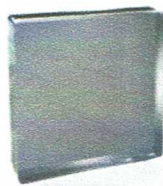
GLASS TINTS



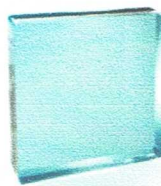
Clear



Bronze



Gray



Green



Azure Blue

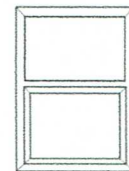


Solarcool® Bronze

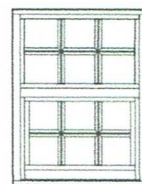


Graylite® II

GRID STYLES

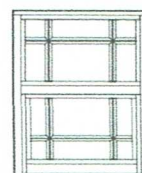


None



Colonial

(Many options available)



Brittany / Prairie



Turtle Glass

Tinted to reduce light and protect the natural habitat of marine turtles. Ask your dealer to learn more.



Custom Windows and Doors

www.pgtwindows.com

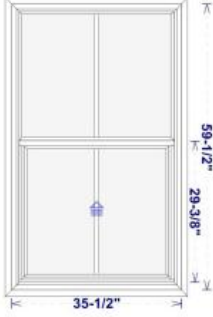
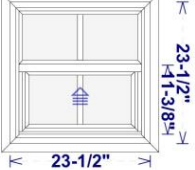
NFRC Report

Quote # 7845876

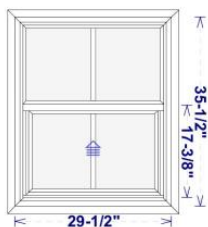
PO Number:

Job Name: Millard Builders - impact

Job Address:

Line #	Item Description	Quantity	Location
0001 (1.00)	SH5500 VINYL SINGLE HUNG 5500 35.5X59.5X.,,3050,STD,1-3/8" NAIL FIN,W,EQUAL,7/8 LIG,CL,ES,7/8" TDL,1V0H/1V0H,DBL,SWEEP,1816K- BOXED,CMFRT LFT HNDL	Ordered: 6.00	
 Certification Type: MIAMI Frame Type: 1.375FIN Window Style: STD Size Code: 3050.0000 Actual Size: 35 1/2 X 59 1/2 Wood Frame Opening: 35 3/4 X 59 3/4 Frame Color: W - White Glass Family: LI - Laminated Insulating Glass Makeup: LIA207AA5 Does unit need to meet Turtle Code: NO Low E: ENERGY SHIELD Privacy Glass: NONE - NONE Grid Style: U.COL.LITES Summary Top: 2A1D LITES (1V0H BARS) Reinf. Upgrade: NONE - None Screen Frame Type: ROLLFORM WOCD: N Upgrade Hardware Finish: N Lift Rail: N Boxing Options: BS - Box Screen Vent Ht: 29.3930 CAR#: 23-0707.12 NegativeDesignPressure: 50.0000 EnergyStar: NONE UF: 0.3300 VT: 0.4800 CPD: PGT-K-208-02459-00049			NOA Selection: 23-0707.12 Vent Configuration: EQUAL Size Selection: NOMINAL Size Ref: ACTUAL Rough Masonry: 37 1/4 X 60 1/2 Egress Opening: 31 1/4 X 25 1/8 (5.4459 SQFT) Balance Type: CONSTANT Interlayer Type: PVB090 Glass: 7/8" LIG (1/8 AN - 7/16 AIR -5/16 AN/AN Glass Color: CL - CLEAR Argon Gas: NONE Grid Type: SDLT0875 - 7/8" Traditional SDL Grid Location: UNIT Summary Bottom: 2A1D LITES (1V0H BARS) Screen Type: 1816K - 1816 Charcoal Vent Latch: N Lock Type: SWEEP - Sweep Latch Comfort Lift: Y Lock Quantity: 2.0000 Decralite: N Prep for Mull: N PositiveDesignPressure: 50.0000 PANumber: FL239 CondensationResistance: 55.0000 SolarHeatGainCoeff: 0.2800 VTCOG: 0.7100
0002 (2.00)	SH5500 VINYL SINGLE HUNG 5500 23.5X23.5X.,STD,1-3/8" NAIL FIN,W,EQUAL,7/8 TLIG,CL,ES,7/8" TDL,1V0H/1V0H,SGL,SWEEP,1816K-BOXED,CMFRT LFT HNDL	Ordered: 2.00	
 Certification Type: MIAMI Frame Type: 1.375FIN Window Style: STD Size Ref: ACTUAL Height: 23 1/2 Rough Masonry: 25 1/4 X 24 1/2 Egress Opening: 19 1/4 X 7 1/8 (0.9484 SQFT) Balance Type: CONSTANT Tempered Location: UNIT Glass Makeup: LIT207AA5 Does unit need to meet Turtle Code: NO Low E: ENERGY SHIELD Privacy Glass: NONE - NONE Grid Style: STD Summary Top: 2A1D LITES (1V0H BARS) Reinf. Upgrade: NONE - None Screen Frame Type: ROLLFORM WOCD: N Upgrade Hardware Finish: N Lift Rail: N Boxing Options: BS - Box Screen Vent Ht: 11.3929 CAR#: 23-0707.12 NegativeDesignPressure: 50.0000 EnergyStar: NONE UF: 0.3300 VT: 0.4800 CPD: PGT-K-208-02459-00049			NOA Selection: 23-0707.12 Vent Configuration: EQUAL Size Selection: CUSTOM Width: 23 1/2 Actual Size: 23 1/2 X 23 1/2 Wood Frame Opening: 23 3/4 X 23 3/4 Frame Color: W - White Glass Family: LI - Laminated Insulating Interlayer Type: PVB090 Glass: 7/8" LIG (1/8 -TMP - 7/16 AIR-5/16 AN/AN Glass Color: CL - CLEAR Argon Gas: NONE Grid Type: SDLT0875 - 7/8" Traditional SDL Grid Location: UNIT Summary Bottom: 2A1D LITES (1V0H BARS) Screen Type: 1816K - 1816 Charcoal Vent Latch: N Lock Type: SWEEP - Sweep Latch Comfort Lift: Y Lock Quantity: 1.0000 Decralite: N Prep for Mull: N PositiveDesignPressure: 50.0000 PANumber: FL239 CondensationResistance: 55.0000 SolarHeatGainCoeff: 0.2800 VTCOG: 0.7100

Received 02/26/2024

0003 (3.00)	SH5500 VINYL SINGLE HUNG 5500 29.5X35.5X.,2630,STD,1-3/8" NAIL FIN,W,EQUAL,7/8 LIG,CL,ES,7/8" TDL,1V0H/1V0H,DBL,SWEEP,1816K- BOXED,CMFRT LFT HNDL	Ordered: 1.00	Planning and Building Department
	Certification Type: MIAMI Frame Type: 1.375FIN Window Style: STD Size Code: 2630.0000 Actual Size: 29 1/2 X 35 1/2 Wood Frame Opening: 29 3/4 X 35 3/4 Frame Color: W - White Glass Family: LI - Laminated Insulating Glass Makeup: LIA207AA5 Does unit need to meet Turtle Code: NO Low E: ENERGY SHIELD Privacy Glass: NONE - NONE Grid Style: U.COL.LITES Summary Top: 2A1D LITES (1V0H BARS) Reinf. Upgrade: NONE - None Screen Frame Type: ROLLFORM WOCD: N Upgrade Hardware Finish: N Lift Rail: N Boxing Options: BS - Box Screen Vent Ht: 17.3929 CAR#: 23-0707.12 NegativeDesignPressure: 50.0000 EnergyStar: NONE UF: 0.3300 VT: 0.4800 CPD: PGT-K-208-02459-00049	NOA Selection: 23-0707.12 Vent Configuration: EQUAL Size Selection: NOMINAL Size Ref: ACTUAL Rough Masonry: 31 1/4 X 36 1/2 Egress Opening: 25 1/4 X 13 1/8 (2.2961 SQFT) Balance Type: CONSTANT Interlayer Type: PVB090 Glass: 7/8" LIG (1/8 AN - 7/16 AIR -5/16 AN/AN Glass Color: CL - CLEAR Argon Gas: NONE Grid Type: SDLT0875 - 7/8" Traditional SDL Grid Location: UNIT Summary Bottom: 2A1D LITES (1V0H BARS) Screen Type: 1816K - 1816 Charcoal Vent Latch: N Lock Type: SWEEP - Sweep Latch Comfort Lift: Y Lock Quantity: 2.0000 Decralite: N Prep for Mull: N PositiveDesignPressure: 50.0000 PANumber: FL239 CondensationResistance: 55.0000 SolarHeatGainCoeff: 0.2800 VTCOG: 0.7100	

PO Number:

Print Date 2/26/2024

Page 1 of 1

Hardie® Plank Lap Siding

Submittal Form

01

Submitted to:

Project Name:

Submitted by:

Date:

☐ **HZ5® Product Zone** ☐ **HZ10® Product Zone**

Product Width: ☐ 5-1/4in ☐ 6-1/4in ☐ 7-1/4in ☐ 8in ☐ 8-1/4in ☐ 9-1/4in ☐ 12in

Product Finish: ☐ **Primed** ☐ **ColorPlus® Technology**

Product Texture: ☐ **Smooth** ☐ **Select Cedarmill®** ☐ **Colonial Roughsawn®**
☐ **Colonial Smooth®** ☐ **Rustic Cedar**

Hardie® Plank Lap Siding

Specification Sheet

01

DIVISION: 07 00 00 THERMAL AND MOISTURE PROTECTION

SECTION: 07 46 46 FIBER CEMENT SIDING

HARDIE® PLANK LAP SIDING

Manufacturer

James Hardie Building Products, Inc.

The products are manufactured at the following locations, with quality control inspections by ICC-ES:

- Cleburne, Texas
- Plant City, Florida
- Reno, Nevada
- Waxahachie, Texas
- Prattville, Alabama
- Peru, Illinois
- Pulaski, Virginia
- Tacoma, Washington
- Fontana, California
- Summerville, South Carolina

Compliance with the following codes

- 2006 thru 2021 International Building Code (IBC)
- 2006 thru 2021 International Residential Code (IRC)

For more information about other compliances and applicable uses, refer to ICC-ES ESR-2290

Features

- Noncombustible
- Dimensionally Stable
- Resists damage from pests
- Weather Resistant-Engineered for Climate®
- Impact resistant
- Sustainable

Use

Hardie® fiber-cement lap siding is used as exterior wall covering. The product complies with IBC Section 1403.9 and IRC Section R703.10. The product may be used on exterior walls of buildings of Type I, II, III and IV construction (IBC)

Description

Hardie® Plank lap siding is a single-faced, cellulose fiber-reinforced cement (fiber-cement) product. Hardie® Plank lap siding complies with ASTM C1186, as Grade II, Type A; has a flame-spread index of 0 and a smoke-developed index of 5 when tested in accordance with ASTM E84; and is classified as noncombustible when tested in accordance with ASTM E136.

Available Sizes

Product	Width (in)	Length	Thickness (in)
Hardie® Plank lap siding*	5-1/4, 6-1/4, 7-1/4, 8, 8-1/4, 9-1/4, 12	12 feet	5/16

* HZ5: 9-1/4, 12 only available primed HZ10: 5-1/4, 9-1/4, 12 only available primed.

Weight 2.31 lbs. per square foot

Texture & Finish

Hardie® Plank lap siding comes in a variety of textures and finishes. The product is available in smooth or wood grain texture. Additional textures are available on a regional basis. Finish options are primed for field paint, or factory finished with ColorPlus® Technology. Color availability varies by region.

Engineered for Climate®

Hardie® Plank lap siding is engineered for performance to specific weather conditions by climate zones as identified by the following map.



Application pg 14

Performance Properties

	General Property	Test Method	Unit or Characteristic	Requirement	Result
PHYSICAL ATTRIBUTES	Dimensional Tolerances	ASTM C1185	Length	± 0.5% or ± 1/4 in	Pass
			Width	± 0.5% or ± 1/4 in	
			Thickness	± 0.04 in	
			Squareness	Δ in diagonals ≤ 1/32 in/ft of sheet length. Opposite sheet sides shall not vary in length by more than 1/32 in/ft	
			Edge Straightness	≤ 1/32 in/ft of length	
	Density, lb/ft³	ASTM C1185		As reported	83
	Water Absorption, % by mass	ASTM C1185		As reported	36
Water Tightness	ASTM C1185	Physical Observations	No drop formation	Pass	
Flexural Strength	ASTM C1185	Wet conditioned, psi	>1015 psi	Pass	
		Equilibrium conditioned, psi	>1450 psi		
THERMAL	Thermal Conductivity	ASTM C177	(BTU/(hr·ft²·F))/inch	As reported	2.07
	Actual Thermal Conductivity		(K _{eff})		6.62
	Thermal Resistance		R=1/ K _{eff}		0.48
	Actual Thermal Resistance		(R)		0.15
DURABILITY	Warm Water Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
	Heat/Rain Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
	Freeze/Thaw Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
			Mass Loss, %	≤ 3.0%	
		Freeze/Thaw, % strength retention	≥ 80%		
	UV Accelerated Weathering Test	ASTM G23	Physical Observations	No cracking, checking, or crazing	Pass
FIRE CHARACTERISTICS	Surface Burning Characteristics	ASTM E84	Flame Spread Index (FSI)		0
			Smoke Developed Index (SDI)		≤ 5
			Fuel Contributed		0
			NFPA Class		A
	Uniform Building Code Class	As reported	1		
	International Building Code® class		A		
	Noncombustibility	ASTM E136	Noncombustible	Pass/fail	Pass
Fire Resistance Rated Construction	ASTM E119	Fire Resistance Rating	1-hour	Note 1	

Note 1: listed on Warnock Hersey and ESR 2290

Installation

Install Hardie® Plank lap siding in accordance with:

- Hardie® Plank lap siding installation instructions
- ICC-ES ESR 2290
- Requirements of authorities having jurisdiction

Warranty

Hardie® Plank lap siding: 30-year, Non-Prorated, Limited Warranty
ColorPlus® Technology: 15-year Limited Finish Warranty

Sustainable Design Contribution

- Regionally sourced content- varies by project location
- Avoidance of certain chemicals or Red List Compliance

Detailed product information for LEED projects, or other state or regional sustainability programs is available through James Hardie Technical Services.

Storage and Handling

Store flat and keep dry and covered prior to installation.

Technical Services

Contact James Hardie Technical Services online at JamesHardie.com, or by phone at (800)426-4051

IMPORTANT: Failure to install and finish this product in accordance with applicable building codes and James Hardie written application instructions may affect system performance, violate local building codes, void the product-only warranty and lead to personal injury. **DESIGN ADVICE:** Any information or assistance provided by James Hardie in relation to specific projects must be approved by the relevant specialists engaged for the project eg. builder, architect or engineer. James Hardie will not be responsible in connection with any such information or assistance.

HardieTrim®

HardieTrim® Boards Products Description

HARDIETRIM® 5/4 BOARDS

HardieTrim 5/4 boards is a decorative non-load bearing trim product. HardieTrim 5/4 boards is 1 in. thick and comes in 10 ft. and 12 ft. lengths, based on product availability. In addition to frieze, fascia, rake, window, door, and corner details, HardieTrim 5/4 boards may be used to construct light blocks, column wraps and decorative scroll work. Available in commonly-used nominal widths from 4 in. to 12 in., HardieTrim 5/4 boards comes finished with either with the PrimePlus® factory primer and sealer or with ColorPlus® Technology. The ColorPlus coating is a factory-applied, oven-baked finish available on a variety of James Hardie® siding and trim products. See your local dealer for details and availability of products, colors and accessories.

HARDIETRIM® 4/4 BOARDS

HardieTrim 4/4 boards is a decorative non-load bearing trim product. HardieTrim 4/4 boards is ¾ in. thick and comes in 10 ft. and 12 ft. lengths. HardieTrim 4/4 boards may be used for frieze, fascia, rake, window, door, and corner details where the look of a ¾ in. product is desired. HardieTrim 4/4 boards is available in commonly-used nominal widths from 4 in. to 12 in. See your local dealer for details and availability of products and accessories.

HARDIETRIM® BATTENS

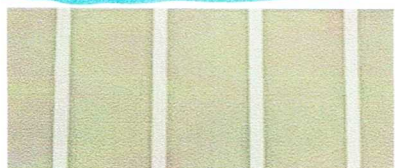
HardieTrim Battens are a decorative, non-load bearing trim product. HardieTrim Battens are ¾ in thick, 2½ in. wide, and come in 12 ft. lengths. See your local dealer for details and availability of product colors and accessories.



Smooth
HardieTrim 5/4, 4/4 Boards



Rustic
HardieTrim 5/4, 4/4 Boards



Left: HardieTrim Batten board – Smooth with HardiePanel® Vertical Siding for Board & Batten look.

Below: A Complete James Hardie Exterior – Close-up on trim products.



HardieTrim Batten board - Rustic and smooth



ColorPlus TIP: HardieTrim 4/4, 5/4 boards with ColorPlus Technology is shipped with a protective laminate slip sheet. James Hardie recommends keeping the protective sheet in place during cutting and fastening to reduce damage to the boards. Remove the protective sheet only after installing the boards and filling the nail holes with a colored touch-up pen.



WARNING

DO NOT caulk nail heads when using ColorPlus products.
Refer to the ColorPlus touch-up section

Property Address: 181 BLANCO ST
 Applicant Name: ALEC MILLARD, MILLARD BUILDERS

Received 02/16/2024
 Planning and Building Department
 Assessment Date: 2/12/24
 Assessed by: ALEC MILLARD

Window Assessment - Window Condition Report

Window #	List and Describe Window Condition	Window #	List and Describe Window Condition
DH 1 3050	BOTTOM SASH ONLY, TOP SASH FRAME & TRIM COMPLETELY DESTROYED BY TERMITES, BOTTOM SASH TERMITE DAM		(HAVE GLASS) 2/2
DH 2 3050	BOTTOM AND TOP SASH DON'T MATCH, BOTTOM SASH HAS 2X4 ADDED TO MAKE IT FIT OPENING, BOTH SASHES AND JAMB TERMITE DAMAGED. 2/2		
DH 3 3050	LOWER SASH MISSING, HAS SCREEN OVER OPENING, BAD TERMITE DAMAGE SASH HAS ADDED PIECES TO SIDES TO MAKE IT FIT OPENING. 2/2		
DH 4 3050	BOTH SASHES HAVE BAD TERMITE DAMAGE, AS WELL AS THE JAMB 2/2		
DH 5 2646	WINDOW JAMB AND WALL FRAMING TOTALLY DESTROYED BOTH SASHES HAVE TERMITE DAMAGE. 2/2		
DH 6 2646	BOTH SASHES AND JAMB HAVE TERMITE DAMAGE 2/2		
DH 7 2646	WINDOW JAMB AND ALL WALL FRAMING TOTALLY DESTROYED, ONLY HAVE 2 TERMITE DAMAGED SASHES. 2/2		
DH 8 3050	2/2, BOTH SASHES AND JAMB HAVE EXTENSIVE TERMITE DAMAGE, TOP SASH GLASS HELD IN BY SCREWS		
9 3068	15 LITE FRENCH DOOR INSTALLED IN REMODELED EXISTING WINDOW OPENING OF WHICH JAMB AND FRAMING DESTROYED BY TERMITES, AS WAS MOR		
10		30	
11		31	
12		32	
13		33	
14		34	
15		35	
16		36	
17		37	
18		38	
19		39	
20		40	



#1





#1
termite damage

#2

bottom sash not same
as top, 2x4 added to
right side to make it fit.
both sashes have
termite damage

bottom sash #1



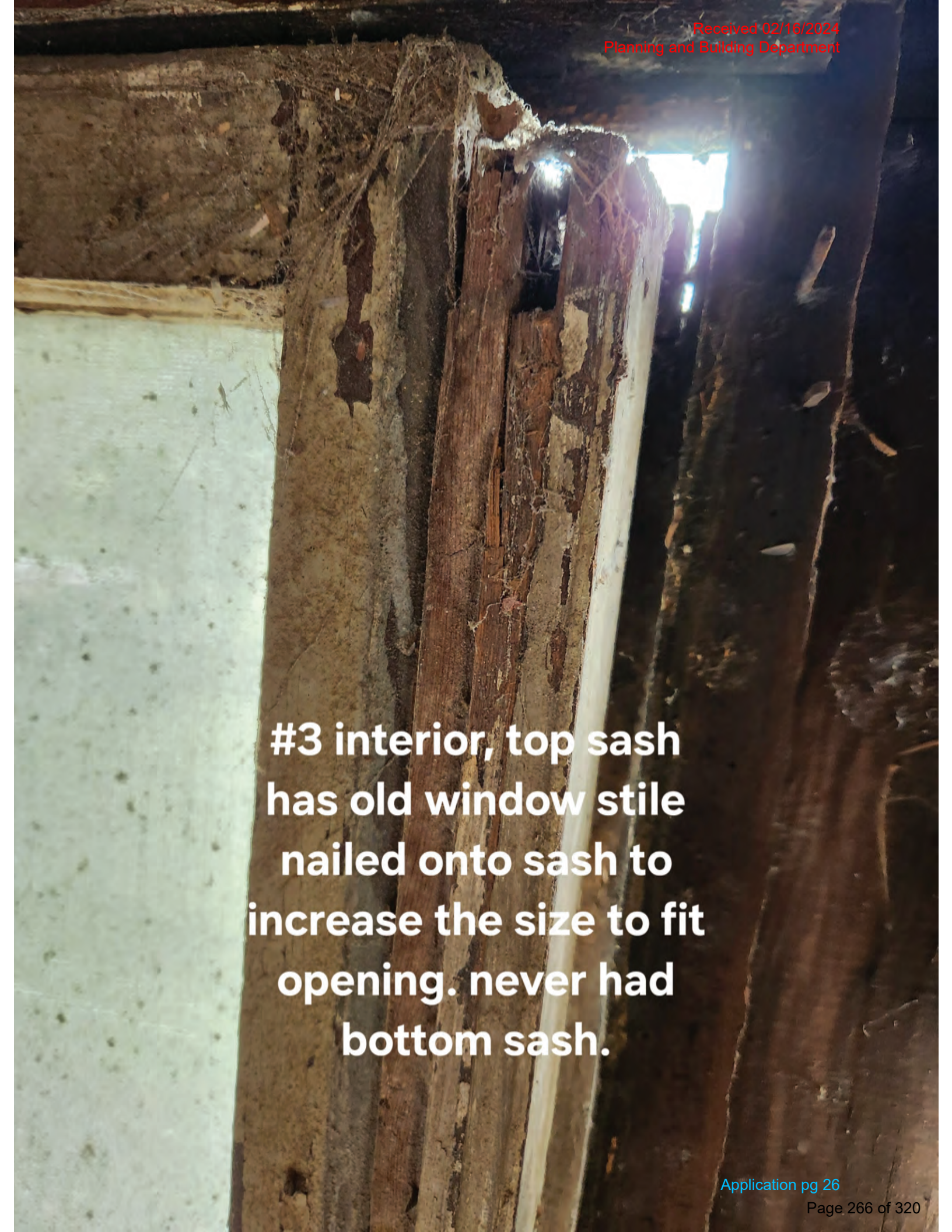
bottom sash #1



bottom sash #1



**#3 to sash and jamb
badly termite damaged**



**#3 interior, top sash
has old window stile
nailed onto sash to
increase the size to fit
opening. never had
bottom sash.**

#3

lower sash missing,
never had one



#4

#3

#4



**#4 bottom sash lock
and termite damage**

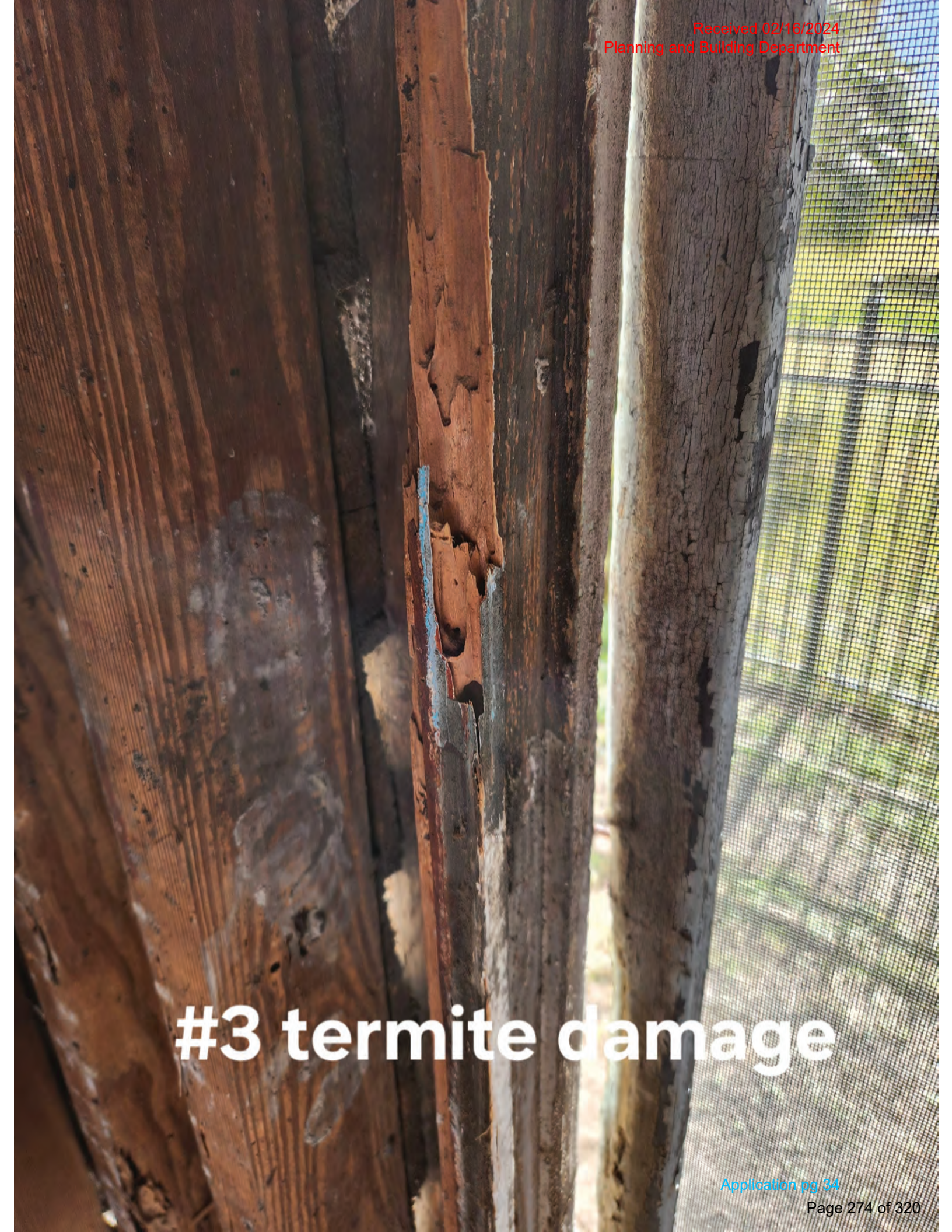




**#4 top of bottom sash
termite damage**

A close-up photograph of a wooden door jamb. The wood is dark and heavily worn, with significant peeling of a light-colored paint or varnish. A rectangular, recessed pulley is visible in the center of the frame. To the right of the pulley, a metal nail is partially visible, driven into the wood. The background is dark and out of focus, showing more of the door frame and possibly the interior of the door.

#4 jamb pulley



#3 termite damage

**#5 only termite
damaged sashes left,
no jambs**

#5 termite damaged sash



#5 termite damaged sash





**#6 termite damage on
jamb at pulley mortise**

interior #6 termite damage on mutton bar



**interior #6 bottom sash
termite damage**

A photograph of a four-pane window set in a weathered, light green-painted wooden frame. The window is divided into four rectangular panes by a horizontal and vertical muntin. The panes are dark and reflective, showing a reflection of a person in a white shirt and a hat. The wooden frame and surrounding wall are in poor condition, with significant peeling paint and exposed wood. A large white "#6" is superimposed on the top right pane.

#6

rear (east) elevation

#6



#6 termite damage on
jamb



**#6 termite damage on
jamb**



#6 termite damage on jamb

#6 termite damage on jamb

north rear #7
jamb and all wall
framing completely
destroyed by termites.
sashes only remain





**#7 termite damaged
sash**





remnants of termite destroyed wall framing



remnants of #7 termite
destroyed jamb

#8 termite damaged sash

Received 02/16/2024
Planning and Building Department





**#8 side of top sash
termite damage**



**interior #8 termite
damaged jamb**

interior #8 jamb termite damage



#8

A close-up photograph of weathered wooden sash. The wood is light-colored with visible grain and some peeling paint. Several screws are visible, some partially embedded in the wood. The background is slightly blurred, showing more of the wooden structure.

**#8 top sash glass held
in with screws**



north front wall #8



#9 termite eaten side
and top



#9 termite eaten top
rail

#9 termite eaten
bottom rail

#9 termite eaten
bottom rail

#9 french door that
was installed in
existing remodeled
window opening. Jamb.
and framing totally
termite destroyed

#8 badly damaged jamb











Prepared By:

Laura A. Irigoyen

Knight Barry Title Solutions Inc.

1760 A1A South, Ste. A

St. Augustine, FL 32080

Return To:

Laura A. Irigoyen

Knight Barry Title Solutions Inc.

1760 A1A South, Ste. A

St. Augustine, FL 32080

Order No.: 2241458

Property Appraiser's Parcel I.D. (folio) Number:

212670-0000

WARRANTY DEED

THIS WARRANTY DEED dated November 3, 2023, by Jermaine Simmons, a single man, whose post office address is 224 Grand Preserve Way, Daytona Beach, FL 32117, (the "Grantor"), to Josephine Amato, a single woman, whose post office address is 76 Duero St., St. Augustine, Florida, 32084 (the "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of One Hundred Eighty-Seven Thousand Five Hundred And No/100 Dollars (\$187,500.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of St. Johns, State of Florida, viz:

Lot 15, Block 10, Buena Esperanza Subdivision, of the City of St. Augustine, Florida, as per Official Map of said City, bearing date of January 1st, 1905.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining

TO HAVE AND TO HOLD the same in FEE SIMPLE forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: December 31, 2023.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:



Witness Signature

Laura A. Irigoyen

Printed Name of First Witness

1760 A1A S., Suite A, St. Augustine, FL
32080

Address of First Witness



Witness Signature

Mayia Gustafson

Printed Name of Second Witness

1760 A1A S., Suite A, St. Augustine, FL
32080

Address of Second Witness

STATE OF Florida
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of
☒ Physical Presence or ☐ Online Notarization
this November 3, 2023, by Jermaine Simmons, a single man.

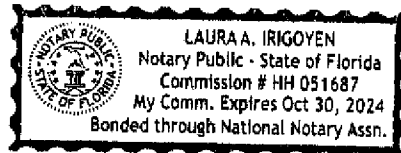


Notary Public: LAURA A. IRIGOYEN

Notary Public, State of Florida

Produced identification:

☒ driver's license / state identification card
other: _____



St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

If you are a new owner of this property, please click here to submit a Sales Questionnaire

Sales Questionnaire

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	2126700000
Location Address	181 BLANCO ST SAINT AUGUSTINE 32084-0000
Neighborhood	Buena Esperanza (624)
Tax Description*	BUENA ESPERANZA SUB CITY LOT 15 BLK 10 OR5852/583 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Buena Esperanza Subdivision
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.110
Homestead	N

[Click Here to Open Cyclomedia Viewer in a New Tab](#)



Owner Information

Owner Name	Amato Josephine 100%
Mailing Address	76 DUERO ST SAINT AUGUSTINE, FL 32084-0000

Map



	2024
Building Value	\$12,460
Extra Features Value	\$0
Total Land Value	\$186,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$198,460
Total Deferred	\$0
Assessed Value	\$198,460
Total Exemptions	\$0
Taxable Value	\$198,460

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	\$108,272	\$0	\$186,000	\$0	\$0	\$294,272	\$294,272	\$0	\$294,272
2022	\$76,419	\$0	\$177,072	\$0	\$0	\$253,491	\$253,491	\$0	\$253,491
2021	\$50,646	\$0	\$151,125	\$0	\$0	\$201,771	\$150,821	\$100,950	\$100,821
2020	\$49,314	\$0	\$120,900	\$0	\$0	\$170,214	\$148,739	\$71,475	\$98,739
2019	\$31,718	\$0	\$120,900	\$0	\$0	\$152,618	\$145,395	\$57,223	\$95,395
2018	\$31,084	\$0	\$111,600	\$0	\$0	\$142,684	\$142,684	\$50,000	\$92,684
2017	\$31,434	\$0	\$100,440	\$0	\$0	\$131,874	\$131,874	\$0	\$131,874
2016	\$41,912	\$0	\$87,188	\$0	\$0	\$129,100	\$52,390	\$104,100	\$25,000
2015	\$42,959	\$0	\$69,750	\$0	\$0	\$112,709	\$52,026	\$87,709	\$25,000
2014	\$35,483	\$0	\$55,800	\$0	\$0	\$91,283	\$51,613	\$66,283	\$25,000
2013	\$37,134	\$0	\$43,245	\$0	\$0	\$80,379	\$50,850	\$55,379	\$25,000

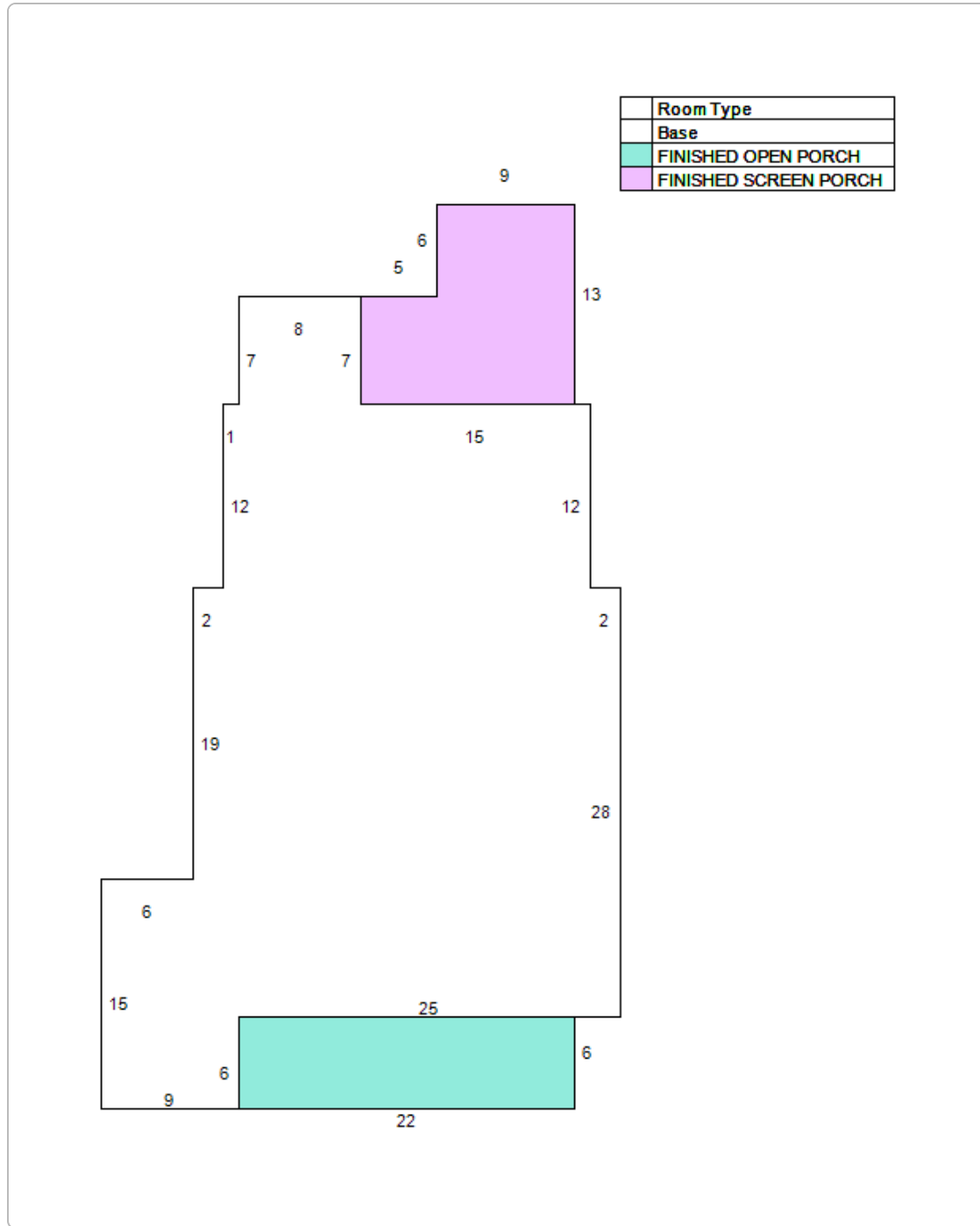
Building Information

Building	1
Building Value	\$12,460
Year Built	1910
Actual Area	1520
Conditioned Area	1236
Use	Single Family Residence
Style	01
Exterior Wall	Cement Fiber

Roof Cover	Metal
Roof Structure	Gable Hip
Interior Flooring	Pine Wood
Interior Wall	Drywall
Heating Type	None
Air Conditioning	None
Bedrooms	4
Baths	1

Description	Square Footage
BASE AREA	1236
FINISHED SCREEN PORCH	152
FINISHED OPEN PORCH	132
Total SqFt	1520

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	50	105	50	EF	\$186,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/3/2023	11/3/2023	\$187,500.00	WARRANTY DEED	5852	583	U	I	SIMMONS JERMAINE	AMATO JOSEPHINE
2/28/2022	2/28/2022	\$100.00	QUIT CLAIM DEED	5503	1071	U	I	SOUL DAVID E	SIMMONS JERMAINE
5/17/2021	5/17/2021	\$100.00	QUIT CLAIM DEED	5267	115	U	I	SIMMONS JERMAINE	SOUL DAVID E
4/12/2021	4/12/2021	\$100.00	QUIT CLAIM DEED	5235	122	U	I	SOUL DAVID EDWARD	SIMMONS JERMAINE
11/10/2020	11/10/2020	\$100.00	QUIT CLAIM DEED	5096	74	U	I	SAUL DAVID	SOUL DAVID EDWARD

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/10/2020	10/22/2020	\$0.00	DEATH CERTIFICATE	5096	73	U	I	SANKS CATHERINE (DECD)	SOUL DAVID EDWARD
11/23/2016	11/7/2016	\$0.00	QUIT CLAIM DEED	4290	1199	U	I	SANKS CATHERINE ETAL	SAUL DAVID ETAL
7/28/2016	7/27/2016	\$0.00	ORDER DET HX REAL P	4230	1091	U	I	JONES BESSIE MAE ESTATE	SANKS CATHERINE ETAL
	8/16/1990	\$0.00	AGREEMENT FOR DEED	1507	1603	U	I	MATTHEWS LOFTON	JONES BESSIE
	4/27/1979	\$0.00	SUMMARY ORDER ADMIN	411	87	U	I	RLEY REUBEN JR ESTATE	MATTHEWS LOFTON A
	4/26/1979	\$0.00	SUMMARY ORDER ADMIN	411	85	U	I	MATTHEW BEATRICE AKA RILEY BEATRICE ESTATE	MATTHEW LOTON 1/2 & RILEY REUBEN JR 1/2

No data available for the following modules: Exemption Information, Extra Feature Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

| [User Privacy Policy](#) | [GDPR Privacy Notice](#)

Last Data Upload: 2/28/2024, 1:43:48 AM

Contact Us

Developed by





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
MILLARD BUILDERS INC.

Filing Information

Document Number	P10000048246
FEI/EIN Number	36-4143554
Date Filed	06/07/2010
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	02/27/2020

Principal Address

186 M.L.KING AVE
ST. AUGUSTINE, FL 32084

Mailing Address

186 M.L.KING AVE
ST. AUGUSTINE, FL 32084

Registered Agent Name & Address

Millard, Alec J
186 M.L.KING AVE
ST. AUGUSTINE, FL 32084

Name Changed: 02/27/2020

Officer/Director Detail

Name & Address

Title P

MILLARD, ALEC J
186 M.L.KING AVE
ST. AUGUSTINE, FL 32084

Title VP

MILLARD, MARY F
186 M.L.KING AVE
ST. AUGUSTINE, FL 32084

Title SEC

MILLARD, MARY F
186 M.L.KING AVE
ST. AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2022	03/12/2022
2023	03/13/2023
2024	02/23/2024

Document Images

02/23/2024 -- ANNUAL REPORT	View image in PDF format
03/13/2023 -- ANNUAL REPORT	View image in PDF format
03/12/2022 -- ANNUAL REPORT	View image in PDF format
02/27/2021 -- ANNUAL REPORT	View image in PDF format
02/27/2020 -- REINSTATEMENT	View image in PDF format
01/13/2018 -- ANNUAL REPORT	View image in PDF format
04/09/2017 -- ANNUAL REPORT	View image in PDF format
04/10/2016 -- ANNUAL REPORT	View image in PDF format
04/26/2015 -- ANNUAL REPORT	View image in PDF format
04/21/2014 -- ANNUAL REPORT	View image in PDF format
08/30/2013 -- ANNUAL REPORT	View image in PDF format
04/11/2012 -- ANNUAL REPORT	View image in PDF format
04/05/2011 -- ANNUAL REPORT	View image in PDF format
11/02/2010 -- Amendment	View image in PDF format
06/07/2010 -- Domestic Profit	View image in PDF format

CITY OF ST AUGUSTINE

MEMORANDUM

To: Historic Architectural Review Board

Date: March 21, 2024

Re: Planning and Building Permits – Historic Preservation Districts

During the month of February 2024, the Planning and Building Department issued the following permits for projects meeting pre-approved guidelines and/or HARB approved plans.

REPAIR, MAINTENANCE AND NEW CONSTRUCTION

11 Aviles Street, Apt 3C (Replace Drywall, Cabinets, Switches, Plugs, Plumbing, Install New Trim & Doors, Refinish Hardwood Floors, & Paint)

155 Cordova Street (House Rewire)

161 Cordova Street (Interior renovation with structural ceiling repairs - new flooring, tile, paint, interior doors)

6 Palm Row (Replacing stair railing due to rotting wood on front entry, replacing deck boards on side porch decks due to rotting wood. Both of these items are being addressed due to safety. Bead board replacement on underside of front entrance roof replacement due to rotting wood. Drywall patching cracks in the interior of the house. Tile floor replacement interior of the house, stair tread replacement on the interior of the house.)

317 St George Street (Ran electrical for and hooked up generator)

21 Spanish Street (Add side porches to existing)

SIGNS

95 Cordova Street (Cordova (Costa Brava): 1 new sign face in existing bracket/hanging sign 2'x3' 6sf, using pre-approved colors, fonts and material. Sign to provide 8' clearance)

58 St George Street (Ronnoc's Trading Post: 1 new wood hanging sign on existing post 3'x2' 6sf and 1 new wood wall sign 3'x2' 6sf. Using pre-approved colors and fonts. Hanging sign to provide 8' clearance)

DEMOLITION

NONE

Meredith Randolph

Meredith Randolph, Planning and Building Clerk