CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

AMENDED

A G E N D A

THURSDAY, JUNE 20, 2024 - 1:00 PM

ALCAZAR ROOM

1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
   a) April 18, 2024 Regular Meeting
   b) May 16, 2024 Regular Meeting
4. Modification and approval of Agenda
5. Recommended Expedited Hearing Items (to be recommended one week in advance)
6. Certificate of Appropriateness for a Historic Preservation Ad Valorem Tax Exemption
   a) HP2022-0027
   Historic Property Associates, Inc. - Applicant
   Bridge Street Estates LLC - Owner
   115 Bridge Street
   To review Part III of a Historic Preservation Ad Valorem Tax Exemption Application to certify the completion of rehabilitation work for a contributing building to the Lincolnville National Register Historic District, constructed c. 1800, and recorded in the Florida Master Site File.
7. Certificate of Appropriateness
   a) HP2024-0026
   Fidus Roofing & Construction LLC - Applicant
   Cuna Properties, LLC - Owner
   20 Cuna Street
   To replace an existing wood shingle roof with a new material.
   b) HP2024-0029
   44 Avenida Menendez LLC - Applicant and Owner
   44 Avenida Menendez
   To modify previously approved Certificate of Appropriateness application PL2021-0121 with a different proposed interior courtyard surface material and design and to use salvaged exposed coquina for a portion of the east property wall instead of block and stucco.

c) HP2024-0030 — 58 Charlotte Street LLC - Applicant
58 Charlotte LLC - Owner
58 Charlotte Street
To replace the existing wood fence and gates along Charlotte Street, construct an addition on the rear/west elevation of the building, and make exterior site alterations including a new paved patio space with associated fencing, trellis, landscaping, and furniture, and a fenced service yard with parking and screened mechanical equipment.

8. Certificate of Demolition and Partial Demolition

a) HP2024-0027 — Colour Homes LLC - Applicant
Siefken Living Trust - Owner
66 Saragossa Street
To demolish a residential building, constructed c. 1904-1910, that is recorded in the Florida Master Site File and contributing to the Model Land Company National Register Historic District.

9. Planning and Building Staff Communications

a) Staff Approved Permits Report

10. Other Business

a) Request for support of a FY26 Small Matching Grant application for "Exploring St. Augustine's Post-Emancipation Black Schools: An Archaeology Pop-Up Exhibit" submitted by the Archaeology Program.

b) City Project to install a COSA interpretive/historical marker that highlights the 100th anniversary on the international sisterhood collaboration between Avilés, Spain and St. Augustine proposed to be placed next to the mosaic panel on Aviles Street and a smaller marker to explain the significance of the mosaic.

*c) Review the nomination update of the 1983 designated Abbott Tract National Register Historic District for recommendation to the State Historic Preservation Office: purpose is to update the above-ground count of resources, document alterations and new infill within the district, and to add information under Criterion B for the district's association with Lucy Abbott.

11. Next Scheduled Meeting Date(s):

a) July 18, 2024 - Regular Meeting

12. Adjournment

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
April 18, 2024

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

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

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

None

4. Modification and approval of Agenda

MOTION

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

VOTE ON MOTION:
AYES: Weaver, Beach, MacDonald
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

5. Public Comments related to Expedited Hearing items:

None

6. Certificate of Appropriateness

6. (a) HP2024-0015 – John Valdes & Associates, Inc.– Applicant Robert M. Barnes – Owner 101 Marine Street

To construct an exterior addition for an elevator on the south elevation with an associated walkway. [1]

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 101 Marine Street if the HARB finds that the proposed addition as presented or modified at the Board's direction and related site changes meet the Secretary of the Interior's Standards for Rehabilitation #9 as compatible contemporary designs.

Les Thomas and Steve Porter reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

[1] Break 1:02 – 1:13 PM

- Straightforward project
- Addition would not obscure any of the defining characteristics of the main house
- The roofing and siding were appropriate based on the size and scale of the addition
- Any mechanical equipment should be screened with wood fencing that would match what is there
- Drop the roof down like a shed roof
- The solid wood door was appropriate
- Salvage the windows that were being removed possibly for future use
- Agreed the wood door was appropriate
- Understood there were height requirements in the shaft
- Addition should be subordinate under the guidelines to what was there
- Match the datum of the existing house
- Wood door okay; however, it was ground level
- Datum of the door to match the datum of the house

Mr. Thomas commented on the door being on the ground, and said that there was no need for a step or ramp to enter the door.

Mr. Weaver said that the placement of the door would be a distinguishing factor.

Mr. Thomas said he thought that they would be able to drop the shed roof down. He did not commit to the window in the elevator as he did not think that the owner wanted any windows in the elevator.

Mr. Weaver said that this was a modern addition that was compatible as well as distinguishable from the historic portion.

Mr. Weaver said that a running bond or basket weave pattern would be acceptable for the pathway.

MOTION

Mr. Weaver MOVED to APPROVE Certificate of Appropriateness HP2024-0015 101 Marine Street as presented with the condition that the roof over the elevator tower addition be separated from the main roof slightly and that it be a shed roof and that the brick sidewalk be either a running bond or basket weave pattern. The motion was SECONDED by Mr. Beach.

VOTE ON MOTION:
AYES: Weaver, Beach, MacDonald
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

7. Certificates of Appropriateness – City owned property

7. (a) HP2024-0004 – Sarah Ryan Architect – Applicant City of St. Augustine – Owner 75 King Street
Continued from February 15, 2024

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.

Barbara Moore and Mark McConnell reviewed the application and put forth new information for the Board.

Mr. McConnell reviewed photographs of the building showing the different kinds of windows that were originally installed in the building.

Ex Parte Communication: none

Public hearing was opened; however, there was no response.
The Board discussed:

- Had the state approved the windows and if so, was there anything in writing to confirm

- Only verbal approval was in place at this time
- Felt that the project was in compliance
- Project concept was rehabilitation not restoration
- Rehabilitation with a compatible contemporary design
- Flagler Yellow or Florida East Coast Yellow
- Supported the project as presented
- The color needed to continue with what was already available
- In favor of the aluminum clad
- There would be a large financial burden to start over
- Supported getting the project underway
- HP-4 technically was a zoning that would allow for an alternate from wood for the windows
- Most important thing was to have consistency around the building
- The state was waiting for the HARB decision before they granted approval
- Were there different muntin profiles
- Consider getting the closest match available
- The KOLBE muntin had more depth

Ms. Courtney said that the current AGHP clarified that there was no lesser requirement in the different HP districts regarding window replacement.

MOTION

Mr. Weaver MOVED to APPROVE Certificate of Appropriateness HP2024-0004 75 King Street to replace the existing non-historic windows with windows similar to replacements previously installed elsewhere on the building and with the understanding as presented by the applicant, there was a lot of detail which would result in the customization of the great majority of the windows. The motion was SECONDED by Mr. Beach.

VOTE ON MOTION:
AYES: Weaver, Beach, MacDonald
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

8. Planning and Building Staff Communications

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

(Provided for informational purposes)

Mr. MacDonald asked about the letter for 11 Bridge Street. He wanted to know if the building was going to be taken down.

Mr. Schauland explained that a letter had been submitted by a structural engineer stating that the building was in danger of collapse.

9. Other Business

9. (a) Permitting process and portal presentation - Richard Schauland, City of St. Augustine Building Official

Mr. Schauland presented information for how to use the Permitting Portal to its fullest potential.

- 2018 Survey to find the best options for contractors and developers
- One stop shop for permitting
- Conversion from old software and development of new software
- 2022 site went live
- Original format of the system was not user friendly and was revised to accommodate expediting inspections
- Portal was developed after staff did initial testing
- Workshops were held for the contractors
- 2023 portal was released and was currently in operation
- Initial Business Tax Receipts were coming
- Short term Rental registrations were coming
- Code Enforcement Complaints were available

- Online payments were currently not available
- Email building inspections for questions

Mr. Schauland gave a demonstration in the portal for how to schedule or cancel your inspection on a project and completing an application.
.

10. Next Scheduled Meeting Date(s):

a) May 15, 2024 – Regular Meeting

11. Adjournment

There being no further business, the meeting was adjourned at 3:06 P.M.[2]

_____
Gaere MacDonald, Chairperson

DRAFT

[2] Transcribed by Michele Fudo

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting
May 16, 2024

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, May 16, 2024, in the Alcazar Room at City Hall, St. Augustine, Florida. Gaere MacDonald, Chairperson, called the regular meeting to order, and the following were present:

1. ROLL CALL:

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

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. Beach MOVED to APPROVE the March 21, 2024 minutes as presented. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:
AYES: Beach, Weaver, Duncan, MacDonald
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

4. Modification and approval of Agenda

MOTION

Mr. Weaver MOVED to APPROVE the Agenda as presented. The motion was SECONDED by Mr. Beach.

VOTE ON MOTION:
AYES: Weaver, Beach, Duncan, MacDonald
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

5. Recommended Expedited Hearing Items (to be recommended one week in advance)

5. (a) HP2023-0031 – RCZ LLC- Applicant and Owner 118 Lincoln Street

To consider a one-year extension request for a Certificate of Demolition allowing demolition of a residential building, constructed ca. 1958, that is recorded in the Florida Master Site File and is a non-contributing building to the Lincolnville National Register Historic District, originally approved on May 18, 2023

Ronald Rideman, Chase Rideman, and Zachary Rideman

Ex Parte Communication: none

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

The Board discussed:

After a brief discussion including an explanation of the reason behind continuing the Certificate of Demolition the Board was in support of an approval.

MOTION

Mr. Weaver MOVED to APPROVE expedited item 5.a. HP2023-0031 at 118 Lincoln Street. The motion was SECONDED by Ms. Duncan.

VOTE ON MOTION:
AYES: Weaver, Duncan, Beach, MacDonald
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

6. Certificate of Appropriateness

6. (a) HP2024-0017 – A.D. Davis Construction Corp – Applicant
Edmiston Family Trust – Owner
17 Cordova Street

For after the fact approval and continued replacement of second story wood windows with aluminum clad windows of the same design.

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 for after the fact and continued replacement of second story windows at 17 Cordova Street if HARB finds that the proposed aluminum clad windows meet the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary replacement that duplicates the design size and overall appearance of the original wood windows on the non-historic structure.

Ex Parte Communication: none

Mr. Davis and James Black reviewed the application.

Public hearing was opened; however, there was no response.
The Board discussed:

- Clarified that one second floor window would be replaced with aluminum clad, and on the first-floor wood replacements would be used
- Original second-floor windows were wood and were replaced with aluminum clad that had not technically been approved
- A letter provided in the packet from 2021 listed the requirements for windows in HP-3
- Understood at the time that what was allowed was to replace second floor and keep first floor wood
- Understood city code which required a wood window replacement
- Original building was constructed in the spirit of HP-3 where the materials should be historic
- There was a higher standard in HP-3 district
- The letter included in the packet advised that HARB approval was needed for project
- There were other buildings near this property that had aluminum clad windows; however, the properties were a PUD
- Any PUD was decided on a case-by-case basis
- Felt that the timing of first replacement was during a time when communications were difficult.
- Written evidence was not in favor of the applicant
- Comparing other buildings was not a reason to avoid HARB review
- Viewed from the street the difference in the windows was not noticeable
- Building was constructed in 1988
- There were other circumstances such as new construction, upper floor location, that could lead to an approval
- Windows appear to follow the spirit of the windows that exist currently and were on the second floor
- Wood windows were very challenging
- Authenticity of the wood for HP-3 would maintain the spirit of history
- After the fact was challenging for the Board

- Would use a wood sash at the street level on the front of the building as a compromise
- The sash compromise would be acceptable to the Board, and was a viable compromise
- The color and the sheen of the sash had to match existing sashes

MOTION

Ms. Duncan MOVED to APPROVE HP2024-0017 at 17 Cordova Street with the change of replacing the sashes with real wood sashes to match the original configuration of the windows, the paint must match the color and sheen of the aluminum on the frame of the existing windows so that the two are seamless and any new windows would have to be all wood unless approved by HARB. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:
AYES: Duncan, Weaver, MacDonald
NAYES: Beach
MOTION CARRIED 3/1

6. (b) HP2024-0022 – Les Thomas Architect – Applicant
Ocean Breezes Real Estate, LLC – Owner
50 Marine Street

Mr. MacDonald recused himself from the item.[1]

To install a new paver patio and construct a pergola at the rear of the building; and, to construct a new low wall along the front property line.

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 50 Marine Street if the HARB makes the following findings:

1. The proposed masonry wall and pergola meet the Secretary of the Interior's Standards for Rehabilitation #9 because:

a. The masonry wall, as proposed or modified at the Board's recommendation, was a compatible contemporary feature designed to limit obscuring visibility to and from the property.

b. Impacts of the proposed pergola were mitigated because it would not be visible from the street.

Les Thomas reviewed the application.

Ex Parte Communication: none

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

The Board discussed:

- Pergola in the back seemed fine
- Continuity of the height of the wall with the neighboring property would be a good feature
- There was a limited amount of repurposed block available for the wall
- There was a post-colonial setback system in place
- Proposed height of the wall would not obscure the character of the building
- Pergola was in a logical place

MOTION

Mr. Weaver MOVED to APPROVE item 6.b. HP2024-0022 50 Marine Street to install a new paver patio and construct a pergola at the rear of the building and to construct a new low wall along the front property line to the height proposed in the application. The motion was SECONDED by Ms. Duncan.

VOTE ON MOTION:
AYES: Weaver, Duncan. Beach
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

[1] Recusal form attached to original minutes

7. Certificate of Demolition and Partial Demolition

7. (a) HP2024-0018 – Kenan Wang – Applicant
Lindsey M. Davis & Michael P. Casto– Owner 12 Palmetto Avenue

To demolish a residential building constructed c. 1917-1924 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 take the following actions for a Certificate of Demolition at 12 Palmetto Avenue:

1. CONTINUE the application and direct staff to provide a follow up report at a subsequent meeting to explore if there is sufficient integrity and significance to warrant local landmark designation, which would make the building eligible for preservation incentives;

2. APPROVE the application because the structure is not a local landmark or otherwise designated as a historic building, and the board finds that the structure is not a candidate for local landmark designation, that there is no economic hardship, and that the building's demolition does not impact the architectural/historical integrity of the city;

3. If approving, the HARB can consider the following conditions:

a. For exterior and interior salvageable historic materials to be salvaged, in accordance with SEC. 28-89(2)d6: The board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties.

b. Archival documentation per Section 28-89(2)d6: In accordance with Sec. 28-29 (2)d6 the board may also require at the applicant's expense the recording of the structure for archival purposes prior to demolition. The recording may include, but shall not be limited to, photographs and measured drawings.

Matt Stevens and Kenan Wang reviewed the application.

Ex Parte Communication: none

22 certified notices were sent, 2 were returned in favor, 0 were returned opposed and 0 had comments.

Public hearing was opened; however, there was no response

The Board discussed:

- Typical cottage for the area
- Felt that the existing structure could be renovated
- Concerned about what type of building would replace the current structure
- Current house was raised
- Proposed house was similar in typology
- Questioned the finished floor elevation
- Thought this was a great house that needed renovation
- Porch was separating from the house
- There were possibilities for adding on to the house in the back
- Front had a nice scale and there was value in the scale of the windows
- Felt that the character of the lighthouse area would be lost with the new building
- Thought the project should be reevaluated
- Needed to follow the code and the applicants' rights
- This was a unique area with a rich history
- Would be easy to correct the lean of the house

DRAFT

- Consider not using slab on grade construction

MOTION

Mr. Weaver MOVED to APPROVE item 7.a. HP2024-0018 12 Palmetto Avenue to demolish a residential building constructed c. 1917-1924 that is recorded in the Florida Master Site File and not located in a district; and having considered the evidence presented before the Board by staff, finding that the building did not appear to meet the criteria of a historic landmark, adding item 3.a. and 3.b salvage of significant historic materials and archival documentation of the structure prior to demolition. The motion was SECONDED by Mr. Beach.

VOTE ON MOTION:
AYES: Weaver, Beach, Duncan, MacDonald
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

7. (b) HP2024-0023 – Lighthouse Roofing L.L.C. – Applicant
Leonard Masters & Norman E. Masters Jr. – Owner 26 Fullerwood Drive

To partially demolish a residential building constructed c. 1950, that is recorded in the Florida Master Site File and a contributing building to the Fullerwood Park National Register Historic District, including replacement of existing diamond pattern asbestos roof shingles in a different design and material and permanent removal of existing barrel roof ridge details.

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 for Partial Demolition at 26 Fullerwood Drive if the Board makes the following findings:

1. Permanent removal of the roof material, including the barrel ridges and hips, will not compromise the overall historic character of the structure.

2. The proposed substitute materials and design are compatible with the historic structure's building envelope.

3. Alteration as proposed would not impact the building's ability to be considered a contributing structure to the National Register Historic District in a future update.

Lucas Bond reviewed the application

Ex Parte Communication: none

19 certified notices were sent, 3 were returned in favor, 0 were returned opposed and 2 had comments.

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

The Board discussed:

- Roof ridge had a barrel tile look
- Ridge cap gave nice texture to the roof
- Asbestos roofing created an environmental issue
- Felt that it was unreasonable to try to save the roof
- Consider keeping the ridge cap feature on the roof
- Current roof material was very deteriorated and brittle
- There were no diamond shaped shingles available in the marketplace
- There were problems with a diamond shaped shingle
- Architectural style shingle would provide some character

MOTION

Ms. Duncan MOVED to APPROVE application HP2024-0023 at 26 Fullerwood

Drive. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:
AYES: Duncan, Weaver, Beach, MacDonald
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

7. (c) HP2024-0024 – Gerard P. & Delia M. O'Hare – Applicant & Owner
50 Weeden Street

To partially demolish a residential building, constructed c. 1904-1910, that is recorded in the Florida Master Site File and a contributing building to the Lincolnville National Register Historic District, including removal and replacement of an existing rear addition, wholesale replacement of wood windows with new in a different design and material, and other modifications to the existing fenestration related to building renovations and construction of a new garage.

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 Demolition for Partial Demolition at 50 Weeden Street:

1. APPROVE if the HARB makes the following findings:

a. Removal and replacement of the historic windows and addition will not compromise the overall historic character and integrity of the structure

b. Replacement materials, designs, and fenestration changes as proposed or modified by the HARB, are compatible with the historic structure's building envelope and maintain the historic character and integrity of the structure

2. CONTINUE the application to make modifications to the proposed design/material that will reduce impacts to the historic character and integrity of the structure.

James Lee, Delia O'Hare, and Gerard O'Hare reviewed the application.

Ex Parte Communication: none

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

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

The Board discussed:

- Did not see the demolition plans as part of the package
- Wanted to know the scope of the demolition
- The plans did not clearly show where the addition had been placed
- The front porch had not been touched
- The owner wanted to unify the structure with the same vintage style windows
- There were three different types of windows currently
- The plan was to move entrance to the front so that it would face Weeden street
- Typically, the Board would like to see more specific delineation on the plans so that any additions would stand out
- Looked at the foundation plan and asked if there was an addition on the side
- Old back porch addition would be removed and replaced with new

Mr. Weaver asked if the Board was going into an area that was not permitted, such as the post demolition work on the house.

Ms. Seymour explained that the Partial Demolition Ordinance allowed the Board to discuss future plans, such as the rear addition and the windows.

Discussion continued:

DRAFT

- The windows appeared to be the only historic feature of the house
- A full window survey had been provided and showed the need for replacement
- Confirmed the 2 over 2 window detail
- Muntin detail on the proposed window was very close to the original detail
- Reviewed the south elevation for the proposed porch
- Mulled windows offset the proportion of the original design of the house
- The addition looked more like part of the main structure, not an addition
- Gable roof end implied symmetry as opposed to a hip roof
- The double pair of windows on the addition and the random placement did not seem to add character to the rear elevation
- The side elevation looked off from the rest of the house
- From the actual plan, could the pair of windows next to the door be changed to a single window
- On the back, try to get the three windows to be more symmetrical
- The fenestration did not appear to be historic
- If the double window could be made one and the bathroom window be made smaller then shift upstairs windows to create symmetry
- Suggested changing gable roof to hip back

Mr. MacDonald gave a drawing to the applicant to better illustrate the changes the board was looking for.

MOTION

Mr. Beach MOVED to APPROVE application HP2024-0024 50 Weeden Street to demolish existing windows and replace with the proposed Anderson window two over two; the addition to the existing house would be based on the sketch that Mr. MacDonald provided marking the approximate window locations and the back hip roof, the window locations were shifting on the rear and south elevation becoming single punched window openings. The motion was SECONDED by Mr. Weaver.[2]

VOTE ON MOTION:
AYES: Beach, Weaver, Duncan, MacDonald
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

8. Certificates of Appropriateness – City Project

8. (a) HP2024-0020 – City of St. Augustine – Applicant
St. Johns County School Board– Owner
40 Orange Street

To make modifications to existing sidewalks and dirt paths around the Visitor Information Center's circular driveway.

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

Stephen Slaughter reviewed the application

Ex Parte Communication: none

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

The Board discussed:

- Typically, during construction, areas for sidewalks were determined
- If there was going to be any excavation, an archeological review should be conducted
- The Ordinance stated that three inches deep and over 100 square feet would require an archeological review
- North of Orange Street, historically, was a moat for the CUBO line, that area contained fill only

[2] Break 3:09 – 3:23

MOTION

Mr. Beach MOVED to APPROVE application HP2024-0020 40 Orange Street as designed with the condition that any excavation over three inches must have an archeological review. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:
AYES: Beach, Weaver, Duncan, MacDonald
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

9. Planning and Building Staff Communication

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

(Provided for informational purposes)

10. Other Business

10. (a)Historic Preservation Month

Ms. Courtney provided a brief presentation informing the Board about the May Historic Preservation Month going on in the city. She reminded the Board they were eligible to attend conferences related to history and that there was a stipend available for individuals that wanted to attend. She said that there were also scholarships available that would cover the cost of the registration.

11. Adjournment

There being no further business, the meeting was adjourned at 3:50 P.M.[3]

_____
Gaere MacDonald, Chairperson

[3] Transcribed by Michele Fudo

DRAFT

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for June 20, 2024 Meeting



Application HP2022-0027 Address: 115 Bridge Street

Applicant: Historic Property Associates, Inc.

Owner: Bridge Street Estates, LLC

Project description: To review Part III of a Historic Preservation Ad Valorem Tax Exemption Application to certify the completion of rehabilitation work for a contributing building to the Lincolnville National Register Historic District, constructed c. 1800, and recorded in the Florida Master Site File.

Architectural Style:	Partially built during Second Spanish Period and includes Frame / Masonry Vernacular	Florida Master Site File:	SJ00384
National Register:	Lincolnville National Register Historic District: Contributing	Construction date:	c. 1800 (NRHD nomination)
Archaeology Zone:	IIIA	Zoning District:	RS-2
Parcel number:	2068500000		
Agenda Item:	6(a)	Previous Action(s):	COD PL2021-0137 (Partial demo) AVT HP2022-0027 I&II

STAFF SUMMARY AND ANALYSIS:

1. With Part III of this Historic Preservation Ad Valorem Tax Exemption Application, HARB is to: (1) certify the completion of the rehabilitation work and determine if the completed work is generally consistent with the Secretary of the Interior's Standards for Rehabilitation, and (2) to recommed to the local government (St. Augustine City Commission and also St. Johns County Board of County Commissioners) that the requested tax exempteion be granted or denied.
2. Because 115 Bridge Street is contributing to the Lincolnville National Register Historic District, the HARB found that it is a qualifying property and fulfills the requirement of Part I at the April 21, 2022 meeting. In also reviewing Part II during that meeting, the HARB determined that the proposed rehabilitation work presented was appropriate for an ad valorem tax exemption and consistent with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. The owner is also applying for federal historic preservation tax credits.
3. Named "Yallaha," this was once a plantation house for a former orange grove, and according to the attached Florida Master Site File (FMSF) survey, "is the oldest surviving building in the southwest peninsula of St. Augustine." Additional historic context on the property is included on page 7 and in the attachments.
4. Interior and exterior alterations to real property are eligible for inclusion to the real property valuation for the tax exemption if approved by the HARB that they meet the Secretary of the Interior's Standards for Rehabilitation. The owner also is applying for federal historic preservation tax credits.
5. The minimum valuation of the improvement must be $20,000 or 50% of the assessed value of the structure before the improvement, whichever is less, and at least twenty-five percent (25%) of the valuation of the proposed improvements must be for work to the exterior or foundation of the structure.
   Both improvement valuation requirements appear to have been met.

HOUSE VALUATION / ESTIMATE PROJECT INVESTMENT

- **Value of building per SJCPA (2023):** $177,041
- **Taxable / Assessed Value (2023):** $940,041
- **TOTAL Estimated Value of Proposed Project for historic house portion** (not including new addition, driveway, and pool): **$2,166,242**
  - **Out of this, the Amount of Improvements Related to Exterior Work: Approximately $940,133 or about 43%**

6. As noted in the Secretary of the Interior's Standards (SOIS) for Rehabilitation Guidelines "latitude is given [in the SOIS for Rehabilitation Guidelines] to replace extensively deteriorated, damaged, or missing features using either traditional or substitute materials. Of the four treatments, only Rehabilitation includes an opportunity to make possible an efficient contemporary use through alterations and additions."
   ***See summary of proposed work related to SOIS on pages 3-5 and Summary Scope of work on page 6.*

During the review of Part III, the HARB will need to determine if the completed work during the rehabilitation of the existing building is consistent with the recommendations of the Secretary of the Interior's Standards for Rehabilitation. *See more detailed recommendations from the Secretary of the Interior's Standards (SOIS) for Rehabilitation Guidelines on p. 12.*

SOIS In Relation to the Proposed Scope of Work Outlined on Page 6:

1. **Compatible New Use: A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.:** The use of the property was changed from an office/tri-plex back to a single-family residence, which required minimal changes to the exterior of the historic building. An addition and inground pool were constructed, but the impact is minimized by the rear location, and the addition being separated from the historic building with a hyphen. The historic house's interior especially had been previously and extensively altered over time. With this rehabilitation, interior room configurations were somewhat altered in the historic building with the removal of some of the partition walls, bathrooms, and kitchens of the triplex. With the rehabilitation, there are two bedrooms and two bathrooms, a sitting room and a library/game room on the lower level, and three bedrooms, three bathrooms, and a playroom on the upper level of the historic house.
2. **Retention of Distinguishing Architectural Character: The historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.:** The exterior of the original structure including the coquina portions, wood siding, design of porches, and most of the fenestration (window and door) opening patterns remained. Much of the unsound wood material, including framing, porch elements, one of the dormers, and limited siding was replaced with new. According to the project manager/contractor, this was done when the existing was too deteriorated for repair. In places, some new structural members were added alongside the existing framing. Architectural details and original elements like the coquina or original western portion of the building, chimneys, and the variating patterned wood shingles under the front-facing gable on the front façade were kept intact. On the front/north elevation and side/east elevation porches, the coquina foundations and associated steps were untouched with brick caps added to the steps, all wood elements of the porches were rebuilt - post columns, balusters were custom milled to the original design, and height of the balustrade. All four dormers were stabilized and retained, with one rebuilt. Not original to the house, the existing wood windows were installed in the 1970s and were replaced with new wood sashes replicating the same divisions and exterior muntins. The coquina well and raised planter, and the rear existing patio were left in place.
On the interior, existing room configurations were altered, but these new interior spaces are mostly in keeping to similar or historic uses. All doors and hardware, flooring (white oak was installed with tile in the bathrooms), and light fixtures were replaced. New drywall covered the interior walls, which had been taken down to the studs or rebuilt with the modified floor plan. The existing fireplaces, mantles, and coquina surrounds were left in place, along with the interior chimneys.
3. **Recognition of Historic Period: Each property shall be recognized as a physical record of its time, place and use. Changes that create false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.:**
The major exterior features, which included elements that evolved over time, largely remained intact, with deteriorated features rebuilt or replaced in the same design and materials. An exterior door on the rear/south elevation that provided access to the interior stairs to the second level was enclosed using coquina from the property. The separation of the addition from the existing house by a hyphen and the change in the gable orientation of the new construction differentiates the historic building from the new construction.
4. **Retention of Significant Later Alterations and Additions: Most properties change over time; those changes have acquired historic significance in their own right shall be retained and preserved.:** As noted above and in Scope of Work, the overall design of the exterior of the existing house largely remained unchanged with the exception of some windows being added on the rear/south and side/west elevations, a rear door being enclosed, and the non-historic carport was removed on the east. Part II's proposed work indicated that numerous wood elements would need to be rebuilt, such as the porches, possibly the dormers, and some walls. The previously extensively altered interior was modified to better accommodate the building's

SOIS In Relation to the Proposed Scope of Work Outlined on Page 6 (continued):

(4.) Retention of Significant Later Alterations and Additions (continued):
use as a single-family home. With the rehabilitation, there are two bedrooms and two bathrooms, a sitting room and a library/game room on the lower level, and three bedrooms, three bathrooms, and a playroom on the upper level of the historic house. On the first floor, the primary dining room/kitchen were replaced by the library/game room, and the living room replaced by the master bedroom and the stair, which was accessed from an exterior door on the rear/south elevation, was reconfigured to be accessed from the center hall/foyer and adjacent to the front door. On the second floor, two apartments, each with bathrooms, a kitchen and living room space were replaced with three bedrooms, three bathrooms, and a playroom. The historic stair hall on the ground floor and hall on the second floor were returned with this rehabilitation project.

5. **Sensitive Treatment of Distinctive Features and Craftsmanship: Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.: See also #2.** The existing exterior finishes were retained where possible and selectively replaced with new matching materials in the same design. Distinctive features were preserved or rebuilt in place. Remaining distinctive interior features like the fireplaces and related mantles and surrounds were left in place, along with interior chimneys.
6. **Repair or Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence: Deteriorated historic features shall be repaired rather than replaced. Where the severity of the deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.:** As was indicated in Part II of the application, elements were retained, selectively repaired, or replaced with matching materials. The new elements such as flooring, doors, moldings/trim, hardware/fixtures, and drywall do not exactly match the old in design but are compatible to the historic house.
7. **Cleaning with the Gentlest Possible Method: Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.:** No chemical or physical treatments were evident, and had not been proposed in Part II.
8. **Protection and Preservation of Significant Archaeological Resources: Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.:** The property is within Archaeological Zone IIIA and review work was performed in response to the City's Archaeological Preservation Ordinance. Two A14 Archaeological Review applications were submitted, one for the pool and another after-the-fact for areas inside the original house that were disturbed during interior renovation and demolition. Investigations documented intact archaeological deposits and features associated with the function of the property as a plantation/large estate and use of the area as Mission San Buena Bentura de Palica, an eighteenth-century Native American refugee community (8SJ0093).

   The City's Archaeological Preservation Ordinance goal of documentation prior to destruction does not focus on assessing the significance of a site and preserving it or mitigating resources that must be disturbed.
9. **Compatible Contemporary Design for New Alterations and Additions: New additions, exterior alterations, or related new constructions shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.:**

   On the historic portion of the house most of the interior finishes were replaced with compatible elements including floors (white oak planking used for replacement throughout and tile in the bathrooms), new drywall on walls and ceilings, new moldings/trim, new doors/hardware, and light fixtures.

SOIS In Relation to the Proposed Scope of Work Outlined on Page 6 (continued):

A large addition was constructed to the rear/south of the house, using compatible exterior materials to the original house. Interior spaces include an open concept kitchen/dining/family room, and butler's pantry, laundry room on the lower level and a guest suite on the 2nd level, as well as a 3-car garage. A subordinate hyphen was constructed on the rear/south wall of the existing house approximately in the area of the non-historic two-story carport. The extensive addition does not directly or physically impact the historic house. With the hyphen's placement in between the house and the addition, the historic house is not obscured by the addition and the design appears to be compatible but differentiated from the existing building with the Hardie siding materials, windows that have different divided lite sashes, and the primary portion resting on a pier foundation. Modifications to the site include an expansive curved driveway on the east side leading toward the rear of the property, an inground pool and spa which was built partially above ground and extending to the west behind the new addition's hyphen, new landscaped areas that feature native plants with many of the mature trees remaining on the property, and a new property fence.

10. **Reversibility of New Alterations and Additions: New additions and related or adjacent new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.:** Historic materials were said to be retained where possible, but many wood elements were permanently replaced with new when they were deemed too deteriorated for repair. Some alterations are not easily reversible, such as the replacement of historic materials, although efforts were made to keep in the same or compatible design. The use of a hyphen in between the addition and the historic house helps keep the larger portion of the new addition a reversible element.

See more detailed recommendations from the Secretary of the Interior's Standards (SOIS) for Rehabilitation Guidelines on page 12.

STAFF RECOMMENDATION:

Based on a review of the Secretary of the Interior's Standards, the previous review and approval of Parts I and II of this application, and without the support of evidence to the contrary, staff finds the board can **APPROVE** a **CERTIFICATE OF APPROPRIATENESS for the Historic Preservation Ad Valorem Tax Exemption at 115 Bridge Street, if the HARB finds:**

1. The completion of work to the exterior and interior of the existing c.1800 building, which is a contributing structure to the Lincolnville National Register Historic District, complies or is consistent with the Secretary of the Interior's Standards for Rehabilitation
2. The proposed work meets the criteria established by the Department of State (see #6 of attachments)

Julie Courtney
Julie Courtney, Historic Preservation Officer

SUMMARY SCOPE OF WORK – **completed under Building Permit BP2022-0168**

Proposed to Exterior of Existing Building:

1. **Roof:** Historic roof structure was stabilized and retained; existing roof material was removed, underlying structure selectively repaired and replaced, ice/water membrane added along with new architectural shingle
2. **Chimneys (2):** Both retained, with brick and mortar cleaned and selectively repaired
3. **Porch:** Foundation/porch deck stabilized with spot repairs; wood porch posts replaced in their original location; balustrade elements custom milled to be rebuilt replicating existing; roof to be reconstructed
4. **Dormers:** wooden features, including decorative shingles, selectively repaired/reinforced; one rebuilt
5. **Widows:** Replaced in kind with wood sashes and exterior muntins.; casement windows on 1st floor level of north elevation replaced with 6/6 sash windows; a new 4/4 sash window added on 1st floor level of south elevation; (2) new 4/4 sash windows added on 1st floor level of west elevation.
6. **Elevation Features**: Coquina retained and selectively repaired on south and west elevation; matching wood siding materials used to replace deteriorated siding on west elevation
7. **Attachments:** Non-historic wood carport, stairs, and deck were demolished (approved COD PL2021-0137)

Work to Interior of Existing Building:

FIRST FLOOR

1. Non-historic partition wall and finishes in kitchen removed
2. Library/game room created in kitchen/dining space, with new wood floors, drywall walls/ceilings and exposed coquina walls that are partially covered with built out wood panels and trim for protection
3. Entrance/Stair hall retained, with historic interior access to 2nd floor restored
4. Parlor and fireplace retained in present configuration for use as a bedroom and sitting room
5. Non-historic partition walls in south wing partially removed, with hallway created in what is believed to be historic location; chimney retained
6. Reconfigured second bedroom and 2 bathroom spaces added in previously altered space south wing
7. *Wood floors proposed that were to be retained and selectively replaced in areas of deterioration with material that matches were replaced with white oak plank flooring*
8. New drywall on interior walls and ceilings, new moldings/trim, new doors/hardware, and light fixtures

SECOND FLOOR

9. Historic interior stair access to 2nd floor restored with new stair
10. West brick fireplace retained, and apartment unit space turned into bedroom and bathroom
11. South wing and east end's spaces previously altered apartment spaces reconfigured with non-historic bathrooms removed and replaced with 2 bedrooms and bathrooms, and a sitting room; double fireplaces and single chimney retained
12. White oak plank flooring and ceramic tile (in bathrooms) replaced existing flooring
13. New drywall on interior walls and ceilings, new moldings/trim, new doors/hardware, and light fixtures

Work to Existing Site / Site Features:

1. Historic well retained
2. Coquina garden wall along west elevation retained, c. 1970 patio and fountain retained and used as a planter
3. c. 1970 shed on southwest corner of property was demolished
4. Coquina concrete driveway with brick paver banding on east side of property through a historic curb cut
5. Parking area at rear/south side of property where it has been
6. Partially raised inground swimming pool (12'x20') and spa added in area of previously existing pool
7. Wood privacy fencing on west property line, black metal fencing on north and east property lines
8. Coquina wall entrance feature at Bridge Street retained

Building Addition:

A wood frame addition with cross gable roof, subordinate in height to historic structure and hyphen, was constructed at rear of existing building in area of non-historic carport and storage building and attached at the south wing. Differentiated from the existing house, the addition, with the exception of the garage portion, rests on a pier foundation, clad with Hardie horizontal siding, and has 2/2 windows on the front facing /north elevation.

Context of 115 Bridge Street Provided for Part I-II and based on existing condition before work began:

1. The FMSF survey states the wood frame portion was constructed around 1845, but the coquina section was earlier, and has a similar appearance as other late colonial buildings which are primarily located in other areas of the city. The application points out how this building's year of construction, estimated at 1815 and 1845, largely differs from Lincolnville's building stock that dates from 1870-1930.
2. With its L-shaped footprint and a cross-gable roof with gabled dormers, the existing house has both coquina and brick foundations. Portions of the original building were built with coquina walls during the Second Spanish Period (1784-1821), and others later portions with wood frame. Situated on a large property that was divided up into multiple other parcels over time, the remaining site on the southwest corner of Bridge and Sanford Streets is still large, especially in comparison to most of the other properties in Lincolnville. A patio was added in the 1970s to the rear/south adjacent to the older coquina square well, that according to the application is visible in an 1876 lithograph of the property. Architectural descriptions of the stuccoed coquina and wood frame 1-1/2 story structure and the important and interesting history and historical associations are detailed in the FMSF survey attached.
3. Some of many alterations to the property over the years, which include multiple remodels and different uses, including the house's first floor modified for use as a welfare and food stamp office, are also summarized in the FMSF survey and indicated on the Sanborn maps. Also noted is that some of the coquina from interior walls was removed during the remodels and used on other buildings and properties throughout the city, and other buildings on the property were moved over the years to other properties. The building was renovated to its present configuration c. 1970 by William Forrester, who was a local contractor and long-term owner of the property.
4. Please also refer to the application packet Part II submittal, for summaries of existing conditions and alterations: see Part II Features 2-6 for exterior of building, Feature 7 for 1st floor interior, and Feature 8 for 2nd floor interior.
5. The existing interior first floor spaces include the parlor with coquina fireplace and a kitchen with dining room in the coquina portion, three bedrooms, bathrooms, and an entrance hall. The second floor was divided into two apartments
6. A Certificate of Demolition (COD) application (PL2021-0137) was approved by the HARB in October 2021 for partial demolition to include the removal of roofs of the front and rear porches, the dormers, rear carport, and possible historic accessory structures. Notations on the COD plans indicate the elements that have failed including the porch roof, wood columns and railings. In addition, the plans noted that there may be extensive structural damage to the rear rooflines on the coquina section and to the roof in areas adjacent to the dormers and indicated some of the known areas of extensive wood decay/termite damage.
7. While the building has suffered from deferred maintenance/demolition by neglect over many years, and elements of the proposed partial demolition were noticeably in disrepair or were in different states of collapse, the HARB stressed that great care should be taken to not demolish more than what is required in the initial efforts to stabilize this historically and architecturally significant house when they approved the COD.
8. A building permit (PR2021-1638) was issued in the fall of 2021 for non-structural exploratory interior demolition and then revised to add the removal of elements from the failed porches on the north and east elevations as well as the car port addition on the south/rear of the building after the HARB COD approval.
9. According to the statement of significance provided in Part II of the application, the building originally served as the country home of Dr. Jose Bousquet. Later, the land became known as "Mitchel Grove," as it was owned by Peter Mitchell after the Board of Land Commissioners of East Florida granted him the title by the 1820s. From 1845-1876, the Dumas Family owned the property and changed the building to its current configuration. Subsequent owners continued to alter the property, including under long-term owner William Forrester and his family from 1955-2021. The FMSF attachments
10. Sanborn maps do not include the area of the property at 115 Bridge Street until the 1910 version and show how the building's footprint and other buildings on the property evolved over time when comparing through the 1965 revised map.

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Second Spanish Period (1784-1821)

Upon their return, the Spanish retained many of the features introduced by the British including chimneys, glazed windows and exterior shutters.

Buildings are constructed directly on the street. Both courtyard doors and direct access doors are common. The site is enclosed by a wall or fence. Loggias and porches, both one and two story, are used for shade and are generally on the south or east facades. These open into courtyards, sideyards and patios. Stairs, if any, are usually located at the end of the loggia.

Buildings are larger than those of the First Spanish Period. The most common plan remained a simple rectangle, although wing additions are sometimes used. Proportions remained about the same. Width to length ratios average 1/1.5 with a range of 1/1.0 to 1/2.6. Dimensions are again measured in varas (approximately 33.33 inches) instead of feet.

Foundations are usually tabby or coquina. Most buildings are of masonry construction, with wood much less common. Buildings are one to two and one-half stories. To protect the masonry from the weather, all surfaces are covered with plaster or stucco.

Roof types are gable and hip. Roof pitches varied from 30° to 45° with the lower pitches reflecting 19th century design. Flat roofs are not used. Roof surfaces are split wood shakes or shingles, although some larger buildings use slate or barrel tile.

The average door width is thirty-three inches, although thirty-six, forty-two and forty-four inch doors are used. The average door height is seven feet and is seldom less than six feet ten inches.

Window openings are reduced in size and proportion due to glazing. Single panes of glass are no larger than eight inches by ten inches. The most common width to height ratio for windows is 1/2.0, with a range of 1/1.7 to 1/2.5. Windows are double hung sash and may be twelve-over-twelve, nine-over-nine, nine-over-six or six-over-six. A typical arrangement is nine-over-six on the ground floor with six-over-six on upper floors. Exterior shutters are common. Rejas are not used.

Detailing consists of roofed balconies, often with corbelled beams, which overhang the street. Balconies extend across most of the face of the building and protect windows from sun and rain. Balconies on First Spanish Period and British Period buildings were generally retained.

Frame Vernacular

Frame Vernacular architecture is the common wood frame construction of self-taught builders, often passed from one generation to the next. Vernacular building traditions resulted from the builder's experience, available resources, and responses to the local environment. Most frame vernacular buildings are dwellings and associated outbuildings. However, churches, commercial and industrial frame vernacular buildings have also been constructed.

Frame Vernacular buildings were heavily influenced by the Queen Anne style in the late 1800s, and by the Bungalow style in the 1920s. Queen Anne influences included two story construction, complex roof forms and irregular massing. Bungalow influences included a return to single story construction and simpler, more regular roof forms and massing.

Buildings are not constructed directly on the street, although the size of yards varies greatly.
The most common building plans are rectangular and L-shaped, although some buildings have irregular plans. Buildings range from one to two-and-one-half stories.

Prior to the Civil War, foundations are usually brick, coquina, lime rock or tabby piers. From 1865 until about 1920 brick and coquina piers were most common; and beginning in the 1920s, brick, coquina or concrete block piers were used. Piers are usually not finished with stucco. Lattice infill is common after 1845. Continuous foundations are rare, and are never used prior to about 1920. Construction is wood frame. Prior to the Civil War, braced frame construction was used; from 1865 until about 1910, balloon framing was used; and after 1910, platform framing became common. Exterior finish is typically drop siding with corner boards, weatherboards with corner boards, butted wood shingles, or board-and-batten siding.

Locally, roof types are usually gable, although hip and pyramidal roofs are common elsewhere. Porches commonly have hip or shed roofs. Prior to 1845, roof surfaces are covered with wood shakes or wood shingles. From 1845 to about 1920, roof surfaces are covered with metal, corrugated metal or metal novelty shingles. Beginning in the 1920s, roof surfaces are covered with composition shingles, diamond composition shingles or asbestos shingles. Chimneys are brick, and are occasionally finished with stucco.

Windows are usually double hung sash two-over-two or one-over-one. Locally, six-over-six and six-over-one are also common, but are seldom used after about 1920. Prior to the turn of the century, nine-over-six and eight-over-eight windows are also used. After the turn of the century, eight-over-one, four-over-one, three-over-one, and less commonly jalousie windows are also used. Attic louvers in the gable ends, and casement windows with various numbers of panes are common in all time periods.

Detailing is simple, usually consisting of jig-sawn woodwork on porches or around eaves, and corbels on chimneys.

Masonry Vernacular

Before the Civil War, masonry construction was far less common in Florida than wood frame construction. Brick, the most common masonry material in the United States, was not readily available in Florida because of a scarcity of clay and poor transportation facilities. Coquina was available locally, and had been used since Colonial times. Poured concrete buildings first appeared in St. Augustine in the 1880s. Beginning in the 1920s, hollow tile and concrete block were widely used. Eventually, concrete block virtually replaced brick as a structural material, although brick was frequently used as a veneer in combination with masonry or frame interior walls.

Commercial buildings are usually constructed directly on the street. Residential and other buildings are not usually constructed directly on the street, although the size of yards varies greatly.

The most common building plans are rectangular or L-shaped. Buildings range from one to two stories.

Foundations are usually continuous brick or concrete block, or slab. Construction is wood frame with masonry veneer, or masonry. Exterior finish is usually common or running bond brick, rough texture stucco, scored stucco, rusticated rock-faced concrete block or coquina. Weatherboards or drop siding with corner boards, or prior to 1850, board-and-batten siding are also used.

Roof types on commercial buildings are typically flat with a parapet. Other roof types are gable or hip. Flat roofs are built-up. Pitched roof surfaces are covered with composition shingles, diamond composition shingles, metal, or prior to 1850, wood shakes. Chimneys are coquina or brick and may be finished with stucco.

Windows in commercial buildings are fixed sheet (plate glass). Other windows are fixed multi-pane, double hung sash six-over-six, three-over-one, two-over-two or one-over-one. Transoms, fanlights and attic louvers are common. Jalousie windows, French doors and simple balconies are used occasionally. Prior to 1850, double hung sash eight-over-eight and 15 pane casement windows were also used.

Detailing is simple, usually consisting of cast concrete or ornamental brick corbels.

Historic Preservation Property Tax Exemption

In 1995 the City Commission adopted an ordinance allowing partial ad valorem tax exemptions for historic property if the property is being restored, rehabilitated or renovated according to specific guidelines. This exemption applies only to improvements to real property.

The exemption for qualifying properties is from ad valorem taxes levied by the City of St. Augustine on 100% of the assessed value of the improvement for 10 years.

In order to qualify for this tax exemption, the property must:

1. be individually listed in the National Register of Historic Places; or
2. **be a contributing property to a National Register District**; or
3. be designated a historic property or be a contributing property in a locally established historic preservation district.

Further, to qualify for this tax exemption, the improvements to a property meeting one of the above criteria must also:

1. **be consistent with the United States Secretary of Interior's Standards for Rehabilitation; and**
2. **be determined by the Historic Architectural Review Board to meet criteria established by the Department of State.**

The minimum valuation of the improvement must be $20,000 or 50% of the assessed value of the structure before the improvement, whichever is less.

Secretary of the Interior's Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment. [Compatible New Use]
2. The historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. [Retention of Distinguishing Architectural Character]
3. Each property shall be recognized as a physical record of its time, place and use. Changes that create false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken. [Recognition of Historic Period]
4. Most properties change over time; those changes have acquired historic significance in their own right shall be retained and preserved. [Retention of Significant Later Alterations and Additions]
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved. [Sensitive Treatment of Distinctive Features and Craftsmanship]
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of the deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence. [Repair or Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence]
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible. [Cleaning with the Gentlest Possible Method]
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken. [Protection and Preservation of Significant Archaeological Resources]
9. New additions, exterior alterations, or related new constructions shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. [Compatible Contemporary Design for New Alterations and Additions]
10. New additions and related or adjacent new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. [Reversibility of New Alterations and Additions]

Secretary of the Interior's Standards for Rehabilitation: Guidelines

Choosing Rehabilitation as a Treatment

In **Rehabilitation**, historic building materials and character-defining features are protected and maintained as they are in the treatment Preservation; however, an assumption is made prior to work that existing historic fabric has become damaged or deteriorated over time and, as a result, more repair and replacement will be required. Thus, latitude is given in the **Standards for Rehabilitation and Guidelines for Rehabilitation** to replace extensively deteriorated, damaged, or missing features using either traditional or substitute materials. Of the four treatments, only Rehabilitation includes an opportunity to make possible an efficient contemporary use through alterations and additions.

Identify, Retain, and Preserve Historic Materials and Features

Like Preservation, guidance for the treatment **Rehabilitation** begins with recommendations to identify the form and detailing of those architectural materials and features that are important in defining the building's historic character and which must be retained in order to preserve that character. Therefore, guidance on **identifying, retaining, and preserving** character-defining features is always given first. The character of a historic building may be defined by the form and detailing of exterior materials, such as masonry, wood, and metal; exterior features, such as roofs, porches, and windows; interior materials, such as plaster and paint; and interior features, such as moldings and stairways, room configuration and spatial relationships, as well as structural and mechanical systems.

Protect and Maintain Historic Materials and Features

After identifying those materials and features that are important and must be retained in the process of **Rehabilitation** work, then **protecting and maintaining** them are addressed. Protection generally involves the least degree of intervention and is preparatory to other work. For example, protection includes the maintenance of historic material through treatments such as rust removal, caulking, limited paint removal, and re-application of protective coatings; the cyclical cleaning of roof gutter systems; or installation of fencing, alarm systems and other temporary protective measures. Although a historic building will usually require more extensive work, an overall evaluation of its physical condition should always begin at this level.

Repair Historic Materials and Features

Next, when the physical condition of character-defining materials and features warrants additional work **repairing** is recommended. **Rehabilitation** guidance for the repair of historic materials such as masonry, wood, and architectural metals again begins with the least degree of intervention possible such as patching, piecing-in, splicing, consolidating, or otherwise reinforcing or upgrading them according to recognized preservation methods. Repairing also includes the limited replacement in kind--or with compatible substitute material--of extensively deteriorated or missing parts of features when there are surviving prototypes (for example, brackets, dentils, steps, plaster, or portions of slate or tile roofing). Although using the same kind of material is always the preferred option, substitute material is acceptable if the form and design as well as the substitute material itself convey the visual appearance of the remaining parts of the feature and finish.

Replace Deteriorated Historic Materials and Features

Following repair in the hierarchy, **Rehabilitation** guidance is provided for **replacing** an entire character-defining feature with new material because the level of deterioration or damage of materials precludes repair (for example, an exterior cornice; an interior staircase; or a complete porch or storefront). If the essential form and detailing are still evident so that the physical evidence can be used to re-establish the feature as an integral part of the rehabilitation, then its replacement is appropriate. Like the guidance for repair, the preferred option is always replacement of the entire feature in kind, that is, with the same material. Because this approach may not always be technically or economically feasible, provisions are made to consider the use of a compatible substitute material. It should be noted that, while the National Park Service guidelines recommend the replacement of an entire character-defining feature that is extensively deteriorated, they never recommend removal and replacement with new material of a feature that--although damaged or deteriorated--could reasonably be repaired and thus preserved.

Design for the Replacement of Missing Historic Features

When an entire interior or exterior feature is missing (for example, an entrance, or cast iron facade; or a principal staircase), it no longer plays a role in physically defining the historic character of the building unless it can be accurately recovered in form and detailing through the process of carefully documenting the historical appearance. Although accepting the loss is one possibility, where an important architectural feature is missing, its replacement is always recommended in the **Rehabilitation** guidelines as the first or preferred, course of action. Thus, if adequate historical, pictorial, and physical documentation exists so that the feature may be accurately reproduced, and if it is desirable to re-establish the feature as part of the building's historical appearance, then designing and constructing a new feature based on such information is appropriate. However, a second acceptable option for the replacement feature is a new design that is compatible with the remaining character-defining features of the historic building. The

new design should always take into account the size, scale, and material of the historic building itself and, most importantly, should be clearly differentiated so that a false historical appearance is not created.

Alterations/Additions for the New Use

Some exterior and interior alterations to a historic building are generally needed to assure its continued use, but it is most important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes. Alterations may include providing additional parking space on an existing historic building site; cutting new entrances or windows on secondary elevations; inserting an additional floor; installing an entirely new mechanical system; or creating an atrium or light well. Alteration may also include the selective removal of buildings or other features of the environment or building site that are intrusive and therefore detract from the overall historic character. The construction of an exterior addition to a historic building may seem to be essential for the new use, but it is emphasized in the **Rehabilitation** guidelines that such new additions should be avoided, if possible, and considered only after it is determined that those needs cannot be met by altering secondary, i.e., non-character-defining interior spaces. If, after a thorough evaluation of interior solutions, an exterior addition is still judged to be the only viable alternative, it should be designed and constructed to be clearly differentiated from the historic building and so that the character-defining features are not radically changed, obscured, damaged, or destroyed. Additions and alterations to historic buildings are referenced within specific sections of the Rehabilitation guidelines such as Site, Roofs, Structural Systems, etc., but are addressed in detail in New Additions to Historic Buildings.

Energy Efficiency/Accessibility Considerations/Health and Safety Code Considerations

These sections of the guidance address work done to meet accessibility requirements and health and safety code requirements; or retrofitting measures to improve energy efficiency. Although this work is quite often an important aspect of **Rehabilitation** projects, it is usually not a part of the overall process of protecting or repairing character-defining features; rather, such work is assessed for its potential negative impact on the building's historic character. For this reason, particular care must be taken not to radically change, obscure, damage, or destroy character-defining materials or features in the process of meeting code and energy requirements.

City of St. Augustine Code of Ordinances

Sec. 2-381. - Title.

This article [Ordinance No. 95-20] may be cited as the Historic Preservation Property Tax Exemption Ordinance of the City of St. Augustine, Florida.

Sec. 2-382. - Intent.

The City of St. Augustine hereby finds that the adoption of an ad valorem tax exemption for qualifying improvements of historic properties will help accomplish the following purposes:

(1) Encourage restoration, rehabilitation and renovation of historic structures located in historic preservation districts in St. Augustine; historic structures listed on the National Register of Historic Places; and designated historical landmarks; and

(2) Encourage visible rehabilitation that will make blocks and neighborhoods more attractive, focus attention on them and improve property values on the rest of the block or in the neighborhood, therefore enhancing their appeal as places to live, to work or to visit.

Sec. 2-383. - Definitions.

(1) *Assessed value* shall mean the determination of the value of an improvement or property by the St. Johns County Property Appraiser in the manner provided by law.

(2) *Contributing property* shall mean a building, site, structure or object which adds to the historical architectural qualities, historic associations or archaeological values for which a district is significant because (a) it was present during the period of significance of the district and possesses historic integrity reflecting its character at that time; (b) is capable of yielding important information about the period; or (c) it independently meets the National Register of Historic Places criteria for evaluation.

(3) *Government or non profit* use shall mean that the occupant or user of at least sixty-five (65) percent of the usable space of a historic building or of the upland component of an archaeological site is an agency of the federal, state or local government, or a non-profit organization certified by the Department of State under F.S. § 627.013.

(4) *Historical landmark* shall mean a building, object, site or structure of the highest historical, architectural, cultural or archeological importance.

(5) *Historic property* shall mean a building, object, site or structure which is: (a) individually listed in the National Register of Historic Places; (b) a contributing property in a National Register-listed historic district; (c) designated as a historic property or landmark under the provisions of City Code section 28-87(10); or (d) a contributing property in a historic preservation district designated under the provision of City Code chapter 28, article III, division 3, historic preservation districts.

(6) *Historic architectural review board* (hereinafter referred to as "board") shall mean the board which is responsible for determining the historical significance of the property and the appropriateness of the proposed work as submitted by the applicant.

(7) *Improvements* shall mean changes in the condition of real property brought about by the expenditure of labor or money for the restoration, renovation or rehabilitation of such property. Improvements shall exclude additions and accessory structures unless necessary for historic reproduction purposes (i.e., recreating a building design that previously existed).

(8) *Local historic preservation office* shall mean the planning and building division which shall supervise and administer the rules and regulations pertaining to review of applications for property tax exemptions pursuant to F.S. §§ 196.1997 and 196.1998.

(9) *Regularly and frequently open to public* shall mean a property in which public access to the property is provided not less than fifty-two (52) days a year on an equitably spaced basis, and at other times by appointment. Owners of such property are not prohibited from charging a reasonable nondiscriminating admission fee.

(10) *National Register of Historic Places* shall mean the list of historic properties significant in American history, architecture, archaeology, engineering and culture, maintained by the Secretary of the Interior, as established by the National Historic Preservation Act of 1966, as amended.

(11) *Noncontributing property* shall mean a building, site, structure or object which does not add to the historic architectural qualities, historic associations or archaeological values for which a district is significant because (a) it was not present during the period of significance of the district; (b) due to alterations, disturbances, additions or other changes, it no longer possesses historic integrity reflecting its character at that time or is incapable of yielding important information about the period; or (c) it does not independently meet the National Register of Historic Places criteria for evaluation.

(12) *Renovation or rehabilitation* shall mean the act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, cultural and archaeological values. For historic properties or portions thereof which are of archeological significance or are severely deteriorated, "renovation" or "rehabilitation" means the act or process of applying measures designed to sustain and protect the existing form and integrity of a property, or reestablish the stability of an unsafe or deteriorated property while maintaining the essential form of the property as it presently exists.

(13) *Restoration* shall mean the act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of removal of later work or by the replacement of missing earlier work.

(14) *Substantial completion of improvement* shall mean that a request for review of completed work has been submitted by the property owner and approved by the historic preservation office.

(15) *Usable space* shall mean that portion of the space within a building which is available for assignment or rental to an occupant, including every type of space available for use of the occupant.

(16) *Qualifying property* shall mean any real property in the City of St. Augustine which, at the time the preconstruction application is submitted, (a) is individually listed in The National Register of Historic Places; (b) is a contributing property to a National Register District; or (c) is designated as a contributing property in a Historic Preservation District.

Sec. 2-384. - Exemption.

Qualifying properties will be eligible to receive an ad valorem tax exemption of one hundred (100) percent of the assessed value of the improvements, as defined in section 2-383(7) of this article, resulting from renovation, restoration or rehabilitation of the property. All qualifying projects must complete the review process outlined in this article. The exemption shall apply only to improvements to real property. All qualifying improvements must be commenced on or after the date of adoption of this article [Ordinance No. 95-20]. If the property is used for non-profit or governmental purposes, and is regularly and frequently open for the public's visitation, use and benefit, then one hundred (100) percent of the assessed value of the property, as improved, is exempt provided the assessed value of the improvement is at least fifty (50) percent of the total assessed value of the property, as improved, and the

improvement is made by or for the use of the existing owner. The exemption shall apply only to ad valorem taxes levied by the City of St. Augustine.

Sec. 2-385. - Exemption period.

The exemption period shall be ten (10) years beginning on January 1 following substantial completion of the improvement.

Sec. 2-386. - Procedures.

(a) Application for exemption. Application for the property tax exemption shall be made on the two-part Historic Preservation Property Tax Exemption Application, DOS Form No. HR3E101292, or its equivalent, as adopted by the State of Florida. Part 1, the Preconstruction Application, shall be submitted before improvements are initiated, and Part 2, the Request for Review of Completed Work, shall be submitted upon completion of the improvements. Said Application shall be completed in accordance with the instructions promulgated by the Department of State of the State of Florida.

(b) **Upon receipt of the completed preconstruction application and all required supporting materials, the historic preservation office shall determine whether the property for which an exemption is requested is a qualifying property. The historic preservation office shall refer the application to the board, which shall determine whether the proposed improvements are consistent with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (latest edition), U.S. Department of the Interior, National Park Service.**

(c) On completion of the review of a preconstruction application, the historic preservation office shall notify the applicant and the city commission in writing of the results of the review and shall make recommendations for correction of any planned work deemed to be inconsistent with the standards cited above.

(d) Each review of a preconstruction application or application for review of completed work conducted by the board shall be completed within sixty (60) days of the time that the complete application is submitted to the historic preservation office.

(e) Upon receipt of the request for review of completed work and all required supporting materials, the board shall conduct a review to determine whether or not the completed improvements are in compliance with the work described in the approved preconstruction application, subsequent approved amendments, if any, and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. The board reserves the right to inspect the completed work to verify such compliance.

(f) **On completion of the review of a request for review of completed work, the board shall recommend that the city commission grant or deny the exemption. The recommendation, and the reasons therefore, shall be provided in writing to the applicant and to the city commission. The recommendation shall advise the applicant of their right to a fair hearing pursuant to procedures set forth by the city.**

Sec. 2-387. - Evaluation of improvements.

(a) The board shall apply the recommended approaches to rehabilitation as set forth in the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings in evaluating the eligibility of improvements to the historic property.

(b) For improvements intended to protect or stabilize severely deteriorated historic properties or archaeological sites, the board shall apply the following additional standards:

(1) Before applying protective measures which are generally of a temporary nature and imply future historic preservation work, an analysis of the actual or anticipated threats to the property shall be made by the chief building official.

(2) Protective measures shall safeguard the physical condition or environment of a property or archaeological site from further deterioration or damage caused by weather or other natural, animal or human intrusions.

(3) If any historic material or architectural features are removed, they shall be properly recorded and, if possible, stored for future study or reuse.

(4) Stabilization shall reestablish the structural stability of a property through the reinforcement of loadbearing members or by arresting material deterioration leading to structural failure. Stabilization shall also reestablish weather resistant conditions for a property.

(5) Stabilization shall be accomplished in such a manner that it detracts as little as possible from the property's appearance. When reinforcement is required to reestablish structural stability, such work shall be concealed wherever possible so as not to intrude upon or detract from the aesthetic and historical quality of the property, except where concealment would result in the alteration or destruction of historically significant material or spaces.

Sec. 2-388. - Appeals.

Appeals from decisions of the historic preservation office and/or the board related to whether a property is a qualifying property may be taken to the St. Augustine City Commission within fifteen (15) days of such decision in accordance with procedures established in section 28-29(d) of the City Code.

Sec. 2-389. - Commencement of work.

Work must commence within one (1) year following the date of approval of a preconstruction application. The preconstruction application shall be considered to be in effect as long as a building permit is valid for the work specified on the property.

Sec. 2-390. - Other permits and approvals.

Nothing in this article shall relieve the property owner or his agents from the responsibility of complying with all other local codes and ordinances relating to construction contracting or permitting, in or out of designated historic preservation districts.

Sec. 2-391. - Covenant.

A property owner qualifying for an exemption pursuant to this article and the city commission shall execute the Historic Preservation Property Tax Exemption Covenant, DOS Form No. HR3E111292, or its equivalent, as adopted by the State of Florida. The historic preservation office, at the time the covenant is executed, shall forward a copy of the approved historic preservation property tax exemption application and historic preservation property tax exemption covenant to the St. Johns County Property Appraiser. On or before the effective date of the exemption, as established by the city commission, the owner of the property shall have the covenant recorded with the deed for the property in the Official Records of St. Johns County.

Sec. 2-392. - **Minimum thresholds for application.**

In order to be eligible for the historic preservation tax exemption, (1) the value of the proposed improvements must be equal to at least fifty (50) percent of the total assessed value of the property, before the improvement, or twenty thousand dollars ($20,000.00), whichever is less; and (2) at least twenty-five (25) percent of the valuation of the proposed improvements must be for work to the exterior or foundation of the structure.

LIST OF ATTACHMENTS:

1. Staff Photographs: Completed work (June 2024), pre-partial demolition (October 2021), site visit after demolition began (December 2021)
2. Florida Master Site File
3. Lincolnville National Register Historic District: National Register Nomination Contributing sheet and GIS map showing location of 115 Bridge Street and the Lincolnville NRHD
4. Sanborn Maps
5. Polk City Directory Research
6. State Statutes for the Tax Exemption for Historic Properties
7. Certificate of Completion
8. Approved Building Permit Plans: with relevant sheets related to site plan, floor plans and elevations for rehabilitation project (these are a more recent set than what was submitted with application packet materials)

STAFF PHOTOGRAPHS – June 2024
115 Bridge Street



STAFF PHOTOGRAPHS
115 Bridge Street



North Elevation



STAFF PHOTOGRAPHS
115 Bridge Street







North Elevation

STAFF PHOTOGRAPHS
115 Bridge Street





STAFF PHOTOGRAPHS
115 Bridge Street



North Elevation



STAFF PHOTOGRAPHS
115 Bridge Street



North Elevation

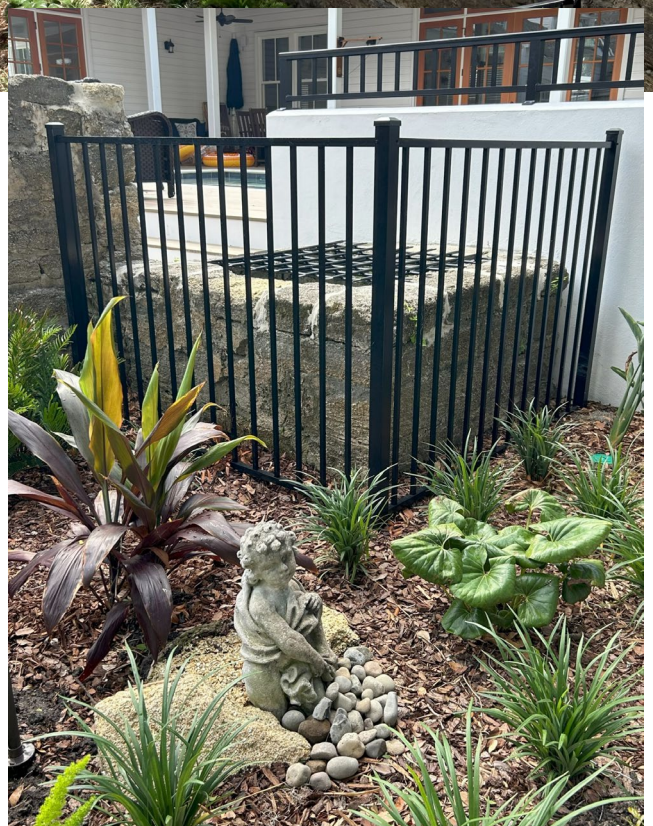


STAFF PHOTOGRAPHS
115 Bridge Street



STAFF PHOTOGRAPHS
115 Bridge Street







West and South/Rear Elevations

STAFF PHOTOGRAPHS
115 Bridge Street





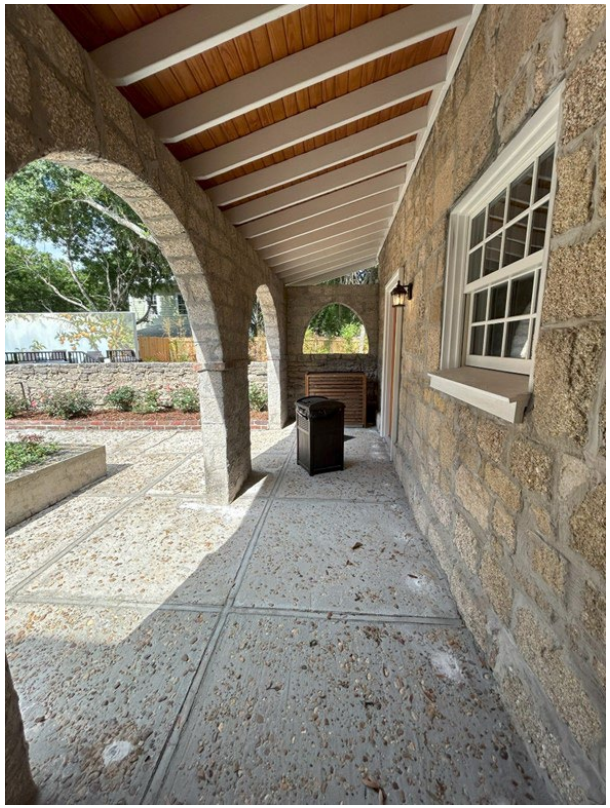
South/Rear and West Elevations
and historic well (right)

STAFF PHOTOGRAPHS
115 Bridge Street



West Elevations: New window openings added

STAFF PHOTOGRAPHS
115 Bridge Street



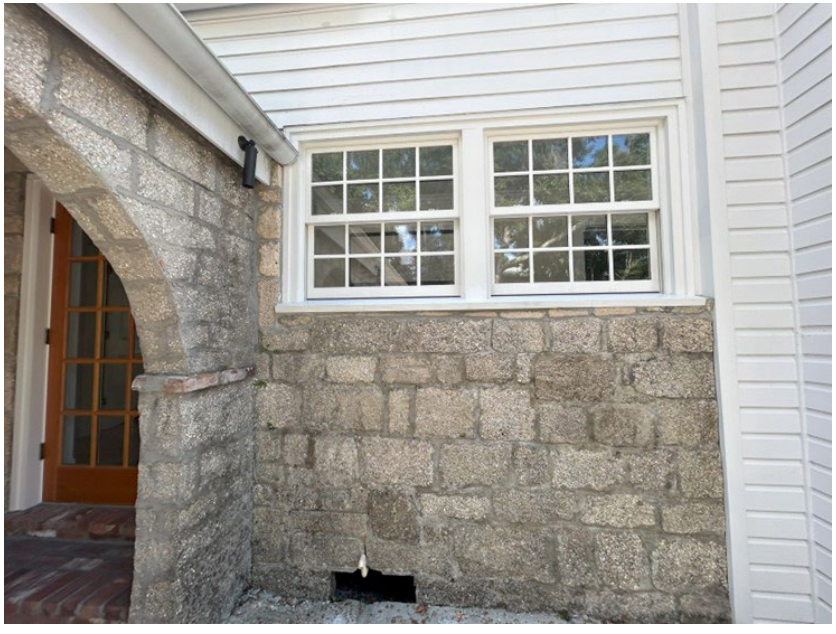




South/Rear Elevation: Rear door to interior stair enclosed

STAFF PHOTOGRAPHS
115 Bridge Street









STAFF PHOTOGRAPHS
115 Bridge Street



South/Rear and West Elevations of historic house and new hyphen and addition

STAFF PHOTOGRAPHS
115 Bridge Street



East Elevation of historic house;
new hyphen and addition to the south

STAFF PHOTOGRAPHS
115 Bridge Street



East Elevation of historic house;
new hyphen and addition to the south

STAFF PHOTOGRAPHS
115 Bridge Street







East Elevation and side porch of historic house;
new hyphen and addition to the south

STAFF PHOTOGRAPHS
115 Bridge Street



East Elevation and side porch of historic house; new hyphen and addition to the south

STAFF PHOTOGRAPHS
115 Bridge Street





Dormers on East Elevation of
historic house portion:
the dormer to the north was rebuilt

STAFF PHOTOGRAPHS
115 Bridge Street



East Elevation and side porch of historic house with rebuilt wooden elements

STAFF PHOTOGRAPHS
115 Bridge Street







New landscape beds around historic house featuring Florida native plants and wood fence

STAFF PHOTOGRAPHS
115 Bridge Street









Vast grounds and mature trees north of historic house

STAFF PHOTOGRAPHS
115 Bridge Street



New coquina concrete driveway with brick paver bands adjacent to east elevation of historic house

STAFF PHOTOGRAPHS
115 Bridge Street



Coquina entrance to north of historic house, along Bridge Street

STAFF PHOTOGRAPHS
115 Bridge Street

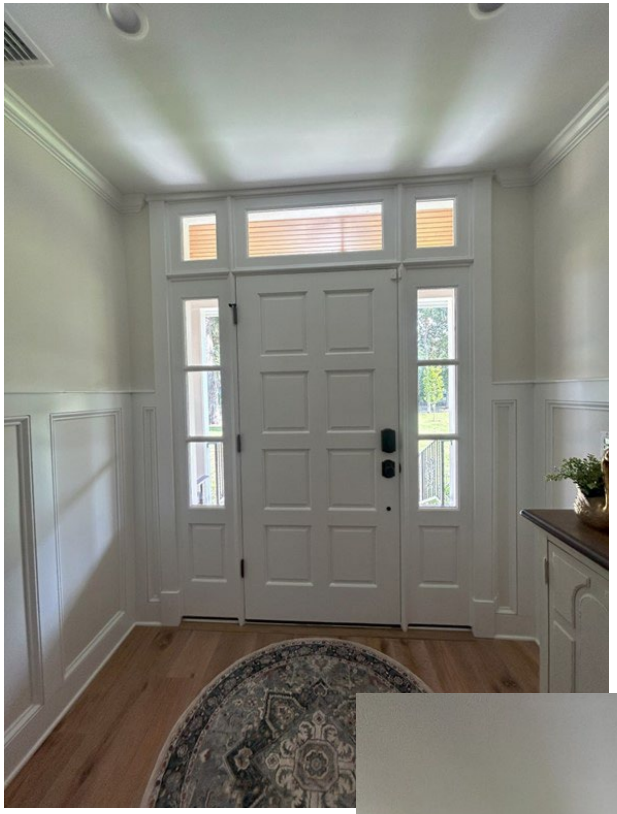






New fencing around north and east property lines

STAFF PHOTOGRAPHS
115 Bridge Street









Historic house
Interior:
Entrance / stair
hall

STAFF PHOTOGRAPHS
115 Bridge Street







First Floor historic house interior:
west coquina wing
game room/library

STAFF PHOTOGRAPHS
115 Bridge Street











First Floor historic house interior:
East frame wing

STAFF PHOTOGRAPHS
115 Bridge Street



First Floor
historic house
interior:
East frame wing



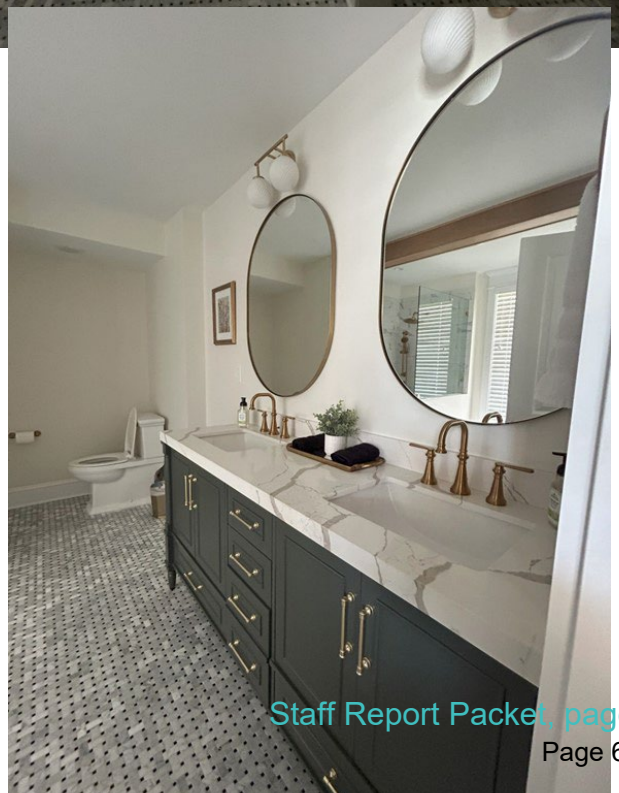


STAFF PHOTOGRAPHS
115 Bridge Street

First Floor historic house interior:
East frame wing







STAFF PHOTOGRAPHS
115 Bridge Street





First Floor historic house interior:
East frame wing

STAFF PHOTOGRAPHS
115 Bridge Street







First Floor historic house interior:
East frame wing

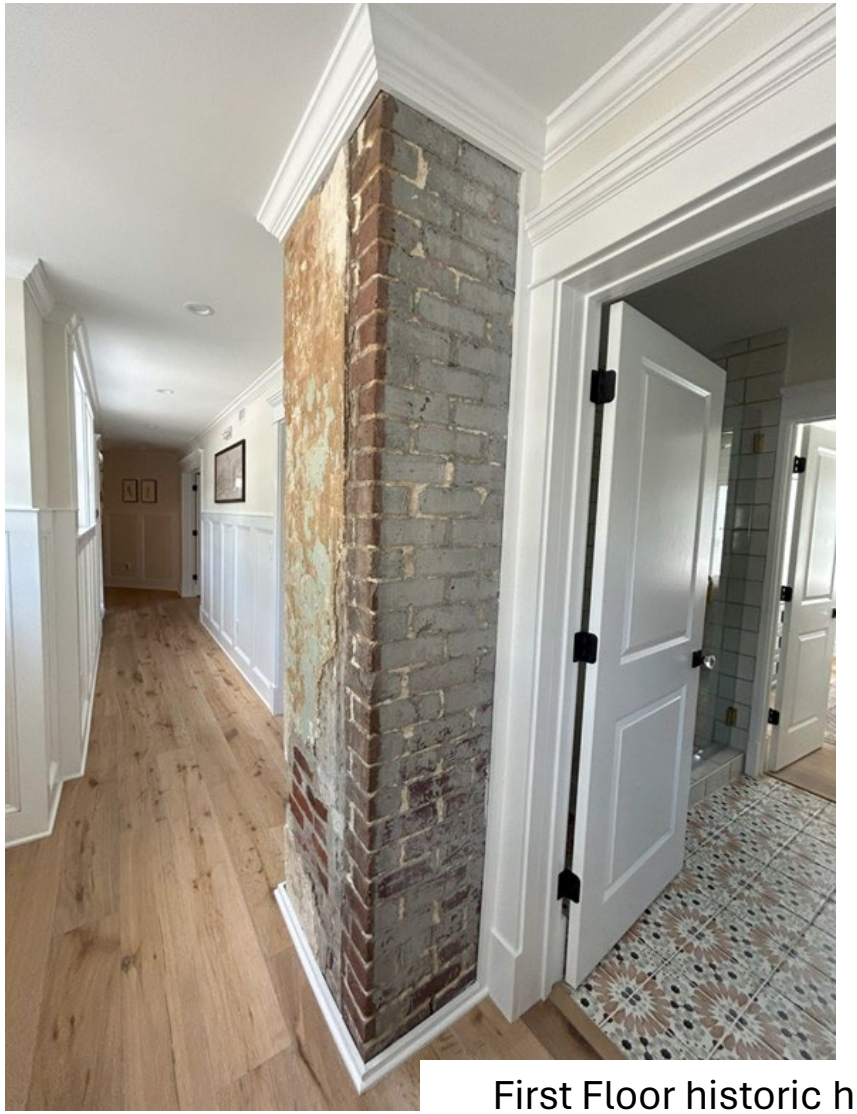
STAFF PHOTOGRAPHS
115 Bridge Street

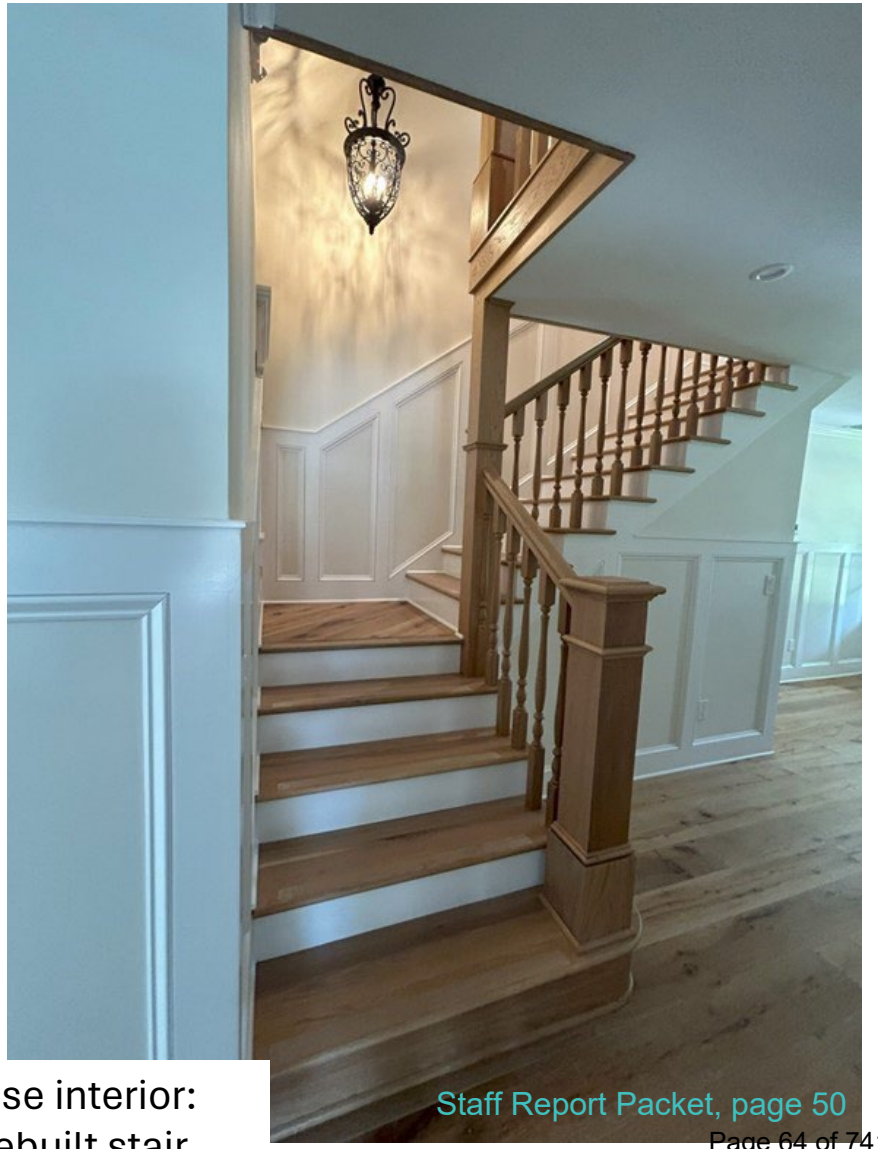




First Floor historic house interior:
East frame wing – exposed chimney

STAFF PHOTOGRAPHS
115 Bridge Street

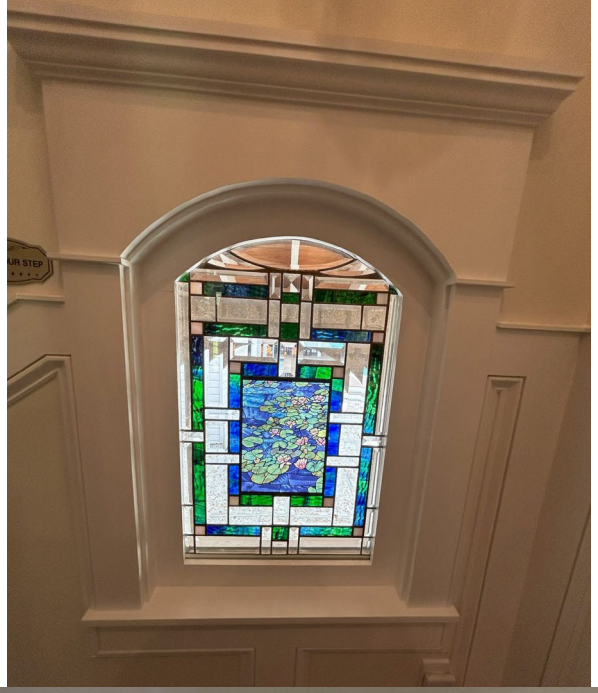


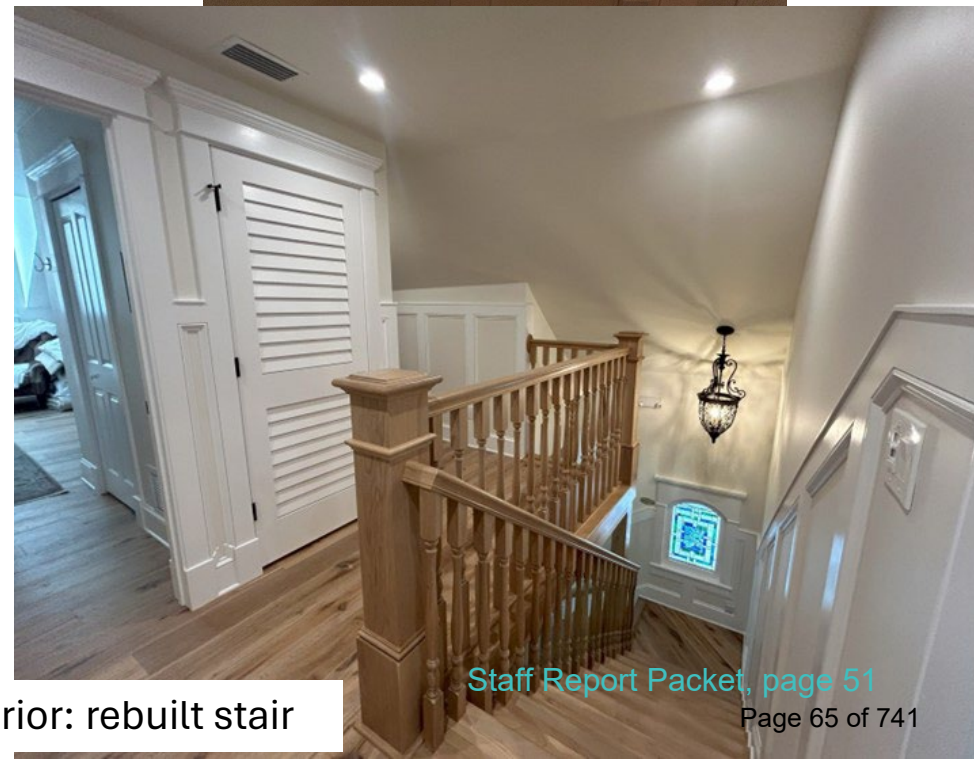


First Floor historic house interior:
East frame wing and rebuilt stair

STAFF PHOTOGRAPHS
115 Bridge Street



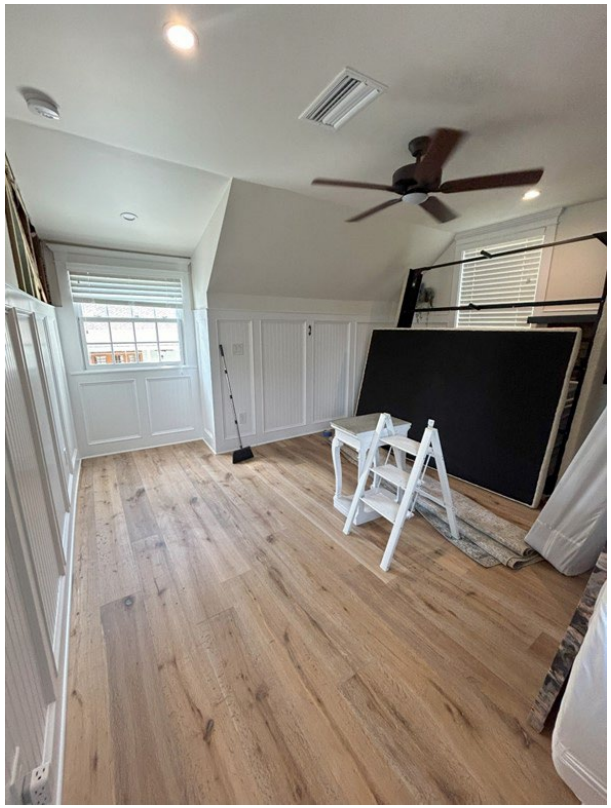


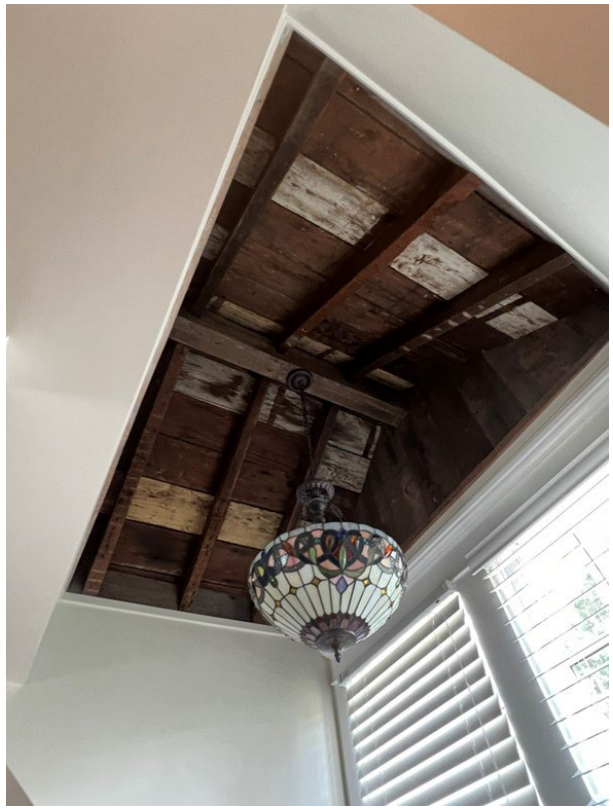


First to Second Floor historic house interior: rebuilt stair

STAFF PHOTOGRAPHS
115 Bridge Street







Second Floor historic house interior: front/north dormer

STAFF PHOTOGRAPHS
115 Bridge Street

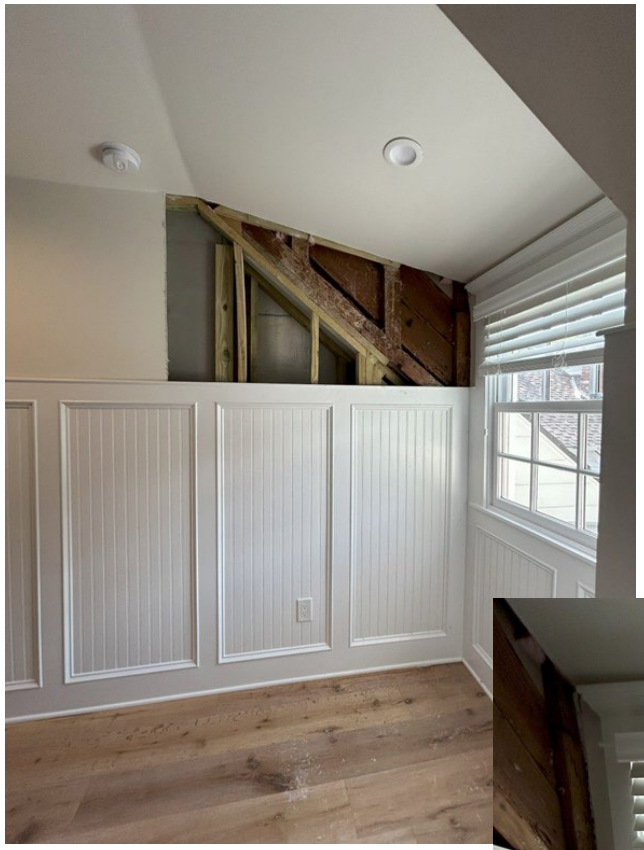






Second Floor historic house interior: west/coquina wing

STAFF PHOTOGRAPHS
115 Bridge Street





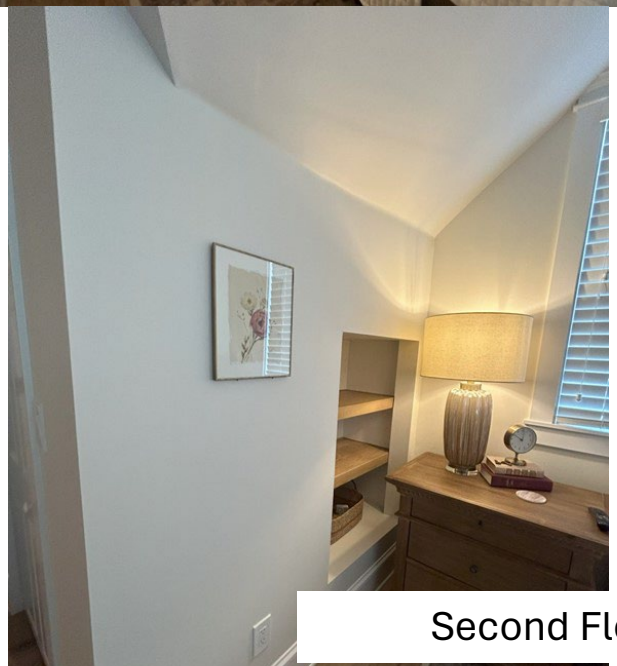


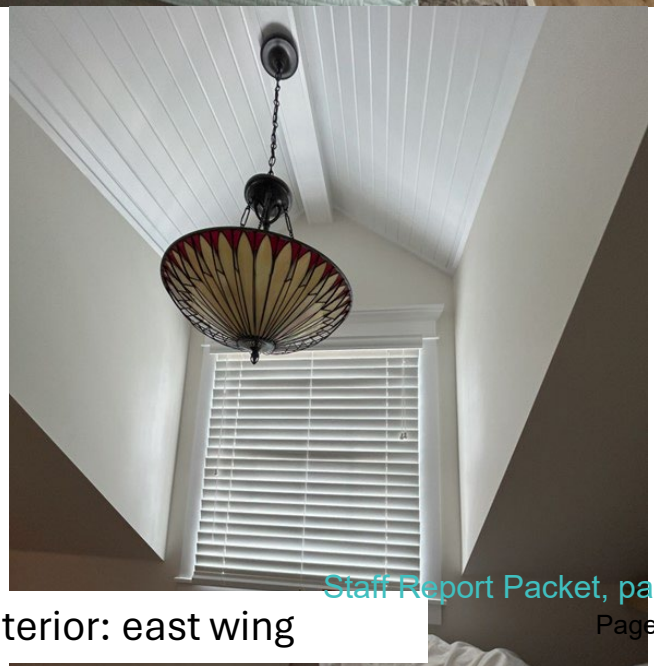
Second Floor historic house interior: west/coquina wing

STAFF PHOTOGRAPHS
115 Bridge Street

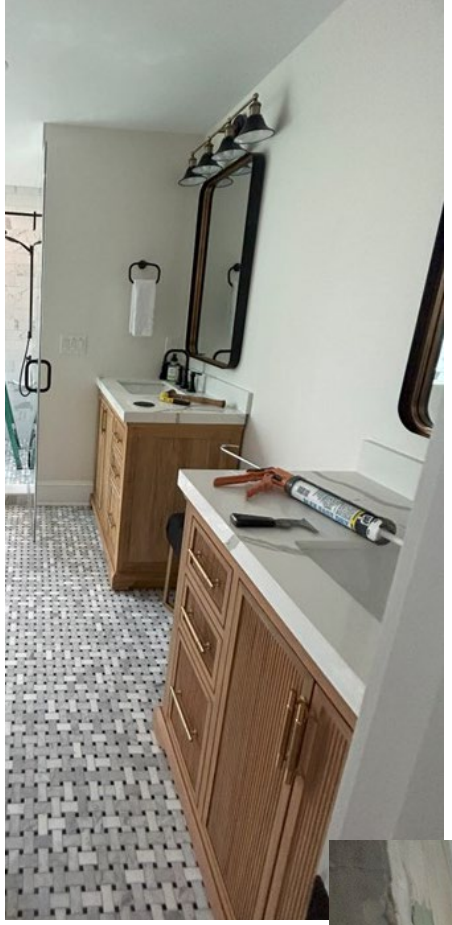


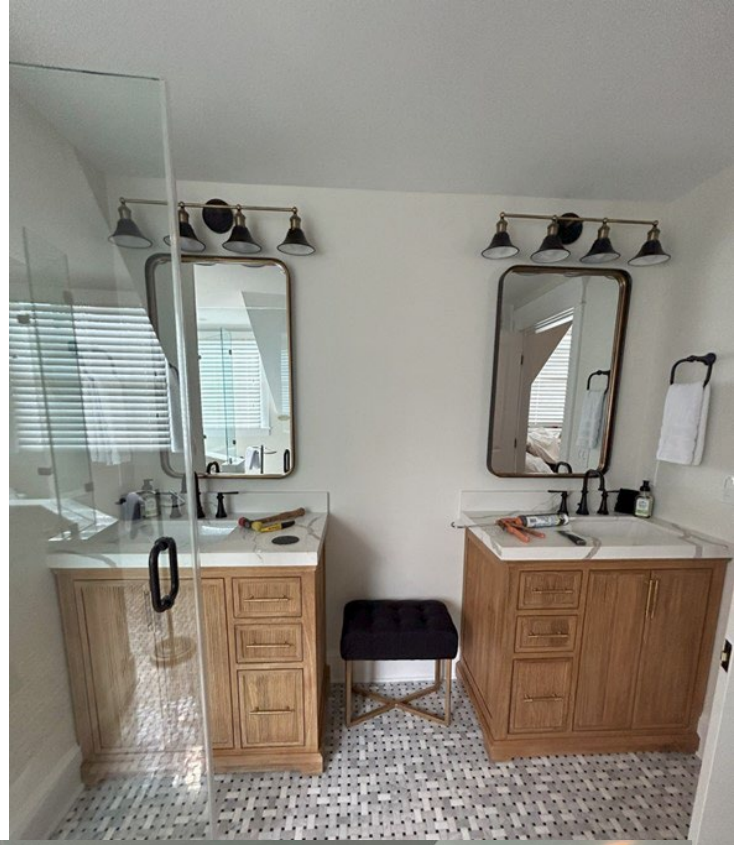






Second Floor historic house interior: east wing









STAFF PHOTOGRAPHS
115 Bridge Street

STAFF PHOTOGRAPHS
115 Bridge Street







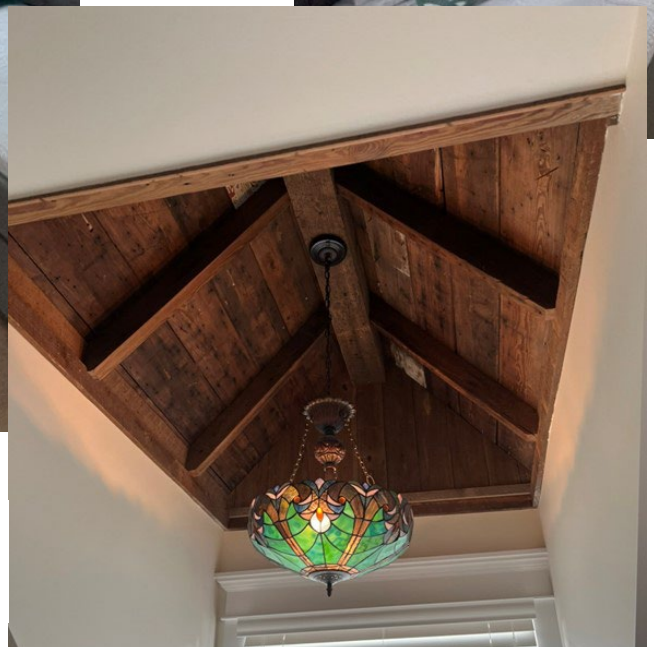


Second Floor historic house interior: east wing

STAFF PHOTOGRAPHS
115 Bridge Street







Second Floor historic house interior: east wing

STAFF PHOTOGRAPHS
115 Bridge Street



Second Floor historic house



STAFF PHOTOGRAPHS
115 Bridge Street



East Elevation of historic house;
new hyphen and addition to the south



STAFF PHOTOGRAPHS
115 Bridge Street





East and north elevations of new hyphen and addition to the south of historic house

STAFF PHOTOGRAPHS
115 Bridge Street





East and north elevations of new hyphen and addition to the south of historic house

STAFF PHOTOGRAPHS
115 Bridge Street





West and north elevations of new hyphen and addition to the south of historic house

STAFF PHOTOGRAPHS
115 Bridge Street

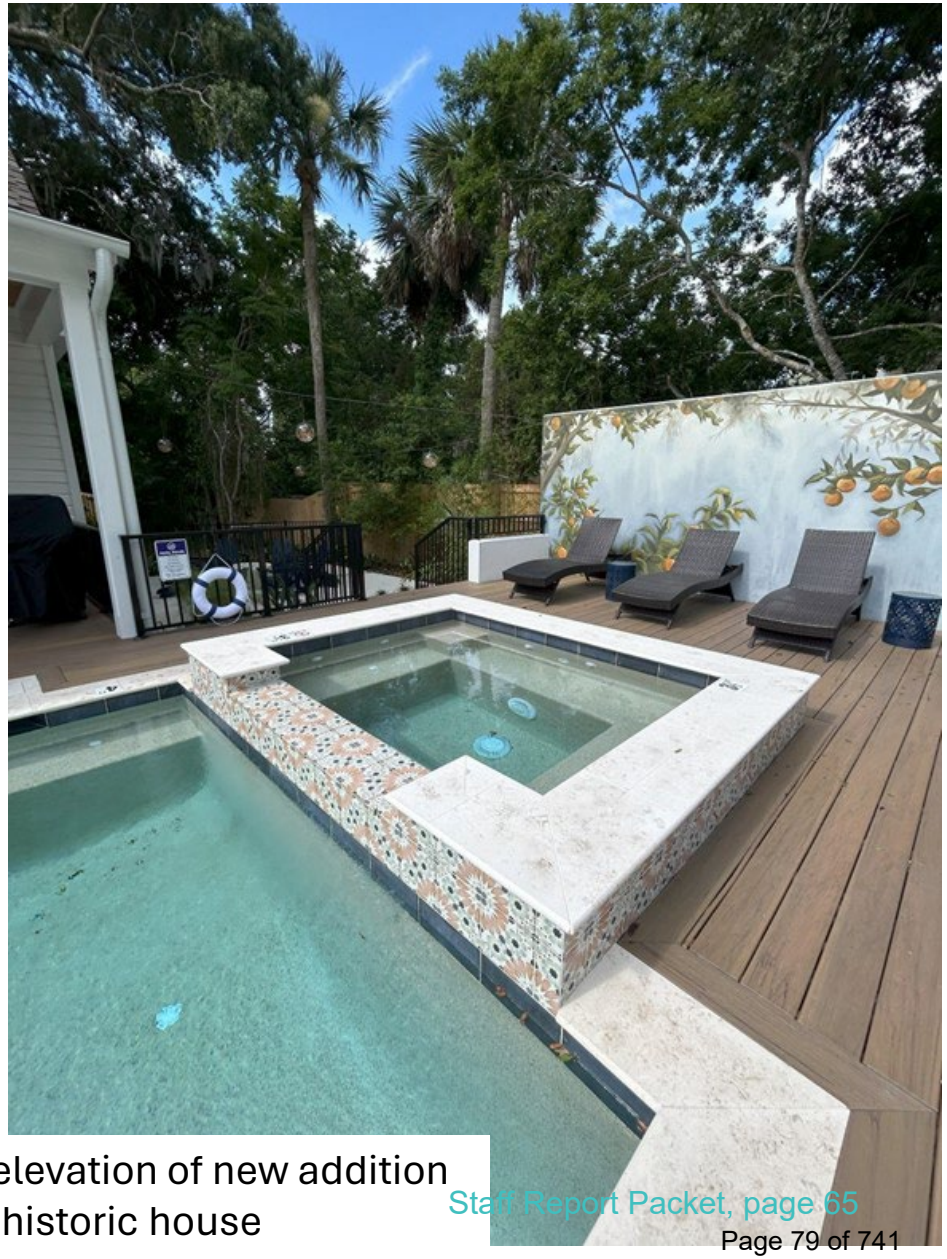




West elevation of new addition
to the south of historic house
and new mural wall west of the pool

STAFF PHOTOGRAPHS
115 Bridge Street





New pool/spa and north elevation of new addition to the south of historic house

STAFF PHOTOGRAPHS
115 Bridge Street





Entrance door and rear French doors of new hyphen between addition to the south of historic house

STAFF PHOTOGRAPHS
115 Bridge Street



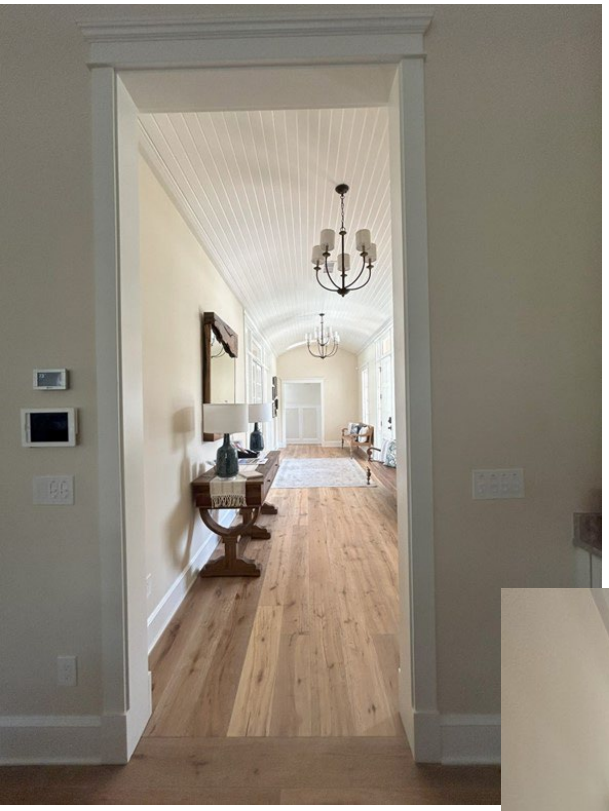


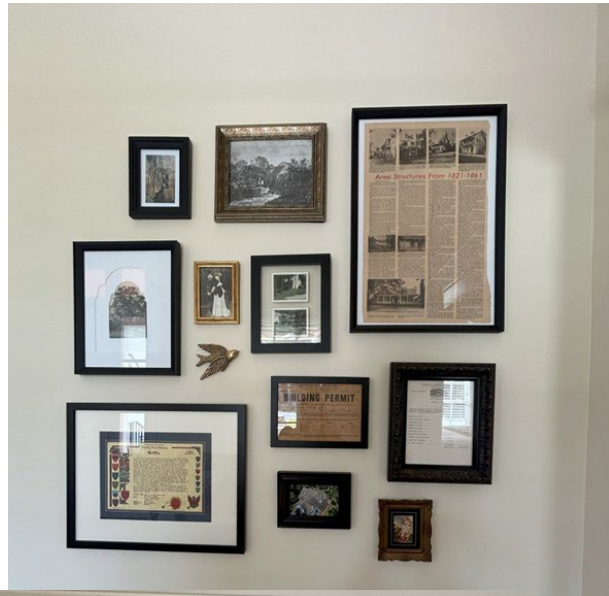
Interior of new hyphen between addition to the south of historic house

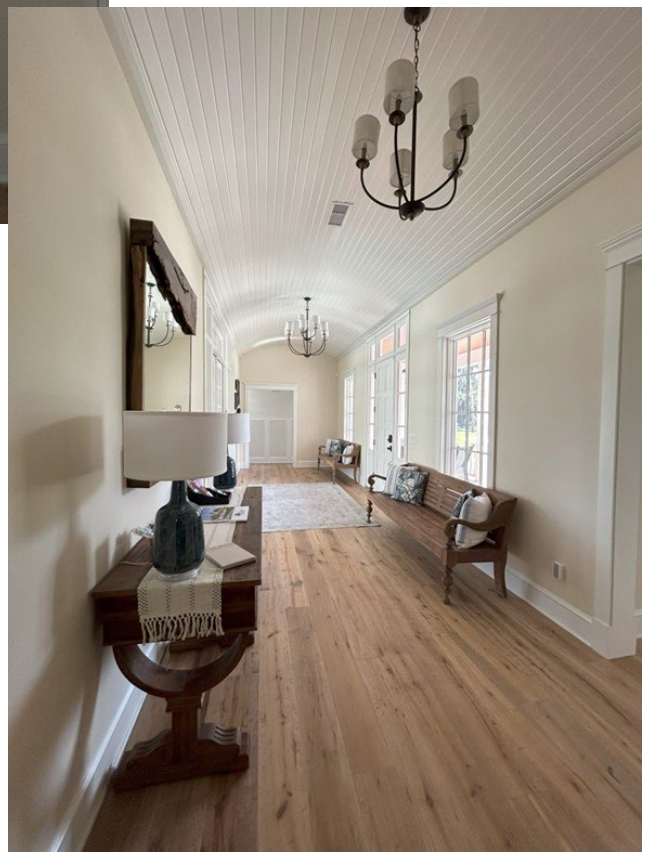


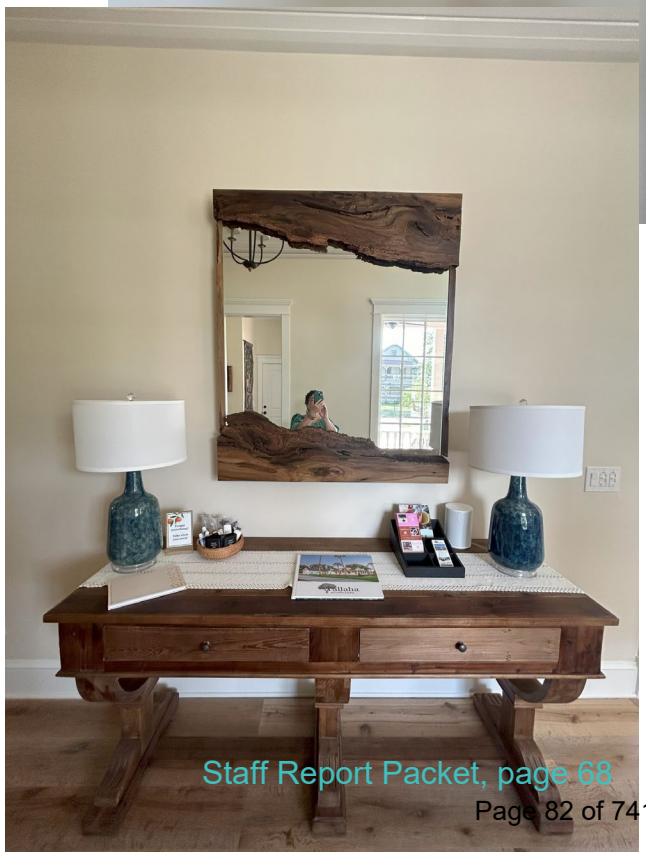
STAFF PHOTOGRAPHS
115 Bridge Street

Interior of new hyphen between addition to the south of historic house









STAFF PHOTOGRAPHS
115 Bridge Street



New addition to the south of historic house: kitchen

STAFF PHOTOGRAPHS
115 Bridge Street



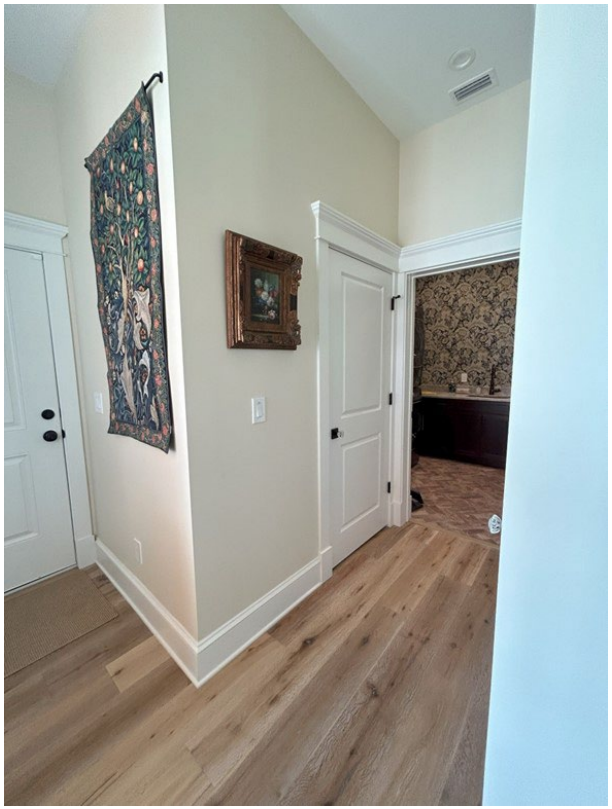




New addition to the south of historic house:
living and dining areas, and kitchen

STAFF PHOTOGRAPHS
115 Bridge Street







New addition to the south of historic house:
kitchen

STAFF PHOTOGRAPHS
115 Bridge Street
From October 2021 COD Application





STAFF PHOTOGRAPHS
115 Bridge Street
From October 2021 COD Application





STAFF PHOTOGRAPHS
115 Bridge Street
From October 2021 COD Application





STAFF PHOTOGRAPHS
115 Bridge Street
From October 2021 COD Application





STAFF PHOTOGRAPHS
115 Bridge Street
From October 2021 COD Application





STAFF PHOTOGRAPHS
115 Bridge Street
From October 2021 COD Application





STAFF PHOTOGRAPHS
115 Bridge Street
From October 2021 COD Application





STAFF PHOTOGRAPHS
115 Bridge Street
From October 2021 COD Application





STAFF PHOTOGRAPHS
115 Bridge Street
From October 2021 COD Application





STAFF PHOTOGRAPHS
115 Bridge Street
From October 2021 COD Application





STAFF PHOTOGRAPHS
115 Bridge Street
From October 2021 COD Application





STAFF PHOTOGRAPHS
115 Bridge Street
From October 2021 COD Application





STAFF PHOTOGRAPHS
115 Bridge Street
From October 2021 COD Application





STAFF PHOTOGRAPHS
115 Bridge Street
From October 2021 COD Application





STAFF PHOTOGRAPHS
115 Bridge Street
From October 2021 COD Application





STAFF PHOTOGRAPHS
115 Bridge Street
From October 2021 COD Application



STAFF PHOTOGRAPHS
115 Bridge Street
From October 2021 COD Application





STAFF PHOTOGRAPHS
115 Bridge Street
From October 2021 COD Application





STAFF PHOTOGRAPHS
115 Bridge Street
Site Visit December 15, 2021





STAFF PHOTOGRAPHS
115 Bridge Street
Site Visit December 15, 2021





STAFF PHOTOGRAPHS
115 Bridge Street
Site Visit December 15, 2021





STAFF PHOTOGRAPHS
115 Bridge Street
Site Visit December 15, 2021







STAFF PHOTOGRAPHS
115 Bridge Street
Site Visit December 15, 2021





STAFF PHOTOGRAPHS
115 Bridge Street
Site Visit December 15, 2021



STAFF PHOTOGRAPHS
115 Bridge Street
Site Visit December 15, 2021





STAFF PHOTOGRAPHS
115 Bridge Street
Site Visit December 15, 2021





STAFF PHOTOGRAPHS
115 Bridge Street
Site Visit December 15, 2021





STAFF PHOTOGRAPHS
115 Bridge Street
Site Visit December 15, 2021





STAFF PHOTOGRAPHS
115 Bridge Street
Site Visit December 15, 2021





STAFF PHOTOGRAPHS
115 Bridge Street
Site Visit December 15, 2021





STAFF PHOTOGRAPHS
115 Bridge Street
Site Visit December 15, 2021







STAFF PHOTOGRAPHS
115 Bridge Street
Site Visit June 3, 2021





STAFF PHOTOGRAPHS
115 Bridge Street
Site Visit June 3, 2021





STAFF PHOTOGRAPHS
115 Bridge Street
Site Visit June 3, 2021





STAFF PHOTOGRAPHS
115 Bridge Street
Site Visit June 3, 2021





STAFF PHOTOGRAPHS
115 Bridge Street
Site Visit June 3, 2021





STAFF PHOTOGRAPHS
115 Bridge Street
Site Visit June 3, 2021





STAFF PHOTOGRAPHS
115 Bridge Street
Site Visit June 3, 2021





STAFF PHOTOGRAPHS
115 Bridge Street
Site Visit June 3, 2021





STAFF PHOTOGRAPHS
115 Bridge Street
Site Visit June 3, 2021





STAFF PHOTOGRAPHS
115 Bridge Street
Site Visit June 3, 2021





FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ 384 1009==

Site Name: YALLAHA 830== Survey Date: 7811 820==

Address: 115 Bridge Street, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Dumas Tract (subdivision) C (block) 1,2, pt 3, pt 4 (lot) 868==

MULTI 8SJ3248 868==

Owner of Site: Name: Forrester, Wm. H. & Lucille E.;

Address: 115 Bridge Street,

St. Augustine, FL 32084 902==

Occupant or Manager: Forrester, William & Lucille 904==

Type of Ownership: Private 848== Zoning: RS-2

NR Classification Category: Building 916== Recording Date: 8010 832==

UTM: 17 (zone) 469380 (easting) 330620 (northing) 890== Location: T07S (T) R30E (R) S18 (S) 812==

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:

(x) Excellent 863==

( ) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(x) Altered 858==

( ) Unaltered 858==

(x) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

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

II. SITE DESCRIPTION, continued.

Original Use: Priv. Res. 838== Present Use: Priv. Res. 850==

Date: C + 1845 844== Period: 19th cent. 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame & Masonry Vernacular (Plantation Style) 964==

Plan Type: L-shape 966==

Exterior Fabrics: Stucco, wood board & batten, weatherboard; coquina wood novelty shingles 854==

Structural Systems: Masonry, stone (coquina); wood frame, 856==

Features of Structure: (942)

Window Type: DHS 8/8, french doors casement 15 pane, blinds, attic louver side lights 942==

Foundation: Stone (coquina) wall, brick wall 942==

Roof Type: Gable intersecting 942==

Secondary Roof Structures: Porch, hip; dormers, gable; shed loggia, shed dormer 942==

Porches & Balconies: Large one story L-shaped porch wrapping around north and east side; open loggia on South 942==

Chimney Location: Offset lateral slope; end exterior ridge 942==

Materials: (882)

Chimney: Stone coquina stuccoed 882==

Roof Surfacing: Wood shakes 882==

Ornament Exterior: Decorative bargeboards, arched loggia 882==

Quantitative Data: (950-954)

Chimneys: 2 952== Dormers: 954== Stories: 1½ 950==

Other: One of the great estates of St. Augustine 956==

Surroundings: Residential 864==

Relationship to Surroundings: Oldest house in area, set back on large grounds 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Landscape Architecture, Archaeology

Historic, Military, Politics/Government, Tourism, Blacks, Literature. 920==

Statement of Significance: (911==)

ARCHITECTURE

"Yallaha," the orange grove plantation house at 115 Bridge Street, is the oldest surviving building in the southwest peninsula of St. Augustine. It is 1½ stories high and L-shaped with two main sections, one wood frame and the other coquina. The entire building has a coquina wall foundation. The wood frame section was built about 1845. The coquina section is earlier. It is similar in appearance to other late colonial buildings in the city, but it does not appear on either the 1821 or 1833 maps of the City. Deeds in the 1820's and 1830's do mention buildings being on the orange grove property. Archaeological investigation will be necessary to provide a more conclusive date for the coquina section of the building. Both the wooden and coquina sections were stuccoed, with ashlar scoring that was popular in the territorial period. The house has undergone a number of changes over the years. In the 1890's, two-story shingled sections were added on the west and south. The present owner, William Forrester, moved the western addition a number of feet over the Weeden Street and re-sided it. Today it is a separate residential building. He lowered the southern addition so it matched the height of the rest of the building. He has restored the exterior of the building to the basic lines shown in two sketches of the house by E. R Townsend that appeared in the New York Daily Graphic on March 30, 1876. The interior of the house has been remodeled to fit different uses over the years. For several years it was used as a welfare and Food Stamp Office. Today the downstairs is a residence, with two apartment upstairs. Some of the coquina from the interior walls was removed and used as facing on the county courthouse building--the old Cordova Hotel. Other coquina from the building was used to make a base for the old "Alicia Hospital" sign in from of Flagler Hospital. The house has a square coquina well on its rear patio. Square wells were popular in the Territorial period. Another one can be found at "Markland" on King Street, a house which was begun in 1839. Although much of the orange grove was long ago developed as a residential neighborhood, this house retains large grounds, and is one of the great estates of St. Augustine. The large magnolia tree at the northern corner of the house is one of the oldest in the city.

The western part of Dumas Tract was a late Victorian development of previous orange grove lands. In the late 19th century streets were cut

(over)

V. BIBLIOGRAPHY

1. Antonio de Arredondo, "Plan de la Ciudad de San Agustin de la Florida", May 15, 1737; Pablo Castello, "Plano del Presidio de San Agustin de la Florida", July 21, 1763; Mariano de la Rocque, "Plano General de la Plaza de San Agustin de la Florida', December 24, 1791; St. Johns County Courthouse, Deed Records, Book K, p. 34; Book B and L, p. 75.

2. Deed Records, Book N, pp. 131, 543; Book O, p. 244; Book P, pp. 43, 48; Book Z, pp. 48, 114, 182; Book NN, p. 110; Book OO, p. 291; Misc. Book E, p. 474; Map Book 1, p. 96.

through the area and a number of large houses were built along Central, Bridge, Sanford and Weeden Streets. It is a fairly consistent Victorian neighborhood, within walking distance of downtown. Among buildings in the area of particular interest are the old orange grove house at 115 Bridge Street, which is partly built of coquina; and the former St. Benedict School, which is one of the oldest brick buildings in town. There is an infill of smaller homes in the area from a later period of development, particularly along Riberia Street. The area is threatened generally with traffic problems along Riberia, Bridge and Central. There is also a problem of housing deterioration--though this is a neighborhood where many older homes have been fixed up in recent years.

HISTORY

In the mid-18th century, the western section of Dumas Tract Subdivision was the location of a redoubt and one of the three late colonial San Sebastian River ferry crossing, both sites being at the end of present-day Bridge Street. The area also is in the vicinity of the 18th century Indian village of Palica. The section formed by Central Avenue, Riberia, Bridge and DeHaven Streets corresponds with the early 19th century Spanish land grants of Juan Bousquet, a Spaniard and one of the royal physicians, and Gaspar Papy, a Greek and prosperous merchant who came to St. Augustine in 1777 from the ill-fated New Smyrna colony. Both men developed some of the first commercial orange groves in Florida on their properties.(1) Peter Sken Smith, St. Augustine's most ambitious land speculator in the Territorial period, purchased both tracts in 1838, renaming the groves Yallaha, the Seminole word for orange, and subdiving the land the same year. His scheme failed and in 1845 Yallaha was sold to Rose B. Dumas, wife of Peter Dumas, then county clerk and one of the leaders of the Florida Radical Republicans after the Civil War. The Dumas' soon built their extant plantation home, which at 115 Bridge Street is the oldest structure in the southwest peninsula and one of the few surviving pre-Civil War buildings in the city. In 1890, their dauthter, Stella, sold Block D to the Catholic Church which within the next twenty-five years constructed a school and church complex for the Black Catholics of Lincolnville. With the exception of several lots along Central Avenue and the family homestead, Stella Dumas sold the estate in 1895 to J. H. Salter, a local real estate developer, who subdivided the grove the same year. Development proceeded rapidly along Sanford and Weeden Streets, the later having been extended south of Bridge Street, and the area became a White neighborhood for Florida East Coast Railway workers, merchants, and building contractors. Construction along Riberia occured in the 1920's when the area was becoming a Black neighborhood.(2) Weeden Street was named after Dr. Frederick Weedon, mayor of St. Augustine in 1835-36, Osceola's physician and decapitator of the Seminole Chief. Sanford Street was named after General Henry S. Sanford, founder of the Central Florida city bearing the family surname, Florida's biggest land developer before Flagler, and, through his Florida Land and Colonization Company, a real estate promoter in the area north of Dumas Tract.(3)

This piece of property has had a number of different names over the years. When it was owned by the Spanish surgeon it was known as the "Bousquet Grove." In the early American period it was acquired by Peter Mitchell, a member of the Legislative Council, and known as the "Mitchell Grove." When it was later owned by Peter Sken Smith and P. B. Dumas, it was known as "Yallaha."

Smith acquired the property in 1838 from Theodore Flotard, a St. Augustine merchant who came to a sad end.(4) The St. Augustine News reported in 1842:

> "Mr. Theodore Flotard, a respectable citizen of this place, committed suicide on Wednesday last, by cutting his throat with a razor. He had taken off his coat and cravat and hung them on an orange tree, beneath which he ended his career. Mr. F. Had been, a short time since, confined in the Lunatic Asylum at Columbia, S.C., but having recovered, returned home, and up to the day of his death, he seemed very composed and sensible."(5)

He was buried in Tolomato Cemetery beneath a headstone with the inscription:

> "Coldly fell on him the world's chilly gaze, Till hopeless he turned from its cheerless rays. He that was nobly a stranger to fear, Till scorched by adversity's blighting air. Oh, may we not hope that he will be blest By him who has promised us endless rest."

General Peter Skenandoah Smith (1795-1858) who acquired the grove from Flotard, and named it"Yallaha," came from a wealthy family in upstate New York. His father was a partner of John Jacob Astor. His younger brother, Gerrit Smith (1797-1874) was a prominent abolitionist and philanthropist who provided 3,000 homesteads for Black families in New York--many of whom had escaped slavery in the south. Gerrit Smith was said to be the wealthist member of congress, where he served in the 1850's, but "He had found the vulgarity, the whiskey drinking, and tobacco--spitting too much for his sensitive nature and had resigned."(7) Gerrit Smith was one of the "Secret Six" who financed John Brown's raid on Harper's Ferry in 1859. After the Civil War, in a move towards Sectional Reconciliation, he helped bail former Confederate President Jefferson Davis out of jail.

Peter Sken Smith, who had become a general in New York by appointment of Governors DeWitt Clinton and Daniel D. Tompkins, came to St. Augustine in the 1830's for reasons of health. He was afflicted by a malady that caused him to lost all the hair on his face and head. He was also--according to his brother's biographer--"in middle life almost a chronic inebriate, in his last days underniable insane."(8)

In St. Augustine, Smith became a large landowner and was one of the promoters of North City as a new residential area. He built a large home next to Trinity Episcopal Church Hall a century later this was enlarged and opened as the St. George Hotel. It was torn down during World War II.

Shenandoah Street (originally Skenandoah) in North City bears his middle name. He was named after an Oneida Indian Chief.

Smith had a religious reconversion in the 1830's and became a prominent member and elder of the Presbyterian Church in St. Augustine--even paying the minister's salary. He was involved in a long conflict with the other elder, Elias B. Gould, and eventually drove him out of the church. Gould was the publisher of the East Florida Herald, the town's only newspaper, so Smith supported the creation of a rival, the St. Augustine News. The two men and their papers took different positions on questions like slavery, statehood and economic development.

A measure of the bitterness provoked can be seen in an article by James Gould (Elias' son) after Smith had driven the Goulds out of the Presbyterian Church.

Gould called Smith the "prime mover of all the agitation" and "brother of the notorious Abolitionist Gerrit Smith, of Peterboro, N.Y." He wrote:

> "His delight is turnoil and confusion, and he glories in excitement. His boast is his public spirit, and while pretending to improve the condition of his fellow citizens, and to bring capital into the country, buys everything on long credit. Reports say his notes are afloat to an immense amount."
>
> "Office, power and place are his peculiar ambition. A broken down politician . . . a twice defeated candidate for a seat in Congress, he left his home to retrieve his broken fortunes in Florida. Here he has openly professed himself a whig; but now from the happy faculty he has of making himself 'all things to all men; I believe he will profess himself anything, whenever his convenience or interests require the change."(9)

To attacks like this, Smith's paper, the News, reported by saying: "a villiain's Censure is extorted praise."(10)

In St. Augustine his properties were forclosed and auctioned off for nonpayment of taxes. Yallaha Grove, which Smith had purchased for $5,000 was auctioned off for just one tenth that amount.(11) The purchaser, Samuel L. Burrit of Jacksonville, in turn sold the grove to Mrs. Rose Dumas, wife of County clerk P. B. Dumas.(12)

Peter B. Dumas (1792-1869) is said to have been a relative of famous French novelist Alexander Dumas, author of The Three Musketeers and The Count of Monte Cristo. He served as clerk of court in St. Johns County beginning in 1840.

In his 1848 book Sketches of St. Augustine, Dr. Rufus Sewall described the Dumas property:

> "'Yallaha' is the neat cottage residence of P.B. Dumas. It is the Indian word for orange. Yallaha is situated on the river St. Sebastian, and is distinguished for the beauty

and healthfulness of its position, and also for the delicious strawberries which enrich its blushing gardens in the month of March.

"It was in orange times the site of a beautiful and extensive grove of trees, variegated with green foliage and golden fruit and fragrant blossoms.

"It is the purpose of the proprietor to elect on his grounds commodious boarding establishments."(13)

In 1934 Charles F. Hopkins, then 81, reminisced about a childhood adventure he had on the Dumas property:

"Many years ago a man by the name of Dumas owned the property now belonging to the estate of the late J. C. Heartt, on Bridge Street. Mr. Dumas had a lot of blackberries growing in his field, and would not allow anyone to have them but girls. George Gibbs and I dressed as girls, and were admitted. We had not been in the field long before someone said we were not girls at all, but boys, dressed in girls' clothes. You should have seen us scamper out of that field. When we left, however, we carried some of the berries with us."(14)

When Dumas died in 1869, the newspaper ran this obituary:

"P. B. Dumas, Esg., a native of France, but for many years a residence of this city, died last Monday night, from a stroke of Apoplexy, in the seventy-seventh year of his age. Mr. Dumas has been a prominent man in this section, in his day, and has held various offices in the city, State and County.

"Of late he has lived in seclusion, advancing years, with its infirmities, compelling him to retire from all public business."(15)

Dumas' widow and children continued to own Yallaha for the next quarter of a century. In 1885 we have this sketch:

"H.B. Dumas, Orange Grove.--The grove owned by Mr. Dumas is one of the oldest in St. Augustine. It is located on Bridge Street, and comprises about 15 acres, ten of which are in seedling. The oranges upon this place are all of the best quality, and the grove contains some very old trees. Beside oranges, Mr. Dumas is successfully engaged in pecans culture, having a number of fine trees prpducing both the round and the flat pecan. These nuts, owing to their desirable quality, have been taken to California for planting. The family residence is a fine type of the Southern masion, surrounded by tropical

flowers and fruits, which are grown in great variety. The place of Mr. Dumas, like most of those about St. Augustine, is a Spanish grant. It was originally granted to Peter Bosquet, and has been owned by three Peters in succession, Mr. Peter Dumas, the father of the present proprietor, being the last. Mr. H.B. Dumas, the present proprietor, is a native of Baltimore, about 50 years of age. During the war he served in the Chatham Artillery Company of Savannah, Ga., and subsequently came to this point and located as above."(16)

The 1886 St. Augustine directory lists Dumas in the real estate business. There is an advertisement for:

"DUMAS TRACT! CHOICE LOTS FOR SALE, On Dumas and Central Avenue., St. Augustine, FL. Address, H.B. Dumas, Bridge Street, St. Augustine Florida."(17)

In 1893 H.B. Dumas' sisters, Stella and Rosina, sold the family homestead to Michael H. Spades, a wealthy Indianan.(18)

An 1899 volume give this biographical sketch of Spades:

"SPADES, Michael II., is a retired dry goods merchant of Indianapolis. Ind., whose large wealth gives him rank as a capitalist. He is a citizen whose career in his boyhood, youth and young manhood, has many of the charms of romance. He possessed those traits of character--pluck and patience. Vigilance and industry, integrity and self reliance--required in a poor boy to make headway in the world.

"He is the son of Cyril S. Spades and was born at Cincinnati. O., February 15, 1845. His father was a native of Baden-Baden, Germany, far-famed for its hot springs and beautiful scenery, and came to the United States when two years of age, and was reared in Ripley county,. Indiana. He was educated for the profession of civil engineer, to which he deveted most of his manhood years. and 'Spades Station,' a pretty and thriving village on the Big Four railroad, which he founded, still perpetuates his name a fitting tribute to his memory.

"He was a man of superior attainments and justly noted for capabilities and unsullied integrity of character, and was universally esteemed. He was the father of three children, of whom the subject of this sketch along survives. He led a useful life and died in 1849, when Michael was only four years of age, and without any patrimonial aid in soothing the read to success in life.

"The rudimental education of Michael was completed in the public school of Lawrenceburg. Ind., when he was thirteen, which was necessarily sadly deficient as an equipment

for the battles of life. Such is the general conclusion, but Michael had made good use of his school opportunities, and it is just here that the boy's inherent qualities of mind force come into view. Poor, but industrious, loving and obedient, he went to work undaunted. He had never read the Latin proverb, Labor Omnia Vincet, but at thirteen years of age he put the aphorism to its severest test by exhaustive labor in a brickyard, early and late, beginning in the morning while the stars were shining and continuing his task until they re-appeared to light his pathway home, receiving the opulent wages of $1.25 a week, or 25 cents a day, and this dreary task he pursued for three long years. The boy did not bemoan his fate. He was not troubled about divinities that shaped our end. He had never heard of that one tide which leads on to fortune. He was heroic, and graduating from the brickyard, he obtained a clerkship in a dry goods story of Lawrenceburg, at the princely salary of $8.00 a month. Such facts read like fiction and yet they have their compensations. They are the schools of experience. They teach patience and frugality, salf-reliance and determination to overcome obstacles in the pathway of progress.

"When young Spades entered the Lawrenceburg dry goods store at $8.00 a month, he struck the Shakespearean tide that leads on to fortune.

"To be a successful retail dry goods merchant, a man must be very much an artist. He must have refined tastes in colors and shades. His patrons are largely the devotees of fashion, rules her votaries with despotic sway, and Mr. Spades was equal to the emergency. He came to Indianapolis in 1864 and entered the large dry goods establishment of James E. Robertson, in whose employment he served four years. They were years of uninterrupted advancement in the knowledge of the business, developing those quialties essential to merchantile success and winning the unquialfied apporval of Mr. Robertson, who, referring to his business career while in his employ, and subsequently when at the head of a great dry goods establishment in Indianapolis, has only words of the highest commendation of his tact and ability as a salesman and judge of goods required to meet the requirements of the dry goods business. He says Mr. Spades was 'exceedingly kind and courteous to all who visit the store, tidv and tasteful in his attire, he had evidently chosen the vocation for which he was peculiarly fitted. Mr. Robertson aided him in the purchase of his first stock of goods, which, says Mr. Robertson,'was the beginning of his most remarkable business career,' and adds, 'I have never been acquainted with any one who overcame so

many obstacles in so short a time, and he deserves much credit for what he has accomplished.'

"From the day Mr. Spades began business in his his own name, his career was one of phenomental success. His store was constantly througed with customers, the 'common people' and the elite of the city. After one year, larger store rooms had to be obtained, and the capacious quarters in the Hubbard block were secured, where he remained for ten years.

"In 1878, Mr. Spades purchased of H.B. Claflin of New York city the large commercial block, numbered 6 and 8, West Washington Street, where for nine years he conducted his immense business. His sales aggregating from $400.000 to $500.000 a year.

"In 1888, Mr. Spades retired from mercantile pursuits and became engaged in real estate transactions, in which his operations have been on a large scale, and he is now the owner of the magnificent Windsor block on Illinois Street, directly north of the Bates house.

"From the first Mr. Spaded has had faith in Indianapolis as a commercial and business center, and has invested large amounts of capital in the city, and is also the owner of large properties elsewhere.

"Mr. Spades was married June 26, 1873, to Miss Hestor A. Cox, daughter of Jacob Cox of Indianapolis. Mrs. Spades is one of the sweetest singers of Indianapolis, whose rich and rare vocal endowments long since placed her in the lead of the lady vocalists of the city, indeed, it is doubtful if Mrs. Spades has her equal as a vocal interpreter of sentiment in the State. Mr. Spades is also a cultured musician, excelling in his mastery of the violin, as instrument which better interprets thought, sentiment and emotion, pathos, pathos, pity and joy than any other instrument known to our civilization, and which in the hands of such renowned masters as Paganini, Vieuxtemp, and Ole Bull, and many others have made the world better by their achievement Mr. and Mrs. Spades occupy a beautiful home on one of the most famous residence street of Indianapolis, where the blending melodies of voice and violin make the path of duty as beautiful as if it were strewn with flowers, and where they entertain their friends with the most cultured and refined hospotalities.

"In reciting the record of Mr. M. H. Spades, it is seen that from his boyhood to the present he has been a devotee of progress. Without means of influential friends, he has by a life of energy and integrity won a place in the front rank of the Men of Progress of Indiana.

"He has never been a politician in the ordinary acceptation of the term, and has never aspired to official position, but he has always been mindful of the public welfare, and when the demand for parks engaged the public attention, with

a liberality deserving eulogium. Mr. Spades donated to the city ten acres of valuable suburban land for park purposes, which has been named 'Spades Park,' and which will preserve his name fresh in the memory of the present and coming generations as long as the season dress the sod in emerald beauty and robe the trees in shade producing foliage.

"Mr. Spades is still in the prime of a vigorous manhood, and has carned the right to such satisfaction of liesure and repose as wealth brings to the favorities of fortune, or those who win victories over impecuniosity by snapping their fingers in the face of fate and move on to higher elevations. With hosts of friends and a happy home, Mr. Spades is not required to lost sleep over the future, and need not give himself unrest over coming events."(19)

The Tatler, the society newspaper of the Flagler era, reported frequently on the activities of the Spades family. In 1894:

"Mrs. M. H. Spades of Indianapolis, has become a citizen of St. Augustine, having purchased the Dumas property on Bridge Street, near the St. Sabastian, and adapted it to her needs. The house has been remodeled and rebuilt, the grounds beautified, making it one of the most beautiful places in St. Augustine. This has long been one of the landmarks of the city, the grounds containing beautiful trees of a century's growth and a perfect wilderness of tropical shrubbery; this has been transformed into well kept grounds. Mrs. Spades is very charming gentlewoman, with a bright daughter, Miss Julia, and two sons younger."(20)

One of her social events was reported the next month:

"Mrs. M. A. Spades gave a very delightful recption in honor of her guests, Mrs. Carrie B. Johnson and Mrs. D. W. Williams of Cincinnati, Miss Stevens of Cleveland, and Miss Whitcomb of Indianapolis, Wednesday evening last. Her beautiful home on Bridge Street was prettily decorated and bright when the friends bidden to host her guest arrived. The evening was delightfully spent with music and bright conversation. Mrs. Johnson is an accomplished musician, making the piano her special fort and playing the most difficult pieces with ease. She has been a pupil of Movzkouski. She played without notes, 'Entucelles,' one of his compositions, displaying wonderful technique. A Berceuse from Chopin, tender and delicate, was equally well given as was 'Rondo Capriceisso.' It is a matter or regret that her visit was so short. Mrs. Spades also delighted her

guests with her singing. She has a sweet, flexible voice, under perfect control, an excellent method, singing 'Oh, that we were young' by Nevins; another of his, 'One Spring Morning,' was equally delightful. She also sang one of two child songs beautifully. Among the guests enjoying the evening were Mrs. O. H. Rawson, Mr. James E Ingraham, Mrs. Harry Bevins, Mr. Louis Braddock, Miss Travis, Mrs. General Devereux, Miss Marion Devereux of Cincinnati, Judge Charles Swayer, Mr. John King, Mr. Harrell, Mr. Sponzeuburg, Miss Joyce, Mr. Marsh, Mr. and Mrs. H. J. Ritchie and others. A delicious collation was served during the evening."(21)

In 1895 it was reported:

"Mrs. M. A. Spades, whose home on Bridge street is the quaintest and prettiest in the city, is entertaining an old and dear friend, Mrs. Langdon of New York."(22)

Later that year there was another visitor:

"Mrs. Nichols of Indianapolis, who is thoroghly in touch with the leading temperance reformers of the conntry, will spend some time in the city a guest of Mrs. M. H. Spades in her pretty home on Bridge Street. The local W.C.T.U. are arranging for her to deliver several lectures or talks while here. She will address the colored people, a mother's meeting and probably a lecture on 'Boys.' The time and place has not been determined."(23)

Another special event was reported in 1896:

"A very unique entertainment was given at the pretty home of Mr. and Mrs. M. H. Spades on Rue des Ponts, Villa de lincoln last Saturday night. An original program was carefully prepared and faithfully performed, those present declaring it the affair of the season, for surpassing cake-walks in amusement and originality."(24)

That year the Tatler, also reported the Spades' acquisition of a new home in Indianapolis:

"Mrs. Myron H. Spades, who with her family enjoyed the winter months in their quaint home in this city, will occupy a handsome house on Meridian Street, Indianapolis, hereafter, a recent puchase of Mr. Spades, where the works of art, engravings, books and bric-a-brac collected by them when abroad and visiting the large cities of this country will aid in making more beautiful. Mrs. Spades is also collecting china and bric-a-brac here for the same purpose. Happily Mr. and Mrs. Spades will not give up their

home here, but continue to come here for the winter, where the good lady takes an, active interest in church and charitable work, as well as leading in many social affairs. Miss Julia Spades, the only daughter, is a favorite in society, especially with the young people."(25)

In 1897 some modifications of the Bridge Street house were reported:

"Mr. and Mrs. Myron H. Spades, of Indianapolis, Ind., are occupying their quaint cottage on Bridge Street, and adding several rooms and redecorating it. Mr. and Mrs. Spades have been winter residents for the past four years, having a charming and hospitable home and numberless friends who accord them a hearty welcome each year. Mrs. Spades has especially identified herself with all good works here as in her northern home. Miss Spades, a very attractive and clever young lady returns with them, and Master Cryil, the youngest son is also here."(26)

Several social functions were reported in the Tatler that year:

"Mrs. M. H. Spades gave a very elegant luncheon on Monday last in hornor of her cousin and visitor, Mr. Wright of Indianapolis, and Mrs. E. K. Foster of Sanford, who is visiting Mrs. James E. Ingraham. Covers were laid for ten. Those enjoying the delicious lunch were Mrs. Charles Swayne, Mrs. J. E. Ingraham, Mrs. Charles Stuart-Bailey, Mrs. Eddy of New York, Mrs. Deborah Shedd, Mrs. J. V. White and Mrs. Marcotte. The luncheon was served in courses. During the afternoon Mrs. Spades sang most delightfully several ballads, Miss Spades accompanying her. The home of Mrs. Spades is one of the most attractive in the city, quaint and bright, with handsome rugs and draperies gathered by its mistress in foreign lands, and here the most delightful hospitality is dispensed and enjoyed by a large circle of friends."(27)

A week later:

"Mrs. M. H. Spades gave a luncheon party Monday at one-thirty. Covers were laid for ten. The guests were Mrs. James E. Ingraham, Mrs. Lemuel O. Rawson, Mrs. A. Anderson, Mrs. Thomas M. Woodruff, Mrs. Wright of Indianapois, Mrs. Roomer Gills, Mrs. Clarence B. Knott, Mrs. Gardiner, and the hostess, sitting down. The luncheon was served in courses, following an old-time pretty custom, the daughter of the house, Miss Spades, serving her mothers' friends."(28)

And in March:

"Mrs. M. H. Spades entertained a number of her friends Friday night with a Welch Rarebit party. Colonial D. R. Larnard, Major

and Mrs. Taylor, Army people at the Alcazar, were among the guests. Mr. and Mrs. J. E. Ingraham were among the pleasant people present."(29)

That was the last year they spent at the Bridge Street house. An article on "Cottage Life in St. Augustine" in 1898 reported:

"Mrs. Myron H. Spades, of Indianapolis, has a quaint winter home on Bridge Street, with large, bright rooms, artistically adorned, broad piazzas and large grounds, aid in making it a delightful home. This winter Mrs. Spades is spending with Mr. and Mrs. James E. Ingraham, her family remaining at home. Mr. and Mrs. A. J. Marble and daughter, of Chicago, are occupying this attractive house this year. Mr. Marble is an invalid, consequently takes no part in social life."(30)

The Ingrahams, with whom Mrs. Spades stayed, were prominent figures. James E. Ingraham was Henry Flagler's Chief Lieutenant in St. Augustine. He was a vice president of the Florida East Coast Railway, and served as mayor of St. Augustine from 1915-20. He was also a pioneer explorer of the Everglades. In 1899 it was reported:

"Mrs. M. H. Spades has purchased the lot at the corner of Seville and Carrera Streets, opposite the residence of Mr. James E. Ingraham, and will at once erect a handsome residence there."(31)

And a couple of months later there was this further report:

"Mrs. M. H. Spades, of Indianapolis, who sold her home on Bridge Street to Mr. A. J. Marble, of Chicago, expects to have her new home at the corner of Sevilla and Correra Streets ready for occupancy by December. This house promises to be a very attractive addition to the handsome homes in the neighborhood. Plans are now being prepared and the house will be a model of comfort and elegance. Mrs. Spades spent the early part of the week here, returning from a trip to Miami and Nassau with Mr. and Mrs. J. E. Ingrahm, whom she accompanied there. On their return from Nassau they went up the Miami river to the Everglades, ann up new river to Mr. Stranahan's camp, spending the night there in their launch. About twenty-five Indians were in camp near them. Their account of their experience sitting about a camp-fire, surrounded by these strange creatures is weird enough, Mrs. Spades singing for them, to their great delight. The trip includes a visit to Palm Beach. Mrs. Spades has now gone to Asheville to join Miss Spades, who is there under the doctor's care, but improving constantly."(32)

Two of the Spades Children became involve in politics. Julia Spades in 1902 married Francis P. Fleming Jr., whose father was a former governor of Florida. Cyril Cox Spades, who lived in St. Augustine from the 1920's until his death in 1973 at the age of 85, served as a Republican National Committeeman during the Eisenhower Administration.

Back in 1897 the Tatler had reported:

> "Recent arrivals at the Valencia are Mr. and Mrs. Andrew J. Marble and Miss Helen B. Marble of Chicago, who expect to spend the winter here."(33)

In 1898 they reported:

> "Mr. and Mrs. A. J. Marble and daughter, Miss Marble, of Chicago, have taken the quaint home of Mr. and Mrs. M. H. Spades, of Indianapolis, on Bridge Street, where they will spend the season. Mr. and Mrs. Marble and daughter have been guests of the Valencia for the past month, having spent last winter there."(34)

After they rented the house for a season, they bought it in 1899:

> "Mr. A. J. Marble, of Chicago, who occupied the Spades Mansion last season and this, purchased the property on Wednesday. Mr. Marble is an invalid, and, with his wife and daughter, has throughly enjoyed the broad verandas and beautiful grounds, as well as the quaint interior."(35)

A. J. Marble was a real estate man from Chicago, and was one of the founders of the Art Institute in that city. He was crippled with arthritis, and added an elevator to the west wing of the house at 115 Bridge Street. This ran from a billiard room on the first floor to a bedroom, bath and porch on the second. The elevator could take him up and down in his wheel chair.(36)

A. J. Marble died at the turn of the century, but the property remained in the family. In 1901 the Tatler reported:

> "Mrs. A. J. Marble is again occupying her handsome home on Bridge Street, coming quite early in the season. Her household includes her daughter, Miss Marble and Mr. Jonas Coe Heartt, of Troy, who devotes a great deal of time to improving the large and beautiful grounds surrounding the house. At this time Miss Throope and Miss Emmet, of Dickens, Ill., are visiting Mrs. and Miss Marble."(37)

Later that year Miss Marble and Mr. Heartt were married. The Tatler reported:

> "It is with extreme pleasure and heartiest congratulations we announce the marriage of Miss Marble, a winter resident of this city coming from Chicago, and Mr. Jonas

Coe Heartt of Troy, New York. The marriage was celebrated in New York City on the eleventh of November. Rev'd Doctor Robert Collyer, of the Church of the Messiah officiating. Mr. and Mrs. Heartt spent several weeks in Washington, arriving here about December first. They are now residing at the home of Mrs. Marble, on Bridge Street."(38)

Heartt was a member of a prominent family from Troy, N.Y. His grandfather, Jonas Coe Heartt (1793-1874) was a hardware merchant who served as mayor of Troy and Speaker of the State Legislature. His father, Jonas Scholifield Heartt (1813-1890) was a foundry owner and manufacturer of railroad car wheels.

In 1903 the Tatler reported on their return from a trip:

"Mr. and Mrs. Jonas Coe Heartt and Mrs. A. J. Marble returned from their Nassau trip during the week and are again in their pictureque home on Bridge Street, having spent the night of their home coming at the Alcazar. Accompanying them home were Mr. Church, of New York, and his daughter, Miss Church. All were enthusiatic over Nassau and the Colonial although heretofore they had been adherents of the Royal Victoria."(39)

In St. Augustine Heartt served as Secretary of the Buckingham Smith Benevolent Association, which was established by a bequest of scholar and diplomat Buckingham Smith (1810-1871) to provide care for aged and indigent Blacks.

Heartt died in the 1920's and his widow died in the early 1930's. The Bridge Street house was left to Mrs. Francis Heartt Raub, a sister of Jonas C. Heartt. Her husband William L. Raub was a teacher of philosophy at Knox College in Galesburg, Illinois, before retiring and moving to St. Augustine. Mr. Raub died in 1952 and Mrs. Raub in 1953. The St. Augustine Record reported:

"Mrs. Franses Raub, 115 Bridge Street, passed away in a local hospital Saturday morning.

"She was native of Troy, N.Y. and came to St. Augustine in 1933 with her husband, the late William L. Raub. She was a member of Trinity Episcopal Church. She was a member of the Women's Exchange and was active in American Red Cross during World War II."(40)

In 1954 the property on Bridge Street was purchased from Mrs. Raub's estate by F. Charles Usina, a long-time member of the State House Representatives, and co-owner of the St. Augustine Alligator Farm. Usina Auctioned off the furniture in the house, then sold the property at the end of 1955 to William A. Forrester.(41)

Forrester, a building contractor, fixed up and occupied the old caretaker's house at 59 Weeden Street (which was later sold and demolished.) The main building at 115 Bridge Street was occupoed for a time by Carl Mayo, who operated a nursery there call the Magnolia Manor. When that was unsuccessful, Forrester moved into the Bridge Street house. He remodeled the house several times. The west wing was moved, and became a separate residence at 55 Wheeden Street.

The first floor of 115 Bridge Street was used for several years as a welfare and Food Stamp Office, with a residence on the second floor. Finally Forrester and Boyd Parker built a new office on the northwest corner of the property. This

building, at 117 Bridge Street, is probably the last one constructed of locally produced coquina concrete block, purchased from the North City Stoneworks when it went out of business.

---

3. HPI Research File.
4. St. Johns County Courthouse Deed Book N, p. 131.
5. St. Augustine News, Saturday, March 19, 1842.
6. Tatler, February 25, 1899, p. 16.
7. (Richard O. Boyer, The Legend of John Brown (New York: Knopf, 1973) p. 531.)
8. Ralph Volney Harlow Gerrit Smith (New York: Holt, 1939) p. 3.
9. Florida Herald and Southern Democrat, July 5, 1839.
10. St. Augustine News, May 15, 1840.
11. Deed Book P, p. 43.
12. Ibid., p. 48.
13. Dr. Rufus Sewall, Sketches of St. Augustine (New York, 1848) p. 62.
14. St. Augustine Record, October 21, 1934, p. 13.
15. St. Augustine Examiner, Saturday, September 11, 1869, p. 2.
16. Webb Florida (1885), p. 196.
17. Webb's St. Augustine Directory, (1886), p. 305.
18. Deed Book TT, p. 239.
19. Will Cumback and J. B. Maynard (editors), Men of Progress Indiana (Inadianapolis, 1899), pp. 515-7
20. Tatler, January 13, 1894, p. 9.
21. Ibid., February 24, 1894, p. 4.
22. Ibid., January 12, 1895, p. 16.
23. Ibid., March, 7, 1895, p. 3.
24. Ibid., Marhc 14, 1896, p. 8.
25. Ibid., April 4, 1896, p. 6.
26. Ibid., Ibid., January 23, 1897, p. 7.
27. Ibid., February 13, 1897, p. 6.
28. Ibid., February 20, 1897, p. 5.
29. Ibid., March 13, 1897, p. 7.
30. Ibid., March 19, 1898, p. 3.
31. Ibid., January 28, 1899, p. 8.
32. Ibid., April 1, 1899, p. 17.
33. Ibid., January 16, 1877, p. 8.
34. Ibid., January 15, 1898, p. 10.
35. Ibid., January 13, 1899, p. 17.
36. (Information provided by William L. Raub, Jr., 1500 Sheridan Road, Wilmette, Illinois, in a letter dated January 23, 1980.)
37. Tatler, January 26, 1901, p. 7.
38. Ibid., January 11, 1902, p. 5.
39. Ibib., January 17, 1903, p. 5.
40. (St. Augustine Record, Sunday, December 20, 1953, p. 8-A.)
41. (Official Records Book 209, p. 103; Book 224, p. 177.)





acket, page 130
Page 144 of 741





sick Spanish boy at a Paris boarding school who shook his head miserably—no, he was not longing for his parents or siblings. Why, then, was he pining for Spain? "Well, there was a book that he had started in the holidays but had to leave behind. 'And you can't wait to get back home to finish it, is that it? And what's the book called?' 'It's called *Los Tres Mosqueteros*'."

JEAN STROUSE

table conversation going are the elements in a fine comic showdown.

Schott, we're told, worked as a horse trainer himself until he was 30. He is a genuine artist, with a calm, affectionate knowledge of a particular world and the ability to fix it indelibly on our imaginations. "Murphy's Romance" is fresh as paint and good as good talk.

WALTER CLEMONS

Fourth Musketeer

Alexandre Dumas. *By F. W. J. Hemmings. 231 pages. Scribner's. $12.95.*

The life of Alexandre Dumas, *père,* was every bit as swashbuckling and dramatic, as full of high adventure and prodigious appetite, as those of the heroes in his epic yarns "The Three Musketeers" and "The Count of Monte Cristo." There has been no dearth of books about the man whose last mistress called him (at 65) "the King of Romance." But F. W. J. Hemmings, who is a professor of French in England, makes the story fresh, handling his larger-than-life subject with humor and warmth.

Dumas's father, Thomas, was the bastard son of a dissolute French nobleman and a black Haitian slave. An intrepid professional soldier, Thomas married a provincial French girl in 1792, earned the nickname "Black Devil" fighting for Napoleon and sired Alexandre in 1802. The fair, blue-eyed boy only later acquired the darker skin and tight curls of his black forebears. When Thomas died in 1806, Alexandre headed upstairs with his father's gun and announced, "I am going to the sky to shoot God dead, because God's taken papa away."

Advantage: In short order, young Dumas, who preferred Buffon's "Natural History," game poaching and amateur theatricals to Latin and schooling, made his first sexual conquest and left the tiny town of Villers-Cotterêts for Paris. There his lack of education worked to his advantage: ignoring stiff neoclassical tragedy, he wrote vaudevilles and melodramas, turning the tide of French theatrical taste (with the help of Victor Hugo and Alfred de Vigny) toward sparkling romance. His hottest early success, "Henri III et sa cour," established his reputation for whipping up "excitement and terror"—and made him rich.

Dumas's love life kept pace with his career. He had at least four illegitimate children, one of whom, Alexandre, grew up to write the famous "La Dame aux Camé-

s." Though he knew *tout Paris,* Dumas *re* felt an "aversion . . . for women of wit d refinement" all his life, writes Hemngs. He "despised" female novelists, en George Sand, and abandoned his misesses when they had children. Hemmings ices Dumas's preference for lower-class tresses to an early adolescent insult by a ir of snobbish Parisiennes, though I'd ess that the roots lay earlier and deeper ong with the passion for revenge in "The ount of Monte Cristo" that Hemmings finds odd in this "most blithely forgiving of men"). Dumas felt no compunction about fathering bastards and leaving their mothers, and was generous to a fault.

This "natural communist" gave away money, stories, food (he cooked up lavish dinner parties) and was said to share mistresses with his son. His politics went deep-



The Mansell Collection

Dumas: Creativity in the bed and bath

er than communal *soupe aux choux,* however, and Hemmings proves a skillful guide to the republicanism that was the novelist's lifelong passion. When the tall, striking Dumas, gun in hand, took gleefully to the streets in the 1830 July revolution, he attracted followers like a magnet. When he was reported dead in the insurrection of '32, his friend Charles Nodier wrote asking "whether that will prevent you joining us for dinner at the Arsenal tomorrow." After writing plays, travel pieces and novels, Dumas took up political journalism in 1848. Toward the end of his life, he helped Garibaldi's 1860 armed invasion of Sicily by supplying guns and writing up the redshirts' exploits in La Presse.

Pleasure: But it was as a writer of fiction that the "old magician" reigned supreme, and Hemmings gives delightful accounts of his pleasure at composition—in the bath, in bed, on vacation. Dumas loved writing the way his heroes loved adventure, and that love breathes through his books across national and generational boundaries. Hemmings closes with the story of a home-

STATE OF FLORIDA

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

P.O. BOX 1987
ST. AUGUSTINE, FL 32084
(904) 824-3355

DEPARTMENT OF STATE
George Firestone
Secretary of State

William R. Adams
Director

January 15, 1981

Ms. Jeanine Dumas Fetterly
1793 Northwood Court
Oakland, CA 94611

Dear Ms. Fetterly:

I am enclosing materials on the Dumas family that I am sure you will find exciting and illuminating. Enclosure No. 1, a copy of the survey form of the Dumas house at 115 Bridge St., will provide you with information about Peter, H.B., Stella, and Rosina and their place in the community. Enclosures Nos. 2 and 3 are historical abstracts of Dumas subdivision, an eleven block section immediately west of the colonial city area. It is significant to note the ties the Dumas clan maintained and fostered with the black community in the post-Civil War era.

As I mentioned during our telephone conversation, there is a nominal fee for duplicating the above mentioned materials. Please send a check payable to the Historic St. Augustine Preservation Board in the amount of $8.75.

Good luck in your future research endeavors.

Sincerely,

Michael C. Scardaville
Historian

MCS/bg
Enc.

BOARD OF TRUSTEES

Maj. Gen. Henry McMillan (Ret.)
Chairman

Julio Grabiel
Vice-chairman

Mark E. Fretwell
Secretary-Treasurer

Lawrence L. Lewis, Jr.

John D. Bailey

Michael V. Gannon

SITE DATA SHEET

DEED RECORDS

Address 115 Bridge Street Block & Lot DUMAS TRACT, Block C, Lots 1,2,pt 3, pt 4

Date	Grantor	Grantee	Price	Remarks	Source
~~10/3/21~~	Francisco Marin(Heirs)	Marie de Fougeres	$2,000	Lots 1-4	B&L 1
~~1/11/22~~	Marquis de Fougères	Hippolito Girard	1,000	Lots 1-4	B&L 122
2/25/22	Octavius Mitchell & M. de la Concepcion Ferara	Robert Mitchell	6,000	Block	B&L 75
4/15/33	Peter C. Mitchell & Caroline M.	Charles A. Lewis	4,200	Block	K 34
4/29/33	Peter C. Mitchell & Caroline M.	Charles A. Lewis	4,200	Block	K 42
4/29/33	Estate of Robert Mitchell	Charles A. Lewis	4,200	Block	K 45
4/28/33	Estate of Robert Mitchell	Charles A. Lewis	4,200	Block	K 51

SITE DATA SHEET

DEED RECORDS

Address 115 Bridge Street, continued. Block & Lot

Date	Grantor	Grantee	Price	Remarks	Source
2/7/38	Theodore Flotard	Peter Sken Smith	$5,000	Block	N 131
3/15/42	Southern Life Insurance & Trust Company	J.L. Lohrens	5,393	Block	O 436
6/2/42	Southern Life Insurance & Trust Company	Louis Emile LAHENS Lohrens	5, 393	Block	O 470
4/1/40	Peter Sken Smith	J.G. LANDON Lohrens	1.00	Block	O 244
4/7/45	James G. Landon by U.S. Marshall	Samuel L. Burritt	500	Block	P 43
6/24/45	Samuel L. Burritt	Rose Beauzenny Dumas	350	Block	P 48
10/12/45	Louise A. Burritt	Rose Beauzenny Dumas	5.00	Block	P75

SITE DATA SHEET

DEED RECORDS

Address 115 Bridge Street, continued. Block & Lot

Date	Grantor	Grantee	Price	Remarks	Source
2/13/74	Augustus Verot, Bishop	Stella & Henry Dumas	---	Block	MISC A 405
10/24/71	Henry B. Dumas	Rose B. Dumas & Stella Dumas	270	Block	T 359
8/23/77	Rev. John Moore, Bishop	Stella Dumas	100	Block	X 106
---	Rev. John Moore, Bishop			Lots 1,3,5,7,9, 10	City Order Book E Page 362
---	Henry A. Dumas			Lots 2,4,8	Same as above
3/18/50	Rose B. Dumas + Peter B.	William A. Forward	1.00	Block	P 195
3/22/50	Willaim A. Forward & Mary	Peter B. Dumas	1.00	Block	P 196
8/7/39	Peter Sken Smith & Anna	James G. Landon	1.00	Block	N 543

SITE DATA SHEET

DEED RECORDS

Address 115 Bridge Street, continued. Block & Lot

Date	Grantor	Grantee	Price	Remarks	Source
3/9/95	Marie L. Dumas(Heirs of Henry A. & Rosina A.Dumas)	J.H. Slater	$10,000	Lots Pt 1-4, 5-10	MISC E 474
7/3/93	Stella Dumas & Rosina Dumas	Michael Spades(~~Spakes~~)	5,000	Lots 1-4	TT 239
3/1/44	James G. Landon by Assignce	Orloff M. Dorman	50	Block	P 6
3/2/92	Stella Dumas by Atty.	Mary Jane Hernandez	1,200	Block	TT 137
4/26/98	H.A. Dumas & Marie	J.H. Slater	240	Lot 2 (2)	Z 48
5/15/98	H.A. Dumas & Marie	J.H. Slater	1,640	Lot 4 (2)	Z 49
4/23/99	Michael H. Spades & Hester	Mrs. M.J. Marble	5,775	Lots 1-4 (2)	Z 88

SITE DATA SHEET

DEED RECORDS

Address 115 Bridge Street, continued. Block & Lot

Date	Grantor	Grantee	Price	Remarks	Source
4/12/04	Mary Jane Hernandez & Deigo	Martha J. Marble	$ 10.00	Lot Pt 1-4	7 214
11/15/04	Wm. H. Miller & Wife M.	Helen M. Heartt	550	Lot 4	9 88
7/12/10	Guy Farris & Sarah H.	G.C. Edminster	---	Lots 4,6	18 611
11/12/09	S. Clark Edminster & Carrie Edminster	Guy Farris	2,761	S 29'4, N 21'6	17 369
2/26/54	City	Helen Heartt	---	Lots 1-5, 7	SAT 64-365
3/1/54	Estate Frances H. Raub (H. Heartt)	F. Charles Usina	---	Lots 1-5, 7	209 103
3/2/54	Estate Frances H. Raub (H. Heartt)	F. Charles Usina	---	Lots 1-5, 7	209 106

SITE DATA SHEET

DEED RECORDS

Address 115 Bridge Street, continued. Block & Lot

Date	Grantor	Grantee	Price	Remarks	Source
3/2/54	Jonas Heartt & Raub et al	F. Charles Usina		Lots 1-5, 7	209 106
12/31/55	F. Charles Usina	William A. Forrester	---	Lots 1-5, 7	224 177

SITE DATA SHEET

CITY DIRECTORY LISTINGS

Address 115 Bridge Street, continued. Block & Lot

Other Addresses

Year	Principal Resident	Occupation	Race	Other Residents	Occupation	Race
1940	Raub, William L.	Owner	W X			
1937	"	---				
1934	"	---				
1930	Heartt, Helen M.	Widow-Jonas C.	W			
1927	Heartt, Jonas C.	---	W			
1924-25	"	---				
1922-23	" (Troy, N.Y.)	---				
1920-21	"	---				
1918-19	"	---				
1916-17	"	---		Heartt, Helen M.		
1914-15	"	---		"		
1911-12	Marble, Martha	Widow-Andrew J.				
1904	" (Chicago, Ill)	"		Heartt, Jonas C.		
1899	Marble, Andrew J.		W			
1890's	Spades, M.H	merchant - Indianapolis, Ind.				
1885	---	~~NO LISTING FOR MARBLE OR HEARTT~~ - check Spades				
1886	DUMAS, H.B (real	estate - developer of Dumas Tract)				
1840s-1860s	DUMAS P.B. (clerk	of court)				

SITE DATA SHEET

CITY DIRECTORY LISTINGS

DUMAS TRACT

Address 115 Bridge Street

Block & Lot Block C, Lots 1,2, pt 3, pt 4

Other Addresses

Year	Principal Resident	Occupation	Race		Other Residents	Occupation	Race
1977	State Dept. Social & Economic Services	Program Office					
1976	"	"			Cappiello	Winter resident	W
1975	"						
1974	Forrester, William H.	---	W	X	Forrester,Jean	---	W
	State Div. of Family Services	Food stamp office			Paddy, David	Construction worker	
				X	Griffiths,Wm.	Co-owner, retired	
					Pezzillo, Steve	Desk clerk-Howard Johnsons	
					Griffiths,Julia	Retired	
					Paddy, Diane	---	
1973	Forrester, William H.	---					
1972	"			X			
1971	"						
1970	"	Building contractor					
1969	"						
1968	Vacant						
1966	State Dept. Public Welfare				Forrester, Wm.H.		
1965	"				"		
1962	Forrester, Wm. H.						
1960	"						
1959	"						
1957	Mayo, Carl K.	Owner		X	The Magnolia Manor	Nursery	
1955	Vacant						
1953-4	Raub,Frances H.(Mrs.)	Owner-Widow William	W	X			
1951	"						
1949	Raub, William L.	Owner	W	X			
1947	"						
1945	"						

INDIANA HISTORICAL SOCIETY LIBRARY

(WILLIAM HENRY SMITH MEMORIAL)
315 West Ohio Street
Indianapolis, Indiana 46202
Telephone: 317-232-1879

3 June 1980

Mr. David Nolan
Historic St. Augustine Preservation Board
P. O. Box 1987
St. Augustine, Florida 32084

Dear Mr. Nolan:

Enclosed please find a copy of a picture of the M. H. Spades residence from a book called Indianapolis Illustrated (1889). I hope this will be useful for your file on Mr. Spades.

If you have any need of a photographic reproduction, I can have one made for you. Our fee schedule is as follows:

Prints:

4" x 5"	$1.00
5" x 7"	1.50
8" x 10"	2.00
Negative:	3.50
(IHS retains the negative for its files)	
Postage & handling	.50

Please let me know if I can be of further assistance.

Sincerely,

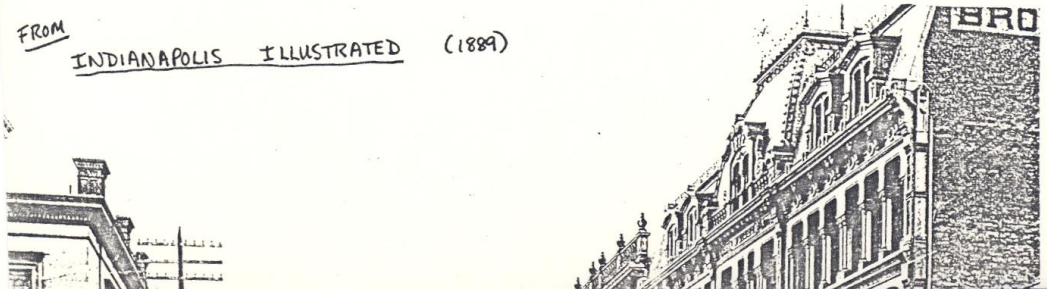
Leigh Darbee

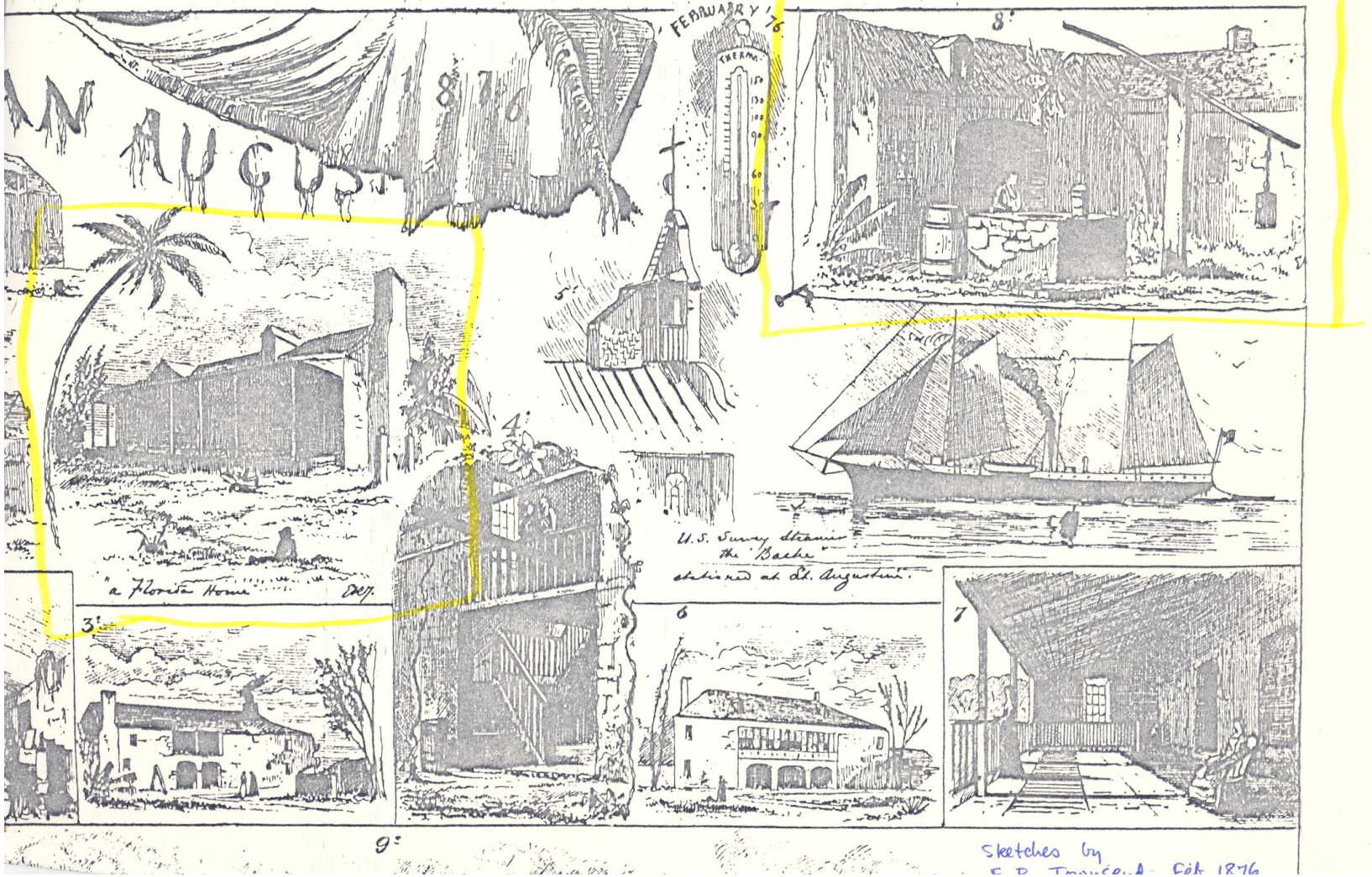
Leigh Darbee
Reference Librarian



RESIDENCE M. H. SPADES, "WOODRUFF PLACE."

FROM INDIANAPOLIS ILLUSTRATED (1889)




AN AUGUS
1876
FEBRUARY '76
THERMO
8
5
4
3
6
7
9
"a Florida Home"
U.S. Survey Steamer
the "Bache"
stationed at St. Augustine.
Sketches by

George C. Groce and David H. Wallace,
The New-York Historical Society's Dictionary of
Artists in America 1564-1860
(New Haven: Yale University Press, 1957)

page 151

COX, JACOB (1810-1892)

Portrait and landscape painter; born in Philadelphia, November 9, 1810; died in Indianapolis (Ind.), January 2, 1892. Jacob Cox came to Indianapolis from western Pennsylvania in 1833. A tinsmith by trade, he took up portrait painting about 1840, and except for a few professional visits to Cincinnati and NYC he devoted the rest of his life to painting in Indianapolis. He was a frequent exhibitor at the Cincinnati Art Union, but little known in the East. In 1853-54 he collaborated with Henry Waugh on a temperance panorama. Among his many pupils were Joseph O. Eaton, John Henry Niemeyer, and James F. Harris.

for further information, see:
— Burnet, Art and Artists of Indiana pp. 78-112
(with reproductions of his work); and
— Peat, Pioneer Painters of Indiana

[Jacob Cox was the father of Mrs. M. H. Spades]

St. Augustine Examiner
Saturday Sept. 11, 1869 page 2

P.B. Dumas, Esq., a native of France, but for many years a resident of this City, died last Monday night, from a stroke of Apoplexy, in the seventy-seventh year of his age. Mr. Dumas has been a prominent man in this section, in his day, and has held various offices in the City, State and County.

Of late he has lived in seclusion, advancing years, with its infirmities, compelling him to retire from all public business.

St. Augustine Record Sunday Dec. 20, 1953 p. 8-A

MRS. FRANCES RAUB OF 115 BRIDGE ST. PASSES AWAY

Mrs. Frances Raub, 115 Bridge Street, passed away in a local hospital Saturday morning.

She was a native of Troy, N.Y. and came to St. Augustine in 1933 with her husband, the late William L. Raub. She was a member of Trinity Episcopal Church. She was a member of the Women's Exchange and was active in the American Red Cross during World War II.

She is survived by two sons, J. Heartt Raub of Woodbury, Conn., and William L. Raub Jr. of Winnetka, Ill.

Memorial services will be held Monday afternoon at 3 o'clock in the chapel at Trinity Episcopal Church.

Craig Funeral Home is in charge of arrangements.

[Interment will be in Oak Wood Cemetery at Troy, N.Y.]

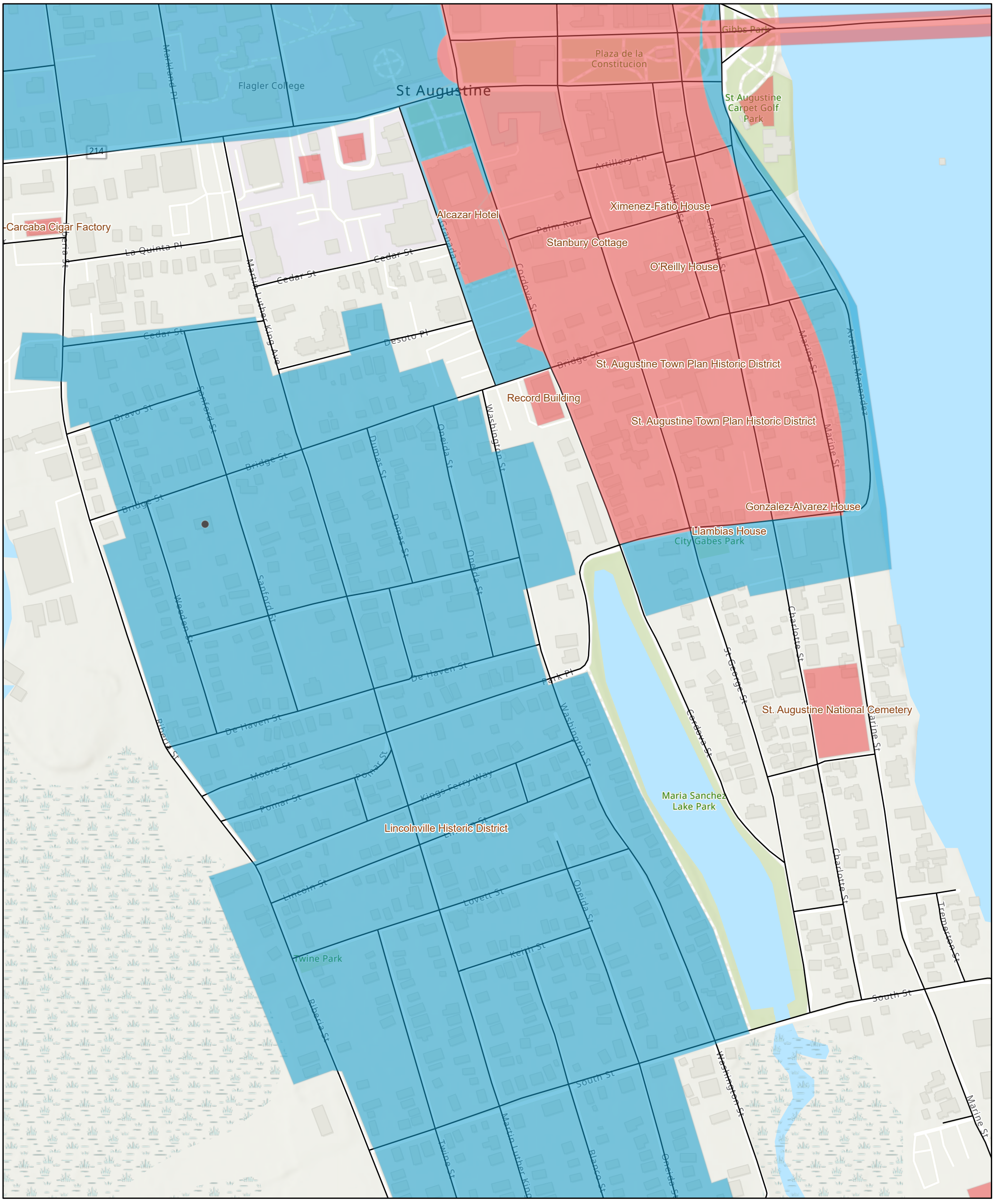
Lincolnville Historic District Contributing Buildings

Street	Date	Style
Blanco Street		
132	1924-1930	Frame Vernacular
133	1924-1930	Frame Vernacular
136	1924-1930	Frame Vernacular
137	1924-1930	Frame Vernacular
140	1924-1930	Frame Vernacular
141	1924-1930	Frame Vernacular
143	1924-1930	Frame Vernacular
144	1924-1930	Frame Vernacular
153	1885-1894	Frame Vernacular
156	1885-1894	Frame Vernacular
158	1885-1899	Frame Vernacular
177	1910-1917	Frame Vernacular
179	1899-1904	Frame Vernacular
179 1/2	1917-1924	Frame Vernacular
180	1885-1894	Frame Vernacular
181	1910-1917	Frame Vernacular
182	1924-1930	Frame Vernacular
183	1910-1917	Frame Vernacular
186	1924-1930	Frame Vernacular
Bravo Street		
110	1917-1924	Frame Vernacular
112	1904-1910	Bungalow
113	c.1884	Frame Vernacular
114	c.1884	Frame Vernacular
115	c.1884	Frame Vernacular
116	1904-1910	Frame Vernacular
118	1884-1885	Frame Vernacular
118 1/2	1885-1894	Frame Vernacular
Bridge Street		
81	1871-1885	Frame Vernacular
82	1885-1893	Frame Vernacular
83	1871-1885	Frame Vernacular
84	1924-1930	Bungalow

Building List

Bridge Street (cont.)		
84 A	1913	Gothic Revival
85	1904-1910	Frame Vernacular
86	1894-1899	Frame Vernacular
88	1894-1899	Frame Vernacular
89	1871-1885	Italianate
91	1924-1930	Frame Vernacular
93	1924-1930	Frame Vernacular
96	1885-1894	Frame Vernacular
98	1885-1894	Frame Vernacular
99	1885-1894	Frame Vernacular
102	1871-1885	Frame Vernacular
108	1880-1885	Frame Vernacular
109	1917-1924	Frame Vernacular
110	c.1880	Frame Vernacular
111	1899-1904	Frame Vernacular
112	c.1884	Frame Vernacular
114	1885-1894	Frame Vernacular
115	c.1800	Frame/Masonry Vernacular
116	1885-1894	Frame Vernacular
118	1885-1894	Frame Vernacular
120	1894-1899	Frame Vernacular
122	c.1884	Frame Vernacular
124	1885-1894	Frame Vernacular
Cedar Street		
33	1924-1930	Frame Vernacular
Cerro Street		
95	1904-1910	Frame Vernacular
97	1894-1899	Frame Vernacular
101	1924-1930	Frame Vernacular
103	1885-1894	Frame Vernacular
105	1885-1894	Frame Vernacular
109	1917-1924	Frame Vernacular
DeHaven Street		
86	1871-1885	Frame Vernacular
88	1879-1855	Frame Vernacular

115 Bridge Street - Lincolnville NRHD



4/13/2022, 7:07:07 PM

National Register Listed Resources

- Historic Sites/Buildings
- Historic Districts
- City Roads

1:4,514

0 0.04 0.09 0.18 mi

0 0.05 0.1 0.2 km

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

ArcGIS Web AppBuilder
Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA | Data content is created

Sanborn Map (1910)
115 Bridge Street



Sanborn Map (1917)
115 Bridge Street



Sanborn Map (1930 revised to 1965)
115 Bridge Street



115 Bridge Street (c. 1800)
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
1911-12	Mrs. Martha Marble		Widow, Andrew J
1914-15	Jonas C. Heartt (Helen M., Wife)		Not Listed
1920-21	Jonas C. Heartt		[Not listed in Property Owners Directory]
1930	Helen M. Heartt, Mrs.		Widow, Jonas C.
1934	William L. Raub (Frances L., Wife)	(o)	Not Listed
1940	William L. Raub (Frances L., Wife)	(o)	Not Listed
1945	William L. Raub (Frances L., Wife)	(o)	Not Listed
1951	William L. Raub (Frances H., Wife)	(o)	Not Listed
1953-54	Frances H. Raub, Mrs.	(o)	Widow, William L.
1955	VACANT		
1957	Clark K. Mayo (Lee H., Wife)	(o)	The Magnolia Manor, nursery
1960	William H. Forrester (Lucille E., Wife)	(o)	Not Listed
	State Department of Public Welfare, District 5, Unit no. 7		
1965	William H. Forrester (Lucille E., Wife)	(o)	Retired
	State Department of Public Welfare, District 5, Unit no. 7		
1970	William H. Forrester (Jean H., Wife)	(o)	Building Contractor
	Susan D. Forrester		Student
1975	William H. Forrester (Jean H., Wife)	(o)	Not Listed
	State Department of Social Economic Services (Program Office)		

(o) Owner

According to the statement of significance provided in Part II of the application, the building originally served as the country home of Dr. Jose Bousquet. Later, the land became known as "Mitchel Grove," as it was owned by Peter Mitchell after the Board of Land Commissioners of East Florida granted him the title by the 1820s. From 1845-1876, the Dumas Family owned the property and changed the building to its current configuration. Subsequent owners continued to alter the property, including under long-term owner William Forrester and his family from 1955-2021. **SEE ALSO "SITE DATA SHEETS" that follow the FMSF, with records of land transactions and City Directory Listings related to the property of 115 Bridge Street**

CHAPTER 1A-38
TAX EXEMPTIONS FOR HISTORIC PROPERTIES

1A-38.001 Purpose (Repealed)
1A-38.002 Definitions
1A-38.003 Application for Exemption
1A-38.004 Evaluation of Property
1A-38.005 Evaluation of Improvements
1A-38.006 Covenant
1A-38.007 Certification of Local Historic Preservation Office

1A-38.001 Purpose.

Rulemaking Authority 120.53, 196.1997(6), (13), 196.1998(3) FS. Law Implemented 196.1997, 196.1998 FS. History–New 1-31-94, Repealed 12-18-95.

1A-38.002 Definitions.

The following words and phrases, when used in this chapter, shall have the following meanings, except where the context clearly indicates a different meaning:

(1) "Contributing property" means a building, site, structure, or object which adds to the historical architectural qualities, historic associations, or archaeological values for which a district is significant because:

(a) It was present during the period of significance of the district, and possesses historic integrity reflecting its character at that time,

(b) Is capable of yielding important information about the period, or

(c) It independently meets the National Register of Historic Places criteria for evaluation set forth in 36 CFR Part 60.4, incorporated by reference.

(2) "Division" means the Division of Historical Resources of the Department of State.

(3) "Historic property" means a building, site, structure, or object which is:

(a) Individually listed in the National Register of Historic Places;

(b) A contributing property in a National Register listed historic district;

(c) Designated as a historic property or landmark under the provisions of a local historic preservation ordinance; or

(d) A contributing property in a historic district designated under the provisions of a local historic preservation ordinance.

(4) "Improvements" means changes in the condition of real property brought about by the expenditure of labor or money for the restoration, renovation or rehabilitation of such property. Improvements shall include additions and accessory structures (i.e., a garage, cabana, guest cottage, storage/utility structure) so long as the new construction is compatible with the historic character of the building and site in terms of size, scale, massing, design and materials, and preserves the historic relationship between a building or buildings, landscape features and open space.

(5) "Local government" means the board of county commissioners or the governing authority of the municipality that has adopted an ordinance providing for property tax exemption for improvements to historic properties pursuant to section 196.1997 or 196.1998, F.S.

(6) "Local historic preservation office" means a local government agency certified by the Division as qualified to review applications for property tax exemptions pursuant to sections 196.1997 or 196.1998, F.S.

(7) "National Register of Historic Places" means the list of historic properties significant in American history, architecture, archeology, engineering and culture, maintained by the Secretary of the Interior, as established by the National Historic Preservation Act of 1966 (Public Law 89-665; 80 STAT. 915; 16 U.S.C. 470), as amended.

(8) "Noncontributing property" means a building, site, structure, or object which does not add to the historic architectural qualities, historic associations, or archaeological values for which a district is significant because:

(a) It was not present during the period of significance of the district,

(b) Due to alterations, disturbances, additions, or other changes, it no longer possesses historic integrity reflecting its character at that time or is incapable of yielding important information about the period, or

(c) It does not independently meet the National Register of Historic Places criteria for evaluation.

(9) “Renovation” or “rehabilitation”. For historic properties or portions thereof which are of historical or architectural significance, “renovation” or “rehabilitation” means the act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, cultural and archaeological values. For historic properties or portions thereof which are of archaeological significance or are severely deteriorated, “renovation” or “rehabilitation” means the act or process of applying measures designed to sustain and protect the existing form and integrity of a property, or reestablish the stability of an unsafe or deteriorated property while maintaining the essential form of the property as it presently exists.

(10) “Restoration” means the act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

(11) “Useable space” means that portion of the space within a building which is available for assignment or rental to an occupant, including every type of space available for use of the occupant.

Rulemaking Authority 196.1997, 196.1998 FS. Law Implemented 196.1997, 196.1998 FS. History–New 1-31-94, Amended 9-3-00.

1A-38.003 Application for Exemption.

(1) Except as provided in subsection 1A-38.003(2), F.A.C., application for the property tax exemption shall be made on the three-part Historic Preservation Property Tax Exemption Application, DOS Form No. HR3E101292, revised 9-3-00 and incorporated by reference. This form may be obtained by writing the Division at: Bureau of Historic Preservation, 500 South Bronough Street, Tallahassee, Florida 32399-0250, or from the local historic preservation office in the jurisdiction of the local government. Part 1-Evaluation of Property Eligibility and Part 2-Description of Improvements may be submitted before or during construction, or upon completion of the improvements; however, property owners are strongly encouraged to submit these parts of the application to ensure property eligibility and secure preliminary project approval before construction is initiated. Part 3-Request for Review of Completed Work shall be submitted upon completion of the improvements. For improvements completed before application is made, Part 3-Request for Review of Completed Work must accompany the Part 2 submission.

(2) In lieu of DOS Form No. HR3E101292, any local government with a local historic preservation office certified pursuant to Rule 1A-38.007, FAC., may develop an alternative application form for use by property owners within its jurisdiction; however, such alternative application form shall:

(a) At a minimum, require the property owner to provide the information indicated in DOS Form No. HR3E101292,

(b) Be in the two-part format of DOS Form No. HR3E101292; and,

(c) Be approved by the Division.

(3) The completed Part 1-Evaluation of Property Eligibility, Part 2-Description of Improvements and Part 3-Request for Review of Completed Work shall be submitted by the property owner to the local historic preservation office or the Division, whichever is designated by the local ordinance as the representative of the local government for the purpose of reviewing applications for the property tax exemption.

(4) Upon receipt of the completed Part 1-Evaluation of Property Eligibility and Part 2-Description of Improvements, and all required supporting materials, the local historic preservation office or the Division shall conduct a review to determine.

(a) Whether the property for which an exemption has been requested satisfies section 196.1997(11)(a), F.S.;

(b) Whether the proposed, in progress, or completed improvements are consistent with The Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (Revised 1990), U.S. Department of the Interior, National Park Service, incorporated by reference, and the criteria in Chapter 1A-38, F.A.C.; and,

(c) For applications submitted under the provisions of section 196.1998, F.S., whether the improvements meet the criteria in subsections 1A-38.004(3) and (4), F.A.C. Part 2-Description of Improvements will not be reviewed prior to review of Part 1-Evaluation of Property Eligibility and certification that the subject property is a historic property as defined in subsection 1A-38.002(3), F.A.C. and, for applications submitted under the provisions of Section 196.1998, F.S., that the property meets the criteria in subsections 1A-38.004(4) and (5), F.A.C. Copies of the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings may be obtained by writing the Division at the address indicated in subsection 1A-38.003(1), F.A.C. or from the Superintendent of Documents, U.S. Government Printing Office, Washington, D.C. 20402.

(5) Upon completion of the review of Part 1-Evaluation of Property Eligibility and Part 2-Description of Improvements, the local historic preservation office or Division shall notify the applicant and the local government in writing of the results of the

review and shall make recommendations for correction of any planned or completed work deemed to be inconsistent with the standards cited in Rule 1A-38.005, F.A.C.

(6) Each review of Part 1-Evaluation of Property Eligibility and Part 2-Description of Improvements conducted by the Division shall be completed within 30 days following receipt of the completed application and all required supporting materials. Each review of Part 1-Evaluation of Property Eligibility and Part 2-Description of Improvements conducted by a local historic preservation office shall be completed consistent with the routine schedules and procedures of the local design review body as set forth by the local government.

(7) Upon receipt of Part 3-Request for Review of Completed Work and all required supporting materials, the local historic preservation office or the Division shall conduct a review to determine whether or not the completed improvements are in compliance with the work described in an approved Part 2-Description of Improvements, subsequent approved amendments, if any, and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. If Part 2-Description of Improvements and Part 3-Request for Review of Completed Work are submitted after completion of the improvements, both shall be reviewed concurrently for compliance with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. The local historic preservation office or the Division, as applicable, reserves the right to inspect the completed work to verify such compliance.

(8) On completion of the review of a Request for Review of Completed Work, the local historic preservation office or the Division shall recommend that the local government grant or deny the exemption. The recommendation, and the reasons therefor, shall be provided in writing to the applicant and to the local government. The recommendation shall advise the applicant of his right to a fair hearing pursuant to section 120.57, F.S., and procedures set forth by the local government.

(9) Each review of a Request for Review of Completed Work conducted by the Division shall be completed within 30 days following receipt of the completed request and all required supporting materials. Each review of a Request for Review of Completed Work conducted by a local historic preservation office shall be completed consistent with the routine schedules and procedures of the local design review body as set forth by the local government.

Rulemaking Authority 196.1997(6) FS. Law Implemented 196.1997, 196.1998 FS. History–New 1-31-94, Amended 9-3-00.

1A-38.004 Evaluation of Property.

(1) Part 1-Evaluation of Property Eligibility submitted to the Division for properties which have been individually designated as historic properties or landmarks under the provisions of a local historic preservation ordinance shall include documentation substantiating such designation and describing the historic, archaeological or architectural features which provided the basis for designation. Acceptable documentation shall include a copy of the designation report for the property and official correspondence notifying the property owner of designation.

(2) For properties located in a historic district listed in the National Register of Historic Places, the local historic preservation office or the Division shall apply the definitions of contributing and noncontributing properties as set forth in subsections 1A-38.002(1) and 1A-38.002(6), F.A.C., respectively, to determine whether the property is a contributing property.

(3) For properties located in a historic district designated by local ordinance, the local historic preservation office or the Division shall apply the criteria set forth in the local ordinance to determine whether the property is a contributing property. If the local ordinance does not include criteria or a process sufficient to determine whether the property is a contributing property, the local historic preservation office or the Division shall apply the definitions of contributing and noncontributing properties as set forth in subsections 1A-38.004(1) and 1A-38.002(6), F.A.C., respectively, to determine whether the property is a contributing property.

(4) For purposes of the exemption under Section 196.1998, F.S., a property is being used for government or nonprofit purposes if the occupant or user of at least 65 percent of the useable space of a historic building or of the upland component of an archaeological site is an agency of the federal, state or local government, or a nonprofit corporation whose articles of incorporation have been filed by the Department of State in accordance with section 617.0125, F.S.

(5) For purposes of the exemption under section 196.1998, F.S., a property is considered regularly and frequently open to the public if public access to the property is provided not less than 52 days a year on an equitably spaced basis, and at other times by appointment. Nothing in this rule shall prohibit the owner from charging a reasonable nondiscriminatory admission fee.

Rulemaking Authority 196.1997(13), 196.1998(3) FS. Law Implemented 196.1997, 196.1998 FS. History–New 1-31-94, Amended 9-3-00.

1A-38.005 Evaluation of Improvements.

The local historic preservation office or the Division shall apply the recommended approaches to rehabilitation as set forth in the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings in evaluating the eligibility of improvements to the historic property. For improvements intended to protect or stabilize severely deteriorated historic properties or archaeological sites, the local historic preservation office or the Division shall apply the following additional standards:

(1) Before applying protective measures which are generally of a temporary nature and imply future historic preservation work, an analysis of the actual or anticipated threats to the property shall be made.

(2) Protective measures shall safeguard the physical condition or environment of a property or archaeological site from further deterioration or damage caused by weather or other natural, animal or human intrusions.

(3) If any historic material or architectural features are removed, they shall be properly recorded and, if possible, stored for future study or reuse.

(4) Stabilization shall reestablish the structural stability of a property through the reinforcement of loadbearing members or by arresting material deterioration leading to structural failure. Stabilization shall also reestablish weather resistant conditions for a property.

(5) Stabilization shall be accomplished in such a manner that it detracts as little as possible from the property's appearance. When reinforcement is required to reestablish structural stability, such work shall be concealed wherever possible so as not to intrude upon or detract from the aesthetic and historical quality of the property, except where concealment would result in the alteration or destruction of historically significant material or spaces.

Rulemaking Authority 196.1997(13), 196.1998(3) FS. Law Implemented 196.1997, 196.1998 FS. History–New 1-31-94.

1A-38.006 Covenant.

(1) Except as provided in subsection 1A-38.006(2), F.A.C., a property owner qualifying for an exemption pursuant to Sections 196.1997 and 196.1998, F.S., and the local government granting the exemption shall execute the Historic Preservation Property Tax Exemption Covenant, DOS Form No. HR3E111292, effective 1-31-94 and incorporated by reference. DOS Form No. HR3E111292 may be obtained by writing the Division at the address in subsection 1A-38.003(1), F.A.C. or from the local historic preservation office in the jurisdiction of the local government. On or before the effective date of the exemption, as established by the applicable local government, the owner of the property shall have the Covenant recorded with the deed for the property in the official records of the county in which the property is situated.

(2) In lieu of DOS Form No. HR3E111292, any local government may develop an alternative form of covenant for use within its jurisdiction; however, such alternative form of covenant shall:

(a) At a minimum, bind the parties to conditions and requirements equivalent to those set forth in DOS Form No. HR3E111292; and,

(b) Be approved by the Division.

(3) The following conditions shall provide justification for removal of a property from eligibility for the property tax exemption provided under section 196.1997, F.S.:

(a) The owner is in violation of the provisions of the Historic Preservation Tax Exemption Covenant; or

(b) The property has been damaged by accidental or natural causes to the extent that the historic integrity of the features, materials, appearance, workmanship and environment, or archaeological integrity which made the property eligible for listing in the National Register or designation under the provisions of the local preservation ordinance have been lost or so damaged that restoration is not feasible.

(4) For the exemption provided under Section 196.1998, F.S., the following conditions, as well as those indicated in Rule 1A-38.006(3), F.A.C., shall justify removal of a property from eligibility for the exemption:

(a) The property is sold or otherwise transferred from the owner who made application and was granted the exemption; or

(b) The property no longer meets the requirements set forth in subsections 1A-38.004(4) and 1A-38.004(5), F.A.C.

Rulemaking Authority 196.1997(7) FS. Law Implemented 196.1997, 196.1998 FS. History–New 1-31-94.

1A-38.007 Certification of Local Historic Preservation Office.

(1) Criteria for certification shall be as set forth in sections A and B of the Florida Certified Local Government Guidelines (Revised November 1993) promulgated by the Division and incorporated by reference. These guidelines may be obtained by writing the Division at the address in subsection 1A-38.003(1), F.A.C.

(2) Existing Certified Local Governments shall automatically be designated local historic preservation offices for the purposes set forth in Sections 168.1997 and 168.1998, F.S.

(3) Other local governments requesting certification of a local historic preservation office shall apply on the Application for Certification, Florida Certified Local Governments Program, which is Appendix C to the Florida Certified Local Government Guidelines.

(4) Within 45 days following receipt of a complete Application for Certification and all required supporting material, the Division shall render a written determination regarding the application, either approving or denying certification for the purposes set forth in sections 196.1997 and 196.1998, F.S. For denials, the Division shall provide the applicant with an explanation, clearly indicating the reasons for denial.

(5) Certification pursuant to this rule shall remain in effect so long as the local government maintains a program which meets the minimum requirements set forth in sections A and B of the Florida Certified Local Government Guidelines.

Rulemaking Authority 196.1997(6) FS. Law Implemented 196.1997, 196.1998 FS. History–New 1-31-94.

CITY OF ST AUGUSTINE EST. 1565

CERTIFICATE OF COMPLETION

This certificate is to certify that the described portion of the structure has been inspected for compliance with the requirements of the 2020 Florida Building Codes and all other applicable codes.

Permit number:	BP2022-0168
Property Address:	115 Bridge St
Parcel number:	2068500000
Owner:	Bridge Street Estates LLC 5243 E GRANDVIEW RD SCOTTSDALE, AZ 85254-0000

Project Description:	Interior & Exterior Renovation/Restoration of Historical Home, New Addition, & Additional Piers added as needed to replace deficient existing piers
Contractor:	JOHN VALDES & ASSOCIATES INC

Special Conditions:	None

Building Official:	Richard E. Schauland, Jr., CBO, CFM
Date of Issuance:	April 30, 2024

Approved

These plans have been reviewed and found to be in substantial compliance with the provisions of the 2020 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 07/12/2022

PERMIT PLANS

BUILDING RENOVATIONS + ADDITIONS TO THE GRIFFIN RESIDENCE "YAHALLA"

115 BRIDGE ST.
ST. AUGUSTINE, FL.

APPROVED
Historic Preservation
Julie Courtney
August 19, 2022

APPROVED

These plans have been reviewed for compliance with the City of St. Augustine Land Use & Development Codes. Any deviation from these plans or specifications related to the above codes must be reviewed and approved in advance in writing by the Planning & Building Department.
An approved set of these plans must be kept on the job site at all times.
Jacob Fredriksson 07/15/2022

BUILDING FOOTAGE INFORMATION

1st FLOOR CONDITIONED SPACE	1,969 Sq. Ft.±
2nd FLOOR CONDITIONED SPACE	1,460 Sq. Ft.±
PORCH	156 Sq. Ft.±
NEW ADDITION	2400 S.F.±
GARAGE	- 720 S.F.
SECOND FLOOR LOFT	- 300 S.F.
PORCHES	340 S.F.

STRUCTURE INFORMATION

MEAN ROOF HEIGHT — 0'-0"±
TOTAL ROOF HEIGHT — 0'-0"±
NUMBER OF STORIES — 1 1/2

TYPE OF CONSTRUCTION

TYPE VB
PROJECT IS LOCATED EAST OF I-95
WIND-BORNE DEBRIS PROTECTION IS REQUIRED

WIND ZONE INFORMATION

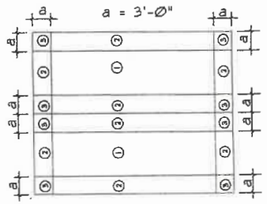
THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH, & MEETS THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 2020 7th EDITION

1. BASIC WIND SPEED (3 SECOND GUSTS) — 130 M.P.H.
2. WIND IMPORTANCE FACTOR — 1.0
3. WIND EXPOSURE CATEGORY — B
4. INTERNAL PRESSURE COEFFICIENT ±.18 OR -.18
5. COMPONENT & CLADDING WIND LOADS LBS/SQ.FT.

HEIGHT AND EXPOSURE ADJUSTMENT COEFFICIENTS = 1.00

	EFFECTIVE WIND AREA FT. Sq.							
	10		20		50		100	
ROOF								
1	10.5	-25.9	10.0	-25.2	10.0	-24.4	10.0	-23.7
2&3	10.5	-43.5	10.0	-38.8	10.0	-32.7	10.0	-28.1
WALL								
4	25.9	-28.1	24.7	-26.9	23.2	-25.4	22.0	-24.2
5	25.9	-34.7	24.7	-32.4	23.2	-29.3	22.0	-26.9

ROOF OVERHANG	10	20	50	100
	-37.3	-36.7	-35.2	-33.1
	-61.5	-48.3	-30.8	-17.6



NOTES:

1. FOR EFFECTIVE AREAS BETWEEN THOSE GIVEN ABOVE THE LOAD MAY BE INTERPOLATED BY THE DESIGNER, OTHERWISE USE THE LOAD ASSOCIATED WITH THE LOWER EFFECTIVE AREA.
2. SEE FIGURES FOR LOCATION OF ZONES.
3. PLUS AND MINUS SIGNS SIGNIFY PRESSURE ACTING TOWARD AND AWAY FROM THE BUILDING SURFACES.

CODE ANALYSIS

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH, & MEETS THE REQUIREMENTS OF:
BUILDING - FLORIDA BUILDING CODE, BUILDING 2020 7th EDITION
PLUMBING - FLORIDA BUILDING CODE, PLUMBING 2020 7th EDITION
MECHANICAL - FLORIDA BUILDING CODE, MECHANICAL 2020 7th EDITION
LIFE SAFETY - NATIONAL FIRE PREVENTION ASSOC. CODE, LATEST EDITION
FIRE CODE - FLORIDA FIRE PREVENTION CODE 7th EDITION
HANDICAP CODE - FLORIDA BUILDING CODE, CHAPTER 11 - ACCESSIBILITY, 2020 7th EDITION
ACCESSIBILITY CODE - FLORIDA BUILDING CODE, CHAPTER 11 - ACCESSIBILITY, 2020 7th EDITION
ENERGY CODE - FLORIDA BUILDING CODE, ENERGY CONSERVATION, 2020 7th EDITION
NATIONAL ELECTRIC CODE CURRENT EDITION

LIST OF DRAWING

A-1 SITE PLAN
A-2 FIRST FL. DEMOLITION PLAN
A-3 SECOND FL. DEMOLITION PLAN
A-4 NORTH & EAST ELEVATIONS
A-5 SOUTH & WEST ELEVATIONS
A-6 EXISTING SECTIONS
A-7 PROPOSED FIRST FLOOR PLAN
A-8 PROPOSED SECOND FLOOR PLAN
A-9 PROPOSED ELEVATIONS
A-10 PROPOSED ELEVATIONS
A-11 FOUNDATION PLAN
A-12 FLOOR FRAMING PLAN
A-13 ROOF FRAMING PLAN
A-14 BUILDING SECTIONS
A-15 DETAIL WALL SECTION
A-16 DETAIL WALL SECTION
A-17 DETAIL WALL SECTION
E-1 FIRST FLOOR ELECTRIC PLAN
E-2 SECOND FLOOR ELECTRIC PLAN



STRUCTURAL NOTES

1. DESIGN LOADS:
   - A. ROOF LIVE LOADS — 16 p.s.f.
   - B. FLOOR LIVE LOADS — 40 p.s.f.
   - C. WIND LOADS — 130 m.p.h. (FL. BLDG. CODE 2020)
2. MATERIAL
   - A. CONCRETE: DESIGN AND CONSTRUCTED PER A.C.I. 318-83

ITEM	COMPRESSIVE STRENGTH @ 28 DAYS
SLAB	2500 P.S.I.
C.M.U. FILLED CELLS & BEAMS	2500 P.S.I.

   - B. REINFORCING STEEL: CONFORM TO ASTM A-615 GAGE 60
   - C. STRUCTURAL STEEL: DESIGN PER CURRENT ADDITION OF A.I.S.C.
     1. SHAPES AND PLATES CONFORM TO ASTM A-36
     2. WELDING CONFORM TO "AWS D1.1 STRUCTURAL WELDING CODE"
     3. ANCHOR BOLTS AND STEEL TO WOOD SHALL CONFORM TO ASTM A-307
     4. WELDED CONNECTIONS NOT SHOWN ON DRAWING SHALL HAVE ALL CONTACTING STEEL SURFACES CONTINUOUS WELDED WITH SUFFICIENT WELD TO FULLY DEVELOP THE THINNER MATERIAL.
   - D. FRAMING LUMBER: SOUTHERN PINE PER N.F.P.A. NATIONAL DESIGN SPECS. FOR WOOD CONSTRUCTION.
     1. SAWN LUMBER 2x4 THRU 2x12 SHALL BE SOUTHERN PINE NO. 2 @ 19% M.C.
     2. INTERIOR WALL STUDS SHALL BE SPRUCE-PINE-FIR NO.2
     3. L.V.L. BEAMS SHALL BE SOUTHERN PINE Fb=2400 P.S.I.
     4. SAWN LUMBER 4x4 AND LARGER SHALL BE SOUTHERN PINE NO. 1 @ 19% M.C.
   - E. WOOD FLOOR & ROOF TRUSSES: DESIGN BY THE MANUFACTURER TO SUPPORT DEAD, WIND AND LIVE LOADS.
     1. MANUFACTURE SHALL SUBMIT ERECTION DRAWINGS FOR REVIEW BEFORE FABRICATING TRUSSES.
     2. ERECTION DRAWINGS SHALL SHOW ALL LATERAL AND DIAGONAL BRACING AS REQUIRED IN THE TRUSS SYSTEM.
     3. TRUSS TO TRUSS CONNECTIONS SHALL BE DESIGNED BY THE MANUFACTURER.
   - F. PLYWOOD ROOF AND WALL SHEATHING: CONFORM TO THE AMERICAN PLYWOOD ASSOC. STANDARDS AND SHALL BE AP C-D INT. WITH EXTERIOR GLUE (CDX) MIN.
   - G. CONCRETE MASONRY UNITS: CONFORM TO ASTM C-90. MORTAR SHALL BE TYPE M OR S.
   - H. WOOD FRAMING ANCHORS AND HURRICANE TIE CLIPS SHALL BE "SIMPSON" OR EQUAL.
4. CONCRETE MASONRY UNITS:
   - A. ALL C.M.U. SHALL HAVE #5 BAR VERTICAL WITH CELL FILLED WITH CONCRETE AS SHOWN ON DRAWINGS.
   - B. ALL C.M.U. SHALL HAVE HORIZONTAL JOINT REINFORCING SPACED 16" O.C. VERTICAL. REINFORCING SHALL BE FABRICATED FROM 9 GUAGE GALVANIZED WIRE.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMP. BRACING UNTIL THE ENTIRE STRUCTURE IS PLUMB AND SECURED IN PLACE.
6. SHEATHING NAILING:
   - A. ROOF SHEATHING SHALL BE NAILED AS FOLLOWS:
     - 8d RING SHANK NAILS
     - 8d NAILS @ 6" O.C. AT PANEL EDGES.
     - 8d NAILS @ 3" O.C. AT ALL INTERMEDIATE SUPPORTS.
     - 8d NAILS @ 4" O.C. AT ALL SUPPORTS WITHIN 4'-0" OF EDGES.
   - B. PORCH CEILING OR SUB CEILING WITH RING SHANK NAILS:
     - 8d NAILS @ 4" O.C. AT PANEL EDGES.
     - 8d NAILS @ 8" O.C. AT ALL INTERMEDIATE SUPPORTS.
   - C. ALL EXTERIOR WALLS BETWEEN OPENINGS AND AT CORNERS SHALL BE SHEAR WALL SEGMENTS. PLY-WOOD NAILING TO BE: 8d NAILS @ 6" O.C. EACH SHEAR WALL SEGMENT SHOULD HAVE 1/2 Ø THREADED ROD WITHIN 8" OF SHEAR WALL.
7. C.M.U. WALL OPENING HEADS, JAMBS, AND WINDOW SILLS SHALL BE 2x6 MIN. P.T. WITH 1/4" DIA. x 3 1/4" LONG "TAPCONS" @ 18" O.C.
8. ALL EXTERIOR WINDOWS AND DOORS SHALL MEET 130 M.P.H. WIND SPEED, WIND BORNE DEBRIS PROTECTION REQUIRED: IMPACT RESISTANT WINDOWS OR SHUTTERS BY ARCHITECT OR CONTRACTOR.

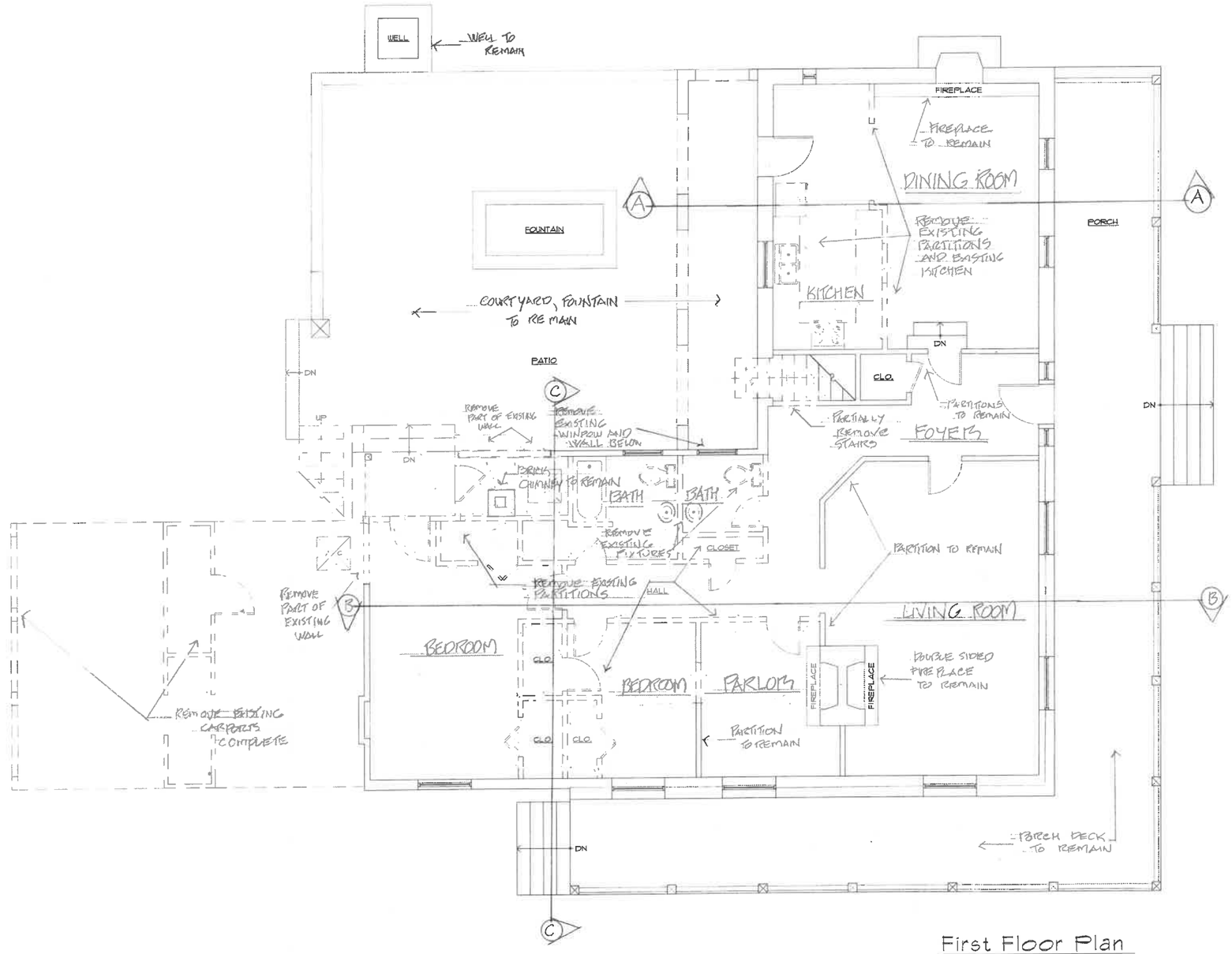
This property falls within Archaeological Zone IIIA and known archaeological deposits have been documented. The building permit can be issued with the understanding that all new foundation piers will be above ground and that additional archaeological work at the property is required. Coordination with the City Archaeologist will continue for additional archaeological testing and monitoring for area subject to ground disturbance.
A. White 8/29/2022

LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

BUILDING RENOVATION
GRIFFIN RESIDENCE
115 BRIDGE STREET, ST. AUGUSTINE, FLORIDA

Date: 8-2-22
Scale: AS NOTED
Drawn: MURPHY
File: GRIFFIN

SHEET
A-1



First Floor Plan

1/4"=1'-0" Existing

DEMOLITION PLAN

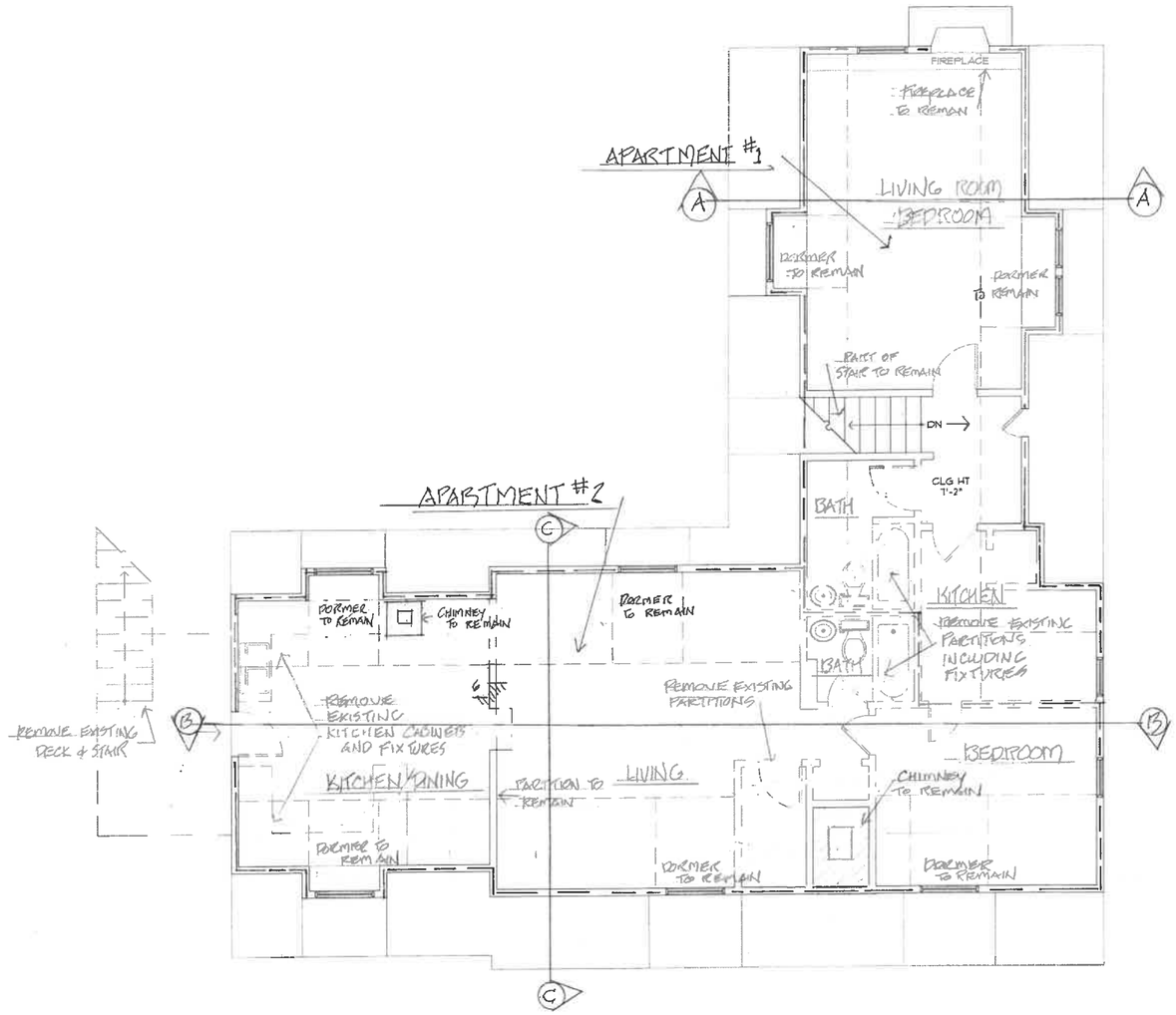
NOTE: EXTERIOR WALLS TO REMAIN - REPAIR OR REPLACE WITH COMPATIBLE MATERIAL AS REQUIRED DO TO ROUGH OR TERMITE DAMAGE.

LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

BUILDING RENOVATION
GRIFFIN RESIDENCE
115 BRIDGE STREET, ST. AUGUSTINE, FLORIDA

Date: 6-1-22
Scale: AS NOTED
Drawn: MURPHY
File: GRIFFIN

SHEET
A2



Second Floor Plan
1/4"=1'-0" Existing
DEMOLITION PLAN

NOTE: EXTERIOR WALLS TO REMAIN, REPAIR OR REPLACE WITH COMPATIBLE MATERIAL AS REQUIRED DO TO ROUGH OR TERMITE DAMAGE.

LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

BUILDING RENOVATION
GRIFFIN RESIDENCE
115 BRIDGE STREET, ST. AUGUSTINE, FLORIDA

Date: 6-1-22
Scale: AS NOTED
Drawn: MURPHY
File: GRIFFIN

SHEET
A3



North Elevation
¼"=1'-Ø" Existing



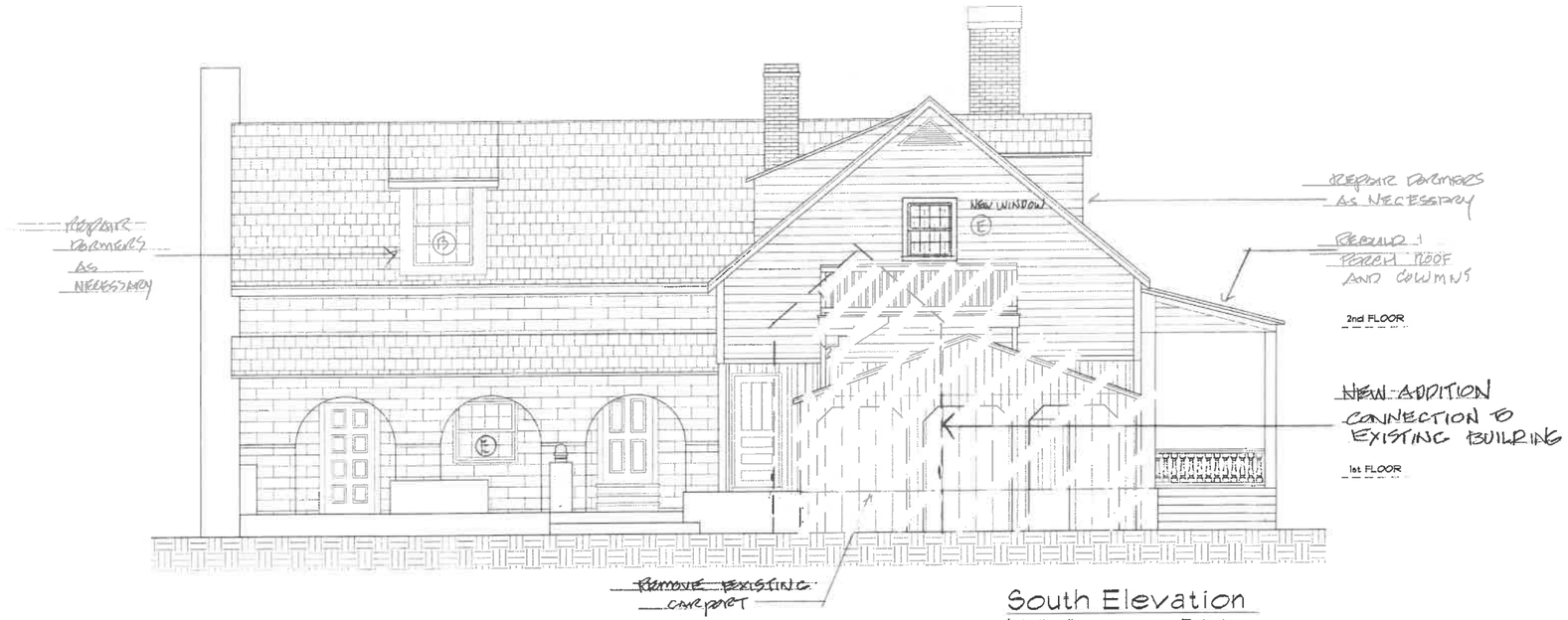
East Elevation
¼"=1'-Ø" Existing

LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

BUILDING RENOVATION
GRIFFIN RESIDENCE
115 BRIDGE STREET, ST. AUGUSTINE, FLORIDA

Date: 6-1-22
Scale: AS NOTED
Drawn: MURPHY
File: GRIFFIN

SHEET
A4



South Elevation
1/4"=1'-0" Existing



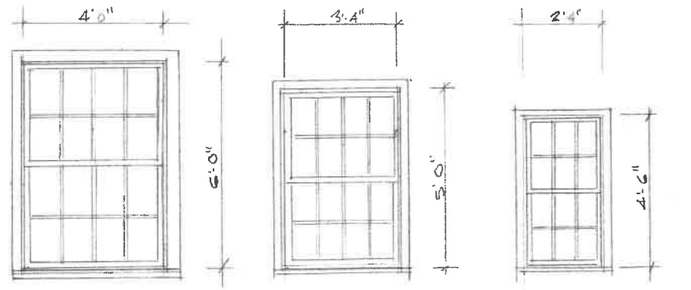
West Elevation
1/4"=1'-0" Existing

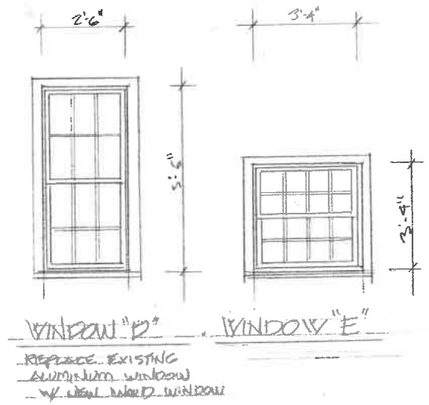
LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

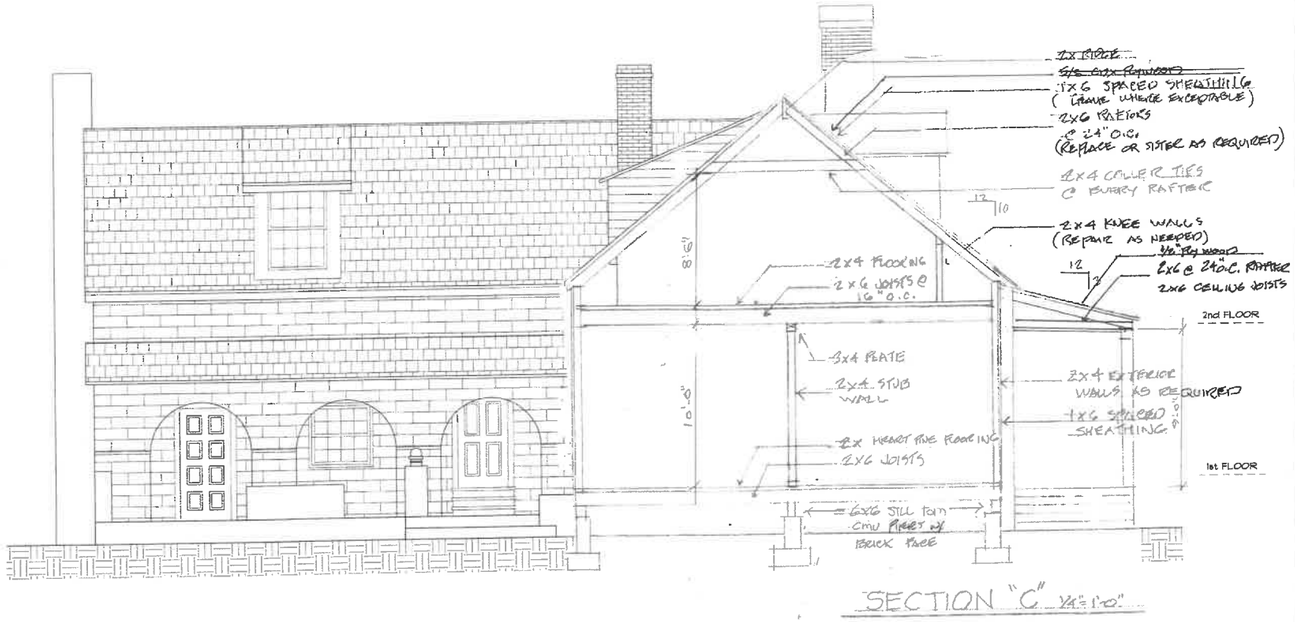
BUILDING RENOVATION
GRIFFIN RESIDENCE
115 BRIDGE STREET, ST. AUGUSTINE, FLORIDA

Date: 6-1-22
Scale: AS NOTED
Drawn: MURPHY
File: GRIFFIN

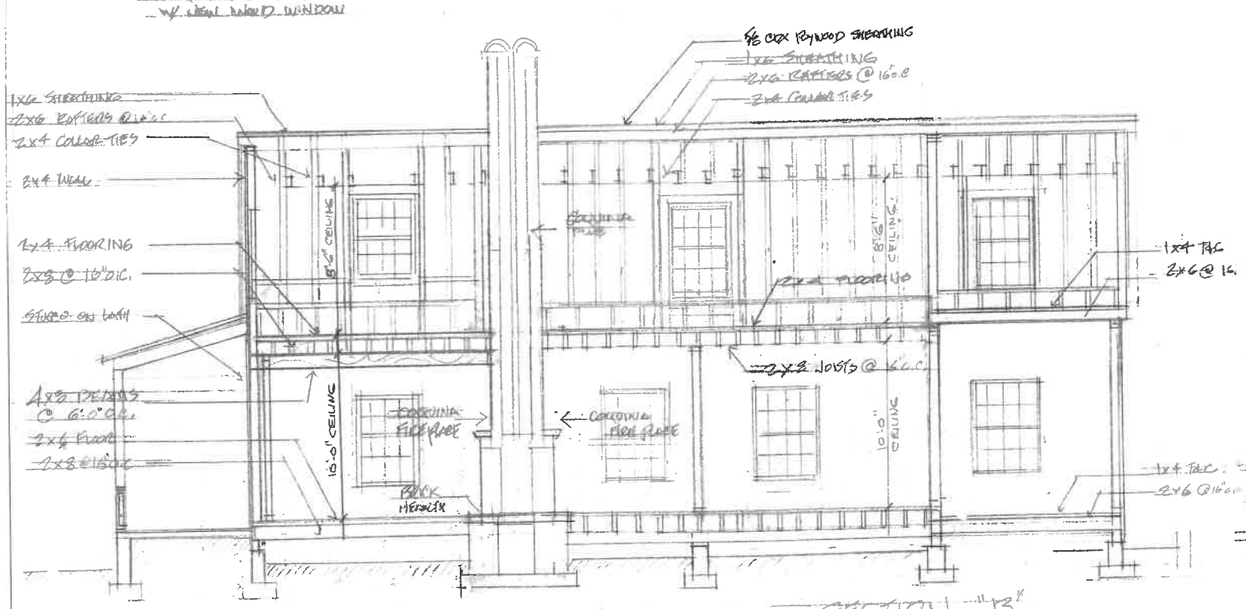
SHEET
A5



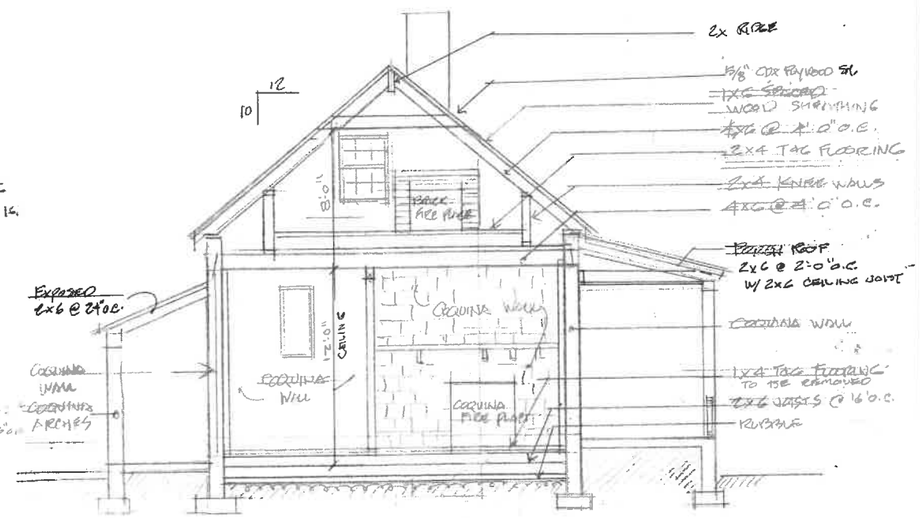




SECTION "C" 1/4"=1'-0"



SECTION "B"



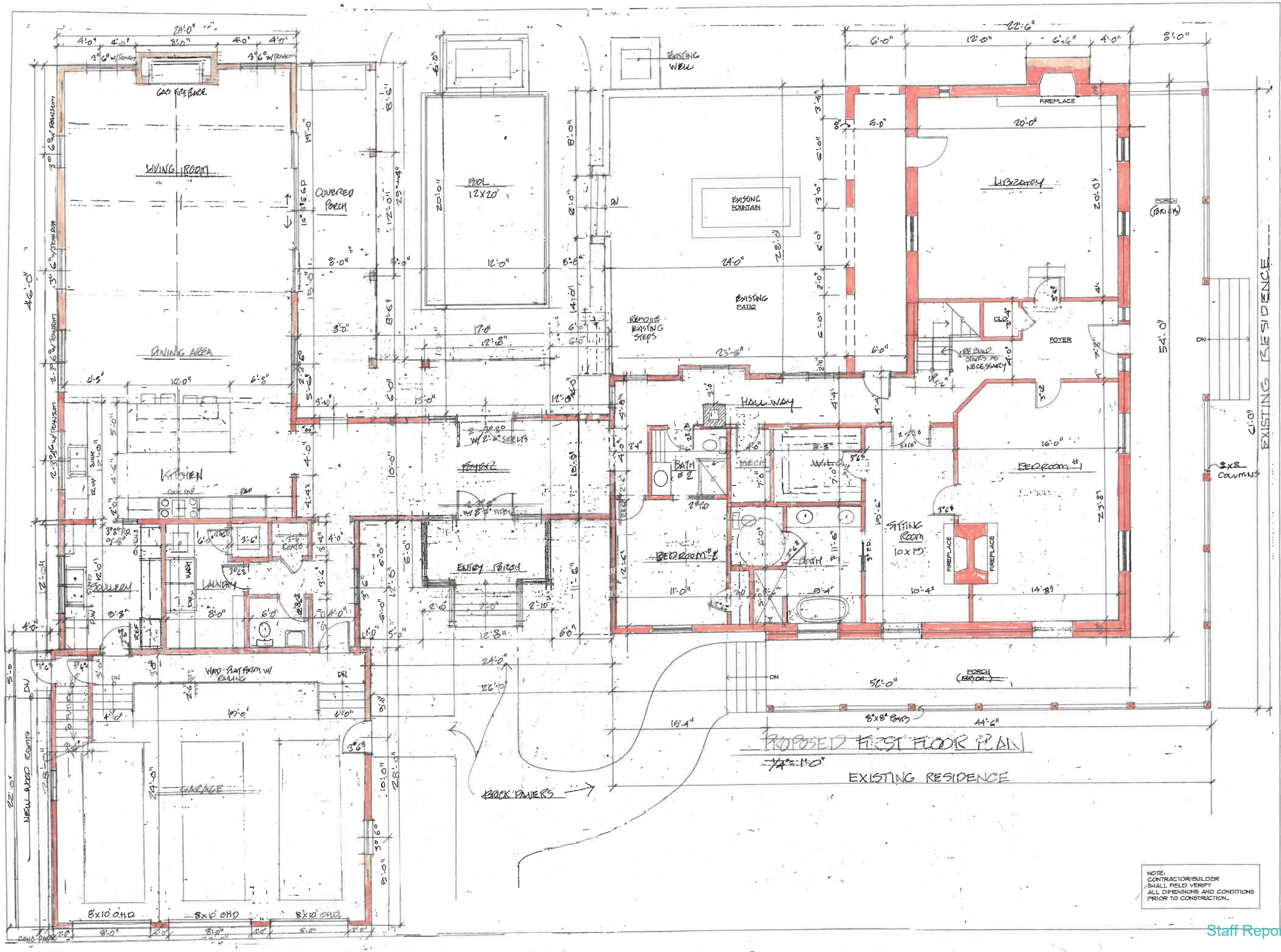
SECTION "A" 1/4"=1'-0"

LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

BUILDING RENOVATION
GRIFFIN RESIDENCE
115 BRIDGE STREET, ST. AUGUSTINE, FLORIDA

Date:	6-1-22
Scale:	AS NOTED
Drawn:	MURPHY
File:	GRIFFIN

SHEET
A6



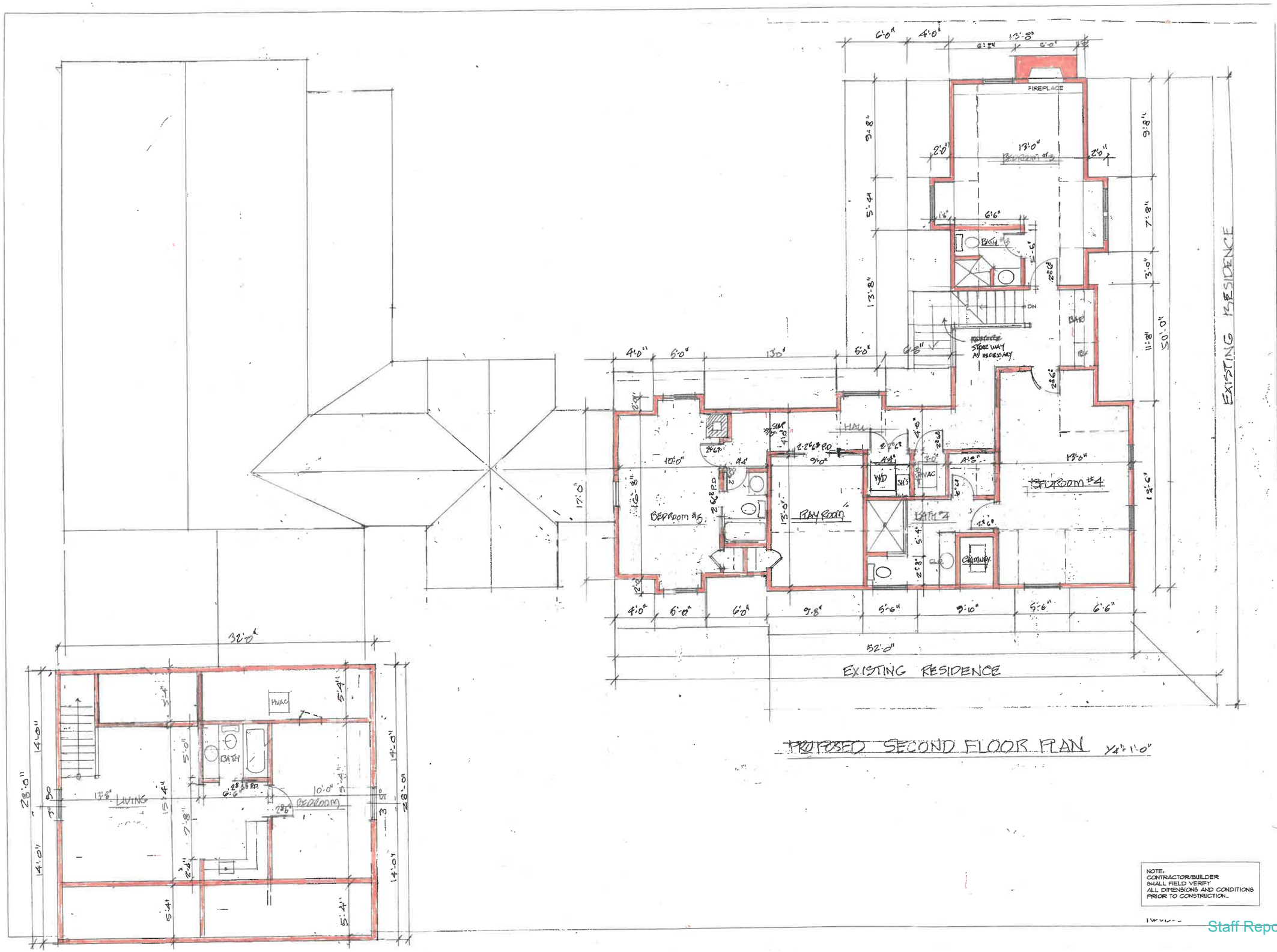
NOTE:
CONTRACTOR/BUILDER
SHALL FIELD VERIFY
ALL DIMENSIONS AND CONDITIONS
PRIOR TO CONSTRUCTION.

LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

BUILDING RENOVATION
GRIFFIN RESIDENCE
115 BRIDGE STREET, ST. AUGUSTINE, FLORIDA

Date: 6-1-22
Scale: AS NOTED
Drawn: MURPHY
File: GRIFFIN

SHEET
A-7



PROPOSED SECOND FLOOR PLAN 1/4"=1'-0"

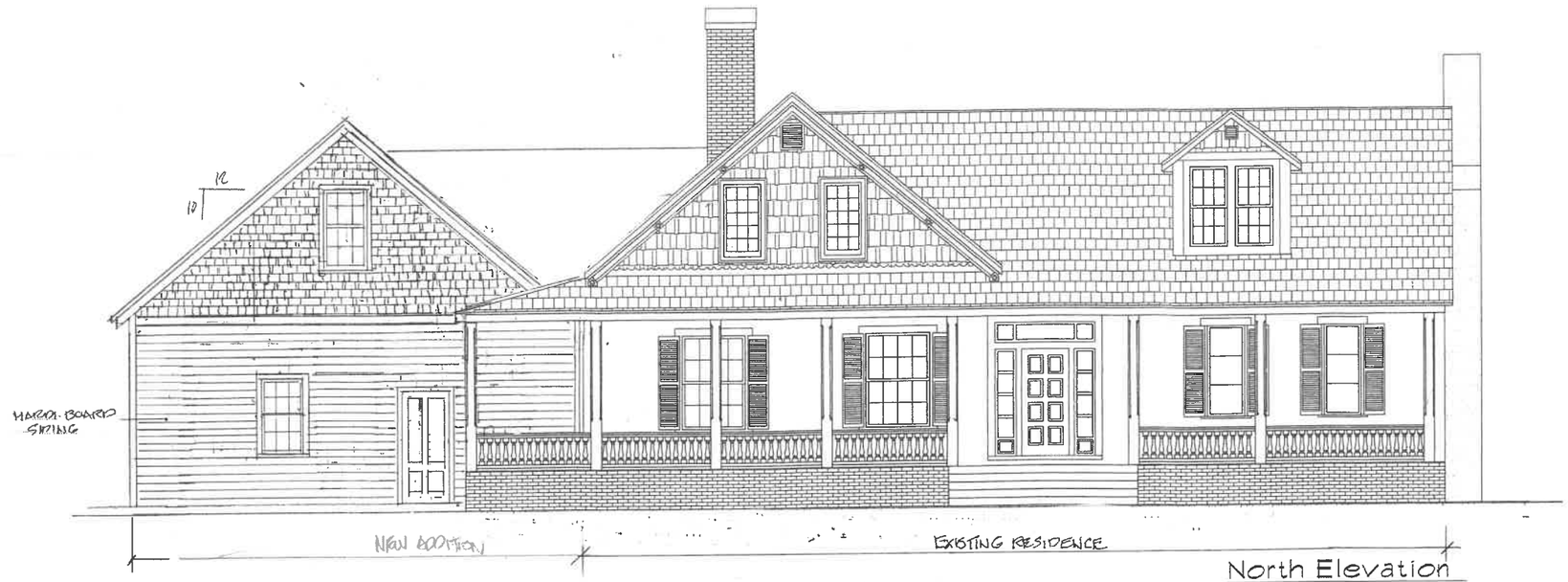
NOTE:
CONTRACTOR/BUILDER
SHALL FIELD VERIFY
ALL DIMENSIONS AND CONDITIONS
PRIOR TO CONSTRUCTION.

LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

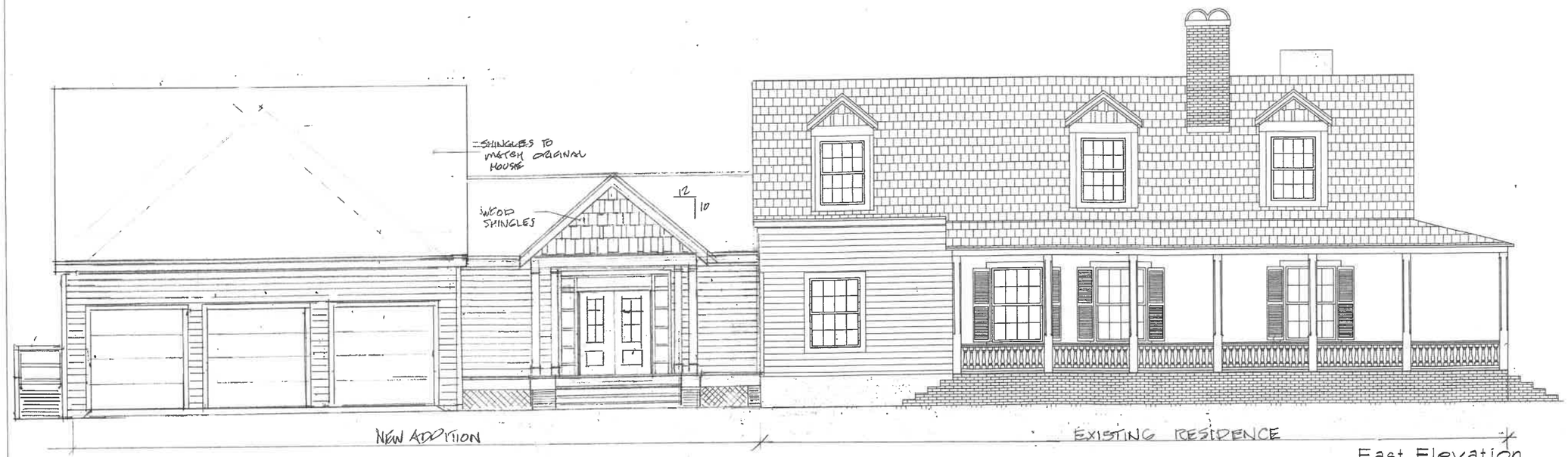
BUILDING RENOVATION
GRIFFIN RESIDENCE
115 BRIDGE STREET, ST. AUGUSTINE, FLORIDA

Date: 6-1-22
Scale: AS NOTED
Drawn: MURPHY
File: GRIFFIN

SHEET
A8



North Elevation
¼"=1'-0"



East Elevation
¼"=1'-0"

LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

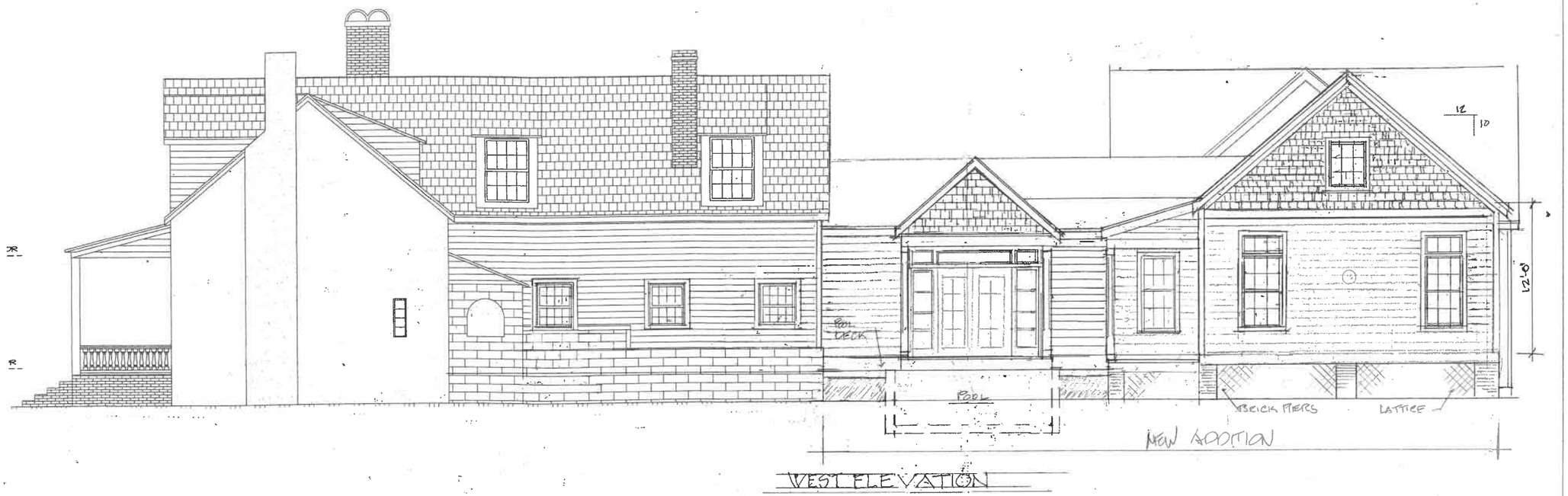
BUILDING RENOVATION
GRIFFIN RESIDENCE
115 BRIDGE STREET, ST. AUGUSTINE, FLORIDA

Date: 6-1-22
Scale: AS NOTED
Drawn: MURPHY
File: GRIFFIN

SHEET
A9



South Elevation
¼"=1'-0"



WEST ELEVATION

LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

BUILDING RENOVATION
GRIFFIN RESIDENCE
115 BRIDGE STREET, ST. AUGUSTINE, FLORIDA

Date: 6-1-22
Scale: AS NOTED
Drawn: MURPHY
File: GRIFFIN

SHEET
A-10

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Ad Valorem Tax Exemption

Case Number: HP2024-0028 **Meeting Date: Thursday, June 20, 2024**

1. NAME OF APPLICANT: Paul L. Weaver, III
   Business (if applicable):
   Address: 5 Milton St.
   City: ST AUG State: fl Zip Code: 32084
   Daytime Telephone: 9043476090 E-Mail Address: hpa007@aol.com

2. NAME OF PROPERTY OWNER: Bridge Street Estates Inc./Joe Griffin
   Business (if applicable):
   Address: 2800 N. 6th Steet, #724
   City: St. Augustine State: FL Zip Code: 32084
   Daytime Telephone: 602 882-1979 E-Mail Address: joegriffin@gmail.com

3. PROJECT LOCATION: 115 BRIDGE ST, Saint Augustine, 32084

4. LEGAL DESCRIPTION: DUMAS TRACT CITY PT OF LOT 1 ALL LOT 2 PT OF LOT 3 LOT 4 (EXS75FT) & PT OF LOT 5 BLK C (EX OR1030/631 & OR1059/1146)OR5609/1492

5. SCOPE OF WORK: To review part III of a Historic Preservation Ad Valorem Tax Exemption Application including completed restoration and rehabilitation of existing architectural elements for a building constructed ca. 1800 that is recorded in the Florida Master Site File and contributing to the Lincolnville National Register Historic District.

Information attached by applicant includes:

- Ad Valorem Tax Exemption Application Form
- Photos
- Maps
- Plans

Historic Preservation Property Tax Exemption Application
Part 3 – Request for Review of Completed work

Upon completion of the restoration, rehabilitation or renovation, return this form with photographs of the completed work (views of site improvements, exterior and interior work for buildings) to the Division of Historical Resources or the Local Historic Preservation Office, as applicable. These photographs must provide a comprehensive description of the completed work. They should be the same views as the *before* photographs included in Part 2 of the application. Type or print clearly in black ink. The final recommendation of the Division of Historical Resources or the Local Historic Preservation Office, as applicable, with respect to the requested historic preservation property tax exemption is made on the basis of the descriptions in this Request for Review of Completed Work.

1. Property identification and location:

Property Identification Number: 2068500000

Address of property: Street 115 Bridge Street

City St. Augustine County St. Johns Zip Code 32084

2. Data on restoration, rehabilitation, or renovation project:

Project starting date 05/15/2022 Project completion date: 04/23/2024

Estimated cost of entire project: $ $3,446,565

Estimated costs attributed solely to work on historic buildings or archaeological site: $ $2,243,698

3. Owner Attestation: I hereby apply for the historic preservation property tax exemption for the restoration, rehabilitation or renovation work described above and in Part 2 of the Historic Preservation Property Tax Exemption Application (Application) submitted for this project. I attest that the information provided is, to the best of my knowledge, correct, and that in my opinion the completed project conforms to The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and is consistent with the work described in Part 2 of the Application. I also attest that I am the owner of the property described above or, if the property is not owned by an individual, that I am the duly authorized representative of the owner. Further, by submission of this Application and Request for Review of Completed Work (Request), I agree to allow access to the property by representatives of the Division of Historical Resources or the Local Historic Preservation Office, where such office exists, and appropriate representatives of the local government from which the exemption is being requested, for the purpose of verification of information provided in the Application and this Request. I understand that, if the requested exemption is granted, I will be required to enter into a Covenant with the local government granting the exemption in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption. I also understand that falsification of factual representations in this Application or Request is subject to criminal sanctions pursuant to the Laws of Florida.

Joe Griffin _____ 5/15/24
Name Signature Date

Complete the following if signing for an organization or multiple owners (See next page for additional owners):

Title Owner Organization name Bridge Street Estates Inc.

Mailing Address 2800 N. 6th Street

City St. Augustine State FL Zip Code 32084

Daytime Telephone Number (602) 882-1979

CITY OF
ST AUGUSTINE.
EST. 1565

Owner's Authorization For Agent

John Valdes is/are hereby authorized TO ACT ON BEHALF OF Bridge Street Estates LLC (Joe Griffin), 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 Historic Architectural Review Board, for an application related to the structure located at:

115 Bridge St., St. Augustine, FL 32084

BY: _____
Signature of Owner

Joe Griffin
Print Name of Owner

602-882-1979
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 11th day of June, 2024.

By Joe Griffin

Identification verified: drivers License

Oath sworn: ✓ Yes ____ No

Notary Public State of Florida
Brooke Brownlee
My Commission HH 333500
Expires 11/19/2026

Notary Signature: Brooke Brownlee

My Commission expires: 11/19/2026

Rev:120219 jw

From:	Julie Courtney
To:	Paul Weaver
Cc:	Joe Griffin
Subject:	RE: 115 Bridge Street - Ad Valorem Tax Exemption Part 3 application for the June 20, 2024 Historic Architectural Review Board meeting
Date:	Friday, May 31, 2024 2:43:31 PM
Attachments:	image002.png image003.png image004.png

Hello Paul,
This email formally acknowledges receipt of your Ad Valorem Tax Exemption (AVT) – Part III application to appear before the Historic Architectural Review Board (HARB). The meeting is currently scheduled on June 20, 2024, as an in-person meeting beginning at 1 pm in the Alcazar Room of City Hall (75 King Street). Please read this e-mail thoroughly. Below are the next steps for your application:

Our staff will need to photograph the interior and exterior of the property to supplement our staff report for this item. Please confirm receipt of this email and let us know a convenient time between June 3rd and June 10th to conduct a site visit. If the presence of a property owner/applicant is not necessary for the exterior photographs, you may also grant staff permission to access the property independently for those.

A preliminary review of your application (utilizing the checklist attached to your application form) was completed by staff and the following items are recommended to complete Part III of the application:

- Additional and specific details and breakdown of all work to the exterior, interior, and site, excluding the new addition
  (for example on the exterior, staff is aware through the building permit process that existing windows were replaced, porches rebuilt (possibly all new members used), dormers may have been completely rebuilt, indication of any work/replacement of siding or coquina.
- Breakdowns of all rehabilitation costs by exterior, interior, and sitework: categorized by element/area of building – new addition cost does not need to be included

Formal staff evaluation of the proposed project may uncover further required materials and/or include conditions associated with the staff recommendation. **Any updates, or additional and supporting materials for this Certificate of Appropriateness application must be submitted via the application portal. Additional materials will be accepted in the Planning and Building Department up to 10 days before the meeting and must be received by June 10, 2024** per Ordinance 2010-09. After that, the HARB has the discretion whether to consider any additional materials presented at the meeting and your application may be continued if the HARB deems the application incomplete. The HARB may also request additional information during the public hearing.

A copy of the meeting agenda and the staff report for this application will be emailed to you at the address provided on the application by the week of the meeting. If you do not receive it before the meeting date, please contact harb@citystaug.com.

Because of the quasi-judicial nature of HARB hearings, someone must physically be at the meeting to represent the application. If the representative is not listed on the application as the applicant or property owner, an **Owner's Authorization Form** must be completed granting the other person/people the ability to represent the application. The form requires the property owner's signature and must be notarized.

MPORTANT NOTICE: Now that the hearing date has been set and once the legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. If the applicant requests a continuance, the decision to grant or deny the request for continuance will be decided by a vote of the board at the scheduled hearing date. The applicant, or a duly authorized representative with authority to bind, should be present at the scheduled hearing date to answer questions from the board regarding the application. If the board votes to deny the request for a continuance, the hearing on the application will go forward, whether or not the applicant is present, and could result in a denial of the application if the board finds that the application and supporting documents submitted prior to the meeting do not meet the criteria of the code. Costs associated with legal notice will be assessed by the city and must be paid prior to the issuance of any development permit. Costs associated for any subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling of any hearing will also be assessed to the applicant.

Thank you,

Julie Courtney
Historic Preservation Officer
Planning & Building Department
E jcourtney@citystaug.com | P 904.209.4283 | W www.CityStAug.com

City of St. Augustine
P.O. Box 210
St. Augustine, FL 32085

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.

John Valdes & Associates Costs	Old Portion Cost	Old Portion Interior	Old Portion Exterior
231 - Permitting	$ 8,263	$ 4,132	$ 4,132
238 - Other Permitting	$ 2,089	$ 1,045	$ 1,045
262 - Site Set Up / Security Material	$ 417	$ -	$ 417
262 - Site Set Up / Security Labor	$ 263	$ -	$ 263
265 - Temporary Fencing	$ 680	$ -	$ 680
265 - Temporary Fencing Labor	$ 258	$ -	$ 258
270 - Temporary Utility	$ 2,785	$ -	$ 2,785
290 - Land Clearing/Yard Work	$ 2,935	$ -	$ 2,935
295 - Tree Service	$ 2,425	$ -	$ 2,425
280 - Demolition	$ 66,391	$ 33,195	$ 33,195
280 - Demolition Labor	$ 15,125	$ 7,563	$ 7,563
305 - Fill Dirt	$ -	$ -	$ -
308 - Tent Fumigation	$ 9,491	$ 4,746	$ 4,746
320 - Concrete Material	$ 143,353	$ 14,335	$ 129,018
320 - Concrete Labor	$ 27,583	$ 2,758	$ 24,824
343 - Masonry Equipment Rentals	$ 2,858	$ 286	$ 2,573
344 - Scaffolding	$ -	$ -	$ -
380 - Rough Carpentry Material	$ 134,581	$ 121,122	$ 13,458
380 - Rough Carpentry Labor	$ 279,091	$ 251,182	$ 27,909
383 - Equipment Rentals	$ 3,650	$ 1,825	$ 1,825
386 - Structural Hardware Material	$ 15,026	$ 15,026	$ -
386 - Structural Hardware Labor	$ 358	$ 358	$ -
400 - Roofing	$ 56,024	$ -	$ 56,024
410 - Doors Material	$ 11,592	$ -	$ 11,592
410 - Doors Labor	$ 2,096	$ -	$ 2,096
415 - Garage Doors	$ -	$ -	$ -
420 - Window Material	$ 50,899	$ -	$ 50,899

	Old Portion Cost	Old Portion Interior	Old Portion Exterior
420 - Window Labor	$ 7,926	$ -	$ 7,926
431 - Exterior Millwork Labor	$ 3,931	$ -	$ 3,931
435 - Wood Siding & Trim Material	$ 5,731	$ -	$ 5,731
435 - Wood Siding & Trim Labor	$ 954	$ -	$ 954
479 - Gutters	$ 1,495	$ -	$ 1,495
500 - Insulation	$ 13,836	$ 13,836	$ -
510 - Drywall	$ 26,486	$ 26,486	$ -
510 - Drywall Labor	$ 530	$ 530	$ -
520 - Finish Carpentry Material	$ 53,229	$ 53,229	$ -
520 - Finish Carpentry Labor	$ 129,030	$ 129,030	$ -
525 - Interior Door Materials	$ 8,089	$ 8,089	$ -
530 - Interior Trim Material	$ 4,222	$ 4,222	$ -
530 - Interior Trim Labor	$ 1,573	$ 1,573	$ -
535 - Wood Stair & Rail Material	$ 286	$ 286	$ -
535 - Wood Stair & Rail Labor	$ 5,586	$ 5,586	$ -
539 - Fireplace Mantle / Trim Material	$ 314	$ 314	$ -
539 - Fireplace Mantle / Trim Labor	$ 861	$ 861	$ -
540 - Vanities Labor	$ 3,960	$ 3,960	$ -
546 - Countertop Material	$ 19	$ 19	$ -
546 - Countertop Labor	$ 560	$ 560	$ -
550 - Exterior Painting	$ 54,588	$ -	$ 54,588
550 - Exterior Painting EXTRAS	$ 11,725	$ -	$ 11,725
553 - Interior Painting	$ 34,125	$ 34,125	$ -
570 - Tile	$ 46,366	$ 46,366	$ -
580 - Tile Material	$ -	$ -	$ -
580 - Tile Labor	$ 306	$ 306	$ -
582 - Wood Flooring	$ 33,568	$ 33,568	$ -
593 - Shower Enclosure	$ 4,696	$ 4,696	$ -
597 - Closet System Material	$ 49	$ 49	$ -

	Old Portion Cost	Old Portion Interior	Old Portion Exterior
597 - Closet System Labor	$ 3,930	$ 3,930	$ -
740 - Exterior Wood Structure Material	$ 32,994	$ -	$ 32,994
740 - Exterior Wood Structure Labor	$ 24,430	$ -	$ 24,430
600 - Plumbing	$ 53,616	$ 42,893	$ 10,723
606 - Gas Transmission System	$ 529	$ 476	$ 53
608 - Hot Water Heaters	$ -	$ -	$ -
610 - HVAC	$ 56,003	$ 28,001	$ 28,001
620 - Electric	$ 92,552	$ 74,041	$ 18,510
770 - Landscape/Yard Work	$ -	$ -	$ -
775 - Irrigation Systems Material	$ -	$ -	$ -
775 - Irrigation Systems Labor	$ -	$ -	$ -
780 - Pools/Spa Construction	$ 130,810	$ -	$ 130,810
836 - Photography / Video	$ -	$ -	$ -
810 - Rough Clean Up Labor	$ 1,416	$ 708	$ 708
810 - Job site clean up / debris removal	$ 7,717	$ 3,858	$ 3,858
811 - Trash Removal / Dumpster	$ 12,221	$ 6,111	$ 6,111
815 - Final Cleaning	$ 1,250	$ 625	$ 625
Totals (John Valdes & Associates, Inc.)	$ 1,709,739	$ 985,905	$ 723,834
Site Supervision	$ 16,137	$ 9,305	$ 6,832
John Valdes & Associates, Inc. Overhead	$ 172,588	$ 99,521	$ 73,067
John Valdes & Associates, Inc. Profit	$ 189,385	$ 109,207	$ 80,178
John Valdes & Associates Costs	**Old Portion Cost**	**Old Portion Interior**	**Old Portion Exterior**
Total Cost to Date	**$ 2,087,848**	**$ 1,203,938**	**$ 883,910**
***Minus: 780 - Pools/Spa Construction ($130,810)**	**$ 1,957,038**		**$ 753,100**

(Staff note)

*(Staff notes: Highlighted items below indicates other costs related to project included in Grand Total marked with * in Right Columns:)

					Old Portion Cost Totals (continued)	Old Portion Exterior (continued)
					$1,957,038	$ 753,100
Bridge Street LLC / Joe Griffin Direct Costs		**Old Portion Cost**	**Old Portion Interior**	**Old Portion Exterior**		
	Cabinets	$ 6,751	$ 6,751	$ -	$ 6,751	
	Granite	$ 5,419	$ 5,419	$ -	$ 5,419	
	Appliances	$ 1,812	$ 1,812	$ -		
	Landscaping	$ 75,589	$ -	$ 75,589	$ 75,589	$ 75,589
	Lighting	$ 24,276	$ -	$ 24,276	$ 24,276	$ 24,276
	Fencing	$ 75,000	$ -	$ 75,000	$ 75,000	$ 75,000
	Mural	$ -	$ -	$ -		
	Design (Anastasia)	$ 5,000	$ 5,000	$ -		
	Architect	$ 20,000	$ 10,000	$ 10,000	$ 20,000	$ 10,000
	Gas Tanks (Courtesy Gas)	$ 2,169	$ -	$ 2,169	$ 2,169	$ 2,169
		Old Portion Cost	**Old Portion Interior**	**Old Portion Exterior**	**Old Portion Cost Totals**	**Old Portion Exterior**
Grand Total Construction Costs		**$ 2,303,864**	**$ 1,232,920**	**$ 1,070,944**	***$2,166,242**	***$ 940,133**

Additional Costs				
	Paul Weaver, Historic Property Associates, Inc	$ 11,000	$ 5,500	$ 5,500
	Misc. Furnishings	$ 168,750	$ 151,875	$ 16,875
	Approx. loan carrying costs during construction	$ 150,000	$ 75,000	$ 75,000
	Insurance and Taxes	$ 59,200	$ 29,600	$ 29,600
	Original Purchase Price of Land/Property	$ 815,000	$ -	$ 815,000

Grand Total of All Costs	**$ 3,507,814**	**$ 1,494,895**	**$ 2,012,919**

YALLAHA, 115 BRIDGE STREET

1. **Site, facing south**

2 **Photo 1-1**



1. **Site, facing southwest, showing orange trees**

2 **Photo 1-2**



YALLAHA, 115 BRIDGE STREET

1. **Site, facing south, entrance columns**
2 **Photo 1-3**



1. **Site, facing south, site of former non-historic outbuilding**
2 **Photo 1-4**



YALLAHA, 115 BRIDGE STREET

1. **Site, facing west, preserved historic well**
2. **Photo 1-5**



1. **Site, facing west, preserved patio, fountain**
2 **Photo 1-6**



YALLAHA, 115 BRIDGE STREET

1. **Site, facing south, Sanford Street**

2 **Photo 1-7**



1. **Site, facing west from Sanford Street**

2 **Photo 1-8**



YALLAHA, 115 BRIDGE STREET

1. **North (main) facade, facing south, post renovation**

2 **Photo 2-1**



1. **North elevation, facing south,**

2 **Photo 2-2**



YALLAHA, 115 BRIDGE STREET

1. **North elevation, facing south, foundation**

2 **Photo 2-3**



1. **North elevation, facing south, steps**

2 **Photo 2-4**



YALLAHA, 115 BRIDGE STREET

1. **North elevation, facing south, main entrance**

2 **Photo 2-5**



1. **North elevation, facing south, dormer with fish-scale shingles**

2 **Photo 2-6**



YALLAHA, 115 BRIDGE STREET

1. North elevation, facing south, repaired porch roof

2 Photo 2-7



1. North elevation, facing south, repaired porch roof

2 Photo 2-8



YALLAHA, 115 BRIDGE STREET

1. **East elevation, facing west, post renovation**

2 **Photo 3-1**



1. **East elevation, facing west, repaired foundation**

2 **Photo 3-2**



YALLAHA, 115 BRIDGE STREET

1. **East elevation, facing west, repaired roof**

2 **Photo 3-3**



1. **East elevation, facing west, dormer, chimney**

2 **Photo 3-4**



YALLAHA, 115 BRIDGE STREET

1. **East elevation, facing west, repaired, roof, dormer**
2. **Photo 3-5**



1. **East elevation, facing west, window/removed AC unit**
2. **Photo 3-6**



YALLAHA, 115 BRIDGE STREET

1. **East elevation, facing west, repaired foundation**

2 **Photo 3-7**



1. **East elevation, facing north, repaired steps**

2 **Photo 3-8**



YALLAHA, 115 BRIDGE STREET

1. **South elevation, facing north**

2 **Photo 4-1**



1. **South elevation, facing east, hyphen, replacing non-historic carport**

2 **Photo 4-2**



YALLAHA, 115 BRIDGE STREET

1. **South elevation, facing north, loggia**

2 **Photo 4-3**



1. **South elevation, facing north, dormer**
2. **Photo 4-4**



YALLAHA, 115 BRIDGE STREET

1. **West elevation, facing south, coquina chimney**

2 **Photo 5-1**



1. **West elevation, facing east, exposed coquina**

2 **Photo 5-2**



YALLAHA, 115 BRIDGE STREET

1. **West elevation, facing east, rear wing**

2 **Photo 5-3**



1. **West elevation, facing east, dormer**

2 **Photo 5-4**



YALLAHA, 115 BRIDGE STREET

1. **Roof, facing south**
2. **Photo 6-1**



1. Roof, facing south

2 Photo 6-2



YALLAHA, 115 BRIDGE STREET

1. **Roof, facing north, condition**

2 **Photo 6-3**



1. **Elevation, facing west, joint between original roof/rear addition**

2 **Photo 6-4**



YALLAHA, 115 BRIDGE STREET

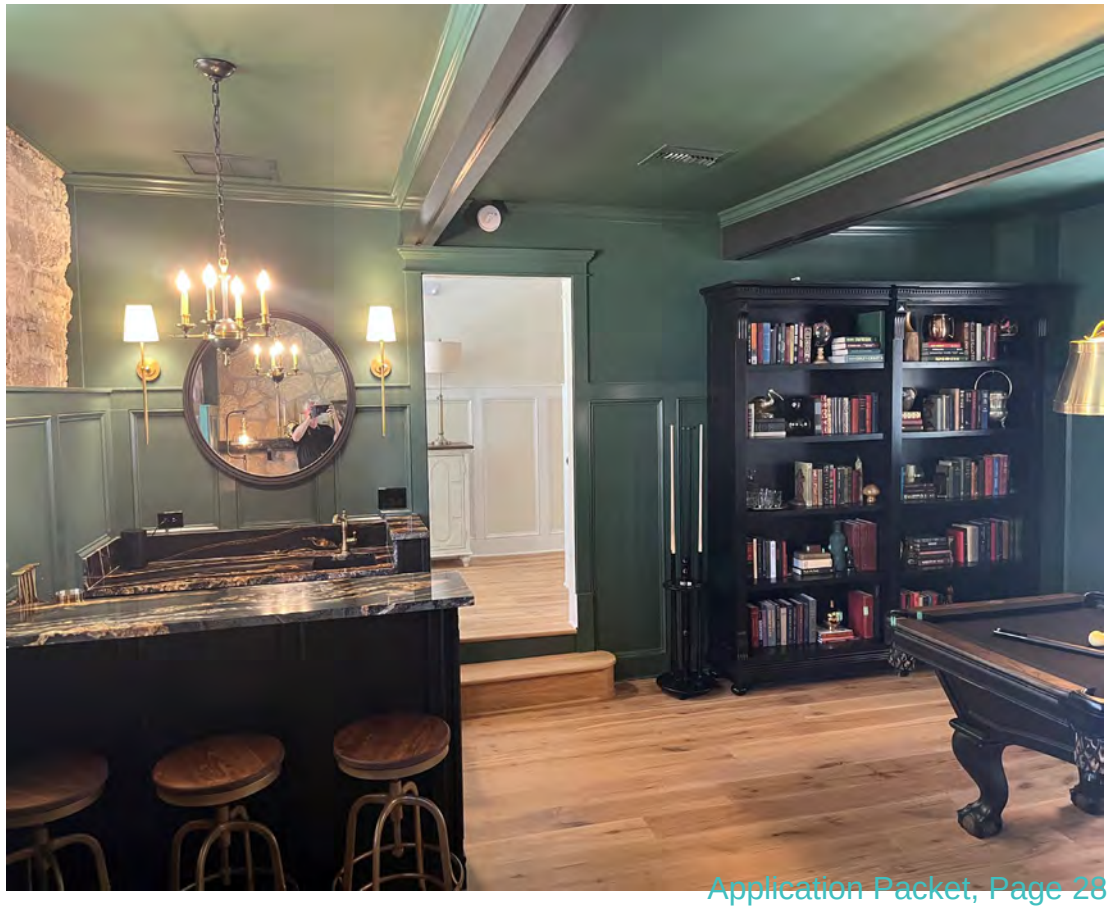
1. Interior, 1st floor, facing west, coquina wall, former dining room

2 Photo 7-1



1. Interior, 1st floor, facing east, former dining room

2 Photo 7-2



1. Interior, 1st floor, facing north, coquina wall, former dining room

2 Photo 7-3



1. Interior, 1st floor, facing south, former dining room

2 Photo 7-4



YALLAHA, 115 BRIDGE STREET

1. Interior, 1st floor, facing south, parlor/coquina fireplace

2 Photo 7-5



1. Interior, 1st floor, facing east, parlor/wood floor

2 Photo 7-6



YALLAHA, 115 BRIDGE STREET

1. Interior, 1st floor, facing south, foyer/restored stairway

2 Photo 7-7



1. Interior, 1st floor, facing west, foyer/restored stairway

2 Photo 7-8



1. Interior, 1st floor, facing south, restored corridor

2 Photo 7-9



1. Interior, 1st floor, facing north, foyer/restored entrance

2 Photo 7-10



1. Interior, 1st floor, facing east, parlor

2 Photo 7-11



1. Interior, 1st floor, facing north, parlor/coquina fireplace

2 Photo 7-12



1. Interior, 1st floor, facing north, 1st floor corridor

2 Photo7-13



1. Interior, 1st floor, facing south, 1st floor hall between historic building and new construction

2 Photo7-14



YALLAHA, 115 BRIDGE STREET

1. Interior, 2nd floor, facing west, apt. bedroom

2 Photo 8-1



1. Interior, 2nd floor, facing east, apt. bedroom

2 Photo 8-2



YALLAHA, 115 BRIDGE STREET

1. Interior, 2nd floor, facing south, restored stair to 2nd floor

2 Photo 8-3



1. **Interior, 2nd floor, facing north, former apt.**
2. **Photo 8-4**



YALLAHA, 115 BRIDGE STREET

1. **Interior, 2nd floor, facing east, former apt.**
2. **Photo 8-5**



1. **Interior, 2nd floor, facing east, former apt.**
2. **Photo 8-6**



1. Rear addition, facing west non-historic carport removed, hyphen added

2 Photo 9-1



1. Rear addition, facing west, non-historic carport removed

2 Photo 9-2



1. Rear addition, facing east, non-historic carport removed, hyphen added

2 Photo 9-3



1. Rear addition, facing east

2. Photo 9-4

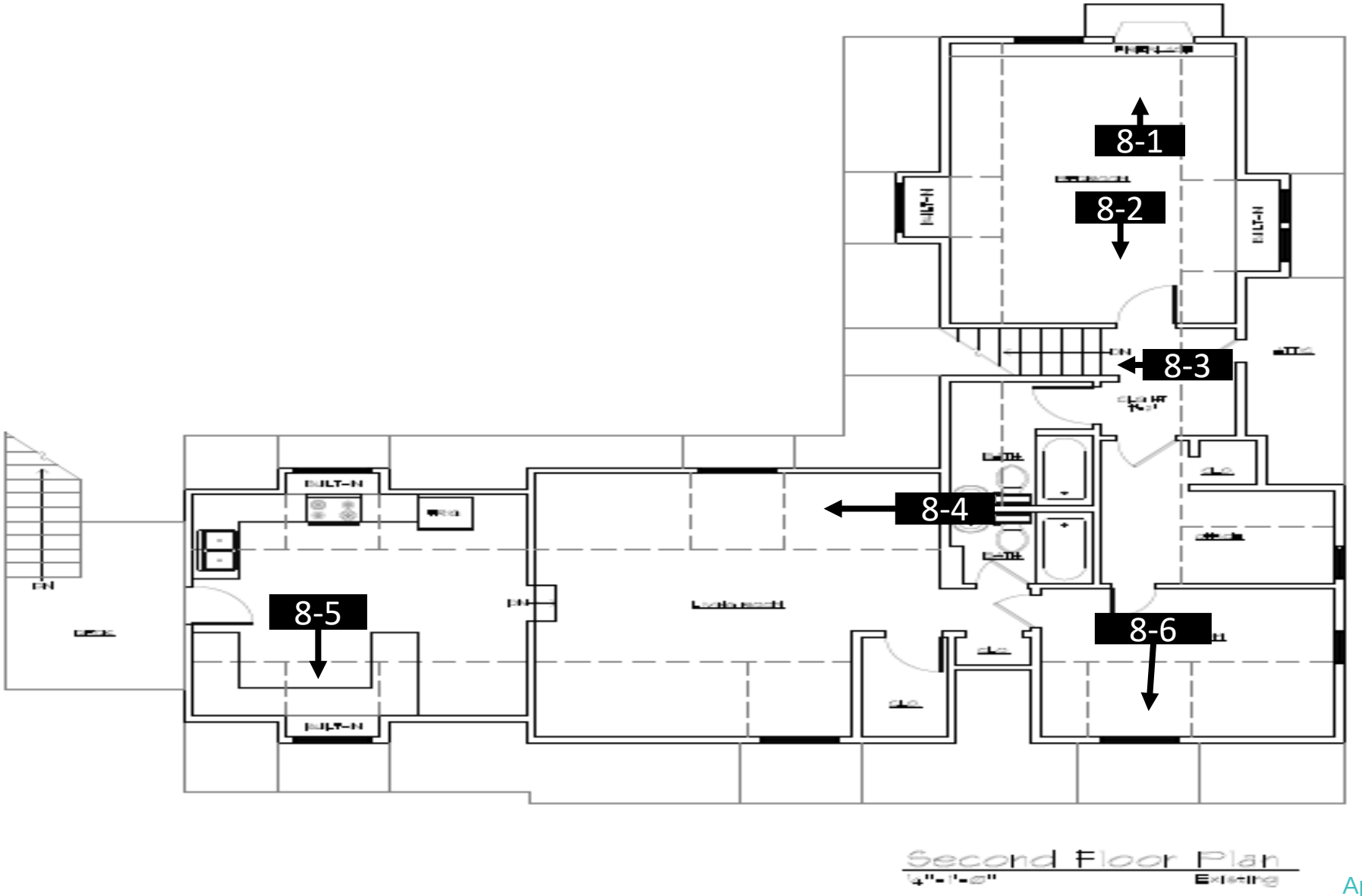


1. **Rear addition, facing south**

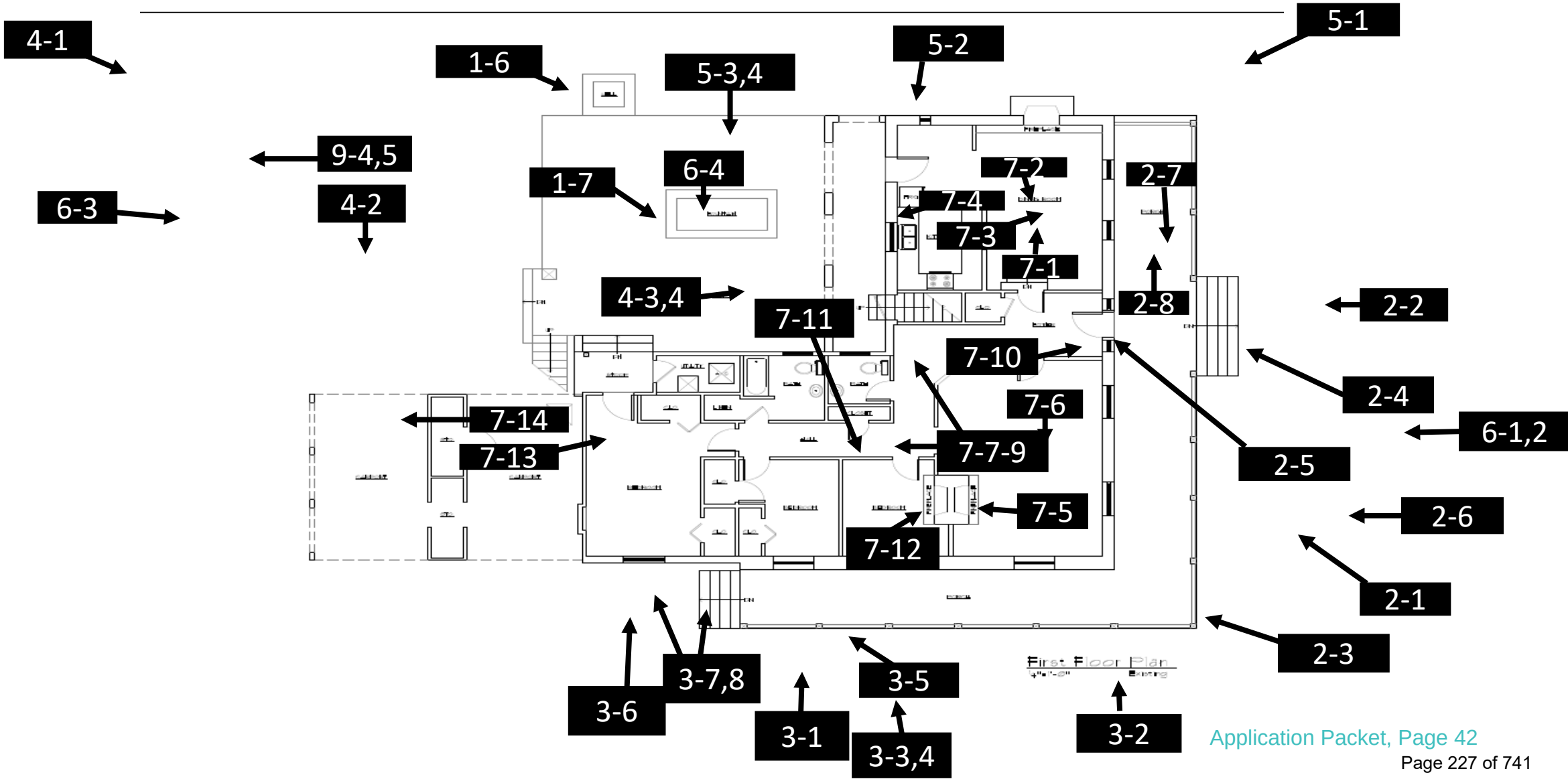
2 **Photo 9-5**



YALLAHA
115 BRIDGE STREET/PHOTO KEY
LINCOLNVILLE HISTORIC DISTRICT



YALLAHA
115 BRIDGE STREET/ PHOTO KEY
LINCOLNVILLE HISTORIC DISTRICT



YALLAHA
115 BRIDGE STREET/ PHOTO KEY
LINCOLNVILLE HISTORIC DISTRICT



BUILDING FOOTAGE INFORMATION

1st FLOOR CONDITIONED SPACE	1,969 Sq. Ft.±
2nd FLOOR CONDITIONED SPACE	1,460 Sq. Ft.±
PORCH	756 Sq. Ft. ±
NEW ADDITION	2400 S.F. ±
GARAGE	- 720 S.F.
SECOND FLOOR LOFT	- 300 S.F.
PORCHES	- 340 S.F.

STRUCTURE INFORMATION

MEAN ROOF HEIGHT	0'-0"
TOTAL ROOF HEIGHT	0'-0"
NUMBER OF STORIES	1 1/2

TYPE OF CONSTRUCTION

TYPE VB

PROJECT IS LOCATED EAST OF I-95

WIND-BORNE DEBRIS PROTECTION IS REQUIRED

WIND ZONE INFORMATION

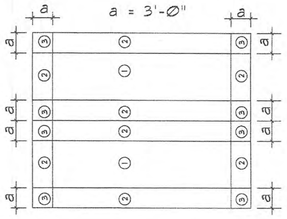
THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH, & MEETS THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 2020 7th EDITION

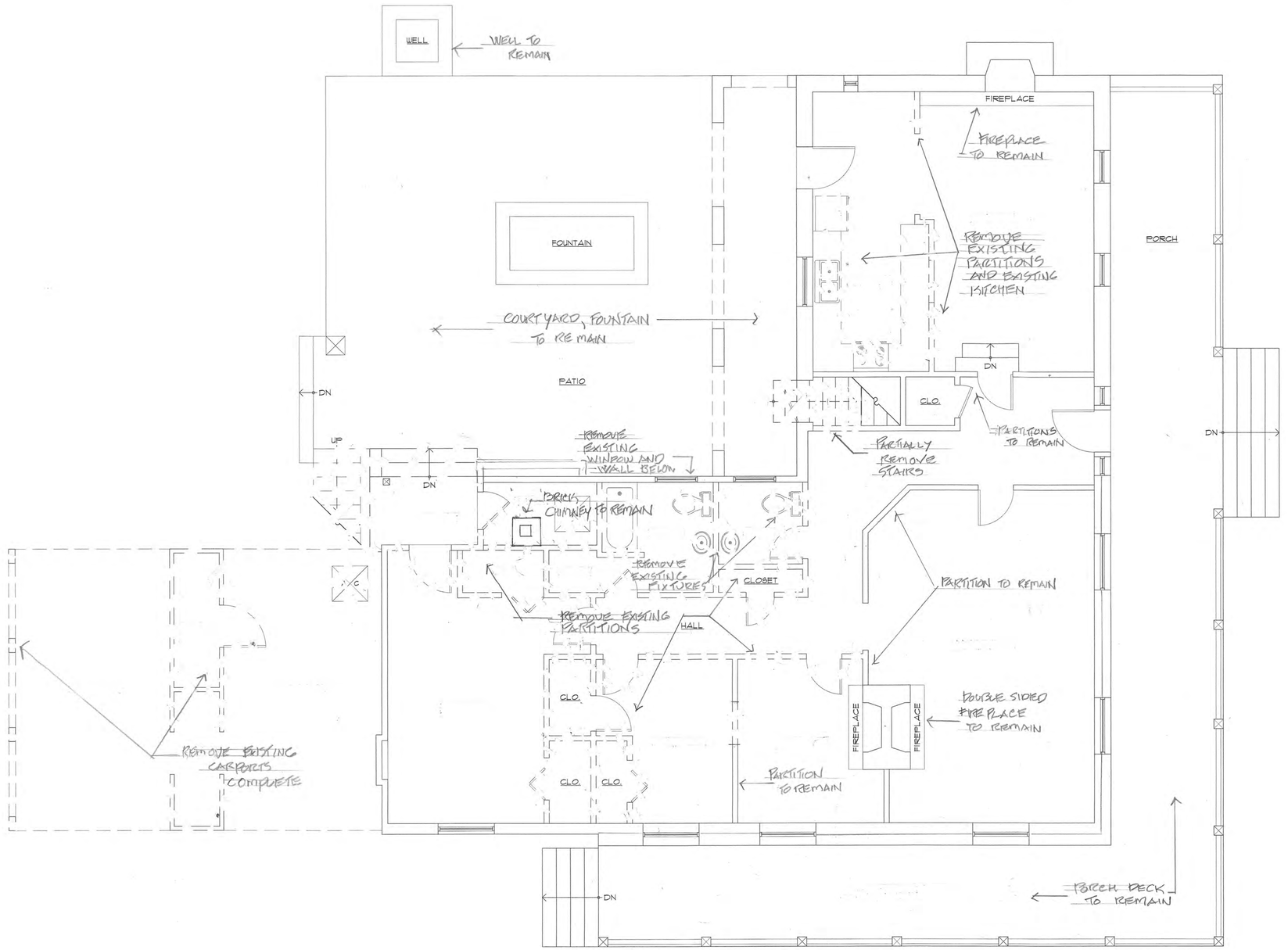
1. BASIC WIND SPEED (3 SECOND GUSTS)	130 M.P.H.
2. WIND IMPORTANCE FACTOR	1.0
3. WIND EXPOSURE CATEGORY	B
4. INTERNAL PRESSURE COEFFICIENT	+.18 OR -.18
5. COMPONENT & CLADDING WIND LOADS	Lbs./Sq.Ft.

HEIGHT AND EXPOSURE ADJUSTMENT COEFFICIENTS = 1.00

	EFFECTIVE WIND AREA Ft. Sq.							
	10		20		50		100	
ROOF								
1	10.5	-25.9	10.0	-25.2	10.0	-24.4	10.0	-23.7
2&3	10.5	-43.5	10.0	-38.8	10.0	-32.7	10.0	-28.1
WALL								
4	25.9	-28.1	24.7	-26.9	23.2	-25.4	22.0	-24.2
5	25.9	-34.7	24.7	-32.4	23.2	-29.3	22.0	-26.9

ROOF OVERHANG	10	20	50	100
	-37.3	-36.7	-35.2	-35.1
	-61.5	-48.3	-30.8	-17.6


a
a = 3'-0"
a
a
a



First Floor Plan

1/4"=1'-0" Existing

DEMOLITION PLAN

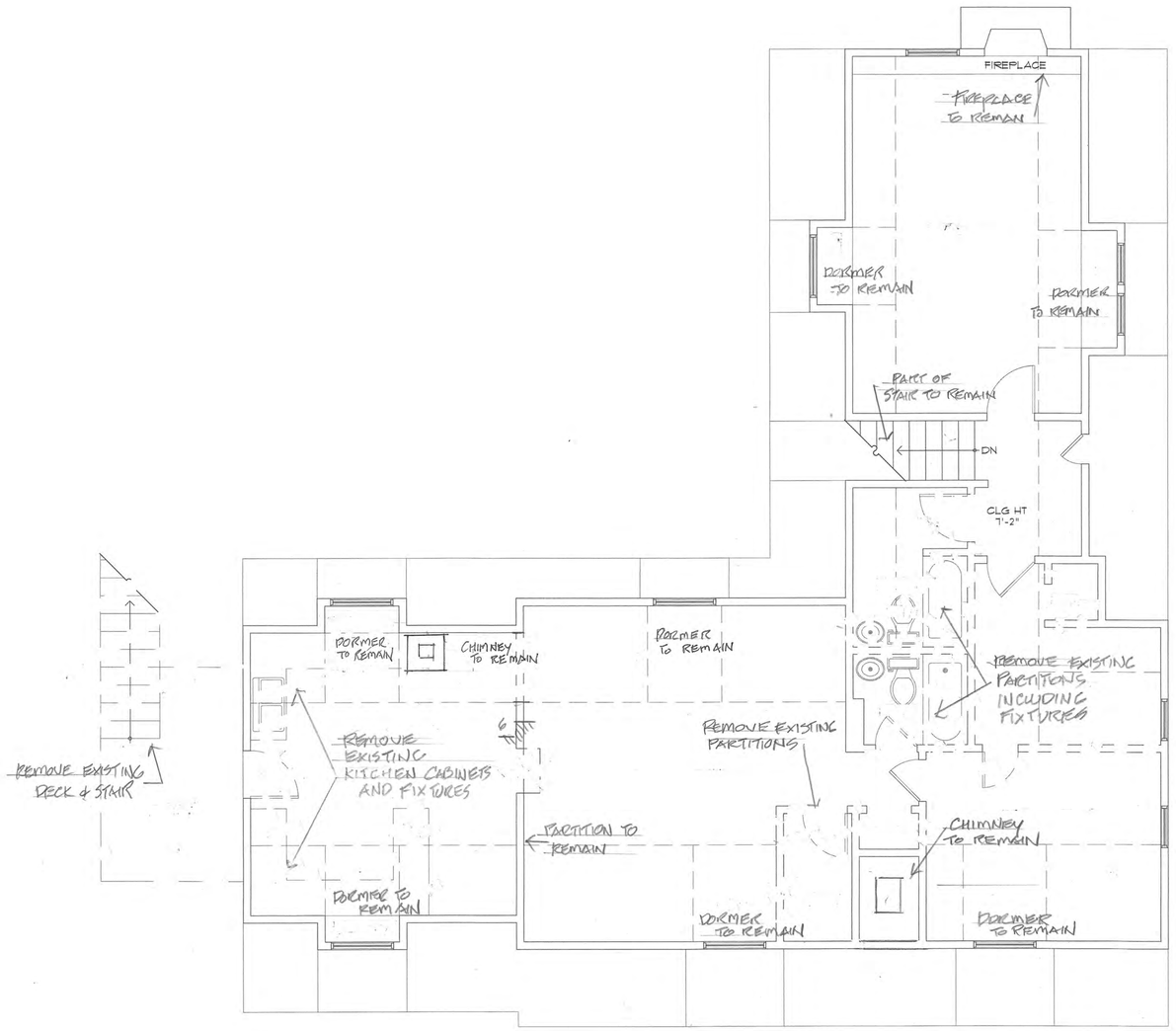
NOTE: EXTERIOR WALLS TO REMAIN, REPAIR OR REPLACE WITH COMPATIBLE MATERIAL AS REQUIRED DO TO ROUGH OR TERMITE DAMAGE.

LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

BUILDING RENOVATION
GRIFFIN RESIDENCE
115 BRIDGE STREET, ST. AUGUSTINE, FLORIDA

Date: 2-28-22
Scale: AS NOTED
Drawn: MURPHY
File: GRIFFIN

SHEET
A2



Second Floor Plan

1/4"=1'-0" Existing

DEMOLITION PLAN

NOTE: EXTERIOR WALLS TO REMAIN, REPAIR OR REPLACE WITH COMPATIBLE MATERIAL AS REQUIRED DO TO ROUGH OR TERMITE DAMAGE.

LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

BUILDING RENOVATION
GRIFFIN RESIDENCE
115 BRIDGE STREET, ST. AUGUSTINE, FLORIDA

Date:	2-28-22
Scale:	AS NOTED
Drawn:	MURPHY
File:	GRIFFIN

SHEET
A3



North Elevation
¼"=1'-0" Existing



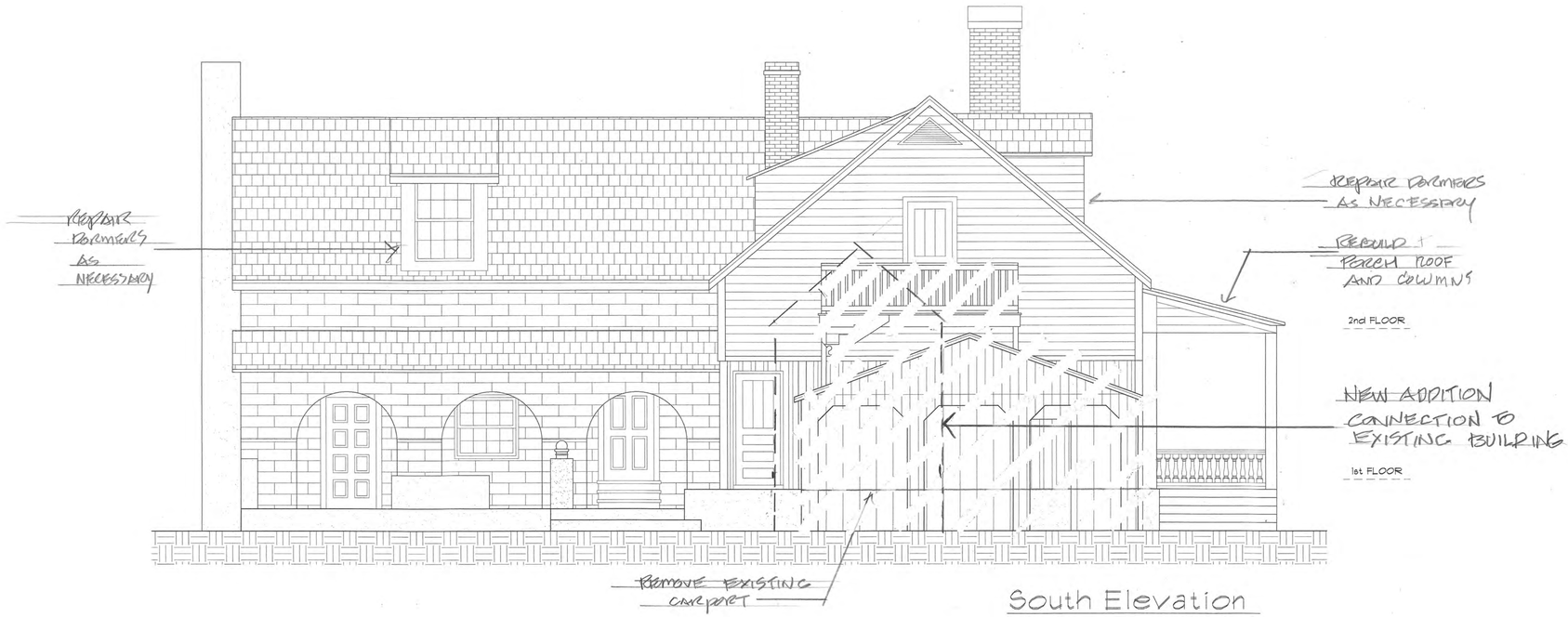
East Elevation
¼"=1'-0" Existing

LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

BUILDING RENOVATION
GRIFFIN RESIDENCE
115 BRIDGE STREET, ST. AUGUSTINE, FLORIDA

Date:	2-28-22
Scale:	AS NOTED
Drawn:	MURPHY
File:	GRIFFIN

SHEET
A4



South Elevation
1/4"=1'-0" Existing



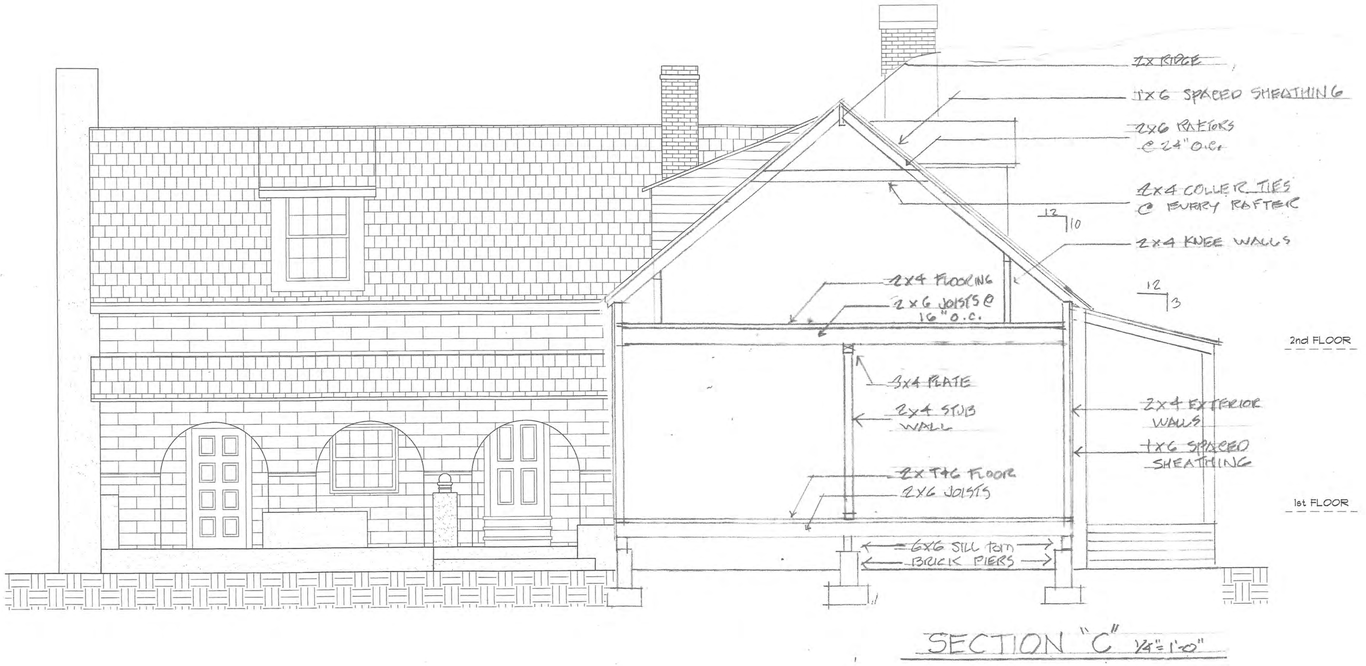
West Elevation
1/4"=1'-0" Existing

LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

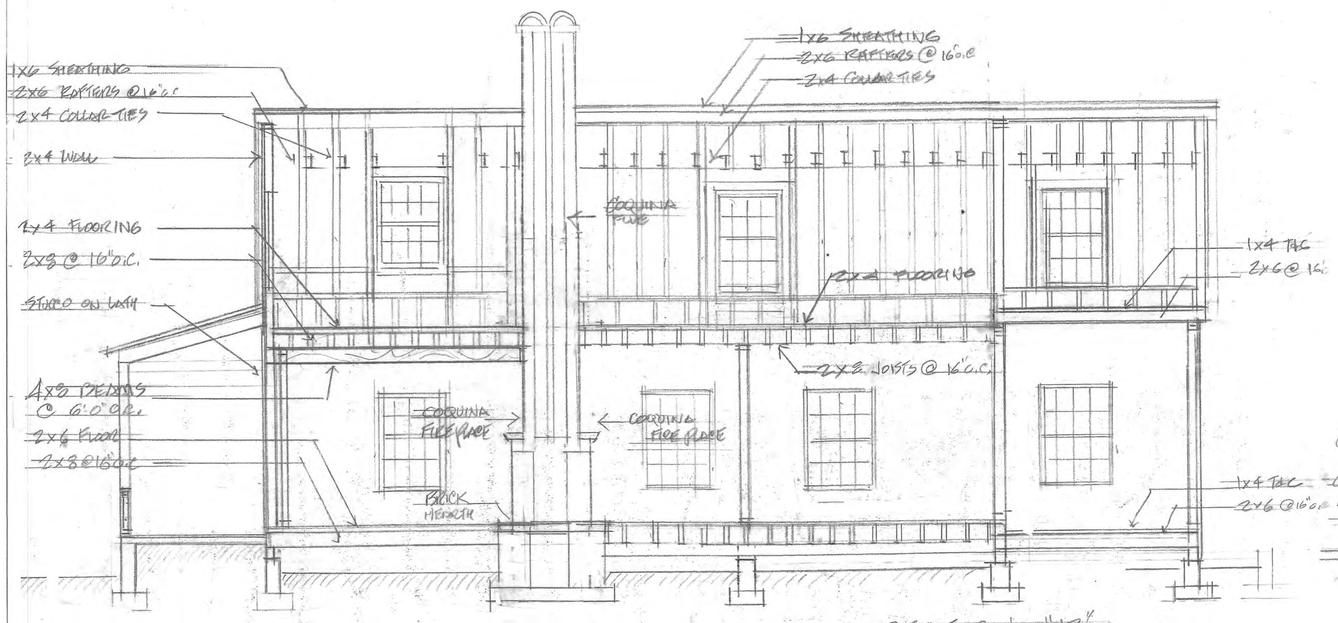
BUILDING RENOVATION
GRIFFIN RESIDENCE
115 BRIDGE STREET, ST. AUGUSTINE, FLORIDA

Date:	2-28-22
Scale:	AS NOTED
Drawn:	MURPHY
File:	GRIFFIN

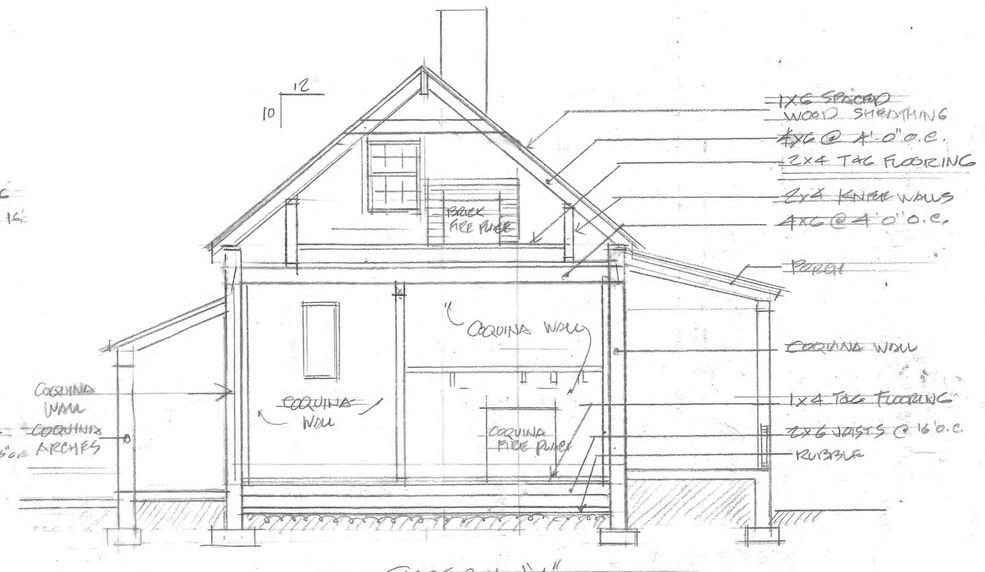
SHEET
A5



SECTION "C" 1/4"=1'-0"



SECTION "B"



SECTION "A" 1/4"=1'-0"

LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

BUILDING RENOVATION
GRIFFIN RESIDENCE
115 BRIDGE STREET, ST. AUGUSTINE, FLORIDA

Date:	2-28-22
Scale:	AS NOTED
Drawn:	MURPHY
File:	GRIFFIN

SHEET
A6

From:	Paul Weaver
To:	Julie Courtney
Cc:	Candice Seymour; Joe Griffin; Stephen Porter Jr.; John Valdes & Associates
Subject:	Fw: 115 Bridge Street - Ad Valorem Tax Exemption Part 3 application for the June 20, 2024 Historic Architectural Review Board meeting
Date:	Monday, June 10, 2024 12:03:16 PM

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.

Julie/Candice:

Attached is a response from Steve Porter regarding your questions about the rehab of 115 Bridge Street.

Let us know if you have any questions or need anything else to complete your review.

Paul/Paul Weaver, President
Historic Property Associates, Inc.

----- Forwarded Message -----
From: Stephen Porter Jr. <porterjr4791@gmail.com>
To: Paul Weaver <hpa007@aol.com>
Cc: Joe Griffin <joeggriffin@gmail.com>; John Valdes & Associates <john@johnvaldes.com>; Steve Porter <steve@johnvaldes.com>
Sent: Monday, June 10, 2024 at 11:26:16 AM EDT
Subject: Re: 115 Bridge Street - Ad Valorem Tax Exemption Part 3 application for the June 20, 2024 Historic Architectural Review Board meeting

Team,

- ALL of the windows were replaced on the existing side of the house. The new windows are double hung wood windows and they match the existing windows.
- The foundation of the existing porches that run down the north and east side of the house (coquina) remained intact and untouched. The steps on the east side of the house are original and the steps on the north side of the house are original and we capped the coquina steps with age appropriate brick but the foundation of the steps remained intact. We did add an additional set of steps off the west side of the north deck with age appropriate bricks.
- ALL of the framing of the porch roof, 8x8 posts, handrail and balusters are new. The handrail system was fabricated to match the original system all the way down to getting the balusters custom milled to match the original ones exactly.
- Only one of the four original dormers had to be rebuilt using new material. The original timbers on the three remaining dormers were left intact and JVA just added extra timbers for strength or for a nailer. We actually left two of the dormers exposed on the inside so you can see the original timbers.
- We left ALL of the coquina intac on the existing building. We added siding to the original building on the west courtyard wall due to the existing siding being beyond repair. We also added new siding on the east wall just coming off of the porch. This siding was also beyond repair. We used wood siding that is also appropriate.

I hope this helps and let me know if you have any questions or comments.

Best Regards,
Steve Porter
Construction Manager

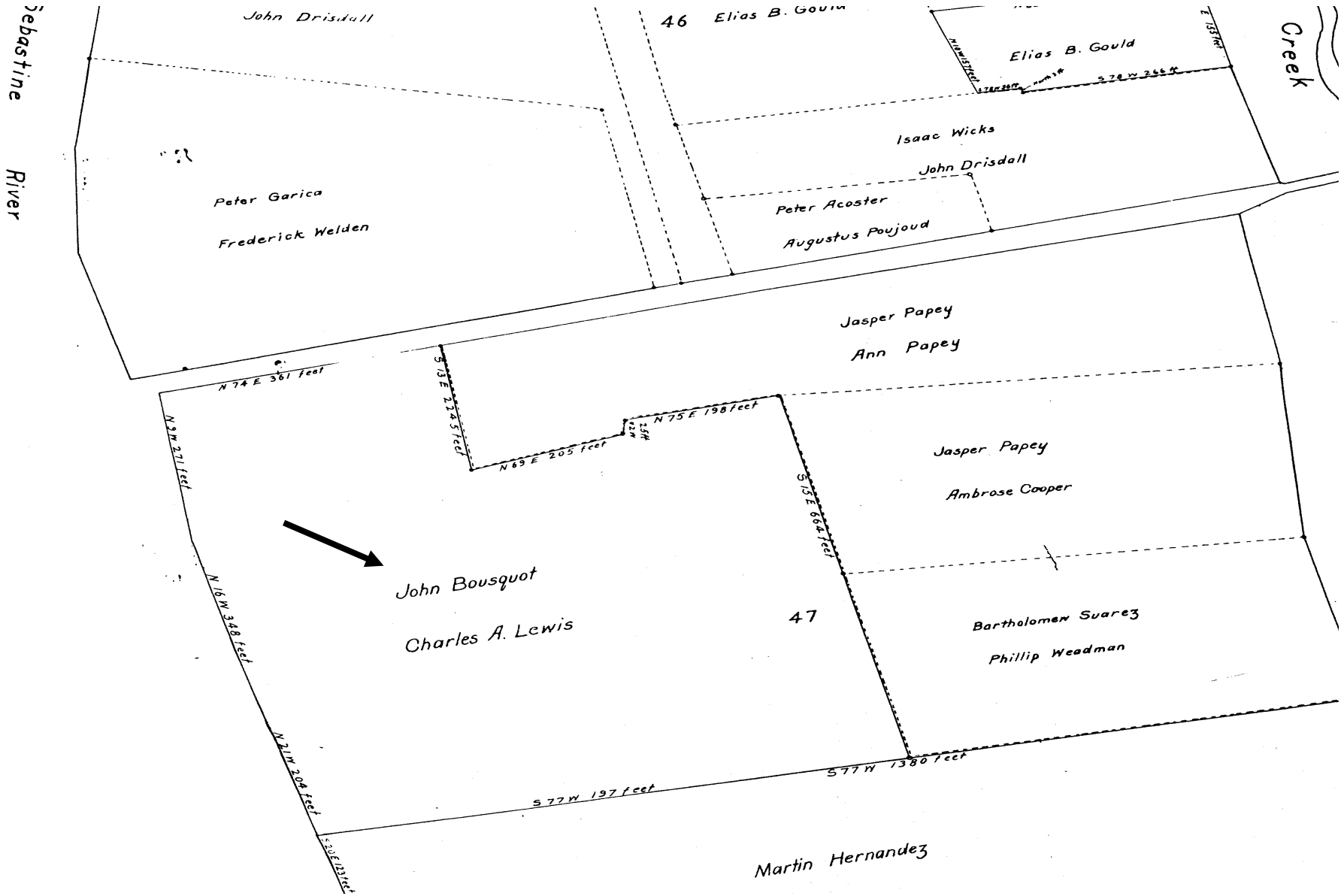


PLAT of the lot of land in St. Augustine, called

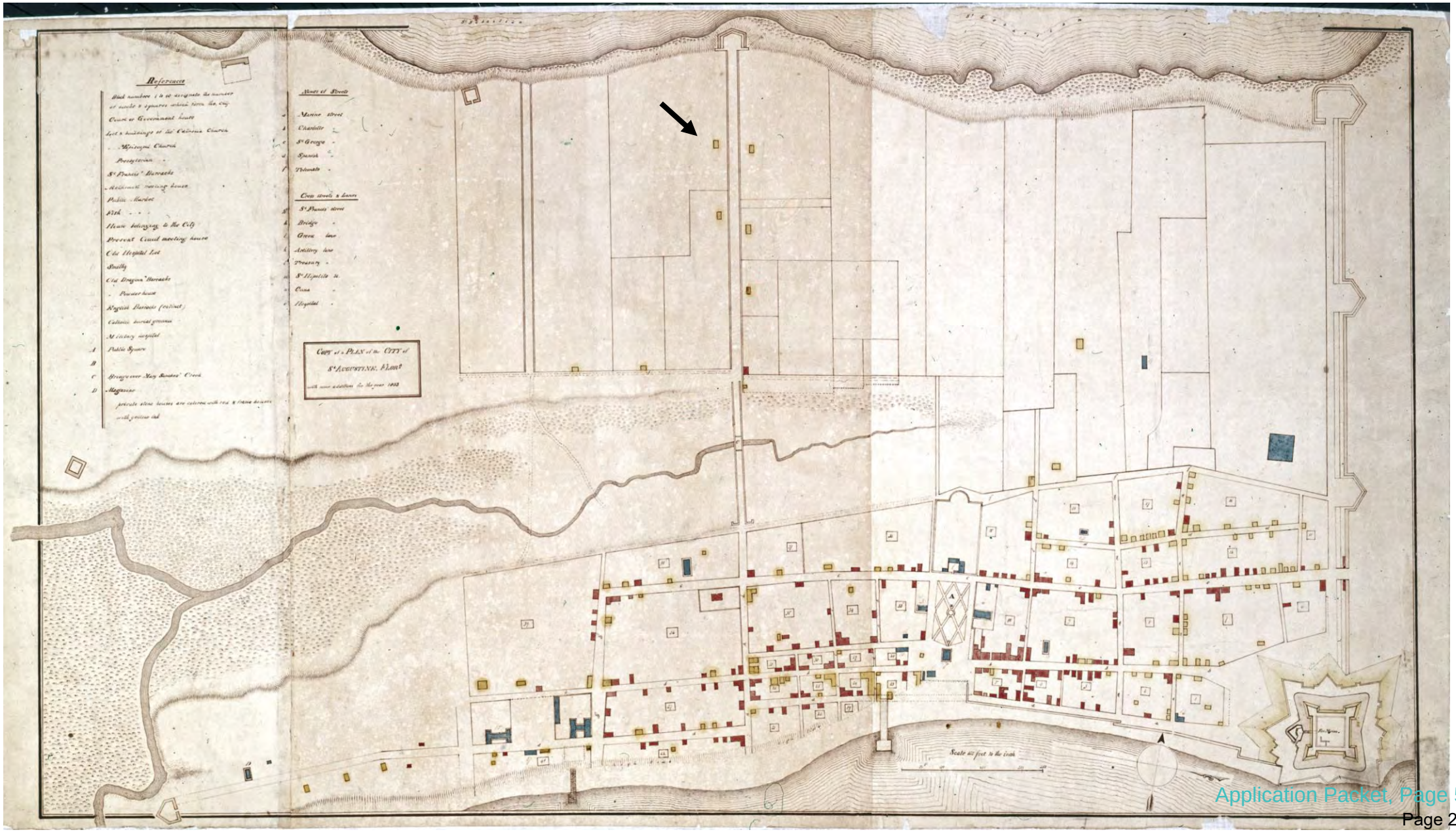
MITCHEL's GROVE,

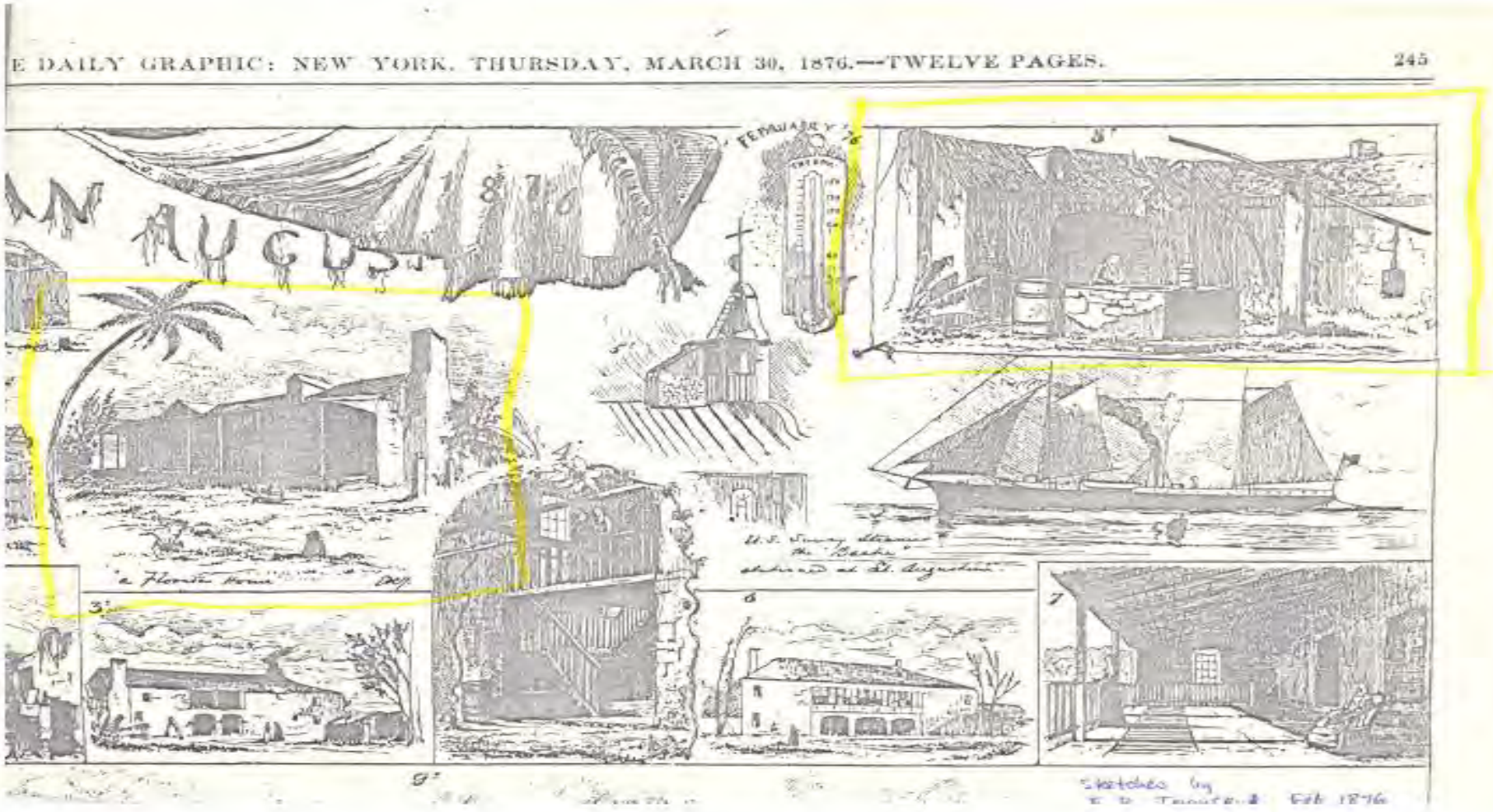
containing 26 9/100 acres, as designated thereins.

1834-1835 CLEMENTS US GOVERNMENT SURVEY



1835 CITY MAP




E DAILY GRAPHIC: NEW YORK, THURSDAY, MARCH 30, 1876.—TWELVE PAGES.
245
AN AUGUS
1876
FEBRUARY
U.S. Survey Steamer
the "Bache"
Sketches by
Feb 1876



COQUINA WALL/CHIMNEY WEST ELEVATION



APERTURE WINDOW, WEST ELEVATION



COQUINA WALL/CHIMNEY WEST ELEVATION



COQUINA WELL



ROOF FRAMING, SECOND FLOOR FACING WEST/COQUINA IN BACKGROUND



ROOF FRAMING, SECOND FLOOR FACING WEST/COQUINA IN BACKGROUND



COQUINA PARAPET WITH POCKETS FOR JOISTS/VIGAS
2ND FLOOR FACING NORTH



COQUINA PARAPET WITH POCKETS FOR JOISTS/VIGAS
2ND FLOOR FACING NORTH/TWO ORIGINAL JOISTS



COQUINA PARAPET WITH POCKETS FOR JOISTS/VIGAS
2ND FLOOR FACING NORTH/TWO ORIGINAL JOISTS



1ST FLOOR FACING UP/TWO ORIGINAL JOISTS



WIRE NAILS SOUTH SLOPE MAIN ROOF OVER COQUINA PORTION



EARLY LATH, NORTH WALL



DOWELED FLOOR JOISTS



Instr #2022075340 BK: 5609 PG: 1492, Filed & Recorded: 8/3/2022 10:37 AM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $0.70

Prepared by and return to:
The McLeod Firm
1200 Plantation Island Dr. S # 140
St. Augustine, Fl. 32080

Parcel Identification No 206850-0000

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the **20th day of July, 2022 Joseph Griffin, a/k/a Joseph Griffin, Jr. a married person**, whose post office address is **5243 East Grandview Road, Scottsdale, AZ. 85254**, as Grantor to **Bridge Street Estates, LLC, a Florida limited liability company**, whose post office address is **5243 East Grandview Road, Scottsdale, AZ 85254,** of the County of Maricopa, State of Arizona, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN AND 00/100 (10.00) and other good and valuable considerations to said Grantors 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 St. Johns, Florida, to-wit:

A TRACT OF LAND IN THE CITY OF ST. AUGUSTINE BEING LOTS 1, 2, 3, 4, 5 AND 7, BLOCK C, DUMAS TRACT, AS PER OFFICIAL CITY MAP DATED 1923, EXCEPTING THEREFROM PROPERTY DESCRIBED IN DEED BOOK 231, PAGE 455, DEED BOOK 251, PAGE 160, DEED BOOK 257, PAGE 510, OFFICIAL RECORDS BOOK 1059, PAGE 1146 AND OFFICIAL RECORDS BOOK 1030, PAGE 631, ALL OF THE OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon as defined by Article X, Section 4 of the Florida Constitution, nor is it adjacent to or contiguous with any of his/their homestead(s) and that the property described herein is not now, nor has it ever been, the primary residence/homestead of the owner or the owner's spouse or dependent child, if any.

In addition, the property is not contiguous to such person's homestead, which is located at: 5243 East Grandview Road, S cottsdale, AZ 85254

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

Subject to taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

Both seller/transferor and buyer/transferee acknowledge this deed has been prepared without any representation, research, warranty or guarantee of authenticity or right to title or lack of defect in title or ownership. No title insurance and no abstract or opinion concerning title has occurred and no legal advice whatsoever has been provided to any party concerning the sale or transfer effected by this deed. As such, all parties to this transaction/transfer waive and release the preparer of this document from any and all liability whatsoever regarding this document and transfer/transaction, saving and excepting nothing.

This is a transfer from individual ownership to a wholly owned LLC Managed by the Grantor named herein and is therefore not subject to Documentary stamps.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS
PRINT NAME: Tamara Griffin

Joseph Griffin, Jr.

Laurie Roza
WITNESS
PRINT NAME: Laurie Roza

STATE OF Arizona
COUNTY OF Maricopa

The foregoing instrument was acknowledged before me by means of (✓) physical presence or ( ) online notarization this 20 day of July, 2022, by Joseph Griffin, a/k/a Joseph Griffin, Jr..

Laurie Roza
Notary Public - Arizona
Maricopa County
Commission # 678377
My Commission Expires
March 31, 2024

Laurie Roza
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: ✓
Type of Identification Produced: US Passport

COPY

Instr #2022078838 BK: 5616 PG: 1129, Filed & Recorded: 8/15/2022 3:43 PM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50

This instrument was prepared by:
Wendy Keohane
Action Title Services of St. Johns County, Inc.
3670 US 1 South, Suite 110, St. Augustine, Florida 32086
File Number:23186

This Warranty Deed

Made this **August 10, 2022 A.D.** By **Joseph Griffin, a/k/a Joseph Griffin, Jr., a married man, conveying his separate non-homestead property,** hereinafter called the grantor, to **Bridge Street Estates LLC, a Delaware limited liability company,** whose post office address is: **5243 East Grandview Road, Scottsdale, AZ 85254,** hereinafter called the grantee:

(Whenever used herein the term "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)

COPY

Witnesseth, that Grantor, for the sum of **Ten Dollars and no cents ($10.00)** and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee the following described property:

A TRACT OF LAND IN THE CITY OF ST. AUGUSTINE BEING LOTS 1, 2, 3, 4, 5 AND 7, BLOCK C, DUMAS TRACT, AS PER OFFICIAL CITY MAP DATED 1923, EXCEPTING THEREFROM PROPERTY DESCRIBED IN DEED BOOK 231, PAGE 455, DEED BOOK 251, PAGE 160, DEED BOOK 257, PAGE 510, OFFICIAL RECORDS BOOK 1059, PAGE 1146 AND OFFICIAL RECORDS BOOK 1030, PAGE 631 AND OFFICIAL RECORDS BOOK 1066, PAGE 1593 ALL OF THE OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

THIS CORRECTIVE DEED IS BEING RECORDED TO CORRECT THE LEGAL DESCRIPTION IN THAT CERTAIN DEED RECORDED IN OFFICIAL RECORDS BOOK 5609, PAGE 1492 OF THE SAID PUBLIC RECORDS.

Parcel ID Number: 206850-0000

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

SUBJECT TO covenants, restrictions, easements, limitations and reservations of record, if any. However, this reference does not reimpose same. Subject to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 and assessments accruing subsequent to **December 31, 2021.**

[signature page to follow]

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

TWO DIFFERENT WITNESSES HAVE SIGNED BELOW (THE NOTARY MAY BE ONE OF THE TWO WITNESSES) AND NEITHER WITNESS NOR THE NOTARY IS RELATED TO THE GRANTOR(S) OR HAS A BENEFICIAL INTEREST IN THE SALE OF THIS PROPERTY DESCRIBED HEREIN.

Signed, sealed and delivered in our presence:

[1] _____

Witness Printed Name: Tamara Griffin

[2] _____

Witness Printed Name: Aldo Gonzalez

_____ (Seal)
Joseph Griffin a/k/a Joseph Griffin, Jr.
Address: 5243 E. Grandview Rd
Scottsdale, AZ 85254

COPY

State of AZ
County of Maricopa

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this August 10, 2022, by Joseph Griffin, a/k/a Joseph Griffin, Jr., a married man, conveying his separate non-homestead property. Such person (notary must check applicable box):

☐ is / are personally known to me.
☒ produced a current driver's license as identification.
☐ produced _____ as identification.

ALDO GONZALEZ
Notary Public - Arizona
Maricopa County
Commission # 578956
My Comm. Expires Mar 15, 2024

_____
Notary Public
Notary Print Name Aldo Gonzalez
My Commission Expires: 3.15.2024

(NOTARY SEAL)

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	2068500000
Location	115 BRIDGE ST
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	Dumas Tract with part City St Aug (622)
Tax Description*	DUMAS TRACT CITY PT OF LOT 1 ALL LOT 2 PT OF LOT 3 LOT 4 (EX S75FT) & PT OF LOT 5 BLK C (EX OR1030/631 & OR1059/1146) OR5609/1492 *The Description above is not to be used on legal documents.
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	Dumas Tract
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	1.040
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Bridge Street Estates LLC 100%
Mailing Address	5243 E GRANDVIEW RD SCOTTSDALE, AZ 85254-0000

Map



Valuation Information

	2024
Building Value	$198,289
Extra Features Value	$0
Total Land Value	$858,375
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$1,056,664**
Total Deferred	$22,619
Assessed Value	**$1,034,045**
Total Exemptions	$0
Taxable Value	**$1,034,045**

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

Historical Assessment Information

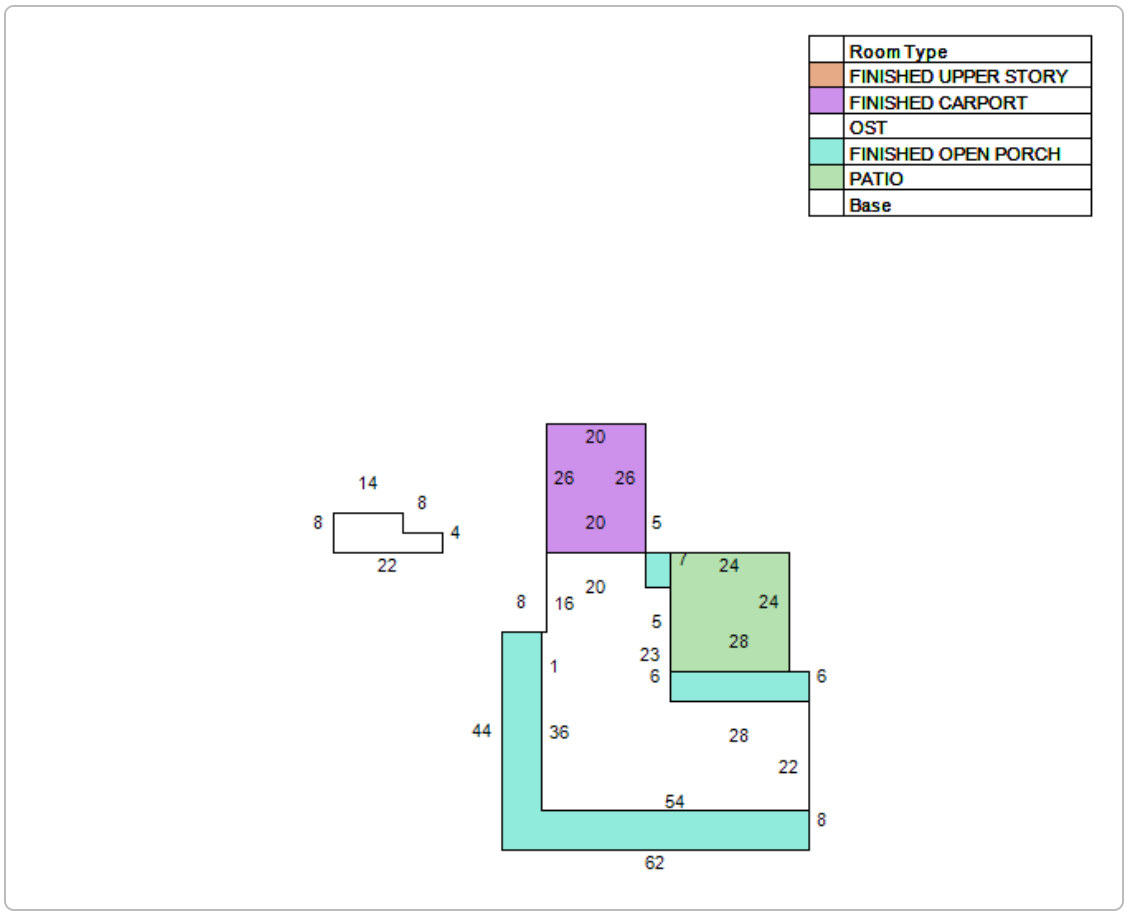
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	$177,041	$0	$763,000	$0	$0	$940,041	$940,041	$0	$940,041
2022	$160,080	$0	$694,330	$0	$0	$854,410	$854,410	$0	$854,410
2021	$120,583	$0	$550,550	$0	$0	$671,133	$671,133	$0	$671,133
2020	$100,478	$0	$550,550	$0	$0	$651,028	$651,028	$0	$651,028
2019	$83,699	$0	$555,450	$0	$0	$639,149	$639,149	$0	$639,149
2018	$106,157	$623	$511,785	$0	$0	$618,565	$618,565	$0	$618,565
2017	$108,369	$2,407	$460,615	$0	$0	$571,391	$490,374	$131,017	$440,374
2016	$132,697	$2,407	$399,841	$0	$0	$534,945	$451,320	$133,625	$401,320
2015	$137,901	$2,407	$319,875	$0	$0	$460,183	$416,749	$93,434	$366,749
2014	$112,696	$2,407	$255,900	$0	$0	$371,003	$371,003	$0	$371,003
2013	$116,794	$2,407	$198,323	$0	$0	$317,524	$301,065	$66,459	$251,065

Building Information

Building	1
Building Value	$198,289
Year Built	1900
Actual Area	5102
Conditioned Area	2875
Use	Single Family Residence
Style	01
Exterior Wall	Stucco, Wood
Roof Cover	Composite Shingle
Roof Structure	Gable Hip
Interior Flooring	Pine Wood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	6
Baths	4

Description	Square Footage
BASE AREA	1917
PATIO/SLAB	576
FINISHED OPEN PORCH	168
FINISHED OPEN PORCH	784
OUTSIDE STAIRS	144
FINISHED OPEN PORCH	35
FINISHED CARPORT	520
FINISHED UPPER STORY	958
Total SqFt	5102

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	175	236	175	EF	$858,375

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
8/15/2022	8/10/2022	$0.00	WARRANTY DEED	5616	1129	U	I	GRIFFIN JOSEPH	BRIDGE STREET ESTATES LLC
8/3/2022	7/20/2022	$100.00	WARRANTY DEED	5609	1492	U	I	GRIFFIN JOSEPH	BRIDGE STREET ESTATES LLC
8/6/2021	8/6/2021	$815,000.00	WARRANTY DEED	5337	918	Q	I	ELSEN FAITH E ET AL	GRIFFIN JOSEPH
	5/8/2006	$0.00	QUIT CLAIM DEED	2712	1005	U	I	ELSEN DAVID C *** ETAL	ELSEN DAVID C ***
	8/17/2005	$0.00	ORDER DET HX REAL P	2516	1953	U	I	ELSEN SUSAN H D ESTATE	ELSEN DAVID C ***
	1/25/2005	$0.00	LETTERS OF ADMN	2371	1790	U	I	ELSEN SUSAN H D ESTATE	ELSEN SUSAN H D TRUST (LETT OF ADMIN)
	9/2/1998	$0.00	WARRANTY DEED	1347	2019	U	I	ELSEN SUSAN H	ELSEN SUSAN H D TRUSTEE
	5/15/1998	$100.00	WARRANTY DEED	1330	198	U	I	FORRESTER PHILLIP W	ELSEN SUSAN H
	5/15/1998	$100.00	PERSONAL REP	1330	195	U	I	FORRESTER LUCILLE ESTATE-FORRESTER KENNETH PR	ELSEN SUSAN H
	9/2/1997	$0.00	OTHER INSTRUMENT	1261	814	U	I	FORRESTER LUCILLE (DECEASED 8/3/97)	FORRESTER LUCILLE E ESTATE (LETT OF ADMIN)
	4/6/1995	$0.00	WILL	1261	810	U	I	FORRESTER LUCILLE	FORRESTER LUCILLE (WILL)
	12/1/1981	$0.00		522	228	U	I		FORRESTER LUCILLE
	1/1/1980	$0.00		477	648	U	I		

No data available for the following modules: Exemption Information, Extra Feature Information.

Department of State: Division of Corporations

Allowable Characters

HOME

Entity Details

THIS IS NOT A STATEMENT OF GOOD STANDING

File Number:	**6270903**	Incorporation Date / Formation Date:	**9/29/2021** (mm/dd/yyyy)
Entity Name:	**BRIDGE STREET ESTATES LLC**		
Entity Kind:	**Limited Liability Company**	Entity Type:	**General**
Residency:	**Domestic**	State:	**DELAWARE**

REGISTERED AGENT INFORMATION

Name:	**UNITED STATES CORPORATION AGENTS, INC.**		
Address:	**131 CONTINENTAL DRIVE SUITE 305**		
City:	**NEWARK**	County:	**New Castle**
State:	**DE**	Postal Code:	**19713**
Phone:	**302-777-0538**		

Additional Information is available for a fee. You can retrieve Status for a fee of $10.00 or more detailed information including current franchise tax assessment, current filing history and more for a fee of $20.00.

Would you like ○ Status ○ Status,Tax & History Information

Submit

View Search Results New Entity Search

For help on a particular field click on the Field Tag to take you to the help area.

Detail by Entity Name

Florida Profit Corporation
HISTORIC PROPERTY ASSOCIATES, INC.

Filing Information

Document Number	H06881
FEI/EIN Number	59-2475398
Date Filed	06/06/1984
State	FL
Status	ACTIVE

Principal Address

5 MILTON ST.
ST AUGUSTINE, FL 32084

Changed: 02/22/2010

Mailing Address

PO Box 1002
SAINT AUGUSTINE, FL 32085

Changed: 04/30/2020

Registered Agent Name & Address

WEAVER, PAUL L.
5 MILTON STREET
SAINT AUGUSTINE, FL 32084

Name Changed: 04/30/2020

Address Changed: 06/05/2005

Officer/Director Detail

Name & Address

Title PDT

WEAVER, PAUL L.
PO Box 1002
SAINT AUGUSTINE, FL 32085

Title Secretary

Weaver, Rosamaria
5 MILTON ST.
ST AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2022	04/25/2022
2023	04/17/2023
2024	04/22/2024

Document Images

04/22/2024 -- ANNUAL REPORT	View image in PDF format
04/17/2023 -- ANNUAL REPORT	View image in PDF format
04/25/2022 -- ANNUAL REPORT	View image in PDF format
03/27/2021 -- ANNUAL REPORT	View image in PDF format
04/30/2020 -- ANNUAL REPORT	View image in PDF format
04/30/2019 -- ANNUAL REPORT	View image in PDF format
04/27/2018 -- ANNUAL REPORT	View image in PDF format
02/14/2017 -- ANNUAL REPORT	View image in PDF format
04/29/2016 -- ANNUAL REPORT	View image in PDF format
04/22/2015 -- ANNUAL REPORT	View image in PDF format
04/29/2014 -- ANNUAL REPORT	View image in PDF format
04/22/2013 -- ANNUAL REPORT	View image in PDF format
04/30/2012 -- ANNUAL REPORT	View image in PDF format
04/29/2011 -- ANNUAL REPORT	View image in PDF format
02/22/2010 -- ANNUAL REPORT	View image in PDF format
04/30/2009 -- ANNUAL REPORT	View image in PDF format
04/03/2008 -- ANNUAL REPORT	View image in PDF format
05/18/2007 -- ANNUAL REPORT	View image in PDF format
05/01/2006 -- ANNUAL REPORT	View image in PDF format
06/05/2005 -- ANNUAL REPORT	View image in PDF format
04/20/2004 -- ANNUAL REPORT	View image in PDF format
01/10/2003 -- ANNUAL REPORT	View image in PDF format
02/13/2002 -- ANNUAL REPORT	View image in PDF format
05/16/2001 -- ANNUAL REPORT	View image in PDF format
04/14/2000 -- ANNUAL REPORT	View image in PDF format
03/11/1999 -- ANNUAL REPORT	View image in PDF format
04/15/1998 -- ANNUAL REPORT	View image in PDF format
04/29/1997 -- ANNUAL REPORT	View image in PDF format
02/07/1996 -- ANNUAL REPORT	View image in PDF format
06/23/1995 -- ANNUAL REPORT	View image in PDF format

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for June 20, 2024 Meeting



Application HP2024-0026 Address: 20 Cuna Street

Applicant: Fidus Roofing & Construction LLC

Property Owner: Cuna Properties, LLC

Project description: To replace an existing wood shingle roof with a new material.

Architectural Style:	St. Augustine Colonial Revival	Florida Master Site File:	SJ06475
National Register:	St. Augustine NRHD: Non-contributing	Construction date:	1967 (1982?)
Archaeology Zone:	IA	Zoning District:	HP-3
Parcel number:	1965300000		
Agenda Item:	7(a)	Previous Action(s):	COA 2004-1041 COA 2016-0116

STAFF SUMMARY AND ANALYSIS:

1. This building is in the Historic Preservation-Three (HP-3) zoning district on the north side of Cuna Street but can also be accessed, and is visible from, S. Castillo Drive as well. The Florida Master Site File and St. Johns County Property Appraiser suggest a construction date of 1967; however, previous staff reports for this property indicate a construction date of 1982.
2. Currently, the building has a wood shingle roof typical of the pre-1821 Colonial style which this non-historic building was designed to interpret. The existing roof shows evidence of deterioration with damaged, loose, and missing shingles, as well as organic growth, clearly visible in several areas.
3. The Architectural Guidelines for Historic Preservation (AGHP) encourages replacement of materials in-kind or with appropriate alternative/substitute materials that match the composition, size, shape, color, and texture of existing roof surfaces; however, the AGHP also discourages use of new materials that do not convey the visual appearance of the surviving parts of the roof, or that is physically or chemically incompatible. The AGHP also allows for replacement of wood shake roofs with composition shingles or tabbed asphalt shingles in dark shades that match the original in composition, size, shape, color and texture.
4. The National Park Service has recently published the revised Preservation Brief 16: The Use of Substitute Materials on Historic Building (portions attached) which provides three basic criteria for considering if substitute materials are appropriate including: matching the appearance, the physical properties, and the performance over time of the historic material (pages 9-11). A chart includes potential substitute materials for historic roofing materials including wood shingles (page 12) and the stone coated metal panels is not one of those, though cast stone and precast concrete are listed.
5. The applicant is proposing to replace the existing roof with a stone coated metal panel roofing that may mimic the size, shape, color, and texture of wood shakes. The proposed replacement material is a molded steel metal panel, stone coated, and colored to have a similar visual profile to wood shake singles when installed. Photographs of two different metal panels are included in the staff photos, and additional photos of the metal panel in use on other buildings have been provided by the applicant. A product brochure and sample are expected to be available at the meeting. Much like other wood shingle alternatives, when viewed from a distance the metal panels appear to mimic the depth and color of the existing wood shakes; however, it is unlikely that the substitute material will weather in the same way a cedar or wood shake would and likely will not show the same patina and organic growth over time.
6. Previous HARB discussion regarding other alternative materials has stressed the importance of authenticity within the HP-3 zoning district in particular which is considered the “Restoration Area” designed to recreate the feel of Colonial St. Augustine. Applications are considered on a case-by-case basis and the Board could approve the application if they determine that the applicant provides clear justification for the use of this alternative material and clearly demonstrates that it meets the AGHP requirements for alternative/substitute materials.

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 Appropriateness at **20 Cuna Street:**

1. **APPROVE** if the HARB determines that the applicant has provided sufficient evidence that the proposed new material meets the AGHP requirements for alternative/substitute materials and the new material meeting meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design.
2. **DENY** if the HARB determines that the proposed new material does not meet the AGHP requirements for alternative/substitute materials and is not consistent with the Secretary of the Interior's Standards for Rehabilitation.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Remove existing wood shake roof shingles.
2. Apply Unified Steel Stone Coated Roofing Material:
    a. Cottage Shingle style
    b. Color Timberwood - HD

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Secretary of the Interior's Standard's for Rehabilitation 2, 4, 5, 6, and 9 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**
7. **Cleaning with Gentlest Possible Method**
8. **Protection and Preservation of Significant Archaeological Resources**
9. **Compatible Contemporary Design for New Alterations and Additions**
10. **Reversibility of New Alterations and Additions**

Roofs and Roofing

Do...

- Identify, retain and preserve roofs and their functional and decorative features that are important in defining the overall historic character of the building. This includes the roof's shape, such as hip, gambrel and mansard; decorative features such as parapets, cornices, eaves, dormers, cupolas, towers, brackets, cresting, gutters and downspouts, chimneys, weather vanes and lightning rods; roofing material such as slate, wood, clay tile and metal; and the size, color and patterning of the material.
- Provide adequate roof drainage and ensure that the roofing material provides a weathertight covering for the building.
- Protect a leaking roof with plywood and building paper until it can be properly repaired.
- Replace deteriorated roof surfacing with matching materials or new materials, such as composition shingles or tabbed asphalt shingles in dark shades that match the original in composition, size, shape, color and texture.
- Repair a roof by reinforcing the historic materials which comprise roof features. Repairs will also generally include the limited replacement in kind, or with compatible substitute material, of those extensively deteriorated or missing parts of features when there are surviving prototypes such as cupola louvers, dentils, and dormer roofing; or slates, tiles or wood shingles on the main roof.
- Replace in kind an entire feature of the roof that is too deteriorated to repair, if the overall form and detailing are still evident, using the physical evidence as a model to reproduce the feature. Examples can include a large section of roofing, a dormer or a chimney. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Don't...

- Radically change, damage or destroy roofs which are important in defining the overall historic character of the building so that, as a result, the character is diminished. Examples of such changes are converting a gable roof to a hip roof, or a flat roof to a pitched roof. Such changes should only be considered as part of a documented restoration to recreate the original appearance of the building.
- Remove a major portion of the roof or roofing material that is repairable, then reconstruct it with new material in order to create a uniform or "improved" appearance.
- Change the essential character of a roof by adding inappropriate features such as dormers, vents, skylights, air conditioners and solar collectors which are visible from public rights-of-way.
- Strip the roof of sound historic material such as slate, clay tile, wood or architectural metal.
- Install new materials, such as roll roofing, whose composition, size, shape, color and texture alter the appearance of the building. Examples of such changes are replacing hexagonal singles with rectangular shingles, replacing wood shingles with fiberglass shingles, or replacing sheet metal with shingles. Such changes should only be considered as part of a documented restoration to recreate the original appearance of the building.
- Fail to clean and maintain gutters and downspouts properly so that water and debris collect and cause damage to roof fasteners, sheathing and the underlying structure.

- Permit a leaking roof to remain unprotected so that accelerated deterioration of historic building materials such as masonry, wood, plaster, paint and structural members occurs.
- Replace an entire roof feature such as a cupola or dormer when repair of the historic materials and limited replacement of deteriorated or missing parts are appropriate.
- Fail to reuse intact slate or tile when only the roofing substrate needs replacement.
- Use a substitute material for the replacement part that does not convey the visual appearance of the surviving parts or the roof, or that is physically or chemically incompatible.

Pre-1821
First Spanish Period roofs may be either flat or pitched. Roofs may be covered with either split wood shakes or wood shingles preferably of cedar or cypress, or wood shingles giving the appearance of thatch. Modern composition shingles are appropriate only if they replicate the color, texture and shape of historically documented material.

British Period roofs may be gable, hip, gable-hip or bell hip. Roofs are pitched between 40° and 45°. Flat roofs are not used. Roofs may be covered with either split wood shakes or wood shingles preferably of cedar or cypress. In some instances, slate roofs may be appropriate.

Second Spanish Period roofs may be gable, hip or gable-hip. Roofs are generally pitched between 40° and 45°, but may be as low as 30°. Flat roofs are not used. Roofs may be covered with either split wood shakes or wood shingles preferably of cedar or cypress. In some instances, slate or barrel tile roofs may be appropriate.

It is appropriate to raise the last shingle course about an inch to "kick" water away from the walls. If guttering must be used, it should effectively reproduce the appearance of documented pre-1821 gutter types. Modern gutters may be used when placed inside, and if effectively screened by, a V-shaped wood trough, preferably cypress. Gutters may also be disguised behind parapets. On some buildings, a half-round gutter may be used when painted to match the patina of copper. To reduce the need for gutters, gable roofed buildings should be oriented with the gable end adjacent to the street. Gutters are not appropriate on balcony roofs.
Skylights are not appropriate. Dormers or gable end windows should be used to provide light and air to upper half stories.

Post-1821
St. Augustine Colonial Revival roofs are gable, hip or flat with a parapet. Pitched roofs are covered with composition shingles, diamond composition shingles, corrugated metal, metal v-crimp, clay tile, wood shakes or wood shingles. Flat roofs are built-up. Chimneys may be brick or coquina, with or without a metal cap, and may be finished with stucco.

LIST OF ATTACHMENTS:

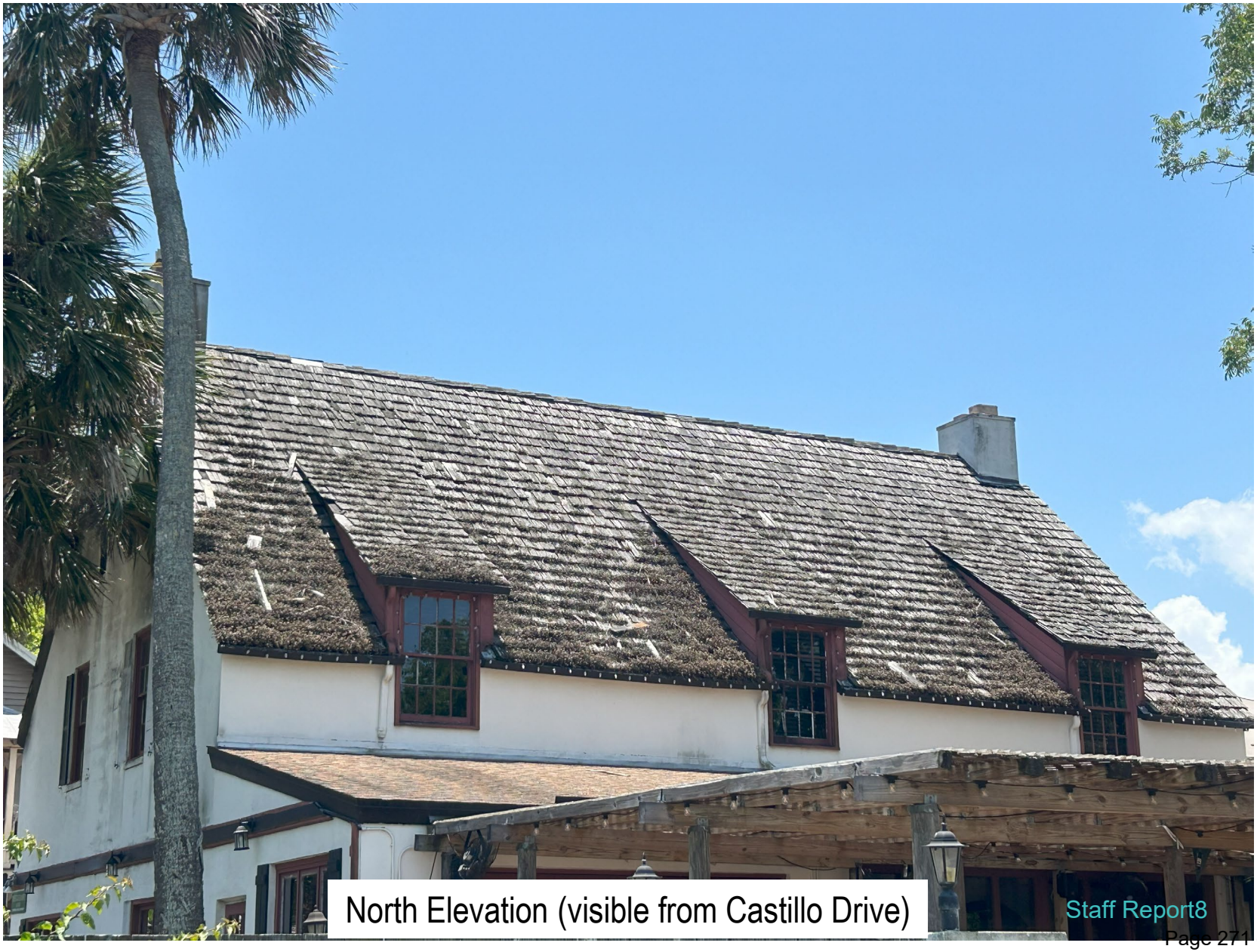
1. Staff Photographs
2. Florida Master Site File Summary
3. Pages from Preservation Brief 16: The Use of Substitute Materials on Historic Building Exteriors (revised)

STAFF PHOTOGRAPHS
20 Cuna Street



North Elevation (visible from Castillo Drive)

STAFF PHOTOGRAPHS
20 Cuna Street



North Elevation (visible from Castillo Drive)

STAFF PHOTOGRAPHS
20 Cuna Street



North Elevation (visible from Castillo Drive)





STAFF PHOTOGRAPHS
20 Cuna Street



South Elevation (along Cuna Street)

STAFF PHOTOGRAPHS
20 Cuna Street



South Elevation (along Cuna Street)



STAFF PHOTOGRAPHS
20 Cuna Street

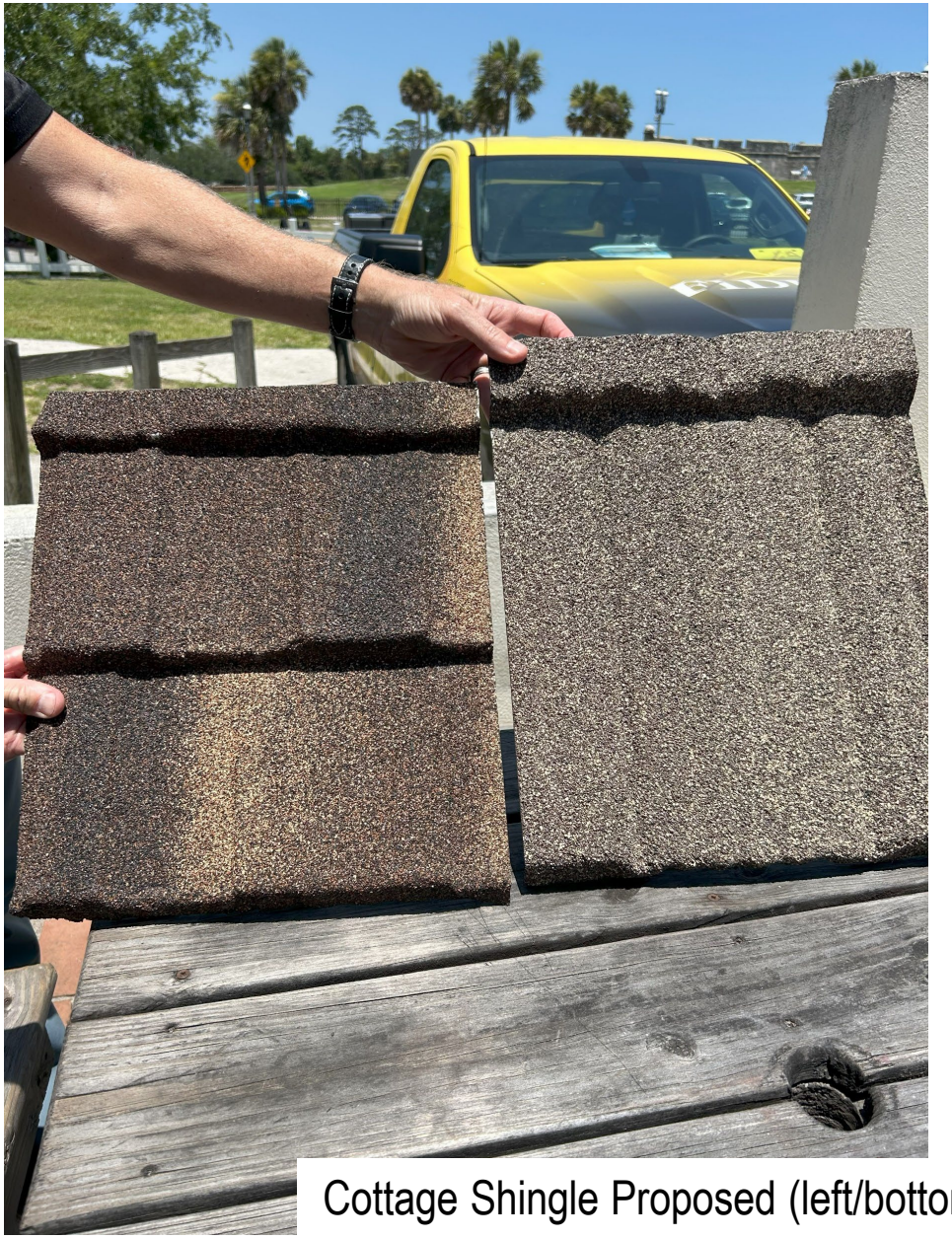


East Elevation



West Elevation

STAFF PHOTOGRAPHS
20 Cuna Street





Cottage Shingle Proposed (left/bottom) and Pine-Crest shake (right/top)

STAFF PHOTOGRAPHS
20 Cuna Street





Cottage Shingle Proposed (left) and Pine-Crest shake (right)

STAFF PHOTOGRAPHS
20 Cuna Street





Close-up of material

MyFlorida.com

Division of HISTORICAL RESOURCES

Florida Master Site File

<< Previous Next >> Record 1 of 1

FMSFweb

Quick Search
(Enter SiteID or MS#)

New Search

Back to Results

Print/Save Report

View Associated Manuscript PDFs
23064

SJ6475 - White Lion

Historic Structure

SHPO Evaluation
Not Evaluated by SHPO

Address
20 Cuna ST

Year Constructed
1967

Condition
Good

Structure Uses
Commercial
Restaurant

Style
Colonial Revival

Stories
2-3

Exterior Plan
Square

Structural Systems
Masonry - General

Foundation Materials
Poured Concrete Footing
concrete

Exterior Fabrics
Stucco

Roof Type
Gable

Quad Map Names
ST. AUGUSTINE

City
St. Augustine

Township|Range|Section
07S | 30E | 17

Associated Manuscripts
23064

Field Visit Dates
May 2016

cost evaluation. Maintenance costs should not be considered without also considering life-cycle expenses. While some substitute materials may offer reduced initial costs, they may be as or more costly than traditional materials to maintain over time. For example, many substitute materials are not readily repairable, necessitating full replacement when damaged. The cost to replace a material or assembly at the end of its lifespan may also be greater than the accumulated incremental expense to maintain the historic material, particularly if it is a more traditional, repairable material. Maintenance cost should never be the sole reason for replacing a historic material that is not deteriorated.

Criteria for the Appropriate Use of Substitute Materials

Substitute materials must meet three basic criteria to be considered: they must be compatible with the historic materials in appearance; their physical properties must be similar to those of the historic materials, or the materials must be installed in a manner that tolerates differences; and they must meet certain basic performance expectations over an extended period of time.

- **Matching the Appearance of the Historic Material**
  Any material's appearance varies depending on the nature of the material and how it is used. Some historic materials, such as wood and ferrous metals, were typically painted, making the color of the substitute unimportant, though the texture of the surface, which telegraphs through a paint layer, is still an important consideration. Texture can be a large part of distinguishing a material formed by hand from one that is machine-made. Many historic materials, such as most building stones, are used without any coating, making the color, pattern, and reflectivity, as well as surface texture, dependent on the material itself. Matching the color and surface characteristics of a historic natural material with a man-made substitute can often be quite difficult.

  When the color and surface characteristics of an existing material are important, cleaning the material should be the starting point for evaluating a potential matching material. In situations where there are subtle variations in color and texture within the original material, the substitute material should be similarly varied so that it is not conspicuous by its uniformity. If a material is custom fabricated, a sufficient number of samples should be supplied to permit on-site comparison of color, texture, detailing, and other critical visual qualities. For a manufactured product with preset choices of color or texture, it may be necessary to look at samples from more than one manufacturer to find the best match. Similarly, prefabricated products, such as roofing slate, may offer limited, if any, choice of unit size, which can be a critical factor for achieving a good match. A substitute material should not be used to replace distinctive, character-defining materials and features if an adequate match in design and appearance is not possible.

  As all exposed materials are subject to ultraviolet degradation, samples of a new material, particularly when custom formulated, should be prepared during the early planning phases to allow for evaluation of the effects of weathering on color stability. When that is not possible, or if a prefabricated product is used, the fabricator or manufacturer may be able to identify regional locations where equivalent products have been installed long enough ago to get a better sense of how the material weathers and performs.

  While a perfect match is the desired goal for replacing distinctive features, it is not always possible, even when the same matching material is chosen for the replacement. When any compromise





Figure 10. Polymer slates offer a choice of shapes but not sizes, limiting their ability to achieve a good visual match for some historic slate. With the size of the polymer slates (right) being nearly twice that of the historic slates (left), the scale of the entire feature is incompatibly altered. The molded edges of this material, which contribute to its ability to replicate slate, would be lost if each shingle was resized by cutting. Photo: John Sandor, NPS.



Figure 11. The thickness of the wood siding on the front (left) creates a deeper shadow line than is achieved with the fiber cement siding used on the side (right) elevation. While the exposure can be adjusted, fiber cement siding is not available in a matching thickness. Photo: John Sandor, NPS.

must be made in the precision of the match, it is wise to consider the vantage point from which the material will be seen. Sometimes what seems important at close range, such as variations in the texture of a surface, may be secondary to other aspects of the material when viewed from some distance. The closer a feature is to the viewer, the more closely the material and craftsmanship should match the original. An on-site mock-up using a sample of the proposed material can help evaluate whether it is an adequate visual match.

- **Matching the Physical Properties of the Historic Material**
  Carefully chosen substitute materials can often closely match the appearance of historic materials, but their physical properties may differ greatly. These differences are most critical when incrementally replacing components of a larger assembly that retains significant historic material. The chemical composition of the material (e.g., the presence of acids, alkalis, salts, or metals) should be evaluated to ensure that the replacement materials will be compatible with the adjacent historic materials. Materials that will cause galvanic corrosion or other chemical reactions must be isolated from one another.

  The thermal- and moisture-driven expansion and contraction coefficients of each adjacent material must be within narrow limits or be accommodated



Figure 12. Cellulose composite materials, like wood, expand and contract with moisture. Here it was used to reconstruct a missing storefront. Unlike solid wood that is dimensionally stable parallel to the grain, this composite moves equally in all dimensions, resulting in gaps that were not adequately anticipated in the design. Photo: John Sandor, NPS.

by carefully designed joints and fasteners. Joints can play a role both in accommodating movement of materials as well as in managing moisture, either to keep it from entering the enclosure assembly or to let it escape from the building envelope, or both. Because some synthetic materials are less permeable to moisture than more traditional materials, installations must take into account the potential to trap moisture and cause deterioration of historic and new materials. An assembly incorporating new and historic materials should be designed so that if material failures occur, the failures occur within the new material rather than the historic one.

During installation, surface preparation is critical to ensure proper attachment. Deteriorated underlying material must be removed or stabilized. Non-corrosive anchoring devices or fasteners that are designed to carry the new material and to withstand wind, rain, snow, and other destructive elements should be used. Since physical failures often result from poor anchorage or improper installation techniques, a structural engineer should be included in planning any major project. For readily available, off-the-shelf materials, manufacturers' recommendations for attachment and spacing should be followed.

Nearly all substitute materials have some properties that are different from the historic materials they may replace. Even when substitute materials are isolated from historic materials and features, it is important to understand the substitute materials' properties in order to use them successfully.

- **Performance of the Material Over Time**
  When more traditional materials are used to replace damaged historic materials and features, their performance is predictable in most cases. An exception may be modern wood that has durability and other prop-

erties different than those of historic wood from old-growth forests. Many of the materials used as substitutes have been in use long enough to provide some idea of how they perform over time. Other material may only have test results from accelerated weathering. The length of manufacturer warranties may be an indicator of expected durability and lifespan. Warranties only predict a manufacturer's expectation of a product's performance and are no guarantee that the manufacturers will still be in business at the time needed to stand behind them. Just as new manufacturers emerge with new materials, others disappear. Where possible, projects involving substitute materials in similar installations and exposures should be examined before selecting a new, less-tested material. It is unrealistic to expect a substitute material, which can be quite different in composition than the historic material, not to age differently.

Even traditional materials will not perform well if not used or detailed appropriately, and experienced architects, engineers, fabricators, and installers rely on their professional knowledge and experience to ensure proper installation and techniques when working with familiar materials. This is just one of many reasons that using the original materials for needed replacement is usually the best choice. Some of the materials now available as substitutes have properties that differ greatly from the traditional materials they may be used to replace. It is critical to the successful performance of substitute materials that everyone involved in the selection, design, and installation fully understands the material's properties, especially how it is different than the material it is replacing, and how that will affect the surrounding materials and building systems.

Many traditional building materials can be repaired either with traditional methods and materials or with more modern conservation techniques using substances like epoxies. However, many modern substitute materials (particularly synthetic ones) are not as easily repaired, if repairable at all, as their more traditional counterparts. Confirming that a material is repairable may be important for those used, e.g., where impact or significant wear or abrasion is likely.

Finally, it is critical that the substitute materials be documented as part of the historical record of the building so that proper care and maintenance of all of the building materials continue, ensuring the continued life of the historic building.

Choosing an Appropriate Substitute Material

Once all reasonable options for repair and replacement in kind have been considered and sufficient justification for substitute materials has been established, the choice among the variety of substitute materials currently available must be made. Rapidly developing technologies allow a wide variety of materials to choose from that are intended to mimic historic materials. Many of the materials that were historically used as substitutes for more traditional historic materials have themselves become historic, and some of these early substitutes continue to be reasonable options as substitute materials today. No substitute material will exactly match the historic material in all aspects, but many are able to adequately match the appearance and relevant physical attributes to make for a potential substitute. If a substitute material is not

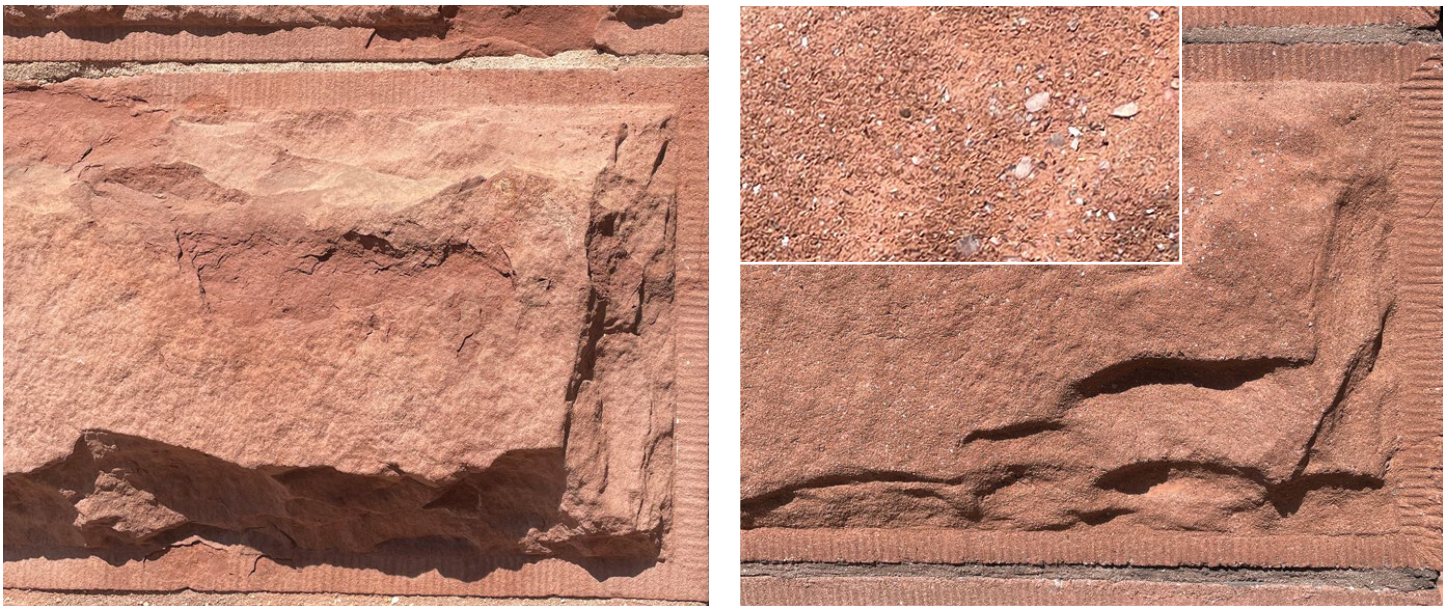


Figure 13. Cast stone was used to effectively replace individual blocks of sandstone. Both the original (left) and the substitute material (right) retain similar physical and visible properties. Having weathered for over 30 years, some erosion of the binder has revealed quartz grains of the aggregate (inset), but it is only noticeable upon close inspection. Photo: John Sandor, NPS.

an adequate physical and visual match given the specific conditions of the building and the project, then it should not be used to replace distinctive, character-defining materials and features.

Listed below are various building components or features and the substitute materials which may, in some circumstances, be considered for use as possible replacement materials in a historic rehabilitation project consistent with the *Standards for Rehabilitation*. This list includes different substitute material options available today for these building features and poses questions that should be asked and considered when choosing between the original material and various types of substitute materials. This is followed by a list of some of the more commonly used, currently available materials that may have some applications as substitute materials and the properties of each that affect their suitability for use as substitutes. This list should not be read as an endorsement of any of these materials, generally, or their appropriateness for use as a substitute material, but it serves as a reminder that the successful use of any building material requires a careful consideration of its properties relative to where and how it will be used.

Considering Substitute Materials

Considering the use of a substitute material should begin with the following questions about the conditions and location where it will be used:

- Will the significance or visibility of the historic feature require a very precise match?
- Is the entire feature being replaced or just a component of it?
- Are pre-existing conditions contributing to the failure of the existing material, and, if so, how will they be addressed/corrected?
- Is the need for replacement due to inherent deficiencies of the original material?
- Will the material need to resist any environmental hazards such as flooding or fire?

Historic Features and Substitute Materials

Historic Building Features

Potential Substitute Materials

	Masonry Stone, terra cotta	**Architectural Metals** Cast & wrought iron, steel, pressed metal	**Siding** Wood, asbestos	**Roofing** Wood shingle, slate, tile	**Decking** Tongue and groove & square edge wood	**Molding / Trim** Wood
Aluminum	●	●	●			●
Cast Stone & Precast Concrete	●			●		
Fiber Reinforced Concretes	●					
Glass Fiber Reinforced Polymers	●	●				
Fiber Cement			●	●		●
Mineral / Polymer Composite			●	●	●	●
Cellulose Fiber / Polymer Composite			●	●	●	●
Non-composite Polymers		●			●	●
Cellular PVC			●		●	●

The above chart lists materials that are sometimes used as substitutes for replacement of historic building features. Even within a given category, all materials may not be equally suitable as a substitute replacement material for the actual historic material or feature. Any substitute material should be selected based on its specific physical and visual characteristics, conditions, and intended application consistent with the Secretary of the Interior's Standards for Rehabilitation.





Figure 14. Surface texture is an important aspect in matching the appearance of a historic material, especially when a material is viewed at close range. As seen in these two images, many of the substitute materials produced for siding and trim have an embossed wood grain, making them incompatible for replacing historic wood that was typically planed to a smooth surface. Some substitute products are available with a smooth surface as well. Photos: John Sandor, NPS.

Siding

FEATURES: clapboard, tongue-and-groove or shiplap siding, board and batten, shingles

HISTORIC MATERIALS: wood and asbestos

POTENTIAL SUBSTITUTES: cellular PVC, wood fiber/polymer composite, fiber cement, mineral/polymer composite

Questions to ask about the replacement material:

- What are the widths, lengths, profiles, thicknesses, and textures available?
- What, if any, are the finishing requirements, and/or is it available factory-finished?
- How well does it hold paint, and can prefinished surfaces be renewed?
- What tools are needed to cut it, and can it be machined?
- Does it absorb moisture and, if so, to what effect?
- Can the material survive flooding and be reused?
- Will it expand and contract with temperature change enough to require special accommodation in its installation?
- What characteristics can affect its handling (e.g., weight, flexibility, brittleness)?
- Does it have specific fastening requirements?
- Is it susceptible to insect damage?
- What is its impact resistance?
- Does it have a flame spread rating?
- What is the expected lifespan and/or warranty?

Roofing

HISTORIC MATERIALS: wood shingle, slate shingle, asbestos shingle, clay tile, concrete tile, metal

POTENTIAL SUBSTITUTES: fiber cement, mineral/polymer composite, wood fiber/polymer composite, pre-cast concrete, metal

Questions to ask about the replacement material:

- What sizes and shapes are available?
- What are color choices?
- What is the color stability of the new material, and how will it age/weather?
- What is the impact resistance?
- What is its flame spread rating?
- What are the installation requirements of the new material?
- Can the feature being replaced be custom-produced if ready-made ones of the new material are not an accurate match?
- What is the expected lifespan and/or warranty?

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Appropriateness

Case Number: HP2024-0026 **Meeting Date: Thursday, June 20, 2024**

1. NAME OF APPLICANT: Bonnie Schilling
   Business (if applicable):
   Address: 1955 State Road 16
   City: St Augustine State: FL Zip Code: 32084
   Daytime Telephone: 19048267826 E-Mail Address: bonnie@trustfrc.com

2. NAME OF PROPERTY OWNER: Cuna Properties, LLC, Mike Alexander
   Business (if applicable):
   Address: 15 Dolphin Dr
   City: St Augustine State: FL Zip Code: 32080
   Daytime Telephone: 904-669-7185 E-Mail Address: whitelion4cuna@gmail.com

3. PROJECT LOCATION: 20 CUNA ST, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: CITY OF ST AUG LOT 11 BLK 7 OR237/861 & 2169/1689

5. SCOPE OF WORK: To replace an existing shingle roof with a new material.

Information attached by applicant includes:

- Application Agreement
- Existing Photograph
- Product Photographs
- Product Specifications

Received 05/21/2024
Planning and Building Department

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: 20 Cuna Street, St Augustine, Fl 32084

Applicant's Name: Bonnie Schilling-Fidus Roof Applicant's Signature: Bonnie Schilling

Owner's Name: Cuna Properties, LLC Owner's Signature: _____

Owner's Name: MARK ALEXANDER Owner's Signature: Mark Alexander

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.


5/13/2024, 11:13 AM
White Lion
120


5/13/2024, 11:13 AM
White Lion


5/13/2024, 11:12 AM


5/13/2024, 11:12 AM
White Lion


5/13/2024, 11:11 AM


5/13/2024, 11:11 AM


5/13/2024, 11:11 AM

Received June 10, 2024
Planning and Building Department



Received June 10, 2024
Planning and Building Department

Received June 10, 2024
Planning and Building Department





Received June 10, 2024
Planning and Building Department

Received June 10, 2024
Planning and Building Department

Received June 10, 2024
Planning and Building Department

12:30

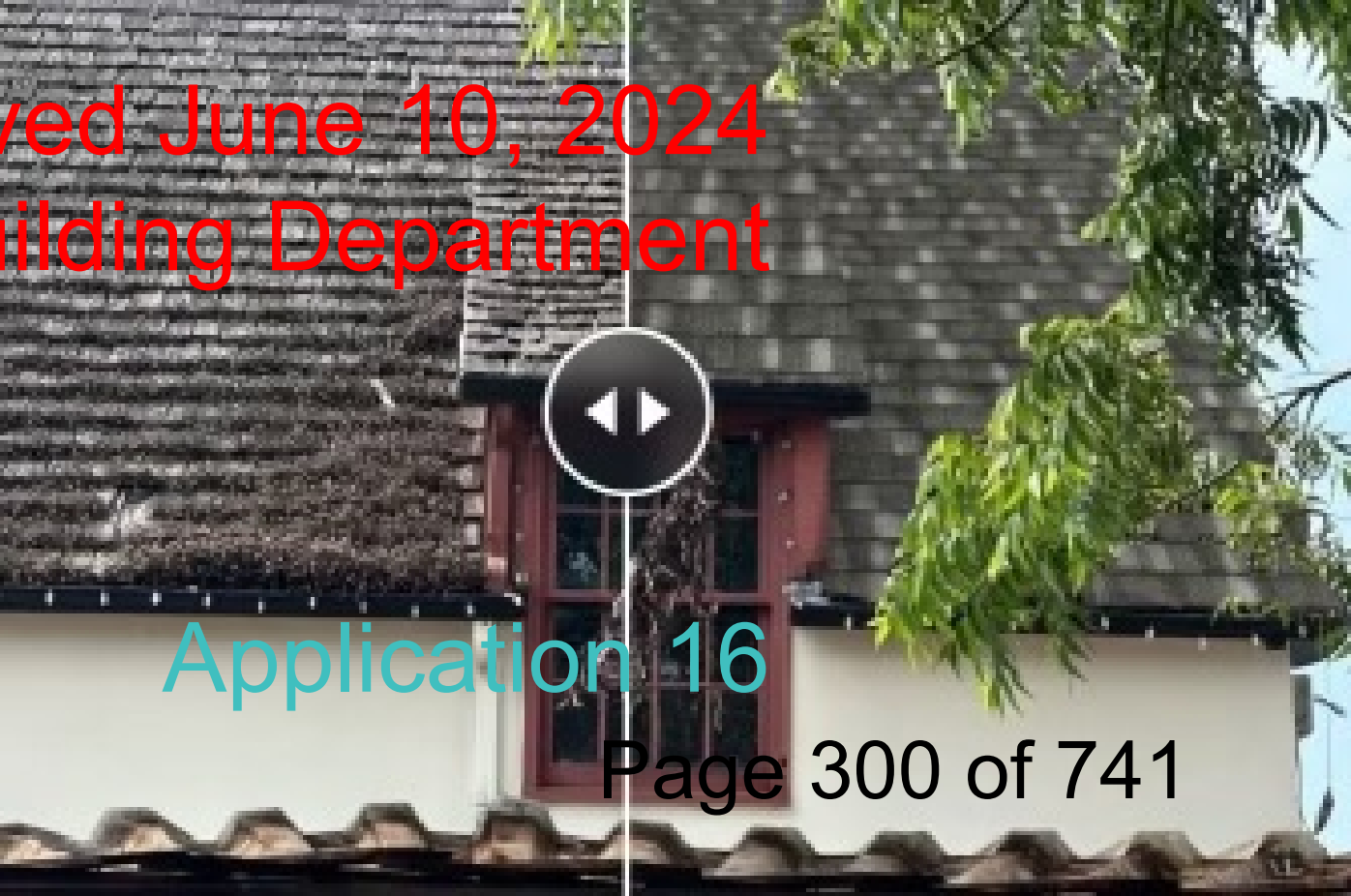
5G 93

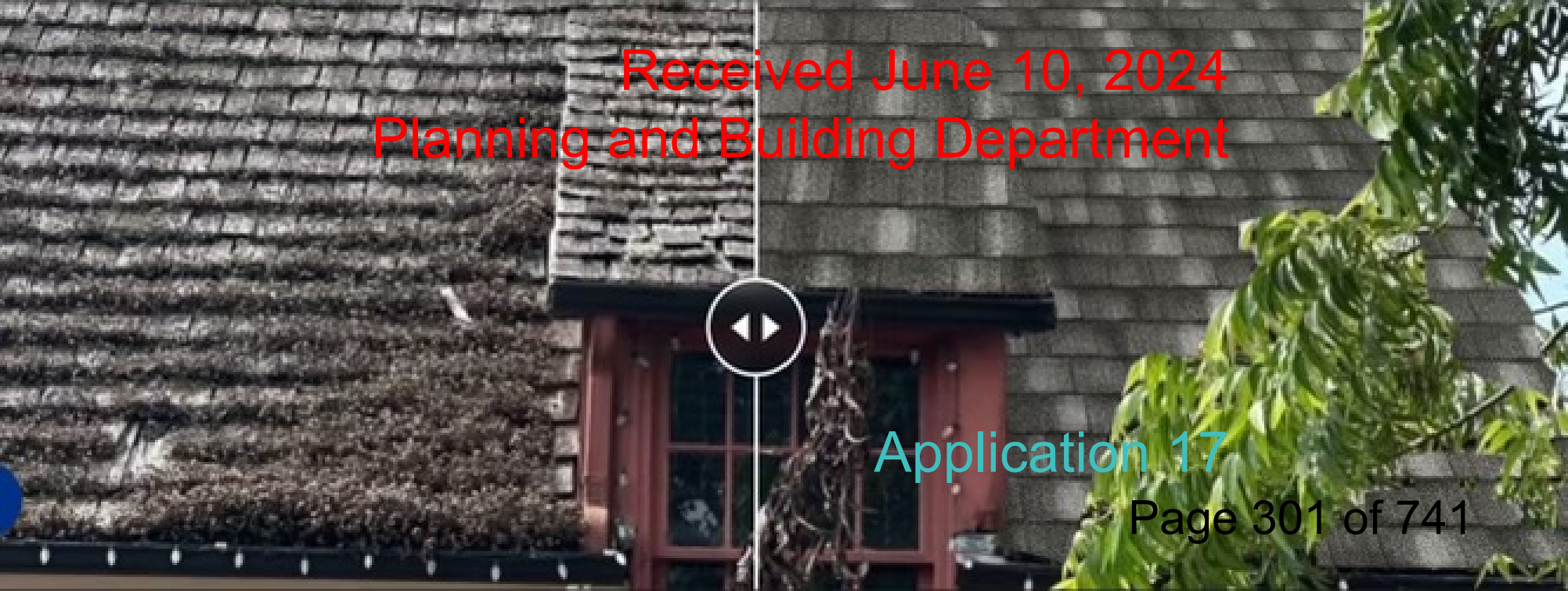
5 / 5



Stone Coated Steel | COTTAGE Shingle - Timberwood HD

AA westlakeroyalroofing.com


ved June 10, 2024
ilding Department
Application 16
Page 300 of 741



Received June 10, 2024
Planning and Building Department

Received 5/20/2024
Planning and Building Department



Protect Your Home Against Future Hurricane Damage

We know protecting your family and home with a quality roof is a top priority. Unified Steel™ Stone Coated Roofing products are proven to provide superior performance* in extreme weather, giving you peace of mind when the weather takes a turn for the worse.

UPGRADE FOR PEACE OF MIND

Upgrade to roofing that can withstand up to Category 5* hurricane-force winds and above, and rest assured you're prepared for extreme weather.



PROTECT YOURSELF—CHOOSE QUALIFIED INSTALLERS

Rebuilding after a hurricane requires so many choices, it's easy to feel overwhelmed. Ensure you're making the right ones by selecting a licensed Florida contractor to rebuild your home.

Call us today, we can offer guidance and point you in the right direction: 800.658.8004



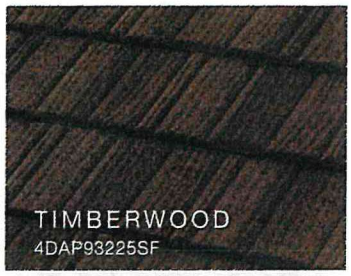
Westlake Royal Roofing Solutions™ has proudly served the Florida market for over 65 years with products that provide unsurpassed durability and energy efficiency.

*When installed to meet building code requirements and Westlake installation instructions.

Received 5/20/2024
Planning and Building Department

PINE-CREST Shake | Engineered to replicate hand-split wood shake with the durability of steel.







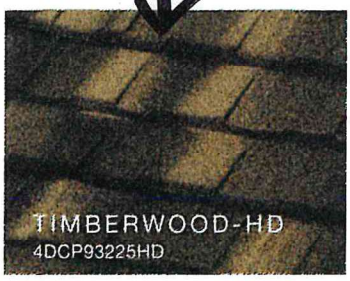


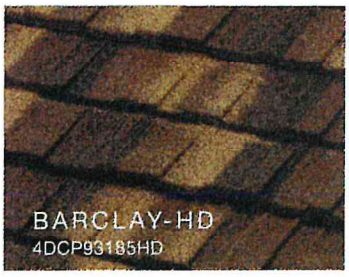






COTTAGE Shingle | Enhanced high-definition three color blend that creates a clean, classic mid-profile shingle look.



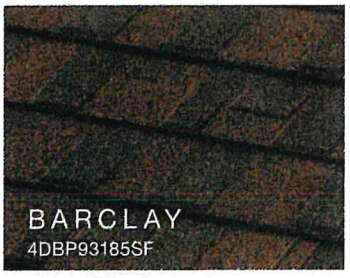


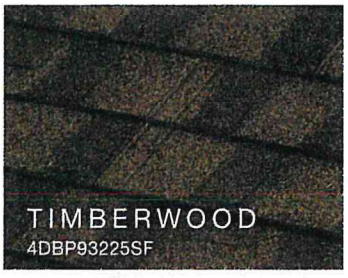


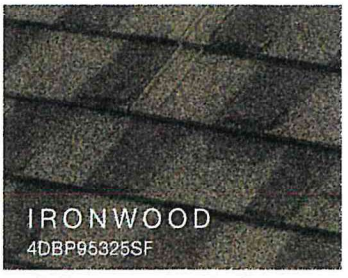


GRANITE Ridge | A low-profile, high wind resistant shingle that adds long-life and beauty.













Received 5/20/2024
Planning and Building Department

Build Back Stronger With Unified Steel™

Unified STEEL
STONE COATED ROOFING

Unified Steel™ stone coated roofing offers **five distinct profiles** that will enhance the curb appeal and value of any home while **providing durability, performance, and protection** that will last.

MOST PERMANENT RE-ROOF SOLUTION

Unified Steel™ **lightweight** roofing **provides great value** when you compare the life cycle cost to asphalt shingles.* A Unified Steel™ roof will last almost 3 times as long as asphalt shingles.

ENERGY SAVINGS

Unified Steel™ roof installed direct-to-deck or with battens creates **Above Sheathing Ventilation (ASV)**** which can help **provide energy savings** compared to asphalt shingles.

50-YEAR LIMITED WARRANTY

Unified Steel™ offers one of the most comprehensive, **fully transferable** roofing warranties in the business today. Coverage includes **120 mph Wind** and **Class 4 Hail protection.***

HAIL AND FIRE TESTED

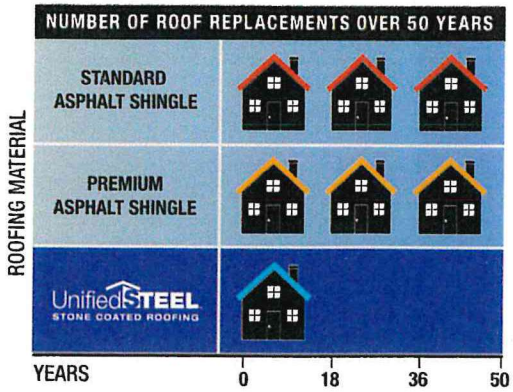
All our roofing panels can be installed with specific underlay for a **Class A fire rating** for the most severe fire prone areas. They carry the highest **Class 4 Hail rating** and meet the coastal Florida region for **High Velocity Hurricane Zone (HVHZ).**

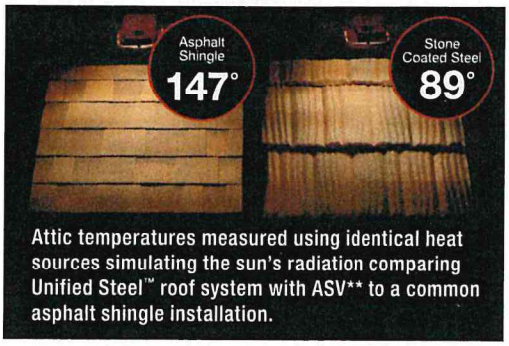
INSURANCE DISCOUNTS

In hail regions installing a Unified Steel™ roof with a **Class 4 Hail rating** may contribute to an Insurance premium reduction up to 25%. Consult your insurance carrier, roofer, and energy provider for exact rates for your home.

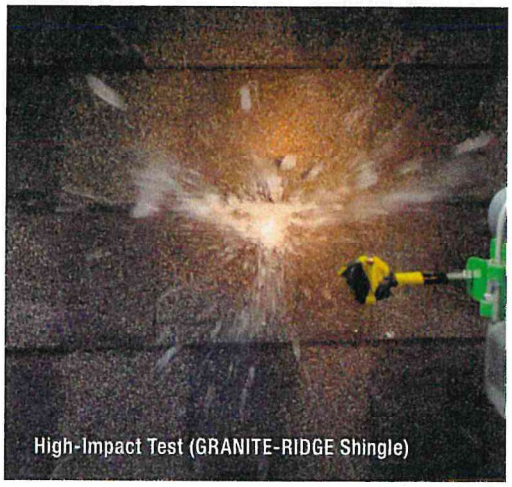
WIDE RANGE OF COLORS

We offer colors to **suit any architectural style.** Check with your local contractor or Westlake Royal Roofing Service Center to confirm availability of colors and profiles in your area.





Attic temperatures measured using identical heat sources simulating the sun's radiation comparing Unified Steel™ roof system with ASV** to a common asphalt shingle installation.


High-Impact Test (GRANITE-RIDGE Shingle)

© 2022 WRRS LLC - WR221 - 11/22

*Reroof based on average lifespan of asphalt shingle roofing at 18.1 years. Source: 3M Economic Forecast for the Asphalt Shingle Industry 2017 - F.W. Dodge-Pre-2003, NAHB-Post-2003.

**Above Sheathing Ventilation (ASV) can be achieved when installing Unified Steel PINE-CREST Shake, PACIFIC Tile, BARREL-VAULT Tile or COTTAGE Shingle panels direct-to-deck or on battens.

***Refer to the Steel Resources > Warranty section of our website at WestlakeRoyalRoofing.com.

NATIONAL ROOFING CONTRACTORS ASSOCIATION | MCA Metal Construction Association | MRA METAL ROOFING ALLIANCE | USGBC MEMBER

WestlakeRoyalRoofing.com | 800.658.8004

Westlake Royal Roofing Solutions™

Application 20

(2) 2070

Public Records of
St. Johns County, FL
Clerk# 04-024322
O.R. 2169 PG 1689
03:22PM 04/02/2004
REC $9.00 SUR $1.50
Doc Stamps $4,312.70

This Instrument Prepared by and Return to:

C. Randolph Coleman, Esq.
Address: 9250 Baymeadows Road, Ste. 450
Jacksonville, FL 32256

IN

WARRANTY DEED

THIS INDENTURE, made this April 2, 2004 between EMILY M. ALEXANDER whose post office address 15 Dolphin Drive, St. Augustine (this is not homestead property) of the County of St. Johns, State of Florida, and whose tax identifying number is [redacted] party of the first part, Grantor and CUNA PROPERTIES, LLC, whose post office address is 15 Dolphin Drive, St. Augustine, of the County of St. Johns State of Florida, and whose tax identifying number is 16-1677935, party of the second part, Grantee.

COPY

WITNESSETH:

That the said Grantor of the first part, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, to them in hand paid by the said Grantee of the second part, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said Grantee of the second part, their heirs, personal representatives and assigns forever, the following described land, situate, lying and being in the County of St. Johns, State of Florida, to-wit:

City of St Aug Lots 11 & 13 through 16, Block 7 lying SW of Castillo Dr. O/R 237/861 &
Also known as 20 Cuna Street, St. Augustine, Florida.

PARCEL IDENTIFICATION NUMBER: 196530 0000

THIS DEED WAS PREPARED BY C. RANDOLPH COLEMAN, ATTORNEY AT LAW. TITLE TO THE LANDS DESCRIBED HEREIN HAVE NOT BEEN EXAMINED BY ME AND NO REPRESENTATION EITHER EXPRESSED OR IMPLIED IS MADE AS TO THE STATUS OF THE TITLE.

This conveyance is subject to the following:

1. Conditions, restrictions, limitations and easements of record, if any;

2. Zoning and other governmental regulations; and

3. Taxes and assessments levied and assessed subsequent to this date of signing.

And the said Grantor of the first part does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor of the first part have hereunto set their hand(s) and seal(s) on the day and year first above written.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Tadzia Alexander
(Witness Signature)
Name Tadzia Alexander

Address 15 Old Mission Ave
St. Augustine FL 32084

Rebecca Ausili
(Witness Signature)

Name Rebecca Ausili

Address 1900 Mission Ave
St. Aug. Fl. 32084

Emily M. Alexander
EMILY M. ALEXANDER, Grantor

COPY

STATE OF FLORIDA)
) SS:
COUNTY OF St. Johns)

BEFORE ME, the undersigned authority, personally appeared this day 2nd of April, 2004 to me well known, or who has produced _____ as identification, who did (did not) take an oath, and known to me to be the person described in and who executed the foregoing document, and acknowledged before me EMILY M. ALEXANDER executed the same for the purposes therein expressed.

WITNESS my hand and official seal this 2nd day of April, 2004.

Jessica Versaggi
Notary Public, State of Florida

Jessica A. Versaggi
My Commission DD287577
Expires February 03, 2008

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	1965300000
Location Address	20 CUNA ST SAINT AUGUSTINE 32084-0000
Neighborhood	Restaurants Stand Alone Historic (COM) (610.02)
Tax Description*	CITY OF ST AUG LOT 11 BLK 7 OR237/861 & 2169/1689 *The Description above is not to be used on legal documents.
Property Use Code	Restaurants & Cafeterias (2100)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.120
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Cuna Properties LLC 100%
Mailing Address	15 DOLPHIN DR SAINT AUGUSTINE, FL 32080-4530

Map



Valuation Information

	2024
Building Value	$643,338
Extra Features Value	$13,718
Total Land Value	$743,260
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$1,400,316**
Total Deferred	$642,841
Assessed Value	**$757,475**
Total Exemptions	$0
Taxable Value	**$757,475**

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

Historical Assessment Information

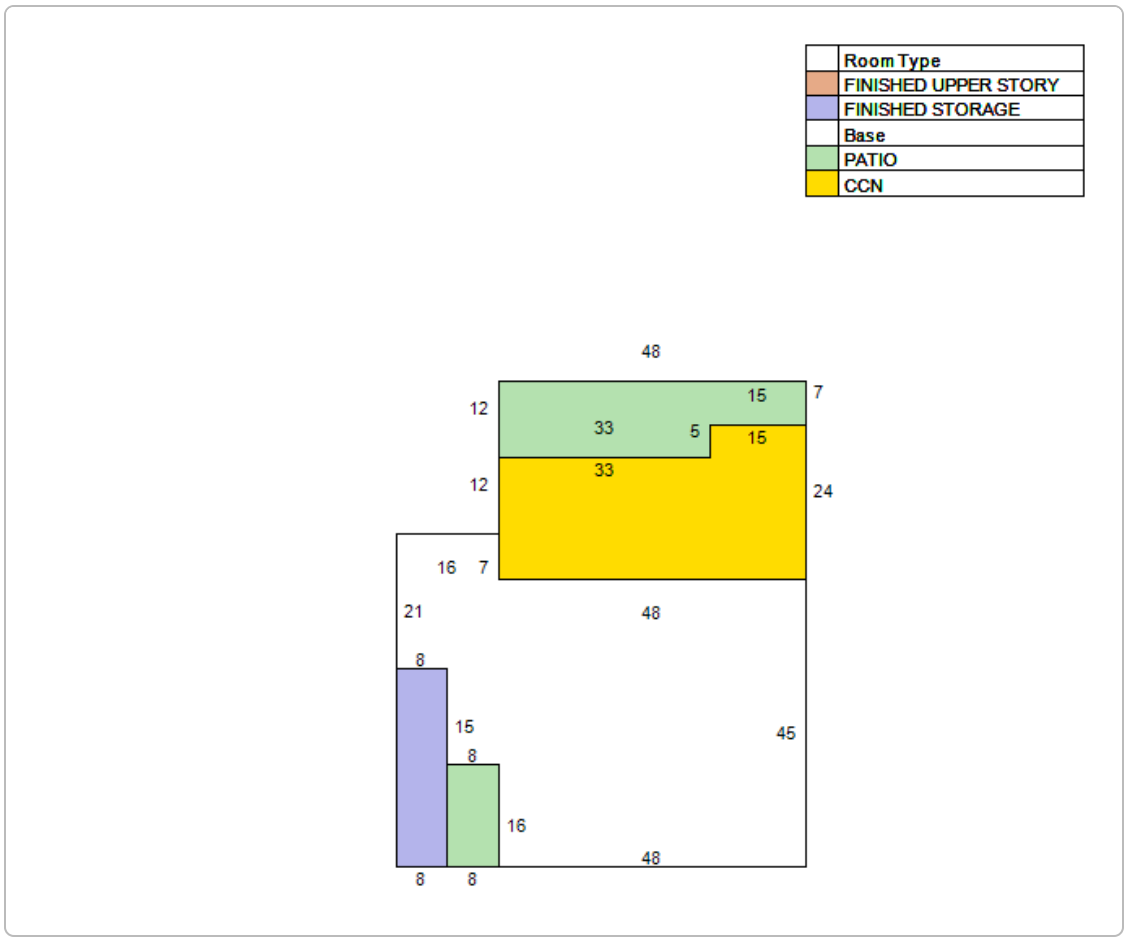
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	$502,881	$9,318	$743,260	$0	$0	$1,255,459	$688,614	$566,845	$688,614
2022	$374,984	$12,280	$371,630	$0	$0	$758,894	$623,752	$135,142	$623,752
2021	$311,169	$12,352	$371,630	$0	$0	$695,151	$567,047	$128,104	$567,047
2020	$371,538	$12,425	$371,630	$0	$0	$755,593	$505,959	$249,634	$505,959
2019	$261,510	$10,365	$291,995	$0	$0	$563,870	$459,963	$103,907	$459,963
2018	$339,383	$10,437	$132,725	$0	$0	$482,545	$418,148	$64,397	$418,148
2017	$238,168	$10,615	$132,725	$0	$0	$381,508	$379,214	$2,294	$379,214
2016	$255,180	$10,615	$116,798	$0	$0	$382,593	$344,740	$37,853	$344,740
2015	$269,357	$10,615	$107,507	$0	$0	$387,479	$313,400	$74,079	$313,400
2014	$166,787	$10,615	$107,507	$0	$0	$284,909	$284,909	$0	$284,909
2013	$175,126	$10,615	$107,507	$0	$0	$293,248	$293,248	$0	$293,248

Building Information

Building	1
Building Value	$643,338
Year Built	1967
Actual Area	6088
Conditioned Area	4224
Use	Nightclubs, Bars (City/Historical)
Style	04
Exterior Wall	Concrete Stucco
Roof Cover	Wood Shingle
Roof Structure	Wood Truss
Interior Flooring	Hardtile, Pine Wood
Interior Wall	Wall Board
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	
Baths	

Description	Square Footage
FINISHED CANOPY	987
PATIO/SLAB	128
BASE AREA	2616
PATIO/SLAB	501
FINISHED STORAGE/UTILITY	248
FINISHED UPPER STORY	1608
Total SqFt	6088

Sketch Information



Extra Feature Information

Code Description	Status	Value
Brick Pavers (COM)		10342
Masonry Wall (Mix)		2448
Wood Fence - 6' and Above (COM)		928

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Restaurants & Cafeterias	68	78	5309	SF	$743,260

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	4/2/2004	$616,100.00	WARRANTY DEED	2169	1689	U	I	ALEXANDER EMILY M	CUNA PROPERTIES LLC
	8/27/1973	$0.00	WARRANTY DEED	237	861	U	I	KEMPHER RUTH MOON	ALEXANDER EMILY 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: 5/18/2024, 1:12:21 AM

Contact Us

Developed by Schneider GEOSPATIAL



Detail by Entity Name

Florida Limited Liability Company
FIDUS ROOFING & CONSTRUCTION LLC

Filing Information

Document Number	L12000009172
FEI/EIN Number	45-4293045
Date Filed	01/19/2012
State	FL
Status	ACTIVE

Principal Address

1955 State Road 16
SAINT AUGUSTINE, FL 32084

Changed: 01/31/2019

Mailing Address

1955 State Road 16
SAINT AUGUSTINE, FL 32084

Changed: 01/31/2019

Registered Agent Name & Address

SUPLEE, JAMES F
1955 State Road 16
SAINT AUGUSTINE, FL 32084

Address Changed: 01/31/2019

Authorized Person(s) Detail

Name & Address

Title MGRM

SUPLEE, JAMES F
1955 State Road 16
SAINT AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2022	02/09/2022

2023	02/23/2023
2024	02/15/2024

Document Images

02/15/2024 -- ANNUAL REPORT	View image in PDF format
02/23/2023 -- ANNUAL REPORT	View image in PDF format
02/09/2022 -- ANNUAL REPORT	View image in PDF format
02/19/2021 -- ANNUAL REPORT	View image in PDF format
01/20/2020 -- ANNUAL REPORT	View image in PDF format
01/31/2019 -- ANNUAL REPORT	View image in PDF format
03/30/2018 -- ANNUAL REPORT	View image in PDF format
01/11/2017 -- ANNUAL REPORT	View image in PDF format
01/15/2016 -- ANNUAL REPORT	View image in PDF format
01/14/2015 -- ANNUAL REPORT	View image in PDF format
03/10/2014 -- ANNUAL REPORT	View image in PDF format
01/24/2013 -- ANNUAL REPORT	View image in PDF format
01/19/2012 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations



Detail by Entity Name

Florida Limited Liability Company
CUNA PROPERTIES, LLC

Filing Information

Document Number	L03000026537
FEI/EIN Number	16-1677935
Date Filed	07/21/2003
State	FL
Status	ACTIVE

Principal Address

15 DOLPHIN DRIVE
ST. AUGUSTINE, FL 32080

Mailing Address

19 OLD MISSION AVENUE
ST. AUGUSTINE, FL 32084

Changed: 04/26/2024

Registered Agent Name & Address

ALEXANDER, J. STEPHEN
19 OLD MISSION AVENUE
SAINT AUGUSTINE, FL 32084

Name Changed: 02/16/2005

Address Changed: 04/21/2008

Authorized Person(s) Detail

Name & Address

Title MGRM

Maisch, Jan
3803 Duval Drive
Jacksonville Beach, FL 32250

Title MGRM

Alexander, J. Stephen
19 Old Mission Avenue
St. Augustine, FL 32084

Annual Reports

Report Year	Filed Date
2022	03/29/2022
2023	03/16/2023
2024	04/26/2024

Document Images

04/26/2024 -- ANNUAL REPORT	View image in PDF format
03/16/2023 -- ANNUAL REPORT	View image in PDF format
03/29/2022 -- ANNUAL REPORT	View image in PDF format
03/05/2021 -- ANNUAL REPORT	View image in PDF format
03/30/2020 -- ANNUAL REPORT	View image in PDF format
04/22/2019 -- ANNUAL REPORT	View image in PDF format
01/15/2018 -- ANNUAL REPORT	View image in PDF format
01/10/2017 -- ANNUAL REPORT	View image in PDF format
03/28/2016 -- ANNUAL REPORT	View image in PDF format
02/25/2015 -- ANNUAL REPORT	View image in PDF format
03/25/2014 -- ANNUAL REPORT	View image in PDF format
03/01/2013 -- ANNUAL REPORT	View image in PDF format
03/28/2012 -- ANNUAL REPORT	View image in PDF format
03/01/2011 -- ANNUAL REPORT	View image in PDF format
02/19/2010 -- ANNUAL REPORT	View image in PDF format
02/03/2009 -- ANNUAL REPORT	View image in PDF format
04/21/2008 -- ANNUAL REPORT	View image in PDF format
04/30/2007 -- ANNUAL REPORT	View image in PDF format
05/01/2006 -- ANNUAL REPORT	View image in PDF format
02/16/2005 -- ANNUAL REPORT	View image in PDF format
04/05/2004 -- ANNUAL REPORT	View image in PDF format
07/21/2003 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST AUGUSTINE EST. 1565

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for June 20, 2024 Meeting

(Excerpted from current application plan set for graphical reference only and originally approved set below)







Application HP2024-0029 Address: 44 Avenida Menendez
(110 Charlotte Street)

Applicant & Owner: 44 Avenida Menendez LLC

Project description: To modify previously approved Certificate of Appropriateness application PL2021-0121 by utilizing a different interior courtyard surface material and design and exposed coquina for the north property wall instead of block and stucco.

Architectural Style:	New Construction in Colonial styles; Espinosa-Sanchez House: Spanish Colonial	Florida Master Site File:	Espinosa-Sanchez House (110 Charlotte Street): SJ02504
National Register:	St. Augustine Town Plan Historic District (Espinosa-Sanchez House is Contributing)	Construction date:	New construction; Espinosa-Sanchez House c. 1702 – 1756
Archaeology Zone:	IA	Zoning District:	HP-2
Parcel number:	1963400000		
Agenda Item:	7(b)	Previous Action(s):	OOA 2021-0059 COA 2021-0121

STAFF SUMMARY AND ANALYSIS:

1. 44 Avenida Menendez, which also has the address 110 Charlotte Street, faces the bay of the Matanzas River to the east and Charlotte Street to the west, and is on the southeast parcel of Charlotte and the pedestrian alley portion of Treasury Street. One of the few buildings dating from the First Spanish period, the Espinosa-Sanchez House, fronts the Charlotte Street side of the parcel, and is detailed on the attached FMSF survey.
2. In 2021, the HARB approved applications for both an Opinion of Appropriateness and Certificate of Appropriateness (COA) for the redevelopment of the property to include a new commercial building that faces Avenida Menendez.
3. This application is seeking to modify a portion of the approved east elevation wall's materials and surface materials within the interior courtyard that were approved under COA2021-0121 by the HARB at the November 2021 meeting.
4. New buildings in HP-2 are required to be in the form of "reconstructions in the St. Augustine Style with all the permutations of development from 1565 to 1821," with the First Spanish Period design recommended, according to the Architectural Guidelines for Historic Preservation, and conform to the design characteristics found in Manucy's *The Houses of St. Augustine* or other listed accredited authoritative sources.
5. HARB's approval of the OOA and COA designs, were based on some level of compromise, balancing FDOT requirements and the AGHP and zoning requirements to have the structure built to the street.

Revisions to the wall:

6. For the stucco finish masonry wall that was to extend along the east property line adjacent to Avenida Menendez, the north end is now proposed to be constructed with coquina stone that was salvaged from interior walls removed from the Espinosa-Sanchez House. The proposed salvage coquina is to be used around the area of double gate at the north end and follow the previously approved height and design, with the exception that the openings in the wall on either side of the gate will be removed if the coquina stone is used.
7. Staff asked for more details on the coquina: if it will be random rubble in size and shape, cut, or dressed, and how the coquina will be laid, as well as for confirmation that the dimensions or lines for this proposed north end of the wall will not vary from the previously approved version of stucco finished concrete block, which has already been constructed to the south in front of the new building.
8. The actual entrance gate on the east property line was approved with a simple squared stucco arch. Confirmation is also needed that the gate width and height, design, and materials will not change.
9. The application points to the more modern constructed ticket booth's coquina walls at the northeast corner of the property and also the north property wall along Treasury Street, which has areas of exposed coquina stone. However, the visible coquina on this more historic wall is where the plaster/stucco fell off over time. According to the Architectural Guidelines for Historic Preservation (AGHP), "Walls may be constructed of poured coquina concrete, tabby, course squared coquina stone, or masonry finished with smooth stucco or plaster. Walls may be painted to match the structure or painted white." The AGHP requires the height of street walls to be a minimum of 5.5' tall with openings in the wall/gates between 50" maximum and 40" minimum. Since the wall is a character defining element of the overall proposed design, HARB approval is needed.

STAFF SUMMARY AND ANALYSIS (continued):

Revisions to the Espinosa-Sanchez House and interior courtyard:

10. For the interior courtyard, the previously approved tabby accent banding in the coquina concrete is proposed to be removed in the new design. Coquina concrete with cut joints in a regular square pattern and clay brick pavers are now proposed.
11. Clay bricks similar to the ones used by the City in a "St. Augustine Cobble Blend" mixed color palette are shown in two areas of the revised plans: (1) for the loggia floor of the First Spanish period Espinosa-Sanchez House, and (2) on the east portion of the property adjacent to the east entrance gate.
12. While the existing floor material of the Espinosa-Sanchez House appears to be plain concrete, which is also not a material that would have been used historically, the proposed brick is also not a recommended material for loggia flooring of pre-1821 buildings. Instead, poured coquina concrete or tabby is listed for loggia and gallery floors by the AGHP. The previously approved COA did not include alterations to this building or its loggia. Efforts to physically remove the existing concrete material that immediately surrounds the Colonial era structure may cause damage.
13. When the early conceptual designs for the project were reviewed by the HARB under OOA2021-0059, brick pavers were actually proposed with the original plans submitted for the May 2021 meeting. The HARB noted then that while brick is an allowed paving material for pre-1821 sites, brick pavers are not a Spanish Colonial material and incorporating a variation of appropriate materials was encouraged. Changes were made to the subsequent OOA plans reviewed by the HARB, and ultimately the coquina concrete with tabby banding was approved with the COA.
14. According to the AGHP, "Appropriate paving materials are poured coquina concrete, tabby, loose coquina, crushed shells, river gravel, and brick or stone on sand. Asphalt and plain concrete are not appropriate."
15. The overall redevelopment project met ground-disturbance criteria outlined in the Archaeological Preservation Ordinance. An archaeological review was previously conducted. Additional soil disturbing work to the site that was not in the original project scope should be avoided.

STAFF RECOMMENDATION:

Based on a review of the AGHP, the previous discussions of the HARB for the previous OOA and COA applications, and without the support of evidence to the contrary, staff finds that the board **can take the following actions regarding a CERTIFICATE OF APPROPRIATENESS at 44 Avenida Menendez**:

1. APPROVE if the board finds that the revised plans are compatible with the AGHP and/or Manucy's *Houses of St. Augustine* and meets Secretary of the Interior's Standard's for Rehabilitation #3 and 9.
2. CONTINUE with a finding that the overall design is not compatible with the AGHP and/or Manucy's *Houses of St. Augustine* and to allow time for the applicant to alter the proposed design modifications or opt to stay with the previously approved plans and materials.

Julie Courtney
Julie Courtney, Historic Preservation Officer

SUMMARY SCOPE OF WORK:

East Property Wall:

1. Revise materials to be used on a portion of the previously approved stepped CMU (concrete block) stucco wall on east property line, along Avenida Menendez: proposed salvage coquina is now proposed to be used around area of double gate on the north end.

Interior Courtyard Surface Finish Materials:

2. Revise ground surface finish materials to be used in the courtyard:
    a. Coquina concrete with cut joints is now proposed instead of the wider tabby accent band inlay in the coquina concrete
    b. Clay brick pavers ("St. Augustine Cobble Blend" mixed color palette) proposed in two areas indicated in plans:
        i. loggia floor of the First Spanish period Espinosa-Sanchez House
        ii. in courtyard adjacent to east gate entrance

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Secretary of the Interior's Standard's for Rehabilitation 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10 apply.

1. **Compatible new use**
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**
7. **Cleaning with Gentlest Possible Method**
8. **Protection and Preservation of Significant Archaeological Resources**
9. **Compatible Contemporary Design for New Alterations and Additions**
10. **Reversibility of New Alterations and Additions**

New Construction

New construction should complement historic architecture. Through sound planning and design, it can respect and reinforce the existing patterns of development in the local historic preservation zoning districts. Successful infill design does not have to imitate demolished or existing buildings to be successful. Rather, it picks up significant themes such as height, materials, roof form, massing, setbacks, and the rhythm of openings to ensure that a new building blends with its context.

The setting of existing historic buildings should be preserved when new construction is undertaken. The relationship of the new construction to adjacent buildings, landscape and streetscape features, and open spaces should be considered. New construction adjacent to historic buildings can dramatically alter the historic setting of neighboring buildings or the district. Such construction should not create a false sense of historical development through the use of conjectural features or stylistic elements drawn from other buildings. New construction is appropriate as long as it does not destroy significant historic features, including designed landscapes, and complements the size, color, material, and character of adjacent buildings and their historic setting.

Architectural Styles for New Construction

Buildings may not use distinctive design elements and features from a period different from the one being reproduced. While it may be appropriate for some later period details to be included on an earlier period building to reflect its evolution over time, it is never appropriate to place earlier period features on a later period building.

HP-2 and HP-3

Reconstructions in the St. Augustine Style with all the permutations of development from 1565 to 1821, are the only forms of new construction permitted in Historic Preservation-Two and -Three (HP-2 and HP-3). All new structures, regardless of use, shall conform to the design characteristics described in The Houses of St. Augustine 1565-1821, by Albert Manucy, or as documented and verified for pre-1821 St. Augustine structures by the St. Augustine Historical Society, Historic American Building Survey or other accredited authority.

* New construction within these districts must reproduce designs reflecting one of the three distinctive Colonial periods: First Spanish (1702-1763), British (1764-1783) or Second Spanish (1784-1821). Reproductions reflecting First Spanish Period design are recommended. See sections below regarding pre-1821 designs for new construction.

Pre-1821 Designs for New Construction

*** Pre-1821 Site Plans**

For buildings constructed in the St. Augustine Style, the front facade is located directly on the street. If the finished floor elevation requires it, the building may be set back the width of one step. If more steps are required, they must be within the building.

The remainder of the front property line is enclosed by a wall or fence. Most properties should be completely enclosed by a wall or fence.

Buildings are usually oriented to the south or east, with the building constructed on the north or west property line. This arrangement provides both shade and a usable side yard.

On all First Spanish Period and most Second Spanish Period buildings, the entrance to the house is through a gate into the yard, loggia or porch. The door into the building itself is under the loggia or porch or faces the yard. The British introduced doors into the street facade, although in many instances the Spanish style entry was retained.

Fences, Walls and Gates

Do...

- Retain and repair existing historic fences, walls and gates.

Don't...

- Remove historic fences and walls.
- Install cinder block walls; or ornate iron or wood, rough cedar, chain link, wire or post and rail fences.
- Install fences of inappropriate scale that obscure the overall design of the building or its individual features.

Pre-1821

The fence or wall is an extension of the building along the front property line. All front property lines must be enclosed by a fence or, more commonly, a masonry wall. All First Spanish Period and most Second Spanish Period buildings are entered first through a gate in the front wall and then through a door in the side of the building facing the yard. This is one of the defining features of St. Augustine Plan architecture. All exposed side and rear yards must be enclosed as well.

First Spanish Period fences may be poles, stakes or random width boards. Masonry walls are covered with smooth finish stucco or plaster with a rounded or steeply angled cap.

British Period and Second Spanish Period fences may be poles, stakes, pickets, board or clapboard. Masonry walls are covered with smooth finish or ashlar joint stucco, or plaster. Caps may be round, steeply angled or flat with a slight overhang.

Fences must be nailed or pegged, not stapled. Exposed nail heads must appear as hand wrought colonial nails. Boards should be substantial, not flimsy. Board fences are generally flat topped, while poles, pickets and stakes have sharply angled tops. Wood fences may be painted white or left unpainted.

Walls may be constructed of poured coquina concrete, tabby, course squared coquina stone, or masonry finished with smooth stucco or plaster. Walls may be painted to match the structure or painted white. A zocalo may also be used.

Gates in fences should reflect the design of the fence. Gates may be single or double leaf, ship lap, tongue-and-groove, beaded boards, square edged boards, or multi-paneled. Fences and walls continue over the gate at a higher elevation. Gates in walls should be topped by a substantial lintel two to three feet higher than the wall.

First and Second Spanish Period fences and walls must be a minimum of five and one-half feet high. British Period fences and walls must be a least six feet high.

The most appropriate gate width is fifty inches with the smallest opening being forty-four inches.

Hardware should be made of wood, leather or iron. Iron must be painted black. Brass generally is not appropriate for St. Augustine. Modern locks must be installed flush with the gate face and painted black. Hinges are black iron and should not appear machine stamped or flimsy. Exposed nail heads must reflect the design of 18th Century hand made nails. Modern nail heads should not be visible.

Parking, Landscaping and Site Features

Do...

- Minimize disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archaeological resources.
- Survey and document areas where the terrain will be altered to determine the potential impact to important landscape features or archaeological resources.

Don't...

- Remove or radically change site features which are important in defining the overall historic character of the property so that the character is diminished.
- Introduce heavy machinery into areas where it may disturb or damage important landscape features or archaeological resources.
- Fail to survey the building site prior to the beginning of rehabilitation work which may result in damage to or destruction of important landscape features or archaeological resources.
- Construct a new site feature that is incompatible with the district or building because of its size, scale or materials.
- Install street lighting, benches, new plant materials, fencing, walkways, and paving material such as asphalt and pebble that are out of scale or are inappropriate to the historic district.
- Change the appearance of a building or site by removing historic plants, trees, fencing, walkways, outbuildings and other features before evaluating their importance.
- Add conjectural landscape features to the site such as period reproduction lamps, fences, fountains or vegetation that is historically inappropriate, thus creating a false sense of historic development.
- Create a false historic appearance because the replacement feature is based on insufficient historical, pictorial or physical documentation.
- Introduce a new landscape feature, including plant material, that is visually incompatible with the site, or that alters or destroys the historic site patterns or vistas.
- Locate any new construction of the building where important landscape features will be damaged or destroyed, such as removing a lawn and walkway and installing a parking lot.
- Place parking facilities directly adjacent to historic buildings where automobiles may cause damage to the buildings or to important landscape features.
- Introduce new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture; which destroys historic relationships on the site; or which damages or destroys important landscape features.

Pre-1821

Wells should be masonry finished with stucco. Fountains are not appropriate in spaces open to the public. Wells may have splashing water that is not visible above the lip of the well to provide interest, but should not contain visible water jets or fountains.

Masonry bench seating is appropriate within loggias.

Site features of modern design and materials (plastic, metal, vinyl and similar materials) are not appropriate in public spaces.

Floors for loggias and galleries may be either poured coquina concrete or tabby.

Appropriate paving materials are poured coquina concrete, tabby, loose coquina, crushed shells, river gravel, and brick or stone on sand. Asphalt and plain concrete are not appropriate

LIST OF ATTACHMENTS:

1. Staff photographs
2. Florida Master Site File

STAFF PHOTOGRAPHS
44 Avenida Menendez



View of redevelopment and front façade/east elevation
of new building fronting Avenida Menendez:
Coquina wall and gates proposed at east entrance

STAFF PHOTOGRAPHS
44 Avenida Menendez



View of redevelopment and front façade/east elevation
of new building fronting Avenida Menendez:
Coquina wall and gates proposed at east entrance



STAFF PHOTOGRAPHS
44 Avenida Menendez







View of redevelopment and front façade/east elevation of new building fronting Avenida Menendez: Coquina wall and gates proposed at east entrance and brick pavers in the interior courtyard

STAFF PHOTOGRAPHS
44 Avenida Menendez



View of redevelopment and front façade and north elevation of new building fronting Avenida Menendez:
Coquina wall and gates proposed at east entrance
and brick pavers in the interior courtyard





STAFF PHOTOGRAPHS
44 Avenida Menendez



View of redevelopment and north elevation of new building fronting Avenida Menendez: Brick pavers proposed on east end of interior courtyard and coquina wall and gates proposed at east entrance



STAFF PHOTOGRAPHS
44 Avenida Menendez





View of redevelopment and north elevation of new building fronting Avenida Menendez: Brick pavers proposed on east end of interior courtyard and coquina wall and gates proposed at east entrance

STAFF PHOTOGRAPHS
44 Avenida Menendez



View of redevelopment and west elevation of new building fronting Avenida Menendez:
Brick pavers proposed on east end of interior courtyard and scored coquina concrete to the west



STAFF PHOTOGRAPHS
44 Avenida Menendez

View of redevelopment and new building fronting Avenida Menendez:
Brick pavers proposed on east end of interior courtyard and scored coquina concrete to the west







STAFF PHOTOGRAPHS
44 Avenida Menendez



Espinosa-Sanchez House
c. 1702 – 1756 (First Spanish Period) and redevelopment around historic building:
Brick pavers proposed on loggia floor and east end of interior courtyard,
and scored coquina concrete to the west



STAFF PHOTOGRAPHS
44 Avenida Menendez







Espinosa-Sanchez House
c. 1702 – 1756 (First Spanish Period):
Brick pavers proposed on loggia floor
and opening on interior
where coquina stone wall was removed.
Salvaged coquina proposed to be used
on east property wall

STAFF PHOTOGRAPHS
44 Avenida Menendez





Espinosa-Sanchez House, c. 1702 – 1756 (First Spanish Period):
Brick pavers proposed on loggia floor

STAFF PHOTOGRAPHS
44 Avenida Menendez



Corner of Espinosa-Sanchez House
c. 1702 – 1756 (First Spanish Period)
and redevelopment around historic building:
Brick pavers proposed on loggia floor and
east end of interior courtyard,
and scored coquina concrete to the west



STAFF PHOTOGRAPHS
44 Avenida Menendez



Redevelopment around historic Espinosa-Sanchez House c. 1702 – 1756 (First Spanish Period) building: Brick pavers proposed on east end of interior courtyard, and scored coquina concrete to the west



STAFF PHOTOGRAPHS
44 Avenida Menendez



Redevelopment and new building
fronting Avenida Menendez:
Brick pavers proposed on east end of interior courtyard
and scored coquina concrete to the west



STAFF PHOTOGRAPHS
44 Avenida Menendez



Ticket booth on northeast corner of redevelopment fronting Avenida Menendez:
Coquina wall proposed in opening (east entrance)
Brick pavers proposed on east end of interior courtyard



STAFF PHOTOGRAPHS
44 Avenida Menendez





Existing coquina wall adjacent to ticket booth on northeast corner of redevelopment and concrete block wall to be finished in stucco to south and fronting Avenida Menendez: Coquina wall proposed in opening at east entrance.

STAFF PHOTOGRAPHS
44 Avenida Menendez



Existing coquina wall adjacent to pedestrian alley
portion of Treasury Street and Ticket booth on
northeast corner of redevelopment
fronting Avenida Menendez:
Coquina wall proposed in opening (east entrance)
Brick pavers proposed on east end
of interior courtyard



STAFF PHOTOGRAPHS
44 Avenida Menendez



Existing coquina wall with portions of brick infill with stucco finish and northeast elevations of Espinosa-Sanchez House, c. 1702 – 1756 (First Spanish Period): adjacent to pedestrian alley portion of Treasury Street



STAFF PHOTOGRAPHS
44 Avenida Menendez





Existing coquina wall with portions of brick infill with failed stucco finish and northeast elevations of Espinosa-Sanchez House, c. 1702 – 1756 (First Spanish Period): adjacent to pedestrian alley portion of Treasury Street

STAFF PHOTOGRAPHS
44 Avenida Menendez





Existing coquina wall with portions of brick infill with failed stucco finish and northeast elevations of Espinosa-Sanchez House, c. 1702 – 1756 (First Spanish Period) (left); adjacent to pedestrian alley portion of Treasury Street

STAFF PHOTOGRAPHS
44 Avenida Menendez

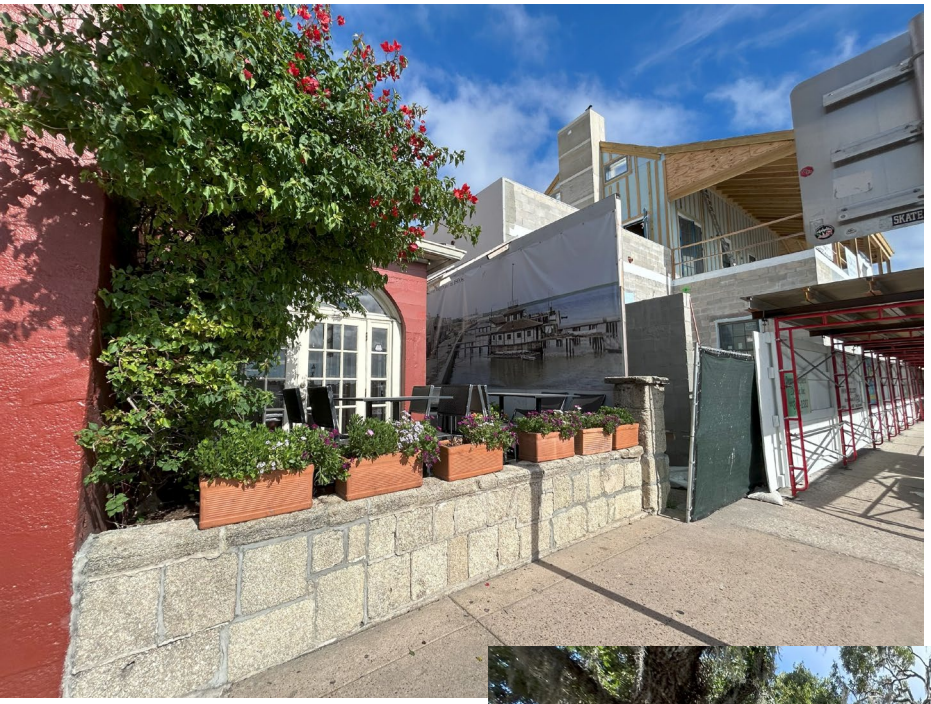






Existing coquina wall from different periods with portions of failed stucco finish; adjacent to pedestrian alley portion of Treasury Street

STAFF PHOTOGRAPHS
44 Avenida Menendez







Existing coquina walls from different periods with no stucco finish

Page 1 HISTORICAL STRUCTURES FORM Site 8 SJ 2504
(X) orginal FLORIDA MASTER SITE FILE
( ) update Recorder # _____

SITE NAME: Espinosa-Sanchez House
HISTORICAL CONTEXTS: 18th century
NAT. REGISTER CATEGORY: building / /
OTHER NAMES OR MSF NOS:
COUNTY: St. Johns OWNERSHIP TYPE: corporate
PROJECT NAME: DHR NO:
LOCATION: (Attach copy of USGS map, sketch-map of immediate area)
ADDRESS: 44 Avenida Menendez, St. Augustine, FL
VICINITY OF/ROUTE TO: At southeast corner of Treasury and Char
lotte St. intersection
SUBDIVISION: City of St. Augustine BLOCK: 5 LOT: A&B
PLAT OR OTHER MAP:
TOWNSHIP: 7S RANGE: 30E SECTION: 180
IRREGULAR SEC? __ Y __ N LAND GRANT:
USGS 7.5' MAP:
UTM: ZONE: 17 EASTING: 46900 NORTHING:3306830
COORDINATES: LATITUDE ____D ____M ____S LONGITUDE ____D ____M ____S

HISTORY
ARCHITECT:
BUILDER:
CONSTRUCTION DATE: +1756 RESTORATION DATE(S): 01/01/65
MODIFICATION DATE(S):
MOVE: DATE: / / ORIG LOCATION:
ORIGINAL USE(S): residence
PRESENT USE(S): prof. office

DESCRIPTION
STYLE: Spanish Colonial
PLAN: EXTERIOR: L-shape
INTERIOR:
NO.: STORIES: 1 OUTBLDS: PORCHES: DORMERS:
STRUCTURAL SYSTEM(S): Masonry, stone (coquina)

EXTERIOR FABRIC(S): Stucco, stone (coquina)

FOUNDATION: TYPE stone (coquina) wall
PORCHES: one-story arcaded loggia to east; one-story porch t
ROOF: TYPE gable, intersecting SURFACE wood shakes
SECONDARY STRUCS. porch, hip
CHIMNEY: NO. 1 MTLS stucco; brick LOCNS end exterior
WINDOWS: DHS 9/6; shutters; attic louvre

EXTERIOR ORNAMENT: chamfered posts; decorative doors
CONDITION: SURROUNDINGS: On street line at intersection; d
NARRATIVE (general, interior, landscape, context; 3 lines only)

ARCHAEOLOGICAL REMAINS AT THE SITE
FMSF ARCHAEOLOGICAL FORM COMPLETED? __ Y __ N (IF Y, ATTACH)
ARTIFACTS OR OTHER REMAINS

RECORDER'S EVALUATION OF SITE
AREA OF SIGNIFICANCE:

ELIGIBLE FOR NAT. REGISTRE? __Y __N __LIKELY, NEED INFO __INSF INFO
SIGNIF. AS PART OF DISTRICT? __Y __N __LIKELY, NEED INFO __INSF INFO
SIGNIFICANT AT LOCAL LEVEL? __Y __N __LIKELY, NEED INFO __INSF INFO

SUMMARY ON SIGNIFICANCE (LIMIT TO THREE LINES PROVIDED, SEE PAGE 3)

* * * DHR USE ONLY * * * * * * * * * * * * * * * * * DHR USE ONLY * * *

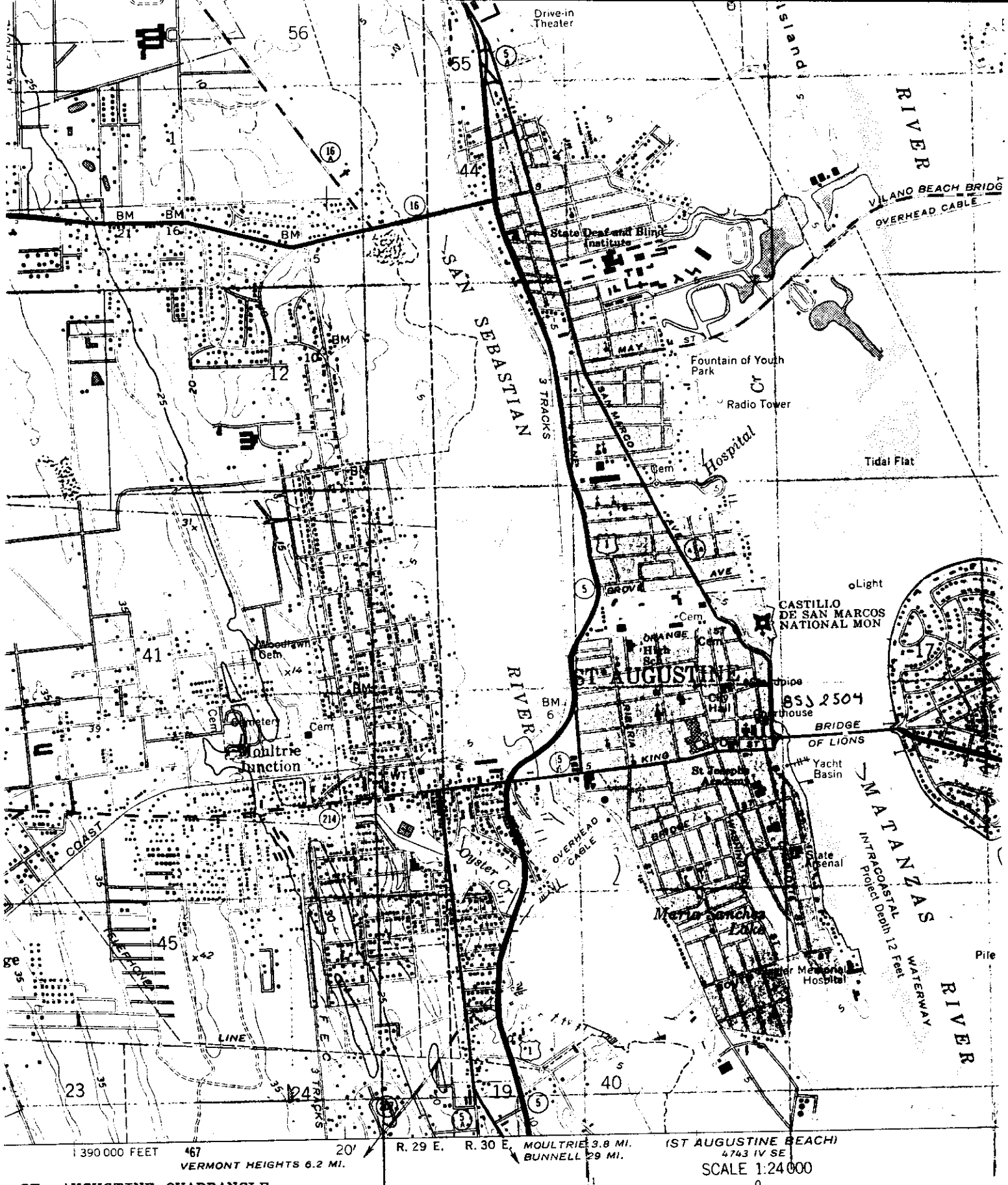
DATE LISTED ON NR: _____
KEEPER DETERMINATION OF ELIG. (DATE): -YES _____ -NO _____
SHPO EVALUATION OF ELIGIBILITY (DATE): -YES _____ -NO _____
LOCAL DETERMINATION OF ELIG. (DATE): -YES _____ -NO _____
OFFICE _____

* * * DHR USE ONLY * * * * * * * * * * * * * * * * * DHR USE ONLY * * *

RECORDER INFORMATION: NAME
DATE / / AFFILIATION

PHOTOGRAPHS (ATTACH A LABELED PRINT BIGGER THAN CONTACT SIZE)
LOCATION OF NEGITIVES:
NEGITIVE NUMBERS:

P H O T O G R A P H M A P



ST. AUGUSTINE QUADRANGLE

SCALE 1:24 000

MN GN

1° 18 MILS 0°09' 3 MILS

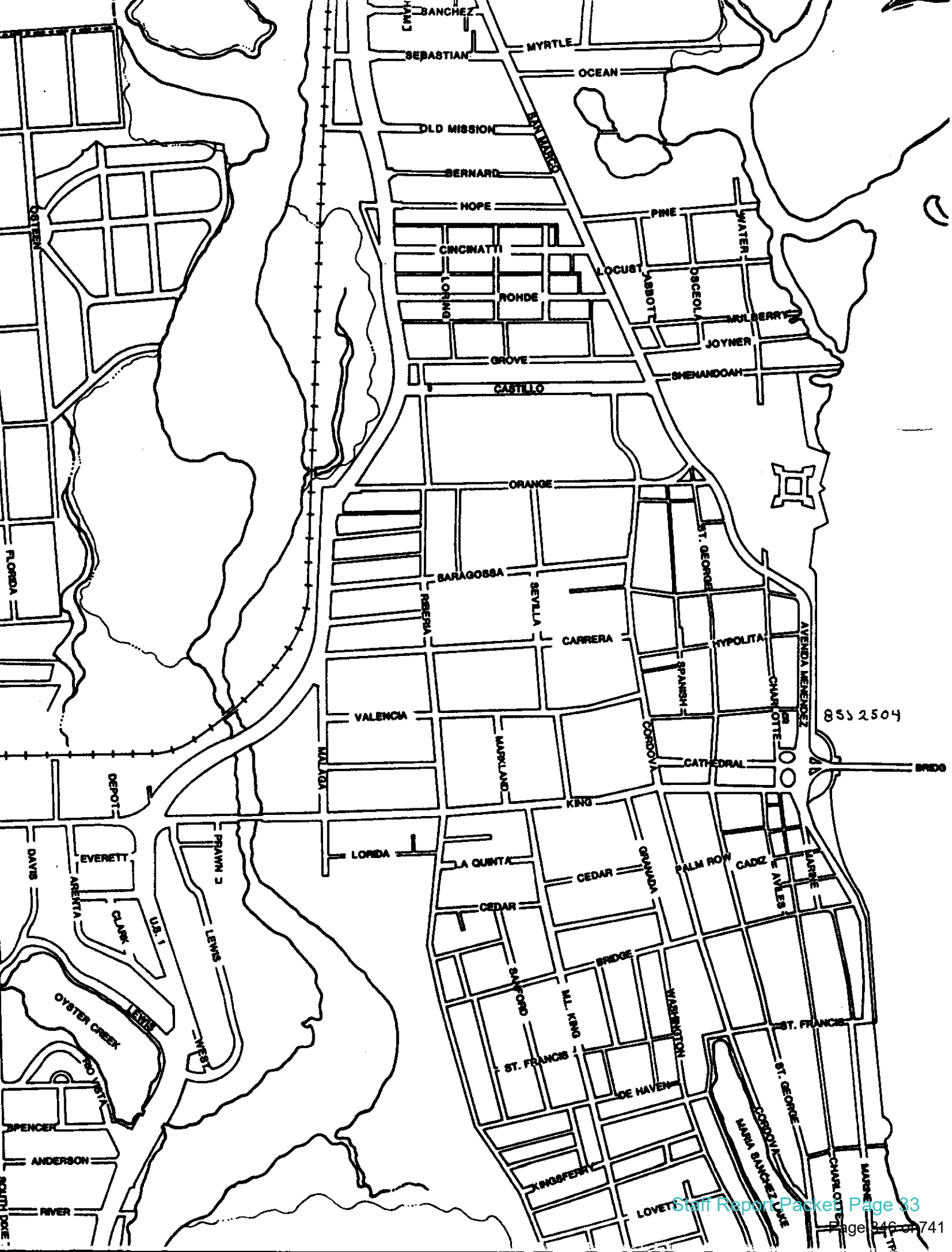
CONTOUR INTERVAL 5 FEET

DATUM IS MEAN SEA LEVEL

DEPTH CURVES AND SOUNDINGS IN FEET—DATUM IS MEAN LOW WATER

SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER

THE MEAN RANGE OF TIDE IS APPROXIMATELY 4.5 FEET


SANCHEZ
SEBASTIAN
MYRTLE
OCEAN
OLD MISSION
SAN MARCO
BERNARD
HOPE
PINE
WATER
CINCINATTI
LOCUST
ABBOTT
OSCEOLA
LORING
ROHDE
MULBERRY
JOYNER
GROVE
SHENANDOAH
CASTILLO
OSTEEN
ORANGE
ST. GEORGE
FLORIDA
SARAGOSSA
RIBERIA
SEVILLA
CARRERA
HYPOLITA
AVENIDA MENENDEZ
SPANISH
CHARLOTTE
VALENCIA
CORDOVA
CATHEDRAL
BRIDG
MALAGA
MARKLAND
DEPOT
KING
DAVIS
EVERETT
PRAWN
LORIDA
LA QUINTA
CEDAR
GRANADA
PALM ROW
CADIZ
AVILES
MARINE
ARENTA
CLARK
U.S. 1
LEWIS
CEDAR
BRIDGE
SANFORD
M.L. KING
WASHINGTON
OYSTER CREEK
LEWIS
WEST
ST. FRANCIS
ST. FRANCIS
RIO VISTA
DE HAVEN
ST. GEORGE
SPENCER
CORDOVA
MARIA SANCHEZ LAKE
ANDERSON
KINGSFERRY
CHARLOTTE
MARINE
RIVER
LOVETT
SOUTH DIXIE

8552504

IV. SIGNIFICANCE

Areas of Significance: Architecture, Commerce, Families

920==

Statement of Significance: (911==)

ARCHITECTURE

This one-story Spanish Colonial style building, the Espinosa-Sanchez House (formerly known as the Perez-Snow House), was built between 1702 and 1756 and is one of the surviving colonial structures in St. Augustine. Moreover, the building is only one of the structures that date from the First Spanish period. The coquina building is also notable for its durability over the centuries. It has undergone several major renovations from the late 18th century and has survived two major fires along the bayfront. The Espinosa-Sanchez House was restored in 1965 to its mid-18th century configuration and general appearance by the exchange (now Atlantic) Bank of St. Augustine.

As is common in colonial architecture, the house abuts the street line at the intersection of Charlotte and Treasury Streets, and one of the principal entrances is off of the loggia to the east. Unlike most First Spanish Period buildings, however, there is a main entrance directly off the street onto Charlotte Street. This door could have been added in the Second Spanish Period during extensive remodeling for commercial purposes.

The current L-Shaped configuration of the house is similar to its 18th century plan, one of the few surviving examples of the Wing Plan as defined by Manucy in The Houses of St. Augustine (p. 58). The Wing Plan "is characterized by a main structure of two or more rooms, plus a substantial wing or two which makes the plan an L, U, or H. In its better aspects, with attractive arcades or galleries around a patio, it was somewhat pretentious layout for the residence of a government official or a prominent family." Historical Research has shown that the first documented owner, and probably builder, of the house in the late First Spanish period, Don Diego de Espinosa, was part of St. Augustine's small merchantile-planter elite and was therefore capable of erecting a more ostentatious wing-plan structure which also has an arcaded loggia to the rear. Today, only the North-South rectangular section of the building is part of the original structure. The east wing, demolished sometime between 1860 and 1884, probably around 1870, was rebuilt in the early 1920's.

The four original First Spanish period arches in the loggia are the most notable features of the building. This row of round arches supports an extension of the main shingled gable roof. The pillars are neoclassic

(Over)

V. BIBLIOGRAPHY

1. Juan Jose Elicio de la Puente, "Plano . . . de la Plaza de San Agustin," January 22, 1764; Mariano de la Rocque, "Plano Particular de la Ciudad de San Agustin," April 25, 1788; East Florida Papers, Escrituras, 1784-1821; John Bostwick, et. al, "A Sub-Surface Archaeological Survey of the Northern Colonial Sity," (St. Augustine: HSAPB, 1978); Albert Manucy, The Houses of St. Augustine, 1565-1821 (St. Augustine, 1962), pp. 22-25 and 41-47.

2. Anon., "Copy of a Plan of the City of St. Augustine," 1833; 1885 and 1894 Birds-Eye Views; St. Augustine Record, April 7, 1914; July 4, 1937;

in concept with simple moldings serving as the capital. Wood chamfered posts are found in the porch along the south end of the building. Other notable features include 9/6 windows, three decarative doors, and a Spanish type chimney, built in the 1960's, attached to the east facade of the east wing. A coquina wall extends east of the north facade along Treasury Street.

The building has undergone a number of dramatic changes since the mid-18th century, most particulary in its size, configuration, fenestration, and roof line. Sometime between 1785 and 1798, a flat roof replaced the original wood frame gable roof. The second major alteration involved the addition of a coquina second floor over both wings in the late 1790's. A photograph taken around 1870 shows how the building probably looked from the late colonial through the Civil War era. The 2½ story structure was crowned by a series of dormers which were sided diagonally with word. The shuttered windows were of the 9/6 variety, and there were three doors on the Charlotte Street facade, a central doorway and two at both ends. The central doorway exhibited one of the best examples of colonial post-and-lintel frontispiece ornamentation. Two plan pilasters resting a top a coquina base flanked the door. The capitals were simple, similar to those on the stone pillars in the rear arcades and to others found on plans drawn by royal engineer Mariano de la Roque in the 1790's. Moreover, three rosettes adorned the rectangular lintel which rested on the doorway and capitals.

Shortly after this picture was taken, a new owner removed the masonry second floor and probably the east wing. As in the 18th century, a flat parapet roof replaced a gable roof. Perhaps at this time, but at least by 1884, a gabled-foor frame board and batten second floor was built over the northern half of the structure. This addition exhibited ornamentation inspired by the Carpenter Gothic Style in vogue a decade or so before. Decorative curved lintels were placed over the four window openings on Charlotte Street and lattice was installed over the windows. The frame second floor probably was destroyed in the 1887 fire that ravaged that section of the town, but the older masonry structure survived the devastation. A photograph from the mid-1890's shows the building without the partial second floor. By this time, however, the North doorway, and the two windows flanking the central doorway had been bricked-in and plastered.

The 20th century brough another series of radical changes to the building. In the process of converting the building into apartments, a shingled second floor was added over the entire masonry downstairs sometime between 1910 and 1914. A balconey boldly projected over Charlotte Street. The south and North windows were converted into doorways, and the south doorway was filled-in. History once again repleated itself as the 1914 bayfront fire destroyed the newly-completed second floor. Once more, the up-again, down-again old building was one-story in height.

The long-time proprietors of the structure, elbridge and Fanny Snow, were responsible for the next series of alterations in the early 1920's. They built the east wing, thus returning the building to its First Spanish period contiguration. And in an attempt to blend this outbuilding with the new main residence along Bay Street (Avenida Menendez), they added some Mediterranean Revival touches to the building, including barrel roof tile and casement windows.

The property was purchased by the Exchange Bank in 1963, and after archaeological investigations conducted by Dr. Hale Smith of FSU confirmed the colonial origin of the building, the bank undertook plans to restore it to its First Spanish Period appearance. The arcaded loggia was retained, double-hung 9/6 windows were installed, a new coat of stucco was added, and a chimney

was built in the east wing. Several changes were not in keeping with the character of the colonial building. Far too much of the coquina facade was left exposed, and the decorative post-and-lintel frantispiece was not restored to the Charlotte Street side. Serious consideration should be given to converting the bland border around the doorway into its former decorative grandeur.

The section of the colonial city of St. Augustine bounded on the north by Hypolita Street and on the south by Cathedral Place is today an area that combines a commercial business district, tourist attractions, and some residential units. The buildings date from colonial times to the present, with a sprinkling from each period, with no one style having a visual dominance in the area. The neighborhood has been touched by restoration efforts over the years. Some older buildings have been remodeled and some new ones have been constructed in the St. Augustine Colonial Revival style. The ambiance of the area is different than that found in the restored area just to the north. This area has narrow colonial street patterns and six colonial buildings which are scattered along five streets. But as a business district it is faced with modern problems of traffic and parking--the result being that large areas have been leveled and blacktopped for parking lots. The streetscape has been damaged by the destruction of landscaping, and the putting of backs of buildings on public display. A once-famous colonial stretch on the east side of Charlotte Street, for instance, is now mainly taken up with the backs of motels. The eastern section of this area was burned over by major fires in 1887 and 1914, leaving developments in later architectural styles in an area earlier known for its colonial ambiance. The area is bordered on the west by the Ponce de Leon Hotel (now Flagler College) and on the east by the seawall and bayfront, long a famous scenic attraction. It is part of the National Landmark District, and listed on the National Register of Historic Places.

HISTORY

This section of the walled colonial city traditionally has been one of the main commercial and hotel districts in St. Augustine since the mid-19th century. The area was first developed in the late 17th century as the colonial community expanded northward towards the newly-completed Castillo de San Marcos. The entire city was destroyed in 1702 by the invading South Carolinians, but by mid-century, the Rosario defense line had been erected along present-day Cordova Street and numerous residences had been rebuilt on all streets, particularly between Charlotte Street and the bay. By the end of the colonial period (1821), this area was one of the most densely populated in the city, and a number of buildings from the Spanish era have survived: Fornell, Sanchez, Burt, Joaneda, and Perez-Snow Houses.(1) In the Territorial period, the huge Florida House was constructed along Treasury Street between Charlotte and St. George Streets, and the Methodist Church was located immediately to the north on Charlotte Street. The post-Civil War years brought intense commercialization to St. George, Charlotte, and part of Hypolita Streets. The Magnolia Hotel on St. George Street and the County Courthouse on Charlotte Street were also constructed in the late 19th century. By this time Spanish Street had become one of several exclusive Black residential neighborhoods outside Lincolnville with its school on the Dragoon Barracks lot and its own church south of the Magnolia Hotel. The bayfront was a residential area with several boarding houses, and a bathhouse and yacht club projected into the bay from the seawall. This section of the colonial city, particularly the blocks between the bay and St. George Street, was ravaged by major fires in 1887 and 1914, and consequently it has

the lowest percentage of 19th century buildings within the old city. The older structures lie along Spanish Street and the west side of St. George Street south of Treasury Street, two areas untouched by the devastating fires.(2)

The colonial structure at 44 Avenida Menendez is best known for its long association with two prominent colonial and American period families, the Espinosa and Sanchez clans, and for its association with the Snow family 20th century St. Augustine fame. The building tradionally has been called the Perez-Snow House, but historical and architectural research indicates that a more appropriate name should be the Espinosa-Sanchez House.

The building was constructed in one of the most densely developed areas of the colonial city, i.e, the 1½ blocks south of the Plaza on Charlotte Street. The first documented owner, and probable builder, of the original one-story, L-shape house was Don Diego de Espinosa, one of the colonial's most prominent planter-ranchers in the late First Spanish Period. Espinosa was largely responsible for the development of Diego Plains (Palm valley area) and the construction there of Fort San Diego. After his death in 1756, his daughter, Josefa de la Encarnacion Espinosa, inherited the property was transferred to Jesse Fish when England gained possession of Florida in 1763-64, and at some point in the twenty-one year British rule, Fish leased the coquina house to unknown parties.(4)

Parez died in Havana in the 1770's, and when his widow returned to her hometown after Spain regained Florida in 1784, she proceeded to buy her former property. On March 17, 1785, she bought the house and lot from Jesse Fish for 200 pesos, the same price which Fish officially charged Perez in 1764 for taking custody of the house. Two interesting details surface in the deed. The coquina house had a wood frame roof ("Cubierta de madera"), and the alley to the north, now known as Treasury Street, was called "Paniagua" or "Bread and water."(5)

Josefa was one of the highly respected women in St. Augustine before her death in 1797. She was the widow and daughter of prominent residents in the old days and currently the benefactor of her St. Augustine-born nephews, Nicolas, Bernardino, and Jose Sanchez. The Sanchez boys, then all in their early twenties, were the sons of Antonia Espinosa, another daughter of Diego, and Jose Sanchez de Ortigosa, and were the nephews of East Florida's most influential and prominent resident in the Second Spanish period, don Francisco Xavier Sanchez. It is interesting to note that Bernardino and Jose were also the brothers-in-law to their uncle for having married the sisters of his wife, Maria del Carmen Hill. All three of the Sanchez boys became influential in their own right by retaining and consolidating Espinosa-Sanchez family land in the Diego Plains area and by venturing into large-scale mercantile activities. Moreover, Bernardino served as public interpreter in the early 19th century.(6)

Apprantly the Espinosa-Sanchez house at the corner of Treasury and Charlotte Streets was not the family homestead, but was used as rental property. The 1788 Rocque map lists Bernardino Sanchez as owner of the now flat roofed, L-shape building who was leasing the house to Juan Jose del Toro.(7) In December 1798, forteen months after the death of Josefa at about the age of 70, Jose Sanchez and Francisco Xavier Miranda, a nephew by marriage, sold the family estate to their uncle, Francisco Xavier Sanchez.(8) Sanchez, always the entrepreneur, bought the "deteriorated, flat-roofed house," rebuilt it, and

added a coquina second story with a shingled gable roof. It is likely that Sanchez added the decorative post-and-lintel frontispiece. On September 5, 1799, he sold the renovated, enlarged structure for 1714 pesos to the Mercantile firm of Miranda & Co., owned by his nephews, Jose and Bernardino and their brother-in-law, Francisco Xavier Miranda. The Company purchased the building as its warehouse, and presumably it served in that capacity until the death of the principals disbanded the firm in the last decade of colonial rule.(9) On one occasion, in 1814, we know that one of Miranda's relatives, Juan Rajo, was living in the warehouse.(10)

In 1816 and 1818, Christina Hill, the widow of Jose Sanchez, bought the other two-thirds interest in the house from the other widows.(11)

The 1834 Clements Map of St. Augustine lists this as the property of the heirs of Joseph Sanchez. It remained in the Sanchez family until after the Civil War.

Daniel Edgar, a wealthy New Yorker began acquiring property in this area in 1869 with a view towards building a winter residence on the bayfront. In putting together a large lot, he purchased from many different owners. During the Civil War some of the land had been acquired in tax sales by B.E. Carr, a prominent local merchant and founder of the Magnolia Hotel, and by John Hay, private Secretary to President Abraham Lincoln (and later Secretary of State under Theodore Roosevelt). Edgar acquired their interests in 1869. That same year he acquired another part of the property from Venancio Sanchez and his son W.J. Sanchez. Venancio was leading 19th Century Merchant who served as Mayor of the city after the Civil War, and was later Spanish Consul at St. Augustine. W.J. Sanchez was a hotel owner and a banker who developed in North City Subdivision that bears his name.(12)

In 1873 Edgar bought at public auction on the courthouse steps the real estate belonging to the Estate of Christina Hill Sanchez including this old colonial building.(13)

Having thus put together a fairly large piece of land, he proceeded to have built a large Second Empire style home with a mansard roof and widows walk on the top, overlooking the bayfront. The work was done by St. Augustine's leading builder of the time, Capt. Thomas House, who also built the Sunnyside House and the Lorillard Villa.(14)

As the bayfront house went up, the Colonial building on the Charlotte Street side of the lot came down - from 2½ stories to 1. It was used as coal, wood and storage shed while the Edgars owned the property. The Edgar House was considered one of the finest in St. Augusitne. An 1885 directory noted:

> "Of late there is a new city springing up consisting of private of modern architecture, among which may be mentioned the ornate villas of Franklin W. Smith, Kingsland, Lorillard, Edgar, Howard, Alexander, Wilson and others. The social atmosphere surrounding St. Augustine is more like that of Newport than any wateringplace in the South, and as a fashionable resort it will continue to increase in population and importance."(15)

The 1887 fire brought great destruction of this part of town. The Carr House, just to the south, was destroyed, but the Edgar House was spared.

In 1893 the Tatler, the society newspaper of the Flagler era, noted:

"This delightful house has been one of the landmarks of this city for many years, its owner endeaving herself to a large circle of acquaintances by her many charities and graciousness."(16)

In 1894 it was reported:

"Mrs. Edgar, owner of the handsome cottage on the Bay, corner of Treasury Street, arrived at her residence early this month. Mrs. Edgar has many friends here, is interested in the work of Trinity Parish, contributing largely to it. Mrs. Edgar spent last winter in the South Carolinas and will be heartly welcomed this season."(17)

In 1898 it was noted:

"Mrs. Edgar whose home on the Bay is one of the most elegant in the city, is now en residence. Mr. Dan Edgar, her son, is also here spending a great deal of time at the Yacht Club, where he is an honored member."(18)

That same year an article describing "Cottage Life in St. Augutine" reported:

"There are a number of more modern houses that . . . antedate the great hotels by some years, and that were built and occupied by their first owners, and held in veneration for the past decade, their occupants forming a charming social circle, and interesting themselves in the quaint old town. Among these is the Edgar Home, on the Bay, stately and dignified, and the winter home of Mrs. Edgar and her sons."(19)

In 1905 the Edgar estate sold the property to Eliza Joseph. Mrs. Joseph was a partner in H.W. Davis & Co., which operated a clothing and Men's Furnishings store in the Cordova Hotel building. Her husband Bernhard Joseph was a retired merchant tailor with the firm of Joseph & Meyerson.(20) According to an 1885 directory:

"The members of the above firm are both natives of Germany. Mr. Joseph came to this country in 1863, and Mr. Meyerson in 1869 . . . Messrs. Joseph & Meyerson began business in December, 1883, as merchant tailors and dealers in gents' furnishing and fancy goods, millinery, etc. They have a fine store desirable located in the St. Augustine Hotel building, facing the plaza. A stock of goods is carried of the value of $6000, and a large and prosperous business is enjoyed."(21)

The Josephs occupied the Edgar House on the Bayfront and some time after 1910 they enlarged the colonial building on Charlotte Street by adding a shingled second story with a balcony, which they rented out as apartments. Both the bayfront house and the apartments were casualties of the disastrous fire that swept the area in April 1914. The St. Augustine Evening Record reported:

"The Joseph house on Bay Street, a palatial residence and a familiar landmark, went down in the seething mass."

The list of fire losses included:

"B. Joseph, beautiful home on the Bay and flats on Charlotte Street, loss thirty thousand dollars; insurance fifteen thousand."

In 1887 the house to the south had been destroyed, and this one spared. In 1914 the situation was reversed. The newspaper reported:

"The fire was checked on the east by the Waters of the bay, and on the south it was stopped in the spacious grounds surrounding the Joseph home."

The front page of the paper printed a message of appreciation:

"Mr. and Mrs. B. Joseph and family wish to extend their sincerest thanks and appreciation to all those who have been so thoughtful and so hospitable to them since their loss of their home in Thursday's fire. The many deeds of kindness and friendship are deeply appreciated."(22)

A photograph taken after the fire shows the bayfront home completely leveled, and the colonial building behind it gutted, with only the coquina walls of the first story still standing.

The choice lot was soon rebuilt upon. By 1917 a two story Mediterranean Revival style dwelling, typical of the Florida Boom period, was erected on the site of the Edgar House. The remains of the colonial building to the rear were remodeled to serve as a garage for the house. By 1924 the two buildings were connected by a 1 story passageway, and by 1930 the south half of the garage was remodeled for residential purposes.(23)

Mrs. Joseph sold part of her property in 1916 to Theodore V. Pomar, comptroller of the Florida East Coast Railway, and the rest in 1921 to Clarence S. Coe.(24)

In 1922 and 1923 both the Coe and Pomar properties were acquired by Elbridge Gerry Snow, a winter resident. His widow occupied the house for many years after his death(25)

After Mrs. Snow's death, the property was sold in 1963 by her son, Arthur Marsh, to the Exchange Bank of St. Augustine. Another son, Sterling Marsh, was president of the Bank, and had formerly resided in the house.(26)

The St. Augustine Record reported:

"Progress and preservation don't always go hand in hand, but when the Exchange Bank of St. Augustine recently acquired the Snow property on Bay Street, it took the first step in an expansion plan that will encompass both.

"This historic area, once the winter home of Elbridge Gerry Snow, extends from the present Drysdale property on Bay Street to Treasury Street, from Bag through to Charlotte Street, and lies directly across from the bank's present parking lot.

"Clearing and landscaping the area will begin immediately to provide an additional parking facility for the bank's customers, room for future expansion, and to give a handy two-way passage between the bank and Bay Street.

For preservation, however, one building will be left standing. Located at the corner of Charlotte and Treasury Streets and not familiar to many but the old-timers, is a building whose history can be traced back to 1764, the Perez-Sanchez House. This building will be restored to its original condition as a part of St. Augustine's

over-all Restoration Program."(27)

Archeological investigations were carried on at the site, followed by restoration efforts. When the project was complete, the newspaper reported:

> The focal attraction is the restored Perez-Sanchez House at the corner of Treasury and Charlotte Street in the old Spanish area of St. Augustine. The house dates back to at least 1764 and is considered one of the best examples still in existence of a St. Augustine house of the First Spanish Period.
>
> "Only the stone walls and archways and tabby floors marked the original building when the Exchange Bank started the restoration project.
>
> "Now the building has been restored to its original magnificent lines of the First Spanish Period. As one walks through the beautifully restored archways which marked the rear L-Shaped loggia of the original home, a door is opened into a modern world of today. The restored house is the business quarters of Edmiston and McGhin, certified public accountants.
>
> "In contrast to the restored beauty of the exterior of the building, the interior offers the type of office space found in modern business buildings. Attractive wood paneling covers the interior walls throughout the airconditioned building. The separate offices of A.J. McGhin, Jr. and W.C. Edmiston, Jr. are furnished in good taste. At the end of the L-Shaped hallway there is an atrractive conference room and library dominated by a restored fire place which existed in the original building.
>
> "The Exchange Bank's project is an outstanding examples of how provate interest can help advance the restoration program by blending history with business. The restored structure remains on the city and county tax rolls."(28)

February 5, 1950; May 14, 1950; Sanborn Fire Insurance Map, 1884-1958; St. Augustine City Directory, 1885, 1899, 1904.

3. East Florida Papers, Testamentary Proceedings, Bundle 301, doc. 16, folio 35; Puente, "Plano . . . de San Agustin," no. 205; Espinosa and Sanchez family files, SAHS; Homeowners File, HSAPB.
4. Archivo General de Indias, Papeles Procedentes de Cuba, Legajo 372 (Feb. 10, 1772), no. 293; EFP, Testamentary Proceedings, Reel 5 (old system), case no. 14.
5. EFP, Escrituras, Bundle 366, fol. 184; Testamentary proceedings, Reel 5 (old system), case no. 27.
6. Sanchez and Espinosa family files, SAHS.
7. Rocque, "Plano Particular. . . de San Agustin," no. 127.
8. EFP, Escrituras, Bundle 371, fol. 339.
9. Ibid., Bundle 372, fol. 100.
10. Ibid., Bundle 379, fol. 286.
11. Ibid., Bundle 314, doc. 3, fol. 37; Bundle 380, fol. 434; Bundle 382, doc. 7, fol. 673.
12. St. Johns County Records, Deed Book R, pp. 650, 652, 655, 660, 665. Thomas Graham The Awakening of St. Augustine (St. Augustine, 1968), pp. 31, 59, 267. St. Augustine city Directories, 1885, 1904, 1911-12, 1924-5.
13. St. Augustine Record, Sunday, July 4, 1937; Deed Book V, p. 66.
14. Webb's Florida (1885), p. 201.
15. Ibid., p. 195.

16. Tatler, Jan. 21, 1893, p.9.
17. Ibid., Jan. 13, 1894, p. 8.
18. Ibid., Jan. 27, 1898, p. 15.
19. Ibid., March 19, 1898, p. 2.
20. Deed Book 8, p. 504; St. Augustine City Directory 1907-8.
21. Webb's Florida (1775) p. 198.
22. St. Augustine Evening Record, Tuesday April 7, 1914, pp. 1 & 9.
23. Sanborn Fire Insurance Maps of St. Augustine, 1917, 1924, 1930.
24. Deed Book 40, p. 147; Book 44, p. 493.
25. Deed Book 45, pp. 177 & 251. St. Augustine City Directories 1924-1962.
26. Official Records Book 42, pp. 617 & 621. City Directories, 1949, 1962.
27. St. Augustine Record June 16, 1963.
28. Ibid., April 17, 1965.

ADDENDUM:

Further information about the building at 44 Avenida Menendez, its owners and occupants, can be found in the following reports in the St. Augustine Weekly Record:

May 29, 1903, p. 3 - Armenian artist pursues Miss Edgar and winds up in insane asylum.

May 12, 1904, p. 8 - Miss Julia Lorillard Edgar will wed Richard H. Williams, Jr.

And in the St. Augustine Record:

Nov. 4, 1907, p. 5 - Death of Mrs. Daniel Edgar.

Jan. 16, 1911, p. 4 - B. Joseph adding second story to 44 Avenida Menendez.

April 2-3, 1914 - Great fire in St. Augustine destroys Joseph house and others.

Jan 12, 1916, p. 1 - Joseph House ruins being torn down.

Jan. 13, 1916, p. 1 - Plans for new Joseph house.

July 7, 1916, p. 1 - Ruins of 1914 fire used by movie makers to depict European war scenes.

Aug. 11, 1916, p. 1 - Foundations being laid for new Joseph house.

Oct. 13, 1921, p. 6 - Col. C. S. Coe sells 44 Avenida Menendez to E. G. Snow. Also p. 4.

March 2, 1922, p. 4 - Coe returns to St. Augustine after serving as Miami City Manager.

April 4, 1922, p. 7 - Coe will develop subdivision at Eau Gallie - biographical sketch.

Nov. 28, 1921, p. 4 - Mrs. Marsh weds E. G. Snow.

Jan. 20, 1922, p. 1 - Elbridge Gerry Snow, president of Home Insurance Co. - biographical sketch.

Jan. 17, 1926, Section 3, p. 4 - Mrs. Snow's garden described in detail.

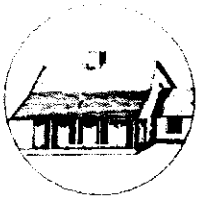
May 13, 1946, p. 3 - Architect Frank E. Cleveland of Boston studies Snow House.

And in the St. Johns County Herald:

July 30, 1915, p. 7 - B. Joseph dies at summer home in Maine.

Page 1

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 4.0 1/07

Site #8 SJ02504
Field Date 5-4-2016
Form Date 5-4-2016
Recorder # _____

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) Espinosa-Sanchez House — Multiple Listing (DHR only) _____
Survey Project Name Inv. of Structures within the St. Augustine NRHD — 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

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	110		Charlotte	Street	

Cross Streets (nearest / between) _____
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 1956 — Plat or Other Map _____
City / Town (within 3 miles) St. Augustine — In City Limits? ☒yes ☐no ☐unknown — County St. Johns
Township 7S — Range 30E — Section 18 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 1971600000 — Landgrant _____
Subdivision Name _____ — 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: 1756 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Cabin) — From (year): _____ — To (year): _____
Current Use Dentist/Medical/Professional office — From (year): _____ — To (year): _____
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown — Date: _____ — Original address _____
Alterations: ☒yes ☐no ☐unknown — Date: _____ — Nature 1/1/65
Additions: ☐yes ☐no ☒unknown — Date: _____ — Nature _____
Architect (last name first): _____ — Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Spanish Colonial — Exterior Plan L-shaped — Number of Stories 1
Exterior Fabric(s) 1. Stucco — 2. Coquina block — 3. _____
Roof Type(s) 1. Gable — 2. _____ — 3. intersecting
Roof Material(s) 1. Wood shingles — 2. _____ — 3. wood shakes
Roof secondary strucs. (dormers etc.) 1. _____ — 2. _____
Windows (types, materials, etc.) single wood DHS 9/6 with wood lintels and sills; shutters; attic louvre
Distinguishing Architectural Features (exterior or interior ornaments) decorative doors; arched loggia
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) _____

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info — Date _____ Init. _____ KEEPER – Determined eligible: ☐yes ☐no — Date _____ NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

HISTORICAL STRUCTURE FORM

Site #8 SJ02504

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Stucco 2. brick
Structural System(s): 1. Masonry - General 2. Coquina block 3. _____
Foundation Type(s): 1. Continuous 2. wall
Foundation Material(s): 1. _____ 2. coquina
Main Entrance (stylistic details) paired 6/panel door inset into coquina on Charlotte Street and single wood panel door with multi-lights under loggia
Porch Descriptions (types, locations, roof types, etc.) one-story arcaded loggia to east

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource See previous form for additional history

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check 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) _____
Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) _____

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐yes ☒no ☐insufficient information
Appears 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) Retains integrity and would contribute to a 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. _____ 3. _____ 5. _____
2. _____ 4. _____ 6. _____

DOCUMENTATION

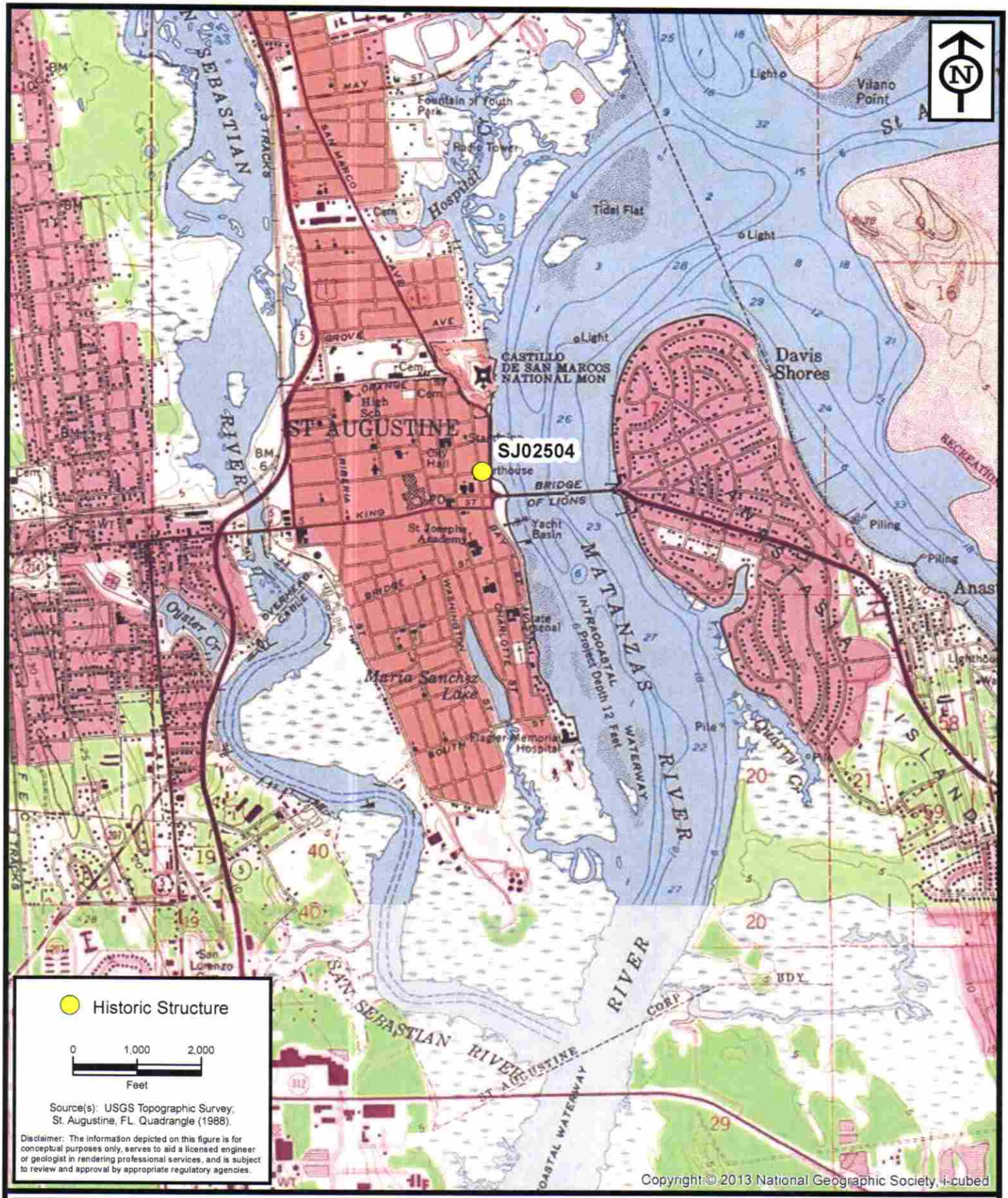
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Patricia Davenport Affiliation Environmental Services, Inc.
Recorder Contact Information 7220 Financial Way Ste. 100 Jacksonville, FL 32256 904-470-2200, pdavenport@esinc.cc
(address / phone / fax / e-mail)

Required Attachments

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED
❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
❸ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE
If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



ENVIRONMENTAL SERVICES, INC.
7220 Financial Way, Suite 100
Jacksonville, Florida 32256
(904) 470-2200
(904) 470-2112 Fax
www.environmentalservicesinc.com

Project Location - SJ02504

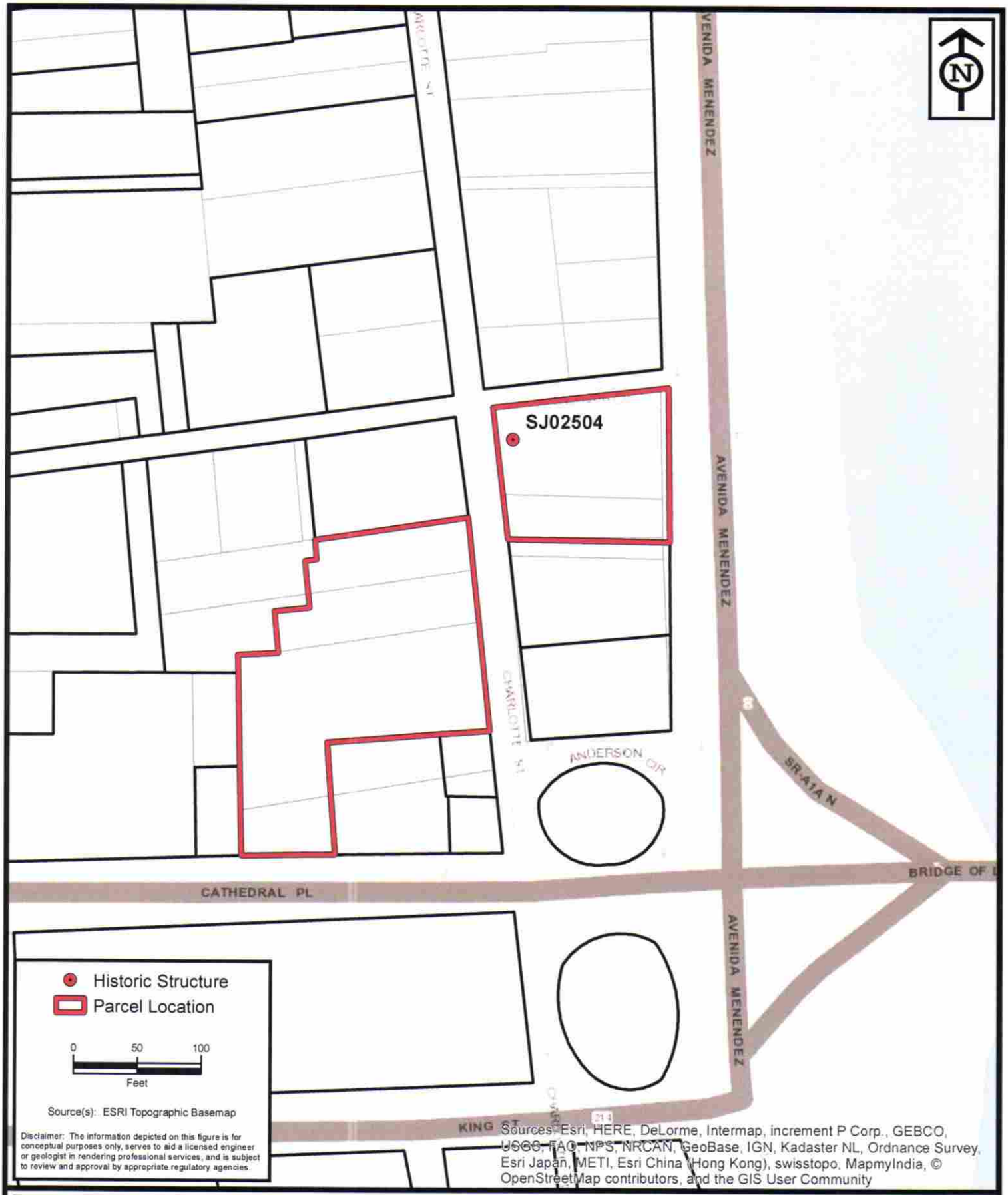
City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

Project:	AJ15441.00
Date:	May 2016
Drawn By:	AVL
Checked By:	JRN
Approved By:	PD
Figure:	1

Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ02504\Location.mxd Date: 1/29/2016 12:14:37 PM

SJ02504



ENVIRONMENTAL SERVICES, INC.
7220 Financial Way, Suite 100
Jacksonville, Florida 32256
(904) 470-2200
(904) 470-2112 Fax
www.environmentalservicesinc.com

Parcel Location - SJ02504

City of St. Augustine Historic Structure Survey

St. Johns County, Florida

Project:	AJ15441.00
Date:	May 2016
Drawn By:	AVL
Checked By:	JRN
Approved By:	PD
Figure:	2

Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ02504\Parcel.mxd Date: 2/1/2016 9:51:45 AM

SJ02504




ilton
ONE
WAY

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Appropriateness

Case Number: HP2024-0029 **Meeting Date: Thursday, June 20, 2024**

1. NAME OF APPLICANT: Christopher Clarke
   Business (if applicable):
   Address: 142 King Street Suite A
   City: St Augustine State: FL Zip Code: 32084
   Daytime Telephone: 9042176429 E-Mail Address: christopherclarke802@gmail.com

2. NAME OF PROPERTY OWNER: 44 Avenida Menenedez, LLC
   Business (if applicable):
   Address: 142 King Street Suite A
   City: St Augustine State: FL Zip Code: 32084
   Daytime Telephone: 9042176429 E-Mail Address: christopherclarke802@gmail.com

3. PROJECT LOCATION: 44 AVENIDA MENENDEZ, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: CITY OF ST AUGUSTINE LOTS A & B OF RE-SUB OF LOT 1 BLK 5 OR4005/1206

5. SCOPE OF WORK: To modify previously approved Certificate of Appropriateness application PL2021-0121 by utilizing a different interior courtyard surface material and design and exposed coquina for the north property wall instead of block and stucco.

Information attached by applicant includes:

- Application Agreement
- Existing Photographs
- Summary of proposed revisions
- Plans and renderings
- Details on proposed brick pavers

Received 05/21/2024
Planning and Building Department

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: 44 Avenida Menendez St Augustine, FL 32084

Applicant's Name: Christopher Clarke Register Applicant's Signature: _____

Owner's Name: 44 Avenida Menendez LLC 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.

Certificate of Appropriateness

Sufficiency Checklist

Case Number HP2024-0029

44 AVENIDA MENENDEZ, Saint Augustine, FL, 32084

Checklist Item	Checklist Item Description	Status	Comments
FENCES/WALLS/GATES - Drawing of proposed fence/wall/gate	Drawing of proposed fence/wall/gate showing material, finish, height, spacing distance, shapes, patterns, hardware, construction section	Need	The conceptual elevation is lacking detail. Please provide clarification on the portion of the front wall with the proposed use of salvaged coquina stone and the related gate design: will the coquina portion no longer incorporate the openings proposed on either side of the gate (that were going to be in the concrete block with stucco version)? The previously approved elevation drawing can be used with the areas clearly marked where the use of the different materials will be located, if the design or scale of the approved wall will change with the proposed coquina material used instead, and how the double gate will look in the closed position of the opening with the coquina material. Dimensions should be noted on the elevation.
PARKING, LANDSCAPE OR OTHER SITE FEATURE - Details of proposed features	Details of proposed features including material, finish, height, spacing, shapes, patterns, hardware, construction details such as a section drawing	Need	1. For the proposed bricks to be used in areas of the interior courtyard and adjacent to the historic existing building, please indicate if the brick proposed is salvaged brick pavers or provide manufacturer specifications for the brick. Clarification is needed to determine the type of brick proposed, that it is a true clay brick, and the color proposed: "stamped brick" is referred to in areas of the submitted written narrative and "City of St. Augustine brick" is referred to on the plans, with a photo that is not clear in resolution. 2. Please confirm that the proposed areas shown to be finished with coquina concrete will be changed so they will not have the tabby concrete accent banding.

Other Details Necessary for Review

N/A

May 17, 2024

City of St. Augustine Building Department
99 King St
St. Augustine, FL 32084

To Whom It May Concern,

I am writing to submit our application for the proposed project at 44 Avenida Menendez, St. Augustine, Florida. This project aims to modify a previously issued Certificate of Appropriateness, HARB Meeting 11/18/2021 to ensure continued compliance with the Architectural Guidelines for Historic Preservation established by the City of St. Augustine.

The scope of this project includes changing the surface material used in the interior courtyard space to Stamped Clay Brick and Coquina Concrete, as well as modifying the northern portion of the front wall from a concrete block with stucco finish to natural coquina salvaged from the site during the construction process. These modifications are designed to enhance the historical and architectural integrity of the property while ensuring it remains a functional and valuable asset to the community.

We have carefully reviewed and adhered to the guidelines set forth in the "Architectural Guidelines for Historic Preservation" prepared by the Planning and Building Department. Our submission includes detailed plans, elevations, and material specifications that align with both the Secretary of the Interior's Standards for Rehabilitation and the local standards specific to St. Augustine's unique architectural landscape.

Enclosed with this letter, you will find the following documents:

A comprehensive project description.

Historical Context.

Relevant Previously Approved Plans

Detailed site plans, and elevations.

Material, method specifications, photographs and samples of proposed materials and colors.

We believe this project will not only preserve a significant piece of St. Augustine's history but also enhance the community's cultural and architectural landscape. We are committed to ensuring that all aspects of this project comply with the established preservation guidelines and respectfully request your approval to proceed.

Please feel free to contact me at 904-829-5578 or christopherclarke802@gmail.com if you require any additional information or have any questions regarding our submission.

Thank you for your consideration.

Sincerely,



Christopher Clarke
44 Avenida Menendez, LLC

Project Description for 44 Avenida Menendez, St. Augustine, FL

Overview: The project at 44 Avenida Menendez, St. Augustine, Florida, involves modifications to enhance the historical integrity and functionality of the property while preserving its architectural heritage. This submission seeks approval for changes to the previously issued Certificate of Appropriateness.

Scope of Work: The project includes two main modifications:

Interior Courtyard Surface Material: The existing surface material in the interior courtyard will be replaced with Stamped Clay Brick and Coquina Concrete. The Coquina Concrete will be specifically used in the upper paved area adjacent to the historic Espinosa Sanchez house as well as the new structure for The Saint restaurant. The Clay Brick will be used in the entry area coming off the east-facing gate from Avenida Menendez it will mimic the same style of pavers seen on Treasury St. to the North. These materials have been selected for their historical accuracy and durability, ensuring the courtyard remains in harmony with the property's historical context as well as the adjacent properties in the immediate area.

Northern Front Wall Modification: The northern portion of the front wall will be changed from a concrete block with stucco finish to natural coquina salvaged from the interior wall in the Espinosa Sanchez house. This coquina wall will extend from the northeast corner of the new structure on Avenida Menendez and tie into the current coquina wall coming off the southeast corner of the existing trolley booth. This modification aims to blend the new construction seamlessly with the existing historical wall along the northern perimeter, the wall to the south around the Harry's courtyard, and the exposed coquina foundation that is preserved and displayed at the Hilton Bayfront to the north of the property. Utilizing the salvaged coquina elsewhere in the project preserves the historic nature of the property.

Historical Context: 44 Avenida Menendez is located in the heart of St. Augustine's historic district, an area known for its rich architectural heritage and cultural significance. The property embodies the historical essence of St. Augustine, with features and construction methods that reflect the city's colonial past. Notably, the Espinosa Sanchez house is one of the few remaining First Period coquina structures left in the city. Finding a use for the salvaged coquina was a catalyst for trying to find a place for it to remain on the site, and the wall seemed to be the most appropriate place to display that. The proposed modifications are designed to respect and preserve this heritage while making necessary updates for contemporary use.

Objectives:

Preservation: Maintain and enhance the historical authenticity of the property.

Aesthetic Integration: Ensure new materials and modifications blend seamlessly with existing historical structures.

Durability and Functionality: Use materials that provide long-term durability and functionality without compromising historical accuracy.

Community Value: Enhance the property's value as a historical landmark and functional space within the community.

Compliance: The project adheres to the "Architectural Guidelines for Historic Preservation" prepared by the Planning and Building Department of the City of St. Augustine. All proposed modifications are in line with the Secretary of the Interior’s Standards for Rehabilitation and the specific local standards that protect St. Augustine’s unique architectural character.

Conclusion: This project is a crucial step in preserving the historical and architectural integrity of 44 Avenida Menendez. By carefully selecting historically appropriate materials and methods, the modifications will enhance the property's aesthetic and functional value while contributing to the overall preservation efforts within the historic district of St. Augustine.

Historical Context for 44 Avenida Menendez

Espinosa-Sanchez House, First Spanish Colonial Period, Built 1702-1756

The Espinosa-Sanchez House is one of the few Spanish Colonial buildings remaining in St. Augustine and among a smaller group from the First Spanish Period. Constructed between 1702 and 1756, this structure has a rich history marked by resilience and adaptation, having suffered two significant fires and undergone numerous major alterations over the centuries.

The first documented property owner, and possible builder, Diego de Espinosa, was a member of the mercantile-planter class. This background explains the building's considerable size and its potential use for commercial purposes. Characteristic of the Spanish site planning, the house features a street-front orientation and a distinctive building form that includes a main block-and-wing extension designed with an arcaded loggia. These elements are original to the building and reflect the architectural styles and urban planning principles of the Spanish Colonial era.

In 1965, a comprehensive restoration of the Espinosa-Sanchez House was undertaken. This restoration was informed by detailed analysis of the building fabric and archaeological evidence, allowing for an accurate understanding of the original building form and the patterns of its openings. The restoration aimed to preserve the building's historical integrity while providing insights into its original construction and use.

Finding a use for the salvaged coquina was a catalyst for trying to find a place for it to remain on the site, and the wall seemed to be the best place to display that. The natural coquina for the front wall was salvaged from the interior wall in the Espinosa Sanchez house and will be utilized elsewhere in the project to preserve the historic nature of the property. The coquina wall will extend from the northeast corner of the new structure on Avenida Menendez and tie into the current coquina wall coming off the southeast corner of the existing trolley booth.

Treasury Street

Treasury Street, located to the north of the site, uses the stamped brick pavers similar to those proposed in the project. Treasury Street may be the narrowest street in the United States, and the lane is skinny by design. Treasury Street connects Bay Street on the waterfront with what used to be the Royal Spanish Treasury. Local legend says the street was built just wide enough for two men to carry a chest of gold to and from ships docked on the bay, but not wide enough for a horse-drawn carriage to squeeze through and ride off with the money. In the former Spanish port, piracy was a serious concern, especially in the walk between the bank and the bay.

Remnant of the Rodriquez Arsian House

To the north of the site lies the foundation of the Rodriquez Arsian House, made from the same coquina planned for use in the new wall at 44 Avenida Menendez. These low stone walls are the remnants of a building constructed during the First Spanish Period (1513-1763) from native coquina rock. The house belonged to Antonio Rodriquez Arsian, a soldier whose family lived in St. Augustine for several generations. When Britain took over Florida in 1763,

Arsian and his family moved to Campeche, Mexico. When Spain reacquired Florida in 1784, Arsian's heirs attempted to reclaim the house. The house then belonged to King Charles III of Spain in 1788 and was later occupied by John Leslie of the firm of Panton, Leslie and Co., which dominated the Indian trade in the southeast during the Second Spanish Period. In 1790, the house became the property of the Arsian heirs, who sold it to Francisco Xavier Miranda. In 1887, Dr. John Vedder, a local dentist and taxidermist, leased the house and transformed it into a curiosity museum and menagerie. Vedder's Museum was a popular tourist attraction but a local nuisance. Following Vedder's death in 1899, the St. Augustine Historical Society bought the building and most of Vedder's collection. The Society used the building as their headquarters until it was destroyed by a fire in 1914.

Carr House at 46 Avenida Menendez

Located to the south of the site at 46 Avenida Menendez, the Carr House, now home to Harry's Restaurant, has a rich history. Originally built of tabby during the First Spanish Period, this private residence was owned by Señorita Juana Navarro. Juana later married Señor Salvador Francisco de Porras, and together they had nine children, including Catalina.

In 1764, at just 11 years old, Catalina and her family were forced to evacuate their home when Florida became an English colony after nearly 200 years of Spanish rule. British soldiers moved into the vacated homes, and the de Porras house was claimed by Walton & Company of New York. Twenty years later, in 1784, East Florida returned to Spanish rule, and Catalina, her new husband, and her widowed mother returned from Cuba to reclaim their estate. Despite the neglect and disrepair of many homes in St. Augustine, Catalina and her family managed to save their family home from ruin through persistence and intervention.

The beautiful bayfront home was destroyed by fire in 1887, along with many other buildings along Avenida Menendez and the plaza. It was immediately rebuilt to its original beauty, this time with poured concrete instead of tabby, by Buroughs E. Carr, who also started a general store next to the home using sketches done in 1840. The coquina wall bordering the southern courtyard of the Carr House is the same style that we hope to replicate with the wall of the new building.

W.I. Drysdale, famous for the St. Augustine alligator farm and a descendant of John Drysdale, lived at 46 Avenida Menendez until 1976 when he sold the family home to Puerta Verde Restaurant. The building later became Chart House Restaurant, then Catalina's Garden (named after Catalina de Porras), and as of the late 1990s, Harry's Seafood Bar and Grille, which still stands today.

Site Pictures Including Tick booth with wall the new coquina wall will abut too as well as similar features with the courtyard wall at 46 Avenida Menendez “Harry’s” and 40 Avenida Menendez “Bayfront Hilton”.













Received 05/21/2024
Planning and Building Department

Previously Approved



44 AVENIDA MENENDEZ

PERMIT SUBMITTAL

Marquis Latimer + Halback, Inc.
Project Management + Landscape Architecture
Project Manager: Jeremy Marquis | jeremy@halback.com
34 Cordova Street, Suite A, St. Augustine, FL 32084
Ph: 904.825.6747
Florida LA6667110

Cronk Duch Architecture
Architecture
Project Manager: Cliff Duch | cliff@cronkduch.com
1936 San Marco Blvd, Studio 101, San Marco, FL 32207
Ph: 904.626.3452

Prepared For
44 Avenida Menendez, LLC
St. Augustine, FL 32084
Project Manager
Jeremy Marquis, RLA
Jurisdictional Review
City of St Augustine
Historic Architectural Review Board (HARB)
Site Plan Review

SHEET INDEX		
SHEET NO.	SHEET NAME	DATE
L-2.1	HARDSCAPE PLAN	09.08.2023
L-2.2	HARDSCAPE DETAILS	03.31.2023
L-2.3	HARDSCAPE DETAILS	03.31.2023
L-2.4	HARDSCAPE DETAILS	03.31.2023
L-3.1	LANDSCAPE PLAN	09.08.2023
L-3.2	LANDSCAPE DETAILS	03.31.2023
L-4.1	IRRIGATION PLAN	09.08.2023
L-3.2	IRRIGATION DETAILS	03.31.2023

811
Know what's below.
Call 811 before you dig.

ML+H
Marquis Latimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, Fl. 32084
Ph 904.825.6747 www.halback.com
LC0000391

CONSULTANT TEAM:
ARCHITECT:
STRUCTURAL ENGINEER:
GENERAL CONTRACTOR:
SURVEYOR:
COASTAL PERMITTING MANAGER:

44 AVENIDA MENENDEZ
44 Avenida Menendez, Saint Augustine, Florida
COVER

REGISTERED LANDSCAPE ARCHITECT JEREMY MARQUIS LA 6667218 STATE OF FLORIDA
JEREMY MARQUIS
LIC. # 6667110 SEAL

DRAWN BY:
CHECKED BY:
PROJECT MANAGER:

REVISIONS:

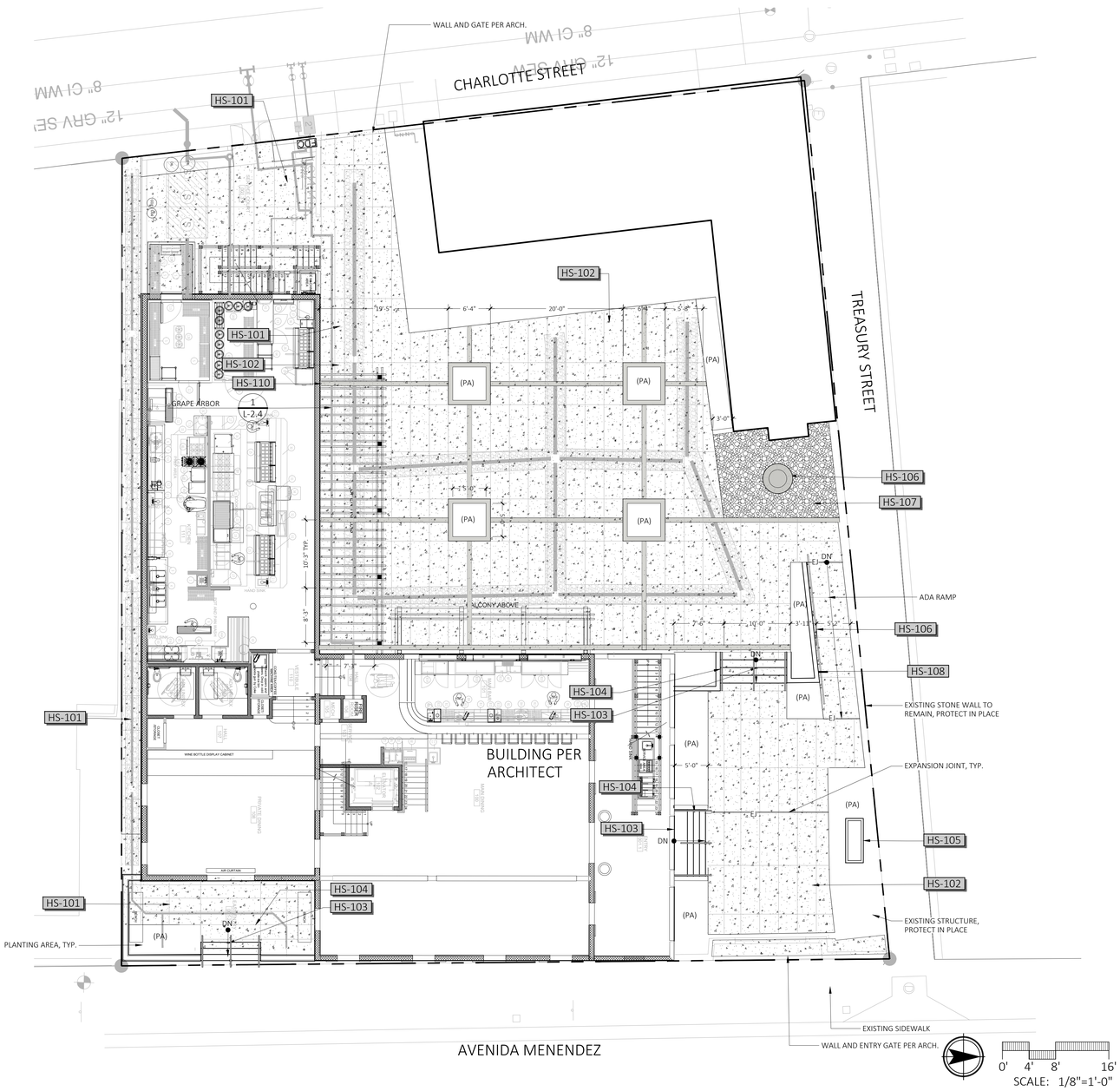
SYM	DESCRIPTION	DATE
	PERMIT REVISION	09.08.23
	PERMIT REVISION	07.18.23
	PERMIT DOCS	02.17.23
	60% CONST. DOCS.	12.08.21

SIZE: ARCH E1
PRIME PROJECT NO.:
ML+H PROJECT NO.: 21.20.00
DRAWING SCALE: AS SHOWN
DRAWING NO.:
COVER

2

Received 05/21/2024
Planning and Building Department

Previously Approved



2021-11-08 12:26

HARDSCAPE SCHEDULE

SYMBOL	DESCRIPTION	DETAIL	DESCRIPTION	FINISH/COLOR	MANUFACTURER/SUPPLIER	NOTES
HS-101	SIDEWALK PAVING	1/L-2.2	COQUINA CONCRETE	NATURAL GREY W/ EXPOSED SHELL AGGREGATE		
HS-102	COURTYARD PAVING		COQNUINA CONCRETE W/ HAND TOOLED JOINTS	NATURAL GREY CONCRETE WITH EXPOSED SHELL AGGREGATE		
HS-103	STAIRS	4/L-2.2	ENTRY STAIR	COQUINA CONCRETE	CAST IN PLACE	
HS-104	HANDRAIL	6/L-2.2	WROUGHT IRON HANDRAIL	BLACK		TO BE LOCATED ON EITHER SIDE OF ALL STAIRS
HS-105	WATER FEATURE	2/L-2.3	PRECAST CONCRETE BASIN	COQUINA CONCRETE	ST. AUGUSTINE CAST STONE OR EQUIVALENT	FOOTER TO BE POURED ON SITE - PER SPECIFICATIONS FROM ENGINEER AND FABRICATOR
HS-106	FIRE FEATURE	1/L-2.3	FIRE PIT	CUT COQUINA CLADDING		PROVIDE REMOTE LIGHTING HARDWARE AND AUTOMATIC CUT OFF VALVE
HS-107	AGGREGATE PAVING	5/L-2.2	CRUSHED OYSTER SHELL	1/2"-3/4"		
HS-108	COURTYARD PLANTER WALL	4/L-2.3	COURTYARD PLANTER WALL	TO MATCH ARCHITECTURE		
HS-109	SIDE ENTRY GATE	5/L-2.3	WOOD GATE	CYPRESS W/ FINISH TO MATCH PRIMARY GATE PER ARCH.		
HS-110	ACCENT PAVING		TABBY CONCRETE	1/2" OYSTER SHELL AGGREGATE		PROVIDE SAMPLE

ML+H
Marquis Latimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084
Ph 904.825.6747 www.halback.com
LC0000391

CONSULTANT TEAM:

ARCHITECT:

STRUCTURAL ENGINEER:

GENERAL CONTRACTOR:

SURVEYOR:

COASTAL PERMITTING MANAGER:

44 AVENIDA MENENDEZ

44 Avenida Menendez, Saint Augustine, Florida

HARDSCAPE PLAN

JEREMY MARQUIS
LIC. # 6667110 SEAL

DRAWN BY:	
CHECKED BY:	
PROJECT MANAGER:	

REVISIONS:

SYM	DESCRIPTION	DATE
	PERMIT REVISION	09.08.23
	PERMIT REVISION	07.18.23
	PERMIT DOCS	02.17.23
	60% CONST. DOCS.	12.08.21

SIZE:	ARCH E1
PRIME PROJECT NO.:	
ML+H PROJECT NO.:	21.20.00
DRAWING SCALE:	AS SHOWN
DRAWING NO.:	L-2.1

2

East Facing Wall

Wall Extending from the Northeast Corner of the property to the coquina wall off the southeast corner of the existing trolley booth, will be made of coquina salvaged from the interior room wall of the Espinosa-Sanchez Building retaining the material to be reused on site, for structural strength the core of the wall maybe concrete block, clad with the coquina no concrete will be exposed. See Rendering for general appearance, overhead could be either an arch or squared off depending on board preference.







Reusing Salvaged Coquina

After Hurricane Matthew in 2016, coquina was discovered in the interior walls of the Espinosa-Sanchez house.

As part of the current ongoing interior remodel of the Espinosa-Sanchez house, all the salvaged coquina was carefully palletized and stored offsite until a suitable use could be identified. We believe that incorporating this coquina into the wall along Avenida Menendez is the best way to preserve and display this historical material.

This use not only maintains the historical integrity of the site but also ensures that the salvaged coquina continues to contribute to the architectural heritage of St. Augustine.









Received 05/21/2024
Planning and Building Department



4 COQUINA CONCRETE WITH HAND TOOLED JOINTS

SCALE: NOT TO SCALE



3 CITY OF ST. AUGUSTINE BRICK

SCALE: NOT TO SCALE

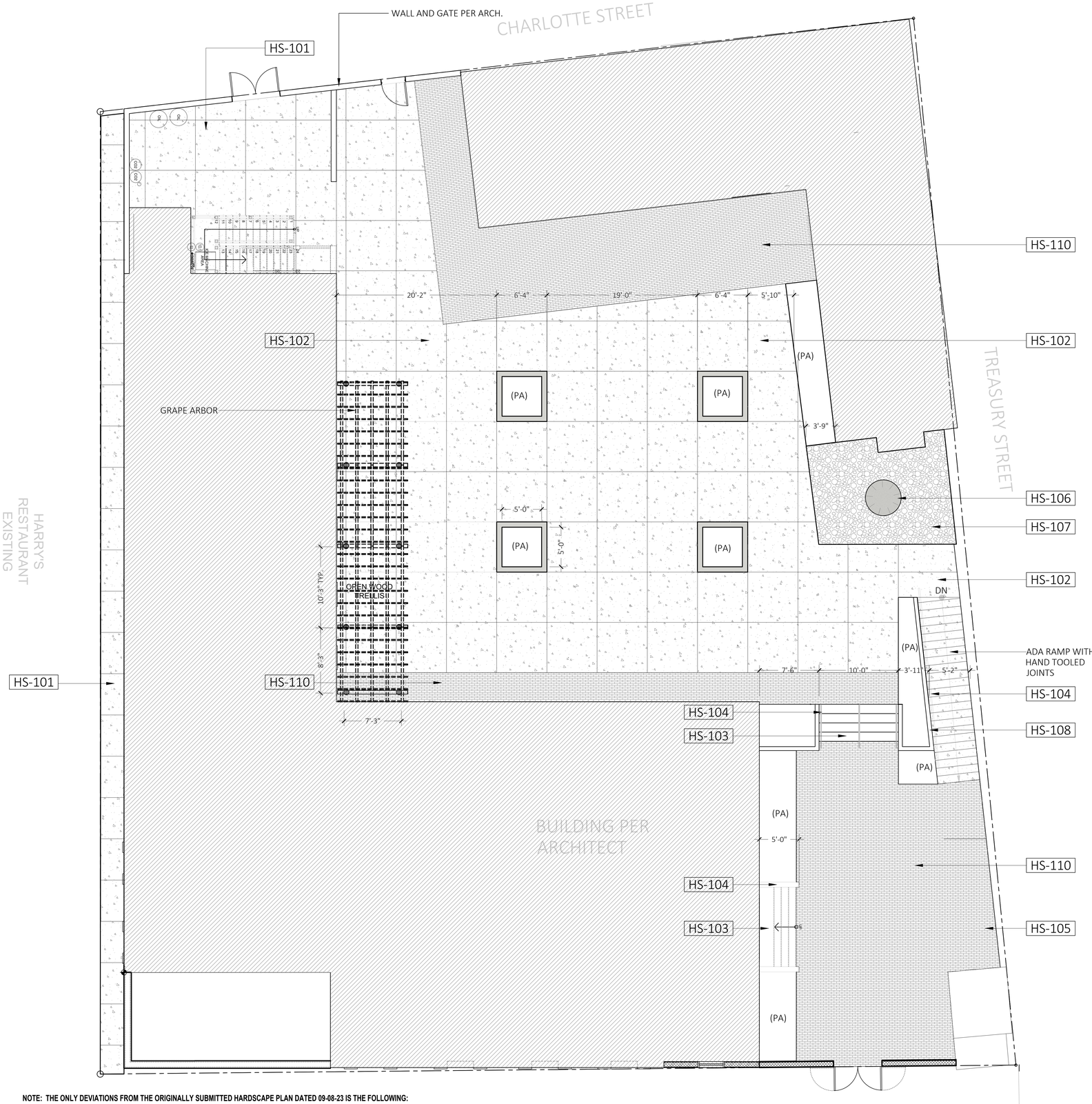
HARDSCAPE SCHEDULE

SYMBOL	DESCRIPTION	DETAIL	DESCRIPTION	FINISH	MANUFACTURER
HS-101	SIDEWALK PAVING		COQUINA CONCRETE	NATURAL GRAY W/ EXPOSED SHELL AGGREGATE	
HS-102	COURTYARD PAVING		COQUINA CONCRETE W/ HAND TOOLED JOINTS	NATURAL GRAY W/ EXPOSED SHELL AGGREGATE	
HS-103	STAIR		ENTRY STAIR	COQUINA CONCRETE	CAST IN PLACE
HS-104	HANDRAIL		WROUGHT IRON HANDRAIL	BLACK	
*HS-105	*REMOVED WATER FEATURE				
HS-106	FIRE FEATURE		FIRE PIT	CUT COQUINA CLADDING	
HS-107	AGGREGATE PAVING		CRUSHED OYSTER SHELL	1/2" - 3/4"	
HS-108	COURTYARD PLANTER WALL		COURTYARD PLANTER WALL	MATCH ARCHITECTURE	
HS-109	SIDE ENTRY GATE		WOOD GATE	CYPRESS W/ FINISH TO MATCH PRIMARY GATE PER ARCH.	
HS-110	ACCENT PAVING		COSA - CITY OF ST. AUGUSTINE BRICK	MATCH EXISTING ST. AUGUSTINE BRICK	

2 HARDSCAPE SCHEDULE

SCALE: NOT TO SCALE

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES



NOTE: THE ONLY DEVIATIONS FROM THE ORIGINALLY SUBMITTED HARDSCAPE PLAN DATED 09-08-23 IS THE FOLLOWING:

1. **THE REMOVAL OF THE WATER FEATURE TAG 105**
2. **THE INCORPORATION OF ACCENT PAVING IN THE FORM OF COSA (CITY OF ST. AUGUSTINE) BRICK.**

1 HARDSCAPE PLAN

SCALE: 3/16" = 1'-0"

CD+ urban studio
www.cronkdusch.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave., Suite 201 Palm Beach, Florida 33480
Office: 561.335.4382

CONSULTANTS:

CIVIL:
Legend Engineering
1348 Beach Blvd #50184
Jacksonville Beach, FL 32240
813.389.0835
legendenggroup.com

STRUCTURAL:
Hulsberg Engineering, Inc.
12058 San Jose Blvd #1001
Jacksonville, FL 32223
904.886.2401
www.info@HulsbergEngineering.com

MEP:
Trusted Engineering
MEP Engineering & Consulting
2315 Beach Blvd - Suite 202A
Jacksonville Beach FL 32250
904.342.1075
www.trustedengineering.com

LANDSCAPE:
Marquis Latimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084
904.825.6747
www.halback.com

CONSTRUCTOR:
RPC General Contractors, Inc.
248 Levy Road
Atlantic Beach, FL 32233
904.241.4416
www.rpcgc.com

INTERIOR:
Rebecca Davisson Interior Design
1505 Dennis Street
Jacksonville, FL 32204
904.923.8452
www.rdid.com

REVISION:	DATE
HARDSCAPE REVISION	05-21-24

ARCHITECT'S SEAL

CADD DWG. FILE NO.

SCALE: AS SHOWN

CADD USER ID: MC/EdpE

PROJECT PHASE: REVISED CONSTRUCTION SET

PROJECT NUMBER: CDUSA001092022

44 AVENIDA

NEW CONSTRUCTION/ RENOVATION

44 AVENIDA MENENDEZ, ST. AUGUSTINE FLORIDA 32084

PROPOSED HARDSCAPE PLAN

CONSTRUCTION DOCUMENTS

L 2.1

COPYRIGHT 2023 A.D. CD+ URBAN STUDIO ALL RIGHTS RESERVED. NO PART OF THIS WORK MAY BE USED, REPRODUCED, DISTRIBUTED, DISPLAYED OR OTHERWISE COMMUNICATED IN ANY FORM OR BY ANY MEANS W/O PRIOR WRITTEN CONSENT OF CRONK DUCH ARCHITECTURE.

The copyright protection apply to the overall form of the structures, the arrangement and composition of spaces, the exterior and interior details, and all other elements of the design. Unauthorized use of these plans and specifications is prohibited by the Federal Copyright Act of 1990.

Summary of Project Submission for 44 Avenida Menendez

The proposed project at 44 Avenida Menendez, St. Augustine, Florida, aims to enhance the historical integrity and functionality of the property while preserving its architectural heritage. This submission seeks approval for modifications to the previously issued Certificate of Appropriateness.

The project includes changing the surface material in the interior courtyard to Clay Brick and Coquina Concrete. The Coquina Concrete will be used in the upper paved area adjacent to the historic Espinosa Sanchez house and the new structure for The Saint restaurant, while the Clay Brick will be used in the entry area coming off the east-facing gate from Avenida Menendez. The Coquina Concrete was part of the previously approved plans, but the tabby concrete accent paving is being removed due to maintenance concerns.

Additionally, the northern portion of the front wall will be modified from a concrete block with stucco finish to natural coquina salvaged from the interior wall of the Espinosa Sanchez house. This coquina wall will extend from the northeast corner of the new structure on Avenida Menendez and tie into the current coquina wall coming off the southeast corner of the existing trolley booth. The natural coquina will blend with the existing wall along the northern perimeter, the wall to the south around Harry's courtyard, and the exposed coquina foundation at the Hilton Bayfront, preserving the site's historic nature.

Treasury Street, located to the north of the site, uses stamped brick pavers similar to those proposed in the project. This detail ensures continuity and harmony with the surrounding historic area.

The project also considers the foundation of the Rodriquez Arsian House to the north, which is made from the same coquina planned for use in the new wall, and aims to replicate the style of the coquina wall bordering the southern courtyard of the Carr House, now home to Harry's Restaurant.

All selected materials conform to the "Architectural Guidelines for Historic Preservation," Albert Manucy's book The Houses of St. Augustine 1565-1821, and the Secretary of the Interior's Standards for Rehabilitation. This adherence ensures that the project maintains historical accuracy and durability while preserving the architectural character of the area.

This project represents a crucial step in preserving the historical and architectural integrity of 44 Avenida Menendez while contributing to the overall preservation efforts within the historic district of St. Augustine.

Please feel free to contact me at 904-829-5578 or christopherclarke802@gmail.com if you require any additional information or have any questions regarding our submission.
Thank you for your consideration.

Sincerely,



Christopher Clarke
44 Avenida Menendez, LLC

Received June 7, 2024
Planning & Building Department

Gmail

Christopher Clarke <christopherclarke802@gmail.com>

FW: Bricks

1 message

jarb44@comcast.net <jarb44@comcast.net> Fri, Jun 7, 2024 at 10:31 AM
To: Christopher Clarke <christopherclarke802@gmail.com>

From: Reuben Franklin <rfranklin@citystaug.com>
Date: Friday, June 7, 2024 at 10:15 AM
To: jarb44@comcast.net <jarb44@comcast.net>
Subject: Bricks

Hi John,

Attached are the quote and specs for the clay bricks. We purchase them through CASH Building Material.

Best Regards,

Reuben C. Franklin Jr., P.E.

Assistant City Manager

E: rfranklin@citystaug.com | O: 904.209.4323 | W: www.CityStAug.com

City of St. Augustine
P.O. Box 210

St. Augustine, FL 32085

2 attachments

Brick Vendor and Spec.pdf
54K

BRICK

MASONRY PRODUCTS

CASH Building Material

GYPSUM

ROOFING

QUOTATION

DATE: November 22, 2013
PROJECT: TIPS PROJECT
LOCATION: ST. AUGUSTINE, FL.

TO: ALL BIDDERS
COMPANY:

WHITACRE GREER 2 ¾ X 4 X 8 ST. AUG. COBBLE BLEND $1455.00/M*
10% DARK ANTIQUE (#33)
20% MULBERRY (#34)
20% MAHOGANY (#44)
20% CIMMERIAN (#53)
30% CHOCOLATE (#54)

*TRUCK FREIGHT BILLED SEPARATELY AT $1930.00 PER TRUCK.
17 PALLETS AT 378 PAVERS PER PALLET ON EACH TRUCK. THIS PRICE IS DELIVERED TO OUR YARD IN JACKSONVILLE AND WE DELIVER TO JOBSITE

- Fuel Surcharge $35.00 per truck
- Prices valid for 60 days from date of quote.
- Plus all applicable sales tax.
- Terms are 1% 10th, net 30 days.
- F.O.B. jobsite, to be unloaded by our truck.
- Prices are for original purchase order only, additional material may require shipping charges.

BY: Norman Echols

2161 McCOYS CREEK BOULEVARD • JACKSONVILLE, FLORIDA 32204 • P.O. BOX 2247 • 32203
904-355-6651 • TOLL FREE 1-888-813-6904 • FAX 904-350-9187

Instr #2015018250 BK: 4005 PG: 1206, Filed & Recorded: 3/30/2015 1:45 PM #Pgs:6
Cheryl Strickland,Clerk of the Circuit Court St. Johns County FL Recording $52.50 Doc. D $10,150.00

Prepared by and Return to:
Howard L. Alford, Esq.
Averitt & Alford, PA
3010 South Third Street, Suite B
Jacksonville Beach, Florida 32250

Tax Parcel No. 196340 000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made as of this 27th day of March, 2015, by **VIRTU CATHEDRAL BUILDING, L.L.C.**, a Delaware limited liability company, whose address is 5973 Avenida Encinas, #220, Carlsbad, California 92008, hereinafter called the "Grantor," to **44 AVENIDA MENENDEZ, LLC,** a Florida limited liability company, whose address is 44 Avenida Menendez, St. Augustine, FL 32084, hereinafter called the "Grantee:"

W I T N E S S E T H : That Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration, to it in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, hereby grants, sells and conveys with special warranty to Grantee, its successors and assigns forever, the following described Property:

(i) that certain land, situate, lying and being in the County of St. Johns, State of Florida, as more particularly described on **Exhibit "A"** attached hereto and by this reference made a part hereof (the "Land");

(ii) together with all buildings, structures, and other improvements situated on the Land (the "Improvements");

(iii) together with all Grantor's right, title and interest in and to any rights and appurtenances pertaining to the Land; and

(iv) together with all right, title and interest of Grantor in and to streets, alleys, or rights-of-way immediately adjacent to the Land, ***but specifically excluding*** any rights or interests of Grantor in or to other lands of Grantor located (a) outside the boundaries of the Land and (b) outside the boundaries of such streets, alleys or rights-of-way;

The foregoing collectively being the "Property".

Such conveyance being made to Grantee **SUBJECT TO the** permitted exceptions set forth on **Exhibit "B"** attached hereto and by this reference made a part hereof, provided the reference to which shall not be construed to grant new rights to other persons or cause such matters to be re-imposed hereby to the extent any have been released, expired or are no longer enforceable.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with Grantee and bind itself, its successors and assigns unto Grantee, its successors and assigns, that except as to the exceptions described on **Exhibit "B"**, Grantor does hereby warrant the title to said Land, and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise.

Return To: 4 pgs
Commonwealth Land Title
2400 Maitland Center Parkway STE-200
Maitland, FL 32751 d/s 10,150.00
Attention: **Myrna H. Small**
File No. 4116000785

IN WITNESS WHEREOF, Grantor has caused these presents to be executed by the undersigned, on the day first above written.

Signed, sealed and delivered in the presence of:

Printed Name: Duncan Hatch

Printed Name: James Ross McNab

VIRTU CATHEDRAL BUILDING, L.L.C.,
a Delaware limited liability company

By: Virtu Investments, L.L.C., an Arizona limited liability company, its manager

By: _____
Name: Scott McWhorter
Title: MANAGER

COPY

CALIFORNIA CERTIFICATE of ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Marin

On MAR 26 2015, before me *Terrie Gillett*, *Notary Public*, personally appeared **Scott McWhorter**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(~~ies~~), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

COPY

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand & official seal.

NRO1 TERRIE GILLETT COMM. #1955745 Notary Public - California Marin County My Comm. Expires Nov. 5, 2015 NRO1

Terrie Gillett, Notary Public (Seal)

..... *Optional Information* .....

DESCRIPTION OF ATTACHED DOCUMENT

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of: Special Warranty Deed - Parcel 197160

TYPE OF INDENTIFICATION

[V] Satisfactory Evidence – photo ID card
[ ] One credible witness acknowledging identity of principal
[ ] Two credible witnesses acknowledging identity of principal

STATE OF _____ §
§
COUNTY OF _____ §

The foregoing Warranty Deed was acknowledged before the this ____ day of _____, 2015, by _____, as _____ of _____, acting for an on behalf of such entity, who is personally known to me or has provided _____ as identification.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

See ACK for CORRECT CA wording

_____
Notary Public
Name: _____
My Commission Expires:_____

(Notary Seal)

COPY

EXHIBIT "A"

The Land

LEGAL DESCRIPTION

A parcel of land in Block 5 of the City of St. Augustine, Florida, being all of that land described in Executor's Deed recorded in Official Records Book 42, Page 617 Public Records of St. Johns County, Florida and being more fully described as follows: BEGINNING at the intersection of the now existing South line of Treasury Street with the now existing East line of Charlotte Street; thence North 83 degrees 35 minutes 55 seconds East, on said South line of Treasury Street 132.56 feet; thence South 01 degrees 05 minutes 37 seconds East, on the now existing West line of Avenida Menendez, 115.85 feet; thence South 89 degrees 51 minutes 55 seconds West 121.56 feet; thence North 6 degrees 58 minutes 05 seconds West, on said East line of Charlotte Street, 102.09 feet to the POINT OF BEGINNING.

COPY

EXHIBIT "B"

Permitted Exceptions

1. Taxes and assessments for the year 2015 and subsequent years, which are not yet due and payable.

2. Boundary Agreement recorded in Deed Book 118, Page 581, Public Records of St. Johns County, Florida.

3. Terms, provisions and conditions of that certain Memorandum of Building and Rooftop Lease Agreement by and between Virtu Cathedral Associates, LLC, a Delaware limited liability company and Verizon Wireless Personal Communications LP, a Delaware limited partnership d/b/a Verizon Wireless recorded in Official Records Book 3729, Page 1293, Public Records of St. Johns County, Florida.

4. Rights of Way of Charlotte Street, Treasury Street and Avenida Menendez, also known as State Road A-1-A, all as presently established.

5. Structure Lease Agreement dated September 21, 2013 by and between Virtu Cathedral Associates, L.L.C., a Delaware limited liability company "Landlord" and New Cingular Wireless PCS, LLC, a Delaware limited liability company "Tenant" as evidenced by the Memorandum of Structure Lease Agreement recorded October 10, 2013 in Official Records Book 3801, Page 451, Public Records of St. Johns County, Florida.

6. Rights of tenants, as tenants only, under unrecorded leases as set forth below, which leases do not include options to purchase or rights of first refusal to purchase all or any portion of the insured lands:
   a) 46 Avenida Menendez, Inc., aka L. John Arbizzani;
   b) Wells Fargo Bank, N.A., (Drive In);
   c) St. Augustine Historical Tours Inc., dba Old Town Trolley Tours of St. Augustine.

7. Matters as depicted on the survey prepared by Landtech Associates, Inc., dated August 20, 2007, updated October 1, 2014, last revised March 17, 2015, Job No. 15-0221 as follows:

   a) Encroachment of NE corner of building 0.3' along the north line and by 0.1' in the northwest corner;
   b) Block wall lies inside the southeast corner of subject premises.

8. Claims, demands, judgments and any other matters arising out of the filing of the Notice of Commencement recorded on October 29, 2014 in Official Records Book 3947, Page 1258 Public Records of St. Johns County, Florida.

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Skip to Main Content

St. Johns County, FL

Parcel ID	1963400000
Location Address	44 AVENIDA MENENDEZ 110 CHARLOTTE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug E of St George (COM) (610.08)
Tax Description	CITY OF ST AUGUSTINE LOTS A & B OF RE-SUB OF LOT 1 BLK 5 OR4005/1206 *The Description above is not to be used on legal documents.
Property Use Code	Office Buildings (1Story) (1700)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.320
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	44 Avenida Menendez LLC 100%
Mailing Address	142 KING ST SUITE A SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2024
Building Value	$152,088
Extra Features Value	$4,054
Total Land Value	$1,251,720
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$1,407,862**
Total Deferred	$99,823
Assessed Value	**$1,308,039**
Total Exemptions	$0
Taxable Value	**$1,308,039**

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

Historical Assessment Information

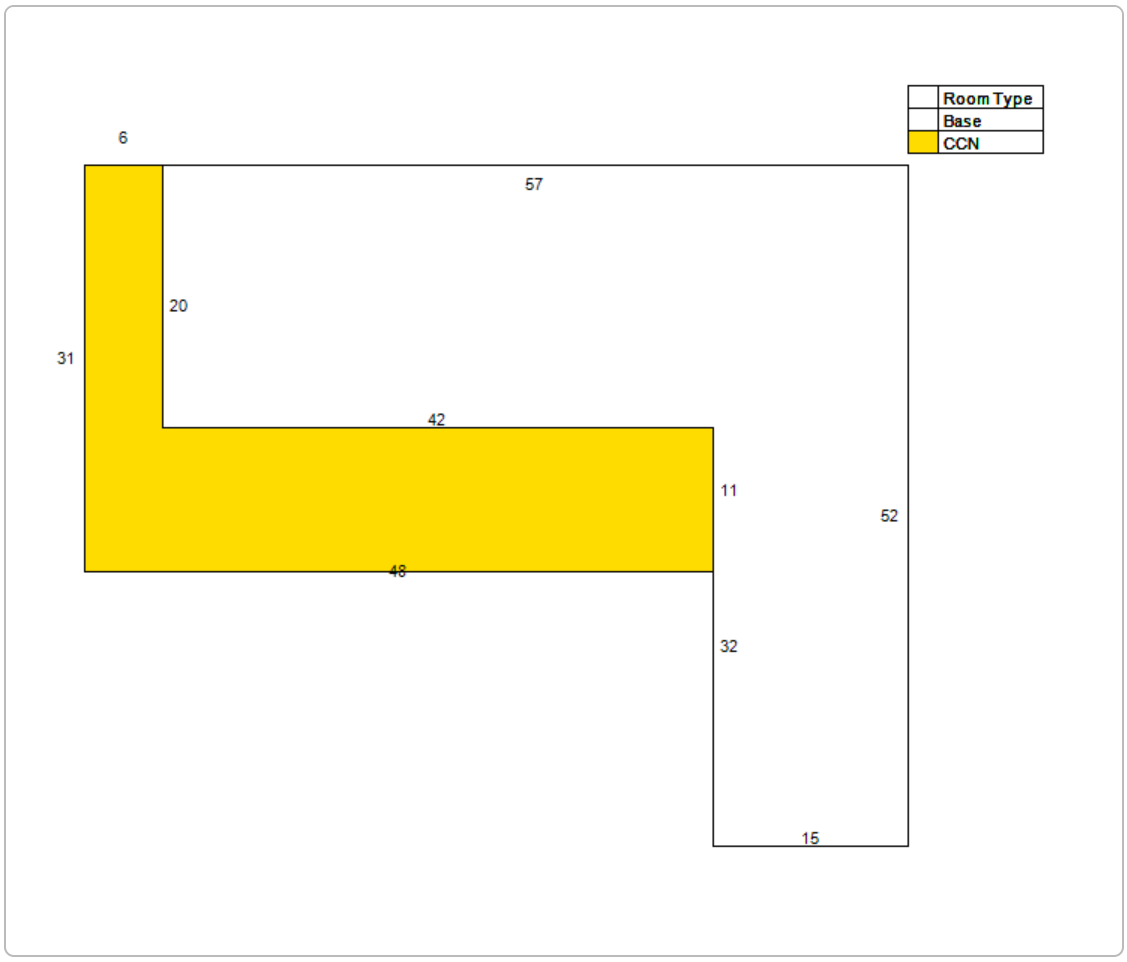
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	$226,093	$7,446	$1,112,640	$0	$0	$1,346,179	$1,192,130	$154,049	$1,192,130
2022	$109,312	$28,699	$945,744	$0	$0	$1,083,755	$1,083,755	$0	$1,083,755
2021	$108,306	$12,795	$945,744	$0	$0	$1,066,845	$1,066,845	$0	$1,066,845
2020	$0	$0	$1,112,640	$0	$0	$1,112,640	$1,112,640	$0	$1,112,640
2019	$171,061	$12,795	$973,560	$0	$0	$1,157,416	$1,157,416	$0	$1,157,416
2018	$279,723	$12,795	$912,781	$0	$0	$1,205,299	$1,205,299	$0	$1,205,299
2017	$292,768	$9,741	$912,781	$0	$0	$1,215,290	$1,215,290	$0	$1,215,290
2016	$201,934	$9,784	$912,781	$0	$0	$1,124,499	$1,124,499	$0	$1,124,499
2015	$131,803	$9,784	$912,781	$0	$0	$1,054,368	$1,036,831	$17,537	$1,036,831
2014	$0	$0	$0	$0	$0	$0	$0	$0	$0
2013	$0	$0	$0	$0	$0	$0	$0	$0	$0

Building Information

Building	1
Building Value	$152,088
Year Built	1965
Actual Area	2268
Conditioned Area	1620
Use	Office Class C
Style	04
Exterior Wall	Concrete Stucco, Stone
Roof Cover	Wood Shingle
Roof Structure	Wood Truss
Interior Flooring	Carpet
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	
Baths	

Description	Square Footage
FINISHED CANOPY	648
BASE AREA	1620
Total SqFt	2268

Sketch Information



Extra Feature Information

Code Description	Status	Value
Asphalt Paving (COM)		1930
Curb (COM)		528
Pole Light (COM)		1380
Masonry Wall (Mix)		216

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Office Buildings (1 Story)	111	127	13908	SF	$1,251,720

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/30/2015	3/27/2015	$1,450,000.00	WARRANTY DEED	4005	1206	Q	I	VIRTU CATHEDRAL BUILDING LLC	44 AVENIDA MENENDEZ LLC
10/15/2014	10/10/2014	$100.00	WARRANTY DEED	3942	1028	U	I	VIRTU CATHEDRAL ASSOCIATES LLC	VIRTU CATHEDRAL BUILDING LLC

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: 5/21/2024, 10:51:45 AM

Contact Us

Developed by Schneider GEOSPATIAL



Detail by Entity Name

Florida Limited Liability Company
44 AVENIDA MENENDEZ, LLC

Filing Information

Document Number	L15000025266
FEI/EIN Number	47-3373282
Date Filed	02/10/2015
State	FL
Status	ACTIVE

Principal Address

142 King Street
Ste A
Saint Augustine, FL 32084

Changed: 04/26/2023

Mailing Address

142 King Street
Ste A
Saint Augustine, FL 32084

Changed: 04/26/2023

Registered Agent Name & Address

Clarke, Christopher
142 King Street
Ste A
Saint Augustine, FL 32084

Name Changed: 04/26/2023

Address Changed: 04/26/2023

Authorized Person(s) Detail

Name & Address

Title MGR

ARBIZZANI, L. JOHN
142 King Street
Ste A

Saint Augustine, FL 32084

Annual Reports

Report Year	Filed Date
2022	04/29/2022
2023	04/26/2023
2024	04/29/2024

Document Images

04/29/2024 -- ANNUAL REPORT	View image in PDF format
04/26/2023 -- ANNUAL REPORT	View image in PDF format
04/29/2022 -- ANNUAL REPORT	View image in PDF format
07/26/2021 -- ANNUAL REPORT	View image in PDF format
06/29/2020 -- ANNUAL REPORT	View image in PDF format
04/30/2019 -- ANNUAL REPORT	View image in PDF format
03/19/2018 -- ANNUAL REPORT	View image in PDF format
03/23/2017 -- ANNUAL REPORT	View image in PDF format
04/25/2016 -- ANNUAL REPORT	View image in PDF format
02/10/2015 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for June 20, 2024 Meeting



Application HP2024-0030 Address: 58 Charlotte Street

Applicant: 58 Charlotte Street LLC

Property Owner: 58 Charlotte LLC - Owner

Project description: To replace the existing wood fence and gates along Charlotte Street, construct an addition on the rear/west elevation of the building, and make exterior site alterations including a new paved patio space with associated fencing, trellis, landscaping, and furniture, and a fenced service yard with parking and screened mechanical equipment.

Architectural Style:	Spanish Colonial	Florida Master Site File:	S00539
National Register:	St. Augustine NRHD: Contributing Reconstruction	Construction date:	1967
Archaeology Zone:	IA	Zoning District:	HP-2
Parcel number:	1968800000		
Agenda Item:	7(c)	Previous Action(s):	OOA 2003-0295 COA 2003-0386 COA 2003-0586 COA 2014-0058

STAFF SUMMARY AND ANALYSIS:

1. This property is located on the west side of Charlotte Street on the block between Treasury and Hypolita Streets in the Historic Preservation-Two (HP-2) zoning district. The existing structure, known as the Luciano de Herrera House, is a contributing reconstruction in the St. Augustine National Register Historic District (see Florida Master Site File (FMSF) information, attached). No alterations are proposed to the existing building's exterior except to replace an existing window with a door on the rear for access to the proposed addition.
2. The applicant is proposing rear additions on the commercial building as well as other alterations to the site as detailed in the scope of work below.
3. The AGHP recommends that additions be placed to the rear of the structure. The proposed rear addition includes enclosing an existing covered space and constructing a hyphen which is reduced in height from and connects the rear of the existing structure to the larger covered bar addition. The bar addition reaches a peak of 23'2", just one inch below the existing kitchen exhaust hood screening and the tallest roof peak of the existing building. Because the addition is set back on the lot, and separated by the hyphen, its mass and scale will appear less than the existing building from Charlotte Street, if it is visible at all. The rear of the property where the addition and new courtyard will be located, is currently a parking area that fronts The Court, a utilitarian right-of-way accessing parking areas behind other commercial buildings. A parking lot is located immediately south of the property and is separated from the site by a masonry wall.
4. Additions must also be consistent with the architectural style of the existing building, according to the AGHP. A stucco exterior finish and cedar shingle roof are proposed for the entire rear addition to match the existing building. The largest element of the proposed addition is a garden bar that is open to the south and covered with a gable roof oriented to continue the front facing gable roof of the existing building along Charlotte Street with a portion of the roof reduced in height to separate the existing structure from the bar addition. The modern design of the proposed shade screens on the west end of the addition may be mitigated using the proposed wood material, an appropriate paint color, and because they will not be visible from outside of the rear courtyard area. No final drawings for the exterior bar, located within the open addition, were provided since it will be designed to suit a future tenant; however, tentatively proposed materials for the bar include a cedar plank front with natural stone bar top and black metal foot rail. HARB approval may be needed for the final design.
5. Shell stone paving proposed for the new rear patio area is consistent with AGHP requirements which state that brick or stone on sand are appropriate paving materials for pre-1821 design. The shell stone may also have a similar look to tabby, another appropriate paving material. Proposed landscape materials are all found on the pre-approved list. The proposed 15'2.5" x 9' trellis is subordinate to the existing building and new additions at a maximum height of 8'. Posts and beams for the trellis are round as recommended by the AGHP, and the cedar rafters are 2x6. A white canvas umbrella material consistent with AGHP recommendations is proposed for both the front and rear courtyard spaces.
6. The rear parking/service yard is screened with a wood vertical plank 6'6" tall wood fence similar to the existing fence. The proposed paving is a loose shell aggregate consistent with the AGHP. Trash receptacles and mechanical units are also located within this space to meet screening requirements.

7. Proposed changes to the existing fence and gate along Charlotte Street, adjacent to the building's front façade, are consistent with the Architectural Guidelines for Historic Preservation (AGHP) in terms of height, material and design. The existing gate widths appear to be wider than 50 inches; however, the applicant is maintaining these existing gate widths to restore and reinstall the existing gates. These gates, which are wood with metal detailing, appear to have been installed between May of 2013 and January of 2017. It is unclear whether these were ever reviewed at a staff level and HARB may consider whether they are appropriate for the architectural stye of the building. Previous gates were wood with a dark brown finish, simpler metal detailing, and a smaller, barred, opening at the top.
8. A signpost has been integrated into the north terminus of the fence where it meets the existing building. The wood post and bracket are consistent with AGHP requirements. The proposed lighting fixtures are painted black, though they are not the gooseneck style generally approved at an administrative level within the HP districts. The sign design will require separate review and may be administratively approved during the Sign Permit process if pre-approved, colors, fonts, shape, and materials are used.
9. The proposed exterior colors are pure white with a flat finish and a semi-gloss dark brown which is not found in the pre-1821 color palette but appears to have been on the building prior to 2014. A 2014 paint permit shows the use of Maroon Red trim which seems to remain today on the gates, doors, windows, and door and window frames. Maroon Red is listed in the pre-1821 color palette.
10. This property is located within Archaeology Zone IA and any ground disturbing activities, including new construction, will require 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 take the following actions for a Certificate of Appropriateness at **58 Charlotte Street**:

1. **APPROVE** if the HARB finds that the proposed work meets the Secretary of the Interior's Standards for Rehabilitation # 9 as a Compatible Contemporary Design.
2. **CONTINUE** to allow the applicant to provide addition information and/or modify the proposed design as directed by the HARB.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. New wood fence and gate along Charlotte Street:
    a. Existing vertical board and batten fence to be replaced with a new vertical board fence
    b. Construct new masonry gateway
        i. 10'6" wide by 8' tall, squared to match south wall gate
    c. Both east and south gates to be restored and re-installed.
    d. Sign post at north terminus of fence
2. Rear Addition:
    a. Recessed hyphen: 25'6" deep x ~15' wide x 17'9" tall
        i. Stucco finish to match existing building
        ii. Cedar shingle roof
    b. Garden Bar addition off hyphen: 44'4" deep x 21'4" wide x 21'3" tall
        i. Stucco finish to match existing building
        ii. Squared colonnade
        iii. Cedar shingle roof with dormer to match existing structure
        iv. Wood shade screen on west elevation.
        v. Wood lattice grill in western gable to match existing building
        vi. Design for bar was not specified though proposed materials were provided
3. New Paved Patio Space:
    a. 24" x 24" Shell Stone Pavers
    b. Cedar Wood Trellis:
        i. 15'2" deep x 9' wide x 8'3" tall at rafter peak
        ii. Round posts and beams
        iii. 2 x 6 rafters
    c. Canvas, or similar material, sun umbrellas, patio furniture not specified
    d. Lantern-style wall sconces
    e. Planters w/ shrubs, vines, and herbs (pre-approved plant materials)
    f. Vertical wood plank wood fence with gate.
4. Parking/Service Yard
    a. Crushed coquina surface area
    b. Clapboard fencing with wooden gate (hardware should be clarified)
    c. Mechanical equipment and trash receptacle storage
    d. Existing utility boxes are in ROW and will remain outside fence
    e. Vertical wood plank wood fence with gate

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Secretary of the Interior's Standard's for Rehabilitation 2, 3, 4, 6, 8, 9, and 10 apply.

2. **Retention of Distinguishing Architectural Character**
3. **Recognition of Historic Period**
4. **Retention of Significant Later Alterations and Additions**
6. **Repair or Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence**
8. **Protection and Preservation of Significant Archaeological Resources**
9. **Compatible Contemporary Design for New Alterations and Additions**
10. **Reversibility of New Alterations and Additions**

Architectural Styles for New Construction

HP-2 and HP-3 Reconstructions in the St. Augustine Style with all the permutations of development from 1565 to 1821, are the only forms of new construction permitted in Historic Preservation-Two and -Three (HP-2 and HP-3). All new structures, regardless of use, shall conform to the design characteristics described in The Houses of St. Augustine 1565-1821, by Albert Manucy, or as documented and verified for pre1821 St. Augustine structures by the St. Augustine Historical Society, Historic American Building Survey or other accredited authority. * New construction within these districts must reproduce designs reflecting one of the three distinctive Colonial periods: First Spanish (1702-1763), British (1764-1783) or Second Spanish (1784-1821). Reproductions reflecting First Spanish Period design are recommended. See sections below (and page 127-129) regarding pre-1821 designs for new construction.

Additions

Do...

- Place functions and services required for a new use in non-character defining interior spaces rather than constructing a new addition.
- Keep new additions to historic buildings and adjacent new construction to a minimum.
- Protect architectural details and features that contribute to the character of the building during construction.
- Construct the new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged or destroyed.
- Locate an attached exterior addition at the rear or on an inconspicuous side of an historic building, and limit its size and scale in relationship to the historic building.
- Design additional stories, when required for a new use, that are set back from the wall plane and are as inconspicuous as possible when viewed from the street.
- Design for new work should always be clearly differentiated from the historic building and should be compatible in terms of mass, materials, relationship of solids to voids, and color

Don't...

- Expand the size of an historic building by constructing a new addition when the requirements of the new use could be met by altering non-character-defining interior spaces.
- Attach a new addition so that the character-defining features of the historic building are obscured, damaged or destroyed.
- Design a new addition so that its size and scale are out of proportion to the historic building, thus diminishing its historic character.
- Duplicate the exact form, material, styling and detailing of the historic building in the new addition so that the new work appears to be part of the historic building.
- Imitate a historic style or period of architecture in new additions, especially those used for contemporary uses.
- Design and construct new additions that result in the diminution or loss of the historic character of the building including its design, materials, workmanship, location or setting.

- Use the same wall plane, roof line, cornice height, materials, siding lap or window type to make the new addition appear to be part of the historic building.
- Add height to a building that changes its scale and character. Changes in height should not be visible when viewing the principal facades.
- Design new additions such as multi-story greenhouse additions that obscure, damage or destroy character-defining features of the historic building.

Pre-1821

Additions to pre-1821 buildings must reproduce all elements of the St. Augustine Style.

Doors and Entrances

Do...

- Retain and repair historic door openings, doors, screen doors, trim and details such as transom, sidelights, pediments, frontispieces, hoods and hardware where they contribute to the architectural character of the building.
- Protect and maintain the masonry, wood and architectural metal that comprise entrances through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coatings.
- Evaluate the overall condition of materials to determine whether repairs to entrance features will be necessary.
- Replace missing or deteriorated doors with doors that closely match the original, or that are of compatible contemporary design.
- Place new entrances on secondary elevations away from the main elevation. Preserve non-functional entrances that are architecturally significant.
- Add simple or compatibly designed screen doors where appropriate that match the historic materials of the building.

Don't...

- Introduce or change the location of doors and entrances that alter the architectural character of the building. Buildings in the St. Augustine style entered through a courtyard door should not have an entry introduced directly into the street facade.
- Strip entrances of historic materials such as wood, cast iron, terra cotta tile and brick.
- Remove an entrance because the building has been reoriented to accommodate a new use.
- Alter utilitarian or service entrances so they appear to be formal entrances by adding paneled doors, fanlights and sidelights.
- Fail to provide adequate protection to materials on a cyclical basis so that deterioration of entrances results.
- Remove significant door or entrance features that can be repaired.
- Replace deteriorated or missing doors with stock doors or doors of inappropriate designs or constructed of inappropriate materials.
- Remove historic doors, transom, sidelights and replace them with blocking.
- Add aluminum or other inappropriate screen doors.
- Remove an entrance that is unrepairable and not replace it; or replace it with a new entrance or porch that does not convey the same visual appearance.
- Create a false historical appearance because the replaced entrance is based on insufficient historical, pictorial and physical documentation.
- Install secondary service entrances that are incompatible in size and scale with the historic building, or which obscure, damage or destroy character-defining features.

Pre-1821

First Spanish Period doors are similar to gates in design but are between thirty-three inches and forty-four inches wide.

British Period and Second Spanish Period doors may be located in the street facade or may reflect the St. Augustine Plan. The thirty-three inch wide English six panel door is the most appropriate. Second Spanish Period doors may also be similar to First Spanish Period design. All doors should be six feet, ten inches to seven feet high whenever possible.

Appropriate materials include pine, oak, cypress and cedar boards, either square edged, shiplap, tongue-and-grooved or beaded, with black iron hardware. Doors may be either single or double leaf. Street doors should not contain any glazing. Balcony and courtyard doors may be partially or fully glazed, with wood sash and muntins.

Hardware should be black iron in a documented pre-1821 design. In some instances, brass, tin or leather may be appropriate. Door hardware may be simple wood pulls, iron thumb latches, levers or small 18th Century doorknobs. Modern door knobs, handles and latches are not appropriate, and are not permitted on street facades. Modern locks should be black and mounted flush with the door face to be as unobtrusive as possible. Door hinges are black iron and should not appear machine stamped or flimsy. Exposed nail heads must reflect the design of 18th Century hand made nails. Modern nail heads should not be visible. Black iron medallions are appropriate ornamentation for more ornate First Spanish Period and Second Spanish Period doors.

If direct entry street doors swing out, it is appropriate to use double leaf doors inset into the wall. It may be simpler on commercial buildings to use courtyard entries so that doors may swing into the property instead of into the public right-of-way.

Electrical and Mechanical Equipment

Modern electrical and mechanical equipment can be intrusive on both the site and the neighborhood. Electrical and mechanical equipment includes: antennas; trash and refuse containers; air conditioning compressors; above ground fuel tanks; solar heating panels; electric meters, panels and risers; light fixtures; vents and stacks; swimming pools, pumps and filters; vending machines; automated teller machines (ATMs); and similar electrical and mechanical devices.

Do...

- Identify, retain and preserve visible features of early mechanical systems that are important in defining the overall character of a building such as radiators, vents, fans, grilles, plumbing fixtures, switch plates and lights.
- Protect and maintain mechanical, plumbing and electrical systems and their features through cyclical cleaning and other appropriate measures.
- Prevent accelerated deterioration of mechanical systems by providing ventilation of attics, crawl spaces and ceilings so moisture problems are avoided.
- Repair mechanical systems by augmenting or upgrading system parts, such as installing new pipes and ducts; rewiring; or adding new compressors or boilers.
- Replace in kind with compatible substitute materials those visible features that are either extensively deteriorated or are missing when there are surviving prototypes such as ceiling fans, switch plates, radiators, grilles or plumbing fixtures.
- Install a completely new mechanical system if required for the new use so that it causes the least alteration possible to the building's floor plan and exterior elevations, and the least damage to historic building materials.
- Install vertical runs of ducts, pipes and cables in closets, service rooms, chases and wall cavities.
- Install air conditioning units, if required by the new use, in such a manner that the historic materials and features are not damaged or obscured.
- Install heating and air conditioning units in window frames in such a manner that the sash and frames are protected. Window installations should be considered only when all other viable heating and cooling systems would result in significant damage to historic materials.

Don't...

- Remove or radically change features of mechanical systems that are important in defining the overall historic character of the building so that, as a result, the character is diminished.
- Fail to provide adequate protection of materials on a cyclical basis so that deterioration of mechanical systems and their visible features results.
- Enclose mechanical systems in areas that are not adequately ventilated so that deterioration of the system results.
- Replace a mechanical system or its functional parts when it could be upgraded and retained.
- Install a replacement feature that does not convey the same visual appearance.

- Install a new mechanical system so that character-defining structural or interior features are radically changed, damaged or destroyed.
- Install vertical runs of ducts, pipes and cables in places where they will obscure character-defining features.
- Install dropped acoustical ceilings to hide mechanical equipment when this destroys the proportions of character-defining interior spaces.
- Cut through features such as masonry walls in order to install air conditioning units.
- Radically change the appearance of an historic building, or damage or destroy windows by installing heating or air conditioning units in historic window frames.

Pre-1821
Electrical and mechanical equipment should be placed in an inconspicuous location behind buildings or where it is screened by walls, fences, gates or lattice. This equipment should not be visible from the street and should not be located on street facades, adjacent to galleries or loggias, or within patios. This equipment may be located on the roof if it is completely screened by a parapet wall or lattice. Meters and connection boxes located on a street facade must be placed in a wall niche with an opaque wood door or cover. Pipes and wiring mounted on the exterior of the building should be painted to match the color of the building.

Lighting fixtures must be simple colonial fixtures, usually rectangular, and made of pierced tin or black metal with glass. They may be attached to walls or posts, or suspended under loggia or balcony roofs. Modern fixtures are permitted only to supplement colonial fixtures and must be as unobtrusive as possible. Modern lighting fixtures are not permitted on street facades unless completely screened, and are not permitted in any location where they are visible from the street. Fixtures mounted in trees, on the ground or on the inside of a wall or fence below the top of the wall or fence may be appropriate. Light levels should be kept low to preserve the historic ambiance. Flashing, flickering or blinking lights are not appropriate. The most appropriate lighting color is soft white. Heavily toned light colors and the use of colored glass in light fixtures are not appropriate.

Vents should be as unobtrusive as possible. Whenever possible, vents should be located on the side of the building opposite the street. Vents and flashing should be painted to match the color of the building or the roof. Vents should not interrupt roof lines or project into the silhouette of the building.

Fences, Walls and Gates

Do...

- Retain and repair existing historic fences, walls and gates.

Don't...

- Remove historic fences and walls.
- Install cinder block walls; or ornate iron or wood, rough cedar, chain link, wire or post and rail fences.
- Install fences of inappropriate scale that obscure the overall design of the building or its individual features.

Pre-1821
The fence or wall is an extension of the building along the front property line. All front property lines must be enclosed by a fence or, more commonly, a masonry wall. All First Spanish Period and most Second Spanish Period buildings are entered first through a gate in the front wall and then through a door in the side of the building facing the yard. This is one of the defining features of St. Augustine Plan architecture. All exposed side and rear yards must be enclosed as well.

First Spanish Period fences may be poles, stakes or random width boards. Masonry walls are covered with smooth finish stucco or plaster with a rounded or steeply angled cap.

British Period and Second Spanish Period fences may be poles, stakes, pickets, board or clapboard. Masonry walls are covered with smooth finish or ashlar joint stucco, or plaster. Caps may be round, steeply angled or flat with a slight overhang.

Fences must be nailed or pegged, not stapled. Exposed nail heads must appear as hand wrought colonial nails. Boards should be substantial, not flimsy. Board fences are generally flat topped, while poles, pickets and stakes have sharply angled tops. Wood fences may be painted white or left unpainted.

Walls may be constructed of poured coquina concrete, tabby, course squared coquina stone, or masonry finished with smooth stucco or plaster. Walls may be painted to match the structure or painted white. A zocalo may also be used.

Gates in fences should reflect the design of the fence. Gates may be single or double leaf, ship lap, tongue-and-groove, beaded boards, square edged boards, or multi-paneled. Fences and walls continue over the gate at a higher elevation. Gates in walls should be topped by a substantial lintel two to three feet higher than the wall.

First and Second Spanish Period fences and walls must be a minimum of five and one-half feet high. British Period fences and walls must be a least six feet high.

The most appropriate gate width is fifty inches with the smallest opening being forty-four inches.

Hardware should be made of wood, leather or iron. Iron must be painted black. Brass generally is not appropriate for St. Augustine. Modern locks must be installed flush with the gate face and painted black. Hinges are black iron and should not appear machine stamped or flimsy. Exposed nail heads must reflect the design of 18th Century hand made nails. Modern nail heads should not be visible.

Parking, Landscaping and Site Features

Do...

- Retain distinctive features such as size, scale, mass, color and materials of buildings, including roofs, porches and stairways.
- Retain landscape features such as parks, gardens, street lights, benches, walkways, streets, alleys, and setbacks that have traditionally linked buildings to their environment.
- Use new plant materials, fencing, walkways, street lights, and benches that are compatible with the character of the district or neighborhood in size, scale, materials and color.
- Identify and retain plants, trees, fencing, walkways, street lighting and benches that reflect a property's history and development.
- Base new site work on documentation or physical evidence. Avoid conjectural changes to the site.
- Provide proper site and roof drainage to assure that water does not splash against the building or foundation walls, or drain toward the building.
- Landscape to provide shade, privacy, screening of non-historic features and erosion control.
- Minimize disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archaeological resources.
- Survey and document areas where the terrain will be altered to determine the potential impact to important landscape features or archaeological resources.
- Provide continued protection of wood, masonry and architectural metals which comprise site features through appropriate cleaning, rust removal, limited paint removal, and re-application of protective coatings.
- Evaluate the overall condition of materials and features to determine whether more than protection and maintenance are required.
- Repair features of the site by reinforcing historic materials.
- Replace in kind an entire feature of the site that is too deteriorated to repair if the overall form and detailing are still evident. Physical evidence from the deteriorated feature should be used as a model to guide the new work. This could include a walkway or fountain. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.
- Replace deteriorated or damaged landscape features in kind.
- Design and construct a new feature of a site when the historic feature is completely missing, such as an outbuilding, terrace or driveway. It may be based on historical, pictorial and physical documentation; or be a new design that is compatible with the historic character of the building and the site.

- Design new onsite parking, loading docks or ramps when required by the new use so that they are as unobtrusive as possible and assure the preservation of the historic relationship between the buildings or buildings and the landscape.

Don't...

- Remove or radically change site features which are important in defining the overall historic character of the property so that the character is diminished.
- Introduce heavy machinery into areas where it may disturb or damage important landscape features or archaeological resources.
- Fail to survey the building site prior to the beginning of rehabilitation work which may result in damage to or destruction of important landscape features or archaeological resources.
- Use a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the site feature or that is physically or chemically incompatible.
- Construct a new site feature that is incompatible with the district or building because of its size, scale or materials.
- Install street lighting, benches, new plant materials, fencing, walkways, and paving material such as asphalt and pebble that are out of scale or are inappropriate to the historic district.
- Change the appearance of a building or site by removing historic plants, trees, fencing, walkways, outbuildings and other features before evaluating their importance.
- Add conjectural landscape features to the site such as period reproduction lamps, fences, fountains or vegetation that is historically inappropriate, thus creating a false sense of historic development.
- Create a false historic appearance because the replacement feature is based on insufficient historical, pictorial or physical documentation.
- Introduce a new landscape feature, including plant material, that is visually incompatible with the site, or that alters or destroys the historic site patterns or vistas.
- Locate any new construction of the building where important landscape features will be damaged or destroyed, such as removing a lawn and walkway and installing a parking lot.
- Place parking facilities directly adjacent to historic buildings where automobiles may cause damage to the buildings or to important landscape features.
- Introduce new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture; which destroys historic relationships on the site; or which damages or destroys important landscape features.

Pre-1821

Traditionally, most landscaping consisted of herb and vegetable gardens, flower gardens, fruit trees, and vines grown on a trellis or wall. Trees and shrubs should be native or documented as having been introduced prior to 1821, and must reflect the small scale of pre-1821 buildings. Design concepts from the 18th Century should be used for flower, vegetable and herb gardens. Foundation plantings are not appropriate.

Trees, shrubs and vine covered trellises are appropriate and effective ways of providing shade for patios and buildings.

Trellises should be constructed of simple round wooden posts and poles.

Canopies and umbrellas must be white, natural canvas or sailcloth, and must be supported on a wooden structure. Site features of modern design and materials (plastic, metal, vinyl and similar materials) are not appropriate in public spaces.

Floors for loggias and galleries may be either poured coquina concrete or tabby.

Appropriate paving materials are poured coquina concrete, tabby, loose coquina, crushed shells, river gravel, and brick or stone on sand. Asphalt and plain concrete are not appropriate.

Parking areas must be completely screened by a solid board fence or wall at least five and one-half feet high. Entries and exits should be as small as possible and should not exceed twenty feet in width. All openings should have functional gates to screen parking areas from the street. Residential parking should be designed so that vehicles are screened by fences, walls or buildings. Unscreened parking adjacent to the street is inappropriate.

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File

STAFF PHOTOGRAPHS
58 Charlotte Street



Front (east) Elevation

STAFF PHOTOGRAPHS
58 Charlotte Street



Front (east) Elevation

STAFF PHOTOGRAPHS
58 Charlotte Street



South Elevation

STAFF PHOTOGRAPHS
58 Charlotte Street



Rear (West) Elevation from The Court

STAFF PHOTOGRAPHS
58 Charlotte Street



Rear (West) Elevation with covered space to be enclosed and addition added to gable end

STAFF PHOTOGRAPHS
58 Charlotte Street



Rear (West) Elevation with covered space to be enclosed and addition added to gable end

STAFF PHOTOGRAPHS
58 Charlotte Street



Location of rear addition, courtyard, and parking/service yard

STAFF PHOTOGRAPHS
58 Charlotte Street





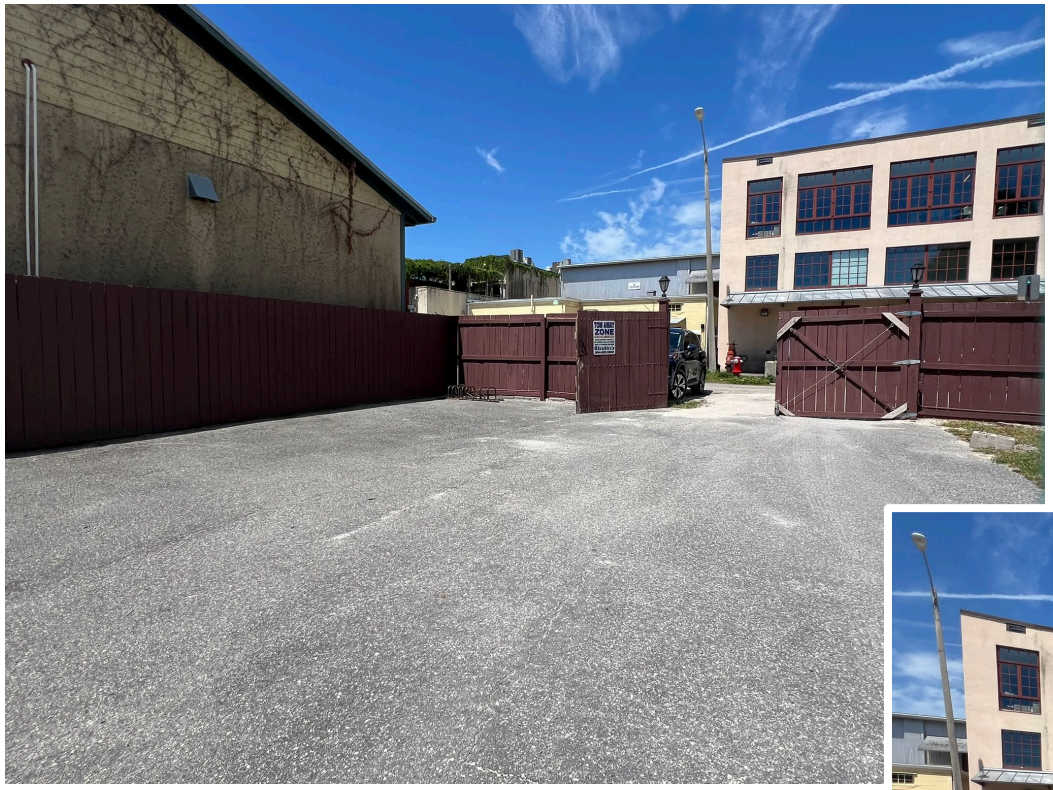
Location of addition stopping approximately at right edge of grass

STAFF PHOTOGRAPHS
58 Charlotte Street



Location of courtyard space, continuation of masonry wall with herb garden planter space

STAFF PHOTOGRAPHS
58 Charlotte Street



Location of parking/service yard starting approximately where grass starts



STAFF PHOTOGRAPHS
58 Charlotte Street



Detail of rear elevation, covered space to be enclosed and utilities moved.



Detail of rear elevation, window to become door to new addition and HVAC relocated.

STAFF PHOTOGRAPHS
58 Charlotte Street



North Elevation

STAFF PHOTOGRAPHS
58 Charlotte Street



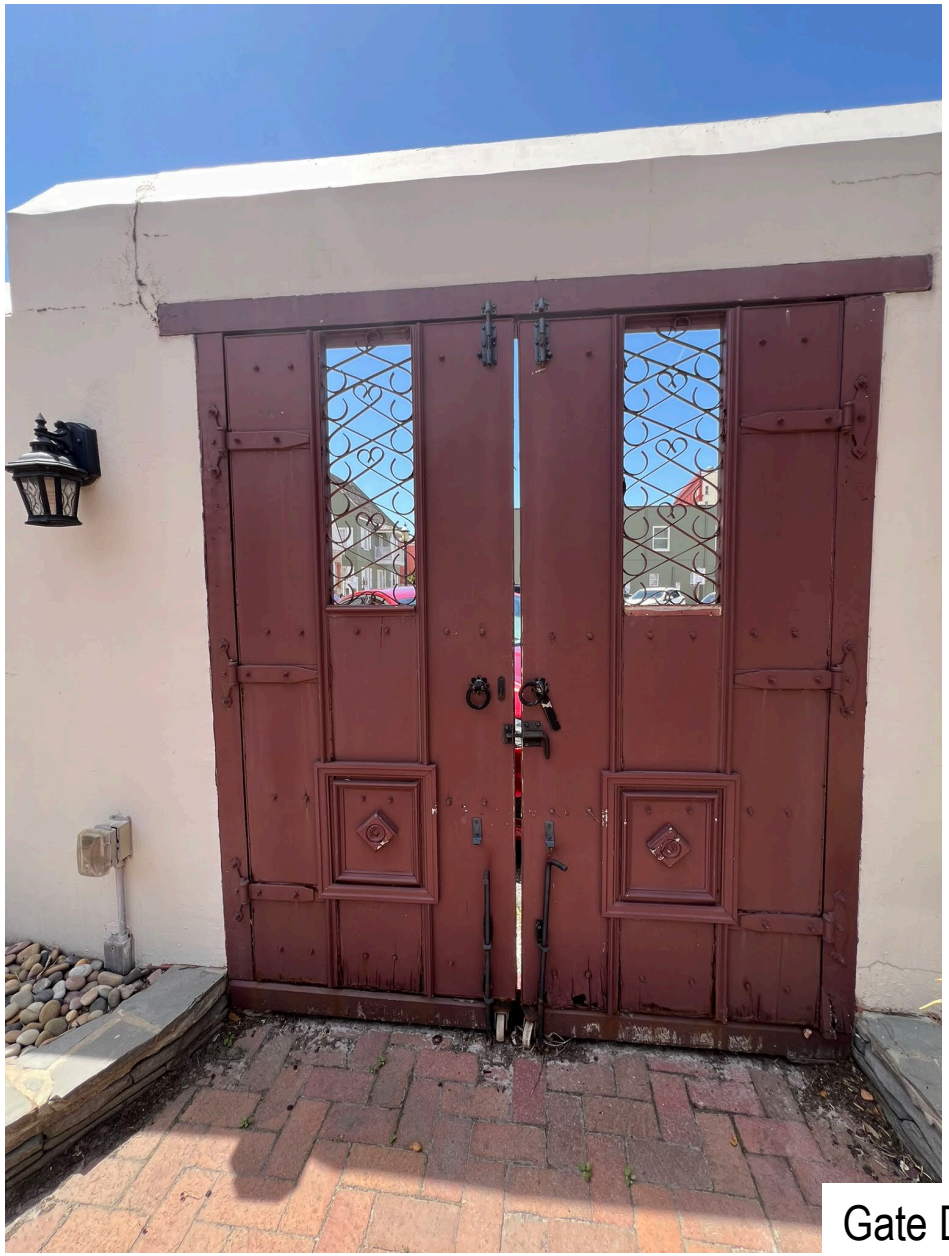


Existing Courtyard to remain,
Gates to be restored and reinstalled with new masonry lintel on Charlotte Street





STAFF PHOTOGRAPHS
58 Charlotte Street





Gate Details

STAFF PHOTOGRAPHS
58 Charlotte Street



Previously existing gate design from Google Streetview

STAFF PHOTOGRAPHS
58 Charlotte Street







Existing Courtyard to remain

STAFF PHOTOGRAPHS
58 Charlotte Street







Existing Building Details

STAFF PHOTOGRAPHS
58 Charlotte Street





Area examples of squared masonry gate openings

1980

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ539 1009==

Site Name: LUCIANO de HERRERA HOUSE 830== Survey Date: 7809 820==

Address: 58 Charlotte Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Day Subdivision (subdivision) (block) 8 and 9 (lot) 868==

868==

Owner of Site: Name: St. Augustine Restoration Foundation, Inc. ;

Address: 5 Cordova Street

St. Augustine, Fla. 32084 902==

Occupant or Manager: Southern Bell Business Office 904==

Type of Ownership: Private 848== Zoning: HP2

NR Classification Category: Building 916== Recording Date: 832==

UTM: 17 (zone) 469880 (easting) 3306910 (northing) 890== Location: T07S (T) R30E (R) 18N (S) 812==

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:

( ) Excellent 863==
(x) Good 863==
( ) Fair 863==
( ) Deteriorated 863==

Integrity of Site:

(x) Altered 858==
( ) Unaltered 858==
(x) Original Site 858==
( ) Restored - Date: 858==
( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==
( ) Development 878==
( ) Deterioration 878==
( ) Borrowing 878==
( ) Transportation 878==
( ) Fill 878==
( ) Dredge 878==
( ) Other 878==

II. SITE DESCRIPTION, continued.

Original Use: Commercial 838== Present Use: Commercial 850==

Date: +1967 844== Period: 20th century 845== Culture: Spanish 840==

Architect: 872==

Builder: 874==

Style: Spanish Colonial 964==

Plan Type: L-shape 966==

Exterior Fabrics: Stucco, wood, board and batten 854==

Structural Systems: Masonry, concrete block 856==

Features of Structure: (942)

Window Type: DHS, 12/12 942==

Foundation: Concrete block wall 942==

Roof Type: Gable, intersecting 942==

Secondary Roof Structures: Dormer, shed 942==

Porches & Balconies: 942==

Chimney Location: 942==

Materials: (882)

Chimney: 882==

Roof Surfacing: Wood, shakes 882==

Ornament Exterior: Wood Lattice Grill 882==

Quantitative Data: (950-954)

Chimneys: 952== Dormers: 954== Stories: 1½ 950==

Other: 956==

Surroundings: Mixed residential/Commercial 864==

Relationship to Surroundings: Near restored area. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Families, Commerce, Communication

920==

Statement of Significance: (911==)

ARCHITECTURE

This one and one-half story Spanish Colonial style building known as the Luciano de Herrera House at 58 Charlotte Street was reconstructed in 1967 by the St. Augustine Restoration Foundation, Incorporated. It represents a house of the Second Spanish Period (1784-1821). The "L" shaped building consists of both masonry and board and batten walls, consistant with early descriptions. The masonry walls are covered with plaster, a practice common in colonial days to protect the walls. A masonry wall and wooden fence enclose a patio. A shed-roof dormer gives additional living space to the half story. The building is located on a narrow brick street near the restored area of the city.

The area of the old colonial city between Hypolita Street and the City Gate has been the major area of restoration efforts over the past two decades and is one of St. Augustine's leading tourist attraction areas. There are eight colonial buildings and structures in the area, a number of reconstructions, and other buildings designed or remodeled in the St. Augustine Colonial Revival style. Restorations and reconstructions line most of St. George Street. Elements contributing to its colonial ambiance include buildings constructed right at the street line, walls lining the street (some of tabby or exposed coquina), overhanging balconies and ornamental rejas. Side streets like Spanish and Cuna still have a number of post-colonial buildings. The bayfront has a number of commercial structures of modern vintage. The area generally retains the old colonial street patterns, though there have been major alterations around the City Gate and bayfront. Traffic is limited in the area and banned on St. George Street, but there are still serious traffic and parking problems because the area is so heavily traveled. Because of the commercial value of the land, there are continuing pressures for new development in the area. It is an area of combined tourist, commercial, and residential usage. It is bounded on the east by the Castillo de San Marcos, the seawall and the bayfront. On the west it is bounded by the Model Land Company subdivision developed by Henry Flagler. This section of the colonial city is part of the National Landmark District, listed on the National Register of Historic Places.

HISTORY

The northernmost section of the walled colonial city was bounded in the

(over)

V. BIBLIOGRAPHY

1. Pedro Ruiz de Olano, "Plano del Fuerte de San Agustin de la Florida, y sus contornos," August 8, 1740; Juan Jose Elixio de la Puente, "Plano de la . . . Plaza de San Agustin," January 22, 1764; Mariano de laRocque, "Plano Particular de la Cuidad de San Agustin de la Florida," April 25, 1788; East Florida Papers, Escrituras, 1784-1821; Albert Manucy, The Houses of St. Augustine, 1565-1821 (St. Augustine, 1962), pp. 22-25 and 41-47; Patricia Griffin, "Mullet on the Beach; The Minorcans of Florida: 1768-1788," Ph.D. diss. (Univeristy of Florida, 1977), pp. 106-108 and 134-151;

18th and early 19th centuries by the Cubo defense line and City Gate on the north and by the Rosario defense line, present-day Cordova Street, on the west. This area first developed in the late 17th century as a work camp during the construction of the Castillo de San Marcos and later as a neighborhood after the completion of the fort in 1695. All structures were destroyed in the 1702 seige of the city, those generally north of Cuna Street by the Spanish to establish a clear field of fire from the fort, and those south by the invading South Carolinians. By mid-century buildings had been rebuilt mainly along St. George and Spanish Streets, and a number of them still stand on St. George: Avero, DeMesa, Arrivas, Rodriguez-Sanchez, and Paredes Houses. During the British period, the Minorcans generally settled in this section of town, and it remained the "Minorcan quarter" well into the 19th century. New construction continued in the Second Spanish Period (1784-1821), with a number of extant structures, such as the Triay House, the Oldest Schoolhouse, and the City Gate, dating from this period.(1) By the mid-19th century, development expanded westward along Hypolita and Cuna Streets. The post-Civil War years brought intense commercialization to part of Hypolita Street and all of St. George Street as the main thoroughfare became lined with shops, boarding houses, and large hotels. The areas off of St. George Street remained essentially residential, and Spanish Street became by 1900 one of several exclusively Black neighborhoods outside Lincolnville, with its own school and church in the southernmost block of the street. St. George Street underwent major changes in the late 19th and early 20th centuries with the construction of the massive city hall at Hypolita Street and with the demolition of colonial structures and the erection of brick commercial buildings.(2) This section of the street gradually deteriorated into a depressed business district. Since 1959 the Historic St. Augustine Preservation Board, in conjunction with the St. Augustine Restoration Foundation and private citizens, has restored and reconstructed twenty-five buildings along St. George and Cuna Streets as part of a movement to recognize the city's disappearing colonial past. Several of the Preservation Board's buildings are operated as part of a living-history museum, San Agustin Antiguo. In addition to the Restoration Area, this section of the city, especially along Spanish and Cuna Streets, also has a large concentration of 19th century buildings, particularly from the pre-Flagler era, and even some pre-Civil War structures. Avenida Menendez, formerly Bay Street, has become a modern commercial street adjacent to both the Restoration Area and the Castillo de San Marcos.(3)

This historic reconstruction at 58 Charlotte Street is listed on the 1764 Puente map as a ripio (rubblework) house belonging to Juan de Muro. During the British Period (1763-1784) the house was first owned by William Wilson, who made additions, and later by Joseph and Mary Peavet who owned other property including the "Oldest House". The Peavetts sold to James Scotland. In a claim to the crown for former properties, Scotland describes the house as a "good stone house consisting of three good rooms and a garrett with a kitchen, and garden well fenced and in a very public situation for trade . . ." William Slater was owner in 1784 when the Spanish returned to Florida. The property was conveyed at that time to Luciano de Herrera whose name the house bears. Herrera was one of the eight government appointees selected to remain as a laison between the old and new regimes. In addition to

his property dealing, Herrera acted as mediator between the Indian tribes and the province and served as a spy for Spain during the American Revolution. He died in 1788 and at that time the property was conveyed to Captain Miguel Iznardy. The many owners following Iznardy included prominent resident George Burt.(4) Sanborn maps show the site occupied as early as 1884 by a business complex of one and two-story buildings which housed a cabinet shop, furniture store and undertaker among other businesses. The structure was burned in the 1914 fire and left vacant until sometime between 1924 and 1930 when a large parking garage was built.(5) In 1966 the garage was demolished for construction of the existing building which was opened for commercial use in February 1967.(6)

ARCHAEOLOGY

For archaeological significance of the walled colonial city see Master Site File Form 8SJ10.

John Bostwick, et. al, "A Sub-Surface Archaeological Survey of the Northern Colonial City," (St. Augustine: HSAPB, 1978).

2. Anon., "Copy of a Plan of the City of St. Augustine," 1833; 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Map, 1884-1930; St. Augustine City Directory, 1885, 1899, 1904.
3. Sanborn Fire Insurance Map, 1884-1958; City Directory, 1959, 1960.
4. Day Subdivision, Lots 8 and 9, Block and Lot File, Historic St. Augustine Preservation Board.
5. Sanborn, 1884, 1888, 1893, 1899, 1904, 1910, 1917, 1924, 1930, 1958.
6. St. Augustine Record, February 26, 1967.

¿Que' Pasa?
(What's Happening?)

The St. Augustine Record, Friday, May 23, 1980, Page 1-B

The Luciano de Herrera House — the colonial records of St. Augustine have produced several maps that indicated the block numbers, the lots and all buildings with their dimensions. Most maps had a key giving the owner's name and a brief description of the property.

A Spanish map of 1764 records this house on Charlotte Street as a "ripio (rubblework) belonging to Juan de Muro."

Juan de Muro was the son of Gregorio and Francisca Muro. In 1755 he married Maria de Loreta.

IN 1763, WHEN the fortunes of a distant war gave Florida to Great Britain, her subjects came peaceably to St. Augustine and Spaniards left for Havana leaving properties to be sold by an agent. It is also from these sales that much information is gathered.

A British map of 1765 lists the new owner as William Wilson and shows an addition of an outbuilding. Wilson, a planter, dealt in purchase and sale of land, most of which was in large parcels outside the city.

By 1771, the owners were Joseph and Mary Phenix Peavett who six years later sold to James Scotland. (The Peavetts in 1775 owned the Oldest House.)

IN A CLAIM TO the crown for former properties Scotland, "late of St. Augustine in the province of East Florida, House Carpenter" states that in the year 1777 he purchased one house and lot on Charlotte Street: It is described as "a good Stone House consisting of three good Rooms and a Garrett with a kitchen, and Garden well fenced and in a very Public Situation for Trade which Lot and Tenement was purchased by Your Memorialist from Joseph Peavett." The entry gives a detailed description of the property.

When in 1784 the British flag was lowered, ending their 20 year reign, Spain regained control of Florida and the vast majority of citizens, unwilling to give allegiance to Spain, evacuated. The Spanish census of that year indicates the house was in the hands of William Slater, native of England, appointed auctioneer by the governor.

Slater sold to Luciano de Herrera in 1785. The Spanish map of 1788 describes the property as "house of masonry, and some divisions of wood, in fair condition, rented by Don Luciano de Herrera to the tailor the province. His heirs sold the house described as a "rubblework masonry house with lot" in 1789 to Captain Miguel Iznardy.

Iznardy was the captain of a frigate and acted as the governor's agent to carry on illegal trade with the British for much needed supplies. He was the contractor for the building of the cathedral. (When he died in 1803 his will directed his remains be buried in the parish church.)

THE PROPERTY WAS sold in 1792 to Lucia Tunno and she in turn to Pedro de Cala, mariner, bachelor, owner of three slaves. By the time the 1793 census was made Pedro had married Ana Maria de los Dolores Segui and had two sons and three slaves.

Cala sold to Jose Lorente in 1797 where and his wife, Maria de la Concepcion Miranda, and two daughters lived.

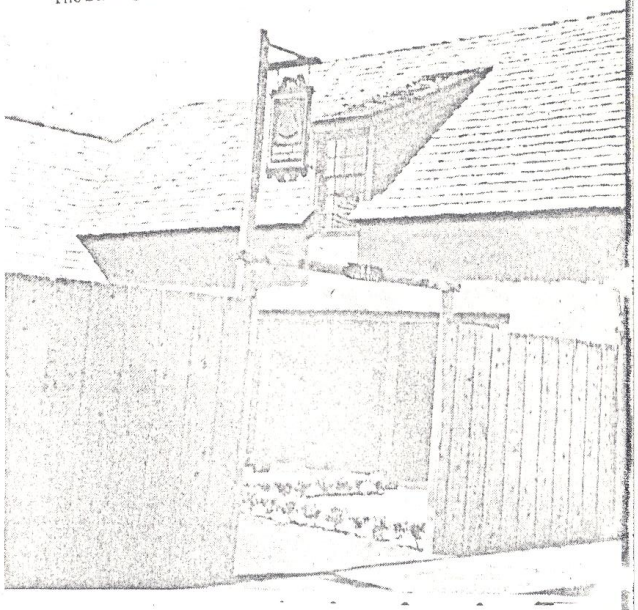
Gabriel G. Perpall bought the property in 1802 and held it until 1834. In the late 19th century it was one of the many houses owned by George Burt.

Between 1884 and 1910 a large two story building replaced the house and was occupied by a variety of businesses including a cabinet shop, storage, furniture store and an undertaker.

THE 1917 INSURANCE map shows the site empty, no doubt the result of the 1914 fire in that area. By 1930 a large building appears, occupied by a car parking and storage garage until 1966 when it was purchased by the St. Augustine Restoration Foundation, Inc.

The Luciano de Herrera house, as it appeared in the second Spanish period, was completed in 1967 for use by the Southern Bell Telephone Company's business office. It is a fine example of how a reconstructed colonial home can be adapted to accommodate a modern functional business.

RITA H. O'BRIEN



Luciano de Herrera House

IN A CLAIM TO the crown for former properties Scotland, "late of St. Augustine in the province of East Florida, House Carpenter" states that in the year 1777 he purchased one house and lot on Charlotte Street. It is described as "a good Stone House consisting of three good Rooms and a Garrett with a kitchen, and Garden well fenced and in a very Public Situation for Trade which Lot and Tenement was purchased by Your Memorialist from Joseph Peavett." The entry gives a detailed description of the property.

When in 1784 the British flag was lowered, ending their 20 year reign, Spain regained control of Florida and the vast majority of citizens, unwilling to give allegiance to Spain, evacuated. The Spanish census of that year indicates the house was in the hands of William Slater, native of England, appointed auctioneer by the governor.

Slater sold to Luciano de Herrera in 1785. The Spanish map of 1788 describes the property as "house of masonry, and some divisions of wood, in fair condition, rented by Don Luciano de Herrera to the tailor Eduardo Esten, as well as its lot." There is evidence the house had undergone some alterations.

HERRERA, A BACHELOR, was one of the eight Spaniards appointed by the governor to remain in St. Augustine to conclude the sale of properties for their owners. Because of his contacts with the British he served as a Spanish spy during the American Revolution, collecting and providing secret information to Havana. He was also given the "public relations" job of handling delegations of Indians visiting St. Augustine. Herrera's knowledge and experience with Indian leaders made him their official host and protector. He had to make certain their visits were free from any unpleasant incident, dole out gifts from the king's store, keep them away from taverns and report any tavernkeeper serving them liquor. Until his death in 1788 he served as Indian commissary for

THE 1917 INSURANCE map shows the site empty, no doubt the result of the 1914 fire in that area. By 1930 a large building appears, occupied by a car parking and storage garage until 1966 when it was purchased by the St. Augustine Restoration Foundation, Inc.

The Luciano de Herrera house, as it appeared in the second Spanish period, was completed in 1967 for use by the Southern Bell Telephone Company's business office. It is a fine example of how a reconstructed colonial home can be adapted to accommodate a modern functional business.

RITA H. O'BRIEN

Luciano de Herrera House

HM

Thanks - very good. Send copy to Johnson — OK
and return to me, as well as Herrera House file
Ean

EWN - I obtained this from "The Record's" file. Perhaps it might be useful.

cc JS Kaney

JULY 27, 1988

EWN

MEMO TO; HERRERA HOUSE FILE
(TELEPHONE CO. BUILDING)

THE FOLLOWING ARTICLE APPEARED IN THE SUNDAY RECORD AND TIMES UNION, FEBRUARY 26, 1967:

FRONT PAGE: PHOTO OF HERRERA HOUSE
CAPTION: "HERRERA HOUSE BECOMES BUSINESS OFFICE
THE HERRERA HOUSE, A RECONSTRUCTED HOUSE AT 58 CHARLOTTE STREET WHICH WILL BECOME THE NEW BUSINESS OFFICE OF THE SOUTHERN BELL TELEPHONE COMPANY MONDAY UNDER A LEASE ARRANGEMENT WITH ST. AUGUSTINE RESTORATION, INC."

LEAD TITLE: MILESTONE IN RESTORATION PROGRAM
TITLE: TELEHONE OFFICE MOVED INTO RECONSTRUCTED HOUSE
BY: TOM KING, MANAGING EDITOR * Tom now works for Flagler College

A MILESTONE WAS REACHED THIS WEEKEND WHEN SOUTHERN BELL TELEPHONE COMPANY MOVED ITS BUSINESS OFFICES INTO A RECONSTRUCTED HOUSE AT 58 CHARLOTTE STREET.

IT'S NOT THE FIRST COMMERCIAL USE OF A RESTORED OR RECONSTRUCTED BUILDING. THE SIGNIFICANCE LIES IN THE FACT THAT IT IS, HOWEVER, THE FIRST TIME THAT A BUILDING HAS BEEN PLANNED AND RESTORED OR RECONSTRUCTED FOR A SPECIFIC COMMERCIAL USE, AND HOPEFULLY MARKS THE BEGINNING OF A NEW PHASE IN THE PROGRAM TO CREATE A LIVING RESTORATION OF OLD ST. AUGUSTINE.

THE HOUSE, CALLED THE HERRERA HOUSE, BECAUSE IT WAS RECONSTRUCTED ON THE SITE AND FOUNDATIONS OF A HOUSE OCCUPIED BY DON LUCIANO DE HERRERA DURING THE SECOND SPANISH PERIOD WAS RECONSTRUCTED UNDER THE PROGRAM OF ST. AUGUSTINE RESTORATION, INC. AND IS BEING LEASED TO THE TELEPHONE COMPANY.

RANDY PIERSON, MANAGER OF THE TELEPHONE COMPANY IN ST. AUGUSTINE SAID THE TELEPHONE COMPANY'S BUSINESS OFFICE WOULD BE OPEN FOR BUSINESS IN THE RECONSTRUCTED HOUSE MONDAY MORNING. "THE TELEPHONE COMPANY IS ESPECIALLY PLEASED TO BE THE FIRST FIRM IN A NEW COMMERCIAL PHASE OF THE RESTORATION PROGRAM DESIGNED TO MAKE IT A LIVING RESTORATION" PIERSON SAID OF THE MOVE. HE EXPLAINED THAT THE MOVE WAS NECESSITATED BY THE NEED FOR MORE SPACE IN THE TELEPHONE EXCHANGE BUILDING ON CORDOVA STREET, WHERE INSTALLATION OF ADDITIONAL EQUIPMENT AND RENOVATIONS COSTING THREE QUARTERS OF A MILLION DOLLARS AND DESIGNED TO PROVIDE DIRECT DISTANCE DIALING HERE IN MID-SUMMER IS UNDERWAY.

EARLE NEWTON, EXECUTIVE DIRECTOR OF THE RESTORATION COMMISSION CALLED THE LEASE ARRANGEMENT WITH SOUTHERN BELL A "MOST REMARKABLE EXAMPLE OF COOPERATION BY A COMMERCIAL FIRM."

"WE ACHIEVED EXACTLY WHAT WE WANTED IN THE WAY OF RESTORATION

AND THEY ACHIEVED WHAT THEY WANTED IN THE WAY OF A FUNCTIONAL FACILITY" NEWTON ADDED.

THE STORY AND A HALF HOUSE OF MASONRY AND WOOD WAS RECONSTRUCTED FROM INFORMATION OBTAINED FROM ROCQUE'S MAP OF 1788 AND ARCHAEOLOGICAL FINDINGS AT THE SITE, ACCORDING TO NEWTON...(HERE FOLLOWS INFORMATION ON EARLIER MAPS, FOUNDATIONS FOUND, THAT THE HOUSE WAS 20 YEARS OLD IN 1788 ...AND INFORMATION ON THE HOUSE ITSELF 3,500 SQ.FT.,FIRST FLOOR DEVOTED TO OFFICES, UTILITIES CLEVERLY HIDDEN,ETC.)

THE HOUSE WAS BUILT FOR ST. AUGUSTINE RESTORATION, INC. BY THE ST.AUGUSTINE HISTORICAL RESTORATION AND PRESERVATION COMMISSION UNDER THE SUPERVISION OF STEINBACH WHO, ALONG WITH BILL JORDAN AND NEWTON WERE THE ARCHITECTS.

FURNISHINGS WERE CONSTRUCTED BY THE RESTORATION COMMISSION CARPENTERS UNDER THE DIRECTION OF EARL SHUGART, ASSISTED BY PRESTON KING. HORACE REYES WAS THE FOREMAN OF THE CONSTRUCTION CREW. LOCAL FIRMS WERE USED AS SUB-CONTRACTORS ON THE PROJECT.

TWO PHOTOGRAPHS APPEAR ON PAGE THREE, ONE CAPTIONED "FIREPLACE WAS THERE SO IT WAS BUILT" SHOWS STEINBACH AND OTHERS STANDING BY FIREPLACE; THE OTHER IS CAPTIONED "SPANISH DECOR IN TELEPHONE COMPANY OFFICE" AND SHOWS A GENERAL VIEW OF THE MAIN OFFICE.

THE ARTICLE ON PAGE THREE IS SURROUNDED BY ADS MORE LOCAL CONTRACTORS WHO WORKED ON THE JOB CONGRATULATING THE TELEPHONE COMPANY FOR ITS NEW BUSINESS OFFICE.

Herrer House

58 Charlotte Street - which was the Neil Pope's Garage.

Was purchased under an existing option for $35,000

South Bell will occupy only a portion of the site

St Aug Record Aug-11, 1964

Herrera House

Is opened now.

housing the South Bell.

2/26/67

Herrera House

City Directory

1966 58 Charlotte Sts - Popi Neil Garage autorepr.

1976 58 Charlotte - Herrera House - St Aug Preservation Board

1977 58 Charlotte - Herrera House - St Aug Preservation Board

DAY LOTS 8+9 ST. AUG. REST. FOUN. I CORDOVA ST.



CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Appropriateness

Case Number: HP2024-0030 **Meeting Date: Thursday, June 20, 2024**

1. NAME OF APPLICANT: 58 Charlotte Street LLC
   Business (if applicable):
   Address: 1283 Ponte Vedra Blvd
   City: Ponte Vedra Beach State: FL Zip Code: 32082
   Daytime Telephone: 904 545 4585 E-Mail Address: marcangelomca@gmail.com

2. NAME OF PROPERTY OWNER: 58 Charlotte LLC
   Business (if applicable):
   Address: 65 Magnolia Ave.
   City: St. Augustine State: FL Zip Code: 32084
   Daytime Telephone: 719 440 9299 E-Mail Address: cscotthobbs@gmail.com

3. PROJECT LOCATION: 58 CHARLOTTE ST, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: 3-40 DAY SUB LOTS 8 & 9 & S2FT LOT 11 BLK 9 CITY OF ST AUGUSTINE OR4643/1901

5. SCOPE OF WORK: To replace the existing wood fence and gates along Charlotte Street, construct an addition on the rear/west elevation of the building, and make exterior site alterations including a new paved patio space with associated fencing, trellis, landscaping, and furniture, and a fenced service yard with parking and screened mechanical equipment.

Information attached by applicant includes:

- Application Agreement
- Existing Photographs
- Architectural Plans
- Product Specifications

Received 05/21/2024
Planning and Building Department

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: 58 Charlotte Street

Applicant's Name: Beth Angelo Applicant's Signature: Beth Angelo

Owner's Name: 58 Charlotte LLC Owner's Signature: BM-SIGNED

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.

Received 05/21/2024
Planning and Building Department

PACKAGE CERTIFICATE

BROKER MINT

APPLICATION

1 page

HARB Application 58 Charlotte - Angelo.pdf — 1 page

E-SIGN INFO

Status:	SIGNED
Package ID:	636CC402BAD3913999750ACDFD475E2A
Time zone:	EDT (UTC-4)

Originator:
Juliana Hughes
julianahughes76@gmail.com
IP: 99.145.99.72
Domain: my.brokermint.com
Date: May 17, 2024 08:33 AM

Signers:

CS	C. Scott Hobbs C. Scott Hobbs	cscotthobbs@gmail.com IP: 50.221.122.234	Signed	May 17, 2024 08:34 AM id: fa0ada3e4c18c1cd791786ec5fc9d757	BM-SIGNED fa0ad... 05/17/24 08:33 AM EDT

HISTORY

May 17, 2024	08:33 AM	CS	C. Scott Hobbs	cscotthobbs@gmail.com	IP: 50.221.122.234	Viewed
May 17, 2024	08:34 AM	CS	C. Scott Hobbs	cscotthobbs@gmail.com	IP: 50.221.122.234	Signed
May 17, 2024	08:34 AM		Package has been fully signed and sealed			Completed

Certificate of Appropriateness
Sufficiency Checklist

Case Number HP2024-0030
58 CHARLOTTE ST, Saint Augustine, FL, 32084

Checklist Item	Checklist Item Description	Status	Comments
ROOFS AND ROOFING - Brochure or sample of proposed roof surface	Brochure or sample of proposed roof surface including applicable colors, patterns, material, texture	Need	While your plans provide the name and style of the wood shingles proposed, HARB applications require the specification sheet or manufacturer's information with example photographs for the product.
EXTERIOR DOORS - For new openings, a scaled wall section	For new openings, a scaled wall section	Need	For the existing window that will be replaced with a door to the proposed new bathroom addition, a wall section should be provided.
EXTERIOR DOORS - Brochure, sample, or scaled drawing of proposed	Brochure, sample, or scaled drawing of proposed door(s) including material, all dimensions, finish, glazing, and hardware	Need	Specifications for all proposed doors should be provided. If the new doors will match existing, then a description of existing doors, including size, material, and design, should be provided.
WINDOWS - Photographs of affected window(s) or location(s)	Photographs of affected window(s) or location(s) of proposed new window opening(s)	Need	A closeup photo of the existing window being replaced with a door should be provided.
WINDOWS - For new openings, a scaled wall section with proposed window	For new openings, a scaled wall section with proposed window	Need	Section detail of the shed-roofed dormers should be provided.
WINDOWS - Brochure or sample showing the material	Brochure or sample showing the material, window type, all dimensions and profiles, finish, glazing, and hardware	Need	Brochure of proposed windows for the shed-roofed dormers is needed.
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	See comments below
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	Details for new foundations should be provided.
FENCES/WALLS/GATES - Scaled site plan showing the property line	Scaled site plan showing the property line, building footprints, sidewalks, driveways and other major site features and proposed fence/wall (smaller projects may not require a scaled site plan like short extensions of existing fences/walls)	Need	A site plan showing the property line is required to review setbacks.

Checklist Item	Checklist Item Description	Status	Comments
PARKING, LANDSCAPE OR OTHER SITE FEATURE - Plant material list	Plant material list with identification, quantity, size at planting and maturity, spacing	Need	Plant materials proposed for the exterior patio planter and any other plant materials proposed should be included. A list of pre-approved plants is located as an appendix to the AGHP.
NEW CONSTRUCTION - Scaled site plan showing the property line & existing site	Scaled site plan showing the property line and existing site features like buildings, sidewalks, driveways	Need	A scaled site plan with the property line indicated is required to review setbacks.
NEW CONSTRUCTION - Scaled site plan showing the property line & proposed constr	Scaled site plan showing the property line and proposed construction	Need	
NEW CONSTRUCTION - Scaled landscape plan	Scaled landscape plan	Need	
NEW CONSTRUCTION - Scaled elevation drawings showing existing building(s)	Scaled elevation drawings showing existing building(s) and major site features	Need	*See comment below
NEW CONSTRUCTION - Scaled elevation drawings showing proposed building(s)	Scaled elevation drawings showing proposed building(s) and major site features	Need	*See comment below
NEW CONSTRUCTION - Wall sections	Wall sections	Need	

Other Details Necessary for Review

*Elevation drawings must be enlarged and include all measurements (heights, widths, window sizes, etc.) so that mass and scale can be thoroughly evaluated.

Details including heights for all the fences and walls proposed are needed. A clearer detail (such as a section) of the clapboard wooden fencing should be provided.

Foundation details for the fences/walls, new additions, and trellis are needed.

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS THE PROPERTY OF DESIGN COOPERATIVE, LLC AND IT SHALL NEVER BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF DESIGN COOPERATIVE, LLC

Received June 7, 2024
Planning and Building Department

Existing Project Site Photographs













58 Charlotte Street Florida
St. Augustine

DESIGN/COOPERATIVELLC
1032 HENDRICKS AVENUE
JACKSONVILLE, FL 32207
TEL / (904) 290-1032
FAX / (904) 592-5892
www.dcoop.com
FL/AR0007032

CLIENT
58 Charlotte Street LLC

LOCATION
58 Charlotte St
St Augustine, Florida

DATE: 06.07.2024

PROJECT NO: 24012

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS THE PROPERTY OF DESIGN COOPERATIVE, LLC AND IT SHALL NEVER BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF DESIGN COOPERATIVE, LLC

Received June 7, 2024
Planning and Building Department

Existing Project Site Photographs













58 Charlotte Street Florida
St. Augustine

DESIGN/COOPERATIVELLC
1032 HENDRICKS AVENUE
JACKSONVILLE, FL 32207
TEL / (904) 290-1032
FAX / (904) 592-5892
www.dcoop.com
FL/AR0007032

CLIENT
58 Charlotte Street LLC

LOCATION
58 Charlotte St
St Augustine, Florida

DATE: 06.07.2024

PROJECT NO: 24012

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS THE PROPERTY OF DESIGN COOPERATIVE, LLC AND IT SHALL NEVER BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF DESIGN COOPERATIVE, LLC

Received June 7, 2024
Planning and Building Department

Existing Project Site Photographs













58 Charlotte Street Florida
St. Augustine

DESIGN/COOPERATIVELLC
1032 HENDRICKS AVENUE
JACKSONVILLE, FL 32207
TEL / (904) 290-1032
FAX / (904) 592-5892
www.dcoop.com
FL/AR0007032

CLIENT
58 Charlotte Street LLC

LOCATION
58 Charlotte St
St Augustine, Florida

DATE: 06.07.2024

PROJECT NO: 24012

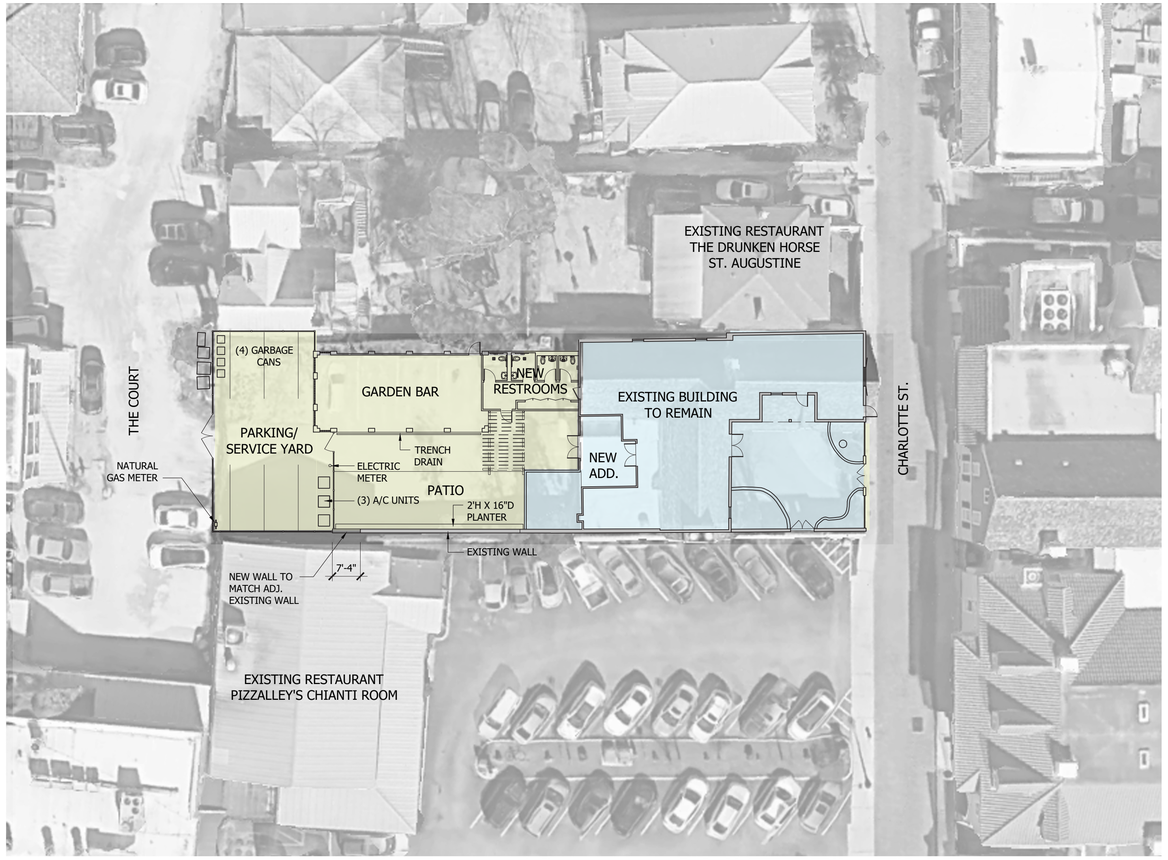
THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS THE PROPERTY OF DESIGN COOPERATIVE, LLC AND IT SHALL NEVER BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF DESIGN COOPERATIVE, LLC

Received June 7, 2024
Planning and Building Department

Site Plan Legend

Proposed

Existing



SITE PLAN
SCALE: 1" = 20'-0"

Narrative

Building Information:

Luciano de Herrera House
Location: 58 Charlotte St.
Second Spanish Period (1784-1821)
Historic Preservation Two (HP-2)
Building was rebuild in 1967 as it looked during Luciano de Herrera time,

New Construction:

Garden Bar	956 sf	
Restrooms	403 sf	Air-conditioned
Kitchen Addition	228 sf	Air-conditioned
Patio	1,589 sf	
Parking / Service Yard	1,543 sf	

All Garbage cans, exterior mechanical equipment, electrical meter located in Parking / Service yard, hidden from the pedestrians by the wood fence, details shown on elevations A201.

58 Charlotte Street
Florida
St. Augustine

DESIGN/COOPERATIVELLC
1032 HENDRICKS AVENUE
JACKSONVILLE, FL 32207
TEL / (904) 290-1032
FAX / (904) 592-5892
www.dcoop.com
FL/AR0007032

CLIENT
58 Charlotte Street LLC

LOCATION
58 Charlotte St
St Augustine, Florida

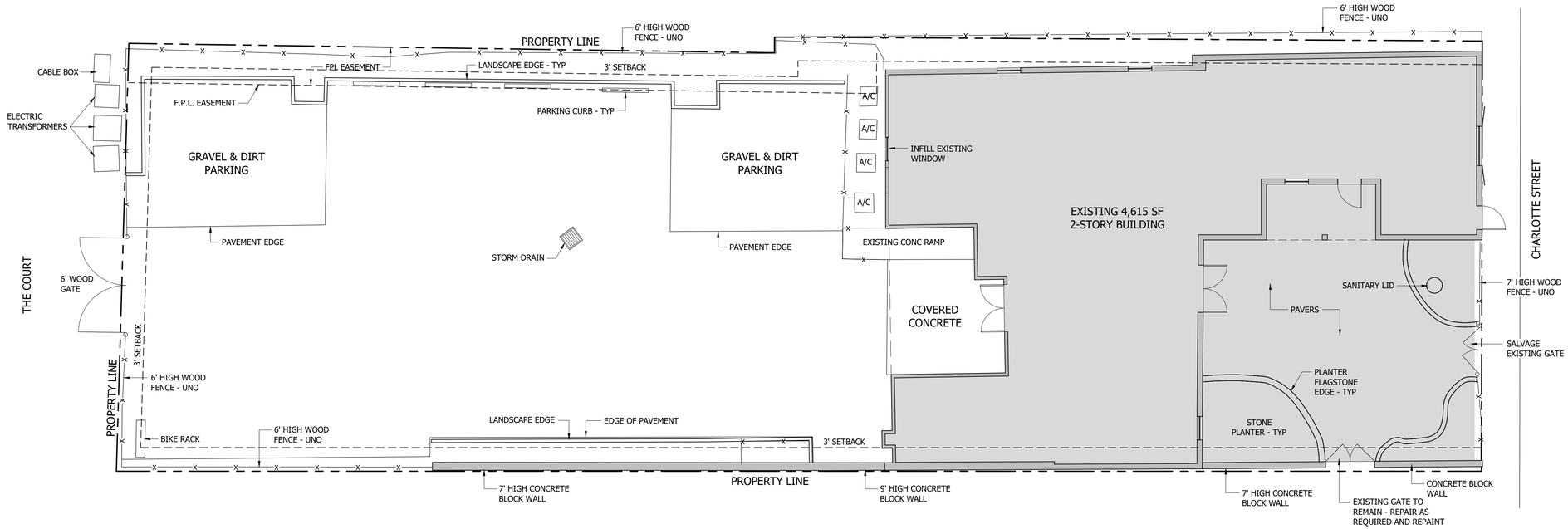
DATE: 06.07.2024

PROJECT NO: 24012

SITE PLAN
A001

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS THE PROPERTY OF DESIGN COOPERATIVE, LLC AND IT SHALL NEVER BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF DESIGN COOPERATIVE, LLC

Received June 7, 2024
Planning and Building Department



EXISTING SITE PLAN

SCALE: 1/8" = 1'-0"

N

58 Charlotte Street

Florida

St. Augustine

DESIGN/COOPERATIVELLC
1032 HENDRICKS AVENUE
JACKSONVILLE, FL 32207
TEL / (904) 290-1032
FAX / (904) 592-5892
www.dcoop.com
FL/AR0007032

CLIENT
58 Charlotte Street LLC

LOCATION
58 Charlotte St
St Augustine, Florida

DATE: 06.07.2024

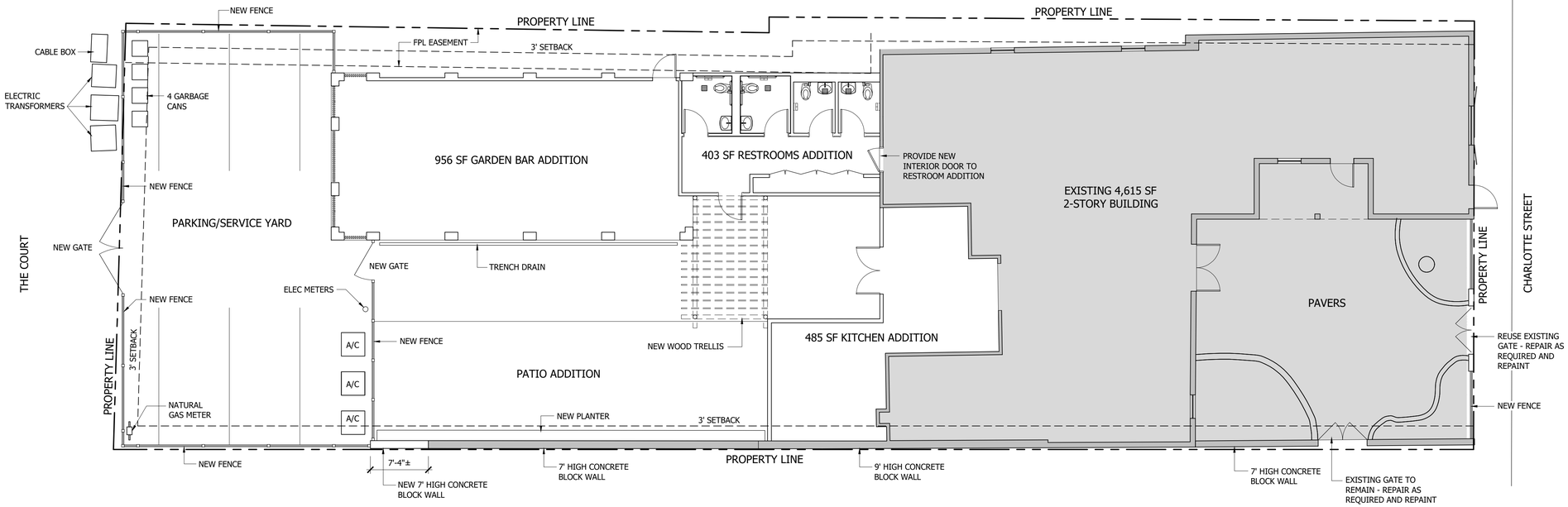
PROJECT NO: 24012

EXISTING SITE PLAN

A002

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS THE PROPERTY OF DESIGN COOPERATIVE, LLC AND IT SHALL NEVER BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF DESIGN COOPERATIVE, LLC

Received June 7, 2024
Planning and Building Department



NEW SITE PLAN

SCALE: 1/8" = 1'-0"

N

ADDITIONAL AREA TABULATION

KITCHEN	485 SF
GARDEN BAR	956 SF
RESTROOMS	403 SF
TOTAL ADDITIONAL AREA	1,855 SF

58 Charlotte Street
Florida

St. Augustine

DESIGN/COOPERATIVELLC
1032 HENDRICKS AVENUE
JACKSONVILLE, FL 32207
TEL / (904) 290-1032
FAX / (904) 592-5892
www.dcoop.com
FL/AR0007032

CLIENT
58 Charlotte Street LLC

LOCATION
58 Charlotte St
St Augustine, Florida

DATE: 06.07.2024

PROJECT NO: 24012

NEW CONSTRUCTION SITE PLAN

A003

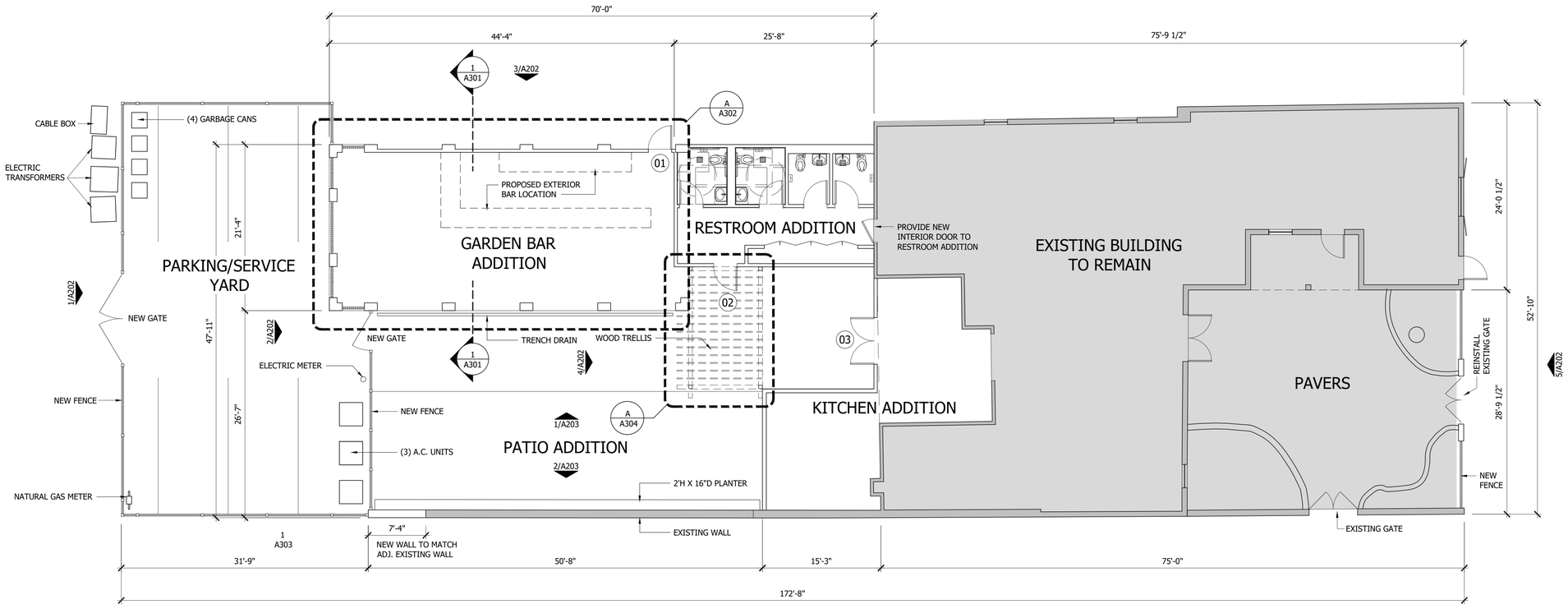
THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS THE PROPERTY OF DESIGN COOPERATIVE, LLC AND IT SHALL NEVER BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF DESIGN COOPERATIVE, LLC

Received June 7, 2024
Planning and Building Department

Summary Statement of Proposed Alteration

This is the proposed plan for a new restaurant concept located in the Luciano de Herrera House at 58 Charlotte Street, St. Augustine, FL. The latest tenant of the Luciano de Herrera House was also a restaurant, until its recent closure. In order to accommodate all the necessary components for a new restaurant to succeed, we are proposing an addition to the building's "back yard." The only proposed work along the front façade facing Charlotte Street is the replacement of the old wooden fence that has deteriorated over time. The new fence is to be constructed out of horizontal wood board appropriate to the building's time period, see elevations on Sheet A201. The frame surrounding the gate is to be constructed of masonry block and covered with painted white stucco, see color chart on Sheet A201. We are also proposing the relocation of the signage bracket, from its existing location above the entry door to slightly left of the entry door. The new signage bracket will have two light sources no larger than 6" on each side, see detail on Sheet A302. Because there is not a committed tenant at this time, the architectural scope is to provide the signage bracket only.

Within the "back yard" we are proposing new air-conditioned restrooms, a garden bar open to the patio, and a small kitchen addition just west of the existing building. The new restrooms and garden bar are to be constructed out of masonry block and board and batten technique. The new restroom building is directly attached to the existing building, with the garden bar addition on the opposite side. In order to differentiate new from old construction, the restroom addition is proportionally reduced in size. For both of these additions, we are proposing Blue Label Cedar Resawn Rebutted Shingles, which match the existing roofing material. The garden bar will have openings covered with banisters along the south elevation. An example of an existing opening with banisters is provided on sheet A201. A proposed 228 sf kitchen addition is directly attached to the existing building and is a continuation of the existing space. The kitchen addition would be constructed out of masonry blocks covered with stucco. Extending from the existing building, a flat roof covers the kitchen addition, using the same roofing membrane. A large open patio is just south of the garden bar, which includes16"x16" shell stone pavers as the flooring material. See sheet A102 for the location of exterior flooring materials. The proposed patio area is currently an asphalt parking lot, which would be completely demolished. Once the asphalt and underlayment is removed, there is no anticipation for a deeper excavation. Within the patio, we are proposing a storm water trench drain running parallel to the garden bar. There is an existing storm water inlet in that area and we are planning to connect the trench drain to it. In addition to the storm water trench drain, we are also proposing a 2'-0" high planter along the south wall, to prevent sea water from destroying the planting materials. The patio area is contained by 6'-6" high horizontal wood board fence, painted in St Augustine white. The entrance to the patio from the existing building is covered by a wood trellis, which is to be constructed out of 6" diameter cedar wood. The Parking/Service Yard is located to the west of the Patio area, furthest from the existing building. Crushed coquina landscaping is intended for the driving surface, see sheet A102. The Parking/Service Yard is completely fenced in, blocking pedestrians from entering. Also located in this area is the mechanical equipment, electric meters, gas meters, and garbage cans. While there is no parking requirement, we plan to provide up to four parking spots for the employees within the Parking/Service Yard. A 12'-0" wide gate will allow the area to be completely enclosed and securely locked.



FLOOR PLAN
SCALE: 1/8" = 1'-0"

58 Charlotte Street Florida
St. Augustine

D COOP
ARCHITECTURE BUILT DESIGN

DESIGN/COOPERATIVELLC
1032 HENDRICKS AVENUE
JACKSONVILLE, FL 32207
TEL / (904) 290-1032
FAX / (904) 592-5892
www.dcoop.com
FL/AR0007032

CLIENT
58 Charlotte Street LLC

LOCATION
58 Charlotte St
St Augustine, Florida

DATE: 06.07.2024

PROJECT NO: 24012

FLOOR PLAN
A101

Received June 7, 2024
Planning and Building Department

Proposed Renderings - Entrance



THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS THE PROPERTY OF DESIGN COOPERATIVE, LLC AND IT SHALL NEVER BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF DESIGN COOPERATIVE, LLC

58 Charlotte Street
St. Augustine Florida

D COOP
ARCHITECTURE BUILT DESIGN

DESIGN/COOPERATIVELLC
1032 HENDRICKS AVENUE
JACKSONVILLE, FL 32207
TEL / (904) 290-1032
FAX / (904) 592-5892
www.dcoop.com
FL/AR0007032

CLIENT
58 Charlotte Street LLC

LOCATION
58 Charlotte St
St Augustine, Florida

DATE: 06.07.2024

PROJECT NO: 24012

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS THE PROPERTY OF DESIGN COOPERATIVE, LLC AND IT SHALL NEVER BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF DESIGN COOPERATIVE, LLC

Received June 7, 2024
Planning and Building Department

Proposed Renderings - Front Isometric View



58 Charlotte Street
St. Augustine Florida

DESIGN/COOPERATIVELLC
1032 HENDRICKS AVENUE
JACKSONVILLE, FL 32207
TEL / (904) 290-1032
FAX / (904) 592-5892
www.dcoop.com
FL/AR0007032

CLIENT
58 Charlotte Street LLC

LOCATION
58 Charlotte St
St Augustine, Florida

DATE: 06.07.2024

PROJECT NO: 24012

Received June 7, 2024
Planning and Building Department

Proposed Renderings - Terrace



THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS THE PROPERTY OF DESIGN COOPERATIVE, LLC AND IT SHALL NEVER BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF DESIGN COOPERATIVE, LLC

58 Charlotte Street
Florida
St. Augustine

DESIGN/COOPERATIVELLC
1032 HENDRICKS AVENUE
JACKSONVILLE, FL 32207
TEL / (904) 290-1032
FAX / (904) 592-5892
www.dcoop.com
FL/AR0007032

CLIENT
58 Charlotte Street LLC

LOCATION
58 Charlotte St
St Augustine, Florida

DATE: 06.07.2024

PROJECT NO: 24012

Received June 7, 2024
Planning and Building Department

Proposed Renderings - Terrace



THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS THE PROPERTY OF DESIGN COOPERATIVE, LLC AND IT SHALL NEVER BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF DESIGN COOPERATIVE, LLC

58 Charlotte Street
Florida
St. Augustine

D COOP
ARCHITECTURE BUILT DESIGN

DESIGN/COOPERATIVELLC
1032 HENDRICKS AVENUE
JACKSONVILLE, FL 32207
TEL / (904) 290-1032
FAX / (904) 592-5892
www.dcoop.com
FL/AR0007032

CLIENT
58 Charlotte Street LLC

LOCATION
58 Charlotte St
St Augustine, Florida

DATE: 06.07.2024

PROJECT NO: 24012

Received June 7, 2024
Planning and Building Department

Proposed Renderings - Terrace



THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS THE PROPERTY OF DESIGN COOPERATIVE, LLC AND IT SHALL NEVER BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF DESIGN COOPERATIVE, LLC

58 Charlotte Street
Florida
St. Augustine

D COOP
ARCHITECTURE BUILT DESIGN

DESIGN/COOPERATIVELLC
1032 HENDRICKS AVENUE
JACKSONVILLE, FL 32207
TEL / (904) 290-1032
FAX / (904) 592-5892
www.dcoop.com
FL/AR0007032

CLIENT
58 Charlotte Street LLC

LOCATION
58 Charlotte St
St Augustine, Florida

DATE: 06.07.2024

PROJECT NO: 24012

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS THE PROPERTY OF DESIGN COOPERATIVE, LLC AND IT SHALL NEVER BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF DESIGN COOPERATIVE, LLC

Received June 7, 2024
Planning and Building Department

Proposed Planting Materials

Mark	Image	Identification
Shrubs		
S-1		Russian Olive - Eleagnus angustifolia
S-2		Yellow Jasmine - Jasminum fruiti cans
Vines		
V-1		Clematis - Clematis spp
V-2		Trumpet Honeysuckle - Lonicera sempervirens
V-3		Virginia Creeper - Perthenocissus quinquefolia
Herbs		
H-1		Corriander - Coriandrum Sativum
H-2		Lavender - Lavandula officinatis
H-3		Rosemary - Rosemarinus officinatis
H-4		Saffron - Crocus sativus
H-5		Sage - Salvia officinalis
H-6		Thyme - Thyme Thymus gerpyllum

Proposed Walks & Drive Surface Materials



Shell Stone Pavers - Calypso Coral Select White 24" x 24"



Crushed Coquina Landscaping



LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"

58 Charlotte Street Florida
St. Augustine

DESIGN/COOPERATIVELLC
1032 HENDRICKS AVENUE
JACKSONVILLE, FL 32207
TEL / (904) 290-1032
FAX / (904) 592-5892
www.dcoop.com
FL/AR0007032

CLIENT
58 Charlotte Street LLC

LOCATION
58 Charlotte St
St Augustine, Florida

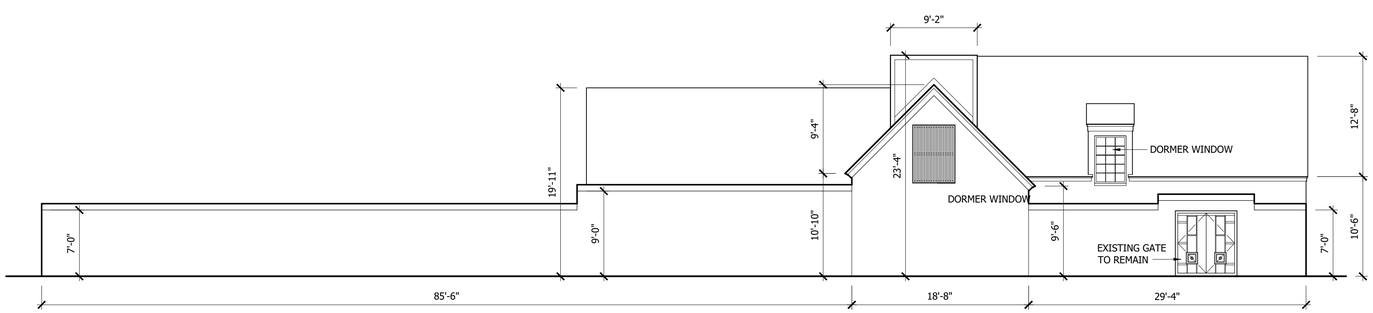
DATE: 06.07.2024

PROJECT NO: 24012

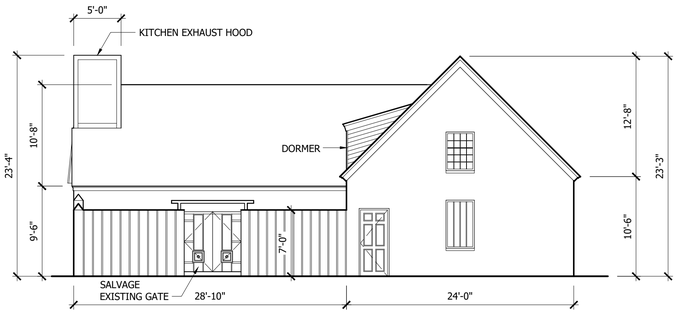
LANDSCAPE PLAN
A102

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS THE PROPERTY OF DESIGN COOPERATIVE, LLC AND IT SHALL NEVER BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF DESIGN COOPERATIVE, LLC

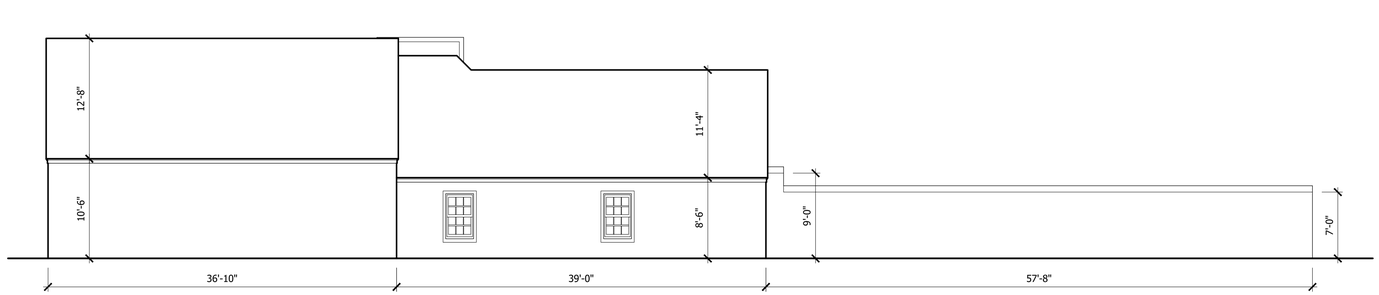
Received June 7, 2024
Planning and Building Department



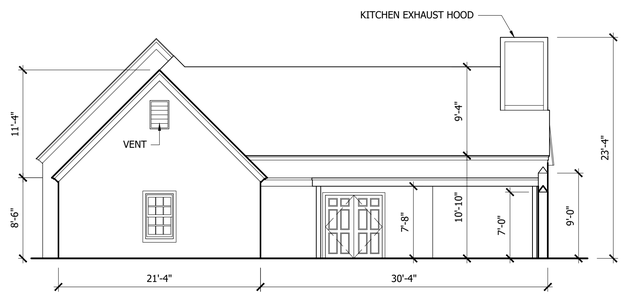
4 EXISTING SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0"



1 EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0"

58 Charlotte Street
Florida
St. Augustine

DESIGN/COOPERATIVELLC
1032 HENDRICKS AVENUE
JACKSONVILLE, FL 32207
TEL / (904) 290-1032
FAX / (904) 592-5892
www.dcoop.com
FL/AR0007032

CLIENT
58 Charlotte Street LLC

LOCATION
58 Charlotte St
St Augustine, Florida

DATE: 06.07.2024

PROJECT NO: 24012

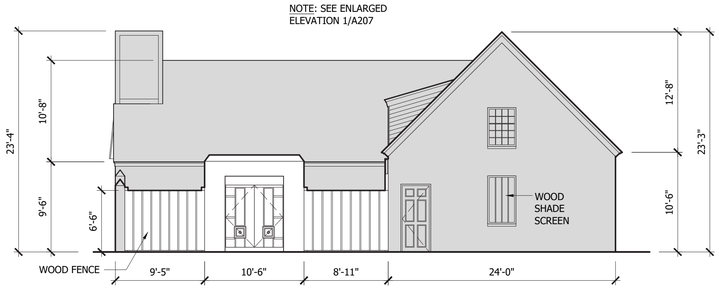
EXISTING ELEVATIONS

A201

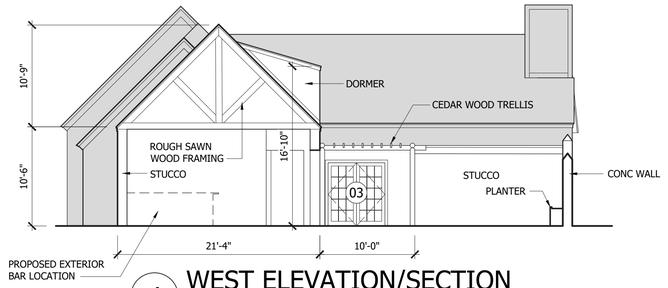
THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS THE PROPERTY OF DESIGN COOPERATIVE, LLC AND IT SHALL NEVER BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF DESIGN COOPERATIVE, LLC

Received June 7, 2024
Planning and Building Department

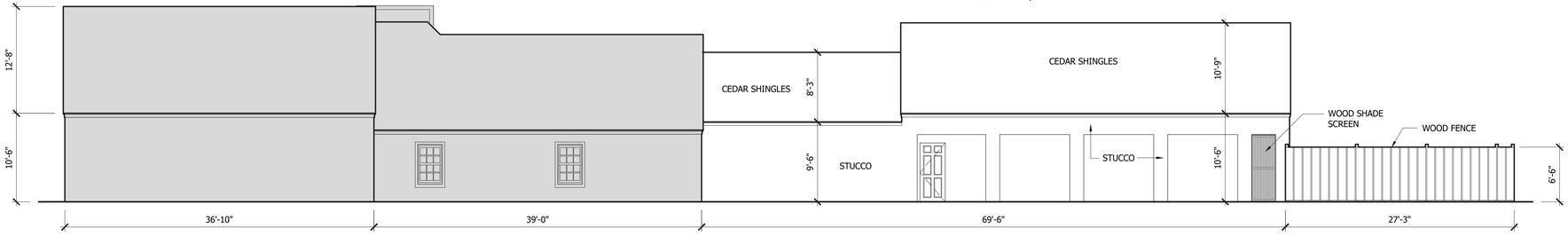
Grey shade indicated existing structure.



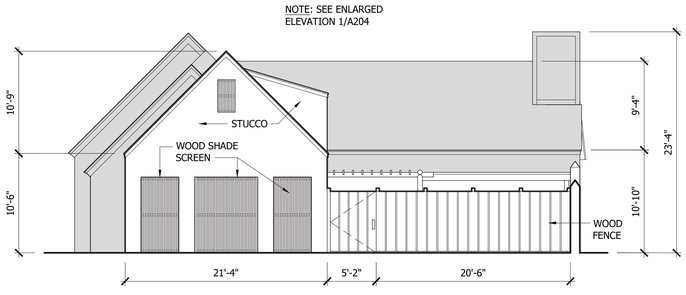
5 EAST ELEVATION
SCALE: 1/8" = 1'-0"



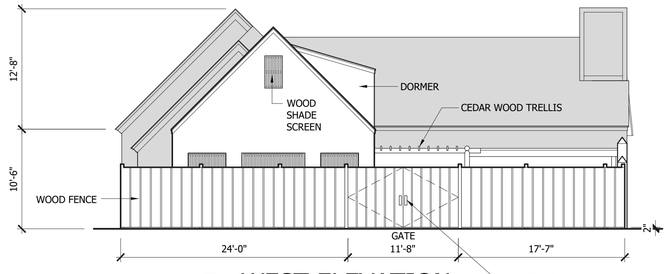
4 WEST ELEVATION/SECTION
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

58 Charlotte Street
Florida
St. Augustine

DESIGN/COOPERATIVELLC
1032 HENDRICKS AVENUE
JACKSONVILLE, FL 32207
TEL / (904) 290-1032
FAX / (904) 592-5892
www.dcoop.com
FL/AR0007032

CLIENT
58 Charlotte Street LLC

LOCATION
58 Charlotte St
St Augustine, Florida

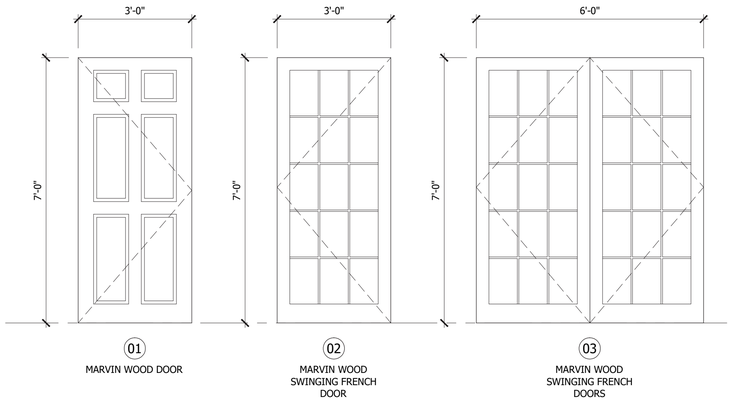
DATE: 06.07.2024

PROJECT NO: 24012

EXTERIOR ELEVATIONS
A202

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS THE PROPERTY OF DESIGN COOPERATIVE, LLC AND IT SHALL NEVER BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF DESIGN COOPERATIVE, LLC

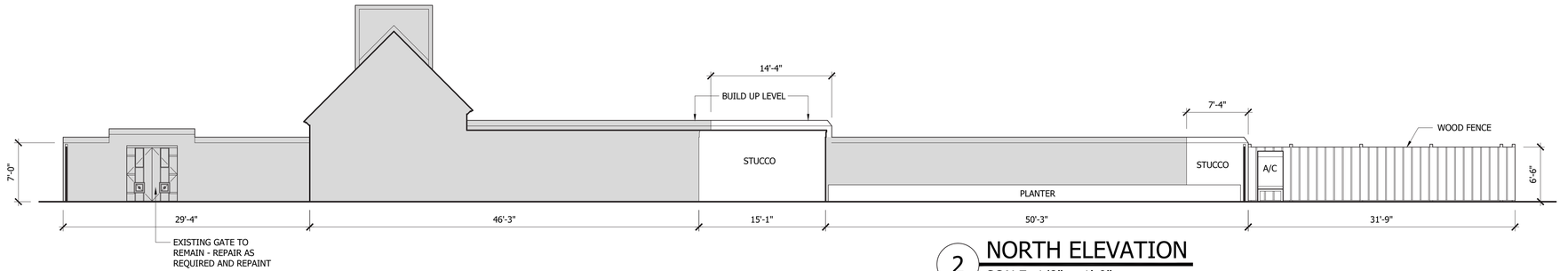
Received June 7, 2024
Planning and Building Department



EXTERIOR DOOR ELEVATIONS

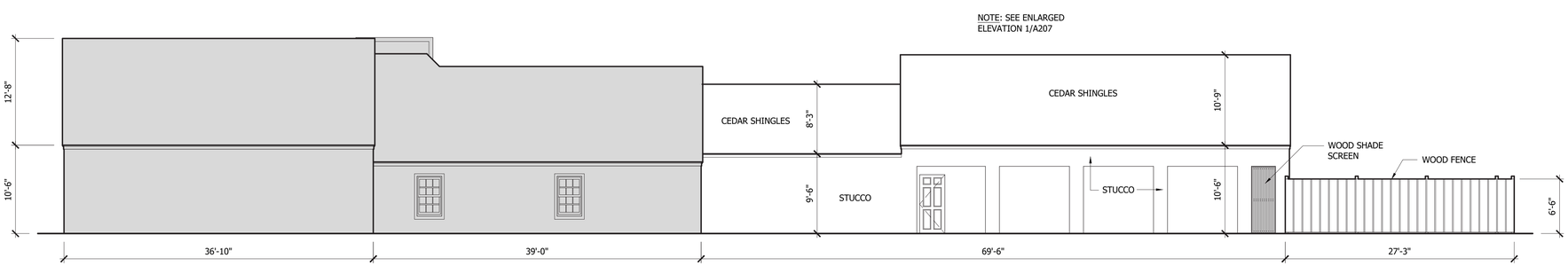
SCALE: 1/2 = 1'-0"

Grey shade indicated existing structure.



2 NORTH ELEVATION

SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION

SCALE: 1/8" = 1'-0"

58 Charlotte Street

Florida

St. Augustine

DESIGN/COOPERATIVELLC
1032 HENDRICKS AVENUE
JACKSONVILLE, FL 32207
TEL / (904) 290-1032
FAX / (904) 592-5892
www.dcoop.com
FL/AR0007032

CLIENT
58 Charlotte Street LLC

LOCATION
58 Charlotte St
St Augustine, Florida

DATE: 06.07.2024

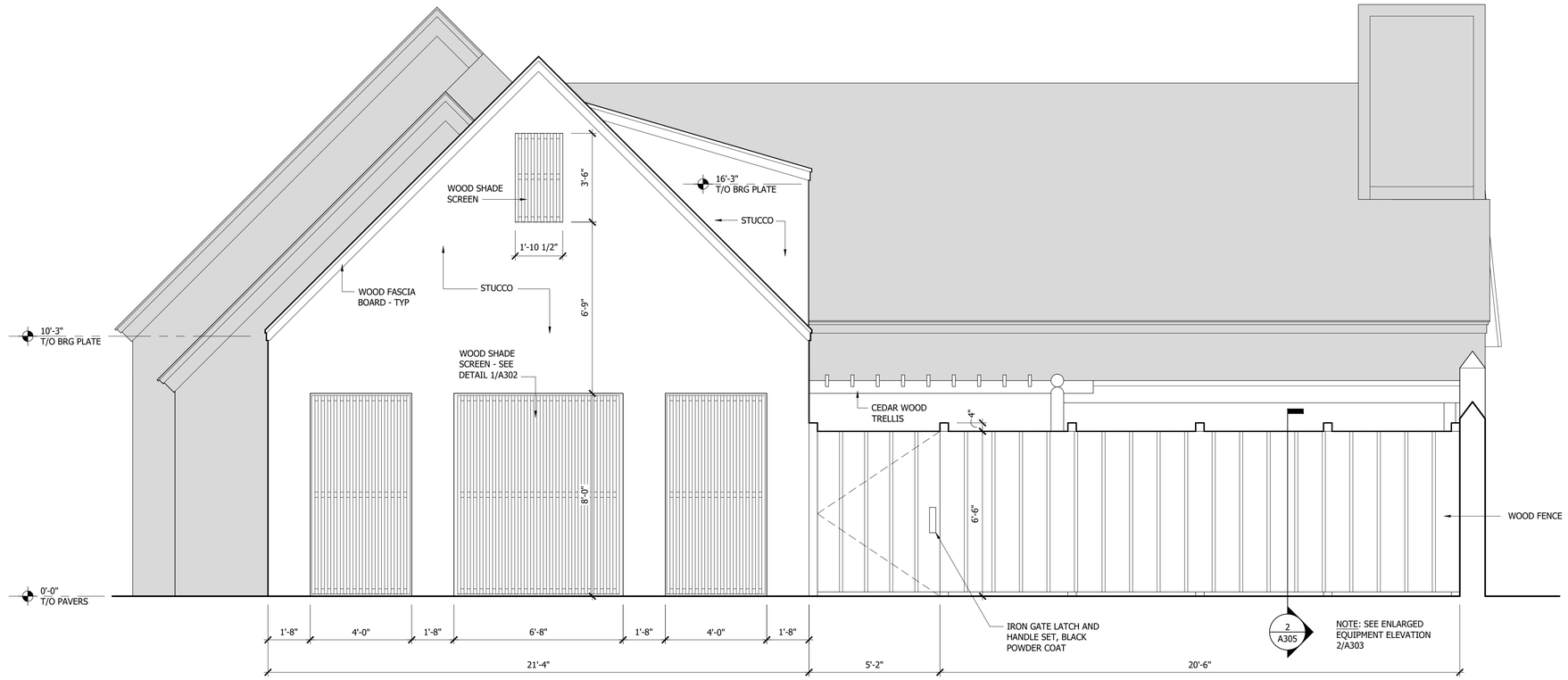
PROJECT NO: 24012

EXTERIOR ELEVATIONS

A203

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS THE PROPERTY OF DESIGN COOPERATIVE, LLC AND IT SHALL NEVER BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF DESIGN COOPERATIVE, LLC

Received June 7, 2024
Planning and Building Department



1 ENLARGED WEST ELEVATION
SCALE: 3/8" = 1'-0"

58 Charlotte Street
Florida
St. Augustine

DESIGN/COOPERATIVELLC
1032 HENDRICKS AVENUE
JACKSONVILLE, FL 32207
TEL / (904) 290-1032
FAX / (904) 592-5892
www.dcoop.com
FL/AR0007032

CLIENT
58 Charlotte Street LLC

LOCATION
58 Charlotte St
St Augustine, Florida

DATE: 06.07.2024

PROJECT NO: 24012

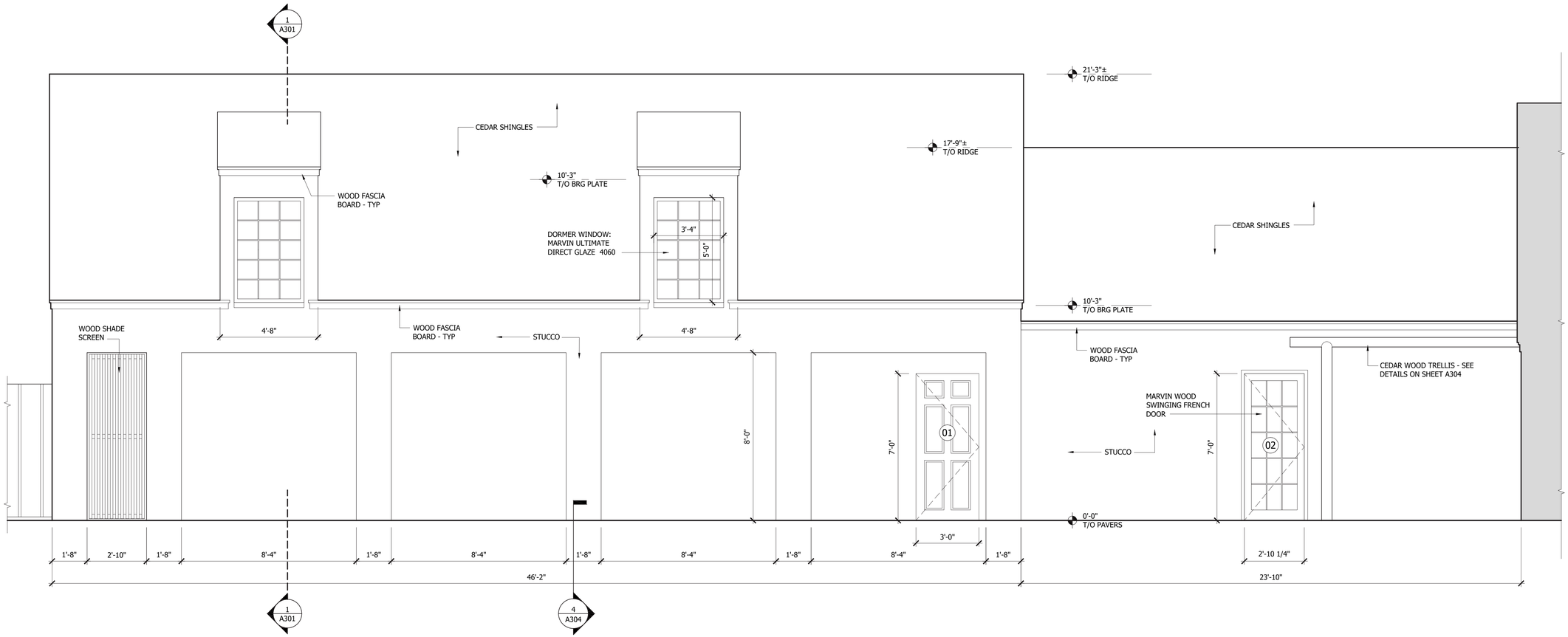
ENLARGED EXTERIOR ELEVATION

A204

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS THE PROPERTY OF DESIGN COOPERATIVE, LLC AND IT SHALL NEVER BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF DESIGN COOPERATIVE, LLC

Received June 7, 2024
Planning and Building Department

Grey shade indicated existing structure.



1 ENLARGED SOUTH ELEVATION
SCALE: 3/8" = 1'-0"

58 Charlotte Street
Florida
St. Augustine

DESIGN/COOPERATIVELLC
1032 HENDRICKS AVENUE
JACKSONVILLE, FL 32207
TEL / (904) 290-1032
FAX / (904) 592-5892
www.dcoop.com
FL/AR0007032

CLIENT
58 Charlotte Street LLC

LOCATION
58 Charlotte St
St Augustine, Florida

DATE: 06.07.2024

PROJECT NO: 24012

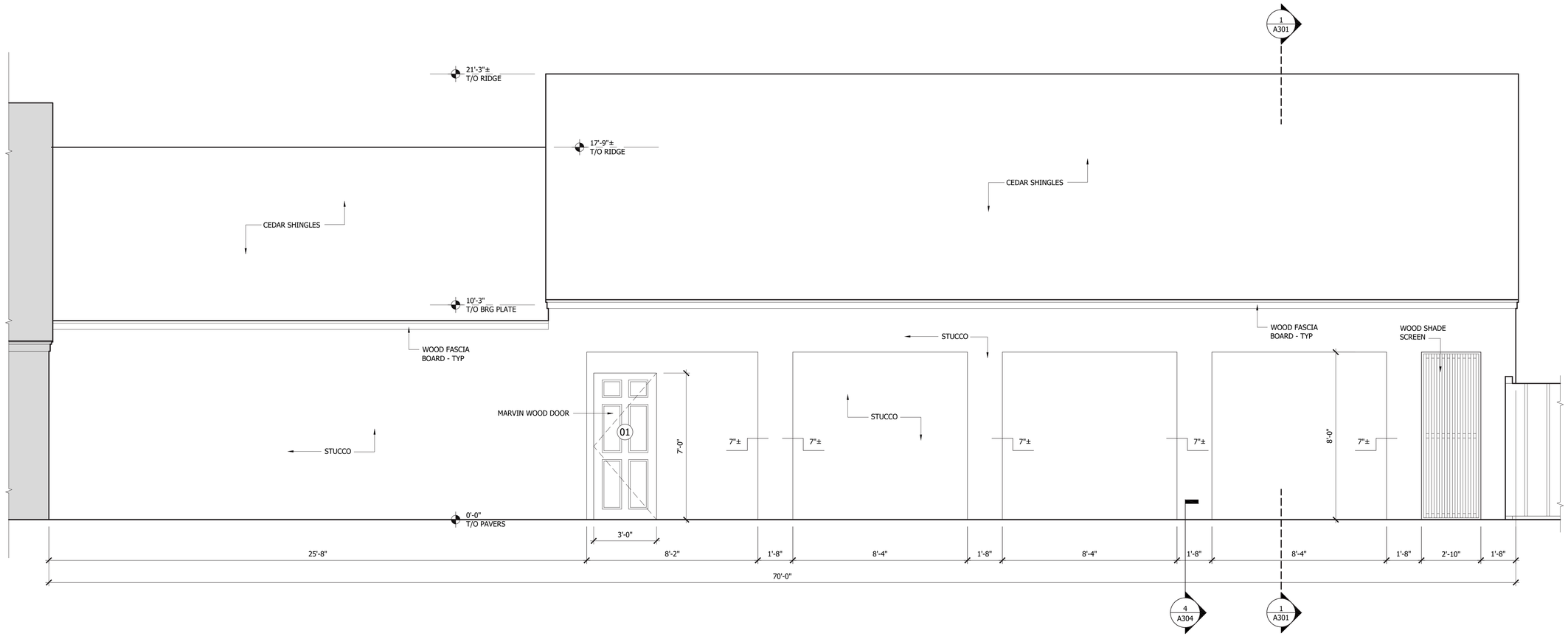
ENLARGED
EXTERIOR
ELEVATION

A205

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS THE PROPERTY OF DESIGN COOPERATIVE, LLC AND IT SHALL NEVER BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF DESIGN COOPERATIVE, LLC

Received June 7, 2024
Planning and Building Department

Grey shade indicated existing structure.



1 ENLARGED NORTH ELEVATION
SCALE: 3/8" = 1'-0"

58 Charlotte Street

Florida

St. Augustine

DESIGN/COOPERATIVELLC
1032 HENDRICKS AVENUE
JACKSONVILLE, FL 32207
TEL / (904) 290-1032
FAX / (904) 592-5892
www.dcoop.com
FL/AR0007032

CLIENT
58 Charlotte Street LLC

LOCATION
58 Charlotte St
St Augustine, Florida

DATE: 06.07.2024

PROJECT NO: 24012

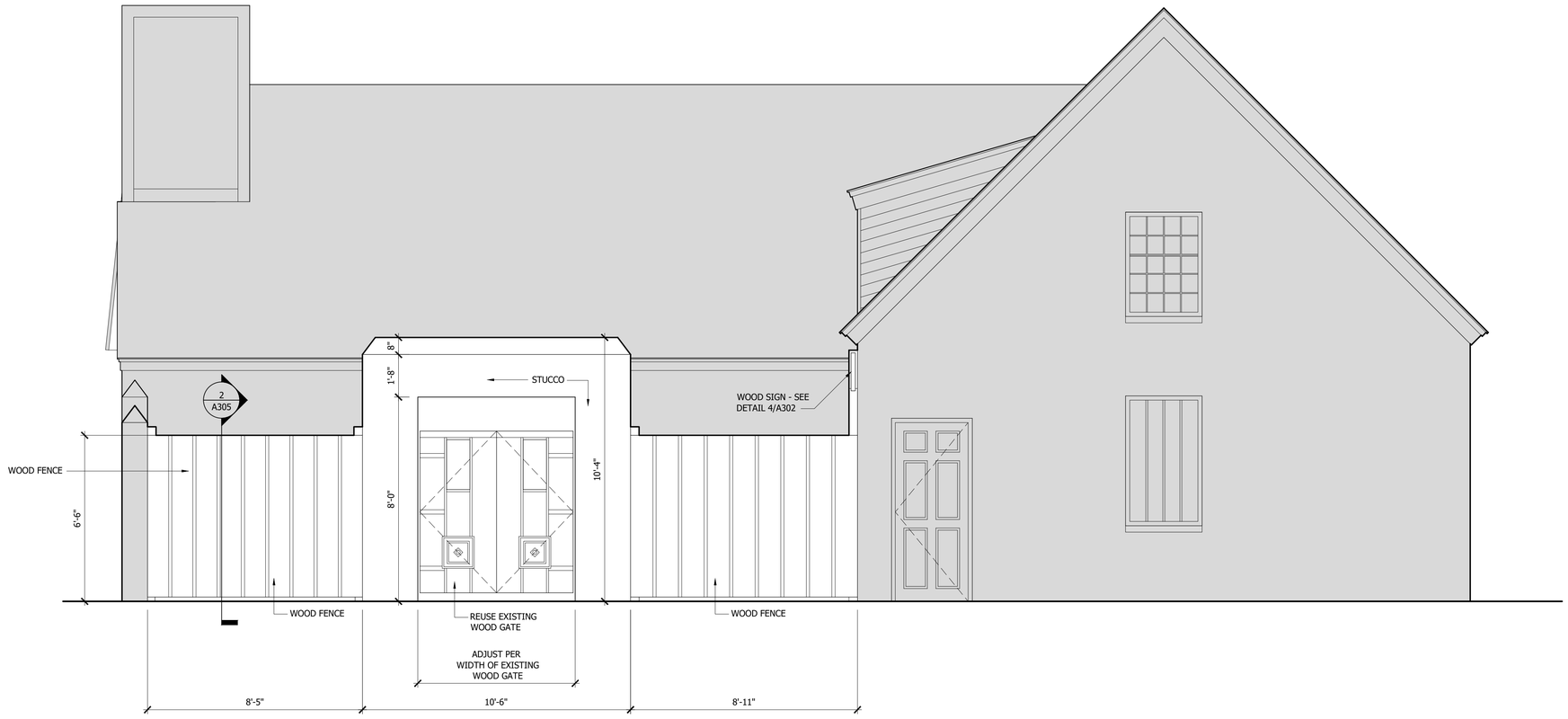
ENLARGED EXTERIOR ELEVATION

A206

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS THE PROPERTY OF DESIGN COOPERATIVE, LLC AND IT SHALL NEVER BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF DESIGN COOPERATIVE, LLC

Received June 7, 2024
Planning and Building Department

Grey shade indicated existing structure.



1 ENLARGED WEST ELEVATION
SCALE: 3/8" = 1'-0"

58 Charlotte Street
Florida
St. Augustine

DESIGN/COOPERATIVELLC
1032 HENDRICKS AVENUE
JACKSONVILLE, FL 32207
TEL / (904) 290-1032
FAX / (904) 592-5892
www.dcoop.com
FL/AR0007032

CLIENT
58 Charlotte Street LLC

LOCATION
58 Charlotte St
St Augustine, Florida

DATE: 06.07.2024

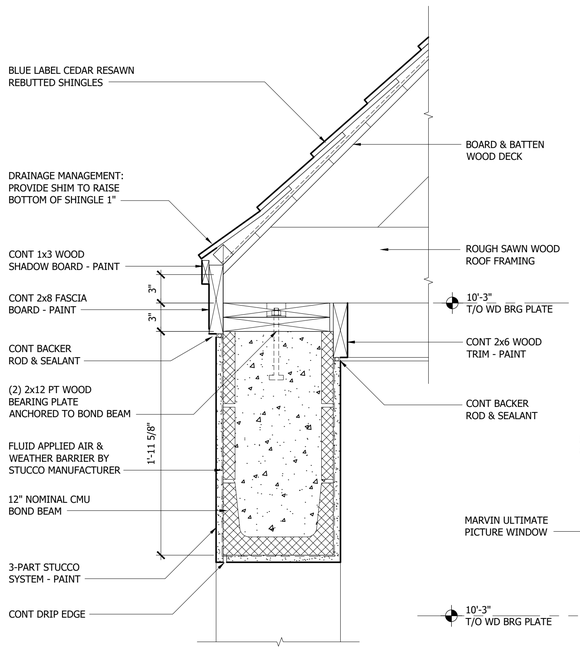
PROJECT NO: 24012

ENLARGED
EXTERIOR
ELEVATION

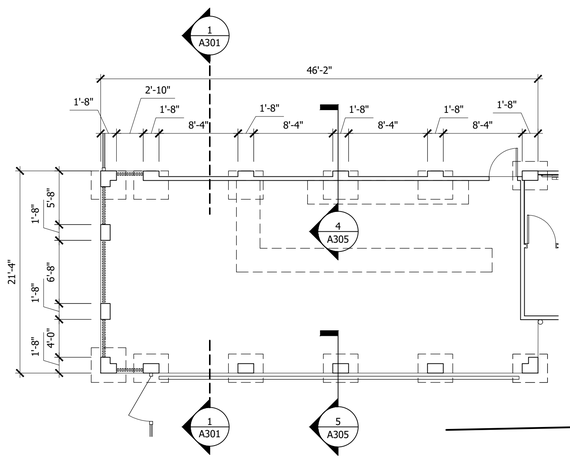
A207

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS THE PROPERTY OF DESIGN COOPERATIVE, LLC AND IT SHALL NEVER BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF DESIGN COOPERATIVE, LLC

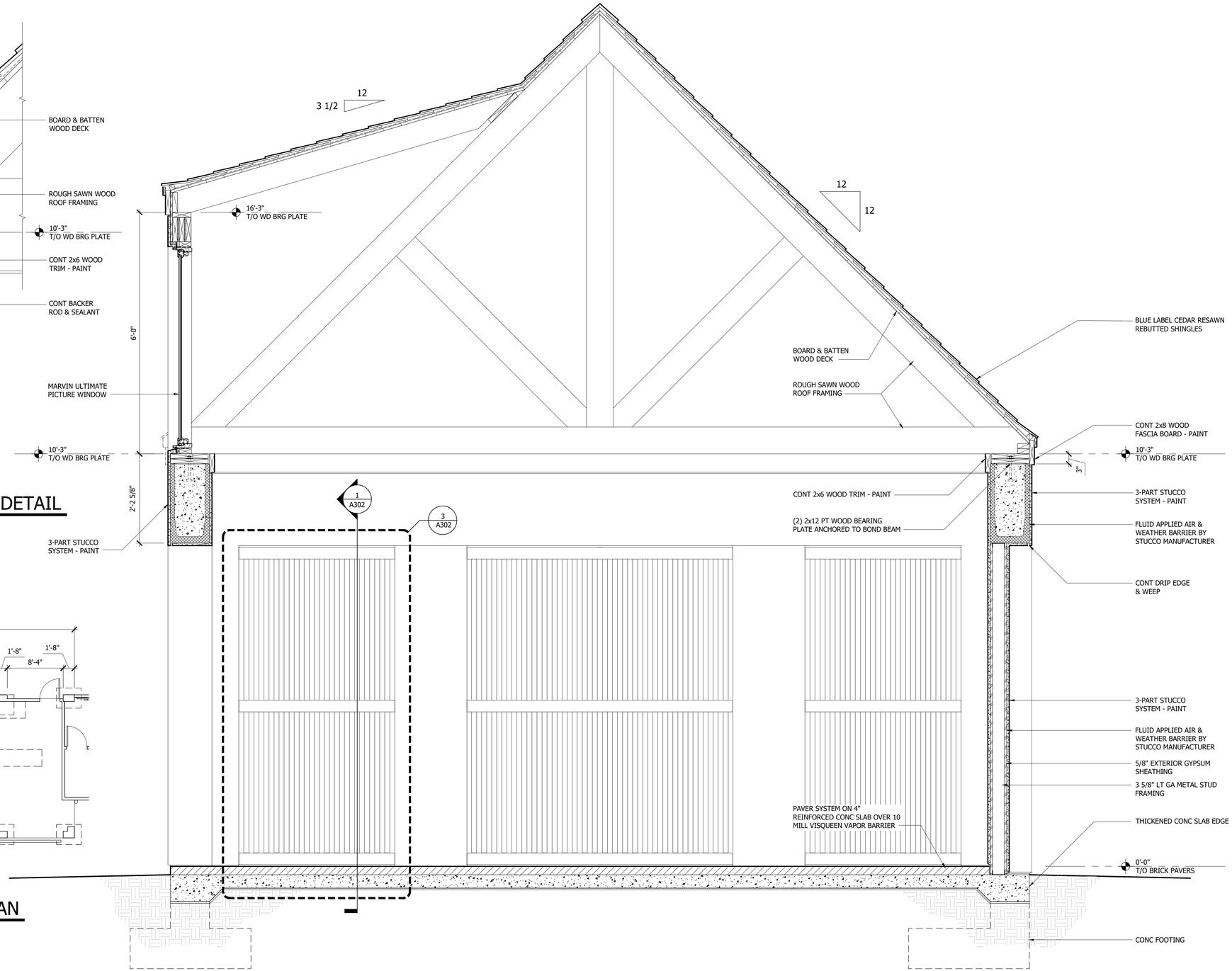
Received June 7, 2024
Planning and Building Department



2 EAVE AND HEADER DETAIL
SCALE: 1 1/2" = 1'-0"



A GARDEN BAR PLAN
SCALE: 1/8" = 1'-0"



1 BUILDING SECTION
SCALE: 3/4" = 1'-0"

58 Charlotte Street
Florida

St. Augustine

DESIGN/COOPERATIVELLC
1032 HENDRICKS AVENUE
JACKSONVILLE, FL 32207
TEL / (904) 290-1032
FAX / (904) 592-5892
www.dcoop.com
FL/AR0007032

CLIENT
58 Charlotte Street LLC

LOCATION
58 Charlotte St
St Augustine, Florida

DATE: 06.07.2024

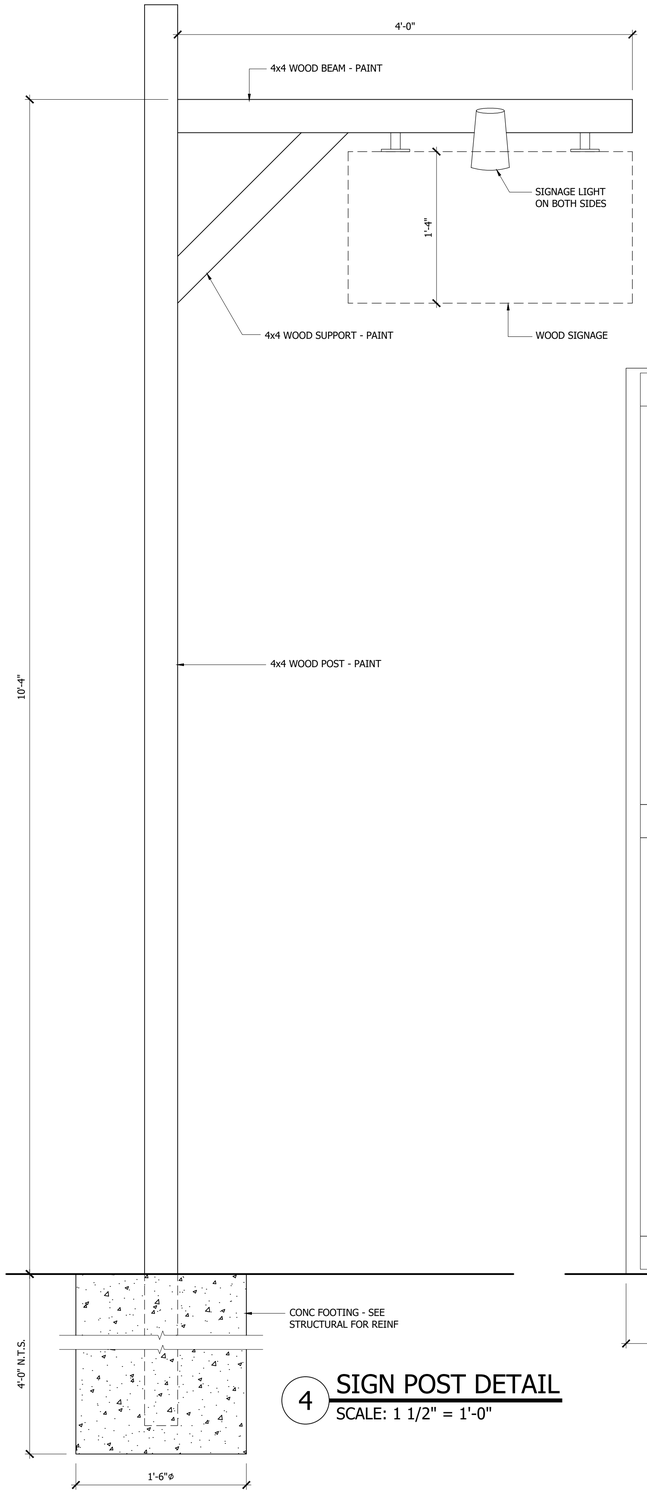
PROJECT NO: 24012

BUILDING SECTION AND DETAIL

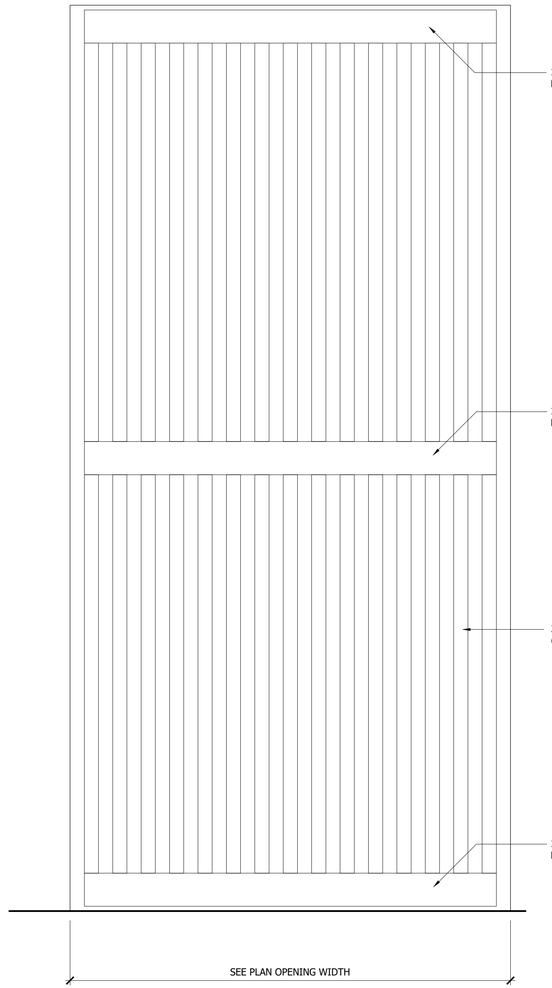
A301

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS THE PROPERTY OF DESIGN COOPERATIVE, LLC AND IT SHALL NEVER BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF DESIGN COOPERATIVE, LLC

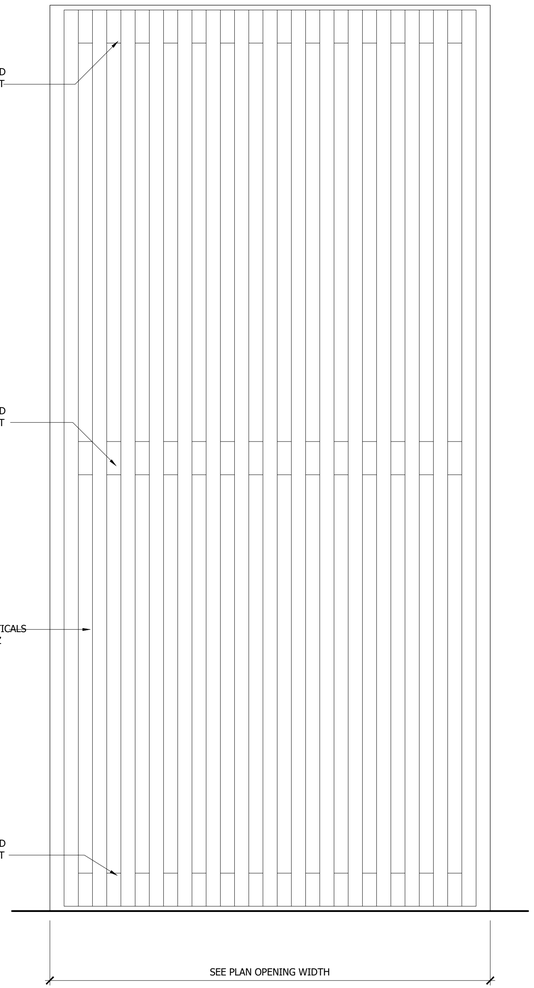
Received June 7, 2024
Planning and Building Department



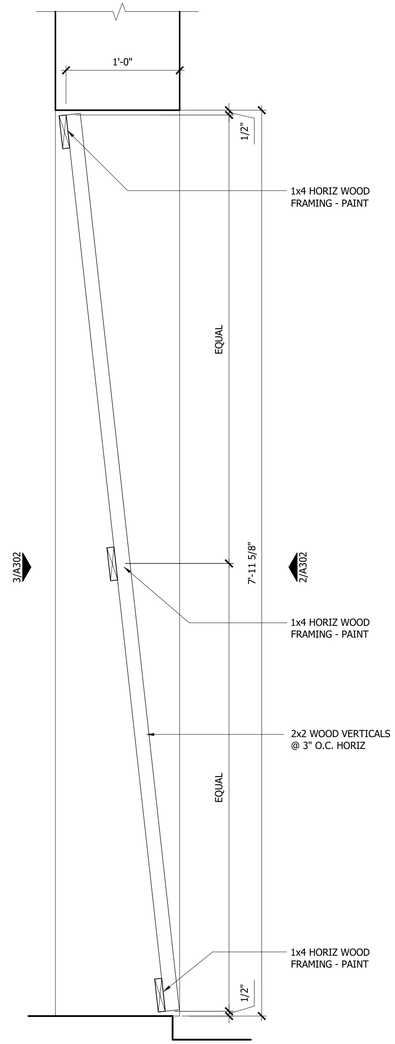
4 SIGN POST DETAIL
SCALE: 1 1/2" = 1'-0"



3 SHADE SCREEN DETAIL
SCALE: 1 1/2" = 1'-0" ENLARGED ELEVATION



2 SHADE SCREEN DETAIL
SCALE: 1 1/2" = 1'-0" ENLARGED ELEVATION



1 SHADE SCREEN DETAIL
SCALE: 1 1/2" = 1'-0" ENLARGED SECTION

58 Charlotte Street
Florida
St. Augustine

DESIGN/COOPERATIVELLC
1032 HENDRICKS AVENUE
JACKSONVILLE, FL 32207
TEL / (904) 290-1032
FAX / (904) 592-5892
www.dcoop.com
FL/AR0007032

CLIENT
58 Charlotte Street LLC

LOCATION
58 Charlotte St
St Augustine, Florida

DATE: 06.07.2024

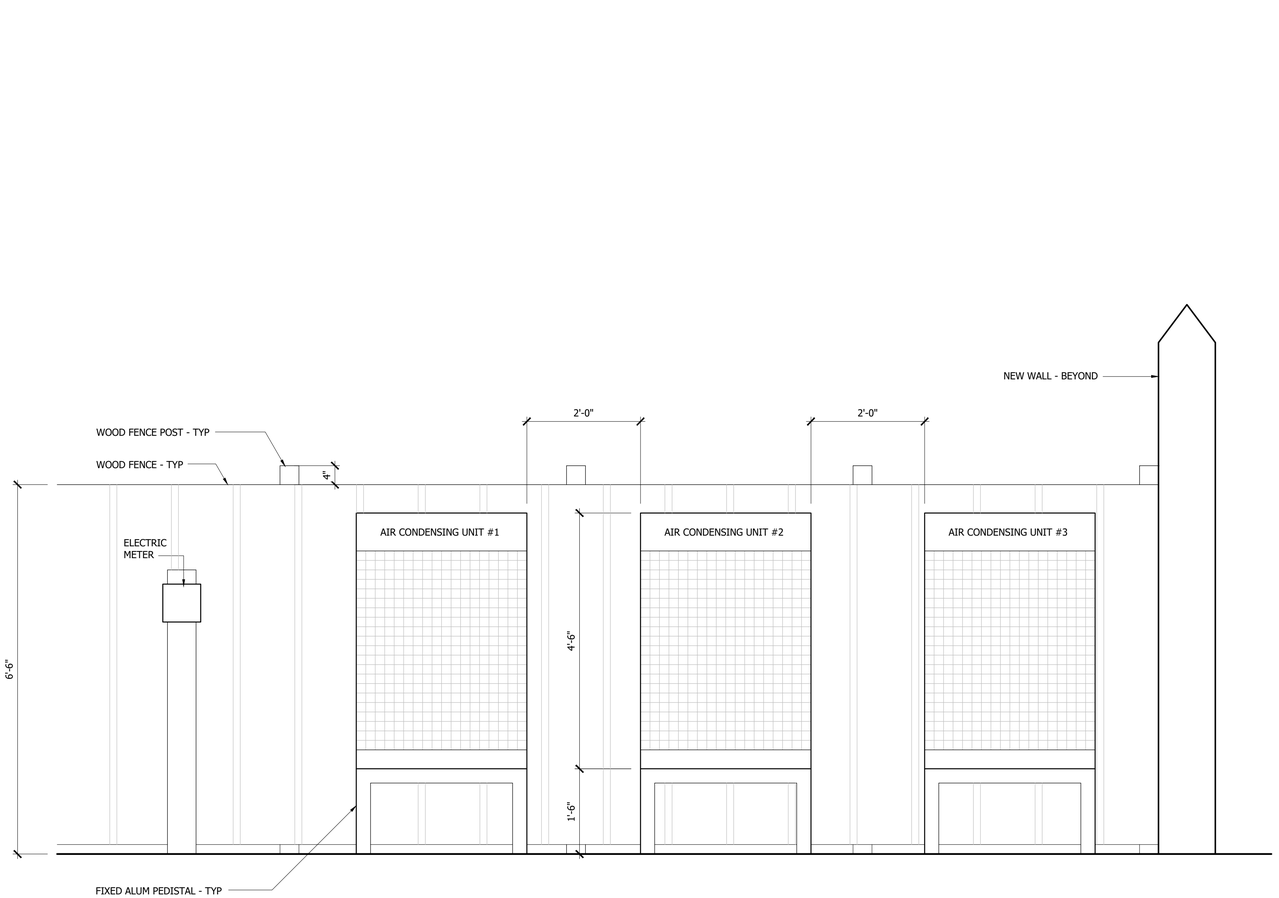
PROJECT NO: 24012

ENLARGED SHADE SCREEN DETAILS

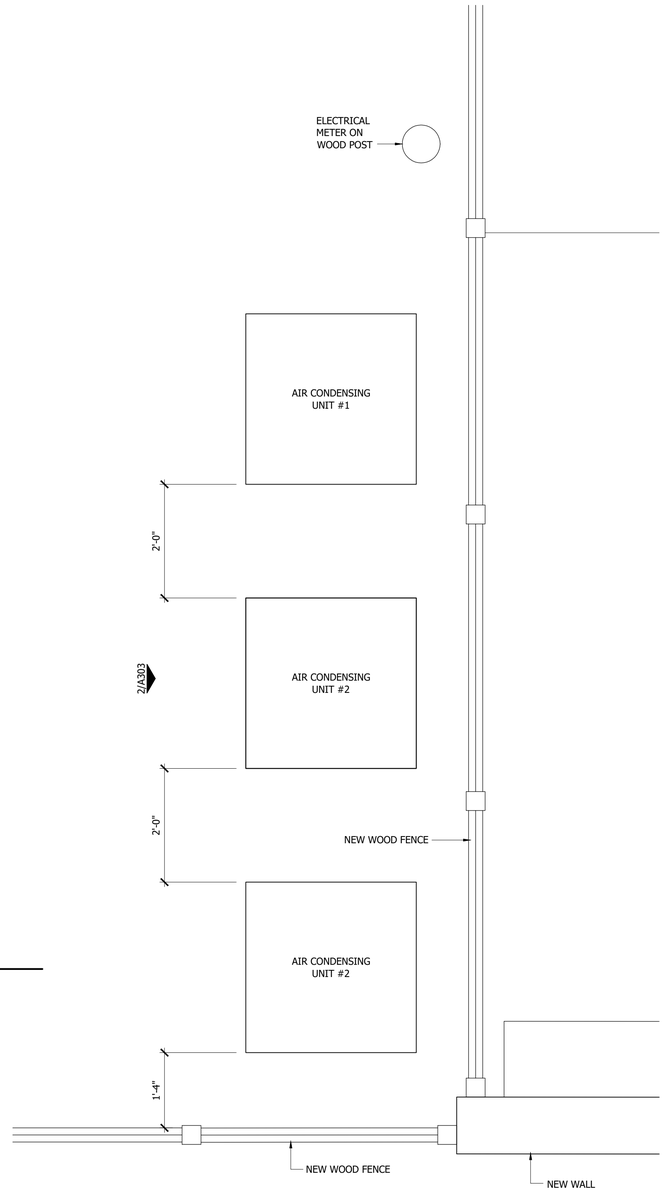
A302

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS THE PROPERTY OF DESIGN COOPERATIVE, LLC AND IT SHALL NEVER BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF DESIGN COOPERATIVE, LLC

Received June 7, 2024
Planning and Building Department



2 ENLARGED EQUIPMENT ELEVATION
SCALE: 3/4" = 1'-0"



1 ENLARGED EQUIPMENT PLAN
SCALE: 3/4" = 1'-0"

58 Charlotte Street
Florida
St. Augustine

DESIGN/COOPERATIVELLC
1032 HENDRICKS AVENUE
JACKSONVILLE, FL 32207
TEL / (904) 290-1032
FAX / (904) 592-5892
www.dcoop.com
FL/AR0007032

CLIENT
58 Charlotte Street LLC

LOCATION
58 Charlotte St
St Augustine, Florida

DATE: 06.07.2024

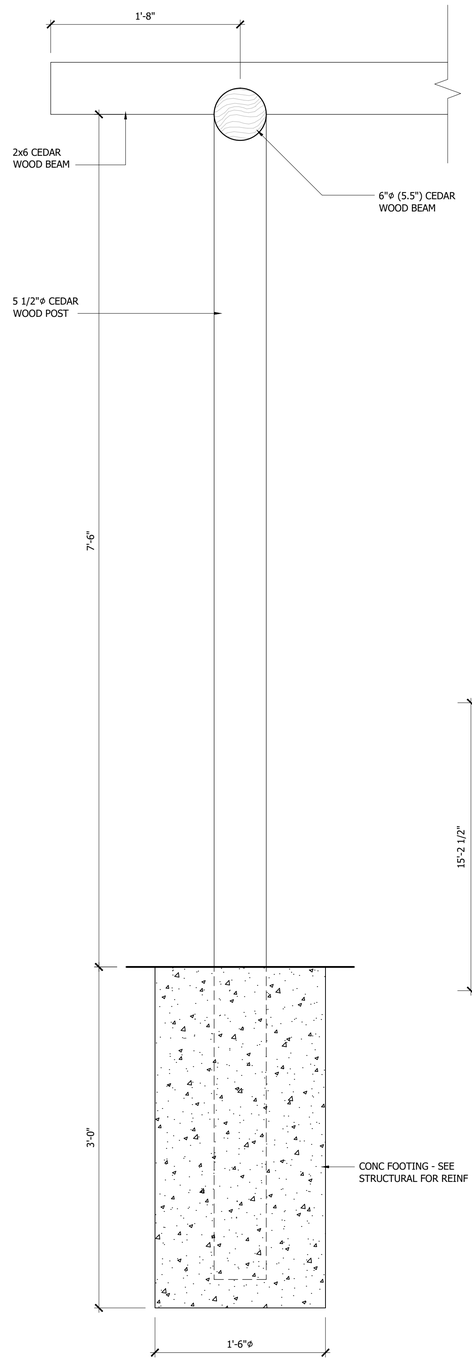
PROJECT NO: 24012

ENLARGE EQUIPMENT PLAN AND ELEVATION

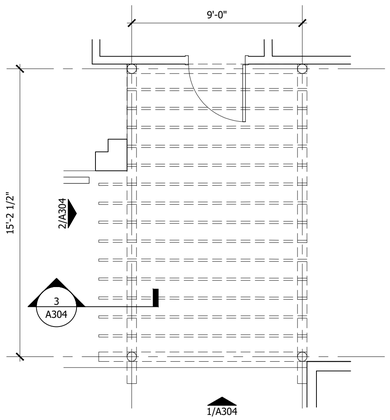
A303

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS THE PROPERTY OF DESIGN COOPERATIVE, LLC AND IT SHALL NEVER BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF DESIGN COOPERATIVE, LLC

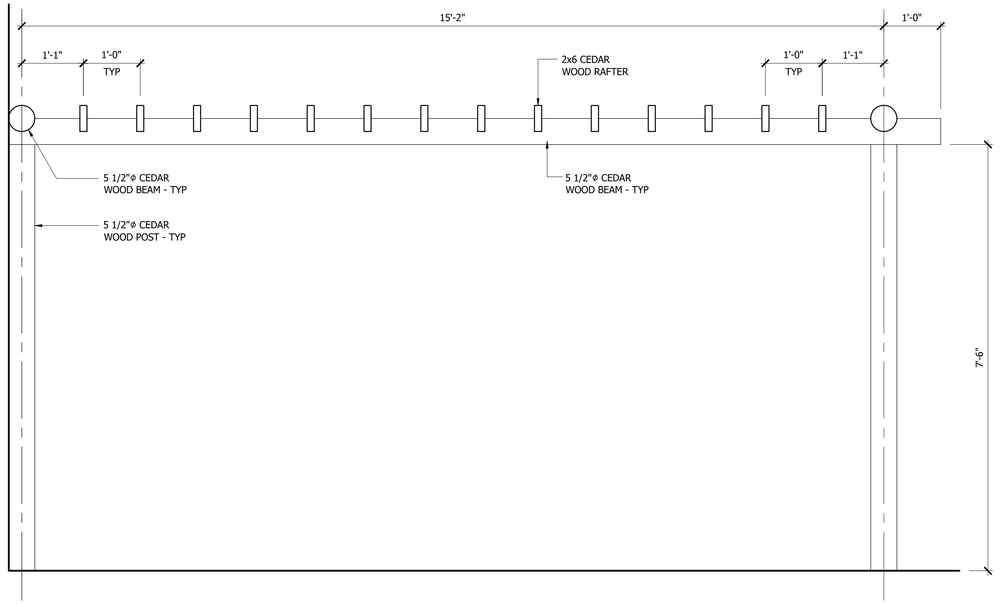
Received June 7, 2024
Planning and Building Department



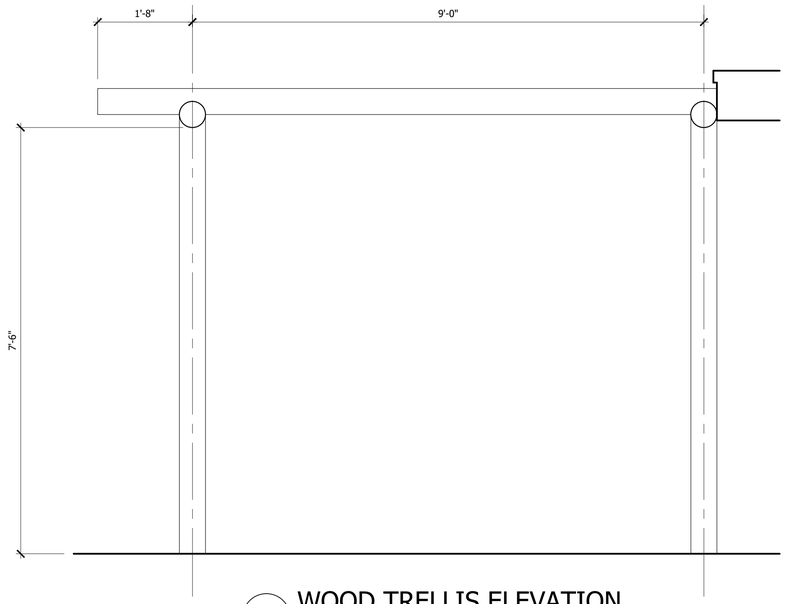
3 WOOD TRELLIS DETAIL
SCALE: 1 1/2" = 1'-0"



A TRELLIS PLAN
SCALE: 1/4" = 1'-0"



2 WOOD TRELLIS ELEVATION
SCALE: 3/4" = 1'-0"



1 WOOD TRELLIS ELEVATION
SCALE: 3/4" = 1'-0"

58 Charlotte Street
Florida
St. Augustine

D COOP
ARCHITECTURE BUILDING DESIGN

DESIGN/COOPERATIVELLC
1032 HENDRICKS AVENUE
JACKSONVILLE, FL 32207
TEL / (904) 290-1032
FAX / (904) 592-5892
www.dcoop.com
FL/AR0007032

CLIENT
58 Charlotte Street LLC

LOCATION
58 Charlotte St
St Augustine, Florida

DATE: 06.07.2024

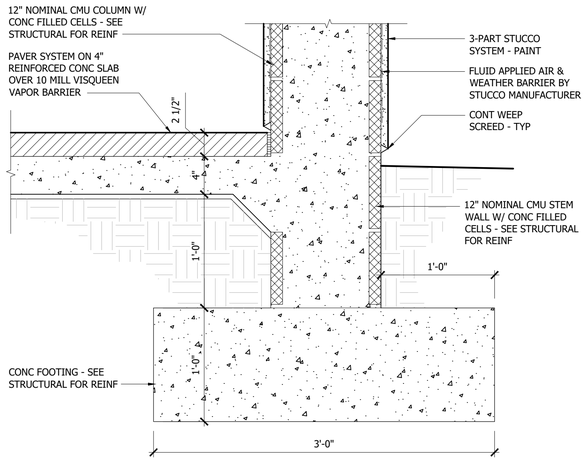
PROJECT NO: 24012

WOOD TRELLIS ELEVATIONS AND DETAIL

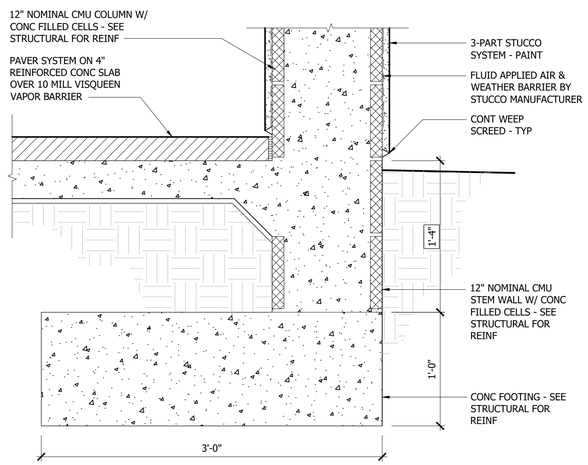
A304

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS THE PROPERTY OF DESIGN COOPERATIVE, LLC AND IT SHALL NEVER BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF DESIGN COOPERATIVE, LLC

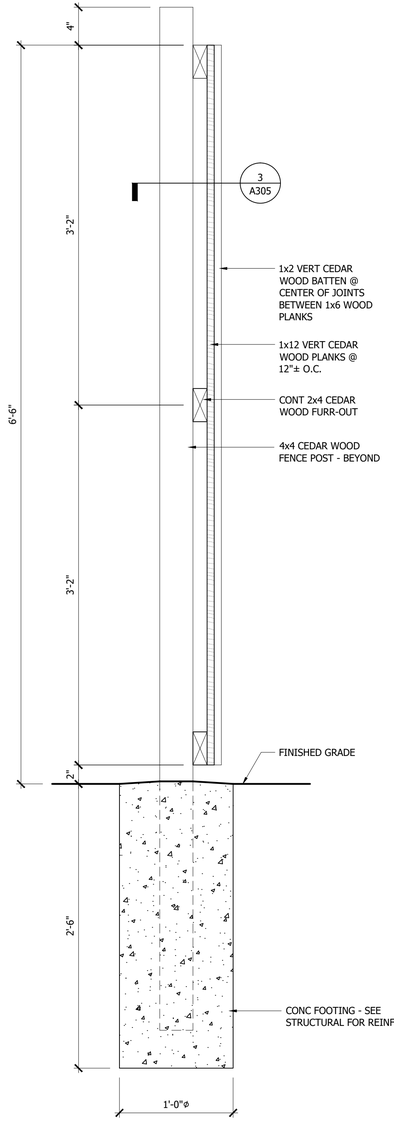
Received June 7, 2024
Planning and Building Department



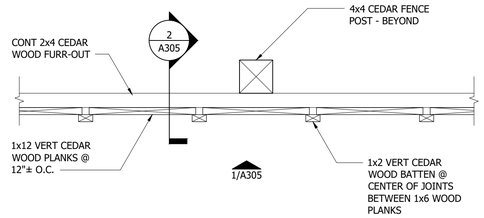
5 FOOTING DETAIL
SCALE: 1 1/2" = 1'-0"



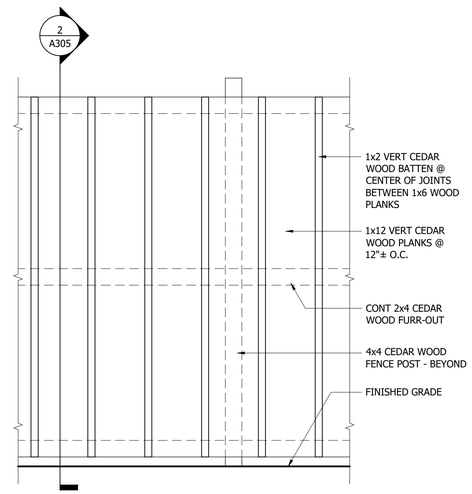
4 FOOTING DETAIL
SCALE: 1 1/2" = 1'-0"



2 WOOD FENCE SECTION
SCALE: 1 1/2" = 1'-0"



3 WOOD FENCE PLAN VIEW
SCALE: 1 1/2" = 1'-0"



1 WOOD FENCE ELEVATION
SCALE: 3/4" = 1'-0"

58 Charlotte Street
Florida

St. Augustine

DESIGN/COOPERATIVELLC
1032 HENDRICKS AVENUE
JACKSONVILLE, FL 32207
TEL / (904) 290-1032
FAX / (904) 592-5892
www.dcoop.com
FL/AR0007032

CLIENT
58 Charlotte Street LLC

LOCATION
58 Charlotte St
St Augustine, Florida

DATE: 06.07.2024

PROJECT NO: 24012

WOOD FENCE ELEVATION & DETAILS

A305

Received June 7, 2024
Planning and Building Department

Roofs and Roofing

Image of Existing Roof

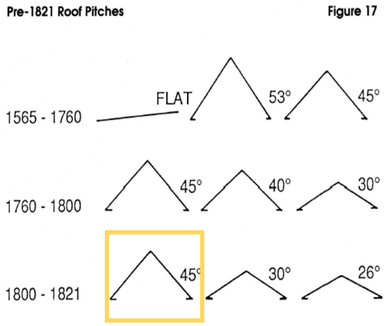


Proposed Roof Material



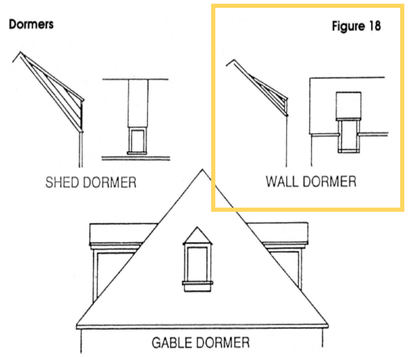
Roof: Watkins Sawmill Ltd, Blue Label Cedar Resawn Rebutted Singles

Roof Pitch



Source: Architectural Guidelines for Historic Preservation
Prepared by the Planning and Building Division
City of St. Augustine, Florida
Fourth Edition, October, 2011

Dormer Style



Source: Architectural Guidelines for Historic Preservation
Prepared by the Planning and Building Division
City of St. Augustine, Florida
Fourth Edition, October, 2011

*See attached specification sheet for additional roofing information.

Exterior Finishes

Proposed Exterior Finishes

Paint: BM Pure White
Finish: Flat

Trim: BM 1620
Finish: Semi-Gloss



Trellis: Cedar Wood
Post



Stucco
Paint: BM Pure White
Finish: Flat



Fencing
Paint: BM Pure White
Finish: Flat

Proposed Exterior Bar Finishes:

Bar Front: Cedar Wood Planks
Bar Top: Natural Stone
Foot Rail: Painted Black Metal
Back Bar Shelving: Cedar

58 Charlotte Street Florida
St. Augustine

D COOP
ARCHITECTURE BUILDING DESIGN

DESIGN/COOPERATIVELLC
1032 HENDRICKS AVENUE
JACKSONVILLE, FL 32207
TEL / (904) 290-1032
FAX / (904) 592-5892
www.dcoop.com
FL/AR0007032

CLIENT
58 Charlotte Street LLC

LOCATION
58 Charlotte St
St Augustine, Florida

DATE: 06.07.2024

PROJECT NO: 24012

Received June 7, 2024
Planning and Building Department

Porches, Decks, Balconies

See sheet A102 for details.

Exterior Doors

Proposed Door Hardware:



Proposed Exterior Doors

*See attached specification sheet for additional exterior door information.

Windows

Proposed Banisters



Match Existing

Proposed Windows

*See attached specification sheet for additional window information.

Foundation

See sheet A305 for foundation details.

58 Charlotte Street Florida
St. Augustine

D COOP
ARCHITECTURE BUILT DESIGN

DESIGN/COOPERATIVELLC
1032 HENDRICKS AVENUE
JACKSONVILLE, FL 32207
TEL / (904) 290-1032
FAX / (904) 592-5892
www.dcoop.com
FL/AR0007032

CLIENT
58 Charlotte Street LLC

LOCATION
58 Charlotte St
St Augustine, Florida

DATE: 06.07.2024

PROJECT NO: 24012

Received June 7, 2024
Planning and Building Department

Awning / Canopy

See sheet A304 for trellis details.

Proposed Umbrellas to have white canvas finish.

Exterior Electrical / Mechanical

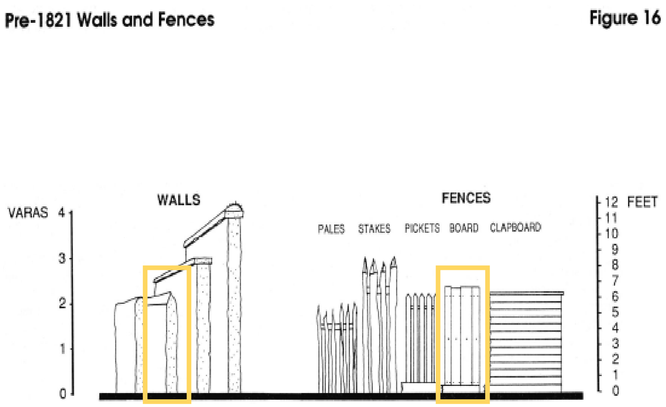
Proposed Exterior Light Fixtures:



Exterior Decorative Wall Sconce

Fences, Walls, Gates

See sheet A305 for fencing details.



Source: Architectural Guidelines for Historic Preservation
Prepared by the Planning and Building Division
City of St. Augustine, Florida
Fourth Edition, October, 2011

Existing gates to be salvaged:



South Gate (Front)



East Gate (Side)

New gate hardware:



Iron Gate Latch and Handle Set,
Black Powder Coat

58 Charlotte Street
St. Augustine Florida

DESIGN/COOPERATIVELLC
1032 HENDRICKS AVENUE
JACKSONVILLE, FL 32207
TEL / (904) 290-1032
FAX / (904) 592-5892
www.dcoop.com
FL/AR0007032

CLIENT
58 Charlotte Street LLC

LOCATION
58 Charlotte St
St Augustine, Florida

DATE: 06.07.2024

PROJECT NO: 24012

Received June 7, 2024
Planning and Building Department

Ultimate Wood Direct Glaze Polygon and Round Tops

Unit Features: Ultimate Wood Direct Glaze Polygon 1
Min/Max Guidelines and Certified Sizes: Standard Ultimate Wood Direct Glaze Polygon 2
Certified Sizes and Ratings: Standard Units and IZ3 4
Measurement Conversions: Ultimate Wood Direct Glaze Polygon 5
Slope To Angle and Angle to Pitch Conversion - Ultimate Wood Direct Glaze Polygon 6
Section Details: Ultimate Wood Direct Glaze Polygon 7
Section Details: Ultimate Wood Direct Glaze Polygon - IZ3 8
Section Details: Ultimate Wood Direct Glaze Polygon Mullion Options 9
Polygon Shape Reference 10
Unit Features: Ultimate Wood Direct Glaze Round Top 11
Min/Max Guidelines: Ultimate Wood Direct Glaze Round Tops (Standard and IZ3) 12
Certified Sizes: Ultimate Wood Direct Glaze Round Top 13
Measurement Conversions: Ultimate Wood Direct Glaze Round Top 14
Standard Sizes: Ultimate Wood Casement - Full Circle and Ellipse Series 15
Standard Sizes: Ultimate Wood Casement - True Half, Elliptical and Quarter Circle 16
Standard Sizes: Ultimate Wood Casement - Eyebrow above Springline 17
Standard Sizes: Ultimate Wood Double Hung - True Half Circle and Elliptical Direct Glaze 19
Standard Sizes: Ultimate Wood Double Hung - Eyebrow Above Springline 20
Section Details: Ultimate Wood Direct Glaze Round Top 22
Section Details: Ultimate Wood Direct Glaze Round Top Mullion Options 23
Direct Glaze Round Top Shape Reference 25
Single Glaze Divided Lite Options 26
Standard Insulating Glass Divided Lite Options 27
Optional Interior Square Simulated Divided Lite 28

Received June 7, 2024
Planning and Building Department

Unit Features: Ultimate Wood Direct Glaze Polygon

Ultimate Wood Direct Glaze Polygon: UWDG POLY

Frame

- Frame width: 4 9/16" (116)
- Frame thickness: 1 3/32" (28)
- Minimum frame angle 12°
- Subsill thickness: 15/16" (24)

Glass and Glazing:

- Glazing seal:
  - Glazed from the interior
  - Exterior of the glass is sealed to the frame with glazing sealant
  - Interior of the glass is sealed to the interior glazing bead with glazing tape
- Standard glass: insulating Low E2 Argon or air
- Dual-pane insulating glass thickness: Range of 11/16" to 1 5/8".
- Triple-pane insulating glass thickness: Range of 11/16" to 1 5/8"
- Insulating Glass Coatings
  - Low E1
  - Low E2
  - Low E3
  - Low ERS
  - Low ELR
- Gas Fill: Air or Argon
- Glazing options: Clear, tints, tempered, obscure and decorative glass options
- Insulating glass will be altitude adjusted with capillary tubes for higher elevations, Argon gas is not included
- ADL glazing options not available with Argon.

Glazing for Impact Units:

- Glazing seal:
  - The glass is set from the interior against a bead of silicone
  - The perimeter of the glass is backfilled with silicone
  - The interior wood bead is secured to the frame with 1 3/8" (35) brad nails nominal 5" on center
- Impact glass setting blocks are used to reduce the chance of glass sliding.

Mulling Options:

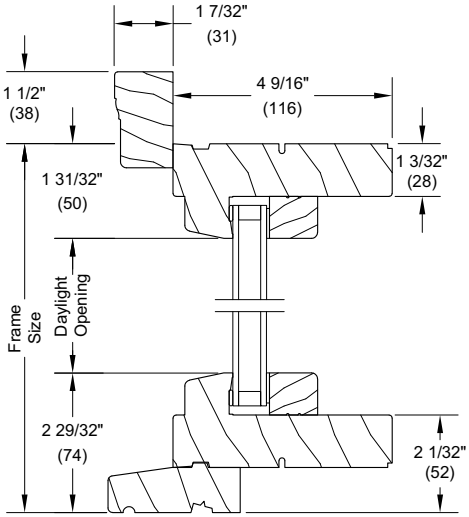
- Factory mulling is available SEE MULLING CUT SHEET
- Maximum mulled assembly: Masonry Opening 144" x 103"
- Mulling options: direct mull, 3/8" mull reinforcement, 1" LVL structural mull, space mull, stud pocket

Received June 7, 2024
Planning and Building Department

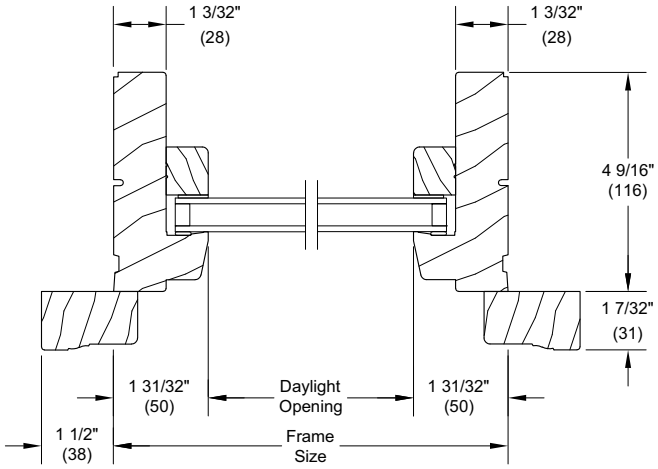
Section Details: Ultimate Wood Direct Glaze Polygon

Scale: 3' = 1' 0"

Insulating Glass

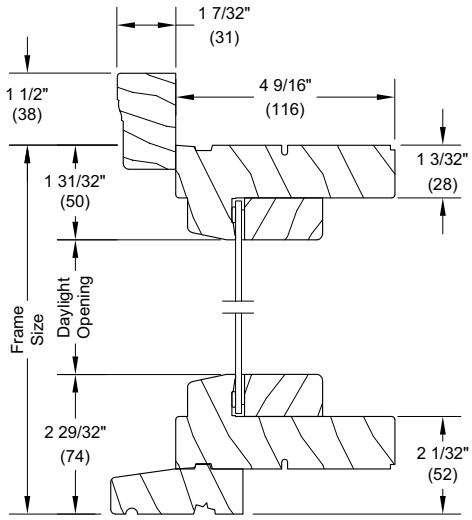


Head Jamb and Sill

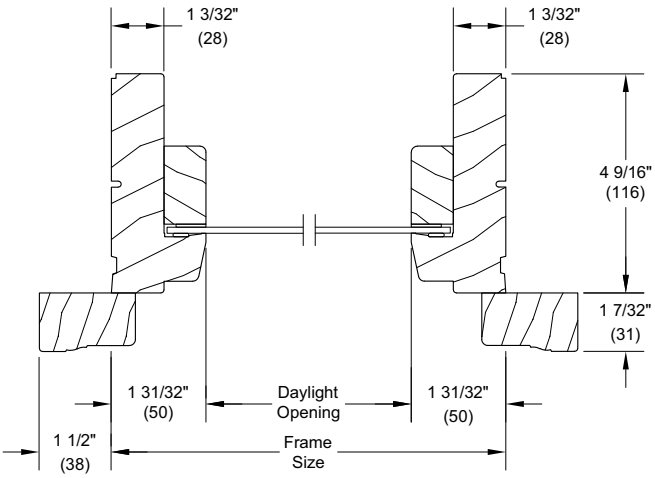


Jambs

Single Glaze



Head Jamb and Sill



Jambs

Received June 7, 2024
Planning and Building Department

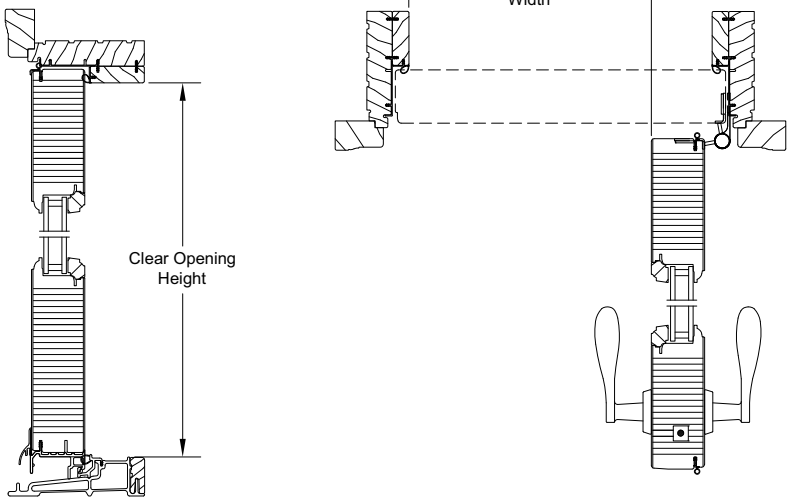
Ultimate Wood Swinging French Door 2 1/4"

Standard Unit Measurements 1
Minimum and Maximum Guidelines 2
Measurement Conversions 3
Net Clear Opening: Inswing 4
Net Clear Opening: Outswing 5
Inswing Section Details: Operating 6
Inswing Section Details: Stationary and Sidelite 7
Inswing Section Details: Panel Configurations 8
Inswing Section Details: Ultimate Swinging Screen 9
Inswing Section Details: Flat Panel Placement 10
Inswing Section Details: Raised Panel Placement 11
Outswing Section Details: Operating 12
Outswing Section Details: Stationary and Sidelite 13
Outswing Section Details: Panel Configurations 14
Outswing Section Details: Flat Panel Placement 15
Outswing Section Details: Raised Panel Placement 16

Received June 7, 2024
Planning and Building Department

Net Clear Opening: Outswing

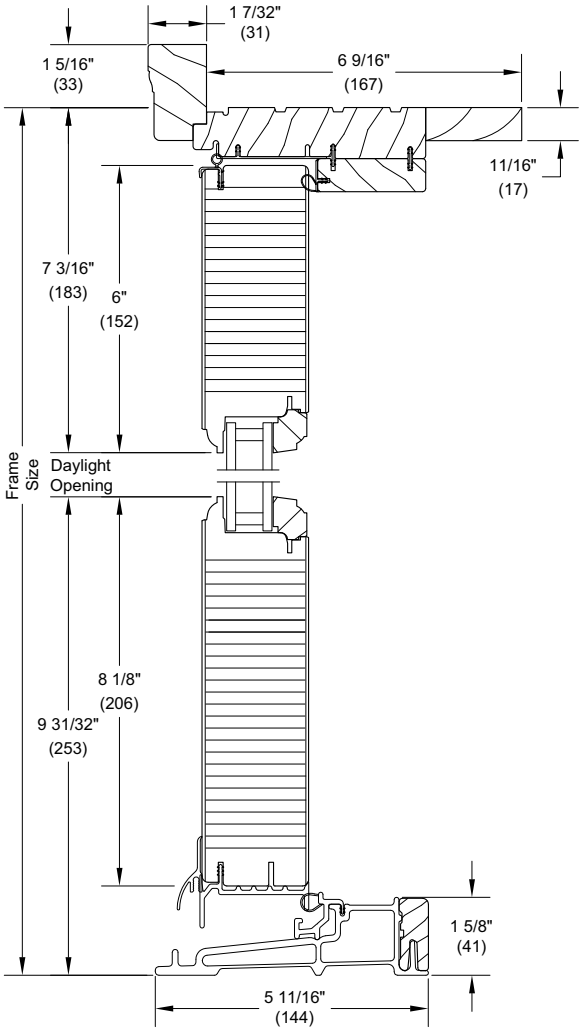
Net Clear Opening Ultimate Wood Outswing French Door 2 1/4"			
Width			
Unit Type	**Call Number**	**Net Clear Openings**	
		ft-in	**mm**
1 Panel Operator	2-6	2-1 15/32	(647)
	2-8	2-3 15/32	(698)
	3-0	2-7 15/32	(799)
2 Panel Operator	5-0	4-4 3/16	(1325)
	5-4	4-8 3/16	(1427)
	6-0	5-4 3/16	(1630)
Height			
Unit Type	**Call Number**	**Net Clear Openings**	
		ft - in	**mm**
All Configurations	8-0	7-8 1/8	(2340)
	10-0	9-8 1/8	(2950)



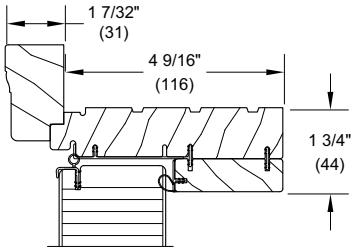
Received June 7, 2024
Planning and Building Department

Outswing Section Details: Operating

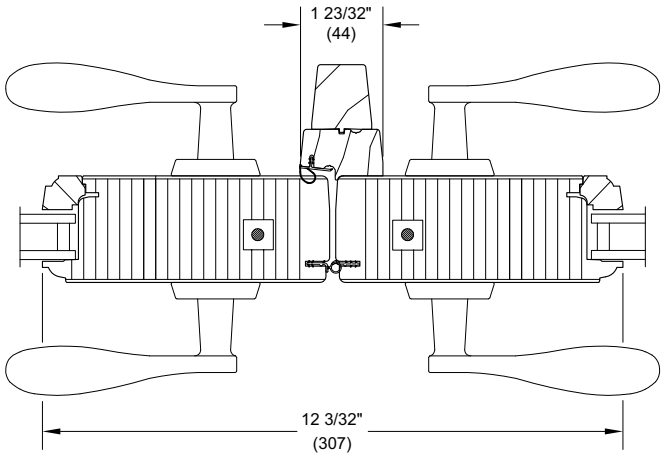
Scale: 3" = 1' 0"



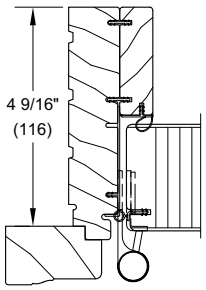
Head Jamb and Sill



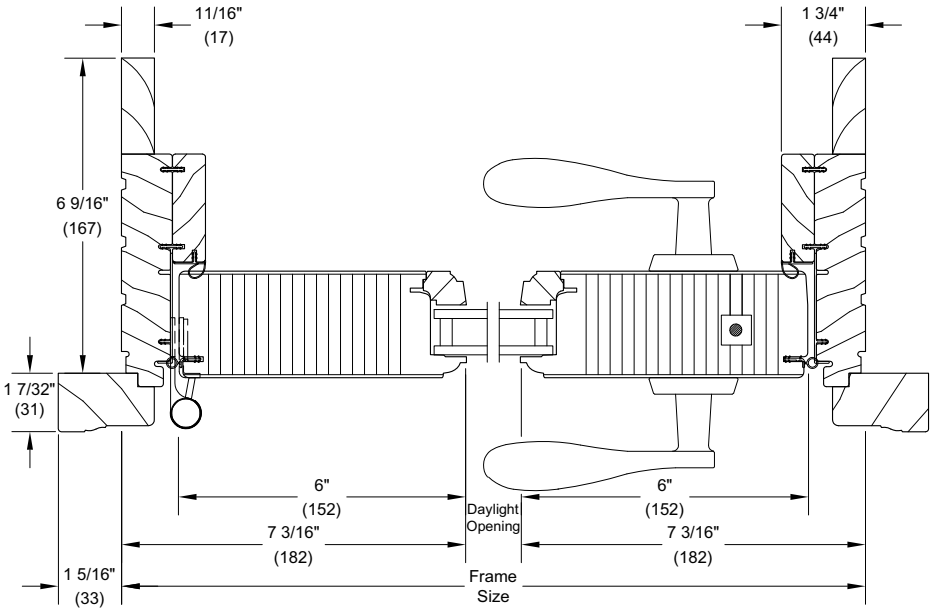
4 9/16" Head Jamb



XX R - Meeting Stiles



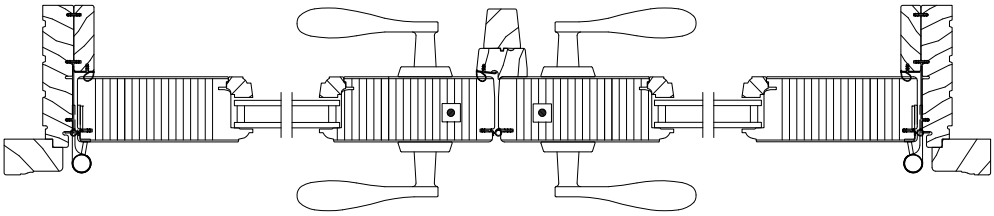
4 9/16" Jamb



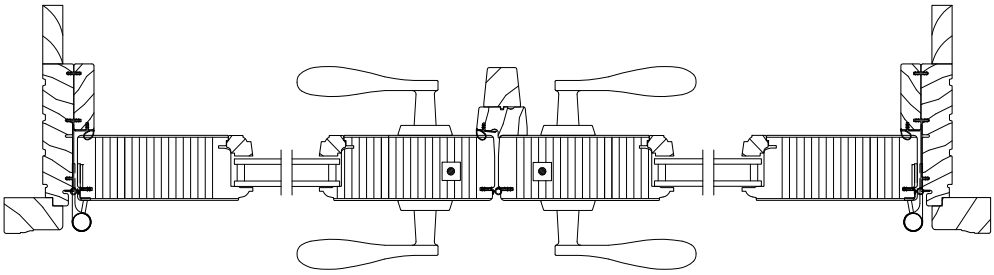
X R - Jamb

Received June 7, 2024
Planning and Building Department

Outswing Section Details: Panel Configurations



XX R - 4 9/16" Jamb

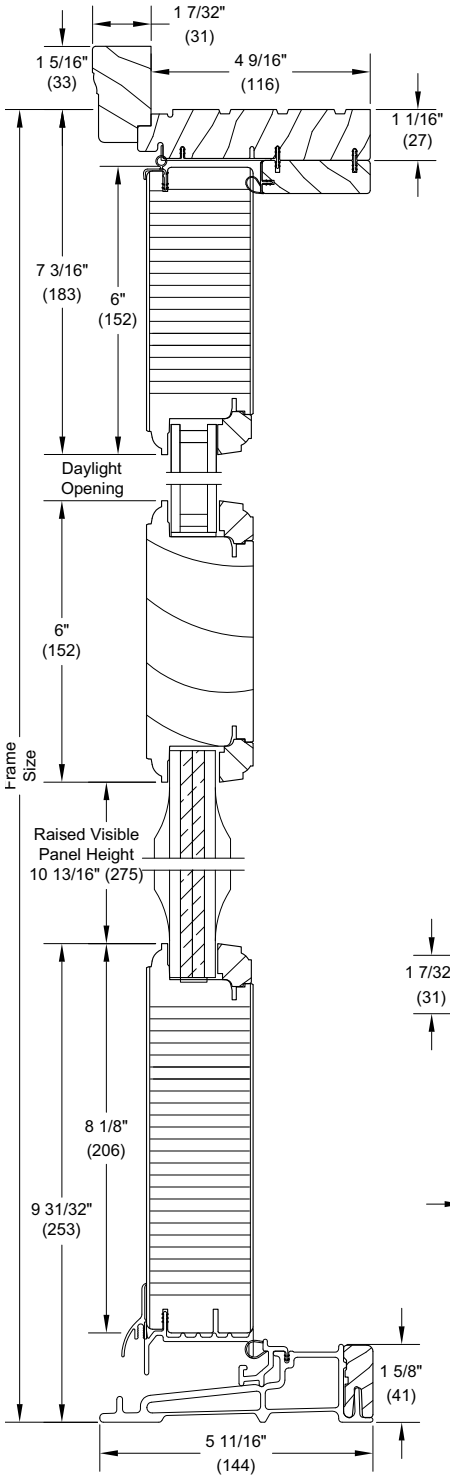


XX R - 6 9/16" Jamb

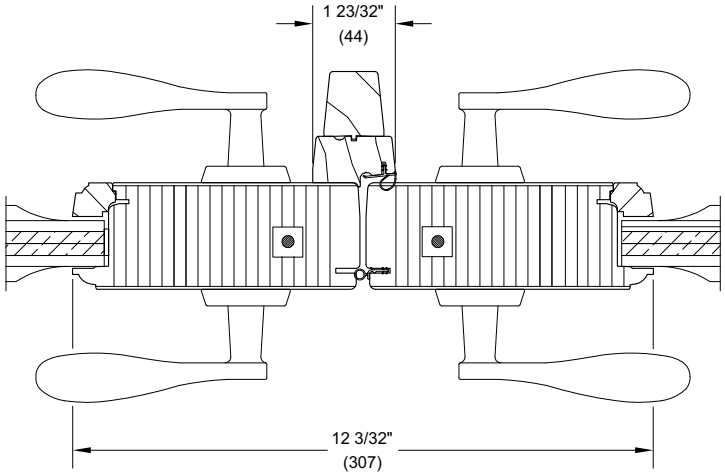
Received June 7, 2024
Planning and Building Department

Outswing Section Details: Raised Panel Placement

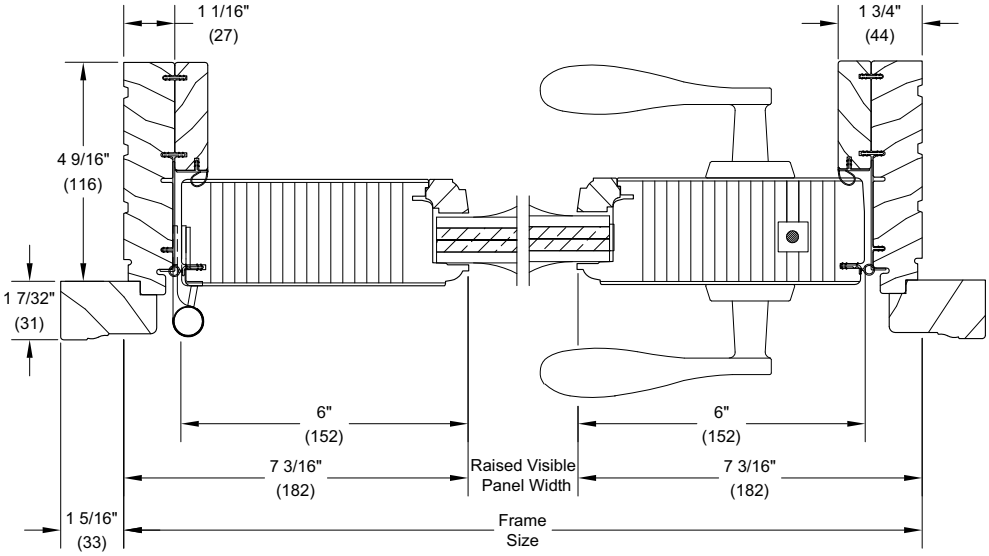
Scale: 3" = 1' 0"



Head Jamb and Sill



XX L - Meeting Stiles



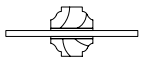
X R - Jamb

Received June 7, 2024
Planning and Building Department

Single Glaze Divided Lite Options

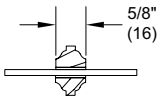


Single Glaze

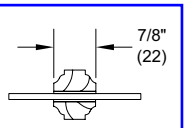


Single Glaze
W/ Energy Panel



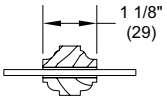


5/8" SDL

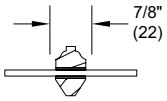


7/8" SDL

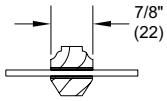
WINDOW ON
DORMATORY



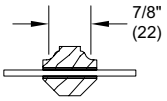
1 1/8" SDL



7/8" SG-ADL



7/8" SG-ADL
W/ Energy Panel

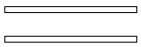


7/8" SG-ADL
Full Depth Munt

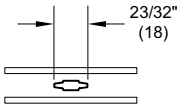
NOTE: ADL option defaults to pre-June 24, 2013, platform

Received June 7, 2024
Planning and Building Department

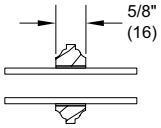
Standard Insulating Glass Divided Lite Options



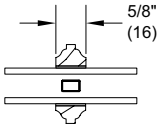
Insulating Glass



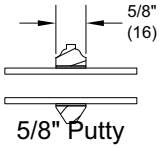
Aluminum 23/32"
Contour GBG



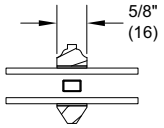
5/8" SDL



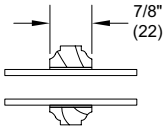
5/8" SDL
W/Spacer



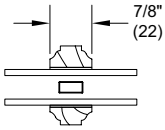
5/8" Putty
SDL



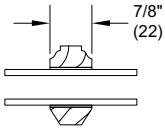
5/8" Putty SDL
W/Spacer



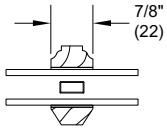
7/8" SDL



7/8" SDL
W/Spacer Bar

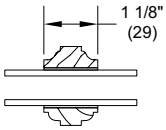


7/8" Putty SDL

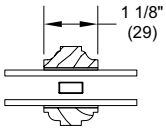


7/8" Putty SDL
W/Spacer Bar

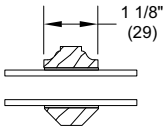
EXTERIOR DOORS
BAR TO BE BLACK



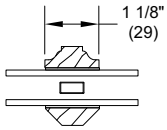
1 1/8" SDL



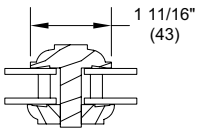
1 1/8" SDL
W/Spacer Bar



1 1/8" Putty SDL



1 1/8" Putty SDL
W/Spacer Bar



1 11/16" IG ADL

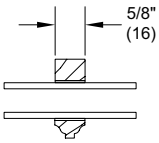
NOTE: Due to the inherent qualities of tempered glass, daylight gaps may be seen when using simulated divided lite bars. Daylight gaps could be visible between the internal spacer bar and surface applied bars when viewing from an acute angle to the glass on the following applications:

- Tempered glass over 72" high while using 5/8" SDL bars

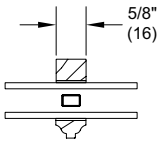
- Tempered glass over 91" high while using 7/8" SDL bars.

Received June 7, 2024
Planning and Building Department

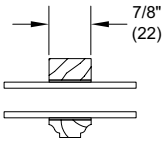
Optional Interior Square Simulated Divided Lite



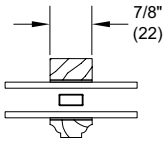
5/8" SDL



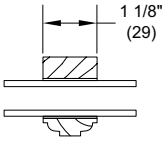
5/8" SDL
W/Spacer



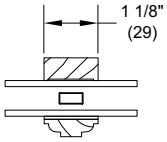
7/8" SDL



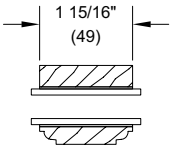
7/8" SDL
W/Spacer Bar



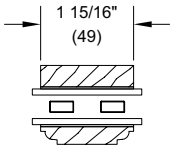
1 1/8" SDL



1 1/8" SDL
W/Spacer Bar



2 13/32" SDL



2 13/32" SDL
W/Two Spacer Bar

NOTE: Due to the inherent qualities of tempered glass, daylight gaps may be seen when using simulated divided lite bars. Daylight gaps could be visible between the internal spacer bar and surface applied bars when viewing from an acute angle to the glass on the following applications:

- Tempered glass over 72" high while using 5/8" SDL bars

- Tempered glass over 91" high while using 7/8" SDL bars.



Received June 7, 2024
Planning and Building Department

Beauty & Quality... Naturally by

WATKINS Sawmills Ltd.

HANDSPLIT AND RESAWN
Shakes



This high quality shake features a rough split face and sawn back. Popular on traditional, ranch, vacation homes, or non-residential structures designed to blend with the natural and/or rustic surroundings.





Beautiful • Durable • Insulative • Wind Resistant
Withstands Thermal Shock • Impact Resistant • Light Weight

Watkins Sawmills Ltd.

Received June 7, 2024
Planning and Building Department

HANDSPLIT AND RESAWN
Shakes

NUMBER 1 GRADE

Description: Lengths 18-inch, thickness 1/2" (medium) and 3/4" (heavy) minimums; length 24-inch, thickness 3/8", 1/2" (medium) and 3/4" (heavy) minimums. Width 4" minimum and 14" maximum. Clear heartwood; 20% maximum flat grain.

Roof Exposure: 8-inch shakes - 7 1/2" maximum; 24-inch medium and heavy shakes - 10" maximum; 24-inch (3/8") shakes - 7 1/2" maximum (5" per UBC).

Wall Exposure: Single course: 8" for 18-inch shake; 10 1/2" for 24-inch shake.

Double Course: 14" for 18-inch shake; 18" for 24-inch shake.

Recommended Use: For walls and roofs on 4:12 pitch and steeper where high quality appearance and performance is desired.

PREMIUM GRADE

Description: Lengths 18-inch and 24-inch; width 4" minimum, thickness 1/2" (medium) and 3/4" (heavy). Clear heartwood; 100% edge grain; no defects

Roof Exposure: 7½" for 18-inch shake; 10" for 24-inch shake.

Wall Exposure: Single course: 8" for 18-inch shake; 10 1/2" for 24-inch shake.

Double Course: 14" for 18-inch shake; 18" for 24-inch shake.

Recommended Use: For walls and roofs 4:12 pitch and steeper and where a premium quality product is needed or desired. The 100% edge grain requirement exceeds the national industry standard.

- Class A, B & C fire rating may be obtained by specifying Certi-Guard permanent fire retardant Certi-Split Handsplit and Resawn shakes.
- Certi-Last CCA treated shakes are available for added longevity. Contact the treatment company for treatment warranty information, accessory product requirements (including recommended fastener types) and application details for treated cedar material.
- Historical Projects: Watkins Sawmills Ltd. offers straight split/barn shake, and tapersplit products for historic accuracy. Ask your supplier for more details. Check CSSB technical manual for specific installation details.
- Products are manufactured and graded in accordance with UBC Standards No. 15-3 and/or CSA 0118.1.
- This is only a product description necessary for selection of materials and grades. For a new roof construction manual and/or wall manual please contact:

Watkins Sawmills Ltd.

PO Box 314, Sumas, WA USA 98295
Telephone: (604) 462-7116 • Fax: (604) 462-7162
Email: Sales@watkinsawmills.com
Toll Free: 1-800-663-8301

WATKINS Sawmills Ltd.

PO Box 3280, Mission, British Columbia V2V 4J4
Telephone: (604) 462-7116 • Fax: (604) 462-7162
Email: sales@watkinsawmills.com
Toll Free: 1-800-663-8301

From: Andrea P. White
To: Milan Malinovic
Cc: Julie Courtney; Candice Seymour
Subject: RE: 58 Charlotte Street
Date: Wednesday, May 22, 2024 6:17:43 PM

Hello Milan,

Thank you for your email and I appreciate your concern. Are you trying to use piles to raise the existing building or just for the new proposed addition? I've not seen any pilings used in downtown construction. You are correct about the historic nature of St. Augustine and I suspect there will be a sizable amount of ground disturbance (plumbing, grease trap expansion, storm drains, MEP, etc.) associated with this project. Perhaps a phone call is needed to understand the scope of the project so I can best advise about the next steps regarding archaeological review. I am available Thursday at the cell number below.

Thank You, Andrea

Andrea White, PhD
City Archaeologist

City of St. Augustine Archaeology Program
Office: 904.823.2263 | Mobile: 904.669.4377
Email: awhite@citystaug.com

From: Milan Malinovic <milan@dcoop.com>
Sent: Wednesday, May 22, 2024 5:34 PM
To: Andrea P. White <awhite@citystaug.com>
Subject: 58 Charlotte Street

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 Andrea,

My name is Milan and I'm principal at DCOOP in Jacksonville Florida. Our client is getting ready to purchase property located at 58 Charlotte street, St Augustine. It used to be a restaurant in that building. New operator would like us to make some addition in the back yard where the parking lot is located. We would like to remove asphalt, build a new outdoor space with a covered bar. Unfortunately the existing floor elevation is below FIMA minimum requirement (AE flood zone) and we have to put building on piles. I understand the reason for concern taking

in consideration the historic nature of St Augustine. Would you be open to the helical piles since they provide the least amount of disturbance. If helical piles are not appropriate would you be able to make a suggestion regarding that issue. This is a question that came out of our COA application and we need to address it. I would appreciate your help.

Regards,

Milan Malinovic, Principal
Direct | (904) 514-5851

Design Cooperative, LLC
architecture | interior design
1032 Hendricks Ave.
Jacksonville, Fla. 32207
T. (904) 290-1032
F. (904) 592-5892
milan@dcoop.com
www.dcoop.com
AA26001646.IB26001041

Instr #2018083759 BK: 4643 PG: 1901, Filed & Recorded: 11/21/2018 8:39 AM #Pgs:2
Hunter S. Conrad,Clerk of the Circuit Court St. Johns County FL Recording $18.50 Doc. D $11,760.00

Prepared by and return to:
Scott Patrou
Ginn & Patrou, PA
770 A1A Beach Boulevard
Suite D
Saint Augustine Beach, FL 32080
(904) 461-3000
File No 18GC-21

Parcel Identification No 196880-0000

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the **14th day of November, 2018** between **Manuel Jorge Talavera and Susan J. Talavera, husband and wife**, whose post office address is **691 Standish Dr., St. Augustine, FL 32086**, of the County of St. Johns, State of Florida, Grantors, to **58 Charlotte, LLC, a Florida Limited Liability Company**, whose post office address is **220 North Serenata Drive, Unit 631, Ponte Vedra Beach, FL 32082**, of the County of St. Johns, State of Florida, Grantee:

COPY

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.$10.00) and other good and valuable considerations to said Grantors 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 St. Johns, Florida, to-wit:

Lots 8 and 9 of the A. B. Day Subdivision of Lots 2, 10, 17 and part of 16 of Block 9 of the City of St. Augustine, Fla., according to the map or plat thereof as recorded in Plat Book 3, Page 40, Public Records of Saint Johns County, Florida; said land being also described as Lots 8 and 9 of Block 9 of said A. B. Day Subdivision.

AND ALSO: The South 2 feet of the East 90 feet of Lot 11, of Block 9, City of St. Augustine, St. Johns County, Florida, according to the official map of St. Augustine, Florida, dated 1905.

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

Subject to taxes for 2019 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS

WITNESS Jena Baker-Dennis

WITNESS

WITNESS Jena Baker-Dennis

Manuel Jorge Talavera

Susan J. Talavera

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 14th day of November, 2018, by Manuel Jorge Talavera and Susan J. Talavera.

Signature of Notary Public
Print, Type/Stamp Name of Notary

Notary Public State of Florida
John Ginn
My Commission FF 931224
Expires 10/27/2019

Personally Known:_____ OR Produced Identification: X
Type of Identification
Produced:_____

COPY

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Skip to main content

Summary

St. Johns County, FL

Parcel ID	1968800000
Location Address	58 CHARLOTTE ST SAINT AUGUSTINE 32084-0000
Neighborhood	COSA Mixed Use E of St George (COM) (610.22)
Tax Description*	3-40 DAY SUB LOTS 8 & 9 & S2FT LOT 11 BLK 9 CITY OF ST AUGUSTINE OR4643/1901 *The Description above is not to be used on legal documents.
Property Use Code	Mixed Use (Store/Office/Residential Combo) (1200)
Subdivision	Day, Property of A.B.
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.210
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	58 Charlotte LLC 100%
Mailing Address	65 MAGNOLIA AVE SAINT AUGUSTINE, FL 32084-0000

Map



Application 51

Valuation Information

	2024
Building Value	$727,027
Extra Features Value	$15,124
Total Land Value	$935,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$1,677,151**
Total Deferred	$527,028
Assessed Value	**$1,150,123**
Total Exemptions	$0
Taxable Value	**$1,150,123**

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

Historical Assessment Information

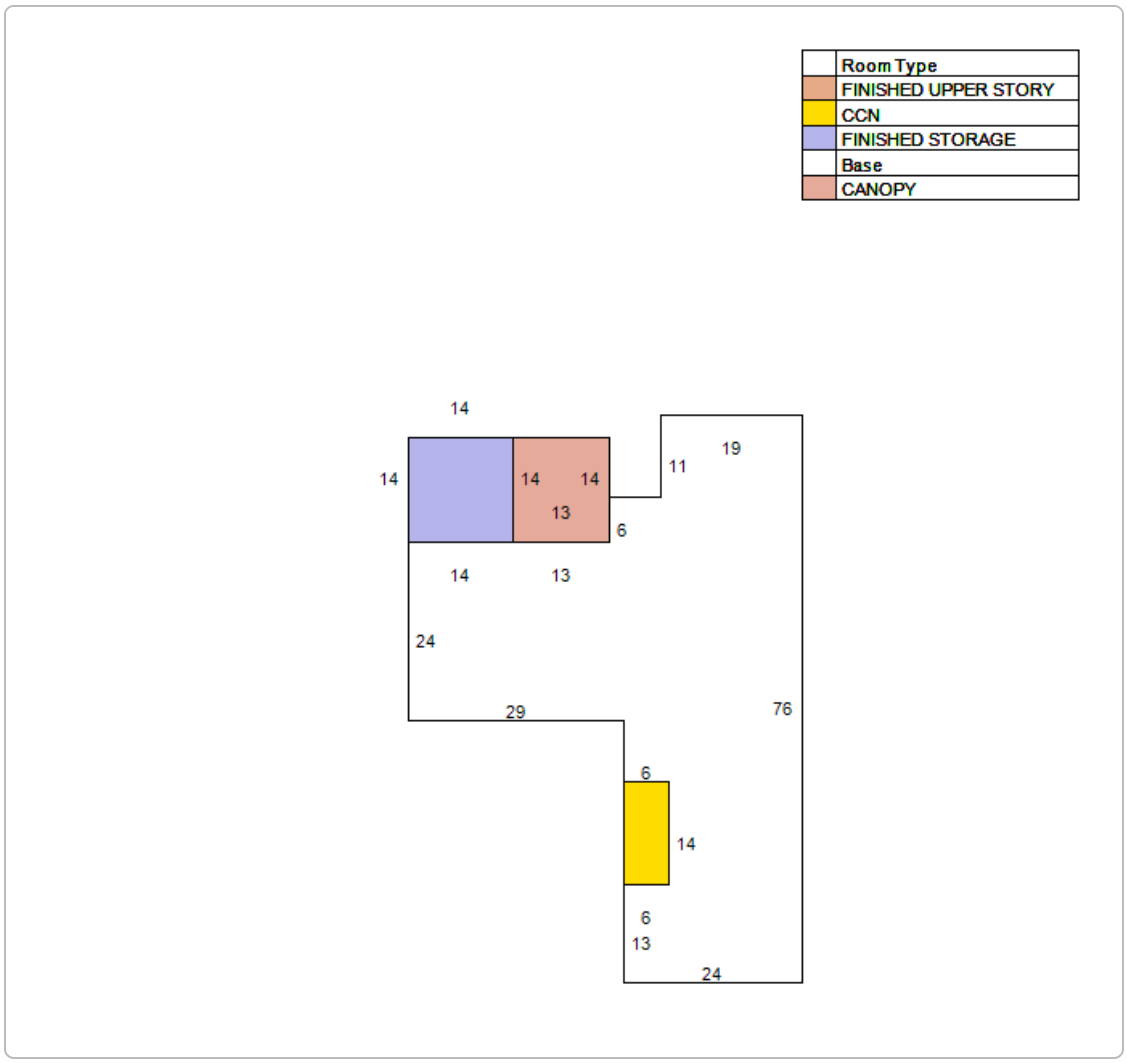
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	$521,814	$16,039	$935,000	$0	$0	$1,472,853	$1,045,566	$427,287	$1,045,566
2022	$281,662	$14,353	$654,500	$0	$0	$950,515	$950,515	$0	$950,515
2021	$408,419	$15,571	$654,500	$0	$0	$1,078,490	$1,078,490	$0	$1,078,490
2020	$718,787	$16,789	$654,500	$0	$0	$1,390,076	$1,390,076	$0	$1,390,076
2019	$856,599	$18,008	$467,500	$0	$0	$1,342,107	$1,342,107	$0	$1,342,107
2018	$291,743	$15,425	$289,850	$0	$0	$597,018	$597,018	$0	$597,018
2017	$306,330	$12,332	$289,850	$0	$0	$608,512	$572,751	$35,761	$572,751
2016	$316,055	$12,332	$261,800	$0	$0	$590,187	$520,683	$69,504	$520,683
2015	$291,743	$9,357	$240,762	$0	$0	$541,862	$473,348	$68,514	$473,348
2014	$180,197	$9,357	$240,762	$0	$0	$430,316	$430,316	$0	$430,316
2013	$185,917	$9,357	$240,762	$0	$0	$436,036	$436,036	$0	$436,036

Building Information

Building	1
Building Value	$727,027
Year Built	1967
Actual Area	4052
Conditioned Area	3590
Use	Mixed Use (City/Historical)
Style	04
Exterior Wall	Concrete Stucco
Roof Cover	Wood Shingle
Roof Structure	Wood Truss
Interior Flooring	Ceramic Tile, Pine Wood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	
Baths	

Description	Square Footage
UNFINISHED CANOPY	182
BASE AREA	2393
FINISHED STORAGE/UTILITY	196
FINISHED CANOPY	84
FINISHED UPPER STORY	1197
Total SqFt	4052

Sketch Information



Extra Feature Information

Code Description	Status	Value
Asphalt Paving (COM)		7187
Wood Fence - 6' and Above (COM)		1601
Masonry Wall (Mix)		6336

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Mixed Use (Store/Office/Residential Combo)	55	170	9350	SF	$935,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/21/2018	11/14/2018	$1,680,000.00	WARRANTY DEED	4643	1901	Q	I	TALAVERA JORGE & SUSAN	58 CHARLOTTE LLC
	5/28/2003	$825,000.00	WARRANTY DEED	1964	340	U	I	PEACOCK LESLIE & TUTEN JOHN C	TALAVERA JORGE & SUSAN
	12/1/1986	$160,000.00		726	386	Q	I		PEACOCK LESLIE
	2/1/1984	$115,000.00		627	446	Q	I		

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: 5/21/2024, 10:51:45 AM

Contact Us

Developed by Schneider GEOSPATIAL

Detail by Street Address

Florida Limited Liability Company
58 CHARLOTTE STREET LLC

Filing Information

Document Number	L24000156432
FEI/EIN Number	NONE
Date Filed	04/04/2024
State	FL
Status	ACTIVE

Principal Address

1283 PONTE VEDRA BLVD.
PONTE VEDRA BEACH, FL 32082

Mailing Address

1283 PONTE VEDRA BLVD.
PONTE VEDRA BEACH, FL 32082

Registered Agent Name & Address

ANSBACHER, SCHNEIDER & TRAGER, P.A.
5150 BELFORT ROAD
BUILDING 100
JACKSONVILLE, FL 32256

Authorized Person(s) Detail

Name & Address

Title MGR

ANGELO, BETH
1283 PONTE VEDRA BLVD.
PONTE VEDRA BEACH, FL 32082

Title MGR

ANGELO, MARC
1283 PONTE VEDRA BLVD.
PONTE VEDRA BEACH, FL 32082

Annual Reports

No Annual Reports Filed

Document Images

04/04/2024 -- Florida Limited Liability View image in PDF format

Florida Department of State, Division of Corporations



Detail by Entity Name

Florida Limited Liability Company
58 CHARLOTTE LLC

Filing Information

Document Number	L18000261571
FEI/EIN Number	46-4265381
Date Filed	11/07/2018
State	FL
Status	ACTIVE

Principal Address

65 Magnolia Ave.
St. Augustine, FL 32084

Changed: 10/19/2023

Mailing Address

65 Magnolia Ave.
St. Augustine, FL 32084

Changed: 10/19/2023

Registered Agent Name & Address

HOBBS, Whitney L
65 Magnolia Ave.
St. Augustine, FL 32084

Name Changed: 02/13/2024

Address Changed: 02/13/2024

Authorized Person(s) Detail

Name & Address

Title MGR

HOBBS, CHARLES S
220 N. SERENATA DR., UNIT 631
PONTE VEDRA BEACH, FL 32082

Title MGR

HOBBS, WHITNEY L
415 N. OCEAN GRAND DRIVE, UNIT PH 1
PONTE VEDRA BEACH, FL 32082

Annual Reports

Report Year	Filed Date
2022	02/04/2022
2023	01/27/2023
2024	02/13/2024

Document Images

02/13/2024 -- ANNUAL REPORT	View image in PDF format
01/27/2023 -- ANNUAL REPORT	View image in PDF format
02/04/2022 -- ANNUAL REPORT	View image in PDF format
01/30/2021 -- ANNUAL REPORT	View image in PDF format
02/05/2020 -- ANNUAL REPORT	View image in PDF format
02/09/2019 -- ANNUAL REPORT	View image in PDF format
11/07/2018 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for June 20, 2024 Meeting



Application HP2024-0027 Address: 66 Saragossa Street

Colour Homes LLC – Applicant Siefken Living Trust – Owner

Project description: To demolish a residential building, constructed c. 1904-1910, that is recorded in the Florida Master Site File and contributing to the Model Land Company National Register Historic District.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ02129
National Register:	Model Land Company NRHD: Contributing	Construction date:	c. 1904-1910
Archaeology Zone:	N/A	Zoning District:	RG-1
Parcel number:	2036400000		
Agenda Item:	8(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

Located on the north side of Saragossa Street on the block between Riberia Street and N. Ponce de Leon Boulevard, this 1-1/2 story Frame Vernacular Residence was constructed between 1904 and 1910. The 1910 Sanborn Map labels the building as 64 Saragossa Street with a 1-1/2 story rear outbuilding labeled 64-1/2. This rear structure is shown as a 1 story shed by 1917. A rear outbuilding on the property was demolished in 1997 according to permit documents. The existing building features a side gable metal shingle roof, a central dormer, a hip roofed enclosed front porch with exposed rafter tails and dentil molding under the eave, a covered entry with decorative iron supports, novelty wood siding, 3/1 DHS wood windows, and a brick chimney on the west elevation that has been partially dismantled.

The applicant is seeking full demolition of the building, which is contributing to the Model Land Company National Register Historic District.

Detailed analysis and additional comments can be found in the staff responses to the Demolition Review Criteria and findings from the structural engineer and home inspector on page 3 and related to economic hardship on page 5 of this staff report. Any full demolition of a structure aged 50 years or older, listed on the Florida Master Site File, or designated as a historical landmark (as defined by Sec. 28-87.10) requires review and approval by the HARB.

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 action for a Certificate of Demolition at **66 Saragossa Street:**

1. **CONTINUE** to allow the applicant time to submit additional condition or economic hardship details and/or to explore whether incentives such as the Ad Valorem Tax Exemption program would make rehabilitation more feasible; OR,
2. **APPROVE** if the HARB finds that sufficient structural and economic hardship information was provided by the applicant to justify demolition of the contributing structure with the following conditions:
    a. Salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties
    b. That 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.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Demolition of a residential building.

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 several residential buildings along the streetscape, though some are taller and others shorter.

3. The impact of the loss of the structure on the streetscape. Loss of the structure would create a vacant lot in a developed residential neighborhood, which is not desirable. Replacement construction has the potential to vary widely in mass, scale, and architectural style.

4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. No design requirements are in place for this area; however, it is encouraged not to replicate historic styles and to use inspiration of the immediate context area to design a compatible building with respect to height, mass, scale, rhythms, materials, site plans, etc. Any redevelopment plans need to consider the Tree and Landscape Ordinance and meet zoning requirements.

5. The historical or cultural merit of the structure. The building is listed on the Florida Master Site. No historic or cultural associations are known that would qualify the building for listing individually although it retains architectural integrity and contributes to the Model Land Company National Register Historic District.

6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. The compounded loss of this, and other historic structures, slowly diminishes the historic fabric of the Model Land Company National Register Historic District and the historic character of the city.

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 simple Frame Vernacular structure 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 would be difficult to reproduce but new construction will be significantly different in appearance.

10. *The justification for the proposed demolition.* The applicant seeks to redevelop the property with a single-family home. Proposed replacement designs have been provided by the applicant. While there are no design requirements in this area, the applicant may take Board recommendations into consideration during the planning and final design stages of new development. The applicant provided structural reports from Swanson Structural, Inc. and Alexaner Grace consulting which indicate extensive structural damage in the home. A home inspection report, also provided by the applicant, details exterior and interior structural and electrical concerns with detailed photographs. The applicant also submitted an Undue Economic Hardship worksheet detailed on page 5 of this report.

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

Eligibility for Demolition Review (Section 28-87(3), CoSA Code of Ordinances)

The Historic Architectural Review Board (HARB) is responsible for the review of all applications for demolition permits for structures that are fifty (50) years of age or older, listed on the Florida Master Site File, or designated as an historical landmark (as defined by Sec. 28-87.10)

National Register Status (Section 28-89, CoSA Code of Ordinances)

A property currently listed on the National Register of Historic Places individually or as a contributing structure in an historic district is afforded additional scrutiny in the demolition review process by: 1) requiring submittal of a condition assessment report performed by a qualified professional; 2) requiring the applicant to prove "undue economic hardship" to justify demolition; and 3) allowing HARB the option to deny the demolition request if an undue economic hardship is not proven and removal of the building or structure will be detrimental to the historic and architectural character of the city.

Local Landmark Designation (Section 28-87(3) & (10), CoSA Code of Ordinances)

HARB is assigned the authority of reviewing all applications for demolition permits for primary structures… for potential designation as an historical landmark. Local "historical landmarks" are defined as a building, object, site or structure of the highest historical, architectural, cultural or archaeological importance and whose demolition, removal, relocation, or alteration would constitute an irreplaceable loss to the character and quality of the city.

Conditions for Demolition Approval (Section 28-89(5), CoSA Code of Ordinances)

HARB has the discretion in its review of an application for Certificate of Demolition to require, as conditions for approval, one or more of the following:

- Permitting of Replacement Building - *As a condition of issuing a certificate of demolition, the board may require that no permit be issued for the demolition of said structure 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.*
- Architectural Salvage **-** *As a condition of issuing a certificate of demolition, the board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties.*
- Archival Documentation - *The board may also require at the applicant's expense the recording of the structure for archival purposes prior to demolition. The recording may include, but shall not be limited to, photographs and measured drawings.*

The building was built by 1910 and is thus more than 50 years old. The building 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 contributing to the Model Land Company National Register Historic District.

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:

The applicant provided cost estimates for rehabilitation of the existing structure ($852,925) and demolition/new construction ($480,000). Financial incentives such as the Ad Valorem Tax Exemption for Historic Preservation program were not considered in these cost estimates and could lower the final cost of renovation.

An appraisal report valuing the property, in its current condition, at $565,000 based upon comparison with comparable sales was also provided as well as tax bills, including city fire assessments, for 2022 ($4,505.72) and 2023 ($5,135.81).

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File survey
3. Sanborn Maps
4. Polk City Directory Research

STAFF PHOTOGRAPHS
66 Saragossa Street



Front (south) Elevation

STAFF PHOTOGRAPHS
66 Saragossa Street



Southwest Elevation

STAFF PHOTOGRAPHS
66 Saragossa Street





Front Elevation details

STAFF PHOTOGRAPHS
66 Saragossa Street





Front Elevation details

STAFF PHOTOGRAPHS
66 Saragossa Street



East Elevation

STAFF PHOTOGRAPHS
66 Saragossa Street



West Elevation



STAFF PHOTOGRAPHS
66 Saragossa Street



West Elevation

STAFF PHOTOGRAPHS
66 Saragossa Street



North (rear) Elevation

STAFF PHOTOGRAPHS
66 Saragossa Street



North (rear) Elevation



STAFF PHOTOGRAPHS
66 Saragossa Street



Interior



STAFF PHOTOGRAPHS
66 Saragossa Street



Interior



STAFF PHOTOGRAPHS
66 Saragossa Street



Interior



STAFF PHOTOGRAPHS
66 Saragossa Street





Interior

STAFF PHOTOGRAPHS
66 Saragossa Street



Interior



STAFF PHOTOGRAPHS
66 Saragossa Street





Interior

STAFF PHOTOGRAPHS
66 Saragossa Street



Foundation Details





STAFF PHOTOGRAPHS
66 Saragossa Street



Existing Rear Yard

STAFF PHOTOGRAPHS
66 Saragossa Street





Context Photographs

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ 2129 1009==

Site Name: 66 Saragossa Street 830== Survey Date: 7807 820==

Address: 66 Saragossa Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Model Land Company (subdivision) A (block) 8 (lot) 868==

868==

Owner of Site: Name: Wolfe, Guy B. & Lillian S.;

Address: 66 Satagossa Street

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 (zone) 469120 (easting) 3307056 (northing) 890== Location: T07S (T) R30E (R) N18 (S) 812==

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:

( ) Excellent 863==

(X) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(X) Altered 858==

( ) Unaltered 858==

(X) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

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

II. SITE DESCRIPTION, continued.

Original Use: Priv. Residence 838== Present Use: Priv. Residence 850==

Date: +1910 844== Period: 20th Cent. 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame vernacular 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Drop siding with cornerboards, wood shingles 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS 3/1, 4/2 942==

Foundation: Brick piers with lattice infill 942==

Roof Type: Gable 942==

Secondary Roof Structures: Hip porch, gable hood, shed dormer 942==

Porches & Balconies: 1 story enclosed porch on front 942==

Chimney Location: End exterior front slope 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Metal, novelty shingles 882==

Ornament Exterior: Dentil mouldings, ornamental ironwork 882==

Quantitative Data: (950-954)

Chimneys: 1 952== Dormers: 954== Stories: 1½ 950==

Other: 956==

Surroundings: Residential 864==

Relationship to Surroundings: 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Railroads

920==

Statement of Significance: (911==)

ARCHITECTURE

This one and one-half story Frame Vernacular residence at 66 Saragossa Street was constructed between 1904 and 1910. Significant details include dentil mouldings and ornamental ironwork. A one-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)

This house at 66 Saragossa Street was once the residence of Emily C. Vanaman, widow of Clayton D. Vanaman, Master Mechanic and Engineer for the Florida

(over)

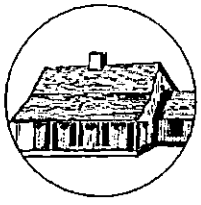
V. BIBLIOGRAPHY

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

2. St. Augustine City Directory, 1930, 1937.

East Coast Railway Company.(2)

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site# SJ02129
Field Date 10-8-2020
Form Date 12-21-2020
Recorder # MAP

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) 66 Saragossa 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

Street Number	Direction	Street Name	Street Type	Suffix Direction
66		Saragossa	Street	

Address:
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 30E — Section 18 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 2036400000 — Landgrant _____
Subdivision Name Model Land Company — 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: 1910 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use: Private Residence (House/Cottage/Ca — From (year): 1910 — To (year): 2020
Current Use: Private Residence (House/Cottage/Ca — From (year): 1910 — To (year): 2020
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ — Original address _____
Alterations: ☒yes ☐no ☐unknown Date: _____ — Nature: dormer windows, chimney
Additions: ☐yes ☐no ☒unknown Date: _____ — Nature: _____
Architect (last name first): _____ — Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

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: 2
Exterior Fabric(s): 1. Drop siding — 2. Wood/Plywood — 3. _____
Roof Type(s): 1. Gable — 2. _____ — 3. shed dormer
Roof Material(s): 1. Metal shingles — 2. _____ — 3. _____
Roof secondary strucs. (dormers etc.) 1. Hip extension — 2. gable extension
Windows (types, materials, etc.)
paired and grouped 3/1 wood sash windows, 1/1 metal windows

Distinguishing Architectural Features (exterior or interior ornaments)
horizontal wood siding, side facing gable roof, exposed rafter tails, enclosed porch w denticulated cornice under hip extension, removed brick chimney

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)
walkway, mature vegetation

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info — Date _____ — Init. _____ KEEPER – Determined eligible: ☐yes ☐no — Date _____ NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

Florida Master Site File / Div. of Historical Resources / R. A. Gray Bldg / 500 S Bronough St., Tallahassee, FL 32399-0250
Phone 850.245.6440 / Fax 850.245.6439 / E-mail SiteFile@dos.myflorida.com

HISTORICAL STRUCTURE FORM

Site #8 SJ02129

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)

centrally located entry w multi light, behind porch door, under gable extension

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

enclosed porch under hip extension, gable extension over masonry steps, concrete block knee wall, decorative iron supports

Condition (overall resource condition): ☐excellent ☐good ☒fair ☐deteriorated ☐ruinous
Narrative Description of Resource

This 1910 Frame Vernacular style building is 2 stories with Drop siding exterior and a Gable roof. It appears to be in fair condition.

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 SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐yes ☒no ☐insufficient information
Appears 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)

This building has retained its historic massing and materials, and contributes to the district. There are no known significant architectural associations or features and as such it is not individually eligible.

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. Community planning & developm 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 _____

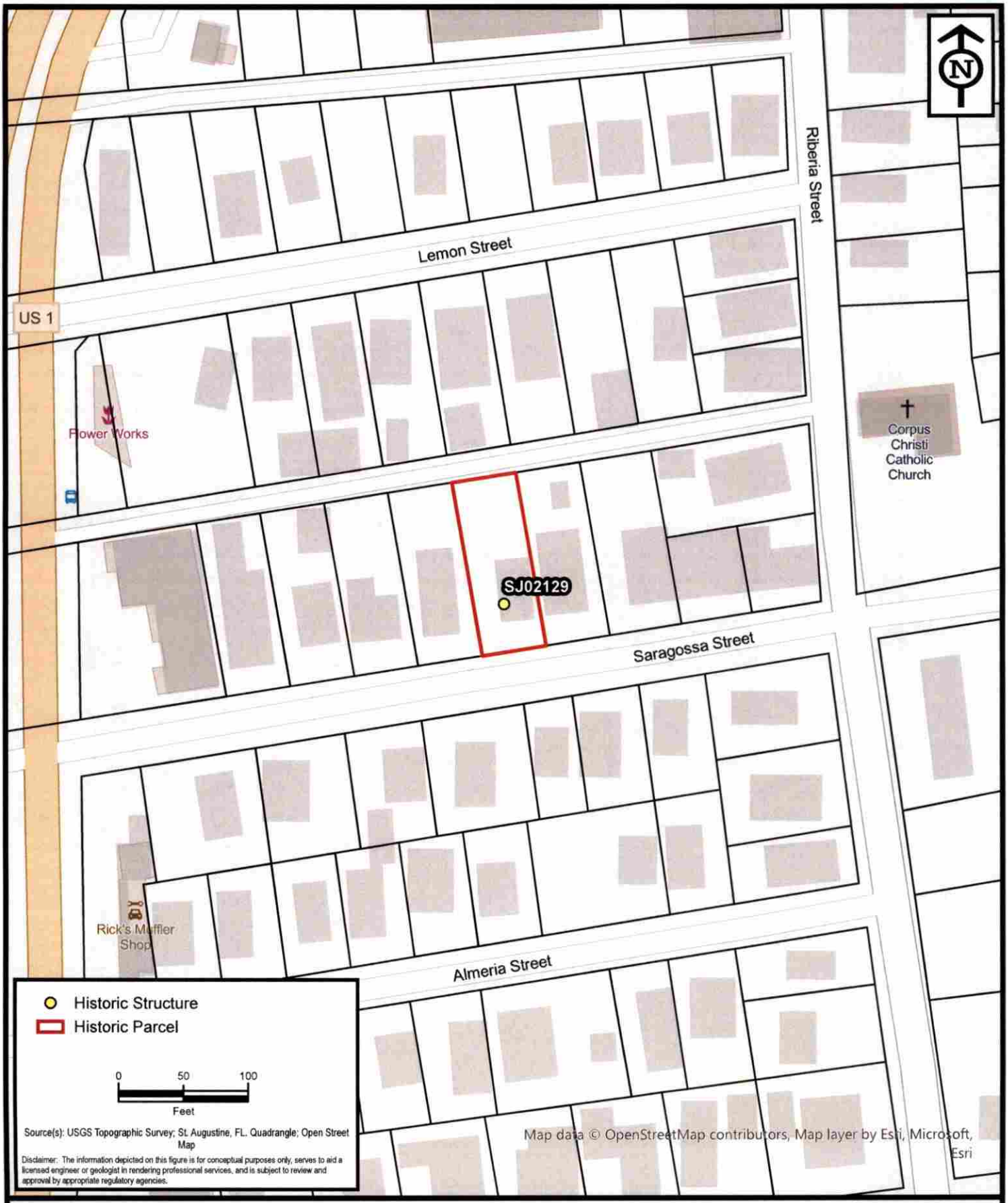
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

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

Required Attachments

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
❸ 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

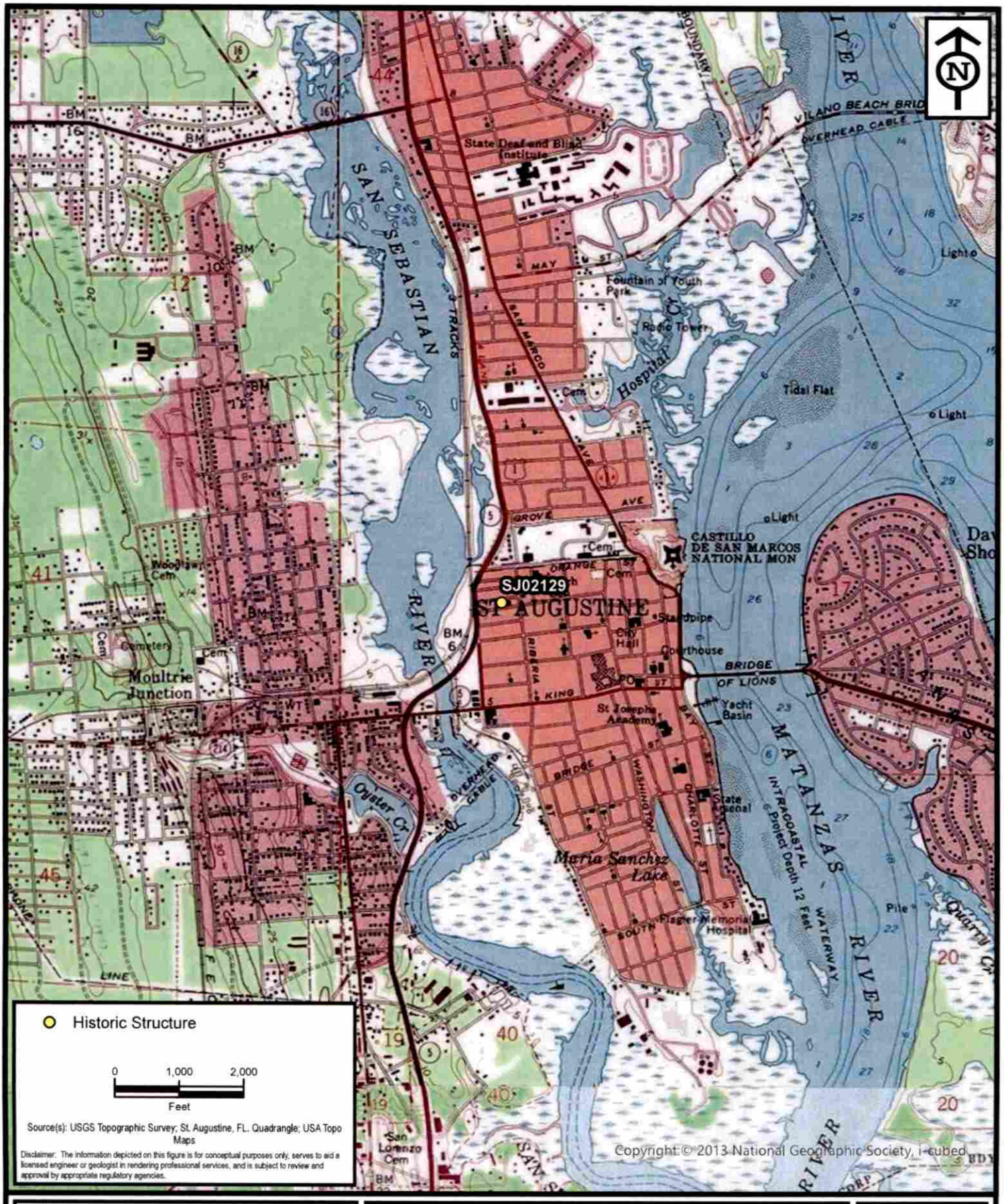
Parcel Location - SJ02129

St. Augustine Historic Resource Mitigation & Survey Update

St. Johns County, Florida

Project No.	HK207093
Date	Dec 2020
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	**2**

Path: N:\GIS\Projects\2020\HK Jacksonville\HK207093_StAugResourceMitigation\Maps\HK207093_StAugResourceMitigation\HK207093_StAugResourceMitigation.aprx Date: 12/16/2020 12:25 PM



ENVIRONMENTAL SERVICES, INC.
A Terracon COMPANY
7220 FINANCIAL WAY, SUITE 100 JACKSONVILLE, FL 32256
PH. (904) 470-2200 FAX (904) 470-2112

Project Location - SJ02129

St. Augustine Historic Resource Mitigation & Survey Update

St. Johns County, Florida

Project No.	HK207093
Date	Dec 2020
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	1

Path: N:\GIS\Projects\2020\HK Jacksonville\HK207093_StAugResourceMitigation\Maps\HK207093_StAugResourceMitigation\HK207093_StAugResourceMitigation.aprx Date: 10/27/2020 3:13 PM



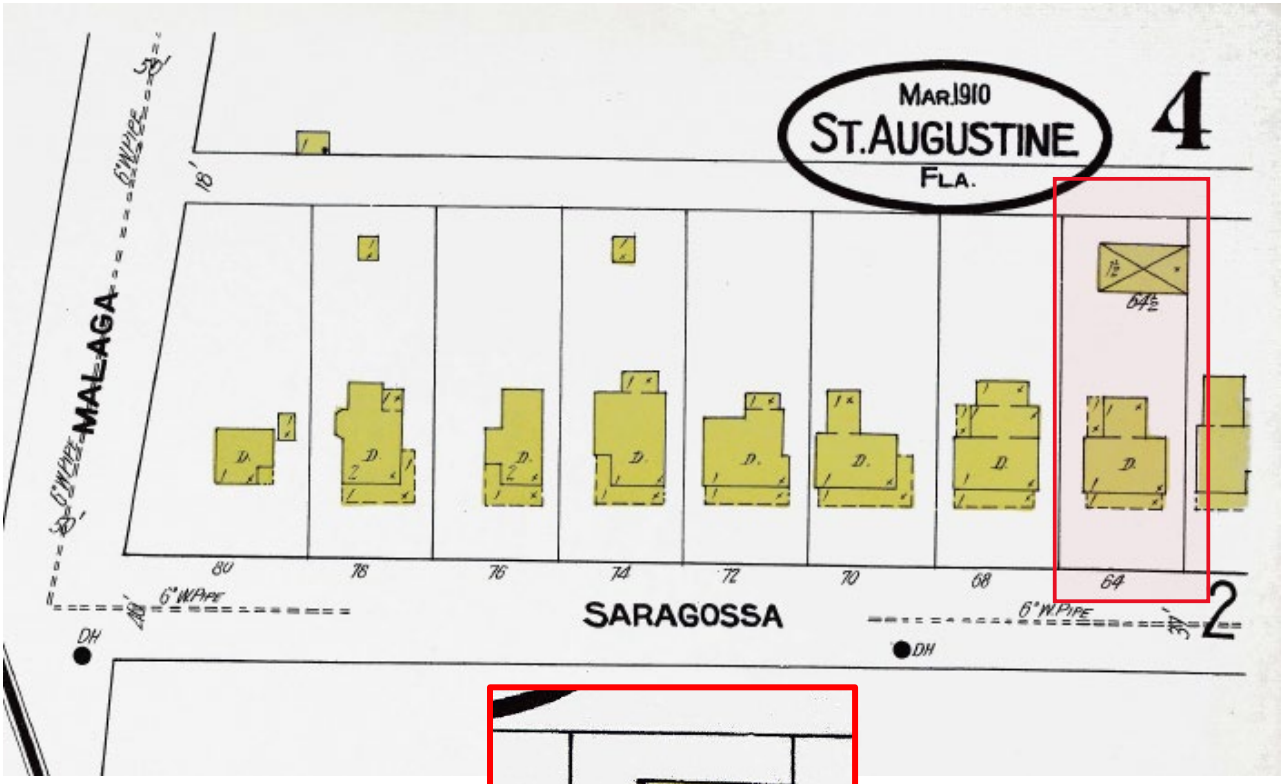

66

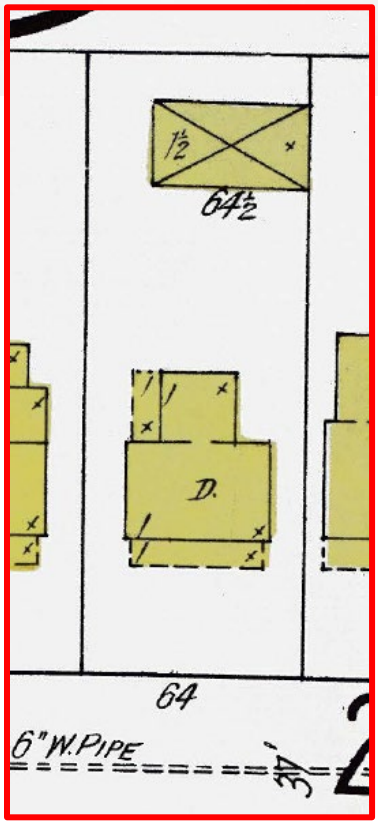




SANBORN MAPS
66 Saragossa Street

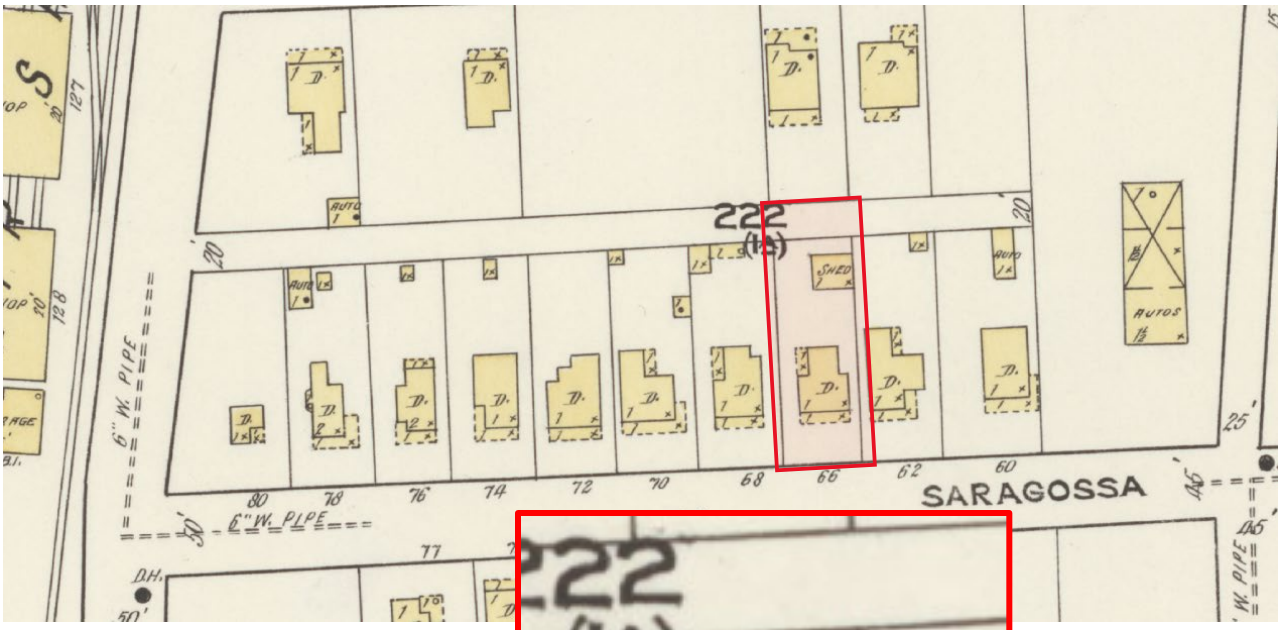
1910

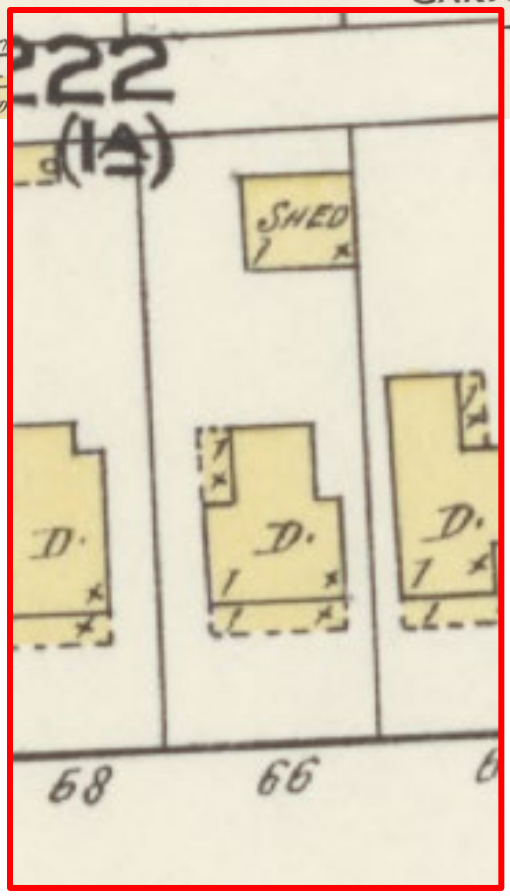




SANBORN MAPS
66 Saragossa Street

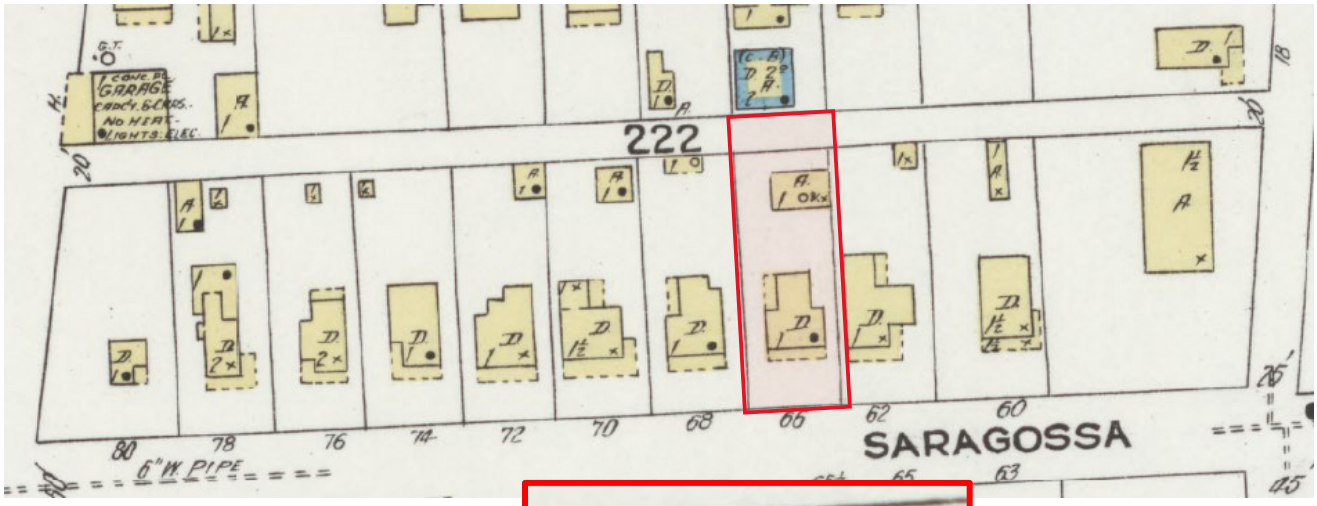
1917

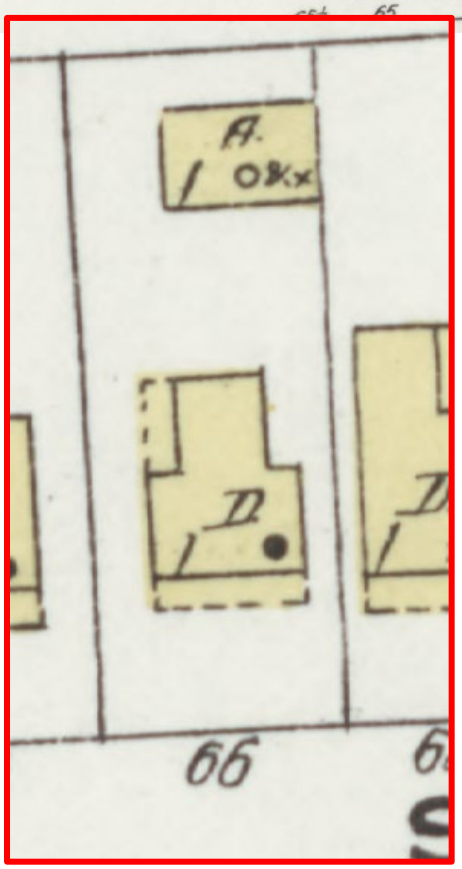




SANBORN MAPS
66 Saragossa Street

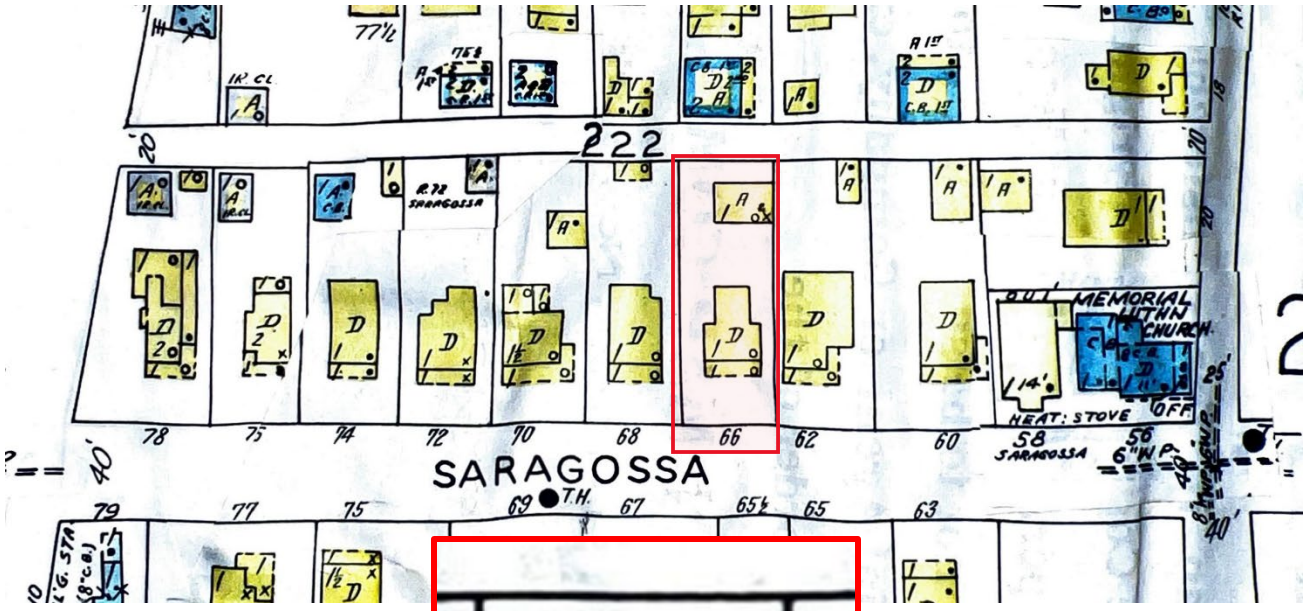
1924

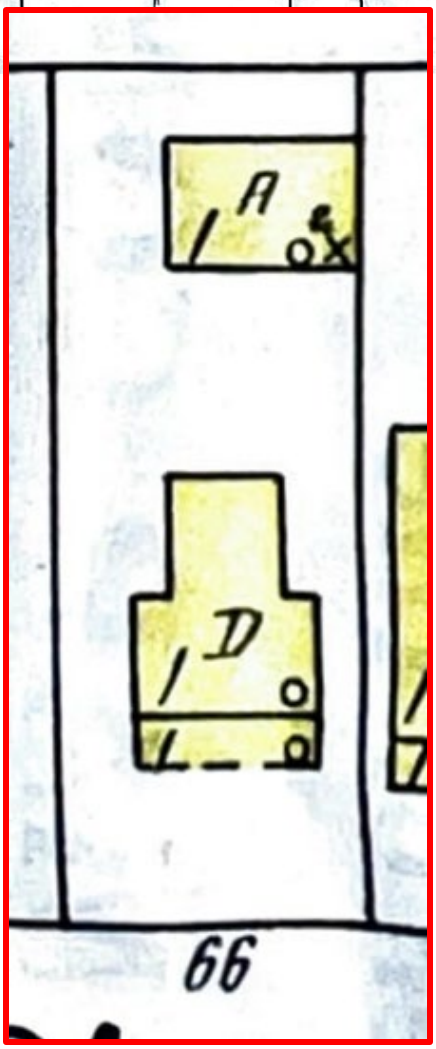




SANBORN MAPS
66 Saragossa Street

1930 updated to 1965





66 Saragossa Street (c. 1904-1910)
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
+1914-15	J. Edward Crutchfield (Wife: Jeanette)		Electrician
1920-21	William J. McGuire (Wife: Edna M.)		Clerk, Florida East Coast
1924-25	Mrs. Emily Vanaman		Widow, Clayton D.
1930	Mrs. Emily Vanaman		Widow, Clayton D.
1934	Mrs. Mary Harrison		Not Listed
1940	Joseph W. Fox (wife: Helen C)	(o)	Assistant to Receivers
	Martha J Fox		Student
1945	Guy B. Wolfe (wife: Lillian)	(o)	Rate Clerk
1951	Guy B. Wolfe (wife: Lillian S.)	(o)	Clerk Florida East Coast Railway
1955	Guy B. Wolfe (wife: Lillian S.)	(o)	Rate Clerk Florida East Coast
	Donald W. Wolfe		United States Air Force
1960	Guy B. Wolfe (wife: Lillian S.)	(o)	Clerk FEC Railway
1965	Guy B. Wolfe (wife: Lillian S.)	(o)	Assistant Accountant
	William S. Wolfe		Student
1970	Guy B. Wolfe (wife: Lillian S.)	(o)	Accountant, Florida East Coast
1975	Guy V. Wolfe (wife: Lillian S.)	(o)	Retired
1980	Guy V. Wolfe (wife: Lillian S.)	(o)	Retired

\+ First entry found for this address
(o) Owner

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Demolition (Full)

Case Number: HP2024-0027 **Meeting Date: Thursday, June 20, 2024**

1. NAME OF APPLICANT: Jason Stancil/ Colour Homes
   Business (if applicable):
   Address: 34 Cordova Street
   City: Saint Augustine State: FL Zip Code: 32084
   Daytime Telephone: 9047043354 E-Mail Address: jason@colour-homes.com

2. NAME OF PROPERTY OWNER: Siefken Living Trust/ Mary and Scott Siefken
   Business (if applicable):
   Address: 1665 State Road 16
   City: Saint Augustine State: FL Zip Code: 32084
   Daytime Telephone: 9048081438 E-Mail Address: swiefken@att.net

3. PROJECT LOCATION: 66 SARAGOSSA ST, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: 2-44 MODEL LAND CO SUB CITY LOT 8 BLK A OR4600/475 & 5890/1715

5. SCOPE OF WORK: To demolish a residential building, constructed c. 1904-1910, that is recorded in the Florida Master Site File and contributing to the Model Land Company National Register Historic District.

Information attached by applicant includes:

- Application Agreement
- Photographs of Existing Conditions
- Condition Assessment Documentation
- Undue Economic Hardship Information
- Proposed Replacement Building/Feature Drawings

Received 05/20/2024
Planning and Building Department

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: 66 Saragossa Street

Applicant's Name: Jason Stancil/Colour Home: Applicant's Signature: _____

Owner's Name: Scott Siefken Owner's Signature: _____

Owner's Name: Mary Siefken 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.

Received 05/20/2024
Planning and Building Department

CITY OF ST AUGUSTINE EST. 1565

Owner's Authorization For Agent

Jason Stancil/Colour Homes is/are hereby authorized TO ACT ON BEHALF OF Scott SIEFKEN MARY SIEFKEN, 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:

66 Saragossa Street

Scott Siefken

BY:_____
Signature of Owner

Scott SIEFKEN
MARY SIEFKEN
Print Name of Owner

Telephone Number

State of Florida

County of St Johns

Signed and sworn before me on this 18th day of May, 2024

By Scott Siefken and Mary Siefken

Identification verified:

Oath sworn: _____ Yes ✓ No

Notary Signature:

GARRETT MILLER
Notary Public - State of Florida
Commission # HH 284509
My Comm. Expires Jul 5, 2026
Bonded through National Notary Assn.

My Commission expires: 7/5/2026

Rev:120219 jw

Received 05/20/2024
Planning and Building Department



SWANSON STRUCTURAL, INC.
209 BILBAO DR. ST. AUGUSTINE, FL 32086

June 9, 2024

Jason Stancil
66 Saragossa Street
St. Augustine, FL 32084

RE: 66 Saragossa Street
St. Augustine, FL 32084

Dear Mr. Stancil:

Per your request, we made a site visit to the address listed above on June 6th, 2024. The purpose of the site visit was to perform a structural inspection of the building to assess the existing condition of the structural members. The inspection was limited to easily visible members, we did not perform destructive testing of any kind, nor did we remove finishes to view structural members beyond.

The building is a one-story structure with wood floor joist over crawl space at the 1st level. The load-bearing walls are wood framed. The roof system is conventional wood roof rafters. Foundations are assumed to be shallow cast-in-place concrete foundations. According to the St. Johns County Property Appraiser's website, the structure was built in 1900.

ASSUMPTIONS:

We assume that the work done on the original construction was performed in accordance with the accepted industry practices at the time of construction. We assume the structure was not built to any building code at the time of construction, because there was no established building code in 1900.

Areas inspected were visible and accessible and are assumed to represent the non-visible nor accessible portions.



Figure 1: Front View of Structure

SWANSON STRUCTURAL, INC.
209 BILBAO DR. ST. AUGUSTINE, FL 32086

OBSERVATIONS:

The first level floor framing beams sit on dry stack masonry piers, wood planks/posts, and bricks which elevate the first level (Images 1, 2, and 3). It appears that some beams and masonry piers (added at a later date, not part of the original construction) were added to support part of the floor framing. The masonry piers appear to be dry-stacked and not in any uniform pattern/locations. There also appears to be no concrete foundations under at least some of the piers. Typical masonry pier construction would include grout, reinforcement, and mortar to bond the blocks together and connect them to the foundations. These piers consisted of hollow blocks stacked on top of each other with no mortar, grout or reinforcement as shown in image 2. The first level floor system had no visible positive connection to the piers (See Images 1, 2, and 3 below). Without a positive connection to the foundation, the structure is susceptible to overturning and sliding failure in a wind event. A failure of a pier would likely lead to a catastrophic failure of the structure.

The front porch area appeared to be slopping (Image 4), likely due to missing piers/replaced piers over time. All the front piers appeared to have been replaced with wood or wood planks on dry stack CMU (Image 1 and 3).



Image 1: wood planks on dry stack pier



Image 2: Hollow Block, Pieces of Concrete and brick pier

SWANSON STRUCTURAL, INC.
209 BILBAO DR. ST. AUGUSTINE, FL 32086



Image 3: Wood Pier



Image 4: Slopping Front Porch

The floor/roof beams and load-bearing wood walls, where exposed, showed extensive deterioration likely from moisture exposure and wood-destroying organisms, such as termites. (See Image 5 below).



Image 5: Termite Infestation Evidence

While walking the structure, it was noticed that there were gaps and missing sheathing/waterproofing on the exterior walls (you can see from the interior to the exterior). Images 6 and 7 show gaps in the exterior covering the interior of the structure.

SWANSON STRUCTURAL, INC.
209 BILBAO DR. ST. AUGUSTINE, FL 32086





Image 6: Missing section of wood on Exterior **Image 7: Gap in wall, Open to Exterior**

The floor sheathing throughout the structure displayed signs of deterioration from wood-destroying organisms, such as termites, see Image 8 below. We assume, based on the floor sheathing condition, there is likely section loss to the floor joists below the sheathing as well. In some locations, the structural joists were exposed. The joists displayed signs of rot from moisture intrusion and termites.



Image 8: Floor with Moisture Rot

SWANSON STRUCTURAL, INC.
209 BILBAO DR. ST. AUGUSTINE, FL 32086



Image 9: Wood rot/termites



Image 10: Missing/Damaged Ceiling

The attic provided access to view the conventional roof framing. The rafters appeared to be in poor condition with signs of rot/damage. The roof sheathing displayed discoloration likely from unintentional moisture exposure. See image 11 below.



Image 11: Moisture Damage to Roof Decking

CONCLUSIONS:

Based on the representative samples inspected, the house appears to have had various repair attempts to fix the floor framing. The slopping floors are likely from the multiple types of piers and previous repair attempts. The structure has also been infested with wood-destroying organisms at some point in the past which has caused severe section loss in load-bearing components. Moisture intrusion was also noted in many locations which has affected the structural capacity in the members. There is no positive load path from the roof to the foundation. The beams supporting the floor, walls, and roof are not strapped or secured to the piers. In summary, at least a portion of all visible structural elements, that were inspected, have been compromised to the point of substantial capacity reduction or complete failure. The structure in its current state is at risk of collapse in any wind event.

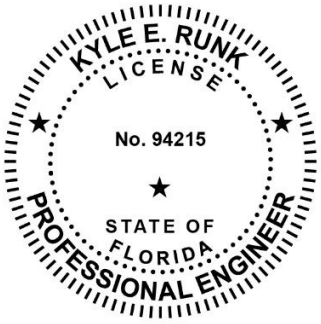
SWANSON STRUCTURAL, INC.
209 BILBAO DR. ST. AUGUSTINE, FL 32086

In our professional opinion, the structure has extensive damage and is in such poor condition that repairs would not be practical or cost-effective. Due to the overall condition of the residence, attempted repairs would cause further damage to the structure and would likely cause a complete collapse. The structure should be considered Dangerous and Unsafe as defined in the 8th Edition (2023) Florida Building Code- Existing Building. Given the magnitude of the damage and the potential for sudden collapse, the structure should be immediately cordoned off and demolished.

Our conclusions stated in this letter are based solely on our observations and years of experience evaluating existing structures. We have not done any testing of materials, calculations, or otherwise analyzed the existing structure or soil nor attempted to observe conditions that are not easily visible. We have not specifically reviewed plumbing, mechanical, and electrical conditions nor have we reviewed the structure for code-related issues.

Sincerely,
Swanson Structural, Inc.
C.O.A. 34434

June 9, 2024



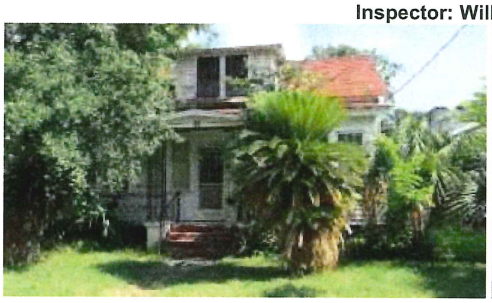
Kyle Runk, P.E.

Florida P.E. #94215

Received June 10, 2024
Planning and Building Department

Duval Home Inspections, Inc.

1501 Kings Rd
Neptune Beach FL 32266-1556
Inspector: William Allbritten





Property Inspection Report

Client(s): Colour Homes LLC
Property address: 66 Saragossa St
St Augustine FL 32084-3549
Inspection date: Wednesday, June 5, 2024

This report published on Thursday, June 6, 2024 2:36:58 PM EDT

This report is the exclusive property of this inspection company and the client(s) listed in the report title. Use of this report by any unauthorized persons is

Received June 10, 2024
Planning and Building Department



prohibited.

Received June 10, 2024
Planning and Building Department

How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

Safety	Poses a risk of injury or death
Major Defect	Correction likely involves a significant expense
Repair/Replace	Recommend repairing or replacing
Repair/Maintain	Recommend repair and/or maintenance
Minor Defect	Correction likely involves only a minor expense
Maintain	Recommend ongoing maintenance
Evaluate	Recommend evaluation by a specialist
Monitor	Recommend monitoring in the future
Comment	For your information

Contact your inspector If there are terms that you do not understand, or visit the glossary of construction terms at **https://www.reporthost.com /glossary.asp**

General information

Report number: 20240605
Type of building: Single family
Age of building: 1900
Occupied: No
Weather conditions: Partly cloudy
Temperature: Hot
Ground condition: Dry
Front of structure faces: South
Main entrance faces: South
Foundation type: Crawlspace

1) This property has one or more fuel burning appliances, and no carbon monoxide alarms are visible. This is a safety hazard. Recommend installing one or more carbon monoxide alarms as necessary and as per the manufacturer's instructions. For more information, visit http://www.cpsc.gov/CPSCPUB /PREREL/prhtml05/05017.html

2) This building has an impressive amount of what appeared to be wood destroying organism damage. For example, damage that may be associated with wood decay fungi, drywood termites, subterranean termites, and powder post beetles. This report is not intended to be a WDO inspection but due to the extent of the damage reporting these generic observations would seem to be germane. This may be considered a safety concern. Suggest that the client(s) employ specialists to determine the building's overall viability. For example, WDO inspector and structural engineer.

3) What appeared to be microbial growth was found in several areas of the structure. It is beyond the scope of this inspection to test for the presence of mold. This could be a safety concern. Suggest that client(s) employ a mold assessment/remediation specialist to further evaluate this condition.

4) Structures built prior to 1979 may contain lead-based paint and/or asbestos in various building materials such as insulation, siding, and/or floor and ceiling tiles. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is not included in this inspection. The client(s) should consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement contractors for this type of evaluation. For information on lead, asbestos and other hazardous materials in homes, visit these websites:

- The Environmental Protection Association (http://www.epa.gov)
- The Consumer Products Safety Commission (http://www.cpsc.gov)
- The Center for Disease Control (http://www.cdc.gov)

5) The water service wasn't turned on during the inspection. As a result, plumbing supply, drain and waste lines, fixtures, and some appliances such as water heaters weren't fully evaluated.

6) Electricity was not available during the inspection (service turned off or not fully installed, main disconnect tripped, etc.). As a result, branch circuit wiring, fixtures such as lights and fans, switches, ground fault circuit interrupter (GFCI) devices, arc fault circuit interrupter (AFCI) devices, and some appliances such as water heaters, forced air furnaces, heat pump or air conditioning units, and kitchen appliances weren't fully evaluated.

Received June 10, 2024
Planning and Building Department

7) Fuel oil was not available during the inspection (empty tank, shut off valve turned off, no tank installed, etc.). As a result, some appliances such as forced air furnaces, and boilers and distribution systems for hot water heating systems weren't fully evaluated.

8) Pictures related to many concerns throughout this report are intended to be representative rather than comprehensive.

Exterior

Foundation material: Concrete block, Brick
Apparent wall structure: Wood frame
Wall covering: Wood clapboard, Composition wood panels
Driveway material: None
Sidewalk material: Poured in place concrete
Exterior door material: Glass panel

9) One or more large trees on the property may be likely to fall on the structure, and are a potential safety hazard. Recommend consulting with a qualified arborist to determine if tree(s) need to be removed and/or pruned.

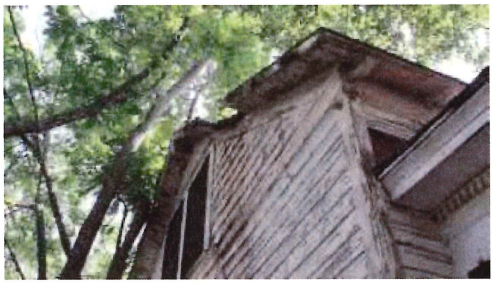


Photo 9-1

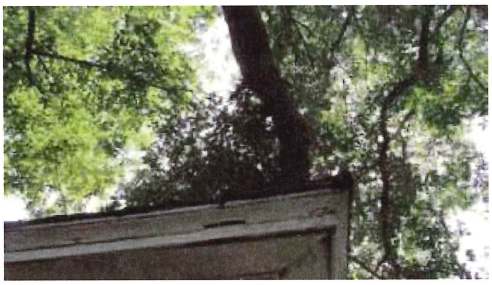


Photo 9-2

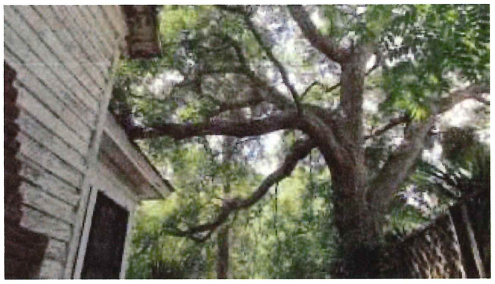


Photo 9-3

10) Rot was found at one or more deck/porch boards. A qualified contractor should evaluate and make repairs as necessary, replacing or removing rotten wood.

North entry



Photo 10-1

11) Non-metallic sheathed wiring is routed in one or more areas, so it is subject to damage. The insulation can be damaged by objects coming in contact with it and/or it being repeatedly moved. This is a safety hazard due to the risk of shock and fire. A qualified electrician should evaluate and repair as necessary. For example, rewire using conduit, or re-routing through wall cavities.

All conductors at main electrical panel on north exterior of structure.

Received June 10, 2024
Planning and Building Department


Photo 11-1

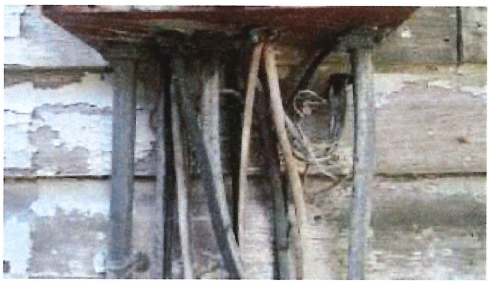


Photo 11-2

12) One or more flights of stairs with more than two risers have no handrail installed. This is a safety hazard. A qualified contractor should install graspable handrails that your hand can completely encircle at stairs where missing, and as per standard building practices.

North entry


Photo 12-1

13) Handrail(s) at some stairs are loose. This is a safety hazard. A qualified contractor should make repairs as necessary. For example, installing new fasteners and/or hardware so handrails are securely attached.


Photo 13-1


Photo 13-2

14) One or more exterior electric receptacles aren't waterproof or rated for use in wet areas. This is a safety hazard due to the risk of shock and fire. Repairs should be made as necessary, and by a qualified electrician if necessary, so all exterior receptacles are waterproof as per standard building practices.

North


Photo 14-1


Photo 14-2

15) Cover plate(s) are missing from one or more electric boxes, such as for receptacles, switches and/or junction boxes. They are intended to

Received June 10, 2024
Planning and Building Department

contain fire and prevent electric shock from exposed wires. This is a safety hazard due to the risk of fire and shock. Cover plates should be installed where missing.



Photo 15-1

---

16) One or more outside faucets are missing backflow prevention devices. These devices reduce the likelihood of polluted or contaminated water entering the potable water supply. This condition can occur when an outside faucet is left in the "on" position with a hose connected and the sprayer head turned off. When pressure in the system fluctuates, water can be drawn back into the water supply pipes from the house. If a chemical sprayer is being used with the hose, those chemicals can enter the water supply pipes.

Recommend installing backflow prevention devices on all exterior hose bibs where missing. They are available at most home improvement stores and are easily installed. For more information, visit:
http://edis.ifas.ufl.edu/AE113

---

17) Siding, fascia, roof decking, rafters and trim are missing, damaged and/or deteriorated. A qualified contractor should evaluate and make repairs and/or replace siding as necessary to prevent water and vermin intrusion.

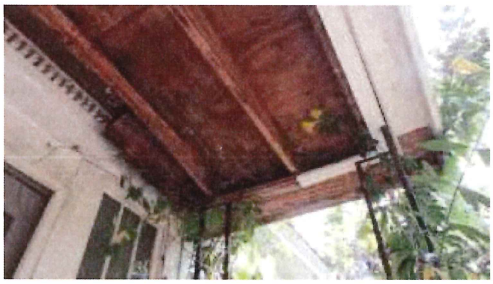


Photo 17-1



Photo 17-2



Photo 17-3

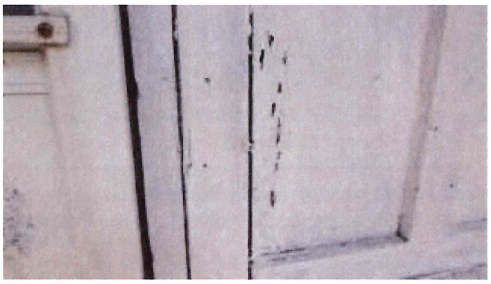


Photo 17-4



Photo 17-5



Photo 17-6

Received June 10, 2024
Planning and Building Department



Photo 17-7



Photo 17-8



Photo 17-9



Photo 17-10

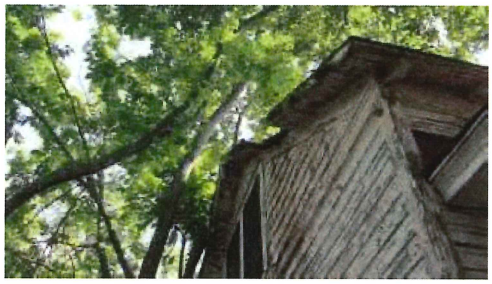


Photo 17-11



Photo 17-12



Photo 17-13



Photo 17-14



Photo 17-15



Photo 17-16

Received June 10, 2024
Planning and Building Department



Photo 17-17

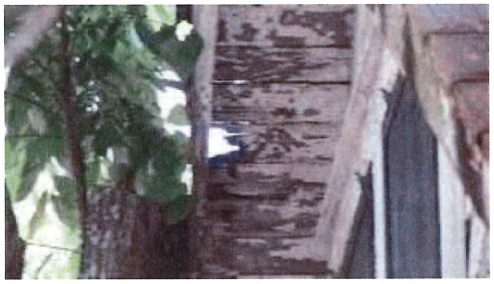


Photo 17-18



Photo 17-19

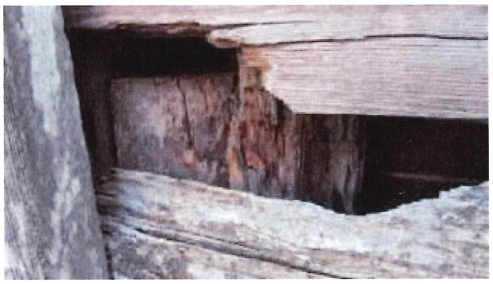


Photo 17-20



Photo 17-21

---

18) The exterior finish over the entire structure is failing. A qualified painting contractor should prep (pressure wash, scrape, sand, prime caulk, etc.) and repaint or restain the entire structure as per standard building practices.

---

19) One or more light fixtures are damaged and/or deteriorated. A qualified electrician should evaluate and repair or replace light fixtures where necessary.

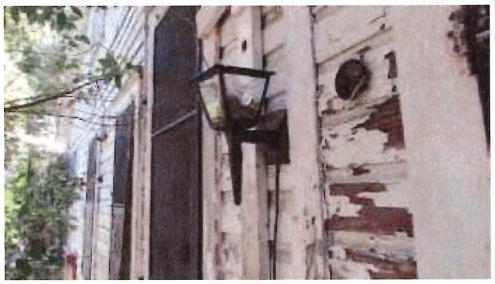


Photo 19-1

---

20) One or more large trees are very close the foundation. Tree roots can cause significant structural damage to foundations. Recommend having a qualified tree service contractor or arborist remove trees as necessary to prevent damage to the structure's foundation.

Received June 10, 2024
Planning and Building Department



Photo 20-1



Photo 20-2

21) One or more gutters are missing. This can result in water accumulating around the structure's foundation, or in basements and crawl spaces if they exist. Accumulated water is a conducive condition to wood destroying insects and organisms, and may also cause the foundation to settle and possibly fail over time. A qualified contractor should install gutters and downspouts where missing. Also, extensions such as splashblocks or tie-ins to underground drain lines should be installed as necessary to carry rain water away from the house.

22) One or more crawl space vent screens are missing. Animals such as vermin or pets may enter the crawl space and nest, die and/or leave feces and urine. A qualified contractor should install screens where missing using screen material such as "hardware cloth" with 1/4 inch minimum gaps.

23) Vegetation such as trees, shrubs and/or vines are in contact with or less than one foot from the structure's exterior. Vegetation can serve as a conduit for wood destroying insects and may retain moisture against the exterior after it rains. Vegetation should be pruned and/or removed as necessary to maintain a one foot clearance between it and the structure's exterior.

24) Trees and/or shrubs are in contact with or are close to the roof edge(s) in one or more areas. Damage to the roof may result, especially during high winds. Vegetation can also act as a conduit for wood destroying insects. Vegetation should be pruned back and/or removed as necessary to prevent damage and infestation by wood destroying insects.

25) Exterior pictures



Photo 25-1

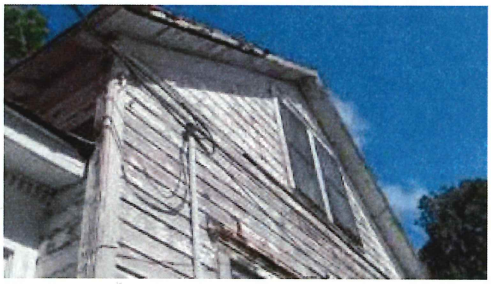


Photo 25-2

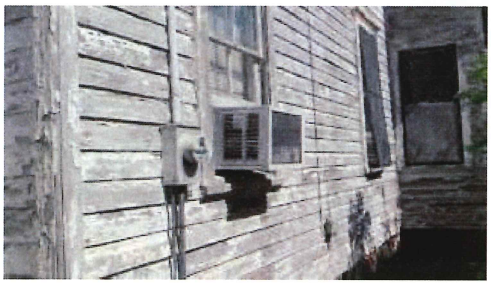


Photo 25-3

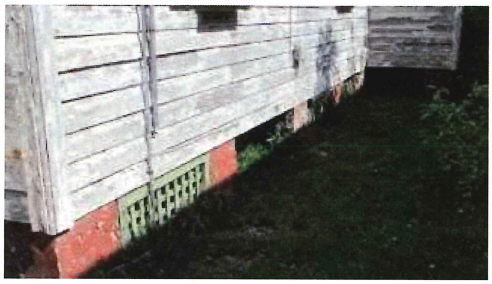


Photo 25-4

Received June 10, 2024
Planning and Building Department

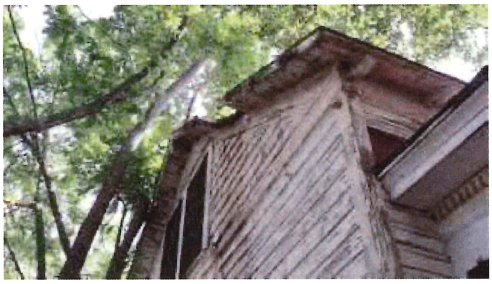


Photo 25-5


Photo 25-6


Photo 25-7

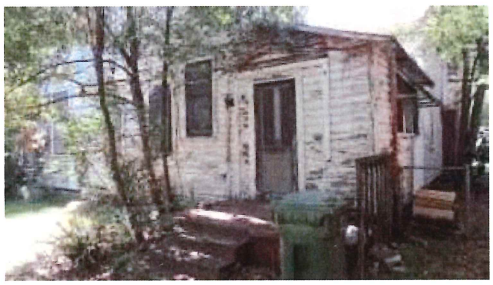


Photo 25-8


Photo 25-9

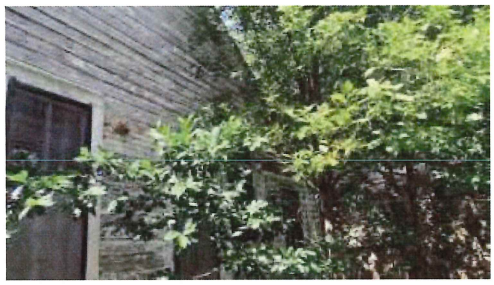


Photo 25-10

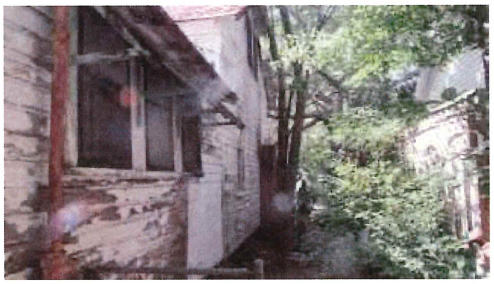


Photo 25-11


Photo 25-12

Crawl Space

Limitations: Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation are excluded from this inspection. The inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing.

The inspector does not guarantee or warrant that water will not accumulate in the crawl spaces in the future. Complete access to all crawl space areas during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain) would be needed to do so.

The inspector attempts to locate all crawl space access points and areas. Access points may be obscured or otherwise hidden by furnishings or stored items. In such cases, the client should ask the property owner where all access points are that are not described in this inspection, and have those areas inspected. Note that crawl space areas should be checked at least annually for water intrusion, plumbing leaks and pest activity.

Crawl space inspection method: Partially traversed

Location of crawl space access point: Building exterior

Application 20
Page 549 of 741

Received June 10, 2024
Planning and Building Department

Pier or support post material: Wood, Concrete block, Brick
Beam material: Solid wood
Floor structure above: Solid wood joists
Condition of insulation underneath floor above: Not applicable, none installed
Condition of vapor barrier: Not applicable, none installed
Condition of crawl space ventilation: Required repairs, replacement and/or evaluation (see comments below)
Ventilation type: Unconditioned space, with vents

---

26) Many serious defects were observed in the crawl space. Many of the original piers appear to be deteriorated to a degree where they have lost most of their efficacy. There is a mosaic of foundational/structural elements that have been added over time in attempts to remedy what most likely manifested itself as unlevel floors. Many of the repairs appear to be substandard. It appears that wood destroying organism infestation has severely compromised the structural integrity of floors and walls. It appears that this may be a safety concern due to risk of collapse. The client(s) should consider hiring qualified contractors and/or engineers as necessary for further evaluation. Such contractors may include:

- WDO inspectors who determine activity, type(s) and extent of damage caused by wood destroying organisms who may proscribe treatments and required repairs for a clear WDO report
- Foundation repair contractors who may prescribe repairs, and will give cost estimates for prescribed repairs
- Masonry contractors who repair and/or replace brick piers
- Geotechnical engineers who attempt to determine if settlement is ongoing, and what the cause of the settlement is
- Structural engineers who determine what repairs are necessary, and prescribe those repairs


Photo 26-1


Photo 26-2


Photo 26-3


Photo 26-4


Photo 26-5


Photo 26-6

Received June 10, 2024
Planning and Building Department



Photo 26-7



Photo 26-8



Photo 26-9



Photo 26-10



Photo 26-11



Photo 26-12



Photo 26-13



Photo 26-14



Photo 26-15



Photo 26-16

Received June 10, 2024
Planning and Building Department

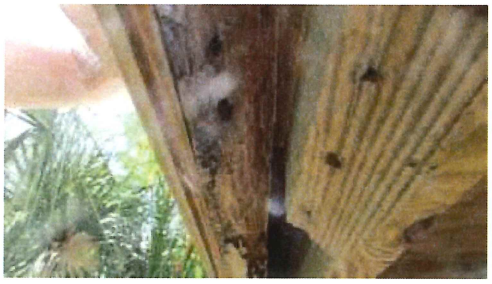


Photo 26-17

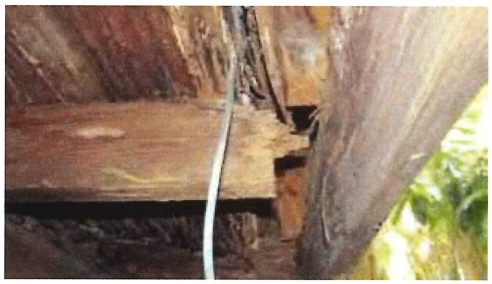


Photo 26-18

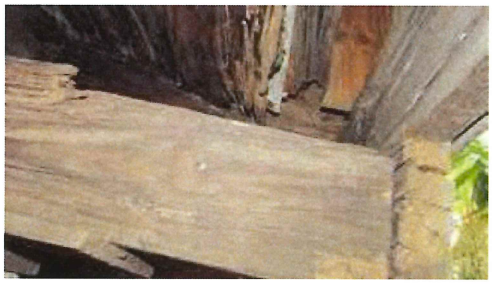


Photo 26-19



Photo 26-20



Photo 26-21



Photo 26-22



Photo 26-23



Photo 26-24

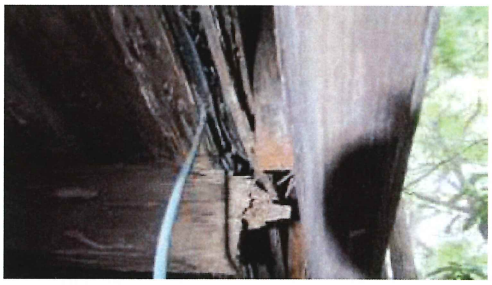


Photo 26-25



Photo 26-26

Received June 10, 2024
Planning and Building Department


Photo 26-27


Photo 26-28


Photo 26-29


Photo 26-30


Photo 26-31


Photo 26-32


Photo 26-33

27) No vapor barrier was installed in the crawl space. This is a conducive condition for wood-destroying organisms due to the likelihood of water evaporating from the soil below up into the structure. A 6 mil black plastic sheet should be placed over all exposed soil with seams overlapped to 24 inches, and not in contact with any wood structural components. The sheeting should be held in place with bricks or stones, not wood. Recommend that a qualified contractor install a vapor barrier per standard building practices.

28) One or more support posts appear to have been added since the original construction based on the inspector's observations. Such posts may have been added to reduce bounce or sag in floors above. Consult with the property owner about this, or have a qualified contractor evaluate and make repairs if necessary.

29) The screens for one or more crawl space vents are missing or had holes that were too big. Vermin can enter the crawl space, nest, die, leave feces and urine, and/or damage the under-floor insulation. Recommend that a qualified person install or replace screens where necessary using 1/8-inch to 1/4-inch wire mesh.

Roof

Received June 10, 2024
Planning and Building Department

Roof inspection method: Viewed from ground
Roof type: Gable
Roof covering: Metal shingles
Estimated age of roof: 124 years
Gutter & downspout material: None

30) The roof surface material is beyond or at the end of its service life and needs replacing now. The client(s) should consult with a qualified roofing contractor to determine replacement options and costs.

31) One or more shingles are damaged, deteriorated and/or missing, and should be replaced. Leaks may occur as a result. A qualified roofing contractor should evaluate and make repairs as necessary.

32) One or more sections of metal roofing are dented and/or damaged. A qualified roofing contractor should evaluate and replace sections and/or make repairs as necessary.

33) Rust and/or corrosion is visible on most of metal roofing. A qualified roofing contractor should evaluate and either replace or repaint shingles as necessary.

34) Asphalt or tar sealant has been used on metal roofing in one or more areas. This is not a standard building practice since it can trap moisture between the metal and the sealant and accelerate rusting and/or corrosion. Also, areas with non-matching metal sheet roofing and composition shingles have been used to make repairs. It's likely this roof has had active leaks and was repaired by someone other than a qualified roofing contractor. A qualified roofing contractor should evaluate and make repairs as necessary.

35) Because of the roof covering type and/or the configuration of the roof, the inspector was unable to traverse the roof and wasn't able to fully evaluate the entire roof.

36) Roof pictures


Photo 36-1


Photo 36-2


Photo 36-3


Photo 36-4


Photo 36-5


Photo 36-6

Received June 10, 2024
Planning and Building Department



Photo 36-7



Photo 36-8



Photo 36-9



Photo 36-10



Photo 36-11

Attic

Inspection method: Traversed
Roof structure type: Rafters
Ceiling structure: Ceiling beams
Insulation material: None

37) The upper story of the structure has been gutted down to the studs. Extensive damage by what appeared to be drywood termites was found. The extent of the damage may be a structural concern with risk of collapse. Qualified contractors should further evaluate the second floor/attic. For example, WDO inspector and structural engineer.



Photo 37-1



Photo 37-2

Received June 10, 2024
Planning and Building Department



Photo 37-3

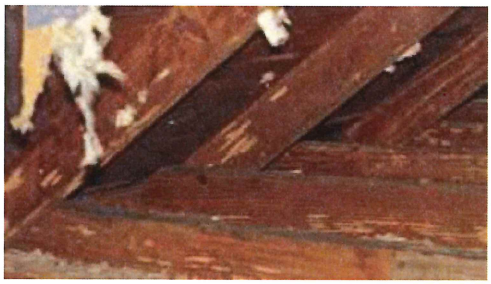


Photo 37-4

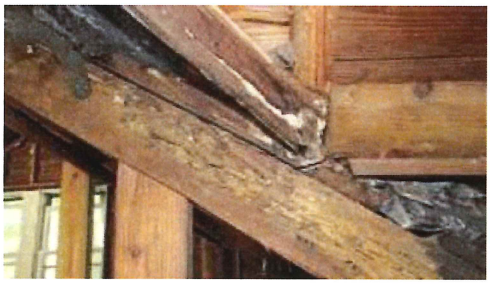


Photo 37-5



Photo 37-6

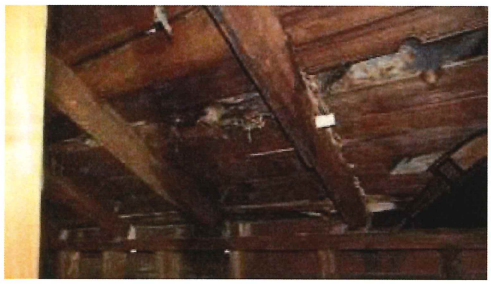


Photo 37-7



Photo 37-8



Photo 37-9



Photo 37-10



Photo 37-11



Photo 37-12

Received June 10, 2024
Planning and Building Department



Photo 37-13



Photo 37-14



Photo 37-15



Photo 37-16



Photo 37-17



Photo 37-18

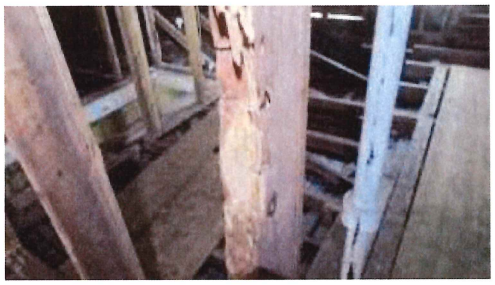


Photo 37-19



Photo 37-20



Photo 37-21



Photo 37-22

Received June 10, 2024
Planning and Building Department



Photo 37-23



Photo 37-24



Photo 37-25



Photo 37-26



Photo 37-27

38) Stains were visible on the roof structure in one or more areas. These areas were dry at the time of the inspection. The stains may be caused by a past leak. Recommend asking the property owner(s) about past leaks. The client(s) should monitor these areas in the future, especially after heavy rains, to determine if active leaks exist. If leaks are found, a qualified roofing contractor should evaluate and repair as necessary.

Electric service

Primary service type: Overhead
Primary service overload protection type: Circuit breakers
Service amperage (amps): 100
Service voltage (volts): 120/240
Location of main service switch: North exterior inside GE main panel
Service entrance conductor material: Copper
System ground: Not determined (see comment)
Main disconnect rating (amps): 100
Branch circuit wiring type: Non-metallic sheathed, Copper
Solid strand aluminum branch circuit wiring present: No

39) Cloth insulated wiring that was in poor condition was found in one or more areas within the structure. One or more scorched receptacles and light fixtures were found. By and large the structure appears to have 2-wire non-grounded receptacles. A qualified electrician should fully evaluate the electrical system.

It is likely that the building will require a full electrical system upgrade.

Received June 10, 2024
Planning and Building Department

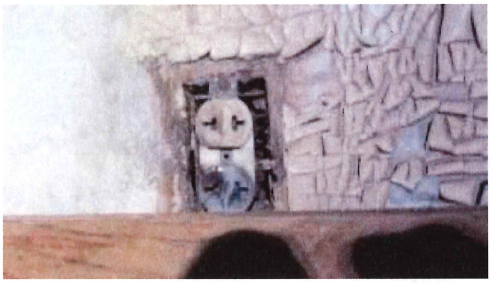


Photo 39-1



Photo 39-2

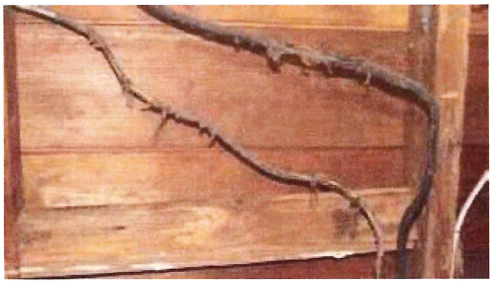


Photo 39-3

40) One or more wires are burned or heat-damaged, or have melted insulation. A qualified electrician should evaluate and repair or replace wiring as necessary.

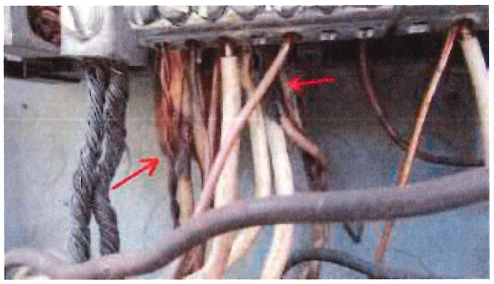


Photo 40-1



Photo 40-2

41) Inspector was unable to verify the system grounding. Grounding may be inadequate as a result and may be a safety hazard for shock. A qualified electrician should evaluate and repair as necessary.



Photo 41-1

42) This property has "knob and tube" wiring, which was commonly installed prior to 1950. It is ungrounded and considered unsafe by today's standards. Over time, the wire's insulation may become brittle and fall apart or wear thin, resulting in exposed conductors and a risk of shock and/or fire. This wiring is also easily damaged by covering it with insulation (a common practice), and incorrectly tapping new wiring into it.

The inspector did not find any energized knob and tube wiring during the inspection. (No power at the time of inspection) However this is no indication that all the knob and tube wiring has been abandoned. It is not within the scope of this inspection to determine what percentage of this property's wiring is of the knob and tube type, or to determine what percentage of the knob and tube wiring is energized vs. abandoned. A qualified electrician should evaluate this wiring and make repairs or replace wiring as necessary.

Received June 10, 2024
Planning and Building Department

Note that some insurance companies may be unwilling to offer homeowner's insurance for properties with knob and tube wiring. Recommend that the client(s) consult with their insurance carrier regarding this.



Photo 42-1

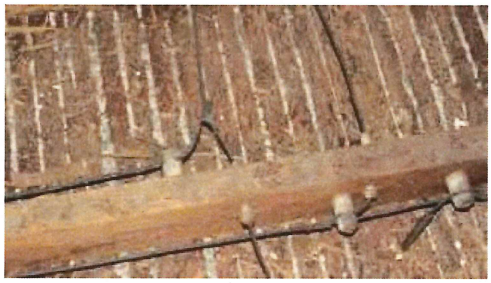


Photo 42-2

43) One or more knockouts have been removed inside the main service panel where no wires and bushings are installed, and no cover(s) have been installed to seal the hole(s). This is a safety hazard due to the risk of fire. A qualified electrician should install knockout covers where missing.

44) The electric service to this property appears to be rated at substantially less than 200 amps, and may be inadequate for the client(s) needs. Recommend consulting with a qualified electrician about upgrading to a 200 amp service.

45) The legend for overcurrent protection devices (breakers or fuses) in the main service panel is missing, unreadable or incomplete. Recommend installing, updating or correcting the legend as necessary so it's accurate. Evaluation by a qualified electrician may be necessary.

46) Electrical system pictures

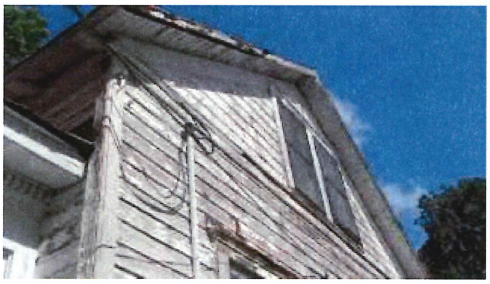


Photo 46-1

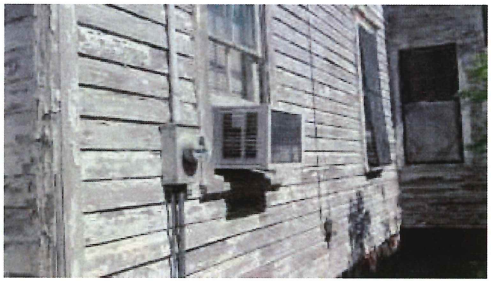


Photo 46-2



Photo 46-3

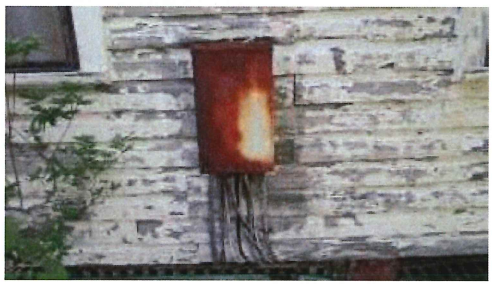


Photo 46-4

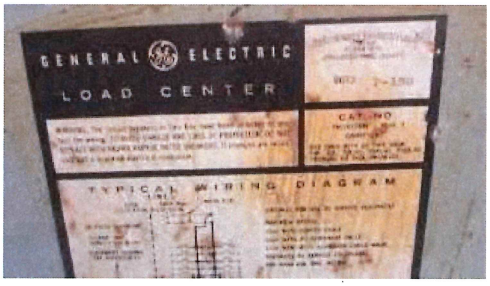


Photo 46-5

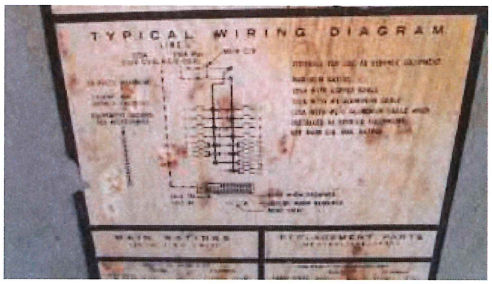


Photo 46-6

Received June 10, 2024
Planning and Building Department

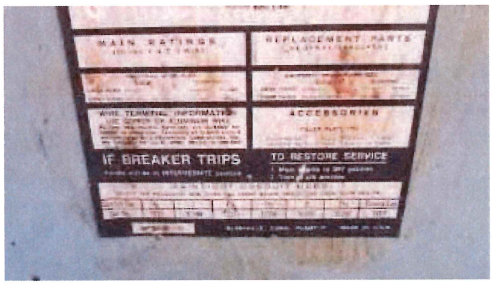


Photo 46-7



Photo 46-8

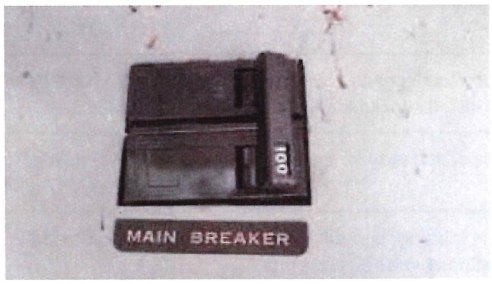


Photo 46-9

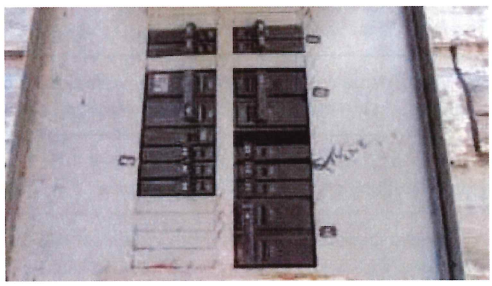


Photo 46-10



Photo 46-11



Photo 46-12



Photo 46-13

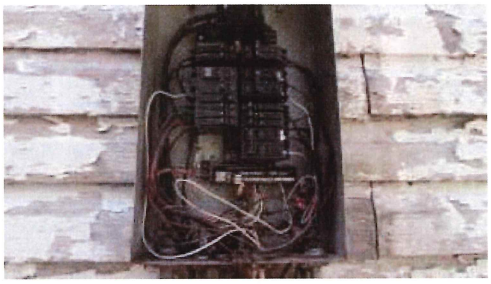


Photo 46-14

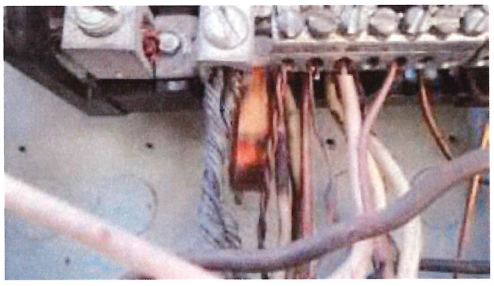


Photo 46-15

Water heater

Received June 10, 2024
Planning and Building Department

Estimated age: Not determined (Estimated to be >25 years)
Type: Tank
Energy source: Electricity
Capacity (in gallons): Not visible (Estimate- 30)
Manufacturer: Not determined
Model: Not determined
Water temperature (degrees Fahrenheit): N/A

47) Corrosion was found in one or more areas on the water heater. The water heater may be failing. A qualified plumbing contractor should evaluate and replace or repair water heater if necessary.

48) The estimated useful life for most water heaters is 8 to 12 years. The inspector was unable to determine the age of the water heater due to the manufacturer's label being obscured, no serial number being visible, or the serial number not clearly indicating the age. The clients should be aware that this water heater may be near, at, or beyond its useful life and may need replacing at any time. Recommend attempting to determine the water heater's age, and budgeting for a replacement if necessary.


Photo 48-1


Photo 48-2

49) The water heater was turned off at the time of the inspection. For example, circuit breaker turned off, gas supply turned off or pilot light turned off. The inspector was unable to fully evaluate the water heater.

Heating and cooling

Estimated age: Not Determined (The last year that Lear Siegler manufactured oil furnaces was 1986)
Primary heating system energy source: Oil
Primary heat system type: Oil, Forced air
Primary A/C energy source: Electric wall units
Distribution system: Sheet metal ducts (For heat)
Model: Lear Siegler ROC-100
Filter location: At the top of the furnace
Last service date: Unknown

50) Combustible materials were found less than 18 inches from what appears to be a single wall flue pipe for the oil or gas-fueled furnace or boiler. This is a fire hazard. Combustible materials should be moved, or repairs made by a qualified contractor, as necessary to maintain this clearance.


Photo 50-1

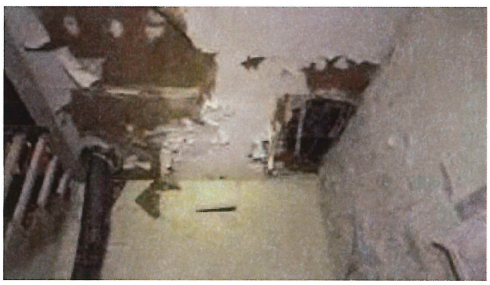


Photo 50-2

51) The last service date of this system appears to be more than one year ago, or the inspector was unable to determine the last service date. The client(s) should ask the property owner(s) when it was last serviced. If unable to determine the last service date, or if this system was serviced more than one year ago, a qualified heating and cooling contractor should inspect, clean, and service this system, and make repairs if necessary. For safety reasons, and because this system is fueled by gas or oil, this servicing should be performed annually in the future. For more information visit: http://www.cpsc.gov/CPSCPUB/PREREL/prhtml05/05017.html

Received June 10, 2024
Planning and Building Department

52) The estimated useful life for most forced air furnaces is 15 to 20 years. This furnace appears to be at this age or older and may need replacing at any time. Recommend budgeting for a replacement in the near future.

53) One or more air supply ducts are broken or disconnected. Increased moisture levels in unconditioned spaces and higher energy costs may result. A qualified contractor should evaluate and make permanent repairs as necessary.



Photo 53-1

54) One or more heating/cooling ducts are lying on the ground. Ducts should be supported (typically with straps or hangers) so that they are not in contact with the ground and subject to damage from moisture. A qualified contractor should evaluate and make repairs as necessary so ducts are suspended as per standard building practices, and not in contact with the ground.

55) Insulation is missing on one or more heating/cooling ducts in unconditioned spaces. A qualified contractor should evaluate and install insulation as necessary and as per standard building practices.



Photo 55-1

56) The furnace was shut off at the time of the inspection. For example, the gas supply was shut off, the pilot light was out, and/or the electric supply was turned off. As a result, the inspector was unable to fully evaluate this unit.

No fuel supply was located

57) Furnace pictures



Photo 57-1



Photo 57-2

Received June 10, 2024
Planning and Building Department



Photo 57-3



Photo 57-4

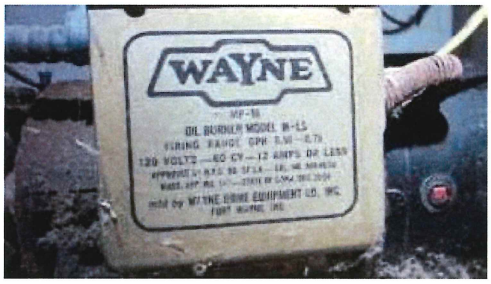


Photo 57-5



Photo 57-6



Photo 57-7

Plumbing and laundry

Water pressure (psi): N/A
Location of main water shut-off valve: Not found (Use valve at meter)
Location of main water meter: South lot
Location of main fuel shut-off: N/A
Visible fuel storage systems: None located
Water service: Public
Service pipe material: Galvanized steel
Supply pipe material: Galvanized steel, CPVC
Vent pipe material: Cast iron
Drain pipe material: Plastic, Cast iron
Waste pipe material: Plastic, Cast iron

58) Some, most, or all of the water supply pipes in this structure are made of galvanized steel. Based on the age of this structure, these pipes may be nearing or may have exceeded their estimated useful life of 40 to 60 years. Internal corrosion and rust can reduce the inside diameter of these pipes over time, resulting in reduced flow and eventually, leaks. Because of their apparent age, these pipes may need replacing at any time.

59) The inspector was not able to find the main water shut-off valve. The client(s) should consult with the property owner(s) to determine if a shut-off valve exists, find it themselves, or hire a qualified plumber if necessary to find it. If no shut-off valve is found for the structure, then recommend having a qualified plumber install one to more easily allow the water supply to be turned off in the event of an emergency, such as when a supply pipe bursts.

60) Plumbing pictures

Received June 10, 2024
Planning and Building Department



Photo 60-1



Photo 60-2



Photo 60-3



Photo 60-4



Photo 60-5



Photo 60-6



Photo 60-7



Photo 60-8

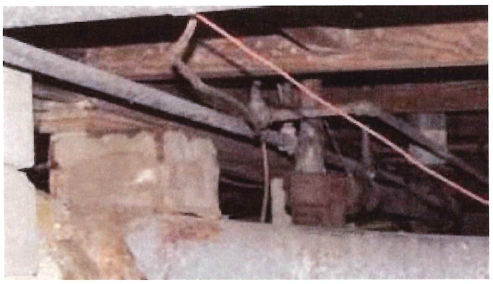


Photo 60-9



Photo 60-10

Received June 10, 2024
Planning and Building Department



Photo 60-11

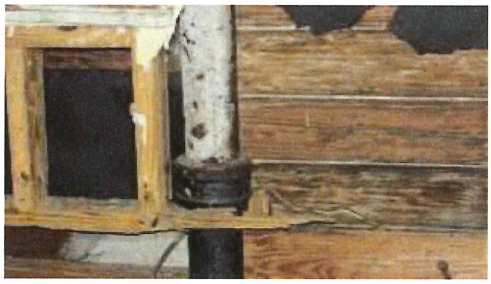


Photo 60-12

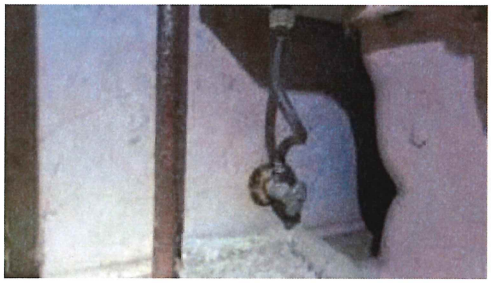


Photo 60-13



Photo 60-14



Photo 60-15



Photo 60-16



Photo 60-17

Fireplaces, woodstoves and chimneys

Fireplace type: Masonry with metal liner
Chimney type: Masonry

61) The masonry chimney is significantly deteriorated and requires major repairs, such as rebuilding, replacing bricks, and/or replacing the crown or concrete caps at ledges. Recommend having a qualified chimney service contractor or mason evaluate chimney and repair as necessary.

Received June 10, 2024
Planning and Building Department


Photo 61-1

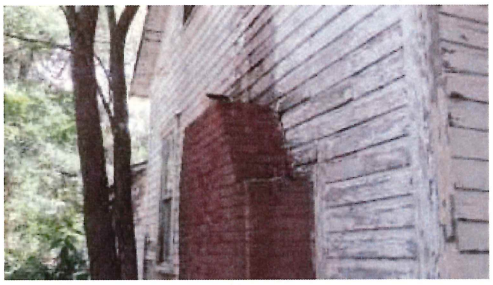


Photo 61-2


Photo 61-3


Photo 61-4

62) One or more fireplace or woodstove hearths are less than 18 inches deep. This is a fire hazard. At a minimum, non-combustible hearth pad(s) should be installed. Ideally the hearth(s) should be modified as necessary or installed by a qualified contractor so they are at least 18" deep.


Photo 62-1

63) No damper is visible in one or more fireplaces. This can result in increased energy costs due to unconditioned air entering living spaces, or due to conditioned air exiting living spaces through the chimney. A qualified chimney service contractor should evaluate and make modifications as necessary, such as installing a closeable damper.


Photo 63-1

Kitchen

64) The kitchen would require a full rehab. There is virtually nothing of value remaining in the kitchen. The sub floor is deteriorated to a point where caution should be used when transiting the kitchen. The entire west (sink) side of the kitchen, floor, wall and ceiling structure is leaning severely downward to the west. A structural engineer should evaluate the kitchen.

Received June 10, 2024
Planning and Building Department



Photo 64-1



Photo 64-2



Photo 64-3



Photo 64-4



Photo 64-5



Photo 64-6



Photo 64-7

Bathrooms

65) The bathroom will require a full rehab.

Interior rooms

66) Stains, some with elevated levels of moisture, were found in one or more ceiling areas. The stain(s) appear to be due to past or active roof leaks and/or plumbing leaks. Considerable damage to adjacent building materials was found. A qualified contractor should evaluate and repair as necessary.

What appeared to be microbial growth was found in one or more of these areas.

Received June 10, 2024
Planning and Building Department



Photo 66-1



Photo 66-2



Photo 66-3

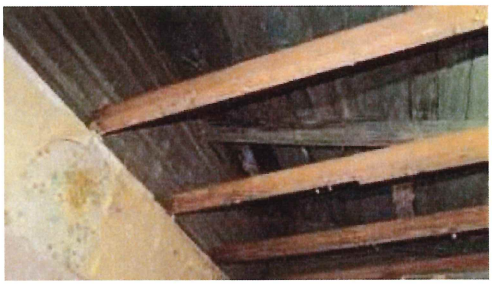


Photo 66-4



Photo 66-5



Photo 66-6

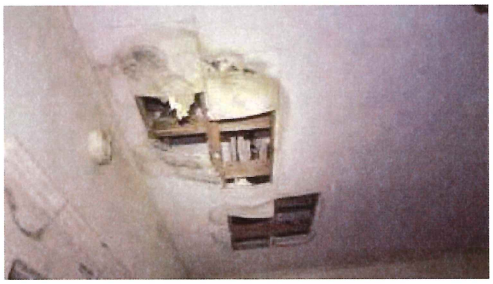


Photo 66-7



Photo 66-8



Photo 66-9



Photo 66-10

Received June 10, 2024
Planning and Building Department



Photo 66-11



Photo 66-12

67) Few electric receptacles and two-pronged receptacles rather than three-pronged, grounded receptacles are installed in one or more interior rooms. This can result in "octopus" wiring with extension cords. Two-prong receptacles are considered unsafe by today's standards, and limit the ability to use appliances that require a ground in these rooms. This is a safety hazard for both fire and shock. Examples of appliances that require grounded receptacles include:

- Computer hardware
- Refrigerators
- Freezers
- Air conditioners
- Clothes washers
- Clothes dryers
- Dishwashers
- Kitchen food waste disposers
- Information technology equipment
- Sump pumps
- Electrical aquarium equipment
- Hand-held motor-operated tools
- Stationary and fixed motor-operated tools
- Light industrial motor-operated tools
- Hedge clippers
- Lawn mowers

This list is not exhaustive. A qualified electrician should evaluate and install additional receptacles and grounded receptacles as per the client(s)' needs and standard building practices.

68) One or more light fixtures or lamp holders appear to be very old and may have brittle and/or deteriorated insulation. This is a safety hazard due to the risk of shock and/or fire. A qualified electrician should evaluate and replace old fixtures as necessary.

69) This structure was built prior to 1979 and may contain lead paint. Laws were enacted in 1978 in the US preventing the use of lead paint in residential structures. Lead is a known safety hazard, especially to children but also to adults. Numerous areas of the paint found in and around this structure are in poor condition (peeling, flaking, etc.). Recommend consulting with a qualified industrial hygienist to determine the safest and most cost-effective action to take regarding the paint. Testing and/or abatement may be necessary. Also recommend following precautions as described in the following links to Consumer Products Safety Commission website articles regarding possible lead paint.

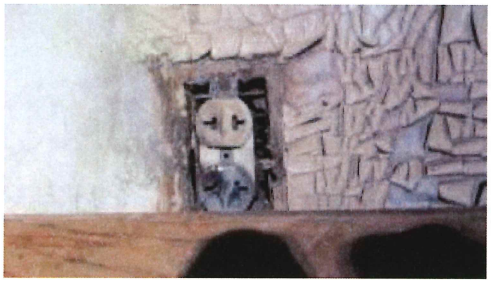


Photo 69-1

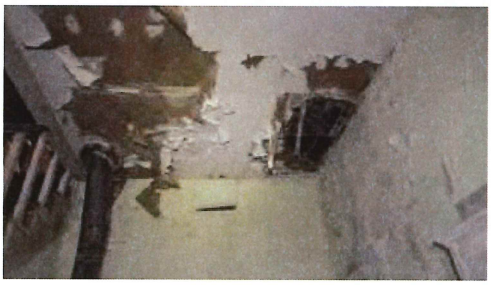


Photo 69-2

Received June 10, 2024
Planning and Building Department



Photo 69-3



Photo 69-4



Photo 69-5

---

70) Gaps larger than four inches were found in one or more guardrails. This is a safety hazard, especially for small children. A qualified contractor should make modifications as necessary so gaps in guardrails do not exceed four inches. For example, installing additional balusters or railing components.



Photo 70-1

---

71) Wood flooring in one or more areas is missing, worn, damaged and/or cupping. Recommend having a qualified contractor evaluate and replace wood flooring as necessary.

The wood flooring has been removed upstairs and much of the wood flooring in the downstairs appears to have suffered from termite infestation.

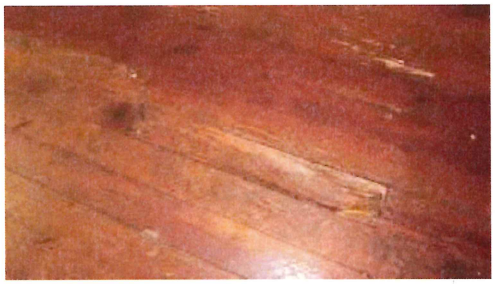


Photo 71-1



Photo 71-2

Received June 10, 2024
Planning and Building Department

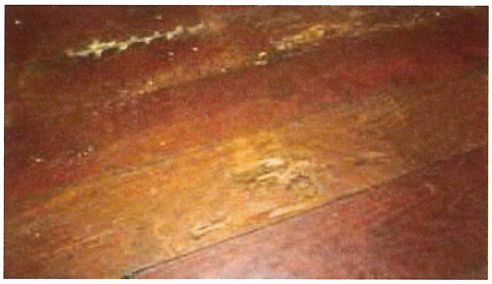


Photo 71-3



Photo 71-4



Photo 71-5

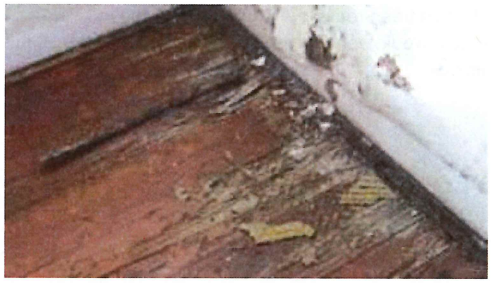


Photo 71-6



Photo 71-7



Photo 71-8



Photo 71-9



Photo 71-10



Photo 71-11



Photo 71-12

Received June 10, 2024
Planning and Building Department



Photo 71-13



Photo 71-14

72) The cladding on the upstairs walls has been removed. Much of the exposed framing will require replacement due to what appears to be termite damage. Based upon anecdotal evidence it would appear that the same will be required for the downstairs. For example, the widespread termite damage found on several door and window casings.



Photo 72-1

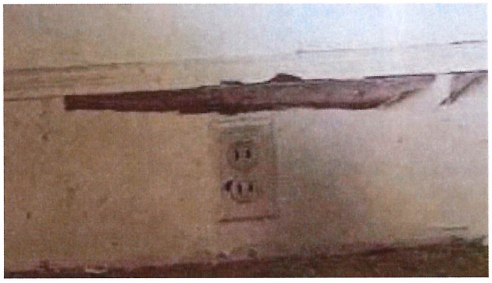


Photo 72-2

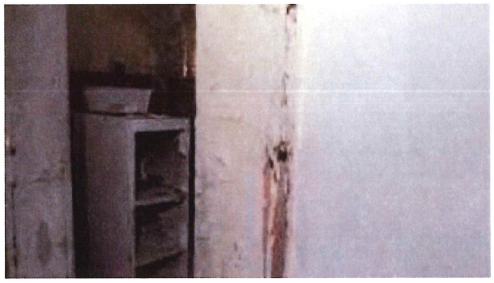


Photo 72-3



Photo 72-4



Photo 72-5



Photo 72-6

Received June 10, 2024
Planning and Building Department


Photo 72-7

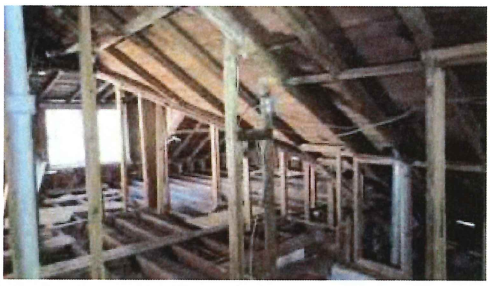


Photo 72-8


Photo 72-9


Photo 72-10


Photo 72-11


Photo 72-12


Photo 72-13

73) One or more light fixtures are damaged and/or deteriorated. A qualified electrician should evaluate and repair or replace light fixtures where necessary.

74) Screen(s) in one or more windows are missing. The client(s) should ask the property owner(s) about this. Screens are often removed for window cleaning and they may be stored somewhere. If not, then recommend installing screens where missing.

75) Floors in one or more areas are not level. Significant repairs may be needed to make floors level, such as repairs to the foundation. A qualified contractor should evaluate and make repairs as necessary.

76) One or more windows that were built to open, will not open, or open only minimally due to their being painted shut, damaged and/or deteriorated in some way. Repairs should be made as necessary, and by a qualified contractor if necessary so windows open fully, and open and close easily.

77) Glass in one or more windows is broken. A qualified contractor should replace glass where necessary.

78) One or more exterior entrance doors are damaged and/or deteriorated and should be repaired or replaced by a qualified contractor.

Received June 10, 2024
Planning and Building Department

79) All vinyl flooring and carpet is damaged beyond cost effective repair. A qualified contractor should replace or repair the floor coverings as necessary.



Photo 79-1



Photo 79-2



Photo 79-3



Photo 79-4

SCOPE AND LIMITATIONS OF THIS INSPECTION
This inspection is limited to a visual observation of the exposed and readily accessible areas of the home. The concealed and inaccessible areas are not included. The following locations are considered inaccessible due to limited height and excluded from this inspection unless otherwise stated:

Crawl space areas less than 18 inches in height
Attic spaces less than 5 feet in height
Spaces under outdoor decks less than 5 feet high

Observation includes operation of the systems or components by means of the normal user controls. Dismantling of equipment, and destructive testing is not included. Some specific items are also excluded, and these are listed in the following section. If you feel there is a need for evaluation of any of these items, then you will need to arrange for specific inspections.

Items not Included
Recreational, leisure, playground or decorative equipment or appliances including but not limited to pools, hot tubs, saunas, steam baths, landscape lighting, fountains, shrubs, trees, and tennis courts;
Cosmetic conditions (wallpapering, painting, carpeting, scratches, scrapes, dents, cracks, stains, soiled or faded surfaces on the structure or equipment, soiled, faded, torn, or dirty floor, wall or window coverings etc.);
Noise pollution or air quality in the area;
Earthquake hazard, liquefaction, flood plain, soil, slide potential or any other geological conditions or evaluations;
Engineering level evaluations on any topic;
Existence or non-existence of solder or lead in water pipes, asbestos, hazardous waste, radon, urea formaldehyde urethane, lead paint or any other environmental, flammable or toxic contaminants or the existence of water or airborne diseases or illnesses and all other similar or potentially harmful substances (although the inspector may note the possible existence of asbestos in ceiling texture and furnace duct tape);
Zoning or municipal code (e.g. building, fire, housing (existing buildings), mechanical, electrical, plumbing, etc. code) restrictions or other legal requirements of any kind;
Any repairs which relate to some standard of interior decorating;
Cracked heat exchangers or similar devices in furnaces;
Any evaluation which requires the calculation of the capacity of any system or item that is expected to be part of the inspection. Examples include but are not limited to the calculation of appropriate wattage or wiring of kitchen appliances, appropriate sizing of flues or chimneys, appropriate ventilation to combustion-based items (e.g. furnaces, water heaters, fireplaces etc.), appropriate sizing, spacing and spanning of joists, beams, columns, girders, trusses, rafters, studs etc., appropriate sizing of plumbing and fuel lines, etc.;
Washers and dryers;
Circuit breaker operation;
Specialty evaluations such as wood destroying organisms (WDO) private sewage, wells, solar heating systems, alarms, intercom systems, central vacuum systems, wood and coal stoves, pre-fab and zero clearance fireplaces, space heaters, sprinkler systems, gas logs, gas lights, elevators and common areas unless these have been specifically added to the inspection description above but only to the degree that the inspector is capable of evaluating these items;
Items that are not visible and exposed including but not limited to concealed wiring, plumbing, water leaks, under bathtubs and shower stalls due to faulty pans or otherwise, vent lines, duct work, exterior foundation walls (below grade or covered by shrubs or wall/paneling, stored goods etc.) and footings,

Received June 10, 2024
Planning and Building Department

underground utilities, and systems and chimney flues;
Evaluations involving destructive testing;
Evaluation which requires moving personal goods, debris, furniture, equipment, floor covering, insulation or like materials;
Design problems and adequacy or operational capacity, quality or suitability;
Fireplace drafting;
To prevent damages to units, air conditioning when outside temperature below 60 degrees F or if the unit has not been warmed up or on for at least 24 hours prior to inspection;
Any evaluation which would involve scraping paint or other wall coverings;
Heating system accessories (e.g. humidifiers, electronic air cleaners etc.);
Legal description of property such as boundaries, egress/ingress, etc.;
Quality of materials;
Conformance with plan specifications or manufacturers specifications;
Flood conditions or plains;
Any other characteristics or items which are generally not included in a building inspection report on a regular basis.

As a part of our service, we sometimes provide approximate, cost of repair estimates for particular items. These estimates should be considered as background information only. It is beyond the scope of this inspection and report to supply you with accurate repair costs. Such estimates should be supplied by contractors who specialize in this type of work. Our estimates should be used only as guidelines. If you intend to negotiate the price of this property based on defects found during this inspection, we strongly suggest you obtain one or more written bids from a licensed contractor(s). It is a conflict of interest for Duval Home Inspections to recommend any specific contractor.

Evaluations are made as to the present age, and remaining economic life of an item, i.e. water heaters, roofs, plumbing, furnaces, etc. These evaluations are based on visual observation, industry averages and prior experience. THEY ARE NOT OFFERED AS A WARRANTY OR CERTIFICATION OF REMAINING LIFE.

Disclaimer
In some cases we may recommend your consulting a specialist such as a structural engineer or licensed electrician. Hiring a specialist can be a prudent means of providing some protection of your financial investment in this property. WE DO NOT MAKE ANY TYPE OF WARRANTY OR GUARANTEE AS TO THE CONDITION OF THE PROPERTY. SOME THINGS MAY REMAIN HIDDEN OR BECOME DEFECTIVE AFTER THE INSPECTION. IT IS NOT POSSIBLE TO DETECT EVERY DEFECT WITHIN A BUILDING DURING THE COURSE OF A GENERAL INSPECTION. THIS REPORT SHOULD BE USED IN CONJUNCTION WITH, AND NOT A REPLACEMENT FOR , A PRE-CLOSING WALK-THROUGH BY THE CLIENT.
THIS INSPECTION IS NOT AN INSURANCE POLICY AGAINST HIDDEN DEFECTS, OR CONDITIONS THAT ARE NOT VISIBLE AND READILY APPARENT AT THE TIME OF INSPECTION.

THE COST OF THIS INSPECTION DOES NOT ENTITLE YOU TO ANY TYPE OF PROTECTION FROM HIDDEN FLAWS AND DEFECTS. THIS INSPECTION DOES NOT TRANSFER YOUR ULTIMATE RESPONSIBILITY TO DUVAL HOME INSPECTIONS.

Received June 10, 2024
Planning and Building Department

Alexander Grace Consulting, Inc.

June 7, 2024

Jason Stancil
Colour Homes, LLC

Re: Existing Building Assessment
66 Saragossa St., St. Augustine, FL
Job Number 24-132

Dear Jason,

On June 5, 2024, you requested us to review photos and home inspection reports to assess existing conditions and determine renovation feasibility. The following is a summary of our findings.

CODE SUMMARY

The Existing Building volume of the Florida Building Code, 7th Edition (FBC-E), provides two main criteria for bringing an existing building up to current codes: Substantial Improvement (Chp 2) and Level 3 Alterations (Chp 6, 9).

From Chapter 2: Definitions

> **SUBSTANTIAL STRUCTURAL ALTERATION**. An alteration in which the gravity load-carrying structural elements altered within a 5-year period support more than 30 percent of the total floor and roof area of the building or structure. The areas to be counted toward the 30 percent shall include mezzanines, penthouses and in-filled courts and shafts tributary to the altered structural elements.
>
> **SUBSTANTIAL IMPROVEMENT**. For the purpose of determining compliance with the ***flood provisions*** of this code, any ***repair***, alteration, addition, or improvement of a building or structure, the cost of which equals or exceeds 50 percent of the market value of the structure, before the improvement or repair is started. If the structure has sustained substantial structural damage, any repairs are considered substantial improvement regardless of the actual repair work performed.
>
> **SUBSTANTIAL DAMAGE.** For the purpose of determining compliance with the ***flood provisions*** of this code, damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.
>
> **SUBSTANTIAL STRUCTURAL DAMAGE.** A condition where one or both of the following apply:
>
> 1. The vertical elements of the lateral force-resisting system have suffered damage such that the lateral loadcarrying capacity of any story in any horizontal direction has been reduced by more than 33 percent from its predamage condition.
>
> 2. The capacity of any vertical component carrying gravity load, or any group of such components, that supports more than 30 percent of the total area of the structure's floor(s) and roof(s) has been reduced more than 20 percent from its predamage condition and the remaining capacity of such affected elements, with respect to all dead and live loads, is less than 75 percent of that required by the Florida Building Code, Building for new buildings of similar structure, purpose and location.

From Chapter 4: Repairs

> **406.2.2** ***Substantial structural damage*** to vertical elements of the lateral force-resisting system.
> A building that has sustained substantial structural damage to the vertical elements of its lateral force-resisting system shall be evaluated in accordance with Section 406.2.2.1, and either repaired in accordance with Section 406.2.2.2 or repaired and rehabilitated in accordance with Section 406.2.2.3, depending on the results of the evaluation.

Alexander Grace Consulting, Inc.

From Chapter 6: Classification of Work

604.1 Scope.
Level 3 alterations apply where the work area exceeds 50 percent of the building area.

JOB SITE SUMMARY

Substantial Improvement

Since the site lies in the AE (EL 7) flood plain, the parameters of substantial improvement must be addressed. The damage was caused by termite infestation throughout the building, within the floor system, the walls studs and into the roof framing above, requiring replacement of 70-80% of the framing elements. According to the St Johns County Property Appraisers website, the subject structure is valued at $130,693 in FY 2024. The planned renovations and repairs will far exceed 50% of this value. Thus, the building would require the evaluation required by Section 406.2.2, FBC-E. The footings supporting this structure, while typical for construction in 1925, are insufficient for today's Florida Building Code. Thus, since this building fails the evaluation, the footings are required to be rebuilt.

Level 3 Alteration

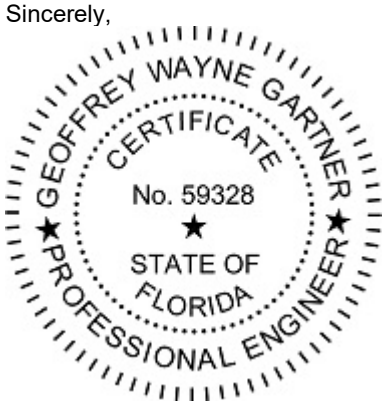
The work area to repair this structure is 100% of the existing building, far exceeding the 50% requirement of Level 3 Alterations. Thus, the building would require the evaluation required by Section 907.1, FBC-E, which require the building to be analyzed per current code requirements. Considering the termite damage noted above, the building fails a current code evaluation.

CONCLUSION

Based on the summaries provided above with respect to Substantial Improvement and Level 3 Alteration, this building requires significant renovation, including foundation replacement. Renovating a structure with these challenges is extremely costly and requires significant bracing, shoring and safety measures during construction. It is AGC's opinion that the best solution for future use is to demolish the building and rebuild a new structure, complying with current codes and construction methodologies, which will provide a safer structure for the future owner, and the surrounding neighbors.

Please call if you have additional questions.

Sincerely,



Geoff Gartner, PE
FL 59328

DETERMINATION OF UNDUE ECONOMIC HARDSHIP WORKSHEET

SUBMITTED FOR CERTIFICATE OF DEMOLITON APPLICATION TO THE
CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
PLANNING AND BUILDING DEPARTMENT

Property address:	Board meeting date:
66 Saragossa Street	June 20th, 2024

Undue economic hardship: 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.

The following items are included on the Certificate of Demolition as listed in our City Code Section 28-89(3)b. Note the burden of proof lies with the applicant to provide any or all of information listed below.

Check the following item(s) submitted to claim economic hardship:

- [x] An estimate of the cost of the proposed construction, alteration, demolition, or removal.
- [x] The estimated market value of the property in its current condition and after completion of the proposed construction, alteration, demolition, or removal.
- [x] 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.
- [x] The assessed value of the property according to the two (2) most recent assessments;
- [x] The real estate taxes for the previous two (2) years.
- [x] 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, listed here: The home is too far in disrepair to warrant a renovation. The home poses a safety risk to anyone who were to work in it.

APPLICANT/OWNER QUESTIONS *(please use separate sheet if needed)*

1A. What was the owner's intended use of the property at the time of purchase?
To expand and renovate the home.
2A. What steps did the owner take in determining that the property in its existing condition was suitable for their intended use?
They liked the home and always dreamed of renovating an old home.
3A. Did the owner research applicable City regulations prior to purchase of the property? If so, please cite to which sections of the Comprehensive Plan or Municipal Code support the application.
No.
4A. If the demolition is approved, what is the owner's intended use of the property? Does this future intended use require other City approvals? If so, please list.
The owner intends to build a new home on the property that would match the architectural style of the area.
5A. Describe the economic considerations (e.g., cost for rehabilitation, cost for demolition, cost for new construction)
Cost for rehab would cost around $852,925.

Received June 10, 2024
Planning and Building Department

THIS PAGE IS FOR BOARD REFERENCE ONLY

QUESTIONS FOR HARB CONSIDERATION:

1B. Is the evidence sufficient to understand the entire picture?
2B. Is the evidence relevant to proving that an existing or vested, reasonable use of the property would be permanently and directly restricted or limited? Separate irrelevant information.
3B. Does the evidence establish what it claims to show?
4B. Is the evidence based on credible sources?
5B. Are there any inconsistencies among the evidence that need clarification?

BASED ON THE EVIDENCE PROVIDED:

1C. What is the current level of economic return?
Amount paid for the property, date of purchase, party from whom purchased, and relationship between the owner of record, the applicant, and person from whom property was purchased
Annual gross and net income from the property for the previous two years; itemized operating and maintenance expenses for the previous two years, and depreciation deduction and annual cash flow before and after debt service, if any, during the same period
Remaining balance on the mortgage or other financing secured by the property and annual debt-service, if any, during the prior two years
Real estate taxes for the previous two years and assessed value of the property according to the two most recent assessed valuations
All appraisals obtained within the last two years by the owner or applicant in connection with the purchase, financing, or ownership of the property
Form of ownership or operation of the property, whether ☐ sole proprietorship, ☐ for-profit or ☐ not-for-profit corporation, ☐ limited partnership, ☐ joint venture, or ☐ other _____
Any federal income tax returns relating to the property for the last two years
2C. Any listing of property for sale or rent, price asked, and offers received, if any within the previous two years, including testimony and relevant documents regarding:
☐ Any real estate broker or firm engaged to sell or lease the property ☐ Reasonableness of price or rent sought by the applicant ☐ Any advertisements placed for the sale or rent of the property
3C. Feasibility of alternative uses for the property that could earn a reasonable economic return:
Report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of any buildings on the property and their suitability for rehabilitation
Cost estimates for the proposed construction, alteration, demolition, or removal, and an estimate of any additional cost that would be incurred to comply with the requirements for a certificate of appropriateness
Estimated market value of the property: (a) in its current condition, (b) after completion of the proposed alteration or demolition, and (c) after renovation of the existing property for continued use
4C. Any evidence of self-created hardship through deliberate neglect or inadequate maintenance of the property? ☐ Yes ☐ No
5C. Knowledge of landmark designation or potential designation at time of acquisition: ☐ Yes ☐ No
6C. Economic incentives and/or funding available to the applicant through federal, state, city, or private programs: ☐ Yes ☐ No

66 Saragossa	2,193 Sq.Ft. Under Roof	
1,612 Sq. Ft. Heated and Cooled		
Framing - Walls		$217,000
House Lift		$44,000
Framing - Floor Joist		$67,000
House Leveling		$12,000
Foundation Pier Pads		$26,000
Foundation Piers		$7,000
Electrical Rough		$18,000
Electrical Finish		$9,400
Rough Plumbing		$6,000
Plumbing Finishes		$2,000
Water Hookups		$345
Sewer Hookups		$6,500
Interior Doors and Trim		$19,000
Interior Paint		$4,400
Exterior Paint		$5,900
Siding - Matching Existing		$67,000
Roof		$13,000
Kitchen		$27,000
Laundry Room		$6,400
Flooring		$27,000
New Stair System		$12,000
Landscaping		$11,000
Window Resoration		$45,000
Door restoration		$7,000
Insulation		$17,000
Drywall		$16,000
Partial Demo		$29,000
Builders Risk		$1,200
GC Overhead		$129,780
Total		$852,925

Total Demo		$24,000
New 2,400 sq.ft. heated and cooled:		$480,000

Jennifer Hays Appraisal Services PA
P.O. Box 840228
Saint Augustine, FL 32080
(904) 501-1236

06/09/2024

Jason Stancil

Re: Property: 66 Saragossa St
Saint Augustine, FL 32084
Borrower: N/A
File No.:

Opinion of Value: $ 565,000
Effective Date: 06/06/2024

In accordance with your request, I have appraised the above referenced property. The report of that appraisal is attached.

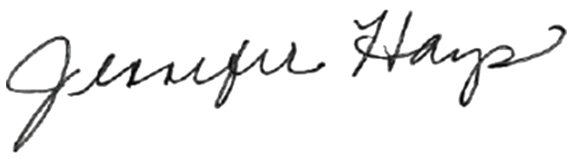
The purpose of the appraisal is to develop an opinion of market value based on a hypothetical condition that the improvements have been renovated, for the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,



Jennifer Hays
State-Certified Residential Real Estate Appraiser RD3883
License or Certification #: Cert Res RD3883
State: FL Expires: 11/30/2024
jenhays23@gmail.com

Received June 10, 2024
Planning and Building Department

RESIDENTIAL APPRAISAL REPORT

File No.: 240608223

SUBJECT

Property Address: 66 Saragossa St | City: Saint Augustine | State: FL | Zip Code: 32084
County: St. Johns | Legal Description: 2-44 MODEL LAND CO SUB CITY LOT 8 BLK A OR4600/475 & 5890/1715
Assessor's Parcel #: 203640-0000
Tax Year: 2023 | R.E. Taxes: $ 5,349.80 | Special Assessments: $ 0 | Borrower (if applicable): N/A
Current Owner of Record: Siefken Living Trust | Occupant: ☐ Owner ☐ Tenant ☒ Vacant | ☐ Manufactured Housing
Project Type: ☐ PUD ☐ Condominium ☐ Cooperative ☐ Other (describe) | HOA: $ ☐ per year ☐ per month
Market Area Name: Downtown | Map Reference: 27260 | Census Tract: 0204.00

ASSIGNMENT

The purpose of this appraisal is to develop an opinion of: ☒ Market Value (as defined), or ☐ other type of value (describe)
This report reflects the following value (if not Current, see comments): ☒ Current (the Inspection Date is the Effective Date) ☐ Retrospective ☐ Prospective
Approaches developed for this appraisal: ☒ Sales Comparison Approach ☒ Cost Approach ☐ Income Approach (See Reconciliation Comments and Scope of Work)
Property Rights Appraised: ☒ Fee Simple ☐ Leasehold ☐ Leased Fee ☐ Other (describe)
Intended Use: The intended use of this appraisal is to estimate after renovation market value.
Intended User(s) (by name or type): The intended user is the client.
Client: Jason Stancil | Address:
Appraiser: Jennifer Hays | Address: P.O. Box 840228, Saint Augustine, FL 32080

MARKET AREA DESCRIPTION

Location:	☐ Urban	☒ Suburban	☐ Rural
Built up:	☒ Over 75%	☐ 25-75%	☐ Under 25%
Growth rate:	☐ Rapid	☒ Stable	☐ Slow
Property values:	☐ Increasing	☒ Stable	☐ Declining
Demand/supply:	☐ Shortage	☒ In Balance	☐ Over Supply
Marketing time:	☐ Under 3 Mos.	☒ 3-6 Mos.	☐ Over 6 Mos.

Predominant Occupancy
☒ Owner
☐ Tenant
☒ Vacant (0-5%)
☐ Vacant (>5%)

One-Unit Housing

PRICE $(000)		AGE (yrs)
215	Low	0
5,220	High	283
690	Pred	100

Present Land Use

One-Unit	63 %
2-4 Unit	5 %
Multi-Unit	2 %
Comm'l	30 %
	%

Change in Land Use
☒ Not Likely
☐ Likely * ☐ In Process *
* To:

Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): Neighborhood boundaries include:
Orange Street to the north, the San Sebastian River to the south, U.S.1 to the west, and the Intracoastal Waterway to the east. The neighborhood is Downtown St. Augustine. Amenities within the neighborhood are Flagler College and historical attractions of the nations oldest city. Single family homes constructed in the 1880s through the 1920s dominate the neighborhood. Most homes have been renovated and are in good condition. Commercial services are located along U.S. 1, King Street, and St. George Street. Market appeal is good. Sale prices have been stable over the past year. An over supply does not exist. Typical marketing periods are up to 4 months for reasonably priced homes. Conventional, FHA, and VA mortgage financing is readily available.

SITE DESCRIPTION

Dimensions: 50' x 135' | Site Area: 6,750 sf
Zoning Classification: RG-1 | Description: Residential General, Single Family Residential
Zoning Compliance: ☒ Legal ☐ Legal nonconforming (grandfathered) ☐ Illegal ☐ No zoning
Are CC&Rs applicable? ☐ Yes ☒ No ☐ Unknown | Have the documents been reviewed? ☐ Yes ☐ No | Ground Rent (if applicable) $ /
Highest & Best Use as improved: ☐ Present use, or ☒ Other use (explain) Based on the condition of the improvements, the highest and best use is to tear down existing structure and replace with new construction.
Actual Use as of Effective Date: Single Family Residential | Use as appraised in this report: Single Family Residential
Summary of Highest & Best Use: The four tests of highest and best use are: (1) legally permissible (2) physically possible (3) financially feasible and (4) most profitable. Under current zoning, #1 dictates HBU is residential single family, an allowable use by zoning.

Utilities	Public	Other	Provider/Description
Electricity	☒	☐	FPL
Gas	☐	☐	None
Water	☒	☐	City
Sanitary Sewer	☒	☐	City
Storm Sewer	☒	☐	City

Off-site Improvements	Type	Public	Private
Street	Asphalt Paved	☒	☐
Curb/Gutter	Concrete	☒	☐
Sidewalk	Concrete	☒	☐
Street Lights	Post	☒	☐
Alley	Yes	☒	☐

Topography	Level
Size	0.15 ac / typical
Shape	Rectangular
Drainage	Appears Adequate
View	Average Res

Other site elements: ☒ Inside Lot ☐ Corner Lot ☐ Cul de Sac ☐ Underground Utilities ☐ Other (describe)
FEMA Spec'l Flood Hazard Area ☒ Yes ☐ No | FEMA Flood Zone AE | FEMA Map # 12109C0314J | FEMA Map Date 12/07/2018
Site Comments: Site dimensions and size are estimated from the County Appraiser's plat map. Location in a flood hazard zone is typical in the Downtown area. No adverse site conditions noted.

IMPROVEMENTS

General Description
# of Units: 1 ☐ Acc.Unit
# of Stories: 2
Type: ☒ Det. ☐ Att. ☐
Design (Style): 2 St Cottage
☒ Existing ☐ Proposed ☐ Und.Cons.
Actual Age (Yrs.): 124
Effective Age (Yrs.): 1

Exterior Description

Foundation	Brk,CB,Wd Piers
Exterior Walls	Wood Frame
Roof Surface	Metal
Gutters & Dwnspts.	None
Window Type	Insulated Vinyl
Storm/Screens	Screens

Foundation

Slab	No
Crawl Space	Yes
Basement	None
Sump Pump	☐
Dampness	☐
Settlement	None
Infestation	None

Basement ☒ None

Area Sq. Ft.	N/A
% Finished	N/A
Ceiling	N/A
Walls	N/A
Floor	N/A
Outside Entry	N/A

Heating
Type: HtPump
Fuel: Electric

Cooling
Central: Yes
Other: No

Copyright© 2007 by a la mode, inc. This form may be reproduced unmodified without written permission, however, a la mode, inc. must be acknowledged and credited.

Received June 10, 2024
Planning and Building Department

RESIDENTIAL APPRAISAL REPORT

File No.: 240608223

DESCRIPTION OF IMPROVEMENTS (continued)

Interior Description		Appliances		Attic ☐ None		Amenities		Car Storage ☐ None	
Floors	Wood,Vinyl/New	Refrigerator	☒	Stairs	☒	Fireplace(s) #	1	Garage # of cars	1 Tot.
Walls	Drywall/New	Range/Oven	☒	Drop Stair	☐	Patio	Rear Patio Stoop	Attach.	
Trim/Finish	Wood/New	Disposal	☒	Scuttle	☐	Deck	None	Detach.	
Bath Floor	Tile/New	Dishwasher	☒	Doorway	☐	Porch	Enclosed	Blt.-In	
Bath Wainscot	Tile/New	Fan/Hood	☐	Floor	☐	Fence	Partial	Carport	
Doors	Wood/New	Microwave	☒	Heated	☐	Pool	None	Driveway	1
		Washer/Dryer	☐	Finished	☐	Woodstove(s) #		Surface	Grass

Finished area **above** grade contains: 7 Rooms 3 Bedrooms 1 Bath(s) 1,612 Square Feet of Gross Living Area Above Grade

Additional features: Stainless appliances, tile bathroom, wood and/or vinyl plank flooring, finished attic/bonus room.

Describe the condition of the property (including physical, functional and external obsolescence): The subject has been completely renovated. Renovations include: Plumbing, plumbing fixtures, wiring, electric fixtures, foundation, floor joists, roof trusses, drywall, kitchen & bathroom cabinetry, appliances, flooring, windows, insulation, metal roof, HVAC system, duct work, doors, interior and exterior paint, decks, porches. The subject is like-new construction and is good quality. The effective age is lowered due to the renovations.No physical depreciation exists. No functional or external depreciation exists.

SALES COMPARISON APPROACH

SALES COMPARISON APPROACH TO VALUE (if developed) ☐ The Sales Comparison Approach was not developed for this appraisal.

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	66 Saragossa St Saint Augustine, FL 32084	65 1/2 Saragossa St Saint Augustine, FL 32084		62 Saragossa St Saint Augustine, FL 32084		72 Saragossa St Saint Augustine, FL 32084	
Proximity to Subject		0.03 miles SE		0.01 miles E		0.03 miles W	
Sale Price	$		$ 460,000		$ 950,000		$ 675,000
Sale Price/GLA	$ /sq.ft.	$ 421.63 /sq.ft.		$ 543.17 /sq.ft.		$ 520.03 /sq.ft.	
Data Source(s)	Insp,Builder	SJC MLS#239287;DOM 41		SJC MLS#239775;DOM 15		SJC MLS#229676;DOM 139	
Verification Source(s)	Public Records	ORB 5927-1239		ORB 5930-1051		ORB 5773-120	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjust.	DESCRIPTION	+(-) $ Adjust.	DESCRIPTION	+(-) $ Adjust.
Sales or Financing	N/A	ArmLth		ArmLth		ArmLth	
Concessions	N/A	Conv;0		Cash;0		Conv;0	
Date of Sale/Time	N/A	04/04/2024		04/10/2024		06/07/2023	+16,875
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	Downtown	Downtown		Downtown		Downtown	
Site	6,750 sf	3,485 sf	+20,000	6,750 sf		6,750 sf	
View	Average Res	Average Res		Average Res		Average Res	
Design (Style)	2 St Cottage	1 St Cottage		2 St Cottage		1 St Cottage	
Quality of Construction	Good	Average-Good	+20,000	Very Good	-75,000	Average-Good	+20,000
Age	124	106	0	124		123	
Condition	Good (renovated)	Average-Good	+25,000	Good (renovated)		Average-Good	+25,000
Above Grade Room Count (Total / Bdrms / Baths)	7 / 3 / 1	6 / 2 / 2	0	7 / 3 / 3	-20,000	5 / 2 / 2	0
Gross Living Area	1,612 sq.ft.	1,091 sq.ft.	+39,000	1,749 sq.ft.	-10,000	1,298 sq.ft.	+24,000
Basement & Finished Rooms Below Grade	0sf None	0sf None		0sf None		0sf None	
Functional Utility	Average	Average		Good	In Quality Adj.	Average	
Heating/Cooling	HtPump/Central	HtPump/Central		HtPump/Central		HtPump/Central	
Energy Efficient Items	Wnd,Insul,Aplc	Wnd,Insul,Aplc		Wnd,Insul,Aplc		Wnd,Insul,Aplc	
Garage/Carport	None	None		Dt 1-Car Gar,PvrPkg	-20,000	None	
Porch/Patio/Deck	Enclosed Porch	2 Cov Porches		Pool,LgPrch/Pto,2Fp	-60,000	Cov Porch	+5,000
Misc	None	None		945sf 1BR/1BA Apt	-200,000	744sf 2BR/1BA Hse	-200,000
Net Adjustment (Total)		☒ + ☐ -	$ 104,000	☐ + ☒ -	$ -385,000	☐ + ☒ -	$ -109,125
Adjusted Sale Price of Comparables			$ 564,000		$ 565,000		$ 565,875

Copyright© 2007 by a la mode, inc. This form may be reproduced unmodified without written permission, however, a la mode, inc. must be acknowledged and credited.

Received June 10, 2024
Planning and Building Department

RESIDENTIAL APPRAISAL REPORT

File No.: 240608223

SALES COMPARISON APPROACH (continued)

Summary of Sales Comparison Approach: The sales used are the most recent and similar available and, as adjusted, provide a reliable indication of the subject's market value. Sales 1 through 3 are located on the same street as the subject. Sales 1 & 2 are the most recent closed sales. Sale 1 has been updated over the years and is in overall average to good condition. Sale 1 is adjusted upward for having inferior quality kitchen and bathroom finishes as compared to the subject. Sale 2 has been renovated and has superior quality construction - superior interior trim, built-ins, cabinetry, and bathrooms. Sale 2 has superior bed/bath count, has a detached 1-car garage with a 945sf, 1 bedroom, 1 bath apartment above constructed in 2002. In addition, Sale 2 has superior paver patio areas, porches, 2 fireplaces, fencing, and has an in ground pool. Sale 3 occurred 1 year from the date of appraisal but was placed under contract 04/17/2023 and requires an upward 2.5% time of sale adjustment to reflect the increase in sale prices. Sale 3 is overall inferior for having inferior quality & condition kitchen and bathrooms, and inferior living area as compared to the subject. Sale 3 has a superior detached 744sf, 2 bedroom, 1 bath house. Condition adjustments made in the grid are based on appearance, renovation, age of materials, and general maintenance. A combination of MLS photos and limited exterior inspection from the street were used to make this determination. Living area adjustments applied at $75 per sf and rounded to the nearest $1,000. Bathroom adjustments applied at $10,000 per full bath, $5,000 per 1/2 bath. Bedroom adjustments applied at $10,000 per bedroom. Other adjustments given are self-evident and represent the appraiser's attempt to isolate and compensate for significantly dissimilar features or conditions.Adjustments for dissimilar features or conditions approximate market reactions and are not necessarily based on actual cost. The comparable sales provided are the best market indications of value for the subject, as adjusted, and provide a reliable and accurate range of value on which I based my final opinion of market value in accordance with the value definition found within the report.

Indicated Value by Sales Comparison Approach $ 565,000

TRANSFER HISTORY

My research [X] did [ ] did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s): Public Records

1st Prior Subject Sale/Transfer	
Date:	01/25/2024
Price:	$0.00
Source(s):	ORB 5890-1715
2nd Prior Subject Sale/Transfer	
Date:	N/A
Price:	N/A
Source(s):	Public Records

Analysis of sale/transfer history and/or any current agreement of sale/listing: The subject's prior transfer was for estate purposes. There have been no prior sales of the subject within the past 3 years. The subject is currently under contract for $300,000. The sale is by owner and was not listed for sale in the MLS. A copy of the contract was not provided to the appraiser.

COST APPROACH

COST APPROACH TO VALUE (if developed) [ ] The Cost Approach was not developed for this appraisal.

Provide adequate information for replication of the following cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value): The site value is based on analysis of recent vacant land sales in the subject's defined neighborhood. Closed: $272,500, 05/18/2023, 241 Riberia St., 5591sf. similar RG-1 zoning as the subject, inferior site area.

ESTIMATED [ ] REPRODUCTION OR [X] REPLACEMENT COST NEW

Source of cost data: Local Builders

Quality rating from cost service: Q3,Av-G Effective date of cost data: 2024

Comments on Cost Approach (gross living area calculations, depreciation, etc.):
Estimated cost new is based on cost manuals & typical construction costs reported by local builders. The "As-Is" value of site improvements includes land clearing, utility hookup fees, landscaping, walks, driveway, fence. See Additional Comments.

OPINION OF SITE VALUE			=$	275,000
DWELLING	1,612 Sq.Ft. @ $	295.00	=$	475,540
	N/A Sq.Ft. @ $		=$	
	Sq.Ft. @ $		=$	
	Sq.Ft. @ $		=$	
	Sq.Ft. @ $		=$	
Enclosed Porch			=$	15,000
Garage/Carport	Sq.Ft. @ $		=$	
Total Estimate of Cost-New			=$	490,540
Less Physical	Functional	External		
Depreciation 6,132			=$(	6,132)
Depreciated Cost of Improvements			=$	484,408
"As-is" Value of Site Improvements			=$	12,000
			=$	
			=$	
INDICATED VALUE BY COST APPROACH			=$	771,408

Estimated Remaining Economic Life (if required): 79 Years

Copyright© 2007 by a la mode, inc. This form may be reproduced unmodified without written permission, however, a la mode, inc. must be acknowledged and credited.

Received June 10, 2024
Planning and Building Department

RESIDENTIAL APPRAISAL REPORT

File No.: 240608223

INCOME APPROACH

INCOME APPROACH TO VALUE (if developed) ☒ The Income Approach was not developed for this appraisal.

Estimated Monthly Market Rent $ | X Gross Rent Multiplier | = $ | **Indicated Value by Income Approach**

Summary of Income Approach (including support for market rent and GRM): Not Developed. The income approach is not applicable in this predominantly owner occupied neighborhood.

PUD

PROJECT INFORMATION FOR PUDs (if applicable) ☐ The Subject is part of a Planned Unit Development.

Legal Name of Project:

Describe common elements and recreational facilities:

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 565,000 **Cost Approach (if developed) $** 771,408 **Income Approach (if developed) $**

Final Reconciliation: The sales comparison approach is given the greatest emphasis as it best reflects the decisions of buyers and sellers in the subject's market area. The cost approach does not support the value estimate and is given no weight. The income approach was not utilized due to insufficient data available for income & expense information for similar type properties located Downtown. All aspects of the subject have been adequately bracketed and supported. All sales have been given equal weight in the final value analysis. The indicated market value range is $564,000 to $567,000. A reasonable opinion of market value for the subject property, as of the effective date, with an exposure time of less than 3 months, is $565,000.

This appraisal is made ☐ "as is", ☒ subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, ☐ subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, ☐ subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: The subject's value is based on the hypothetical condition that the subject has been renovated with average to good quality finishes and the improvements have been completed to meet current building codes.

☒ This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: $ 565,000 **, as of:** 06/06/2024 **, which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.**

ATTACHMENTS

A true and complete copy of this report contains 21 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.

Attached Exhibits:

☒ Scope of Work	☒ Limiting Cond./Certifications	☒ Narrative Addendum	☒ Photograph Addenda	☒ Sketch Addendum
☒ Map Addenda	☒ Additional Sales	☐ Cost Addendum	☒ Flood Addendum	☐ Manuf. House Addendum
☒ Hypothetical Conditions	☐ Extraordinary Assumptions	☒ Appraiser's License	☒ Qualifications	☒ Plat Map

SIGNATURES

Client Contact: | Client Name: Jason Stancil

E-Mail: | Address:

APPRAISER

Jennifer Hays

Appraiser Name: Jennifer Hays
Company: Jennifer Hays Appraisal Services PA
Phone: (904) 501-1236 | Fax:
E-Mail: jenhays23@gmail.com
Date of Report (Signature): 06/09/2024
License or Certification #: Cert Res RD3883 | State: FL
Designation: State-Certified Residential Real Estate Appraiser RD3883
Expiration Date of License or Certification: 11/30/2024
Inspection of Subject: ☒ Interior & Exterior ☐ Exterior Only ☐ None
Date of Inspection: 06/06/2024

SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)

Supervisory or Co-Appraiser Name:
Company:
Phone: | Fax:
E-Mail:
Date of Report (Signature):
License or Certification #: | State:
Designation:
Expiration Date of License or Certification:
Inspection of Subject: ☐ Interior & Exterior ☐ Exterior Only ☐ None
Date of Inspection:

Copyright© 2007 by a la mode, inc. This form may be reproduced unmodified without written permission, however, a la mode, inc. must be acknowledged and credited.

Received June 10, 2024
Planning and Building Department

ADDITIONAL COMPARABLE SALES

File No.: 240608223

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE # 4		COMPARABLE SALE # 5		COMPARABLE SALE # 6	
Address	66 Saragossa St Saint Augustine, FL 32084	180 Blanco St Saint Augustine, FL 32084					
Proximity to Subject		1.18 miles SE					
Sale Price	$		$ 509,000		$		$
Sale Price/GLA	$ /sq.ft.	$ 433.56 /sq.ft.		$ /sq.ft.		$ /sq.ft.	
Data Source(s)	Insp,Builder	SJC MLS#239898;DOM 33					
Verification Source(s)	Public Records	ORB 5941-1576					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjust.	DESCRIPTION	+(-) $ Adjust.	DESCRIPTION	+(-) $ Adjust.
Sales or Financing	N/A	ArmLth					
Concessions	N/A	Conv;0					
Date of Sale/Time	N/A	04/26/2024					
Rights Appraised	Fee Simple	Fee Simple					
Location	Downtown	Downtown	+50,000				
Site	6,750 sf	5,663 sf	In location Adj.				
View	Average Res	Average Res					
Design (Style)	2 St Cottage	1 St Cottage					
Quality of Construction	Good	Good					
Age	124	84	0				
Condition	Good (renovated)	Good (renovated)					
Above Grade Room Count	Total 7 / Bdrms 3 / Baths 1	Total 5 / Bdrms 3 / Baths 1		Total / Bdrms / Baths		Total / Bdrms / Baths	
Gross Living Area	1,612 sq.ft.	1,174 sq.ft.	+33,000	sq.ft.		sq.ft.	
Basement & Finished	0sf	0sf					
Rooms Below Grade	None	None					
Functional Utility	Average	Good					
Heating/Cooling	HtPump/Central	HtPump/Central					
Energy Efficient Items	Wnd,Insul,Aplc	Wnd,Insul,Aplc					
Garage/Carport	None	None					
Porch/Patio/Deck	Enclosed Porch	2CvPrch,Furnished	-25,000				
Misc	None	None					
Net Adjustment (Total)		☒ + ☐ -	$ 58,000	☐ + ☐ -	$	☐ + ☐ -	$
Adjusted Sale Price of Comparables			$ 567,000		$ 0		$ 0

Summary of Sales Comparison Approach: Sale 4 is over 1 mile from the subject but is located within the subject's defined neighborhood and appeals to the same market segment as for the subject. Sale 4 has similar bed/bath count as the subject and is a similar quality and condition renovated home. Sale 4 has inferior living area as compared to the subject and has an inferior location further from Downtown shopping and commercial services. Sale 4 was sold fully furnished. As adjusted, Sale 4 provides a reliable indication of the subject's market value.

Copyright© 2007 by a la mode, inc. This form may be reproduced unmodified without written permission, however, a la mode, inc. must be acknowledged and credited.

Received June 10, 2024
Planning and Building Department

Subject Photo Page

Borrower	N/A						
Property Address	66 Saragossa St						
City	Saint Augustine	County	St. Johns	State	FL	Zip Code	32084
Lender/Client	N/A						



Subject Front

66 Saragossa St

Sales Price	
Gross Living Area	1,612
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	1
Location	Downtown
View	Average Res
Site	6,750 sf
Quality	Good
Age	124



Subject Rear



Subject Street

Received June 10, 2024
Planning and Building Department

Comparable Photo Page

Borrower	N/A						
Property Address	66 Saragossa St						
City	Saint Augustine	County	St. Johns	State	FL	Zip Code	32084
Lender/Client	N/A						



Comparable 1

65 1/2 Saragossa St

Prox. to Subject	0.03 miles SE
Sales Price	460,000
Gross Living Area	1,091
Total Rooms	6
Total Bedrooms	2
Total Bathrooms	2
Location	Downtown
View	Average Res
Site	3,485 sf
Quality	Average-Good
Age	106



Comparable 2

62 Saragossa St

Prox. to Subject	0.01 miles E
Sales Price	950,000
Gross Living Area	1,749
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	3
Location	Downtown
View	Average Res
Site	6,750 sf
Quality	Very Good
Age	124



Comparable 3

72 Saragossa St

Prox. to Subject	0.03 miles W
Sales Price	675,000
Gross Living Area	1,298
Total Rooms	5
Total Bedrooms	2
Total Bathrooms	2
Location	Downtown
View	Average Res
Site	6,750 sf
Quality	Average-Good
Age	123

Received June 10, 2024
Planning and Building Department

Comparable Photo Page

Borrower	N/A						
Property Address	66 Saragossa St						
City	Saint Augustine	County	St. Johns	State	FL	Zip Code	32084
Lender/Client	N/A						



Comparable 4

180 Blanco St

Prox. to Subject	1.18 miles SE
Sale Price	509,000
Gross Living Area	1,174
Total Rooms	5
Total Bedrooms	3
Total Bathrooms	1
Location	Downtown
View	Average Res
Site	5,663 sf
Quality	Good
Age	84

Comparable 5

Prox. to Subject	
Sale Price	
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	
View	
Site	
Quality	
Age	

Comparable 6

Prox. to Subject	
Sale Price	
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	
View	
Site	
Quality	
Age	

Received June 10, 2024
Planning and Building Department

Comparable Sales Map

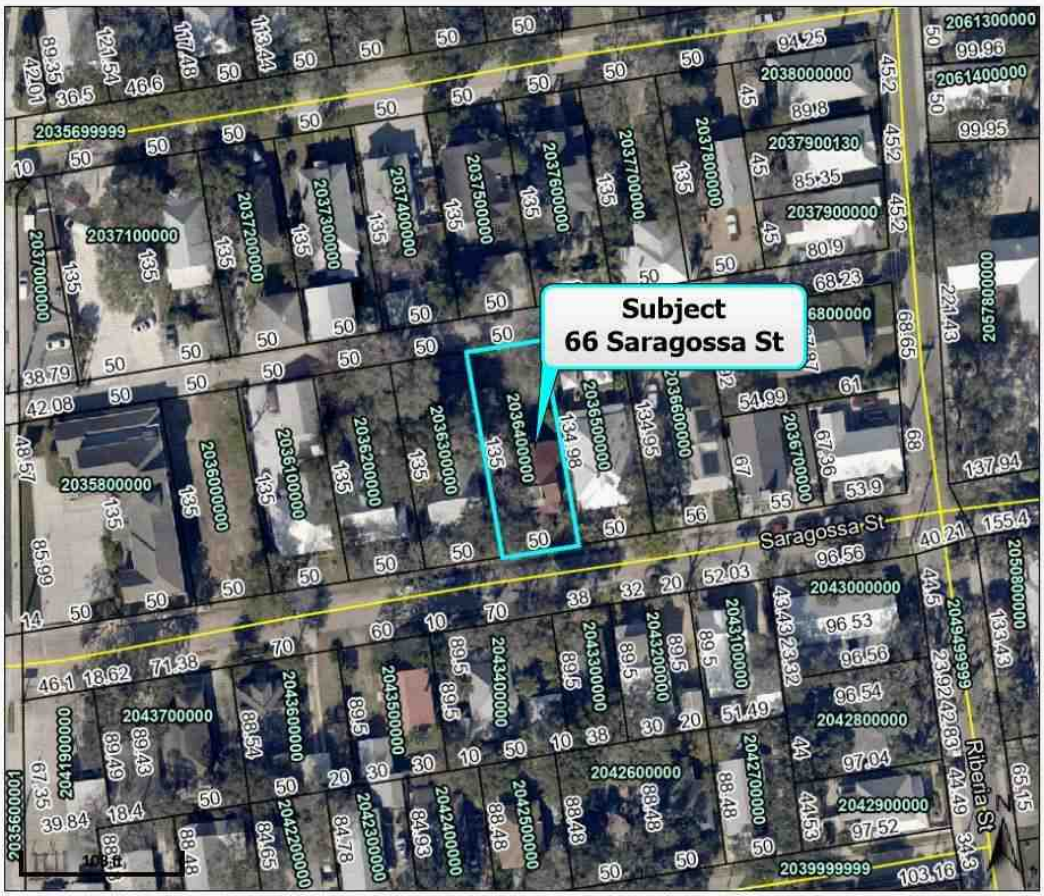
Borrower	N/A						
Property Address	66 Saragossa St						
City	Saint Augustine	County	St. Johns	State	FL	Zip Code	32084
Lender/Client	N/A						



Subject Plat Map

PROPERTY APPRAISER

St. Johns County, FL



Parcel ID	2036400000	**Physical Address**	66 SARAGOSSA ST SAINT AUGUSTINE	**Building Value**	$130,693	**Last 2 Sales**			
Property Class	0100 - Single Family	**Mailing Address**	SIEFKEN LIVING TRUST D: 08/01/2011 1665 STATE ROAD 16 SAINT AUGUSTINE FL 32084-9515	**Extra Feature Value**	N/A	**Date**	**Price**	**Reason**	**Qual**
Taxing District	City of St Augustine			**Total Land Value**	$204,000	8/21/2018	$230000	01	Q
Acres	0.15			**Just Value**	$334,693	n/a	0	n/a	n/a
				Total Deferred	$60,131				
				Assessed Value	$274,562				
				Total Exemptions	N/A				
				Taxable Value	$274,562				

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.

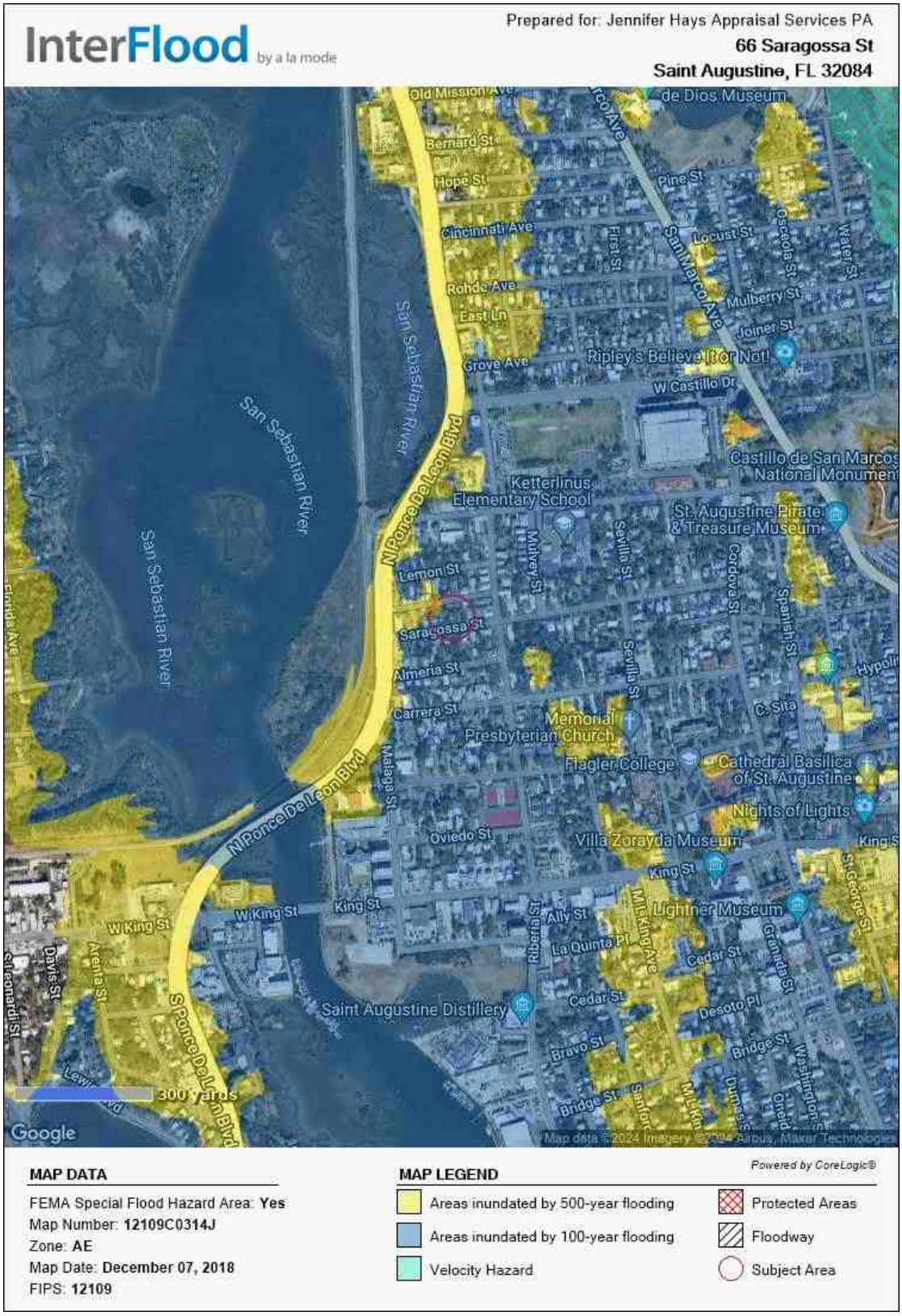
Date created: 6/5/2024
Last Data Uploaded: 6/5/2024 2:54:16 PM

Developed by Schneider GEOSPATIAL

Received June 10, 2024
Planning and Building Department

Flood Map

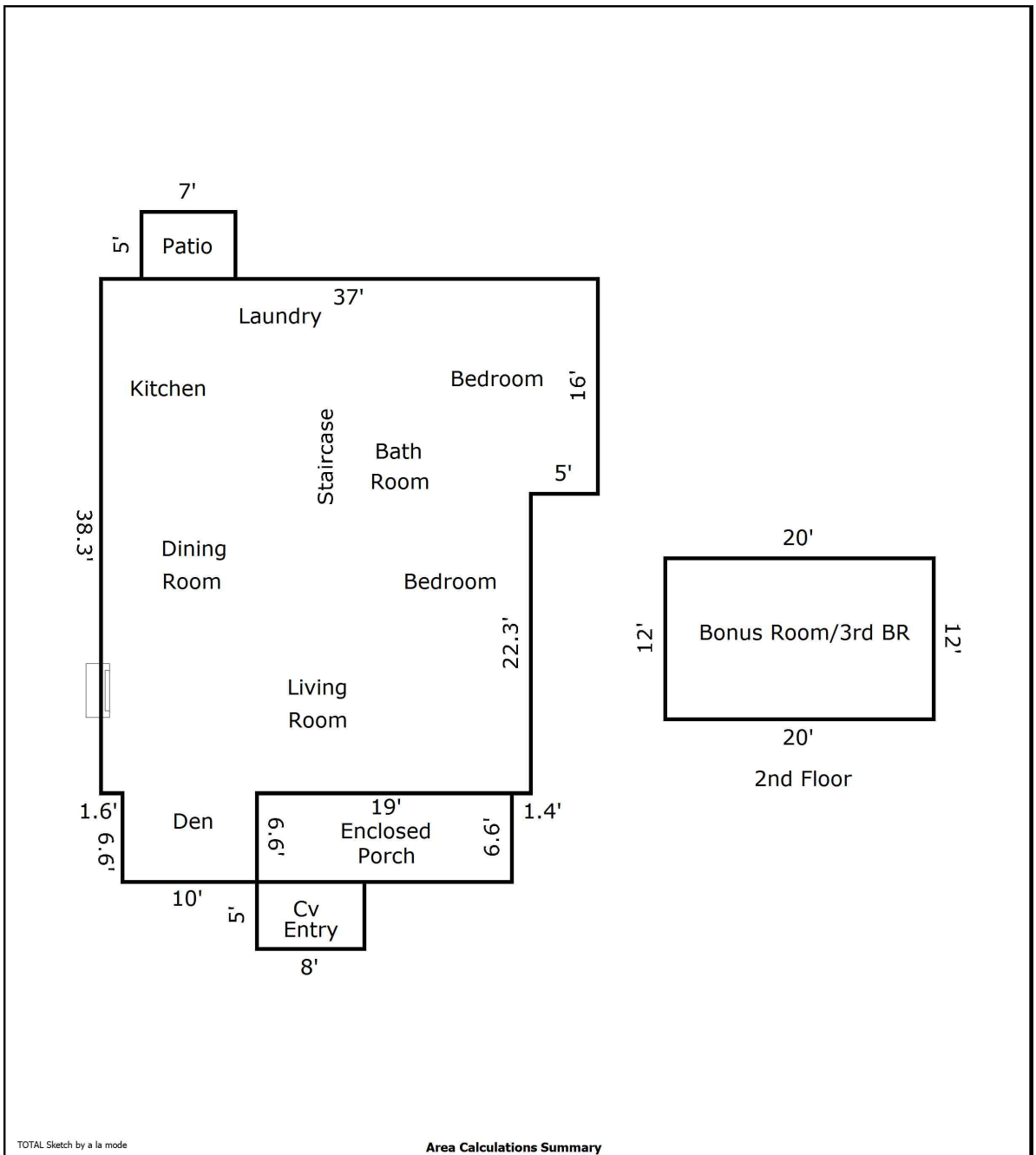
Borrower	N/A						
Property Address	66 Saragossa St						
City	Saint Augustine	County	St. Johns	State	FL	Zip Code	32084
Lender/Client	N/A						



Received June 10, 2024
Planning and Building Department

Building Sketch

Borrower	N/A						
Property Address	66 Saragossa St						
City	Saint Augustine	County	St. Johns	State	FL	Zip Code	32084
Lender/Client	N/A						



TOTAL Sketch by a la mode

Area Calculations Summary

Living Area		Calculation Details		
First Floor	1371.6 Sq ft	10 × 6.6	=	66
		38.3 × 32	=	1225.6
		5 × 16	=	80
Second Floor	240 Sq ft	12 × 20	=	240
Total Living Area (Rounded):	**1612 Sq ft**			
Non-living Area				
Enclosed Porch	125.4 Sq ft	6.6 × 19	=	125.4
Open Patio	35 Sq ft	7 × 5	=	35
Cov Entry	40 Sq ft	5 × 8	=	40

Received June 10, 2024
Planning and Building Department

Assumptions & Limiting Conditions

File No.: 240608223

Property Address:	66 Saragossa St	City:	Saint Augustine	State:	FL	Zip Code:	32084
Client:	Jason Stancil	Address:					
Appraiser:	Jennifer Hays	Address:	P.O. Box 840228, Saint Augustine, FL 32080				

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.
- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.
- An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

Copyright© 2007 by a la mode, inc. This form may be reproduced unmodified without written permission, however, a la mode, inc. must be acknowledged and credited.

Received June 10, 2024
Planning and Building Department

Definitions & Scope of Work

File No.: 240608223

Property Address:	66 Saragossa St	City:	Saint Augustine	State:	FL	Zip Code:	32084
Client:	Jason Stancil	Address:					
Appraiser:	Jennifer Hays	Address:	P.O. Box 840228, Saint Augustine, FL 32080				

DEFINITION OF MARKET VALUE *:
Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:
1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.
* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.): The scope of the appraisal includes information gathered by the appraiser from public records, other identified sources, inspection of the subject property and neighborhood, and selection of comparable sales, listings, and/or rentals within the subject market area. The original source of the comparable data described in the Data Source section of the market grid along with the source of confirmation is provided, where available. The original source is presented first. The sources and data are considered reliable. When conflicting information was provided, the source deemed most reliable has been used. Data believed to be unreliable was not included in the report or used as a basis for the value conclusion. The extent of the analysis to this assignment is stated in the Appraiser's Certification included and attached to this report.

Additional Comments on Cost Approach: The cost approach has been developed by the appraiser only as an analysis to support the opinion of the property's market value. Use of this data, in whole or part, for other purposes is not intended by the appraiser. Nothing set forth in this appraisal should be relied upon for the purpose of determining the amount or type of insurance coverage to be placed on the subject property. The appraiser assumes no liability for and does not guarantee that any insurable value estimate inferred from this report will result in the subject property being fully insured for any loss that may be sustained. Further, the cost approach may not be a reliable indication of replacement or reproduction cost for any date other than the effective date of this appraisal due to changing costs of labor and materials and due to changing building codes and governmental regulations and requirements.

Hypothetical Conditions:
The subject's estimated market value is based on the hypothetical condition that the subject's improvements have been completed as per the general specifications provided by the client.

Copyright© 2007 by a la mode, inc. This form may be reproduced unmodified without written permission, however, a la mode, inc. must be acknowledged and credited.

Received June 10, 2024
Planning and Building Department

Certifications

File No.: 240608223

Property Address: 66 Saragossa St City: Saint Augustine State: FL Zip Code: 32084
Client: Jason Stancil Address:
Appraiser: Jennifer Hays Address: P.O. Box 840228, Saint Augustine, FL 32080

APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

– The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

SIGNATURES

Client Contact: Client Name: Jason Stancil
E-Mail: Address:

APPRAISER

Jennifer Hays

Appraiser Name: Jennifer Hays
Company: Jennifer Hays Appraisal Services PA
Phone: (904) 501-1236 Fax:
E-Mail: jenhays23@gmail.com
Date Report Signed: 06/09/2024
License or Certification #: Cert Res RD3883 State: FL
Designation: State-Certified Residential Real Estate Appraiser RD3883
Expiration Date of License or Certification: 11/30/2024
Inspection of Subject: ☒ Interior & Exterior ☐ Exterior Only ☐ None
Date of Inspection: 06/06/2024

SUPERVISORY APPRAISER (if required)
or CO-APPRAISER (if applicable)

Supervisory or
Co-Appraiser Name:
Company:
Phone: Fax:
E-Mail:
Date Report Signed:
License or Certification #: State:
Designation:
Expiration Date of License or Certification:
Inspection of Subject: ☐ Interior & Exterior ☐ Exterior Only ☐ None
Date of Inspection:

Copyright© 2007 by a la mode, inc. This form may be reproduced unmodified without written permission, however, a la mode, inc. must be acknowledged and credited.

Received June 10, 2024
Planning and Building Department

Borrower	N/A					File No.	240608223
Property Address	66 Saragossa St						
City	Saint Augustine	County	St. Johns	State	FL	Zip Code	32084
Lender/Client	N/A						

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

☒ Appraisal Report (A written report prepared under Standards Rule 2-2(a) , pursuant to the Scope of Work, as disclosed elsewhere in this report.)

☐ Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b) , pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use only by the specified client and any other named intended user(s).)

Comments on Standards Rule 2-3

I certify that, to the best of my knowledge and belief:
- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Reasonable Exposure Time

(USPAP defines Exposure Time as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.)

My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: 3 months or less

This estimate of typical exposure time is based upon the assumption that the subject had been adequately exposed under competent management and offered for sale at an amount relatively close (10% +/-) to the appraised value shown in this report.

Comments on Appraisal and Report Identification

Note any USPAP related issues requiring disclosure and any State mandated requirements:

APPRAISER:

Signature: Jennifer Hays

Name: Jennifer Hays

State-Certified Residential Real Estate Appraiser RD3883

State Certification #: Cert Res RD3883

or State License #:

State: FL Expiration Date of Certification or License: 11/30/2024

Date of Signature and Report: 06/09/2024

Effective Date of Appraisal: 06/06/2024

Inspection of Subject: ☐ None ☒ Interior and Exterior ☐ Exterior-Only

Date of Inspection (if applicable): 06/06/2024

SUPERVISORY or CO-APPRAISER (if applicable):

Signature:

Name:

State Certification #:

or State License #:

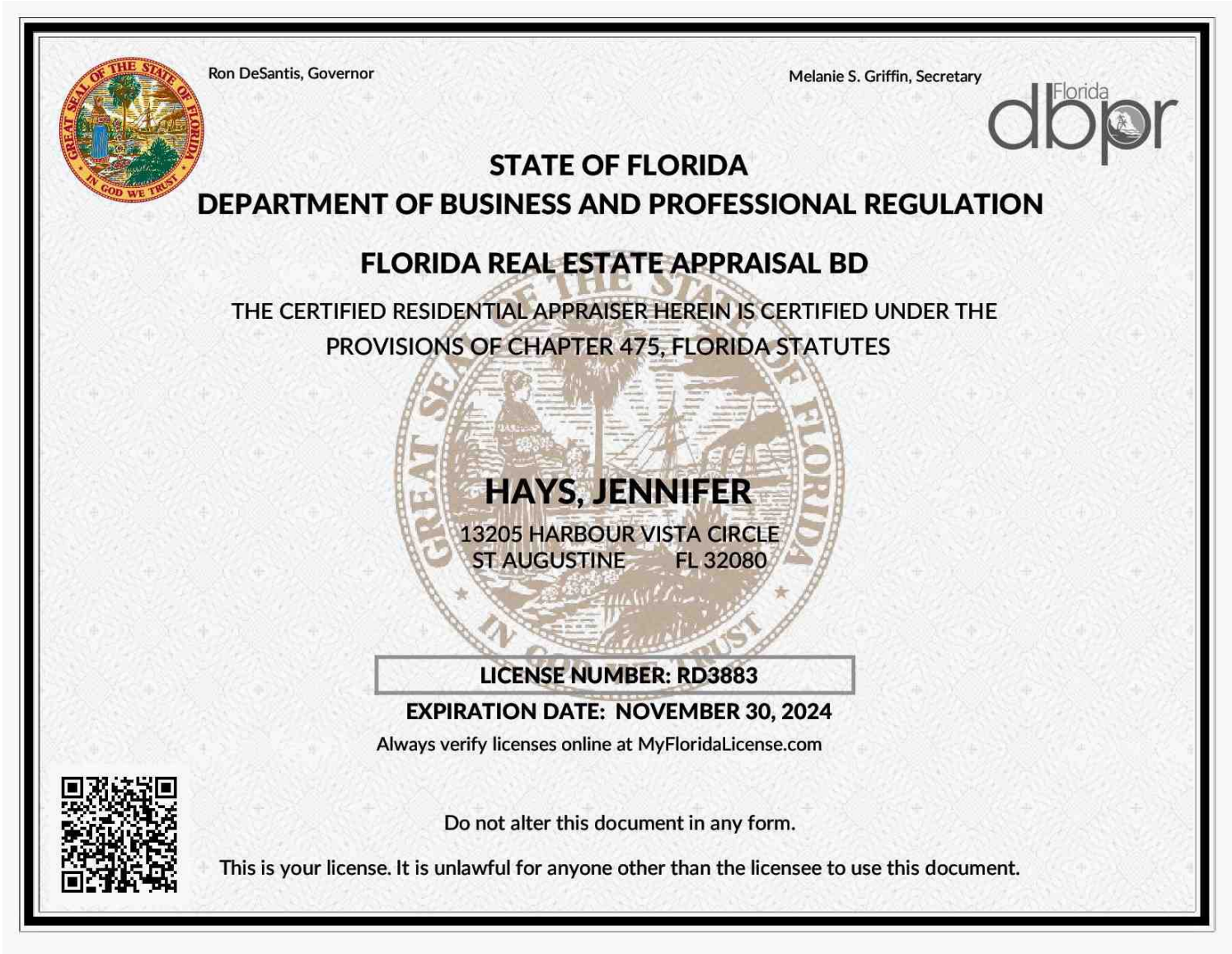
State: Expiration Date of Certification or License:

Date of Signature:

Inspection of Subject: ☐ None ☐ Interior and Exterior ☐ Exterior-Only

Date of Inspection (if applicable):

Appraisers License



Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD

THE CERTIFIED RESIDENTIAL APPRAISER HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

HAYS, JENNIFER
13205 HARBOUR VISTA CIRCLE
ST AUGUSTINE FL 32080

LICENSE NUMBER: RD3883

EXPIRATION DATE: NOVEMBER 30, 2024

Always verify licenses online at MyFloridaLicense.com

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

Received June 10, 2024
Planning and Building Department

Jennifer Hays

QUALIFICATIONS

Education

Real Estate Broker Licensure Course – 72 Hours – April 2007
Florida Real Estate Institute, Jacksonville, FL

Course AB II – Residential Course II – 45 Hours – October 2001
Steve Williamson's Real Estate Education Specialists, Orlando, FL

Course AB I – Licensed Residential Course I – 75 Hours – April 2000
Florida Real Estate Institute, Jacksonville, FL

Real Estate Pre-Licensing Course – 1985
Florida Real Estate Institute, Jacksonville, FL

Professional

- Appraiser, Sunshine Realty & Appraisal Services, LLC. 2000-2018
- State-Certified Residential Real Estate Appraiser 2002-Present RD3883 (Florida)
- Licensed Real Estate Salesperson 1985-2007 SL443531 (Florida)
- Licensed Real Estate Broker 2007-Present BK443531 (Florida)

Experience

State Certified Residential Real Estate Appraiser Serving St. Johns and Putnam County

2007-Present, Jennifer Hays Appraisal Services PA, P.O. Box 840228, St. Augustine, FL 32080-0228

December 2002 –2007 staff appraiser, 2010-2018 appraisal manager, Sunshine Realty & Appraisal Services, LLC 741 A1A Beach Boulevard, St. Augustine, FL 32080

State Registered Assistant Appraiser, Sunshine Realty & Appraisal Services, Inc.
April 2000 – December 2002. 741 A1A Beach Boulevard, St. Augustine, FL 32080

Active Realtor, 22 years, 1985-2007, Sunshine Realty, 741 A1A Beach Blvd. St. Augustine, FL

Received June 10, 2024
Planning and Building Department

Jennifer Hays

Professional Memberships

- St. Johns County Board of Realtors
- National Association of Realtors

Continuing Education

30 Hours Required – USPAP, Florida Law Updates & Specialty Courses October & November 2002, 2004, 2006, August 2008, Steve Williamson's Real Estate Education Specialists; Oct 2010 Appraisal Institute Required USPAP, McKissock 30 Hours Required – completed Nov 2012
Gold Coast School of Real Estate 30 Hours Required - completed Nov 2014
McKissock 30 Hours Required – completed Nov 2016
McKissock 30 Hours Required – completed Nov 2018
McKissock 30 Hours Required - completed April 2020 (USPAP) & October 2020
McKissock 30 Hours Required - completed Nov 2022 (USPAP)

30 Hours Required – Broker Post-Licensing – Florida Essentials of Real Estate Investments Completed June 2008; 30 Hours Required – Broker Post-Licensing – Florida Real Estate Brokerage, A Management Guide – Completed March 2009; 14 hr cont Ed FREI 03/2011
14 Hours Required Cont Ed Broker Lic – Florida Real Estate Institute – completed 03/2013
14 Hours Required Cont Ed Broker Lic – Florida Real Estate Inst – completed 03/2015
14 Hours Required Cont Ed Broker Lic – Bob Hogue School of RE – 03/2017
3 Hours Required Florida Real Estate Ethics & Business Practices 12/2018
14 Hours Required Cont Ed Broker Lic – Florida Real Estate Institute – 03/2019
14 Hours Required Cont Ed Broker Lic – Florida Real Estate Institute – 04/2021
14 Hours Required Cont Ed Broker Lic – Florida Real Estate Institute – 03/2023

FHA & The Appraisal Process – Appraisal Institute – Completed August 2008

Valuation of Green Residential Properties – Appraisal Institute – Completed February 2009

The New Residential Market Conditions Form – Appraisal Institute – Completed March 2009

Appraisal Institute – Online Business Practices and Ethics – Completed April 2009

Appraisal Institute – Appraisal Challenges: Declining Markets & Sales Concessions – May 2009

Appraisal Institute - Fannie Mae 2009 Selling Guide Updates – September 2009

Appraisal Institute - Residential Development: Valuation Trends, Issues & Challenges –Oct. 2009

Appraisal Institute - Mortgage Fraud and Real Estate Valuation – Completed April 2010

Appraisal Institute – Business Practices and Ethics-Completed Oct 2011

McKissock – The New FHA Handbook 4000.1 – Completed Oct 2015

Received June 10, 2024
Planning and Building Department

Jennifer Hays

Service Experience

Single Family Residential, 2-4 Family, Condominiums
Vacant Land, Construction-Perm, Final Inspections
Date of Death Valuation
Divorce & Estate Appraisals
FHA, USDA
Reverse Mortgage Appraisals
Waterfront – Ocean Front, Intracoastal Waterway, Canal Front
Construction Draw Inspections
Pre-Listing Appraisals
Court Testimony
Catastrophic Disaster Area Property Inspections
Casualty Loss Valuations
Appraisal Review
Compliance Reviews

Received June 10, 2024
Planning and Building Department

Tax Bill Detail

Year	Due
2023	**$0.00**
2022	$0.00
2021	$0.00
2020	$0.00
2019	$0.00
2018	$0.00
2017	$0.00
2016	$0.00
2015	$0.00
2014	$0.00

Property Tax Account: 203640-0000

SIEFKEN SCOTT W,MARY C

Year: 2023
Tax District: 452
Bill Number: 136536
Property Type: Real Estate
Owner: SIEFKEN SCOTT W,MARY C

MAILING ADDRESS:
SIEFKEN SCOTT W,MARY C
1665 STATE ROAD 16
SAINT AUGUSTINE
FL 32084-9515

PROPERTY ADDRESS:
66 SARAGOSSA
SAINT AUGUSTINE
32084

Payment Options

This Bill:	$0.00
All Bills:	$0.00
Cart Amount:	$0.00

Bill 136536 -- No Amount Due

Pay All Bills

Print Bill / Receipt

Taxes **Assessments** **Legal Description**
Payment History

Assessments

Authority	Improv	Land	Ag Land	Personal	Market Ag
MOSQUITO	249,602	0	0	0	0
SJRWMD	249,602	0	0	0	0
PORT AUTHORITY	249,602	0	0	0	0
CITY OF ST AUGUSTINE	249,602	0	0	0	0
FL INLAND NAV DISTRICT	249,602	0	0	0	0
COUNTY	249,602	0	0	0	0
SCHOOL	337,393	0	0	0	0

Exemptions

Exemption	Amount

Taxable Values

Received June 10, 2024
Planning and Building Department

Authority	Assessed	Exemption	Taxable
MOSQUITO	249,602	0	249,602
SJRWMD	249,602	0	249,602
PORT AUTHORITY	249,602	0	249,602
CITY OF ST AUGUSTINE	249,602	0	249,602
FL INLAND NAV DISTRICT	249,602	0	249,602
COUNTY	249,602	0	249,602
SCHOOL	337,393	0	337,393

PublicSoft © 2024 - Powered by Phenix.net

Received June 10, 2024
Planning and Building Department

Tax Bill Detail

Year	Due
2023	**$0.00**
2022	$0.00
2021	$0.00
2020	$0.00
2019	$0.00
2018	$0.00
2017	$0.00
2016	$0.00
2015	$0.00
2014	$0.00

Property Tax Account: 203640-0000

SIEFKEN SCOTT W,MARY C

Year: 2023 **Bill Number:** 452 **Owner:** SIEFKEN SCOTT W,MARY C
Tax District: 136536 **Property Type:** Real Estate

MAILING ADDRESS:
SIEFKEN SCOTT W,MARY C
1665 STATE ROAD 16
SAINT AUGUSTINE
FL 32084-9515

PROPERTY ADDRESS:
66 SARAGOSSA
SAINT AUGUSTINE
32084

Payment Options

This Bill:	$0.00
All Bills:	$0.00
Cart Amount:	$0.00

Bill 136536 -- No Amount Due

Pay All Bills

Print Bill / Receipt

Taxes **Assessments** **Legal Description**
Payment History

Ad Valorem

Authority/Fund	Tax Rate	Charged	Paid	Due
COUNTY				
GENERAL	4.6537	$1,115.10	$1,115.10	$0.00
ROAD	0.8444	$202.34	$202.34	$0.00
HEALTH	0.0160	$3.83	$3.83	$0.00
Subtotal	**5.5141**	**$1,321.27**	**$1,321.27**	**$0.00**
SCHOOL				
SCHOOL-STATE LAW	3.1620	$1,024.16	$1,024.16	$0.00
SCHOOL - LOCAL BOARD	2.2480	$728.13	$728.13	$0.00
Subtotal	**5.4100**	**$1,752.29**	**$1,752.29**	**$0.00**
SJRWMD	**0.1793**	**$42.96**	**$42.96**	**$0.00**
MOSQUITO	**0.1800**	**$43.13**	**$43.13**	**$0.00**
CITY OF ST AUGUSTINE	**7.5000**	**$1,797.14**	**$1,797.14**	**$0.00**
FL INLAND NAV DISTRICT	**0.0288**	**$6.90**	**$6.90**	**$0.00**
PORT AUTHORITY	**0.0598**	**$14.33**	**$14.33**	**$0.00**
TOTAL	**18.8720**	**$4,978.02**	**$4,978.02**	**$0.00**

Non-Ad Valorem

Authority/Fund	Charged	Paid	Due

Received June 10, 2024
Planning and Building Department

C OF S A FIRE ASSESS FEE	**$157.79**	**$157.79**	**$0.00**
TOTAL	**$157.79**	**$157.79**	**$0.00**

PublicSoft © 2024 - Powered by Phenix.net

Received June 10, 2024
Planning and Building Department

Tax Bill Detail

Year	Due
2023	$0.00
2022	**$0.00**
2021	$0.00
2020	$0.00
2019	$0.00
2018	$0.00
2017	$0.00
2016	$0.00
2015	$0.00
2014	$0.00

Property Tax Account: 203640-0000

SIEFKEN SCOTT W,MARY C

Year: 2022
Tax District: 452
Bill Number: 131379
Property Type: Real Estate
Owner: SIEFKEN SCOTT W,MARY C

MAILING ADDRESS:
SIEFKEN SCOTT W,MARY C
1665 STATE ROAD 16
SAINT AUGUSTINE
FL 32084-9515

PROPERTY ADDRESS:
66 SARAGOSSA ST

Payment Options

This Bill:	$0.00
All Bills:	$0.00
Cart Amount:	$0.00

Bill 131379 -- No Amount Due

Pay All Bills

Print Bill / Receipt

Taxes **Assessments** **Legal Description**
Payment History

Assessments

Authority	Improv	Land	Ag Land	Personal	Market Ag
COUNTY	0	0	0	0	0
SCHOOL	0	0	0	0	0
SJRWMD	0	0	0	0	0
MOSQUITO	0	0	0	0	0
CITY OF ST AUGUSTINE	0	0	0	0	0
FL INLAND NAV DISTRICT	0	0	0	0	0
PORT AUTHORITY	0	0	0	0	0
COUNTY	0	226,911	0	0	0
SCHOOL	0	279,120	0	0	0
SJRWMD	0	226,911	0	0	0
MOSQUITO	0	226,911	0	0	0
CITY OF ST AUGUSTINE	0	226,911	0	0	0

Received June 10, 2024
Planning and Building Department

FL INLAND NAV DISTRICT	0	226,911	0	0	0
PORT AUTHORITY	0	226,911	0	0	0

Exemptions

Exemption	Amount

Taxable Values

Authority	Assessed	Exemption	Taxable
COUNTY	0	0	0
SCHOOL	0	0	0
SJRWMD	0	0	0
MOSQUITO	0	0	0
CITY OF ST AUGUSTINE	0	0	0
FL INLAND NAV DISTRICT	0	0	0
PORT AUTHORITY	0	0	0
COUNTY	226,911	0	226,911
SCHOOL	279,120	0	279,120
SJRWMD	226,911	0	226,911
MOSQUITO	226,911	0	226,911
CITY OF ST AUGUSTINE	226,911	0	226,911
FL INLAND NAV DISTRICT	226,911	0	226,911
PORT AUTHORITY	226,911	0	226,911

PublicSoft © 2024 - Powered by Phenix.net

Received June 10, 2024
Planning and Building Department

Tax Bill Detail

Year	Due
2023	$0.00
2022	**$0.00**
2021	$0.00
2020	$0.00
2019	$0.00
2018	$0.00
2017	$0.00
2016	$0.00
2015	$0.00
2014	$0.00

Property Tax Account: 203640-0000

SIEFKEN SCOTT W,MARY C

Year: 2022 **Bill Number:** 131379 452 **Owner:** SIEFKEN SCOTT W,MARY C
Tax District: **Property Type:** Real Estate

MAILING ADDRESS:
SIEFKEN SCOTT W,MARY C
1665 STATE ROAD 16
SAINT AUGUSTINE
FL 32084-9515

PROPERTY ADDRESS:
66 SARAGOSSA ST

Payment Options

This Bill:	$0.00
All Bills:	$0.00
Cart Amount:	$0.00

Bill 131379 -- No Amount Due

Pay All Bills

Print Bill / Receipt

Taxes **Assessments** **Legal Description**
Payment History

Ad Valorem

Authority/Fund	Tax Rate	Charged	Paid	Due
COUNTY				
GENERAL	4.6537	$1,013.73	$1,013.73	$0.00
ROAD	0.8444	$183.95	$183.95	$0.00
HEALTH	0.0160	$3.48	$3.48	$0.00
Subtotal	**5.5141**	**$1,201.16**	**$1,201.16**	**$0.00**
SCHOOL				
SCHOOL-STATE LAW	3.2350	$866.83	$866.83	$0.00
SCHOOL - LOCAL BOARD	2.2480	$602.36	$602.36	$0.00
Subtotal	**5.4830**	**$1,469.19**	**$1,469.19**	**$0.00**
SJRWMD	**0.1974**	**$43.00**	**$43.00**	**$0.00**
MOSQUITO	**0.1900**	**$41.39**	**$41.39**	**$0.00**
CITY OF ST AUGUSTINE	**7.5000**	**$1,633.75**	**$1,633.75**	**$0.00**
FL INLAND NAV DISTRICT	**0.0320**	**$6.97**	**$6.97**	**$0.00**
PORT AUTHORITY	**0.0598**	**$13.03**	**$13.03**	**$0.00**
TOTAL	**18.9763**	**$4,408.49**	**$4,408.49**	**$0.00**

Non-Ad Valorem

Authority/Fund	Charged	Paid	Due
C OF S A FIRE ASSESS FEE	**$97.23**	**$97.23**	**$0.00**

Received June 10, 2024
Planning and Building Department

TOTAL	**$97.23**	**$97.23**	**$0.00**

PublicSoft © 2024 - Powered by Phenix.net

Instr #2024006218 BK: 5890 PG: 1715, Filed & Recorded: 1/25/2024 11:25 AM #Pgs:1
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $10.00

Received June 10, 2024
Planning and Building Department

PREPARED BY and RETURN TO:
William T. (Tom) Edwards, Jr., Esquire
THE EDWARDS LAW FIRM
A Professional Association
3030 Hartley Road, Suite 210
Jacksonville, Florida 32073

Parcel ID No: 203640-0000

WARRANTY DEED

THIS WARRANTY DEED made on the 25th of January 2024 by SCOTT W. SIEFKEN, joined by his spouse, MARY C. SIEFKEN, whose post office address is 1665 State Road 16, Saint Augustine, Florida 32084, hereinafter called the Grantor(s), to

> SCOTT W. SIEFKEN and MARY C. SIEFKEN, Trustees, or their successors in the trust, under the SIEFKEN LIVING TRUST, dated August 1, 2011, and any amendments thereto, with the power and authority either to protect, conserve and to sell or to lease or to encumber or otherwise manage and dispose of the real property described in this warranty deed, whose post office address is 1665 State Road 16, Saint Augustine, Florida 32084, hereinafter called the Grantor(s).

(Wherever used herein the term "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 Grantors, for and in no consideration (ZERO DOLLARS), hereby grants, bargains, sells aliens, remises, releases, conveys and confirms unto the grantee, the following described land, situate, lying and being in the County of St. Johns, State of Florida to wit:

COPY

> **LOT 8 OF BLOCK "A' OF THE MODEL LAND COMPANY'S SUBDIVISION OF PART OF BLOCK 45 IN THE CITY OF ST. AUGUSTINE, ACCORDING TO PLAT OF SAID SUBDIVISION ON FILE IN ST. JOHNS COUNTY RECORDS IN PLAT BOOK 1 AT PAGE 108 AND IS DESCRIBED THE SAME ON OFFICIAL MAP OF SAID CITY MADE BY ROBERT RANSON AND ACCEPTED BY THE CITY COUNCIL ON JANUARY 1905.**
>
> This property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

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

SUBJECT to covenants, easements, restrictions and indebtedness of record, if any.

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 Grantors have hereunto set their hands and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature

Nancy Ehrenberg
Print Witness Name
Address: 3030 Hartley Road, #210 Jacksonville, FL 32257

Witness Signature

ELEANOR ZERULIK
Print Witness Name
Address: 3030 Hartley Road, #210 Jacksonville, FL 32257

SCOTT W. SIEFKEN

MARY C. SIEFKEN

STATE OF FLORIDA)
SS
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, on the 25th of January, 2024, by SCOTT W. SIEFKEN and MARY C. SIEFKEN,

( ) who are personally known to me
OR
(✓) who have produced FL Drivers Lic as identification.

(Notary Seal)

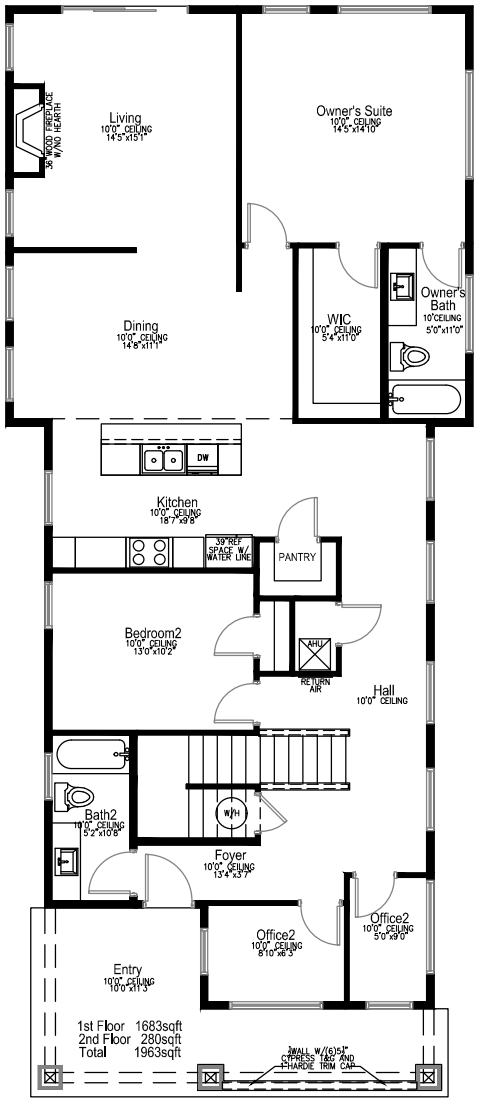
KIMBERLY C. RESTREPO
Commission # HH 446027
Expires September 20, 2027

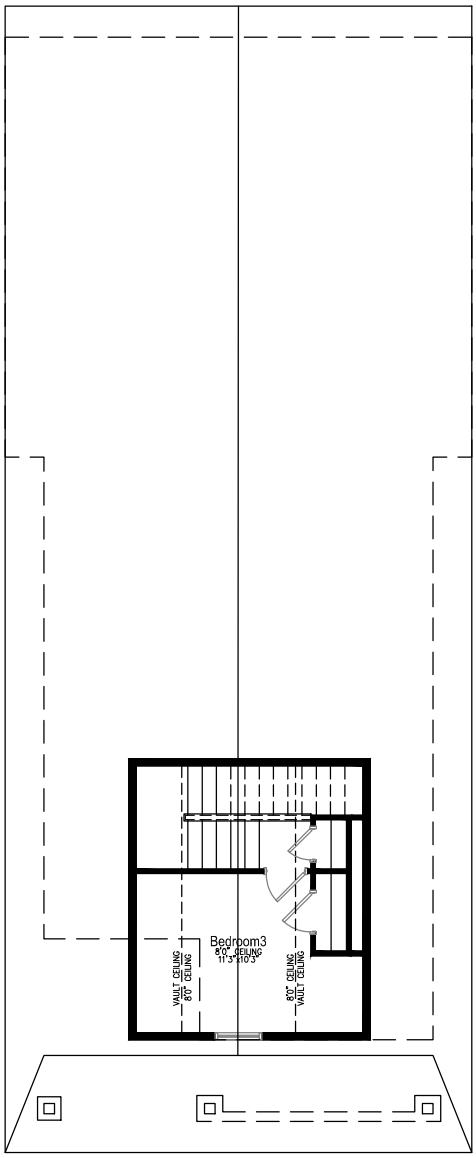
Notary Public, State of Florida

Received June 10, 2024
Planning and Building Department
6/5/2024

Saragossa Brochure

From Colour Homes







COLOUR HOMES

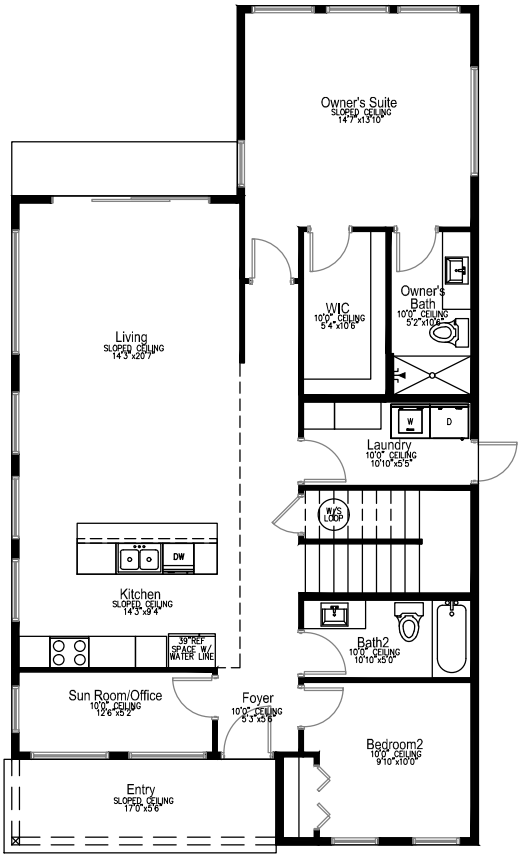
SCALE: 1/8"=1'-0"

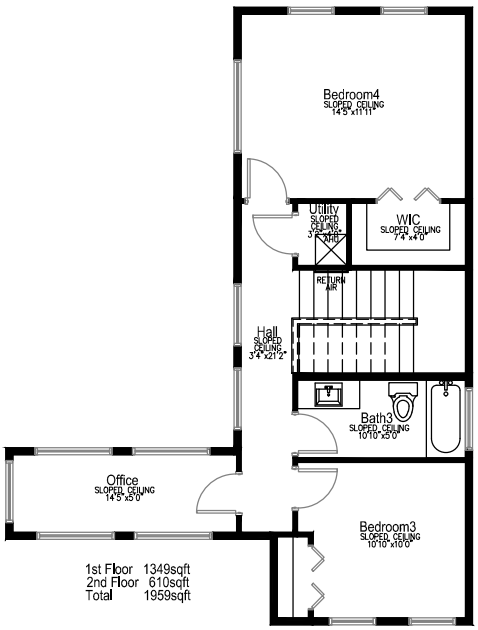
Artist's Renderings. All features and dimensions are subject to change without notice.

Received June 10, 2024
Planning and Building Department
5/21/2024

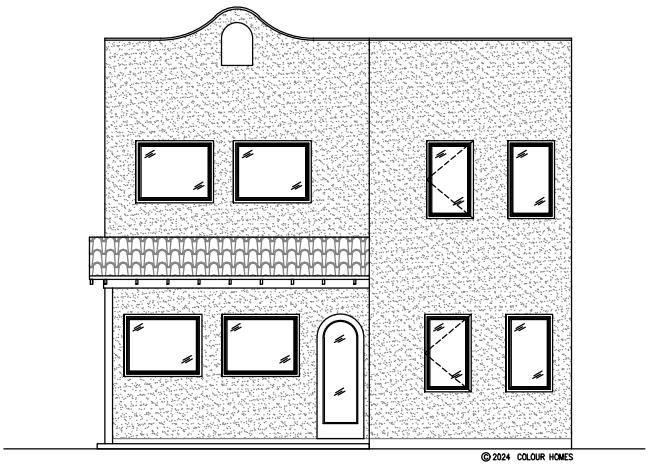
Saragossa Brochure

From Colour Homes





1st Floor 1349sqft
2nd Floor 610sqft
Total 1959sqft



COLOUR HOMES

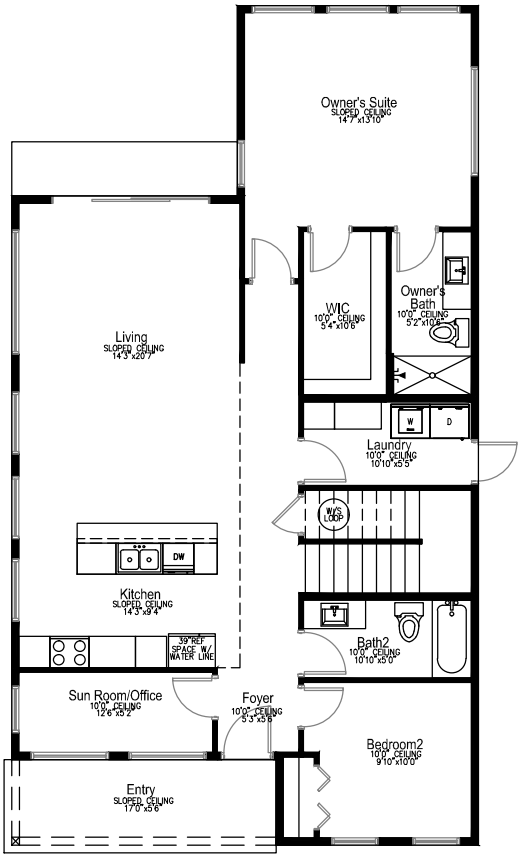
SCALE: $\frac{1}{8}$"=1'–0"

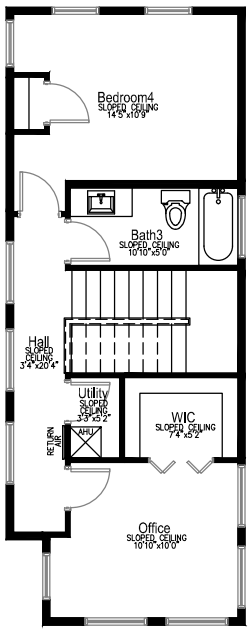
Artist's Renderings. All features and dimensions are subject to change without notice.

Received June 10, 2024
Planning and Building Department
5/21/2024

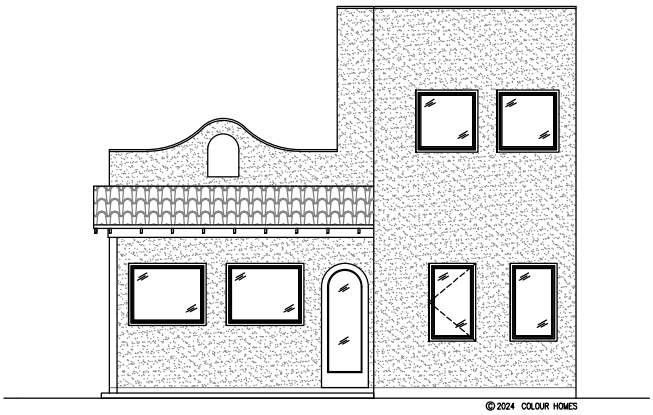
Saragossa Brochure

From Colour Homes





1st Floor 1349sqft
2nd Floor 523sqft
Total 1872sqft



COLOUR HOMES

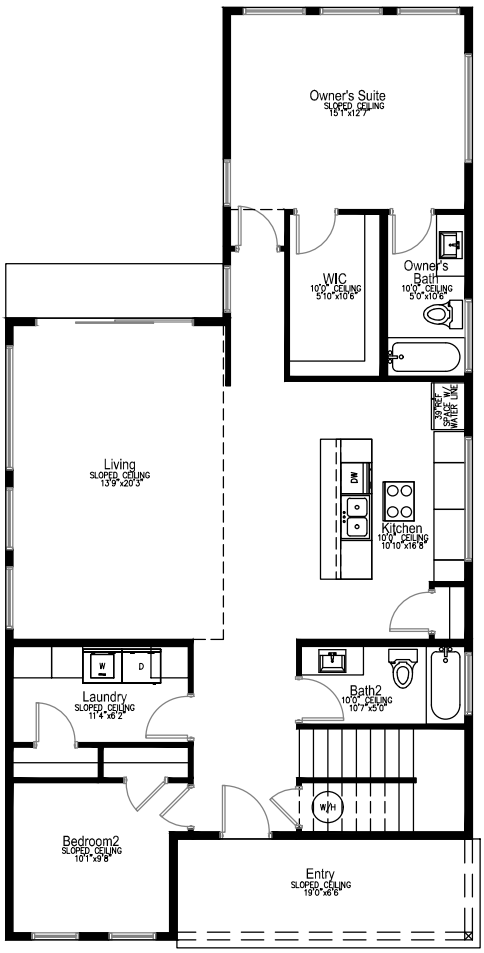
SCALE: $\frac{1}{8}$"=1'-0"

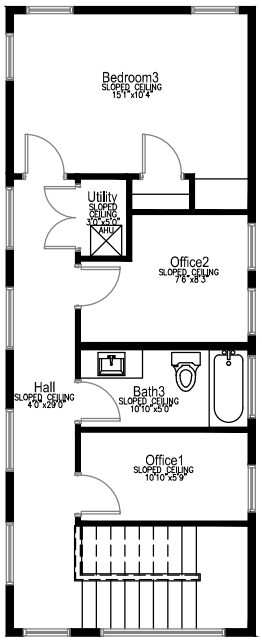
Artist's Renderings. All features and dimensions are subject to change without notice.

Received June 10, 2024
Planning and Building Department
5/21/2024

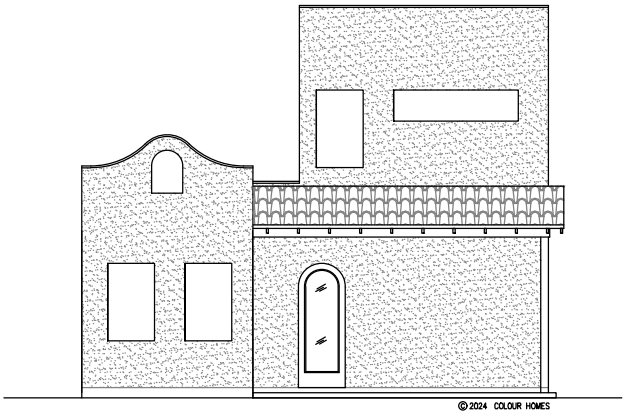
Saragossa Brochure

From Colour Homes





1st Floor 1396sqft
2nd Floor 569sqft
Total 1965sqft



COLOUR HOMES

SCALE: $\frac{1}{8}$"=1'-0"

Artist's Renderings. All features and dimensions are subject to change without notice.

Instr #2018060632 BK: 4600 PG: 475, Filed & Recorded: 8/21/2018 1:11 PM #Pgs:2
Hunter S. Conrad,Clerk of the Circuit Court St. Johns County FL Recording $18.50 Doc. D $1,610.00

IN & RET Rec: $18.50 Doc: $1610.00
After Recording Return to:
This Instrument Prepared by:
Marlene Lagasse ($230,000.00)
ESTATE TITLE OF ST. AUGUSTINE, INC.
71 CARRERA STREET
ST AUGUSTINE, FL 32084
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
203640-0000
File No.: 62069

WARRANTY DEED

This Warranty Deed, Made the 21st day of August, 2018, by

CAROLINE WOLFE BUELL, UNMARRIED AND WANDA W. GRAWET, CONVEYING SEPARATE NON-HOMESTEAD PROPERTY whose post office address is:

8830 Ladrido Lane Orlando FL 32836

hereinafter called the "Grantor", to

SCOTT W. SIEFKEN and MARY C. SIEFKEN, as husband and wife, whose post office address is:

1665 State Road 16 ST Augustine FL 32084

hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents ($10.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **St Johns** County, Florida, to wit:

LOT 8 OF BLOCK "A" OF THE MODEL LAND COMPANY'S SUBDIVISION OF PART OF BLOCK 45 IN THE CITY OF ST. AUGUSTINE, ACCORDING TO PLAT OF SAID SUBDIVISION ON FILE IN ST. JOHNS COUNTY RECORDS IN PLAT BOOK 1 AT PAGE 108 AND IS DESCRIBED THE SAME ON OFFICIAL MAP OF SAID CITY MADE BY ROBERT RANSON AND ACCEPTED BY THE CITY COUNCIL ON JANUARY 1905.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

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 2017, reservations, restrictions and easements of record, if any.

COPY

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES

TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: _____ X _____
CAROLINE WOLFE BUELL

Printed Name: Carol A Lagasse

Witness Signature: _____ _____
WANDA W. GRAWET

Printed Name: Lois B. Rollins

COPY

State of Florida

County of St Johns

The foregoing instrument was acknowledged before me this 21st day of August, 2018 by

CAROLINE WOLFE BUELL and WANDA W. GRAWET, who is/are personally known to me or has/have produced driver license(s) as identification.

_____ My Commission Expires: _____
Notary Public Signature (SEAL)
Printed Name:

CAROL A LAGASSE
Notary Public - State of Florida
Commission # GG 013684
My Comm. Expires Jul 21, 2020
Bonded through National Notary Assn.

Instr #2024006218 BK: 5890 PG: 1715, Filed & Recorded: 1/25/2024 11:25 AM #Pgs:1
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $10.00

PREPARED BY and RETURN TO:
William T. (Tom) Edwards, Jr., Esquire
THE EDWARDS LAW FIRM
A Professional Association
3030 Hartley Road, Suite 210
Jacksonville, Florida 32073

Parcel ID No: 203640-0000

WARRANTY DEED

THIS WARRANTY DEED made on the 25th of January 2024 by SCOTT W. SIEFKEN, joined by his spouse, MARY C. SIEFKEN, whose post office address is 1665 State Road 16, Saint Augustine, Florida 32084, hereinafter called the Grantor(s), to

> SCOTT W. SIEFKEN and MARY C. SIEFKEN, Trustees, or their successors in the trust, under the SIEFKEN LIVING TRUST, dated August 1, 2011, and any amendments thereto, with the power and authority either to protect, conserve and to sell or to lease or to encumber or otherwise manage and dispose of the real property described in this warranty deed, whose post office address is 1665 State Road 16, Saint Augustine, Florida 32084, hereinafter called the Grantor(s).

(Wherever used herein the term "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 Grantors, for and in no consideration (ZERO DOLLARS), hereby grants, bargains, sells aliens, remises, releases, conveys and confirms unto the grantee, the following described land, situate, lying and being in the County of St. Johns, State of Florida to wit:

COPY

> **LOT 8 OF BLOCK "A' OF THE MODEL LAND COMPANY'S SUBDIVISION OF PART OF BLOCK 45 IN THE CITY OF ST. AUGUSTINE, ACCORDING TO PLAT OF SAID SUBDIVISION ON FILE IN ST. JOHNS COUNTY RECORDS IN PLAT BOOK 1 AT PAGE 108 AND IS DESCRIBED THE SAME ON OFFICIAL MAP OF SAID CITY MADE BY ROBERT RANSON AND ACCEPTED BY THE CITY COUNCIL ON JANUARY 1905.**
>
> This property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

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

SUBJECT to covenants, easements, restrictions and indebtedness of record, if any.

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 Grantors have hereunto set their hands and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature

Nancy Ehrenberg
Print Witness Name
Address: 3030 Hartley Road, #210 Jacksonville, FL 32257

Witness Signature

ELEANOR ZERULIK
Print Witness Name
Address: 3030 Hartley Road, #210 Jacksonville, FL 32257

SCOTT W. SIEFKEN

MARY C. SIEFKEN

STATE OF FLORIDA)
SS
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, on the 25th of January, 2024, by SCOTT W. SIEFKEN and MARY C. SIEFKEN,

( ) who are personally known to me
OR
(✓) who have produced FL Drivers Lic as identification.

(Notary Seal) KIMBERLY C. RESTREPO
Commission # HH 446027
Expires September 20, 2027

Notary Public, State of Florida

Application 90

Skip to Main Content

Apply for Exemptions

Apply for Exemptions

St. Johns County, FL

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	2036400000
Location Address	66 SARAGOSSA ST SAINT AUGUSTINE 32084-0000
Neighborhood	Model Land/City (610.3)
Tax Description*	2-44 MODEL LAND CO SUB CITY LOT 8 BLK A OR4600/475 & 5890/1715 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Model Land Co.'s Subdivision Of A Part O
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.150
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Siefken Living Trust D: 08/01/2011 100% Siefken Scott W Trustee 0% Siefken Mary C Trustee 0%
Mailing Address	1665 STATE ROAD 16 SAINT AUGUSTINE, FL 32084-9515

Map



Valuation Information

	2024
Building Value	$130,693
Extra Features Value	$0
Total Land Value	$204,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$334,693**
Total Deferred	$60,131
Assessed Value	**$274,562**
Total Exemptions	$0
Taxable Value	**$274,562**

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

Historical Assessment Information

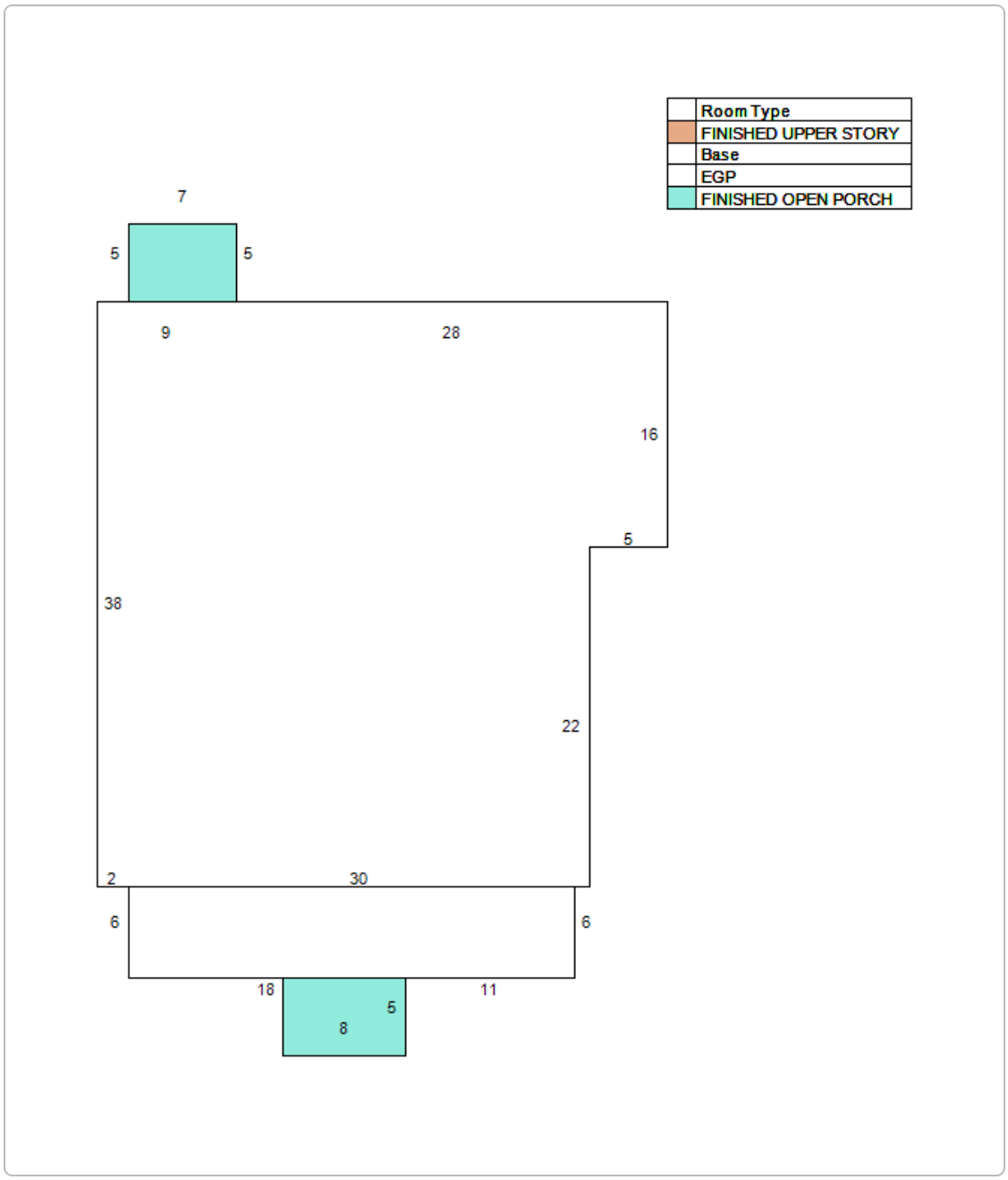
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	$133,393	$0	$204,000	$0	$0	$337,393	$249,602	$87,791	$249,602
2022	$107,760	$0	$171,360	$0	$0	$279,120	$226,911	$52,209	$226,911
2021	$60,933	$0	$145,350	$0	$0	$206,283	$206,283	$0	$206,283
2020	$62,105	$0	$145,350	$0	$0	$207,455	$207,455	$0	$207,455
2019	$56,321	$0	$145,350	$0	$0	$201,671	$201,671	$0	$201,671
2018	$75,094	$0	$145,350	$0	$0	$220,444	$220,444	$0	$220,444
2017	$75,094	$908	$145,350	$0	$0	$221,352	$156,518	$90,334	$131,018
2016	$67,944	$908	$126,225	$0	$0	$195,077	$194,096	$981	$194,096
2015	$60,793	$908	$114,750	$0	$0	$176,451	$176,451	$0	$176,451
2014	$51,602	$908	$114,750	$0	$0	$167,260	$167,260	$0	$167,260
2013	$51,602	$908	$114,750	$0	$0	$167,260	$154,031	$13,229	$154,031

Building Information

Building	1
Building Value	$130,693
Year Built	1900
Actual Area	2193
Conditioned Area	1944
Use	Single Family Residence
Style	01
Exterior Wall	Wood
Roof Cover	Metal
Roof Structure	Gable Hip
Interior Flooring	Carpet, Pine Wood
Interior Wall	Drywall
Heating Type	Forced Air
Air Conditioning	Window
Bedrooms	0
Baths	

Description	Square Footage
BASE AREA	1296
FINISHED OPEN PORCH	35
UNFINISHED ENCLOSED PORCH	174
FINISHED OPEN PORCH	40
FINISHED UPPER STORY	648
Total SqFt	2193

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	50	130	50	EF	$204,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
1/25/2024	1/25/2024	$0.00	WARRANTY DEED	5890	1715	U	I	SIEFKEN SCOTT W,MARY C	SIEFKEN LIVING TRUST D: 08/01/2011
8/21/2018	8/21/2018	$230,000.00	WARRANTY DEED	4600	475	Q	I	BUELL CAROLINE WOLFE	SIEFKEN SCOTT W,MARY C
	7/8/2002	$100.00	QUIT CLAIM DEED	1781	846	U	I	WOLFE DONALD (HIS INT)	BUELL CAROLINE WOLFE
	2/15/2002	$0.00	ORDER DET HX REAL P	1728	425	U	I	WOLFE LILLIAN THELMA ESTATE	BUELL CAROLINE W,WOLFE DONALD,GRAWET WANDA
	12/17/1996	$0.00	WILL	1728	421	U	I	WOLFE LILLIAN THELMA	WOLFE LILLIAN THELMA (WILL)
11/13/2018	9/26/1996	$0.00	DEATH CERTIFICATE	4639	1848	U	I	WOLFE GUY B (DECD)	WOLFE LILLIAN THELMA

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: 5/18/2024, 1:12:21 AM

Contact Us

Developed by
Schneider GEOSPATIAL



Detail by Entity Name

Florida Limited Liability Company
COLOUR HOMES LLC

Filing Information

Document Number	L19000032702
FEI/EIN Number	84-3209967
Date Filed	01/31/2019
Effective Date	01/31/2019
State	FL
Status	ACTIVE

Principal Address

450 SR 13
106-329
St. Johns, FL 32259

Changed: 04/30/2021

Mailing Address

450 SR 13
106-329
St. Johns, FL 32259

Changed: 04/30/2021

Registered Agent Name & Address

STANCIL, JASON
450 SR 13
106-329
St. Johns, FL 32259

Address Changed: 04/30/2021

Authorized Person(s) Detail

Name & Address

Title MGR

STANCIL, JASON K

450 SR 13
106-329
St. Johns, FL 32259

Annual Reports

Report Year	Filed Date
2023	03/06/2023
2023	04/26/2023
2024	05/01/2024

Document Images

05/01/2024 -- ANNUAL REPORT	View image in PDF format
04/26/2023 -- AMENDED ANNUAL REPORT	View image in PDF format
03/06/2023 -- ANNUAL REPORT	View image in PDF format
04/29/2022 -- ANNUAL REPORT	View image in PDF format
04/30/2021 -- ANNUAL REPORT	View image in PDF format
06/30/2020 -- ANNUAL REPORT	View image in PDF format
01/31/2019 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST AUGUSTINE

MEMORANDUM

To: Historic Architectural Review Board

Date: June 20, 2024

Re: Planning and Building Permits – Historic Preservation Districts

During the month of May 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

40 Charlotte Street (Revision to the initial permit of renovating outdoor patio to include ADA lift.)

259 Saint George Street (Permit reinstated for Final Inspection of classroom renovation to separate rooms and extend existing bathrooms.)

26 Fullerwood Drive (Re-roof residential asphalt shingle replacement FL 10674 color – Williamsburg Gray. HARB approved.)

44 Avenida Menendez (Install fire suppression underneath the cooking hood.)

30 Hope Street (Shingle re-roof FL16305-R9.)

17 Bay View Drive (Replace damaged siding with Southern pine Novelty to match existing, replace (2) 3030 windows on south wall – Anderson vinyl windows FL15752, and a tub to shower conversion.)

116 Saint George Street (Shingle roof replacement, small section owens corning duration, Quarry Grey.)

98 Cerro Street (Replace damaged windows. FL #16636.3 and FL #16636.1.)

DEMOLITIONS

241 Coquina Avenue (Demolition of existing home below AE Flood Elevation to allow for construction of new home above AE Flood Plain.)

11 Bridge Street (Emergency demolition of structure.)

SIGNS

NONE

Kaeli Dickinson

Kaeli Dickinson, Planning and Building Clerk

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Historic Architectural Review Board

DATE: June 20, 2024

RE: Letter of Support Request for Small Matching Grant "Exploring St. Augustine's Post-Emancipation Black Schools: An Archaeology Pop-Up Exhibit"

The Archaeology Program recently submitted an application for the 2025-2026 Small Matching Grant through the Florida Division of Historical Resources by the June 3rd application deadline. The application is for a Heritage Education Grant to create an exhibit and interpretative signs about Lincolnville's earliest Black public schools. A letter of support for the grant application is requested from the Board.

The HARB worked diligently on the Historic Preservation Master Plan (HPMP) adopted in 2018 by the City Commission. The project helps achieve several goals and tasks prioritized in the HPMP Master Plan including: increasing the awareness and value of preserving St. Augustine's archaeological resources, historic sites, and culture; and conducting education and outreach programs. Furthermore, a component of this grant aims to document previously unrecorded historic sites vulnerable to flooding, which aligns with the Statewide Preservation Priorities in this grant cycle.

The education project aims to share the history of School No. 2, Excelsior, and St. Benedict The Moor schools, all of which have been archaeologically documented by the City of St. Augustine Archaeology Program. The finished pop-up exhibit with interpretative panels will use a combination of text, oral histories, historical documents, artifacts, and excavation data. The project will explore the development of Post-Emancipation Black schools, which contributes to the rich historical narrative of St. Augustine's community. The Master Plan (under Task H.1.3 – Develop Archaeological Education Materials) has also identified the importance of producing and sharing the community's history. As the grant applicant, the City would pursue a contract with a consultant to complete the project.

The Small Matching Grant program allows a Certified Local Government (CLG) to apply for a maximum of two applications within the grant solicitation period. This grant is being submitted as a CLG grant and no match is required.

The attached Resolution 2024-18 in support of the grant application was approved by the City Commission at the May 13, 2024 meeting. If you have any questions or need additional information, please let me know.



Andrea White, Ph.D.
City Archaeologist
Planning and Building Department

RESOLUTION NO. 2024-18

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ST. AUGUSTINE, FLORIDA SUPPORTING THE EDUCATION AND PUBLICATION GRANT OF $42,000 IN THE 2025-2026 SMALL MATCHING GRANT CYCLE FOR EXPLORING ST. AUGUSTINE'S POST-EMANCIPATION BLACK SCHOOLS: AN ARCHAEOLOGY POP-UP EXHIBIT HERITAGE EDUCATION PROJECT.

WHEREAS, the Florida Division of Historical Resources provides Small Matching Grants to provide funding to assist local, regional, and state-wide efforts to preserve significant historic and archaeological resources, and to promote knowledge and appreciation of the history of Florida; and

WHEREAS, Heritage Education projects increase public understanding and awareness of Florida's history and the importance of preserving historical and archaeological resources, and are a category funded through the Small Matching Grants; and

WHEREAS, the 2025-2026 Small Matching Grant application period is open on April 1, 2024, and closes June 3, 2024; and

WHEREAS, the City of St. Augustine is a Certified Local Government and therefore eligible to apply for state-funded projects with no match requirement; and

WHEREAS, St. Augustine has an unparalleled archaeological, historical, and cultural heritage that needs to be interpreted and shared with the public; and

WHEREAS, the grant will explore the development of Post-Emancipation Black schools, which contributes to the rich historical narrative of St. Augustine's community; and

WHEREAS, the adopted Historic Preservation Master Plan recommends conducting education and outreach programs and increasing the awareness and value of preserving St. Augustine's archaeological resources, historic sites, and culture; and

WHEREAS, the purpose of this grant project is to create a pop-up exhibit and other outreach materials to educate the public about Lincolnville's first Black schools and share a facet of St. Augustine's post-Emancipation history; and

WHEREAS, the proposed grant project contributes to the historic preservation goals of the City of St. Augustine;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ST. AUGUSTINE, FLORIDA, AS FOLLOWS:

Section 1. Support. The City of St. Augustine hereby fully supports a $42,000 Small Matching Grant application in the Certified Local Government category to the Florida Division of Historical Resources for the "Exploring St. Augustine's Post-Emancipation Black Schools: An Archaeology Pop-Up Exhibit" Heritage Education project in accordance with the 2025-2026 Small Matching Historic Preservation Grants, Formal Solicitation and Applications, April 1, 2024, through June 3, 2024.

PASSED AND ADOPTED by the City Commission for the City of St. Augustine, Florida this 13th day of May 2024.

ATTEST:

Darlene Galambos, City Clerk

(SEAL)

Nancy Sikes-Kline, Mayor-Commissioner

CITY OF ST AUGUSTINE EST. 1565
NATION'S OLDEST CITY

June 20, 2024

Alissa Slade Lotane, SHPO
Florida Division of Historical Resources
R.A. Gray Building
500 South Bronough Street
Tallahassee, Florida 32399-0250

RE: City of St. Augustine Small Matching Grant Application for "Exploring St. Augustine's Post-Emancipation Black Schools: An Archaeology Pop-Up Exhibit"

Dear Ms. Lotane:

On behalf of the St. Augustine Historic Architectural Review Board, please accept this letter in support of a Small Matching Grant to develop St. Augustine's Post-Emancipation Black Schools education and publication project. There are an increasing number of initiatives to highlight the importance and contributions of St. Augustine's Black community, but the history of Black education is an untapped facet of the City's past. Creating a historical narrative from primary sources, oral histories, artifacts, and excavation data into a pop-up exhibit and online StoryMap platform will create an opportunity for a deeper appreciation of the city's history.

The Board worked diligently on the Historic Preservation Master Plan adopted by the City Commission. One of the goals in the Plan is to increase the accessibility of cultural resource information to the public and provide access to documentation through GIS-based applications. This pop-up exhibit project will offer an opportunity to foster a deeper appreciation of the city's history, increase awareness and value of St. Augustine's archaeological resources, and document unrecorded sites that are vulnerable to flooding.

Over the last two years, excavations conducted by the City of St. Augustine Archaeology Program at three segregated schools have yielded an abundance of data about the Black school system. These excavation efforts also highlighted the current lack of interpretative resources about Black education and the community's wish to save this facet of history. I urge you to support this grant proposal and recommend the award of full funding.

Sincerely,

Gaere MacDonald, Chair
Historic Architectural Review Board

CITY OF ST AUGUSTINE EST. 1565
NATION'S OLDEST CITY

June 10, 2024

Greetings,
I have attached a draft marker design and written text for an interpretive panel commemorating the upcoming 100-years anniversary celebration of the City of St. Augustine's relationship with Avilés, Spain. An unveiling and dedication ceremony is being planned for Sunday, September 8, the 459th anniversary of the founding of our city.

The desired location is on Avilés Street, next to a mosaic panel that was gifted to the City of St. Augustine from Aviles in 2002.

In addition, we plan to install a new marker with the mosaic. There was a smaller make-shift marker that was never relocated with the mosaic when it was moved to Avilés Street from the Government House lawn. It explains the significance of the mosaic.

Please advise if you need further documentation or supporting information. I look forward to attending the June 20 HARB meeting to present this and answer any questions.

Respectfully,
Melissa E. Wissel
Melissa Wissel, Communications Director

Revised version received June 13, 2024
Planning & Building Department

Note: *The dimensions of the rectangular edges will be approximately 36" x 24" not including the small semicircle arc at top*

CITY OF ST AUGUSTINE EST. 1565

A Centennial of Friendship: St. Augustine, Florida and Avilés, Spain 1924 - 2024



In August 1924, delegates from the United States visited Avilés, Spain, the birthplace of Pedro Menéndez, who founded St. Augustine in 1565. Members of the delegation who represented St. Augustine, received the outer coffin of Pedro Menéndez de Avilés which was presented as a gift during a reburial ceremony. Citizens lined the streets in Avilés to welcome this delegation, the first of its kind to visit the Kingdom of Spain.

Lorem ipsum

Lorem ipsum

Lorem ipsum



Thus began a century of mutual visiting and gift-giving between the cities. Over the years Avilés sent replicas of its treasures to St. Augustine and St. Augustine presented Avilés with gifts symbolic of a shared Spanish past. Over the years, representatives of both St. Augustine and Avilés, visited one another, exchanged medals, historic treasures, artwork, and hosted visiting students from each city.

The two cities first formalized their relationship on July 10, 1967, signing a resolution with the hopes of developing a lasting friendship between the people of the City of St. Augustine, Florida, and the City of Avilés, Spain. It was established for the purpose of creating goodwill and understanding between people of our two great nations.

On February 26, 2000, St. Augustine and Avilés reconfirmed their commitment in a signed “Sister City Agreement” establishing direct governmental liaisons, and concentrating their efforts in cultural and academic institutions, chambers of commerce, and other community partnerships.

This marker, installed on September 6, 2024, commemorates 100 years of friendship between St. Augustine and Avilés.

1924

Pedro Menendez’s coffin gifted to the City of St. Augustine, currently on display at *Mission Nombre de Dios 27 Ocean Ave.*



1969



Delegation from Aviles visits St. Augustine to deliver replica statue of Pedro Menendez on display in front of *City Hall 75 King Street*

1999

Gift to City of Aviles from City of St. Augustine of anchor salvaged from the shipwreck of Nuestra Señora de Atocha, on display at Phillippe Cousteau Museum in Asturias, Spain



2002



Gift of mural of ceramic tiles created by Avilés artists was placed in St. Augustine, on display on Avilés Street.

2005

Gift of replicas of stone faces from Caños de San Francisco sent to St. Augustine, on display at St. Augustine Visitor Information Center. *10 S. Castillo Drive*



2015



St. Augustine presents Aviles with model of its Constitution Obelisk which stands in the Plaza de la Constitución.

2024

St. Augustine and Avilés mark 100 Years of Friendship with celebrations in their respective cities.

ST AUGUSTINE AVILÉS 100+ Sister Cities Celebrate

A CENTENNIAL OF FRIENDSHIP
ST. AUGUSTINE, Florida AND AVILÉS, Spain
1924 – 2024

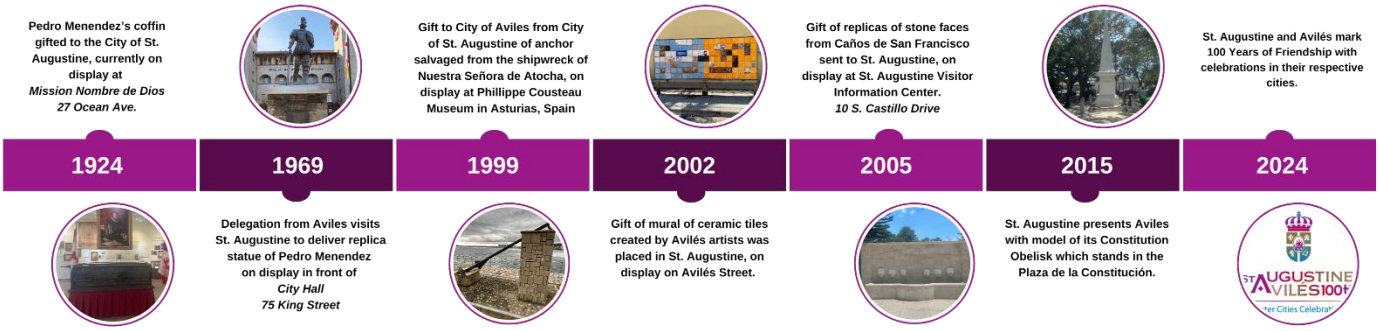
In August 1924, delegates from the United States visited Avilés, Spain, the birthplace of Pedro Menéndez, who founded St. Augustine in 1565. Members of the delegation who represented St. Augustine, received the outer coffin of Pedro Menéndez de Avilés which was presented as a gift during a reburial ceremony. Citizens lined the streets in Avilés to welcome this delegation, the first of its kind to visit the Kingdom of Spain.

Thus began a century of mutual visiting and gift-giving between the cities. Over the years Avilés sent replicas of its treasures to St. Augustine and St. Augustine presented Avilés with gifts symbolic of a shared Spanish past. Over the years, representatives of both St. Augustine and Avilés, visited one another, exchanged medals, historic treasures, artwork, and hosted visiting students from each city.

The two cities first formalized their relationship on July 10, 1967, signing a resolution with the hopes of developing a lasting friendship between the people of the City of St. Augustine, Florida, and the City of Avilés, Spain. It was established for the purpose of creating goodwill and understanding between people of our two great nations.

On February 26, 2000, St. Augustine and Avilés reconfirmed their commitment in a signed “Sister City Agreement” establishing direct governmental liaisons, and concentrating their efforts in cultural and academic institutions, chambers of commerce, and other community partnerships.

This marker, installed on September 6, 2024, commemorates 100 years of friendship between St. Augustine and Avilés.





Official arrival in Aviles, 1924



Delegation departing City Hall in Aviles, 1924



Outer coffin on display at the Mission Nombre de Dios Museum



Statue of Pedro Menendez in front o City Hall



Atocha anchor in Asturias, Spain



Mosaic tile on Avilés Street



Replica faces at the Visitor Information Center

100th Anniversary branding representing the connection of the two cities.



Constitution Monument in the Plaza











Revised version received June 13, 2024
Planning & Building Department

CITY OF ST AUGUSTINE EST. 1565

Pedro Menendez de Avilés Mural

A Gift from the City of Avilés

Pedro Menendez de Avilés: The Person, His Deeds, His Time

This theme was the challenge issued for the 7th San Agustin Ceramic Event, an annual ceramic competition held by the City of Avilés, Spain. Thirty-three artists from the region of Asturias including teachers and stu-dents of the Municipal Ceramics School of Avilés and nearly all the members of the Cerica Group of Asturias responded by creating individual ties utilizing diverse techniques and styles.

The tiles were shipped to St. Augustine and the mural assembled by skilled crews of the City of St. Augustine's Public Works Department under the artistic direction of Ramon Rodriguez, Director of the Municipal Ceramics School of Avilés.

The completed mural was unveiled and official presented to the City of St. Augustine by its sister city, the City of Avilés, Spain, on February 22, 2002.



The mosaic pictured here is the "twin" panel, located in Parque De Ferrer, Aviles, Spain

Note: The dimensions of the rectangular edges will be approximately 36" x 24" not including the small semicircle arc at top





Pedro Menendez de Avilés Mural

A Gift from the City of Avilés, Asturias, Spain

Pedro Menendez de Avilés: The Person, His Deeds, His Times

This theme was the challenge issued for the 7th San Agustin Ceramic Event, an annual ceramic competition held by the City of Avilés, Spain. Thirty-three artists from the region of Asturias including teachers and students of the Municipal Ceramics School of Avilés and nearly all the members of the Cerica Group of Asturias responded by creating individual ties utilizing diverse techniques and styles.

The tiles were shipped to St. Augustine and the mural assembled by skilled crews of the City of St. Augustine's Public Works Department under the artistic direction of Ramon Rodriguez, Director of the Municipal Ceramics School of Avilés.

The completed mural was unveiled and official presented to the City of St. Augustine by its sister city, the City of Avilés, Spain, on February 22, 2002.







Other marker will be a new narrative of the tile mosaic and context of its origins. Currently there is no marker for the mosaic.









Current marker style





Alternative marker style





Marker style installed at Fish Island





CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Historic Architectural Review Board (HARB)

DATE: June 20, 2024

RE: Request to review Abbott Tract National Register Historic District nomination update

The Abbott Tract Historic District was designated to the National Register of Historic Places in 1983, and despite changes over the years had not been updated. In 2019, the City of St. Augustine was awarded a federal grant related to Hurricane Irma, that was administered by the Department of Historic Resources. Several updates to our older seven National Register Historic Districts in St. Augustine were undertaken. Because of the short timeframe and award amount of the grant, only a draft of each updated nomination was created. In 2023, additional funds were allocated from the Historic Preservation Division/Archaeology FY24 budget to move these drafts toward completion.

A revised draft update has been submitted to the Division of Historical Resources for the Abbott Tract Historic District. Before the update is considered by the State for the National Register, the State Historic Preservation Officer must notify the local Chief Elected Official and the local historic preservation commission, which for St. Augustine is our Historic Architectural Review Board (HARB). The attached letter and access to the revised draft update were sent to me as St. Augustine's Certified Local Government representative, and Mayor Nancy Sikes-Kline. I am requesting the HARB review the attached draft of the Abbott Tract Historic District update nomination for consideration of your support.

As stated in Section 8, pages 1-2 (PDF page 5-6/Packet page 8-9) in the attached nomination update: "The main purpose of the update to the Abbott Tract nomination is to update the above-ground resource count as well as to document alterations and new infill within the district. This update also contains newly added information regarding Criterion B, for the district's association with Lucy Abbott.

The district's significance under Criterion C (architecture) and boundaries are maintained, as well as its significance under Criterion A for Community Planning and Development. While Criterion C significance of the district has not been diminished, some of the resources have been re-classified stylistically and the resources within the district have been updated.

The 1983 nomination included thirteen (19%) noncontributing resources and 124 (91%) contributing resources. In this update, 65 (33%) resources are noncontributing and 122 (67%) are contributing. The addition of properties is due to new guidelines which require the documentation and contributing status of auxiliary structures such as detached sheds and garages.

A total of 12 buildings have been demolished since the original 1983 nomination."

The HARB's feedback and public comment is invited and will be passed along to DHR. If support for this revised draft is provided by the HARB or our Mayor within the stated time period (60 days from receipt of the attached letter), the proposed update will be scheduled for consideration by the Florida National Register Review Board. This is tentatively scheduled to be heard at their August 8, 2024 meeting.

Please contact me if you have any questions,

Julie Courtney
Historic Preservation Officer, Planning and Building Department
E jcourtney@citystaug.com | P 904.209.4283

June 7, 2024

Ms. Julie Courtney
Historic Preservation Officer
75 King Street
St. Augustine, FL 32084

Re: Abbott Tract National Register Historic District Update, FMSF # SJ02461

Dear Ms. Courtney:

A Florida National Register Nomination Proposal for the above referenced property has been prepared by the State Historic Preservation Office. We solicit your review and recommendation concerning eligibility in accordance with the procedures established by the National Historic Preservation Act, as amended (54 U.S.C. 302504), which created the basis for the participation of Certified Local Governments in the Florida National Register of Historic Places nomination process.

According to the Act, before properties within the jurisdiction of the certified local government may be considered by the State to be nominated for inclusion on the National Register, the State Historic Preservation Officer shall notify the owners, the applicable chief local elected official, and the local historic preservation commission. The commission, after reasonable opportunity for public comment, shall prepare a report as to whether or not such properties meets the eligibility criteria. Within sixty days of the notice from the State Historic Preservation Officer, the chief local elected official shall transmit the report of the commission and their recommendation to the State Historic Preservation Officer. If no such report and recommendation are received within sixty days, the State shall proceed with the nomination process.

If either the preservation agency or the chief local elected official supports the nomination of the property, the proposal will be scheduled for consideration by the Florida National Register Review Board. We have tentatively scheduled the nomination for the above property for consideration by the Florida National Register Review Board at their August 8th, 2024 meeting.

If both the commission and the chief local elected official recommend that a property not be nominated to the National Register, the State Historic Preservation Officer shall take no further action, unless within thirty days of the receipt of such recommendation by the State Historic Preservation Officer an appeal is

filed with the State. Any party may file an appeal with the State Historic Preservation Officer. If the State Historic Preservation Officer, after hearing the appeal, determines that the property is eligible, he shall proceed with the nomination process. The State Historic Preservation Officer shall include any reports and recommendations from any party along with the nomination submitted to the Keeper of the Register.

We look forward to your recommendation and comments regarding this property. If we can be of any further assistance to you, please do not hesitate to contact me at kyra.lucas@dos.fl.gov or 850-245-6339.

Sincerely,

Dr. Kyra N. Lucas
Survey & Registration Supervisor
Bureau of Historic Preservation

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

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

1. Name of Property

historic name Abbott Tract Historic District (Additional Documentation)

other names/site number North City/Uptown

2. Location

street & number Generally San Marco Avenue and Pine, Water, and Shenandoah Streets ☐ not for publication

city or town St. Augustine ☐ vicinity

state Florida code _____ county St. Johns code _____ zip code 32084

3. State/Federal Agency Certification

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

_____
Signature of certifying official/Title Date

Florida Department of State, Division of Historical Resources, Bureau of Historic Preservation
State or Federal agency and bureau

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

_____
Signature of certifying official/Title Date

_____
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- ☐ entered in the National Register
  - ☐ See continuation sheet
- ☐ determined eligible for the National Register
  - ☐ See continuation sheet.
- ☐ determined not eligible for the National Register
  - ☐ See continuation sheet.
- ☐ removed from the National Register.
- ☐ other, (explain) _____

Signature of the Keeper Date of Action

5. Classification

Ownership of Property
(Check as many boxes as apply)

- ☒ private
- ☐ public-local
- ☐ public-State
- ☐ public-Federal

Category of Property
(Check only one box)

- ☐ buildings
- ☒ district
- ☐ site
- ☐ structure
- ☐ object

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

Contributing	Noncontributing	
122	65	buildings
0	0	sites
0	0	structures
0	0	objects
122	65	total

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

"N/A"

Number of contributing resources previously listed in the National Register

124

6. Function or Use

Historic Functions
(Enter categories from instructions)

Domestic/Single Dwelling
Commerce/Trade/Specialty Store
Commerce/Trade/Department Store
Domestic/Multiple Dwelling

Current Functions
(Enter categories from instructions)

Domestic/Single Dwelling
Commerce/Trade/Specialty Store
Commerce/Trade/Restaurant
Domestic/Multiple Dwelling
Recreation and Culture/Musuem
Vacant

7. Description

Architectural Classification
(Enter categories from instructions)

see continuation sheet

Materials
(Enter categories from instructions)

foundation Brick; Concrete
walls Wood/Weatherboard; Wood/Shingle
Stucco; Synthetics/Vinyl; Brick; Concrete
roof Synthetics; Metal
other

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

8. Statement of Significance

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

☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.

☒ **B** Property is associated with the lives of persons significant in our past.

☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☐ **D** Property has yielded, or is likely to yield information important in prehistory or history.

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

Property is:

☐ **A** owned by a religious institution or used for religious purposes.

☐ **B** removed from its original location.

☐ **C** a birthplace or grave.

☐ **D** a cemetery.

☐ **E** a reconstructed building, object, or structure.

☐ **F** a commemorative property.

☐ **G** less than 50 years of age or achieved significance within the past 50 years

Areas of Significance
(Enter categories from instructions)

Architecture
Community Planning and Devlopment
Social History

Period of Significance

1838-1935

Significant Dates

N/A

Significant Person

Lucy B. Abbott

Cultural Affiliation

N/A

Architect/Builder

Phillip Spencer Prioleau, Jr., architect
St. Augustine Improvement Assocation, builder

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

9. Major Bibliographical References

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

Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 36) has been requested
☒ previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey
_____
☐ recorded by Historic American Engineering Record

Primary location of additional data:

☒ State Historic Preservation Office
☐ Other State Agency
☐ Federal agency
☒ Local government
☐ University
☒ Other
Name of Repository
St. Augustine Historical Society
_____

10. Geographical Data

Acreage of Property 37

UTM References
(Place additional references on a continuation sheet.)

	Zone	Easting	Northing
1			
2			
3			
4			

☐ See continuation sheet

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

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

11. Form Prepared By

name/title Lilian Rae Shropshire, MHP and Meghan Browning, with contributions from Meagan Scott, Preseration Planner &

organization Terracon Consultants, Inc. & Historic Property Associates, Inc. date 06/04/24

street & number 8001 Baymeadows Way, Suite 1 telephone 904-900-6494

city or town Jacksonville state Florida zip code 32256

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

Clear and descriptive photographs under separate cover. The size of each image must be 3000x2000 pixels, at 300 ppi (pixels per inch) or larger. Each photograph must be numbered in the order they are referenced in the manuscript, and that number must correspond to the photograph number on the photo log.

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

Property Owner

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

name various

street & number N/A telephone N/A

city or town N/A state N/A zip code N/A

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

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

ARCHITECTURAL CLASSIFICATION
No Style/Frame Vernacular
Late 19th & Early 20th Century Revivals/Colonial Revival
Late Victorian/Folk Victorian
No Style/Masonry Vernacular
Late 19th & Early 20th Century American Movements/Bungalow
Late Victorian/Queen Anne
Modern Movement/Ranch
Late 19th & Early 20th Century American Movements/American Foursquare
Mid-19th Century/Exotic Revival (Moorish)
Late 19th & Early 20th Century Revivals/Classical Revival
Late 19th & Early 20th Century American Movements/Shingle

SUMMARY
The Abbott Tract Historic District, listed in the National Register of Historic Places in 1983, is predominately a residential neighborhood located northeast of, and contiguous with, the colonial city of St. Augustine, a National Historic Landmark. Architectural styles include Folk Victorian, Colonial Revival, Vernacular (both Frame and Masonry), Florida Cracker, along with a few other styles such as Bungalow & Craftsman, Shotgun style buildings, and Queen Anne, and one distinctive Moorish Revival building. The district is roughly rectangular in form and encompasses all or part of 17 city blocks and is generally bound by the Castillo de San Marcos federal property on the south, Hospital Creek and the Matanzas River on the east and San Marco Avenue on the west. The northern boundary generally follows the northern side of the Pine Street right-of-way but includes three buildings on Water Street (82, 82 ½ and 84) north of Pine (Photo 1). The boundary remains unchanged from the 1983 nomination, however the period of significance has been amended from 1838-1930, to include a previously determined contributing building built in 1935, for a period of significance from 1838-1935.

The district has had relatively few changes and minimal alterations since 1935 and the 1983 nomination. The district is well maintained and has an active neighborhood association which advocates with the City of St. Augustine on planning, zoning, land use and historic preservation issues. In September 2017, Hurricane Irma made landfall in the southwest portion of Florida, resulting in flooding throughout St. Augustine, including Abbott Tract; however, the district emerged relatively unscathed from the disaster.

The main purpose of the update to the Abbott Tract nomination is to update the above-ground resource count as well as to document alterations and new infill within the district. This update also contains newly added information regarding Criterion B, for the district's association with Lucy Abbott.

The district's significance under Criterion C (architecture) and boundaries are maintained, as well as its significance under Criterion A for Community Planning and Development. While Criterion C significance

of the district has not been diminished, some of the resources have been re-classified stylistically and the resources within the district have been updated.

The 1983 nomination included thirteen (19%) noncontributing resources and 124 (91%) contributing resources. In this update, 65 (33%) resources are noncontributing and 122 (67%) are contributing. The addition of properties is due to new guidelines which require the documentation and contributing status of auxiliary structures such as detached sheds and garages.

A total of 12 buildings have been demolished since the original 1983 nomination.

Street No.	1983 Nomination Inventory Status
Joiner Street	
12	Contributing
Locust Street	
8 ½	Contributing
Osceola Street	
45	Contributing
67 ½	Contributing
69 ½	Contributing
73 ½	Contributing
Pine Street	
1	Contributing
3	Contributing
3 ½	Contributing
San Marco Avenue	
27	Not Contributing
Water Street	
67	Not Contributing
68 ½	Contributing

A total of 63 buildings were not listed in the previous nomination's inventory. Of the non-listed buildings or structures, a total of 20 were identified on the 1983 nomination map as contributing resources and five were identified as not contributing. Of the remaining 45, a total of nine were constructed prior to 1983, and the remaining were constructed after the 1983 nomination.

Street No.	Year Built	1983 Nomination Inventory Status
Abbott Street		
41B	c1946	Not Listed
51	c1930	Not Listed
56C	c1990	Not Listed
56B	c2021	Not Listed
63B	c2019	Not Listed
69B	1885	Not Listed
Joiner Street		
8B	c1917	Contributing
14B	1885	Contributing
14C	1885	Contributing
19B	c1960	Contributing
21B	c1980	Not Listed
23	1960	Not Listed
Locust Street		
5B		Contributing
19B	c1993	Not Listed
23B	c1950	Not Contributing
24B	c1980	Contributing
25B	c1980	Contributing
27B	1900	Contributing
Mulberry Street		
20	1960	Not Contributing
27C	c2000	Not Listed
Osceola Street		
48	1885	Contributing
48B	c2018	Not Listed
49	c2005	Not Listed
52B	c2005	Not Listed
54B	c2019	Not Listed
62B	c1971	Not Listed
67B	c2005	Not Listed
70	1894	Contributing
75B	c2015	Not Listed
Pine Street		
3B	c2016	Not Listed
17	1988	Not Listed
19	2008	Not Listed

Street No.	Year Built	1983 Nomination Inventory Status
21	2023	Not Listed
25	2022	Not Listed
25B	2022	Not Listed
San Marco Avenue		
27	2019	Not Listed
31	1885	Contributing
35B	c1971	Not Listed
35C	c1971	Not Contributing
47B	c2000	Not Listed
47C	2010	Not Listed
73B	c2022	Not Listed
Shenandoah Street		
22B	c1910	Contributing
22C	c1946	Contributing
Water Street		
27	1957	Not Contributing
28B	c1971	Contributing
28C	c2004	Not Listed
28D	c1971	Not Listed
40B	c1996	Not Listed
41	2013	Not Listed
48B	c1993	Not Listed
54B	2010	Not Listed
60B	1880	Contributing
64B	c1971	Not Listed
65	2012	Not Listed
68	2007	Not Listed
70B	c1935	Contributing
71	1959	Not Contributing
82 1/2B	1920	Contributing
82B	c1930	Contributing

SETTING

The Abbott Tract Historic District is located just north of downtown St. Augustine. While known historically as part of the North City section, it is currently described in City of St. Augustine signage as part of "Uptown." It is bounded on the west by San Marco Avenue, also known as State Road A1A. The district is roughly rectangular in form. Since Abbott Tract was listed in the National Register in 1983, additional areas of North City have been added to the National Register. These are the North City District (2009), directly west of the Abbott Tract, the Nelmar Terrace National Register District (2011), and Fullerwood National Register District (2010) to the north of San Carlos Avenue, the historic city limit of the City of St. Augustine until 1923.

Part of Abbott Tracts setting is its mature tree canopy, which includes densely populated oaks and scattered tall palm trees throughout the district, especially lining the roads and used as landscaping on front yards. The historic landscape along San Marco Avenue, including its oak canopy, was lost to commercial development in 1950s when the street was widened. The remainder of the district still retains its canopy as well as dense shrubbery.

Currently, Abbott Tract is a densely developed residential neighborhood with commercial areas along San Marco Avenue. Blocks and lots in the Abbott Tract are irregular in form. Lots in the original Noda Concession and along Water Street are larger in size. These lots have an estate-like feel with large houses, outbuildings, and a deep setbacks. Outbuildings include shed and garages. The larger properties often have extensive grounds with mature trees and landscape features (Photo 2). Shrubbery is more likely to be manicured on these lots. The waterfront on the east side of the Abbott Tract is an important feature of the subdivision from its earliest development. The boundaries of the properties, being former Spanish land grants, extend into Hospital Creek. The lots along Water Street in the Noda Concession historically had large docks or wharfs, some used for shipping lumber. Many of these lots currently still have docks that extend into the creek. Formal landscapes are associated with many of the larger properties including Castle Warden and the larger residences along Water Street, as well as garden walls constructed of wood, concrete block and brick (Photo 3). During the last two decades of the 19th century, concrete-block became a common material for garden walls and gateposts, along with foundation piers. Examples of concrete block garden walls can be found in the Abbott Tract around the property lines of many of the upscale homes on Water Street.

The homes within the rest of the district typically have shallow setbacks and the lots themselves are often deeper than they are wide. Due to this, these lots are more likely to have unfenced front yards and fenced back yards with ancillary structures such as shed and detached garages at the rear. Driveways are typically paved with concrete or brick. The smaller lots typically have unmanicured shrubbery compared to the larger, estate-like parcels along Water Street.

The roads within the neighborhood are narrow, with no formal street parking defined. Despite this, many residence still park on the streets. The sidewalks are paved with concrete and have an inconsistent presence within the district. Full, formal sidewalks are only present along San Marco Avenue and are partially present on Shenandoah Road and, Mulberry Street, Water Street, Pine Street, and Locust Street. There are no sidewalks on Joiner Street. There is a brick sidewalk on Osceola Street outside the residential building located at 22 Joiner Street. The existing sidewalks are often cut off by existing driveways and front yards and do not span the full length of the road and are often only on a single side of the street.

NARRATIVE DESCRIPTION

The Abbott Tract Historic District is the oldest neighborhood outside the colonial city of St. Augustine. It contains the city's first subdivisions and the largest concentration of 19th century residences, including at least three antebellum homes. It contains many buildings that pre-date the Flagler Era (1885-1913), or

railroad era, of the city's development giving the area a distinctive feel and a sense of time and place. The great majority of buildings are Vernacular residences ranging from two-and-one half story buildings to single story Florida Cracker style and shotgun type buildings. The Florida Cracker style is a frame vernacular architecture type characterized by their ability to naturally curb heat without air conditioning, using architectural features such as fenestration, central hallways, and wide porches to promote airflow and shade.

The neighborhood also contains scattered examples of popular national styles such as Queen Anne and Moorish Revival that date from the late nineteenth century. Folk Victorian and Colonial Revival are the predominate post-1900 styles beyond Frame Vernacular structures. A review of Sanborn Fire Insurance Maps, Birdseye View Maps, city directories and other records indicate that the district was close to fully developed by 1930. Only a few scattered lots in no particular pattern remained unbuilt. Some of these lots are along Water Street, built on filled, reclaimed lands at the northeast corner of the district, east of Water Street and north of Pine Street.

Many of the earliest and most substantial residences in the Abbott Tract were located along the east side of San Marco Avenue in the blocks nearest the colonial city. Foremost of these was Castle Warden at 19 San Marco Avenue. Many of these buildings have been adapted to commercial use, as was Castle Warden, now Ripley's Believe It Or Not Museum. The commercialization of San Marco Avenue began with the overlay of the Dixie Highway in 1917 and the construction of a trolley line north to the Florida School for the Deaf and Blind during the same period.[1] Some historic residences have been lost to demolition and replaced with gas stations, auto repair facilities such as the Firestone Store at 57 San Marco Avenue and other post-World War II commercial building types. These post-World War II commercial buildings typically feature large building footprints, and significant setbacks with parking in front. Since the Abbott Tract District was listed in the National Register in 1983,12 buildings have been lost to demolition.

ARCHITECTURAL STYLES

CONTRIBUTING BUILDINGS

Folk Victorian

Abbott House (1861), 22 Water Street, Contributing
The Abbott House at 22 Water Street, built in 1861, is one of the oldest buildings in the district and is of braced frame construction. It was built at the direction of Captain John Starke for Lucy Abbott, his niece. During the Civil War, it was requisitioned as a hospital. In 1873 it became Abbott's primary residence, although records indicate she also lived at the Abbott Mansion (14 Joiner Street).[2] It has typical elements

[1] Historic Property Associates, Inc. *The King's and Pablo Roads: Florida's First Highways.* (St. Johns County, 2009), 69; Tim Fillmon. "Nelmar Terrace Historic District." (The Historical Marker Database, 2017).
[2] St. Augustine Historical Society; Florida Master Site File, Site IDs SJ00975 and SJ02366.

of frame Folk Victorian buildings such as horizontal siding. It has Greek Revival influences, a classically based style, which lingered in St. Augustine in the post-Civil War era. The east porch is adorned by Neo-Classical balustrades, jigsaw brackets, and chamfered posts. The brackets feature a four-point star inside a circle. Neo-classical balustrades which match the east porch are also found on the west porch. Original 6/6 light sash windows are part of the Greek Revival influence but 2/2, 6/1 and 1/1 windows imply later alterations (Photo 4). Despite these alterations, the house largely retains integrity through the remaining historic fabric, such as its floorplan, roofline, and character defining workmanship.

Abbott Houses (1885), 42-56 Water Street, Contributing

There are five two-story residences located at 42, 48, 50, 54 and 56 Water Street between Mulberry and Joiner streets, all built in 1885 at the direction of Lucy Abbott as a part of her real estate venture.[3] 48, 50, 54 and 56 Water Street are Folk Victorian and contain elements of the Victorian style. They all show a classical influence with symmetrical facades, regularly placed doors and windows, transom over the main entry, classical detailing over window headers, and 6/6 double hung sash windows. They also feature distinctive two-story porches on the main façade with classical balustrades, turned posts and jig-sawn trim (Photo 5 through Photo 6). 42 Water Street is a Folk Victorian building and displays more complex massing with multiple hip and gable roofs, a projecting corner porch at the ground floor, and recessed second floor porch, all with decorative piers and brackets; and a vent with pointed arch in a front facing gable end (Photo 7).

53 Abbott Street (1894), Contributing

The house at 53 Abbott Street is a two-story Folk Victorian residence with a font-facing metal roof and a hipped extension covering the second floor balcony. The balcony extends around to the northern façade and connects to a staircase leading to ground level. Despite this alteration, the house retains the majority of its historic features. The porches have turned support posts with simple millwork and decorative corbels. The entrances, one on the first floor and one on the second, are off-center multi-panel doors with a simple surround behind storm doors. The building has paired 6/6 replacement sash windows, which do not diminish the overall integrity of the structure.

73 Abbott Street (1894), Contributing

The house at 73 Abbott Street is a 2.5 story “I House” in a Folk Victorian style. It has a metal side-facing gable roof and a metal hip extension over a full-length front porch. The exterior is vinyl siding. The porch has decorative diamond pierced wood railings. The façade is symmetric with a centered entrance. The door is a multi-panel door with a light window and divided transom. It is covered by a screen door. The house has single wooden 1/1 sash windows, paired wooden two light casements, paired 1/1 replacement windows, and a single 1/1 replacement window into the attic. There is a two-story

[3] Michael Scardaville and Larry Paarlberg. Abbott Tract Historic District. National Register of Historic Places Nomination. (Washington, D.C.: National Park Service, 1983); Florida Master Site File various, Site IDs SJ02374, SJ02376, SJ02377, SJ02379, and SJ02380.

addition at the rear. Despite the replacement materials, the house retains its overall massing and fenestration pattern.

67 San Marco Avenue (1904), Contributing
The house at 67 San Marco Avenue is a single-story Folk Victorian residence that has since been converted into a commercial building. The building has an off-center cross-gable metal roof with a wood sided exterior. There is a small, rectangular addition set to the left of the entrance with a metal hipped roof. The entrance is recessed under the off-center front gable and is a wood door with a single glass window. The building's façade windows have been replaced with floor to ceiling fixed commercial windows; half of the full-length front porch has been enclosed. Despite this alteration, the building retains its historic features, such as the spindles which span the length of the façade, and its massing. The remaining historic windows are single and paired 1/1 sash windows. There is an ADA compliant ramp at the front of the building.

Frame Vernacular

26 Joiner Street (c1917), Contributing
The house at 26 Joiner Street is a two-story frame vernacular residence with an asphalt shingle side-facing gable roof and a shed extension over the houses' full length screened-in porch. The building consists of horizontal wood siding and cornerboards and the roofs have exposed rafters and knee-braces. The porch door is a wood screen door, while the building's main entrance is slightly off center under the porch roof. The house has single and paired 1/1 wood sash windows. The building sits on brick piers and is enclosed with wood lattice.

Florida Cracker

19 Locust Street (c1917), Contributing
The house at 19 Locust Street is a single-story shingled cracker house with a metal hipped roof and a half-hip extension over the full-length front porch. There are exposed rafters at the roofline. The porch is open with turned supports and centered wood steps. The entrance is an off-center wood door with a triple light window. The building has 9/6 replacement windows with shutters. Despite the windows being replaced, the building retains its overall integrity through its massing and retained historic materials.

67, 69, 71, 73, 74 Osceola Street (1894), Contributing
Four small, one-story wood frame cottages, all constructed in 1894, which housed laborers and fishermen (primarily African Americans, along with a few Minorcans) are concentrated at 67-73 Osceola Street and illustrates the breadth of Florida Cracker architecture in the Abbott Tract.[4] These buildings rest on concrete

[4] Florida Master Site File various, Site ID SJ01563.

block pier foundations, with stick frame structural systems, horizontal board siding, full width entrance porches, and steeply pitched side facing metal gable roofs. The houses have been sympathetically remodeled, with new metal roofs and new single 1/1 vinyl windows. They are simple utilitarian structures with decorative detailing limited to jigsaw brackets attached to porch posts. All were constructed in c1894 (Photo 8). Despite minor alterations, the historic fabric of the structures remains intact due to their retained footprint, roofline, and jigsaw bracket detailing.

52 Osceola Street (1894), Contributing
The house at 52 Osceola Street is a 1.5-story double-pen cracker house with a side-facing asphalt shingle roof and a full-length screen-in porch with a half wall. The exterior is wood siding. The entrance to the porch is a centered screen in door accessed by a wood ramp. The building has 6/6 wooden windows and 2/2 metal sash windows. The house has a small rear addition with a shed roof.

68 Abbott Street (1885), Contributing
The house at 68 Abbott Street is a single-story Cracker house with a side-facing metal gable roof and a hip extension over the full-length front porch. It has a wood sided exterior. The porch has turned support posts and railings. The entrance is centered on the symmetric façade and is a multi-panel wood door covered by a screen-in door. The house has 2/2 replacement sash windows and original 1/1 wood sash windows with inoperable louvered shutters. There is a small attic vent in the gable end. The house is on piers.

Shotgun

70 Abbott Street (1894), Contributing
The house at 70 Abbott Street is an example of a shotgun house and further illustrates the broad range of vernacular architecture in the district (Photo 9). It embodies the style with its narrow, one-room wide façade and front facing metal gable roof. It has single 6/6 sash windows with wooden shutters. The windows appear to be replacements. The building rests on concrete block piers and has a rectangular footprint with the narrow side of the building facing the street.

7 Pine Street (1917), Contributing
The house at 7 Pine Street is an example of a single-story shotgun house with a front-facing gable roof and a shed-extension over its full-length main facade porch. The porch has exposed rafters and square wood railings and supports. The exterior of the house is clad with asbestos. The entrance is an off-center hollow core door with a fanlight and large surround under the shed extension. The house has single 6/6 and 1/1 replacement sash windows, and is supported by concrete block piers.

Bungalow & Craftsman

14 Mulberry Street (c1899), Contributing
The house at 14 Mulberry Street is a single-story bungalow with a metal hipped roof and a metal front-facing gabled extension. The exterior is wood drop siding and asbestos shingle. The front porch is enclosed with an off-center wooden front door with a single light window and a metal storm door. The entrance is flanked by sidelight windows. The building has single and paired replacement metal 1/1 sash windows with Bermuda shutters. There is a small one room addition on the eastern façade with a shed roof and a matching front door to the main structure. There is a small 1/1 metal sash window next to the additional door. This house has a coquina and concrete continuous foundation. Despite its alterations, the house retains its massing and historic features.

61 Abbott Street (1930), Contributing
The house at 61 Abbott Street is a single-story L-shaped residence with an overhanging metal cross-gable roof with wood drop-siding. The façade is asymmetric with an off-center enclosed porch. The front entrance is a wood door with single light centered on the projecting mass and is flanked by 1/1 sash windows. The other windows are single and paired 3/1 wood sash windows. There is one internal brick chimney.

25 Locust Street (c1917), Contributing
The house at 25 Locust Street is a single-story bungalow with a metal hipped roof and a wood shingled exterior. The roof features exposed rafters. The building has two hipped dormers with attic vents, one on the northern façade and one on the western elevation. The main façade is symmetric with a full-length open porch under the roof with a knee wall and square chamfered wood supports. The front steps are centered brick steps with simple metal railings. The front door is a centered multi-panel door with a single light window and a screened storm door. The building has single and grouped 1/1 wood sash windows. The house has two additions, one on the western façade with a metal hipped roof and 1/1 windows and another similar addition at the rear of the structure.

Prairie

32 Mulberry Street (1914), Contributing
The house at 32 Mulberry Street is a two-story prairie residence with an asphalt shingle hipped roof and a full-length porch and balcony with half walls and square wood supports. Half of the porch under the balcony has been enclosed, with a recessed entrance perpendicular to the road. This alteration does not impact the overall character of the house, as it retains its historic materials and massing. The entrance is a pair of double doors with large light windows and transom windows. The exterior is wood shingle. The windows are single 1/1 sashes; the porch windows are obscured by top hinged wood shutters with divided transom windows.

15 Locust Street (c1924), Contributing

The house at 15 Locust Street is a two-story prairie style residence with a low-pitched metal hip roof and a wood shingle exterior. The house has exposed rafter tails and a hipped dormer centered on the roofline. The front porch is a recessed full-length porch with wood supports and a half wall. The façade is asymmetric with two off-center entrances; there is a single door and paired doors with a decorative windowpane and a transom window adjacent to the porch stairs and a set of double doors off-center on the façade. The house has 1/1 wood sash windows and paired single pane replacement casement windows. The foundation is brick piers.

Colonial Revival

Abbott Mansion (1885), 14 Joiner Street, Contributing
A prominent example of the Colonial Revival in Abbott Tract is the massive, three story Abbott Mansion at 14 Joiner Street. Along with Castle Warden, the Abbott Mansion was a landmark frequently photographed from downtown St. Augustine during the late nineteenth century. Constructed between 1872 and 1885 by developer Lucy Abbott, the building was originally a Second Empire Style building and was advertised as a boarding house as early as 1886, although Lucy Abbott resided in the house in 1899.[5] In 1921 local architect Fred A. Henderich redesigned the exterior in the Colonial Revival style, now considered a historic alteration. A full two-story porch was removed and was replaced by a two-story narrow portico supported by massive wood columns at the main entrance. A balcony was added above the door and a stucco finish was applied over the original wood weather board siding. The original Mansard roof, the character defining feature of the Second Empire style, was removed and replaced by a hip type. Original 2/2 light wood windows were replaced by 9/1 light windows. The house also has revival features such as a symmetric façade, eaves, and arched window pediments with a keystone. The doorway's arched transom window is also characteristic of the revival style. The three-story Abbott Mansion visually dominates Abbott Tract and visually is second only to the Moorish Style Castle Warden (Photo 10). These alterations do not impact the integrity of the structure, as they are historic alterations and contribute to the character of the building.

24 Locust Street (c1885), Contributing
The house at 24 Locust Street is a two-story Colonial Revival residence with a side-facing asphalt shingle gabled roof and a symmetric façade. There is a two-story porch under a shed extension with exposed rafters on the eastern elevation. It has square railings and supports, and arched spindles. The façade has a small stoop under a balconette supported by square supports. The main entrance is a wood door with a large stained glass window. The building has single and paired 3/1 wood sash windows set in wood frames. There is a prominent brick chimney next to the front door as well as one at the rear.

[5] Florida Master Site File various, Site ID SJ00975

38 Water Street (1917), Contributing
The house at 38 Water Street is a 2.5 story colonial revival residence with a sheet metal hip roof and two-story, full length wrap-around porches with Doric columns, turned railings, and a dropped interior edge. The façade is asymmetric with Queen Anne, Colonial, and Neoclassic details. The exterior is beaded weatherboard. The house has multiple hipped dormers. The front entrance is centered and recessed under the second story porch and has a wood surround and a large light window. The house has single and paired 1/1 windows, both wood and replacement. There are also paired and grouped windows in the dormers and bay windows on the second story. The house is on piers.

64 Water Street (1896), Contributing
The house at 64 Water Street was built for George Dismukes, son of bank present John T. Dismukes. It is a two-story Colonial Revival residence with a composition shingle hip on hip roof and a wood shingle exterior. The house has an off-center open porch with Doric columns and a denticulated cornice. The porch was once a wrap-around porch that has since been enclosed on the southern elevation. The front door is an off-center multi-light door with a transom window. Next to the enclosed portion of the wrap-around is a two-story turret with a conical roof and stucco chimney. There is a two-story addition at the rear of the structure with a flat roof and hip extension over the small back garden. The house has single and paired wood sash windows, paired and grouped multiplane casements with rounded pilasters, and paired single pane casements. There is another internal chimney on the left side of the main roof.

Queen Anne

John C. Cleland Beach Cottage (1839), 23 Water Street, Contributing
The Cleland Beach Cottage is located on the corner of Shenandoah and Water Streets and faces the Matanzas Bay. The building, constructed in 1839, is the oldest in the district and was originally a Vernacular building with Greek Revival detailing. During the late nineteenth century, the house underwent a renovation that featured Queen Anne stylistic elements.[6] As this was over 50 years ago, these are now historic alterations and do not impact the overall character of the building. These include fish scale shingles, a corner turret, verandas, and a steeply gable pitched roof. The building has single, paired, and grouped 1/1 and 2/2 windows, as well as square multi-lite windows. Much of the building is obscured by a privacy hedge (Photo 11).

41 San Marco Avenue (1885), Contributing
The house at 41 San Marco Avenue is an example of a residence converted into a commercial use building (Photo 12). It is a two-story Queen Anne Revival house with a front-facing metal gable and a metal shed extension over its open front porch. The exterior is wood siding. Half of the porch has been enclosed and has a front-facing metal gable. Despite this alteration, the house retains a majority of his historic fabric and character. The porch has round piers with brackets and turned railings. The front door

[6] Florida Master Site File various, Site ID SJ02367

sits off-center under the shed extension; it is hollow core door with a large light window and a transom window. The house has a two dormers with hexagonal roofs, one on the second-floor façade and one on the first-floor east elevation. The building has single and grouped 1/1 and 2/2 windows, grouped multi-light windows, and large divided windows with etching all set in wood frames. The house has Victorian details in the gable peak and exposed rafters and brackets.

Moorish Revival

Castle Warden (1887), 19 San Marco Avenue, Contributing

According to the 1983 Abbott Tract nomination, Castle Warden, built in 1887, was one of twelve Moorish Revival Style Buildings in St. Augustine.[7] It is the largest and most monumental of the residences designed in this style, rising four and one-half stories in height and constructed of poured concrete. It is topped with battlements and massive chimneys with a series of rose windows below the roof line and string course of decorative dentils. Windows and doors have arched heads with Tuscan and Moorish detailing. The heavy grey unfinished weathered concrete construction contributes to the Moorish styling of the building, which is fortress like in appearance (Photo 13). The building has an extended veranda that encompasses the main showroom of Ripley's Believe it or Not, which is a large addition on the eastern side of the building. It is unconnected from the main structure to preserve the eastern façade. This addition is incorporated into the massing of the structure through the veranda and overall does not interfere with the character of the main building, which retains a majority of its original features. Long attributed to the architectural firm of Carrere and Hastings or Franklin Smith himself, recent documentations indicates the architect of this elaborate building was in fact an engineer, Phillip Spencer Prioleau, Jr.[8] The builder was the St. Augustine Improvement Company, William Warden's own local construction and development company.[9]

Shingle

Dismukes House (1891), 80 Water Street, Contributing

The Dismukes House is located on the corner of Pine and Water Street. Constructed in 1891, it features a wraparound veranda and a corner turret, both character-defining features of the style. According to the Historic St. Augustine Preservation Board (a State agency no longer in operation), the building is believed to be one of the oldest private residence in the city constructed out of brick (Photo 14).[10] The house is symmetrical, with a hipped roof. The building has single and paired 1/1 and 4/4 windows and a centered dormer at the roofline. The building's character defining feature is its veranda, which has classical columns and spindles. The veranda appears to have been expanded outward towards the sidewalk, though

[7] Michael Scardaville and Larry Paarlberg. 1983. National Register of Historic Places Inventory/Nomination: Abbott Tract Historic District, continuation sheet 2
[8] Henry Marcotte. 1888. On file with the St. Augustine Historical Society. Florida Times Union, January 1.
[9] Florida Master Site File various, Site ID SJ02014
[10] Florida Master Site File various, Site ID SJ02385

this does not impact the overall character of the structure due to the remaining historic fabric. There is a small addition at the rear of the structure hidden by the buildings massing and a tall fence.

Not Contributing

23 Joiner Street (1960), Not Contributing
The house at 23 Joiner Street is not contributing to the Abbott Tract Historic District due to age. The house is a single-story masonry vernacular residence with a side-facing gable roof. The exterior is concrete block, and the roof is asphalt shingles. The façade is symmetric with a centered entrance flanked by two single 4/1 replacement windows on either side. The right side of the structure has a carport and a brick chimney. The carport is attached to the main structure with a side-facing gable and is supported partially by a pole. The yard is fenced with picket fence.

25 Joiner Street (1957), Not Contributing
The house at 25 Joiner Street is not contributing to the district due to age. The house is single-story U-shaped ranch with a hipped roof. The exterior is stucco, and the rood is composite shingle. The façade is asymmetric with a recessed entrance and a large multi-lite replacement window with decorative shutters. The roof overhang is supported by decorative metal supports. There is a single internal chimney at the right rear corner. The right side of the building is a garage with a small garage door.

23 Locust Street (1950), Not Contributing
The house at 23 Locust Street is a converted carriage house and is not contributing to the district due to falling outside of the period of significance. It is a two-story frame vernacular building with a metal side-facing gabled roof with and two gabled dormers with prairie windows. The exterior is concrete on the first floor, and wood siding on the second. The entrance is at the left corner of the façade. The first floor has two garage doors.

53 Osceola Street (1905), Not Contributing
The house at 53 Osceola Street is not contributing to the district due to its lack of integrity. The house is a single story Tudor with a side-facing gable roof. The façade is symmetric. It has a high-pitched gable extension and half-timbered details, though it is unknown if these features are original or historic. The building has single 1/1 replacement windows.

82 ½ Water Street (1922), Not Contributing
The house at 82 ½ Water Street is a two-story Prairie building with a hipped roof. The house has a stucco exterior and an enclosed porch, with an uncovered second story balcony. The porch has three fixed windows on its façade. The other windows are single 1/1 replacements. The house's entrance is on the

side, through a small addition. The house has a tall brick interior chimney. Due to its enclosed porch and multiple other alterations and additions, the house is not contributing to the district.

84 Water Street (1894), Not Contributing

The house at 84 Water Street is a two story mixed style house with a hipped roof and stucco exterior. It has a large wrap-around screen-in porch on its first story, obscuring the facade slightly. The porch has stucco pillars and a stucco knee wall. The second floor has multiple fixed windows as well as single 1/1 windows. The entrance appears to be on the side of the structure under a gable extension, facing away from the road. It has a thin exterior chimney. It is noncontributing to the district due to its multiple additions and alterations, such as the screen-in porch, second floor extension, and side-entrance.

ALTERATIONS

The most common alterations within the district are typical of historic residential districts, such as porch modifications, replacement of historic windows, the addition of non-historic windows, roof material replacements, and the construction of rear additions. Most of the buildings were likely roofed with wood shingles, which were banned in 1916 as a fire hazard.[11] Currently, nearly all the buildings in the district are roofed in sheet metal or synthetic (asphalt or composition) shingles. This is a historic change to the building materials in Abbott Tract.

Several former residences located on San Marco Avenue have been converted to commercial use (shops and a restaurant). Some have seen few alterations beyond use, while others (particularly those located between Mulberry and Joiner Streets) have seen significant alterations and additions. One notable example is 35 San Marco Avenue; in the 1930s two 1885 residences were connected by a front addition (currently enclosed) and converted to a store (Photo 15).[12] Non-contributing buildings include substantially altered buildings constructed during the district's historic period of development (1838-1935) and buildings that post-date the period of significance.

The period of significance has been altered to reflect a more accurate period end, 1838 to 1935. Review of Sanborn maps and updated St. Johns County parcel data provided for slightly more substantial dates of ancillary features, such as garages and other secondary buildings within Abbott Tract. Within the 1983 nomination document, the building located at 70 Water Street was considered contributing and originally given a year-built age of 1950. It was determined through historical aerials, Sanborn maps, and county property appraiser data that the building was built prior to 1950, appearing in 1935. The revised period of significance, 1838 – 1935, reflects a more detailed accurate range than the previous period and therefore has been updated within this document.

[11] Carl Shriver. Lincolnville Historic District. National Register of Historic Places Nomination. (Washington, D.C.: National Park Service, 1991), 4.
[12] Florida Master Site File various, Site ID SJ02016.

INTEGRITY

Abbott Tract has retained its integrity of location, design, setting, materials, workmanship, feeling, and association. The location of the neighborhood is as it was historically, bordered by Hospital Creek and the Matanzas River, San Marco Avenue, and Pine Street and north of the Castillo de San Marcos. The design and setting of the neighborhood has seen some minor change over the years, such as the subdivision of lots on the western side of the district and addition of more vegetation, but these changes are historic alterations to the fabric of the district, displaying the neighborhood's growth over the decades. The materials of the district paint a similar story, the change from wood roofing shingles to metal or synthetic, for example, are a historic change to the materiality of the houses within the neighborhood. As for workmanship, the contributing houses within the district retain much of their historic fabric. This is especially apparent in the district's variety of frame construction, which include details such as jigsaw brackets, balustrades, and modillions. The feeling of the neighborhood is retained through its minimal alterations and high concentration of mid-19th century and early 20th century architecture, as well as its maintained streetscapes, such as its narrow roads and shallow building setbacks. Finally, the Abbott Tract retains its association and setting as a residential neighborhood in its historic location north of the Castillo, with its historic buildings and narrow colonial streets.

HISTORIC RESOURCES

The current contributing status of each building is under "eligibility," the previous contributing status from the 1983 nomination is under "previous NR."

Street No.	Year Built	Style	Use	Eligibility	Reason	FMSF No	Previous NR
Abbott Street							
40	1865	Folk Victorian	Single Family Residence	Contributing	Retains Integrity	SJ00100	Contributing
41	1882	Frame Vernacular	Single Family Residence	Contributing	Retains Integrity	SJ00101	Contributing
41B	c1946	No Style	Garage	Not Contributing	Not within POS		Not Listed
42	1885	Folk Victorian	Single Family Residence	Contributing	Retains Integrity	SJ00102	Contributing
45	1885	Folk Victorian	Single Family Residence	Contributing	Retains Integrity	SJ00103	Contributing
47	1885	Folk Victorian	Single Family Residence	Contributing	Retains Integrity	SJ00104	Contributing
51	c1930	Folk Victorian	Single Family Residence	Contributing	Retains Integrity	SJ00974	Not Listed
53	1894	Folk Victorian	Single Family Residence	Contributing	Retains Integrity	SJ00105	Contributing
54	1865	Florida Cracker	Single Family Residence	Contributing	Retains Integrity	SJ00106	Contributing
54 1/2	1930	Frame Vernacular	Single Family Residence	Contributing	Retains Integrity	SJ00107	Contributing
55	c1993	No Style		Not Contributing	Not Historic Age		Not Contributing
56	1885	Florida Cracker	Single Family Residence	Contributing	Retains Integrity	SJ00108	Contributing
56B	c2021	No Style	Pool House	Not Contributing	Not Historic Age		Not Listed
56C	c1990	No Style	Shed	Not Contributing	Not Historic Age		Not Listed
61	1930	Bungalow	Single Family Residence	Contributing	Retains Integrity	SJ00110	Contributing
63	1894	Folk Victorian	Single Family Residence	Contributing	Retains Integrity	SJ00111	Contributing
63B	c2019	No Style	Shed	Not Contributing	Not Historic Age		Not Listed
66	1885	Frame Vernacular	Multi-Family Residential	Not Contributing	Lacks Integrity	SJ00112	Contributing
67	1899	Folk Victorian	Single Family Residence	Contributing	Retains Integrity	SJ00113	Contributing
68	1885	Florida Cracker	Single Family Residence	Contributing	Retains Integrity	SJ00114	Contributing
69	1885	Folk Victorian	Single Family Residence	Contributing	Retains Integrity	SJ00115	Contributing
69B	1885	Frame Vernacular	Single Family Residence	Contributing	Retains Integrity	SJ00115	Not Listed
70	1894	Shotgun	Single Family Residence	Contributing	Retains Integrity	SJ00116	Contributing

Street No.	Year Built	Style	Use	Eligibility	Reason	FMSF No	Previous NR
Abbott Street, cont'd							
72	1894	Florida Cracker	Single Family Residence	Contributing	Retains Integrity	SJ00117	Contributing
73	1894	Folk Victorian	Single Family Residence	Contributing	Retains Integrity	SJ00118	Contributing
74	1894	Shotgun	Single Family Residence	Contributing	Retains Integrity	SJ00119	Contributing
76	1894	Folk Victorian	Single Family Residence	Contributing	Retains Integrity	SJ00121	Contributing
78	1930	Shotgun	Single Family Residence	Contributing	Retains Integrity	SJ01703	Contributing
Joiner Street							
8	c1917	Bungalow	Single Family Residence	Contributing	Retains Integrity	SJ00973	Contributing
8B	c1917	Masonry Vernacular	Garage	Contributing	Retains Integrity	SJ00973	Contributing
14	1885	Colonial Revival	Single Family Residential	Contributing	Retains Integrity	SJ00975	Contributing
14B	1885	Colonial Revival	Single Family Residential	Contributing	Retains Integrity	SJ00975	Contributing
14C	1885	Masonry Vernacular	Shed	Contributing	Retains Integrity	SJ02015	Contributing
19	1840	Frame Vernacular	Single Family Residence	Contributing	Retains Integrity	SJ00976	Contributing
19B	c1960	No Style	Garage	Not Contributing	Lacks Integrity		Contributing
21	1894	Folk Victorian	Single Family Residence	Contributing	Retains Integrity	SJ00977	Contributing
21B	c1980	No Style	Shed	Not Contributing	Not Historic Age		Not Listed
22	1885	Folk Victorian	Single Family Residence	Contributing	Retains Integrity	SJ00978	Contributing
23	1960	Masonry Vernacular	Single Family Residence	Not Contributing	Not within POS	SJ07186	Not Listed
24	1917	Folk Victorian	Single Family Residence	Contributing	Retains Integrity	SJ00979	Contributing
25	1957	Ranch	Single Family Residence	Not Contributing	Not within POS	SJ05168	Not Contributing
26	c1917	Folk Victorian	Single Family Residence	Contributing	Retains Integrity	SJ00980	Contributing
28	1904	Bungalow	Single Family Residence	Contributing	Retains Integrity	SJ00981	Contributing
Locust Street							
4	c1904	Folk Victorian	Multi-Family Residence	Not Contributing	Lacks Integrity	SJ01168	Contributing
5	c1894	Folk Victorian	Single Family Residence	Contributing	Retains Integrity	SJ01169	Contributing
5B	c1930	Frame Vernacular	Garage	Contributing	Retains Integrity		Contributing
8	c1930	Bungalow	Single Family Residence	Contributing	Retains Integrity	SJ01170	Contributing
8B	c1946	No Style	Garage/Shed	Not Contributing	Not within POS		Not Listed

Street No.	Year Built	Style	Use	Eligibility	Reason	FMSF No	Previous NR
Locust Street, cont'd							
11	1917	Folk Victorian	Single Family Residence	Contributing	Retains Integrity	SJ00109	Contributing
14	1930	Mixed, MV & Bungalow	Garage apartment	Contributing	Retains Integrity	SJ01172	Contributing
15	c1924	Craftsman	Single Family Residence	Contributing	Retains Integrity	SJ01173	Contributing
16	1925	Florida Cracker	Single Family Residence	Contributing	Retains Integrity	SJ01174	Contributing
17	c1917	Craftsman	Single Family Residence	Contributing	Retains Integrity	SJ01175	Contributing
18	c1899	Folk Victorian	Single Family Residence	Contributing	Retains Integrity	SJ01176	Contributing
19	c1917	Florida Cracker	Single Family Residence	Contributing	Retains Integrity	SJ01177	Contributing
19B	c1993	No Style	Garage/Storage	Not Contributing	Not Historic Age		Not Listed
23	c1917	Mixed, Folk & Neo	Single Family Residence	Contributing	Retains Integrity	SJ01178	Contributing
23B	c1950	No Style	Single Family Residence	Not Contributing	Not within POS	SJ05201	Not Contributing
24	c1885	Colonial Revival	Single Family Residence	Contributing	Retains Integrity	SJ01179	Contributing
24B	c1930	Frame Vernacular	Garage	Contributing	Retains Integrity		Contributing
25	c1917	Bungalow	Single Family Residence	Contributing	Retains Integrity	SJ01180	Contributing
25B	c1980	No Style	Single Family Residential	Not Contributing	Not Historic Age		Contributing
27	1900	Bungalow	Single Family Residence	Contributing	Retains Integrity	SJ01181	Contributing
27B	1900	Frame Vernacular	Garage	Contributing	Retains Integrity		Contributing
Mulberry Street							
14	c1899	Bungalow	Single Family Residence	Contributing	Retains Integrity	SJ01388	Contributing
18	1894	Folk Victorian	Multi-Family Residence	Contributing	Retains Integrity	SJ01389	Contributing
20	1960	No Style	Single Family Residential	Not Contributing	Not within POS		Not Contributing
21	c1894	Florida Cracker	Single Family Residence	Contributing	Retains Integrity	SJ01390	Contributing
23	c1894	Folk Victorian	Single Family Residence	Contributing	Retains Integrity	SJ01391	Contributing
26	c1899	Frame Vernacular	Single Family Residence	Contributing	Retains Integrity	SJ01392	Contributing
27	c1904	Folk Victorian	Single Family Residence	Contributing	Retains Integrity	SJ01393	Contributing
27B	c1945	Frame Vernacular	Garage	Contributing	Retains Integrity		Contributing
27C	c2000	No Style	Shed	Not Contributing	Not Historic Age		Not Listed
29	c1917	Folk Victorian	Single Family Residence	Contributing	Retains Integrity	SJ01394	Contributing

Street No.	Year Built	Style	Use	Eligibility	Reason	FMSF No	Previous NR
Mulberry Street, cont'd							
32	c1914	Prairie	Single Family Residence	Contributing	Retains Integrity	SJ01395	Contributing
35	c1894	No Style	Single Family Residence	Not Contributing	Lacks Integrity	SJ01396	Contributing
Osceola Street							
41	1894	Florida Cracker	Single Family Residence	Contributing	Retains Integrity	SJ01545	Contributing
46	1910	Folk Victorian	Single Family Residence	Contributing	Retains Integrity	SJ01547	Contributing
47	1930	Folk Victorian	Single Family Residence	Contributing	Retains Integrity	SJ01548	Contributing
47B	c1930	Frame Vernacular	Garage	Contributing	Retains Integrity		Contributing
48	1885	Florida Cracker	Multi-Family Residence	Contributing	Retains Integrity	SJ01549	Contributing
48B	2018	No Style	Shed	Not Contributing	Not Historic Age		Not Listed
49	c2005	No Style	Single Family Residential	Not Contributing	Not Historic Age		Not Listed
52	1894	Florida Cracker	Single Family Residence	Contributing	Retains Integrity	SJ01550	Contributing
52B	c2005	No Style	Shed	Not Contributing	Not Historic Age		Not Listed
53	1905	Frame Vernacular	Single Family Residence	Not Contributing	Lacks Integrity	SJ07187	Contributing
54	1894	Folk Victorian	Single Family Residence	Contributing	Retains Integrity	SJ01551	Contributing
54B	c2019	No Style	Shed	Not Contributing	Not Historic Age		Not Listed
58	1904	Folk Victorian	Single Family Residence	Contributing	Retains Integrity	SJ01553	Contributing
60	1885	Folk Victorian	Single Family Residence	Contributing	Retains Integrity	SJ01554	Contributing
62	1885	Folk Victorian	Single Family Residence	Contributing	Retains Integrity	SJ01555	Contributing
62B	c1971		Garage Apartment	Not Contributing	Not within POS		Not Listed
63	1885	Folk Victorian	Single Family Residence	Contributing	Retains Integrity	SJ01556	Contributing
65	1885	Folk Victorian	Single Family Residence	Contributing	Retains Integrity	SJ01558	Not Contributing
65 1/2	1885	Frame Vernacular	Single Family Residence	Contributing	Retains Integrity	SJ01559	Contributing
66	1917	Frame Vernacular	Single Family Residence	Contributing	Retains Integrity	SJ01560	Contributing
67	1894	Florida Cracker	Single Family Residence	Contributing	Retains Integrity	SJ01561	Contributing
67B	c2005	No Style	Multi Family Residential	Not Contributing	Not Historic Age		Not Listed
69	1894	Florida Cracker	Single Family Residence	Contributing	Retains Integrity	SJ01563	Contributing

Street No.	Year Built	Style	Use	Eligibility	Reason	FMSF No	Previous NR
Osceola Street, cont'd							
70	1894	Frame Vernacular	Single Family Residence	Contributing	Retains Integrity	SJ07188	Contributing
70 1/2	c1899	Folk Victorian	Single Family Residence	Contributing	Retains Integrity	SJ01565	Contributing
71	1894	Florida Cracker	Single Family Residence	Contributing	Retains Integrity	SJ01566	Contributing
73	1894	Florida Cracker	Single Family Residence	Contributing	Retains Integrity	SJ01567	Contributing
74	1894	Florida Cracker	Single Family Residential	Contributing	Retains Integrity	SJ00119	Contributing
74 1/2	1894	Frame Vernacular	Single Family Residence	Contributing	Retains Integrity	SJ01570	Contributing
75	1885	Folk Victorian	Single Family Residence	Contributing	Retains Integrity	SJ01571	Contributing
75B	c2015	No Style	Shed	Not Contributing	Not Historic Age		Not Listed
Pine Street							
3B	c2016	No Style	Shed	Not Contributing	Not Historic Age		Not Listed
5	1894	Bungalow	Single Family Residence	Contributing	Retains Integrity	SJ01699	Contributing
5 1/2	1930	Frame Vernacular	Garage apartment	Not Contributing	Lack Integrity	SJ01700	Contributing
7	1917	Shotgun	Single Family Residence	Contributing	Retains Integrity	SJ01701	Contributing
9	1917	Bungalow	Single Family Residence	Contributing	Retains Integrity	SJ01702	Contributing
11	1885	Folk Victorian	Single Family Residence	Contributing	Retains Integrity	SJ00120	Contributing
13	1917	Folk Victorian	Multi-Family Residence	Contributing	Retains Integrity	SJ01704	Contributing
15	1899	Folk Victorian	Single Family Residence	Contributing	Retains Integrity	SJ01705	Contributing
17	1988	No Style	Single Family Residential	Not Contributing	Not Historic Age		Not Listed
19	2008	No Style	Single Family Residential	Not Contributing	Not Historic Age		Not Listed
21	2023	No Style	Single Family Residence	Not Contributing	Not Historic Age		Not Listed
25	2022	No Style	Single Family Residence	Not Contributing	Not Historic Age		Not Listed
25B	2022	No Style	Garage Apartment	Not Contributing	Not Historic Age		Not Listed
27	1917	Folk Victorian	Single Family Residence	Contributing	Retains Integrity	SJ01709	Contributing
San Marco Avenue							
19	1887	Moorish Revival	Museum	Contributing	Retains Integrity	SJ02014	Contributing
27	2019	No Style	Commercial	Not Contributing	Not Historic Age		Not Listed
31	1885	Frame Vernacular	Commercial	Contributing	Retains Integrity	SJ02015	Contributing

Street No.	Year Built	Style	Use	Eligibility	Reason	FMSF No	Previous NR
San Marco Avenue, cont'd							
33-35	1885	Frame Vernacular	Commercial	Not Contributing	Lacks Integrity	SJ02016 SJ02525	Contributing
35B	c1971	No Style		Not Contributing	Not Historic Age		Not Listed
35C	c1971	Masonry Vernacular	Garage	Not Contributing	Lacks Integrity		Not Contributing
39	1885	Folk Victorian	Single Family Residence	Contributing	Retains Integrity	SJ02017	Contributing
41	1885	Queen Anne, Revival	Commercial	Contributing	Retains Integrity	SJ02018	Contributing
45	1910	Box (Amer 4 Square)	Commercial	Contributing	Retains Integrity	SJ02019	Contributing
47	1917	Folk Victorian	Single Family Residence	Contributing	Retains Integrity	SJ02020	Contributing
47B	c2000	No Style	Multi-Family Residential	Not Contributing	Not Historic Age		Not Listed
47C	2010	No Style	Multi-Family Residential	Not Contributing	Not Historic Age		Not Listed
57	1970	Masonry Vernacular	Auto repair/Gas station	Not Contributing	Not within POS	SJ07189	Not Contributing
61	1945	Masonry Vernacular	Commercial	Not Contributing	Not within POS	SJ03612	Not Contributing
63	1930	Masonry Vernacular	Commercial	Contributing	Retains Integrity	SJ02024	Contributing
67	1904	Folk Victorian, Frame	Commercial	Contributing	Retains Integrity		Contributing
67 1/2	1930	Frame Vernacular	Single Family Residence	Contributing	Retains Integrity	SJ02025	Contributing
69 1/2B	1930	Frame Vernacular	Single Family Residence	Contributing	Retains Integrity	SJ02025	Not Listed
73	1917	Folk Victorian	Restaurant	Contributing	Retains Integrity	SJ02027	Contributing
73B	c2022	No Style	Multi-Family Residential	Not Contributing	Not Historic Age		Not Listed
75	1904	Folk Victorian	Commercial	Contributing	Retains Integrity	SJ02028	Contributing
77	1930	Neo-Classical Revival	Commercial	Not Contributing	Lacks Integrity	SJ02030	Contributing
Shenandoah Street							
15	1887	Masonry Vernacular	Commercial	Contributing	Retains Integrity	SJ02173	Contributing
22B	c1910	Frame Vernacular	Shed	Contributing	Retains Integrity		Contributing
22C	c1946	Frame Vernacular	Garage	Contributing	Retains Integrity		Contributing
35	1920	No Style	Single Family Residence	Not Contributing	Lacks Integrity	SJ07190	Contributing
Water Street							
21	1905	Bungalow	Single Family Residence	Contributing	Retains Integrity	SJ02365	Contributing
22	1861	Folk Victorian, Frame	Single Family Residence	Contributing	Retains Integrity	SJ02366	Contributing
23	1839	Queen Anne, Revival	Single Family Residence	Contributing	Retains Integrity	SJ02367	Contributing
27	1957	Ranch	Single Family Residence	Not Contributing	Not within POS	SJ02368	Not Contributing

Street No.	Year Built	Style	Use	Eligibility	Reason	FMSF No	Previous NR
Water Street, cont'd							
28	1894	Queen Anne, Revival	Single Family Residence	Contributing	Retains Integrity	SJ02369	Contributing
28B	c1971	No Style		Contributing	Retains Integrity		Contributing
28C	c2004	No Style		Not Contributing	Not Historic Age		Not Listed
28D	c1971	No Style		Not Contributing	Lacks Integrity		Not Listed
33	1885	Colonial Revival	Single Family Residence	Not Contributing	Lacks Integrity	SJ02370	Contributing
38	1917	Colonial Revival	Single Family Residence	Contributing	Retains Integrity	SJ02371	Contributing
38B	c2000	No Style	Single Family Residence	Not Contributing	Not Historic Age		Not Listed
39	1917	Box (Amer 4 Square)	Single Family Residence	Not Contributing	Lacks Integrity	SJ02372	Contributing
40	1906	Folk Victorian	Single Family Residence	Contributing	Retains Integrity	SJ02373	Contributing
40B	c1996	No Style	Garage/Shed	Not Contributing	Not Historic Age		Not Listed
41	2013	No Style	Single Family Residence	Not Contributing	Not Historic Age		Not Listed
42	1885	Folk Victorian	Single Family Residence	Contributing	Retains Integrity	SJ02374	Contributing
47	1894	No Style	Single Family Residence	Not Contributing	Lacks Integrity	SJ02375	Contributing
48	1885	Folk Victorian	Single Family Residence	Contributing	Retains Integrity	SJ02376	Contributing
48B	c1993	No Style	Single Family Residential	Not Contributing	Not Historic Age		Not Listed
50	1885	Folk Victorian	Single Family Residence	Contributing	Retains Integrity	SJ02377	Contributing
51	1924	Colonial Revival	Single Family Residence	Contributing	Retains Integrity	SJ02378	Contributing
54	1885	Folk Victorian	Single Family Residence	Contributing	Retains Integrity	SJ02379	Contributing
54B	2010	No Style	Shed	Not Contributing	Not Historic Age		Not Listed
56	1885	Folk Victorian	Single Family Residence	Not Contributing	Lacks Integrity	SJ02380	Contributing
57	1959	Ranch	Single Family Residence	Not Contributing	Not within POS	SJ07191	Not Contributing
60	1885	Folk Victorian	Single Family Residential	Contributing	Retains Integrity		Contributing
60B	1880	Frame Vernacular	Garage	Contributing	Retains Integrity		Contributing
64	1896	Colonial Revival	Single Family Residence	Contributing	Retains Integrity	SJ02382	Contributing
64B	c1971	No Style	Garage	Not Contributing	Not within POS		Not Listed
65	2012	No Style	Single Family Residence	Not Contributing	Not Historic Age		Not Listed
68	2007	No Style	Single Family Residence	Not Contributing	Not Historic Age		Not Listed

Street No.	Year Built	Style	Use	Eligibility	Reason	FMSF No	Previous NR
Water Street, cont'd							
70	1935	Colonial Revival	Single Family Residence	Contributing	Retains Integrity	SJ02384	Contributing
70B	c1935	Frame Vernacular	Garage	Contributing	Retains Integrity		Contributing
71	1959	Ranch	Single Family Residence	Not Contributing	Not within POS	SJ07192	Not Contributing
80	1891	Shingle	Single Family Residence	Contributing	Retains Integrity	SJ02385	Contributing
82	1920	Prairie	Single Family Residence	Contributing	Retains Integrity	SJ02386	Contributing
82B	c1930	Prairie	Garage	Contributing	Retains Integrity		Contributing
82 1/2	1922	Prairie	Single Family Residence	Not Contributing	Lacks Integrity	SJ02387	Contributing
82 1/2B	1920	Prairie	Garage	Contributing	Retains Integrity	SJ02386	Contributing
84	1894	Mixed	Single Family Residence	Contributing	Retains Integrity	SJ02388	Contributing

SUMMARY

The Abbott Tract Historic District is significant under Criterion A on the local level, in the area of Community/Planning and Development. Concentrated development of the district extended from c. 1838 until 1935 making it the oldest neighborhood in St. Augustine outside the Colonial City. While Abbott Tract began development during the pre- and post-Civil War periods, much of its sense of time and place is impacted by its many developments during the Flagler Era (1885-1913). The district embodies the conversion of the North City area of St. Augustine from a strategic military fortification to a residential use.

Further, the district is significant under Criterion B in the area of Social History on the local level for its association with Lucy Bellenger Abbott, a pioneer female developer in the city and the person for whom the district is named. Following the Civil War, Lucy Abbott acquired vacant land and constructed nine extant residences, including the landmark Abbott Mansion at 14 Joiner Street. The district also contains the Abbott House at 22 Water Street, where Lucy Abbott resided and from which she conducted her real estate activities from 1873 until her death in 1929.

Finally, the district is significant under Criterion C for its embodiment of an important local period of architecture and architectural styles. Wood frame architecture such as Frame Vernacular and Folk Victorian are the predominate building styles. The wood frame architecture of the Abbott Tract ranges from large, three-story mansions to small, single-story cottages, reflecting the social diversity of the district. It embodies many post-1821 historic periods and multiple types of construction including post and beam, balloon, and platform frame. While wood frame architecture dominates, the district includes high styles including Colonial Revival and Queen Anne, along with the architecturally dominant Moorish Revival, Castle Warden. Apart from some alterations on San Marco Avenue and Water Street, the integrity of the district is excellent.

HISTORIC CONTEXT

Abbott Tract is in an area of St. Augustine that is commonly referred to as North City, which roughly extends from the Castillo de San Marco and Cubo Line on the south to what is today San Carlos Avenue on the north. To the east and west, it is bound respectively by the Matanzas River and Hospital Creek and the marshes and waters of the San Sebastian River.

During the First Spanish Period (1565-1763), the city's Spanish residents used a portion of the area as common pastureland. The area simultaneously served as a defense perimeter to protect the fortified town of St. Augustine. The establishment of the English colony of South Carolina in the late 17th century intensified development of the northern defenses of the city. The effort began with the completion of the coquina stone Castillo de San Marcos in 1692 at the southern boundary of Abbott Tract (Photo 17).[13] Following the attack of Colonel James Moore from South Carolina in 1702, the Spanish developed the area north of the Castillo de San Marcos as a well-designed defense perimeter. An earthenwork barrier,

[13] Adams, et al. 1994, 21.

the Hornabeque or Hornwork, ran from the northeast corner of Abbott Tract southwest to the banks of the San Sebastian River and comprised the second of three eighteenth century defense lines that guarded the northern approach to the city.

In 1763, the British acquired St. Augustine and East Florida under terms of the Treaty of Paris. The British used the North City primarily for agricultural purposes. They kept the land clear for approximately 2.5 miles north of the Castillo to the Mose Line.

In 1784 the Spanish reacquired Florida and re-occupied St. Augustine. They revamped the defenses north of the colonial city. During the Second Spanish Period (1784-1821) the area where Abbott Tract is located was a military defense perimeter with restrictions on building and agriculture. The Spanish issued land grants in the area with the requirement that grantees grow only low-lying crops, build only temporary structures, and keep the area clear of trees and dense undergrowth. Grants were typically three to five acres and located on both sides of the *Mil y Quinientas* Road, a defense perimeter designed by the Spanish. Between 1803 and 1808 the Spanish Governor granted lands in what became the Abbott Tract to Jose Noda, a Canary Islander; Juan Garcia, a Black man; and Juan Genopoly, Pedro Estopa and Juan Villalonga, all descendants of the Minorcan colonists. Jose Noda purchased the Garcia Grant sometime prior to 1821.[14]

Under terms of the Adams-Onis Treaty of 1819, which formalized the transfer, the United States government agreed to recognize all legitimately held Spanish claims in Florida. All claims in the *Mil y Quinientas* were confirmed by the United States Congress by 1830. This legal process maintained the continuity of land holding patterns between the two historic periods and influenced the geographic layout of North City well into the 20th century. The city limits were established at what today is San Carlos Avenue and remained in place until 1923, when areas to the north were annexed following growth and development in the city associated with the Florida Boom.[15]

Development of the Abbott Tract and other areas of North City followed a logical pattern in the post-1821 period of the history of St. Augustine. Abbott Tract is the closest neighborhood to the Colonial City and was the first area subdivided and developed as a residential neighborhood. Development, initially residential and later, and to a lesser extent, commercial, spread north during the late nineteenth and early twentieth centuries. The colonial Pablo Road, later Jacksonville Road, and now San Marco Avenue, served as an axis for development, dividing Spanish land grants and later subdivisions on its east and west sides. East-West streets in Abbott Tract extend at right angles off San Marco Avenue. Water Street, a major street, extends north to south the length of the district. Blocks are irregular in form and were heavily influenced by colonial land holding patterns, mainly five Spanish Land Grants dating from the Second Spanish Period.

[14] Adams, et al. 1994, 22-24; Scardaville and Paarlberg, 1983, Abbott Tract Historic District, Section 8- 1.
[15] Adams, et al. 1994, 22-23; 1834. American State Papers: Public Lands. 5 vols. Washington, D.C.: Duff Green, vol. 14.

Abbott Tract District consists of two Territorial Period (1821-1845) subdivisions—the Noda Concession and the Davis Tract. Both subdivisions were altered via re-platting following the Civil War and collectively have become known as Abbott Tract. Both subdivisions were formed by an assemblage of the five former Spanish land grants. The Noda Concession Subdivision, platted in 1838, was the southernmost of these. It featured 33-foot-wide streets, running east-west and north-south in a grid pattern. Original east-west streets in the Noda Concession were Clinch, Shenandoah, and Joiner streets, all of which ran from Jacksonville Road, now San Marco Avenue, to Hospital Creek. The north-south street was Cleland, now Water Street, which extended from the federally owned Castillo de San Marcos property to Joiner Street. The second subdivision, Davis Tract, consisted of Mulberry, Locust and Pine streets, all of which also extended east from the Jacksonville Road (now San Marco) to Hospital Creek. North-south streets were Water, Orange (now Osceola) and Washington (now Abbott).

During the late 1830s, a portion of the Abbott Tract became the first area outside the colonial city to be systematically developed and settled. The colonial city contained small Spanish lots and was densely developed with land values that were high relative to the area to the north. The Spanish land grants in North City were large, unified parcels and a perfect size for subdivision development. The Second Seminole War (1835-1842) stimulated a land boom that sparked the initial development in the Abbott Tract.[16]

In response to this housing demand, Peter Sken Smith, a land speculator from Philadelphia, began the first subdivision development in St. Augustine outside the colonial city. In 1837, Smith purchased the two southernmost grants in the *Mil y Quinientas* from Jose Noda. The following year Smith platted the nine-acre tract into lots and blocks and named the subdivision the Noda Concession. The development by Smith was the first known reference to the area as "North City." One of the first sales in North City was to Smith's business partner, John Cleland. Cleland was the local district attorney, and a major developer in St. Augustine. Between 1839 and 1844 he and his partner William H. Simmons, a local physician, built the North City Wharf Company, a sawmill, the North City Hotel, and several houses, most notably Cleland's own house, the Beach Cottage in the Noda Concession. The Beach Cottage, now 23 Water Street, is the oldest documented building in the district.[17] Lot sales were brisk in these early years and several small houses were constructed along Joiner, Clinch and Shenandoah streets.

In the 1820s and 1830s, William Davis, Deputy Marshall of East Florida, acquired three *Mil y Quinientas* grants, measuring twenty-five acres from Juan Genopoly, Pedro Estopa and Juan Villalonga. This area was known as the Davis Range and it extended from Joiner to Pine Street, now the northern boundary of Abbott Tract. Although land sales and house construction were more prevalent in the Noda Concession, neither subdivision became fully developed due to the end of the Seminole War in 1842 and a nationwide economic downturn in the 1840s. In fact, only twelve houses were erected before the Civil War. Of the

[16] Adams, et al. 1994, 26.
[17] Florida Master Site File various, Site ID SJ02367.

twelve only three remain in the district, including the home of Lucy Abbott, a transplanted South Carolinian, at 22 Abbott Street (built 1861).[18]

While substantial development occurred prior to the Flagler Era (1885-1913), Abbott Tract was nonetheless greatly impacted by the efforts of Henry Morrison Flagler in the 1880s. The Flagler Era began with Henry Flagler's arrival in St. Augustine in 1885 and ended with his death in 1913. Flagler's vision was the transformation of St. Augustine into the Winter Newport, a counterpoint to Newport, Rhode Island a summer resort for the nation's wealthy elite. While Flagler was not directly associated with the development of the Abbott Tract, his presence attracted other prominent developers and winter residents and stimulated investment in land improvements and building construction throughout the city.

The Flagler associate most directly linked to the Abbott Tract was William Grey Warden. Like Flagler, Warden was a director of the Standard Oil Company, as well as president of Atlantic Refining Company of Philadelphia, president of United Gas Improvement Company, and many other prominent businesses. Locally, Warden owned the St. Augustine Gas and Electric Light Company and the St. Augustine Improvement Association, a real estate development company. Warden built his winter residence, Castle Warden, at the southwest corner of the Abbott Tract at 19 San Marco Avenue in 1887. Castle Warden, the most architecturally significant building in the district, remains the largest Moorish Revival style and poured concrete residence in St. Augustine. [19] With its elaborate interiors, it was a center of the seasonal social scene in St. Augustine during the Flagler Era. The family retained the property until 1941.

According to the 1899 Sanborn map, over half of Abbott Tract was developed. Several large, vacant lots were located along Joiner Street, and other vacant parcels were scattered throughout. Seventy (70) of the contributing buildings, the great majority in Abbott Tract, pre-date 1900. By the early part of the 20th century, an additional 126 buildings had been constructed in Abbott Tract.[20]

In the second decade of the twentieth century commercialization began to impact the residential character of the Abbott Tract on the San Marco Avenue side. By 1914 a trolley line, which served as a catalyst for development of the area, had reached Genopoly Street, near the Florida School for the Deaf and Blind. In 1917, the Dixie Highway was completed to St. Augustine and entered St. Augustine along San Marco Avenue.[21]

Florida's economy blossomed after World War I. St. Augustine, like communities throughout the state, were affected by the Florida Land Boom.[22] Real estate values rose dramatically during the Boom. In virtually every community, new subdivisions were platted and recorded, lots were sold and re-sold, and

[18] Adams, et al. 1994, 26; Scardaville and Paarlberg, 1983, Abbott Tract historic Distirct, Continuation Sheet 3.
[19] Florida Master Site File various, Site ID SJ02014.
[20] Scardaville and Paarlberg, 1983, Abbott Tract Historic District, Continuation Sheet 4.
[21] Historic Property Associates, Inc. July 2009, 69; Fillmon 2017.
[22] Tebeau, 1999, 378-392.

new buildings were constructed. The Florida Land Boom of the 1920s left its mark on St. Augustine perhaps most notably with the residential development of Davis Shores, a landfill project of the developer D.P. "Doc" Davis on the marshy north end of Anastasia Island directly across the Matanzas Bay from the Abbott Tract. However, the Boom had minimal impact on the Abbott Tract, with little of the Mediterranean Revival architecture associated with Boom found in the neighborhood. By 1930, another forty-two buildings were added. Historic development in the Abbott Tract was largely complete.[23]

With the collapse of the Florida Boom in 1926 and the onset of the Great Depression, real estate development slowed dramatically in St. Augustine. The Ancient City, like much of the state, suffered longer than most. In 1941, symbolic of the upturn in the local economy, hotelier Norton Baskin, husband of noted author Marjorie Kinnan Rawlings, purchased Castle Warden from the heirs of William G. Warden and converted it into the Castle Warden Hotel. Baskin and Rawlings occupied an apartment on the top floor and entertained many noteworthy authors and distinguished visitors during their ownership. In 1950, William Ripley purchased the property, and it has served as the Ripley's Believe It or Not Museum since that time.

The post-World War II period had a substantially negative impact on the Abbott Tract. The conversion of Castle Warden to a hotel symbolized the commercialization of San Marco Avenue and the loss of some the finest homes in the Abbott Tract. In the 1950s, San Marco Avenue was the principal thoroughfare into St. Augustine and was designated US Highway 1 and A1A. The construction of US Highway 1 to the west of the Abbott Tract added to the developmental pressures on North City. An entire city block of residences north of Castle Warden was removed (a St. Augustine Welcome Center now currently occupies the site) and in the block to the north the Firestone Automotive Store was added at 57 San Marco Avenue.

Despite the changes to Abbott Tract along San Marco Avenue, historic preservation in the city dates to 1907, when "a group of women defeated an attempt by the mayor to dismantle the city Gate at the north end of St. George Street," followed by the St. Augustine Historical Society's purchase of the Gonzalez-Alvarez house for preservation in 1918 and establishment of a research library in 1923.[24] For the following five decades, however, preservation was largely focused on the colonial city. The first concentrated effort outside this area occurred in the late 1970s; in 1981, a three-year archaeological and building survey was completed and encompassed the areas that would become the Abbott Tract, Lincolnville, and Model Land Historic Districts. Abbott Tract and Model Land were the first two NRHP-listed districts (outside of the colonial city, NRHP listed in 1971) in 1983.[25] The colonial city provides the largest tourism draw, and despite its proximity, tourism impacts to Abbott Tract are generally isolated to San Marco Avenue. [26]

[23] Scardaville and Paarlberg, 1983, Abbott Tract Historic District, Continuation Sheet 4.
[24] The Gonzalez-Alvarez House at 14 St. Francis Street is the oldest surviving building in St. Augustine and dates from ca.1723 (Preservation Design Partnership, LLC. 2018. "City of St. Augustine Historic Preservation Master Plan." 4.4, 14).
[25] Preservation Design Partnership, LLC 2018, 4.7-4.8.
[26] Preservation Design Partnership, LLC 2018, 1.1, 3.1.

According to the 1983 nomination, "Abbott Tract has experienced little development and demolition since 1930" and this remains the case at the present time.[27] There are a handful of buildings constructed in the 1950s and 1960s along Water and Joiner Streets; according to Sanborn maps dated between 1910 and 1946, earlier buildings were demolished for the construction of these mid-century buildings. Buildings located along San Marco Avenue have also seen some use changes, alterations, and additions. Additionally, a large auto repair shop is located at the corner of Locust Street and San Marco Avenue (57 San Marco Avenue, Firestone, built 1970) has a deep setback and features a window wall and marblecrete. To the north of the Firestone building is a 1945 commercial structure; two blocks to the south is a modern (2019) bank at 27 San Marco Avenue (a gas station was previously located on the site). The Sanborn maps from 1930-1946 show that earlier residences were previously located on these lots. More recent construction, of which there is very little, has occurred on long-vacant land. Built in 2007, 68 Water Street, is one of the few modern intrusions into the district. It was constructed on a vacant lot and consists of a modern steel frame with geometric massing (Photo 16).

In September 2017, Hurricane Irma made landfall in the southwest portion of Florida and created "momentous storm surge flooding along the northeastern coast of the state, where a maximum of three to five foot swells above ground level occurred on inundation from Cape Canaveral northward to the Florida-Georgia border." The storm surge sensor on the Mantanzas River in St. Augustine recorded a water level of 6.65 feet NAVD88, and the United States Geological Survey recorded high water marks of two to four feet above ground level in the St. Augustine vicinity.[28] Within Abbott Tract, the majority of damage was concentrated along Water Street and clustered around the intersection of Abbott and Locust Streets. Two permits were issued for damage associated with the storm: 35 Shenandoah Street (aluminum screen room replacement) and 66 Osceola Street (fencing).

Abbott Tract has seen relatively few changes since 1930, and fewer still since its original listing in 1983. No buildings have been moved, and the street rhythm has largely remained the same since 1930. Three buildings have been elevated in the last five years, including 35, 21, and 33 Mulberry Street. These alterations are predominantly due to flooding. Alterations have been minimal and many of the buildings throughout the district display their distinct original detailing, including jigsaw porch details, prominent porches, and eave detailing. The district is a highly concentrated example of common architectural styles dating from the mid-19th century through the early 20th century ranging from the grand Moorish Revival Castle Warden to blue-collar worker housing on Osceola Street.

Lucy Bellenger Abbott (1838-1929)

In the years following the Civil War, Lucy Bellenger Abbott was the leading developer of the Abbott Tract. Abbott came from a wealthy and socially important South Carolina family. Her mother, Margaret

[27] Scardaville and Paarlberg, Abbott Tract Historic District, Continuation Sheet 4.
[28] John P. Cangialosi, Andrew S. Latto, and Robbie Berg. "Hurricane Irma (AL112017)." (National Hurricane Center Tropical Cyclone Report, 2018), 10.

Evans Larkin Starke Abbott, was a member of the Starke family, prominent residents of Fairfield County, South Carolina. Her father, Thomas Abbott, her paternal grandfather, and her uncle, James Douglas Starke were all physicians. Following the Second Seminole War members of the Abbott and Starke family, along with many Georgians and South Carolinians, settled in Florida and established plantations, cattle ranches, and real estate enterprises. James Douglas Starke founded the town of Ocoee in Orange County. Another relative, Madison Starke Perry, arrived in Alachua County in 1845 where he established a plantation. He subsequently became a member of the state legislature and at the time of the Civil War was Governor of Florida. The towns of Starke and Perry, Florida are named for him.[29]

Prior to the outbreak of the Civil War, Dr. Thomas Abbott died and Lucy Abbott and her mother Margaret moved to St. Augustine in 1860, and records suggest Abbott almost immediately began developing the area.[30] In 1861, the building now known as the Abbott House at 22 Water Street was built specifically for Lucy by Captain John Starke, her uncle.[31] When Union troops reached St. Augustine during the Civil War, "they commandeered all of her property" and the Abbott House was used as a hospital.[32] Abbott did not obtain her property back until 1868, three years after the end of the war. She continued to live in the district until her death in 1929, and records suggest she maintained residences at both the Abbott Mansion and Abbott House.[33]

Lucy Abbott was a pioneer female real estate developer in St. Augustine. By the late 1870s, Abbott had acquired all of the undeveloped lots in the Noda Concession and most of the Davis Range. William Van Ness, a former mayor of St. Augustine, acquired the remaining lots in the Davis Range. Both developers re-platted their holdings into what became known as the Abbott and Van Ness subdivisions. Six known extant residences were constructed during Abbotts time: five houses at 42, 48, 50, 54, and 56 Water Street, all built in 1885 and located between Joiner and Mulberry Streets; and the Abbott Mansion (1887) at 14 Joiner Street.[34] Although the Abbott House bears her name, she was not responsible for its construction. Between 1877 and 1885, seventy-one (71) residences had been constructed in Abbott Tract, "of which eight were built by Lucy Abbott for investment purposes."[35] Her developments extended as far north as Locust Street.[36]

Lucy Abbott continued to be a pillar in the St. Augustine community following the development of the Abbott Tract. According to historical accounts, she was deeply interested in the cause of Confederate

[29] Karen Harvey. 2002. Daring Daughters, St. Augustine's Feisty Females, 1565-2000. Virginia Beach, Virginia: Walsworth Publishing Company. 74-77.
[30] Anne Hammock. 2016. "Sold on Spooky." Florida Times Union. October 28. Accessed September 10, 2021.
[31] Florida Master Site File various, Site ID SJ02366.
[32] Hammock, 2016.
[33] Florida Master Site File various, Site IDs SJ00975 and SJ02366; Jan Martindale Roth. n.d. "Lucy Benniger Abbott." Find A Grave. Accessed September 10, 2021; St. Augustine Historical Society files.
[34] Florida Master Site File various, Site IDs SJ00975, SJ02374, SJ02376, SJ02377, SJ02379, and SJ02380
[35] Scardaville and Paarlberg, 1983, Abbott Tract Historic District, Continuation Sheet 4.
[36] Roth n.d.

soldiers and worked with the women of St. Augustine to erect a Confederate monument, which was located in the Plaza de la Constitution before it was relocated to Trout Creek Fish Camp in 2020. She was also an active member of Trinity Episcopal Church and played the organ for many years. She was often referred to as the oldest member of the congregation until her death.[37]

HISTORIC SIGNIFICANCE

Criterion A/Community Planning and Development

The Abbott Tract Historic District is locally significant under Criterion A in the areas of Community Planning and Development. Concentrated development of the district extended from 1838 until 1935, and it is the oldest neighborhood in St. Augustine outside the Colonial City. The district embodies development patterns associated with the conversion of former Spanish Land Grant to subdivisions and the adaptation of lands used for military and agricultural purposes in colonial times to residential real estate uses in the post-colonial period. The Abbott Tract developed substantially during the Post-Civil War and Flagler Eras, through to the early onset of the Great Depression. The neighborhood includes local landmarks such as the Abbott Mansion on Joiner Street and Castle Warden on San Marco Avenue and modest wood frame cottages associated with the local working-class community. By the collapse of the Florida Boom and the onset of the Great Depression its character was established. The period of significance end date of 1935 is a benchmark for the period of significance of the district, as most of the lots were developed by that year. The 1935 year is an alteration from the original 1983 nomination year end of 1930 due to a review of Sanborn maps and background research. This period reflects a more detailed accurate range than the previous period and therefore has been updated within this document.

In subsequent decades, scattered mid-century buildings were constructed and commercialization of the western side of the district along San Marco Avenue quickened. The post-World War II period continued this trend and resulted in the demolition or alteration of residences along this major traffic artery. The district, because of its intimate street patterns, mix of stately nineteenth century residences and modest wood frame dwellings, and mature trees, conveys a special sense of time and place in the city.

Abbott Tract shares similar characteristics with the adjacent North City Historic District (NRHP 2009), located directly west and north across San Marco Avenue. Both districts grew out of Spanish land grants and were spearheaded by Peter Sken Smith.[38] The street patterning and architectural styles are very similar, including the loss of historic buildings along San Marco Avenue. Outside of the colonial city, most formally planned neighborhoods in St. Augustine were not developed until after the turn of the century.[39] A notable exception is Lincolnville, located south of the colonial city, and the principal Black

[37] St. Augustine Evening Record, October 30, 1929. Page 3.
[38] Walt Marder, Barbara E. Mattick, and Andrew Waber. 2009. North City Historic District. National Register of Historic Places Nomination, Washington, D.C.: National Park Service. Section 8- 3.
[39] Dezendorf, et al., 2011, Nelmar Terrace Historic District, Section 8, 1; Michael Scardaville and Larry Paarlberg. 1983. National Register of Historic Places Inventory/Nomination: Model Land Historic District. Continuation Sheet 5; Melissa

neighborhood. Residents began developing their community immediately following the Civil War, although available resources and social differences have resulted in a neighborhood dramatically different from Abbott Tract.[40]

Criterion B/Lucy B. Abbott

Abbott Tract is locally significant under Criterion B for its association with Lucy B. Abbott, an astute businesswoman, the principal developer of the Abbott Tract, and its namesake. Lucy Abbott's impact on the Abbott Tract was remarkable regardless of gender but highly significant given the context of the times when women had few rights and faced daunting impediments from a male dominated society. Many women of the time were still tethered to their home and husbands, and in some states were denied the right to own property. It was during Lucy's lifetime that more women began lobbying for increased independence: the suffrage movement, led by women such as Susan B. Anthony, gained prominence, the number of employed women increased significantly from 2.6 million to 7.8 million, and women gained the right to control their earnings, own land, and take custody of their children following divorce.[41] It was during this political climate in which Lucy Abbott gained prominence in her own right as a developer, landowner, and significant and respected businesswoman in St. Augustine.

Abbott acquired much of Peter Sken Smith's failed subdivision—the Noda Concession—re-platted it and began constructing a number of residential rental properties as far north as Locust Street. She is one of a handful of developers involved in home construction outside of the city limits prior to expansion during the Flagler era. Abbott's property was seized by Union troops during the Civil War and remained under federal control for an additional three years after the end of the war. The "Abbott Houses" on Water Street express the architectural character of the Abbott Tract and give it its unique sense of time and place within the City of St. Augustine.

The intimate details of Lucy Abbott's work have largely been lost to history, but a few hints survive. The 1900 federal census describes her as a "carpentarist," an indication that she was not a passive investor but a hands-on developer. Following her arrival in the city in 1860, it appears she almost immediately began purchasing and developing property and continued to do so until her death on October 29, 1929 at the age of ninety-four.[42] Abbott maintained her independence throughout her life; she never married although she was romantically linked to a Confederate captain (the relationship was reportedly disapproved of by her uncle, Florida governor Madison Perry).[43] Various records suggest she maintained residences at both the Abbott House (22 Water Street) and Abbott Mansion (14 Joiner Street) from at least 1873 until her death.[44]

Dezendorf, et al. 2011. National Register of Historic Places Inventory/Nomination: Fullerwood Park Residential Historic District., Section 8-1.

[40] Shriver, 1991, Section-5.

[41] Library of Congress, Women's Suffrage in the Progressive Era. loc.gov.

[42] Roth n.d., "Certificate of Death 15961"; Hammock, 2016.

[43] Hammock, 2016.

[44] Roth n.d., "Certificate of Death 15961"; Florida Master Site File various, Site IDs SJ00975 and SJ02366; St. Augustine Historical Society Files.

According to her death certificate, she died in the Abbott House, which at that time was addressed at 29 Shenandoah Street.[45] Despite the location of her death, the Abbott Mansion was sold twice during Abbott's lifetime (first to Mrs. Arthur J. William at an unknown date; shortly thereafter it reverted back to Abbott who sold it again in 1922 to Mary Katherine Causey).[46] The properties were also rented out; a Black family were tenants of the House following the Civil War and the Mansion was advertised as a boarding house in 1886.[47] Other properties in the Abbott Tract were rented or owned by St. Augustine's Black residents, the 1911 St. Augustine Directory lists around 63 households within the current boundaries.[48]

While there is little information available about her activities beyond purchasing and redeveloping the Abbott Tract, Lucy Abbott's career as a developer can be compared to other female developers at the time, such as Julia DeForest Tuttle (1849-1898) and Mary Brickell (1836-1922). Tuttle, also known as the "Mother of Miami" is credited alongside Mary and William Brickell with persuading Henry Flagler to extend his Florida East Coast (FEC) Railway southward to Miami. The Brickell's and Tuttle owned large portions of old Spanish Land Grants to the north and south of the Miami River. Together, Tuttle and the Brickell's convinced Flagler to extend the railway south, following the Great Freeze which decimated North Florida's agricultural industry. When William Brickell died in 1908, Mary assumed the role of the family's business head and was very shrewd during negotiations. Mary Brickell continued to develop Miami and the Brickell Neighborhood. Between 1910 and 1919, she laid out a subdivision on Brickell Avenue which would become known as Millionaire's Row. Like with Lucy's impact on the development of North St. Augustine, Tuttle and Brickell's ingenuity as developers greatly impacted the development of Miami. In less than a decade they had transformed it from a handful of settlements to a large city with a Flagler hotel, a rail line, shopping centers, and sprawling residential neighborhoods developed by the Model Land Company. Likewise, Lucy's redevelopment of the Abbott Tract expanded the city northward past the Castillo, opening what was primarily agricultural lands for residential development during the tourism boom of the Flagler Era.

ARCHITECTURAL CONTEXT

Architectural styles in Abbott Tract range in style, and include Folk Victorian (27%), Frame Vernacular (14%), Florida Cracker (6%), Bungalow and Craftsman (6%), Colonial Revival (5%), Masonry Vernacular (4%), Queen Anne (2%), Ranch (2%), Moorish Revival (1%), Neo-Classical (1%), and Shingle (1%). Two-thirds of the Masonry Vernacular and the identified Ranch buildings (four in total) were constructed after the period of significance.

[45] Roth n.d., "Certificate of Death 15961"; Florida Master Site File various, Site ID SJ02366.
[46] Florida Master Site File various, Site ID SJ00975.
[47] The Abbott Mansion was advertised as a boarding house but does not specify if Abbott owned the property at the time. Florida Master Site File various, Site IDs SJ02366 and SJ00975.
[48] St. Augustine Directory, 1911.

Folk Victorian (50 buildings, 27%)

Folk Victorian is the most prevalent style in the Abbott Tract Historic District. The Folk Victorian style is common throughout the United States and has many distinct local forms. The form of the structure is a typical simple folk house, but is distinguished with elaborate Victorian detailing, usually Italianate or Queen Anne at the porch and/or cornice. These typically include fine spindlework and turned or chamfered piers, along with lace-like spandrels. Folk Victorian structures have simpler forms that are often symmetric, unlike the sprawling form of the Queen Anne style. Folk Victorian structures are largely due to the development of the railroad. Access to the heavy woodworking machines that could produce inexpensive Victorian details became widely available as the new rail lines crossed the country. These details could be added to houses as they were constructed, and fashion-conscious homeowners could add it to their existing buildings. There are several examples of Folk Victorian buildings throughout the district; one of these is located at 53 Abbott Street (Photo 18) and another at 67 San Marco Avenue (Photo 19).

Frame Vernacular (25 buildings, 15%)

Frame Vernacular, the prevalent type of residential building in Florida, refers to the common wood frame technique employed by lay or self-taught builders. In St. Augustine, braced-frame techniques characterized wood frame construction prior to the arrival of the railroad in the 1880s. Braced frame construction replaced the earlier post and beam forms, which predominated during the English Colonial Period in the United States. Braced framing consisted of a combination of heavy timber frame with hewn joints and light, closely spaced vertical studs, which were machine cut. Foundations were brick, coquina, or tabby piers or wood posts. Exterior cladding was clapboard, lap siding or board-and-batten. Roofs were front or side facing gable types. Windows were double-hung sash with small panes, most frequently in a 6/6 light configuration. Porches were a universal feature. They were usually full width, shed, or incised types.

From the 1880s until about 1910, Frame Vernacular architecture was characterized by the balloon-frame method of construction. Balloon-frame construction, which began in Chicago and reached St. Augustine with the arrival of the railroad in the 1880s, featured closely spaced two-inch-deep boards of varying widths joined by nails. This method of framing eliminated the hewn joints and massive timbers employed in braced frame construction. Corner posts and principal horizontal members consisted of two or more two-inch boards nailed together. Studs in multi-story buildings rose continuously from the floors to the roof. Floors hung on the studs. Balloon framing allowed cheaper and more rapid construction. Brick piers provided the principal foundation type. Roofs were generally gable, hip or pyramidal. Metal roof surfacing, including ornamental metal, became common in Florida during the period. Roof forms were more complex, featuring dormers, cross gables, and other secondary roof structures, which led to more complex massing. Windows remained double-hung sash but contained larger panes than in the pre-Civil War era, often in a 2/2 light pattern. Porches and verandas were also common features.

A major change in frame construction occurred about 1910 with the introduction of platform framing. With the new method, each new floor was constructed independently. Shorter studs were erected upon wooden platforms to support the overlying platform or roof. This framing system was both simpler and more rigid than the balloon framing system it replaced.

By 1920, the Bungalow had become a major influence on vernacular design. As a result, the form, plan, and features of frame buildings tended to be more regular. After 1920, Frame Vernacular buildings often diminished to one story. In addition to height and methods of construction, Frame Vernacular building of the 1920s and 1930s shared additional characteristics. Framing rested on pier foundations, commonly brick or concrete block. Exterior sheathing was usually horizontal wood siding, either weatherboard or drop type. Roof types were gable or hip, covered with V-crimp or embossed sheet metal or composition or asbestos cement shingles. Brick chimneys constituted a common feature. Windows were double-hung sash. The size of panes increased in size, generally to 1/1 lights. Bungalow windows, with a single lower light and 3,4 or more lights in the upper sash, were typical. Porches, usually full-widths entrance types, remained common.

Frame Vernacular buildings in Abbott Tract embody the full range of wood vernacular building techniques from the braced frame of the pre-railroad era to the balloon frame from the turn of the century, and the platform frame era which began in the early 20th century. Before and immediately after the Civil War, house construction in St. Augustine was local in nature and dependent upon the building materials at hand. Builders adapted to the materials and developed individual methods and designs. The Industrial Revolution permitted standardization of building materials and exerted a significant change in vernacular house design. Popular magazines helped to make architectural trends universal throughout the country. The railroad development associated with Henry Flagler provided inexpensive and efficient transportation for manufactured building materials. Ultimately, individual builders had access to a myriad of finished architectural products from which to create their own designs.

Frame Vernacular residences in the district are typically one to two-and-one half stories in height, with balloon frame structural systems and brick or coquina-concrete pier foundations, and boxy in form. Plans of 19th century residences were usually rectangular, though L-shaped plans were often used to maximize cross-ventilation. Following the dawn of the 20th century, iterations of the style found in the district are more reflective of the boxy, symmetric American Foursquare. Gable or hip roofs usually had steep pitches that accommodate attic space. Horizontal drop siding and weatherboard and wood shingles were the most common exterior wall surface materials. Wood shingles were often used to cover roofs, but after fires in St. Augustine in 1887 and 1914, they were replaced by sheet metal and metal shingles and later by asbestos cement and composition shingles. Porches, most commonly simple entrance or end porches were common features. Porches were the location of most decorative features such as gingerbread, jig-sawn bargeboards, and decorative rafters. Fenestration was regular, but not always symmetrical. Windows were generally double-hung sash with multi-pane glazing and doors contain recessed wood panels. Exterior decoration was sparse and limited to ornamental woodwork. Frame vernacular buildings in the Abbott Tract date from 1838 to 1930 and range from 2.5 story upper class residences to modest shotgun houses and wood-

frame cottages for laborers and domestic workers. Some examples are located at 67-73 San Marco Avenue and 26 Joiner Street (Photo 20)

Florida Cracker (15, 6%)

Florida cracker architecture is a style of vernacular architecture typified by simple, wood-frame houses in various layouts most prevalent from the 1840s through the 1920s. In Florida and Georgia, "Cracker" refers to the descendants of early English settlers. The houses were square or rectangular for quick, easy construction. Early versions were built from logs, which reduced the need to cut boards. Gaps between the logs also allowed for better airflow indoors. Timber-frame versions were also built, although somewhat later. In some homes, a fireplace with a stone chimney on one gable end of the house provided the means for cooking and winter heating. Others used a detached kitchen behind the house. Most Cracker houses consisted of a single room, referred to as a "single-pen" layout. As time progressed, more rooms would be built. Families would build another room several feet from the gable end and extend the roof creating a "dog-trot" layout, characterized by a breezeway between the two rooms. Builders included plenty of windows for airflow, as well as large, overhanging porches or verandas on both ends of the house to provide cooler air and shade in the hot, humid climate of the south. They were also used to deflect rain, as many cracker houses did not have glass windows and opted for shutters or mosquito nets. The style evolved with the addition of second story bedrooms, creating the "I-house" and enclosing the dog-trot. Further style progression includes the "four-square Georgian," which followed the four-square Georgian plan popular in sophisticated urban centers to the north. Examples of the Cracker style are located at 19 Locust Street and 52 Osceola Street.

Shotgun (4 buildings, 2%)

The Shotgun is a subtype of Frame Vernacular structures and refers to the plan of the building.127 One or one and a half stories, they are one room wide and typically at least three rooms deep, most often with an end facing gable and few windows. The origins of the style are widely speculated, but it was popularized in New Orleans, with the earliest documented Shotgun dating to 1832. They were primarily constructed in the late 1800s to early 1900s in Southern states including Florida, Louisiana, Texas, Mississippi, Alabama, and Georgia, and most often housed lower-income families, many of whom were people of color. The plan maximizes airflow in the days before air conditioning; a breeze could reach every room in the house when the front and rear doors were opened. They can also maximize small lots in dense urban areas (such as New Orleans) where some parcels could be as small as thirty feet wide. Exterior decorations can range wildly in style, including Italianate, Classical, and Victorian features.

Shingle (1 building, .5%)

Primarily found in New England, Shingle style draws from Queen Anne, Colonial, and Richardsonian Romanesque, but its primary distinguishing characteristic is continuous wood shingle cladding. Buildings have sculpted, irregular, and complex masses (borrowed from Queen Anne and Richardsonian Romanesque), unified by the siding. It is one of the first styles to emphasize the interior volumes as opposed to external details, and typically forgoes elaborate window and entry decoration. It can be

difficult to find many cohesive features to the style beyond the shingle siding, partially because it was never widely adopted, like its contemporary Queen Anne, but remained an "architect's style." Despite this, common features can include classical columns, Palladian windows, wide porches, gambrel roofs, and sometimes lower stories of stone. The style is rare in Abbott Tract and is seen in a single resource, the Dismukes House at 80 Water Street.

Bungalow & Craftsman (13 buildings, 7%)

Popularized in California, these architectural styles were featured in building plan advertisements and catalogs which made them widely accessible to the public. They were implemented throughout the early twentieth century into the pre-WWII era. Building plans are rectangular or L-shaped under low pitched gable, cross-gable, or hipped roof and details include knee-braces, exposed rafter tails, full front porches under the primary or a secondary roof with corner posts or battered posts and are often set on piers or a ventilated stem wall foundation. Siding was most often horizontal boards in a clapboard or novelty profile, and windows could be single or paired double hung sash with divided lights on the upper sash. Bungalows have low and simple lines with wide projecting roofs and exposed rafters, with one or two-stories, large porches, and occasional dormers. The Bungalow can be described as a diluted vernacular of the Craftsman style, and the high-styled Craftsman buildings are less common. An example of the Bungalow style is located at 25 Locust Street (Photo 21) and 61 Abbott Street (Photo 22).

Prairie (4 buildings, 3%)

The Prairie style originated in Chicago, with landmark examples concentrated in the city's early 20th-century suburbs and in other large midwestern cities. Vernacular examples were spread widely by pattern books and popular magazines; they are common in 20th-century suburbs throughout the county and several examples are seen in the Abbott Tract. Most were built between 1905 and 1915; the style quickly faded from fashion after World War I. Common features of the style are low-pitched roofs, usually hipped, with widely overhanging boxed eaves; the houses are typically two-stories with one-story wings, porches, and porte cocheres eaves cornices, and façade detailing emphasizing horizontal lines, often with massive square porch supports. An example can be seen at 32 Mulberry Street (Photo 23).

Masonry Vernacular (8 buildings, 4%)

Like Frame Vernacular, Masonry Vernacular is a prominent style found in St. Augustine. If not available locally, masonry units could be easily transported by the 1920s when the material started to gain popularity. Some buildings apply details of the Mediterranean Revival styles popular in the 1920s while others borrow from the Art Deco and Moderne styles of the 1930s and 1940s. Exterior finishes are stucco or masonry veneer including brick, stone, and rough faced concrete block. Brick may be used to form windowsills and lintels as a distinct texture and scale from the smooth faced façade. Masonry Vernacular structures are typically asymmetrical but maintain regular window openings and by the 1940s, the building form shifted from a rectangular to an L- shaped plan with a shallow roof projection. Front porches were also typical in residential Masonry Vernacular buildings and more often are inset under the primary roof or cross-gable extension.

Colonial Revival (8 buildings, 4%)

The Colonial Revival style exerted an important influence on residential design in the Abbott Tract. It was the dominant style for American residential architecture during the first half of the twentieth century. In Florida, however, the popularity of the style during the era was eclipsed by the Bungalow and Spanish Revival styles. The term "Colonial Revival" refers to a rebirth of interest in the early English and Dutch houses of the Atlantic Seaboard. The Georgian and Adam styles were the backbone of the Revival, which also drew upon Post-medieval English and Dutch Colonial architecture for references.

The Colonial Revival style was introduced at the Philadelphia Exposition of 1876. The centennial of the Declaration of Independence sparked renewed interest in the architecture of the colonial period. Many of the buildings designed for the Exposition were based on historically significant colonial designs. Publicity on the Exposition occurred simultaneously with efforts made by several national organizations to preserve Old South Church in Boston and Mount Vernon. About the same time a series of articles focusing on eighteenth century American architecture appeared in the American Architect and Harpers. The publicity the Colonial Revival style received helped to make it popular throughout the country. Some examples of the style are located at 24 Locust Street (Photo 24) and 64 Water Street (Photo 25).

Queen Anne (3 buildings, 2%)

Queen Anne was a popular residential building style in the United States between 1880 and 1900 and remained popular through the first decade of the 20th century. Despite the name, it draws most heavily upon earlier Jacobean and Elizabethan precedents rather than the more restrained Renaissance architecture of the reign of Queen Anne (1702-1714). English architect Richard Norman Shaw is most often credited with developing the style in his plans for grand manor houses during the mid-nineteenth century. The Queen Anne style was very popular in northern Florida between 1880 and 1910, as it was in most states in the South. The influence of the style is clear in the district, although most are restrained examples without the characteristic corner tower or turret. Identifying features of the Queen Anne style include steeply pitched roof lines with intersecting extensions; irregular massing; decorative truss work and patterned shingles in the roof gables; veranda porches with spindle work or decorative brackets between turned porch roof supports; canted bay extensions or conical towers; various exterior fabrics, often differ from one story to the next; multi-paned double-hung sash windows with decorative glazing patterns; and massive corbelled chimneys with decorative brick work. An excellent example of the style is located at 41 San Marco Avenue.

Architects/Engineers/Builders

Phillip Spencer Prioleau, Jr.

Castle Warden has long been rumored to be the work of Franklin Smith, the architect of Zorayda Castle and the Casa Monica Hotel or Carrere and Hastings, architects of Henry Flagler's monumental hotels and churches. According to the Florida-Times Union, however, it was the work of Phillip Spencer Prioleau, Jr., a civil engineer. He went on to become the Engineer for the City of Jacksonville (Duval County) and

the City of Eustis in Lake County, Florida. There are no other known examples of Prioleau's work in St. Augustine or Jacksonville.

Fred Henderich

Fred A. Henderich was one of the first professional architects to practice in St. Augustine. A prolific architect, he designed major works throughout St. Augustine, including the St. Augustine Record Building (listed in the National Register 2006; built 1906) and the original Flagler Hospital.[49] Henderich designed a variety of building types in a variety of styles. He was particularly adept at incorporating local materials into his designs. These included natural wood shingles palm structural elements, and coquina in hand hewn blocks, as an aggregate in concrete construction, or as a shelldash finish applied to stucco. In Abbott Tract, he designed 21 Water Street (1905) and in 1921 he redesigned the Abbott Mansion at 14 Joiner Street from a Second Empire styled building to its present Colonial Revival style.[50]

Criterion C: Architecture

The Abbott Tract Historic District embodies a wide range of architectural styles, representative of approximate 100-year window of time. The Abbott Tract Historic District was previously listed under Criterion C for Architecture in the 1983 nomination.

[49] (Adams, et al. 1994, 136-137, St. Augustine Record 1994)
[50] (Florida Master Site File various, Site ID SJ00975, Adams, et al. 1994, 136-137)

BIBLIOGRAPHY

Adams, William R., David Nolan, Michael Scardaville, Robert Steinbach, and Paul Weaver. "Historic Sites and Buildings Survey of St. Augustine, Florida." St. Augustine: St. Augustine Preservation Board, January 1, 1994.

American State Papers: Public Lands. 5 vols. Washington, D.C.: Duff Green, 1834.

American State Papers: Public Lands. 8 vols. Washington, D.C.: Gales & Seaton, 1861.

"Biographical Card File." St. Augustine: St. Augustine Historical Society, n.d.

"Biographical Folder File." St. Augustine: St. Augustine Historical Society, n.d.

Bloomfield, Max. *Bloomfield's Illustrated Historical Guide, 1883.* St. Augustine: Record Company, 1929.

Blumenson, John J.G. *Identifying American Architecture: A Pictorial Guide to Style and Terms, 1600-1945.* Nashville: W. W. Norton & Company, 1977.

Cangialosi, John P., Andrew S. Latto, and Robbie Berg. "Hurricane Irma (AL112017)." National Hurricane Center Tropical Cyclone Report, June 30, 2018 update.

Castello, Pablo. *Plano del Presidio de San Agustin de la Florida, y sus contornos.*

Chaney, Edward E. *Survey and Evaluation of Archeological Resources in the Abbott Tract and North City, St. Augustine.* Gainsville: University of Florida, 1986.

"Chronological File." St. Augustine, Florida: St. Augustine Historical Society, n.d.

City of St. Augustine Planning and Building Division. *Architectural Guidelines for Historic Preservation, 4th Ediition.* St. Augustine: City of St. Augustine, October 2011.

City of St. Augustine. "St. Augustine City Ordinace Books." St. Augustine, Florida: City of St. Augustine, 1821-1910.

Clements, Benjamin, and J.B. Clements. *Plan of the City of St. Augustine, East Florida.*

"Deed Records." St. Johns County: St. Johns County Courthouse, 1821-1960.

Dezendorf, Melissa, Paul Weaver, and Andrew Waver. *Fullerwood Park Residential Historic District.* National Register of Historic Places Nomination, Washington, D.C.: National Park Service, 2011.

Dezendorf, Melissa, Paul Weaver, and Andrew Waver. *Nelmar Terrace Historic District.* National Register of Historic Places Nomination, Washington, D.C.: National Park Service, 2011.

Dorr, F.W. *San Augustine and Vicinity, East Florida.*

Federal Writer's Project. *Seeing St. Augustine.* St. Augustine, 1937.

Fillmon, Tim. "Nelmar Terrace Historic District." *The Historical Marker Database.* January 16, 2017. https://www.hmdb.org/m.asp?m=100892 (accessed September 13, 2021).

Division of Historical Resources, comp. *Florida Master Site File.* Tallahassee, Florida, various.

Graham, Thomas. *The Awakening of St. Augustine: The Anderson Family and the Oldest City, 1821-1924.* St. Augustine: St. Augustine Historical Society, 1978.

Hammock, Anne. "Sold on Spooky." *Florida Times Union.* October 28, 2016. https://www.jacksonville.com/homes/2016-10-28/sold-spooky (accessed September 10, 2021).

Harvey, Karen. *Daring Daughters, St. Augustine's Feisty Females, 1565-2000.* Virginia Beach, Virginia: Walsworth Publishing Company, 2002.

"Historic Abbott Tract to be spotlighted in tour." *St. Augustine Record.* November 27, 2009. https://www.staugustine.com/article/20091127/LIFESTYLE/311279997 (accessed September 9, 2021).

Historic Property Associates, Inc. *The King's and Pablo Roads: Florida's First Highways.* St. Johns County, July 2009.

"House and Street File." St. Augustine, Florida: St. Augustine Historical Society, n.d.

Koch, Rog. *Birds-Eye View of St. Augustine, Florida.*

"Map Books." St. Johns County Courthouse, 183801980.

"Map File." St. Augustine: St. Augustine Historical Society, n.d.

Marcotte, Henry. *On file with the St. Augustine Historical Society.* Florida Times Union, January 1, 1888.

Marder, Walt, Barbara E. Mattick, and Andrew Waber. *North City Historic District.* National Register of Historic Places Nomination, Washington, D.C.: National Park Service, 2009.

McAlester, Virginia Savage. *A Field Guide to American Houses.* 2nd edition. New York: Alfred A. Knopf, 2015.

"Miscellaneous Books." St. Johns County Courthouse, n.d.

"Miscellaneous File." St. Augustine: St. Augustine Historical Society, n.d.

Nolan, David. *The Houses of St. Augustine.* Sarasota: Pineapple Press, 1984.

Plan of the land between Fort Mossy (Mose) and Saint Augustine. Florida State Archives.

Poppeliers, John C., Allen Chambers, Jr., and Nancy B. Schwartz. *What Style Is It?, A Guide to American Architecture.* New York City: Preservation Press, 1983.

Preservation Design Partnership, LLC. "City of St. Augustine Historic Preservation Master Plan." 2018.

Ranson, Robert. *Official Map of St. Augustine.*

Roth, Jan Martindale. "Lucy Benniger Abbott." *Find A Grave.* n.d. https://www.findagrave.com/memorial/36242528/lucy-benniger-abbott (accessed September 10, 2021).

Sanborn Fire Insurance Company. "Sanborn Fire Insurance Map." St. Augustine: Sanborn Fire Insurance Company, 1899.

—. "Sanborn Fire Insurance Map." St. Augustine: Sanborn Fire Insurance Company, 1946.

—. "Sanborn Fire Insurance Map." St. Augustine: Sanborn Fire Insurance Company, 1930.

—. "Sanborn Fire Insurance Map." St. Augustine: Sanborn Fire Insurance Company, 1924.

—. "Sanborn Fire Insurance Map." St. Augustine: Sanborn Fire Insurance Company, 1910.

—. "Sanborn Fire Insurance Map." St. Augustine: Sanborn Fire Insurance Company, 1904.

Scardaville, Michael C. "Abbott Tract: A Developmental History." Unpublished manuscript, St. Augustine, 1978.

Scardaville, Michael, and Larry Paarlberg. *Abbott Tract Historic District.* National Register of Historic Places Nomination, Washington, D.C.: National Park Service, 1983.

Scardaville, Michael, and Larry Paarlberg. *Model Land Historic District.* National Register of Historic Places Nomination, Washington, D.C.: National Park Service, 1983.

Shriver, Carl. *Lincolnville Historic District.* National Register of Historic Places Nomination, Washington, D.C.: National Park Service, 1991.

St. Augustine City Directories, and R.L. Polk and Company. *City Directories.* Richmond and Jacksonville: R.L. Polk Company, 1911-1912, 1914-1915, 1916-1917, 1918-1917, 1920-21, 1922-23, 1924-25, 1927, 1930, 1934, 1937, 1940, 1945, 1947, 1949, 1951, 1953-54, 1955, 1957, 1959, 1960, 1962, 1965, 1966, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979-80.

St. Augustine Council. "St. Augustine Council Minutes." St. Augustine, Florida: City of St. Augustine, 1821-1914.

St. Augustine Record. 1899.

—. January 1, 1994.

"Tax Records." St. Johns County Courthouse, n.d.

Tebeau, Charles. *A History of Florida.* Coral Gables: University of Miami Press, 1999.

The Record Company. *History, Guide and Directory of St. Augustine.* St. Augustine, 1904, 1907-1908.

Wellge, H. *View of the City of St. Augustine.*

Works Progress Administration. *Spanish Land Grants in Florida.* 5 vols. Tallahassee, 1940.

Verbal Boundary Description

Beginning: at a point (A) where a line extended eastward from the SE corner of Block 0 ("Official Map of the City of St. Augustine," 1922) intersects the low tide mark of the western shore of Hospital Creek; proceed,

Northward: along the low tide mark of said Creek to a point (B) where it intersects with a line extended eastward from the NE corner of Lot 6, Block P; thence,

Westward: along the northern boundaries of Lots 4, 5 and 6, Block P to the NW corner of Lot 4 of said Block (C); thence,

Southward: along the western boundary of Lot 4, Block P to the SW corner of said Lot (D); thence,

Westward: following the northern right-of-way of Pine Street to the western right-of-way of San Marco Avenue (E); thence,

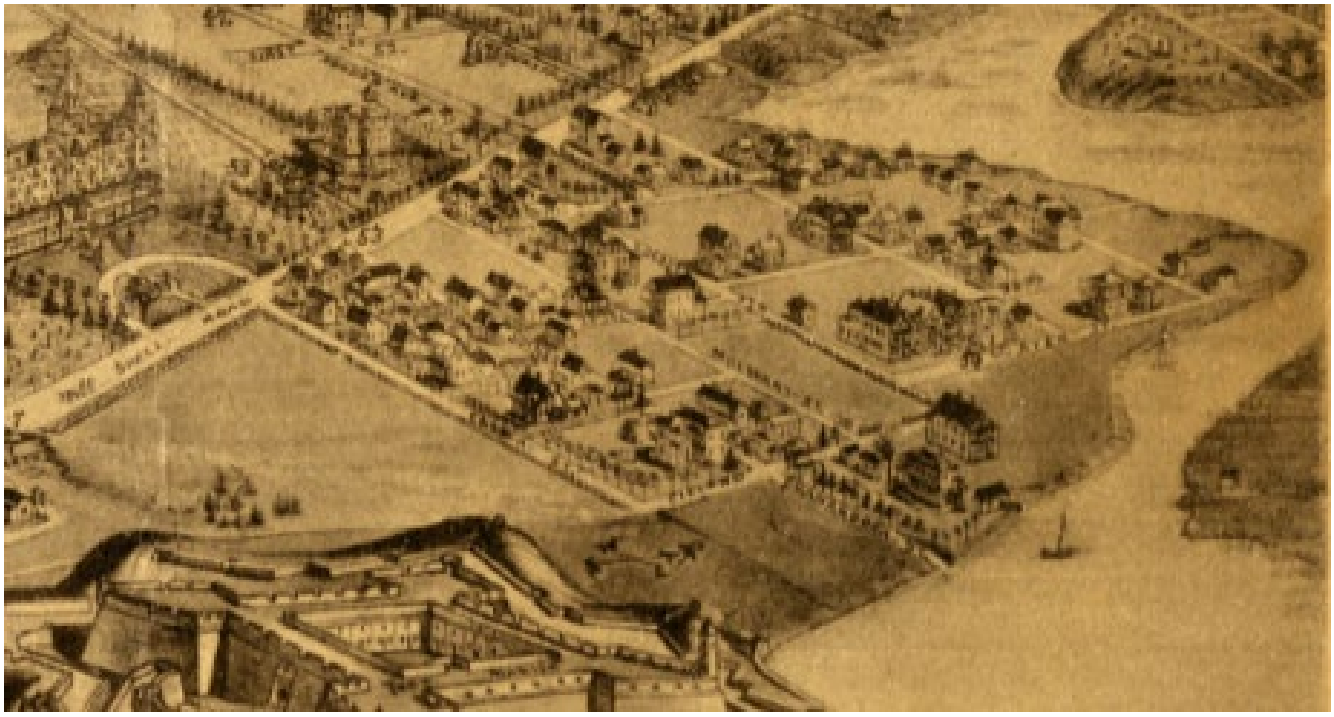
Southward: following the western right-of-way of San Marco Avenue to a point (F) opposite the SW corner of Lot 1, Block A; thence,

Eastward: along the southern boundaries of Blocks A and O to the point of beginning (A).

Boundary Justification

No changes are being made to the Abbott Tract Historic District boundary from the original 1983 nomination.

Additional Documentation (Figures, plans, historic photos)



A stylized map depicting developed lots in Abbott Tact (1885) from a bird's eye view of St. Augustine, Florida. Courtesy State Library of Florida Map Collection.



Looking east along Shenandoah Street in 1902. Courtesy Florida Memory, reference no. RC08791.



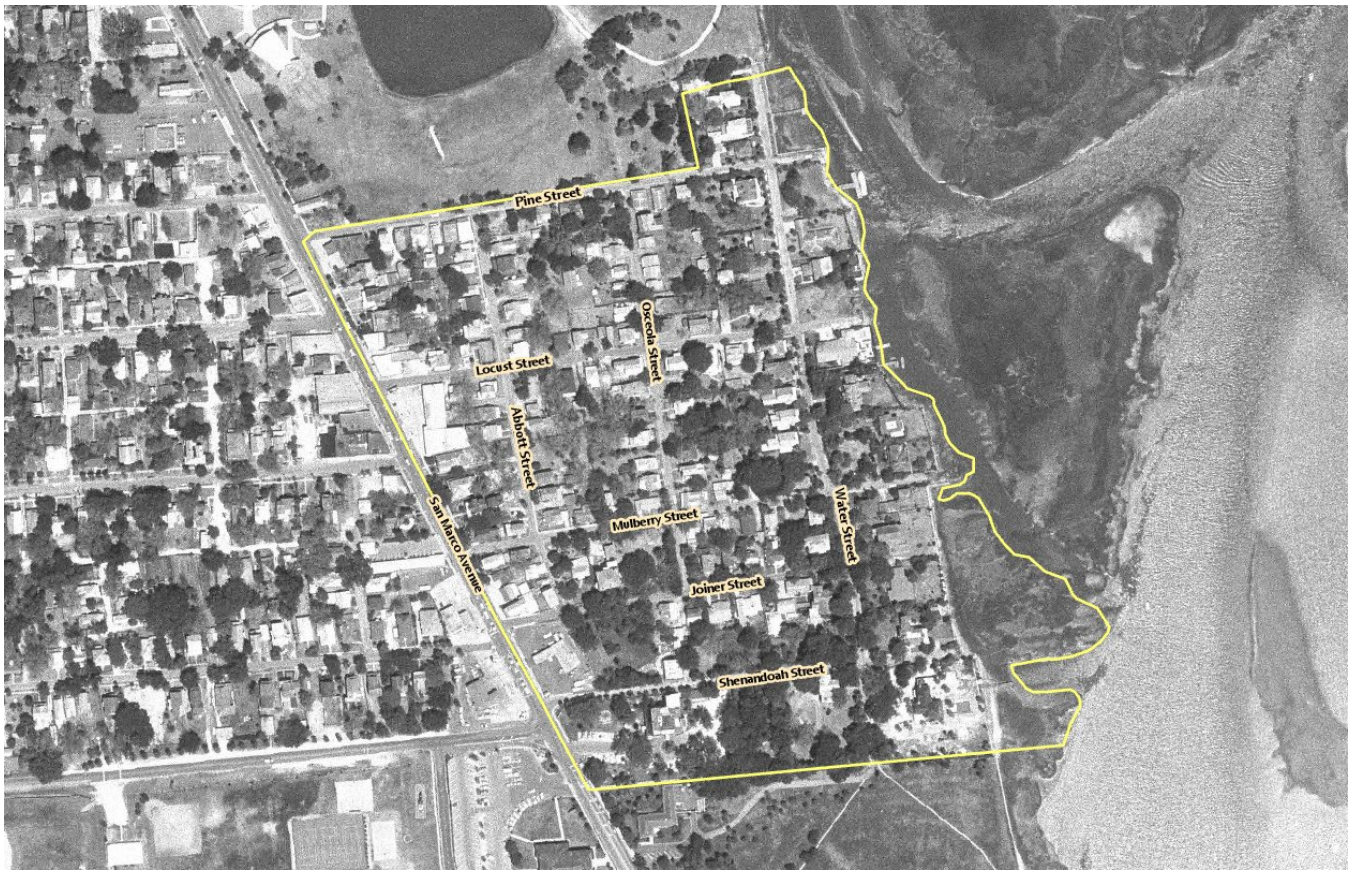
A bird's eye view of the Castillo de San Marcos in 1920, looking northeast. Abbott Tract is partially visible to the right (north). Castle Warden at 19 San Marco Avenue is the large structure visible near the trail end that curves to the west of the Castillo. Courtesy Library of Congress, control number 2013645404.



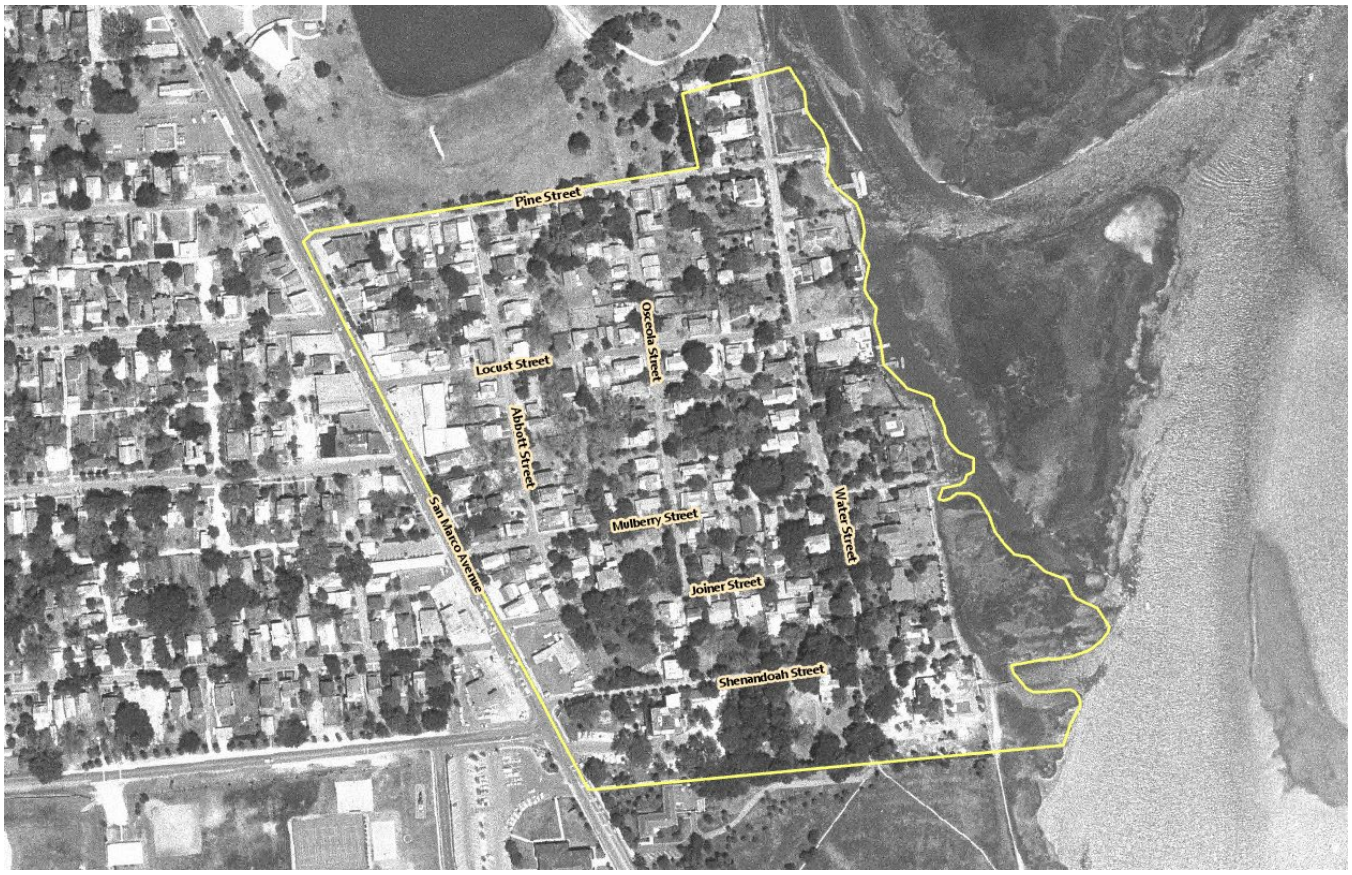
An excerpt from an aerial image taken in 1946, yellow outline depicts Abbott Tract Historic District boundary. Courtesy of the University of Florida Aerial Imagery.



An excerpt from an aerial image taken in 1960, yellow outline depicts Abbott Tract Historic District boundary. Courtesy of the University of Florida Aerial Imagery.



An excerpt from an aerial image taken in 1960, yellow outline depicts Abbott Tract Historic District boundary. Courtesy of the University of Florida Aerial Imagery.



An excerpt from an aerial image taken in 1971, yellow outline depicts Abbott Tract Historic District boundary. Courtesy of the Florida Department of Transportation, Aerial Photo Lookup System.



An excerpt from an aerial image taken in 1980, yellow outline depicts Abbott Tract Historic District boundary. Courtesy of the Florida Department of Transportation, Aerial Photo Lookup System.



An excerpt from an aerial image taken in 2019, yellow outline depicts Abbott Tract Historic District boundary. Courtesy of the Florida Department of Transportation, Aerial Photo Lookup System.

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered in the order they are referenced in the manuscript, and that number must correspond to the photograph number on the photo log.

Property Name:	Abbott Tract Historic District				
City or Vicinity:	St. Augustine	County:	St. Johns	State:	FL
Photographer:	Various	Date Photographed:	October 1 & 2, 2020		

Description of photograph(s) and number, including description of view indicating direction of camera:

LIST OF PHOTOGRAPHS

Photo 1. 82 Water Street, facing northwest. Meghan Browning, photographer; April 29, 2024.

Photo 2. Water Street, facing northwest. 64 Water Street. Meghan Browning, photographer; April 29, ' 2024.

Photo 3. 84 Water Street, facing northwest. Meghan Browning, photographer; April 29, 2024.

Photo 4. The Abbott House at 22 Water Street, facing west. Meghan Browning, photographer; April 29, 2024.

Photo 5. The Abbott House at 48 Water Street, facing west. Meghan Browning, photographer; April 29, 2024.

Photo 6. The Abbott House at 50 Water Street, facing southwest. Meghan Browning, photographer; April 29, 2024.

Photo 7. The Abbott House at 54 Water Street, facing southwest. Meghan Browning, photographer; April 29, 2024.

Photo 8. The Abbott House at 58 Water Street, facing southwest. Meghan Browning, photographer; April 29, 2024.

Photo 9. The Abbott House at 42 Water Street, facing southwest. Meghan Browning, photographer; April 29, 2024.

Photo 10. Osceola Street, facing south. 73 Osceola Street, the pink building, is in the foreground. Meghan Browning, photographer; April 29, 2024.

Photo 11. 70 Abbott Street, facing southwest. Meghan Browning, photographer; April 29, 2024.

Photo 12. The Abbott Mansion at 14 Joiner Street, facing north. Meghan Browning, photographer; April 29, 2024.

Photo 13. John C. Cleland Beach Cottage at 23 Water Street, facing northwest on Shenandoah Street. Meghan Browning, photographer; April 29, 2024.

Photo 14. 41 San Marco Avenue, facing east. Meghan Browning, photographer; April 29, 2024.

Photo 15. Castle Warden at 19 San Marco Avenue, facing northwest. Meghan Browning, photographer; April 29, 2024.

Photo 16. The Dismukes House at 80 Water Street, facing west. Meghan Browning, photographer; April 29, 2024.

Photo 17. 35 San Marco Avenue, facing southeast, with 31 San Marco Avenue partially visible behind it (to the south). Meghan Browning, photographer; April 29, 2024.

Photo 18. Water Street, facing northwest. 68 Water Street (2007) is the geometric building to the far left (south). Meghan Browning, photographer; April 29, 2024.

Photo 19. Facing south near the end of Water Street. The Castillo de San Marcos is partially visible behind the trees (to the south) on the left. Meghan Browning, photographer; April 29, 2024.

Photo 20. 53 Abbott Street, facing west. Meghan Browning, photographer; April 29, 2024.

Photo 21. 67 San Marco Avenue, facing east. Meghan Browning, photographer; April 29, 2024.

Photo 22. 26 Joiner Street, facing north. Meghan Browning, photographer; April 29, 2024.

Photo 23. 25 Locust Street, facing south. Meghan Browning, photographer; April 29, 2024.

Photo 24. 61 Abbott Street, facing east. Meghan Browning, photographer; April 29, 2024.

Photo 25. 32 Mulberry Street, facing north. Meghan Browning, photographer; April 29, 2024.

Photo 26. 24 Locust Street, facing north. Meghan Browning, photographer; April 29, 2024.

Photo 27. 64 Water Street, facing west. Meghan Browning, photographer; April 29, 2024.

Photo 28. Facing west down Pine Street. Meghan Browning, photographer; April 29, 2024.

Photo 29. Facing east down Locust Street. Meghan Browning, photographer; April 29, 2024.

Photo 30. Facing north at the intersection of Mulberry and Osceola. Meghan Browning, photographer;

April 29, 2024.

Photo 31. Facing east at the intersection of Water and Joiner. Meghan Browning, photographer; April 29, 2024.

Photo 32. Facing east down Shenandoah Street. Meghan Browning, photographer; April 29, 2024.



Photo 1. 82 Water Street, facing northwest. Meghan Browning, photographer; April 29, 2024.



Photo 3. Water Street, facing northwest. 64 Water Street. Meghan Browning, photographer; April 29, 2024.



Photo 3. 84 Water Street, facing northwest. Meghan Browning, photographer; April 29, 2024.



Photo 4. The Abbott House at 22 Water Street, facing west. Meagan Scott, photographer; October 1, 2020.



Photo 5. The Abbott House at 48 Water Street, facing west. Meghan Browning, photographer; April 29, 2024.



Photo 6. The Abbott House at 50 Water Street, facing southwest. Meghan Browning, photographer; April 29, 2024.



Photo 7. The Abbott House at 54 Water Street, facing southwest. Meghan Browning, photographer; April 29, 2024.



Photo 8. The Abbott House at 58 Water Street, facing southwest. Meghan Browning, photographer; April 29, 2024.



Photo 9. The Abbott House at 42 Water Street, facing southwest. Meghan Browning, photographer; April 29, 2024.



Photo 4. Osceola Street, facing south. 73 Osceola Street, the pink building, is in the foreground. Meghan Browning, photographer; April 29, 2024.



Photo 11. 70 Abbott Street, facing southwest. Meghan Browning, photographer; April 29, 2024.



Photo 12. The Abbott Mansion at 14 Joiner Street, facing north. Meghan Browning, photographer; April 29, 2024.



Photo 13. John C. Cleland Beach Cottage at 23 Water Street, facing northwest on Shenandoah Street. Meagan Scott, photographer; October 1, 2021.



Photo 14. 41 San Marco Avenue, facing east. Meghan Browning, photographer; April 29, 2024.



Photo 15. Castle Warden at 19 San Marco Avenue, facing northwest. Meagan Scott, photographer; October 1, 2020.



Photo 16. The Dismukes House at 80 Water Street, facing west. Meghan Browning, photographer; April 29, 2024.



Photo 5. 35 San Marco Avenue, facing southeast, with 31 San Marco Avenue partially visible behind it (to the south). Meghan Browning, photographer; April 29, 2024.



Photo 18. Water Street, facing northwest. 68 Water Street (2007) is the geometric building to the far left (south). Meghan Browning, photographer; April 29, 2024.



Photo 6. Facing south near the end of Water Street. The Castillo de San Marcos is partially visible behind the trees (to the south) on the left. Meghan Browning, photographer; April 29, 2024.



Photo 7. 53 Abbott Street, facing west. Meghan Browning, photographer; April 29, 2024.



Photo 8. 67 San Marco Avenue, facing east. Katie Fitzpatrick, photographer; October 2, 2020.



Photo 9. 26 Joiner Street, facing north. Meghan Browning, photographer; April 29, 2024.



Photo 10. 25 Locust Street, facing south. Meghan Browning, photographer; April 29, 2024.



Photo 24. 61 Abbott Street, facing east. Meghan Browning, photographer; April 29, 2024.



Photo 11. 32 Mulberry Street, facing north. Meghan Browning, photographer; April 29, 2024.



Photo 12. 24 Locust Street, facing north. Meghan Browning, photographer; April 29, 2024.



Photo 13. 64 Water Street, facing west. Meghan Browning, photographer; April 29, 2024.



Photo 28. Facing west down Pine Street. Meghan Browning, photographer; April 29, 2024.



Photo 29. Facing east down Locust Street. Meghan Browning, photographer; April 29, 2024.



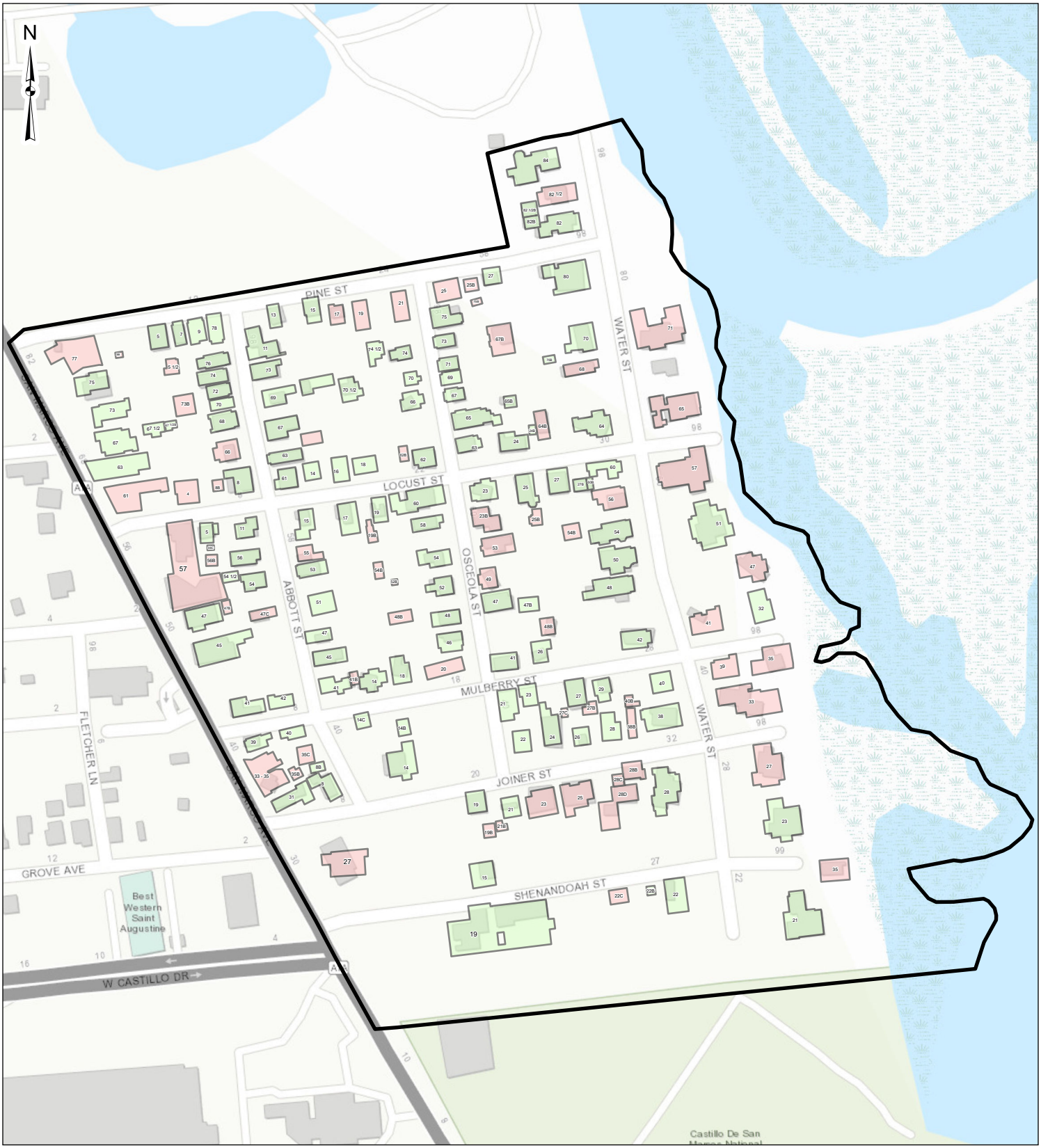
Photo 30. Facing north at the intersection of Mulberry and Osceola. Meghan Browning, photographer; April 29, 2024.



Photo 31. Facing east at the intersection of Water and Joiner. Meghan Browning, photographer; April 29, 2024.



Photo 32. Facing east down Shenandoah Street. Meghan Browning, photographer; April 29, 2024.



Abbott Tract National Register Historic District

DATA SOURCES:
ESRI WMS - USGS Topographic Map - St. Augustine, Florida;
Terracon Survey Data - HK207093A & EQ237371

NRHP Boundary

NR Eligibility

Contributing

Not Contributing

Feet

0 125 250 500

Terracon

D:\Work\EQ237371_StAugustineNominationUpdates\Maps\EQ237371_St.aprx



Abbott Tract National Register Historic District

- NRHP Boundary
- Contributing
- Not Contributing
- Photo Location

DATA SOURCES:
ESRI WMS - USGS Topographic Map - St. Augustine, Florida; Terracon Survey Data - HK207093A & EQ237371

Feet
0 125 250 500

Terracon

D:\Work\EQ237371_StAugustineNominationUpdates\Maps\EQ237371_St.aprx