CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

AMENDED

A G E N D A

WEDNESDAY, SEPTEMBER 18, 2024 - 1:00 PM

ALCAZAR ROOM

1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
4. Modification and approval of Agenda
5. Recommended Expedited Hearing Items (to be recommended one week in advance)
6. Certificate of Appropriateness

a) HP2024-0025
Continued from July 18, 2024
Trademark Signs LLC - Applicant
Bank of America, N.A. - Owner
60 Cathedral Place
To install signage using colors and materials that are not pre-approved.

*b) HP2024-0039
Continued from July 18, 2024
REQUESTING CONTINUANCE TO OCTOBER 17, 2024
Jason Canning Architect Inc - Applicant
Bishop of the Diocese of St. Augustine - Owner
35 Treasury Street
To construct two pergolas with retractable covers in the south courtyard between the existing rectory and the Cathedral Basilica.

c) HP2024-0035
Continued from July 18, 2024
PQH Group, Inc. - Applicant
SAR 2020 Partners, LLC - Owner
7 Aviles Street
To construct a rooftop deck with exterior spiral access stair, reconstruct the existing two-story covered front porch, replace existing windows and exterior doors with new, add new window openings on the north and south elevations, enclose an existing second-story rear porch with screening, replace existing garage doors, install a new concrete pad, and repair damage to exterior walls, fences, and gates.

d) HP2024-0056
58 Charlotte Street LLC - Owner
Design Cooperative, LLC - Applicant
58 Charlotte Street
To modify previously approved Certificate of Appropriateness HP2024-0030 to include a new pergola with retractable canopy in the rear service yard, a hurricane shutter system for the proposed rear addition, repaving of the front courtyard, and new site features including a fireplace, banquet bench, and decorative shade umbrellas.

7. Certificate of Demolition and Partial Demolition

a) HP2024-0050
Liannys Sanchez - Applicant and Owner
65-1/2 Saragossa Street
For after-the-fact partial demolition of a residential building, constructed c.1918-1920, contributing to the Model Land Company National Register Historic District, and recorded in the Florida Master Site File, including replacement of historic wood windows in a different material and design.

b) HP2024-0052
Peter Miller - Applicant and Owner
83 Lincoln Street
For partial demolition of a residential building, constructed c. 1910-1917, contributing to the Lincolnville National Register Historic District, and recorded in the Florida Master Site File, including fenestration changes to windows and doors in conjunction with window replacement.

c) HP2024-0053
Hester's Roofing and Coating, Inc. - Applicant
Cheryl E. and Thomas V. Kavanaugh - Owner
107 La Quinta Place
For partial demolition of a residential building, constructed c. 1905-1910, contributing to the Lincolnville National Register Historic District, and recorded in the Florida Master Site File, including replacement of the existing metal roof with a new metal roof of a different design.

d) HP2024-0045
Continued from August 15, 2024
Matthews Design Group, LLC - Applicant
Stephen J. Robideaux - Owner
11 Garnett Avenue
To demolish a garage apartment building accessed from the rear alley, constructed c. 1940, that is not recorded in the Florida Master Site File or located in a district.

e) HP2024-0036
Continued from August 15, 2024

Old City Law, PLLC - Applicant
Vista Hotel IV, Inc. - Owner
1800 N Ponce de Leon Boulevard
To demolish a commercial building, constructed c. 1964, that is not recorded in the Florida Master Site File or located in a district.

8. Opinion of Appropriateness

a) HP2024-0055

Rogers Towers, P.A. - Applicant
Kasa, Hospitality, Inc. - Owner
24 Cathedral Place/Charlotte Street
To construct three-story commercial buildings on the west side of Charlotte Street and south side of Treasury Street to flank a new parking garage on the existing parking lot and to modify 22 Cathedral Place with an elevated roof structure with columns all related to an adaptive use project on the existing buildings.

9. Planning and Building Staff Communications

a) Staff Approved Permits Report

10. Other Business

a) Bridgette Murphy, Graduate of UF Urban Planning and Regional Design Masters Thesis: "How are Historic Districts Adapting to Sea Level Rise: A Case Study of the Lincolnville Neighborhood National Register District"

*b) Brief discussion regarding roofing materials

11. Next Scheduled Meeting Date(s):

a) October 17, 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
August 15, 2024

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, August 15, 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
Absent	Paul Weaver, III (Excused)
	Catherine Duncan
	Linda Potter
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

Leslee Keys thanked the Board for supporting the lifetime achievement award.

Amy Skinner, Director, Planning and Building, presented an update about upcoming projects. She stated the first project was moving forward with the update of the 2014 Vision Plan, and this project would be introduced at the August 26, 2024 Commission meeting. She said that there would be workshops planned for September and October for the public to attend, and a joint meeting with PZB and HARB in December.

Ms. Skinner advised that there were several initiatives involving flood planning, as well as a vulnerability assessment that the state required to be updated. She added that PZB struggled with impact in conservation zones, fill being brought on to properties, and lifting structures. She mentioned the upcoming workshops in October with PZB and said these would focus on building techniques for flood prevention. She said additional workshops were planned to develop clear criteria mainly for PZB to use to enhance upland development and for boards to use to evaluate future projects. She said that they wanted to find a way to minimize impacts on neighboring properties.

Mr. MacDonald agreed that these types of workshops were necessary going forward.

3. Approval of Minutes

MOTION

Mr. Beach MOVED to APPROVE the July 18, 2024 minutes as presented. The motion was SECONDED by Ms. Potter.

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

4. Modification and approval of Agenda

Item 6.a HP2024-0025 requested a continuance to the September 18, 2024 regular meeting

MOTION
Mr. Beach MOVED to CONTINUE item 6.a HP 2024-0025 to the September 18, 2024

meeting. The motion was SECONDED by Ms. Duncan.

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

Item 6.b HP2024-0039 requested a continuance to the September 18, 2024 regular meeting

MOTION

Mr. Beach MOVED to CONTINUE item 6.b. HP2024-0039 to the September 18, 2024 meeting. The motion was SECONDED by Ms. Potter.

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

Ms. Lopez asked if the last three items 7e, 7f, and 7g on the agenda could be moved up in the timeline.

Mr. Macdonald suggested that items 7.e, f,and g be moved in between item 7b and 7c

MOTION

Mr. Beach MOVED to APPROVE the Agenda as amended which included moving items 7. e, f and g to the space after item 7.b. and before 7.c. The motion was SECONDED by Ms. Duncan.

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

5. Recommended Expedited Hearing Items

5. (a) Certificate of Appropriateness HP2024-0043 – BEHST Builders Inc. – Applicant Trinity Episcopal Church of St. Augustine – Owner 215 St. George Street

To install a generator along the east elevation of the church building with landscape screening.

Jon Benoit and Fr. Matt Marino were sworn in for the record and were available for questions.

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 215 St. Geroge Street because proposed screening is consistent with AGHP requirements, and the expanded planter and screening meet the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design.

Ex Parte Communication: None

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

There was consensus with the Board to approve the application.

MOTION

Mr. Beach MOVED to APPROVE application HP2024-0043 at 215 St. George Street as proposed. The motion was SECONDED by Ms. Duncan.

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

5. (b) Certificate of Demolition HP2024-0042 BP Builders Inc. – Applicant Georgies Fresh Market LLC – Owner 415 S. Ponce de Leon Boulevard

To demolish an outbuilding, constructed c. 1910, that is recorded in the Florida Master Site File and not located in a district.

Bart Piniaz was sworn in for the record and was available for questions.

Ms. Seymour read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a Certificate of Demolition at 415 Ponce de Leon because it is not a local landmark or otherwise designated as a historic building with the following condition:

Significant building materials, architectural details and ornaments, fixtures, and the like to be salvaged for reuse in restoration of other historic properties in accordance with sec. 28-83(5)

Ex Parte Communication: None

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

Mr. Beach asked if the gate hinges were salvageable and original to the structure.

Mr. Piniaz agreed to save them.

MOTION

Mr. Beach MOVED to APPROVE Certificate of Demolition HP2024-0042 with the condition that any materials or gate hinges be salvaged that could be reused. The motion was SECONDED by Ms. Duncan.

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

6. Continued Items from Previous Meetings

6. (a) Certificate of Appropriateness HP2024-0025 – Trademark Signs – Applicant Bank of America, N.A. – Owner 60 Cathedral Place
Continued from July 18, 2024

Applicant has requested a continuance to the September 18, 2024 Regular Meeting. See item 4

To install signage using colors and materials that are not pre-approved.

6. (b) HP2024-0039 – Jason Canning Architect Inc. – Applicant
Bishop of the Diocese of St. Augustine – Owner 35 Treasury Street
Continued form July 18, 2024

Applicant has requested a continuance to the September 18, 2024 Regular Meeting. See item 4

To construct two pergolas with retractable covers in the south courtyard between the existing rectory and the Cathedral Basilica.

6. (c) Certificate of Appropriateness HP2024-0035 – PQH Group, Inc. – Applicant SAR 2020 Partners, LLC – Owner 7 Aviles Street
Continued from July 18, 2024

Frank Ringhofer was sworn in for the record.

To construct a rooftop deck with exterior spiral access stair, reconstruct the existing two-story front porch, replace existing windows and exterior doors with new, add new window openings on the north and south elevations, enclose an existing second-story rear porch with screening, replace existing garage doors, install a new concrete pad, and repair damage to exterior walls, fences, and gates.

Ms. Seymour read the staff report and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can take the following actions for a Certificate of Appropriateness at 7 Aviles Street:

1. **APPROVE** the application if the Board finds that the proposed alterations to the

building, as modified, meet the Secretary for the Interior's Standards for Rehabilitation #9 as a compatible contemporary design with the following condition:

A. The gate design along Charlotte Street is specified and approved or submitted for future approval under a separate application.
B. The gutter system for the balcony roof be removed or designed in a less impactful way; OR,

2. **CONTINUE** the application to allow the applicant time to provide additional information requested by the HARB and/or modify proposed designs per HARB recommendations

Ex Parte Communication: None

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

Mr. Ringhoffer agreed to modify the gutter system as described in the staff report. He said the back fence will be replaced by a sliding gate to fit with the design of the area.

The Board discussed:

- Front balcony design did not meet building code.
- No historic photos available that showed the design of the current front porch
- Discussion at previous meeting addressed the design of the front balcony
- The material on the back of the building was stucco
- back screen porch and balcony on the back of the building
- The height of the building did not allow for visibility from the street
- Stairs were not covered at one point and could allow for water to get in
- Working through the waterproofing issue with the stairs
- There was an existing brick cornice at the top of the roof when looking at the front elevation that should be kept
- There would be no changes on the front regarding the brick cornice
- There were no changes on the front of the building
- There should be accurate drawings available for review by the Board
- Proportion of the screen seemed to be throwing off the scale on the rear elevation
- Downspouts and gutters on the back elevation should be removed
- Composite decking was okay
- Needed to have examples of the proposed doors for the garage. Proposal stated that they would be metal but look like wood
- Indicated that the gates would be sliding, and wrought iron, needed to see samples or pictures
- Openings above the garage door were spindles with screen and could be replaced with windows
- Agreed with many of the changes as well as the composite material
- Should replicate the west cornice on the east side of the building to create balance in the structure
- AGHP stated that gutters were not appropriate on pre 1821 buildings. Modern gutters could be used if placed inside and if effectively screened by a wooden trough
- Gutters were necessary; however, they needed to be minimized in appearance
- Wood windows on the Aviles side of the structure should be restored if possible; however, wood for wood replacement was ok.
- Agreed that the back screen did need to have separation for a better look
- Requested cleaner more detailed plans with architectural detail

MOTION

Ms. Duncan MOVED to Continue Certificate of Appropriateness HP2024-0035 at 7 Aviles Street to the September 18, 2024. The motion was SECONDED by Mr. Beach.

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

7. Certificate of Demolition and Partial Demolition

7. (a) HP2024-0048 – Sarah Ryan Architect – Applicant
Fountain of Youth Lodge #649 – Owner
100 Washington Street

For partial demolition of a building constructed c. 1958 that is recorded in the Florida Master Site File and eligible for inclusion in the Lincolnville National Register Historic District, to include modifications to the window/door fenestration and removal of the entrance stairs on the front façade/east elevation; to remove the chimney on the north elevation; and to cover some window openings and replace windows on the south elevation. (Previously approved under HP 2023-0027, expired May 2024).

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 or Partial Demolition at 100 Washington Avenue with the following finding:

That partial demolition of features as proposed will not impact the architectural integrity of the structure to the extent that it may no longer be considered a building eligible as contributing to the Lincolnville National Register Historic District.

Sarah Ryan reviewed the application. She advised the Board that the state had approved the project.

Ex Parte Communication: None

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

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

The Board discussed:

Mr. MacDonald advised the Board that this application had been approved previously and was before the board now for a renewal of the Certificate of Demolition.

Ms. Duncan asked questions about the plans as presented. It was determined that there were additional plans in the packet, which were acceptable.

MOTION

Ms. Duncan MOVED to APPROVE Certificate of Demolition HP2024-0048 at 100 Washington Street. The motion was SECONDED by Mr. Beach.

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

7. (b) HP2024-0047 – Sarah Ryan Architect – Applicant DRL Management, LLC – Owner 83 Francis Street

For partial demolition of a residential building, constructed c. 1910-1917, that is recorded in the Florida Master Site File and contributing to the Lincolnville National Register Historic District, including permanent removal of the chimney, replacement of the roof system with a different configuration, removal and replacement of the front porch, removal of a rear addition, wholesale replacement of existing windows, and fenestration changes.

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 or Partial Demolition at 83 Saint Francis Street if the HARB finds that the proposed removal of architectural features will not compromise the overall

historic character and integrity of the structure, and the replacement materials and design maintain the historic character and integrity of the structure and are compatible with the historic structure's building envelope.

The Board presented their Ex Parte Communication.

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

Sarah Ryan reviewed the application.

Public hearing was opened.

BJ Kalaidi was concerned that the character of the building may be changed. She wanted to be sure that historical integrity was maintained in the building, especially because it was in Lincolnville.

Public hearing was closed.
The Board discussed:

- Fiberglass clad wood window would be fine as the house was not in an HP district
- Similar scale to the house next door
- Suggested sidelights going to the second floor
- Liked the porch area and suggested a window at the end of the porch
- Liked the larger size window on the west side of the building.
- Bigger window in the dormer as well as the east elevation windows
- Six over six was ok for frame vernacular; two over two was also appropriate
- Agreed that the porch should be open with no balcony on top as it did not match
- Egress window instead of door on the second floor
- Chimney was affecting the roof line
- The west elevation showed the chimney
- The house was too small to support the chimney that did not work
- Only the exterior chimney was being looked at
- Agreed to salvage the brick from the chimney to use elsewhere

Ms. Ryan summarized the changes in the exterior design as per board discussion.

MOTION

Mr. Beach MOVED to APPROVE the Demolition and renovation of HP2024-0047 at 83 Saint Francis Street based on the following conditions: 1. There would be no proposed balcony on the front elevation and there would be an egress window that is proportionate to the front gable, 2. All of the existing openings would remain on the side elevations looking at the proportions of new windows for staff approval and all would be fiberglass clad material, 3. Salvage the chimney brick material, 4. Adjust windows in the proposed upper new dormers, and 5. Rebuild the porch in kind as needed to maintain the existing characteristics of the front elevation. The motion was SECONDED by Ms. Duncan.

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

7. (c) HP2024-0005 – Colour Homes, LLC – Applicant & Owner 58 N. Whitney Street

To demolish a residential building, constructed c. 1948, that is recorded in the Florida Master Site File and not located in a district.

Ms. Seymour read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a Certificate of Demolition at 58 N. Whitney Street because it is not a local landmark or otherwise designated as a historic building.

Beth Fioli was sworn in for the record.

Ex Parte Communication: None

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

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

The Board discussed:
- There were no salvageable items on the property
- The house should be taken down

MOTION

Ms. Potter MOVED to APPROVE Certificate of Demolition HP2024-0005 at 58 N. Whitney Street. The motion was SECONDED by Mr. Beach.

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

7. (d) HP2024-0045 – Matthews Design Group, LLC – Applicant
Stephen J. Robideaux – Owner
11 Garnett Avenue

To demolish a garage apartment building accessed from the rear alley, constructed c. 1940, that is not recorded in the Florida Master Site File or located in a district.

Autumn Martinage & Mitchell Turner were sworn in for the record.

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 dan **APPROVE** a Certificate of Demolition at 11 Garnett Avenue because it is not a local landmark or otherwise designated as a historic building with the following condition:

Significant building materials, architectural details and ornaments, fixtures, and the like to be salvaged for reuse in restoration of other historic properties in accordance with City code.

Autumn Martinage reviewed the application.

Ex Parte Communication: None

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

Public hearing was opened.

Anna Kephart said that the house at 11 Garnett was a two-story carriage house built during the Great Depression. She was concerned that demolition seemed to be the preferred way to deal with old buildings instead of saving the history of the area. She said that the yard was beautiful, and that an arborist had visited the property proposing to take down significant trees.

Dorothy Malone was concerned that the house was going to be destroyed as it was livable. She said that she was also concerned with the potential for flooding in the area

Public hearing was closed.

The Board discussed:

- The interior of the house appeared to be in good shape
- Was there a way to use the building to extend that business area.

Mr. Mitchell advised the Board that the building would need to be removed to accomplish the expansion that had been planned. He said that they would work with a company to repurpose the materials for reuse in other projects.

- Questioned the trees being taken down
- Arborist was in the process of evaluating the property
- Reiterated that any materials that could, would be salvaged and repurposed with another company

Ms. Lopez advised that tree removal would not be HARB responsibility, that would fall under PZB.

- Confirmed that the building was before the HARB because of the age of the structure
- No purview to do anything other than request that certain materials be salvaged
- Building was basic; however, upstairs apartment was nice
- Was denial an option
- Postponement was a possibility
- Not convinced that the building should be demolished

Ms. Lopez advised the board that the option for postponement would give the owner the opportunity to relocate the structure, or to determine if the building was a local landmark.

- Building did not fit the landmark description
- Application could be continued; however, the applicant could request an up or down vote.
- Postponement signaled to the applicant to determine if the structure could be moved

Ms. Courtney read the process for postponement.

Ms. Lopez reminded the Board that a postponement would provide a period to determine if the structure could be moved to another location. She said that postponement required a hearing and had to be noticed.

MOTION

Ms. Potter MOVED to CONTINUE application HP2024-0045 to the September 18, meeting. The motion was SECONDED by Ms. Duncan.

VOTE ON MOTION:

AYES: Potter, Duncan, Beach, MacDonald
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

7. (e) HP2024-0037 – Old City Law, PLLC – Applicant Vista Hotel IV, Inc.– Owner
7 San Carlos Avenue

This item was heard prior to item 7.c. See item 4.

To demolish a commercial building, constructed c. 1970, that is recorded in the Florida Master Site File and not located in a district.

Ms. Seymour read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a Certificate of Demolition at 7 San Carlos Avenue because it is not a local landmark or otherwise designated historic building.

Ex Parte Communication: presented

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

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

The Board discussed:

Design plans were not completed and were not available for review
Application was before the board because of the age of structure

MOTION

Mr. Beach MOVED to APPROVE Certificate of Demolition HP2024-0037 7 San Carlos Avenue to demolish a commercial building, constructed c. 1970, that was recorded in the Florida Master Site File and not located in a district. The motion was SECONDED by Ms. Duncan.

VOTE ON MOTION:

AYES: Beach, Duncan, Potter, MacDonald
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

7. (f) HP2024-0044 – Old City Law, PLLC – Applicant
Vista Hotel IV, Inc. – Owner
1860 N. Ponce de Leon Boulevard

To demolish a commercial building constructed c. 1974, that is not recorded in the Florida Master Site File or located in a district.

Ms. Courtney read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can take the following actions related to a Certificate of Demolition at 1860 N/ Ponce de Leon Boulevard:

1. **APPROVE** because the existing structure is not a local landmark or otherwise designated as a historic building, with the following conditions:

a. Archival Documentation ¨The board may also require at the applicants 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. A Florida Master Site File survey should be completed.
b. Salvage and preservation of significant building materials, architectural details and ornaments, fixtured, and the like for reuse in restoration of other historic properties
c. 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.

2. **CONTINUE** to allow time for the consideration of a local historic landmark designation or for the applicant to provide a plan to relocate elements of the primary Butler Building, both of which would require further HARB review.

James Whitehouse reviewed the application for three items 2024-0036, 2024-0037 and 2024-44

Ex Parte Communication: None

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

Public hearing was opened.

BJ Kalaidi asked the Board to continue this application to determine if the building was a historical landmark.

Public hearing was closed.

The Board discussed:

- Thought that this was a good example of mid-century architecture
- This building did not have the status of being historic
- Butler buildings were developed as a mass-produced building
- Architectural value was not mid-century.
- Older Butler buildings would have more significance
- Scale of the building was being lost because it was a one-story building.
- Liked the idea of integrating the building into the new design but that could be problematic
- The building could be moved since it was metal

Mr. Beach wanted to add conditions to the motion. He felt that salvage, preservation and documentation of same should be included in the motion.

MOTION

Ms. Duncan MOVED to APPROVE application HP2024-0044 at 1860 N. Ponce de Leon to demolish a commercial

building constructed c.1974 that is not recorded in the Florida Master Site File or located in a district, with the following conditions: Archival Documentation as stated in the staff recommendations to include a site plan with the basic footprint of the building and photos of each elevation as well as the showroom of the building. Salvage and preservation of any significant building materials, and the understanding that no permit would be issued until drawings are sufficient for a building permit. The motion was SECONDED by Mr. Beach.

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

8. (g) HP2024-0036 – Old City Law, PLLC – Applicant
Vista Hotel IV, Inc. – Owner
1800 N. Ponce de Leon Boulevard

To demolish a commercial building, constructed c. 1964, that is not recorded in the Florida Master Site File or located in a district.

Ms. Courtney read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can take the following actions related to a Certificate of Demolition at 1800 N. Ponce de Leon Boulevard:

1. **CONTINUE** to allow time for the consideration of a local historic landmark designation and/or for the applicant to provide a plan to relocate, both of which would require further HARB review.

2. **APPROVE** because the existing structure is not a local landmark or otherwise designated as a historic building, with the following possible conditions:

a. 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. A Florida Master Site File survey should be completed.
b. Salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties
c. 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.

James Whitehouse reviewed the application

Ex Parte Communication: None

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

Public hearing was opened.

BJ Kalaidi felt that this should be continued to give time to see if this would be a landmark building.

Ms. Courtney read a response into the record regarding this application and the previous application that were in favor.

Public hearing was closed.

The Board discussed:

Ms. Potter identified this building as mid-century architecture. She felt that the style of this building should be paid attention to.

Ms. Courtney explained what things would be considered to designate a building as a landmark building.

Mr. Beach was leaning towards a continuance to allow time for staff to research if the building deserved landmark status. He asked if there was a way to incorporate this

building into the design of the project as an additional structure perhaps as a gymnasium.

Mr. Beach thought that this building had a unique design and should be considered.

Ms. Duncan thought this building was a part of the Skinner Dairy network. She said the cantilevered roof was a typical characteristic of those buildings and this building had mid-century significance because of the shape of the roof. She felt that this was worth a continuation to allow time for further research.

Mr. MacDonald said that this building was at the back of the property and was something that could be incorporated into the new structure. He stated that this structure was built as a mid-century building. He also thought that this building would act as a buffer between the business behind the area of the new hotel.

Mr. Whitehouse said that the applicant was amenable to a continuance.

MOTION

Mr. Beach MOVED to CONTINUE application HP2024-0036 1800 N. Ponce de Leon Boulevard to the September 18, 2024 meeting. The motion was SECONDED by Ms. Duncan.

VOTE ON MOTION:
AYES: Beach, Duncan, Potter, MacDonald
NAYES: NONE
MOTION CARRIED UNANIMOUSLY[1]

8. Planning and Building Staff Communications

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

(Provided for informational purposes)

9. Other Business

9. (a) None

10. Next Scheduled Meeting Date(s)

10. (a). September 18, 2024 – Regular Meeting

11. Adjournment

There being no further business, the meeting was adjourned at 4:30 P.M.[2]

_____

Gaere MacDonald, Chairperson

[1] Break 3:44 – 3:57
[2] Transcribed by Michele Fudo

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for September 18, 2024 Meeting



Application HP2024-0025 Address: 60 Cathedral Place

Applicant: Trademark Signs LLC

Property Owner: Bank of America, N.A.

Project description: To install signage using colors and materials that are not pre-approved. *Continued from July 18, 2024.*

Architectural Style:	Mediterranean Influence	Florida Master Site File:	N/A
National Register:	St. Augustine NRHD: Non-Contributing	Construction date:	1955
Archaeology Zone:	IA	Zoning District:	HP-2
Parcel number:	1976600000		
Agenda Item:	6(a)	Previous Action(s):	COA 2003-0117 COA 2008-0136

STAFF SUMMARY AND ANALYSIS:

1. This application was continued at the July 18, 2024, meeting to allow the applicant to be present for the hearing and to make changes to the proposed signage based upon staff report comments. The application was continued again in August at the request of the applicant.
2. The applicant is requesting approval of three (3) signs as detailed in the scope of work below. Items in red have been modified from the original request.
3. Wood and metal are the appropriate sign materials for other post-1821 styles according to the Architectural Guidelines for Historic Preservation (AGHP), but metal should have a polished, anodized, or chromed finish. The proposed aluminum may be appropriate with the semi-gloss finish as proposed; however, the overall look of the signage reflects a more modern design. Lettering has been altered from acrylic with a vinyl color application to a flat aluminum cut-out letters painted black.
4. Black (for Trim) and white are both in the pre-approved paint palette for Mediterranean Influence buildings. The Semi-gloss finish is more appropriate than the high gloss finish previously proposed for the signage.
5. The proposed graphic is simple and meets the AGHP requirement that graphics may include appropriate decorative elements, such as flowers, trees, animals, period objects, pointing hands, celestial objects and borders.
6. The font does not appear to be clearly specified on the plans. It is a simple Sans Serif font that is similar in features, though not an exact match, to several pre-approved fonts.
7. The updated plans meet the size requirements for wall signs within the H1 Sign Zone. The Sign Code also requires that all signage be placed on a building elevation where an entrance is located. The east and south elevations clearly have a public entrance. The north elevation has utilitarian-looking access, and the applicant should clarify whether this door is intended for public use.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a Certificate of Appropriateness at **60 Cathedral Place** if the HARB finds that the materials, font, and colors as proposed or modified at the Board's recommendation meet the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Install three (3) new wall signs on the north, south, and east elevations:
   a. ~~48~~ 45-3/8" long by ~~19.5~~ 19" wide, ~~6.5sf~~ ~6'
   b. Colors:
      i. ~~Garbo Silver~~ White, Semi-Gloss – Body
      ii. ~~Matthews Blue~~ Black, Semi-Gloss– Trim, Letters, and Graphic
   c. Materials:
      i. Aluminum – Body and Frame
      ii. ~~Acrylic~~ Flat Aluminum– Letters
      ~~iii. Vinyl – Color Application~~
   d. Font: Unspecified Sans Serif

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

2. Retention of Distinguishing Architectural Character
4. Retention of Significant Later Alterations and Additions
9. Compatible Contemporary Design for New Alterations and Additions
10. Reversibility of New Alterations and Additions

Signs

The sizes, types, numbers and locations of signs everywhere in the city are regulated by the Sign Code. Permits are required to install, repaint, move or change the copy of any sign. Signs must be on the same property as the business or use they are advertising.

Installing or altering signs without a sign permit or violating the terms and conditions of a sign permit will result in a Stop Work Order, a citation or an appearance before the Municipal Code Enforcement Board. All these actions may result in fines.

Specific regulations and restrictions such as sign zones, sign types, dimensions and locations are addressed in Chapter 3 of the City Code.

Additionally, in historic preservation zoning districts, the colors, lettering styles, graphics and materials for signs are also regulated. All signs in historic preservation zoning districts must be approved by the Historic Architectural Review Board (HARB) prior to issuance of a permit or must meet pre-approved guidelines. Signs meeting pre-approved guidelines for colors, lettering style, graphics, materials, and lighting may be approved by the Planning and Building Division.

Pre-approved color charts and examples of pre-approved lettering styles are available in the Planning and Building Division.

All signs must be permanently mounted to the building or anchored in the ground. Surface graphics (signs painted directly on the facade of a building), portable signs, internally illuminated signs, streamers and pennants are specifically prohibited in the Historic Preservation Districts.

Generally

- It is most appropriate to locate new signs on the flat, unadorned parts of a facade, including above doors or windows.
- Use simple design and lettering styles such as block-style and serif style, painted in high contrast to the sign board color.
- Sign panels should be square or rectangular and flush mounted.
- Highly ornate signs are inappropriate.
- Signs that obscure architectural details such as windows, cornice, decorative brickwork and storefronts are inappropriate.
- Signs that interfere with the sight lines of adjoining buildings are inappropriate.

Other Post-1821 Styles

Appropriate materials are wood and metal. Letters and graphics may be painted directly on the sign board; separate carved letters or graphics, or tiles may be fastened to the sign board; or the sign may be routed to result in either raised or recessed letters and graphics. Signs made of polished, anodized or chromed metal are not appropriate.

Appropriate sign types are bracket, pole, post, wall, facia and freestanding.

Brackets or chains which are attached to buildings to support signs may be made of wood, brass, copper, bronze, nickel, tin or iron. Painted, polished, anodized or chromed metals are not appropriate.

Wood posts or metal poles which are anchored in the ground to support signs may be appropriate. Other support structures which are anchored in the ground to support signs must be made of coquina, smooth stucco over block, or brick.

Appropriate sign shapes are square, rectangular, circular, semi-circular, oval, shield, or a combination of these shapes. Edges may be routed.

Victorian or Flagler lettering styles are appropriate. Lettering styles from the 16th, 17th or 18th century are not appropriate. The lettering style should be simple and easily readable.

Paint colors should reflect the historical era and architectural style of the building. Generally, the sign should have a dark border, a light sign board and dark letters. As an alternative, the sign could have a dark sign board and light letters.

Graphics may include appropriate decorative elements, such as flowers, trees, animals, period objects, pointing hands, celestial objects and borders.

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Preapproved Fonts
3. H1 Sign Zone Requirements

Staff Photographs
60 Cathedral Place



Southwest Corner – No Signs Proposed

Staff Report, Page 6

Staff Photographs
60 Cathedral Place



East Elevation – Sign in existing location, new size. Staff Report, Page 7

Staff Photographs
60 Cathedral Place





Existing Sign on East Elevation

Staff Photographs
60 Cathedral Place



East Elevation – Sign in existing location, new size.

Staff Report, Page 9

Staff Photographs
60 Cathedral Place





North Elevation – New Sign on West Side near Cordova Street.

Staff Photographs
60 Cathedral Place



Southeast Elevation from Cathedral Place Sidewalk

Staff Photographs
60 Cathedral Place



South Elevation – Sign Proposed

Staff Report, Page 12

Color Study – 60 Cathedral Place

Proposed	Pre-Approved Color
Garbo Silver (gloss finish)	Pure White – Pre-1821
	Canova House White – Pre-1821
	Light Slate - Early/Late Victorian
	Colonial Revival Gray – Early/Late Victorian
	Roycroft Mist Gray – Craftsman
	Chelsea Gray – Post-War Romanticism

HARB - May 2000

GRAPHICS INK
DESIGN STUDIO
835-C ANASTASIA BLVD. • ST. AUGUSTINE • FL 32084
TELEPHONE: 904-824-5418 • FAX: 904-826-3838
• E-MAIL: GRAFXINK@AUG.COM •

RECEIVED
APR 18 2000
DB
Planning / Building Dept.

HISTORIC TYPOGRAPHY

EARLY AMERICAN – 1700 +:
Artcraft, Baskerville, Bembo, Ben Franklin, Berkeley, Berling, Bulmer, Caslon, Centaur, Century, Cheltenham, Cloister, Cochin, Cooper, Dante, Deepdene, DeVinne, Garamond, Gorilla, Goudy, Greco, Hadriano, Janson, Jensen, Kennerley, Packard, Palatino, Perpetua, Plymouth, Poor Richard, Post, Weiss, Windsor

GOTHIC (OLD ENGLISH) – 1700 +:
Agincourt,Blackmoor, Old English, Wedding text

MODERN – late 1700's +:
Antique Roman, Artisan Roman, Berhard Modern, Bodoni, Lucian, Mademoiselle

VICTORIAN/DECORATIVE – 1800 +: Aesthetic, Bijou, Bostonian, Campanile, Caruso,Cavanaugh, Celtic, Eve, Fargo, Flirt, Karnac, Kismet, Koster, Lafayette, Phidian, Quentin, Renaissant, Ringlet, Rococo, Rosewood, St. Clair, Trocadero, Tuscan Grille

WOOD TYPE (EGYPTIAN, SLAB SERIF) – 1815 +: Aetna, Antique (series) Belwe, Bernhard Bold, Beton, Birch, Bookman, City, Clarendon, Copperplate, Egyptian, Gold Rush, Hogarth, Houghton, Karnak, Latin, Largo, Nubian, Old Town, Playbill, Rubens, Runic, Tuscan

ART NOUVEAU – late 1800's +: Cabaret, Cabinet, Cantoria, Chantry, Cordova, Della Robbia, Elefanta, Garrick, Grange, Grant Antique, Harlech, Harrington, Miehle Condensed, Orbit, Rennie Mackintosh, Roycroft, Skjald, Spiral, Willow

~~ART DECO – 1920 +: Anna, Architectura, Ashley, Avenida, Bernhard Gothic, Broadway, Burlington, Busorama, Capone, Decotura, Empire, Futura, Gallia, Hornpype, Jagged, Metropolis, Mona Lisa, Parisian, Peignot, Ritz~~

SANS SERIF – 1815 +: Arrow, Albertus, Block, Copal Solid, Gothic(series), Optima, Poplar

SCRIPT – 1800 +: Balmoral, Bank script, Bellevue, Blackadder, Edwardian script, Flemish, Fiorentine cursive, Goudy cursive, LeGriffe, Lucinda, Phyllis, Snell Roundhand, Shelley Allegro, Stationer's script, Stuyvesant, Young Baroque

Note: Once a typestyle was created and in popular use, it was used continuously. An Early American typestyle would still have beenused and popular in Victorian times.

Call Regine de Toledo for more information.

EARLY AMERICAN
1700+

Baskerville

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WXYZ

BEMBO

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Berkeley

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Berling
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Bulmer
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CASLON BOLD

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Century

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Cheltenham

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Cloister

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Cochin

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Cooper Old Style Italic
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De Vinne

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Garamond

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Goudy

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Gorilla

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Plymouth

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Windsor
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Cooper
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BEN FRANKLIN

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GOTHIC OLD ENGLISH
1700+

Agincourt™

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Blackmoor

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Old English™

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Wedding Text

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MODERN – LATE 1700s

ANTIQUE

ABCDEFGHI abcdefghijklm
JKLMNOPQR opqrstuvwxyz
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Bernhard Modern
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Bodoni
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Lucian
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Mademoiselle —
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VICTORIAN DECORATIVE
1800+

AESTHETIC

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Flirt

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Karnac

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St. Clair

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Harrington

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GRANT ANTIQUE

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ROSEWOOD

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WOOD TYPE
EGYPTIAN/SLAB SERIF
1815+

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ANTIQUE - WOOD TYPE

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Bookman

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City Medium

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Clarendon

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Copperplate

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Egyptian

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ART NOUVEAU
LATE 1800s

Cabaret

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CABINET

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HIJKLMN WXYZ

Chantry

ABCDEFGHIJKLM abcdefghijklmnop
NOPQRSTUVWXYZ qrstuvwxyz

Cordova

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Della Robbia

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Elefanta

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GRANGE

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Michle Condensed

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Orbit Antique

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Rennie Mackintosh™

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Roycroft

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Dryad

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Spiral

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tuvwxyz

Willow

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Cantoria

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LAYBILL

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LATIN

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RUNIC

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SANS SERIF – 1815+

Arrow

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Albertus

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Optima

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Avenida

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Bernhard Gothic Medium

abcdefghijklmnopqrstuvwxyz

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1234567890(".,:;.*†‡"?!$£)(ÆŒß€ÍÎÑÖÛ)[]

SCRIPT – 1800+

Balmoral

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1234567890 (“.;:,*”?!$£) æœ&ffffifl ßàçèíñöû [bqu

Blackadder

abcdefghijklmnopqrstuvwxyz ABCDEFGHIJKLMNOPQRSTUVWXYZ

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Edwardian Script™

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Florentine Cursive

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ABCDEFGHIJKLMNOPQRSTUVWXYZ

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Goudy Cursive

abcdefghijklmnopqrstuvwxyz

ABCDEFGHIJKLMNOPQRSTUVWXYZ

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Le Griffe

abcdefghijklmnopqrstuvwxyz ABCDEFGHIJKLMNOPQRSTUVWXYZ 1234567890(“.;:,*”?!$£)

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Lucinda

ABCDEFGHI abcdefghijkl

JKLMNOPQRS mnopqrstuvwxyz

TUVWXYZ

Phyllis

ABCDEFGHIJ abcdefghijklmnopqrst

KLMNOPQRST, uvwxuz

Stationers Semiscript

abcdeefffgghijklmnopqrrrssttuvwxyz ABCDEFGH

IJKLMNOPQRSTUVWXYZ

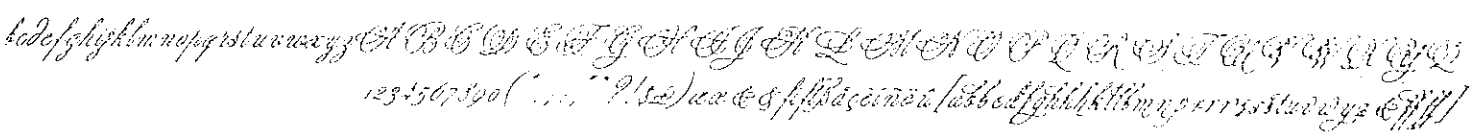
1234567890 (&.,:;!?''''--$€%£)

Stuyvesant Script

abcdefghijklmnopqrstuvwxyz

ABCDEFGHIJKLMNOPQRSTUVWXYZ

Young Baroque



Snell Roundhand

ABCDEFGHIJKLMNOPQRSTUVWXYZ

abcdefghijklmnopqrstuvwxyz

Shelley Allegro

ABCDEFGHIJKLMNOPQRSTU-

VWXYZ

APPROVED BY
HARB 1-17-13

Classic Caps by John Studden





Cafe Corina by Chuck Davis



Antique Shop by Chuck Davis

Antique Shop Regular



Brushwork by Dave Correll

Brushwork Regular



Firehouse by Tom Kennedy



Mackinlay by John Studden



Signmaker by Dave Corrol

LHF Signmaker Fancy



LHF Signmaker Regular



Red Sable Script

Red Sable Script Regular



Red Sable Script Casual



Big Top by John Sheldon



Boston Truckstyle



Timberlodge by Chuck Dave

Timberlodge Regular



Signkit Script by Dave Corrol

Signkit Script



Velvenda Cooler

A B C D E F G H I J K L M N O

P Q R S T U V W X Y Z

a b c d e f g h i j k l m n o

p q r s t u v w x y z

0 1 2 3 4 5 6 7 8 9

Stencil Std Bold

A B C D E F G H I J K L M N O P Q R

S T U V W X Y Z

a b c d e f g h i j k l m n o p q r

s t u v w x y z

Pricedown

A B C D E F G H I J K L m n o

P q R S t U V W X Y Z

a b c d e f g h i J K L m n o

p q R S t U V W X y z

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Gyparody

A B C D E F G H I J K L M N

O P Q R S T U V W X y Z

A B C D E F G H I J K L M N

O P Q R S T U V W X y Z

0 1 2 3 4 5 6 7 8 9

Strenuous

A B C D E F G H I J K L M

N O P Q R S T U V W X y

Z

a B C D e F G H I j K L M

n O P Q R S T U V W X y

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Vipnagorgialla

A B C D E F G H I J K

L M N O P Q R S T U V

W X Y Z

a b c d e f g h i j k l

m n o p q r s t u v

w x y z

rights-of-way prior to the start of the event. All signage must be removed from the public roads or public rights-of-way not later than one (1) hour after conclusion of the event or at such time as directed by the St. Augustine Police Department and/or Public Works Department in order to timely reopen the public road or public rights-of-way.

(1) *Historic Zone 1.*

a. *Permitted signs.* The following signs shall be permitted signs:

1. Bracket.
2. Wall.
3. Facia.
4. Post.
5. Freestanding.
6. Accessory.

b. *Prohibited signs.* The following signs shall be prohibited signs:

1. Animated.
2. Awning.
3. Billboard.
4. Bench.
5. Canopy.
6. Changeable copy, manual and automatic.
7. Surface graphics.
8. Window; provided, however, that one (1) window sign (painted or etched) shall be allowed for each window not to exceed six (6) square feet or two (2) feet by three (3) feet. Such window signs will be counted toward the total maximum number of signs permitted for each business. Additionally, one (1) sign per window may be permitted in addition to all other signs authorized to be placed within three (3) feet of a window on the interior of the building and not to exceed four (4) square feet (two (2) feet by two (2) feet).
9. Off-premises.
10. Roof or above ground floor.
11. Sidewalk/sandwich.
12. Portable.
13. Illuminated/electrical, including interior signs visible from any public right-of-way, notwithstanding any other provision of this Code.
14. Marquee.
15. Disfiguring.
16. Flashing.

c. *Number of signs.* The maximum number of signs per entrance is two (2). The maximum number of signs per business is three (3). No business identification sign shall be permitted along a street or public way not providing direct public access to the principal use or activity.

---

d. *Specific requirements:*

	Maximum Width or Length	Total Size (sq. ft.)	Height to Bottom	Miscellaneous
Bracket/projecting	36;inch;/24;inch;	6	8;ft;	36;inch; wide-maximum bracket and sign projection from wall = 44;inch;—24;inch; wide maximum bracket and sign projection from wall = 32;inch;
Freestanding	36;inch;/30;inch;	7.5	N/A	Maximum 4;ft;6;inch; to top of sign structure
Post	36;inch;/30;inch;	7.5	8;ft;	
Accessory		2	N/A	1 per business, wall only
Wall	2;ft;/3;ft;	6	N/A	
Facia	1;ft; wide 6;ft; long	6	N/A	Must be placed above windows and doors

e. Exception. Notwithstanding the above, businesses fronting on Avenida Menendez between Cuna Street and Bridge Street having a one-hundred-fifty-linear-foot street frontage on Avenida Menendez are permitted to have three (3) signs with a total square footage not to exceed eighty (80) square feet, and provided further that businesses, having sixty-linear foot street frontage on Castillo Drive south of Orange Street shall be permitted a total of three (3) signs with a total square footage not to exceed forty (40) square feet, all in accordance with requirements otherwise applicable to Historic Zone 3 pursuant to subsection (3).

f. *Multiple frontage lots.* One (1) additional sign allowed if the structure or use is located on more than two (2) street frontages; provided that the business has an entrance on more than two (2) streets and provided further that a single business located in a single building occupying one hundred (100) lineal feet on one (1) street will be allowed sixty (60) square feet of signs with no single sign to exceed twenty-four (24) square feet.

(2) *Historic Zone 2.*

a. *Permitted signs.* The following signs shall be permitted signs:

1. Bracket.
2. Wall.
3. Facia.
4. Post.
5. Freestanding.
6. Accessory.

b. *Prohibited signs.* The following signs shall be prohibited signs:

1. Animated.
2. Awning.
3. Billboard.

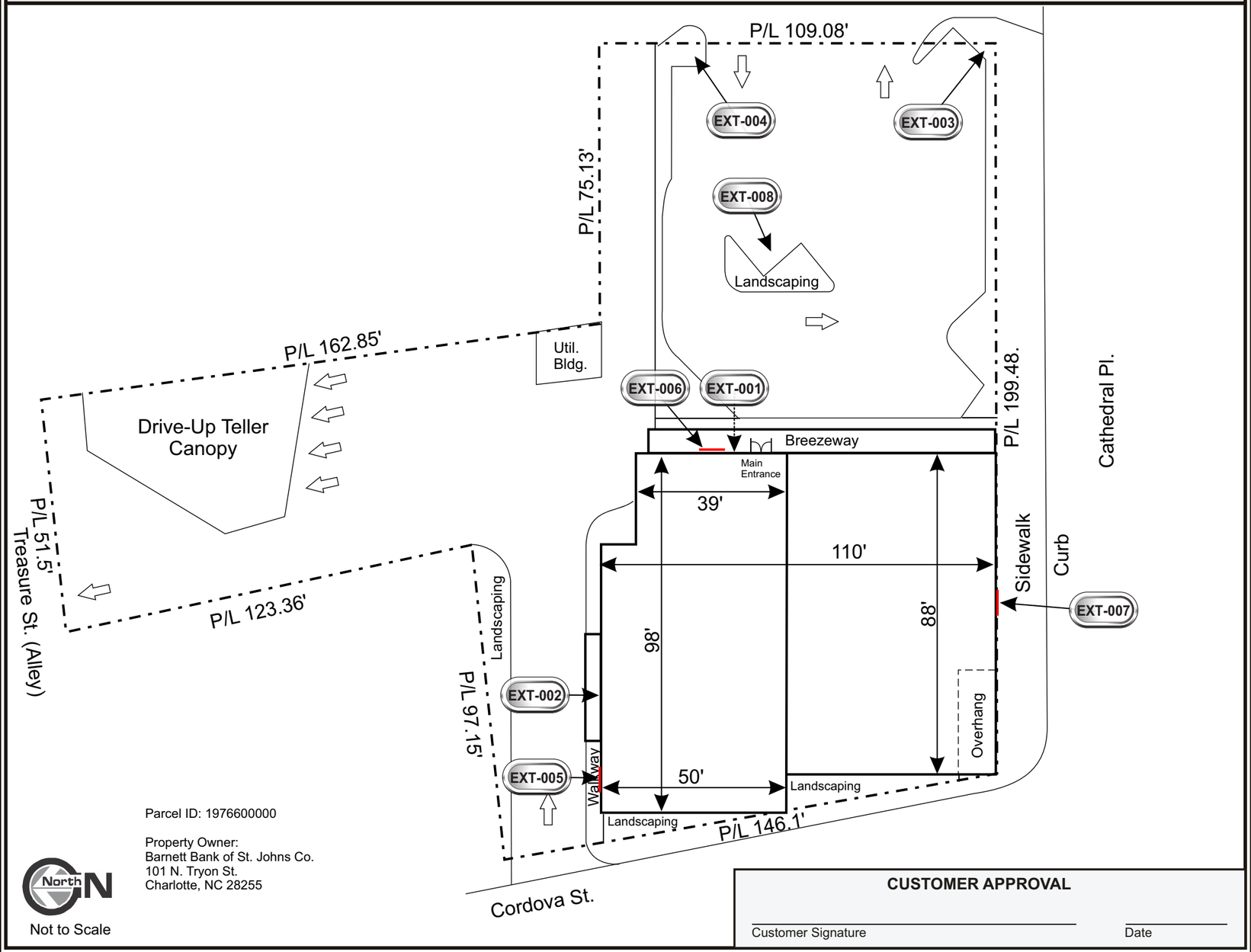
FOR THE SEPEMBER 18, 2024 HARB MEETING

COA HP2024-0025 – 60 Cathedral Place

New Submittal Provided by the Applicant

Received August 19, 2024
Planning and Building Department

SITE PLAN



Parcel ID: 1976600000

Property Owner:
Barnett Bank of St. Johns Co.
101 N. Tryon St.
Charlotte, NC 28255

North

Not to Scale

CUSTOMER APPROVAL

Customer Signature _____ Date _____

SIGNAGE SCOPE

EXT-001	**REMOVE EXISTING SIGN**
EXT-002	**LEAVE AS-IS** Handicap sign.
EXT-003	**LEAVE AS-IS** Parking sign.
EXT-004	**LEAVE AS-IS** Parking sign.
EXT-005	**CUSTOM 19" X 45 3/8" NON-ILLUM. WALL CABINET FCO LTRS.** Manufacture and Install (1) Non-Illum. Wall Cabinet w/ FCO Ltrs.
EXT-006	**CUSTOM 19" X 45 3/8" NON-ILLUM. WALL CABINET FCO LTRS.** Manufacture and Install (1) Non-Illum. Wall Cabinet w/ FCO Ltrs.
EXT-007	**CUSTOM 19" X 45 3/8" NON-ILLUM. WALL CABINET FCO LTRS.** Manufacture and Install (1) Non-Illum. Wall Cabinet w/ FCO Ltrs.
EXT-008	**LEAVE AS-IS** Parking sign.
F01-003	**LEAVE AS-IS** Wall plaque.

COAST SIGN
1500 W. Embassy St. Anaheim, CA 92802 714.520.9144

Date: 11-07-2023	Project Name: BANK OF AMERICA (JONES LANG LASALLE - 2228)
Scale: NTS	Site Number: FL8-092-M
Drawn: RB	Address: 60 Cathedral P1
PM: Marvin V.	City / State / Zip: Saint Augustine, FL 32084
	Notes:

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DESIGN DRAWING 1 of 5

Request Number:

PRJ-BOA3-183765-R12

Application Packet Page 2

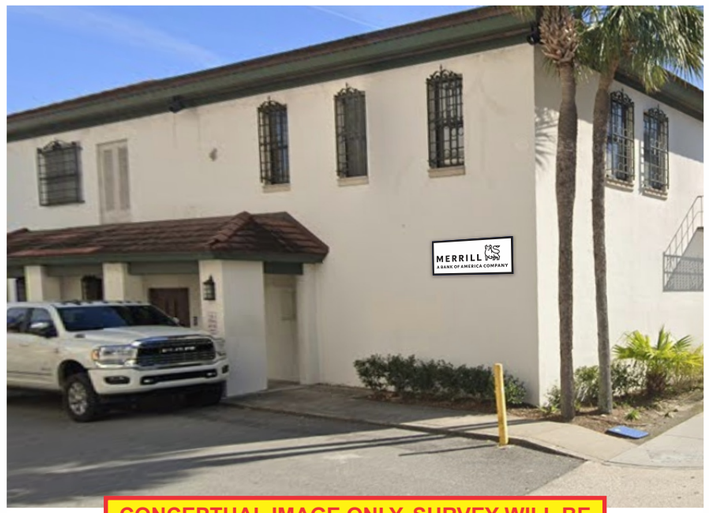
11 X 17 TEMPLATE VERSION 8.5

Received August 19, 2024
Planning and Building Department

EXISTING PHOTO - SIGN EXT-005



PHOTO ENHANCEMENT - SIGN EXT-005



CONCEPTUAL IMAGE ONLY. SURVEY WILL BE NEEDED FOR ACCURATE REPRESENTATION

GENERAL SPECIFICATIONS:

CABINET:

FACES: ALUMINUM PAINTED WHITE, GLOSS FINISH
FACE FRAME: ALUMINUM PAINTED WHITE, GLOSS FINISH

BACKING: ALUM. ANGLE FRAME PAINTED BLACK, SEMI GLOSS FINISH. ALUM. TUBE PERIMETER FRAME, PAINTED BLACK, SEMI-GLOSS

LETTERS/LOGO:

FACES: FLAT CUT OUT ALUMINUM PAINTED BLACK, SEMI GLOSS FINISH

COLOR SPECIFICATIONS:

PAINT: WHITE, SEMI GLOSS

PAINT: BLACK. SEMI GLOSS



PLAN VIEW





END VIEW

EXT-005 FRONT VIEW: CUSTOM NON-ILLUMINATED D4NG WALL CABINET W/ FCO LETTERS

Scale: 1"=1'-0"

SQ. FT.: 5.98

CUSTOMER APPROVAL

Customer Signature _____ Date _____

COAST SIGN
1500 W. Embassy St. Anaheim, CA 92802 714.520.9144

Date: 11-07-2023	Project Name: BANK OF AMERICA (JONES LANG LASALLE - 2228)	Site Number: FL8-092-M	
Scale: NTS	Address: 60 Cathedral P1		
Drawn: RB	City / State / Zip: Saint Augustine, FL 32084		
PM: Marvin V.	Notes:		

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5	HA	12-13-23	Revise descriptions for EXT-002/003/004/008.	11	Nariel L.	07-09-24	Reduce signs to 6 SF EXT-005, 006, 007
6		12-20-23	Removed lower existing sign	12	ZB	08/15/24	Updated BB as per request

DESIGN DRAWING 2 of 5

Request Number:

PRJ-BOA3-183765-R12

Received August 19, 2024
Planning and Building Department

EXISTING PHOTO - SIGN EXT-006



PHOTO ENHANCEMENT - SIGN EXT-006



CONCEPTUAL IMAGE ONLY. SURVEY WILL BE NEEDED FOR ACCURATE REPRESENTATION

GENERAL SPECIFICATIONS:

CABINET:

FACES: ALUMINUM PAINTED WHITE, GLOSS FINISH
FACE FRAME: ALUMINUM PAINTED WHITE, GLOSS FINISH

BACKING: ALUM. ANGLE FRAME PAINTED BLACK, SEMI GLOSS FINISH. ALUM. TUBE PERIMETER FRAME, PAINTED BLACK, SEMI-GLOSS

LETTERS/LOGO:

FACES: FLAT CUT OUT ALUMINUM PAINTED BLACK, SEMI GLOSS FINISH

COLOR SPECIFICATIONS:

PAINT: WHITE, SEMI GLOSS

PAINT: BLACK. SEMI GLOSS



PLAN VIEW





END VIEW

EXT-006 FRONT VIEW: CUSTOM NON-ILLUMINATED D4NG WALL CABINET W/ FCO LETTERS

Scale: 1"=1'-0"

SQ. FT.: 5.98

CUSTOMER APPROVAL

Customer Signature _____ Date _____

COAST SIGN
1500 W. Embassy St. Anaheim, CA 92802 714.520.9144

Date: 11-07-2023	Project Name: BANK OF AMERICA (JONES LANG LASALLE - 2228) Site Number: FL8-092-M
Scale: NTS	Address: 60 Cathedral P1
Drawn: RB	City / State / Zip: Saint Augustine, FL 32084
PM: Marvin V.	Notes:

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DESIGN DRAWING 3 of 5

Request Number:

PRJ-BOA3-183765-R12

Received August 19, 2024
Planning and Building Department

EXISTING PHOTO - SIGN EXT-007



PHOTO ENHANCEMENT - SIGN EXT-007



CONCEPTUAL IMAGE ONLY. SURVEY WILL BE NEEDED FOR ACCURATE REPRESENTATION

GENERAL SPECIFICATIONS:

CABINET:

FACES: ALUMINUM PAINTED WHITE, GLOSS FINISH
FACE FRAME: ALUMINUM PAINTED WHITE, GLOSS FINISH

BACKING: ALUM. ANGLE FRAME PAINTED BLACK, SEMI GLOSS FINISH. ALUM. TUBE PERIMETER FRAME, PAINTED BLACK, SEMI-GLOSS

LETTERS/LOGO:

FACES: FLAT CUT OUT ALUMINUM PAINTED BLACK, SEMI GLOSS FINISH

COLOR SPECIFICATIONS:

PAINT: WHITE, SEMI GLOSS

PAINT: BLACK. SEMI GLOSS



PLAN VIEW





END VIEW

EXT-007 FRONT VIEW: CUSTOM NON-ILLUMINATED D4NG WALL CABINET W/ FCO LETTERS

Scale: 1"=1'-0"

SQ. FT.: 5.98

CUSTOMER APPROVAL

Customer Signature _____ Date _____

COAST SIGN
1500 W. Embassy St. Anaheim, CA 92802 714.520.9144

Date: 11-07-2023	Project Name: BANK OF AMERICA (JONES LANG LASALLE - 2228)	Site Number: FL8-092-M
Scale: NTS	Address: 60 Cathedral P1	
Drawn: RB	City / State / Zip: Saint Augustine, FL 32084	
PM: Marvin V.	Notes:	

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DESIGN DRAWING 4 of 5

Request Number:

PRJ-BOA3-183765-R12

11 X 17 TEMPLATE VERSION 8.9

Received August 19, 2024
Planning and Building Department

EXISTING PHOTO - EXT-001



REMOVE EXISTING SIGN

EXISTING PHOTO - EXT-002



LEAVE AS-IS
HANDICAP SIGN

EXISTING PHOTO - EXT-003



LEAVE AS-IS
PARKING SIGN

EXISTING PHOTO - EXT-004



LEAVE AS-IS
PARKING SIGNS

EXISTING PHOTO - EXT-008



LEAVE AS-IS
PARKING SIGN SIGN

EXISTING PHOTO - F01-003



LEAVE AS-IS
WALL PLAQUE

COAST SIGN
1500 W. Embassy St. Anaheim, CA 92802 714.520.9144

Date: 11-07-2023	Project Name: BANK OF AMERICA (JONES LANG LASALLE - 2228) Site Number: FL8-092-M
Scale: NTS	Address: 60 Cathedral P1
Drawn: RB	City / State / Zip: Saint Augustine, FL 32084
PM: Marvin V.	Notes:

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DESIGN DRAWING 5 of 5

Request Number:

PRJ-BOA3-183765-R12

11 X 17 TEMPLATE VERSION 8.5

August 20, 2024

TRADEMARK SIGNS LLC
2051 Green Rd, Ste E
DEERFIELD BCH, FL 33064

cc: Bank of America

Re: Certificate of Appropriateness - 60 CATHEDRAL PL, Saint Augustine, FL, 32084 - HP2024-0025

Dear TRADEMARK SIGNS LLC,

On June 20, 2024, the Historic Architectural Review Board (HARB) met and discussed your application To install signage using colors and materials that are not pre-approved.

Specifically, based upon evidence presented, the HARB **CONTINUED your application to the September 18, 2024 meeting as described in the attached copy of the executed Order.**

All additional materials for the continued item must be submitted to the Planning and Building Department 10 days before the meeting, to be received by September 8, 2024.

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

Sincerely,



Amy McClure Skinner, AICP
Director, Planning & Building

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

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

TYPE OF REQUEST:

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

IN THE MATTER OF:

Case No.:	HP2024-0025
Applicant:	TRADEMARK SIGNS LLC
Owner:	Bank of America
Address:	60 Cathedral Pl
Parcel Number:	1976600000

Re: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, To install signage using colors and materials that are not pre-approved.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON THURSDAY, JUNE 20, 2024, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☐ was present at the Thursday, June 20, 2024, Historic Architectural Review Board meeting and testified under oath, or ☒ was not present.
2. A public hearing was held, with notice given as required by law, and ☐ members of the public testified under oath, or ☒ no members of the public spoke on this issue.
3. The subject property has a zoning classification of Historic Preservation-Two (HP-2)
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request To install signage using colors and materials that are not pre-approved..

Subject to the following conditions:

- To Sept 18th
-
-
-
-
-
-

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

Case No. HP2024-0025

REQUEST **APPROVED / DENIED / CONTINUED**

Sign Name

Gaere MacDonald

Print Name

HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Gaere MacDonald, by means of [4 physical presence or [ ] online notarization, who is personally known to me and who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

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

MICHELE FUDO
Commission # HH 448184
Expires September 26, 2027

Notary Public, State of Florida

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

July 19, 2024

TRADEMARK SIGNS LLC
2051 Green Rd, Ste E
DEERFIELD BCH, FL 33064

cc: Bank of America

Re: Certificate of Appropriateness - 60 CATHEDRAL PL, Saint Augustine, FL, 32084 - HP2024-0025

Dear TRADEMARK SIGNS LLC,

On June 20, 2024, the Historic Architectural Review Board (HARB) met and discussed your application To install signage using colors and materials that are not pre-approved.

Specifically, based upon evidence presented, the HARB **CONTINUED your application to the August 15, 2024 meeting as described in the attached copy of the executed Order.**

All additional materials for the continued item must be submitted to the Planning and Building Department 10 days before the meeting, to be received by August 5, 2024.

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

Sincerely,

Amy McClure Skinner, AICP
Director, Planning & Building

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

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

TYPE OF REQUEST:

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

IN THE MATTER OF:

Case No.:	HP2024-0025
Applicant:	TRADEMARK SIGNS LLC
Owner:	Bank of America
Address:	60 Cathedral Pl
Parcel Number:	1976600000

Re: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, To install signage using colors and materials that are not pre-approved.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON THURSDAY, JUNE 20, 2024, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☐ was present at the Thursday, June 20, 2024, Historic Architectural Review Board meeting and testified under oath, or ☒ was not present.
2. A public hearing was held, with notice given as required by law, and ☐ members of the public testified under oath, or ☒ no members of the public spoke on this issue.
3. The subject property has a zoning classification of Historic Preservation-Two (HP-2)
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / ~~DOES NOT MEET~~** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request To install signage using colors and materials that are not pre-approved..

Subject to the following conditions:

- to August 15, 2024 Meeting
-
-
-
-
-
-

DONE AND ORDERED, at a public hearing on the 18th day of July, A.D., 2024, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2024-0025 **REQUEST** **APPROVED / DENIED / CONTINUED**

Sign Name

Gaere MacDonald

Print Name

HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 18th day of July, A.D., 2024.

MICHELE FUDO
Commission # HH 448184
Expires September 26, 2027

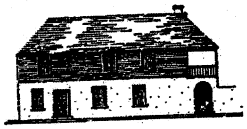
Notary Public, State of Florida

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

ORIGINAL APPLICATION SUBMITTAL

COA HP2024-0025 – 60 Cathedral Place

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



☐ OPINION ☒ CERTIFICATE OF APPROPRIATENESS

$50.00	Alterations to single family home, site work, and site feature
$150.00	Construction of new single family home, major alterations, ad valorem tax exemption
$100.00	Alterations to all other buildings, site work, or features except single family home
$200.00	New construction except single family home

BDAC Project No. HP2024-0025

Meeting Date: July 18, 2024

Receipt No. _____
Advertising Costs $_____ Postage $_____ Paid on _____

Receipt No. _____

1. NAME OF APPLICANT Thomas Menshouse
   Business (if applicable) Trademark Signs LLC
   Address 2051 Green Rd, Ste E
   City Deerfield Beach State FL Zip Code 33064
   Daytime telephone 732-288-1004 x 101 E-mail Address permits@trademarksignllc.com
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER Bank of America
   Business (if applicable) Bank of America
   Address 101 N Tryon St
   City Charlotte State NC Zip Code 28255
   Daytime telephone (required) 888-279-3457 E-mail address RichardFoster@boa.com
3. PROJECT STREET ADDRESS 60 Cathedral Pl
4. LEGAL DESCRIPTION: Lot 1,9,10 Block 15 Subdivision City of St Augustine Parcel 1976600000
5. EXISTING USE Bank PROPOSED USE Bank
6. PROPOSED PROJECT WORK
   A. DEMOLITION (If historic architectural features will be permanently removed a Certificate of Demolition is required and must be heard simultaneous with this application) ☐ YES ■ NO
   B. REHABILITATION (check repair or replace and provide a description on the line provided)

REPAIR	REPLACE	
☐	☐	Roof _____
☐	☐	Roof structures (dormers, chimneys, etc.) _____
☐	☐	Exterior finishes (stucco, masonry, siding) _____
☐	☐	Porch/Deck/Balcony _____
☐	☐	Awning/Canopy _____
☐	☐	Exterior Doors _____
☐	☐	Windows _____
☐	☐	Shutters _____
☐	☐	Foundation (including infill) _____
☐	☐	Exterior lighting & other appurtenances _____
☐	☐	Existing fences, walls & gates _____
☐	☐	Existing parking, walkways & other site features _____

C. NEW CONSTRUCTION (check and specify all work items that apply)

- ☐ New building
- ☐ New addition
- ☐ New roof structures (dormers, chimneys, etc.)
- ☐ New porch/deck/balcony
- ☐ New awning/canopy
- ☐ New entrances
- ☐ New window opening/sashes
- ☐ New exterior lighting
- ☐ New fence/wall/gate
- ☒ New parking/walkways/other site features Nonilluminated signs
- ☐ Exterior utility service/mechanical equipment

D. PAINT COLORS (check one)

- ☐ Scheme with pre-approved paint colors (exterior colors available upon request)
- ☒ Custom color scheme (provide color samples & building elevations showing color placement)
- ☐ No painting associated with proposed project

7. OVERALL PROJECT DESCRIPTION (attach additional pages if necessary)

Install new signage

(3) sets of wall mounted signs - nonilluminated signs
1.625' x 4' each

8. AGREEMENT

If the applicant is different than the property owner, the application must be signed by both parties. A letter of authorization signed by the property owner must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of the property owner.

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 project work can begin. If this application is for a Certificate of Appropriateness 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, the applicant must be prepared to present the request at the scheduled hearing date. Subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling any hearing will also be assessed to the applicant.

PRINT APPLICANT'S NAME Thomas Menshouse

SIGNATURE OF APPLICANT _____ DATE 2/20/24

PRINT OWNER'S NAME Richard Foster

SIGNATURE OF OWNER _____ DATE 11/30/23

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

HARB APPLICATION FEE SCHEDULE

Historic Architectural Review Board fees are set by Resolution 2021-38 as follows:

Description of Work	Fee Amount
Certificate/Opinion of Appropriateness: Alteration to single-family home, site work, and site feature (does not increase area of structures)	$50.00 + ads
Certificate/Opinion of Appropriateness: Construction of a new single-family home, major alterations, ad valorem tax exemption	$150.00 + ads
Certificate/Opinion of Appropriateness: Alterations to non-single-family buildings, site-work, or features (does not increase area of structures)	$100.00 + ads
Certificate/Opinion of Appropriateness: New construction of non-single-family structures Appeal of staff determination	$200.00 + ads
Certificate of Demolition: Partial	$150 + ads & notices
Certificate of Demolition: Full	$300 + ads & notices

"Note: The cost of newspaper advertisement and all notices to surrounding property owners will be assessed by the city, paid by the city and reimbursed by the applicant. All advertising costs must be paid prior to issuance of a development permit.

The applicant shall reimburse the City the mailing cost for all notices and for any subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling of any hearing."

If a Credit Card Authorization Form is used for the payment of fees, the City will maintain the form and automatically charge additional advertising and noticing fees, once determined, to the credit-card account submitted.

By signing below, I acknowledge responsibility for both the initial application fee and any subsequent costs associated with legal advertising and/or noticing and understand that permits associated with my application may not be issued until such fees are paid.

I authorize the Planning and Building Department to maintain my payment information until a final cost for advertising and/or noticing is determined and charged. If a payment method other-than Credit Card Authorization Form is used, I understand that I will be sent an invoice for the costs of advertising/noticing which must be paid prior to the issuance of any development permit related to my application. I am aware that I can request a copy of these fees and my receipt from Building Department Staff.

Project Address: 60 Cathedral Pl

Applicant's Name: Thomas Menshouse Applicant's Signature: _____

Owner's Name: Richard L. Foster Owner's Signature: _____

Consent to Undertake Proposed Work

Order No:

Permit #
Date Issued

IDENTIFICATION

Site Location 60 Cathedral Pl Block _____ Lot _____ Qualification Code _____
St. Augustine, FL

Owner in Fee Bank of America
Address 101 N Tryon St
Charlotte, NC, 28255
Tel. (888) 279-3457
Email RichardFoster@boa.com

Contractor Trademark Signs LLC
Address 2051 Green Rd, Ste E
Deerfield Beach, FL 33064
License No. ES12001909 Tel. (732) 288-1004 x 101
Federal Employee No. _____

I, Richard L. Foster ,the Owner of the above property hereby consent to the entry onto the property of the Builder/Contractor, and the employees or agents of the Builder/Contractor, for the purpose of completing work as described in the attached drawings.
I also give permission to the listed contractor to obtain the required and necessary permits, licenses and approvals, which may be required for the installation of said signs, and to proceed with the installation in accordance with all governing laws, statues, and ordinances.

PRINT: Richard L. Foster

SIGNED: _____ OWNER/AGENT

☐ OWNER ☒ AGENT

JLL

JLL - Bank of America Account
Project Management
Mail Code: FL8-092
60 Cathedral Pl
Saint Augustine, FL 32084

November 30, 2023

Bank of America, N/A
101 N Tryon St.
Charlotte, NC 28202

LETTER OF AUTHORIZATION

To Whom It May Concern:

I, Richard L Foster **owner or agent**

For the property located at:

60 Cathedral Pl,
Saint Augustine, FL 32084

Do authorize **Coast Sign or their authorized agent** to obtain a permit for and to install signage on the above referenced property.

Richard L Foster Date: 11/30/23

Owner or Agent

Sworn to and subscribed to before me this 30 day of Nov

2023 and being personally known/ identification.

My commission expires: 7/13/2026 Lucy Gutierrez Matos

NOTARY PUBLIC

LUCY GUTIERREZ MATOS
Notary Public - State of Florida
Commission # HH 287509
My Comm. Expires Jul 13, 2026
Bonded through National Notary Assn.

BANK OF AMERICA

Sheila E. Cribb

Senior Vice President

Bank of America, National Association

Real Estate Services
FL9-400-01-06, 9000 Southside Blvd
Jacksonville, FL 32256
T 904.464.5267 sheila.cribb@BofA.com

June 27, 2022

Jones Lang LaSalle Americas, Inc.
200 East Randolph Dr.
Chicago, IL 60601
Attn: Mr. Mark Kreisman

Re: Authorization for Jones Lang LaSalle Americas, Inc. to act as Representative for Project Management Services for Bank of America, National Association ("BANA") and its affiliates

Dear Mark:

Bank of America, National Association, a national banking association, hereby authorizes Jones Lang LaSalle Americas, Inc. and its affiliates ("JLL") to act as BANA's authorized representative in connection with matters related to BANA's construction and improvement projects, including but not limited to the following:

- Signing Notices of Commencement in states requiring notification to building owners that a construction project is commencing on/in a property
- Signing waivers of claims for CAD drawings
- Signing Lien Agent Assignments in states requiring lien agent assignments
- Completing, signing, and submitting pe1mit applications in jurisdictions requiring permits, design review applications, and/or disclosure documents.
- Participating in Energy Rebate programs on behalf of BANA, where a rebate is assigned to a project contractor and a change order is issued to the contractor for the rebate amount

The authority outlined in this letter will remain in effect until revoked in writing by Bank of America, National Association.

The designation or use of "authorized representative" in the context outlined herein does not affect BANA's responsibility to perform and satisfy all other obligations applicable to BANA for services rendered by JLL Project Management. The appointment of JLL as an authorized representative shall not designate to JLL any rights beyond those BANA itself would have under any applicable regulations.

You are authorized to provide this letter as necessary to fulfill any project-related services. Further, any recipient of this letter who is an employee or associate of JLL and/or who is authorized to cooperate with JLL, including but not limited to Alan Duryea, is likewise authorized to act as agent on behalf of BANA, and any governmental entity or authority to whom this letter is delivered may rely on it as evidence of BANA's designation of JLL to act as BANA's agent for the purposes outlined herein.

Sincerely,

Sheila E. Cribb
Senior Vice President for Bank of America, National Association
(Notary Acknowledgment attached)

BANK OF AMERICA

NOTARY ACKNOWLEDGMENT
(Attached to Authorization Letter dated June 27, 2022

STATE OF FLORIDA
COUNTY OF DUVAL

On this 27 day of June, 2022, before me, a Notary Public in and for the above state and county, personally appeared Sheila Cribb, Senior Vice President of Bank of America, National Association, a national banking association, who is personally known to me to be, or who provided _____ as evidence of identification establishing that she is, the same person whose name is subscribed to the foregoing authorization letter, and she acknowledged that she signed and delivered the authorization letter as Senior Vice President of the national banking association as her own free and voluntary act, and as the free and voluntary act of the association, for the uses and purposes set forth therein.

Subscribed and sworn to before me this 27 day of June, 2022.

Notary Public _____

(SEAL)

NOTARY PUBLIC
JAMES RAULERSON
Notary Public, State of Florida
Commission# HH 57094
My comm. expires Dec. 21, 2024

Certificate of Appropriateness

Sufficiency Checklist

Case Number HP2024-0025

60 CATHEDRAL PL, Saint Augustine, FL, 32084

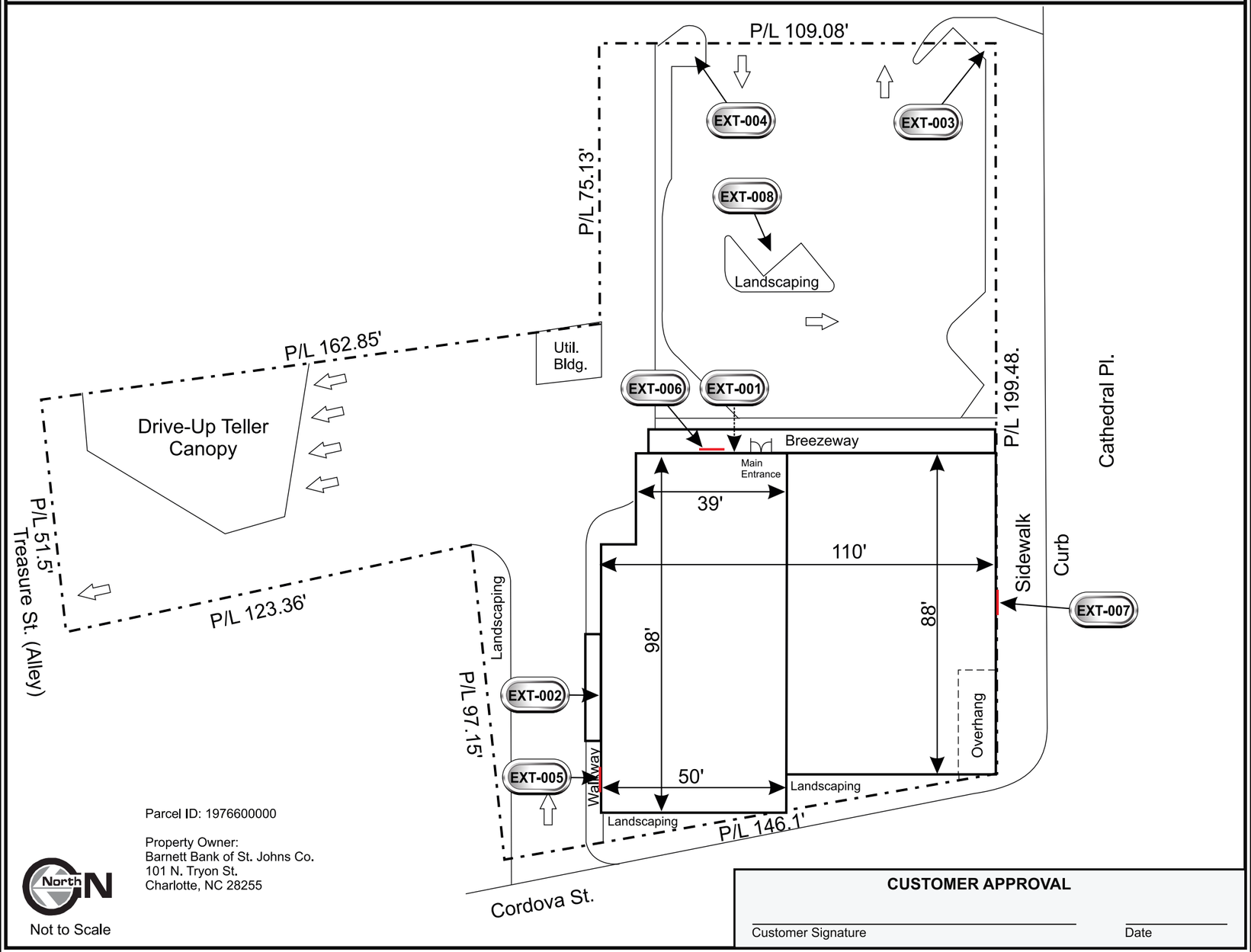
Checklist Item	Checklist Item Description	Status	Comments
PARKING, LANDSCAPE OR OTHER SITE FEATURE - Scaled site plan	Scaled site plan showing the property line, building footprints, sidewalks, driveways and other major site features and proposed feature (smaller projects may not require a scaled site plan if limited to a small area)	Need	While a site plan was provided, the location of sign EXT-005 on the west elevation of the building does not appear to match the location provided in the Sign Plans which shows the sign on the north elevation. Please provide a corrected site plan or sign plan.
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	I see a silver color specified in the Sign Plans provided but no color called out for the blue proposed. Is there a name for this color? Also, please specify the font name for the sign. Fonts are also regulated within Historic Preservation Zoning Districts. Pre-approved colors can be found here: https://www.citystaug.com/DocumentCenter/View/3483/Preapproved-Colors-PDF and pre-approved fonts can be found here: https://www.citystaug.com/DocumentCenter/View/7099 While the HARB has the authority to approve colors that are not in the pre-approved color palettes, metallic colors, other than gold leaf as an accent, are rarely approved.

Other Details Necessary for Review

Clarification is needed regarding the owner's signature. We understand that Bank Of America is a national company; however, we can only accept the signature of an authorized agent or member as detailed on Sunbiz.org. The owner name provided on the staff report is not included in that list. We need some clarification or indication that the owner's representative that signed the application is authorized to do so.

Recieved June 4, 2024
Planning and Building Department

SITE PLAN



Parcel ID: 1976600000

Property Owner:
Barnett Bank of St. Johns Co.
101 N. Tryon St.
Charlotte, NC 28255

North

Not to Scale

CUSTOMER APPROVAL

Customer Signature _____ Date _____

SIGNAGE SCOPE

EXT-001 **REMOVE EXISTING SIGN**

EXT-002 **LEAVE AS-IS**
Handicap sign.

EXT-003 **LEAVE AS-IS**
Parking sign.

EXT-004 **LEAVE AS-IS**
Parking sign.

EXT-005 **CUSTOM 19 1/2" X 48" NON-ILLUM. WALL CABINET FCO LTRS.**
Manufacture and Install (1) Non-Illum. Wall Cabinet w/ FCO Ltrs.

EXT-006 **CUSTOM 19 1/2" X 48" NON-ILLUM. WALL CABINET FCO LTRS.**
Manufacture and Install (1) Non-Illum. Wall Cabinet w/ FCO Ltrs.

EXT-007 **CUSTOM 19 1/2" X 48" NON-ILLUM. WALL CABINET FCO LTRS.**
Manufacture and Install (1) Non-Illum. Wall Cabinet w/ FCO Ltrs.

EXT-008 **LEAVE AS-IS**
Parking sign.

F01-003 **LEAVE AS-IS**
Wall plaque.

COAST SIGN
1500 W. Embassy St. Anaheim, CA 92802 714.520.9144

Date: 11-07-2023	Project Name: BANK OF AMERICA (JONES LANG LASALLE - 2228) Site Number: FL8-092-M
Scale: NTS	Address: 60 Cathedral P1
Drawn: RB	City / State / Zip: Saint Augustine, FL 32084
PM: Marvin V.	Notes:

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No.	Designer	Date	Revision Notes	No.	Designer	Date	Revision Notes
1	ZB	11-30-23	Updated BB as per request	7	HA	01-25-24	Update EXT-004_005_006.
2	ZB	12-05-23	Updated front page & site plan	8	HA	02-14-24	Add sign F01-003.
3	Irniss A.	12-07-23	Updated BB as per request	9			
4	HA	12-11-23	Revise book per city comments.	10	WA	05-24-24	Update specs colors | EXT-005
5	HA	12-13-23	Revise descriptions for EXT-002/003/004/008.	11			
6		12-20-23	Removed lower existing sign	12			

DESIGN DRAWING 1 of 5

Request Number:

PRJ-BOA3-183765-R10

Recieved June 4, 2024
Planning and Building Department

EXISTING PHOTO - SIGN EXT-005



PHOTO ENHANCEMENT - SIGN EXT-005



CONCEPTUAL IMAGE ONLY. SURVEY WILL BE NEEDED FOR ACCURATE REPRESENTATION

CABINET GENERAL SPECIFICATIONS:

FACES:..... ALUMINUM. PAINTED GARBO SILVER, GLOSS FINISH

GRAPHICS:..... ACRYLIC W/ 1ST SURFACE APPLIED 3M #3630-8530 AND 3M 3660M OVERLAM

FACE FRAME:.... 1" x 1" x .125" ALUM. TUBE FRAME BOND TO BACK OF FACE, PAINTED GARBO SILVER

BACKING:..... 2" x 2" x .125" ALUM. ANGLE FRAME PAINTED GARBO SILVER, SEMI GLOSS FINISH. FASTENED TO 1" x 2" x .125" ALUM. TUBE PERIMETER FRAME, PAINTED MP #74693 BLUE, SEMI GLOSS

COLOR SPECIFICATIONS:

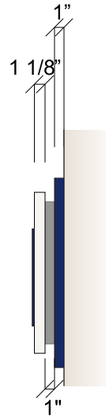
- 3M VINYL: #3630-8530 TRANS. W/ OVERLAM 3M 3660M
- VINYL: 3M #3630-20 WHITE
- VINYL: 3M #3635-30 DIFFUSER
- PAINT: GARBO SILVER, GLOSS

NOTE: BLUE COLOR SPEC AND FONT



PLAN VIEW





END VIEW

1/1 FRONT VIEW: CUSTOM NON-ILLUMINATED D4NG WALL CABINET W/ FCO LETTERS

Scale: 1"=1'-0"

CUSTOMER APPROVAL

Customer Signature _____ Date _____

COAST SIGN
1500 W. Embassy St. Anaheim, CA 92802 714.520.9144

Date:	11-07-2023
Scale:	NTS
Drawn:	RB
PM:	Marvin V.
Project Name:	BANK OF AMERICA (JONES LANG LASALLE - 2228)
Site Number:	FL8-092-M
Address:	60 Cathedral P1
City / State / Zip:	Saint Augustine, FL 32084
Notes:	

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DESIGN DRAWING 2 of 5

Request Number:

PRJ-BOA3-183765-R10

Recieved June 4, 2024
Planning and Building Department

EXISTING PHOTO - SIGN EXT-006



PHOTO ENHANCEMENT - SIGN EXT-006



CONCEPTUAL IMAGE ONLY. SURVEY WILL BE NEEDED FOR ACCURATE REPRESENTATION

CABINET GENERAL SPECIFICATIONS:

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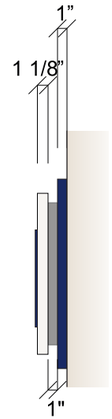
COLOR SPECIFICATIONS:

- 3M VINYL: #3630-8530 TRANS. W/ OVERLAM 3M 3660M BLUE - MATTHEWS BLUE #MP74693 R182233
- VINYL: 3M #3630-20 WHITE
- VINYL: 3M #3635-30 DIFFUSER
- PAINT: GARBO SILVER, GLOSS MATTHEWS #MP02650R14405 LVG FULL GLOSS



PLAN VIEW





END VIEW

1/1 FRONT VIEW: CUSTOM NON-ILLUMINATED D4NG WALL CABINET W/ FCO LETTERS

Scale: 1"=1'-0"

CUSTOMER APPROVAL

Customer Signature _____ Date _____

COAST SIGN
1500 W. Embassy St. Anaheim, CA 92802 714.520.9144

Date:	11-07-2023
Scale:	NTS
Drawn:	RB
PM:	Marvin V.
Project Name:	BANK OF AMERICA (JONES LANG LASALLE - 2228)
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DESIGN DRAWING 3 of 5

Request Number:

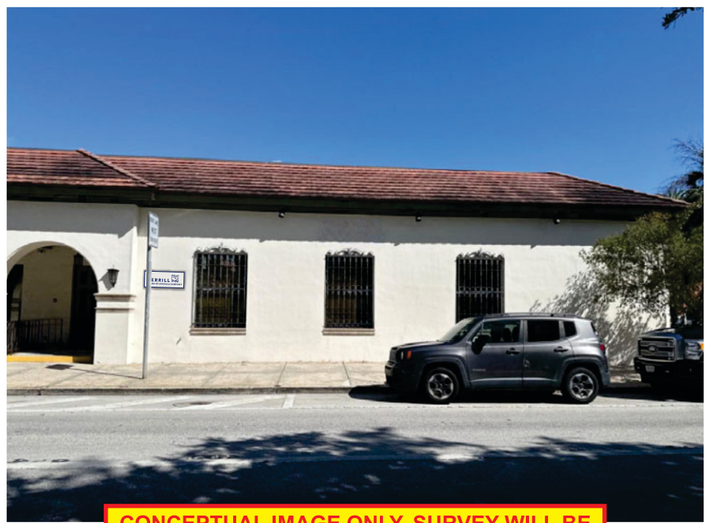
PRJ-BOA3-183765-R10

Recieved June 4, 2024
Planning and Building Department

EXISTING PHOTO - SIGN EXT-007



PHOTO ENHANCEMENT - SIGN EXT-007



CONCEPTUAL IMAGE ONLY. SURVEY WILL BE NEEDED FOR ACCURATE REPRESENTATION

CABINET GENERAL SPECIFICATIONS:

FACES:..... ALUMINUM. PAINTED GARBO SILVER, GLOSS FINISH

GRAPHICS:..... ACRYLIC W/ 1ST SURFACE APPLIED 3M #3630-8530 AND 3M 3660M OVERLAM

FACE FRAME:.... 1" x 1" x .125" ALUM. TUBE FRAME BOND TO BACK OF FACE, PAINTED GARBO SILVER

BACKING:..... 2" x 2" x .125" ALUM. ANGLE FRAME PAINTED GARBO SILVER, SEMI GLOSS FINISH. FASTENED TO 1" x 2" x .125" ALUM. TUBE PERIMETER FRAME, PAINTED MP #74693 BLUE, SEMI GLOSS

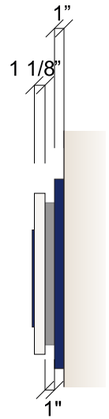
COLOR SPECIFICATIONS:

- 3M VINYL: #3630-8530 TRANS. W/ OVERLAM 3M 3660M BLUE - MATTHEWS BLUE #MP74693 R182233
- VINYL: 3M #3630-20 WHITE
  VINYL: 3M #3635-30 DIFFUSER
- PAINT: GARBO SILVER, GLOSS MATTHEWS #MP02650R14405 LVG FULL GLOSS



PLAN VIEW





END VIEW

1/1 FRONT VIEW: CUSTOM NON-ILLUMINATED D4NG WALL CABINET W/ FCO LETTERS

Scale: 1"=1'-0"

CUSTOMER APPROVAL

Customer Signature _____ Date _____

COAST SIGN
1500 W. Embassy St. Anaheim, CA 92802 714.520.9144

Date:	11-07-2023
Scale:	NTS
Drawn:	RB
PM:	Marvin V.
Project Name:	BANK OF AMERICA (JONES LANG LASALLE - 2228)
Site Number:	FL8-092-M
Address:	60 Cathedral P1
City / State / Zip:	Saint Augustine, FL 32084
Notes:	

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No.	Designer	Date	Revision Notes	No.	Designer	Date	Revision Notes
1	ZB	11-30-23	Updated BB as per request	7	HA	01-25-24	Update EXT-004_005_006.
2	ZB	12-05-23	Updated front page & site plan	8	HA	02-14-24	Add sign F01-003.
3	Irniss A.	12-07-23	Updated BB as per request	9			
4	HA	12-11-23	Revise book per city comments.	10	WA	05-24-24	Update specs colors | EXT-005
5	HA	12-13-23	Revise descriptions for EXT-002/003/004/008.	11			
6		12-20-23	Removed lower existing sign	12			

DESIGN DRAWING 4 of 5

Request Number:

PRJ-BOA3-183765-R10

Recieved June 4, 2024
Planning and Building Department

EXISTING PHOTO - EXT-001



REMOVE EXISTING SIGN

EXISTING PHOTO - EXT-002



LEAVE AS-IS
HANDICAP SIGN

EXISTING PHOTO - EXT-003



LEAVE AS-IS
PARKING SIGN

EXISTING PHOTO - EXT-004



LEAVE AS-IS
PARKING SIGNS

EXISTING PHOTO - EXT-008



LEAVE AS-IS
PARKING SIGN SIGN

EXISTING PHOTO - F01-003



LEAVE AS-IS
WALL PLAQUE

COAST SIGN
1500 W. Embassy St. Anaheim, CA 92802 714.520.9144

Date:	11-07-2023
Scale:	NTS
Drawn:	RB
PM:	Marvin V.
Project Name:	BANK OF AMERICA (JONES LANG LASALLE - 2228)
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DESIGN DRAWING 5 of 5

Request Number:

PRJ-BOA3-183765-R10

Public Records of St. Johns County, FL Clerk # 2009043640, O.R. 3233 PG 532,
08/26/2009 at 10:35 AM REC. $57.00 SUR. $63.50 Doc. D $.70

3
(14)

Prepared By and Return to:

Claire Bailey Carraway, Esq.
Bank of America, N.A.
PO Box 31590, FL1-400-16-12
Tampa, FL 33631-3590

INGRESS AND EGRESS ACCESS EASEMENT AGREEMENT AND RESTRICTIVE COVENANTS

THIS INGRESS AND EGRESS ACCESS EASEMENT AGREEMENT AND RESTRICTIVE COVENANTS (this "Agreement") is made and entered into this 25th day of August, 2009, by and between the MOST REVEREND VICTOR GALEONE, Bishop of the Diocese of St. Augustine, Florida, and his successors in office and assigns forever ("Grantor"), and BANK OF AMERICA, N.A., a national banking association, ("Bank").

COPY

WHEREAS:

A. Grantor by virtue of a deed from Bank of even date herewith is the owner of that certain parcel of land located in St. Johns County, Florida and more particularly described as Parcel A in Exhibit "A" attached hereto and made a part hereof (the "Grantor Parcel").

B. Bank is the owner of that certain parcel of land located adjacent to the Grantor Parcel in St. Johns County, Florida, more particularly described as Parcel B in Exhibit "B" attached hereto and made a part hereof (the "Bank Parcel") (the Bank Parcel and the Grantor Parcel are sometimes referred to herein as the "Parcels" and each as a "Parcel").

C. Grantor and Bank desire to create a perpetual non-exclusive ingress and egress access easement for use by the owners, occupants, tenants and invitees of the Bank Parcel to and from the Bank Parcel to Cathedral Place (Street) over a portion of the Grantor Parcel as more particularly set forth herein.

D. In addition, the parties have agreed to certain reciprocal rights and restrictive covenants as set forth herein below.

NOW, THEREFORE, for and in consideration of the premises, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1 Recitals. The foregoing recitals are true and correct and are incorporated herein by this reference.

2 Grant.

(a) Grantor hereby grants Bank a perpetual non-exclusive ingress and egress access easement (the "Bank Access Easement") in favor of and appurtenant to the Bank Parcel and its Users across a portion of the Grantor Parcel, as depicted on the sketch attached hereto as Exhibit "C" (the "Bank Access Easement"), so as to provide vehicular and pedestrian access from Cathedral Place (Street) to the Bank Parcel, including access for any future use or redevelopment of the Bank Parcel. As used in this

Agreement, the term "Users" shall mean with regard to either of the Parcels, the then-current fee simple owner and its occupants, employees, members, tenants, customers, and invitees.

(b) Subject to the provisions of paragraph 3 or 6(b) below, Bank shall have a non-exclusive, perpetual easement for the parking of passenger motor vehicles and motorcycles in designated parking spaces located within the Bank Access Easement. Notwithstanding the foregoing, in the event the Bank redevelops the Bank Parcel or changes the use of the building located on the Bank Parcel (to a use other than as a financial institution or related offices), Bank will provide and maintain a parking ratio within the Bank Parcel so as to provide the number of parking spaces required by applicable law for operations of the building located on the Western portion of the Bank Parcel without regard to such easement if at any time the City of St. Augustine enacts a code which requires a certain ratio or amount of on-site parking. The parties acknowledge that the City of St. Augustine does not currently require on-site parking or a parking ratio in the portion of the City of St. Augustine in which the Parcels are located.

3 Agreement to Relocate. Upon the request of Grantor (its successors and/or assigns) in connection with any renovation or redevelopment of the Grantor Parcel, the Bank Access Easement shall be relocated to the westernmost 30 feet of the Grantor Parcel (the "New Bank Access Easement") as depicted on Exhibit "D" attached hereto and made a part hereof, and the terms of this Agreement relating to the Bank Access Easement shall apply to the New Bank Access Easement. In connection with such relocation of the Bank Access Easement, Grantor, at its sole cost and expense, shall construct, repave and restripe the New Bank Access Easement as reasonably required to connect Bank's parking and driveways on the Bank Parcel to Cathedral Place (Street) through the New Bank Access Easement while preserving the maximum number of parking spaces. Following completion of the improvements to the New Bank Access Easement required pursuant to this paragraph 3, the parties shall execute in recordable form a modification of this Agreement vacating the easement rights of Bank to the lands shown on Exhibit "C" and substituting as the new "Bank Access Easement" the lands described on Exhibit "D" hereto. Following which substitution, all references in this Agreement to Bank Access Easement shall be deemed to refer to the New Bank Access Easement.

4 Utility and Drainage Easements. Grantor and Bank hereby grant one another perpetual, non-exclusive, reciprocal utility and drainage easements across their respective portions of the Parcels as required to serve the improvements located on the Bank Parcel and the Grantor Parcel as the same exist on the date of this Agreement. In the event Grantor constructs a primary building on the Grantor Parcel (or otherwise redevelops the Grantor Parcel in a manner) that requires Grantor construct stormwater drainage and/or retention facilities to serve the Grantor Parcel, Grantor shall design and build such drainage and retention facilities as are required by applicable governmental authorities for such construction or development of the Grantor Parcel, which facilities shall be sized to serve the stormwater and retention requirements of the Bank Parcel as it is currently developed (the "New Drainage Facilities"), if required by the applicable governmental authorities.

(a) Notwithstanding the foregoing, the Grantor shall not be obligated to modify the New Drainage Facilities or provide additional drainage facilities should the drainage requirements for the Bank Parcel at that time be materially more burdensome than the drainage requirements for the Bank Parcel as its exists on the date of this Agreement or should the drainage requirements (or connections) for the Bank Parcel change after site plan approval by applicable governmental authorities for the planned construction on Grantor Parcel.

(b) Bank's use of any the New Drainage Facilities shall be subject to the terms of a recorded easement agreement between the Bank and Grantor, which agreement shall (among other things) limit increases in surface water flow from the Bank Parcel in the event of future redevelopment of the Bank Parcel to the then-current excess capacity of the New Drainage Facilities (if any) as well as for cost

sharing as to maintenance, landscaping, repair, insurance, and capital expenses (but not initial construction costs). Said agreement shall also include customary cross-indemnities and covenants concerning misuse, wrongful intentional action, and introduction of hazardous substances into the stormwater system in a commercially reasonable form.

5 Operations and Cost Sharing. The cost of maintenance and repair of the paved roadway, parking spaces and landscaping, if any, on the Parcels, including the Bank Access Easement, shall be the shared responsibility of the owners of the Parcels. Bank shall continue to maintain the parking areas and driveways on the Parcels, including the Bank Access Easement in substantially the same manner as currently being maintained ("Maintenance Charges").

(a) All capital improvements shall require the consent and agreement of both parties.

(b) Grantor shall reimburse Bank fifty percent (50%) of all reasonable Maintenance Charges within thirty (30) days after receipt of an invoice from the Bank or its agent for such services accompanied by reasonable evidence of the actual costs thereof. Provided, however, either Party may, at anytime and from time to time, request the relative apportionment of future Maintenance Charges be equitably adjusted based upon the relative number of parking spaces from time to time located on their respective Parcels.

COPY

(c) Grantor's obligation to reimburse Bank for its share of Maintenance Charges shall not include any property management fees, agent's fees, construction management or supervision fees, or accounting fees as a part of the Maintenance Charges, provided Bank may charge as part of the maintenance charges any amount paid to Bank's facility partner as property and construction management fees, provided the same is an unrelated third party charging not more than market rates for the services performed.

(d) Initially, the parties agree that Bank or its agent shall continue to operate the parking lot located on the Parcels and collect parking fees. Should the Bank choose to no longer operate the parking lot, the Bank shall notify Grantor, and Grantor shall have the option of operating the parking lot. The parties agree that parking fees will not be charged to the Bank's Users (in accordance with instructions provided by Bank to the operational staff) or to Grantor's Users who display a specified parking decal. Bank and Grantor will each receive 50 percent of the fees collected by the parking agent after subtracting the cost of the parking attendant and any other fees paid to the parking agent, and any fees payable to governmental authorities associated with operating the Parcels as a commercial parking lot. The parking fees collected and shared shall include any fees collected for the additional 20 spaces owned by Bank on Treasury Street. Provided, however, the parties agree that at anytime they may request the relative apportionment of income relating to the operation of the Parcels as a parking lot to be equitably adjusted based upon the relative number of parking spaces of each of them actually being managed as a commercial parking lot.

(e) Both Bank and Grantor shall maintain commercial general liability insurance, with owned and non-owned automobile coverage, on their respective portions of the Parcels, naming the other as an additional insured. The minimum amount of such insurance shall be $1,000,000.00 / $3,000,0000; and $500,000.00 for property damage. Either party shall provide evidence of such insurance to the other Party promptly upon request therefore, provided Bank may self-insure for the coverage set forth herein.

6 Pre-Development Use.

(a) Prior to the renovation or redevelopment of the Grantor Parcel, Grantor and Bank agree to utilize the parking and driveway on the Parcels in their existing counter-clockwise circular

configuration. It is agreed that during Bank's operating hours, each party shall generally be entitled to utilize the approximate number of spaces as are located on their respective Parcels, provided any parking spaces located in the Bank Access Easement shall be used jointly by both Parties and their Users. In the event either party reasonably believes that the other party is regularly using more than their respective share of the available parking spaces, said party is entitled to install signage indicating "reserved" use or traffic control devices on their respective Parcel limiting access to its respective Users. Provided that any such installations shall not interfere with the ability of pedestrian and vehicular access for Users of the other party to and from their respective Parcel and Cathedral Place (Street) and shall provide for a reasonable circular traffic pattern serving the Bank Parcel (as well as one serving the Grantor Parcel), which will likely utilize a portion of the Bank Access Easement. The Parties acknowledge that establishment of a revised traffic pattern for one or both Parcels may require the loss of parking spaces in the Bank Access Easement and they agree to take reasonable steps to minimize such parking space loss. Bank shall not seek or permit any other person or entity to seek a variance or waiver from the minimum parking requirements applicable to the improvements located on the Bank Parcel from time to time.

(b) Notwithstanding anything contained herein to the contrary, the parties acknowledge and agree that at any time Grantor may reconfigure the Grantor Parcel to provide for metering and/or other means of limiting access (i.e., by guard gate, unmanned gate, or attendant monitoring (or similar or then-current technology)). Upon commencement of the same, Grantor shall promptly so advise Bank in writing and the parties agree that:

i) In no event shall Bank's access to the Bank Parcel be interrupted or impaired in any way;
ii) The substitution of the New Bank Access Easement as the Bank Access Easement pursuant to the terms of Paragraph 3 above may be (but need not be) elected by Grantor even in the absence of construction or development activities by Grantor;
iii) Grantor's entitlement to receive parking revenues arising from Bank's operation of parking areas located on Grantor Parcel to which access is not so limited shall continue, but shall be equitably adjusted to account for the loss of spaces no longer operated by Bank;
iv) Thereafter, all proceeds from parking on the portions of the Grantor Parcel not being operated by Bank as a parking lot shall be the sole and separate property of Grantor;
v) Bank and Bank Users shall have no right or privilege of parking on the portions of the Grantor Parcel to which access is thusly controlled, monitored or limited;
vi) Sections 5 and 6(a) of this Agreement shall no longer have any force or effect with regard to those parking spaces no longer operated in common by the Parties.

(c) Any use of a Parcel and any type or construction of improvements thereon, will comply with all applicable legal requirements.

7 Restrictive Covenants.

(a) Grantor shall not use or permit the Grantor Parcel to be used by any person or entity for "retail banking purposes" (the "Use Restriction") for thirty (30) years after the date hereof as long as the Bank Parcel is used for retail banking purposes (the "Restricted Period"). The term "retail banking purposes" shall include, without limitation, receiving deposits or making loans to the general public, engaging in the sale of insurance or securities, providing trust services or engaging in stock or mortgage brokerage, whether done by a state bank, national bank, savings and loan association, credit union or other entity, whether by walk-up or drive-in teller facility, ATM or otherwise (the "Use Restrictions").

(b) In addition, during the Restricted Period: Grantor shall not and shall not authorize anyone else to (i) place or install signage or advertising of any type upon any portion of the Grantor Parcel that relates to a financial institution (the "Signage Restriction"), or (ii) make any public announcements, advertising,

solicitations, business development, notices or other publications relating in any manner to the present or future operation of a financial institution upon the Grantor Parcel (the "Advertising Restriction"). In the event Grantor shall contract with anyone else for lease or purchase of the Grantor Parcel during the Restricted Period, the lease or contract, as the case may be, shall expressly incorporate the Use Restriction, the Signage Restriction, the Advertising Restriction and prohibit the violation of the same by the proposed lessee or vendee.

(c) In the event of a violation by, through or under Grantor (its successors or assigns) of the aforesaid Use Restriction, Advertising Restriction or Signage Restriction during the Restrictive Period (collectively, the "Restrictions"), Bank shall be entitled to pursue all remedies available at law or in equity, including, without limitation, injunctive relief. In addition, Bank shall be entitled to recover from Grantor liquidated damages in the amount of $2,000.00 per day for any violation of the Restrictions by, through or under Grantor during the Restrictive Period. The parties recognize and acknowledge that the foregoing liquidated damages are reasonable and do not constitute a penalty and are being imposed due to the difficulty of calculating the actual damages that would result from a violation of the Restrictions. In the event of any litigation relating to the enforcement of the provisions contained in this Section, the prevailing party shall be entitled to recover all costs and expenses, including reasonable attorney's fees.

(d) The Restrictions shall run with the land for the entirety of the Restrictive Period, at which time they shall automatically and irrevocably expire.

8 Approval of Plans. In the event Grantor desires to redevelop the Grantor Parcel, Grantor will provide a preliminary site plan and elevations of the proposed improvements, including a depiction of and the location of Bank's sign pursuant to Paragraph 10 below, to Bank fifteen (15) days prior to any submittal to the Historic Architectural Review Board (the "HARB"). Grantor agrees to make reasonable efforts to address issues the Bank may have regarding the site plan provided any such changes are in compliance with City Code and do not unreasonably restrict the use and development of The Grantor Parcel. Any substantial changes to the site plan and elevations shall be subject to the review and approval of Bank, which shall not be unreasonably withheld, conditioned or delayed. Notwithstanding the foregoing, any changes to the Bank Access Easement (other than in connection with the New Bank Easement, which shall be governed by paragraph 3 above), or any change which would affect the Bank Parcel shall require the review and approval of Bank.

9 Prohibited Uses. Each of Grantor and Bank hereby covenants and agrees for a period of thirty (30) years following the date hereof, no portion of their respective Parcel shall be used for any of the following activities:

(a) cinema or theater, skating rink, bowling alley, discotheque, dancehall, nightclub, peepshow, adult massage parlor (as opposed to legitimate massage therapy, physical therapy, chiropractic office, or day spa), adult book store, strip joint or pornographic store or similar adult use, game room or arcade (isolated installation of such games incident to another use being permitted), a so-called "head shop", funeral parlor, flea market, tattoo parlor, bingo parlor, cafeteria, car wash (other than those incidental to the operation of a gasoline service station), call center; off-track betting parlor; mobile home park or trailer court;

(b) an establishment that derives in excess of 15% of its gross income from provision of: billiards or pool tables, amusement games, pinball, electronic games or arcade games, tattooing or body piercing services; and/or

(c) any public or private nuisance; labor camp, junkyard, stockyard, or animal raising.

Neither Party nor any persons claiming under or through them, will (x) use the roadways located on either of the Parcels for any other purpose than those for ingress and egress to or through their respective Parcels from adjacent public rights of way; (y) use any portion of the Parcels storage of materials, goods, or vehicles, or (z) use any portion of the Parcels for parking other than designated spaces.

10 Sign Easement. Grantor hereby grants Bank a perpetual sign easement ("Sign Easement") to permit Bank to install, maintain, repair and replace a sign on the St. George Street side of any building to be constructed on the Grantor Parcel, in the event the Grantor Parcel is redeveloped, provided:

(a) No such sign in the Sign Easement installed by the Bank shall serve to eliminate the signage available for the building so constructed on the Grantor Parcel.

(b) No sign in the Sign Easement shall be permitted on buildings owned or operated by a Church or religious institution unless the same is operated as a commercial office or commercial retail building unrelated to the church mission or charitable endeavors.

(c) No sign in the Sign Easement shall be permitted advertising any use of the Bank Parcel other than one protected by the Use Restriction.

(d) No sign in the Sign Easement shall be permitted which jeopardizes any ad valorem tax or sales tax exemptions that would otherwise be available (absent such sign) to the Grantor Parcel.

(e) Bank shall be solely responsible for the installation, electricity, maintenance, repair, removal, insurance and operation of such sign and shall indemnify, defend and hold harmless Grantor of and from any and all liability in connection therewith. All maintenance, repair or installation of signage in the Sign Easement shall be performed only upon prior notice to Grantor and shall be coordinated with any person(s) designated by Grantor.

(f) Absent Grantor's wrongful intentional act, Grantor shall have absolutely no liability for Bank's signage in the Sign Easement.

(g) The design, installation and attachment of any sign in the Sign Easement shall be subject to Grantor's prior written approval, not to be unreasonably withheld, conditioned or delayed.

11 Enforcement. This Agreement may be enforced by any party owning the fee simple interest of all or any portion of a Parcel (a "Party") by an action available at law or in equity, including, but not limited to, injunctive relief and specific performance. In the event a Party (the "Defaulting Party") defaults in the performance of any of its obligations pursuant to this Agreement, and such default shall continue for a period of thirty (30) days after written notice of said default from any other Party (the "Non-Defaulting Party"), the Non-Defaulting Party shall be entitled to cure such default, provided, (i) the Defaulting Party is not then in the process of diligently attempting to cure the default, and (ii) no notice or opportunity to cure shall be required in the event the default creates an emergency or unreasonably and materially interferes with the use of the Non-Defaulting Party's property. Any and all expenses incurred by the Non-Defaulting Party in curing such default, together with ten percent (10%) interest per annum thereon[1], shall be payable by the Defaulting Party within thirty (30) days of written demand therefor by the Non-Defaulting Party to the Defaulting Party. In the event any Party engages the services of an attorney for purposes of enforcing its rights under this Agreement, the prevailing Party, in addition to any other relief

[1] Except that as to defaults in any Party's obligation to make payments to a Non-Defaulting Party hereunder as to which defaults in payment this Agreement sets forth a different rate of interest, the rate of interest set forth in this Agreement as applicable to such a monetary default shall control.

available to the same hereunder at law or in equity, shall be entitled to recover attorneys' fees and court costs, at all trial and appellate levels.

12 Indemnification. Each owner of the Grantor Parcel and the Bank Parcel shall indemnify, defend and hold the other owner harmless from and against all suits, enforcement actions, damages, liability and expenses resulting from or arising out of the use of the Bank Access Easement by such owner, its tenants, subtenants, occupants, customers, invitees, agents and contractors.

13 Reservation. Each party reserves all rights of ownership in and to its Parcel which are not inconsistent with the Bank Access Easement, including, without limitation, the right of each Party to grant further easements on, over or across those portions of their respective Parcel subject to the Bank Access Easement. Nothing contained in this Agreement will be deemed to constitute a dedication of all or any portion of either Parcel to any governmental body or agency or to the general public, or construed to create any rights in or for the benefit of any persons other than Bank Users and Grantor Users, it being the intention of the parties that this Agreement will be strictly limited to and for the purposes herein expressed, absent the express written consent of the Parties to the contrary.

14 Further Assurances. Grantor and Bank shall, without additional consideration, execute, acknowledge, and deliver any other documents, and take any other actions, necessary or appropriate and reasonably requested by the other, to carry out the intent and purpose of this Agreement.

15 Legal Fees. Any and all legal fees, including, but not limited to, reasonable attorneys' fees and court costs, including before, at trial, in bankruptcy and any post judgment collection, which may be incurred by any owner of a Parcel in the lawful enforcement of any of the provisions of this Agreement, regardless of whether such enforcement requires judicial action, shall be assessed against and collectible from the unsuccessful party to the action.

16 Notices. All notices, demands and requests which may be given or which are required to be given by either party to the other under this Agreement, and any exercise of a right of termination provided by this Agreement, shall be in writing and shall be deemed effective when either: (i) personally delivered to the intended recipient; (ii) three (3) business days after having been sent, by certified or registered mail, return receipt requested, addressed to the intended recipient at the address specified below; (iii) delivered in person to the address set forth below for the party to whom the notice was given; (iv) at noon of the business day next following after having been deposited into the custody of a nationally recognized overnight delivery service such as FedEx, DHL, or UPS, addressed to such party at the address specified below; or (v) immediately if sent during regular business hours or at 8:30 a.m. local time on the next business day next following an after-hours, weekend or holiday notice sent by facsimile, telegram or telex, provided that receipt for such facsimile, telegram or telex is verified by the sender and followed by a notice sent in accordance with one of the other provisions set forth above.[2] Notwithstanding the provisions hereof to the contrary, legal counsel for either party may provide any notice required or permitted hereunder solely by direct communication from said party's legal counsel to legal counsel for the other party pursuant to the methods of notice permitted under this paragraph. For purposes of this Paragraph 16, the addresses of the parties for all notices are as follows (unless changed by similar notice in writing given by the particular person whose address is to be changed):

[2] Provided that such notice shall not be deemed tardy because it is mailed on or before the date due hereunder but not the required number of days prior, only that delivery by such method shall extend the period of any required response from the recipient.

If to Grantor:

Most Reverend Victor Galeone
Bishop of the Diocese of St. Augustine
11625 Old St. Augustine Road
Jacksonville, Florida 32258

If to Bank:

Bank of America, N.A.
13510 Ballantyne Corp Place
NC2-109-06-05
Charlotte, NC 28255

17 Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns. The benefits and burdens created by this Agreement shall run with the land.

18 Governing Law. This Agreement shall be governed by the laws of the State of Florida and the laws of the United States pertaining to transactions in such State. All of the parties to this Agreement have participated freely in the negotiation and preparation hereof; accordingly, this Agreement shall not be more strictly construed against any one of the parties hereto.

19 Headings. The captions and headings used in this Agreement are for convenience only and do not in any way limit, amplify, or otherwise modify the provisions of this Agreement.

20 Invalid Provision; Waiver; Modifications. If any provision of this Agreement is held to be illegal, invalid or unenforceable under present or future laws, such provision shall be fully severable; this Agreement shall be construed and enforced as if such illegal, invalid or unenforceable provision had never comprised a part of this Agreement, and the remaining provisions of this Agreement shall remain in full force and effect and shall not be affected by such illegal, invalid, or unenforceable provision or by its severance from this Agreement. No delay or omission in the exercise of any right accruing to any Party under this Agreement will impair any such right or be construed to be a waiver thereof, and every such right may be exercised at any time. A waiver by a Party of a nonconforming condition or noncompliance with the restrictions and conditions set forth in this Agreement will not be construed to be a waiver of any subsequent nonconforming condition or noncompliance. This Agreement may be modified, amended or terminated only by an instrument signed by all of the then-current owners of the Parcels. There shall be no oral modifications of this Agreement.

21 Multiple Counterparts. This Agreement may be executed in a number of identical counterparts which, taken together, shall constitute collectively one (1) agreement; but in making proof of this Agreement, it shall not be necessary to produce or account for more than one such counterpart.

22 Authority. Each party hereto represents and warrants to the other that the execution of this Agreement and any other documents required or necessary to be executed pursuant to the provisions hereof are valid, binding obligations and are enforceable in accordance with their terms without the consent or joinder of any lender, ground lessor or other interested party.

23 Digital Image. The parties agree to accept a digital image of this Agreement, as executed, as a true and correct original and admissible as best evidence to the extent permitted by a court with proper jurisdiction.

24 Liens. NEITHER PARTY WILL, DIRECTLY OR INDIRECTLY, CREATE OR PERMIT TO BE CREATED OR TO REMAIN, AND EACH WILL PROMPTLY DISCHARGE, ANY LIEN AGAINST THE FEE SIMPLE INTEREST IN THE OTHER PARTY'S PARCEL CREATED OR

ARISING ON OR AFTER THE EFFECTIVE DATE. NOTICE IS HEREBY GIVEN THAT NEITHER PARTY WILL BE LIABLE FOR ANY LABOR, SERVICES OR MATERIAL FURNISHED OR TO BE FURNISHED TO THE OTHER OR TO ANYONE HOLDING ANY RIGHTS TO THE BANK ACCESS EASEMENT THROUGH OR UNDER THE OTHER PARTY AND THAT NO CONSTRUCTION OR OTHER LIENS FOR ANY SUCH LABOR, SERVICES OR MATERIALS WILL ATTACH TO OR AFFECT THE INTEREST OF THE FEE SIMPLE OWNER OF A PARCEL. LIENS AGAINST A PARTY'S PARCEL FOR IMPROVEMENTS MADE BY THE OTHER PARTY ARE EXPRESSLY PROHIBITED.

25 Force Majeure. Either party shall be excused for the period of any delay in the performance of any obligations hereunder (other than the payment of sums due hereunder) when prevented from so doing by cause or causes beyond that party's absolute control which shall include, without limitation all labor disputes, civil commotion, civil disorder, riot, civil disturbance, war, warlike operations, invasion, rebellion, hostilities, military or usurped power, sabotage, governmental regulations, orders, moratoriums, or controls, fire or other casualty, inability to obtain any material, services or financing or through Acts of God.

26 Waiver Of Jury Trial. THE PARTIES HERETO HEREBY KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVE THE RIGHT EITHER MAY HAVE TO A TRIAL BY JURY IN RESPECT TO ANY LITIGATION BASED UPON THIS AGREEMENT OR ARISING OUT OF, UNDER, OR IN CONNECTION WITH THIS AGREEMENT AND ANY AGREEMENT CONTEMPLATED TO BE EXECUTED IN CONJUNCTION HEREWITH, OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER VERBAL OR WRITTEN), OR ACTION OF EITHER PARTY. THIS PROVISION IS A MATERIAL INDUCEMENT FOR THE PARTIES TO ENTER INTO THIS AGREEMENT.

EXECUTED as of the day and year first above written.

Signed, sealed and delivered
in the presence of

Judy T. Pinson

MOST REVEREND VICTOR GALEONE, BISHOP OF THE DIOCESE OF ST. AUGUSTINE, FLORIDA, and his successors in office and assigns forever

By: + Victor Galeone
MOST REVEREND VICTOR GALEONE

STATE OF FLORIDA)
) SS:
COUNTY OF Duval)

The foregoing instrument was acknowledged before me this 21st day of August, 2009, by Most Reverend Victor Galeone, as Bishop of the Diocese of St. Augustine. He is personally known to me or has produced _____ as identification.

NOTARY PUBLIC-STATE OF FLORIDA
Judy T. Pinson
Commission # DD511150
Expires: MAR. 16, 2010
Bonded Thru Atlantic Bonding Co., Inc.

Judy T. Pinson
Notary Public, State of Florida

I:\W-RE-SFB\10141\1102\Access Easement.DOC
8/19/09

Signed, sealed and delivered in the presence of

BANK OF AMERICA, N.A., a national banking association

By: _____
Name: Jay Taylor
Title: Sr. Vice President

STATE OF Texas)
) SS:
COUNTY OF Dallas)

The foregoing instrument was acknowledged before me this 20 day of August 2009, by Jay Taylor, as S.V.P., of Bank of America, N.A., a national banking association, on behalf of the company. He/~~she~~ is personally known to me or has produced _____ as identification.

_____
Notary Public, State of Texas

JUDY L. WILKINSON
Notary Public
STATE OF TEXAS
My Comm. Exp. 05-15-12

COPY

EXHIBIT "A"

GRANTOR PARCEL

Lot 2, Block 15, City of St. Augustine, as shown on Maps of said City, in the Public Records of St. John's County, Florida. (Said Lot is bounded on the North by land now or formerly of McCrory's Department Store; on the West by property now or formerly of The St. Augustine National Bank; on the South by Cathedral Street, and on the East by St. George Street)

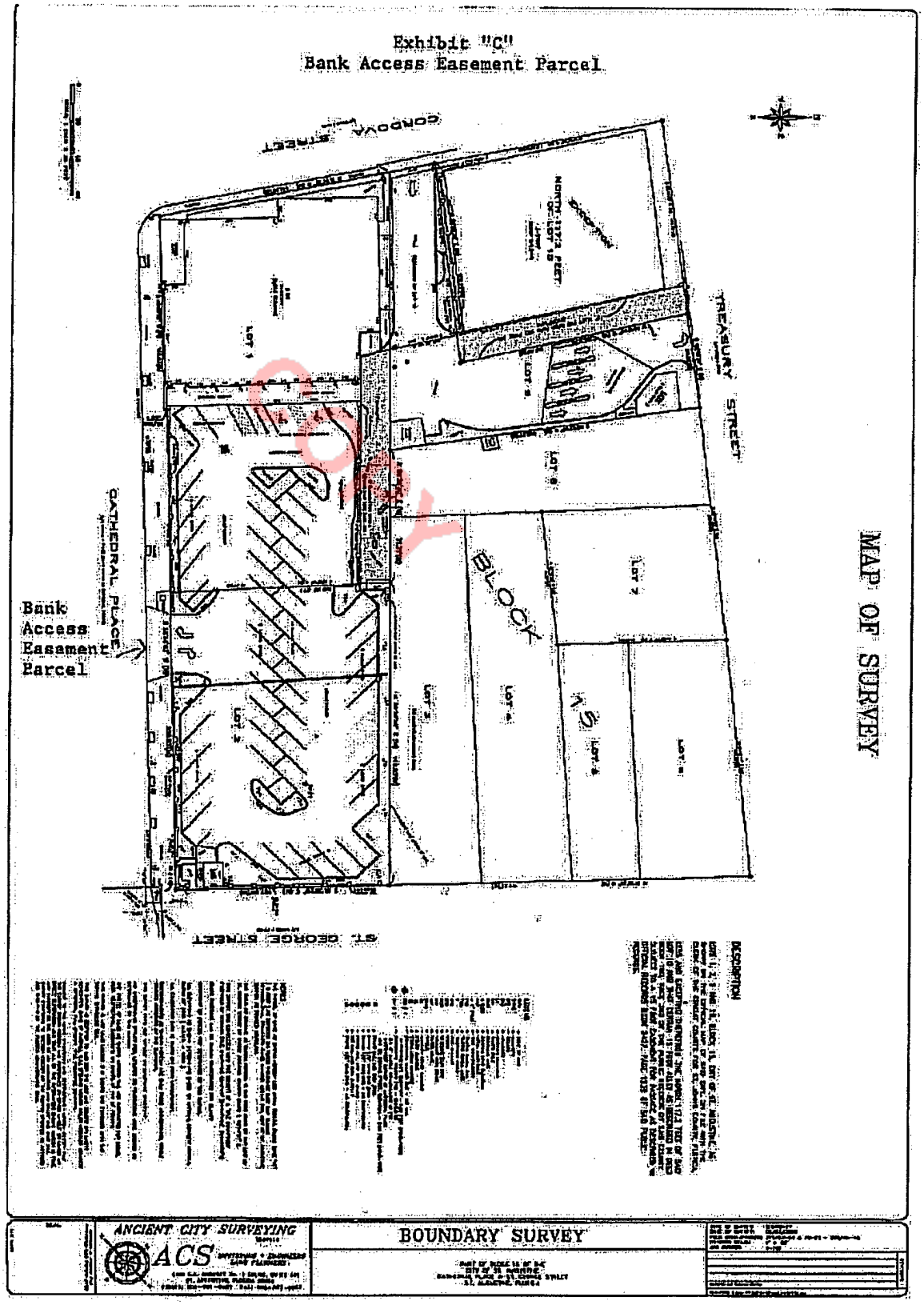
COPY

EXHIBIT "B"

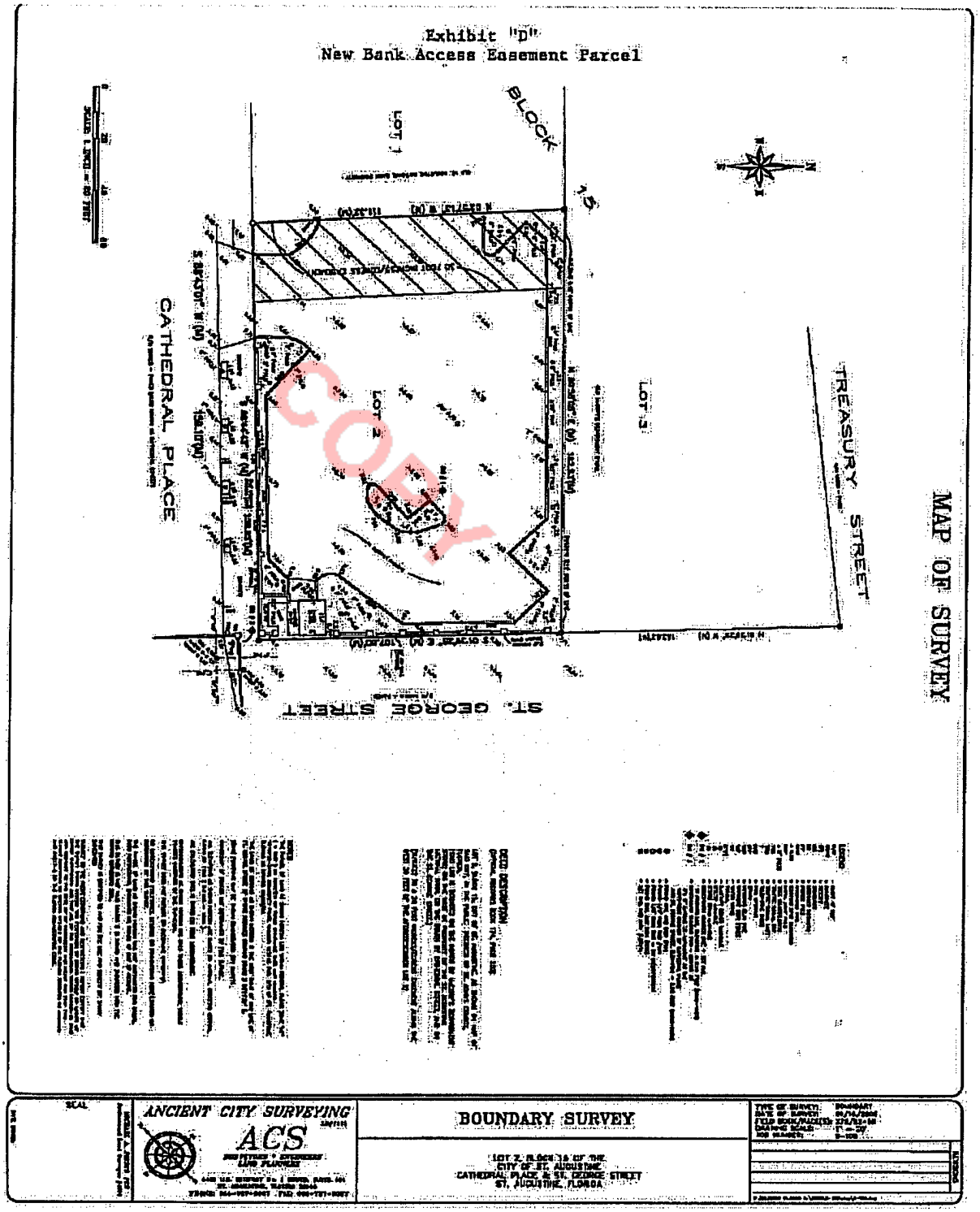
BANK PARCEL

LOT 1, BLOCK 15, CITY OF ST. AUGUSTINE, AS SHOWN ON THE OFFICIAL MAPS OF SAID CITY, IN THE PUBLIC RECORDS OF ST. JOHN'S COUNTY, FLORIDA.

COPY



I:\W-RE-SFB\1014\1102\Access Easement.DOC
8/19/09



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8/19/09

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	1976600000
Location Address	60 CATHEDRAL PL SAINT AUGUSTINE 32084-0000
Neighborhood	Bank Countywide (COM) (680.01)
Tax Description*	CITY OF ST AUGUSTINE LOTS 1 & 9 & ALL LOT 10 (EX N117.2FT & 15FT ALLEY) BLK 15 *The Description above is not to be used on legal documents.
Property Use Code	Financial Institutions, Banks, Savings & Loans (2300)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.750
Homestead	N

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Owner Information

Owner Name	Barnett Bank Of St Johns CO 100%
Mailing Address	CORPORATE REAL ESTATE ASSESMENTS PO BOX 32547 CHARLOTTE, NC 28232-0000

Map



Skip to main content

St. Johns County, FL

Valuation Information

	2024
Building Value	$2,014,346
Extra Features Value	$37,454
Total Land Value	$988,860
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$3,040,660**
Total Deferred	$454,955
Assessed Value	**$2,585,705**
Total Exemptions	$0
Taxable Value	**$2,585,705**

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	$2,074,229	$39,653	$659,240	$0	$0	$2,773,122	$2,350,641	$422,481	$2,350,641
2022	$1,449,839	$27,867	$659,240	$0	$0	$2,136,946	$2,136,946	$0	$2,136,946
2021	$1,367,070	$30,903	$659,240	$0	$0	$2,057,213	$2,057,213	$0	$2,057,213
2020	$1,412,745	$33,937	$659,240	$0	$0	$2,105,922	$2,053,107	$52,815	$2,053,107
2019	$1,413,409	$36,972	$659,240	$0	$0	$2,109,621	$1,866,461	$243,160	$1,866,461
2018	$994,747	$29,140	$824,050	$0	$0	$1,847,937	$1,696,783	$151,154	$1,696,783
2017	$959,606	$18,777	$824,050	$0	$0	$1,802,433	$1,544,855	$257,578	$1,544,855
2016	$962,484	$19,004	$725,164	$0	$0	$1,706,652	$1,404,560	$302,092	$1,404,560
2015	$965,320	$19,004	$659,240	$0	$0	$1,643,564	$1,276,873	$366,691	$1,276,873
2014	$569,550	$19,004	$659,240	$0	$0	$1,247,794	$1,247,794	$0	$1,247,794
2013	$571,238	$19,004	$657,000	$0	$0	$1,247,242	$1,247,242	$0	$1,247,242

Building Information

Building 1
Building Value $1,943,197
Year Built 1955
Actual Area 15553
Conditioned Area 14035
Use Branch Banks
Style 04
Exterior Wall Concrete Stucco

Roof Cover Built Up, Concrete Tile
Roof Structure Rigid Frame
Interior Flooring Carpet
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms
Baths

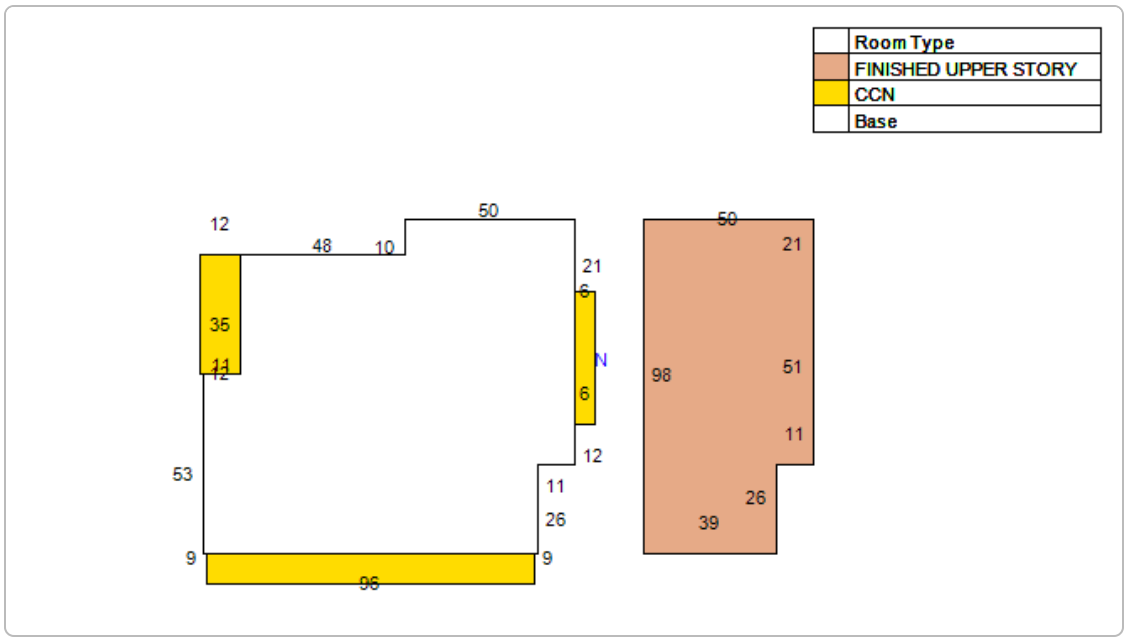
Description	Square Footage
BASE AREA	9421
FINISHED CANOPY	864
FINISHED UPPER STORY	4614
FINISHED CANOPY	234
FINISHED CANOPY	420
Total SqFt	15553

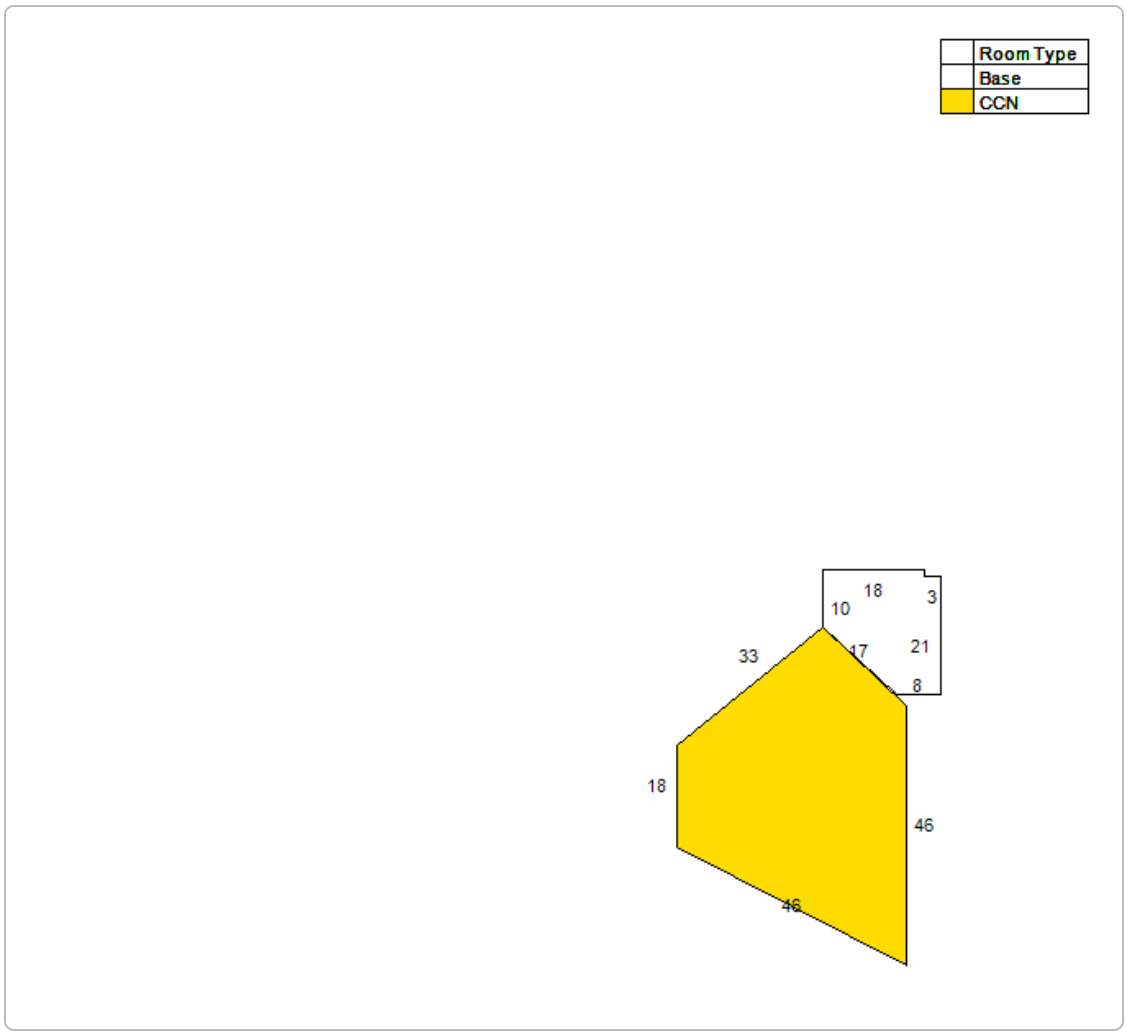
Building 2
Building Value $71,149
Year Built 1991
Actual Area 2033
Conditioned Area 381
Use Branch Banks
Style 04
Exterior Wall Concrete Stucco

Roof Cover Built Up, Concrete Tile
Roof Structure Rigid Frame
Interior Flooring Carpet
Interior Wall Drywall
Heating Type None
Air Conditioning Central
Bedrooms
Baths

Description	Square Footage
FINISHED CANOPY	1652
BASE AREA	381
Total SqFt	2033

Sketch Information





Extra Feature Information

Code Description	Status	Value
Masonry Wall (Mix)		4838
Curb (COM)		6044
Asphalt Paving (COM)		26572

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Financial Institutions, Banks, Savings & Loans	200	270	32962	SF	$988,860

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	8/25/2009	$100.00	EASEMENT	3233	532	U	V	MOST REVEREND VICTOR GALEONE/DIOCESE OF ST AUG	BANK OF AMERICA NA

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
TRADEMARK SIGNS LLC

Filing Information

Document Number	L20000138601
FEI/EIN Number	85-1128529
Date Filed	05/21/2020
Effective Date	05/21/2020
State	FL
Status	ACTIVE

Principal Address

2051 GREEN ROAD
SUITE E
POMPANO BEACH, FL 33064

Changed: 10/30/2020

Mailing Address

2051 GREEN ROAD
SUITE E
POMPANO BEACH, FL 33064

Registered Agent Name & Address

MENSHOUSE, TOM
2051 GREEN ROAD
SUITE E
POMPANO BEACH, FL 33064

Authorized Person(s) Detail

Name & Address

Title MGR

MENSHOUSE, TOM
2051 GREEN ROAD SUITE E
POMPANO BEACH, FL 33064

Annual Reports

Report Year	Filed Date
2022	01/28/2022

2023	02/07/2023
2024	02/06/2024

Document Images

02/06/2024 -- ANNUAL REPORT	View image in PDF format
02/07/2023 -- ANNUAL REPORT	View image in PDF format
01/28/2022 -- ANNUAL REPORT	View image in PDF format
07/27/2021 -- ANNUAL REPORT	View image in PDF format
05/21/2020 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations



Detail by Entity Name

Foreign Profit Corporation
BANK OF AMERICA CORPORATION

Filing Information

Document Number	F98000005807
FEI/EIN Number	56-0906609
Date Filed	10/16/1998
State	DE
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	11/28/2000

Principal Address

100 North Tryon Street
Charlotte, NC 28255

Changed: 04/23/2024

Mailing Address

100 North Tryon Street
Charlotte, NC 28255

Changed: 04/23/2024

Registered Agent Name & Address

C T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Officer/Director Detail

Name & Address

Title President, CEO, Chairman of Board, Director

MOYNIHAN, BRIAN T.
100 North Tryon Street
Charlotte, NC 28255

Title Treasurer, Managing Director

Title VP

Hang, Jennifer L.
100 North Tryon Street
Charlotte, NC 28255

Title Bank Secrecy Officer

Dougherty, Paul B.
100 North Tryon Street
Charlotte, NC 28255

Title Associate General Counsel, Senior Vice President, Assistant Secretary

Hereich, Tara
100 North Tryon Street
Charlotte, NC 28255

Title President, Co-Head Merrill Wealth Management

Schimpf, Eric
100 North Tryon Street
Charlotte, NC 28255

Title Managing Director

Sjolander, Michele
100 North Tryon Street
Charlotte, NC 28255

Title Associate General Counsel, Senior Vice President

Layson, Allison C.
100 North Tryon Street
Charlotte, NC 28255

Title Authorized Offficer

Foster, Richard
100 North Tryon Street
Charlotte, NC 28255

Title Authorized Officer

Duryea, Alan
100 North Tryon Street
Charlotte, NC 28255

Annual Reports

Report Year	Filed Date
2024	04/23/2024

2024	06/17/2024
2024	06/18/2024

Document Images

06/18/2024 -- AMENDED ANNUAL REPORT	View image in PDF format
06/17/2024 -- AMENDED ANNUAL REPORT	View image in PDF format
04/23/2024 -- ANNUAL REPORT	View image in PDF format
04/25/2023 -- ANNUAL REPORT	View image in PDF format
04/28/2022 -- ANNUAL REPORT	View image in PDF format
04/05/2021 -- ANNUAL REPORT	View image in PDF format
06/29/2020 -- AMENDED ANNUAL REPORT	View image in PDF format
02/25/2020 -- ANNUAL REPORT	View image in PDF format
04/10/2019 -- ANNUAL REPORT	View image in PDF format
04/17/2018 -- ANNUAL REPORT	View image in PDF format
09/20/2017 -- AMENDED ANNUAL REPORT	View image in PDF format
04/04/2017 -- ANNUAL REPORT	View image in PDF format
03/31/2016 -- ANNUAL REPORT	View image in PDF format
04/23/2015 -- ANNUAL REPORT	View image in PDF format
04/22/2014 -- ANNUAL REPORT	View image in PDF format
04/26/2013 -- ANNUAL REPORT	View image in PDF format
04/27/2012 -- ANNUAL REPORT	View image in PDF format
08/31/2011 -- ANNUAL REPORT	View image in PDF format
03/02/2011 -- ANNUAL REPORT	View image in PDF format
01/07/2010 -- ANNUAL REPORT	View image in PDF format
01/14/2009 -- ANNUAL REPORT	View image in PDF format
05/01/2008 -- ANNUAL REPORT	View image in PDF format
04/29/2007 -- ANNUAL REPORT	View image in PDF format
04/18/2006 -- ANNUAL REPORT	View image in PDF format
01/05/2005 -- ANNUAL REPORT	View image in PDF format
04/20/2004 -- ANNUAL REPORT	View image in PDF format
02/13/2003 -- ANNUAL REPORT	View image in PDF format
04/24/2002 -- ANNUAL REPORT	View image in PDF format
05/01/2001 -- ANNUAL REPORT	View image in PDF format
11/28/2000 -- REINSTATEMENT	View image in PDF format
06/11/1999 -- Name Change	View image in PDF format
05/19/1999 -- ANNUAL REPORT	View image in PDF format
10/16/1998 -- Foreign Profit	View image in PDF format

Florida Department of State, Division of Corporations

Candice Seymour

From: Kejsi Bebri <kejsi@canningarch.com>
Sent: Monday, September 9, 2024 10:12 AM
To: Candice Seymour
Cc: jason canningarch.com
Subject: RE: St Augustine Cathedral Parish and Rectory Renovation (Pergola Aplication)

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,

The client needs more time to approve the pergola design with their committee so we won't be able to attend the September 18 HARB Meeting.

We would like to request continuance to the October 17 meeting.

Thank you.

Best Regards, Kejsi.

Kejsi Bebri
CAD Designer
Jason Canning, Architect Inc
Architecture, Planning, Interiors
1812 Atlantic Boulevard
Jacksonville, FL 32207
C: (904) 755-5589
O: (904) 647-8690
kejsi@canningarch.com

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for September 18, 2024 Meeting



Application HP2024-0035 Address: 7 Aviles Street

Applicant: PQH Group, Inc.

Property Owner: SAR 2020 Partners, LLC

Project description: To construct a rooftop deck with exterior spiral access stair, reconstruct the existing two-story covered front porch, replace existing windows and exterior doors with new, add new window openings on the north and south elevations, enclose an existing second-story rear porch with screening, replace existing garage doors, install a new concrete pad, and repair damage to exterior walls, fences, and gates.

Architectural Style:	Masonry Vernacular	Florida Master Site File:	SJ0218
National Register:	St. Augustine NRHD: Contributing	Construction date:	1885-88
Archaeology Zone:	IB	Zoning District:	HP-2
Parcel number:	1989000000		
Agenda Item:	6(c)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

1. This application was continued at the July 18, 2024 meeting to allow the applicant time to address board questions and comments, redesign the rear access to the rooftop deck, and clarify the overall scope of work. It was continued again at the August 15, 2024 meeting to allow the applicant time to clarify design of the rear screened porch space and proposed rear property gate.
2. The applicant has submitted updated plans as detailed in the scope of work below. Items in red were modified or clarified from the original submittal for the August meeting. Items in green have been modified or clarified in this latest iteration of the plans.
3. The new rooftop deck proposed remains centrally located to minimize visibility but is now accessed from a revised dog-leg stair located on the south side of the second-story porch leading immediately to the deck. The overall parapet height of the building remains at 25' 4"; however, the rear second story porch roof has been increased to meet this overall height, further screening the deck and stair from Charlotte Street. Per the zoning code, the top of the rail for the deck cannot exceed 30'. The proposed 42" guard rail would bring the total height to 28' 10". The Architectural Guidelines for Historic Preservation (AGHP) does not directly address roof-top decks but recommends that new porches be constructed in a manner that preserves the historic character of the building, such as by limiting such alterations to non-character-defining elevations. The applicant is proposing a composite material for the rooftop deck and stairs for longevity purposes, and because the feature's visibility from the rights-of-way will be limited. Deck railing designs have been provided by the applicant for the Board's consideration. A vertical picket rail to match the vertical pickets proposed for the balcony and rear deck is currently proposed.
4. The applicant proposes restoring the front façade which includes:
    a. **Repair and possible reconstruction of the brick masonry:** The AGHP allows for repair and replacement of masonry walls and other features when they are too deteriorated to repair. For historic structures, replacement should be limited to only the areas that cannot be repaired and should use similar masonry units and mortar that match the original. The applicant has suggested that reconstruction of the front façade will be necessary and should indicate whether the existing historic bricks will be used for the reconstruction. If so, the proposed mortar mix for any repointing work should be specified to determine whether it will be appropriate for use with the historic masonry. If new bricks are proposed for the façade, then specifications for those bricks must be provided. It is unclear whether the existing brick planters are an original feature of the building, and their removal may not impact the overall historic architectural integrity of the façade.
    b. **Replacement of existing doors:** The applicant has provided specifications for the proposed replacement doors. The new doors will match the existing ones in size and will be wood.
    c. **Replacement of existing windows**: Replacement windows proposed in the application are now wood windows custom-designed to fit the openings and designs of the existing. Per the AGHP, windows should be wood; however, alternative materials may be used if they convey the visual appearance of a wood window. The applicant has stated that they have examined the feasibility of repairing and retaining the existing window sashes, particularly on the front elevation, but have determined that they cannot be salvaged due to termite damage and rot. In general, most wood windows can be restored and the applicant has been encouraged to consider restoration as an option.
    d. **Reconstruction of the existing balcony:** The existing cantilevered balcony has had braces applied for support. The replacement balcony is proposed to be the same dimensions, but will be converted back to

the original cantilever. The existing railing will be replaced with a simplified baluster design increased in height to meet the Building Code. This new propose railing will be more visually opaque than the existing railing with its closely spaced balusters and increased height. The Board determined, at the previous hearing, that the unique railing design is likely not an original feature of the building and a simple baluster design may be more appropriate for the architectural style of the building. The new porch roof is proposed to be modified slightly to correct the pitch for drainage The previously proposed gutter system has been removed.

5. Screening is an AGHP recommended way to enclose exterior spaces with minimal impact. The rear second-story porch is now designed to be partially enclosed with large screened archway openings and a stucco exterior. The existing wood diamond pattern railing is proposed to be replaced with a new rail interior to the proposed screen which will visually compete with the divisions of the simple arched openings.
6. The existing broken concrete pad accessed from Charlotte Street is proposed to be replaced with new brick pavers to match Charlotte Street. Specifications have been provided for the pavers, and, as proposed, are consistent with the AGHP if laid in a running bond or basketweave pattern. The AGHP recommends loose coquina, crushed shell, gravel, stone or brick pavers on sand, coquina or tabby concrete, or concrete with a slate appearance as appropriate paving materials for parking areas rather than plain concrete.
7. Existing garage doors are standard metal sectional replacement doors fit into the existing openings. The AGHP states that garage doors should be simple and unglazed, and should be wood or fiberglass painted to appear as wood. Metal doors may be appropriate for some later post-1880 buildings. The applicant is proposing a metal garage door in a more appropriate carriage-door design finished to appear as wood. The example provided shows decorative glazing across the top. The AGHP recommends that garage doors be unglazed.
8. The AGHP also recommends screening of parking areas whenever possible. The applicant is proposing repair/reconstruction of the partially dismantled masonry wall along Charlotte Street with some changes along the south property line. A powder coated metal sliding vehicular access gate along Charlotte Street is proposed, as well as a matching swinging gate for access to the waste receptacle area.
9. New window openings on the north elevation and replacement windows on the south elevation will be difficult to view from the street due to the proximity of the building to neighboring structures. Wood windows with clear glass are being proposed for all windows being added or replaced. The openings above the garage doors on the rear elevation, currently featuring spindles, will have windows installed with bars on the exterior as a nod to the building's history as a jail.
10. Infill of the north elevation door opening may be mitigated by designing the infill to be recessed in a manner that reflects the previous existence of a door on that side.
11. The applicant has indicated that all existing colors on the property are within the Colonial Revival pre-approved color palette which is typically appropriate for buildings in that style constructed between c.1830-1930. They request that the Board approve the continued use of varying colors from that palette.
12. This property is located within Archaeology Zone IB and ground disturbing activities will require archaeological review. An A-14 application should be submitted as soon as possible.

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 **7 Aviles Street**:

1. **APPROVE** the application if the Board finds that the proposed alterations to the building, as modified, meet the Secretary for the Interior's Standards for Rehabilitation #9 as a compatible contemporary design with the following condition:
    a. The gate design along Charlotte Street is specified and approved or submitted for future approval under a separate application.
    b. The gutter system for the balcony roof be removed or designed in a less impactful way; OR,
2. **CONTINUE** the application to allow the applicant time to provide additional information requested by the HARB and/or modify proposed designs per HARB recommendations.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

Items in red were modified for the August Meeting. Items in green have been modified in the latest version of the plans.

1. New Rooftop Deck:
    a. 22' x 21' 3"
    b. Centrally located on roof
    c. Composite Deck Material with 42" composite guardrail to match design proposed for the porched. Alternative rail designs have been provided for the Board's consideration.
    d. Dog-leg stair along the south side of the rear porch for access
    e. Roof Cricket added to prevent water from draining from the roof into the stairway.
2. Repair/Reconstruct front façade:
    a. Restore exterior masonry
    b. Replace windows custom-built to replicate existing (wood material currently proposed)
    c. Replace front entry doors
        i. Wood material
        ii. Match existing dimensions
    d. Reconstruct second story covered balcony
        i. Cantilevered like original
        ii. Bring rail height up-to code with a simple wood baluster design
        iii. Replace roof with appropriate slope, Barkwood shingles.
    e. Remove brick planters
3. Rear Building Modifications:
    a. Enclose second story rear porch with screening (Arched openings in new stucco wall infilled with screen)
    b. Replace existing garage doors with new (aluminum with a wood-like finish)
    c. New windows in existing openings above the garage doors
4. Changes to the existing backyard space:
    a. Remove existing broken concrete pad at the rear of the building and replace with brick pavers to match the adjacent street
    b. Repair masonry wall along north property line
    c. Reconstruct Masonry Wall on East Property Line
    d. Reconfigure wall along south property line
    e. New gate along Charlotte Street – Black Powder Coated Metal Rolling gate for vehicular access with new arched masonry opening and matching metal swinging gate to trash receptacle area.
5. Changes to North Elevation:
        a. Replace windows in existing openings – wood material
        b. Add new windows – wood material
        c. Infill existing door on the north elevation
6. Changes to South Elevation
        a. Replace windows in existing openings– wood material
        b. Infill one window on rear garage addition

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Secretary of the Interior's Standard's for Rehabilitation 2, 3, 4, 6, 7, 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**
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**

Accessory Buildings including porches

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

Do...

- Identify, retain and preserve porches and their functional and decorative features that are important in defining the overall historic character of the building such as columns, balustrades and stairs.
- Protect and maintain the masonry, wood and architectural metal that comprise porches through appropriate surface treatments such as cleaning, rust removal, limited paint removal and re-application of protective coatings.
- Evaluate the overall condition of materials to determine whether repairs to porch features will be necessary.
- Retain porches and steps that are appropriate to a building and its subsequent development. Porches and additions reflecting later architectural styles are often important to the building's historical development and should be retained.
- Repair and replace, where necessary, deteriorated architectural features of wood, terra cotta, tile, brick and other historic materials.
- Repair will also generally include the limited replacement in kind, or with compatible substitute material, of those extensively deteriorated or missing parts of repeated features where there are surviving prototypes such as balustrades, columns and stairs.
- Replace in kind an entire porch that is too deteriorated to repair, if the form and detailing are still evident, using the physical evidence as a model to replicate the feature. If using the same type of material is not technically or economically feasible, then a compatible substitute material may be considered.
- If enclosures are undertaken, maintain the openness of porches through the use of transparent materials such as glass or screens. Place enclosures behind significant detailing so that the detailing is not obscured.
- Design and install additional porches when required for the new use in a manner that preserves the historic character of the building, such as by limiting such alterations to non-character-defining elevations.
- Retain garages and porte cocheres. If enclosures of garages and porte cocheres are undertaken, preserve significant features. Use materials similar in size, proportion and detail to the original.
- If additional interior space is needed or desired, place the addition at the rear of the building rather than enclosing a porch or porte cochere.

Don't...

- Fail to provide adequate protection to materials on a cyclical basis so that deterioration of porches results.
- Fail to undertake adequate measures to assure the protection of porches.
- Use a substitute material that does not convey the visual appearance of the surviving parts of the porch or that is physically or chemically incompatible. This includes replacing spindles or band-sawn balusters with square cut

lumber, rounded railings with flat, chamfered posts and round columns with square, or wooden railing with ornamental iron for a "Spanish" appearance.
- Remove or alter porches and steps that are appropriate to the building's development and style.
- Remove a porch that is unrepairable and not replace it; or replace it with a new porch that does not convey the same visual appearance.
- Strip porches and steps of original material and architectural materials such as hand rails, balusters, columns, brackets and roof decorations.
- Create a false historical appearance because the replaced porch is based on insufficient historical, pictorial and physical documentation.
- Introduce a new porch that is incompatible in size, scale, material and color.
- Enclose porches, porte cocheres, garages and steps in a manner that destroys their historical appearance.
- Install porches that are incompatible in size and scale with the historic building or which obscure, damage or destroy character-defining features.

Post-1821

Accessory buildings should be compatible with the primary building in both design, materials and level of detail and ornamentation. The mass, scale and lot coverage of accessory buildings must be in proportion to the primary building.

Accessory buildings should not be more than one story high.

Open sided carports, and attached or modern appearing garages are not appropriate. Garages should be detached buildings whenever possible and must match the architectural style of the primary building. Garages are not appropriate for buildings constructed prior to 1861. Whenever possible, garages should appear as outbuildings with the garage doors not oriented to the street. Garage door openings should be as small as possible. Garages doors should be simple and unglazed, and should be wood or fiberglass painted to appear as wood. Metal doors may be appropriate for some later post-1880 buildings.

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.
- 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.

Exterior Finishes

Masonry
Do...

- Identify, retain and preserve masonry features that are important to defining the overall character of the building such as walls, brackets, railings, cornices, window architraves, door pediments, steps and columns; and joint and unit size, tooling and bonding patterns, coatings and color.
- Protect and maintain masonry by providing proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in carved decorative features.
- Evaluate and treat the various causes of deterioration such as leaking roofs and gutters, differential settlement of the building, capillary action or extreme weather exposure.
- Evaluate the overall condition of the masonry to determine whether repairs rather than protection and maintenance are required.
- Clean masonry surfaces with the gentlest method possible, such as water and detergents and natural bristle brushes.
- Repair masonry walls and other masonry features by repointing the mortar joints where there is evidence of deterioration such as disintegrating mortar, cracks in mortar joints, loose bricks, damp walls or damaged plaster work.
- Duplicate the original mortar in strength, composition, color and texture.
- Repair masonry features by patching, piecing in or consolidating the masonry using recognized preservation methods. Repair may include the limited replacement in kind or with compatible substitute materials of those extensively deteriorated or missing parts of masonry features when there are surviving prototypes.
- Apply new or non-historic surface treatments such as water-repellent coatings to masonry only after repointing and only if masonry repairs have failed to arrest water penetration problems.
- Replace in kind an entire masonry feature that is too deteriorated to repair, if the overall form and detailing are still evident, using the physical evidence to guide the new work. Examples can include large sections of a wall, a cornice, balustrade, column or stairway. If using the same kind of material is not feasible, then a compatible substitute material may be considered.

Don't...

- Remove or substantially alter masonry features which are important in defining the overall historical character of the building so that the character is diminished.
- Replace or rebuild major portions of exterior walls that could be repaired, which would make the building essentially new construction.
- Clean masonry to create a new appearance, thus needlessly introducing chemicals or moisture to historic materials.
- Clean without first testing to determine the effects of the method.
- Clean with water or liquid chemical solutions when there is a possibility of freezing temperatures. Don't clean with chemical products that will damage masonry or leave chemicals on masonry surfaces.
- Use high-pressure water cleaning that will damage historic masonry and mortar joints.
- Create a new appearance by applying stucco over brick or masonry that has been historically uncoated.
- Use a substitute material for the replacement part that does not convey the visual appearance of the remaining parts of the masonry feature or that is physically or chemically incompatible.

- Apply waterproof, water-repellent or non-historic treatments such as stucco over masonry as a substitute for repointing and masonry repairs. Coatings are frequently unnecessary, expensive and may change the appearance of historic masonry as well as accelerate its deterioration.

Post-1821

Masonry Vernacular buildings are usually finished with common or running bond brick, rough texture stucco, scored stucco, rusticated rock-faced concrete block or coquina. Frame additions, wings or second stories may be finished with weatherboards or drop siding with corner boards, or prior to 1850, board-and-batten siding.

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.
- Remove or trim plants in close proximity to the building that may cause deterioration of historic fabric.
- 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 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.

- Destroy the relationship between buildings and their setting by widening historic streets, changing paving material or by introducing inappropriately located new streets and parking lots that are incompatible with the character of the historic area.
- 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.

Post-1821

Plant materials should reflect the scale of the building. Only those plant materials known to have been introduced around the date of construction of the primary building should be planted. Design concepts that reflect the architectural style of the building should be used for landscape and garden design. Trees should be used to frame views and provide shade. The use of mid-yard planting beds, coarse textured plants and colorful flowers is appropriate for 19th century buildings. Foundation plantings are not appropriate for pre-1930 buildings.

Trees, shrubs and vine covered trellises are appropriate and effective ways of providing shade for patios and buildings.

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 should not be adjacent to or easily viewed from public rights-of-way. Paved areas and curb cuts must be kept to a minimum. Fences, walls, gates, landscaping and buildings must screen parking areas. Whenever possible, parking should occur behind or within a building. Appropriate paving materials include loose coquina, crushed shell, gravel, stone or brick pavers on sand, coquina or tabby concrete, or concrete with a slate appearance. Asphalt and plain concrete are not appropriate.

Storefronts

Do...

- Retain and repair existing storefronts, including windows, sash, doors, transoms and decorative features where such features contribute to the architectural and historic character of the building.
- Evaluate the overall condition of storefront materials to determine whether more than protection and maintenance are required.
- Repair storefronts by reinforcing the historic materials. Repairs will also generally include the limited replacement in kind, or with compatible substitute materials, of those extensively deteriorated or missing parts of storefronts where there are surviving prototypes such as transoms, kick plates and pilasters.
- Where original or early storefronts no longer exist or are too deteriorated to save, retain the commercial character of the building through contemporary design which is compatible with the scale, design, materials, color and texture of the historic buildings; or an accurate restoration of the storefront based on historic research and physical evidence.

Don't...

- Remove or radically change storefronts and their features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.
- Introduce a storefront or new design element on the ground floor, such as an arcade, which alters the architectural and historic character of the building and its relationship with the street or its setting, or which causes destruction of significant historic fabric.
- Use materials which detract from the historic or architectural character of the building.
- Alter the entrance through a significant storefront.
- Fail to provide adequate protection of materials on a cyclical basis so that deterioration of storefronts results.
- Strip storefronts of historic material such as wood, cast iron, terra cotta, pigmented structural glass or brick.
- Replace an entire storefront when repair of materials and limited replacement of its parts are appropriate.
- Use substitute material for the replacement parts that does not convey the same visual appearance as the surviving parts of the storefront or that is physically or chemically incompatible.
- Remove a storefront that is unrepairable and not replace it; or replace it with a new storefront that does not convey the same visual appearance.
- Create a false historical appearance because the replaced storefront is based on insufficient historical, pictorial and physical documentation.
- Introduce a new design that is incompatible in size, scale, material and color.

Post-1821
Storefronts on post-1821 commercial buildings should be consistent with the architectural and historic character of the building and the streetscape.

Windows and Window Treatments
Do...
- Retain and repair window openings, frames, sash, glass, lintels, sills, pediments, architraves, hardware, shutters and balconies where they contribute to the architectural and historic character of the building.
- Conduct an in-depth survey of the conditions of existing windows, shutters and balconies early in rehabilitation planning so that repair and upgrading methods and possible replacement options can be fully explored.
- Protect and maintain the wood and architectural metal which comprise the windows (including frame, sash, muntins and surrounds), shutters and balconies through appropriate surface treatments such as cleaning, rust removal, limited paint removal and re-application of protective coating systems.
- Repair windows, shutters and balconies by patching, splicing, consolidating or otherwise reinforcing. Such repair may include replacement in kind of those parts that are either excessively deteriorated or are missing when there are surviving prototypes.
- Improve the thermal performance of existing windows through adding or replacing weatherstripping and adding storm windows which are compatible with the character of the building and which do not damage window frames.
- Replace missing or irreparable windows on significant elevations with new windows that match the original in material, size, general muntin and mullion proportion and configuration, and reflective qualities of the glass.
- Replace missing or irreparable shutters and balconies on significant elevations with new shutters and balconies that match the original in material, detailing, size, general proportion and configuration, hardware and color.
- Maintain balcony handrail heights. If higher rails are required for the new use, install an unobtrusive and compatible upper rail above or behind the existing handrails.
- Design and install new windows, shutters and balconies when the historic windows, shutters and balconies are completely missing. The replacement may be an accurate restoration using historical, pictorial and physical documentation; or may be a new design that is compatible with the window openings and the historic character of the building.
- Design and install additional windows, shutters and balconies on rear or other non-character-defining elevations if required by the new use. New window openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.

- Provide a setback in the design of dropped ceilings when they are required for the new use to allow for the full height of the window opening.

Don't...

- Introduce or change the location or size of windows and other openings that alter the architectural and historic character of the building.
- Replace window features on significant facades with historically and architecturally incompatible materials such as anodized aluminum, mirrored or tinted glass.
- Remove window features that can be repaired where such features contribute to the historic and architectural character of the building.
- Change the size or arrangement of window panes, muntins and rails where they contribute to the architectural and historic character of the building.
- Install balconies, shutters, screens, blinds, security grills and awnings on significant facades which are historically inappropriate and which detract from the building's character.
- Replace windows that contribute to the character of a building with those that are incompatible in size, configuration and reflective qualities or which alter the setback relationship between window and wall.
- Install heating and air conditioning units in window frames when the sash and frames may be damaged. Window installations should only be considered when all other viable heating and cooling systems would result in significant damage to historic materials. If installations proves necessary, window units should be placed on secondary elevations not visible from the public right-of-way.

Post-1821

Masonry Vernacular windows may be fixed multi-pane, double hung sash six-over-six, three-over-one, two-over-two, or one-over-one. Windows in commercial buildings may be fixed sheet (plate glass). 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.

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File
3. Sanborn Maps

Staff Photographs
7 Aviles Street



Front (west) Elevation

Staff Photographs
7 Aviles Street



Front (west) Elevation

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Staff Photographs
7 Aviles Street



Balcony to be reconstructed



Staff Photographs
7 Aviles Street





Front Façade Details

Staff Photographs
7 Aviles Street



Front Façade Details



Brick planters to be removed

Staff Photographs
7 Aviles Street







Front Façade Details

Staff Photographs
7 Aviles Street



North Elevation

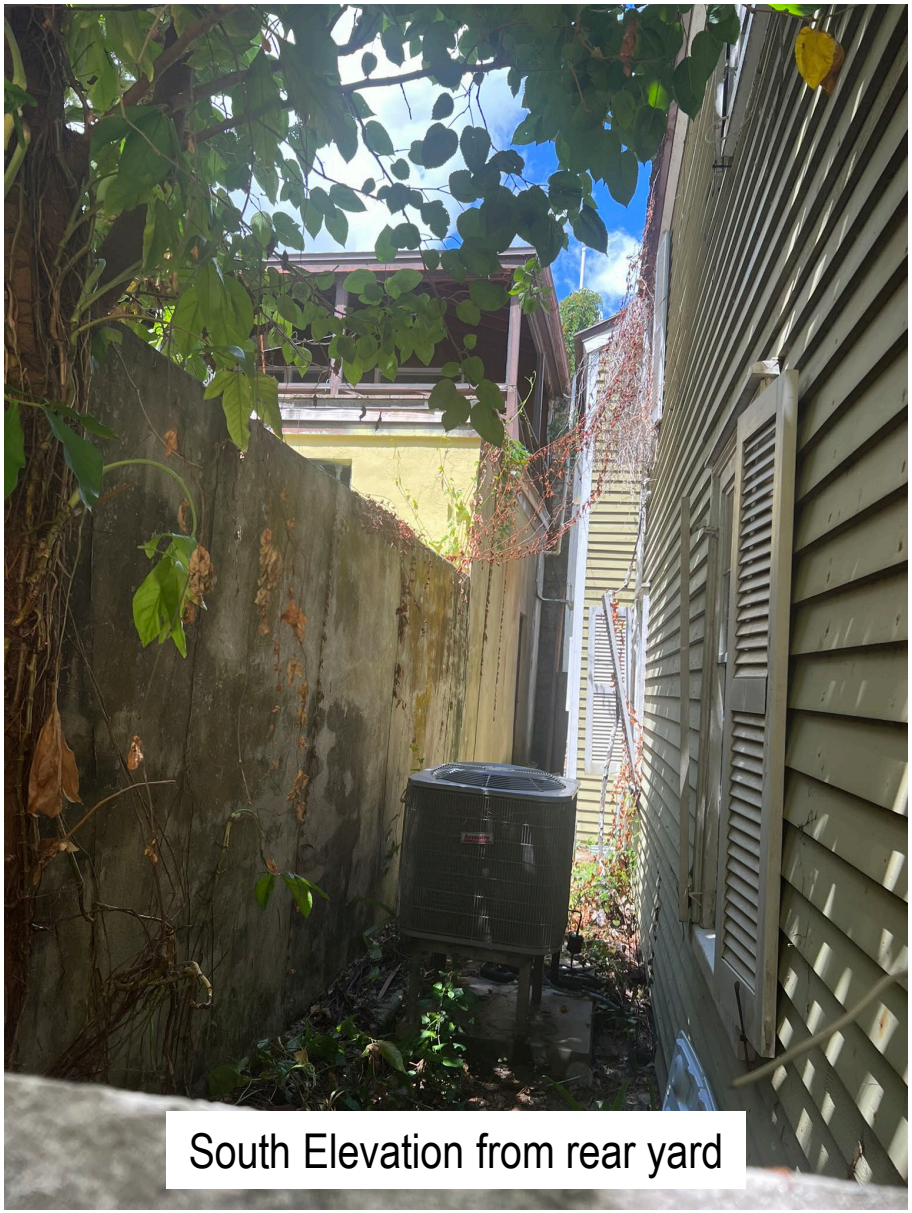
Staff Photographs
7 Aviles Street



South Elevation not clearly visible from Aviles Street

Staff Report, Page 20

Staff Photographs
7 Aviles Street



South Elevation from rear yard

Staff Photographs
7 Aviles Street



Rear (east) Elevation, Location of Spiral Stair off second-floor deck

Staff Photographs
7 Aviles Street



Views from Charlotte Street



Staff Photographs
7 Aviles Street



Rear Elevation Details



Staff Photographs
7 Aviles Street



Masonry Feature to Be Removed

Reads: The world is a deep lake and those who cannot swim will sink to the bottom.

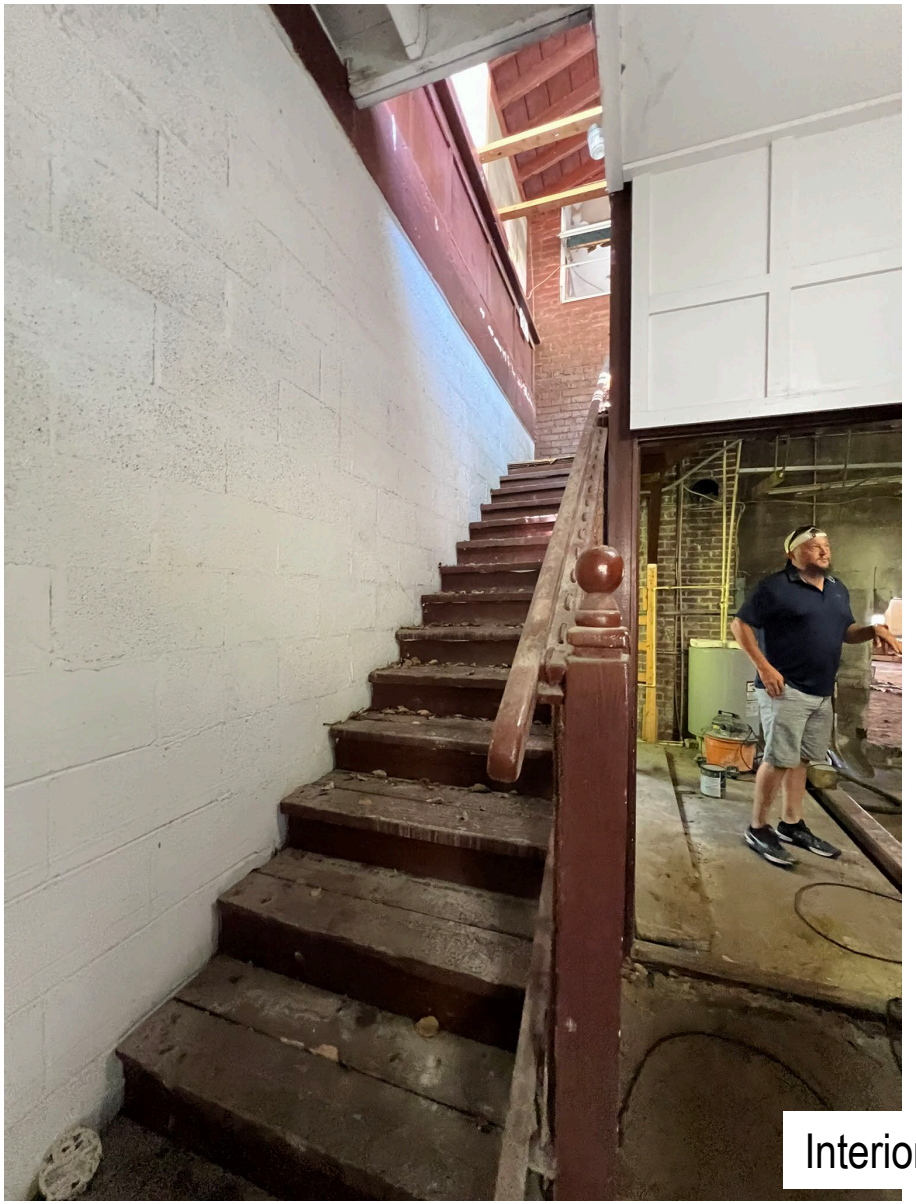
Staff Photographs
7 Aviles Street

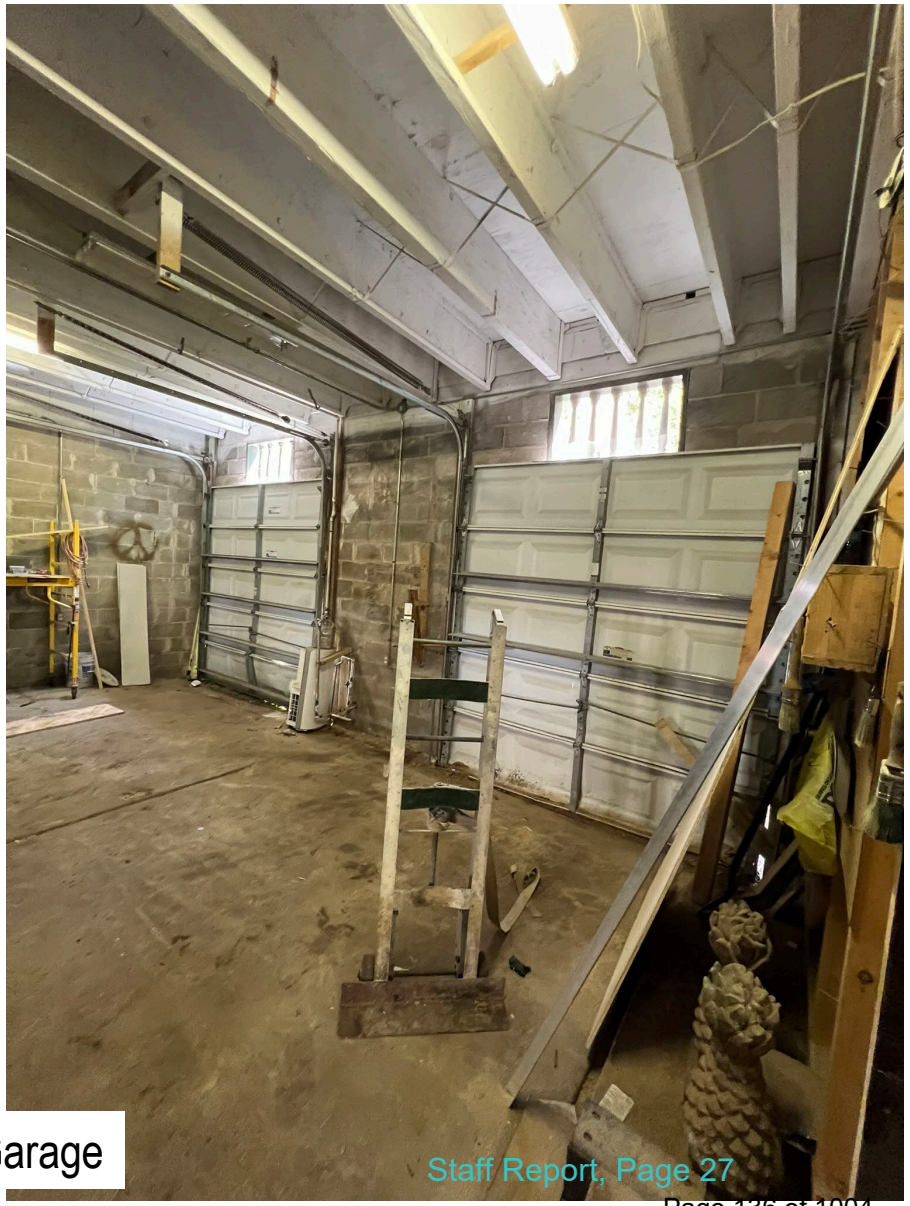




Masonry Wall details (off Charlotte Street)

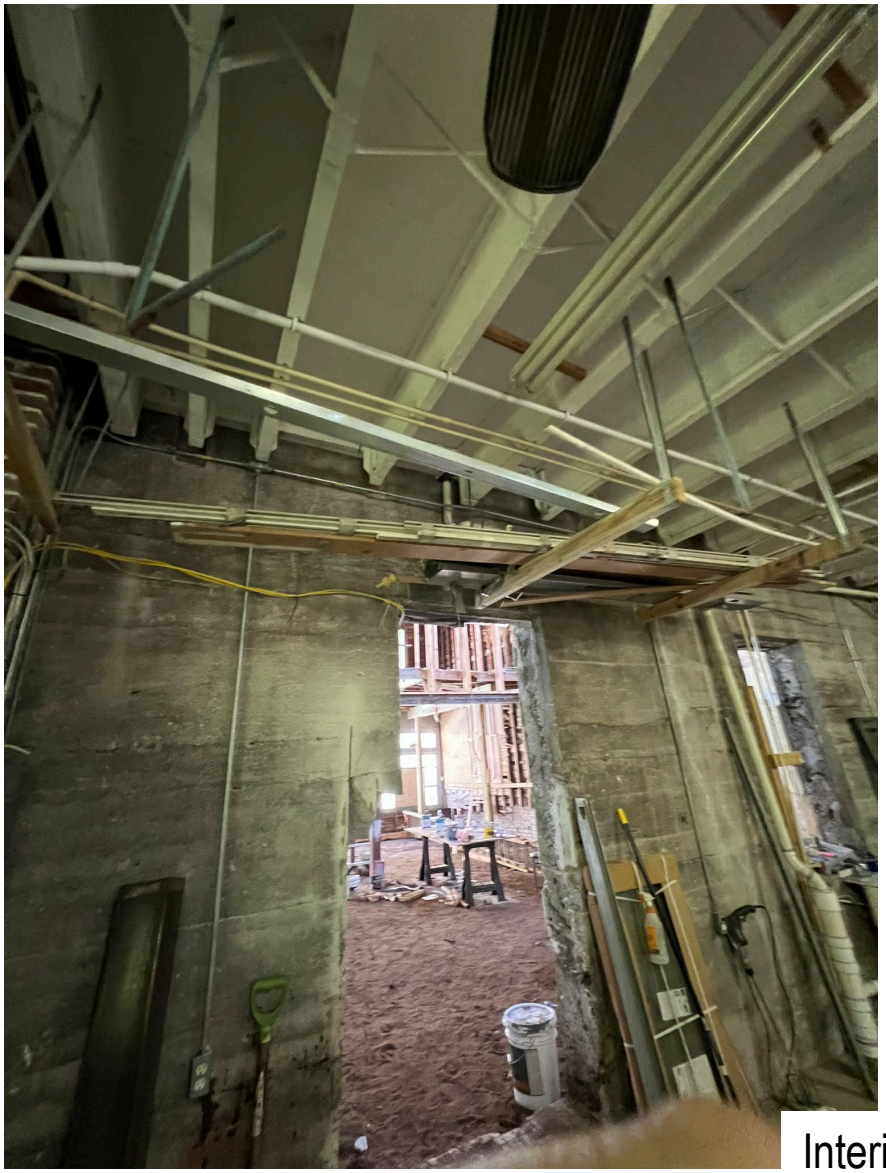
Staff Photographs
7 Aviles Street

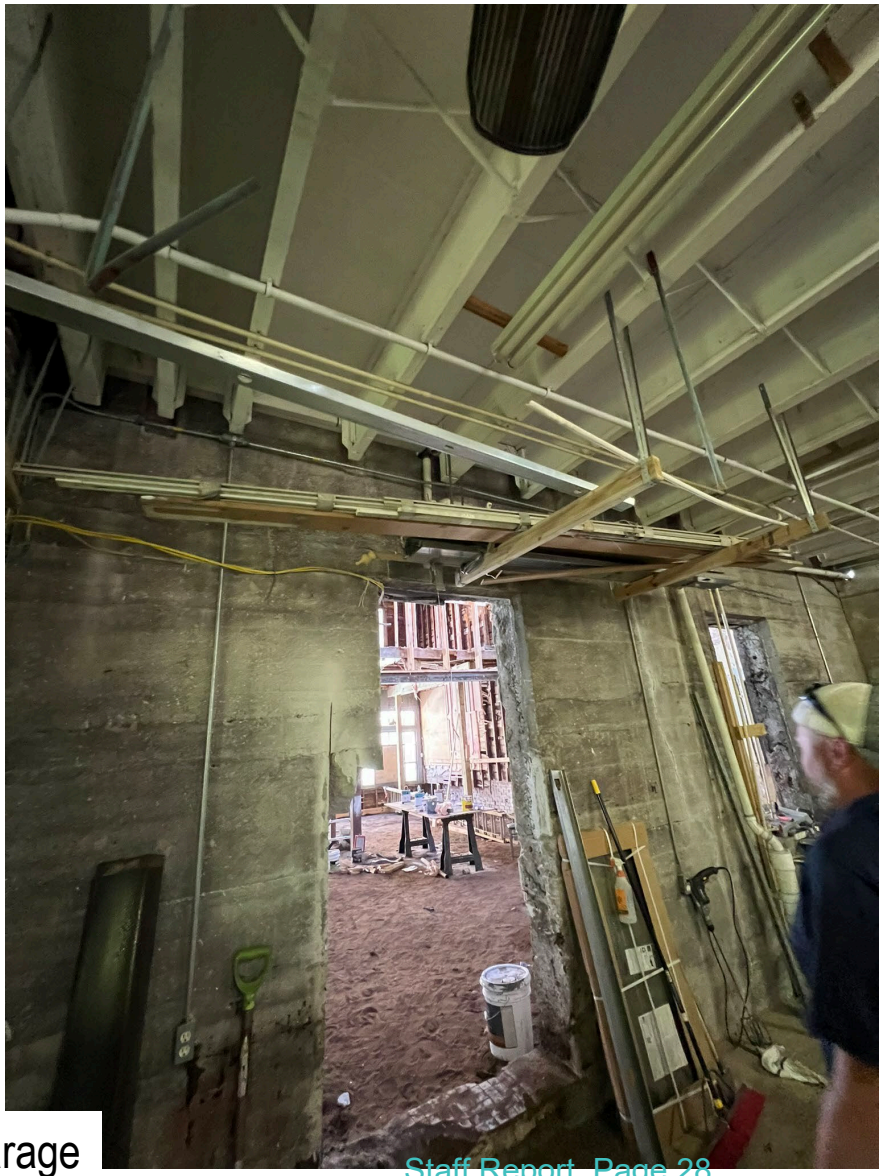




Interior, Garage

Staff Photographs
7 Aviles Street





Interior, Garage

Staff Photographs
7 Aviles Street





Interior, Original portion of building

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Staff Photographs
7 Aviles Street





Interior, Original portion of building

Staff Photographs
7 Aviles Street





Interior, Sill Damage and Brick

Staff Photographs
7 Aviles Street





Views from Aviles Street

1980

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8S5218 1009==

Site Name: 7 Aviles Street 830== Survey Date: 7808 820==

Address: 7 Aviles Street, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 28 (block) pt 2, pt 4 (lot) 868==

868==

Owner of Site: Name: Weber, Theador F.;

Address: 7½ Aviles Street

St. Augustine, FL 32084 902==

Occupant or Manager: 904==

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

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

UTM: 17 (zone) 469900 (easting) 3306620 (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:

( ) 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: +1888 844== Period: 19th cent. 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Masonry Vernacular 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Brick

854==

Structural Systems: Masonry, Brick 856==

Features of Structure: (942)

Window Type: Fanlight, transoms, fixed sheet, french doors, Metal jalousie, attic louver 942==

Foundation: Brick wall 942==

Roof Type: Flat, Parapet 942==

Secondary Roof Structures: Porch hip, cupola hip, (attic louver) 942==

Porches & Balconies: Second-story balcony on the front.

942==

Chimney Location: 942==

Materials: (882)

Chimney: 882==

Roof Surfacing: Built up; composition shingles (on cupola) 882==

Ornament Exterior: Wooden balcony with decorative railing, brick cornice

882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Commercial 864==

Relationship to Surroundings: On a narrow brick street in one of the oldest sections of the city.

859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints



IV. SIGNIFICANCE

Areas of Significance: Architecture, Politics/Government, Commerce

920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Masonry Vernacular building at 7 Aviles Street was constructed between 1885 and 1888. A wooden balcony with decorative railing extends from the front. French doors open from the second floor which is used as a residence in the commercial building. A fanlight window, transoms, and multipane display windows complete the facade. The brick building with flat parapet roof, is situated on a narrow brick street in one of the oldest sections of the city.

The area of the colonial city south of the plaza and north of Bridge Street includes buildings ranging from colonial to modern times. It contains a significant number of St. Augustine's surviving colonial buildings as well as many fine Victorian buildings from the Flagler era like the development along Palm Row. Some remodeling and construction have taken place in the St. Augustine Colonial Revival style. The narrow colonial street plan is retained, and some of the streets are still surfaced in brick. Aviles Street retains some colonial ambiance with many buildings constructed on the street line, with overhanging balconies, and coquina walls. The visual effect of other streets tends to be mixed Colonial and Victorian, except along the bayfront, which is dominated by modern motels. Along this stretch of the bayfront are the last surviving buildings projecting out over the water. It is an area of combined usages--residential, commercial, educational and religious--all of which produce traffic and parking problems. As a result, many significant buildings, particularly Flagler era hotels and mansions, have been demolished over the years for parking lots or other facilites. The area is bounded on the west by the old Alcazar Hotel (now City Hall) and on the east by the seawall and bayfront. 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 has been continuously occupied since the 16th century and represents the location of the 1565 settlement of St. Augustine. The small blocks and narrow streets of the early city are still evident.(1) All structures were destroyed during the 1702 attack by the South Carolinians, but by mid-century, the Rosario defense

(over)

V. BIBLIOGRAPHY

1. Kathleen Deagan, et. al, "A Sub-Surface Survey of the St. Augustine City Environs," (Tallahassee, 1976); Anon., "S. Augustini pars et terrae Florida," 1588.

2. Juan Jose Elixio 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; Albert Manucy, The Houses of St. Augustine, 1565-1721 (St. Augustine, 1962), pp. 22-25 and 41-47.

line had been erected along the present-day location of Cordova Street, and numerous buildings had been rebuilt throughout the area, although density was greater towards the bayfront. In the 18th and early 19th centuries, this section contained a number of governmental and ecclesiastical structures, including La Soledad parish church and school on St. George Street and the hospital and jail on Aviles (Hospital) Street. Moreover, the largest number of extant colonial buildings are found in this section of the city: Hourritiner, MacMillan, and Murat Houses on St. George Street; Segui, Fatio, O'Reilly, and Toledo Houses on Aviles Street; Solano House on Charlotte Street; and the Jacinto House on Marine Street. The southern border of this area, Bridge Street, led to one of three late colonial San Sebastian River ferry crossings.(2) Certain patterns of earlier development persisted into the American period as this section, particularly on Aviles Street, contained a disproportionately large number of public and educational facilities such as the Territorial City Council Meeting House, and in the late 19th century, the Peabody School, city jail, library, and police and fire departments. St. Joseph's Academy opened in the 1870's on St. George Street. Several prominent hotels also opened in this section, including the Ocean View on the bayfront and the St. George adjacent to Trinity Episcopal Church. Since the Civil War, St. George Street has remained a residential neighborhood and contained some stately homes of the city's more prominent residents and visitors. The streets to the east have contained some residences, but mainly commercial and institutional buildings. The area as a whole has one of the largest concentrations of 18th and 19th century structures within the walled city despite the demolition of several of the stately residences and hotels along St. George Street and Avenida Menendez (Bay Street).(3)

This building at 7 Aviles Street first appears in 1888 as a one-story stone "Jail". The structure was vacant in 1893 and enlarged by 1899 when two stories were added in front of the original structure. By 1904 the building was listed as "offices", and in 1910 it became a commercial structure housing numerous businesses through the years.(4) An article in El Escribano states that "Mr. A. H. Cornish built a new city jail." Also noted is the recommendation by Alderman Gibbs on June 6, 1887, that buildings destroyed by the April fire be restored "as near like the former as possible." In January, 1888, Mr. A. H. Cornish contracted to rebuild during the early decades of the century include H. W. Guyon Machine Works, the real estate office of Joseph B. Jones who also served as Justice of the Peace, and Brandon M. Hall's Sporting Goods Shop. The building now houses gift shops on the first floor with the second floor serving as a residence.(6) Prior to the existing structure records indicate that the site was occupied by "The New City Counsell (sic) house" as shown on an 1834 map and later by a one-story frame "Market Ho" and a one-story frame "Bill'llds" and "Sal."(7)

ARCHAEOLOGY

For archaeological significance of the walled colonial city see Master Site File Form 8SJ10.

1980

3. Anon., "Copy of a Plan of the City of St. Augustine," 1833; 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Maps, 1884-1958.
4. Sanborn, 1888, 1893, 1899, 1904, 1910, 1911-12, 1917.
5. El Escribano, October 1964, No. 54, p. 11.
6. St. Augusitne City Directory, 1911-12 through 1934, 1979.
7. Benjamin Clements and J. B. Clements, "Plan of the City of St. Augustine, 1834-35"; Sanborn, 1884.

Document scanned
April 2008

SITE DATA SHEET

CARTOGRAPHIC, ARCHITECTURAL, PHOTOGRAPHIC, OR OTHER DATA

Address 7 Aviles St. Block & Lot BL 28 Lot pt. 2

CARTOGRAPHIC

Prior Existing Structure

+1884 one story frame "Market Hs." and a 1 story frame "Billds" and "Sal." east of it; both structures nonexistent ~ 1888.

Existing structure

+1888 one story stone "Sal" (poured concrete)
+1893 "Vac."
+1899 enlarged - still "Vac." (two stories in front)
+1904 two stories "Off."
+1910 various stores through years.

ARCHITECTURAL

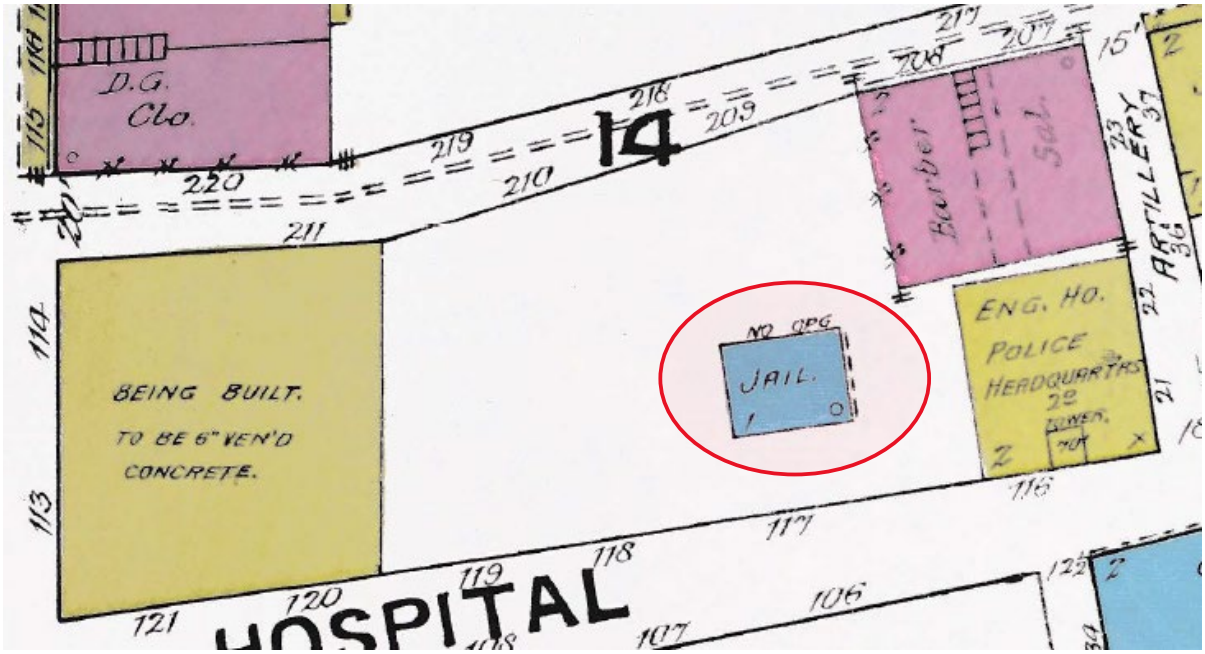
[+1834 CLEMENTS "The New City Counsell (sic) house lot]

PHOTOGRAPHIC

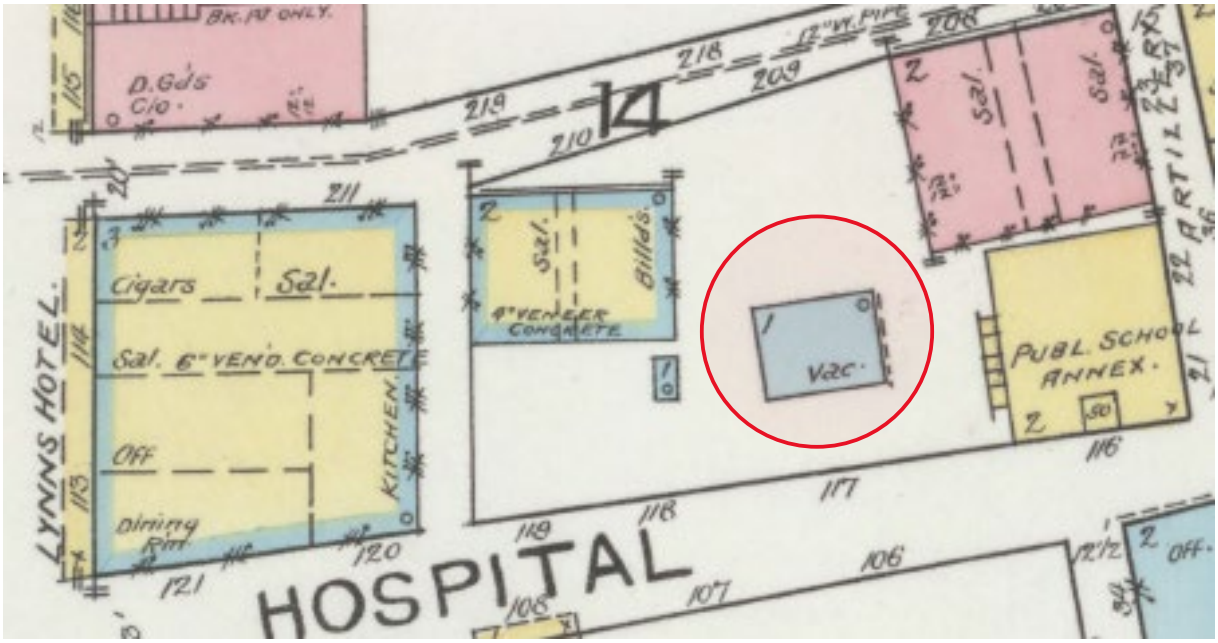
OTHER



SANBORN MAPS
7 Aviles Street

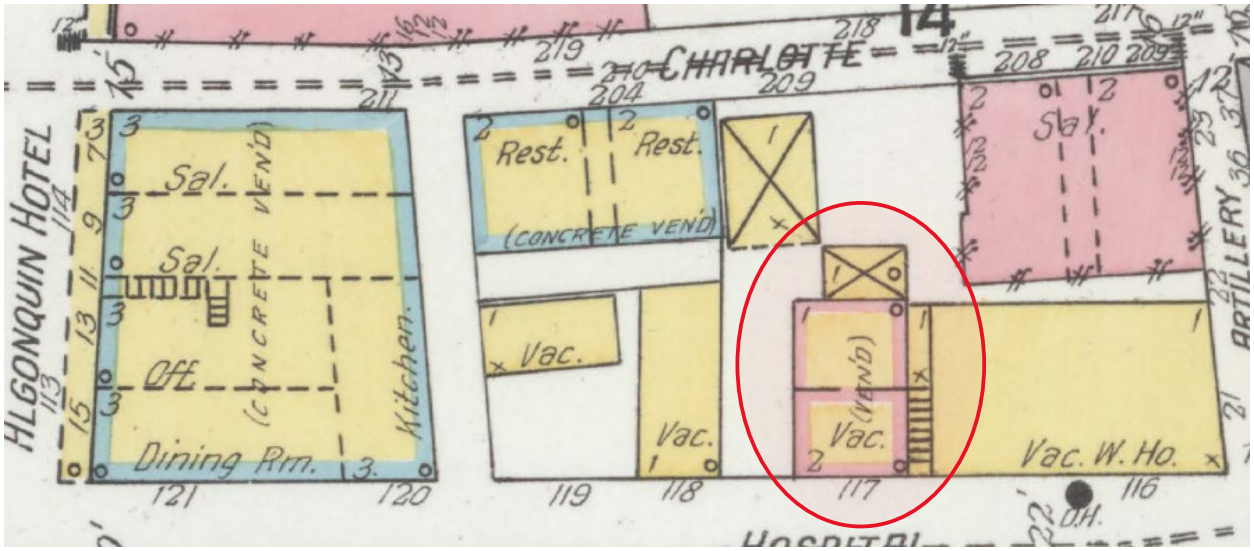


1888

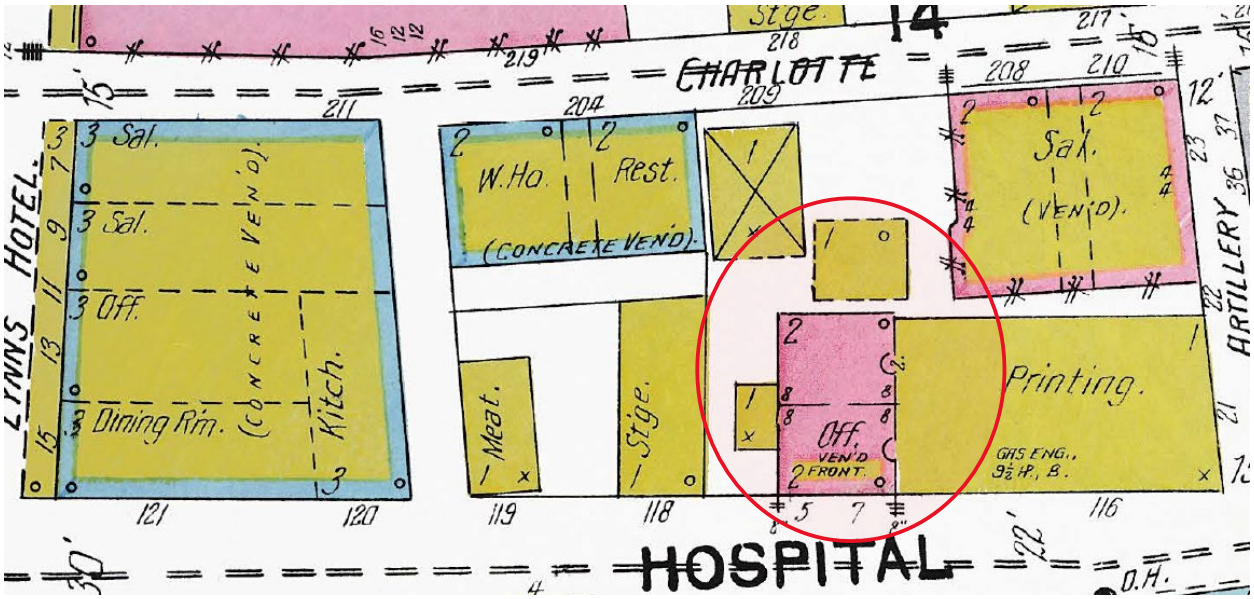


1893

SANBORN MAPS
7 Aviles Street

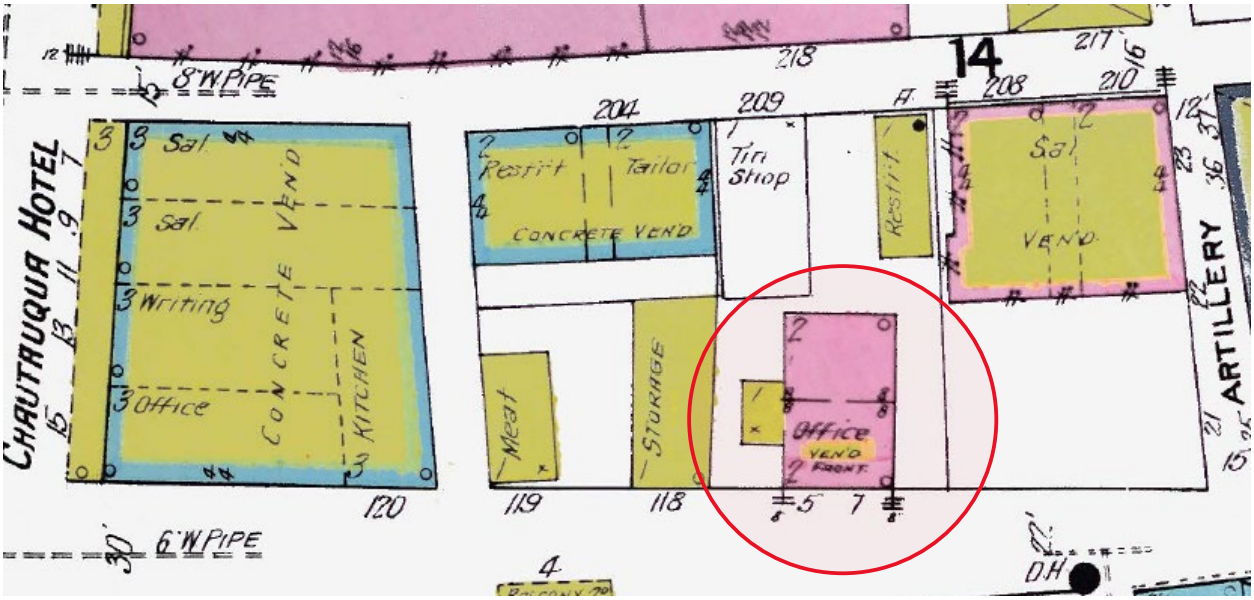


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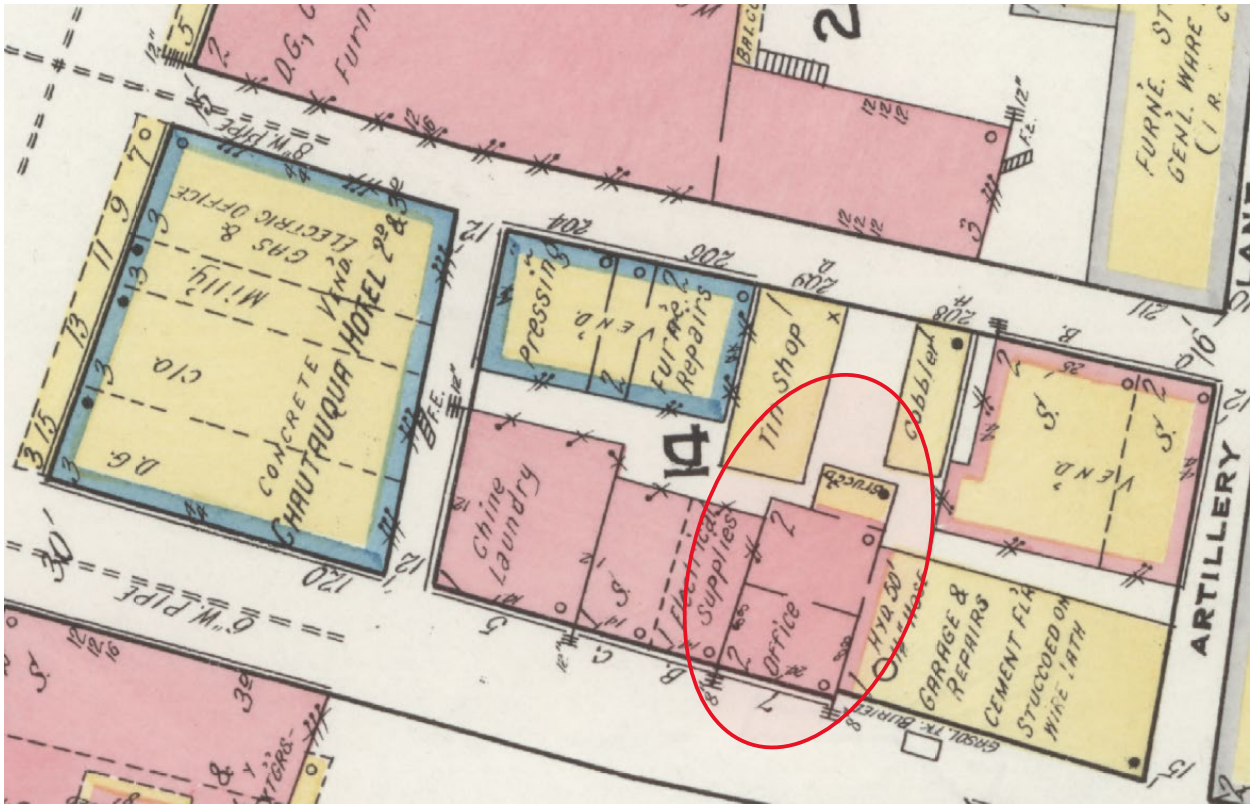


1904

SANBORN MAPS
7 Aviles Street

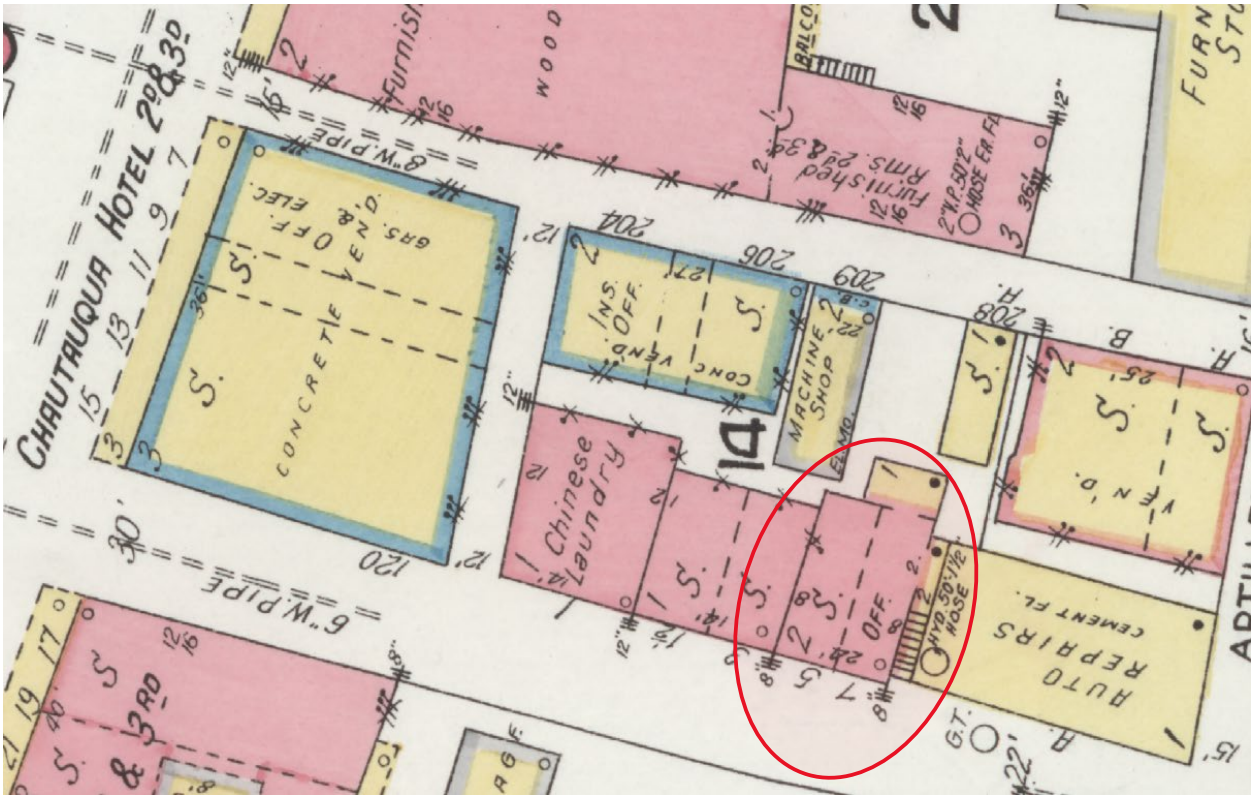


1910

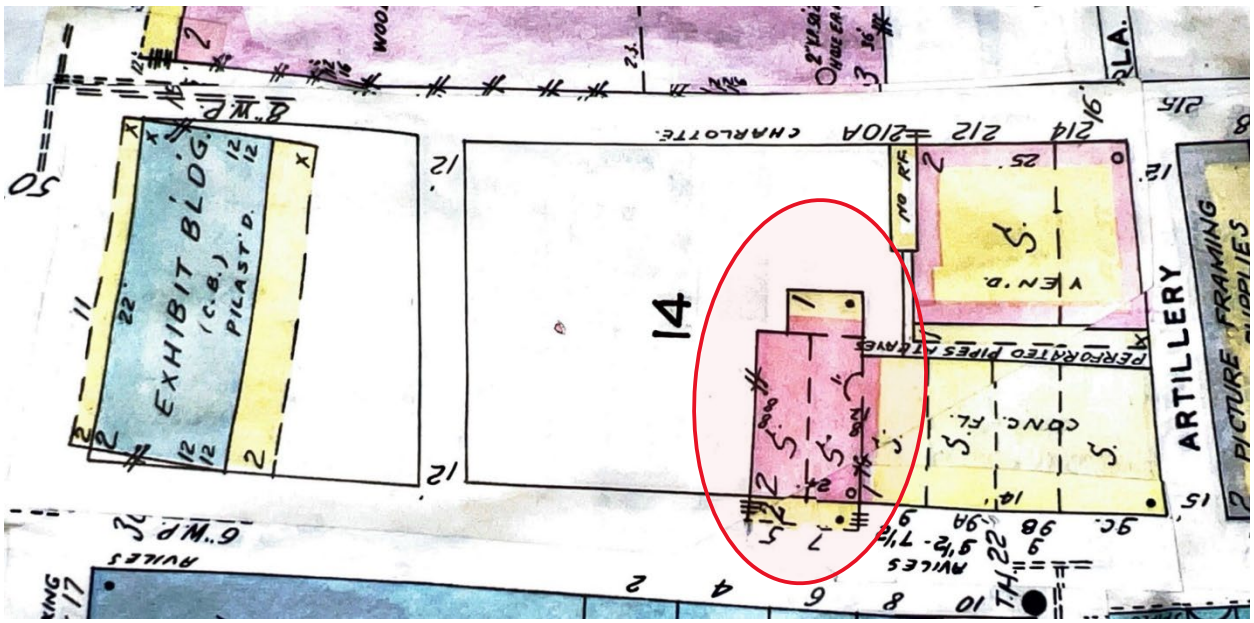


1917

SANBORN MAPS
7 Aviles Street



1924



1930 updated to 1965

FOR THE SEPTEMBER 18, 2024 HARB MEETING

COA HP2024-0035 – 7 Aviles Street

New Materials Provided by the Applicant

Received September 9, 2024
Planning and Building Department

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ALDO MINOZZI-FERNANDEZ, AIA · RICARDO E. QUIÑONES, AIA
CHRISTOPHER L. KAYE, AIA · ROBERT D. HOENSHEL, AIA
ARCHITECTURE · INTERIORS · DESIGN BUILD SERVICES

Narrative

August 5, 2024

Revised September 9, 2024

Main Roof

TPO, Low Slope min. ¼ per foot but needs to work with existing conditions of front parapet and the elevation of the rear screen porch (i.e. 2nd floor).

The material is to be 80 mil thickness, with flashing up along the existing and new parapets. Terminated at the coping. Coping to be replaced with color to match wall color. Color of membrane to be gray, to still reduce heat gain, but also to reduce glare off roof in regards to the "roof platform." A gutter and downspouts (2) will be along the entire length of the east end to control storm water.

Front Balcony Roof

To match the existing to greatest possible extent, architectural shingles will be used. Timberline (HDZ) High-Definition, color to be Barkwood. Currently, roof isn't visible from street view, due to low pitch. Current does not meet proper slope for shingles, intent to increase slope to 4/12 to resolve. Currently no gutter or downspout.

The small roof/canopy over the rear door to the garage will be replaced entirely, with the same shingle as the front balcony.

Exterior Windows and Doors

After additional review of the existing wood windows along Aviles Street, their condition is showing severe dry rot and residual termite damage. All Aviles Street exterior windows and doors are to be fully replaced, with full wood units, matching to existing profiles, trims and styles. Existing glass is clear except transoms. Glazing is to remain clear but updated with impact, low E (insulated at windows). For consistency all glazing will remain clear. All hardware to be replaced with selected hardware, to match the original style and finish. Proposed Manufacturer: Marvin Windows can make these custom wood windows with a local supplier. But we request to reserve the right to use another manufacturer or fabricator.

The windows along the North and South sides which face other structures, will be replaced with wood. Currently they are "metal" jalousie operating windows. We will replace with single hung "wood" operating. This is more appropriate for the building style. It is suspected these were replaced in the 60's, with what was a popular style at the time.

The existing first floor window on the south side elevation and the existing main door on the north side elevation are both, in the garage addition, to be removed and infilled with masonry. Both are in the garage potion of the building and due to the proximity of the adjacent buildings,

they are unusable and are a security risk. Plus the fact that they are 100% screened from any view, unless standing directly in front serve no purpose. The infill will match the existing brick.

The rear screen 2nd floor patio doors will be replaced. One with a fully operating French patio door with sidelights which access the interior lounge area. The one into the bedroom will be replaced with operating full height windows, matching in style and profile to the French patio doors. These elements will be wood as well.

The existing rear main door will be replaced with a wood style matching the front elevation doors, but will remain solid. The two existing garage doors are to be replaced with panel style doors to mimic carriage style doors (but not swinging). Material will be aluminum but a wood grain and color complementary to the balance of the building.

The screen balcony on the 2nd floor will be a structural insect screen (20x20 grade). A railing will be along the interior perimeter of the screen.

The rear yard will be completely repaved, all concrete will be removed and a portion of the walls along Charlotte Street (north side) will be removed to allow greater access to garage.

New brick pavers are to match the Charlotte Street brick to the greatest extent possible and to be installed throughout.

The existing wall along the north property line is to remain, but will be cleaned, repaired and repainted.

The wall to the south will be reconfigured partially, working around existing tree, to create better access and storage to reuse containers.

A new gate is proposed along Charlotte Street, as the area and grades are limiting, no swing gates are proposed. The gate proposed will be either telescoping/sliding or accordion in operation. A decorative metal in a style appropriate for historic St. Augustine.

Roof Patio (Widow's Walk)

Roof deck and picket railings will match in configuration to the front balcony but are to be composite material simulating wood as this is not visible from Aviles Street and is very limited from Charlotte Street, due to the exposure of Florida harsh climate. For longevity, maintenance on composite materials, which stimulates prefinished wood, meets the intent of HARB.

Access to the roof patio (Widow Walk) will be internal straight stair or ship ladder accessible from the 2nd floor rear balcony. The balcony screening and new parapet will screen the stair fully from Charlotte Street.

Also, in an effort to further screen the Widow's Walk, we are extending the parapet on the north side of the screen porch, which will further obstruct any view from Charlotte Street from the North.

Front Balcony

The front balcony is to be fully replaced. It is currently unsafe and is deteriorating rapidly due to long term exposure to Florida weather with little to no maintenance.

It will be fully replaced with wood, and painted with the modification to the front railing to have pickets (instead of the existing diamond pattern) and raising the height to 42" thus meeting existing codes.

The structure will be cantilevered from the interior second floor structure.

Exterior Colors

The intent is to maintain the existing color scheme, using the current HARB color pallet for Colonial Revival.

Main Masonry – yellow (SW 2865)

Doors, windows and trim – Renwick Fence Green (SW6194)

But we like to request the right to choose new colors from the same pallet for Colonial Revival.

Minimum changing the trim to classical white (SW2823)

Or

The main masonry to classical white with choosing either a combination of Blue (SW6227) or gray (SW2832)

All within the recommend color pallets in the guidelines.

Received September 9, 2024
Planning and Building Department



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CLIENT:

ROOD VILLA

7 AVILES STREET

ST. AUGUSTINE, FLORIDA 32084

HISTORIC ARCHITECTURAL REVIEW BOARD SUBMITTAL 09/09/2024

CONSULTANTS

STRUCTURAL ENGINEERING
SWANSON STRUCTURAL INC.
209 BILBAO DR, ST. AUGUSTINE
Jacksonville, Florida 32086

CONTRACTOR

NAME
COMPANY ADDRESS

PROJECT ISSUE:
HISTORIC ARCHITECTURAL REVIEW BOARD SUBMITTAL
09/09/2024
REVISION:

SEAL:

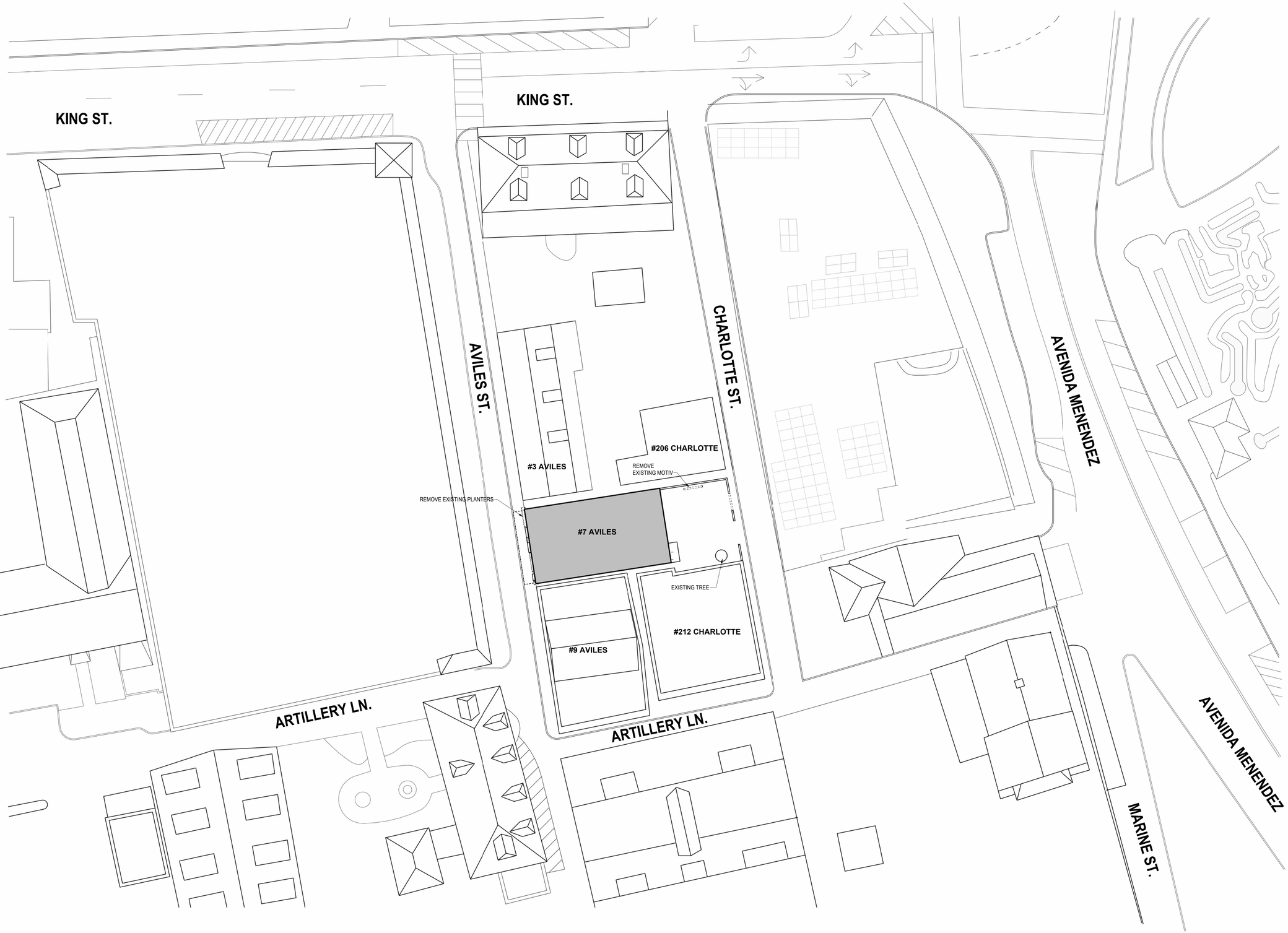
FRANK M. RINGHOFER, AIA

22048 7 AVILES ST

ROOD VILLA
7 AVILES ST
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1 **EXISTING CONDITION/DEMO**
SCALE: 1" = 20'-0"

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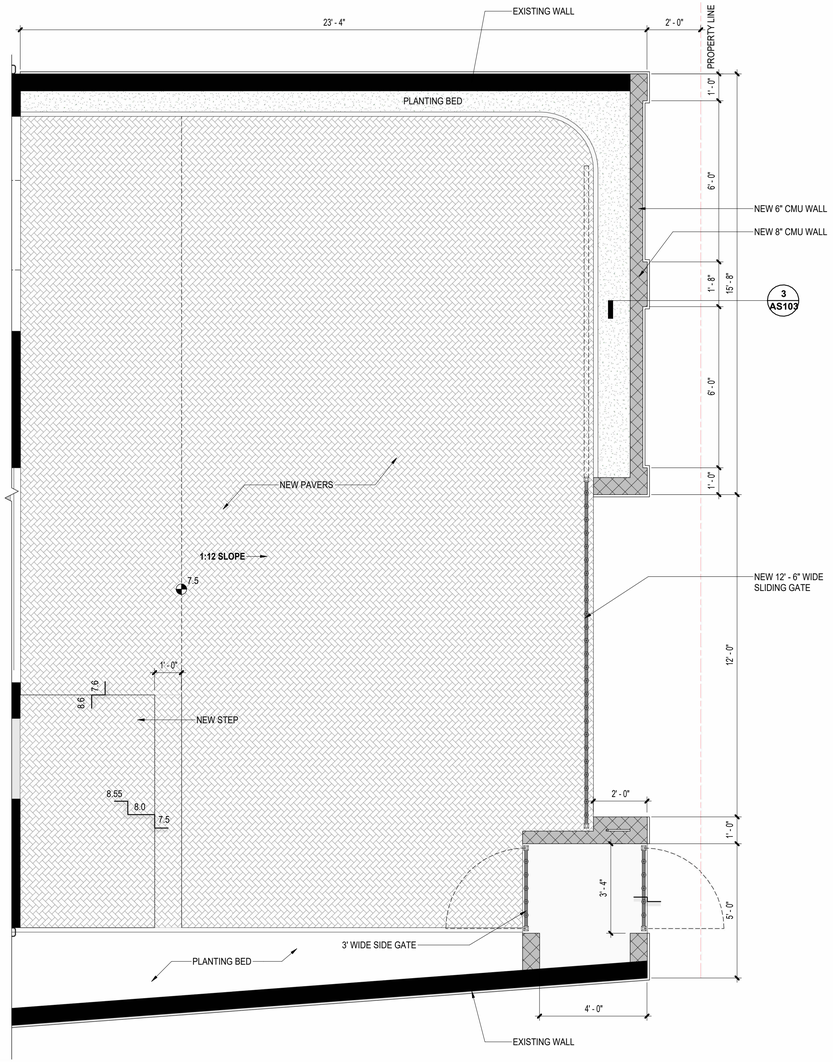
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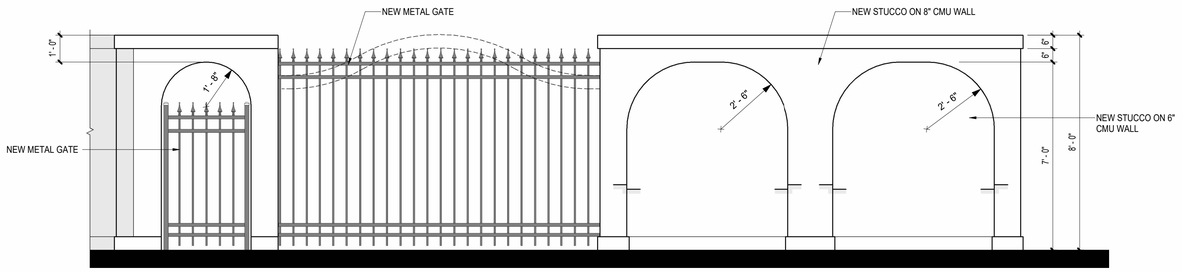
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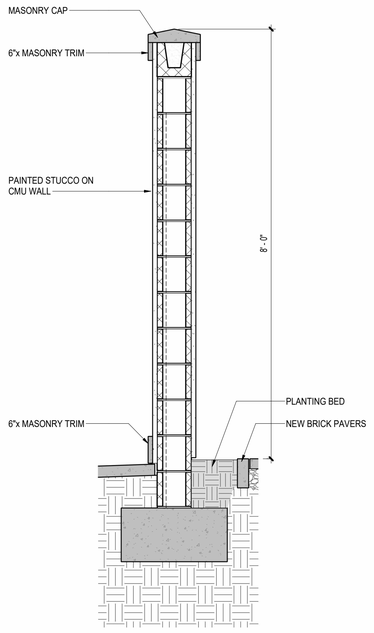
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1 FENCE PLAN
SCALE: 3/8" = 1'-0"



2 FENCE ELEVATION
SCALE: 3/8" = 1'-0"



3 SECTION
SCALE: 3/4" = 1'-0"

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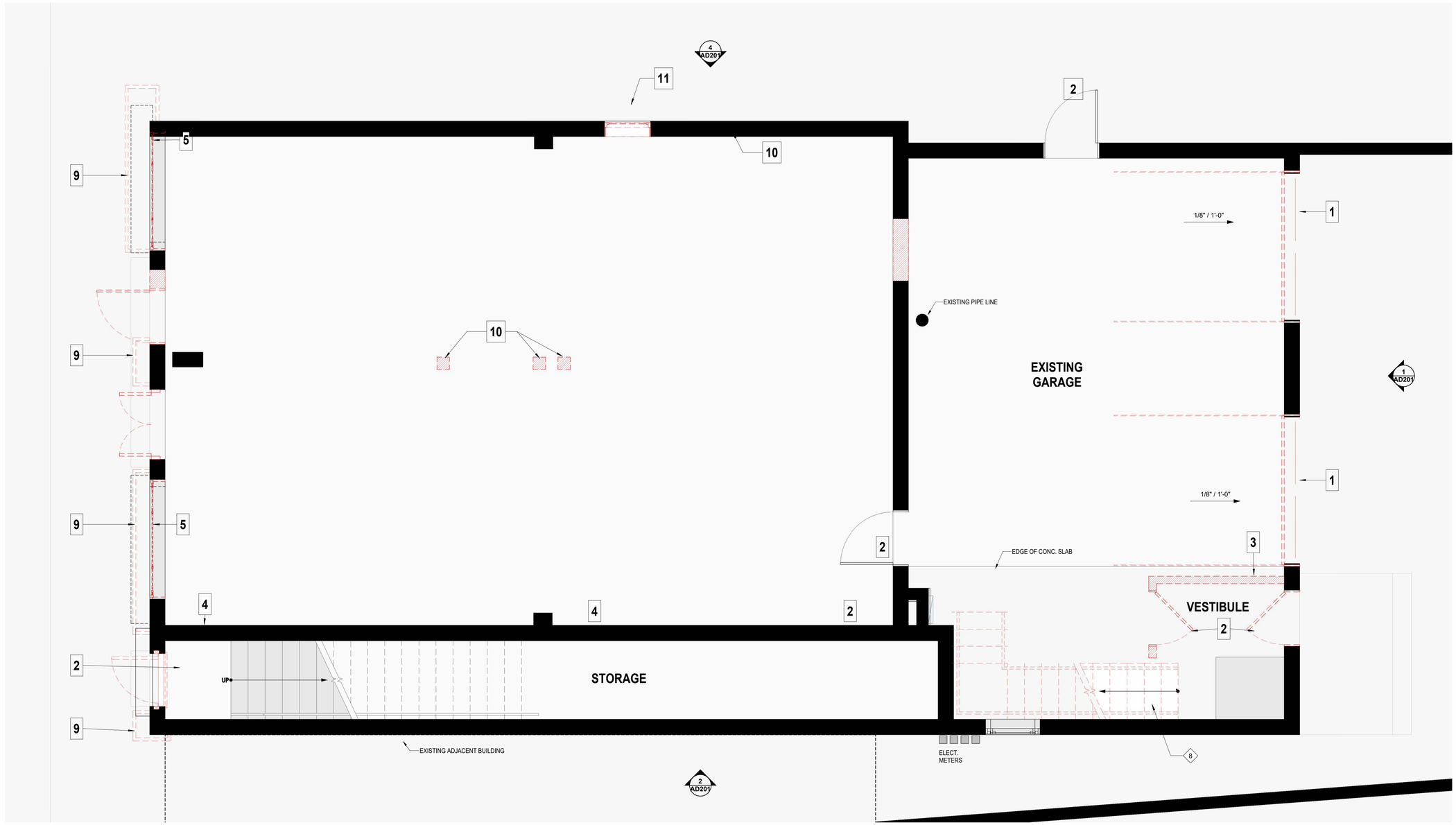
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1 FIRST FLOOR DEMOLITION PLAN (PREVIOUS CONTRACT)

SCALE: 3/8" = 1'-0"

N

DEMOLITION GENERAL NOTES
A. SEE SITE PLAN, ELECTRICAL, PLUMBING & MECHANICAL FOR ADDITIONAL DEMOLITION NOTES.

DEMOLITION KEYED NOTES SYMBOL
— KEYNOTE NUMBER IDENTIFIER

DEMOLITION KEYED NOTES	
1.	EXISTING GARAGE DOOR & TRACK TO BE REMOVED,GC WILL TAKE ALL NECESSARY MEASURES TO MINIMIZE DAMAGE RELATED TO REMOVAL, EXISTING BUCKS TO BE REPLACED FOR NEW GARAGE DOOR & TRACK INSTALLATION.
2.	EXISTING DOOR AND FRAME TO BE REMOVED, GC WILL TAKE ALL NECESSARY MEASURES TO MINIMIZE DAMAGE RELATED TO REMOVAL, EXISTING BUCKS TO BE REPLACED FOR NEW WINDOW INSTALLATION.
3.	EXISTING DOOR AND FRAME TO BE REMOVED, GC WILL TAKE ALL NECESSARY MEASURES TO MINIMIZE DAMAGE RELATED TO REMOVAL, EXISTING BUCKS TO BE REPLACED FOR WALL IN-FILL.

DEMOLITION KEYED NOTES (CONTINUE)	
4.	EXISTING WOOD PARTITION TO BE REMOVED.
5.	EXISTING CONCRETE/MASORY PARTITION TO BE REMOVED, GC SHALL SHORE UP AS REQUIRED.
6.	EXISTING HANDRAIL TO BE REMOVED.
7.	EXISTING COLUMNS AND FOOTINGS INCLUDING BEAMS ABOVE TO BE REMOVED.
8.	EXISTING STAIR AND RAILING TO BE REMOVED.
9.	EXISTING PLANTER TO BE REMOVED.
10.	EXISTING COLUMNS AND UPPER LEVEL FLOOR TO BE REMOVED.
11.	EXISTING WINDOW & TRIM TO BE REMOVED, GC WILL TAKE ALL NECESSARY MEASURES TO MINIMIZE DAMAGE RELATED TO REMOVAL, EXISTING BUCKS TO BE REPLACED FOR NEW WINDOW INSTALLATION.
12.	EXISTING PIPE TO REMAIN.
13.	EXISTING ROOF TRUSS/CANOPY TO BE REMOVED.

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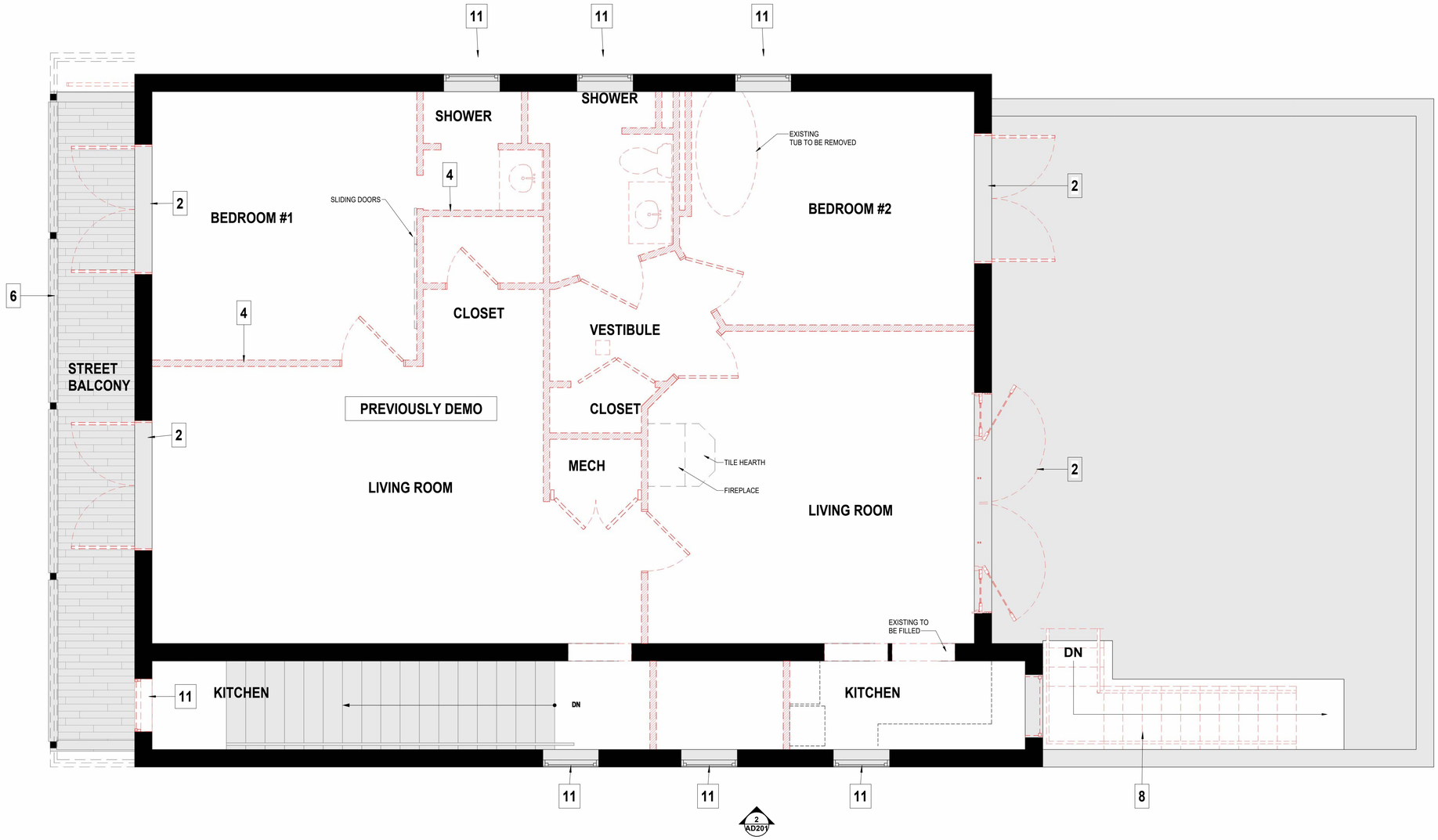
OVERALL 1ST FLOOR PLAN
DEMOLITION

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AD110

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1 2ND FLOOR DEMOLITION PLAN (PREVIOUS CONTRACT)

SCALE: 3/8" = 1'-0"

DEMOLITION GENERAL NOTES
A. SEE SITE PLAN, ELECTRICAL, PLUMBING & MECHANICAL FOR ADDITIONAL DEMOLITION NOTES.

DEMOLITION KEYED NOTES SYMBOL
— KEYNOTE NUMBER IDENTIFIER

DEMOLITION KEYED NOTES	
1.	EXISTING GARAGE DOOR & TRACK TO BE REMOVED,GC WILL TAKE ALL NECESSARY MEASURES TO MINIMIZE DAMAGE RELATED TO REMOVAL, EXISTING BUCKS TO BE REPLACED FOR NEW GARAGE DOOR & TRACK INSTALLATION.
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DEMOLITION KEYED NOTES (CONTINUE)	
4.	EXISTING WOOD PARTITION TO BE REMOVED.
5.	EXISTING CONCRETE/MASORY PARTITION TO BE REMOVED, GC SHALL SHORE UP AS REQUIRED.
6.	EXISTING HANDRAIL TO BE REMOVED.
7.	EXISTING COLUMNS AND FOOTINGS INCLUDING BEAMS ABOVE TO BE REMOVED.
8.	EXISTING STAIR AND RAILING TO BE REMOVED.
9.	EXISTING PLANTER TO BE REMOVED.
10.	EXISTING COLUMNS AND UPPER LEVEL FLOOR TO BE REMOVED.
11.	EXISTING WINDOW & TRIM TO BE REMOVED, GC WILL TAKE ALL NECESSARY MEASURES TO MINIMIZE DAMAGE RELATED TO REMOVAL, EXISTING BUCKS TO BE REPLACED FOR NEW WINDOW INSTALLATION.
12.	EXISTING PIPE TO REMAIN.
13.	EXISTING ROOF TRUSS/CANOPY TO BE REMOVED.

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OVERALL 2ND FLOOR PLAN DEMOLITION

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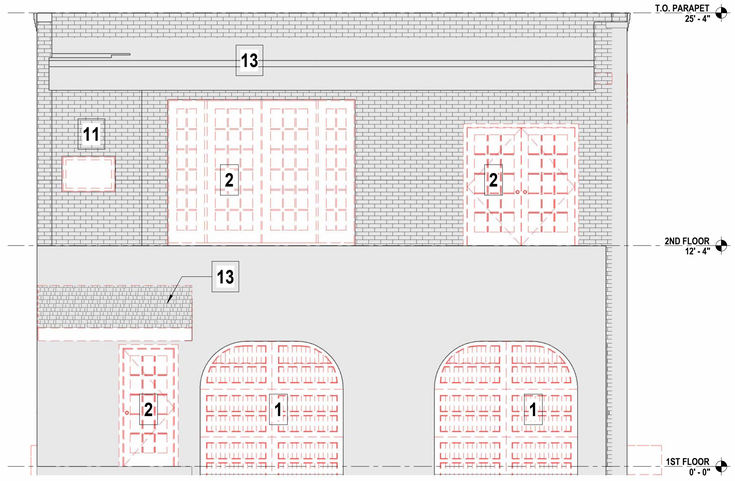
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DEMOLITION GENERAL NOTES
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DEMOLITION KEYED NOTES SYMBOL
— KEYNOTE NUMBER IDENTIFIER

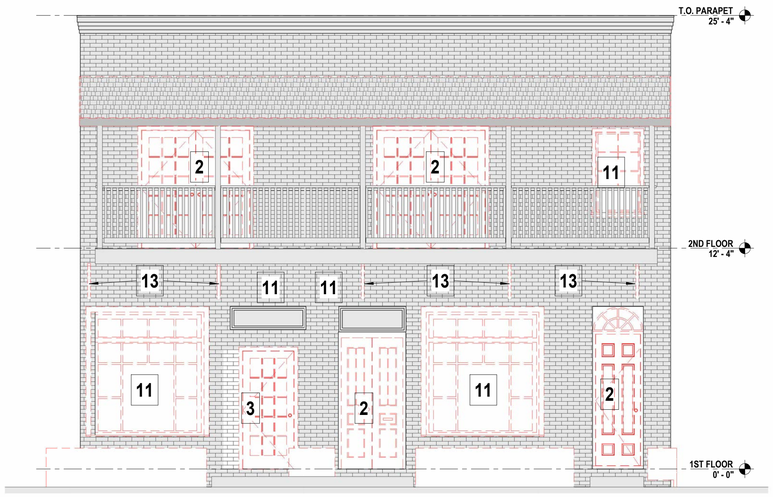
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6.	EXISTING HANDRAIL TO BE REMOVED.
7.	EXISTING COLUMNS AND FOOTINGS INCLUDING BEAMS ABOVE TO BE REMOVED.
8.	EXISTING STAIR AND RAILING TO BE REMOVED.
9.	EXISTING PLANTER TO BE REMOVED.
10.	EXISTING COLUMNS AND UPPER LEVEL FLOOR TO BE REMOVED.
11.	EXISTING WINDOW & TRIM TO BE REMOVED, GC WILL TAKE ALL NECESSARY MEASURES TO MINIMIZE DAMAGE RELATED TO REMOVAL, EXISTING BUCKS TO BE REPLACED FOR NEW WINDOW INSTALLATION.
12.	EXISTING PIPE TO REMAIN.
13.	EXISTING ROOF TRUSS/CANOPY TO BE REMOVED.



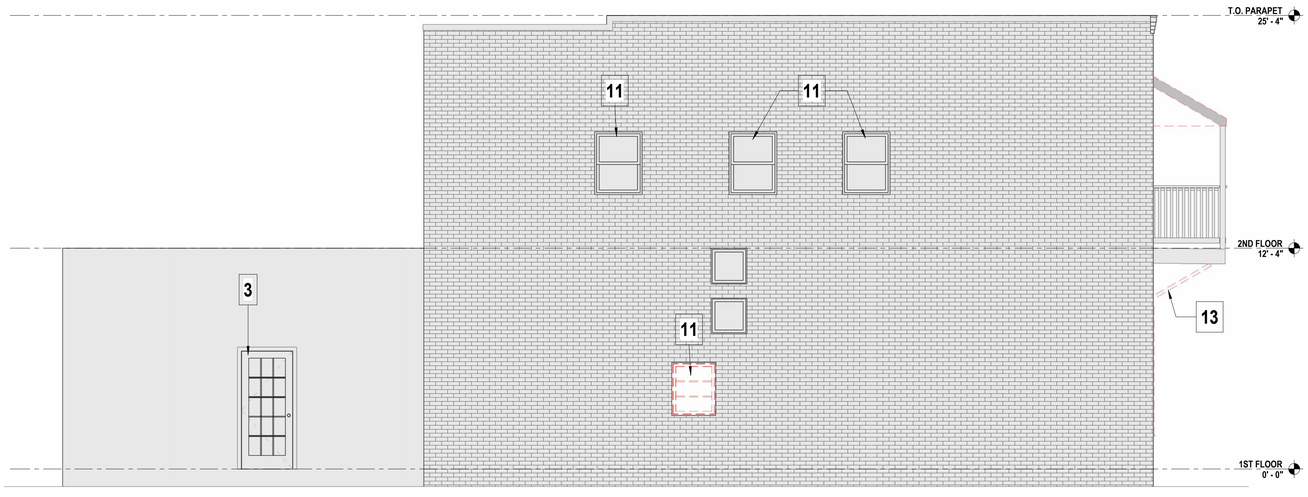
1 EAST ELEVATION - DEMO
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION DEMO
SCALE: 1/4" = 1'-0"



3 WEST ELEVATION DEMO
SCALE: 1/4" = 1'-0"



4 NORTH ELEVATION DEMO
SCALE: 1/4" = 1'-0"

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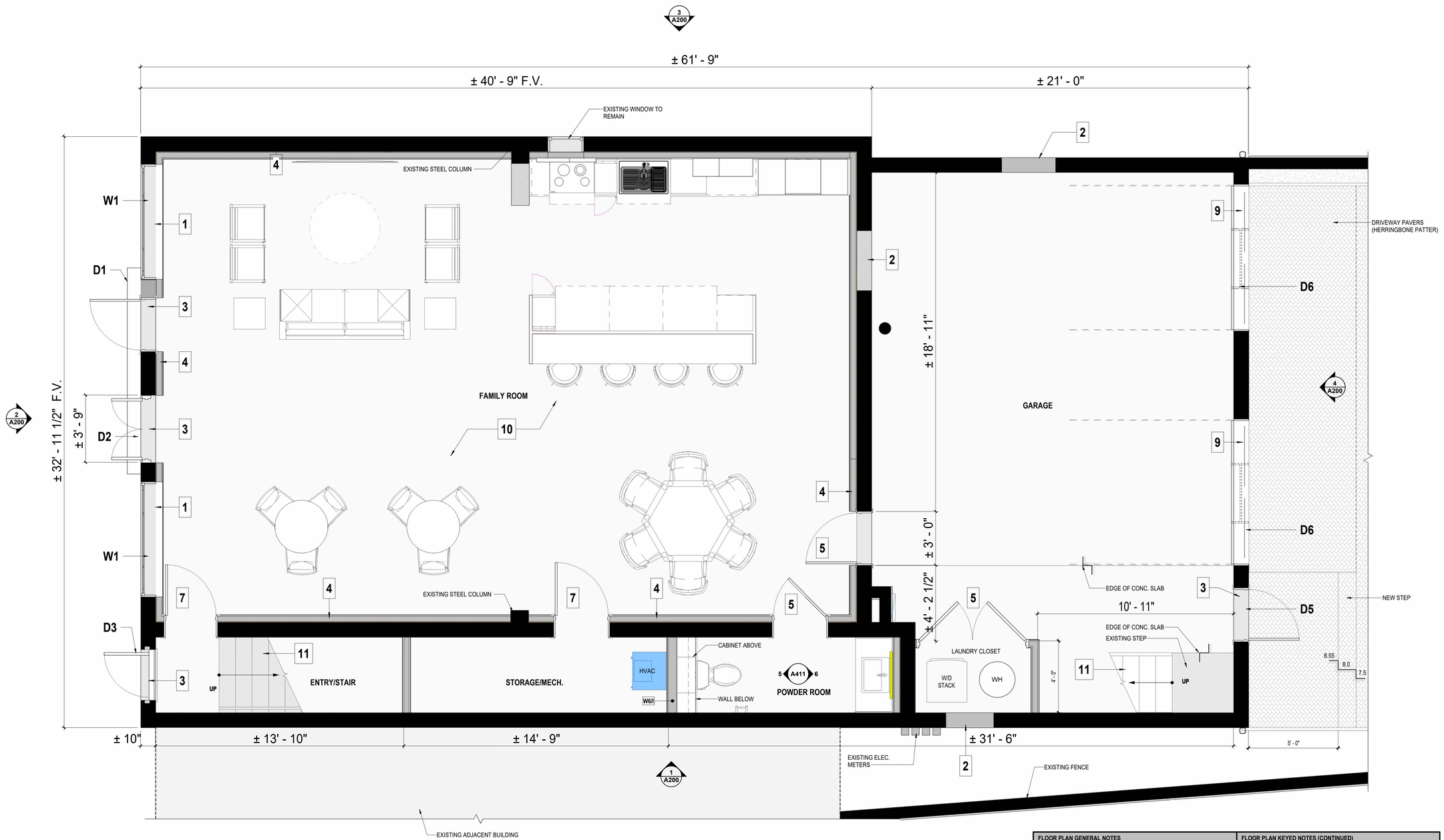
EXTERIOR DEMOLITION

SHEET ID:
AD201

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1 FIRST FLOOR PLAN
SCALE: 3/8" = 1'-0"

FLOOR PLAN GENERAL NOTES
A. ALL PARTITIONS 2X4 WD U.O.N.
B. INTENT IS TO FULLY UPDATE THE EXTERIOR FACADES ALONG AVILES STREET, TO MATCH THE GREATEST EXTENT POSSIBLE THE TRADITIONAL APPEARANCE OF THE BUILDING AS IT WAS. PRIOR TO ANY ADDITIONS IN THE LAST 80 YEARS. ALL THE CURRENT EXTERIOR WINDOWS AND DOORS THAT IS VISIBLE WILL BE REPLACED WITH REPLICAS OF THE EXISTING WITH CURRENT ENERGY ABILITIES.
FLOOR PLAN KEYED NOTES SYMBOL
— KEYNOTE NUMBER IDENTIFIER
FLOOR PLAN KEYED NOTES
1. EXISTING WINDOW TO BE REPLACED.
2. EXISTING OPENING TO BE IN-FILLED, PATCH AND REPAIR WHERE NECESSARY.
3. EXISTING DOOR TO BE REPLACED.

FLOOR PLAN KEYED NOTES (CONTINUED)
4. NEW INTERIOR 2X4 WOOD PARTITIONS ALONG ENTIRE PERIMETER REPLACING EXISTING WITH ADDED INSULATION.
5. NEW DOOR TO BE INSTALLED AT EXISTING OPENING.
6. EXISTING PORCH TO BE FULLY REPLACED.
7. NEW OPENING WITH NEW DOOR.
8. EXISTING OPENING TO REMAIN.
9. EXISTING GARAGE DOORS TO BE REPLACED WITH NEW GARAGE PANEL DOOR.
10. NEW CONCRETE SLAB ON RAISED GRADE.
11. EXISTING STAIR TO BE FULLY REPLACED, PATCH AND REPAIR THE WALLS WHERE NECESSARY.
12. EXISTING DOOR TO BE REMOVED, REPLACED WITH NEW WINDOW AESTHETICALLY MATCHES EXISTING.
13. EXISTING CANOPY TO BE REPLACED OVER EXTERIOR DOOR.

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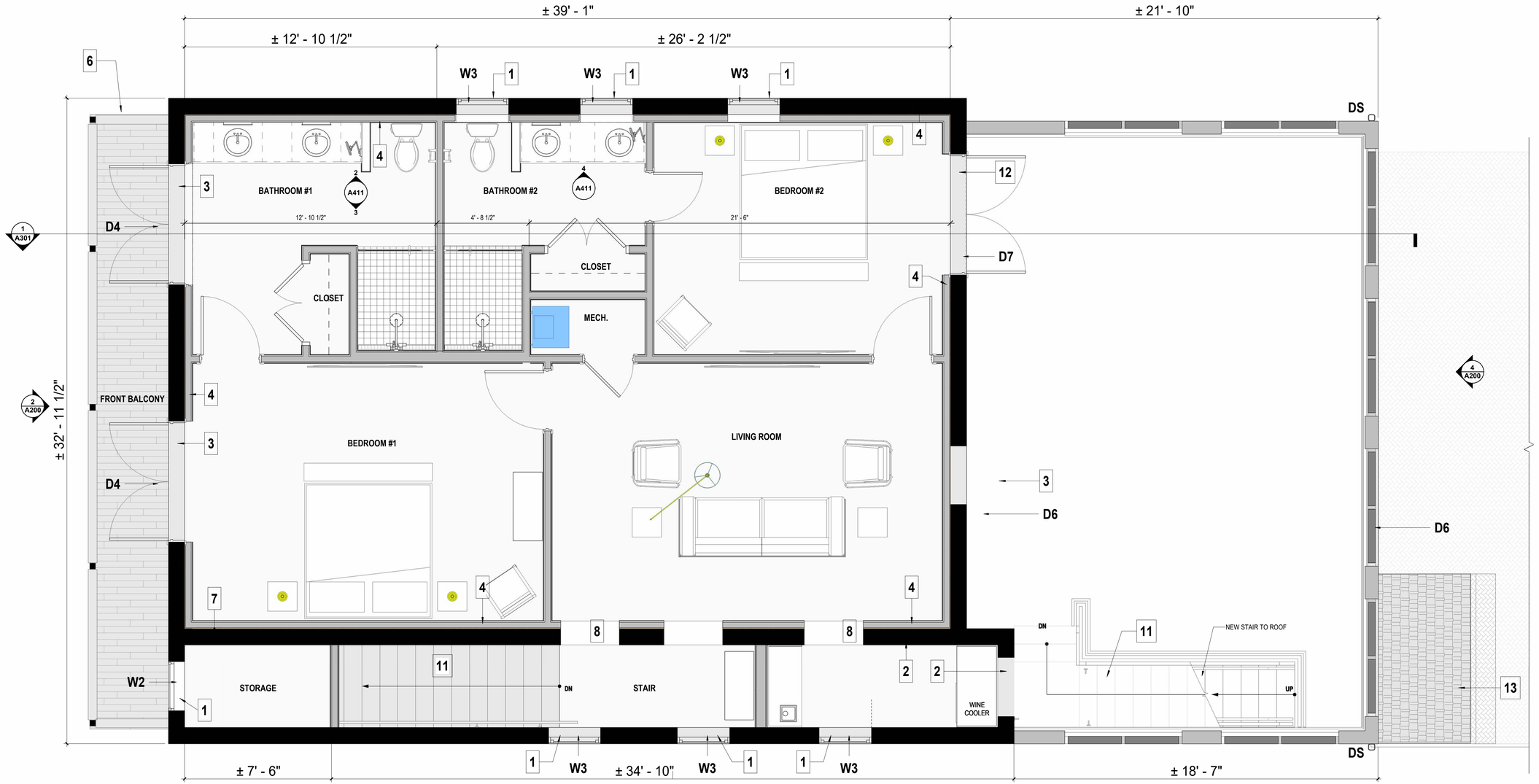
OVERALL 1ST FLOOR PLAN PROPOSED

SHEET ID:
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2 SECOND FLOOR PLAN

SCALE: 3/8" = 1'-0"

FLOOR PLAN GENERAL NOTES	
A.	ALL PARTITIONS 2X4 WD U.O.N.
B.	INTENT IS TO FULLY UPDATE THE EXTERIOR FACADES ALONG AVILES STREET, TO MATCH THE GREATEST EXTENT POSSIBLE THE TRADITIONAL APPEARANCE OF THE BUILDING AS IT WAS. PRIOR TO ANY ADDITIONS IN THE LAST 80 YEARS. ALL THE CURRENT EXTERIOR WINDOWS AND DOORS THAT IS VISIBLE WILL BE REPLACED WITH REPLICAS OF THE EXISTING WITH CURRENT ENERGY ABILITIES.

FLOOR PLAN KEYED NOTES SYMBOL	
#	KEYNOTE NUMBER IDENTIFIER

FLOOR PLAN KEYED NOTES	
1.	EXISTING WINDOW TO BE REPLACED.
2.	EXISTING OPENING TO BE IN-FILLED, PATCH AND REPAIR WHERE NECESSARY.
3.	EXISTING DOOR TO BE REPLACED.

FLOOR PLAN KEYED NOTES (CONTINUED)	
4.	NEW INTERIOR 2X4 WOOD PARTITIONS ALONG ENTIRE PERIMETER REPLACING EXISTING WITH ADDED INSULATION.
5.	NEW DOOR TO BE INSTALLED AT EXISTING OPENING.
6.	EXISTING PORCH TO BE FULLY REPLACED.
7.	NEW OPENING WITH NEW DOOR.
8.	EXISTING OPENING TO REMAIN.
9.	EXISTING GARAGE DOORS TO BE REPLACED WITH NEW GARAGE PANEL DOOR.
10.	NEW CONCRETE SLAB ON RAISED GRADE.
11.	EXISTING STAIR TO BE FULLY REPLACED, PATCH AND REPAIR THE WALLS WHERE NECESSARY.
12.	EXISTING DOOR TO BE REMOVED, REPLACED WITH NEW WINDOW AESTHETICALLY MATCHES EXISTING.
13.	EXISTING CANOPY TO BE REPLACED OVER EXTERIOR DOOR.

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OVERALL 2ND FLOOR PLAN
PROPOSED

SHEET ID:
A111

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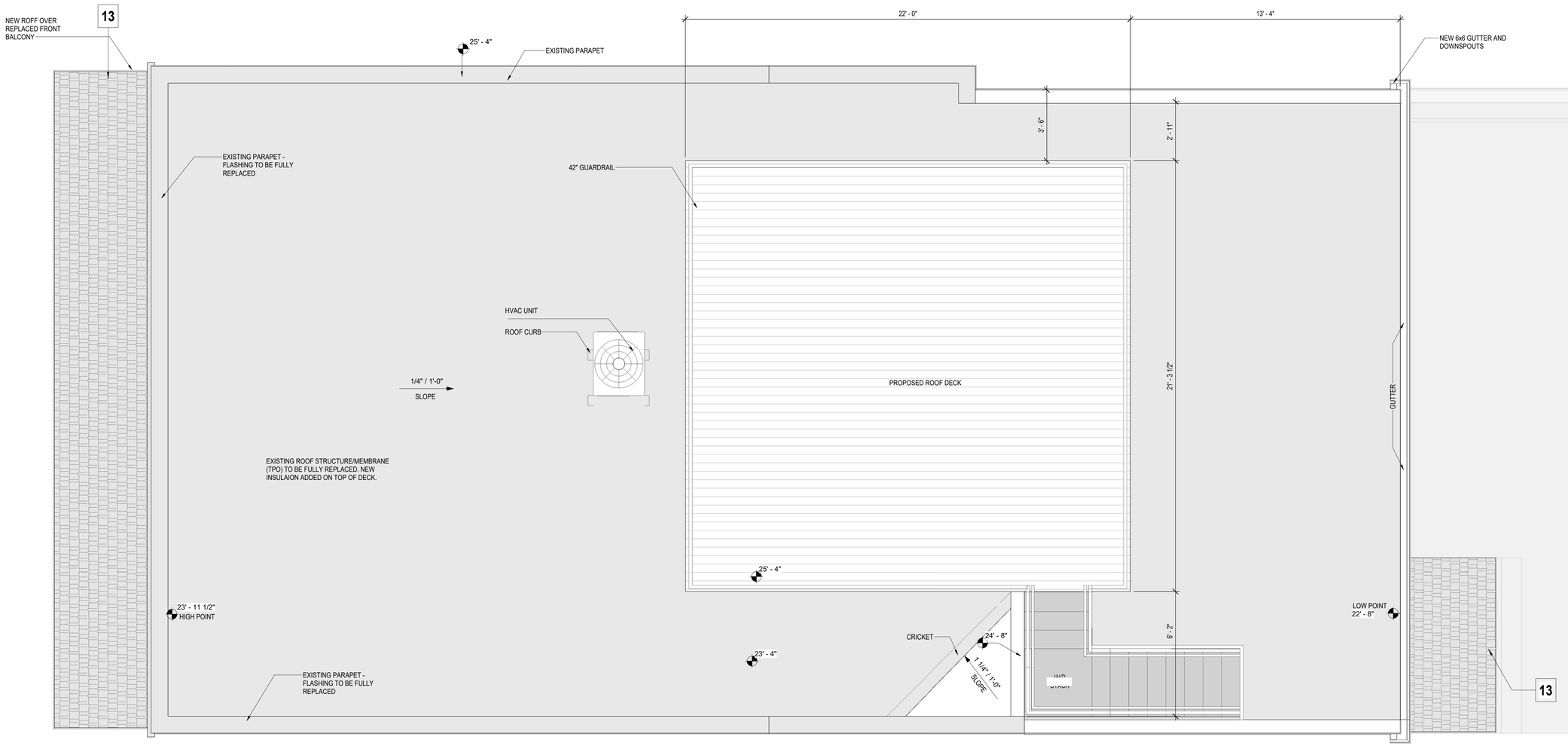
FLOOR PLAN GENERAL NOTES
A. ALL PARTITIONS 2X4 WD U.O.N.
B. INTENT IS TO FULLY UPDATE THE EXTERIOR FACADES ALONG AVILES STREET, TO MATCH THE GREATEST EXTENT POSSIBLE THE TRADITIONAL APPEARANCE OF THE BUILDING AS IT WAS. PRIOR TO ANY ADDITIONS IN THE LAST 80 YEARS. ALL THE CURRENT EXTERIOR WINDOWS AND DOORS THAT IS VISIBLE WILL BE REPLACED WITH REPLICAS OF THE EXISTING WITH CURRENT ENERGY ABILITIES.

FLOOR PLAN KEYED NOTES SYMBOL
— KEYNOTE NUMBER IDENTIFIER

FLOOR PLAN KEYED NOTES
1. EXISTING WINDOW TO BE REPLACED.
2. EXISTING OPENING TO BE IN-FILLED, PATCH AND REPAIR WHERE NECESSARY.
3. EXISTING DOOR TO BE REPLACED.

FLOOR PLAN KEYED NOTES (CONTINUED)
4. NEW INTERIOR 2X4 WOOD PARTITIONS ALONG ENTIRE PERIMETER REPLACING EXISTING WITH ADDED INSULATION.
5. NEW DOOR TO BE INSTALLED AT EXISTING OPENING.
6. EXISTING PORCH TO BE FULLY REPLACED.
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8. EXISTING OPENING TO REMAIN.
9. EXISTING GARAGE DOORS TO BE REPLACED WITH NEW GARAGE PANEL DOOR.
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12. EXISTING DOOR TO BE REMOVED, REPLACED WITH NEW WINDOW AESTHETICALLY MATCHES EXISTING.
13. EXISTING CANOPY TO BE REPLACED OVER EXTERIOR DOOR.

ROOF PLAN GENERAL NOTES
TYPICAL FLAT ROOF SLOPE IS 1/4" PER 1'-0" U.O.N.
ALL ROOF PENETRATION PREFORMED METAL CURBS SHALL BE COORDINATED WITH PIPE SIZES AND ROOF EQUIPMENT PRIOR TO ORDER.
ALL PIPE PENETRATIONS AND OPENINGS AT ROOF SHALL HAVE A BASE PLY (A.K.A "LAP SPLICE" OR "LAP PLY") 2'-0" FROM EDGE OF PIPES AND EDGE OF CURBS CONTINUOUS OVER SHEATHING, EXTENDING VERTICALLY 12" MINIMUM.
ALL DOWNSPOUTS SHALL BE 3" WIDE X 4" DEEP.
SEE SPECIFICATIONS FOR DOWNSPOUT AND GUTTER, MATERIAL AND FINISHES.
PIPE PENETRATIONS (THERMAL) SHALL COMPLY WITH ALL FIRE SAFETY AND UNDERWRITER'S LABORATORIES (UL) ASSEMBLIES OF APPROVED CONSTRUCTION AND INSTALLATION



1 **ROOF PLAN**
SCALE: 3/8" = 1'-0"

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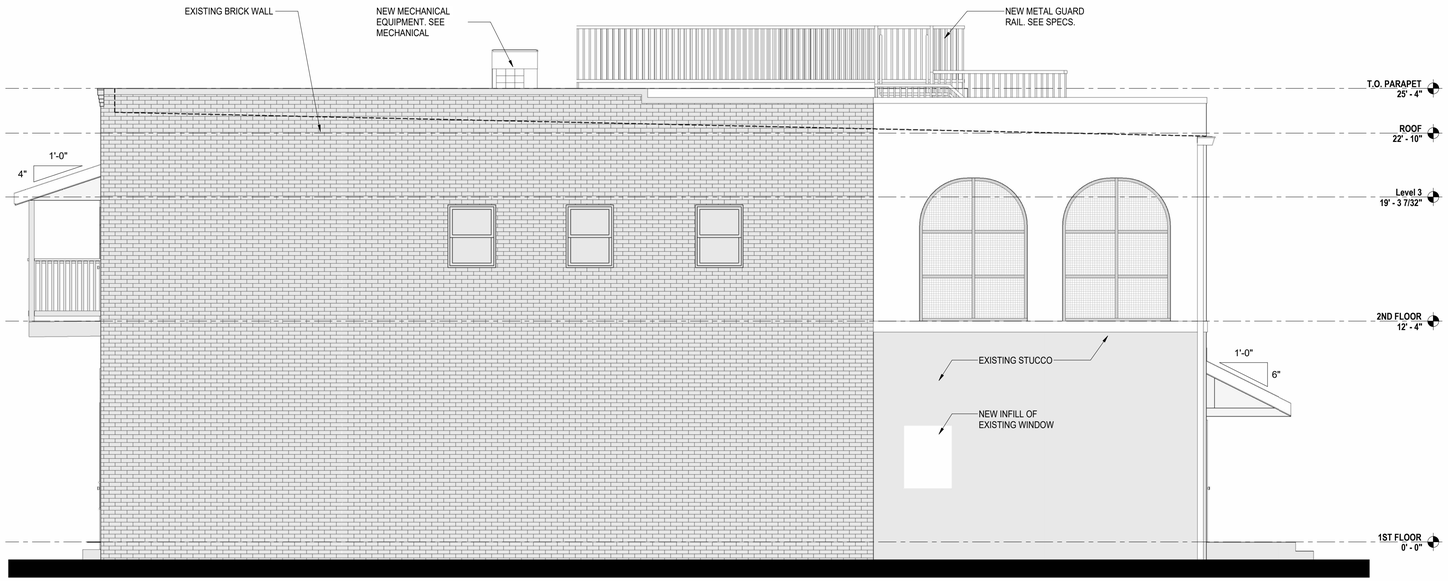
OVERALL ROOF PLAN

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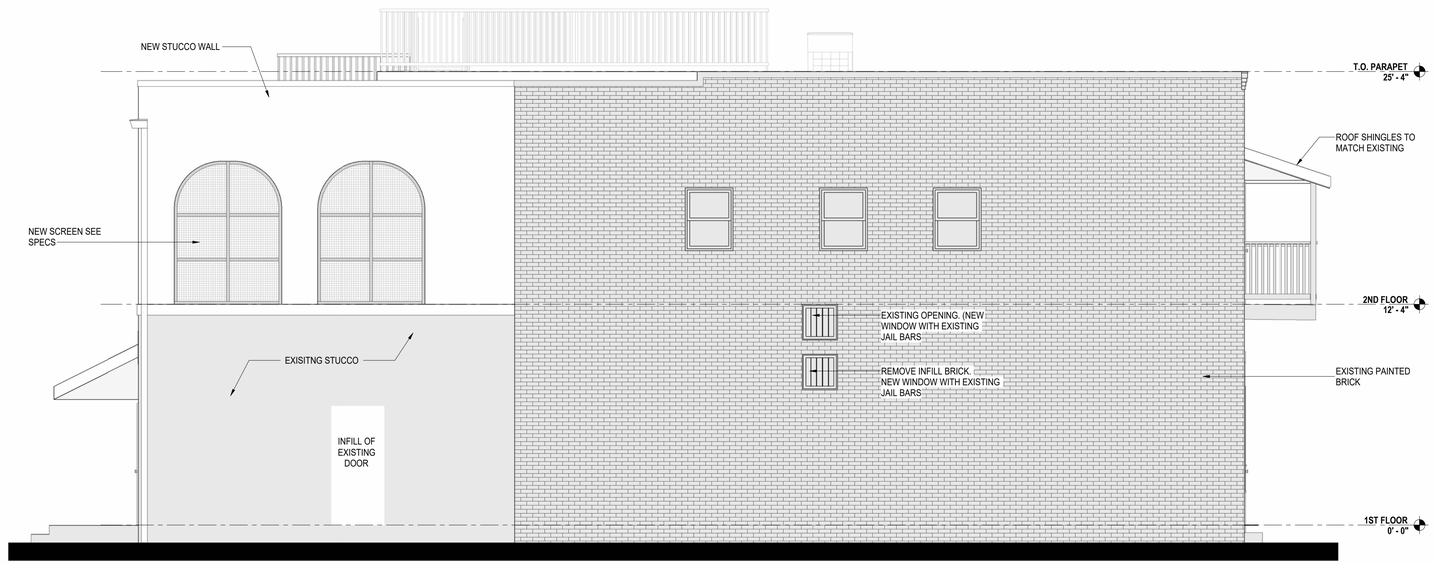
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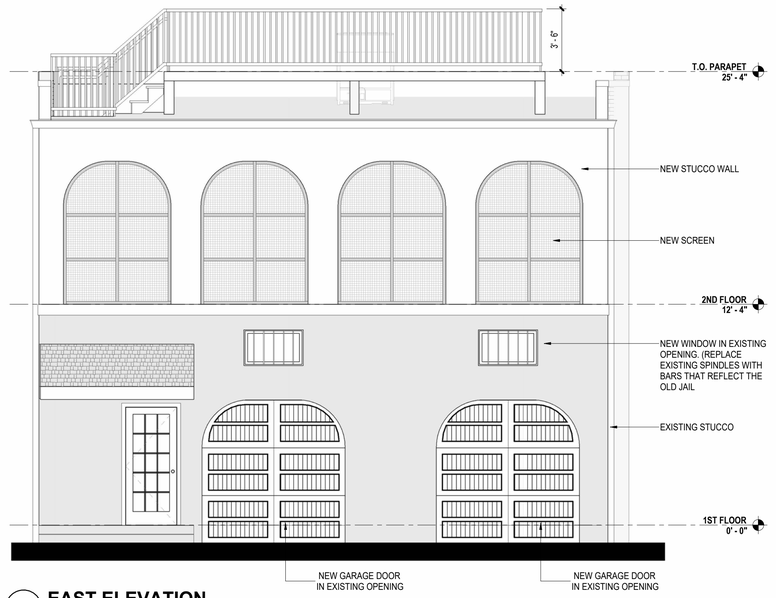
1 **SOUTH ELEVATION**
SCALE: 1/4" = 1'-0"



2 **WEST ELEVATION**
SCALE: 1/4" = 1'-0"



3 **NORTH ELEVATION**
SCALE: 1/4" = 1'-0"



4 **EAST ELEVATION**
SCALE: 1/4" = 1'-0"

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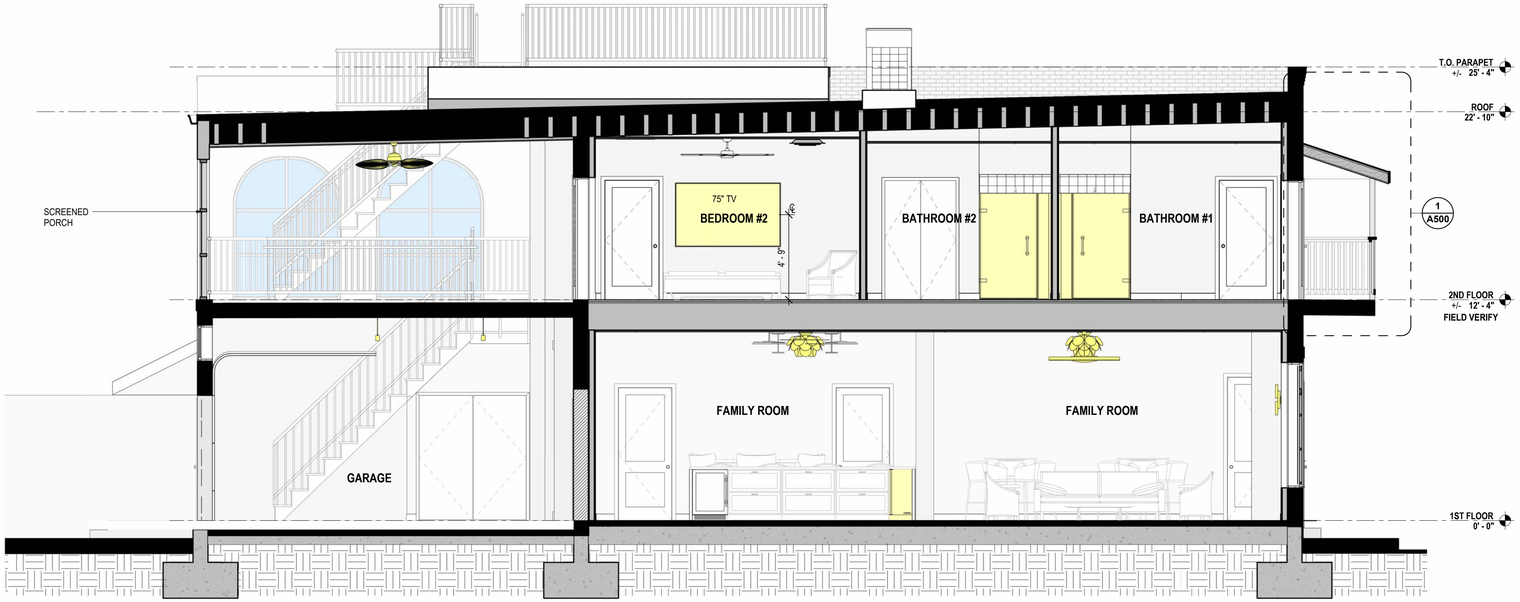
EXTERIOR ELEVATIONS

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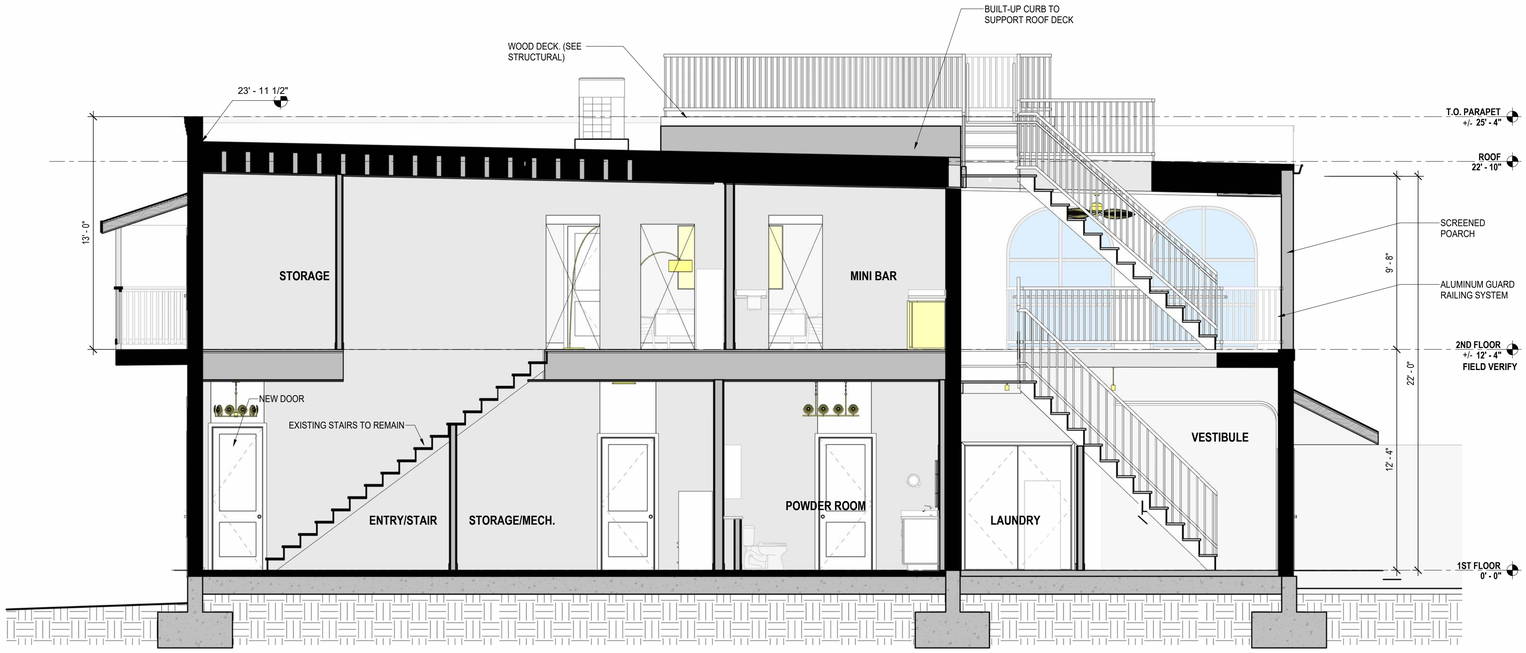
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1 BUILDING SECTION LOOKING SOUTH
SCALE: 1/4" = 1'-0"



3 BUILDING SECTION LOOKING NORTH
SCALE: 1/4" = 1'-0"

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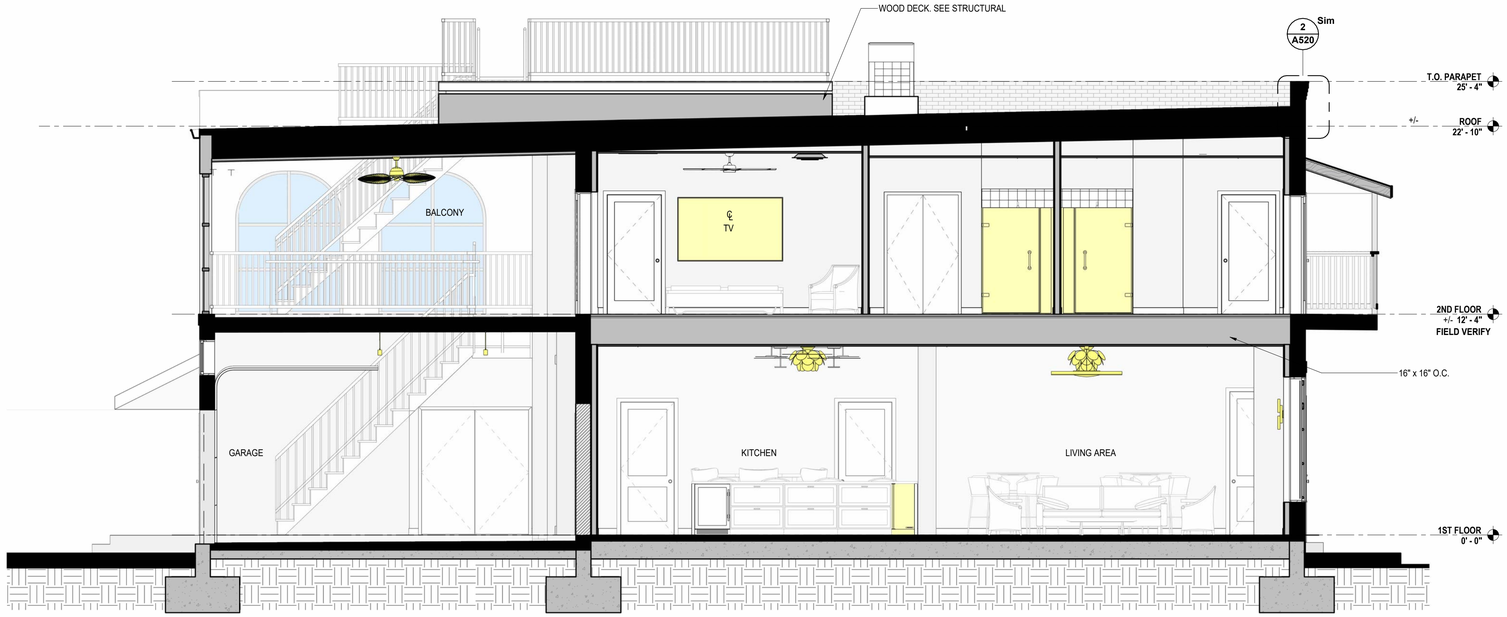
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1 BUILDING SECTION LOOKING SOUTH

SCALE: 1/4" = 1'-0"

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BUILDING SECTION

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1 **FRONT PERSPECTIVE**
SCALE:



2 **BACK PERSPECTIVE**
SCALE:

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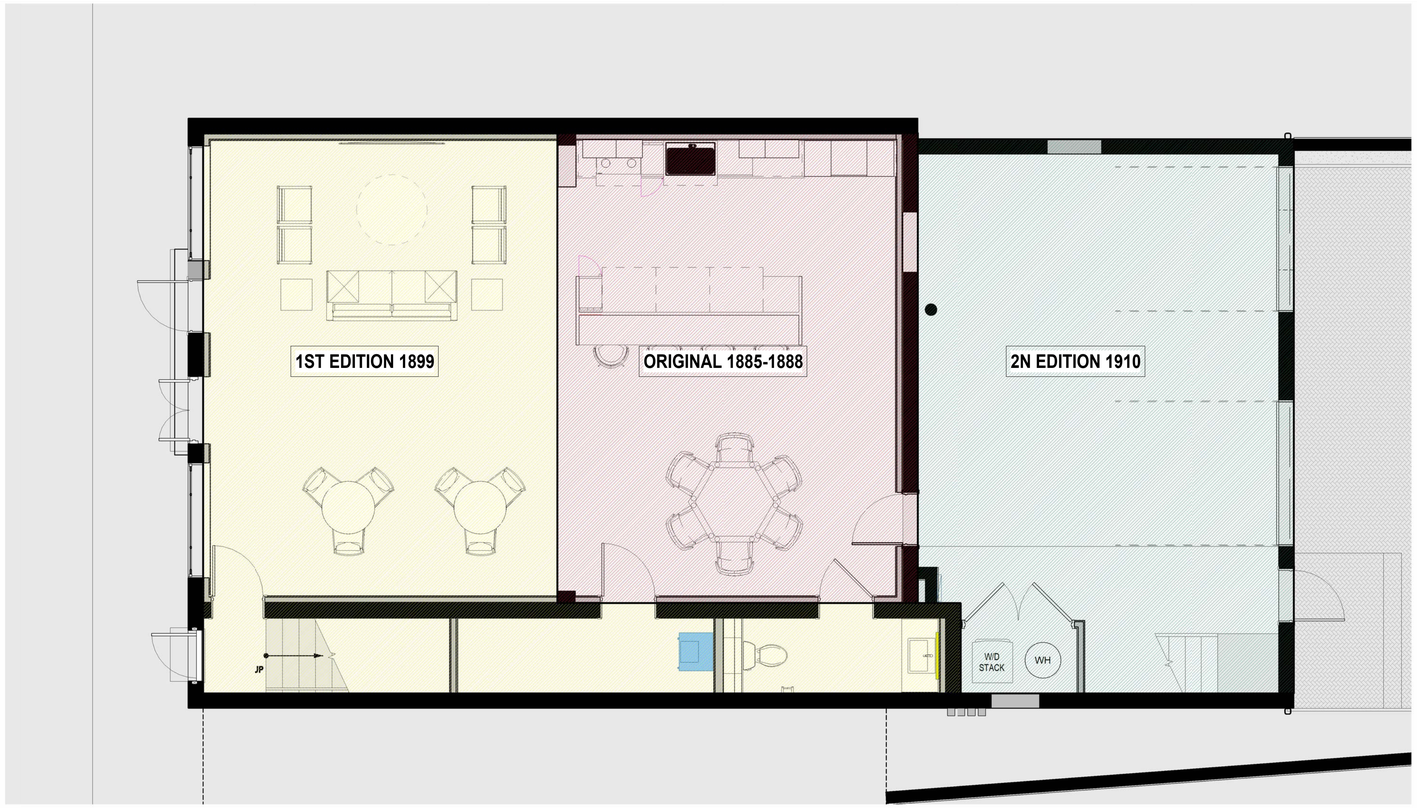
BUILDING ELEVATION DETAILS

SHEET ID:
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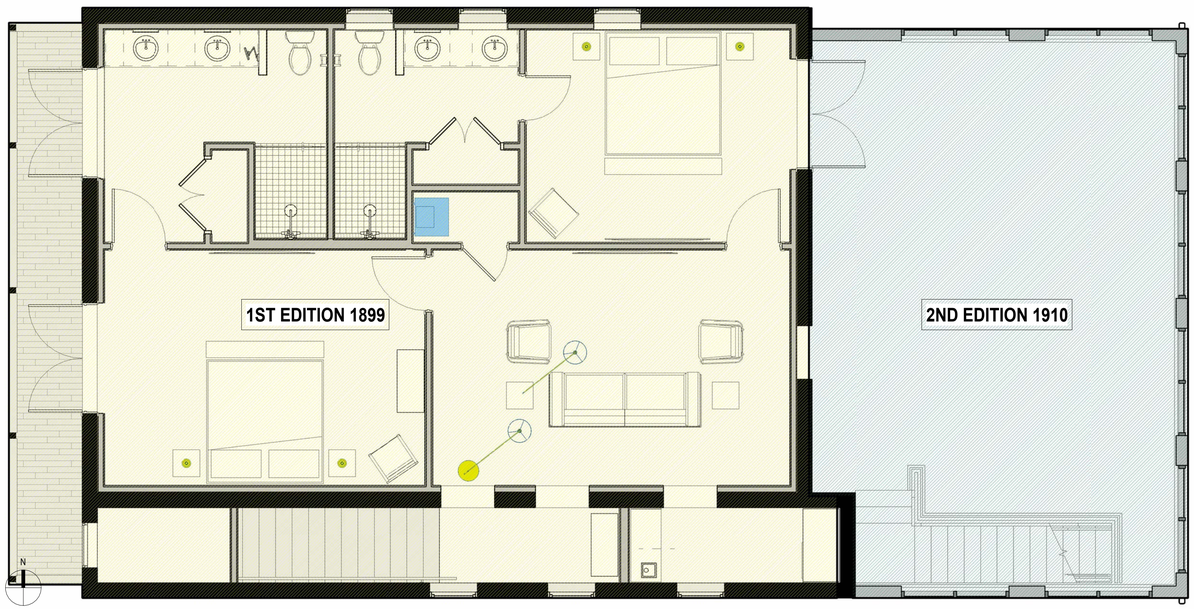
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CONSTRUCTION PERIOD - LEGEND	
	ORIGINAL 1885-1888
	1ST EDITION 1899
	2ND EDITION 1910

1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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OVERALL FLOOR PLANS CONSTRUCTION PERIOD

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STRUCTURAL NOTES

GENERAL NOTES:

STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB SPECIFICATIONS AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS. CONSULT THESE DRAWINGS FOR SLEEVES, DEPRESSIONS, AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS.

THESE PLANS LIMIT THE RESPONSIBILITY TO THE STRUCTURAL REQUIREMENTS OF THE PROJECT ONLY. ARCHITECTURAL, CIVIL, MECHANICAL (PLUMBING AND HVAC), WATERPROOFING, INSULATION, FLASHING, AND BASE FLOOD ELEVATION REQUIREMENTS ARE NOT ADDRESSED.

ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.

THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO ENSURE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIEDOWNS.

BUILDER TO SUBMIT SHOP DRAWINGS OF PROPOSED HANDRAIL CONSTRUCTION FOR APPROVAL BY EOR PRIOR TO CONSTRUCTION & INSPECTION.

EXISTING STRUCTURE:

INFORMATION SHOWN FOR THE EXISTING STRUCTURE WAS TAKEN BY FIELD INSPECTION AND OBSERVATION BY CONTRACTOR.

WORK SHOWN ON THESE PLANS ASSUMES THAT THE ORIGINAL CONSTRUCTION WAS PERFORMED IN ACCORDANCE WITH THE STANDARD BUILDING CODE AND ACCEPTED INDUSTRY PRACTICES AT TIME OF CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE CONDITIONS RELATING TO THE EXISTING STRUCTURE AND TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

DESIGN LOADS:

THE STRUCTURAL SYSTEM FOR THIS BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, 8th EDITION (FBC2023). THE FOLLOWING SUPERIMPOSED LOADINGS HAVE BEEN UTILIZED:

ROOF:

LIVE LOAD	_	20 psf. (ROOF SLOPE < 4:12)
		16 psf. (ROOF SLOPE ≥ 4:12)
DEAD LOAD	_	17 psf. (TC & BC) (SHINGLE OR METAL)

ELEVATED FLOORS:

LIVE LOAD	_	40 psf.
DEAD LOAD	_	15 psf.

WIND: ASCE 7-22

ULTIMATE WIND SPEED	_	130 mph
ALLOWABLE WIND SPEED	_	101 mph
EXPOSURE C		
ENCLOSED STRUCTURE		
RISK FACTOR II		

DEFLECTION CRITERIA:

ROOF MEMBERS HAVE BEEN DESIGNED WITH A DEFLECTION LIMITATION OF L/240 (LIVE LOAD) AND L/180 (TOTAL LOAD). FLOOR MEMBERS HAVE BEEN DESIGNED WITH A DEFLECTION LIMITATION OF L/360 (LIVE LOAD) AND L/240 (TOTAL LOAD) IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND OR ARCHITECT TO NOTIFY THE E.O.R. IF DEFLECTION CRITERIA SHALL BE REVISED TO MORE STRICT REQUIREMENTS.

SHOP DRAWING REVIEW:

SHOP DRAWINGS WILL BE REVIEWED FOR GENERAL COMPLIANCE WITH THE DESIGN INTENT OF THE CONTRACT DOCUMENTS ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY COMPLIANCE WITH THE CONTRACT DOCUMENTS AS TO QUANTITY, LENGTH, ELEVATIONS, DIMENSIONS, ETC.

ALL SHOP DRAWINGS SHALL BE REVIEWED BY THE CONTRACTOR PRIOR TO SUBMITTAL TO THE ARCHITECT/ENGINEER. DRAWINGS SUBMITTED WITHOUT REVIEW NOTATION WILL BE RETURNED UNCHECKED.

ONE SET OF PRINTS WILL BE RETAINED BY THE ENGINEER AND ONE BY THE ARCHITECT, THE CONTRACTOR SHALL RECEIVE THE REMAINING PRINTS FOR SUBMITTAL TO THE BUILDING DEPARTMENT AND AS REQUIRED FOR DISTRIBUTION.

IN ALL INSTANCES THE CONTRACT DOCUMENTS WILL GOVERN OVER THE SHOP DRAWINGS UNLESS OTHERWISE SPECIFIED IN A REQUEST FOR INFORMATION (RFI) OR SIMILAR DOCUMENTATION BY THE ENGINEER.

SHOP DRAWINGS SHOULD BE SUBMITTED FOR ALL COMPONENTS OF THE STRUCTURAL FRAMING SYSTEM, AS REQUIRED BY THE ARCHITECT, AND AS NOTED ELSEWHERE IN THESE NOTES, INCLUDING, BUT NOT LIMITED TO:
CONCRETE MIX DESIGNS
CONCRETE REINFORCEMENT
ANY ALTERNATE MATERIAL/PRODUCT SUBSTITUTIONS

FOUNDATIONS:

ARE DESIGNED FOR AN ALLOWABLE SOIL BEARING PRESSURE OF 2,000 psf ON COMPACTED FILL OR NATIVE SOIL PER FBC2023 TABLE 1806.2. BEFORE CONSTRUCTION COMMENCES, SOIL BEARING CAPACITY SHALL BE VERIFIED BY A SUBSURFACE INVESTIGATION, AS WELL AS FIELD AND LABORATORY TESTS PERFORMED BY A CERTIFIED TESTING LABORATORY, WHOSE REPORT SHALL INCLUDE ANALYSIS AND RECOMMENDATIONS FOR SITE PREPARATION IN ORDER TO BEAR THE FOUNDATION LOADS. ABOVE REPORT SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW BEFORE FOUNDATION CONSTRUCTION BEGINS.

FORMWORK AND SHORING:

NO STRUCTURAL CONCRETE SHALL BE STRIPPED UNTIL IT HAS REACHED AT LEAST TWO_THIRDS OF THE 28 DAY DESIGN STRENGTH. DESIGN, ERECTION AND REMOVAL OF ALL FORMWORK, SHORES AND RESHORES SHALL MEET THE REQUIREMENTS SET FORTH IN ACI STANDARDS 347 AND 301.

PLUMBING SLEEVES:

MINIMUM SLEEVE SPACING SHALL BE THREE DIAMETERS CENTER TO CENTER OF THE LARGER SLEEVE OR 6" CLEAR BETWEEN SLEEVES, WHICHEVER IS GREATER. PRIOR TO CONSTRUCTION SLEEVE LOCATIONS AND SIZES SHALL BE APPROVED BY THE ENGINEER.

REINFORCING STEEL:

SHALL BE ASTM A615 GRADE 60 DEFORMED BARS, FREE FROM OIL, SCALE AND RUST AND PLACED IN ACCORDANCE WITH THE TYPICAL BENDING DIAGRAM AND PLACING DETAILS OF ACI STANDARDS AND SPECIFICATIONS. SECURE APPROVAL OF SHOP DRAWINGS PRIOR TO COMMENCING FABRICATION.

WELDED WIRE FABRIC:

TO CONFORM TO ASTM A_185, FREE FROM OIL, SCALE AND RUST AND PLACED IN ACCORDANCE WITH THE TYPICAL PLACING DETAILS OF ACI STANDARDS AND SPECIFICATIONS. MINIMUM LAP SHALL BE ONE SPACE PLUS TWO INCHES.

CONCRETE:

CONCRETE SHALL BE PER AN APPROVED MIX DESIGN PROPORTIONED TO ACHIEVE A STRENGTH AT 28 DAYS OF *,*** psi WITH A PLASTIC AND WORKABLE MIX. CONCRETE SHALL BE PLACED AND CURED ACCORDING TO ACI STANDARDS AND SPECIFICATIONS. SUBMIT PROPOSED MIX DESIGN WITH RECENT FIELD CYLINDER OR LAB TESTS FOR REVIEW PRIOR TO USE. MIX SHALL BE UNIQUELY IDENTIFIED BY MIX NUMBER OR OTHER POSITIVE IDENTIFICATION. MIX SHALL MEET THE REQUIREMENT OF ASTM C33 FOR COARSE AGGREGATE.

CONCRETE:

SHALL BE PER AN APPROVED MIX DESIGN PROPORTIONED TO ACHIEVE A STRENGTH AT 28 DAYS AS LISTED BELOW WITH A PLASTIC AND WORKABLE MIX:

3000 psi FOR FOUNDATIONS AND SLABS ON GRADE.
4000 psi FOR ALL OTHER STRUCTURAL CONCRETE.

CONCRETE SHALL BE PLACED AND CURED ACCORDING TO ALL STANDARDS AND SPECIFICATIONS.

SUBMIT PROPOSED MIX DESIGN WITH RECENT FIELD CYLINDER OR LAB TESTS FOR REVIEW PRIOR TO USE. MIX SHALL BE UNIQUELY IDENTIFIED BY MIX NUMBER OR OTHER POSITIVE IDENTIFICATION. MIX SHALL MEET THE REQUIREMENTS OF ASTM C33 FOR COARSE AGGREGATE. FOR ALL FLATWORK, AT LEAST 75% OF LARGE AGGREGATE SHALL CONSIST OF #57 STONE. CONCRETE SHALL COMPLY WITH ALL THE REQUIREMENTS OF ASTM STANDARD C94 FOR MEASURING, MIXING, TRANSPORTING, ETC. CONCRETE TICKETS SHALL BE TIME STAMPED WHEN CONCRETE IS BATCHED.

THE MAXIMUM TIME ALLOWED FROM THE TIME THE MIXING WATER IS ADDED UNTIL IT IS DEPOSITED IN ITS FINAL POSITION SHALL NOT EXCEED ONE AND ONE HALF (1_1/2) HOURS. IF FOR ANY REASON THERE IS A LONGER DELAY THAN THAT STATED ABOVE, THE CONCRETE SHALL BE DISCARDED. IT SHALL BE THE RESPONSIBILITY OF THE TESTING LAB TO NOTIFY THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR OF ANY NONCOMPLIANCE WITH THE ABOVE. ALL SLABS SHALL BE CURED USING A DISSIPATING CURING COMPOUND MEETING ASTM STANDARD C309 TYPE 1-D AND SHALL HAVE A FUGITIVE DYE. THE COMPOUND SHALL BE PLACED AS SOON AS THE FINISHING IS COMPLETED OR AS SOON AS THE WATER HAS LEFT THE UNFINISHED CONCRETE. ALL SCUFFED OR BROKEN AREAS IN THE CURING MEMBRANE SHALL BE RECOATED DAILY. CALCIUM CHLORIDES SHALL NOT BE UTILIZED; OTHER ADMIXTURES MAY BE USED ONLY WITH THE APPROVAL OF THE ENGINEER.

ALL CONCRETE MIX DESIGNS SHALL INCLUDE A WRITTEN DESCRIPTION INDICATNG WHERE EACH PARTICULAR MIX IS TO BE PLACED WITHIN THE STRUCTURE.

ALL CONCRETE DESIGN MIX SUBMITTALS SHALL INCLUDE TESTED, STATISTICAL BACK_UP DATA AS PER CHAPTER 26 OF ACI 318_14 AND ACI 214R.

WATER/CEMENT RATIO FOR CONCRETE AT EXTERIOR BALCONIES SHALL NOT EXCEED 0.40 BY WEIGHT AND HAVE 5,000psi MINIMUM COMPRESSIVE CAPACITY.

CONCRETE MIX FOR POOL WALLS AND SLABS SHALL LIMIT SHRINKAGE TO 0.04%-0.03%. SUPPLIER SHALL SUBMIT SHRINKAGE TEST RESULTS FOR APPROVAL PRIOR TO ORDERING.

UNLESS NOTED OTHERWISE ON PLANS, THE FOLLOWING CONCRETE CLEAR COVER SHALL BE PROVIDED FOR ALL NON-PRESTRESSED CONCRETE REINFORCEMENT PER ACI 318:

CONCRETE CAST AGAINST EARTH:	ALL BARS	-	3"
CONCRETE EXPOSED TO EARTH (FORMED FACE):	ALL BARS	-	2"
CONCRETE EXPOSED TO WEATHER:	#6 BARS AND GREATER	-	2"
	#5 BARS AND SMALLER	-	1 1/2"
WHERE NOT EXPOSED TO EARTH OR WEATHER:			
SLABS, WALLS, AND JOISTS:	#14 & #18 BARS	-	1 1/2"
	#11 BARS AND SMALLER	-	3/4"

BEAMS AND COLUMNS:

	ALL BARS	-	1 1/2"
SURFACE EXPOSED TO WATER (POOLS, TANKS, ETC.):	ALL BARS	-	2"

SEE ACI 318 FOR ADDITIONAL REQUIREMENTS AND MORE INFORMATION

CONCRETE TESTING: AN INDEPENDENT TESTING LABORATORY SHALL PERFORM THE FOLLOWING TESTS ON CAST IN PLACE CONCRETE:

A) ASTM C143 _ "STANDARD TEST METHOD FOR SLUMP OF PORTLAND CEMENT CONCRETE." MAXIMUM SLUMP SHALL BE 4-6 INCHES, PRIOR TO ADDING A SUPER PLASTICISZER.
ASTM C39 _ "STANDARD TEST METHOD FOR COMPRESSIVE STRENGTH OF CYLINDRICAL CONCRETE SPECIMENS." A SEPARATE TEST SHALL BE CONDUCTED FOR EACH CLASS AN NOT LESS THAN ONE FOR EVERY 150 CUBIC YARDS, NOR 5000 SQUARE FT OF SURFACE AREA FOR SLABS AND WALLS, PLACED PER DAY. REQUIRED CYLINDER(S) QUANTITIES AND TEST AGE AS FOLLOWS:
1 AT 7 DAYS
1 AT 14 DAYS
2 AT 28 DAYS

ONE ADDITIONAL RESERVE CYLINDER TO BE TESTED UNDER THE DIRECTION OF THE ENGINEER, IF REQUIRED. IF 28 DAY STRENGTH IS ACHIEVED, THE ADDITIONAL CYLINDER(s) MAY BE DISCARDED.

CHEMICAL ANCHORS:

SHALL BE AN EQUAL TWO PART EPOXY POLYMER INJECTION SYSTEM, SUCH AS SIMPSON SET-3G "STRUCTURAL ANCHORING ADHESIVE", OR ENGINEER APPROVED SUBSTITUTION, INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. INSTALLERS SHALL BE TRAINED BY THE MANUFACTURER'S REPRESENTATIVE. BRUSH AND BLOW OUT ALL HOLES.

WOOD:

STRUCTURAL WOOD COMPONENTS (BEAMS, JOISTS, RAFTERS, ETC.) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE FIBER STRESSES FOR No. 2 SOUTHERN PINE CONFORMING TO NDS, WITH 2015 SUPPLEMENT, AS FOLLOWS:

SHEAR	ALL	Fv	=	175 psi.
BENDING	2X6	Fb	=	1,000 psi.
BENDING	2X8	Fb	=	925 psi.
BENDING	2X10	Fb	=	800 psi.
BENDING	2X12	Fb	=	750 psi.

WOOD IN CONTACT WITH CONCRETE OR MASONRY, AND AT OTHER LOCATIONS AS SHOWN ON STRUCTURAL DRAWINGS, SHALL BE PROTECTED OR PRESSURE TREATED IN ACCORDANCE WITH AITC_109. MEMBER SIZES SHOWN ARE NOMINAL UNLESS NOTED OTHERWISE.

ALL NAILS SHOWN ON PLANS ASSUME COMMON WIRE NAILS UNLESS SPECIFICALLY NOTED ON DRAWINGS.

HEADER FRAMING

- ALL JACK AND KING STUDS SHALL BE FASTENED TO EACH OTHER WITH (2) ROWS FOR 2x4, AND (3) ROWS FOR 2x6 0.148"x3" NAILS @ 8" O.C.
- ATTACH SHEATHING ALL AROUND OPENINGS WITH EDGE NAILING PER WALL LEGEND SHEATHING NOTES.
- ATTACH HEADERS TO ALL FRAMING MEMBERS (KING STUD, TOP PLATE, HEADER SILL) W/ 0.131" NAILS @ 3" O.C.
- EITHER TOP OR BOTTOM PLY OF DBL TOP PLATE MUST SPAN CONTINUOUS OVER OPENING.
- WALL SHEATHING ABOVE OPENING MUST BE CONTINUOUS FROM TOP OF PLATE TO HEADER BELOW OR SILL PLATE ABOVE OPENING.
- FASTEN ALL MULTI-PLY HEADERS TOGETHER WITH 0.148" NAILS @ 3" O.C. ROWS AND 0.148" NAILS @ 8" O.C., ALONG LENGTH OF HEADER.
- IF HEADER IS NOT SPECIFIED ON PLAN, USE HEADER SCHEDULE.
- ATTACH TOP PL TO HEADER PER ONE OF THE FOLLOWING :
  - (2)SDWC15600 @ EACH END AND MAX 36" O.C. MINIMUM (6) PER HEADER.
  - SIMPSON SPH OR DSP @ MAX. 36" O.C. MINIMUM (3) PER HEADER.

WHEN STRAPPING BETWEEN FLOORS, NAILS ARE ONLY REQUIRED IN STUDS ABOVE, & BELOW. WHEN STRAP OCCURS ABOVE AN OPENING BELOW, THE STRAP SHALL BE FASTENED DIRECTLY TO HEADER (BYPASS CRIPPLE). WRAP STRAP AROUND BOTTOM OF HEADER AS REQUIRED TO MEET STRAP END LENGTH AND AMOUNT OF NAILS. TO PREVENT STRAP BUCKLING, WAIT TO INSTALL LOWER PORTION OF STRAP UNTIL FINAL ROOF DEAD LOAD HAS BEEN APPLIED TO THE STRUCTURE OR, FILL NAIL HOLES IN STRAP IN FLOOR CAVITY AREA.

ENGINEERED WOOD TRUSS SYSTEMS SHALL BE DESIGNED BY SUPPLIER'S SPECIALTY ENGINEER TO CONFIGURATION AND LOAD_CARRYING CAPACITY SHOWN ON DRAWINGS AND SPECIFICATIONS. ALL INDIVIDUAL TRUSS MEMBERS, TRUSS PLATE CONNECTIONS, TRUSS-TO-TRUSS CONNECTIONS, COMMON TRUSSES AND GIRDER TRUSSES SHALL BE DESIGNED FOR COMPONENT AND CLADDING WIND LOADING, EXCEPT THOSE TRUSSES EXCEEDING 100 SQUARE FEET IN TRIBUTARY AREA. SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION. SHOP DRAWINGS SHALL SHOW AND SPECIFY ALL CONNECTOR TYPES UTILIZED WITHIN TRUSSES, AS WELL AS CONNECTORS UTILIZED IN ALL OTHER CONNECTIONS AND ATTACHMENTS BETWEEN TRUSSES OR COMPONENTS SUPPLIED AS PART OF THE ENGINEERED TRUSS SYSTEM. AN ERECTION DRAWING SHALL BE INCLUDED, IDENTIFYING ALL TRUSS SYSTEM COMPONENTS, AS WELL AS ALL PERMANENT BRACING REQUIRED FOR TRUSS DESIGN.

ENGINEERED SHOP DRAWINGS SHALL BEAR THE SIGNATURE AND IMPRESSED SEAL OF A FLORIDA REGISTERED PROFESSIONAL ENGINEER AS THE SPECIALTY ENGINEER. THE FOLLOWING LOAD DURATION FACTORS SHALL BE USED:

DEAD LOAD	0.90
DEAD LOAD + FLOOR LIVE LOAD	1.00
DEAD LOAD + ROOF LIVE LOAD	1.25
DEAD LOAD + WIND LOAD	1.60

THE SUPERIMPOSED DEAD LOAD, AS SPECIFIED IN THE DESIGN LOADS SECTION ABOVE, INCLUDES THE OVERALL WEIGHT OF THE FIRE SPRINKLER SYSTEM PIPES. THE GENERAL CONTRACTOR SHALL PROVIDE THE TRUSS MANUFACTURER WITH THE LOCATIONS OF THE PIPE SUPPORTS AND THE LOADS FROM ALL SPRINKLER LINES GREATER THAN 2" DIAMETER.

ROOF, FLOOR, AND WALL SHEATHING ARE DESIGNED AS DIAPHRAGMS AND SHALL COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 23 OF THE FLORIDA BUILDING CODE AND SHALL BE FASTENED IN ACCORDANCE WITH THE STRUCTURAL PLANS, NOTES, AND DETAILS. IF NOT SPECIFIED USE MINIMUM REQUIREMENTS OF FBC TABLE 2304.10.1. ATTACHMENT OF SHEATHING TO RESIST WIND PRESSURES SHALL ALSO NOT BE LESS THAN WHAT IS SHOWN IN FBC TABLE 2304.6.1, UNLESS SHOWN OTHERWISE. ALL SHEATHING FOR SHEARWALLS AND DIAPHRAGMS SHALL BE OF STRUCTURAL I GRADE. DIAPHRAGM SHEATHING SHALL BE ORIENTED PERPENDICULAR TO FLOOR AND ROOF FRAMING. LAYOUT OF ADJACENT SHEATHING PANELS SHALL BE STAGGERED AS IN CASES 1 THROUGH 4 IN FBC 2306.2(1). ALL DIAPHRAGMS AND SHEARWALLS SHALL BE BLOCKED AT PANEL EDGES WITH 2X4 BLOCKING ORIENTED FLAT-WISE (LONG FACE PARALLEL TO SHEATHING). SUBFLOOR SHALL BE GLUED TO PREVENT SQUEAKING.

MINIMUM FASTENING REQUIREMENTS FOR BUILT UP WOOD FRAMING, BLOCKING, MEMBER CONNECTIONS AND SHEATHING SHALL NOT BE LESS THAN THAT SET FORTH IN FBC TABLE 2304.10.1.

MANUFACTURED WOOD STRUCTURAL COMPONENTS:

MEMBERS DESIGNATED 'LVL' (E.G., 1_3/4 X 14 LVL) SHALL BE LAMINATED VENEER LUMBER AS MANUFACTURED BY WEYERHAEUSER COMPANY (MICRO=LAM), OR ENGINEER APPROVED SUBSTITUTION. Fb = 2600 psi, E = 2,000,000 psi, Fv = 285 psi. DEPTH SHOWN ARE MIN. REQ'D. LARGER BEAMS CAN BE USED WITH VERIFICATION FROM ARCHITECT.

MEMBERS DESIGNATED 'PSL' (E.G., 3½"x11¼" PSL) SHALL BE PARALLAM PARALLEL STRAND LUMBER AS MANUFACTURED BY WEYERHAEUSER COMPANY (MICRO=LAM), OR ENGINEER APPROVED SUBSTITUTION. Fb = 2900 psi, E = 2,000,000 psi, Fv = 290 psi.

WOOD FRAMING CONNECTORS:

ALL CONNECTORS SHALL BE GALVANIZED OR STAINLESS STEEL. CONNECTOR MODEL NUMBERS SHOWN ARE STRONG-TIE CONNECTORS AS MANUFACTURED BY SIMPSON STRONG-TIE CO., 5956 W. LAS POSITAS BLVD., P.O. BOX 10789, PLEASANTON, CA. 94588, 800-999-5099, WWW.STRONGTIE.COM. SUBSTITUTIONS ARE ACCEPTABLE WITH THE APPROVAL OF THE STRUCTURAL ENGINEER. UNLESS SHOWN OTHERWISE, INSTALL SIZE AND **MAXIMUM** NUMBER OF FASTENERS SHOWN IN LATEST SIMPSON CATALOG.

ABBREVIATIONS

A	Ø OR DIA.	DIAMETER		EMBED.	EMBEDMENT	P	℄ PLATE
	A.B.	ANCHOR BOLT		E.S.	EACH SIDE		PLF POUNDS PER LINEAR FOOT
	ADJ	ADJACENT		EQ	EQUIVALENT CAPACITY		PROJ PROJECTION
	A.F.F.	ABOVE FINISH FLOOR		EXIST.	EXISTING		PSF POUNDS PER SQUARE FOOT
	A.T.R.	ALL THREAD ROD	F	FDN	FOUNDATION		PSI POUNDS PER SQUARE INCH
	ARCH.	ARCHITECTURAL PLAN		F.W.	FLAT WASHER	Q	QTY QUANTITY
B	B.F.F.	BELOW FINISH FLOOR		F.F.	FINISH FLOOR	QR	RECT. RECTANGULAR
	B.O.	BOTTOM OF	G	GALV.	GALVANIZED		REF. REFERENCE
	B.P.	BASE PLATE	H	HT.	HEIGHT		REQ'D. REQUIRED
	BTM.	BOTTOM		K.B.	KNEE BRACE	S	SCHED. SCHEDULE
C	℄	CENTERLINE	K	KLF	KIPS PER LINEAR FOOT		SIM. SIMILAR
	CLR.	CLEAR		KSI	KIPS PER SQUARE INCH		SS STAINLESS STEEL
	CMU	CONCRETE MASONRY UNIT	L	LL	LIVE LOAD OR DOUBLE ANGLE		SYP SOUTHERN YELLOW PINE
	COL.	COLUMN		LLH	LONG LEG HORIZONTAL	T	T & B TOP & BOTTOM
	CONC.	CONCRETE		LLV	LONG LEG VERTICAL		T/CONC. TOP OF CONCRETE
	CONN.	CONNECTION	M	MAX.	MAXIMUM		T/STL. TOP OF STEEL
	CONT.	CONTINUOUS		MFG	MANUFACTURER		T.O. TOP OF
D	DET.	DETAIL		MIN.	MINIMUM		TYP. TYPICAL
	DIST	DISTANCE	N	N/A	NOT APPLICABLE	U/W	U.N.O. UNLESS NOTED OTHERWISE
	DL	DEAD LOAD		NOM.	NOMINAL		WWF WELDED WIRE FABRIC
E	E.E.	EACH END	O	O.C.	ON CENTER		WCS WOOD CONNECTOR SCHEDULE
	EL.	ELEVATION					

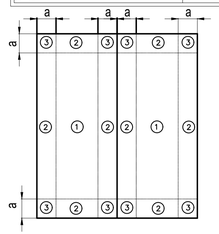
WIND LOAD SCHEDULE

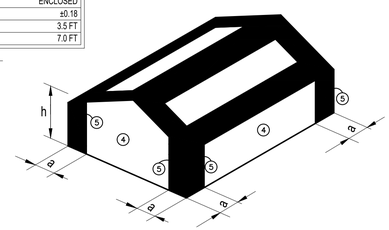
SCHEDULE OF COMPONENTS AND CLADDING LOADS

ZONE	ZONE DESCRIPTION	TRIBUTARY AREA (SF)	IN (PRESSURE) (+ PSF)	OUT (PRESSURE) (- PSF)
1	ROOF INTERIOR ZONE	LESS THAN 20	22.2	40.7
		20 - 100	20.1	34.5
		MORE THAN 100	14.0	20.1
2	ROOF, EDGE ZONE	LESS THAN 20	22.2	44.8
		20 - 100	10.0	40.7
		MORE THAN 100	14.0	28.3
	ROOF, OVERHANG, EDGE ZONE	LESS THAN 20	-	61.2
		20 - 100	-	57.1
		MORE THAN 100	-	44.8
3	ROOF, CORNER ZONE	LESS THAN 20	22.2	69.4
		20 - 100	20.1	48.9
		MORE THAN 100	14.0	34.5
	ROOF, OVERHANG CORNER ZONE	LESS THAN 20	-	85.8
		20 - 100	-	65.3
		MORE THAN 100	-	50.9
4	WALL, INTERIOR ZONE	LESS THAN 20	24.2	26.3
		20 - 100	23.2	25.3
		MORE THAN 100	20.5	23.0
5	WALL, EDGE ZONE	LESS THAN 20	24.2	32.4
		20 - 100	23.2	30.4
		MORE THAN 100	20.5	25.3

NOTE: WIND PRESSURES SHOWN ARE BASED ON Vasd

CODE =	ASCE 7-22
ULTIMATE WIND SPEED Vult =	130 MPH
ALLOWABLE WIND SPEED Vasd =	100 MPH
RISK CATEGORY =	II
WIND SPEED MAP =	1609.3(1)
EXPOSURE =	C
ENCLOSURE CLASSIFICATION =	ENCLOSED
INTERNAL PRESSURE COEFFICIENT (GCpi) =	±0.18
a =	3.5 FT
2a =	7.0 FT





GABLE ROOF (7 ° < Θ < 27 °)

SCALE: N.T.S.

Interior Zones
ZONE 1 — ROOF
ZONE 4 — WALL

End Zones
ZONE 2 — ROOF
ZONE 5 — WALL

Corner Zones
ZONE 3 — ROOF

SWANSON STRUCTURAL, INC.
209 BILBAO DR.
ST. AUGUSTINE, FL 32086

ALEXANDER W. SWANSON
LICENSE
No. 87090
8/30/2024
STATE OF FLORIDA
ENGINEER OF RECORD
ALEXANDER W. SWANSON
PROFESSIONAL ENGINEER

Swanson Structural, Inc.
209 Bilbao Dr.
St. Augustine, FL 32086
(904) 685-8806
COA #34434

TO THE BEST OF MY KNOWLEDGE AND ABILITY, THE COMPLETED STRUCTURE DEPICTED ON THE PLANS COMPLIES WITH THE APPLICABLE MINIMUM BUILDING CODES.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ALEXANDER W. SWANSON, PE, ON August 30, 2024.
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ROOD RESIDENCE
7 AVILES STREET
SAINT AUGUSTINE, FL 32084

REV/DATE/DESCRIPTION
PERMIT SET: 08-30-24

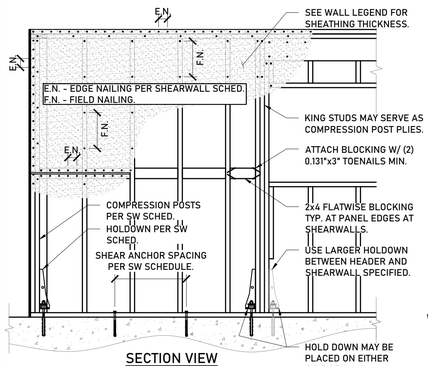
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PROJECT NUMBER
24-005

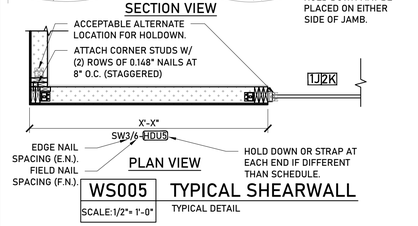
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STRUCTURAL NOTES

SHEET NUMBER
S100

Received September 9, 2024
Planning and Building Department

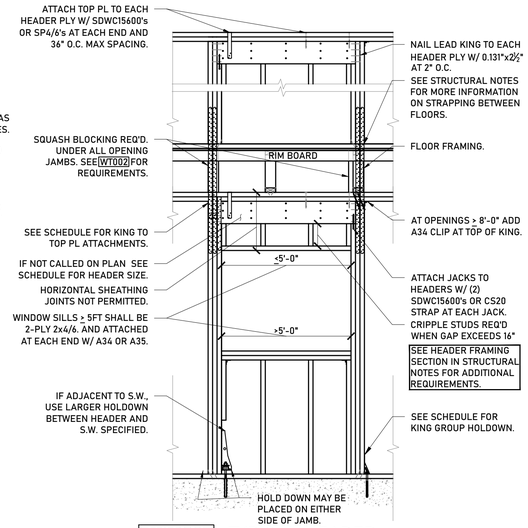


SECTION VIEW

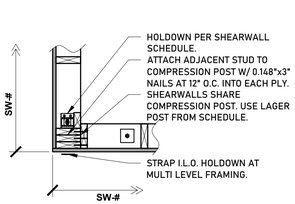


PLAN VIEW

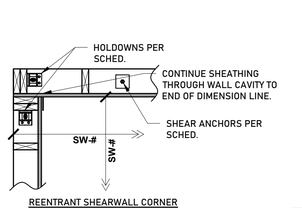
WS005 TYPICAL SHEARWALL
SCALE:1/2"= 1'-0" TYPICAL DETAIL



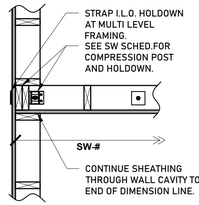
WH001 TYPICAL HEADER
SCALE:1/2"= 1'-0" TYPICAL DETAIL



DOUBLE SHEARWALL CORNER

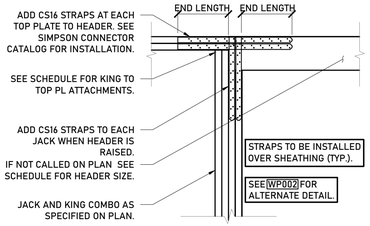


REENTRANT SHEARWALL CORNER

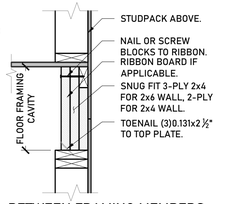


INTERIOR SHEARWALL INTERSECTION

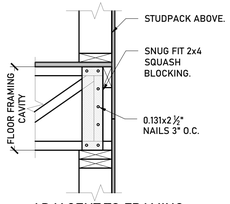
WS001 SHEARWALL ENDS
SCALE:3/4"= 1'-0" TYPICAL DETAIL



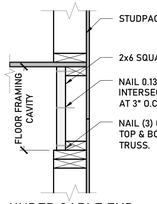
WH003 RAISED HEADER/DRAG BEAM
SCALE:3/4"= 1'-0" TYPICAL DETAIL



BETWEEN FRAMING MEMBERS



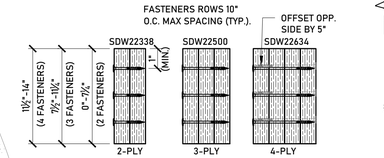
ADJACENT TO FRAMING MEMBER



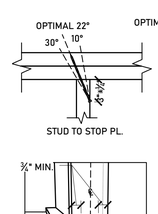
UNDER GABLE END

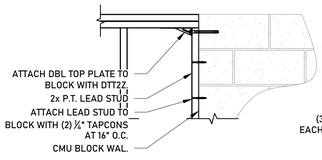
WT002 SQUASH BLOCKING
SCALE:1"= 1'-0" TYPICAL DETAIL

SQUASH BLOCKING REQUIRED UNDER ALL OPENING JAMBS, SHEARWALL COMPRESSION POSTS, AND STUD PACKS.



WB003 BUILT-UP ENG-LUMBER BEAM
SCALE:1 1/2"=1'-0" TYPICAL DETAIL

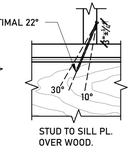


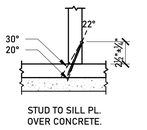


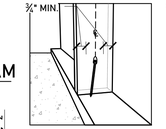
WT003 FRAME TO BLOCK
SCALE:3/4"= 1'-0" TYPICAL DETAIL

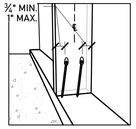
WB002 MULTI PLY BEAM FASTENING
SCALE:1"=1'-0" TYPICAL DETAIL

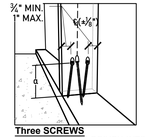






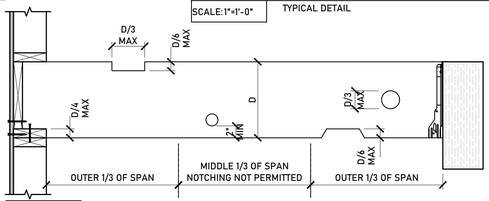




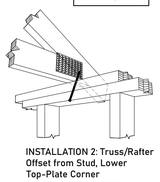


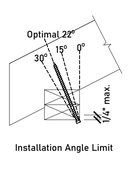
ALL SCREWS ARE SDWC15600 EXCEPT SCREWS INTO SILL PLATE OVERCONCRETE WHICH ARE SDWC15450.

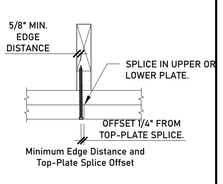
WU002 STUD TO PLATE SDWC INSTALLATION
SCALE:1 1/2"=1'-0" TYPICAL DETAIL



WB001 ALLOWABLE BEAM & JOIST PENETRATIONS
SCALE:1"= 1'-0" TYPICAL DETAIL

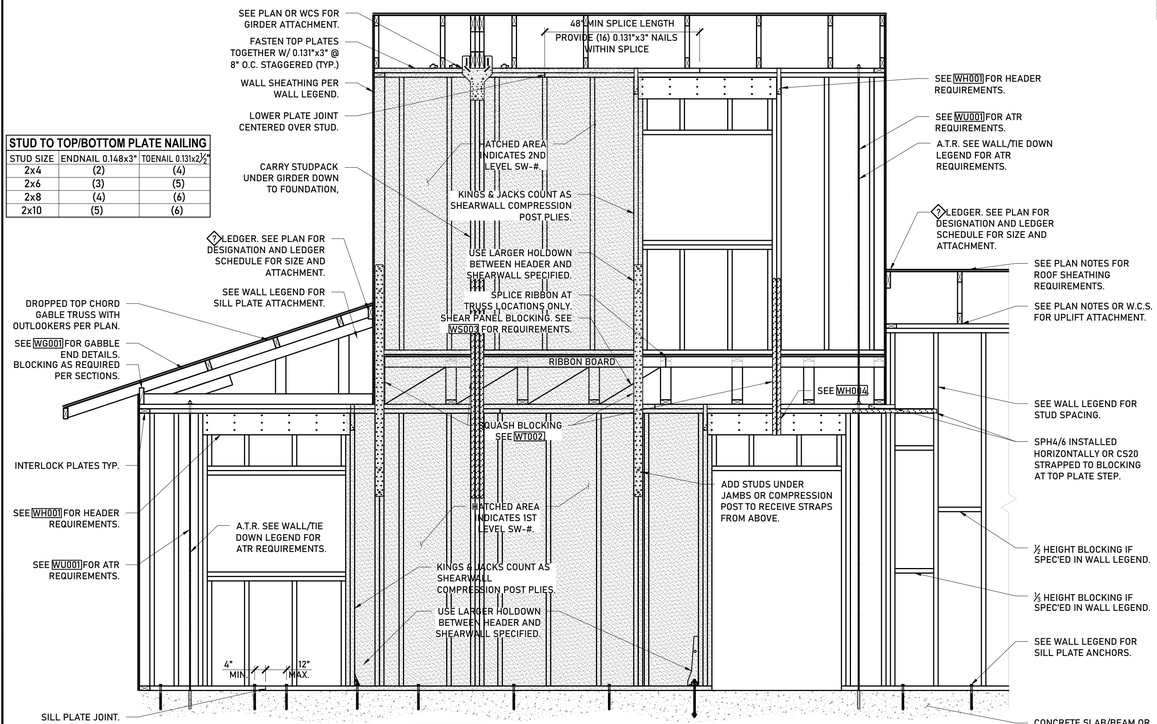




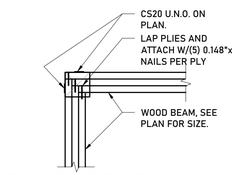


WU003 SDWC15600 ROOF INSTALLATION
SCALE:3/4"=1'-0" TYPICAL DETAIL

STUD TO TOP/BOTTOM PLATE NAILING		
STUD SIZE	ENDNAIL 0.148x3"	TOENAIL 0.131x2½"
2x4	(2)	(4)
2x6	(3)	(5)
2x8	(4)	(6)
2x10	(5)	(6)

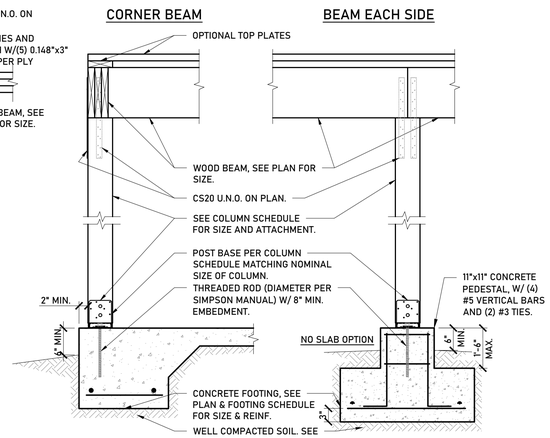


WT001 GENERAL WALL FRAMING
SCALE:1/2"= 1'-0" TYPICAL DETAIL

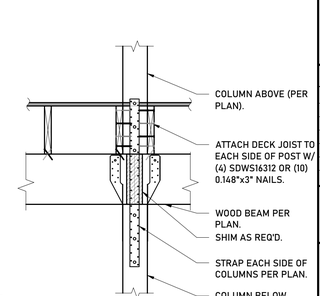


PLAN VIEW AT TOP OF CORNER POST

CORNER BEAM BEAM EACH SIDE



WP001 WOOD PORCH COLUMN
SCALE:3/4"= 1'-0" TYPICAL DETAIL



MULTI STORY

SWANSON STRUCTURAL, INC.
209 BILBAO DR.
ST. AUGUSTINE, FL 32086

ALEXANDER W. SWANSON LICENSE No. 87090 8/30/2024 STATE OF FLORIDA PROFESSIONAL ENGINEER
ENGINEER OF RECORD
ALEXANDER W. SWANSON

Swanson Structural, Inc.
209 Bilbao Dr.
St. Augustine, FL 32086
(904) 685-8806
COA #34434

TO THE BEST OF MY KNOWLEDGE AND ABILITY, THE COMPLETED STRUCTURE DEPICTED ON THE PLANS COMPLIES WITH THE APPLICABLE MINIMUM BUILDING CODES.

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ROOD RESIDENCE
7 AVILES STREET
SAINT AUGUSTINE, FL 32084

REV/DATE/DESCRIPTION
PERMIT SET: 08-30-24

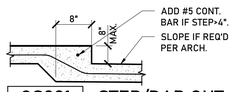
DATE ISSUED: 08.30.2024

PROJECT NUMBER
24-005

SHEET TITLE
TYPICAL DETAILS

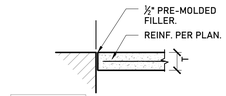
SHEET NUMBER
S200

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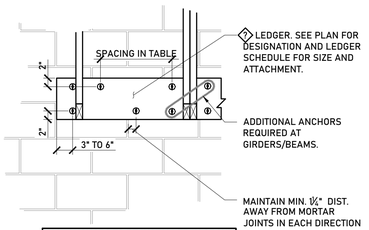


CS001 STEP/DAP OUT
SCALE:3/4"= 1'-0" TYPICAL DETAIL

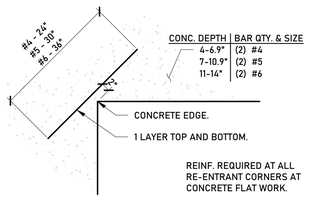
1. PROVIDE POSITIVE SLOPE TO DRAINS AS REQUIRED.
2. IF STEP IS GREATER THAN 4" PROVIDE (1)#5 CONT. AROUND THE PERIMETER.
3. WIREMESH IS CONTINUOUS THROUGH STEP.



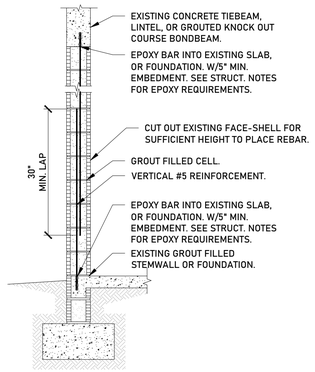
CJ001 ISOLATION JOINT
SCALE:3/4"= 1'-0" TYPICAL DETAIL



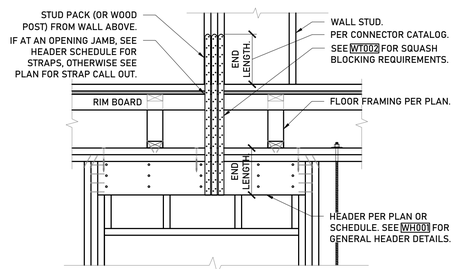
WL001b LEDGER ON C.M.U./CONC.
SCALE:3/4"=1'-0" TYPICAL DETAIL



CS002 RE-ENTRANT CORNER STEEL
SCALE:3/4"= 1'-0" TYPICAL DETAIL



RM001 NEW REINF. TO EXISTING CELL
SCALE:1/2"=1'-0" TYPICAL DETAIL



WH004 STUD PACK OVER HEADER
SCALE:3/4"=1'-0" TYPICAL DETAIL

SWANSON STRUCTURAL, INC.
209 BILBAO DR.
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ALEXANDER W. SWANSON LICENSE No. 87090 8/30/2024 STATE OF FLORIDA PROFESSIONAL ENGINEER
ENGINEER OF RECORD FOR ALL STRUCTURAL DESIGN

Swanson Structural, Inc.
209 Bilbao Dr.
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(904) 685-8806
COA #34434

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ROOD RESIDENCE

7 AVILES STREET
SAINT AUGUSTINE, FL 32084

REV/DATE/DESCRIPTION
PERMIT SET: 08-30-24

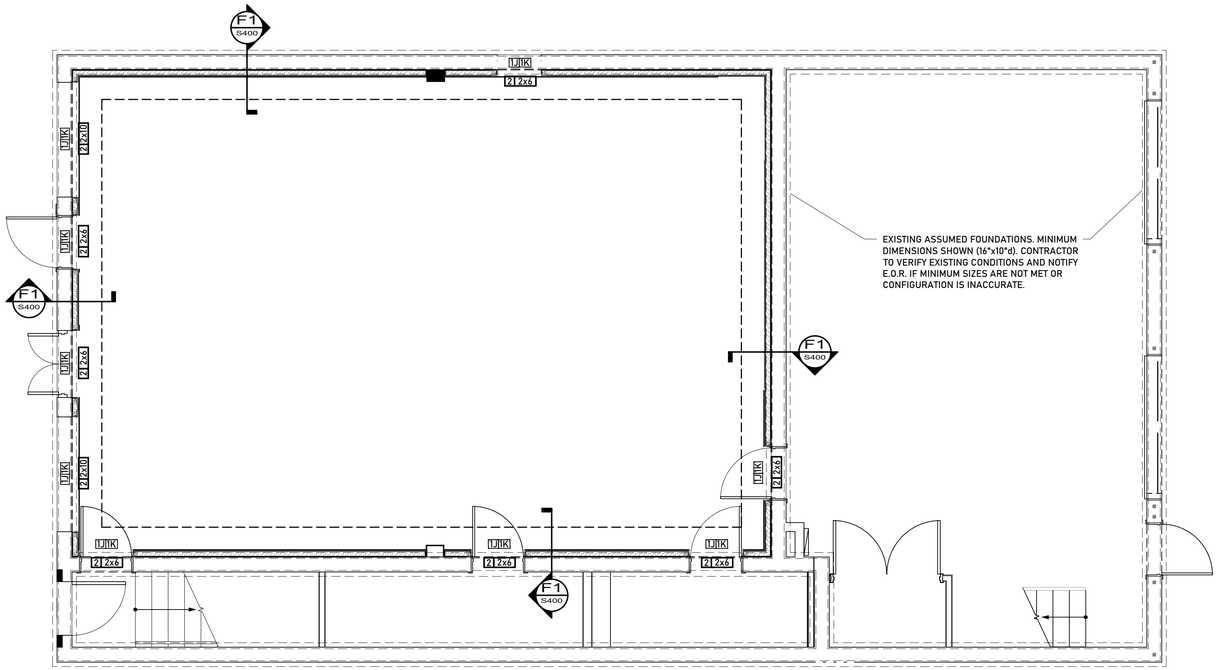
DATE ISSUED: 08.30.2024

PROJECT NUMBER
24-005

SHEET TITLE
TYPICAL DETAILS

SHEET NUMBER
S201

Received September 9, 2024
Planning and Building Department



FOUNDATION PLAN

Scale:1/4" = 1'-0"

WALL LEGEND (GROUND TO 2ND)

- 2x4 LOAD BEARING WOOD WALL
- STUDS: 16" O.C. MAX SPACING. (INTERIOR WALLS SHALL BE BLOCKING AT MIDHEIGHT).
- UPLIFT RESTRAINT: ATTACH AT EVERY OTHER STUD WITH (1) SDWC15600 TO TOP AND SILL PLATE (32" O.C. MAX SPACING). SEE TYPICAL DETAIL SHEET FOR INSTALLATION REQUIREMENTS.
- SILL PLATE ATTACHMENT: ½" TITENS AT 32" O.C.
- WALL SHEATHING: ⅞" APA EXTERIOR RATED PLYWOOD OR OSB ON EXTERIOR FACE ATTACHED W/ 8d NAILS @ 6" O.C. (U.N.O. ON SW SCHED.) AT SUPPORTED PANEL EDGES AND 6" O.C. IN THE FIELD.

FOUNDATION & GROUND LEVEL PLAN NOTES

- VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS. SEE ARCHITECTURAL AND MEP FOR ADDITIONAL INFORMATION.
- SEE ARCH. PLANS FOR ALL SLOPES, DROPS AND DRAIN LOCATIONS IN FLOOR SLAB.
- ELEVATIONS SHOWN ARE RELATIVE TO THE FINISH FLOOR SET AT 0'-0" (REF.).
- ALL WOOD USED IN EXTERIOR APPLICATIONS OR IN CONTACT W/ CONCRETE OR MASONRY SHALL BE PRESSURE TREATED WITH PRESERVATIVE. (P.T.) EXTERIOR CONNECTORS SHALL BE HOT DIPPED GALVANIZED.
- TOP OF FOOTING ELEVATION SET AT TOP OF SLAB UNLESS NOTED OTHERWISE. ALL THICKENED EDGE (TE) AND THICKENED SLABS (TS) TO BE AT TOP OF SLAB ELEVATION.
- GROUND FLOOR SHALL BE 4" CONCRETE SLAB-ON-GRADE. REINFORCE W/ 6x6-W1.4xW1.4 W.W.F. (OR FIBERMESH AT MANUFACTURER'S RECOMMENDED DOSAGE) AT MID-DEPTH OF SLAB.
- PROVIDE CONTROL JOINTS IN ALL SLABS ON GRADE. CONTROL JOINTS SHALL BE TOOLED OR SAWCUT AS SOON AS POSSIBLE WITHOUT RAVELING. THE PATTERN SHALL BE APPROXIMATELY SQUARE AND LIMITED TO AN AREA OF 144 SF.

FOUNDATION LEGEND

- (#) OR "TE-#" "TS-#" INDICATES FOUNDATION CALL OUT. SEE FOUNDATION SCHEDULE FOR SIZE AND REINFORCING REQUIREMENTS.
- #-X#X# WOOD CONNECTOR OR FASTENERS. TRIM OR SHIM AS REQUIRED (¼" EACH SIDE MAX.) FOR SNUG FITTING CONNECTION. IF CONNECTOR SIZE IS NOT SHOWN, SIZE SHALL BE BASED ON MEMBER SIZES SHOWN ON PLAN.
- (??) STRUCTURAL THRU COLUMN. SEE COLUMN SCHEDULE FOR SIZE, MATERIAL, AND REQUIREMENTS. (??) - COLUMN BELOW (??) - COLUMN ABOVE
- (SIM.) SECTION MARK AT THIS LOCATION IS SIMILAR W/ MINOR DIFFERENCES.
- SLAB STEP. SEE ARCHITECTURAL PLANS FOR STEP DEPTH AND TYPICAL DETAILS FOR STRUCTURAL REQUIREMENTS.
- XX000 SEE TYPICAL DETAIL SHEETS (S200,S201) FOR REFERENCED DETAIL.
- 1JIK INDICATES QUANTITY OF JACK AND KING STUDS AT OPENING JAMB'S.
- 3 12 INDICATES PLIES AND SIZE OF HEADER.
- INDICATES EXISTING CELLS TO ENSURE ARE GROUTED AND REINFORCED. IF FOUND UNGROUTED SEE RM001 TO ADD REINFORCING.

FOOTING SCHEDULE

TAG	SIZE W x L	DEPTH	REINFORCING	NOTES
20	1'-8"xCONT.	12"	2 #5 CONT. BOT.	TOP OF FTG. = T.O. SLAB
16	1'-4"xCONT.	12"	2 #4 CONT. BOT.	

NOTES:
1. WHERE NEW FOOTING INTERSECTS EXISTING FOOTINGS, TOP OF FOOTING DEPTH IS TO MATCH EXISTING AND DEPTH OF NEW FOOTING IS TO MATCH EXISTING.
2. WHERE NEW FOOTING INTERSECTS EXISTING FOOTINGS, REINFORCING INDICATED FOR NEW FOOTINGS AT INTERSECTION IS TO BE DRILLED AND EPOXIED INTO THE EXISTING FOOTING A MINIMUM OF 7". PROVIDE SIMPSON SET 3G EPOXY ADHESIVE.
3. FOOTINGS ARE OVERALL DIMENSIONS. SEE PLAN FOR CUT-OUT AREAS.
4. PROVIDE CORNER BARS FOR ALL BARS IN FOOTINGS.
5. ALL BARS ARE BOTTOM BARS U.N.O.
6. E.W.= EACH WAY, T&B= TOP AND BOTTOM, S.W. = SHORT WAY, L.W.= LONG WAY.

SWANSON STRUCTURAL, INC.
209 BILBAO DR.
ST. AUGUSTINE, FL 32086

ALEXANDER W. SWANSON LICENSE No. 87090 8/30/2024 STATE OF FLORIDA PROFESSIONAL ENGINEER
ENGINEER OF RECORD - ALEXANDER W. SWANSON
ALEXANDER W. SWANSON

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ROOD RESIDENCE
7 AVILES STREET
SAINT AUGUSTINE, FL 32084

REV/DATE/DESCRIPTION
PERMIT SET: 08-30-24

DATE ISSUED: 08.30.2024

PROJECT NUMBER
24-005

SHEET TITLE
FOUNDATION PLAN

SHEET NUMBER
S300

Received September 9, 2024
Planning and Building Department

WOOD SHEARWALL SCHEDULE

SW-1 THICKNESS - 15/32" (BLOCKED PANEL EDGES)

COMPRESSION POSTS	HOLDOWN	NAILING (2½" LONG MIN.)	SILL PLATE CONNECTION
(2) 2x6/2x4	HTT5	10d @ 3" EDGES 10d @ 6" FIELD	SEE WALL LEGEND.
N.A.	N.A.	N.A.	N.A.

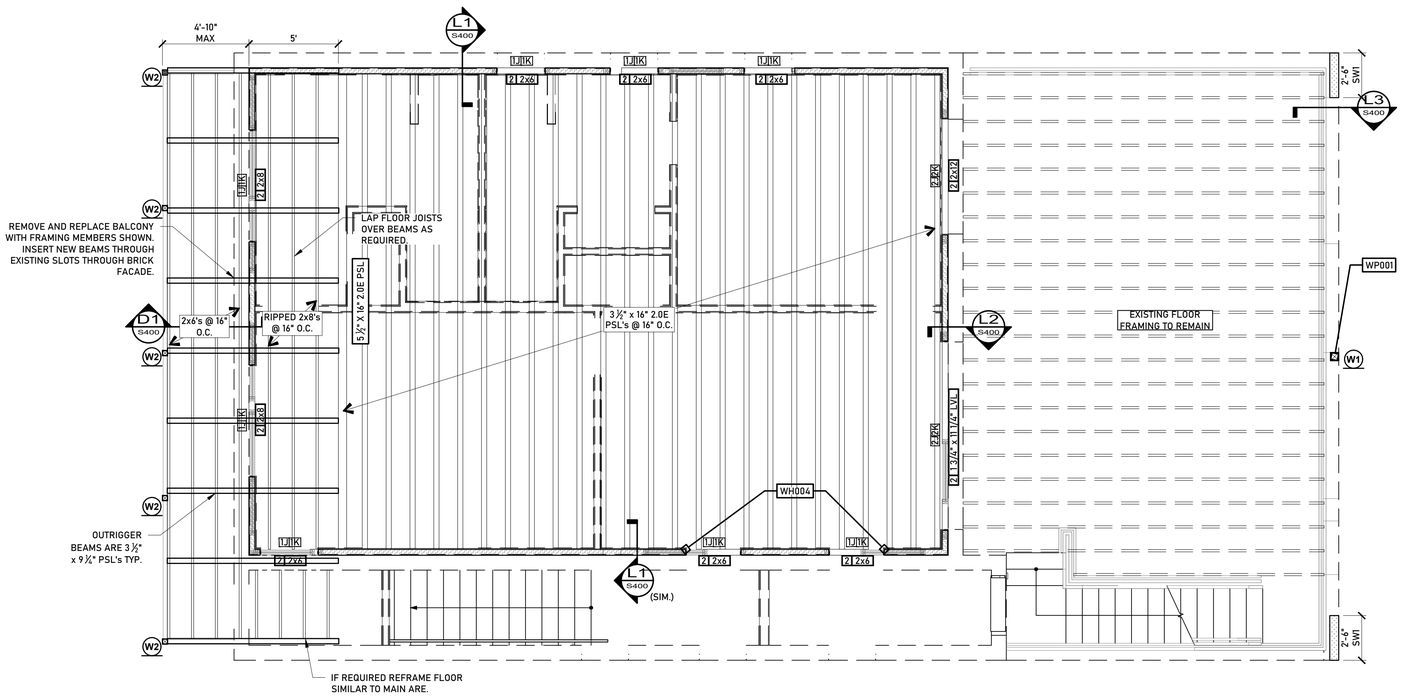
ROOF
LEVEL 2
LEVEL 1 EL=0'-0"

1. ALL SHEARWALL SHEATHING IS TO BE OSB/PLY WOOD STRUCTURAL PANEL (WSP)-SHEATHING.
2. PRE-ASSEMBLED BOLT ANCHORS SHALL EXTEND A MINIMUM OF 6" ABOVE THE SLAB.
3. WHERE WOOD SHEAR WALLS EXISTS ABOVE MASONRY WALLS, ANCHOR RODS ARE TO EXTEND THROUGH MASONRY TO 3" ABOVE BOTTOM OF FOOTING U.N.O.
4. NAILS PENETRATING FRT SHALL BE GALVANIZED.
5. PROVIDE FULL BLOCKING UNDER COMPRESSION POSTS IN TRUSS CAVITY TYP.
6. SHEAR ANCHORS SHALL BE PROVIDED AT 36" ON CENTER. USE 1/2" DIA. TITEN HD EMBEDDED 4" INTO GROUT FILLED MASONRY OR CONCRETE UNLESS NOTED OTHERWISE ON SCHEDULE.
7. WHERE COMPRESSION POST DO NOT LINE UP FROM UPPER TO LOWER LEVEL, COMPRESSION POSTS SHALL CONTINUE DOWN TO FOUNDATION.
8. HOLDOWN ANCHORS EMBEDDING INTO K.O. COURSE TIEBEAM SHALL HAVE A MINIMUM DISTANCE OF 3" TO FACE OF BLOCK. ANCHOR SHALL HAVE MINIMUM 9" EMBEDMENT WITH A HEADED BOLT OR DBL NUT.
9. IF SHEARWALL STARTS/ENDS AT OPENING, JACK AND KING COMBO CAN SERVE AS PLYS FOR COMPRESSION POSTS.

COLUMN SCHEDULE

TAG	SIZE (INCH)	POST BASE (U.N.O. ON PLAN)	POST CAP (U.N.O. ON PLAN)	MATERIAL TYPE
W1	6"x6" (NOM.)	ABU66 w/ ⅝"Ø ANCHOR & 7" EPOXY EMBED	SEE PLAN/TYP. DETAILS	SOUTHERN PINE No.2
W2	4"x4" (NOM.)	AC4	(2) H8's	SOUTHERN PINE No.2

COLUMN SCHEDULE NOTES:
1. ALL CONNECTORS SPECIFIED SHALL BE INSTALLED WITH SIZE AND **MAXIMUM** NUMBER OF FASTENERS SHOWN IN LATEST SIMPSON CATALOG.
2. WOOD COLUMNS SHALL BE 6" MIN. ABOVE ADJACENT FINAL GRADE.



SECOND LEVEL PLAN

Scale: 1/4" = 1'-0"

WALL LEGEND (2ND TO ROOF)

2x4 LOAD BEARING WOOD WALL
- STUDS: 16" O.C. MAX SPACING.
- UPLIFT RESTRAINT: ATTACH AT EVERY OTHER STUD WITH (1) SDWC15600 TO TOP AND SILL PLATE (32" O.C. MAX SPACING). SEE TYPICAL DETAIL SHEET FOR INSTALLATION REQUIREMENTS.
- SILL PLATE ATTACHMENT: (2) SDWS22400DB AT EACH FLOOR JOIST/BLOCKING AND (1) BETWEEN FLOOR JOIST INTO RIM BOARD.
- WALL SHEATHING: 7/16" APA EXTERIOR RATED PLYWOOD OR OSB ON EXTERIOR FACE ATTACHED W/ 8d NAILS @ 6" O.C. (U.N.O. ON SW SCHED.) AT SUPPORTED PANEL EDGES AND 6" O.C. IN THE FIELD.

2x6 LOAD BEARING SHEARWALL
- STUDS: 16" O.C. MAX SPACING.
- UPLIFT RESTRAINT: ATTACH AT EVERY OTHER STUD WITH (1) SDWC15600 TO TOP AND SILL PLATE (32" O.C. MAX SPACING). SEE TYPICAL DETAIL SHEET FOR INSTALLATION REQUIREMENTS.
- SILL PLATE ATTACHMENT: (2) SDWS22400DB AT EACH FLOOR JOIST/BLOCKING AND (1) BETWEEN FLOOR JOIST INTO RIM BOARD.
- WALL SHEATHING: 15/32" APA EXTERIOR RATED PLYWOOD OR OSB ON EXTERIOR FACE ATTACHED W/ 8d NAILS @ 6" O.C. (U.N.O. ON SW SCHED.) AT SUPPORTED PANEL EDGES AND 6" O.C. IN THE FIELD.

2ND FLOOR FRAMING PLAN NOTES

- VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS. SEE ARCHITECTURAL AND MEP FOR ADDITIONAL INFORMATION. SEE ARCHITECTURAL DRAWING FOR WINDOW LOCATIONS.
- ALL WOOD USED IN EXTERIOR APPLICATIONS OR IN CONTACT W/ CONCRETE/CMU SHALL BE PRESSURE TREATED WITH PRESERVATIVE. (P.T.) EXTERIOR CONNECTORS SHALL BE STAINLESS STEEL.
- FLOOR FRAMING SHALL CONSIST OF PSL FLOOR JOISTS, SEE PLAN FOR LAYOUT. SEE WSC FOR TRUSS ATTACHMENT (TYP.)
- FLOOR SHEATHING SHALL BE 19/32" APA RATED PLYWOOD/OSB. ATTACHMENT SHALL BE MADE W/ 0.131"x2½" NAILS @ 6" O.C. U.N.O. AT SUPPORTED PANEL EDGES (INCLUDING COLLECTORS/DRAG STRUTS, BLOCKING) AND 12" O.C. IN THE FIELD.
- SEE HEADER SCHEDULE FOR HEADERS NOT CALLED OUT ON PLAN.

2ND LEVEL LEGEND

- ◇ WOOD LEDGER FOR TRUSS/JOISTS OR SHEATHING SUPPORT. SEE LEDGER SCHEDULE FOR SIZE AND CONNECTION REQUIREMENTS
- (#)-X#X# — WOOD CONNECTOR OR FASTENERS. TRIM OR SHIM AS REQUIRED (¼" EACH SIDE MAX.) FOR SNUG FITTING CONNECTION.
- (??) STRUCTURAL THRU COLUMN. SEE COLUMN SCHEDULE FOR SIZE, MATERIAL, AND REQUIREMENTS. (??) - COLUMN BELOW (??) - COLUMN ABOVE
- (SIM.) SECTION MARK AT THIS LOCATION IS A SIMILAR CONDITION WITH MINOR DIFFERENCES TO SECTION DRAWN.
- WOOD HEADER BELOW. SEE HEADER SCHEDULE IF NOT SPECIFIED ON PLAN BELOW.
- XX000 — SEE TYPICAL DETAIL SHEETS (S200,S201) FOR REFERENCED DETAIL.
- 1JJ1K — INDICATES QUANTITY OF JACK AND KING STUDS AT OPENING JAMB'S.
- 2 2x12 — INDICATES PLIES AND SIZE OF HEADER.

WCS

WOOD CONNECTOR SCHEDULE:

1. FLOOR JOISTS:
   - 1.1. TO WOOD WALL/ BEAM BELOW - (3) 16d TOENAILS
   - 1.2. TO FACE OF BEAM/ LEDGER - LUS210
2. DECK RIM BOARD:
   - 2.1. TO EACH JOIST - (5) 16d ENDNAILS
3. DECK JOISTS:
   - 3.1. TO WOOD WALL BELOW - (3) 16d TOENAILS
4. 2x4 BALCONY ROOF JOIST:
   - 4.1. TO FACE OF LEDGER - LUS24
   - 4.2. TO BEAM BELOW - SDWC15600
5. 2x12 PORCH ROOF JOIST:
   - 5.1. TO FACE OF BEAM - LUS210
   - 5.2. TO WALL BELOW - SDWC15600
6. OUTRIGGER BALCONY BEAMS:
   - 6.1. TO FACE OF ROOF JOISTS - INVERSE HHUS410
   - 6.2. TO WALL BELOW - HGA10KT

SWANSON STRUCTURAL, INC.
209 BILBAO DR.
ST. AUGUSTINE, FL 32086

ALEXANDER W. SWANSON LICENSE No. 87090 8/30/2024 ENGINEER OF RECORD STATE OF FLORIDA PROFESSIONAL ENGINEER
ALEXANDER W. SWANSON

Swanson Structural, Inc.
209 Bilbao Dr.
St. Augustine, FL 32086
(904) 685-8806
COA #34434

TO THE BEST OF MY KNOWLEDGE AND ABILITY, THE COMPLETED STRUCTURE DEPICTED ON THE PLANS COMPLIES WITH THE APPLICABLE MINIMUM BUILDING CODES.

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ROOD RESIDENCE

7 AVILES STREET
SAINT AUGUSTINE, FL 32084

REV/DATE/DESCRIPTION
PERMIT SET: 08-30-24

DATE ISSUED: 08.30.2024

PROJECT NUMBER
24-005

SHEET TITLE
2ND LEVEL PLAN

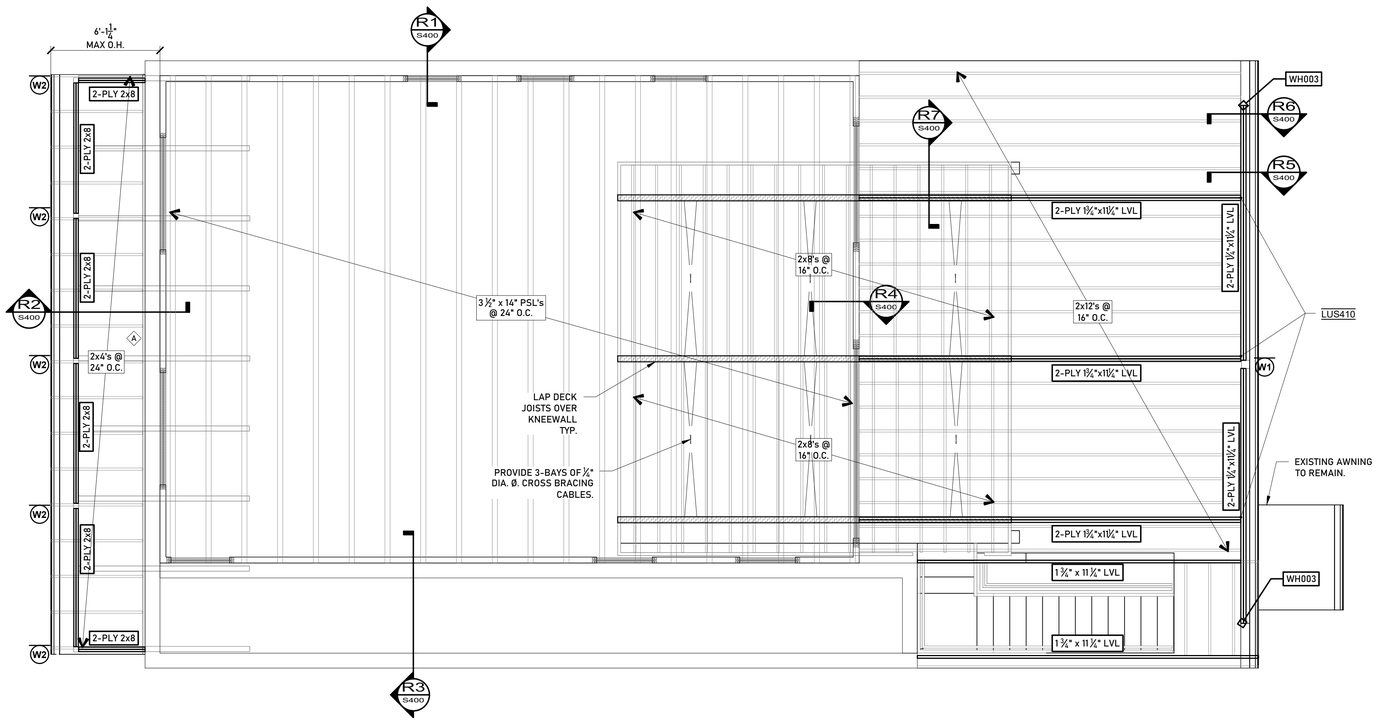
SHEET NUMBER
S310

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LEDGER SCHEDULE

TAG	PLIES & NOM. SIZE (INCH)	FASTENERS OR ANCHORS	CONNECTING MATERIAL	SPECIFIC NOTES
A	2x6	(3) ¼" x 4" TAPCONS @ 24" O.C.	EXISTING BLOCK	

1. ALL LEDGERS ARE SOUTHERN PINE No.2 GRADE U.N.O.
2. LEDGERS SHALL BE PRESSURE TREATED WHEN IN CONTACT W/ CONCRETE/C.M.U.
3. ROWS OF FASTENERS SHALL BE STAGGERED BY SPACING LISTED IN TABLE UNLESS ATTACHING TO STUDS OR TRUSSES OR OTHERWISE NOTED.
4. ROOF LEDGERS SHALL MATCH TOP OF TRUSS/RAFTER ELEVATION AND FOLLOW ROOF SLOPE.
5. SEE WL001 FOR ADDITIONAL REQUIREMENTS.



ROOF PLAN
Scale:1/4" = 1'-0"

WALL LEGEND (ABOVE ROOF)

- 2x4 LOAD BEARING WOOD WALL
- STUDS: 24" O.C. MAX SPACING.
- UPLIFT RESTRAINT: ATTACH EVERY STUD WITH (2) 16d ENDNAILS OR (3) 16d TOENAILS.
- SILL PLATE ATTACHMENT: (2) SDWS22400 AT 24" O.C. TO JOISTS/BLOCKING BELOW.
- WALL SHEATHING: ⅞" APA EXTERIOR RATED PLYWOOD OR OSB ON EXTERIOR FACE ATTACHED W/ 8d NAILS @ 6" O.C. (U.N.O. ON SW SCHED.) AT SUPPORTED PANEL EDGES AND 6" O.C. IN THE FIELD.

ROOF FRAMING PLAN NOTES

1. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS. SEE ARCHITECTURAL AND MEP FOR ADDITIONAL INFORMATION.
2. ROOF FRAMING SHALL BE PRE-ENGINEERED WOOD ROOF TRUSSES AT 24" O.C. MAX SPACING AS INDICATED ON PLAN.
3. ROOF SHEATHING SHALL BE 19/32" APA RATED EXTERIOR ROOF SHEATHING. ATTACHMENT FOR ZONES 1 & 2, AS DEPICTED IN THE COMPONENT AND CLADDING WIND SCHEDULE, SHALL BE MADE W/ 10d NAILS @ 6" O.C. AT SUPPORTED PANEL EDGES AND 12" O.C. IN THE FIELD. ATTACHMENT FOR ZONE 3 IS TO BE MADE W/ 10d NAILS @ 3" O.C. AT SUPPORTED PANEL EDGES AND IN THE FIELD. PROVIDE PLYWOOD "H" CLIPS @ UNBLOCKED PANEL EDGES.
4. SHEATHING SHALL BE CONTINUOUS ON THE TOP CHORD OF THE JOISTS AND BOTTOM CHORD OF OPEN PORCH JOISTS. ALL OVER-FRAMING OR VALLEY SETS SHALL BE PLACED ABOVE THE CONTINUOUS PLYWOOD.
5. ALL WOOD USED IN EXTERIOR APPLICATIONS OR IN CONTACT W/ CONCRETE SHALL BE PRESSURE TREATED WITH PRESERVATIVE. (P.T.) EXTERIOR CONNECTORS SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED.
6. SEE WCS FOR UPLIFT CONNECTORS U.N.O. PLAN.
7. ELEVATIONS SHOWN ARE RELATIVE TO THE GROUND FLOOR SLAB SURFACE SET AT 0'-0" (REF.).

ROOF LEVEL LEGEND

- (?) WOOD LEDGER FOR TRUSS/JOISTS OR SHEATHING BEARING. SEE LEDGER SCHEDULE FOR SIZE AND CONNECTION REQUIREMENTS
- (#)-X#X# WOOD CONNECTOR OR FASTENERS. TRIM OR SHIM AS REQUIRED (¼" EACH SIDE MAX.) FOR SNUG FITTING CONNECTION. IF CONNECTOR SIZE IS NOT SHOWN, SIZE SHALL BE BASED ON MEMBER SIZES SHOWN ON PLAN.
- (??) STRUCTURAL THRU COLUMN. SEE COLUMN SCHEDULE FOR SIZE, MATERIAL, AND REQUIREMENTS. (??) - COLUMN BELOW (??) - COLUMN ABOVE
- (SIM.) SECTION MARK AT THIS LOCATION IS A SIMILAR CONDITION WITH MINOR DIFFERENCES TO SECTION DRAWN.
- INDICATES WOOD HEADER BELOW. SEE HEADER SCHEDULE IF NOT SPECIFIED ON PLAN BELOW.
- XX000 SEE TYPICAL DETAIL SHEETS (S200,S201) FOR REFERENCED DETAIL.

WCS

WOOD CONNECTOR SCHEDULE:

1. FLOOR JOISTS:
   - 1.1. TO WOOD WALL/ BEAM BELOW - (3) 16d TOENAILS
   - 1.2. TO FACE OF BEAM/ LEDGER - LUS210
2. DECK RIM BOARD:
   - 2.1. TO EACH JOIST - (5) 16d ENDNAILS
3. DECK JOISTS:
   - 3.1. TO WOOD WALL BELOW - (3) 16d TOENAILS
4. 2x4 BALCONY ROOF JOIST:
   - 4.1. TO FACE OF LEDGER - LUS24
   - 4.2. TO BEAM BELOW - SDWC15600
5. 2x12 PORCH ROOF JOIST:
   - 5.1. TO FACE OF BEAM - LUS210
   - 5.2. TO WALL BELOW - SDWC15600
6. OUTRIGGER BALCONY BEAMS:
   - 6.1. TO FACE OF ROOF JOISTS - INVERSE HHUS410
   - 6.2. TO WALL BELOW - HGA10KT

SWANSON STRUCTURAL, INC.
209 BILBAO DR.
ST. AUGUSTINE, FL 32086

ALEXANDER W. SWANSON LICENSE No. 87090 8/30/2024 STATE OF FLORIDA PROFESSIONAL ENGINEER
ENGINEER OF RECORD - ALEXANDER W. SWANSON

Swanson Structural, Inc.
COA #34434
209 Bilbao Dr.
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(904) 685-8806
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ROOD RESIDENCE
7 AVILES STREET
SAINT AUGUSTINE, FL 32084

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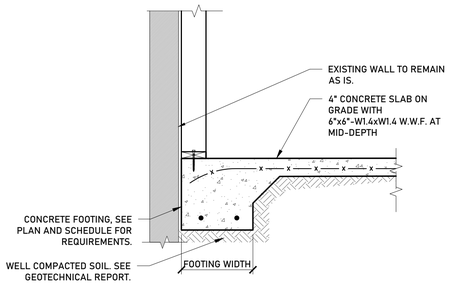
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PROJECT NUMBER
24-005

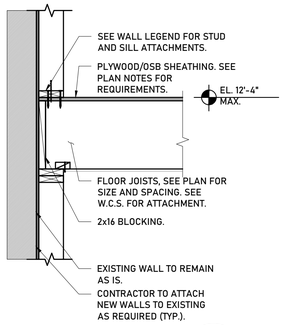
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ROOF PLAN

SHEET NUMBER
S320

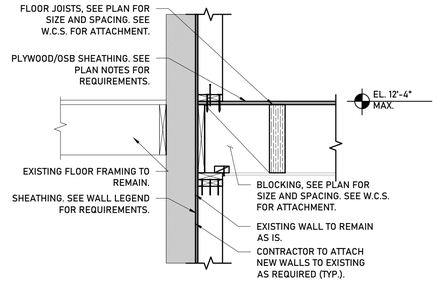
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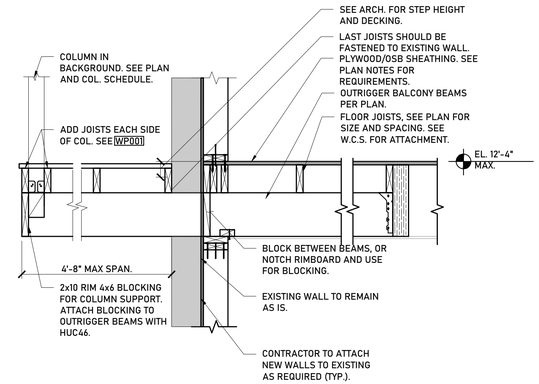
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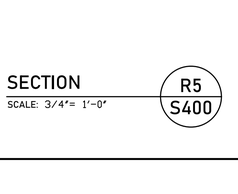
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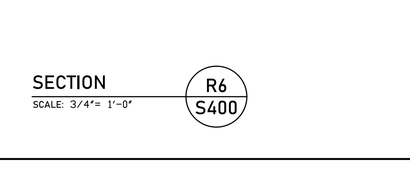
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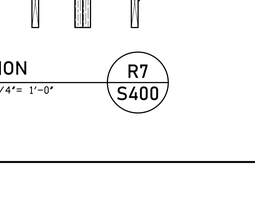
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SECTION R1/S400
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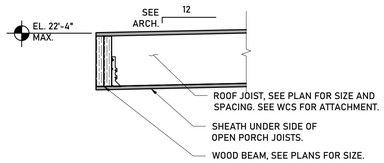


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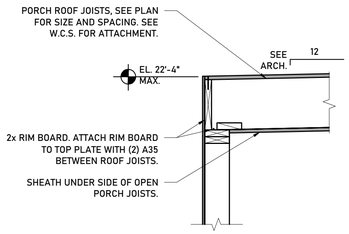


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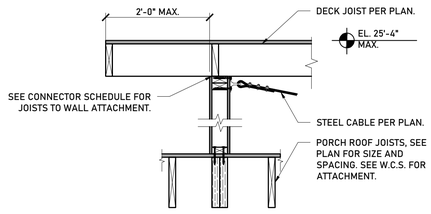
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SECTION R5/S400
SCALE: 3/4"= 1'-0"



SECTION R6/S400
SCALE: 3/4"= 1'-0"



SECTION R7/S400
SCALE: 3/4"= 1'-0"

WCS

WOOD CONNECTOR SCHEDULE:

1. FLOOR JOISTS:
   - 1.1. TO WOOD WALL/ BEAM BELOW - (3) 16d TOENAILS
   - 1.2. TO FACE OF BEAM/ LEDGER - LUS210
2. DECK RIM BOARD:
   - 2.1. TO EACH JOIST - (5) 16d ENDNAILS
3. DECK JOISTS:
   - 3.1. TO WOOD WALL BELOW - (3) 16d TOENAILS
4. 2x4 BALCONY ROOF JOIST:
   - 4.1. TO FACE OF LEDGER - LUS24
   - 4.2. TO BEAM BELOW - SDWC15600
5. 2x12 PORCH ROOF JOIST:
   - 5.1. TO FACE OF BEAM - LUS210
   - 5.2. TO WALL BELOW - SDWC15600
6. OUTRIGGER BALCONY BEAMS:
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   - 6.2. TO WALL BELOW - HGA10KT

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ROOD RESIDENCE

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Application Pack 8, Page 20
Page 8 of 8

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Document Received 2/2/2023
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Approximate Product Page 33
Page 34 of 37



Photograph by Spacecrafting

ALL MARVIN WINDOWS

Marvin windows are designed for unprecedented performance and exceptional aesthetics. Our expansive window portfolio offers everything from classic double hungs to a full line of hurricane impact rated products. We offer industry-leading sizes, and our innovative window solutions deliver virtually endless style options. Marvin windows are crafted with the highest quality material, and the ability to mix and match across product lines will allow you to achieve the right form and function for your residential, commercial,

MARVIN Products Solutions Inspiration Why Marvin For Pros

WINDOWS BY TYPE



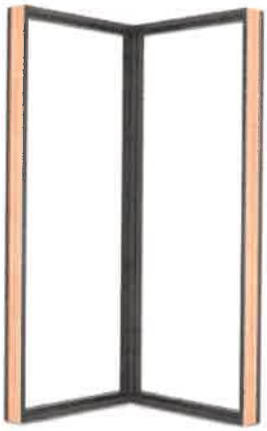
Awning



Bay and Bow



Casement



Corner



Double Hung



Picture



Specialty Shape



Single Hung



Sliding

WINDOWS BY COLLECTION



MARVIN SIGNATURE® COLLECTION

The Marvin Signature collection features the Ultimate, Modern, and Coastline product lines and is characterized by thoughtful detail, the highest level of architectural precision, and beautiful aesthetics. Our Signature collection is inspired by the way you want to live and designed to inspire you to live well.

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Ultimate

Ultimate windows feature wood interiors with the option of either wood or aluminum-clad exteriors.

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Modern

Modern windows are built with a fiberglass exterior and a low-gloss aluminum interior.

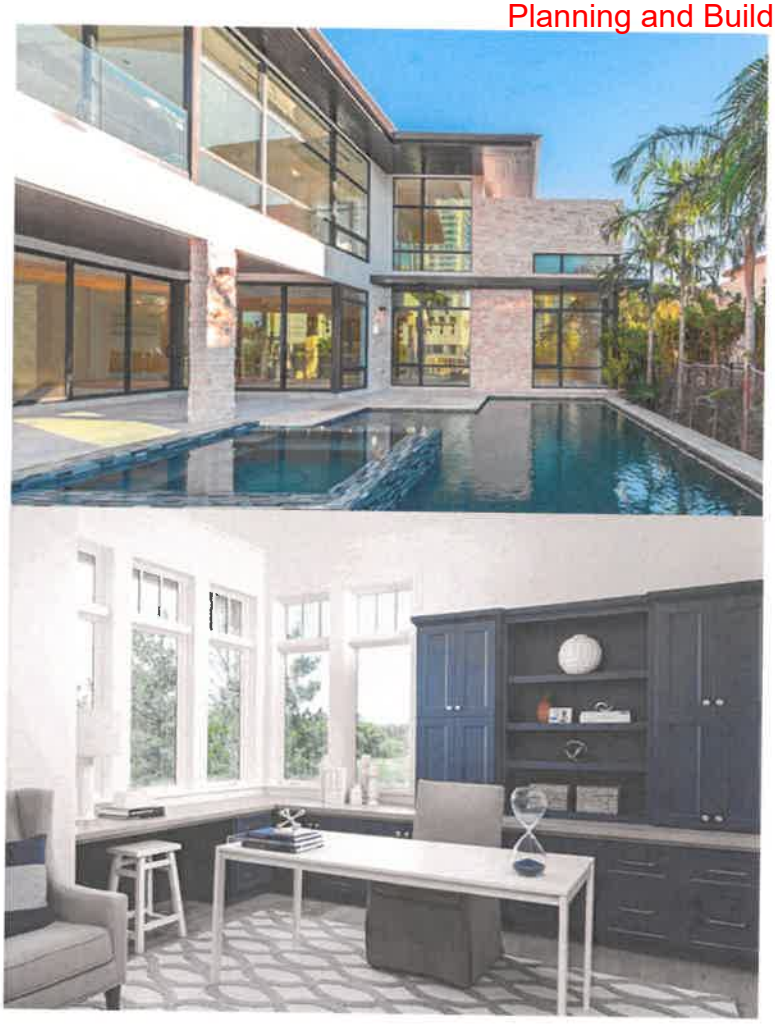
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Coastline

Coastline window frames and sashes are made with durable and low-maintenance extruded aluminum.

Learn More →



MARVIN ELEVATE® COLLECTION

Elevate products strike a perfect balance between enduring style and unmatched performance. The warm wood interiors can be factory finished, stained, or painted to match a wide range of architectural designs. The fiberglass exterior provides strength, durability and high-performing thermal properties that excel in harsh climates.

LEARN MORE



MARVIN ESSENTIAL™ COLLECTION



Inspired by Marvin Blog

Explore stunning projects and trends, before-and-after transformations, expert tips, and how-to content.

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Marvin experts are experienced in working with architects, builders and homeowners to ensure your vision becomes a reality.

FIND A DEALER

PRODUCTS

Our Collections
All Windows
All Doors

SOLUTIONS

Coastal & Impact
Contemporary
Historic Design

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Skylights
Spaces

Replacement
Well-Being
Marvin Connected Home

DESIGN & INSPIRATION

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WHY MARVIN

Our Story
Careers
Energy Efficiency
In The News
International
TruStile
Marvin Replacement

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Support Center
Care and Maintenance
Glossary of Terms
Owner's Manuals
Parts Manuals
Warranty

PROFESSIONALS

AIA Courses
Architectural Resources
Drawing and 3D Models
Energy Data
Technical Specifications
Tours and Training

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EverGuard® TPO Smooth Membrane

45, 60, 80 mil



Durable. Efficient. Proven.

GAF knows thermoplastic polyolefin (TPO). Our EverGuard® TPO membrane construction has remained unchanged for decades. It's just one of the reasons we've sold more than 6 billion square feet. EverGuard® TPO offers flexibility, durability, UV reflectivity, and heat-sealable properties. It's inherently fungal resistant* and flexible without using plasticizers. Available in nominal and minimum thicknesses.

Competitive pricing and a 20-plus-year track record for performance make TPO the most popular option in the commercial roofing industry and specialized training from GAF Roofing It Right videos and CARE classes add to GAF's unmatched technical support.

Durable. Efficient. Proven.

EverGuard® TPO is suitable for all types of single-ply systems:

- **Mechanically Attached** — for a quick and cost-effective system that can be installed practically year-round.
- **Induction Welded** — can be applied without using adhesives and installed practically year round. Qualifies for the same guarantee length as an adhered system.†
- **Adhered** — can be installed with EverGuard® TPO Quick Spray, EverGuard® TPO Quick Spray LV50, EverGuard® TPO Low VOC Bonding Adhesive, EverGuard® TPO 3 Square Low VOC Bonding Adhesive, EverGuard® TPO SBA 1121 Bonding Adhesive, or EverGuard® WB 181 Bonding Adhesive for the smoothest appearance.

Features:

EverGuard® TPO offers the following:

- Endures 2 to 2.5 times the industry standard, depending on thickness (ASTM D6878 weather resistance test).
- Offers guarantees for eligible systems up to 20 years for 45 mil, 25 years for 60 mil, and 30 years for 80 mil.†
- Available in 12' rolls to cover more area with fewer rolls and seams
- Allows for heat-welded seams that provide greater seam strength to taped and other seams
- Creates a highly reflective and emissive white roof that can help reduce cooling costs‡ and urban heat island effect. (white, energy tan and energy gray only)

TPO Field Study:
As a relatively new roof technology, TPO performance was proven mostly in lab studies. So when real-world TPO systems started approaching 20-year marks, GAF acquired and analyzed EverGuard® TPO samples across the United States. We found 8- to 16-year-old TPO roofs to be performing well and in most instances, meeting the current ASTM D 6878-19 requirements for new membranes. Download the study from GAF.com.

MADE IN THE U.S.A.
WITH DOMESTIC AND IMPORTED MATERIALS.
AMERICAN JOBS IN AMERICAN FACTORIES.

* Meets ASTM G21. GAF warranties and guarantees do not provide coverage against fungi or other biological growth. Refer to gaf.com for more information on warranty and guarantee coverage and restrictions.

† Additional requirements apply. Contact GAF for more information. Refer to sample guarantees, available at gaf.com, for complete coverage and restrictions.

‡ Energy cost savings are not guaranteed and the amount of savings may vary based on climate zone, utility rates, radiative properties of roofing products, insulation levels, HVAC equipment, efficiency and other factors.

Accessories:

EverGuard® TPO prefabricated accessories deliver consistent quality and eliminate the worry and problems often associated with field fabrication. They can also boost productivity while reducing labor.

- **Coated Speedtite™ and Hercules® Drain** — TPO-coated flange for direct hot-air welding of TPO roof membranes.
- **Corner Curb Wrap** — Four standard sizes to flash 24", 36", 48", and 60" curbs.
- **Fluted Corner** — For use in flashing outside corners of base and curb flashing.
- **Inside Corner** — Manufactured to accommodate inside corners of base or curb flashing.
- **Preformed Split Pipe Boot** — Three standard sizes accommodate most pipes and conduits.
- **Preformed Vent Boot** — Accommodates most common pipes and conduits from 1" (25.4 mm) to 6" (152 mm).
- **Scupper** — Heat-welds to the scupper for a strong, secure installation.
- **Split Pourable Sealant Pocket** — Cuts to size and offers a low profile to help seal varying penetrations with less sealant.
- **Square Tube Wrap** — Tube wraps are split with overlaps to wrap around square or rectangular tubing.
- **T-Joint Cover Patches** — Conforming seal for use over T-joints in 60- and 80-mil membrane applications.
- **TPO Cover Tape** — Self-adhered TPO ideal for stripping-in TPO and edge metal.
- **Universal Corner** — Accommodates both inside and outside corners of base and curb flashings.
- **Vent** — For use in venting low-slope mechanically attached roofs.
- **Walkway Roll** — Heat-welds directly to TPO membrane or installs with seam tape. Available in gray and yellow.

For additional information, contact GAF Design Services at **1-877-423-7663** or **designservices@gaf.com**

Received September 9, 2024
Planning and Building Department

EverGuard® TPO Smooth Membrane

45, 60, 80 mil

Physical Properties (ASTM D6878)

Type	ASTM Test Method	ASTM D 6878 Minimum	EverGuard® TPO Test Values (approx.)*		
			45 mil	60 mil[3]	80 mil
TPO Nominal Thickness	ASTM D751	0.039″	0.045" (1.14 mm)	0.060" (1.52 mm)	0.080" (2.03 mm)
Thickness Over Scrim	ASTM 7635	0.015″	15.8 mil (nominal)	24.1 mil (nominal)	31.4 mil (nominal)
Breaking Strength	ASTM D751 Grab Method MD	220 lbf	375 lbf x 330 lbf (559 x 492 kg/m)	400 lbf x 360 lbf (596 x 536 kg/m)	440 lbf x 390 lbf (656 x 581 kg/m)
Elongation at Break	ASTM D751	15%	30%	30%	30%
Tear Strength	ASTM D751 (8″ x 8″ sample)	55 lbf	90 lbf x 120 lbf (134 x 179 kg/m)	70 lbf x 130 lbf (104 x 194 kg/m)	100 lbf x 180 lbf (149 x 268 kg/m)
Brittleness Point	ASTM D2137	-40 °F	-40 °F	-40 °F	-40 °F
Ozone Resistance	ASTM D1149	No cracks @ 7x magnification	No visible deterioration @ 7x magnification	No visible deterioration @ 7x magnification	No visible deterioration @ 7x magnification
Properties after Heat Aging	ASTM D573	≤1.5% weight change after 8 weeks @ 275° F, No cracks @ 7x magnification	Pass	Pass	Pass
Properties after Heat Aging, UAWS		Total radiation @ 8400 MJ/m² UV, no cracking	Pass	Pass	Pass
Linear Dimensional Change	ASTM D1204	±1%	0.2%	0.4%	0.4%
Water Absorption	ASTM D471	±3%	0.7%	0.7%	0.7%
Factory Seam Strength	ASTM D751	66 lbf	115 lbf (membrane failure) (171 kg/m)	145 lbf (membrane failure) (216 kg/m)	155 lbf (membrane failure) (231 kg/m)
Weather Resistance	ASTM G155	10,080 kJ(m²•nm) at 340 nm, No cracks @ 7x magnification	>20,000 kJ(m²•nm) at 340 nm	>25,000 kJ(m²•nm) at 340 nm	>25,000 kJ(m²•nm) at 340 nm
Air Permeance	ASTM E2178		<0.02 L/(s • m²)	<0.02 L/(s • m²)	<0.02 L/(s • m²)

Note 1: Certain data is provided in MD (machine direction) x CMD (cross machine direction) format.
Note 2: Values stated are approximate and subject to normal manufacturing variation. These values are not guaranteed and are provided solely as a guide.
Note 3: Also available in minimum 60 mil thickness.

Additional Physical Properties

Puncture Resistance	FTM 101 C Method 2031	Not established	>350 lb. (159 kg)	>380 lb. (172 kg)	>380 lb. (172 kg)
Permeance	ASTM E96	Not established	<0.08 Perms	<0.08 Perms	<0.08 Perms
Guarantee			Up to 20 years	Up to 25 years	Up to 30 years

Sustainability Ratings/Certifications

Cool Roof Rating Council (CRRC)							
Color	Rated Product ID#	Initial			Aged		
		Solar Reflectance (ASTM C 1549)	Thermal Emittance (ASTM C 1371)	Solar Reflectance Index (ASTM E 1980)	Solar Reflectance (ASTM C 1549)	Thermal Emittance (ASTM C 1371)	Solar Reflectance Index (ASTM E 1980)
White	0676-0001	0.76	0.90	94	0.68	0.83	81
Energy Gray	0676-0045	0.72	0.87	88	0.67	0.90	82
Energy Tan	0676-0039	0.72	0.89	89	0.66	0.89	80

LEED Information	
Manufacturing Location	Mount Vernon, IN, New Columbia, PA, Cedar City, UT, Gainesville, TX

Received September 9, 2024
Planning and Building Department

EverGuard® TPO Smooth Membrane

45, 60, 80 mil

Applicable Standards/Approvals

MIAMI-DADE COUNTY APPROVED	Miami Dade County Product Control Approved	UL Evaluation Report UL ER1306-01	ICC-ES Evaluation Report ESR-4676 (Cedar City, UT only)
FM APPROVED	FM Approved (Refer to FM RoofNav.com for actual assemblies)	Meets or exceeds the requirements of ASTM D6878.	State of Florida Approved
CLASSIFIED UL	Classified by UL in accordance with ANSI/UL 790. (Refer to UL Product iQ for actual assemblies).	Meets or exceeds the requirements of the Texas Department of Insurance.	CRRC Rated — Can be used to comply with 2022 Title 24, Part 6, Cool Roof Requirements of the California Code of Regulations (White, Energy Tan, and Energy Gray only)

Product Data

Roll Size	EverGuard® TPO 45	EverGuard® TPO 60	EverGuard® TPO 80
12′ Roll Size	12' x 100' (3.66 x 30.5 m) 1,200 sq. ft. (111.5 sq.m)	12' x 100' (3.66 x 30.5 m) 1,200 sq. ft. (111.5 sq.m)	12' x 100' (3.66 x 30.5 m) 1,200 sq. ft. (111.5 sq.m)
12′ Roll Weight (Average)	307 lb. (139 kg)	386 lb. (175 kg)	504 lb. (228 kg)
10′ Roll Size	10' x 100' (3.05 x 30.5 m) 1,000 sq. ft. (92.9 sq.m)	10' x 100' (3.05 x 30.5 m) 1,000 sq. ft. (92.9 sq.m)	10' x 100' (3.05 x 30.5 m) 1,000 sq. ft. (92.9 sq.m)
10′ Roll Weight (Average)	256 lb. (116 kg)	322 lb. (146 kg)	420 lb. (191 kg)
8′ Roll Size	8′ x 100′ (2.43 x 30.5 m) 800 sq. ft. (74.3 sq.m)	8′ x 100′ (2.43 x 30.5 m) 800 sq. ft. (74.3 sq.m)	8′ x 100′ (2.43 x 30.5 m) (800 sq. ft. (74.3 sq.m)
8′ Roll Weight (Average)	204 lb. (93 kg)	257 lb. (117 kg)	336 lb. (152 kg)
6′ Roll Size	6′ x 100′ (1.83 x 30.5 m) 600 sq. ft. (55.7 sq.m)	6′ x 100′ (1.83 x 30.5 m) 600 sq. ft. (55.7 sq.m)	6′ x 100′ (1.83 x 30.5 m) 600 sq. ft. (55.7 sq.m)
6′ Roll Weight (Average)	153 lb. (70 kg)	194 lb. (88 kg)	252 lb. (114 kg)
5′ Roll Size	5′ x 100′ (1.52 x 30.5 m) 500 sq. ft. (46.5 sq.m)	5′ x 100′ (1.52 x 30.5 m) 500 sq. ft. (46.5 sq.m)	5′ x 100′ (1.52 x 30.5 m) 500 sq. ft. (46.5 sq.m)
5′ Roll Weight (Average)	128 lb. (58 kg)	162 lb. (74 kg)	210 lb. (95 kg)

Product Data Cont.

Colors	White, Gray, Energy Gray, Slate Gray, Tan, Energy Tan, Desert Tan, Dark Bronze, Dark Brown, Goldenrod, Sky Blue, Regal Blue, Electric Blue, Hartford Green, Patina Green, Regal Red, Terra Cotta.
Storage	Store on pallets in a clean, dry area at temperatures below 100°F (38°C).
Safety Warning	Membrane rolls are heavy. Employ at least two people to position and install.

For additional information, contact GAF Design Services at **1-877-423-7663** or **designservices@gaf.com**

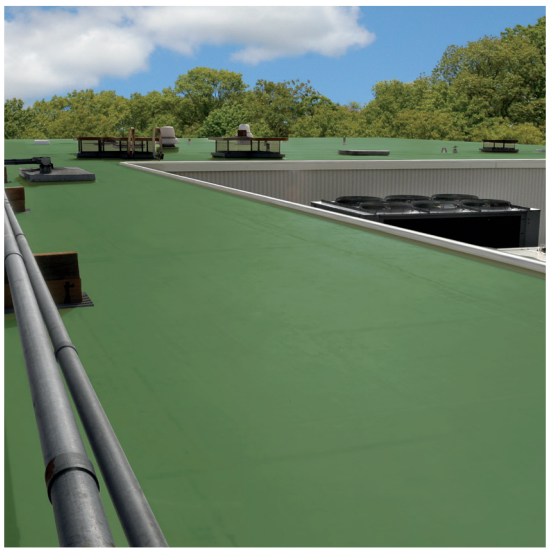
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Received September 9, 2024
Planning and Building Department

GAF EverGuard®
Single-Ply Roofing Systems

EverGuard® TPO Colors:

Boost Your Roof with Color



Get even more benefit from GAF EverGuard® TPO by leveraging the industry's largest selection of color options. Color transforms your TPO roof system into an aesthetic attribute that can also help you save energy. We formulate our colors to minimize fading and to increase reflectivity, reducing energy costs.

Received September 9, 2024
Planning and Building Department

EverGuard® TPO Colors
Color Guide

Standard Colors*:

White 920

Energy Tan 822

Tan 820

Slate Gray 740

Energy Gray 322

Gray 345

Dark Bronze 220

Additional Colors**:

Dark Brown 229

Terra Cotta 815

Regal Red 661

Regal Blue 663

Electric Blue 274

Sky Blue - 124

Hartford Green 384

Patina Green 541

Goldenrod 353

Desert Tan 247

GAF can manufacture virtually any color you need. The possibilities are limitless!*

NOTE: It is difficult to reproduce the color clarity and actual color of the installed product. Final installed colors may vary from colors shown. Please ask to see a sample of the actual material before you make a final selection. View the actual sample outdoors, under a variety of lighting conditions.

These colors are available for EverGuard® TPO smooth membrane. In addition to white, EverGuard® TPO fleece-back membrane is only available in Gray 345 or Tan 820.

* Standard colors are stocked in 60 mil only. Other thicknesses require a 400 square minimum order. Contact your local GAF Sales Representative.
** 400 square minimum order required. For more information, contact your local GAF Sales Representative.

For additional information, contact GAF Design Services at **1-877-423-7663** or **designservices@gaf.com**

We protect what matters most™

Application Packet Page 50

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Received September 9, 2024
Planning and Building Department



Tigerwood See Details



Pecan See Details



Ashwood See Details



Mocha See Details



Whitewash Cedar See Details



Espresso See Details


Received September 9, 2024
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EB&S EXPERIENCED BRICK & STONE

RECLAIMING HISTORY

Olean Oversized

Consistently dark color with a flat finished surface.

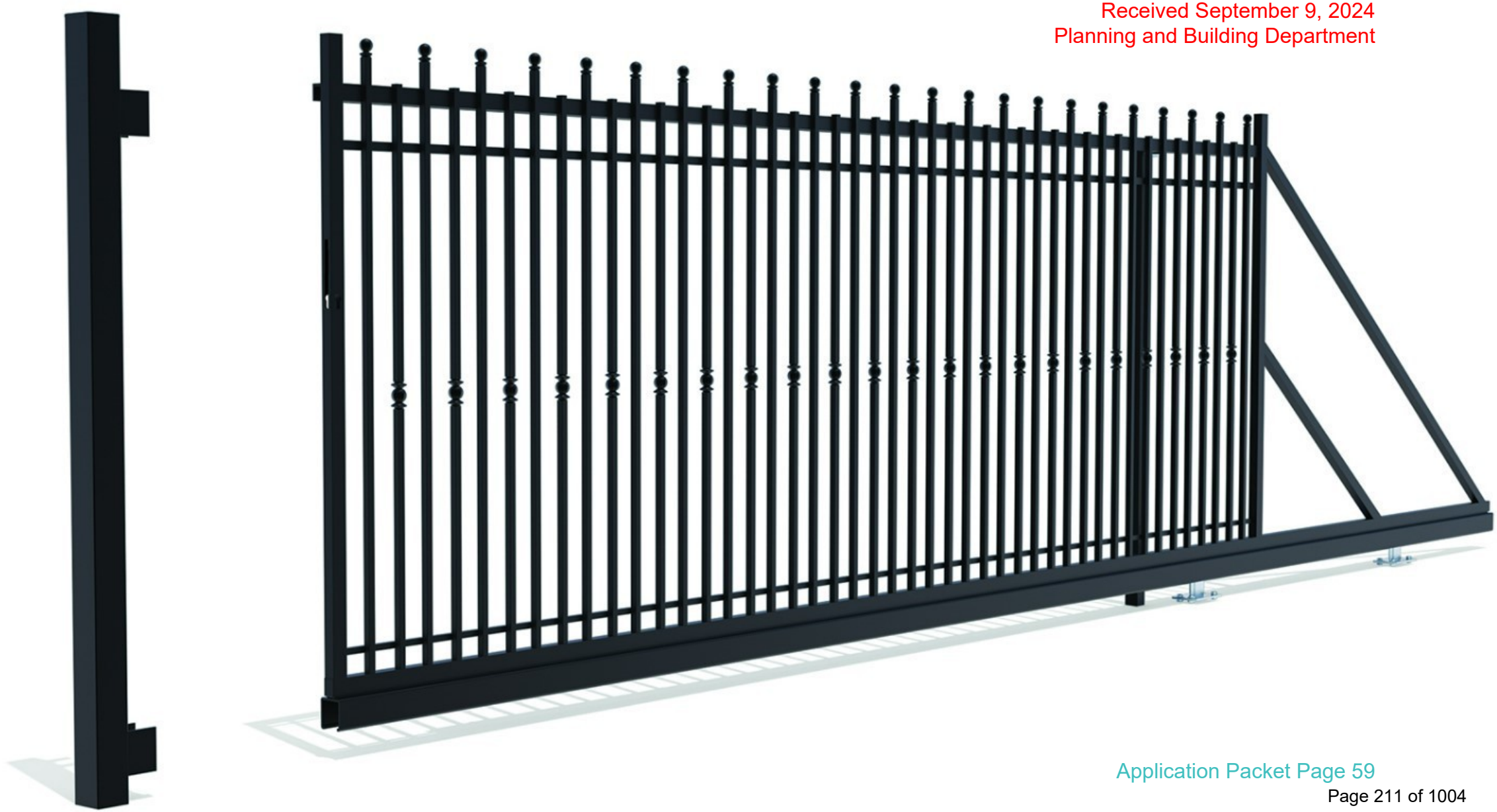
Length: 8.5”
Width: 4”
Height: 4”
Unit Weight: #11
Units Per Pallet: 275
Pallet Weight: #2,900
Location: Northeast

all weights approximate



4536 Main Street, Suite 102
Amherst, NY 14226
P: 800-560-5811 F: 716-799-0815
www.exbricks.com

Received September 9, 2024
Planning and Building Department



August 20, 2024

Frank Ringhofer
4141 Southpoint Drive East, Suite 200
Jacksonville, FL 32216

cc: John Rood

Re: Certificate of Appropriateness - 7 AVILES ST, Saint Augustine, FL, 32084 - HP2024-0035

Dear Frank Ringhofer,

On July 18, 2024, the Historic Architectural Review Board (HARB) met and discussed your application To construct a rooftop deck with exterior spiral access stair , reconstruct the existing two-story covered front porch, replace existing windows and exterior doors with new, add new window openings on the north and south elevations, enclose an existing second-story rear porch with screening, replace existing garage doors, install a new concrete pad, and repair damage to exterior walls, fences, and gates.

Specifically, based upon evidence presented, the HARB **CONTINUED your application to the September 18, 2024 meeting as described in the attached copy of the executed Order.**

All additional materials for the continued item must be submitted to the Planning and Building Department 10 days before the meeting, to be received by September 8, 2024.

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

Sincerely,

Amy McClure Skinner, AICP
Director, Planning & Building

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

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

TYPE OF REQUEST:

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

IN THE MATTER OF:

Case No.:	HP2024-0035
Applicant:	Frank Ringhofer
Owner:	John Rood
Address:	#7 Aviles Street St. Augustine Florida
Parcel Number:	1989000000

Re: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, To construct a rooftop deck with exterior spiral access stair, reconstruct the existing two-story covered front porch, replace existing windows and exterior doors with new, add new window openings on the north and south elevations, enclose an existing second-story rear porch with screening, replace existing garage doors, install a new concrete pad, and repair damage to exterior walls, fences, and gates.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON THURSDAY, JULY 18, 2024, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☒ was present at the Thursday, July 18, 2024, Historic Architectural Review Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☐ members of the public testified under oath, or ☒ no members of the public spoke on this issue.
3. The subject property has a zoning classification of Historic Preservation (HP-2)
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

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

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request To construct a rooftop deck with exterior spiral access stair, reconstruct the existing two-story covered front porch, replace existing windows and exterior doors with new, add new window openings on the north and south elevations, enclose an existing second-story rear porch with screening, replace existing garage doors, install a new concrete pad, and repair damage to exterior walls, fences, and gates..

Subject to the following conditions:

- To Sept 18th 2024 Meeting
-
-
-
-
-
-

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

Case No. HP2024-0035

REQUEST **APPROVED / DENIED / CONTINUED**

Sign Name

Gaere Mac Donald

Print Name

HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Gaere MacDonald, by means of [4 physical presence or [ ] online notarization, who is personally known to me and who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

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

MICHELE FUDO
Commission # HH 448184
Expires September 26, 2027

Notary Public, State of Florida

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

FOR THE AUGUST 15, 2024 HARB MEETING

COA HP2024-0035 – 7 Aviles Street

Previously Submitted by the Applicant

Received August 5, 2024
Planning and Building Department

POH GROUP
FRANK M. RINGHOFER, AIA · JOSE M. PEREZ, CGC, AIA
ALDO MINOZZI-FERNANDEZ, AIA · RICARDO E. QUIÑONES, AIA
CHRISTOPHER L. KAYE, AIA · ROBERT D. HOENSHEL, AIA
ARCHITECTURE · INTERIORS · DESIGN BUILD SERVICES

Narrative August 5, 2024

Main Roof

TPO, Low Slope min. ¼ per foot but needs to work with existing conditions of front parapet and the elevation of the rear screen porch (i.e. 2nd floor).

The material is to be 80 mil thickness, with flashing up along the existing and new parapets. Terminated at the coping. Coping to be replaced with color to match wall color. Color of membrane to be gray, to still reduce heat gain, but also to reduce glare off roof in regards to the "roof platform." A gutter and downspouts (2) will be along the entire length of the east end to control storm water.

Front Balcony Roof

To match the existing to greatest possible extent, architectural shingles will be used. Timberline (HDZ) High-Definition, color to be Oyster Gray. Currently, roof isn't visible from street view, due to low pitch. Current does not meet proper slope for shingles, intent to increase slope to 4/12 to resolve. Currently no gutter or downspout.

The small roof/canopy over the rear door to the garage will be replaced entirely, with the same shingle as the front balcony.

Exterior Windows and Doors

All Aviles Street exterior windows and doors are to be fully replaced, with full wood units, matching to existing profiles, trims and styles. Existing glass is clear except transoms. Glazing is to remain clear but updated with impact, low E (insulated at windows). For consistency all glazing will remain clear. All hardware to be replaced with selected hardware, to match the original style and finish. Proposed Manufacturer: Marvin Windows can make these custom wood windows with a local supplier. But we request to reserve the right to use another manufacturer or fabricator.

The windows along the North and South sides which face other structures, will be replaced with wood. Currently they are jalousie operating windows. We will replace with single hung operating. This is more appropriate for the building style. It is suspected these were replaced in the 60's, with what was a popular style at the time.

The existing first floor window on the south side elevation and the existing main door on the north side elevation are both to be removed and infilled with masonry. Both are in the garage potion of the building and due to the proximity of the adjacent buildings, they are unusable and are a security risk. Plus the fact that they are 100% screened from any view, unless standing directly in front serve no purpose. The infill will match the existing brick.

The rear screen 2nd floor patio doors will be replaced. One with a fully operating French patio door with sidelights which access the interior lounge area. The one into the bedroom will be replaced with operating full height windows, matching in style and profile to the French patio doors. These elements will be wood as well.

The existing rear main door will be replaced with a wood style matching the front elevation doors, but will remain solid. The two existing garage doors are to be replaced with panel style doors to mimic carriage style doors (but not swinging). Material will be aluminum but a wood grain and color complementary to the balance of the building.

The screen balcony on the 2nd floor will be a structural insect screen (20x20 grade). A railing will be along the interior perimeter of the screen.

The rear yard will be completely repaved, all concrete will be removed and a portion of the walls along Charlotte Street (north side) will be removed to allow greater access to garage.

New brick pavers are to match the Charlotte Street brick to be installed throughout.

The existing wall along the north property line is to remain, but will be cleaned, repaired and repainted.

The wall to the south will be reconfigured partially, working around existing tree, to create better access and storage to reuse containers.

A new gate is proposed along Charlotte Street, as the area and grades are limiting, no swing gates are proposed. The gate proposed will be either telescoping/sliding or accordion in operation. A decorative metal in a style appropriate for historic St. Augustine.

Roof Patio (Widow's Walk)

Roof deck and picket railings will match in configuration to the front balcony but are to be composite material simulating wood as this is not visible from Aviles Street and is very limited from Charlotte Street, due to the exposure of Florida harsh climate. For longevity, maintenance on composite materials, which stimulates prefinished wood, meets the intent of HARB.

Access to the roof patio (Widow Walk) will be internal straight stair or ship ladder accessible from the 2nd floor rear balcony. The balcony screening and new parapet will screen the stair fully from Charlotte Street.

Also, in an effort to further screen the Widow's Walk, we are extending the parapet on the north side of the screen porch, which will further obstruct any view from Charlotte Street from the North.

Front Balcony

The front balcony is to be fully replaced. It is currently unsafe and is deteriorating rapidly due to long term exposure to Florida weather with little to no maintenance.

It will be fully replaced with wood, and painted with the modification to the front railing to have pickets (instead of the existing diamond pattern) and raising the height to 42” thus meeting existing codes.

The structure will be cantilevered from the interior second floor structure.

Exterior Colors

The intent is to maintain the existing color scheme, using the current HARB color pallet for Colonial Revival.

Main Masonry – yellow (SW 2865)

Doors, windows and trim – Renwick Fence Green (SW6194)

But we like to request the right to choose new colors from the same pallet for Colonial Revival.

Minimum changing the trim to classical white (SW2823)

Or

The main masonry to classical white with choosing either a combination of Blue (SW6227) or gray (SW2832)

All within the recommend color pallets in the guidelines.

Received August 5, 2024
Planning and Building Department



CLIENT:

ROOD VILLA

7 AVILES STREET

ST. AUGUSTINE, FLORIDA 32084

HISTORIC ARCHITECTURAL REVIEW BOARD SUBMITTAL 08/05/2024

CONSULTANTS

STRUCTURAL ENGINEERING

SWANSON STRUCTURAL INC.

209 BILBAO DR, ST. AUGUSTINE
Jacksonville, Florida 32086

CONTRACTOR

NAME

COMPANY ADDRESS

PROJECT ISSUE:

HISTORIC ARCHITECTURAL REVIEW BOARD SUBMITTAL

08/05/2024

REVISION:

SEAL:

FRANK M. RINGHOFER, AIA

22048 7 AVILES ST

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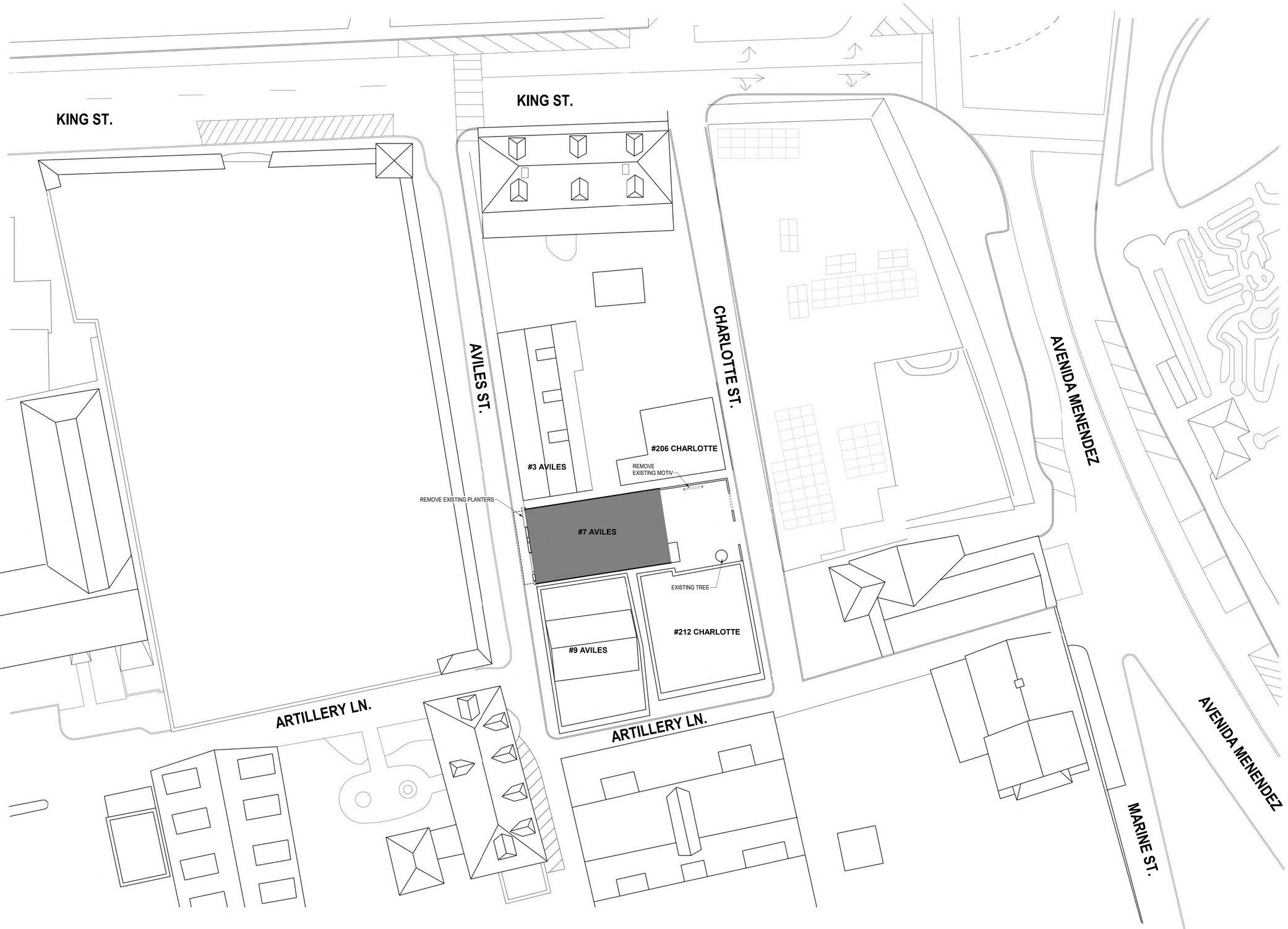
ROOD VILLA

7 AVILES ST

ST. AUGUSTINE, FLORIDA 32084

PQH GROUP
ARCHITECTURE·INTERIORS
DESIGN-BUILD SERVICES
4141 Southpoint Drive East
Jacksonville, Florida 32216
(904) 224-0001 www.pqh.com

Received August 5, 2024
Planning and Building Department



1 **EXISTING CONDITION/DEMO**
SCALE: 1" = 20'-0"

PQH GROUP
ARCHITECTURE-INTERIORS
DESIGN-BUILD SERVICES
4141 Southpoint Drive East
Jacksonville, Florida 32216
(904) 224-0001 www.pqh.com

DATE: 08/05/2024
JOB NO.: 22048

MARK	REVISION DATE	DESCRIPTION

7 AVILES ST
ST. AGUGUSTINE
ST. AUGUSTINE, FLORIDA 32084

HISTORIC ARCHITECTURAL REVIEW BOARD SUBMITTAL

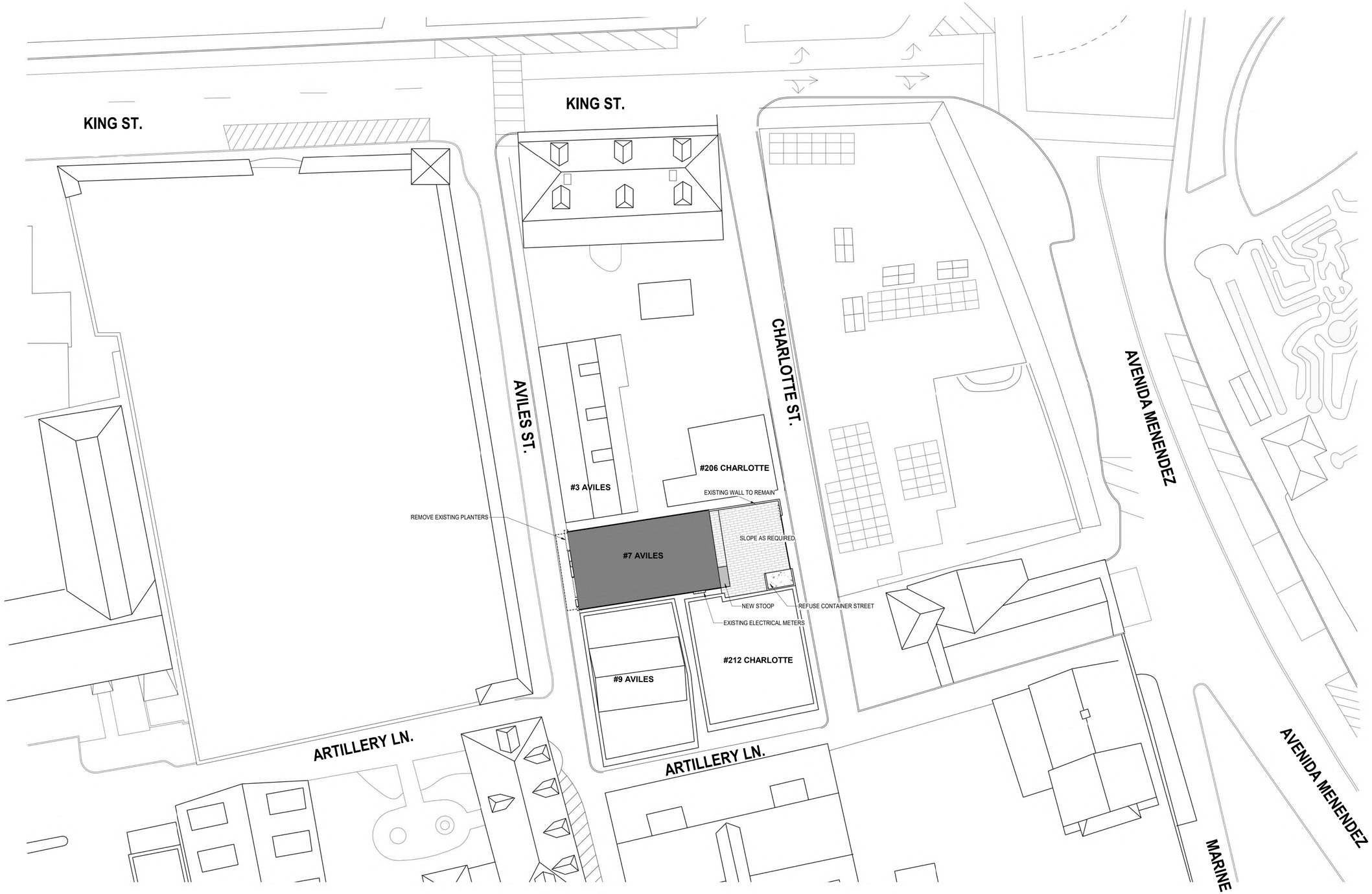
EXISTING
CONDITION/DEMO

SHEET ID:
AS101

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Received August 5, 2024
Planning and Building Department



1 **ARCHITECTURAL SITE PLAN**
SCALE: 1" = 20'-0"

PQH GROUP
ARCHITECTURE-INTERIORS
DESIGN-BUILD SERVICES
4141 Southpoint Drive East
Jacksonville, Florida 32216
(904) 224-0001 www.pqh.com

DATE: 08/05/2024
JOB NO.: 22048

MARK	REVISION DATE	DESCRIPTION

7 AVILES ST
ST. AGUGUSTINE
ST. AUGUSTINE, FLORIDA 32084

HISTORIC ARCHITECTURAL REVIEW BOARD SUBMITTAL

ARCHITECTURAL SITE PLAN

SHEET ID:
AS102

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Received August 5, 2024
Planning and Building Department



1 **ARCHITECTURAL SITE PLAN**
SCALE: 3/16" = 1'-0"

PQH GROUP
ARCHITECTURE-INTERIORS
DESIGN-BUILD SERVICES
4141 Southpoint Drive East
Jacksonville, Florida 32216
(904) 224-0001 www.pqh.com

DATE: 06/17/2024
JOB NO.: 22048

MARK	REVISION DATE	DESCRIPTION

7 AVILES ST
ST. AGUGUSTINE
ST. AUGUSTINE, FLORIDA 32084

HISTORIC ARCHITECTURAL REVIEW BOARD SUBMITTAL

ARCHITECTURAL SITE PLAN

SHEET ID:
AS103

8/5/2024 11:52:07 AM Autodesk Docs://22048_Vestor Gallery St Aug - Rood/22048_ROOD ST AUG PROPERTY_ ARCH_R24_Stacked Deck Stair.rvt

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Received August 5, 2024
Planning and Building Department

FLOOR PLAN GENERAL NOTES	
A.	ALL PARTITIONS 2X4 WD U.O.N.
B.	INTENT IS TO FULLY UPDATE THE EXTERIOR FACADES ALONG AVILES STREET, TO MATCH THE GREATEST EXTENT POSSIBLE THE TRADITIONAL APPEARANCE OF THE BUILDING AS IT WAS. PRIOR TO ANY ADDITIONS IN THE LAST 80 YEARS. ALL THE CURRENT EXTERIOR WINDOWS AND DOORS THAT IS VISIBLE WILL BE REPLACED WITH REPLICAS OF THE EXISTING WITH CURRENT ENERGY ABILITIES.

FLOOR PLAN KEYED NOTES SYMBOL	
#	KEYNOTE NUMBER IDENTIFIER

FLOOR PLAN KEYED NOTES	
1.	EXISTING WINDOW TO BE REPLACED.
2.	EXISTING OPENING TO BE IN-FILLED, PATCH AND REPAIR WHERE NECESSARY.
3.	EXISTING DOOR TO BE REPLACED.

FLOOR PLAN KEYED NOTES (CONTINUED)	
4.	NEW INTERIOR 2X6 WOOD PARTITIONS ALONG ENTIRE PERIMETER REPLACING EXISTING WITH ADDED INSULATION.
5.	NEW DOOR TO BE INSTALLED AT EXISTING OPENING.
6.	EXISTING PORCH TO BE FULLY REPLACED.
7.	NEW OPENING WITH NEW DOOR.
8.	EXISTING OPENING TO REMAIN.
9.	EXISTING GARAGE DOOR TO BE REPLACED WITH NEW GARAGE PANEL DOOR.
10.	NEW CONCRETE SLAB ON RAISED GRADE.
11.	EXISTING STAIR TO BE REPLACED, PATCH AND REPAIR THE WALLS WHERE NECESSARY.
12.	EXISTING DOOR TO BE REMOVED, REPLACED WITH NEW WINDOW AESTHETICALLY MATCHES EXISTING.
13.	EXISTING CANOPY TO BE REPLACED OVER EXTERIOR DOOR.



1 FIRST FLOOR PLAN
SCALE: 3/8" = 1'-0"

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DESIGN-BUILD SERVICES
4141 Southpoint Drive East
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(904) 224-0001 www.pqh.com

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ST. AUGUSTINE, FLORIDA 32084

HISTORIC ARCHITECTURAL REVIEW BOARD SUBMITTAL

OVERALL 1ST FLOOR PLAN PROPOSED

SHEET ID:
A110

8/5/2024 4:32:16 PM Autodesk Docs://22048_Vestcor Gallery St Aug - Rood/22048_ROOD ST AUG PROPERTY_ARCH_R24_Stacked Deck Stair.rvt

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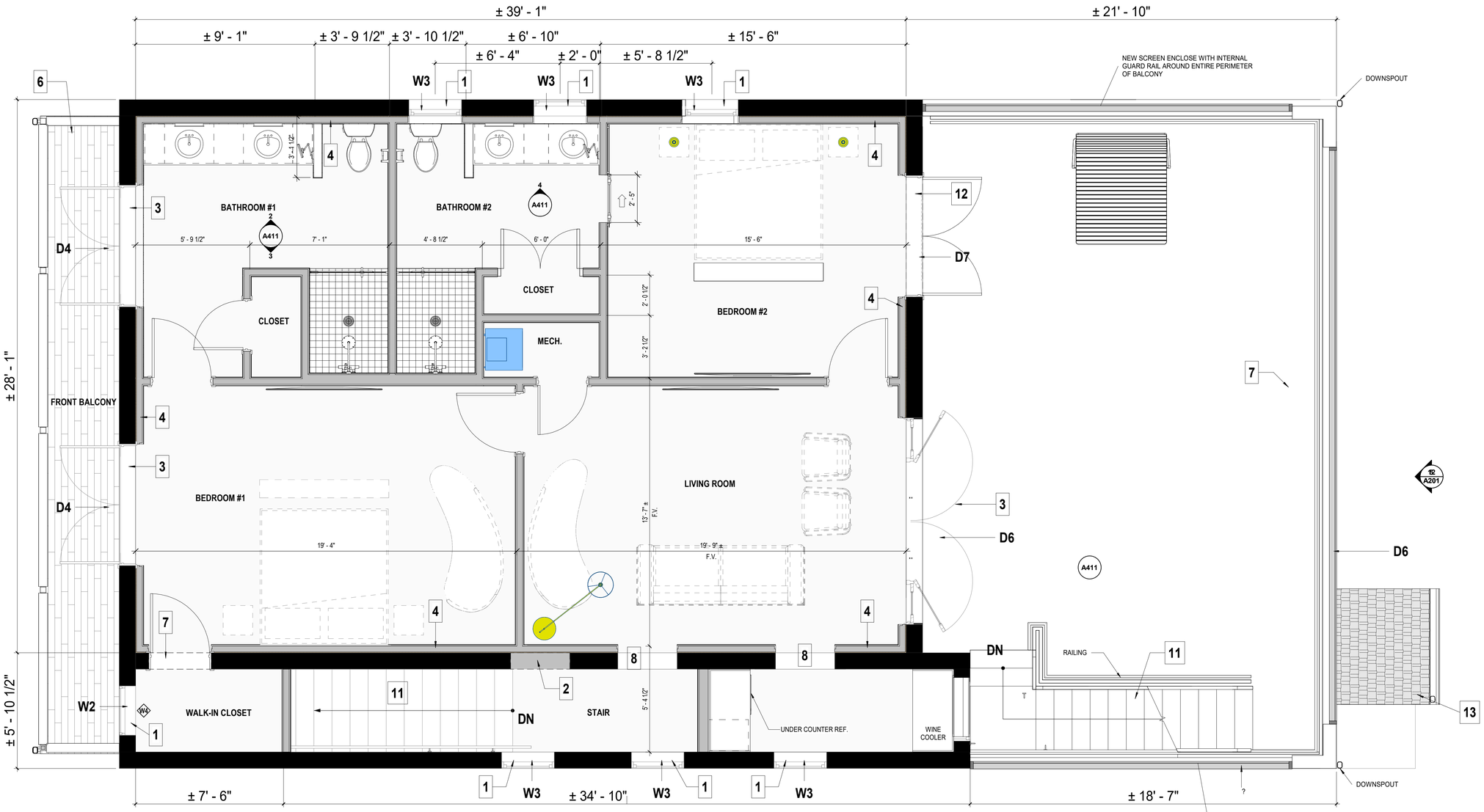
Received August 5, 2024
Planning and Building Department

FLOOR PLAN GENERAL NOTES	
A.	ALL PARTITIONS 2X4 WD U.O.N.
B.	INTENT IS TO FULLY UPDATE THE EXTERIOR FACADES ALONG AVILES STREET, TO MATCH THE GREATEST EXTENT POSSIBLE THE TRADITIONAL APPEARANCE OF THE BUILDING AS IT WAS. PRIOR TO ANY ADDITIONS IN THE LAST 80 YEARS. ALL THE CURRENT EXTERIOR WINDOWS AND DOORS THAT IS VISIBLE WILL BE REPLACED WITH REPLICAS OF THE EXISTING WITH CURRENT ENERGY ABILITIES.

FLOOR PLAN KEYED NOTES SYMBOL	
#	KEYNOTE NUMBER IDENTIFIER

FLOOR PLAN KEYED NOTES	
1.	EXISTING WINDOW TO BE REPLACED.
2.	EXISTING OPENING TO BE IN-FILLED, PATCH AND REPAIR WHERE NECESSARY.
3.	EXISTING DOOR TO BE REPLACED.

FLOOR PLAN KEYED NOTES (CONTINUED)	
4.	NEW INTERIOR 2X6 WOOD PARTITIONS ALONG ENTIRE PERIMETER REPLACING EXISTING WITH ADDED INSULATION.
5.	NEW DOOR TO BE INSTALLED AT EXISTING OPENING.
6.	EXISTING PORCH TO BE FULLY REPLACED.
7.	NEW OPENING WITH NEW DOOR.
8.	EXISTING OPENING TO REMAIN.
9.	EXISTING GARAGE DOOR TO BE REPLACED WITH NEW GARAGE PANEL DOOR.
10.	NEW CONCRETE SLAB ON RAISED GRADE.
11.	EXISTING STAIR TO BE REPLACED, PATCH AND REPAIR THE WALLS WHERE NECESSARY.
12.	EXISTING DOOR TO BE REMOVED, REPLACED WITH NEW WINDOW AESTHETICALLY MATCHES EXISTING.
13.	EXISTING CANOPY TO BE REPLACED OVER EXTERIOR DOOR.



2 SECOND FLOOR PLAN
SCALE: 3/8" = 1'-0"

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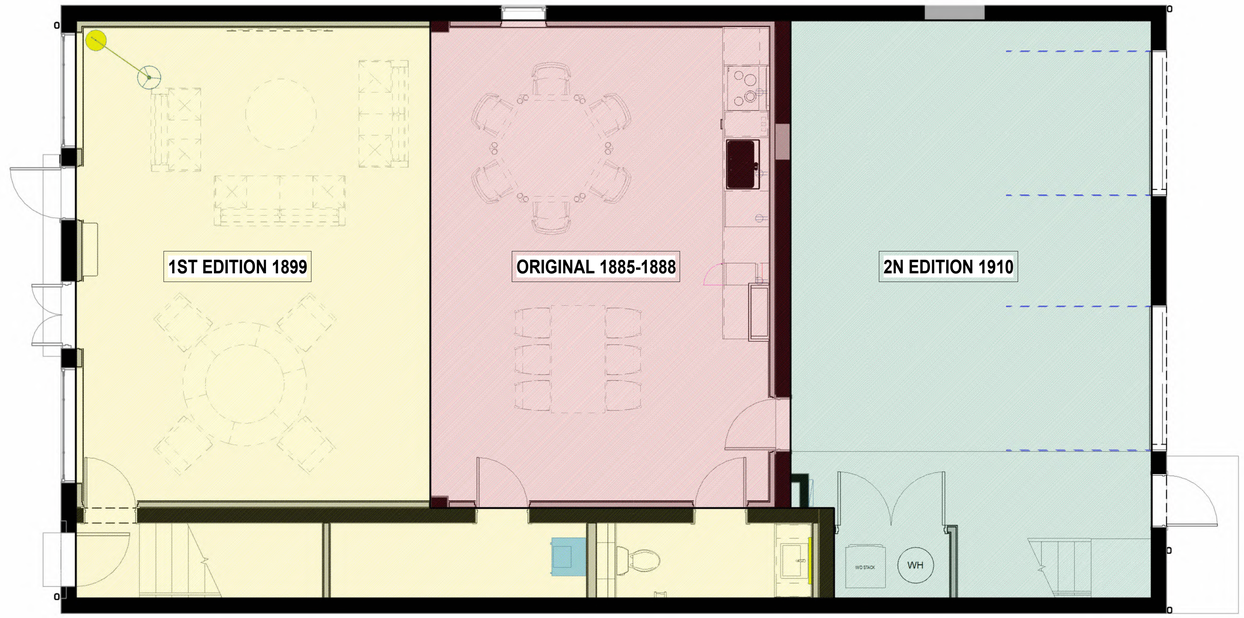
OVERALL 2ND FLOOR PLAN PROPOSED

SHEET ID:
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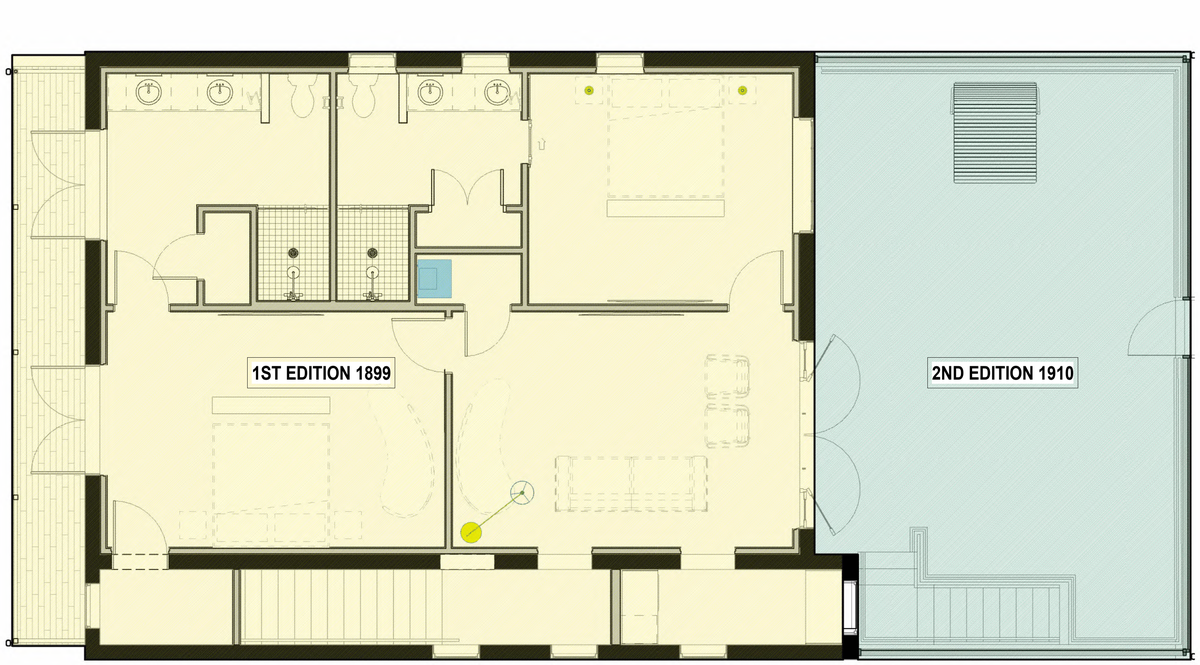
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1 FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

CONSTRUCTION PERIOD - LEGEND	
	ORIGINAL 1885-1888
	1ST EDITION 1899
	2ND EDITION 1910



2 SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

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OVERALL PLANS
CONSTRUCTION PERIOD

SHEET ID:
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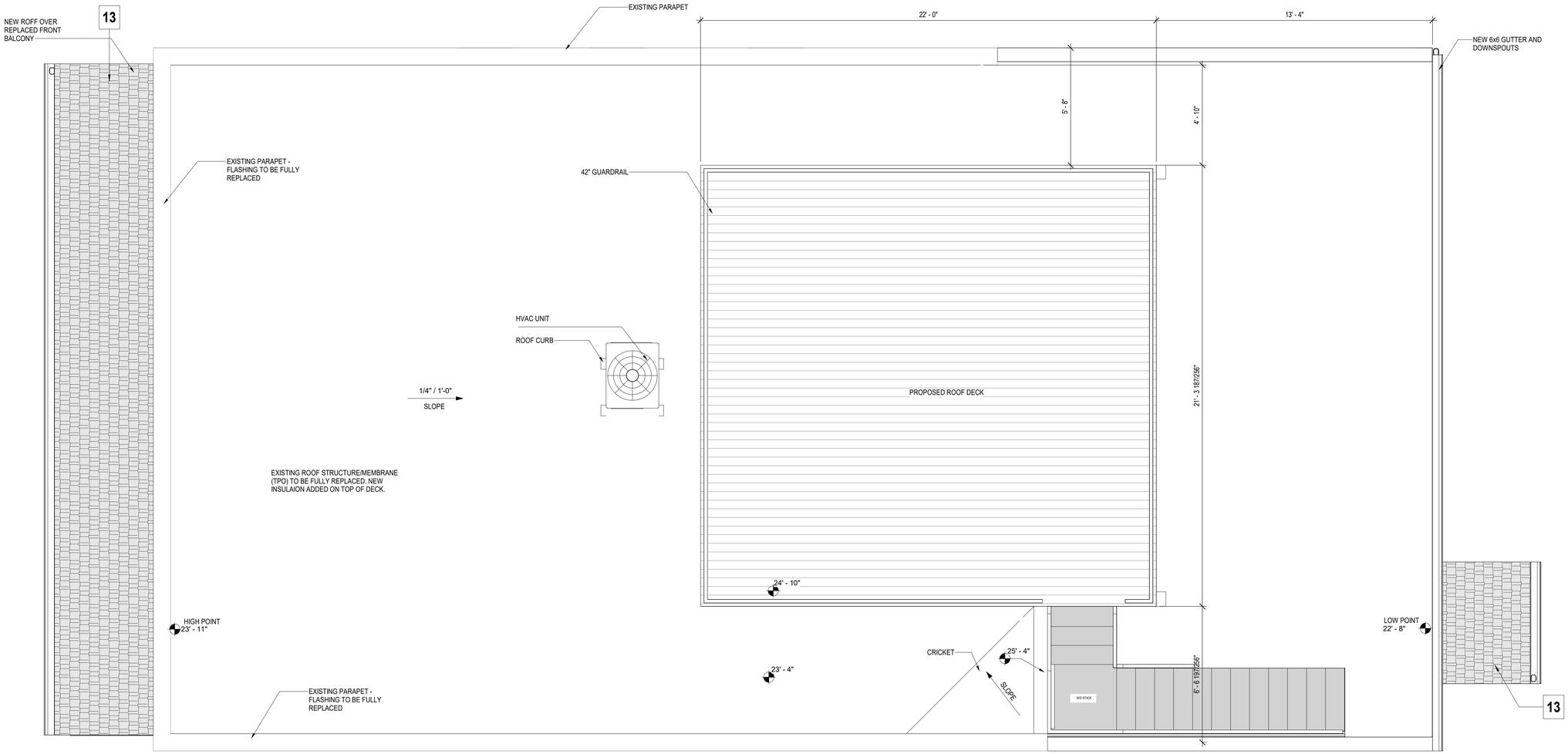
FLOOR PLAN GENERAL NOTES
A. ALL PARTITIONS 2X4 WD U.O.N.
B. INTENT IS TO FULLY UPDATE THE EXTERIOR FACADES ALONG AVILES STREET, TO MATCH THE GREATEST EXTENT POSSIBLE THE TRADITIONAL APPEARANCE OF THE BUILDING AS IT WAS. PRIOR TO ANY ADDITIONS IN THE LAST 80 YEARS. ALL THE CURRENT EXTERIOR WINDOWS AND DOORS THAT IS VISIBLE WILL BE REPLACED WITH REPLICAS OF THE EXISTING WITH CURRENT ENERGY ABILITIES.

FLOOR PLAN KEYED NOTES SYMBOL
— KEYNOTE NUMBER IDENTIFIER

FLOOR PLAN KEYED NOTES
1. EXISTING WINDOW TO BE REPLACED.
2. EXISTING OPENING TO BE IN-FILLED, PATCH AND REPAIR WHERE NECESSARY.
3. EXISTING DOOR TO BE REPLACED.

FLOOR PLAN KEYED NOTES (CONTINUED)
4. NEW INTERIOR 2X6 WOOD PARTITIONS ALONG ENTIRE PERIMETER REPLACING EXISTING WITH ADDED INSULATION.
5. NEW DOOR TO BE INSTALLED AT EXISTING OPENING.
6. EXISTING PORCH TO BE FULLY REPLACED.
7. NEW OPENING WITH NEW DOOR.
8. EXISTING OPENING TO REMAIN.
9. EXISTING GARAGE DOOR TO BE REPLACED WITH NEW GARAGE PANEL DOOR.
10. NEW CONCRETE SLAB ON RAISED GRADE.
11. EXISTING STAIR TO BE REPLACED, PATCH AND REPAIR THE WALLS WHERE NECESSARY.
12. EXISTING DOOR TO BE REMOVED, REPLACED WITH NEW WINDOW AESTHETICALLY MATCHES EXISTING.
13. EXISTING CANOPY TO BE REPLACED OVER EXTERIOR DOOR.

ROOF PLAN GENERAL NOTES
TYPICAL FLAT ROOF SLOPE IS 1/4" PER 1'-0" U.O.N.
ALL ROOF PENETRATION PREFORMED METAL CURBS SHALL BE COORDINATED WITH PIPE SIZES AND ROOF EQUIPMENT PRIOR TO ORDER.
ALL PIPE PENETRATIONS AND OPENINGS AT ROOF SHALL HAVE A BASE PLY (A.K.A "LAP SPLICE" OR "LAP PLY") 2'-0" FROM EDGE OF PIPES AND EDGE OF CURBS CONTINUOUS OVER SHEATHING, EXTENDING VERTICALLY 12" MINIMUM.
ALL DOWNSPOUTS SHALL BE 3" WIDE X 4" DEEP.
SEE SPECIFICATIONS FOR DOWNSPOUT AND GUTTER, MATERIAL AND FINISHES.
PIPE PENETRATIONS (THERMAL) SHALL COMPLY WITH ALL FIRE SAFETY AND UNDERWRITER'S LABORATORIES (UL) ASSEMBLIES OF APPROVED CONSTRUCTION AND INSTALLATION



1 **ROOF PLAN**
SCALE: 3/8" = 1'-0"

N

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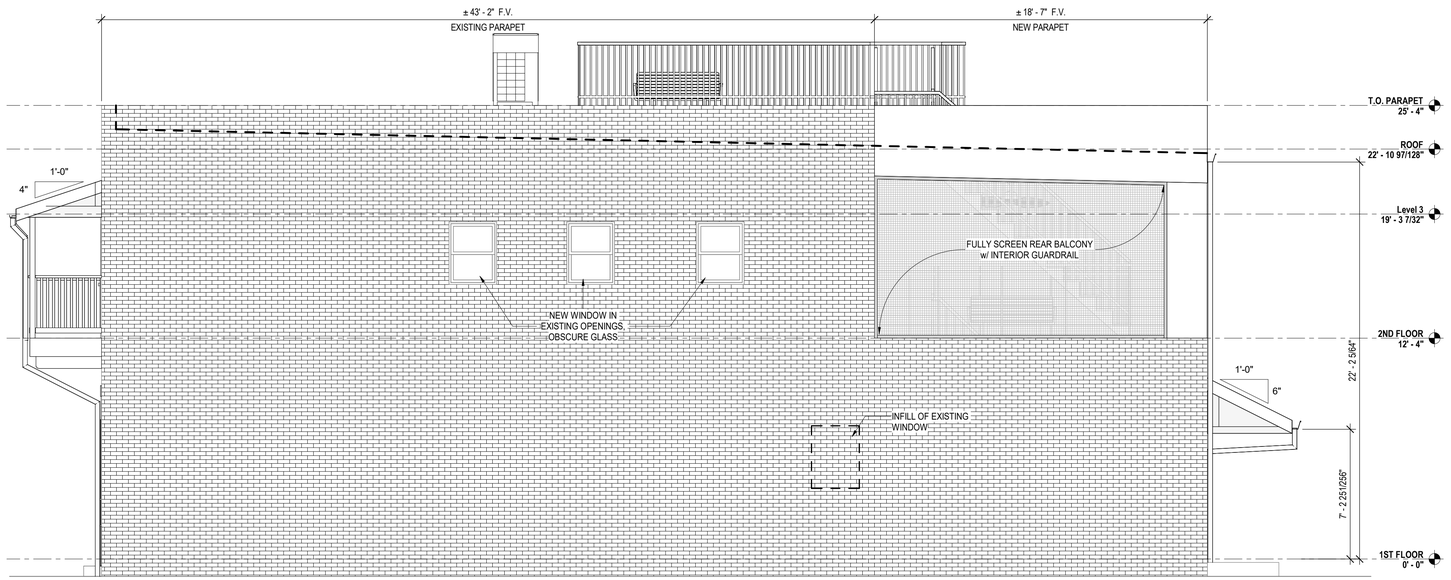
OVERALL ROOF PLAN

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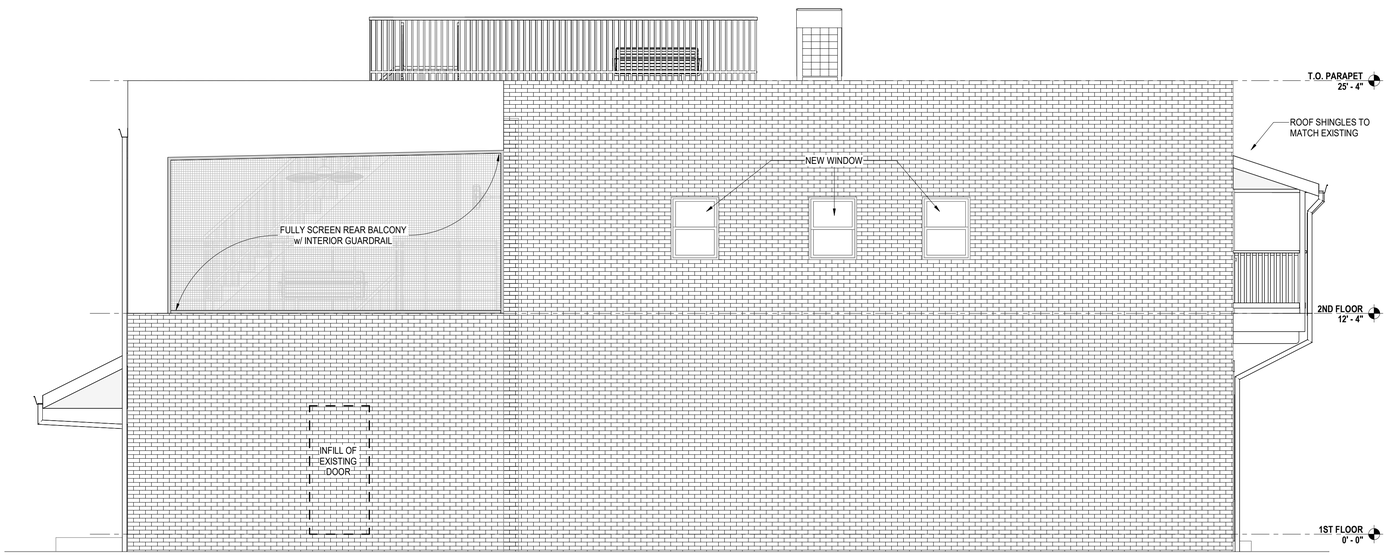
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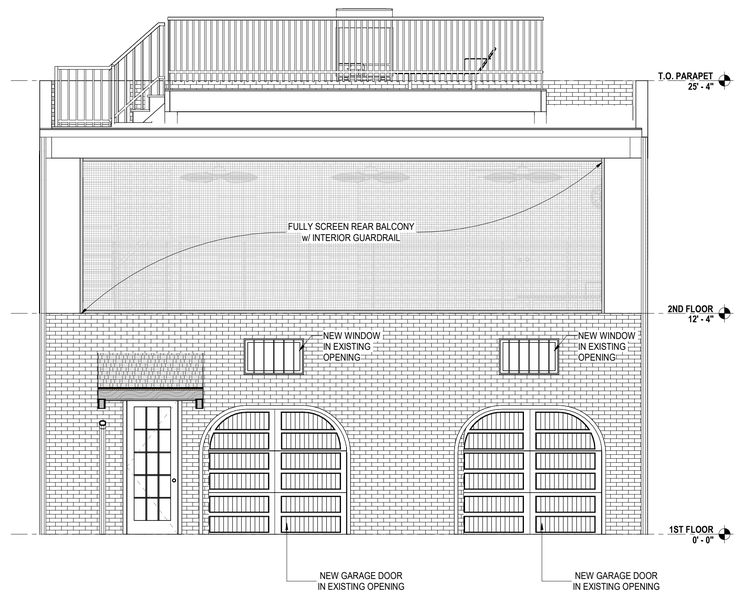
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SCALE: 1/4" = 1'-0"



2 **WEST ELEVATION**
SCALE: 1/4" = 1'-0"



3 **NORTH ELEVATION**
SCALE: 1/4" = 1'-0"



4 **EAST ELEVATION**
SCALE: 1/4" = 1'-0"



KEY PLAN

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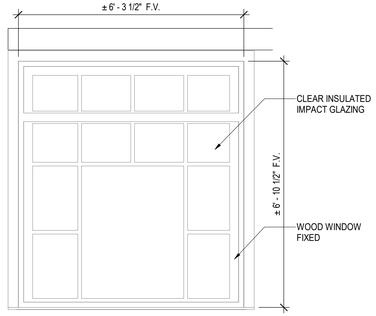
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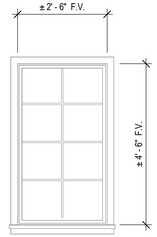
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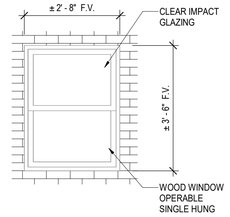
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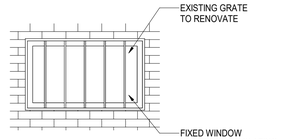
1 W1
SCALE: 1/2" = 1'-0"



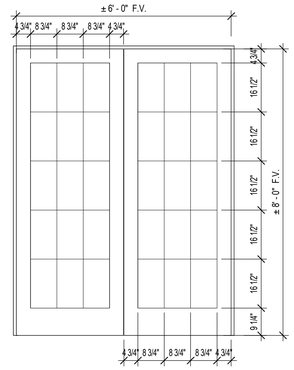
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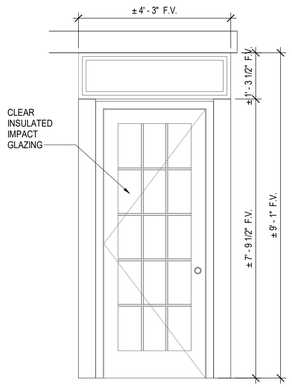
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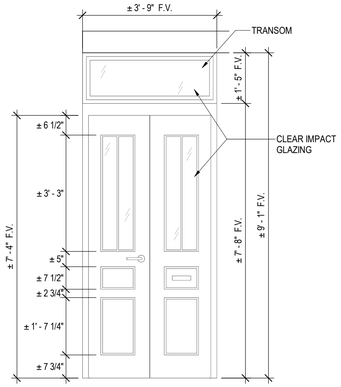
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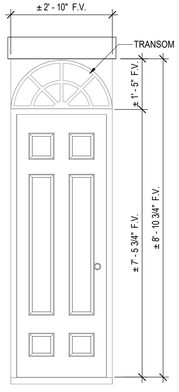
5 D7
SCALE: 1/2" = 1'-0"



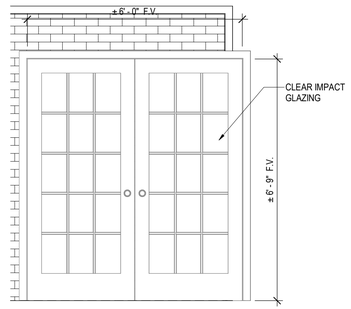
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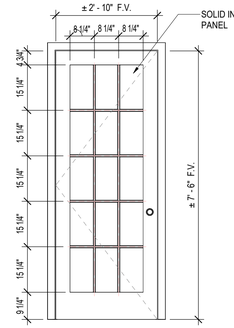
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SCALE: 1/2" = 1'-0"



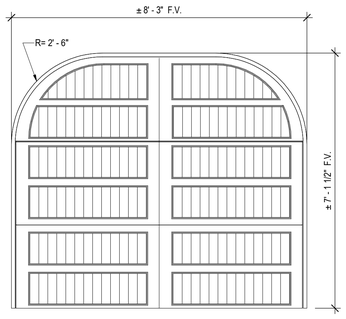
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SCALE: 1/2" = 1'-0"



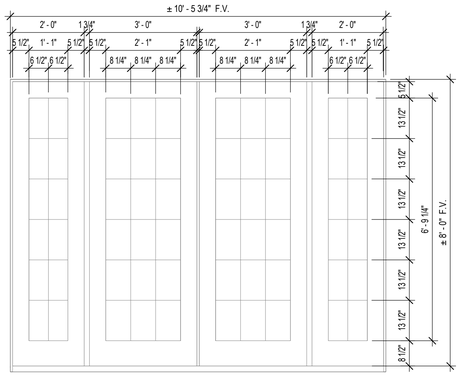
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SCALE: 1/2" = 1'-0"



10 D5
SCALE: 1/2" = 1'-0"



11 D6
SCALE: 1/2" = 1'-0"



12 D7
SCALE: 1/2" = 1'-0"

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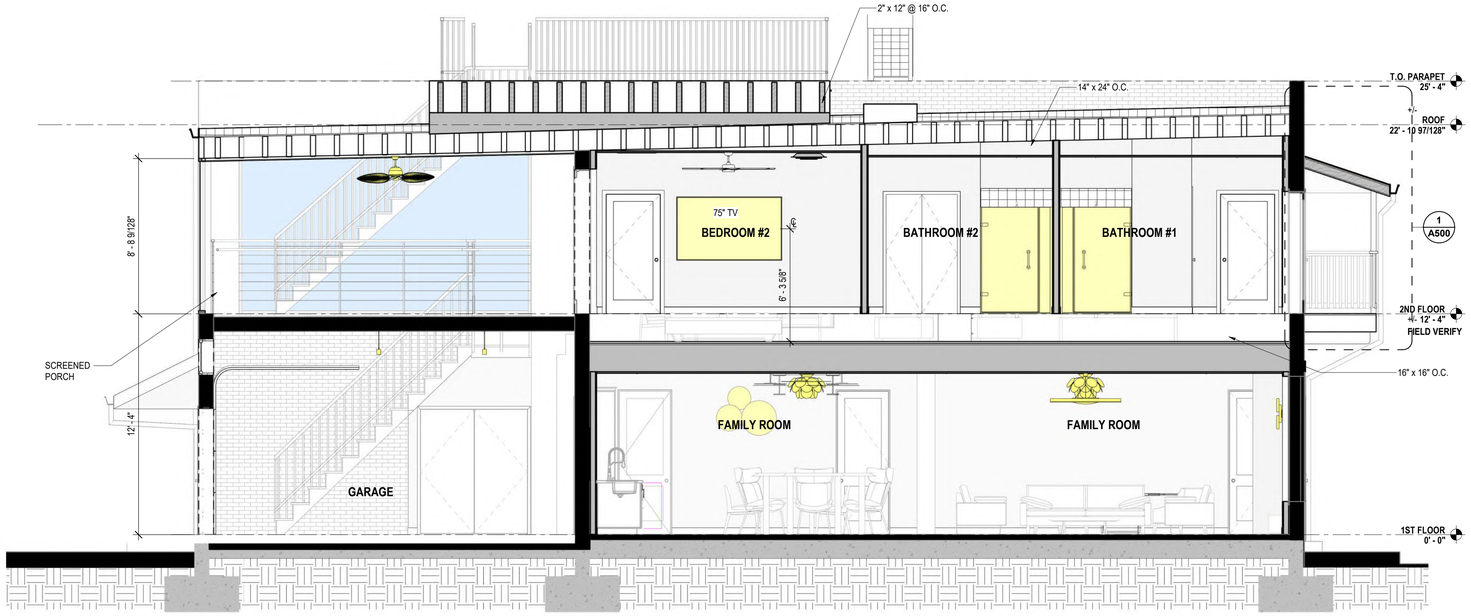
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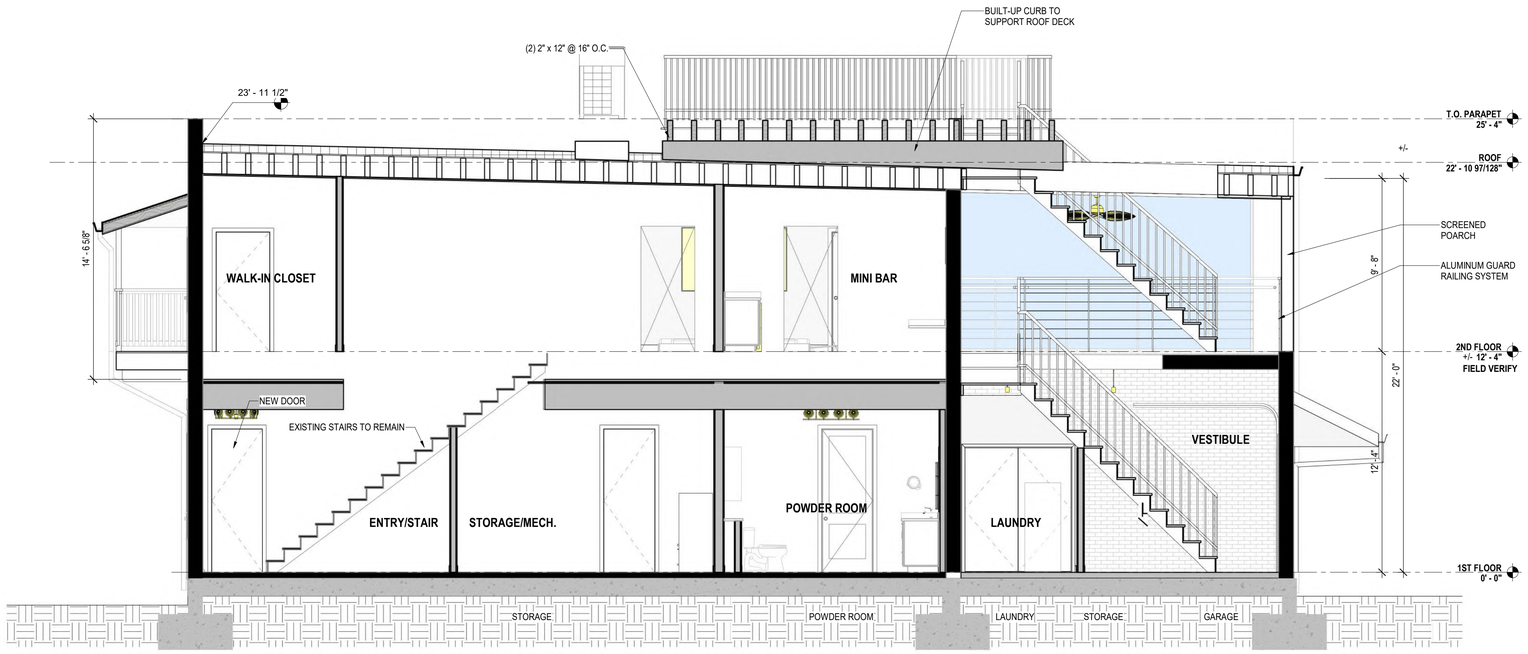
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1 **BUILDING SECTION LOOKING SOUTH**
SCALE: 1/4" = 1'-0"



3 **BUILDING SECTION LOOKING NORTH**
SCALE: 1/4" = 1'-0"

N

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BUILDING SECTION

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A300

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1 BUILDING SECTION LOOKING SOUTH
SCALE: 1/4" = 1'-0"

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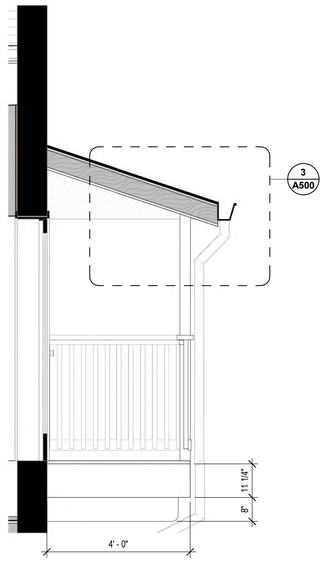
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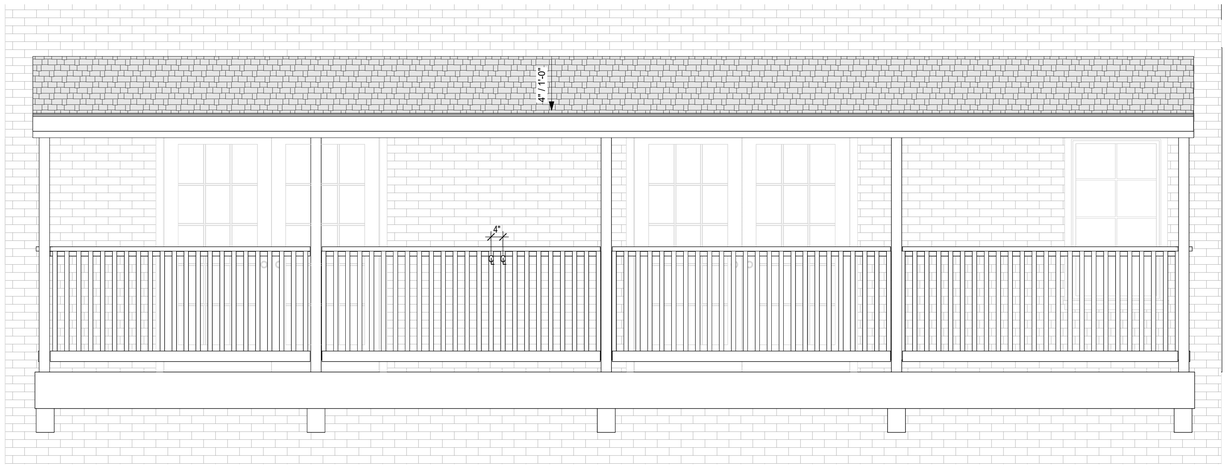
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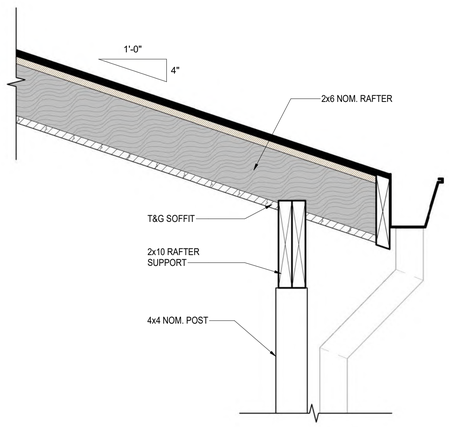
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1 BALCONY SECTION
SCALE: 1/2" = 1'-0"



2 ENLARGED BALCONY ELEVATION
SCALE: 1/2" = 1'-0"



3 BALCONY SECTION - ROOF FRAMING
SCALE: 1 1/2" = 1'-0"

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FRONT BALCONY DETAILS

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A500

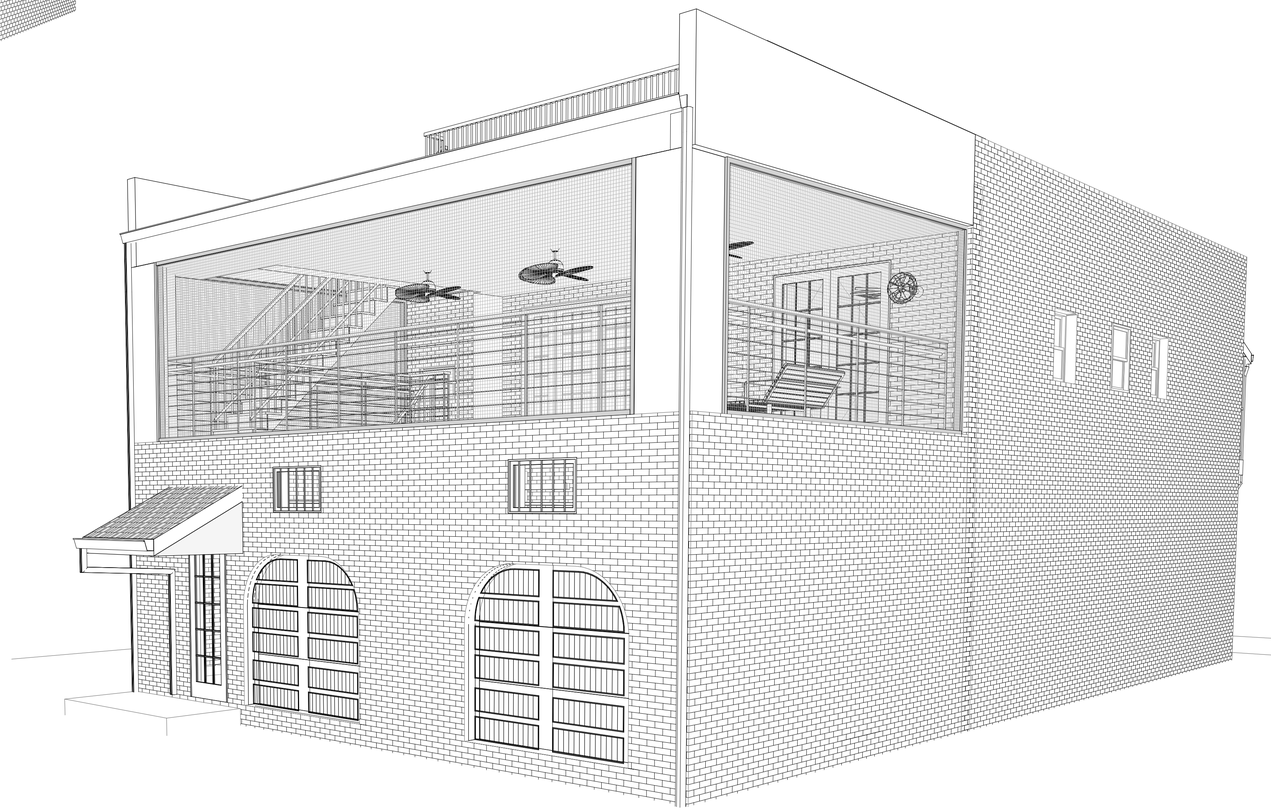
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Received August 5, 2024
Planning and Building Department



3 **FRONT PERSPECTIVE**
SCALE:



1 **3D View 2**
SCALE:

PQH
GROUP
ARCHITECTURE-INTERIORS
DESIGN-BUILD SERVICES
4141 Southpoint Drive East
Jacksonville, Florida 32216
(904) 224-0001 www.pqh.com

DATE: 08/05/2024
JOB NO.: 22048

MARK	REVISION DATE	DESCRIPTION

7 AVILES ST
ST. AGUGUSTINE
ST. AUGUSTINE, FLORIDA 32084

HISTORIC ARCHITECTURAL REVIEW BOARD SUBMITTAL

BUILDING ELEVATION DETAILS

SHEET ID:
A530

8/5/2024 4:32:41 PM Autodesk Docs://22048_Vestcor Gallery St Aug - Rood/22048_ROOD ST AUG PROPERTY_ ARCH_R24_Stacked Deck Stair.rvt

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Received August 5, 2024
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STRUCTURAL NOTES

GENERAL NOTES:

STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB SPECIFICATIONS AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS. CONSULT THESE DRAWINGS FOR SLEEVES, DEPRESSIONS, AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS.

THESE PLANS LIMIT THE RESPONSIBILITY TO THE STRUCTURAL REQUIREMENTS OF THE PROJECT ONLY. ARCHITECTURAL, CIVIL, MECHANICAL (PLUMBING AND HVAC), WATERPROOFING, INSULATION, FLASHING, AND BASE FLOOD ELEVATION REQUIREMENTS ARE NOT ADDRESSED.

ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.

THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO ENSURE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIEDOWNS.

BUILDER TO SUBMIT SHOP DRAWINGS OF PROPOSED HANDRAIL CONSTRUCTION FOR APPROVAL BY EOR PRIOR TO CONSTRUCTION & INSPECTION.

EXISTING STRUCTURE:

INFORMATION SHOWN FOR THE EXISTING STRUCTURE WAS TAKEN BY FIELD INSPECTION AND OBSERVATION BY CONTRACTOR.

WORK SHOWN ON THESE PLANS ASSUMES THAT THE ORIGINAL CONSTRUCTION WAS PERFORMED IN ACCORDANCE WITH THE STANDARD BUILDING CODE AND ACCEPTED INDUSTRY PRACTICES AT TIME OF CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE CONDITIONS RELATING TO THE EXISTING STRUCTURE AND TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

DESIGN LOADS:

THE STRUCTURAL SYSTEM FOR THIS BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, 8th EDITION (FBC2023). THE FOLLOWING SUPERIMPOSED LOADINGS HAVE BEEN UTILIZED:

ROOF:

LIVE LOAD	_	20 psf. (ROOF SLOPE < 4:12)
		16 psf. (ROOF SLOPE ≥ 4:12)
DEAD LOAD	_	17 psf. (TC & BC) (SHINGLE OR METAL)
		22 psf (TC & BC) (CONCRETE/CLAY TILE)

ELEVATED FLOORS:

LIVE LOAD	_	40 psf.
DEAD LOAD	_	** psf.

WIND: ASCE 7-22

ULTIMATE WIND SPEED	_	130 mph
ALLOWABLE WIND SPEED	_	101 mph
EXPOSURE D		
ENCLOSED STRUCTURE		
RISK FACTOR II		

DEFLECTION CRITERIA:

ROOF MEMBERS HAVE BEEN DESIGNED WITH A DEFLECTION LIMITATION OF L/240 (LIVE LOAD) AND L/180 (TOTAL LOAD). FLOOR MEMBERS HAVE BEEN DESIGNED WITH A DEFLECTION LIMITATION OF L/360 (LIVE LOAD) AND L/240 (TOTAL LOAD) IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND OR ARCHITECT TO NOTIFY THE E.O.R. IF DEFLECTION CRITERIA SHALL BE REVISED TO MORE STRICT REQUIREMENTS.

SHOP DRAWING REVIEW:

SHOP DRAWINGS WILL BE REVIEWED FOR GENERAL COMPLIANCE WITH THE DESIGN INTENT OF THE CONTRACT DOCUMENTS ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY COMPLIANCE WITH THE CONTRACT DOCUMENTS AS TO QUANTITY, LENGTH, ELEVATIONS, DIMENSIONS, ETC.

ALL SHOP DRAWINGS SHALL BE REVIEWED BY THE CONTRACTOR PRIOR TO SUBMITTAL TO THE ARCHITECT/ENGINEER. DRAWINGS SUBMITTED WITHOUT REVIEW NOTATION WILL BE RETURNED UNCHECKED.

ONE SET OF PRINTS WILL BE RETAINED BY THE ENGINEER AND ONE BY THE ARCHITECT, THE CONTRACTOR SHALL RECEIVE THE REMAINING PRINTS FOR SUBMITTAL TO THE BUILDING DEPARTMENT AND AS REQUIRED FOR DISTRIBUTION.

IN ALL INSTANCES THE CONTRACT DOCUMENTS WILL GOVERN OVER THE SHOP DRAWINGS UNLESS OTHERWISE SPECIFIED IN A REQUEST FOR INFORMATION (RFI) OR SIMILAR DOCUMENTATION BY THE ENGINEER.

SHOP DRAWINGS SHOULD BE SUBMITTED FOR ALL COMPONENTS OF THE STRUCTURAL FRAMING SYSTEM, AS REQUIRED BY THE ARCHITECT, AND AS NOTED ELSEWHERE IN THESE NOTES, INCLUDING, BUT NOT LIMITED TO:
CONCRETE MIX DESIGNS
CONCRETE REINFORCEMENT
ANY ALTERNATE MATERIAL/PRODUCT SUBSTITUTIONS

FOUNDATIONS:

ARE DESIGNED FOR AN ALLOWABLE SOIL BEARING PRESSURE OF 2,000 psf ON COMPACTED FILL OR NATIVE SOIL PER FBC2023 TABLE 1806.2. BEFORE CONSTRUCTION COMMENCES, SOIL BEARING CAPACITY SHALL BE VERIFIED BY A SUBSURFACE INVESTIGATION, AS WELL AS FIELD AND LABORATORY TESTS PERFORMED BY A CERTIFIED TESTING LABORATORY, WHOSE REPORT SHALL INCLUDE ANALYSIS AND RECOMMENDATIONS FOR SITE PREPARATION IN ORDER TO BEAR THE FOUNDATION LOADS. ABOVE REPORT SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW BEFORE FOUNDATION CONSTRUCTION BEGINS.

FORMWORK AND SHORING:

NO STRUCTURAL CONCRETE SHALL BE STRIPPED UNTIL IT HAS REACHED AT LEAST TWO_THIRDS OF THE 28 DAY DESIGN STRENGTH. DESIGN, ERECTION AND REMOVAL OF ALL FORMWORK, SHORES AND RESHORES SHALL MEET THE REQUIREMENTS SET FORTH IN ACI STANDARDS 347 AND 301.

PLUMBING SLEEVES:

MINIMUM SLEEVE SPACING SHALL BE THREE DIAMETERS CENTER TO CENTER OF THE LARGER SLEEVE OR 6" CLEAR BETWEEN SLEEVES, WHICHEVER IS GREATER. PRIOR TO CONSTRUCTION SLEEVE LOCATIONS AND SIZES SHALL BE APPROVED BY THE ENGINEER.

REINFORCING STEEL:

SHALL BE ASTM A615 GRADE 60 DEFORMED BARS, FREE FROM OIL, SCALE AND RUST AND PLACED IN ACCORDANCE WITH THE TYPICAL BENDING DIAGRAM AND PLACING DETAILS OF ACI STANDARDS AND SPECIFICATIONS. SECURE APPROVAL OF SHOP DRAWINGS PRIOR TO COMMENCING FABRICATION.

WELDED WIRE FABRIC:

TO CONFORM TO ASTM A_185, FREE FROM OIL, SCALE AND RUST AND PLACED IN ACCORDANCE WITH THE TYPICAL PLACING DETAILS OF ACI STANDARDS AND SPECIFICATIONS. MINIMUM LAP SHALL BE ONE SPACE PLUS TWO INCHES.

CONCRETE:

CONCRETE SHALL BE PER AN APPROVED MIX DESIGN PROPORTIONED TO ACHIEVE A STRENGTH AT 28 DAYS OF *,*** psi WITH A PLASTIC AND WORKABLE MIX. CONCRETE SHALL BE PLACED AND CURED ACCORDING TO ACI STANDARDS AND SPECIFICATIONS. SUBMIT PROPOSED MIX DESIGN WITH RECENT FIELD CYLINDER OR LAB TESTS FOR REVIEW PRIOR TO USE. MIX SHALL BE UNIQUELY IDENTIFIED BY MIX NUMBER OR OTHER POSITIVE IDENTIFICATION. MIX SHALL MEET THE REQUIREMENT OF ASTM C33 FOR COARSE AGGREGATE.

CONCRETE:

SHALL BE PER AN APPROVED MIX DESIGN PROPORTIONED TO ACHIEVE A STRENGTH AT 28 DAYS AS LISTED BELOW WITH A PLASTIC AND WORKABLE MIX:

3000 psi FOR FOUNDATIONS AND SLABS ON GRADE.
4000 psi FOR ALL OTHER STRUCTURAL CONCRETE.

CONCRETE SHALL BE PLACED AND CURED ACCORDING TO ALL STANDARDS AND SPECIFICATIONS.

SUBMIT PROPOSED MIX DESIGN WITH RECENT FIELD CYLINDER OR LAB TESTS FOR REVIEW PRIOR TO USE. MIX SHALL BE UNIQUELY IDENTIFIED BY MIX NUMBER OR OTHER POSITIVE IDENTIFICATION. MIX SHALL MEET THE REQUIREMENTS OF ASTM C33 FOR COARSE AGGREGATE. FOR ALL FLATWORK, AT LEAST 75% OF LARGE AGGREGATE SHALL CONSIST OF #57 STONE. CONCRETE SHALL COMPLY WITH ALL THE REQUIREMENTS OF ASTM STANDARD C94 FOR MEASURING, MIXING, TRANSPORTING, ETC. CONCRETE TICKETS SHALL BE TIME STAMPED WHEN CONCRETE IS BATCHED.

THE MAXIMUM TIME ALLOWED FROM THE TIME THE MIXING WATER IS ADDED UNTIL IT IS DEPOSITED IN ITS FINAL POSITION SHALL NOT EXCEED ONE AND ONE-HALF (1_1/2) HOURS. IF FOR ANY REASON THERE IS A LONGER DELAY THAN THAT STATED ABOVE, THE CONCRETE SHALL BE DISCARDED. IT SHALL BE THE RESPONSIBILITY OF THE TESTING LAB TO NOTIFY THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR OF ANY NONCOMPLIANCE WITH THE ABOVE. ALL SLABS SHALL BE CURED USING A DISSIPATING CURING COMPOUND MEETING ASTM STANDARD C309 TYPE 1-D AND SHALL HAVE A FUGITIVE DYE. THE COMPOUND SHALL BE PLACED AS SOON AS THE FINISHING IS COMPLETED OR AS SOON AS THE WATER HAS LEFT THE UNFINISHED CONCRETE. ALL SCUFFED OR BROKEN AREAS IN THE CURING MEMBRANE SHALL BE RECOATED DAILY. CALCIUM CHLORIDES SHALL NOT BE UTILIZED; OTHER ADMIXTURES MAY BE USED ONLY WITH THE APPROVAL OF THE ENGINEER.

ALL CONCRETE MIX DESIGNS SHALL INCLUDE A WRITTEN DESCRIPTION INDICATNG WHERE EACH PARTICULAR MIX IS TO BE PLACED WITHIN THE STRUCTURE.

ALL CONCRETE DESIGN MIX SUBMITTALS SHALL INCLUDE TESTED, STATISTICAL BACK_UP DATA AS PER CHAPTER 26 OF ACI 318_14 AND ACI 214R.

WATER/CEMENT RATIO FOR CONCRETE AT EXTERIOR BALCONIES SHALL NOT EXCEED 0.40 BY WEIGHT AND HAVE 5,000psi MINIMUM COMPRESSIVE CAPACITY.

CONCRETE MIX FOR POOL WALLS AND SLABS SHALL LIMIT SHRINKAGE TO 0.04%-0.03%. SUPPLIER SHALL SUBMIT SHRINKAGE TEST RESULTS FOR APPROVAL PRIOR TO ORDERING.

UNLESS NOTED OTHERWISE ON PLANS, THE FOLLOWING CONCRETE CLEAR COVER SHALL BE PROVIDED FOR ALL NON-PRESTRESSED CONCRETE REINFORCEMENT PER ACI 318:

CONCRETE CAST AGAINST EARTH:	ALL BARS	-	3"
CONCRETE EXPOSED TO EARTH (FORMED FACE):	ALL BARS	-	2"
CONCRETE EXPOSED TO WEATHER:	#6 BARS AND GREATER	-	2"
	#5 BARS AND SMALLER	-	1 1/2"
WHERE NOT EXPOSED TO EARTH OR WEATHER:			
SLABS, WALLS, AND JOISTS:	#14 & #18 BARS	-	1 1/2"
	#11 BARS AND SMALLER	-	3/4"
BEAMS AND COLUMNS:			
	ALL BARS	-	1 1/2"
SURFACE EXPOSED TO WATER (POOLS, TANKS, ETC.):	ALL BARS	-	2"

SEE ACI 318 FOR ADDITIONAL REQUIREMENTS AND MORE INFORMATION

CONCRETE TESTING: AN INDEPENDENT TESTING LABORATORY SHALL PERFORM THE FOLLOWING TESTS ON CAST IN PLACE CONCRETE:

A) ASTM C143 _ "STANDARD TEST METHOD FOR SLUMP OF PORTLAND CEMENT CONCRETE." MAXIMUM SLUMP SHALL BE 4-6 INCHES, PRIOR TO ADDING A SUPER PLASTICIZER.
ASTM C39 _ "STANDARD TEST METHOD FOR COMPRESSIVE STRENGTH OF CYLINDRICAL CONCRETE SPECIMENS." A SEPARATE TEST SHALL BE CONDUCTED FOR EACH CLASS AN NOT LESS THAN ONE FOR EVERY 150 CUBIC YARDS, NOR 5000 SQUARE FT OF SURFACE AREA FOR SLABS AND WALLS, PLACED PER DAY. REQUIRED CYLINDER(S) QUANTITIES AND TEST AGE AS FOLLOWS:
1 AT 7 DAYS
1 AT 14 DAYS
2 AT 28 DAYS

ONE ADDITIONAL RESERVE CYLINDER TO BE TESTED UNDER THE DIRECTION OF THE ENGINEER, IF REQUIRED. IF 28 DAY STRENGTH IS ACHIEVED, THE ADDITIONAL CYLINDER(s) MAY BE DISCARDED.

CHEMICAL ANCHORS:

SHALL BE AN EQUAL TWO PART EPOXY POLYMER INJECTION SYSTEM, SUCH AS SIMPSON SET-3G "STRUCTURAL ANCHORING ADHESIVE", OR ENGINEER APPROVED SUBSTITUTION, INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. INSTALLERS SHALL BE TRAINED BY THE MANUFACTURER'S REPRESENTATIVE. BRUSH AND BLOW OUT ALL HOLES.

WOOD:

STRUCTURAL WOOD COMPONENTS (BEAMS, JOISTS, RAFTERS, ETC.) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE FIBER STRESSES FOR No. 2 SOUTHERN PINE CONFORMING TO NDS, WITH 2015 SUPPLEMENT, AS FOLLOWS:

SHEAR	ALL	Fv	=	175 psi.
BENDING	2X6	Fb	=	1,000 psi.
BENDING	2X8	Fb	=	925 psi.
BENDING	2X10	Fb	=	800 psi.
BENDING	2X12	Fb	=	750 psi.

WOOD IN CONTACT WITH CONCRETE OR MASONRY, AND AT OTHER LOCATIONS AS SHOWN ON STRUCTURAL DRAWINGS, SHALL BE PROTECTED OR PRESSURE TREATED IN ACCORDANCE WITH AITC_109. MEMBER SIZES SHOWN ARE NOMINAL UNLESS NOTED OTHERWISE.

ALL NAILS SHOWN ON PLANS ASSUME COMMON WIRE NAILS UNLESS SPECIFICALLY NOTED ON DRAWINGS.

HEADER FRAMING

- ALL JACK AND KING STUDS SHALL BE FASTENED TO EACH OTHER WITH (2) ROWS FOR 2x4, AND (3) ROWS FOR 2x6 0.148"x3" NAILS @ 8" O.C.
- ATTACH SHEATHING ALL AROUND OPENINGS WITH EDGE NAILING PER WALL LEGEND SHEATHING NOTES.
- ATTACH HEADERS TO ALL FRAMING MEMBERS (KING STUD, TOP PLATE, HEADER SILL) W/ 0.131" NAILS @ 3" O.C.
- EITHER TOP OR BOTTOM PLY OF DBL TOP PLATE MUST SPAN CONTINUOUS OVER OPENING.
- WALL SHEATHING ABOVE OPENING MUST BE CONTINUOUS FROM TOP OF PLATE TO HEADER BELOW OR SILL PLATE ABOVE OPENING.
- FASTEN ALL MULTI-PLY HEADERS TOGETHER WITH 0.148" NAILS @ 3" O.C. ROWS AND 0.148" NAILS @ 8" O.C., ALONG LENGTH OF HEADER.
- IF HEADER IS NOT SPECIFIED ON PLAN, USE HEADER SCHEDULE.
- ATTACH TOP PL TO HEADER PER ONE OF THE FOLLOWING :
  - ** (2)SDWC15600 @ EACH END AND MAX 36" O.C. MINIMUM (6) PER HEADER.
  - ** SIMPSON SPH OR DSP @ MAX. 36" O.C. MINIMUM (3) PER HEADER.

WHEN STRAPPING BETWEEN FLOORS, NAILS ARE ONLY REQUIRED IN STUDS ABOVE, & BELOW. WHEN STRAP OCCURS ABOVE AN OPENING BELOW, THE STRAP SHALL BE FASTENED DIRECTLY TO HEADER (BYPASS CRIPPLE). WRAP STRAP AROUND BOTTOM OF HEADER AS REQUIRED TO MEET STRAP END LENGTH AND AMOUNT OF NAILS. TO PREVENT STRAP BUCKLING, WAIT TO INSTALL LOWER PORTION OF STRAP UNTIL FINAL ROOF DEAD LOAD HAS BEEN APPLIED TO THE STRUCTURE OR, FILL NAIL HOLES IN STRAP IN FLOOR CAVITY AREA.

ENGINEERED WOOD TRUSS SYSTEMS SHALL BE DESIGNED BY SUPPLIER'S SPECIALTY ENGINEER TO CONFIGURATION AND LOAD_CARRYING CAPACITY SHOWN ON DRAWINGS AND SPECIFICATIONS. ALL INDIVIDUAL TRUSS MEMBERS, TRUSS PLATE CONNECTIONS, TRUSS-TO-TRUSS CONNECTIONS, COMMON TRUSSES AND GIRDER TRUSSES SHALL BE DESIGNED FOR COMPONENT AND CLADDING WIND LOADING, EXCEPT THOSE TRUSSES EXCEEDING 700 SQUARE FEET IN TRIBUTARY AREA. SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION. SHOP DRAWINGS SHALL SHOW AND SPECIFY ALL CONNECTOR TYPES UTILIZED WITHIN TRUSSES, AS WELL AS CONNECTORS UTILIZED IN ALL OTHER CONNECTIONS AND ATTACHMENTS BETWEEN TRUSSES OR COMPONENTS SUPPLIED AS PART OF THE ENGINEERED TRUSS SYSTEM. AN ERECTION DRAWING SHALL BE INCLUDED, IDENTIFYING ALL TRUSS SYSTEM COMPONENTS, AS WELL AS ALL PERMANENT BRACING REQUIRED FOR TRUSS DESIGN.

ENGINEERED SHOP DRAWINGS SHALL BEAR THE SIGNATURE AND IMPRESSED SEAL OF A FLORIDA REGISTERED PROFESSIONAL ENGINEER AS THE SPECIALTY ENGINEER. THE FOLLOWING LOAD DURATION FACTORS SHALL BE USED:

DEAD LOAD	0.90
DEAD LOAD + FLOOR LIVE LOAD	1.00
DEAD LOAD + ROOF LIVE LOAD	1.25
DEAD LOAD + WIND LOAD	1.60

THE SUPERIMPOSED DEAD LOAD, AS SPECIFIED IN THE DESIGN LOADS SECTION ABOVE, INCLUDES THE OVERALL WEIGHT OF THE FIRE SPRINKLER SYSTEM PIPES. THE GENERAL CONTRACTOR SHALL PROVIDE THE TRUSS MANUFACTURER WITH THE LOCATIONS OF THE PIPE SUPPORTS AND THE LOADS FROM ALL SPRINKLER LINES GREATER THAN 2" DIAMETER.

ROOF, FLOOR, AND WALL SHEATHING ARE DESIGNED AS DIAPHRAGMS AND SHALL COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 23 OF THE FLORIDA BUILDING CODE AND SHALL BE FASTENED IN ACCORDANCE WITH THE STRUCTURAL PLANS, NOTES, AND DETAILS. IF NOT SPECIFIED USE MINIMUM REQUIREMENTS OF FBC TABLE 2304.10.1. ATTACHMENT OF SHEATHING TO RESIST WIND PRESSURES SHALL ALSO NOT BE LESS THAN WHAT IS SHOWN IN FBC TABLE 2304.6.1, UNLESS SHOWN OTHERWISE. ALL SHEATHING FOR SHEARWALLS AND DIAPHRAGMS SHALL BE OF STRUCTURAL I GRADE. DIAPHRAGM SHEATHING SHALL BE ORIENTED PERPENDICULAR TO FLOOR AND ROOF FRAMING. LAYOUT OF ADJACENT SHEATHING PANELS SHALL BE STAGGERED AS IN CASES 1 THROUGH 4 IN FBC 2306.2(1). ALL DIAPHRAGMS AND SHEARWALLS SHALL BE BLOCKED AT PANEL EDGES WITH 2X4 BLOCKING ORIENTED FLAT-WISE (LONG FACE PARALLEL TO SHEATHING). SUBFLOOR SHALL BE GLUED TO PREVENT SQUEAKING.

MINIMUM FASTENING REQUIREMENTS FOR BUILT UP WOOD FRAMING, BLOCKING, MEMBER CONNECTIONS AND SHEATHING SHALL NOT BE LESS THAN THAT SET FORTH IN FBC TABLE 2304.10.1.

MANUFACTURED WOOD STRUCTURAL COMPONENTS:

MEMBERS DESIGNATED 'LVL' (E.G., 1_3/4 X 14 LVL) SHALL BE LAMINATED VENEER LUMBER AS MANUFACTURED BY WEYERHAEUSER COMPANY (MICRO=LAM), OR ENGINEER APPROVED SUBSTITUTION. Fb = 2600 psi, E = 2,000,000 psi, Fv = 285 psi. DEPTH SHOWN ARE MIN. REQ'D. LARGER BEAMS CAN BE USED WITH VERIFICATION FROM ARCHITECT.

MEMBERS DESIGNATED 'PSL' (E.G., 3½"x11¼" PSL) SHALL BE PARALLAM PARALLEL STRAND LUMBER AS MANUFACTURED BY WEYERHAEUSER COMPANY (MICRO=LAM), OR ENGINEER APPROVED SUBSTITUTION. Fb = 2900 psi, E = 2,000,000 psi, Fv = 290 psi.

WOOD FRAMING CONNECTORS:

ALL CONNECTORS SHALL BE GALVANIZED OR STAINLESS STEEL. CONNECTOR MODEL NUMBERS SHOWN ARE STRONG-TIE CONNECTORS AS MANUFACTURED BY SIMPSON STRONG-TIE CO., 5956 W. LAS POSITAS BLVD., P.O. BOX 10789, PLEASANTON, CA 94588, 800-999-5099, WWW.STRONGTIE.COM. SUBSTITUTIONS ARE ACCEPTABLE WITH THE APPROVAL OF THE STRUCTURAL ENGINEER. UNLESS SHOWN OTHERWISE, INSTALL SIZE AND **MAXIMUM** NUMBER OF FASTENERS SHOWN IN LATEST SIMPSON CATALOG.

TRUSS SHOP DRAWING APPROVAL:

TRUSS MANUFACTURER: MANNING BUILDING SUPPLY, INC
PROJECT/JOB NUMBER: J230104
JOB DESCRIPTION: SEELY
SIGNATURE DATE: 04-04-2023
LAYOUT DATE:

THE TRUSS SHOP DRAWINGS HAVE BEEN REVIEWED FOR GENERAL CONFORMANCE WITH DESIGN CONCEPTS FOR THIS PROJECT. THIS DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR ANY CHANGE/DEVIATION FROM THE REQUIREMENTS OF THE SHOP DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR DETERMINING AND VERIFYING ALL FIELD MEASUREMENTS.

ABBREVIATIONS

A	Ø OR DIA.	DIAMETER	EMBED.	EMBEDMENT	P	℄	PLATE
	A.B.	ANCHOR BOLT	E.S.	EACH SIDE		PLF	POUNDS PER LINEAR FOOT
	ADJ	ADJACENT	EQ	EQUIVALENT CAPACITY		PROJ	PROJECTION
	A.F.F.	ABOVE FINISH FLOOR	EXIST.	EXISTING		PSF	POUNDS PER SQUARE FOOT
	A.T.R.	ALL THREAD ROD	F	FDN FOUNDATION		PSI	POUNDS PER SQUARE INCH
	ARCH.	ARCHITECTURAL PLAN		F.W. FLAT WASHER	Q	QTY	QUANTITY
B	B.F.F.	BELOW FINISH FLOOR	G	F.F. FINISH FLOOR	QR	RECT.	RECTANGULAR
	B.O.	BOTTOM OF		GALV. GALVANIZED		REF.	REFERENCE
	B.P.	BASE PLATE	H	HT. HEIGHT		REQ'D.	REQUIRED
	BTM.	BOTTOM		K.B. KNEE BRACE	S	SCHED.	SCHEDULE
C	℄	CENTERLINE	K	KLF KIPS PER LINEAR FOOT		SIM.	SIMILAR
	CLR.	CLEAR		KSI KIPS PER SQUARE INCH		SS	STAINLESS STEEL
	CMU	CONCRETE MASONRY UNIT	L	LL LIVE LOAD OR DOUBLE ANGLE		SYP	SOUTHERN YELLOW PINE
	COL.	COLUMN		LLH LONG LEG HORIZONTAL	T	T & B	TOP & BOTTOM
	CONC.	CONCRETE		LLV LONG LEG VERTICAL		T/CONC.	TOP OF CONCRETE
	CONN.	CONNECTION	M	MAX. MAXIMUM		T/STL.	TOP OF STEEL
	CONT.	CONTINUOUS		MFG MANUFACTURER		T.O.	TOP OF
D	DET.	DETAIL		MIN. MINIMUM		TYP.	TYPICAL
	DIST	DISTANCE	N	N/A NOT APPLICABLE	U/W	U.N.O.	UNLESS NOTED OTHERWISE
	DL	DEAD LOAD		NOM. NOMINAL		WWF	WELDED WIRE FABRIC
E	E.E.	EACH END	O	O.C. ON CENTER		WCS	WOOD CONNECTOR SCHEDULE
	EL.	ELEVATION					

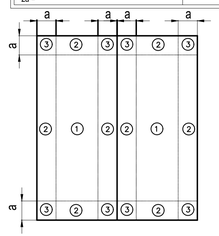
WIND LOAD SCHEDULE

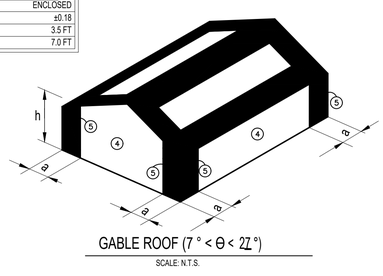
SCHEDULE OF COMPONENTS AND CLADDING LOADS

ZONE	ZONE DESCRIPTION	TRIBUTARY AREA (SF)	IN (PRESSURE) (+ PSF)	OUT (PRESSURE) (- PSF)
1	ROOF INTERIOR ZONE	LESS THAN 20	22.2	40.7
		20 - 100	20.1	34.5
		MORE THAN 100	14.0	20.1
2	ROOF, EDGE ZONE	LESS THAN 20	22.2	44.8
		20 - 100	10.0	40.7
		MORE THAN 100	14.0	28.3
	ROOF, OVERHANG, EDGE ZONE	LESS THAN 20	-	61.2
		20 - 100	-	57.1
		MORE THAN 100	-	44.8
3	ROOF, CORNER ZONE	LESS THAN 20	22.2	69.4
		20 - 100	20.1	48.9
		MORE THAN 100	14.0	34.5
	ROOF, OVERHANG CORNER ZONE	LESS THAN 20	-	85.8
		20 - 100	-	65.3
		MORE THAN 100	-	50.9
4	WALL, INTERIOR ZONE	LESS THAN 20	24.2	26.3
		20 - 100	23.2	25.3
		MORE THAN 100	20.5	23.0
5	WALL, EDGE ZONE	LESS THAN 20	24.2	32.4
		20 - 100	23.2	30.4
		MORE THAN 100	20.5	25.3

NOTE: WIND PRESSURES SHOWN ARE BASED ON Vasd

CODE =	ASCE 7-22
ULTIMATE WIND SPEED Vult =	130 MPH
ALLOWABLE WIND SPEED Vasd =	100 MPH
RISK CATEGORY =	II
WIND SPEED MAP =	1609.3(1)
EXPOSURE =	C
ENCLOSURE CLASSIFICATION =	ENCLOSED
INTERNAL PRESSURE COEFFICIENT (GCpi) =	±0.18
a =	3.5 FT
2a =	7.0 FT





GABLE ROOF (7 ° < Θ < 27 °)
SCALE: N.T.S.

Interior Zones — ZONE 1 — ROOF, ZONE 4 — WALL
End Zones — ZONE 2 — ROOF, ZONE 5 — WALL
Corner Zones — ZONE 3 — ROOF

SWANSON STRUCTURAL, INC.
209 BILBAO DR.
ST. AUGUSTINE, FL 32086

NOT FOR CONSTRUCTION

Swanson Structural, Inc.
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COA #34434
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RESIDENCE

7 AVILES STREET
SAINT AUGUSTINE,
FL 32084

REV/DATE/DESCRIPTION

DATE ISSUED: 00.00.2024

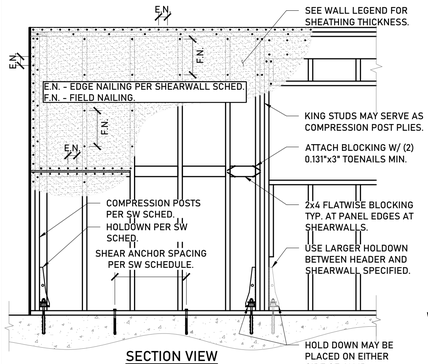
PROJECT NUMBER
24-005

SHEET TITLE
STRUCTURAL NOTES

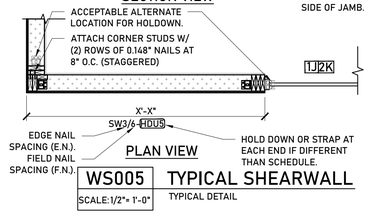
SHEET NUMBER
S100

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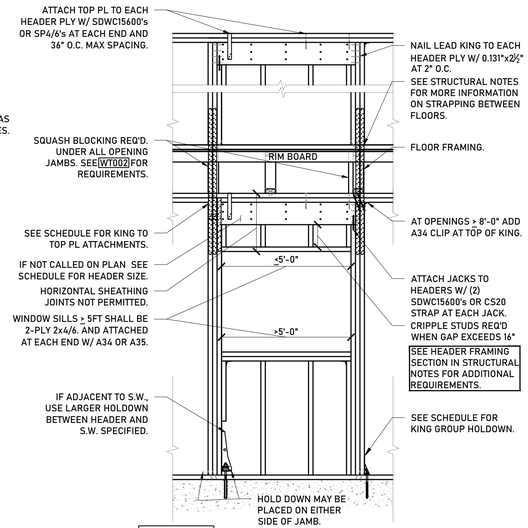


SECTION VIEW

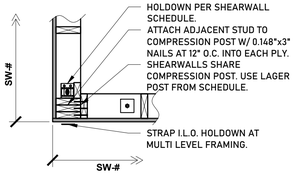


PLAN VIEW

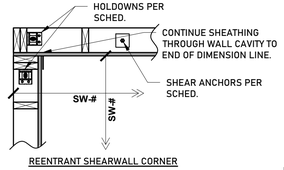
WS005 TYPICAL SHEARWALL
SCALE:1/2"= 1'-0" TYPICAL DETAIL



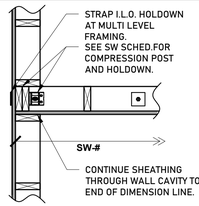
WH001 TYPICAL HEADER
SCALE:1/2"= 1'-0" TYPICAL DETAIL



DOUBLE SHEARWALL CORNER

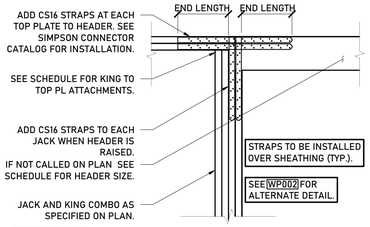


REENTRANT SHEARWALL CORNER

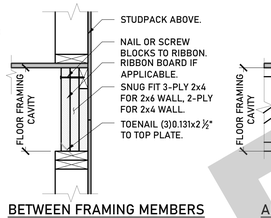


INTERIOR SHEARWALL INTERSECTION

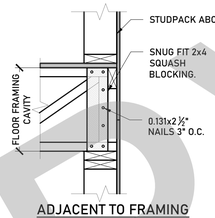
WS001 SHEARWALL ENDS
SCALE:3/4"= 1'-0" TYPICAL DETAIL



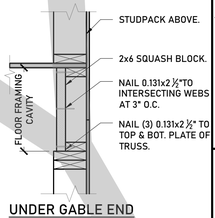
WH003 RAISED HEADER/DRAG BEAM
SCALE:3/4"= 1'-0" TYPICAL DETAIL



BETWEEN FRAMING MEMBERS



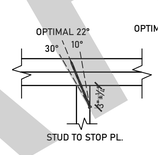
ADJACENT TO FRAMING MEMBER



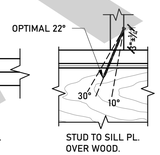
UNDER GABLE END

WT002 SQUASH BLOCKING
SCALE:1"= 1'-0" TYPICAL DETAIL

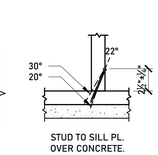
SQUASH BLOCKING REQUIRED UNDER ALL OPENING JAMBS, SHEARWALL COMPRESSION POSTS, AND STUD PACKS.



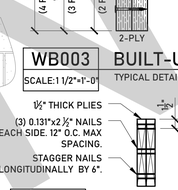
STUD TO STOP PL.



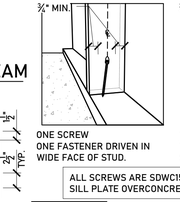
STUD TO SILL PL. OVER WOOD.



STUD TO SILL PL. OVER CONCRETE.



WB003 BUILT-UP ENG-LUMBER BEAM
SCALE:1 1/2"=1'-0" TYPICAL DETAIL



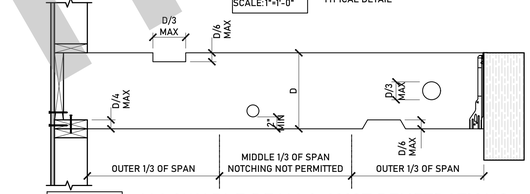
WB002 MULTI PLY BEAM FASTENING
SCALE:1"=1'-0" TYPICAL DETAIL

ALL SCREWS ARE SDWC15600 EXCEPT SCREWS INTO SILL PLATE OVERCONCRETE WHICH ARE SDWC15450.

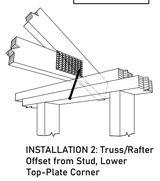
WU002 STUD TO PLATE SDWC INSTALLATION
SCALE:1 1/2"=1'-0" TYPICAL DETAIL

STUD TO TOP/BOTTOM PLATE NAILING		
STUD SIZE	ENDNAIL 0.148x3"	TOENAIL 0.131x2½"
2x4	(2)	(4)
2x6	(3)	(5)
2x8	(4)	(6)
2x10	(5)	(6)

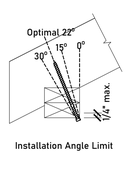
WT001 GENERAL WALL FRAMING
SCALE:1/2"= 1'-0" TYPICAL DETAIL



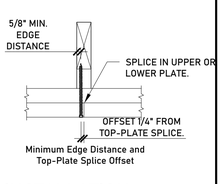
WB001 ALLOWABLE BEAM & JOIST PENETRATIONS
SCALE:1"= 1'-0" TYPICAL DETAIL



INSTALLATION 2: Truss/Rafter Offset from Stud, Lower Top-Plate Corner

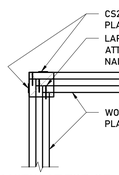


Installation Angle Limit



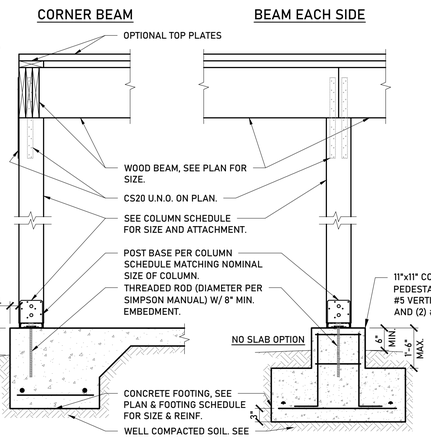
Minimum Edge Distance and Top-Plate Splice Offset

WU003 SDWC15600 ROOF INSTALLATION
SCALE:3/4"=1'-0" TYPICAL DETAIL

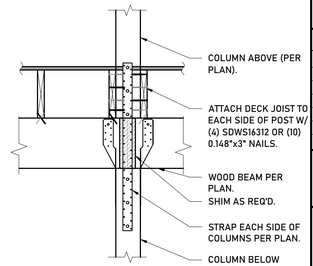


PLAN VIEW AT TOP OF CORNER POST

CORNER BEAM



BEAM EACH SIDE



MULTI STORY

WP001 WOOD PORCH COLUMN
SCALE:3/4"= 1'-0" TYPICAL DETAIL

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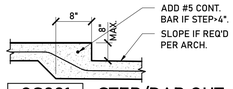
PROJECT NUMBER
24-005

SHEET TITLE
TYPICAL DETAILS

SHEET NUMBER
S200

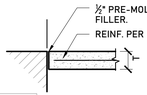
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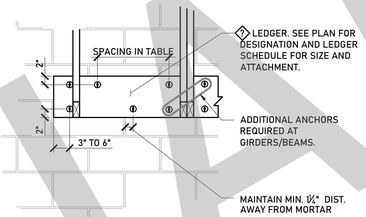


CS001 STEP/DAP OUT
SCALE:3/4"= 1'-0" TYPICAL DETAIL

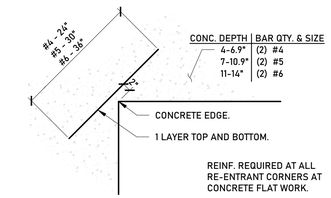
1. PROVIDE POSITIVE SLOPE TO DRAINS AS REQUIRED.
2. IF STEP IS GREATER THAN 4" PROVIDE (1)#5 CONT. AROUND THE PERIMETER.
3. WIREMESH IS CONTINUOUS THROUGH STEP.



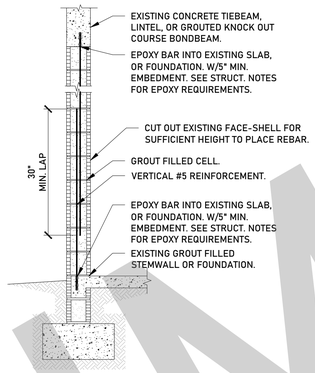
CJ001 ISOLATION JOINT
SCALE:3/4"= 1'-0" TYPICAL DETAIL



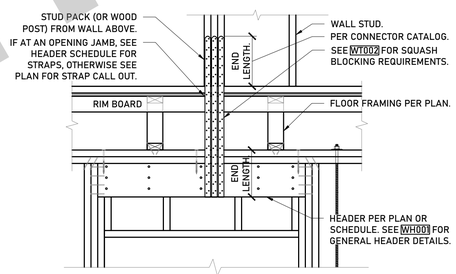
WL001b LEDGER ON C.M.U./CONC.
SCALE:3/4"=1'-0" TYPICAL DETAIL



CS002 RE-ENTRANT CORNER STEEL
SCALE:3/4"= 1'-0" TYPICAL DETAIL



RM001 NEW REINF. TO EXISTING CELL
SCALE:1/2"=1'-0" TYPICAL DETAIL



WH004 STUD PACK OVER HEADER
SCALE:3/4"=1'-0" TYPICAL DETAIL

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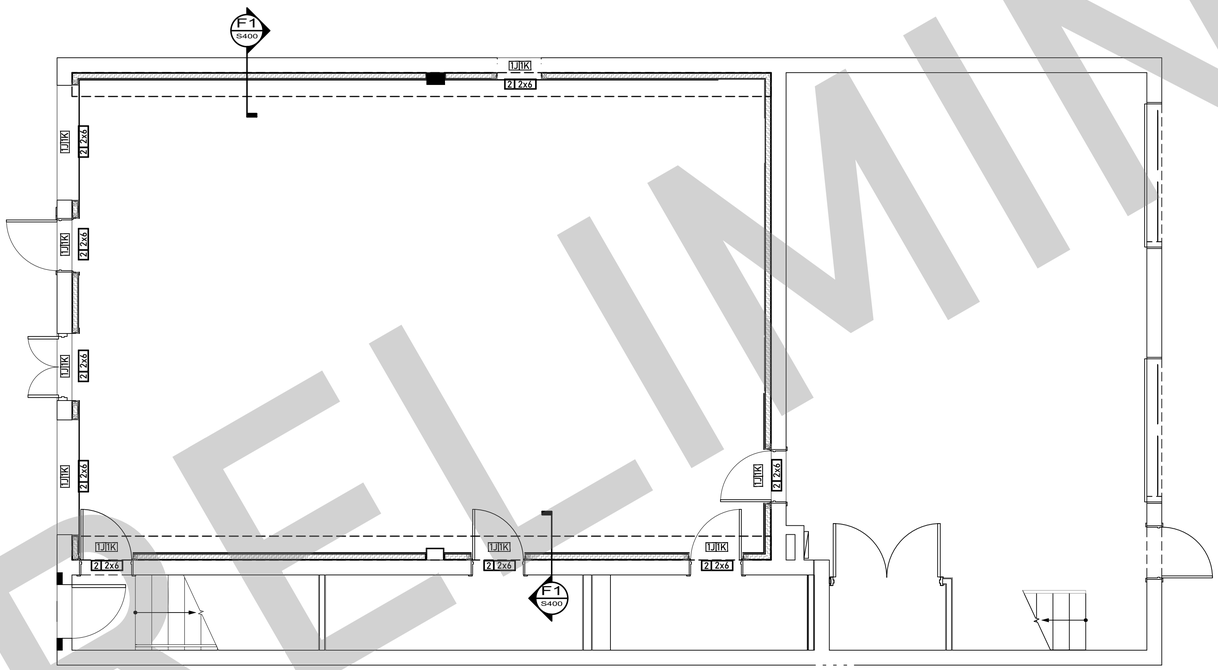
PROJECT NUMBER
24-005

SHEET TITLE
TYPICAL DETAILS

SHEET NUMBER
S201

Received August 5, 2024
Planning and Building Department

PRELIMINARY



FOUNDATION PLAN
Scale:1/4" = 1'-0"

WALL LEGEND (GROUND TO 2ND)

2x4 LOAD BEARING WOOD WALL.

- STUDS: 16" O.C. MAX SPACING. PROVIDE BLOCKING AT 4'-0" O.C. MAX SPACING.
- UPLIFT RESTRAINT: SAME AS 2x6 WALL ABOVE.
- SILL PLATE ATTACHMENT: SAME AS 2x6 WALL ABOVE.
- WALL SHEATHING: NOT REQUIRED.

FOUNDATION & GROUND LEVEL PLAN NOTES

- VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS. SEE ARCHITECTURAL AND MEP FOR ADDITIONAL INFORMATION.
- SEE ARCH. PLANS FOR ALL SLOPES, DROPS AND DRAIN LOCATIONS IN FLOOR SLAB.
- ELEVATIONS SHOWN ARE RELATIVE TO THE FINISH FLOOR SET AT 0'-0" (REF.).
- ALL WOOD USED IN EXTERIOR APPLICATIONS OR IN CONTACT W/ CONCRETE OR MASONRY SHALL BE PRESSURE TREATED WITH PRESERVATIVE. (P.T.) EXTERIOR CONNECTORS SHALL BE HOT DIPPED GALVANIZED.
- TOP OF FOOTING ELEVATION SET AT TOP OF SLAB UNLESS NOTED OTHERWISE. ALL THICKENED EDGE (TE) AND THICKENED SLABS (TS) TO BE AT TOP OF SLAB ELEVATION.
- GROUND FLOOR SHALL BE 4" CONCRETE SLAB-ON-GRADE. REINFORCE W/ 6x6-W1.4xW1.4 W.W.F. (OR FIBERMESH AT MANUFACTURER'S RECOMMENDED DOSAGE) AT MID-DEPTH OF SLAB.
- PROVIDE CONTROL JOINTS IN ALL SLABS ON GRADE. CONTROL JOINTS SHALL BE TOOLED OR SAWCUT AS SOON AS POSSIBLE WITHOUT RAVELING. THE PATTERN SHALL BE APPROXIMATELY SQUARE AND LIMITED TO AN AREA OF 144 SF.

FOUNDATION LEGEND

- (#) "TE-#" OR "TS-#" INDICATES FOUNDATION CALL OUT. SEE FOUNDATION SCHEDULE FOR SIZE AND REINFORCING REQUIREMENTS.
- #-X#X# WOOD CONNECTOR OR FASTENERS. TRIM OR SHIM AS REQUIRED (¼" EACH SIDE MAX.) FOR SNUG FITTING CONNECTION. IF CONNECTOR SIZE IS NOT SHOWN, SIZE SHALL BE BASED ON MEMBER SIZES SHOWN ON PLAN.
- (??) STRUCTURAL THRU COLUMN. SEE COLUMN SCHEDULE FOR SIZE, MATERIAL, AND REQUIREMENTS. (??) - COLUMN BELOW (??) - COLUMN ABOVE
- (SIM.) SECTION MARK AT THIS LOCATION IS SIMILAR W/ MINOR DIFFERENCES.
- SLAB STEP. SEE ARCHITECTURAL PLANS FOR STEP DEPTH AND TYPICAL DETAILS FOR STRUCTURAL REQUIREMENTS.
- XX000 SEE TYPICAL DETAIL SHEETS (S200,S201) FOR REFERENCED DETAIL.
- 1JJK INDICATES QUANTITY OF JACK AND KING STUDS AT OPENING JAMB'S.
- 3 12 INDICATES PLIES AND SIZE OF HEADER.

FOOTING SCHEDULE

TAG	SIZE W x L	DEPTH	REINFORCING	NOTES

NOTES:
1. WHERE NEW FOOTING INTERSECTS EXISTING FOOTINGS, TOP OF FOOTING DEPTH IS TO MATCH EXISTING AND DEPTH OF NEW FOOTING IS TO MATCH EXISTING.
2. WHERE NEW FOOTING INTERSECTS EXISTING FOOTINGS, REINFORCING INDICATED FOR NEW FOOTINGS AT INTERSECTION IS TO BE DRILLED AND EPOXIED INTO THE EXISTING FOOTING A MINIMUM OF 7". PROVIDE SIMPSON SET 3G EPOXY ADHESIVE.
3. FOOTINGS ARE OVERALL DIMENSIONS. SEE PLAN FOR CUT-OUT AREAS.
4. PROVIDE CORNER BARS FOR ALL BARS IN FOOTINGS.
5. ALL BARS ARE BOTTOM BARS U.N.O.
6. E.W.= EACH WAY, T&B= TOP AND BOTTOM, S.W. = SHORT WAY, L.W.= LONG WAY.

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ALEXANDER W. SWANSON
LICENSE
No. 81990
8/5/2024
STATE OF FLORIDA
PROFESSIONAL ENGINEER
ENGINEER OF RECORD
NOT FOR CONSTRUCTION

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COA #34434
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(904) 685-8806
TO THE BEST OF MY KNOWLEDGE AND ABILITY, THE COMPLETED STRUCTURE DEPICTED ON THIS PLANS COMPLIES WITH THE APPLICABLE MINIMUM BUILDING CODES.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ALEXANDER W. SWANSON, PE. ON July 7, 2023
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

RESIDENCE

7 AVILES STREET
SAINT AUGUSTINE,
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REV/DATE/DESCRIPTION

DATE ISSUED: 00.00.2024

PROJECT NUMBER
24-005

SHEET TITLE
FOUNDATION PLAN

SHEET NUMBER
S300

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WOOD SHEARWALL SCHEDULE

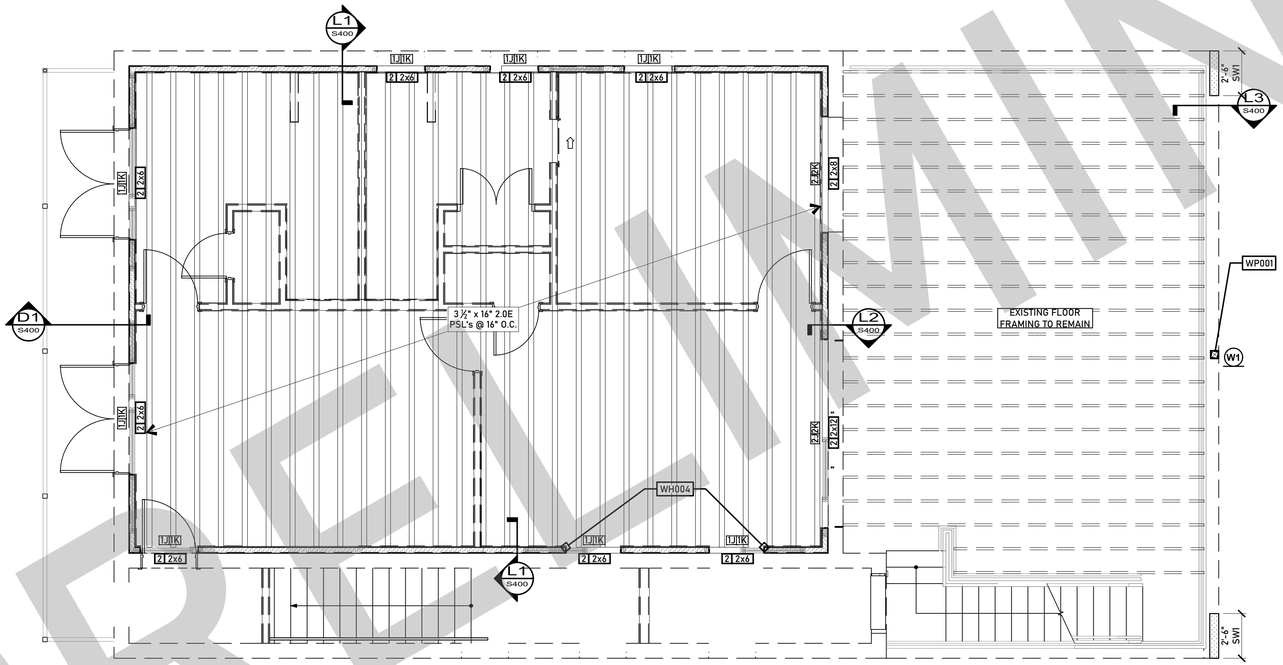
	SW-1 THICKNESS - 15/32"			SW-2 THICKNESS - 15/32"
	COMPRESSION POSTS	HOLDOWN	NAILING (2½" LONG MIN.)	SILL PLATE CONNECTION	
ROOF	(2) 2x6/2x4	(2) CS16	10d @ 3" EDGES 10d @ 6" FIELD	SEE WALL LEGEND.	SEE DETAIL SW-2 ON S403
LEVEL 2	(2) 2x6/2x4	HTT5	10d @ 3" EDGES 10d @ 6" FIELD	SEE WALL LEGEND.	N/A
LEVEL 1 EL=0'-0"					

1. ALL SHEARWALL SHEATHING IS TO BE OSB/PLY WOOD STRUCTURAL PANEL (WSP)-SHEATHING.
2. PRE-ASSEMBLED BOLT ANCHORS SHALL EXTEND A MINIMUM OF 6" ABOVE THE SLAB.
3. WHERE WOOD SHEAR WALLS EXISTS ABOVE MASONRY WALLS, ANCHOR RODS ARE TO EXTEND THROUGH MASONRY TO 3" ABOVE BOTTOM OF FOOTING U.N.O.
4. NAILS PENETRATING FRT SHALL BE GALVANIZED.
5. PROVIDE FULL BLOCKING UNDER COMPRESSION POSTS IN TRUSS CAVITY TYP.
6. SHEAR ANCHORS SHALL BE PROVIDED AT 36" ON CENTER. USE 1/2" DIA. TITEN HD EMBEDDED 4" INTO GROUT FILLED MASONRY OR CONCRETE UNLESS NOTED OTHERWISE ON SCHEDULE.
7. WHERE COMPRESSION POST DO NOT LINE UP FROM UPPER TO LOWER LEVEL, COMPRESSION POSTS SHALL CONTINUE DOWN TO FOUNDATION.
8. HOLDOWN ANCHORS EMBEDDING INTO K.O. COURSE TIEBEAM SHALL HAVE A MINIMUM DISTANCE OF 3" TO FACE OF BLOCK. ANCHOR SHALL HAVE MINIMUM 9" EMBEDMENT WITH A HEADED BOLT OR DBL NUT.
9. IF SHEARWALL STARTS/ENDS AT OPENING, JACK AND KING COMBO CAN SERVE AS PLYS FOR COMPRESSION POSTS.

COLUMN SCHEDULE

TAG	SIZE (INCH)	POST BASE (U.N.O. ON PLAN)	POST CAP (U.N.O. ON PLAN)	MATERIAL TYPE
W1	6"x6" (NOM.)	ABU66 w/ ¾"Ø ANCHOR & 7" EMBED	SEE PLAN/TYP. DETAILS	SOUTHERN PINE No.2

COLUMN SCHEDULE NOTES:
1. ALL CONNECTORS SPECIFIED SHALL BE INSTALLED WITH SIZE AND **MAXIMUM** NUMBER OF FASTENERS SHOWN IN LATEST SIMPSON CATALOG.
2. WOOD COLUMNS SHALL BE 6" MIN. ABOVE ADJACENT FINAL GRADE.



SECOND LEVEL PLAN
Scale: 1/4" = 1'-0"

WALL LEGEND (2ND TO ROOF)

2x6 LOAD BEARING WOOD WALL
- STUDS: 16" O.C. MAX SPACING. (INTERIOR WALLS SHALL BE BLOCKED AT MIDHEIGHT).
- UPLIFT RESTRAINT: ATTACH EACH STUD WITH (1) SDWC15600 TO TOP AND SILL PLATE (16" O.C. MAX SPACING). SEE TYPICAL DETAIL SHEET FOR INSTALLATION REQUIREMENTS
- SILL PLATE ATTACHMENT: (2) SDWS22400DB AT EACH FLOOR JOIST/BLOCKING AND (1) BETWEEN FLOOR JOIST INTO RIM BOARD.
- WALL SHEATHING: 15/32" APA EXTERIOR RATED PLYWOOD OR OSB ON EXTERIOR FACE ATTACHED W/ 8d NAILS @ 6" O.C. (U.N.O. ON SW SCHED.) AT SUPPORTED PANEL EDGES AND 6" O.C. IN THE FIELD. SEE SHEARWALL DESIGNATIONS ON PLAN AND SHEARWALL SCHEDULE FOR SPECIFIC REQUIREMENTS.

2x4 LOAD BEARING WOOD WALL
- STUDS: 16" O.C. MAX SPACING.
- UPLIFT RESTRAINT: ATTACH EVERY STUD WITH (2) 16d ENDNAILS OR (3) 16d TOENAILS.
- SILL PLATE ATTACHMENT: (1) ¼"Øx4" TAPCONS AT 24" O.C. (U.N.O. ON SHEARWALL SCHEDULE)
- WALL SHEATHING: SEE SHEARWALL SCHEDULE FOR SHEATHING REQUIREMENTS. NO SHEATHING REQUIRED AT INTERIOR NON-SHEARWALLS.

2ND FLOOR FRAMING PLAN NOTES

- VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS. SEE ARCHITECTURAL AND MEP FOR ADDITIONAL INFORMATION. SEE ARCHITECTURAL DRAWING FOR WINDOW LOCATIONS.
- ALL WOOD USED IN EXTERIOR APPLICATIONS OR IN CONTACT W/ CONCRETE/CMU SHALL BE PRESSURE TREATED WITH PRESERVATIVE. (P.T.) EXTERIOR CONNECTORS SHALL BE STAINLESS STEEL.
- FLOOR FRAMING SHALL CONSIST OF PRE-ENGINEERED FLOOR TRUSSES, SEE PLAN FOR LAYOUT. SEE WSC FOR TRUSS ATTACHMENT (TYP.)
- FLOOR SHEATHING SHALL BE 19/32" APA RATED PLYWOOD/OSB. ATTACHMENT SHALL BE MADE W/ 0.131"x2½" NAILS @ 6" O.C. U.N.O. AT SUPPORTED PANEL EDGES (INCLUDING COLLECTORS/DRAG STRUTS, BLOCKING) AND 12" O.C. IN THE FIELD.
- SEE HEADER SCHEDULE FOR HEADERS NOT CALLED OUT ON PLAN.

2ND LEVEL LEGEND

- ◇ WOOD LEDGER FOR TRUSS/JOISTS OR SHEATHING SUPPORT. SEE LEDGER SCHEDULE FOR SIZE AND CONNECTION REQUIREMENTS
- (#)-X#X# — WOOD CONNECTOR OR FASTENERS. TRIM OR SHIM AS REQUIRED (¼" EACH SIDE MAX.) FOR SNUG FITTING CONNECTION.
- (??) STRUCTURAL THRU COLUMN. SEE COLUMN SCHEDULE FOR SIZE, MATERIAL, AND REQUIREMENTS. (??) - COLUMN BELOW (??) - COLUMN ABOVE
- (SIM.) SECTION MARK AT THIS LOCATION IS A SIMILAR CONDITION WITH MINOR DIFFERENCES TO SECTION DRAWN.
- WOOD HEADER BELOW. SEE HEADER SCHEDULE IF NOT SPECIFIED ON PLAN BELOW.
- XX000 SEE TYPICAL DETAIL SHEETS (S200,S201) FOR REFERENCED DETAIL.
- TJI1K INDICATES QUANTITY OF JACK AND KING STUDS AT OPENING JAMB'S.
- 2 2x12 INDICATES PLIES AND SIZE OF HEADER.

WCS

WOOD CONNECTOR SCHEDULE:

1. FLOOR JOISTS:
   - 1.1. TO WOOD WALL/ BEAM BELOW - (3) 16d TOENAILS
   - 1.2. TO FACE OF BEAM/ LEDGER - LUS210
2. DECK RIM BOARD:
   - 2.1. TO EACH JOIST - (5) 16d ENDNAILS
3. DECK JOISTS:
   - 3.1. TO WOOD WALL BELOW - SDWC15600

SWANSON STRUCTURAL, INC.
209 BILBAO DR.
ST. AUGUSTINE, FL 32086

NOT FOR CONSTRUCTION

Swanson Structural, Inc.
209 Bilbao Dr.
St. Augustine, FL 32086
(904) 685-8806
COA #34434
TO THE BEST OF MY KNOWLEDGE AND ABILITY, THE COMPLETED STRUCTURE DEPICTED ON THE PLANS COMPLIES WITH THE APPLICABLE MINIMUM BUILDING CODES.

RESIDENCE

7 AVILES STREET
SAINT AUGUSTINE,
FL 32084

REV/DATE/DESCRIPTION

DATE ISSUED: 00.00.2024

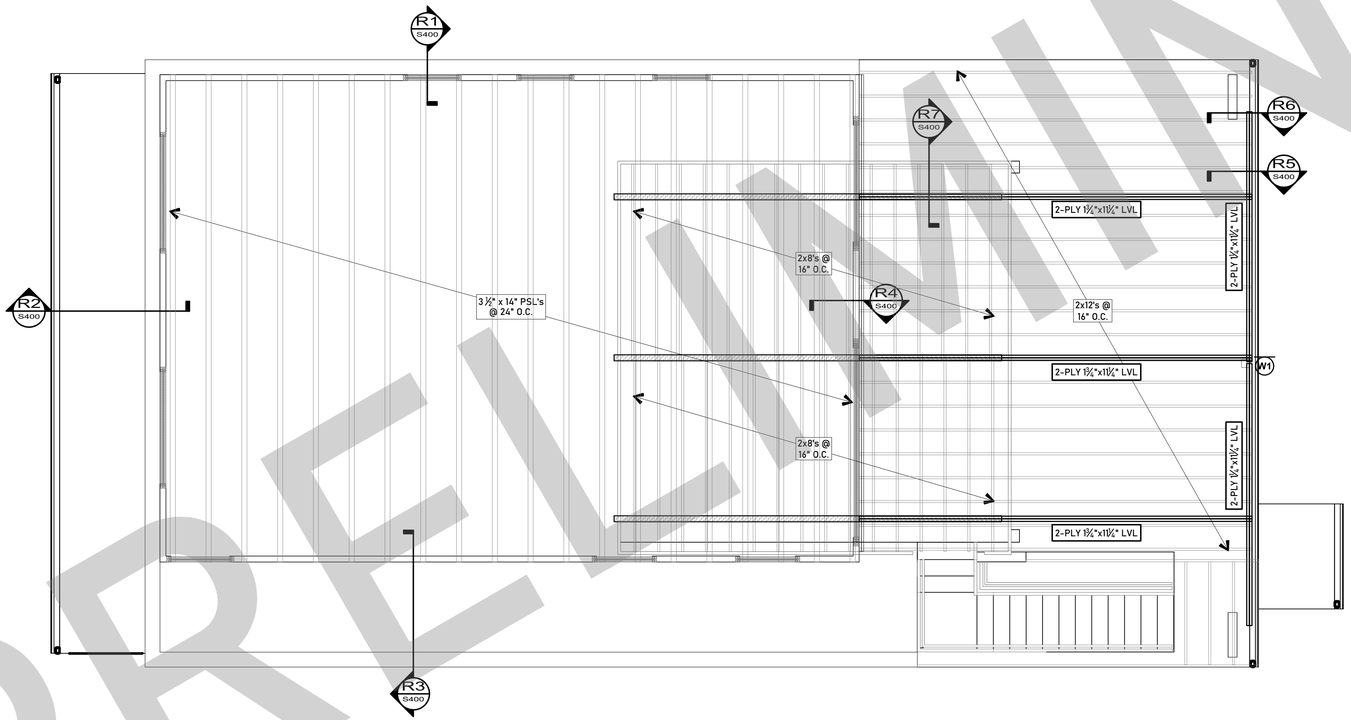
PROJECT NUMBER
24-005

SHEET TITLE
2ND LEVEL PLAN

SHEET NUMBER
S310

PRELIMINARY

Received August 5, 2024
Planning and Building Department



ROOF PLAN
Scale:1/4" = 1'-0"

WALL LEGEND (ABOVE ROOF)

- 2x4 LOAD BEARING WOOD WALL
- STUDS: 24" O.C. MAX SPACING.
- UPLIFT RESTRAINT: ATTACH EVERY STUD WITH (2) 16d ENDNAILS OR (3) 16d TOENAILS.
- SILL PLATE ATTACHMENT: (2) SDWS22400 AT 24" O.C. TO JOISTS/BLOCKING BELOW.
- WALL SHEATHING: SEE SHEARWALL SCHEDULE FOR SHEATHING REQUIREMENTS. NO SHEATHING REQUIRED AT INTERIOR NON-SHEARWALLS.

ROOF FRAMING PLAN NOTES

1. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS. SEE ARCHITECTURAL AND MEP FOR ADDITIONAL INFORMATION.
2. ROOF FRAMING SHALL BE PRE-ENGINEERED WOOD ROOF TRUSSES AT 24" O.C. MAX SPACING AS INDICATED ON PLAN.
3. ROOF SHEATHING SHALL BE 19/32" APA RATED EXTERIOR ROOF SHEATHING. ATTACHMENT FOR ZONES 1 & 2, AS DEPICTED IN THE COMPONENT AND CLADDING WIND SCHEDULE, SHALL BE MADE W/ 10d NAILS @ 6" O.C. AT SUPPORTED PANEL EDGES AND 12" O.C. IN THE FIELD. ATTACHMENT FOR ZONE 3 IS TO BE MADE W/ 10d NAILS @ 3" O.C. AT SUPPORTED PANEL EDGES AND IN THE FIELD. PROVIDE PLYWOOD "H" CLIPS @ UNBLOCKED PANEL EDGES.
4. SHEATHING SHALL BE CONTINUOUS ON THE TOP CHORD OF THE TRUSSES AND BOTTOM CHORD OF OPEN PORCH TRUSSES. ALL OVER-FRAMING OR VALLEY SETS SHALL BE PLACED ABOVE THE CONTINUOUS PLYWOOD.
5. ALL WOOD USED IN EXTERIOR APPLICATIONS OR IN CONTACT W/ CONCRETE SHALL BE PRESSURE TREATED WITH PRESERVATIVE. (P.T.) EXTERIOR CONNECTORS SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED.
6. SEE WCS FOR UPLIFT CONNECTORS U.N.O. PLAN.
7. ELEVATIONS SHOWN ARE RELATIVE TO THE GROUND FLOOR SLAB SURFACE SET AT 0'-0" (REF.).

ROOF LEVEL LEGEND

- (◇) WOOD LEDGER FOR TRUSS/JOISTS OR SHEATHING BEARING. SEE LEDGER SCHEDULE FOR SIZE AND CONNECTION REQUIREMENTS
- (#)-X#X# WOOD CONNECTOR OR FASTENERS. TRIM OR SHIM AS REQUIRED (¼" EACH SIDE MAX.) FOR SNUG FITTING CONNECTION. IF CONNECTOR SIZE IS NOT SHOWN, SIZE SHALL BE BASED ON MEMBER SIZES SHOWN ON PLAN.
- (??) STRUCTURAL THRU COLUMN. SEE COLUMN SCHEDULE FOR SIZE, MATERIAL, AND REQUIREMENTS. (??) - COLUMN BELOW (??) - COLUMN ABOVE
- (SIM.) SECTION MARK AT THIS LOCATION IS A SIMILAR CONDITION WITH MINOR DIFFERENCES TO SECTION DRAWN.
- INDICATES WOOD HEADER BELOW. SEE HEADER SCHEDULE IF NOT SPECIFIED ON PLAN BELOW.
- XX000 SEE TYPICAL DETAIL SHEETS (S200,S201) FOR REFERENCED DETAIL.

WCS

WOOD CONNECTOR SCHEDULE:

1. FLOOR JOISTS:
   - 1.1. TO WOOD WALL/ BEAM BELOW - (3) 16d TOENAILS
   - 1.2. TO FACE OF BEAM/ LEDGER - LUS210
2. DECK RIM BOARD:
   - 2.1. TO EACH JOIST - (5) 16d ENDNAILS
3. DECK JOISTS:
   - 3.1. TO WOOD WALL BELOW - SDWC15600

SWANSON STRUCTURAL, INC.
209 BILBAO DR.
ST. AUGUSTINE, FL 32086

NOT FOR CONSTRUCTION

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COA #34434
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(904) 685-8806
TO THE BEST OF MY KNOWLEDGE AND ABILITY, THE COMPLETED STRUCTURE DEPICTED ON THE PLANS COMPLIES WITH THE APPLICABLE MINIMUM BUILDING CODES.

RESIDENCE

7 AVILES STREET
SAINT AUGUSTINE,
FL 32084

REV/DATE/DESCRIPTION

DATE ISSUED: 00.00.2024

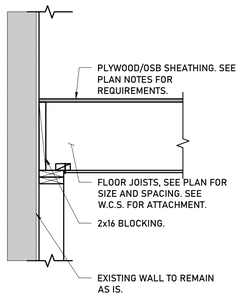
PROJECT NUMBER
24-005

SHEET TITLE
ROOF PLAN

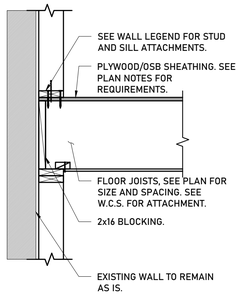
SHEET NUMBER
S320

PRELIMINARY

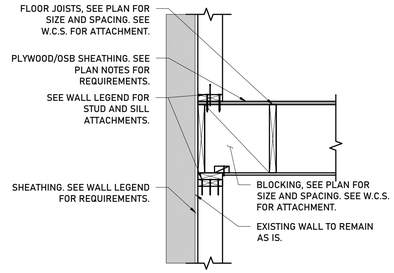
Received August 5, 2024
Planning and Building Department



SECTION F1 / S400
SCALE: 3/4"= 1'-0"

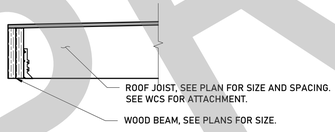


SECTION L1 / S400
SCALE: 3/4"= 1'-0"

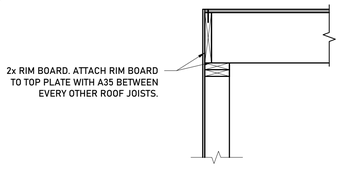


SECTION L2 / S400
SCALE: 3/4"= 1'-0"

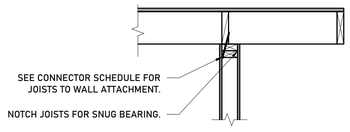
SECTION L3 / S400
SCALE: 3/4"= 1'-0"



SECTION R5 / S400
SCALE: 3/4"= 1'-0"



SECTION R6 / S400
SCALE: 3/4"= 1'-0"



SECTION R7 / S400
SCALE: 3/4"= 1'-0"

SECTION R8 / S400
SCALE: 3/4"= 1'-0"

SECTION R1 / S400
SCALE: 3/4"= 1'-0"

SECTION R2 / S400
SCALE: 3/4"= 1'-0"

SECTION R3 / S400
SCALE: 3/4"= 1'-0"

SECTION R4 / S400
SCALE: 3/4"= 1'-0"

WCS

WOOD CONNECTOR SCHEDULE:

1. FLOOR JOISTS:
   - 1.1. TO WOOD WALL/ BEAM BELOW - (3) 16d TOENAILS
   - 1.2. TO FACE OF BEAM/ LEDGER - LUS210
2. DECK RIM BOARD:
   - 2.1. TO EACH JOIST - (5) 16d ENDNAILS
3. DECK JOISTS:
   - 3.1. TO WOOD WALL BELOW - SDWC15600

PRELIMINARY

SWANSON STRUCTURAL, INC.
209 BILBAO DR
ST. AUGUSTINE, FL 32086

NOT FOR CONSTRUCTION

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(904) 685-8806
TO THE BEST OF MY KNOWLEDGE AND ABILITY, THE COMPLETED STRUCTURE DEPICTED ON THE PLANS COMPLIES WITH THE APPLICABLE MINIMUM BUILDING CODES.

RESIDENCE

7 AVILES STREET
SAINT AUGUSTINE,
FL 32084

REV/DATE/DESCRIPTION

DATE ISSUED: 00.00.2024

PROJECT NUMBER
24-005

SHEET TITLE
SECTIONS

SHEET NUMBER
S400

July 19, 2024

Frank Ringhofer
4141 Southpoint Drive East, Suite 200
Jacksonville, FL 32216

cc: John Rood

Re: Certificate of Appropriateness - 7 AVILES ST, Saint Augustine, FL, 32084 - HP2024-0035

Dear Frank Ringhofer,

On July 18, 2024, the Historic Architectural Review Board (HARB) met and discussed your application To construct a rooftop deck with exterior spiral access stair , reconstruct the existing two-story covered front porch, replace existing windows and exterior doors with new, add new window openings on the north and south elevations, enclose an existing second-story rear porch with screening, replace existing garage doors, install a new concrete pad, and repair damage to exterior walls, fences, and gates.

Specifically, based upon evidence presented, the HARB **CONTINUED your application to the August 15, 2024 meeting as described in the attached copy of the executed Order.**

All additional materials for the continued item must be submitted to the Planning and Building Department 10 days before the meeting, to be received by August 5, 2024.

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

Sincerely,

Amy McClure Skinner, AICP
Director, Planning & Building

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

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

TYPE OF REQUEST:

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

IN THE MATTER OF:

Case No.:	HP2024-0035
Applicant:	Frank Ringhofer
Owner:	John Rood
Address:	#7 Aviles Street St. Augustine Florida
Parcel Number:	1989000000

Re: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, To construct a rooftop deck with exterior spiral access stair, reconstruct the existing two-story covered front porch, replace existing windows and exterior doors with new, add new window openings on the north and south elevations, enclose an existing second-story rear porch with screening, replace existing garage doors, install a new concrete pad, and repair damage to exterior walls, fences, and gates.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON THURSDAY, JULY 18, 2024, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☒ was present at the Thursday, July 18, 2024, Historic Architectural Review Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☒ members of the public testified under oath, or ☐ no members of the public spoke on this issue.
3. The subject property has a zoning classification of Historic Preservation (HP-2)
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request To construct a rooftop deck with exterior spiral access stair, reconstruct the existing two-story covered front porch, replace existing windows and exterior doors with new, add new window openings on the north and south elevations, enclose an existing second-story rear porch with screening, replace existing garage doors, install a new concrete pad, and repair damage to exterior walls, fences, and gates..

Subject to the following conditions:

- to August 15, 2024 Meeting
-
-
-
-
-
-

DONE AND ORDERED, at a public hearing on the 18th day of July, A.D., 2024, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2024-0035

REQUEST **APPROVED / DENIED / CONTINUED**

Sign Name

Gaere MacDonald

Print Name

HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 18th day of July, A.D., 2024.

MICHELE FUDO
Commission # HH 448184
Expires September 26, 2027

Notary Public, State of Florida

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

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Appropriateness

Case Number: HP2024-0035 **Meeting Date: Thursday, July 18, 2024**

1. NAME OF APPLICANT: Frank Ringhofer
   Business (if applicable):
   Address: 4141 Southpoint Drive East, Suite 200
   City: Jacksonville State: FL Zip Code: 32216
   Daytime Telephone: 9042240001 E-Mail Address: ringhoferf@pqh.com

2. NAME OF PROPERTY OWNER: John Rood
   Business (if applicable):
   Address: 1649 Atlantic Boulevard
   City: Jacksonville State: FL Zip Code: 32207
   Daytime Telephone: 904 613 1899 E-Mail Address: roodjd@vestcor.com

3. PROJECT LOCATION: 7 AVILES ST, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: CITY OF ST AUGUSTINE N32.11 OF S94.11FT OF LOT 2 & S34FT OF LOT 4 BLK 28

5. SCOPE OF WORK: To construct a rooftop deck with exterior spiral access stair, reconstruct the existing two-story covered front porch, replace existing windows and exterior doors with new, add new window openings on the north and south elevations, enclose an existing second-story rear porch with screening, replace existing garage doors, install a new concrete pad, and repair damage to exterior walls, fences, and gates.

Information attached by applicant includes:

- Application Agreement
- Architectural Plans
- Product Specifications
- Existing Photographs

Received 6/18/24
Planning & 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: #7 Aviles Street St. Augustine FL

Applicant's Name: Frank M. Ringhofer Jr. Applicant's Signature: [signature]

Owner's Name: John D. Rood Owner's Signature: [signature]

Owner's Name: _____ Owner's Signature: _____

Owner's Name: _____ Owner's Signature: _____

(Can add additional signature page if needed)

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

CITY OF ST AUGUSTINE EST. 1565

Certificate of Appropriateness

Sufficiency Checklist

Case Number HP2024-0035

7 AVILES ST, Saint Augustine, FL, 32084

Checklist Item	Checklist Item Description	Status	Comments
ROOFS AND ROOFING - Photographs of existing	Photographs of existing roof and affected features	Need	
ROOFS AND ROOFING - Documentation of justification for changing	Documentation of justification for changing roof and/or roof feature and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.	Need	
EXTERIOR FINISHES - Brochure or sample of proposed finish	Brochure or sample of proposed finish including applicable colors, patterns, material, texture, dimensions of reveals, mortar width/color as applicable	Need	Provide proposed finishes for new elements including the exterior stair and garage doors.
EXTERIOR FINISHES - Scaled drawing of existing and proposed conditions	Scaled drawing of existing and proposed conditions if full replacement material is proposed which will change the appearance of the building through its shape, scale, size, profile, pattern, and/or texture	Need	Scaled drawing of existing conditions will help the board visualize the degree of changes proposed.
PORCHES, DECKS, BALCONIES - Scaled site plan showing the building and existing	Scaled site plan showing the building and existing or proposed porch/deck/balcony and property lines if applicable	Need	A scaled site plan showing the existing property lines and setbacks, as well as proposed exterior appurtenances is required to ensure zoning requirements are being met.
PORCHES, DECKS, BALCONIES - Scaled detail of existing or proposed	Scaled detail of existing or proposed porch/deck/balcony showing material, construction detail, finish details	Need	Details of proposed new deck are needed.
PORCHES, DECKS, BALCONIES - Documentation of justification for changing	Documentation of justification for changing the existing porch/deck/balcony and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.	Need	
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 new exterior doors, including the garage doors, is needed.
EXTERIOR DOORS - Documentation of justification for changing	Documentation of justification for changing the existing door(s) and the extent of the affected area	Need	
WINDOWS - For new openings, a scaled wall section with proposed window	For new openings, a scaled wall section with proposed window	Need	

Checklist Item	Checklist Item Description	Status	Comments
WINDOWS - For replacing historic windows: a window evaluation	For replacing historic windows: a window evaluation including locations, condition of paint, condition of frame and sill, condition of sash (rails, stiles, muntins), glazing problems, hardware type and condition, overall condition assessment by qualified professional.	Need	For replacement of existing windows, a [Window Condition Assessment Form|https://www.citystaug.com/DocumentCenter/View/6796/WindowConditionAssessmentSurveyForm-FillablePDF] is generally required. Photographs, labeled to correspond with the form, and a similarly labeled site plan, should be included with the form.
EXTERIOR ELECTRICAL/MECHANICAL - Photographs of existing	Photographs of existing details and context of affected site area within view of the proposed project	Need	
EXTERIOR ELECTRICAL/MECHANICAL - Brochure, sample, or scaled drawing	Brochure, sample, or scaled drawing showing the materials, light intensity and source, hardware, colors/finish	Need	Photos or examples of proposed exterior lighting fixtures should be provided.
EXTERIOR ELECTRICAL/MECHANICAL - For new equipment, scaled drawing	For new equipment, scaled drawing showing proposed project with context site and/or building	Need	
FENCES/WALLS/GATES - Photographs of existing site area	Photographs of existing site area within view of proposed fence/wall/gate and detail photo of any existing fence/wall/gate	Need	
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	
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	If applicable.
PARKING, LANDSCAPE OR OTHER SITE FEATURE - Photographs of existing	Photographs of existing site area within view of proposed feature and detail photo of any existing affected features	Need	
PARKING, LANDSCAPE OR OTHER SITE FEATURE - Scaled site plan	Scaled site plan showing the property line, building footprints, sidewalks, driveways and other major site features and proposed feature (smaller projects may not require a scaled site plan if limited to a small area)	Need	
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	
PARKING, LANDSCAPE OR OTHER SITE FEATURE - Plant material list	Plant material list with identification, quantity, size at planting and maturity, spacing	Need	If applicable

Checklist Item	Checklist Item Description	Status	Comments

Other Details Necessary for Review

A site plan with property lines marked and existing and proposed setbacks is required to ensure that all zoning requirements are met.

While window specifications have been submitted, the applicant should be aware that vinyl windows are not generally considered an appropriate replacement material in the Historic Preservation Zoning Districts.

Received 6/18/24
Planning & Building Department



Received 6/18/24
Planning & Building Department

Received 6/18/24
Planning & Building Department

Received 2/1/2024
Planning & Building Department

Received 2/7/2024
Planning & Building Department

Attachment #1 (2)
Variance Application Packet

Received 6/18/24
Planning & Building Department



Received 8/1/24
Planning & Building Department



Approved Planning Commission
Page 25 of 1004

Received 2/1/2024
Review 4 Building Committee



Received 6/18/24
Planning & Building Department



Received 6/18/24
Planning & Building Department



Received 6/18/24
Planning & Building Department

Received 6/18/24
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Received 6/18/24
Planning & Building Department



Instr #2022078830 BK: 5616 PG: 1100, Filed & Recorded: 8/15/2022 3:41 PM #Pgs:3
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $27.00 Doc. D $9,800.00

Prepared by and return to:
Stephen Difato, Esq.
Trusted Title
319 West Town Place, #27
St. Augustine, FL 32092
File Number: **2022-444**

[Space Above This Line For Recording Data]

COPY

Warranty Deed

This Warranty Deed made this **15th day of August, 2022** between **Kirstin McMullen, a married woman**, of **71 Water Street, St. Augustine, FL 32084**, "grantor", and **SAR 2020 PARTNERS, LLC, a Florida Limited Liability Company**, of **3030 Hartley Road, Suite 300, Jacksonville, FL 32257**, hereinafter referred to as "grantee" or "Purchaser":

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

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

A PORTION OF BLOCK TWENTY-EIGHT (28) OF THE CITY OF ST. AUGUSTINE, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF BLOCK TWENTY-EIGHT (28) OF THE CITY OF ST. AUGUSTINE, FLORIDA; THENCE NORTH 04 DEGREES 07 MINUTES 53 SECONDS EAST, ALONG THE WESTERLY RIGHT OF WAY LINE OF CHARLOTTE STREET (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), 55.49 FEET TO THE INTERSECTION OF THE EASTERLY EXTENSION OF THE SOUTHERLY SIDE OF A CONCRETE WALL WITH SAID WESTERLY RIGHT OF WAY LINE; THENCE NORTH 86 DEGREES 49 MINUTES 54 SECONDS WEST, DEPARTING SAID RIGHT OF WAY LINE AND ALONG SAID SOUTHERLY SIDE OF CONCRETE WALL AND ITS EASTERLY EXTENSION, 48.26 FEET TO A POINT ON THE EASTERLY LINE OF LOT 2, OF SAID BLOCK 28; THENCE NORTH 05 DEGREES 48 MINUTES 33 SECONDS EAST, DEPARTING SOUTHERLY SIDE OF SAID WALL AND ALONG SAID EASTERLY LINE OF LOT 2, 5.50 FEET TO THE SOUTHERLY SIDE OF A TWO STORY BRICK BUILDING; THENCE NORTH 82 DEGREES 43 MINUTES 34 SECONDS WEST, DEPARTING SAID EASTERLY LINE OF LOT TWO AND ALONG THE SOUTHERLY SIDE OF SAID TWO STORY BRICK BUILDING AND IT'S WESTERLY EXTENSION, 42.52 FEET, TO THE EASTERLY RIGHT OF WAY LINE OF AVILES STREET (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 07 DEGREES 27 MINUTES 55 SECONDS EAST, DEPARTING SAID SOUTHERLY SIDE OF TWO STORY BRICK BUILDING AND ITS WESTERLY EXTENSION

AND ALONG SAID EASTERLY RIGHT OF LINE OF AVILES STREET 33.07 FEET, TO THE INTERSECTION OF THE NORTHERLY SIDE OF SAID TWO STORY BRICK BUILDING AND IT'S WESTERLY EXTENSION WITH SAID RIGHT OF WAY LINE; THENCE SOUTH 82 DEGREES 18 MINUTES 57 SECONDS EAST, DEPARTING SAID RIGHT OF WAY LINE AND ALONG SAID NORTHERLY SIDE OF TWO STORY BRICK BUILDING, 41.58 FEET TO THE AFOREMENTIONED EASTERLY LINE OF LOT 2; THENCE SOUTH 05 DEGREES 48 MINUTES 33 SECONDS WEST, DEPARTING SAID NORTHERLY LINE OF TWO STORY BRICK BUILDING AND ALONG SAID EASTERLY LINE OF SAID LOT 2, 0.40 FEET; THENCE SOUTH 82 DEGREES 09 MINUTES 52 SECONDS EAST, DEPARTING SAID EASTERLY LINE OF LOT 2, 47.25 FEET TO THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF CHARLOTTE STREET; THENCE SOUTH 04 DEGREES 07 MINUTES 53 SECONDS WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 34.00 FEET TO THE POINT OF BEGINNING AND TO CLOSE.

Parcel Identification Number: 198900-0000

COPY

Subject to taxes for **2022**, and subsequent years, and covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

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

Grantor, Kirstin McMullen, warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it Grantor's spouse's homestead, nor is it contiguous to or a part of Grantor's homestead property. Grantor's residence and homestead address is: **71 Water Street, St. Augustine, FL 32084.**

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, 2021.**

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

Signed, sealed and delivered in our presence:

Witness

Print Name

Witness

Print Name

Kirstin McMullen

State of FL
County of Sarasota

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 15 day of August, 2022 by **Kirstin McMullen** who [X] is/are personally known or [_] has/have produced a driver's license as identification.

[Notary Seal]

Notary Public

COPY

STEPHEN DIFATO
MY COMMISSION # GG 963053
EXPIRES: March 29, 2024
Bonded Thru Notary Public Underwriters

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	1989000000
Location	7 AVILES ST
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	COSA Mixed Use S of Plaza (610.16)
Tax Description*	CITY OF ST AUGUSTINE N32.11 OF S94.11FT OF LOT 2 & S34FT OF LOT 4 BLK 28 OR5616/1100 *The Description above is not to be used on legal documents.
Property Use Code	Mixed Use (Store/Office/Residential Combo) (1200)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.070
Homestead	N

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Owner Information

Owner Name	Sar 2020 Partners LLC 100%
Mailing Address	1649 ATLANTIC BLVD JACKSONVILLE, FL 32207-0000

Map



Valuation Information

	2024
Building Value	$352,035
Extra Features Value	$1,614
Total Land Value	$445,500
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$799,149**
Total Deferred	$0
Assessed Value	**$799,149**
Total Exemptions	$0
Taxable Value	**$799,149**

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

Historical Assessment Information

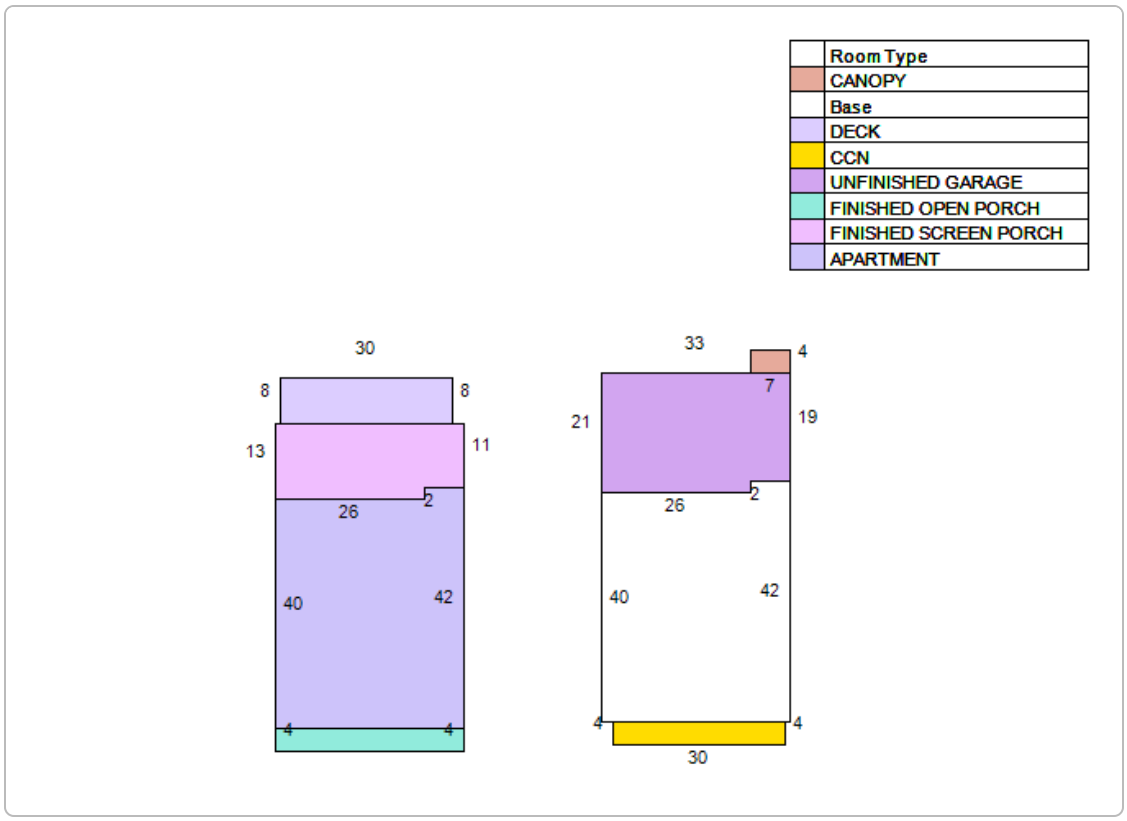
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	$553,429	$1,614	$267,300	$0	$0	$1,155,300	$1,155,300	$0	$1,155,300
2022	$236,975	$4,065	$237,600	$0	$0	$478,640	$478,640	$0	$478,640
2021	$243,651	$4,065	$237,600	$0	$0	$485,316	$485,316	$0	$485,316
2020	$250,326	$4,065	$237,600	$0	$0	$491,991	$491,991	$0	$491,991
2019	$239,175	$4,043	$237,600	$0	$0	$480,818	$480,818	$0	$480,818
2018	$241,803	$4,043	$237,600	$0	$0	$483,446	$483,446	$0	$483,446
2017	$244,431	$4,043	$237,600	$0	$0	$486,074	$486,074	$0	$486,074
2016	$79,661	$3,177	$96,525	$0	$0	$179,363	$178,109	$1,254	$178,109
2015	$79,661	$3,177	$96,525	$0	$0	$179,363	$161,917	$17,446	$161,917
2014	$47,495	$3,177	$96,525	$0	$0	$147,197	$147,197	$0	$147,197
2013	$47,495	$3,177	$96,525	$0	$0	$147,197	$147,197	$0	$147,197

Building Information

Building	1	**Roof Cover**	Built Up
Building Value	$352,035	**Roof Structure**	Rigid Frame
Year Built	1915	**Interior Flooring**	Pine Wood
Actual Area	4282	**Interior Wall**	Drywall
Conditioned Area	2668	**Heating Type**	Air Duct
Use	Mixed Use (City/Historical)	**Air Conditioning**	Central
Style	04	**Bedrooms**	
Exterior Wall	Brick	**Baths**	

Description	Square Footage
APARTMENT	1334
FINISHED SCREEN PORCH	415
FINISHED OPEN PORCH	132
UNFINISHED GARAGE	679
FINISHED CANOPY	120
FINISHED DECK	240
BASE AREA	1334
UNFINISHED CANOPY	28
Total SqFt	4282

Sketch Information



Extra Feature Information

Code Description	Status	Value
Masonry Wall (Mix)		958
Concrete Paving - Under 8" (COM)		528
Brick Pavers (COM)		128

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Mixed Use (Store/Office/Residential Combo)	33	90	2970	SF	$445,500

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
8/15/2022	8/15/2022	$1,400,000.00	WARRANTY DEED	5616	1100	Q	I	MC MULLEN KIRSTIN	SAR 2020 PARTNERS LLC
8/22/2016	8/12/2016	$619,000.00	WARRANTY DEED	4243	510	Q	I	VARNEY RICHARD C JR & FREDERICKA BESS CHRISTI	MC MULLEN KIRSTIN
	6/29/1996	$100.00	PERSONAL REP	1181	115	U	I	WEINBERG MICHELLE PR EST OF THEADOR F WEBER	VARNEY RICHARD C JR & FREDERICKA BESS CHRISTI
	6/28/1996	$0.00	COURT ORDER	1181	9	U	I	WEBER THEADOR F ESTATE (#95-561CP/55)	VARNEY RICHARD JR & FREDDIE B CHRISTIE
	12/13/1995	$0.00	OTHER INSTRUMENT	1147	884	U	I	WEBER THEADOR F (DECEASED 12/7/95)	WEBER THEADOR F
	11/7/1995	$0.00	WILL	1147	878	U	I	WEBER THEADOR F (DECEASED 12/7/95)	WEBER THEADOR F (DECEASED 12/7/95)

No data available for the following modules: 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: 6/25/2024, 1:18:28 AM

Contact Us

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Detail by Entity Name

Florida Profit Corporation
PQH GROUP, INC.

Filing Information

Document Number	G06198
FEI/EIN Number	59-2228220
Date Filed	10/27/1982
State	FL
Status	ACTIVE
Last Event	AMENDMENT AND NAME CHANGE
Event Date Filed	04/14/2009
Event Effective Date	NONE

Principal Address

4141 SOUTHPOINT DR. E.
SUITE 200
JACKSONVILLE, FL 32216

Changed: 02/27/1999

Mailing Address

4141 SOUTHPOINT DR. E.
SUITE 200
JACKSONVILLE, FL 32216

Changed: 02/27/1999

Registered Agent Name & Address

PEREZ, JOSE M
7733 Deerwood Point Place
JACKSONVILLE, FL 32256

Name Changed: 09/24/2002

Address Changed: 01/09/2014

Officer/Director Detail

Name & Address

Title President

PEREZ, JOSE M
7733 Deerwood Point Place
JACKSONVILLE, FL 32256

Title VP, Treasurer

QUINONES, RICARDO E
12443 JODA LANE EAST
JACKSONVILLE, FL 32258

Title VP, Secretary

HOENSHEL, ROBERT D
1384 SAN MATEO AVE.
JACKSONVILLE, FL 32207

Annual Reports

Report Year	Filed Date
2022	01/10/2022
2023	01/05/2023
2024	01/04/2024

Document Images

01/04/2024 -- ANNUAL REPORT	View image in PDF format
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01/17/2017 -- ANNUAL REPORT	View image in PDF format
11/02/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
01/06/2016 -- ANNUAL REPORT	View image in PDF format
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01/11/2013 -- ANNUAL REPORT	View image in PDF format
01/12/2012 -- ANNUAL REPORT	View image in PDF format
10/26/2011 -- ANNUAL REPORT	View image in PDF format
01/14/2011 -- ANNUAL REPORT	View image in PDF format
01/07/2010 -- ANNUAL REPORT	View image in PDF format
04/14/2009 -- Amendment and Name Change	View image in PDF format
01/15/2009 -- ANNUAL REPORT	View image in PDF format
01/15/2008 -- ANNUAL REPORT	View image in PDF format
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01/26/2006 -- ANNUAL REPORT	View image in PDF format
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01/21/2003 -- ANNUAL REPORT	View image in PDF format
09/24/2002 -- ANNUAL REPORT	View image in PDF format
04/17/2002 -- ANNUAL REPORT	View image in PDF format
04/19/2001 -- ANNUAL REPORT	View image in PDF format
12/29/2000 -- Merger	View image in PDF format
03/29/2000 -- ANNUAL REPORT	View image in PDF format
02/27/1999 -- ANNUAL REPORT	View image in PDF format
03/24/1998 -- ANNUAL REPORT	View image in PDF format
03/24/1997 -- ANNUAL REPORT	View image in PDF format
03/19/1996 -- ANNUAL REPORT	View image in PDF format
03/21/1995 -- ANNUAL REPORT	View image in PDF format

Florida Department of State, Division of Corporations

Detail by Entity Name

Florida Limited Liability Company
SAR 2020 PARTNERS, LLC

Filing Information

Document Number	L20000372418
FEI/EIN Number	99-1587346
Date Filed	12/07/2020
State	FL
Status	ACTIVE

Principal Address

1649 Atlantic Blvd
JACKSONVILLE, FL 32207

Changed: 03/07/2024

Mailing Address

1649 Atlantic Blvd
JACKSONVILLE, FL 32207

Changed: 03/07/2024

Registered Agent Name & Address

ROOD, SONYA A
1649 Atlantic Blvd
JACKSONVILLE, FL 32207

Address Changed: 03/07/2024

Authorized Person(s) Detail

Name & Address

Title MGR

ROOD, SONYA A
1649 Atlantic Blvd
JACKSONVILLE, FL 32207

Title MGR

Rood, John D
1649 Atlantic Blvd
JACKSONVILLE, FL 32207

Annual Reports

Report Year	Filed Date
2022	03/15/2022
2023	04/13/2023
2024	03/07/2024

Document Images

03/07/2024 -- ANNUAL REPORT	View image in PDF format
04/13/2023 -- ANNUAL REPORT	View image in PDF format
03/15/2022 -- ANNUAL REPORT	View image in PDF format
03/16/2021 -- ANNUAL REPORT	View image in PDF format
12/07/2020 -- 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 September 18, 2024 Meeting



Application HP2024-0056 Address: 58 Charlotte Street

Applicant: Design Cooperative, LLC

Property Owner: 58 Charlotte Street LLC - Owner

Project description: To modify previously approved Certificate of Appropriateness HP2024-0030 to include a new pergola with retractable canopy in the rear service yard, a hurricane shutter system for the proposed rear addition, repaving of the front courtyard, and new site features including a fireplace, banquet bench, and decorative shade umbrellas.

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:	6(d)	Previous Action(s):	OOA 2003-0295 COA 2003-0386 COA 2003-0586 COA 2014-0058 COA HP2024-0030

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 have been 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. At the June 20, 2024 meeting, the HARB approved several modifications to the site including rear additions and a development of a rear courtyard space as well as replacement of the East Wooden fence and gate with a new wall and appropriately designed gate.
3. The applicant has clarified that the existing gate on the south property wall will be replaced consistent with the gate design approved for the east wall because HARB had determined that the existing gate design was not appropriate to the architectural style of the building.
4. Interior to the front courtyard, the applicant is seeking approval to remove the existing brick pavers and replace them with the shell stone pavers that were approved for the rear courtyard. Appropriate paving materials, according to the Architectural Guidelines for Historic Preservation (AGHP) are poured coquina concrete, tabby, loose coquina, crushed shells, river gravel, and brick or stone on sand. The front courtyard location will be visible from Charlotte Street, unlike the rear courtyard which is not visible from any rights-of-way. The HARB had previously recommended maintaining the existing landscape beds within the courtyard, and the applicant should specify how the courtyard will be landscaped with the newly proposed changes.
5. New, more ornate decorative cloth umbrella designs are also proposed for use in the front a rear courtyards. The previously approved design included canvas natural canvas umbrellas. The AGHP states that canopies and umbrellas must be white, natural canvas or sailcloth, and must be supported on a wooden structure. The new proposed umbrella design includes natural canvas cloth with decorative edging in black and a printed design in black and gold on the underside. The umbrella structure appears to be wood.
6. The HARB approved a trellis in the rear courtyard under the previous application. The applicant is seeking approval to increase the shade produced by the trellis by adding eucalyptus branches across the top as detailed in the conceptual images provided. The HARB should determine whether this modification to the trellis design is appropriate. The trellis cannot be seen from Charlotte Street due to the existing building, and the view from The Court will be limited because of its distance and fence screening from that street.
7. A banquet bench added to the previously approved planter along the south property wall in the rear courtyard has been proposed. This feature will not be visible outside of the courtyard space.
8. The previously approved covered bar space is an open loggia design. The applicant is seeking approval to install roll-down hurricane shutters so that the space can be enclosed for security purposes when the restaurant is not operational. The shutters proposed are installed within the wall so that only the gap within with walls that acts as a track for the door is visible. No metal valance is proposed, and the door will retract up into the header of each opening.

9. A fenced in rear service yard with crushed coquina aggregate was previously approved by the HARB. The applicant is proposing to add a wood pergola to this space along the south fence line. The previously approved wood fence is 6'6" high and the newly proposed pergola is 9' tall and may be slightly visible from The Court. A manually retractable Sunbrella canvas is proposed to be installed under the beams of the pergola. The materials and proposed design appear to be consistent with the AGHP.

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 site modifications meet the Secretary of the Interior's Standards for Rehabilitation # 9 as a Compatible Contemporary Design; OR,
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. Replace existing south property wall gate to match approved gate design for the east property wall.
2. Repave front courtyard with shell stone pavers
    a. Reconfigure landscape beds
3. Relocate interior stone fireplace mantel to the front courtyard as a decorative feature (non-operational)
4. Utilize a more decorative shade umbrella style for both the front a rear courtyards.
5. Alter previously approved courtyard trellis design to include eucalyptus poles above the cedar rafters to provide additional screening to the courtyard space.
6. Install a banquet bench in front of the previously approved planter along the interior of the south elevation wall in the rear courtyard space.
7. Install retractable metal hurricane shutters in the previously approved open bar addition.
    a. Doors and equipment to be hidden within the walls of the addition and closed outside of business hours for security purposes.
8. Construct a wood pergola with retractable canvas awning in the fenced parking/service yard off of The Court.
    a. 12'w x 20'l x 9'h
    b. Western red cedar with walnut stain
    c. Manually retractable Sunbrella canvas in natural color installed under beams.

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

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.

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 Report pg. 10

STAFF PHOTOGRAPHS
58 Charlotte Street



Front (east) Elevation

STAFF PHOTOGRAPHS
58 Charlotte Street



South Elevation

Staff Report pg. 12

STAFF PHOTOGRAPHS
58 Charlotte Street



Rear (West) Elevation from The Court

Staff Report pg. 13

STAFF PHOTOGRAPHS
58 Charlotte Street



Rear (West) Elevation with covered space to be enclosed and addition added to gable end

Staff Report pg. 14

STAFF PHOTOGRAPHS
58 Charlotte Street



Rear (West) Elevation with covered space to be enclosed and addition added to gable end

Staff Report pg. 15

STAFF PHOTOGRAPHS
58 Charlotte Street



Location of rear addition, courtyard, and parking/service yard

Staff Report pg. 16

STAFF PHOTOGRAPHS
58 Charlotte Street





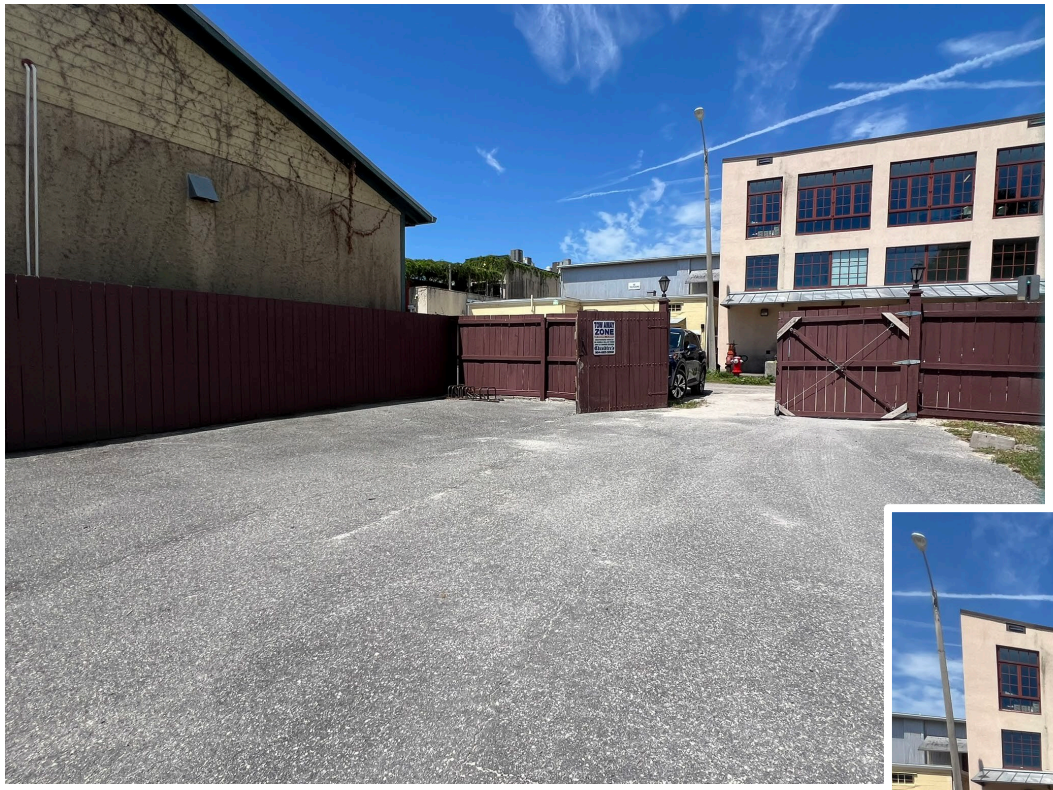
Location of addition stopping approximately at right edge of grass

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



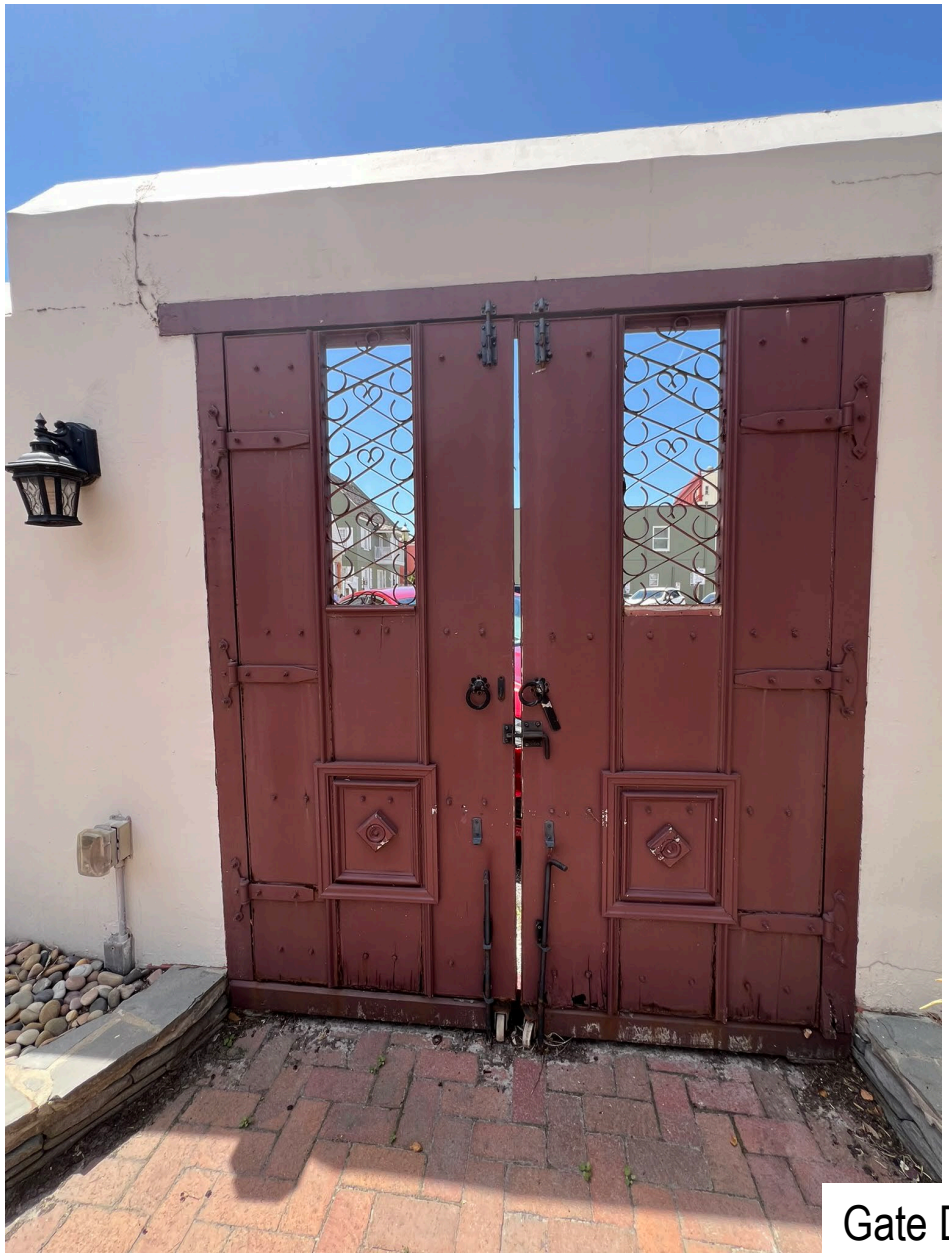


Existing Courtyard to remain,
Gates to be restored and reinstalled with new masonry lintel on Charlotte Street





STAFF PHOTOGRAPHS
58 Charlotte Street



Gate Details



STAFF PHOTOGRAPHS
58 Charlotte Street



Previously existing gate design from Google Streetview

Staff Report pg. 24

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

1980

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.

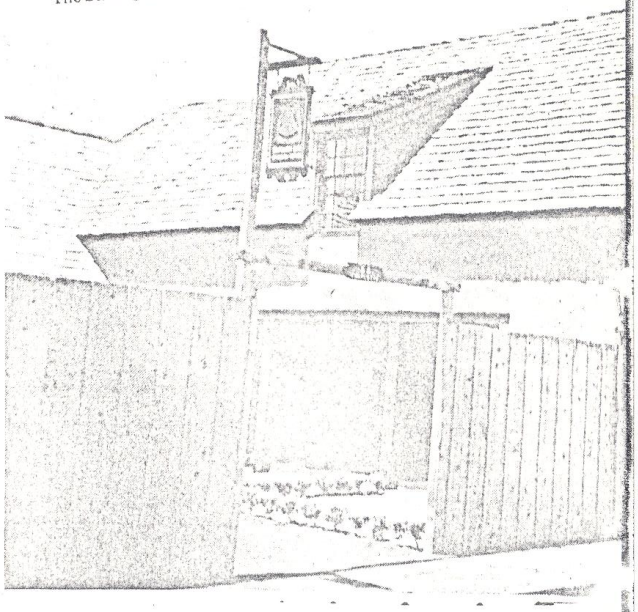
Gabriel G. Perpall bought the property in 1802 and held it until 1834. In the late 19th century it was one of the many houses owned by George Burt.

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.

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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

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RITA H. O'BRIEN

Luciano de Herrera House

HM

Thanks - very good. Send copy to Johnson — OK
and return to me - ag
Will as Herrera House file
Ken

EWN - I obtained this from "The Record's" file. Perhaps it might be useful
H

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.

2/24/67

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. S CORDOVA ST.



Staff Report pg. 39

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Appropriateness

Case Number: HP2024-0056 **Meeting Date: Wednesday, September 18, 2024**

1. NAME OF APPLICANT: Sarah Rink
   Business (if applicable):
   Address: 1032 Hendricks Avenue
   City: Jacksonville State: FL Zip Code: 32207
   Daytime Telephone: 9046735418 E-Mail Address: sarah@dcoop.com

2. NAME OF PROPERTY OWNER: 58 Charlotte Street LLC
   Business (if applicable):
   Address: 1283 Ponte Vedra Blvd
   City: Ponte Vedra Beach State: FL Zip Code: 32082
   Daytime Telephone: 9045340132 E-Mail Address: bethangelo1@icloud.com

3. PROJECT LOCATION: 58 CHARLOTTE ST, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: 3-40 DAY SUB LOTS 8 & 9 & S2FT OF E90FT LOT 11 BLK 9 CITY OF ST AUGUSTINE

5. SCOPE OF WORK: To modify previously approved Certificate of Appropriateness HP2024-0030 to include a new pergola with retractable canopy in the rear service yard, a hurricane shutter system for the proposed rear addition, repaving of the front courtyard, and new site features including a fireplace, banquet bench, and decorative shade umbrellas.

Information attached by applicant includes:

- Application Agreement
- Existing Photograph
- Architectural Plans
- Additional Information

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.

PACKAGE CERTIFICATE

BROKER MINT

APPLICATION

1 page

HARB Application 58 Charlotte - Angelo.pdf — 1 page

E-SIGN INFO

Status:	SIGNED	Originator:	Juliana Hughes julianahughes76@gmail.com IP: 99.145.99.72 Domain: my.brokermint.com Date: May 17, 2024 08:33 AM
Package ID:	636CC402BAD3913999750ACDFD475E2A		
Time zone:	EDT (UTC-4)		

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 HP2024-0056

58 CHARLOTTE ST, Saint Augustine, FL, 32084

Checklist Item	Checklist Item Description	Status	Comments
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	Need details for new rear cedar pergola including height. A drawing similar the one provided for the courtyard trellis would be best.

Other Details Necessary for Review

N/A

Existing Project Site Photographs













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St. Augustine

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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 Project Site Photographs













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CEDAR PERGOLA CONCEPT

+



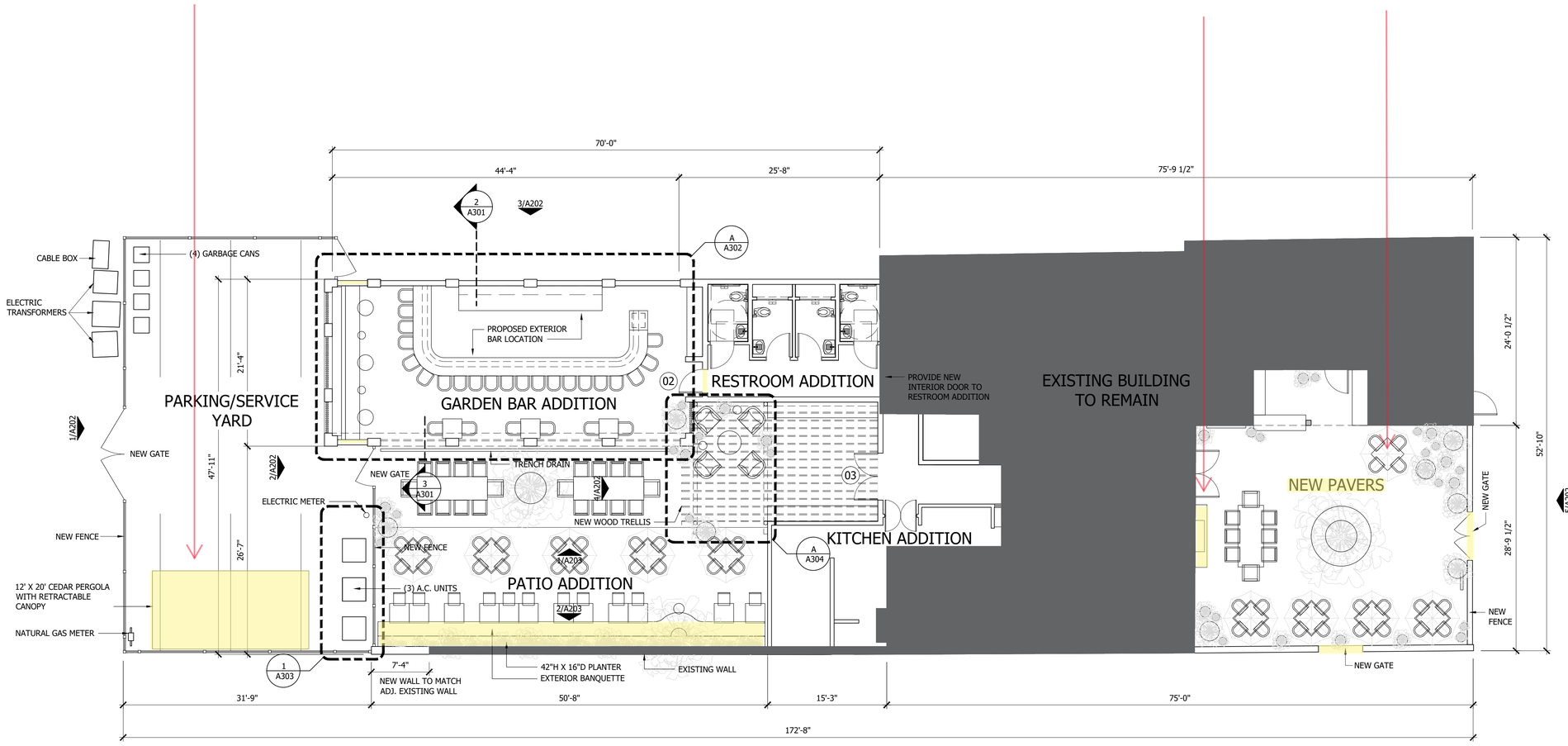
RETRACTABLE CANOPY CONCEPT



RELOCATE INTERIOR FIREPLACE MANTEL TO PATIO (NON-LIT FEATURE)



UMBRELLA CONCEPT



FLOOR PLAN

SCALE: 1/8" = 1'-0"

UPDATED

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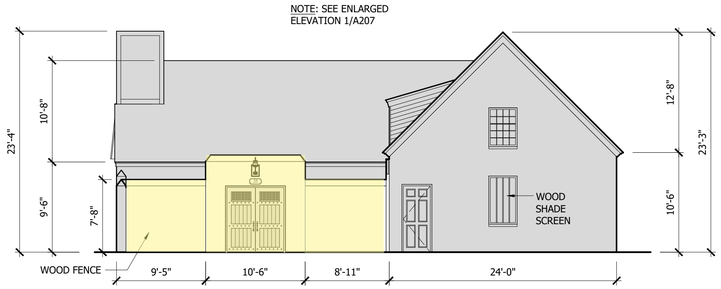
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PROJECT NO: 24012

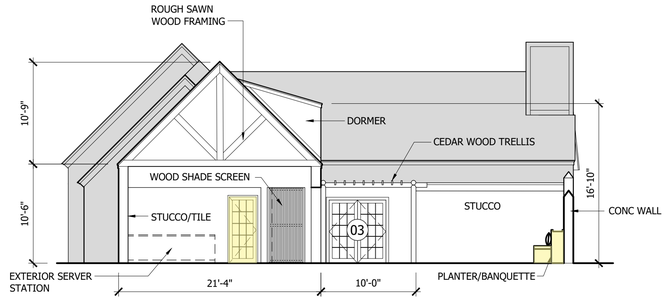
NEW CONSTRUCTION SITE PLAN

A003

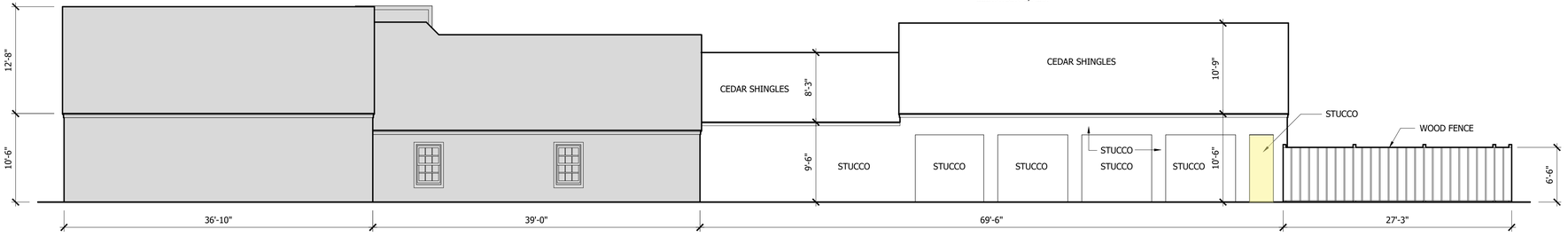
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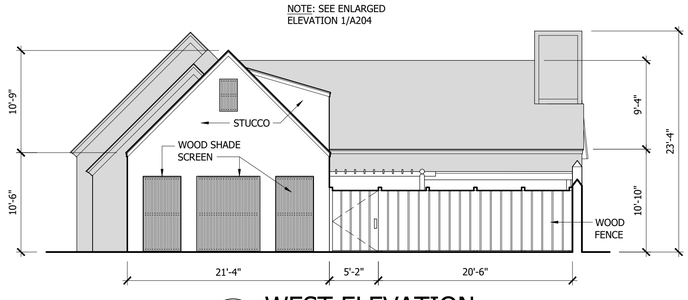
5 EAST ELEVATION
SCALE: 1/8" = 1'-0"



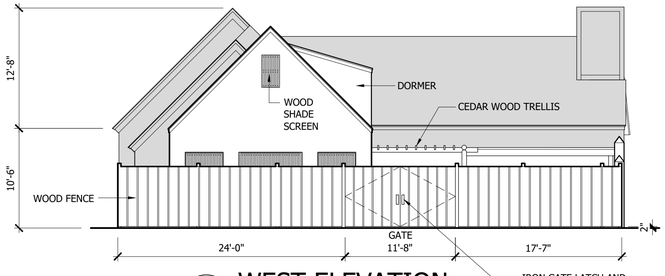
4 WEST ELEVATION/SECTION
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

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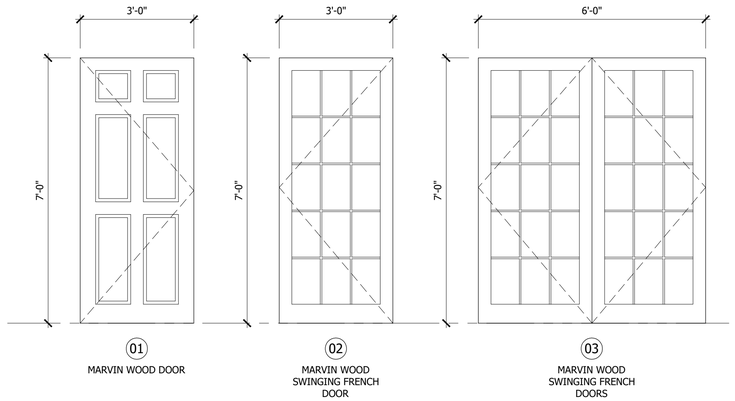
LOCATION
58 Charlotte St
St Augustine, Florida

DATE: 08.19.2024

PROJECT NO: 24012

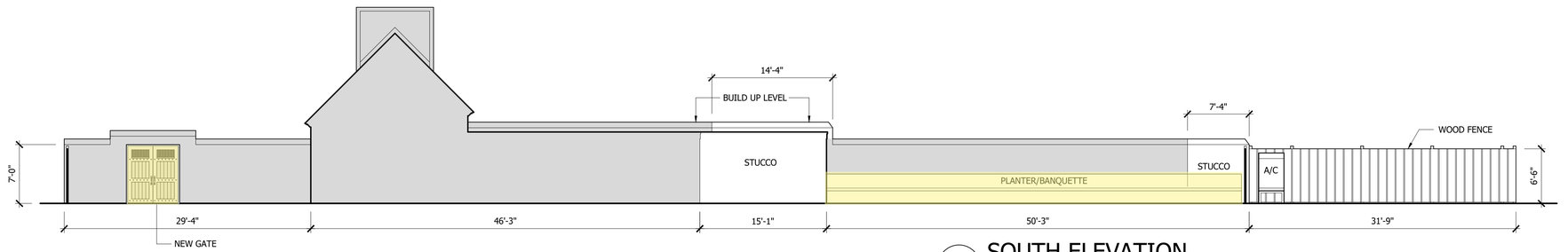
EXTERIOR ELEVATIONS
A202

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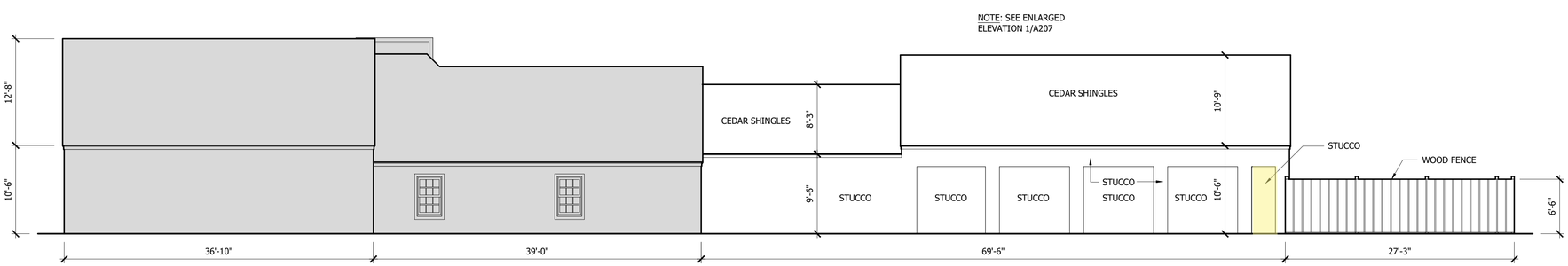
EXTERIOR DOOR ELEVATIONS

SCALE: 1/2 = 1'-0"



2 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION

SCALE: 1/8" = 1'-0"

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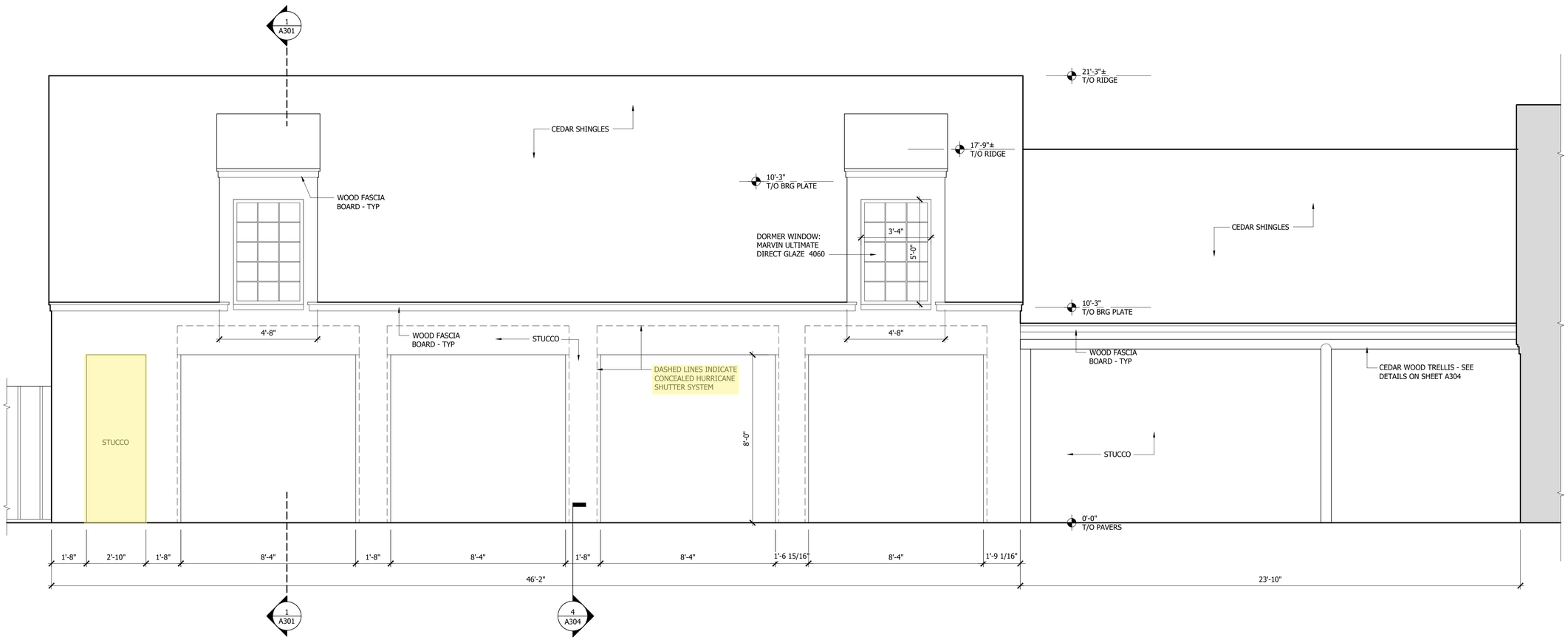
DATE: 08.19.2024

PROJECT NO: 24012

EXTERIOR ELEVATIONS

A203

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1 ENLARGED SOUTH ELEVATION
SCALE: 3/8" = 1'-0"

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DATE: 08.19.2024

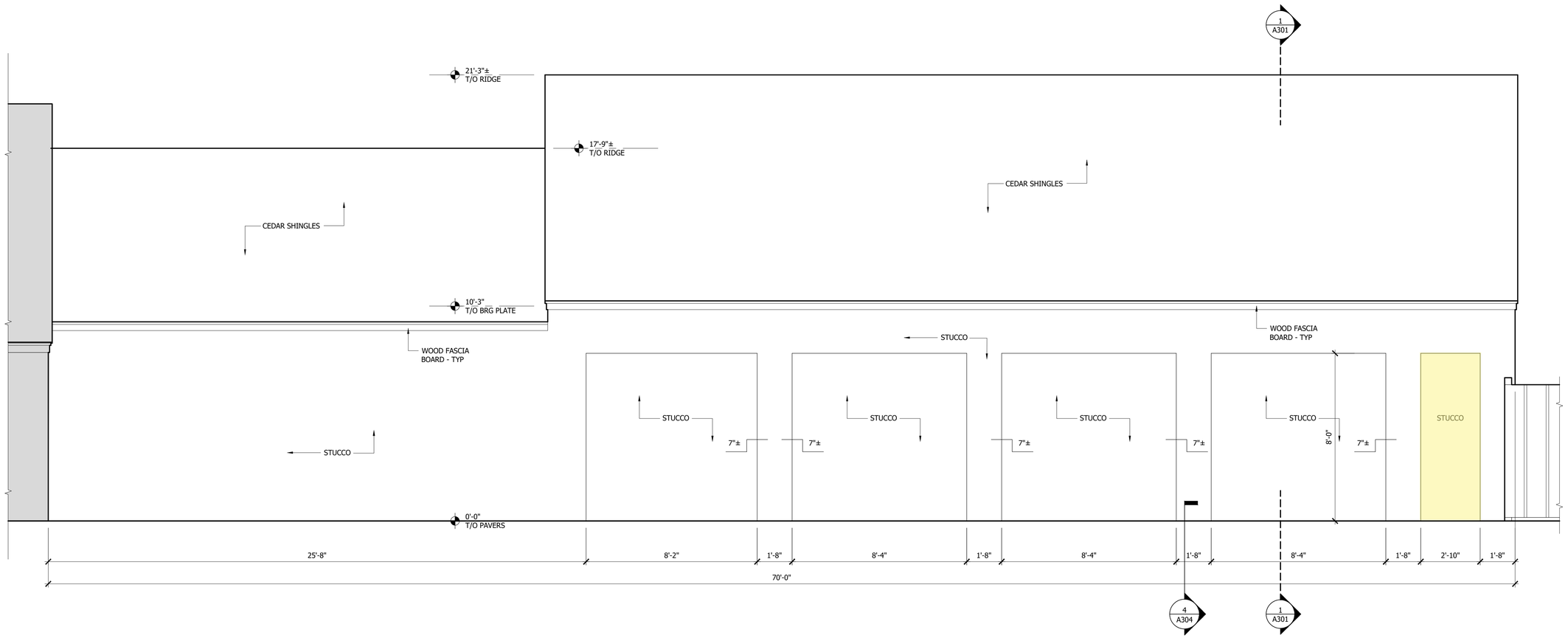
PROJECT NO: 24012

ENLARGED
EXTERIOR
ELEVATION

A205

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1 ENLARGED NORTH ELEVATION
SCALE: 3/8" = 1'-0"

UPDATED

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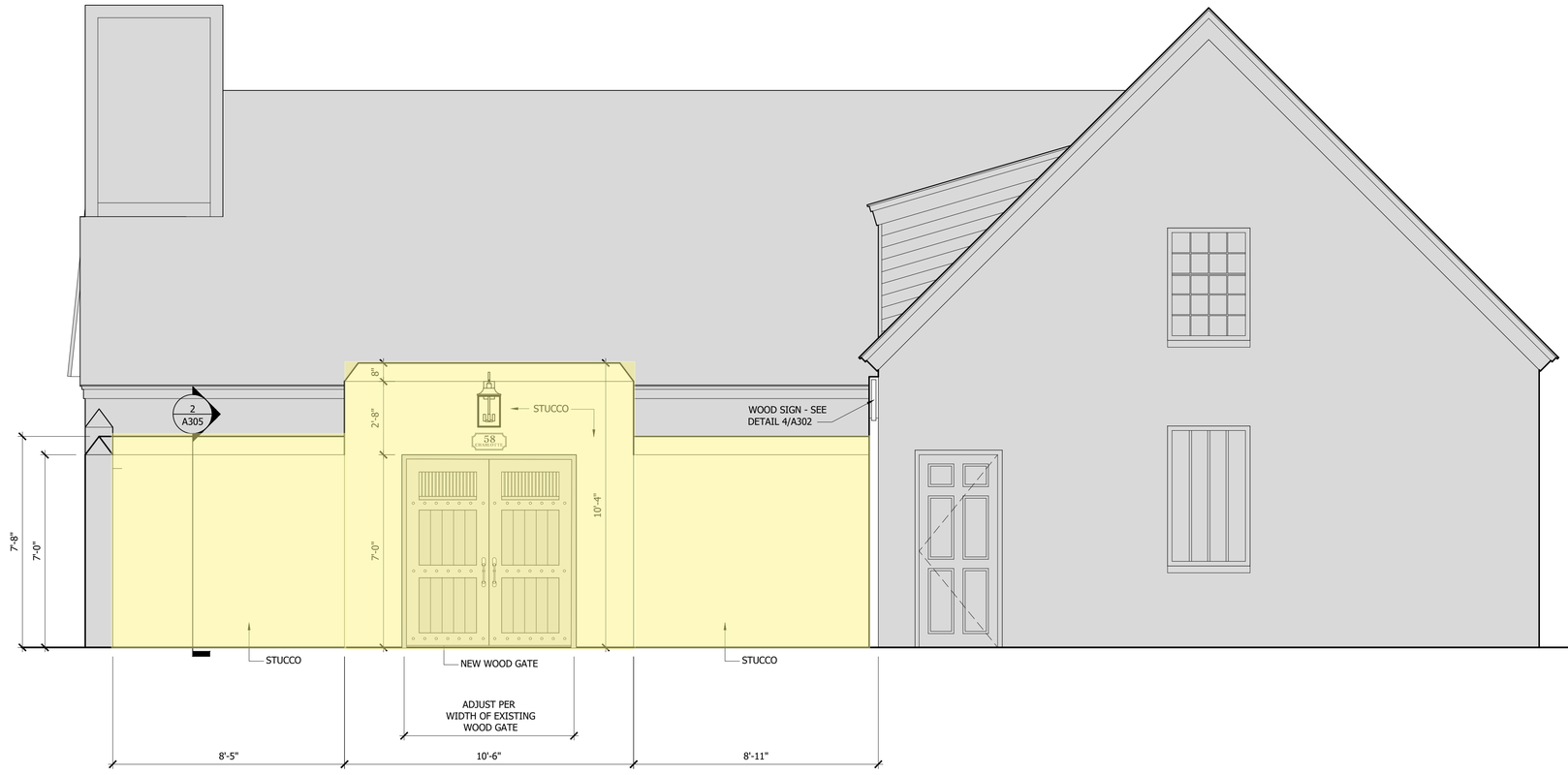
DATE: 08.19.2024

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ENLARGED EXTERIOR ELEVATION

A206

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1 ENLARGED EAST ELEVATION
SCALE: 3/8" = 1'-0"

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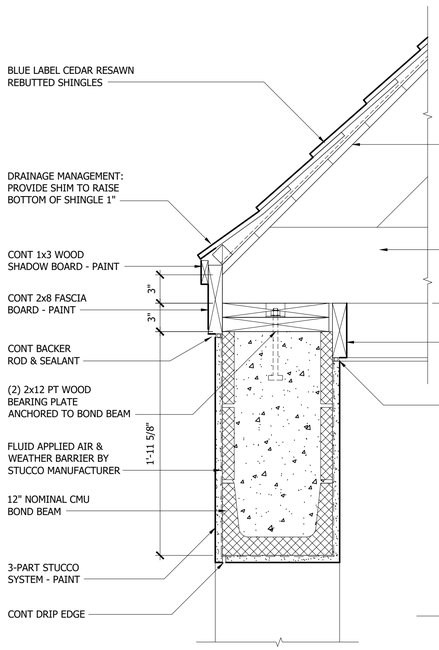
PROJECT NO: 24012

ENLARGED
EXTERIOR
ELEVATION

A207

UPDATED

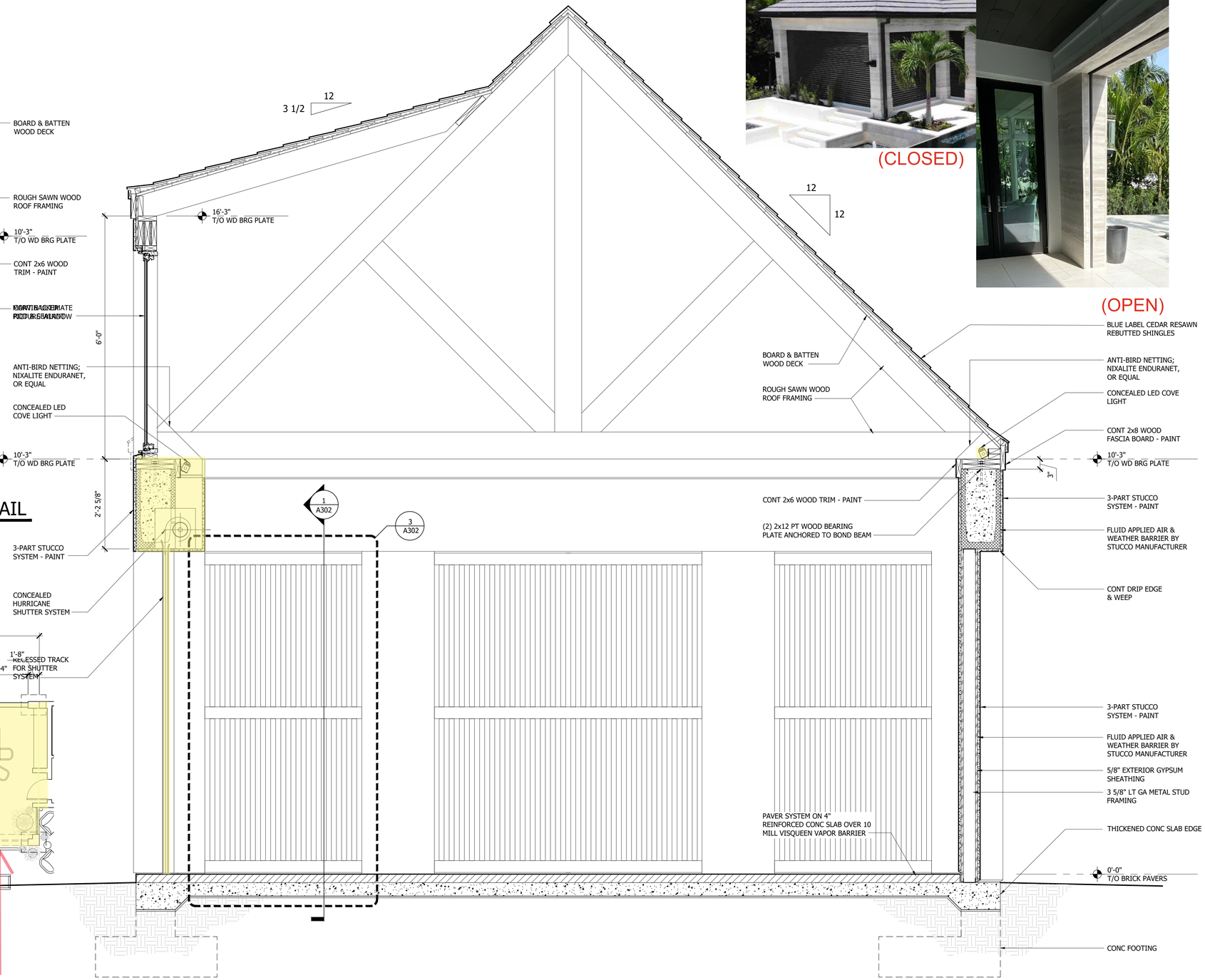
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2 EAVE AND HEADER DETAIL
SCALE: 1 1/2" = 1'-0"

A GARDEN BAR PLAN
SCALE: 1/8" = 1'-0"

SHUTTER LOCATIONS



1 BUILDING SECTION
SCALE: 3/4" = 1'-0"

SHUTTER SYSTEM:

(CLOSED)

(OPEN)

UPDATED

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Florida
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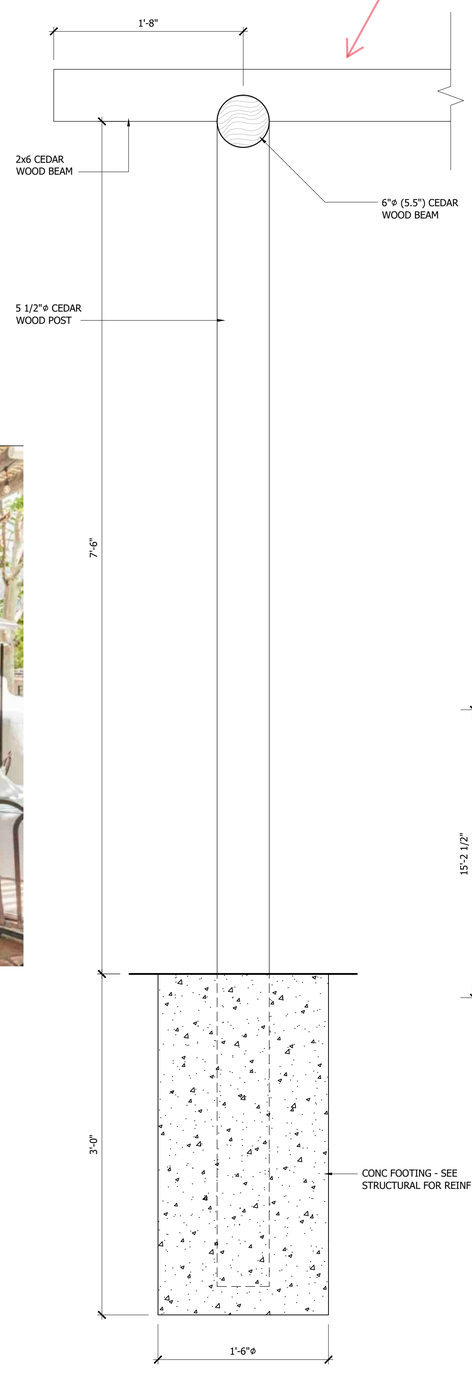
DATE: 08.19.2024

PROJECT NO: 24012

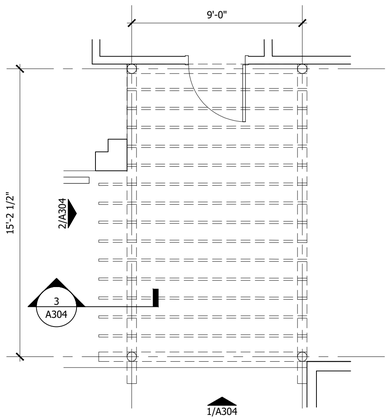
BUILDING SECTION AND DETAIL

A301

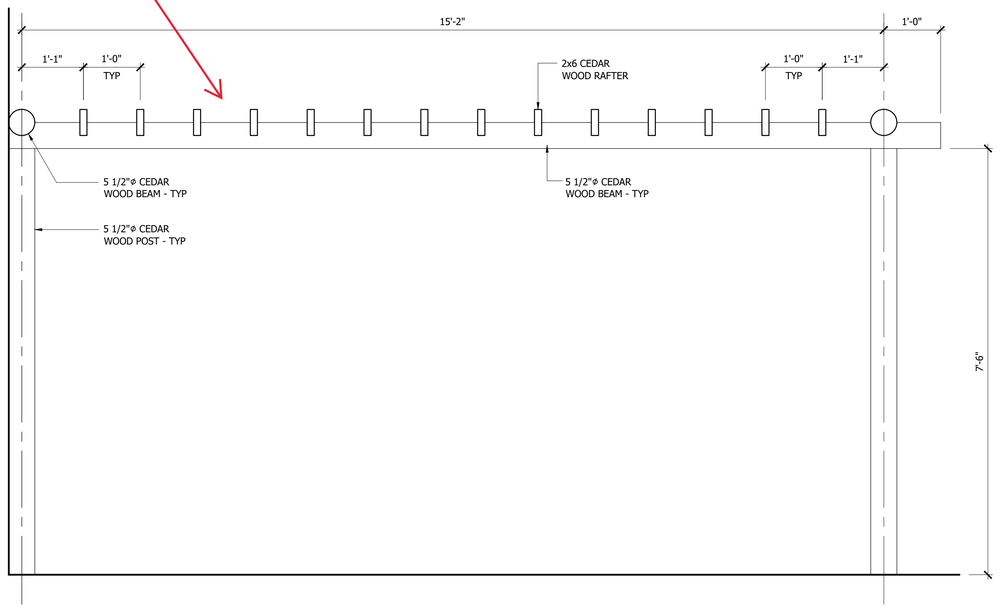
Eucalyptus Poles anove Cedar Rafters



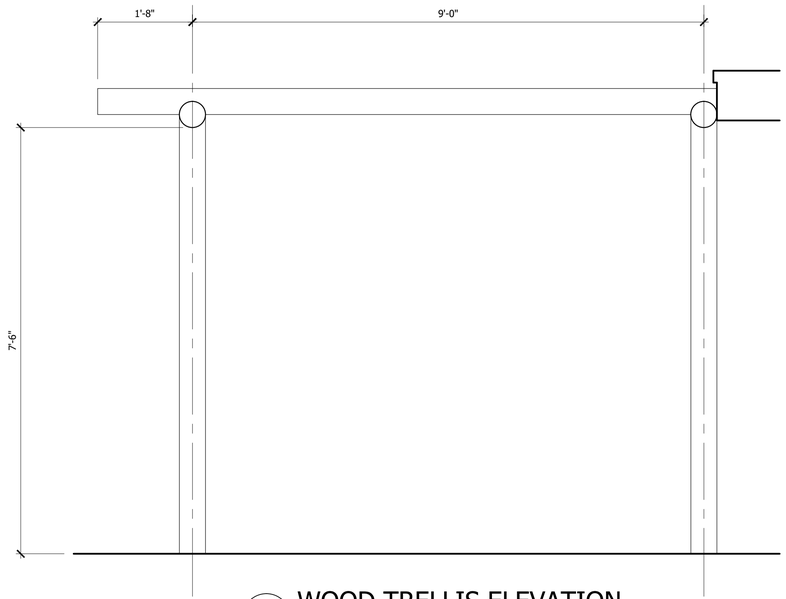
3 WOOD TRELLIS DETAIL
SCALE: 1 1/2" = 1'-0"



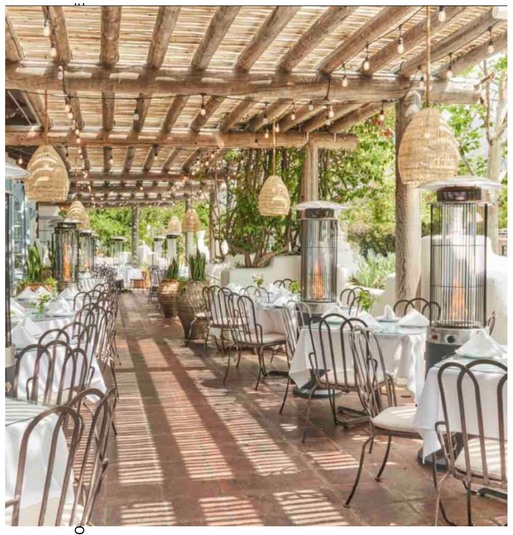
A TRELLIS PLAN
SCALE: 1/4" = 1'-0"



2 WOOD TRELLIS ELEVATION
SCALE: 3/4" = 1'-0"



1 WOOD TRELLIS ELEVATION
SCALE: 3/4" = 1'-0"



TRELLIS CONCEPT IMAGE

UPDATED

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St Augustine, Florida

DATE: 06.07.2024

PROJECT NO: 24012

WOOD TRELLIS ELEVATIONS AND DETAIL

A304

Awning / Canopy

See sheet A304 for trellis details.

Proposed Umbrellas to have white canvas finish.

Exterior Electrical / Mechanical

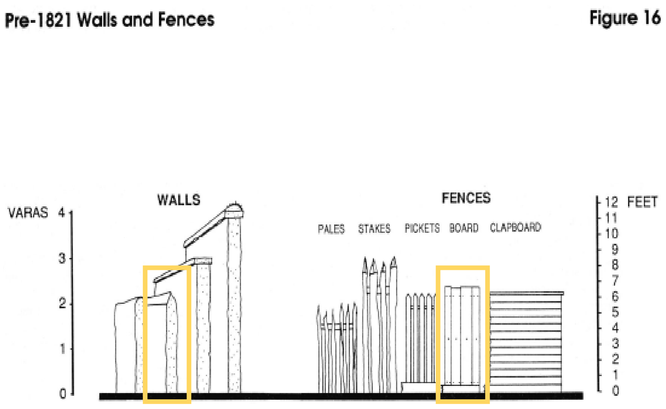
Proposed Exterior Light Fixtures:



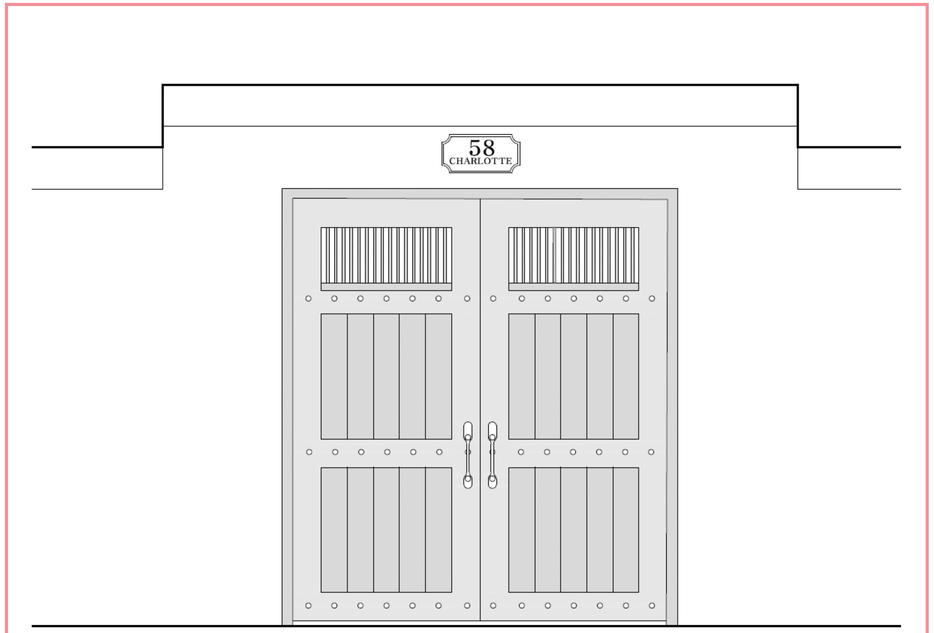
Exterior Decorative Wall Sconce

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



NEW GATE STYLE

Existing gates to be salvaged:



South Gate (Front)



East Gate (Side)

New gate hardware:



Iron Gate Latch and Handle Set,
Black Powder Coat

UPDATED

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

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

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.

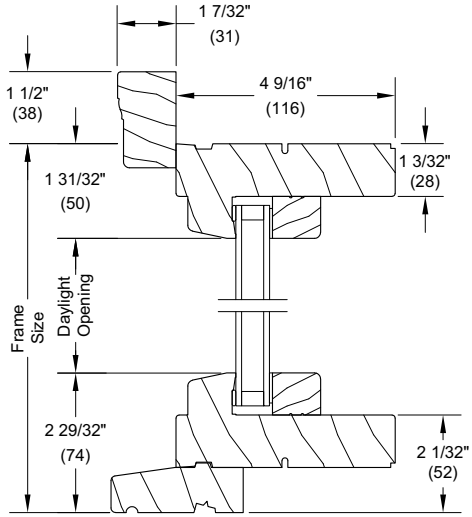
Mulling Options:

- 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

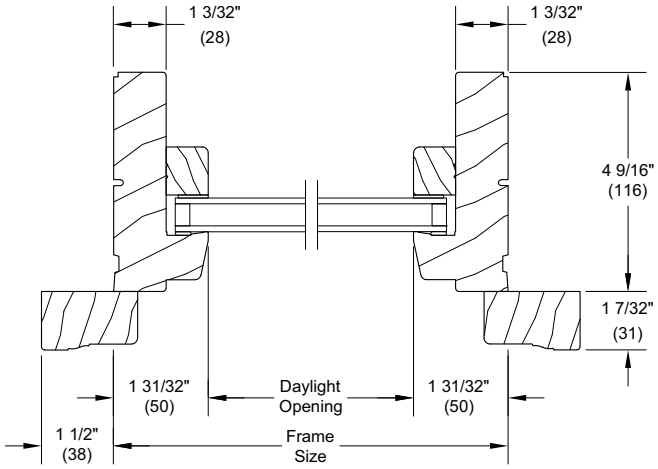
Section Details: Ultimate Wood Direct Glaze Polygon

Scale: 3' = 1' 0"

Insulating Glass

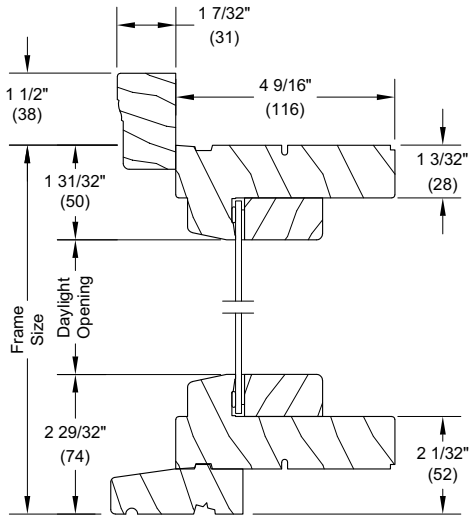


Head Jamb and Sill

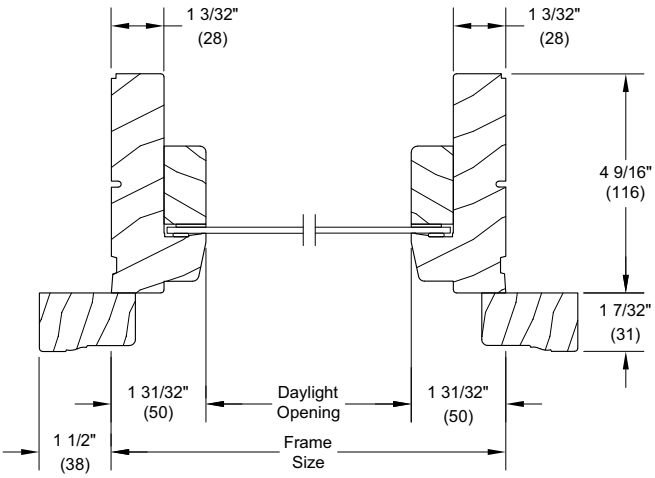


Jambs

Single Glaze



Head Jamb and Sill



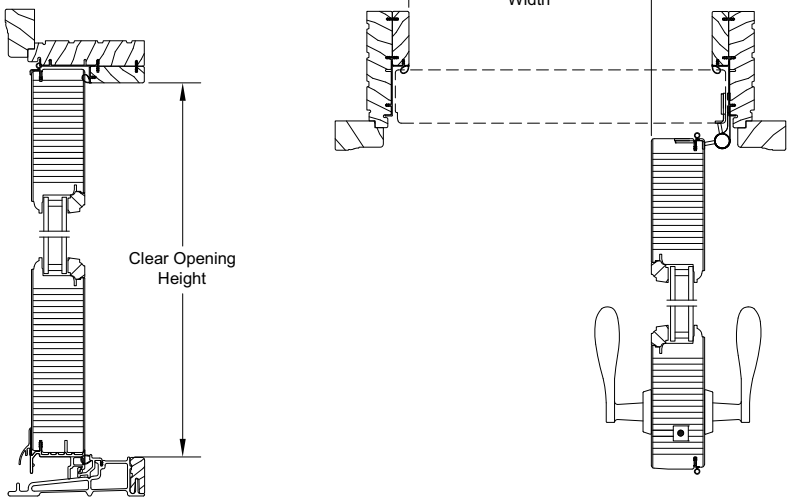
Jambs

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

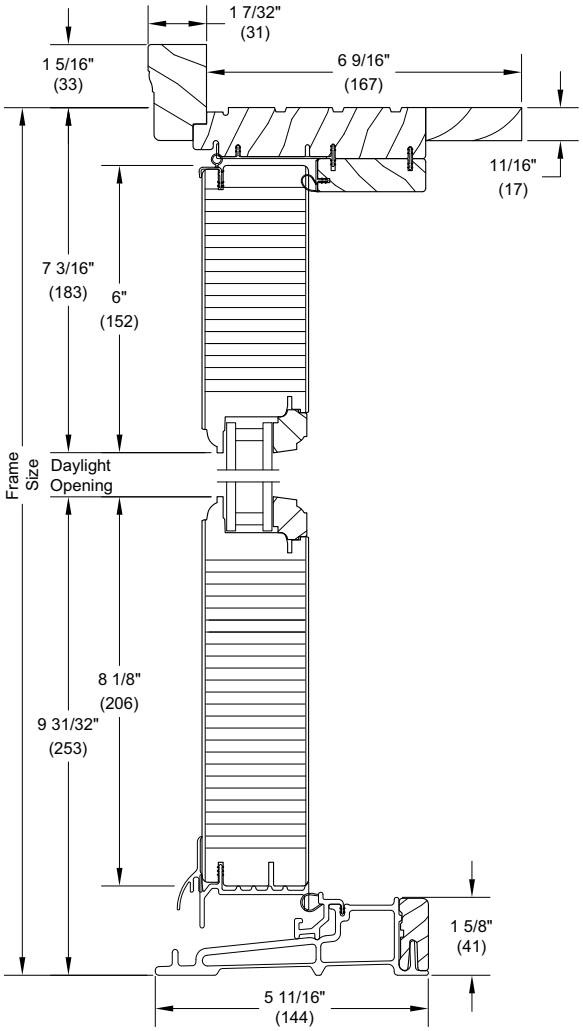
Net Clear Opening: Outswing

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)

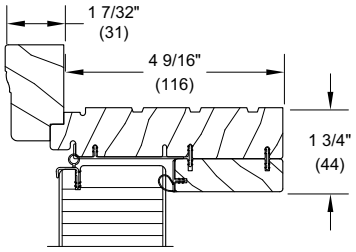


Outswing Section Details: Operating

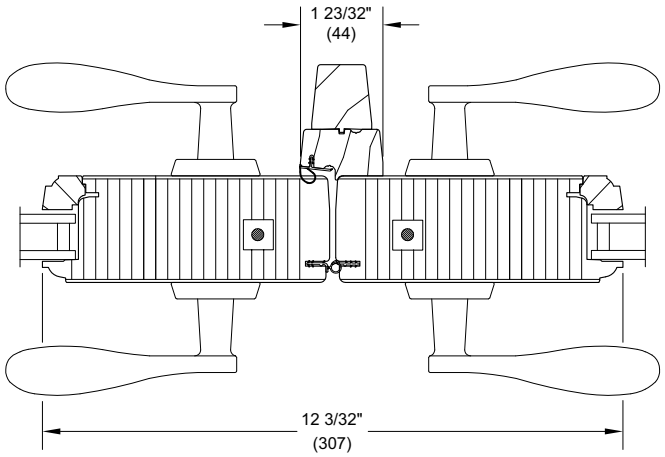
Scale: 3" = 1' 0"



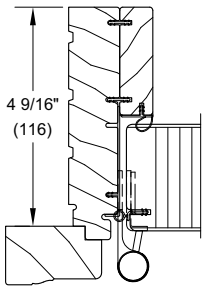
Head Jamb and Sill



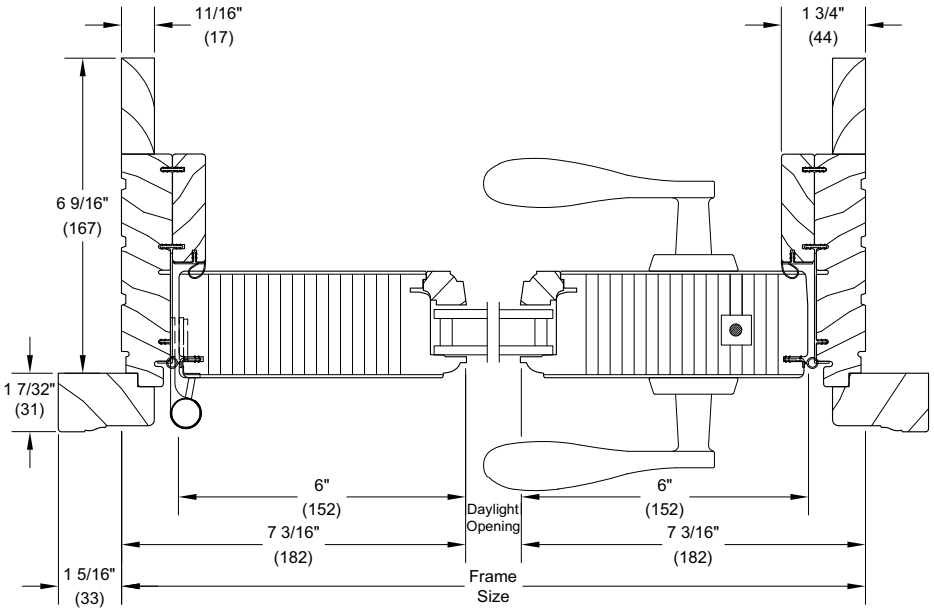
4 9/16" Head Jamb



XX R - Meeting Stiles

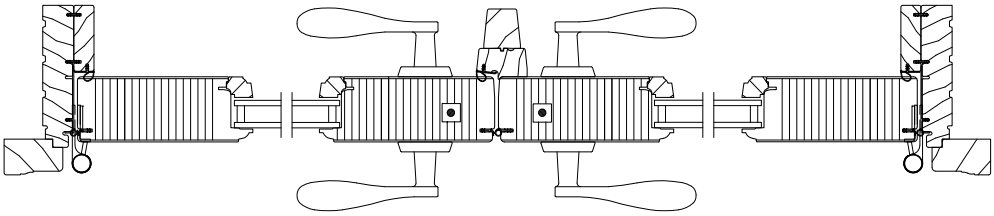


4 9/16" Jamb

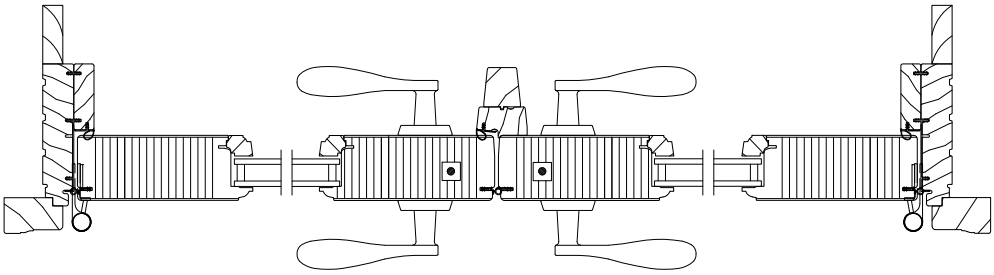


X R - Jamb

Outswing Section Details: Panel Configurations



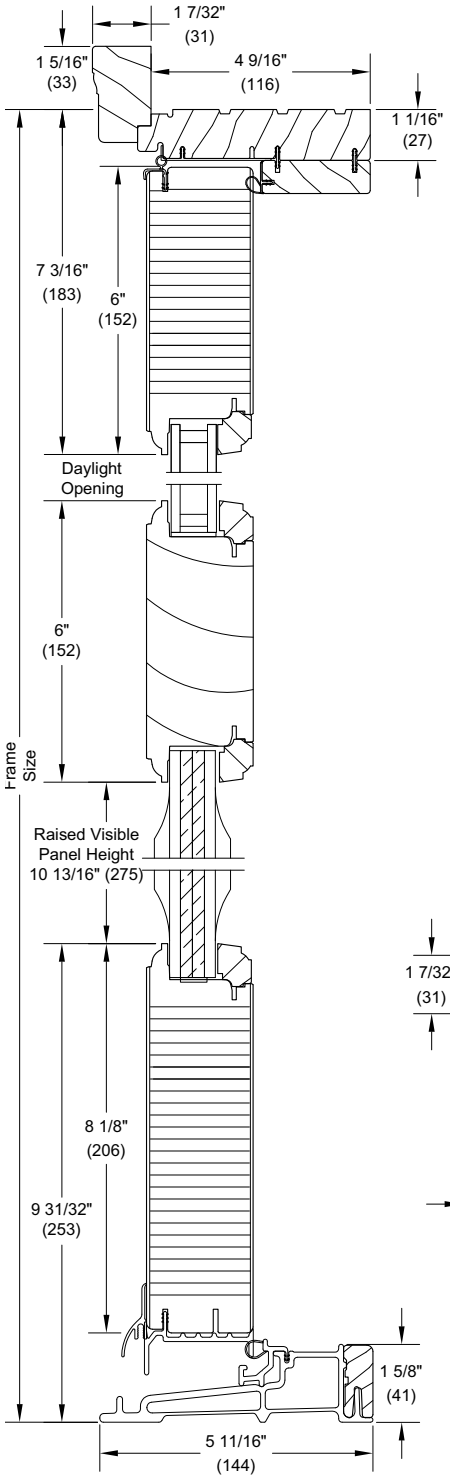
XX R - 4 9/16" Jamb



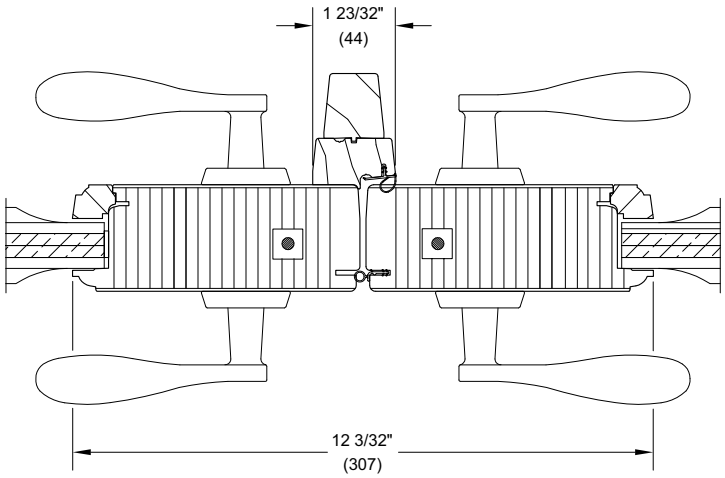
XX R - 6 9/16" Jamb

Outswing Section Details: Raised Panel Placement

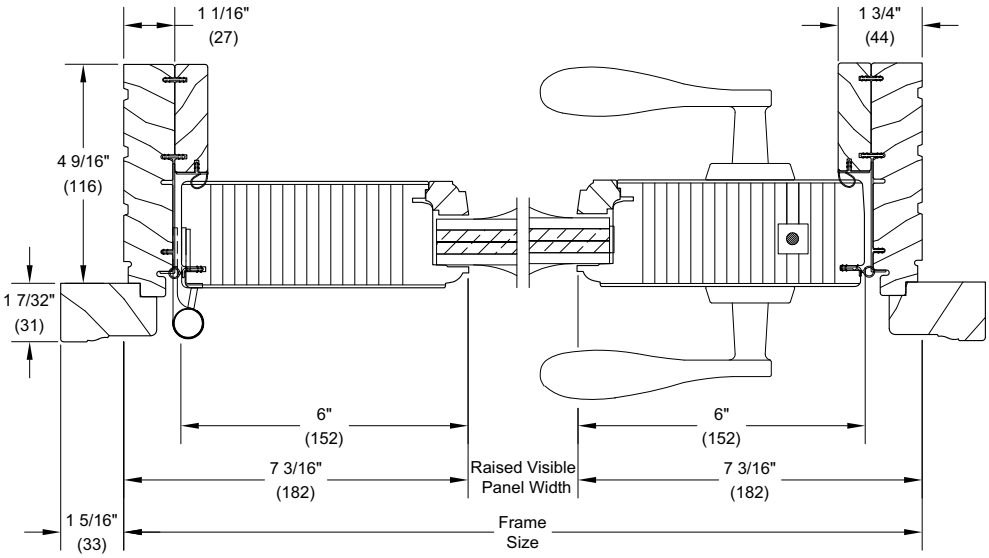
Scale: 3" = 1' 0"



Head Jamb and Sill



XX L - Meeting Stiles

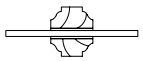


X R - Jamb

Single Glaze Divided Lite Options

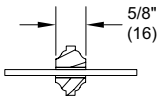


Single Glaze

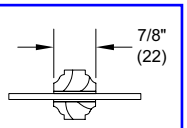


Single Glaze
W/ Energy Panel



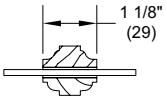


5/8" SDL

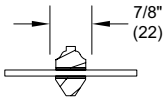


7/8" SDL

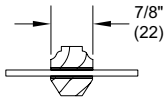
WINDOW ON
DORMATORY



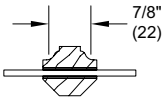
1 1/8" SDL



7/8" SG-ADL



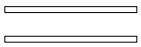
7/8" SG-ADL
W/ Energy Panel



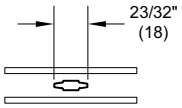
7/8" SG-ADL
Full Depth Munt

NOTE: ADL option defaults to pre-June 24, 2013, platform

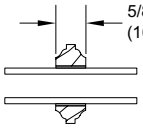
Standard Insulating Glass Divided Lite Options



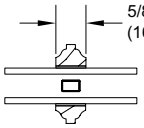
Insulating Glass



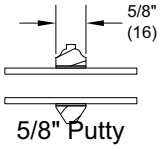
Aluminum 23/32"
Contour GBG



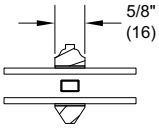
5/8" SDL



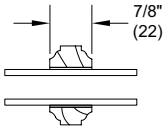
5/8" SDL
W/Spacer



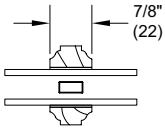
5/8" Putty
SDL



5/8" Putty SDL
W/Spacer

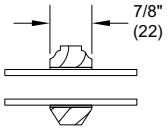


7/8" SDL

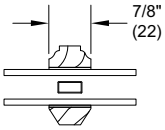


7/8" SDL
W/Spacer Bar

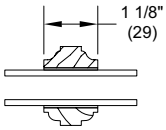
EXTERIOR DOORS
BAR TO BE BLACK



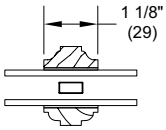
7/8" Putty SDL



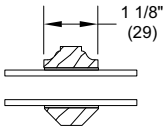
7/8" Putty SDL
W/Spacer Bar



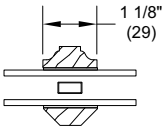
1 1/8" SDL



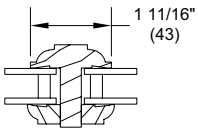
1 1/8" SDL
W/Spacer Bar



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.



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.

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

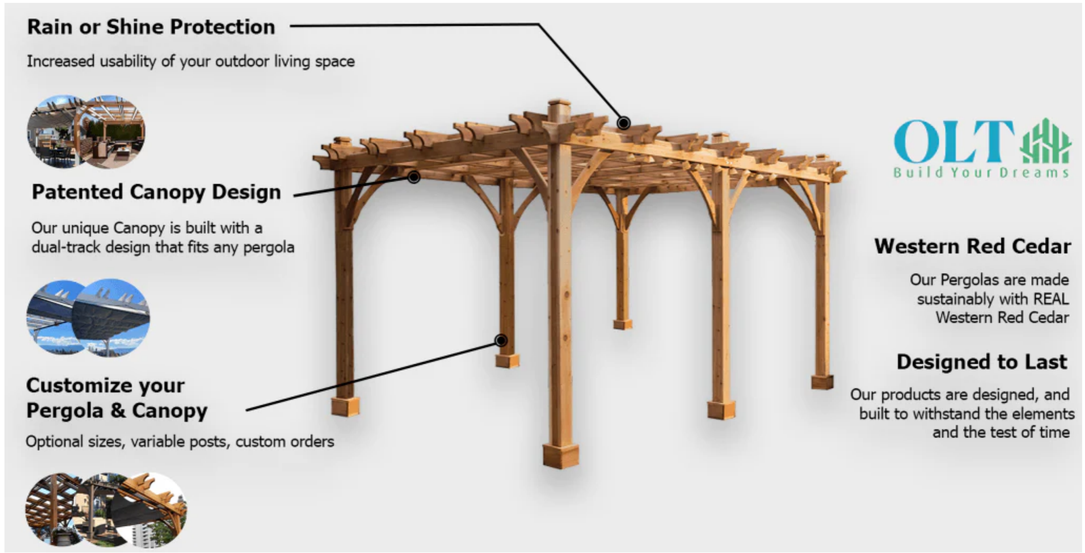
WATKINS Sawmills Ltd.

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

Application Packet Page 28

Received August 26, 2024
Planning and Building Department

Proposed Pergola





POST MOUNT BRACKETS



Existing Slab



Concrete Set Up

12x20 CEDAR PERGOLA DETAILS

- 144 In. L X 240 In. W Outside Post To Outside Post Dimensions
- Engineered 5 ½ In. X 5 ½ In. Finger-Jointed Cedar Posts Provide An Overall Assembled Height Of 108 In
- 162 In. L X 258 In. W Overall Dimensions Including Joist And Girder Overhang
- Includes Notched And Pre-Marked Western Red Cedar Joists
- Includes Notched And Pre-Drilled Western Red Cedar Girders
- Hardware Included Screws, Nails And Lagbolts, Some Stainless Steel Hardware
- 6 Sets Of Post Skirting Manufactured From Western Red Cedar To Conceal Post Mount Hardware Included
- Assembly Time Is Approximately 8-10 Hours For 2 Persons Depending On Skill Level

12X20 RETRACTABLE CANOPY DETAILS

- Unique Patented Design
- Dual Track System
- Independent Laterally Tensioned Tracking Wheels
- Fixed Magnetic Tracking Wheel Housings Ensures Canopy Fabrics Stay Together When Retracted
- Black Anodized Aluminum Tracks And Wings- Rust Proof
- Black Plastic Injected Molded Tracking Wheels And Bearings – Rust Proof
- Harbor-Time Canopy Fabric. Acrylic–Coated Polyester Material Ideal For Harsh Wet Environments. Highly Water Repellent
- Pull Handle With Marine Grade Pull Rope
- Withstands Wind Speeds Of 60 Mph When the Canopy is Fully Extended
- Fabric Can Be Cleaned With Light Soap And Pressure Washed
- 5-Year Limited Warranty
- 1 Hour Assembly Time
- Minimal Tools Required And Hardware Included

SPECIFICATIONS

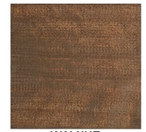
Frame Material	Cedar
Shape	Rectangle
Style	Classic
Roof Style	Flat
Intended Use	Residential
Product Care	Product ships unstained
Compatible with Fire Pit	No
Assembly Required	Yes

sunbrella

SUNBRELLA CANVAS
Block 100% of sun rays. Openness factor 0%
Breathable. Resistant against mold and fading.
Flame Retardance Rating: None
Some protection against rain (water resistant)
100% Solution Died Acrylic.
Made in USA

Natural

WOOD STAIN COLOR



WALNUT

FEATURES

- **Origin:** Made In Canada
- **Material:** Western Red Cedar
- **Sustainability:** PEFC & WRCA Certified
- **Footprint**: 258 in W x 168 in D x 108 in H
- **Features:** Retractable Canopy, Pre-drilled girders & Joists. 4 Engineered Posts (9ft or 12ft)
- **Warranty:** Limited Warranty

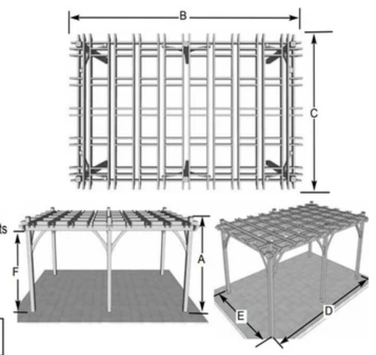
DIMENSIONS

Dimensions:
A: Outside Height = 108"
B: Total Outside Width = 258"
C: Total Outside Depth = 162"
D: Outside Post to Post Width = 240"
E: Outside Post to Post Depth = 144"
F: Height to Underside of Girder = 94"

Materials List:
5 1/2" x 5 1/2" Engineered Western Red Cedar Posts
1 1/2"t x 5 1/2"w Architect Knotty Cedar Girders & Joists
(All pieces are surfaced smooth)

*Post Mounts not Included in kit.

Shipping Pkg. Size: 41"w x 165"l x 24"h
Shipping Weight: = 1290 lbs



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

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

Instr #2024050994 BK: 5976 PG: 1045, Filed & Recorded: 6/28/2024 10:46 AM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and County Comptroller St. JohnsCounty FL Recording $18.50 Doc. D $24,430.00

Prepared by and Return to:
Jason Trager, Esq.
Ansbacher, Schneider & Trager P.A.
5150 Belfort Road, Building 100
Jacksonville, Florida 32256

WARRANTY DEED

1. **Grantor's** name and address is:

   58 Charlotte LLC, a Florida limited liability company
   65 Magnolia Ave.
   St. Augustine, FL 32084

2. **Grantee's** name and address is:

   58 Charlotte Street, LLC, a Florida limited liability company
   5150 Belfort Road, Building 100
   Jacksonville, Florida 32256

   The terms Grantor and Grantee shall be non-gender specific, singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

3. The real property ("Property") conveyed hereby is described as follows:

   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 tenements, hereditaments, easements and appurtenances belonging to or benefiting such property.

   The Property Appraiser's Parcel Identification Number is *1968800000.*

4. Grantor for good and valuable consideration plus the sum of $10.00 the receipt whereof is hereby acknowledged, hereby grants, bargains, sells and conveys to Grantee the Property to have and to hold in fee simple forever.

5. Grantor fully warrants title to the Property and will defend the same against the lawful claims of all persons whomsoever, except for (i) taxes subsequent to December 31, 2023, and (ii) covenants, reservations, restrictions and easements of record, if any, with reference hereto not serving to reimpose the same.

All signatures appear on following page(s).

Executed as of June 26, 2024.

1st Witness: Kathansel

Print Name: Kathryn Hansel

Mailing Address as to 1st Witness:
5150 Belfort Rd. Bldg 100
Jacksonville, FL 32256

2nd Witness:

Print Name: Jason Troyer

Mailing Address as to 2nd Witness:
5150 Belfort Rd. Bldg 100
Jacksonville, FL 32256

58 Charlotte LLC, a Florida limited liability company

BY:
Whitney L. Hobbs, its Manager

COPY

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization this 26 day of June, 2024 by Whitney L. Hobbs, as Manager of 58 Charlotte LLC, a Florida Limited Liability Company ( ) who is personally known to me or (X) who has produced _____ (Florida Driver's Licenses) as identification.

Kathansel
Notary Public, State of Florida

KATHRYN HANSEL
MY COMMISSION # HH 265727
EXPIRES: October 22, 2025

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

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1968800000
Location	58 CHARLOTTE ST
Address	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 OF E90FT LOT 11 BLK 9 CITY OF ST AUGUSTINE OR5976/1045 *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 Street LLC 100%
Mailing Address	5150 BELFORT RD BLDG 100 JACKSONVILLE, FL 32256-0000

Map



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

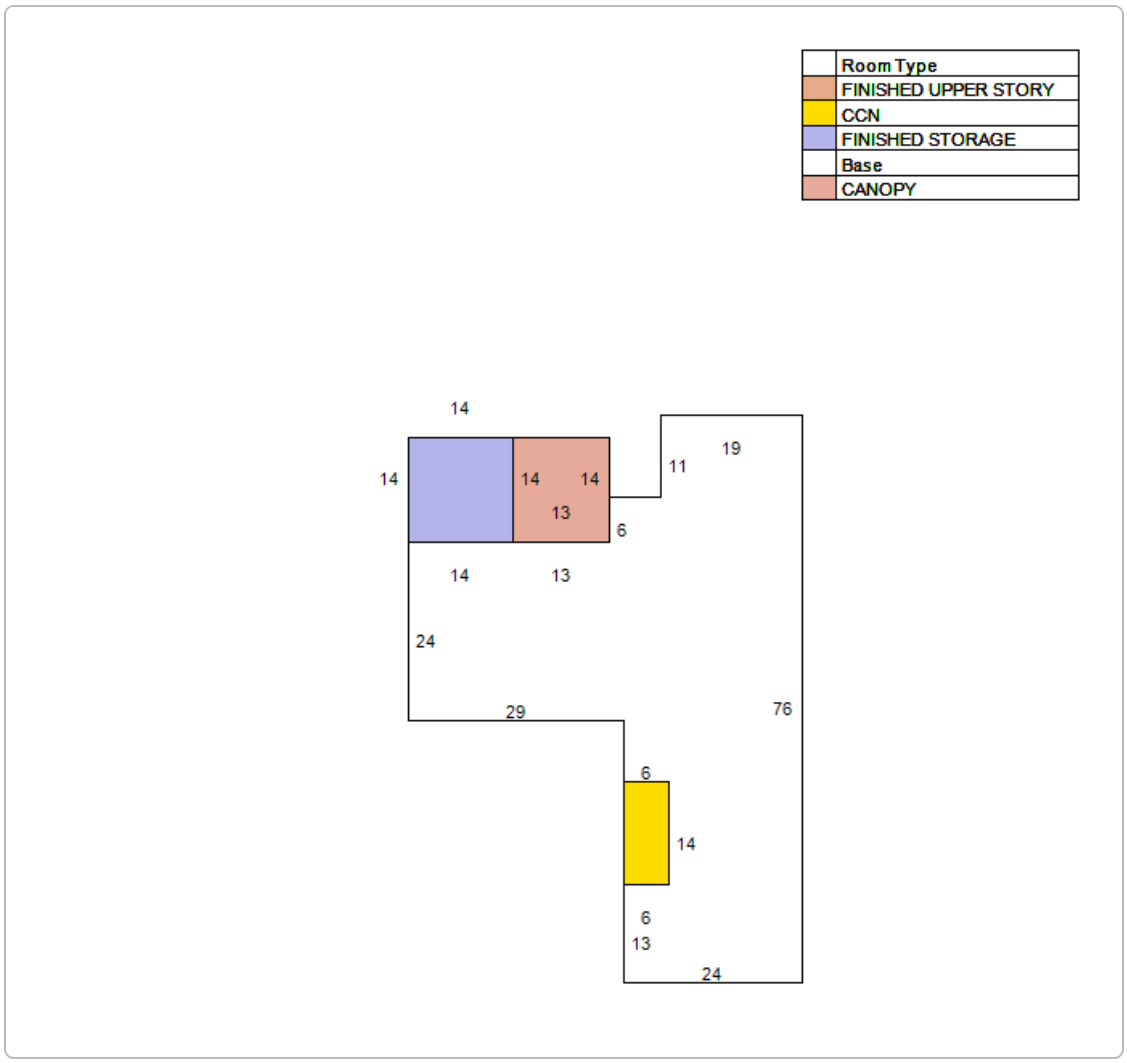
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	$521,814	$16,039	$935,000	$0	$0	$1,472,853	$1,045,566	$427,287	$1,045,566
2022	$281,662	$14,353	$654,500	$0	$0	$950,515	$950,515	$0	$950,515
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
6/28/2024	6/26/2024	$3,490,000.00	WARRANTY DEED	5976	1045	Q	I	58 CHARLOTTE LLC	58 CHARLOTTE STREET LLC
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: 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: 8/17/2024, 3:02:44 AM

Contact Us

Developed by
Schneider GEOSPATIAL



Detail by Entity Name

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

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for September 18, 2024 Meeting



Before





After

Application HP2024-0050 Address: 65-½ Saragossa Street

Liannys Sanchez – Applicant and Owner

Project description: For after-the-fact partial demolition of a residential building, constructed c.1918-1920, contributing to the Model Land Company National Register Historic District, and recorded in the Florida Master Site File, including replacement of historic wood windows in a different material and design.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ02128
National Register:	Model Land Company NRHD: Contributing	Construction date:	c. 1918-1920
Archaeology Zone:	N/A	Zoning District:	RG-1
Parcel number:	2043300000		
Agenda Item:	7(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

Located on the south side of Saragossa Street between Riberia Street and Ponce de Leon Boulevard, this one-story Frame Vernacular residence was constructed between 1918 and 1920.

The applicant is seeking after-the-fact approval for partial demolition related to replacing five (5) 1/1 DHS wood windows located on the front and east elevations of the building with 1/1 vinyl replacement windows. The applicant has noted that the remaining windows are in good condition and are being retained. One horizontally oriented window on the rear elevation, #8 on the Window Condition Assessment form submitted by the applicant, is an aluminum replacement window not related to this application.

Detailed analysis and additional comments can be found in the staff responses to the Demolition Review Criteria on page 3 of this staff report. Any partial demolition of a structure that is contributing to a National Register Historic District and does not meet the criteria for in-kind replacement 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 **APPROVE** a **Certificate of Demolition for Partial Demolition** at **65-½ Saragossa Street** if the HARB finds that the repalcement windows maintain the historic character and integrity of the structure and are compatible with the historic structure's building envelope and the removal of the original windows will not compromise the overall historic character and integrity of the structure

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. After-the-fact partial demolition to include:
    a. Replacement of four 1/1 DHS wood windows with vinyl replacement windows on the front elevation
        i. Alterations to the original mullion between each window pair with removal of the previously existing diamond detail.
    b. Replacement of one 1/1 DHS wood window on the east elevation with a vinyl replacement window.

DEMOLITION REVIEW CRITERIA (AGHP):

1. Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district. N/A

2. Whether or not the structure is within and contributing to a National Register Historic District. Yes, The building contributes to the Model Land Company National Register Historic District.

3. The contribution of the architectural element(s) being proposed for removal to the historic integrity of the building and the streetscape. The original wood windows had a depth that is not reflected in the new vinyl replacement windows. While the original frames remain, the original mullions with diamond details on the two sets of paired windows on the front elevation were not replaced in-kind as would be required for administrative approval. These mullions are clearly visible in the "before" photograph provided below and are referenced on the Florida Master Site File form. Additionally, the new windows have been fit into the existing window openings and appear as if they are slightly shorter than the original windows.

4. The impact of the loss of the architectural element(s) on the building and along the streetscape. While several buildings on Saragossa Street have been updated with new windows, there are still many examples of original or architecturally appropriate wood windows along the streetscape. Continued loss of original windows on the building and along the streetscape may degrade the architectural integrity of the building an neighborhood over time.

5. Whether or not the architectural element(s) will be replaced, and the impact of replacement or lack thereof, on the building and along the streetscape. The vinyl replacement windows that have been installed, while using the appropriate 1/1 lite pattern, appear noticeably different from the remaining wood windows on the building and along the streetscape.

6. The historical or cultural merit of the structure and/or its architectural features. No historic or cultural associations are known that would qualify the building for listing individually, although contributes to its district.

7. The impact of the loss of the architectural element(s) on the historical or cultural integrity of the structure, district, and neighborhood. The loss of the original wood windows, particularly those on the front elevation which have lost their mullions with diamond detailing, eliminates architectural features that were characteristic of structures from this time.

8. Whether or not the structure and the architectural element(s) proposed for demolition are representative of a style or type of architecture or a method of construction. The building is an example of a Frame Vernacular Residence that has seen changes over time including enclosure of the northwest front porch corner.

9. ***Whether or not the structure, or the architectural elements being removed, are the last surviving examples of its style or type of architecture or a method of construction.*** Wood windows remain common on historic structures throughout St. Augustine and the windows that have been replaced are not the last surviving examples of these architectural elements.

10. ***Whether or not the structure and/or architectural element(s) proposed for demolition are of such design, craftsmanship or materials that they either could not be reproduced or could be reproduced only with great difficulty or expense.*** The wood windows and mullions that have been removed are not of such design or craftsmanship that they could not be reproduced; however, modern wood products may not retain the same longevity as the properly maintained original wood windows. Alternative materials that more closely replicate the depth and dimension of wood windows would be more appropriate for the age and architectural style of the building and could have been administratively approved during the permitting process.

11. ***The justification for the proposed partial demolition.*** It is unclear whether the condition of the wood windows warranted replacement and no clear justification for the replacement was provided by the applicant. The window condition assessment form submitted by the applicant incorrectly labels the existing wood windows as vinyl.

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

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

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

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

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

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

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

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

Before approving the plans for any proposed structure or signs located or to be located in a historic preservation zoning district, the board shall find:

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

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

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

~~~~~

The building was built by 1920 and is designated a contributing building in the Model Land Company National Register Historic District. The replacement windows installed do not use in-kind features or materials or match architectural elements of those previously existing.

The requirements have been sufficiently met.

UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:
Defined as an onerous and excessive financial burden that would be placed upon a property owner by the denial of a certificate of demolition or a similar burden which would be placed on a property owner by conditions which the Commission seeks to place on the granting of a certificate. (Section 28-2 CoSA Code of Ordinances)
Is applicant entitled to a Certificate of Demolition independent of any hardship? ☐ Yes ☑ No
Did applicant submit evidence of undue economic hardship? ☐ Yes ☑ No

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File survey

Staff Photographs
65 ½ Saragossa Street



Front (north) Elevation

Staff Photographs
65 ½ Saragossa Street



Front (north) Elevation Prior to Window Replacement

Staff Report, Page 8

Staff Photographs
65 ½ Saragossa Street





Front (north) Elevation Replacement Window Detail

Staff Photographs
65 ½ Saragossa Street



West Elevation



Staff Photographs
65 ½ Saragossa Street





West Elevation Window Details

Staff Photographs
65 ½ Saragossa Street



South Elevation

Staff Photographs
65 ½ Saragossa Street



East Elevation

Staff Photographs
65 ½ Saragossa Street





East elevation windows: one replaced, one not.

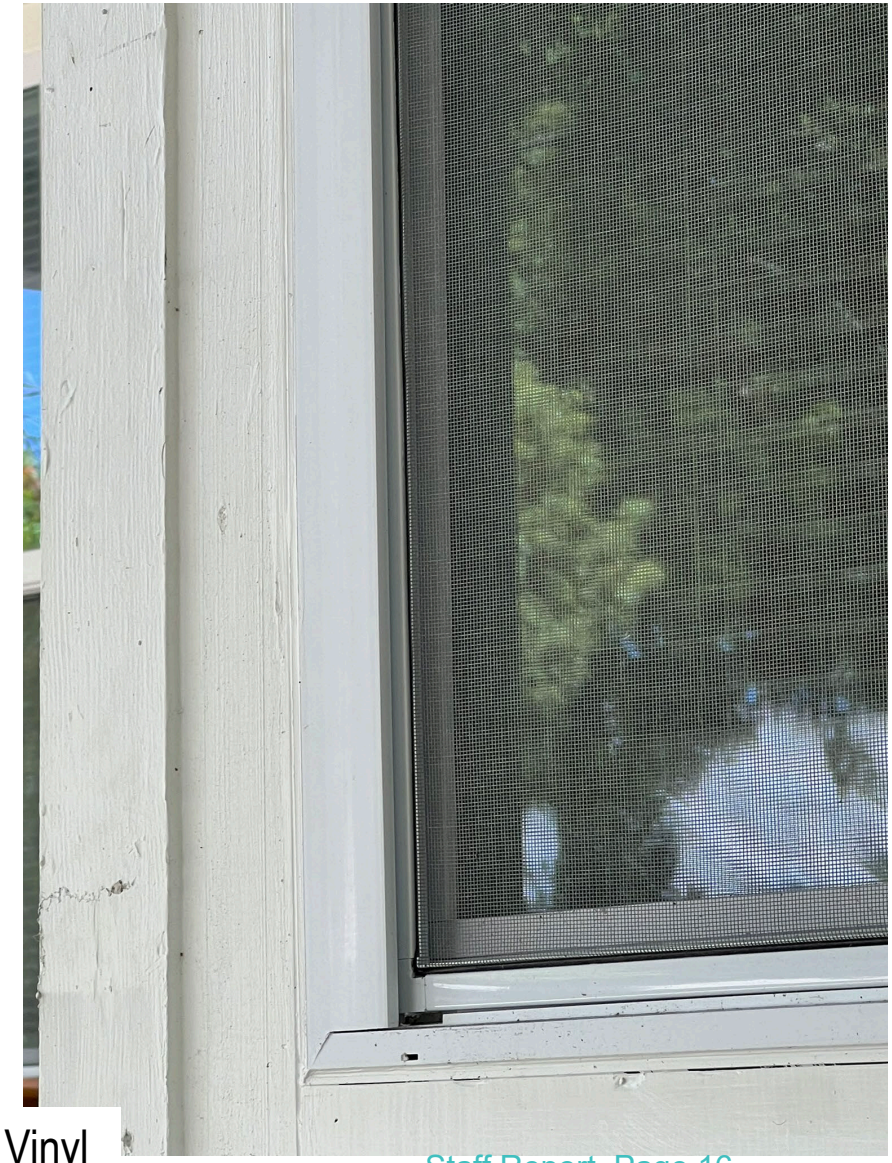
Staff Photographs
65 ½ Saragossa Street



Window Details

Staff Photographs
65 ½ Saragossa Street





Wood vs. Vinyl

Staff Photographs
65 ½ Saragossa Street







Retained Original Window Sashes and Framing

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8 SJ 2128 1009==

Site Name: 65½ Satagossa Street 830== Survey Date: 7807 820==

Address: 65½ Satagossa Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Model Land Company (subdivision) F (block) West 38' of (lot) 868==

Lot 12, Block F 868==

Owner of Site: Name: Meredith, Olen W.;

Address: P.O. Box 1957

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) 469130 (easting) 3307054 (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==

( ) Good 863==

(X) 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: +1920 844== Period: 20th Cent. 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame vernacular 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Wood weatherboard with cornerboards 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS 1/1, fixed 12 pane, attic louver 942==

Foundation: Concrete block rusticated piers, lattice infill 942==

Roof Type: Gable 942==

Secondary Roof Structures: Gable dormer 942==

Porches & Balconies: 1 story screened porch on front 942==

Chimney Location: End exterior rear slope 942==

Materials: (882)

Chimney: Brick, stuccoed 882==

Roof Surfacing: Composition shingles (diamond shape) 882==

Ornament Exterior: Jigsawn brackets under gable and eaves 882==

Quantitative Data: (950-954)

Chimneys: 1 952== Dormers: 954== Stories: 1 950==

Other: 956==

Surroundings: Residential 864==

Relationship to Surroundings: 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Commerce, Women

920==

Statement of Significance: (911==)

ARCHITECTURE

This one-story Frame Vernacular residence at 65½ Saragossa Street was constructed between 1918 and 1920. Significant details include jigsawn brackets under the gable and eaves.

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 65½ Saragossa Street was once the residence of Frank Micka,

(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, 1924-25, 1927-28.

manager of Czech. Art Importers and Marie Micka, manager of The Czech. Art and Craft Shop. Later it was the residence of Waldo L. Dubbs, proprietor of Dubb's Cry Cleaning.(2)

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

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

Site# SJ02128
Field Date 10-8-2020
Form Date 12-21-2020
Recorder # MAS

Site Name(s) (address if none) 65 1/2 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
Address:	65		Saragossa	Street	

Cross Streets (nearest / between) _____
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 1992 — Plat or Other Map _____
City / Town (within 3 miles) St. Augustine — In City Limits? ☒yes ☐no ☐unknown — County St. Johns
Township 7N — Range 30E — Section 18 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 2043300000 — 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: 1920 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use: Private Residence (House/Cottage/Ca — From (year): 1920 — To (year): 2020
Current Use: Private Residence (House/Cottage/Ca — From (year): 1920 — To (year): 2020
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ Original address _____
Alterations: ☐yes ☐no ☒unknown Date: _____ Nature _____
Additions: ☐yes ☐no ☒unknown Date: _____ Nature maybe rear
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: 1.5
Exterior Fabric(s): 1. Wood siding 2. _____ 3. _____
Roof Type(s): 1. Cross-gabled 2. _____ 3. _____
Roof Material(s): 1. Asphalt shingles 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. Gable dormer 2. _____
Windows (types, materials, etc.)

single & paired wood 1/1 sash (paired have diamond detail between), divided wood w pebbled glass in dormer

Distinguishing Architectural Features (exterior or interior ornaments)

cross gable w exposed rafters, centered dormer, vent in side gable, horizontal siding, cornerboards

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

picket fence, gate frame, paved walk

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 SJ02128

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. Concrete Block 2. _____

Main Entrance (stylistic details)

6 panel hollow core, perpendicular to street, undivided sidelights w wood panels, wood frame

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

partial width recess under primary roof, partially turned piers, wood railing, wood ramp

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

Narrative Description of Resource

This 1920 Folk Victorian, Frame style building is 1.5 stories with Wood siding exterior and a Cross-gabled 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 7254 Financial Way, Suite 100, Jacksonville, FL 32256/9044702200/9044702112/:

(address / phone / fax / e-mail)

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

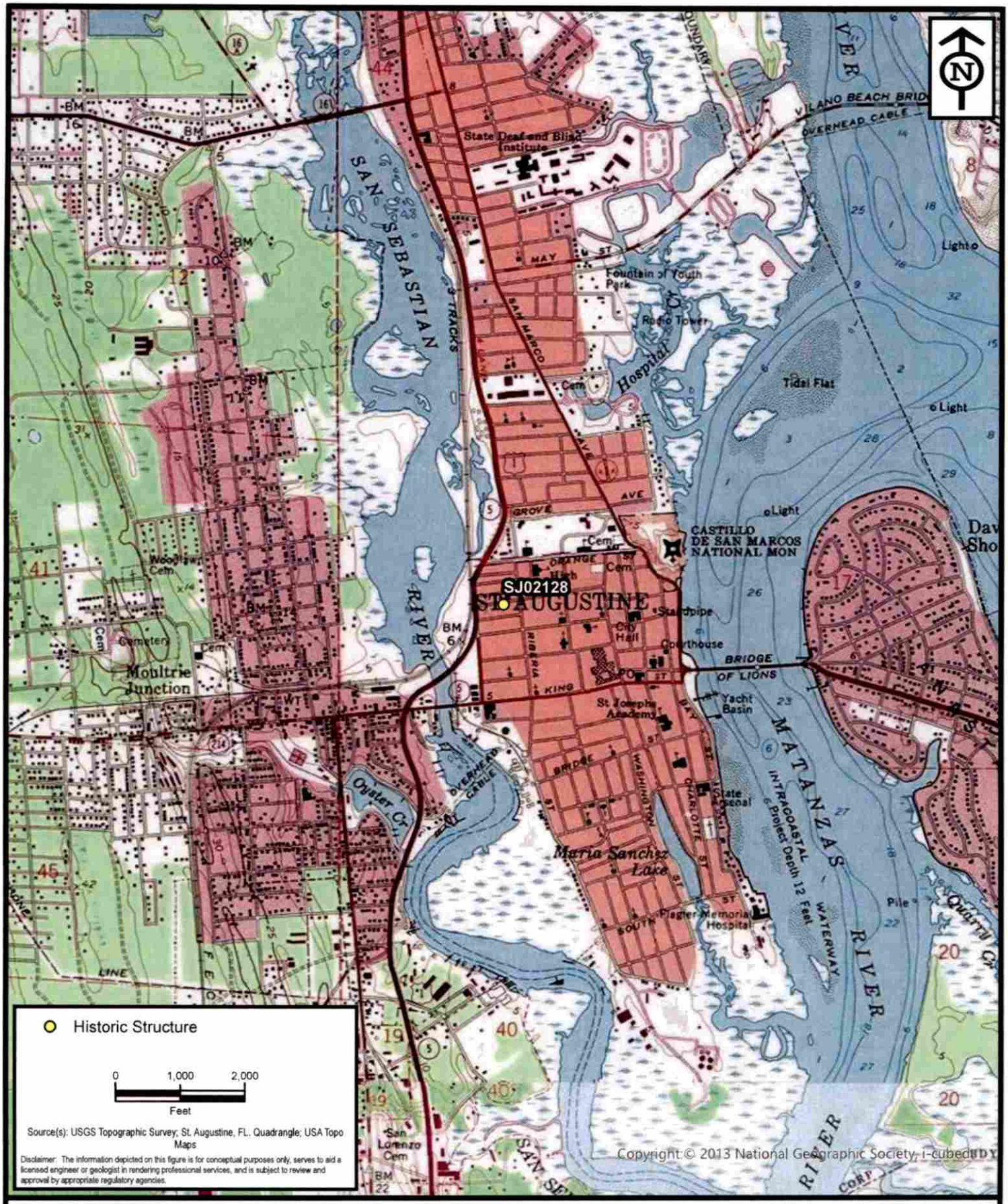
Parcel Location - SJ02128

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 - SJ02128

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




65
CAUTION
City of
St.
Augustine





Staff Report, Page 29

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Demolition (Partial)

Case Number: HP2024-0050 **Meeting Date: Wednesday, September 18, 2024**

1. NAME OF APPLICANT: Liannys Sanchez
   Business (if applicable):
   Address: 65 1/2 Saragossa St
   City: St. Augustine State: FL Zip Code: 32084
   Daytime Telephone: 7863666220 E-Mail Address: liasanchezrealtor@gmail.com

2. NAME OF PROPERTY OWNER: Liannys Sanchez
   Business (if applicable):
   Address: 65 1/2 Saragossa St
   City: St. Augustine State: FL Zip Code: 32084
   Daytime Telephone: 7863666220 E-Mail Address: liasanchezrealtor@gmail.com

3. PROJECT LOCATION: 65 1/2 SARAGOSSA ST, Saint Augustine, 32084

4. LEGAL DESCRIPTION: 2-39 MODEL LAND CO SUB CITY W38FT OF LOT 12 BLK F (EX PT FOR ENCROACHMENT OR758/1484) OR5927/1239

5. SCOPE OF WORK: For after-the-fact partial demolition of a residential building, constructed c.1918-1920, contributing to the Model Land Company National Register Historic District, and recorded in the Florida Master Site File, including replacement of historic wood windows in a different material and design.

Information attached by applicant includes:

- Application Agreement
- Window Condition Assessment Form
- Photographs of Existing Conditions
- Proposed Replacement Building/Feature Drawings

Authentisign ID: 83C3C766-5250-EF11-86C3-0022482708E1

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: 65 1/2 Saragossa St, Saint Augustine, FL 32084

Applicant's Name: Liannys Sanchez Applicant's Signature: AuthentiSIGN Liannys Sanchez

Owner's Name: Liannys Sanchez Owner's Signature: AuthentiSIGN Liannys Sanchez

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.

Authentisign ID: 5C6C88FB-5650-EF11-86C3-0022482708E1

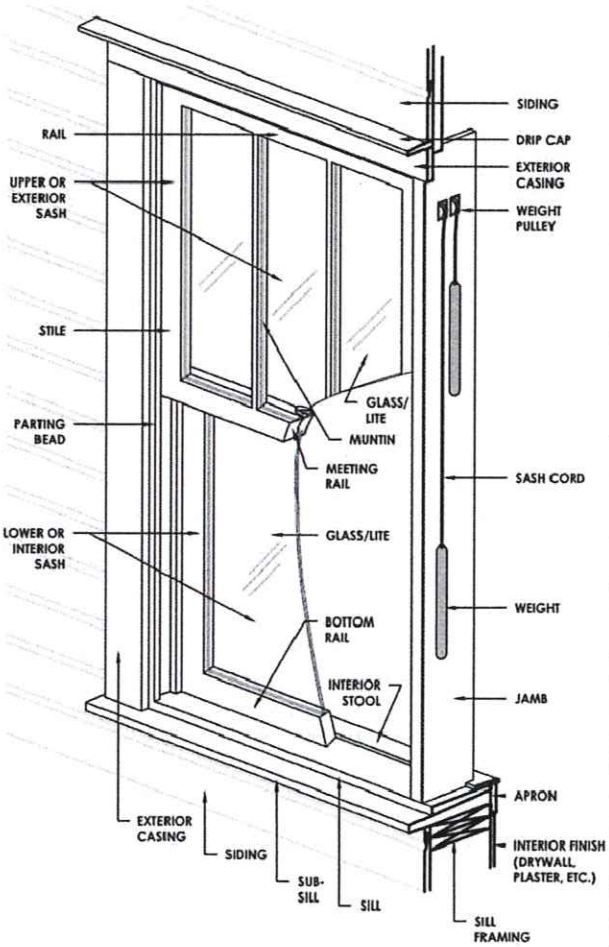
Property Address: 65 1/2 Saragossa St, St. Augustine, FL **Assessment Date:**
Applicant Name: **Assessed by:**

Window Assessment Form

For Historic Preservation Division - Planning & Building Department/ Historic Architectural Review Board Review

Submitted	Basic Requirements for Review
[x]	1. Photographs or drawing of each overall elevation (side) of the exterior, with all the window openings on each elevation numbered.
[x]	2. Photographs of each window opening *numbered* corresponding to submittal under #1.
[x]	3. Condition Evaluation of each window (see page 2).
[x]	4. Proposed window design (casement, fixed, etc.), pattern (3/1, 6/6, 1/1, etc.) , materials (wood, vinyl, clad, etc.), size, etc. If different for certain openings, specify these details for each kind.
[x]	5. Proposed window product brochure/information that includes the company's depiction or photograph (not installation or wind load information sheets) of actual windows. We need to know what they look like on the exterior.
[N/A]	6. Elevation drawings that show proposed alterations to window openings (if applicable)
[x]	7. Photos detailing window frame and face and side of trim
[N/A]	May include additional documentation as needed for your report: Other _____

ALL* window openings** on the structure should be assigned a ***number and ***described*** under the same number on page 2 of this sheet, and **a numbered photo of each** provided. Even windows not being replaced should be assigned a number. Please note which windows are not being proposed for replacement by its corresponding window number on the second page.



Windows in ***pairs*** *or* ***groupings*** should be assigned **separate** numbers. Windows in dormers and small fixed windows *should* also be included. Denote if numbered windows are door sidelights or transoms associated with a door.

For each window numbered on page 2, describe the window type, material, and include the different issues/ conditions of *each* in detail, referring to the specific parts of the window (see diagram to the left).

Photographs should be provided of each overall elevation/side of the building and each overall window from the exterior. Interior views of windows may also be provided. *Additional close-up photographs*, showing visible evidence of the window's condition, **MUST** be provided to better document problem areas. **Photos should be numbered and labeled.**

The review and recommendation is based on deterioration or damage to the window unit and associated trim. Broken glass or windows that are painted shut are not necessarily grounds for approving replacement.

Depending on the significance of the building and the existing windows, additional information may be required to prove that the windows need to be replaced and that the proposed windows are compatible.

Total Number of Window Openings on the Structure	12
Number of Historic Windows on the Structure	7
Number of Existing Replacement/Non-Historic Windows	5
Number of Windows Completely Missing	0
Total Number of Windows to be Replaced	5

Authentisign ID: 5C6C88FB-5650-EF11-86C3-0022482708E1

Property Address: 65 1/2 Saragossa St, St. Augustine, FL 32084
Applicant Name: Liannys Sanchez

Assessment Date:
Assessed by:

Window Assessment - Window Condition Report

Window #	List and Describe Window Condition
1	Sash, Vinyl, 35.37" x 59.25", New Condition
2	Sash, Vinyl, 35.37" x 59.25", New Condition
3	Sash, Vinyl, 35.37" x 59.25", New Condition
4	Sash, Vinyl, 35.37" x 59.25", New Condition
5	Sash, Vinyl, 35.37" x 59.25", Good Condition, being retained
6	Sash, Vinyl, 35.37" x 59.25", Good Condition, being retained
7	Sash, Vinyl, 35.37" x 59.25", Good Condition, being retained
8	Slider, Vinyl, 34" x 70", Good Condition, being retained
9	Sash, Vinyl, 26 1/2" x 51", Good Condition, being retained
10	Sash, Vinyl, 26 1/2" x 51", Good Condition, being retained
11	Sash, Vinyl, 26 1/2" x 51", Good Condition, being retained
12	Sash, Vinyl, 35.37" x 59.25", New Condition
13	
14	
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16	
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19	
20	

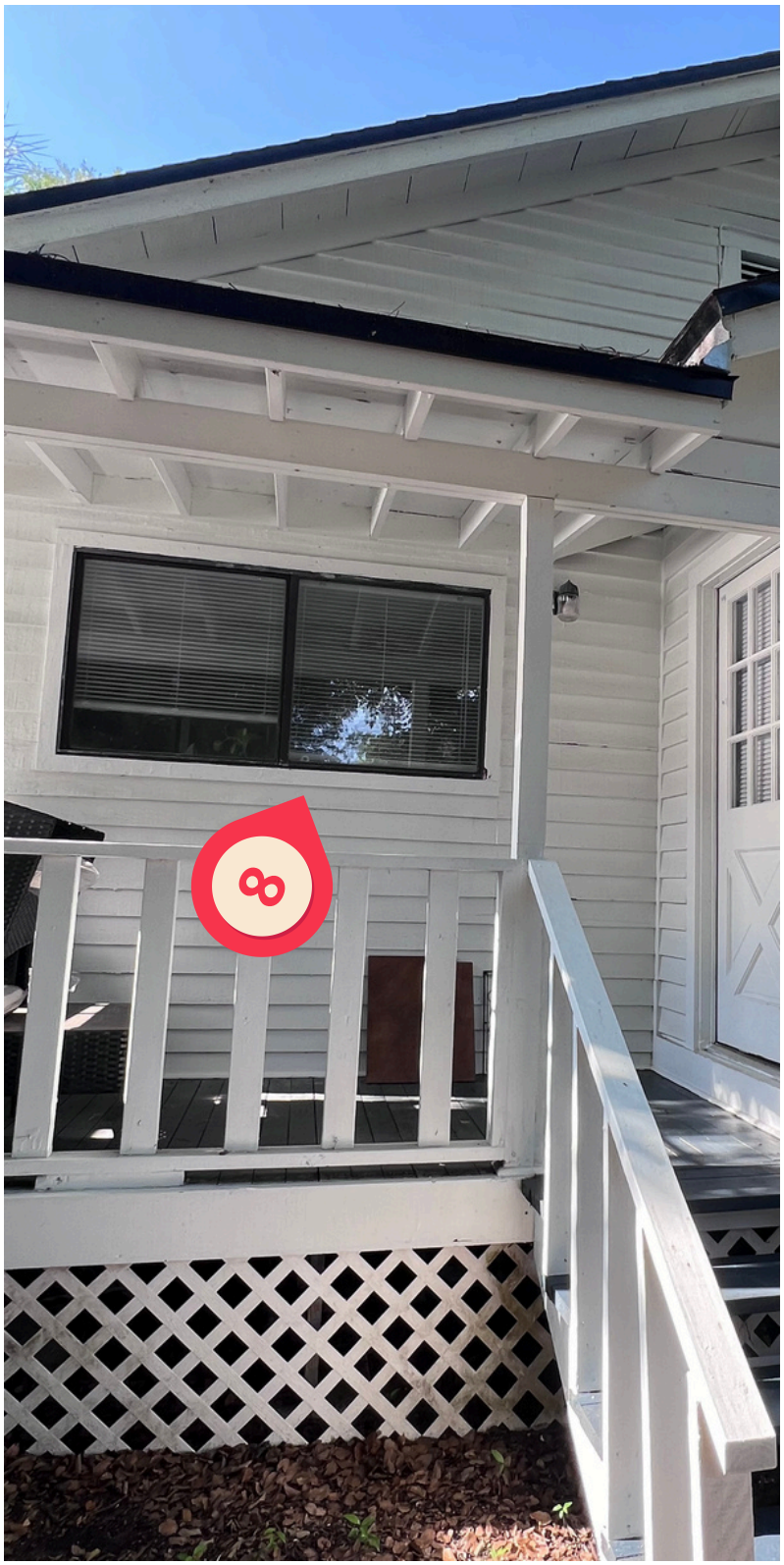
Window #	List and Describe Window Condition
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Received 8/1/24
Planning & Building Department




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6
7




9


10


11


12

Received August 29, 2024
Planning and Building Department

AMERICAN CRAFTSMAN WINDOWS
SILVER LINE WINDOWS AND DOORS

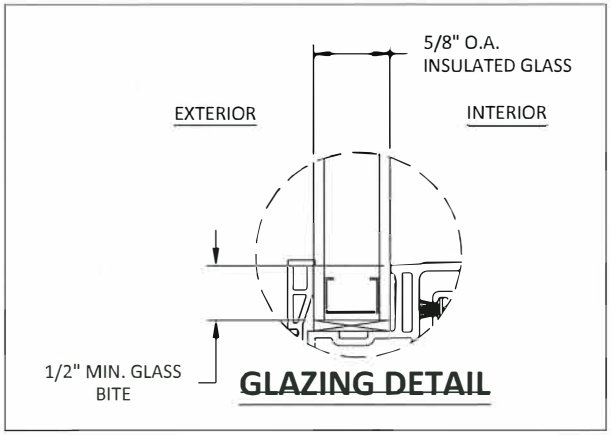
50 SERIES/ V1 SERIES/ (2200/2300)
SINGLE-HUNG WINDOWS
(NON-HVHZ)(NON-IMPACT)

GENERAL NOTES:

1. THE PRODUCT SHOWN HEREIN IS DESIGNED AND MANUFACTURED TO COMPLY WITH THE CURRENT EDITION FLORIDA BUILDING CODE (FBC), **EXCLUDING** HVHZ AND HAS BEEN EVALUATED ACCORDING TO THE FOLLOWING:
   - AAMA/WDMA/CSA 101/I.S.2/A440-17
2. ADEQUACY OF THE EXISTING STRUCTURAL CONCRETE/MASONRY, 2X FRAMING, AND METAL FRAMING AS A MAIN WIND FORCE RESISTING SYSTEM CAPABLE OF WITHSTANDING AND TRANSFERRING APPLIED PRODUCT LOADS TO THE FOUNDATION IS THE RESPONSIBILITY OF THE ENGINEER OR ARCHITECT OF RECORD FOR THE PROJECT OF INSTALLATION.
3. 1X AND 2X BUCKS (WHEN USED) SHALL BE DESIGNED AND ANCHORED TO PROPERLY TRANSFER ALL LOADS TO THE STRUCTURE. BUCK DESIGN AND INSTALLATION IS THE RESPONSIBILITY OF THE ENGINEER OR ARCHITECT OF RECORD FOR THE PROJECT OF INSTALLATION.
4. THE INSTALLATION DETAILS DESCRIBED HEREIN ARE GENERIC AND MAY NOT REFLECT ACTUAL CONDITIONS FOR A SPECIFIC SITE. IF SITE CONDITIONS CAUSE INSTALLATION TO DEVIATE FROM THE REQUIREMENTS DETAILED HEREIN, A LICENSED ENGINEER OR ARCHITECT SHALL PREPARE SITE SPECIFIC DOCUMENTS FOR USE WITH THIS DOCUMENT IN NON-HVHZ AREAS.
5. APPROVED IMPACT PROTECTIVE SYSTEM **IS REQUIRED** ON THIS PRODUCT IN AREAS REQUIRING IMPACT RESISTANCE.
6. WINDOW FRAME MATERIAL: PVC
7. GLASS SHALL MEET THE REQUIREMENTS OF ASTM E 1300 GLASS CHARTS. SEE SHEET 1 FOR GLAZING DETAILS.

DESIGN PRESSURE TABLE				
PRODUCT MODEL	SIZE	CONFIGURATION	DESIGN PRESSURE	MISSILE IMPACT RATING
2201/ 2301	36.0" X 62.0"	O/X	+50/-50 PSI	NON-IMPACT
2201/ 2301	36.0" X 72.0"	O/X	+45/-45 PSI	NON-IMPACT
2201/ 2301	52.0" X 73.0"	O/X	+25/-25 PSI	NON-IMPACT
2201/ 2301	48.0" X 96.0" (ORIEL)	O/X	+20/-20 PSI	NON-IMPACT
2201/ 2301	48.0" X 84.0"	O/X	+20/-20 PSI	NON-IMPACT
2201/ 2301	48.0" X 63.0"	O/X	+35/-35 PSI	NON-IMPACT
2202/ 2302	96.0" X 72.0"	O/X-O/X	+15/-15 PSI	NON-IMPACT
2202/ 2302	84.0" X 84.0"	O/X-O/X	+15/-15 PSI	NON-IMPACT
2202/ 2302	71.5" X 72.0"	O/X-O/X	+25/-25 PSI	NON-IMPACT
2203/ 2303	108.0" X 72.0"	O/X-O/X-O/X	+25/-25 PSI	NON-IMPACT
2203/ 2303	108.0" X 77.0"	O/X-O/X-O/X	+20/-20 PSI	NON-IMPACT

TABLE OF CONTENTS		
SHEET	REVISION	SHEET DESCRIPTION
1	-	GENERAL NOTES & GLAZING DETAILS
2	-	ELEVATIONS & ANCHOR LAYOUTS
3	-	VERTICAL SECTIONS
4	-	HORIZONTAL SECTIONS
5	-	ANCHOR DETAIL & SCHEDULE



GLAZING DETAIL

GLAZING NOTES:
1. GLASS TYPE & THICKNESS SHALL COMPLY WITH ASTM E1300 REQUIREMENTS AS WELL AS APPLICABLE SAFETY GLAZING REQUIREMENTS PER THE FBC. TEMPER AND SAFETY GLAZING REQUIREMENTS SHALL BE REVIEWED ON A SITE SPECIFIC BASIS.
2. SETTING BLOCK DUROMETER HARDNESS OF 70-90 (SHORE A) AS REFERENCED IN FBC CHAPTER 24.
3. SETTING BLOCKS TO BE LOCATED AT 1/4 SPAN LENGTH FOR GLASS WIDER THAN 36" AS PER FBC CHAPTER 24.
4. D.L.O. AND DESIGN PRESSURES MAY NOT EXCEED MAX VALUES IN GLASS CHARTS.

AMERICAN CRAFTSMAN WINDOWS
SILVER LINE WINDOWS AND DOORS

ONE SILVER LINE DRIVE
NORTH BRUNSWICK, NJ 08902
PH: (888) 741-0354

TITLE: *50 SERIES/ V1 SERIES/ (2200/2300) SINGLE-HUNG WINDOWS (NON-HVHZ)(NON-IMPACT)*

GENERAL NOTES & GLAZING DETAIL

PREPARED BY:
BUILDING DROPS, INC.
398 E. DANIA BEACH BLVD., STE. 338
DANIA BEACH, FL 33004
PH: (954)399-8478
FAX: (954)744.4738
WEB: www.buildingdrops.com
BUILDING DROPS

REMARKS	BY	DATE
6TH FBC EDITION	FM	10/17
7TH FBC EDITION	NUS	10/14/20
8th FBC EDITION	LH	09/23

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Digitally signed by Hermes F. Norero, P.E.
Reason: I am approving this document
Date: 2024.08.19 11:20:04 -04'00'

HERMES F. NORERO LICENSE No. 73778 STATE OF FLORIDA PROFESSIONAL ENGINEER

HERMES F. NORERO, P.E.
FLORIDA LICENSE NUMBER
BUILDING DROPS, INC
398 E. DANIA BEACH BLVD. # 338
DANIA BEACH, FL 33004
FBPE CERT. OF AUTHORIZATION No. 29578

FL #: FL14911

DATE: 09.20.17

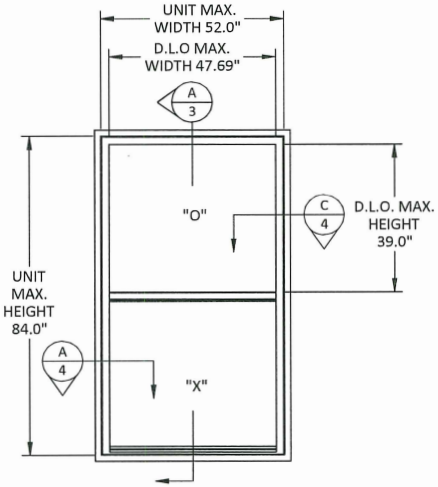
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SCALE: NTS

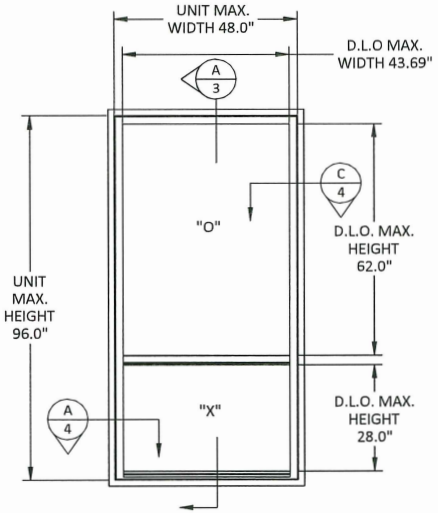
DWG. #: SWD019

SHEET: 1 OF 6

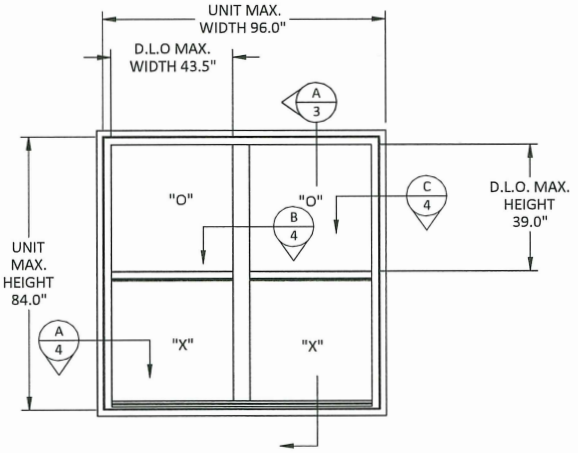
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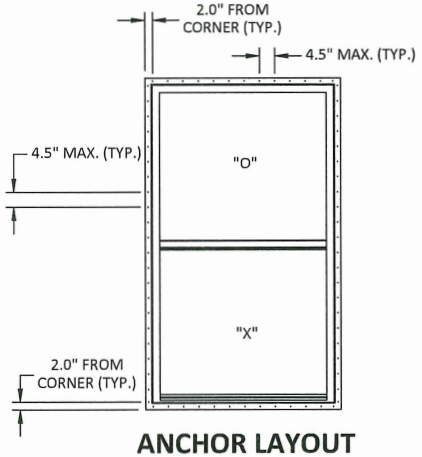
ELEVATION



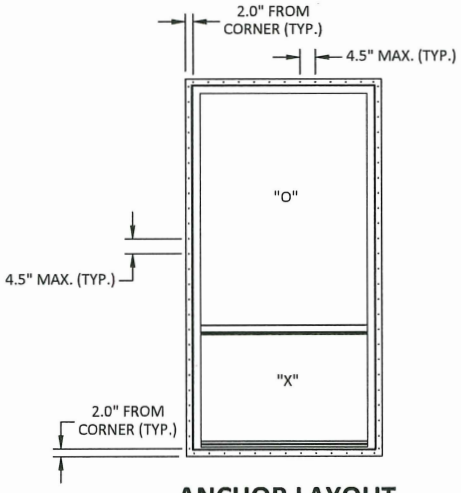
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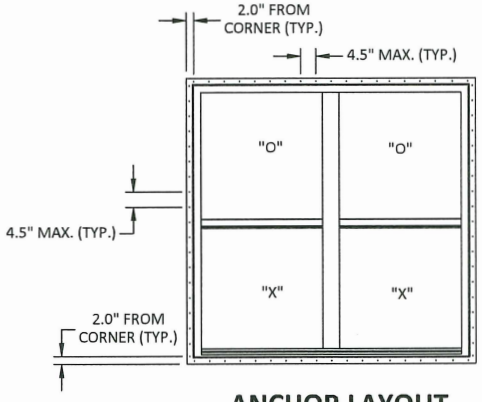
ELEVATION



ANCHOR LAYOUT
NAIL FIN



ANCHOR LAYOUT
NAIL FIN



ANCHOR LAYOUT
NAIL FIN

AMERICAN CRAFTSMAN WINDOWS
SILVER LINE WINDOWS AND DOORS

ONE SILVER LINE DRIVE
NORTH BRUNSWICK, NJ 08902
PH: (888) 741-0354

TITLE: 50 SERIES/ V1 SERIES/ (2200/2300) SINGLE-HUNG WINDOWS (NON-HVHZ)(NON-IMPACT)

ELEVATIONS & ANCHOR LAYOUTS

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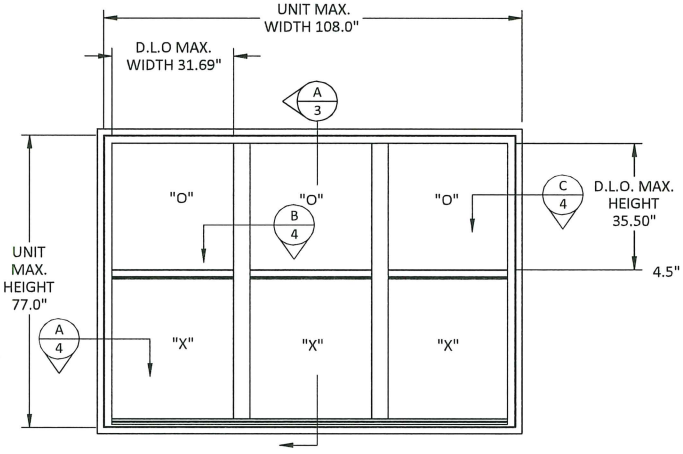
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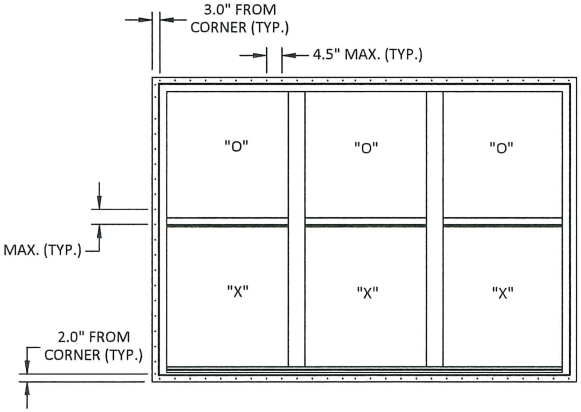
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ELEVATION



ANCHOR LAYOUT
NAIL FIN

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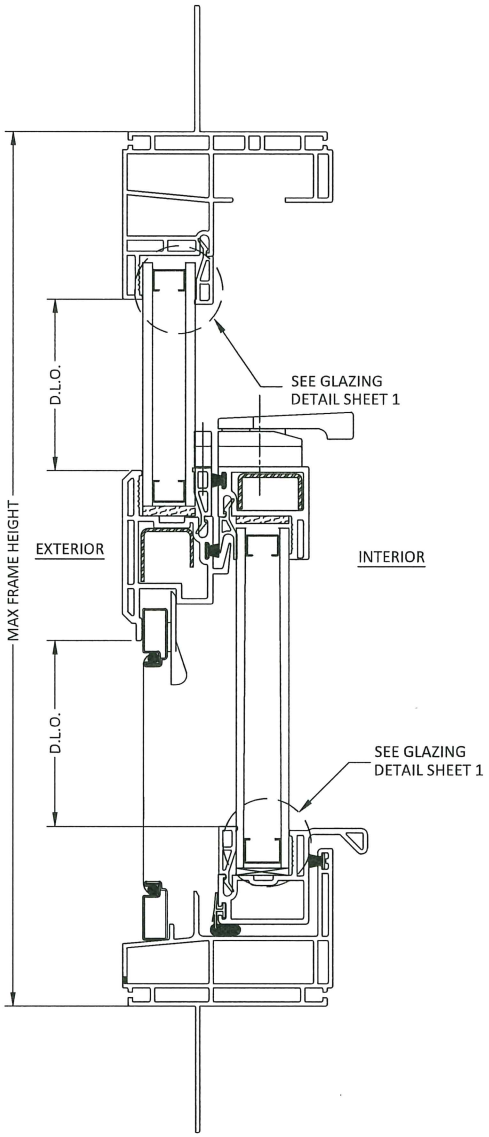
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A/3 **VERTICAL SECTION**



AMERICAN CRAFTSMAN WINDOWS
SILVER LINE WINDOWS AND DOORS

ONE SILVER LINE DRIVE
NORTH BRUNSWICK, NJ 08902
PH: (888) 741-0354

TITLE: *50 SERIES/ V1 SERIES/ (2200/2300) SINGLE-HUNG WINDOWS (NON-HVHZ)(NON-IMPACT)*

VERTICAL SECTIONS

PREPARED BY: BUILDING DROPS, INC.
398 E. DANIA BEACH BLVD., STE. 338
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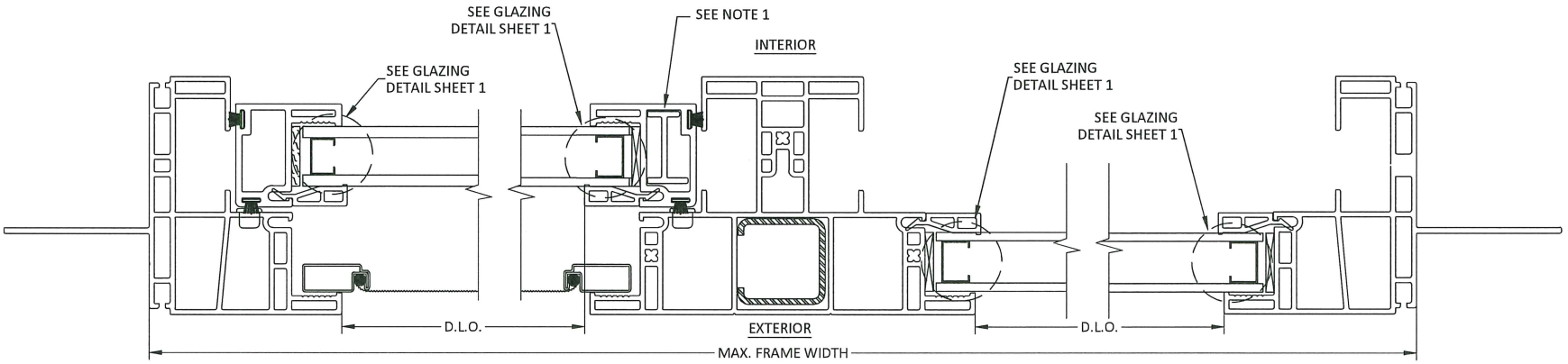
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A/4 HORIZONTAL SECTION
OPERABLE JAMB

B/4 HORIZONTAL SECTION
MULLION

C/4 HORIZONTAL SECTION
FIXED JAMB

NOTES:
1. REINFORCEMENT REQUIRED FOR:
   48.0" X 84.0", O/X, DESIGN PRESSURE +20/-20
   36.0" X 72.0", O/X, DESIGN PRESSURE +45/-45
   48.0" X 63.0", O/X, DESIGN PRESSURE +35/-35

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HORIZONTAL SECTION

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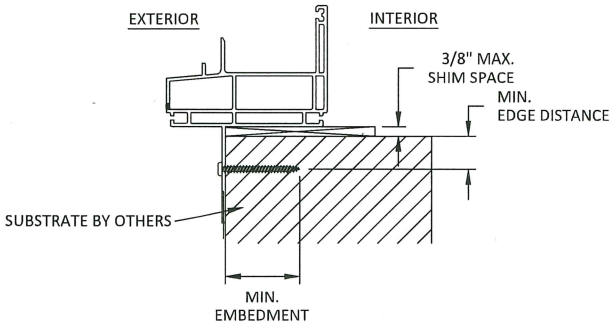
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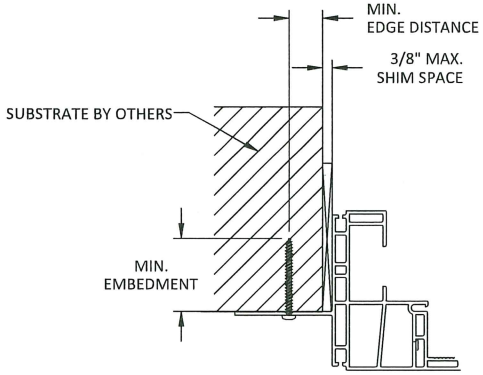
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SHEET: 5 OF 6

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A/5 **ANCHOR DETAIL**
NAIL FIN (SILL)



B/5 **ANCHOR DETAIL**
NAIL FIN (JAMB)

NOTE:
HEAD AND JAMB HAVE SIMILAR DETAILS

INSTALLATION NOTES

1. ONE (1) INSTALLATION ANCHOR IS REQUIRED AT EACH ANCHOR LOCATION SHOWN.

2. THE NUMBER OF INSTALLATION ANCHORS DEPICTED IS THE MINIMUM NUMBER OF ANCHORS TO BE USED FOR PRODUCT INSTALLATION OF THE MAXIMUM SIZE LISTED.

3. INSTALL INDIVIDUAL INSTALLATION ANCHORS WITHIN A TOLERANCE OF ±1.000 INCH THE DEPICTED LOCATION & SPACING IN THE ANCHOR LAYOUT DETAILS (I.E., WITHOUT CONSIDERATION OF TOLERANCES). TOLERANCES ARE NOT CUMULATIVE FROM ONE INSTALLATION ANCHOR TO THE NEXT.

4. SHIM AS REQUIRED AT EACH INSTALLATION ANCHOR WITH LOAD BEARING SHIM(S). MAXIMUM ALLOWABLE SHIM STACK TO BE 3/8 INCH. SHIM WHERE SPACE OF 1/16 INCH OR GREATER OCCURS. SHIM(S) SHALL BE CONSTRUCTED OF HIGH DENSITY PLASTIC OR BETTER.

5. MINIMUM EMBEDMENT AND EDGE DISTANCE EXCLUDE WALL FINISHES, INCLUDING BUT NOT LIMITED TO STUCCO, FOAM, BRICK VENEER, AND SIDING.

6. INSTALLATION ANCHORS AND ASSOCIATED HARDWARE MUST BE MADE OF CORROSION RESISTANT MATERIAL OR HAVE A CORROSION RESISTANT COATING.

7. FOR MASONRY OR CONCRETE OPENINGS, A 1X WOOD BUCK MAY BE USED (OPTIONAL) AS LONG AS THE MINIMUM EMBEDMENT AND EDGE DISTANCE REQUIREMENTS ARE STILL MET WITHIN THE CORRESPONDING HOST SUBSTRATE. SEE GENERAL NOTE #3 ON SHEET 1 FOR MORE INFORMATION.

8. FOR HOLLOW BLOCK AND GROUT FILLED BLOCK, DO NOT INSTALL INSTALLATION ANCHORS INTO MORTAR JOINTS. EDGE DISTANCE IS MEASURED FROM FREE EDGE OF BLOCK OR EDGE OF MORTAR JOINT INTO FACE SHELL OF BLOCK.

9. INSTALLATION ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH ANCHOR MANUFACTURER'S INSTALLATION INSTRUCTIONS, AND ANCHORS SHALL NOT BE USED IN SUBSTRATES WITH STRENGTHS LESS THAN THE MINIMUM STRENGTH SPECIFIED BY THE ANCHOR MANUFACTURER.

ANCHOR SCHEDULE

METHOD	SUBSTRATE	ANCHOR SCHEDULE	MIN EMBEDMENT	MIN. EDGE DISTANCE	FROM CORNERS
NAIL FIN	WOOD: MIN. SG=0.55	#8 WOOD SCREW	1.5"	0.75"	2"
	METAL: 18 GAUGE Steel, MIN. Fy=33KSI	#8 TEK SCREW	3 THREADS MIN PENETRATION BEYOND METAL	0.75"	2"

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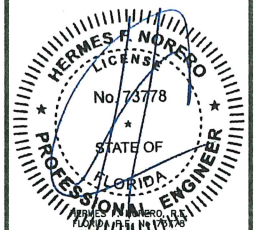
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ANCHOR DETAIL & SCHEDULE

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DANIA BEACH, FL 33004
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FL #: FL14911

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SCALE: NTS

DWG. #: SWD019

SHEET: 6 OF 6

Instr #2024025579 BK: 5927 PG: 1239, Filed & Recorded: 4/5/2024 2:35 PM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and County Comptroller St. JohnsCounty FL Recording $18.50 Doc. D $3,220.00

Prepared By and Return To:
Attorneys' Title Services, LLC
12428 San Jose Blvd, Suite 1
Jacksonville, FL 32223

Order No.: FL-240149

Property Appraiser's Parcel I.D. (folio) Number:
204330-0000

GENERAL WARRANTY DEED

COPY

THIS WARRANTY DEED dated the 4th day of April, 2024, by Dorothy "Dot" Aeppli, a married woman, whose post office address is 180 Marsh Island Circle, St. Augustine, Florida 32095 (the "Grantor"), to Liannys Sanchez, a single woman, whose post office address is 65 1/2 Saragossa Street, St. Augustine, Florida, 32084 (the "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars ($10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in County of St Johns, State of Florida, viz:

The Westerly 38 feet of Lot 12, Block F, Model Land Company's Subdivision of Blocks E and F, according to the map or plat thereof as recorded in Map Book 2, page 39, of the public records of St Johns County, Florida. less and except encroachment as recorded in O.R. Book 758, page 1452 of said public records.

Subject to easements, restrictions, reservations and limitations of record, if any.

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

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: 12/31/2023.

[Remainder of Page Left Intentionally Blank]

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Witness Signature

Haley Harris
Printed Name of First Witness

Address: 12428 San Jose Blvd. Ste. 1
Jacksonville, FL 32223

Witness Signature

T. Hunter Reed
Printed Name of Second Witness

Address: 12428 San Jose Blvd. Ste. 1
Jacksonville, FL 32223

Dorothy "Dot" Aeppli
Dorothy "Dot" Aeppli

COPY

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of ✓ physical presence or __ online notarization this 3rd day of April, 2024 by Dorothy 'Dot' Aeppli, who (check one) ___ is personally known to me or ✓ has produced a valid drivers license as identification.

[NOTARY SEAL]

NOTARY PUBLIC STATE OF FLORIDA

HALEY HARRIS
Commission # HH 389589
Expires October 24, 2024

Notary Public, State of
My Commission Expires:

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

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	2043300000
Location	65 1/2 SARAGOSSA ST
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	Model Land/City (610.3)
Tax Description*	2-39 MODEL LAND CO SUB CITY W38FT OF LOT 12 BLK F (EX PT FOR ENCROACHMENT OR758/1484) OR5927/1239 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Model Land Co.'s Subdivision Of Blocks E
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.080
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Sanchez Liannys 100%
Mailing Address	65 1/2 SARAGOSSA ST SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2024
Building Value	$212,254
Extra Features Value	$2,970
Total Land Value	$132,240
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$347,464**
Total Deferred	$0
Assessed Value	**$347,464**
Total Exemptions	$0
Taxable Value	**$347,464**

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

Historical Assessment Information

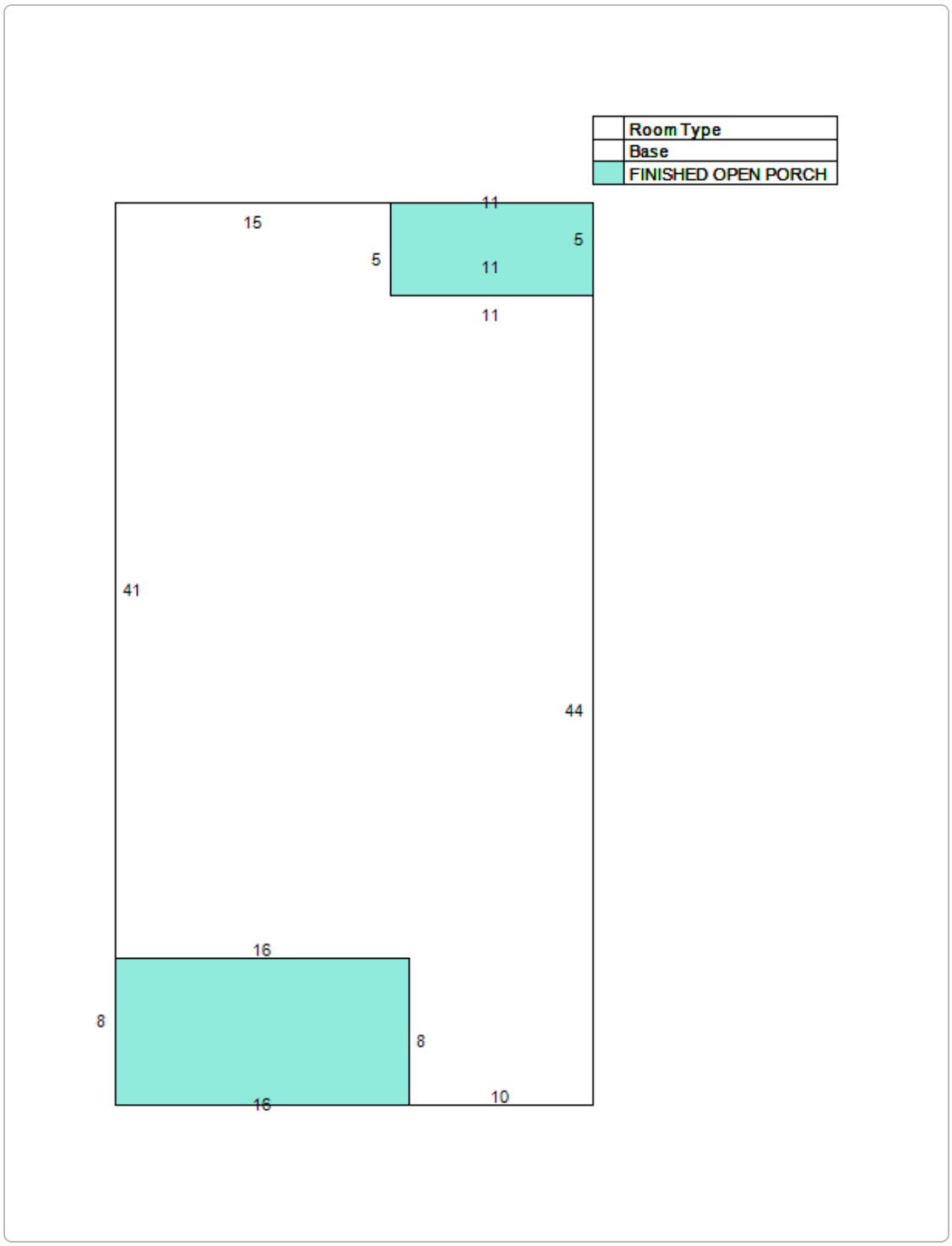
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	$185,782	$1,080	$132,240	$0	$0	$319,102	$73,392	$299,102	$20,000
2022	$154,137	$232	$111,082	$0	$0	$265,451	$71,254	$240,951	$24,500
2021	$109,863	$232	$94,221	$0	$0	$204,316	$69,179	$179,816	$24,500
2020	$113,623	$232	$94,221	$0	$0	$208,076	$68,224	$183,576	$24,500
2019	$91,842	$232	$94,221	$0	$0	$186,295	$66,690	$161,795	$24,500
2018	$59,503	$232	$94,221	$0	$0	$153,956	$65,447	$129,456	$24,500
2017	$62,091	$579	$94,221	$0	$0	$156,891	$64,101	$132,391	$24,500
2016	$57,348	$579	$81,824	$0	$0	$139,751	$62,783	$115,251	$24,500
2015	$53,405	$579	$74,385	$0	$0	$128,369	$62,347	$103,869	$24,500
2014	$47,114	$579	$74,385	$0	$0	$122,078	$61,852	$97,578	$24,500
2013	$48,891	$579	$74,385	$0	$0	$123,855	$60,938	$99,355	$24,500

Building Information

Building	1
Building Value	$212,254
Year Built	1918
Actual Area	1274
Conditioned Area	1091
Use	Single Family Residence
Style	01
Exterior Wall	Wood
Roof Cover	Composite Shingle
Roof Structure	Gable Hip
Interior Flooring	Ceramic Tile, Hardwood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	2
Baths	2

Description	Square Footage
BASE AREA	1091
FINISHED OPEN PORCH	55
FINISHED OPEN PORCH	128
Total SqFt	1274

Sketch Information



Extra Feature Information

Code Description	Status	Value
Garage - Low (Mix)		2970

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	38	89	38	EF	$132,240

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
4/5/2024	4/4/2024	$460,000.00	WARRANTY DEED	5927	1239	Q	I	AEPPLI DOROTHY	SANCHEZ LIANNYS

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
10/5/2023	4/17/2023	$0.00	ORDER DET HX REAL P	5836	1901	U	I	SCHAEFER MADELINE A ESTATE	AEPPLI DOROTHY
6/14/2019	6/12/2019	$0.00	LIS PENDENS	4741	537	U	I	OCWEN LOAN SERVICING LLC	SCHAEFER MADELINE A
3/12/2014	2/21/2014	$0.00	CORRECTIVE QUITCLAIM	3855	1244	U	I	SCHAEFER MADELINE A AS TO HER L/E	SCHAEFER MADELINE A
3/4/2014	2/21/2014	$0.00	QUIT CLAIM DEED	3851	1850	U	I	SCHAEFER MADELINE A ***	SCHAEFER MADELINE A
10/24/2013	10/24/2013	$0.00	OTHER INSTRUMENT	3806	336	U	I	MARTYN CHRISTIAN T,ANDREA P	SCHAEFER MADELINE A ***
3/27/2013	3/27/2013	$0.00	LIS PENDENS	3706	265	U	I	MARTYN CHRISTIAN T,ANDREA P	SCHAEFER MADELINE A ***
	4/9/2003	$100.00	LIFE ESTATE	1989	419	U	I	SCHAEFER MADELINE A	SCHAEFER MADELINE A ***
	10/1/1990	$0.00		873	498	U	I		SCHAEFER MADELINE A
	11/1/1988	$0.00		810	1401	U	I		
	9/1/1987	$48,000.00		758	1454	Q	I		
	5/1/1987	$85,400.00		744	605	Q	I		
	4/1/1986	$0.00		711	1820	U	I		
	12/1/1981	$34,000.00		521	439	U	I		
	12/1/1981	$34,000.00		521	439	U	I		

No data available for the following modules: 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.
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CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for September 18, 2024 Meeting



Application HP2024-0052 Address: 83 Lincoln Street

Peter Miller – Applicant and Owner

Project description: For partial demolition of a residential building, constructed c. 1910-1917, contributing to the Lincolnville National Register Historic District, and recorded in the Florida Master Site File, including fenestration changes to windows and doors in conjunction with window replacement.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ01149
National Register:	Lincolnville NRHD: Contributing	Construction date:	c. 1910-1917
Archaeology Zone:	IIIA	Zoning District:	RS-2
Parcel number:	2097200000		
Agenda Item:	7(b)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

Located on the south side of Lincoln Street between Washington Street and Martin Luther King Avenue, this two-story Frame Vernacular residence was constructed between 1910 and 1917 and is a contributing building to the Lincolnville National Register Historic District.

The applicant is proposing partial demolition as described in the Summary Scope of Work below. Enclosure of the existing rear covered porch space and the addition of shutters on the front elevation do not fall under the purview of this partial demolition application which is triggered by proposed fenestration changes.

Detailed analysis and additional comments can be found in the staff responses to the Demolition Review Criteria on page 4 of this staff report. Any partial demolition of a structure contributing to a National Register Historic District that does not meet the criteria for in-kind replacement 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 **APPROVE** a **Certificate of Demolition for Partial Demolition** at **83 Lincoln Street** if the Board finds the the proposed fenestration changes are compatible with the historic structure's building envelope and will not compromise the overall historic character and integrity of the structure with the following condition:

1. The proposed replacement windows must be installed and appropriately framed to reflect the depth of traditional wood windows which are recessed into the window opening rather than flush to the exterior plane of the wall.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Partial demolition to include:
    a. Replacement of all existing 1/1 wood sash replacement windows with 2/2 Anderson 400 Series vinyl-clad windows with exterior simulated divided lites (administratively approvable).
    b. Front (north) elevation:
        i. Relocate front entry door to align with front porch access stairs
        ii. Enclose existing door perpendicular to street
        iii. Add 2/2 paired windows east of front door
        iv. Replace existing single 1/1 window with paired 2/2 windows on the ground floor
    c. East elevation:
        i. Replace existing short window on rear addition with a new door.
    d. West elevation:
        i. Shift existing second-story south window opening to the north
        ii. Install new sliding transom window on rear addition
    e. Rear (south) elevation:
        i. Replace paired horizontal windows on rear addition with new 2/2 window to match other window openings
        ii. Install new sliding transom window in new enclosed porch space.

DEMOLITION REVIEW CRITERIA (AGHP):

1. Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district. N/A

2. Whether or not the structure is within and contributing to a National Register Historic District. Yes, the building contributes to the Lincolnville National Register Historic District.

3. The contribution of the architectural element(s) being proposed for removal to the historic integrity of the building and the streetscape. Although they are wood 1/1 sash windows, the existing windows proposed for replacement are not original to the building. A renovation permit from 1985 suggests the windows were replaced around that time, though no specifications for the replacement windows are provided with the permit materials on file and it unclear whether any fenestration changes were made during that renovation. The Florida Master Site File indicates the original windows were 2/2 wood double-hung-sash, and metal 2/2 and 6/2 which are no longer extant.

4. The impact of the loss of the architectural element(s) on the building and along the streetscape. The proposed changes to fenestration on the front elevation, including relocation of the front door and the addition of two paired sets of windows will alter the look of that elevation. Side and rear fenestration changes proposed will not be clearly visible from the street.

5. Whether or not the architectural element(s) will be replaced, and the impact of replacement or lack thereof, on the building and along the streetscape. The only element not proposed for replacement in-kind or with a new opening type is the secondary entrance door on the front porch which is perpendicular to the street. The applicant proposes to enclose this opening with siding to match the existing novelty siding on the house.

6. The historical or cultural merit of the structure and/or its architectural features. No historic or cultural associations are known that would qualify the building for listing individually, although it contributes to its district. The HARB must determine whether the proposed fenestration changes would impact the building's ability to contribute to the district once completed.

7. The impact of the loss of the architectural element(s) on the historical or cultural integrity of the structure, district, and neighborhood. Single and paired windows of similar sizes to what are existing and proposed for this structure are seen throughout Lincolnville and other neighborhoods with high concentrations of Frame Vernacular houses. Loss of the existing replacement windows is unlikely to impact the historical integrity of the structure, and the replacement windows proposed return the primary window lite pattern to the building.

8. Whether or not the structure and the architectural element(s) proposed for demolition are representative of a style or type of architecture or a method of construction.
The building is an example of a Frame Vernacular structure that has seen alterations over time. The fenestration changes proposed will noticeably alter the fenestration pattern of the front elevation.

9. ***Whether or not the structure, or the architectural elements being removed, are the last surviving examples of its style or type of architecture or a method of construction.*** The building typology is commonly found throughout St. Augustine particularly in the Lincolnville, Old City South, and Model Land Company neighborhoods.

10. ***Whether or not the structure and/or architectural element(s) proposed for demolition are of such design, craftsmanship or materials that they either could not be reproduced or could be reproduced only with great difficulty or expense.*** The features proposed for removal and/or replacement are not of such design that they could not be reproduced.

11. ***The justification for the proposed partial demolition.*** The applicant seeks to replace all the existing windows due primarily to their poor condition. A window condition assessment form was provided. Fenestration changes are proposed in conjunction with interior layout changes.

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

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

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

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

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

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

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

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

Before approving the plans for any proposed structure or signs located or to be located in a historic preservation zoning district, the board shall find:

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

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

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

~~~~~

The building was built by 1917, is not in a Historic Preservation Zoning District or individually listed on the National Register of Historic Places but is recorded on the Florida Master Site File and listed as a contributing building in the Lincolnville National Register Historic District. The fenestration changes proposed in conjunction with administratively approvable window replacement do not meet the criteria for in-kind size and location.

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:

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File survey
3. Sanborn Maps

Staff Photographs
83 Lincoln Street



Front (north) Elevation

Staff Photographs
83 Lincoln Street



Northeast Elevation

Staff Photographs
83 Lincoln Street



East Elevation

Staff Photographs
83 Lincoln Street



South Elevation

Staff Photographs
83 Lincoln Street



South Elevation

Staff Report, Page 12

Staff Photographs
83 Lincoln Street



West Elevation

Staff Photographs
83 Lincoln Street





Porch Details to Remain

Staff Photographs
83 Lincoln Street



Building Details



Covered space to be enclosed
Window to become door

Staff Photographs
83 Lincoln Street





Building Details

Staff Photographs
83 Lincoln Street





Building Details

Staff Photographs
83 Lincoln Street





Building Details

Staff Photographs
83 Lincoln Street





Building Details

Staff Photographs
83 Lincoln Street





Building Details

Staff Photographs
83 Lincoln Street

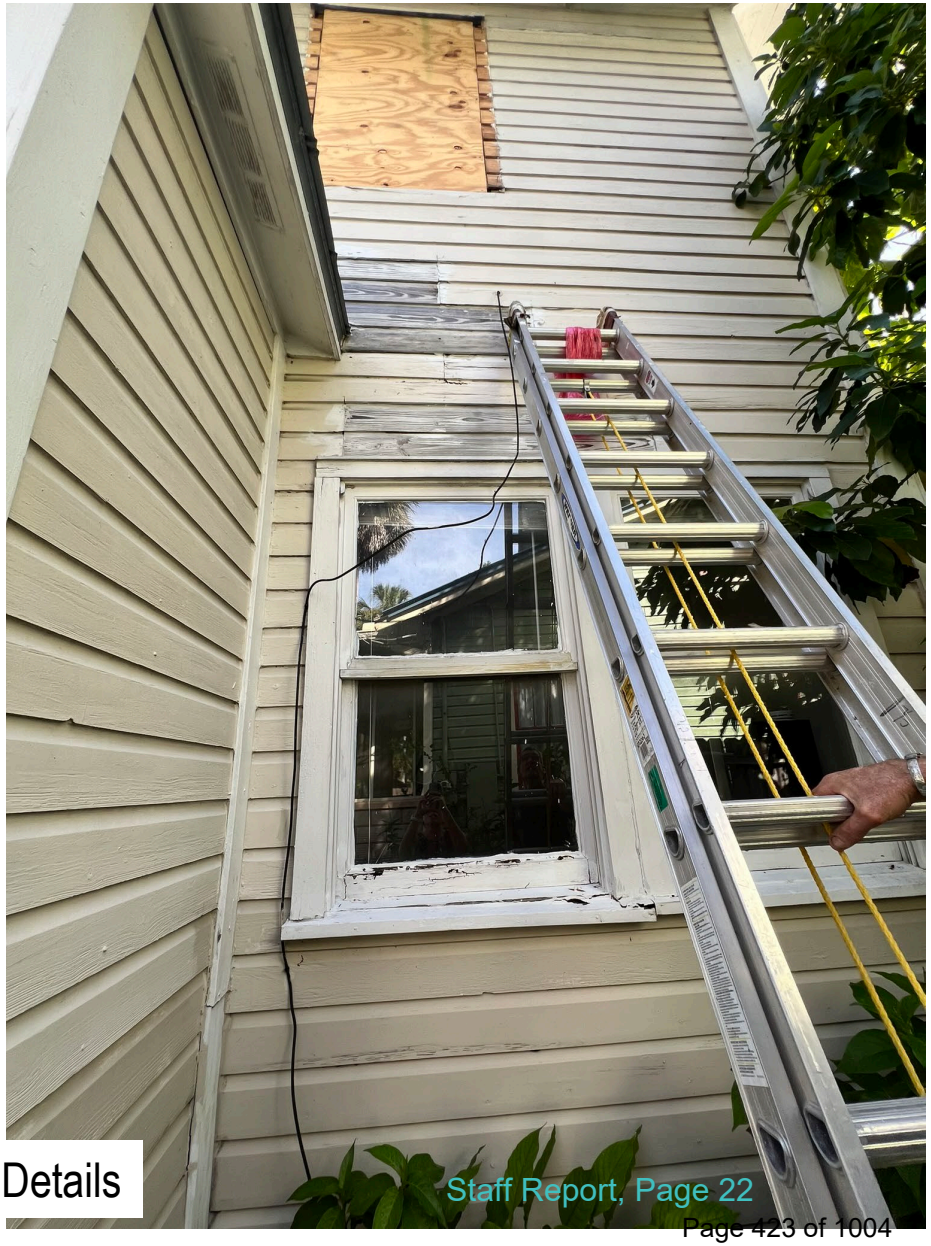




Building Details

Staff Photographs
83 Lincoln Street





Building Details

Staff Photographs
83 Lincoln Street





Building Details

Staff Photographs
83 Lincoln Street





Building Details

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

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ1149 1009==

Site Name: 83 Lincoln Street 830== Survey Date: 7812 820==

Address: 83 Lincoln Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Genovar Addition (subdivision) D (block) 2 and 3 (lot) 868==

MULTI 45T 5J3248 868==

Owner of Site: Name: Pearson, Lottie;

Address: 83 Lincoln Street

St. Augustine, Fla. 32084 902==

Occupant or Manager: Pierson, Lottie R. 904==

Type of Ownership: Private 848== Zoning: RS2

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

UTM: 17 (zone) 469702 (easting) 3305865 (northing) 890== Location: T07S (T) R30E (R) N19 (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: Priv. Residence 838== Present Use: Priv. Residence 850==

Date: +1917 844== Period: 20th Cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame vernacular 964==

Plan Type: L-shape 966==

Exterior Fabrics: Wood, dropside, with cornerboards; concrete block (coquina aggregate) 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS, 2/2, (metal), 2/2, 6/2 942==

Foundation: Brick piers 942==

Roof Type: Hip, intersecting 942==

Secondary Roof Structures: Shed porch 942==

Porches & Balconies: 942==

Chimney Location: 942==

Materials: (882)

Chimney: 882==

Roof Surfacing: Metal, 5-v crimp 882==

Ornament Exterior: Cast concrete columns with capitals 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Residential 864==

Relationship to Surroundings: 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Blacks, Commerce, Social/Humanitarian

920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Frame Vernacular residence at 83 Lincoln Street was constructed between 1910 and 1917. Significant details include cast-concrete columns with capitals.

Genovar Addition was one of the early residential neighborhoods of Lincolnville. The 1885 and 1894 Birdseye maps of St. Augustine show a number of houses along Kingsferry and Lincoln Streets, surrounded by agricultural areas to the north and south. Almost all the houses are wood frame, and about equally divided between one and two stories. There are some interesting Victorian examples. With the exception of some commercial and institutional buildings along Central Avenue and Riberia Street, the subdivision is mainly residential. Genovar Addition is bounded on the west by marshland and the San Sebastian River. On the east it extends almost as far as Maria Sanchez Lake. The area is threatened generally by traffic along Central Avenue and Riberia Street, and by some housing deterioration.

HISTORY

The area comprising Genovar Subdivision is situated between the early 18th century Indian villages of Pocotalaca to the south and Palica to the north. By the late 18th century, a redoubt was built in the western portion of the tract along the marshes of the San Sebastian River. The subdivision developed out of the late 18th century land grant to Francisco Marin, a Spanish shoemaker, who converted the property into one of the first commercial orange groves in Florida. The road to the San Sebastian Ferry, or present-day Kings Ferry Street, formed the northern boundary of the grant.[1] The orange grove prospered until the 1870's with such prominent proprietors as the Marquis de Fougeres, the French Counsel at Charleston, South Carolina, and Agustin Verot, the Catholic Bishop of St. Augustine. Bartolo Genovar, a local merchant and real estate developer, purchased and subdivided the grove by 1878, and by 1885, the two principle streets in the subdivision, Lincoln and Kings Ferry, were lined with small homes. Early and subsequent development has been associated with Blacks, including the A.M.E. Church, and represents one of the initial phases in the expansion of the early Black community of Lincolnville.[2]

83 Lincoln Street was once the residence of E. A. and A. A. Johnson,

[over]

V. BIBLIOGRAPHY

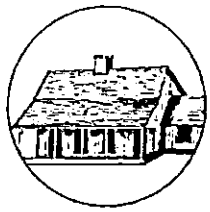
1. Antonio de Arredondo, "Plano de la Ciudad de San Agustin de la Florida", Havana, May 15, 1737; Mariano de la Rocque, "Plano General de la Plaza de San Agustin de la Florida", St. Augustine, December 24, 1791; St. Johns County Courthouse, Deed Records, Book B and L, pp. 1 and 122.

2. Deed Records, Book O, p. 327; Book Q, p. 310; Book W, pp. 38 and 179; Book X, pp. 108, 111, and 169; St. Augustine City Directory, 1885, 1899, 1904.

3. St. Augustine City Directory, 1924-25, 1930.

undertakers at 93 Washington Street. A. A. Johnson also served as Secretary of Ancient City Lodge, No. 126 F & AM.[3]

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 SJ01149
Field Date 12-9-2020
Form Date 1-11-2021
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) 83 Lincoln 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
83		Lincoln	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 19W — Section 19 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 2097200000 — Landgrant _____
Subdivision Name Genovar Addition — Block _____ — Lot _____
UTM Coordinates: Zone ☐16 ☐17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1917 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Ca — From (year): 1917 — To (year): 2020
Current Use Private Residence (House/Cottage/Ca — From (year): 1917 — To (year): 2020
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ Original address _____
Alterations: ☒yes ☐no ☐unknown Date: _____ Nature: screen enclosed porch, windows
Additions: ☐yes ☐no ☒unknown Date: _____ Nature: _____
Architect (last name first): _____ Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

Mitchell Stephen P,Barbara G

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

DESCRIPTION

Style Frame Vernacular — Exterior Plan Irregular — Number of Stories 2
Exterior Fabric(s): 1. Drop siding 2. _____ 3. _____
Roof Type(s): 1. Hip 2. _____ 3. _____
Roof Material(s): 1. Sheet metal:5V crimp 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. Shed extension 2. hip extension
Windows (types, materials, etc.)

replacement & metal 1/1 sash windows, wood surround & sill

Distinguishing Architectural Features (exterior or interior ornaments)

main hip roof, overhanging eaves, exposed rafter tails, horizontal wood siding, cornerboards, off center single story porch

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

chain link & wood fence, 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)	

HISTORICAL STRUCTURE FORM

Site #8 SJ01149

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. Concrete Block 2. _____
Main Entrance (stylistic details)

side facing entry under shed extension porch

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

off center single story screen enclosed porch under shed extension roof

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource

This 1917 2 story Frame Vernacular style building is in good condition, and has a Hip roof and Drop siding siding.

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

☒FMSF record search (sites/surveys)
☒FL State Archives/photo collection
☒property appraiser / tax records
☒cultural resource survey (CRAS)
☒other methods (describe) City Staff
☒library research
☐city directory
☐newspaper files
☒historic photos
☐building permits
☐occupant/owner interview
☐neighbor interview
☐interior inspection
☒Sanborn maps
☒plat maps
☐Public Lands Survey (DEP)
☐HABS/HAER record search

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)

No known architectural features or associations to meet individual criteria for listing; although it appears to meet criteria to be a contributing building within the district.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
1. _____ 3. _____ 5. _____
2. _____ 4. _____ 6. _____

DOCUMENTATION

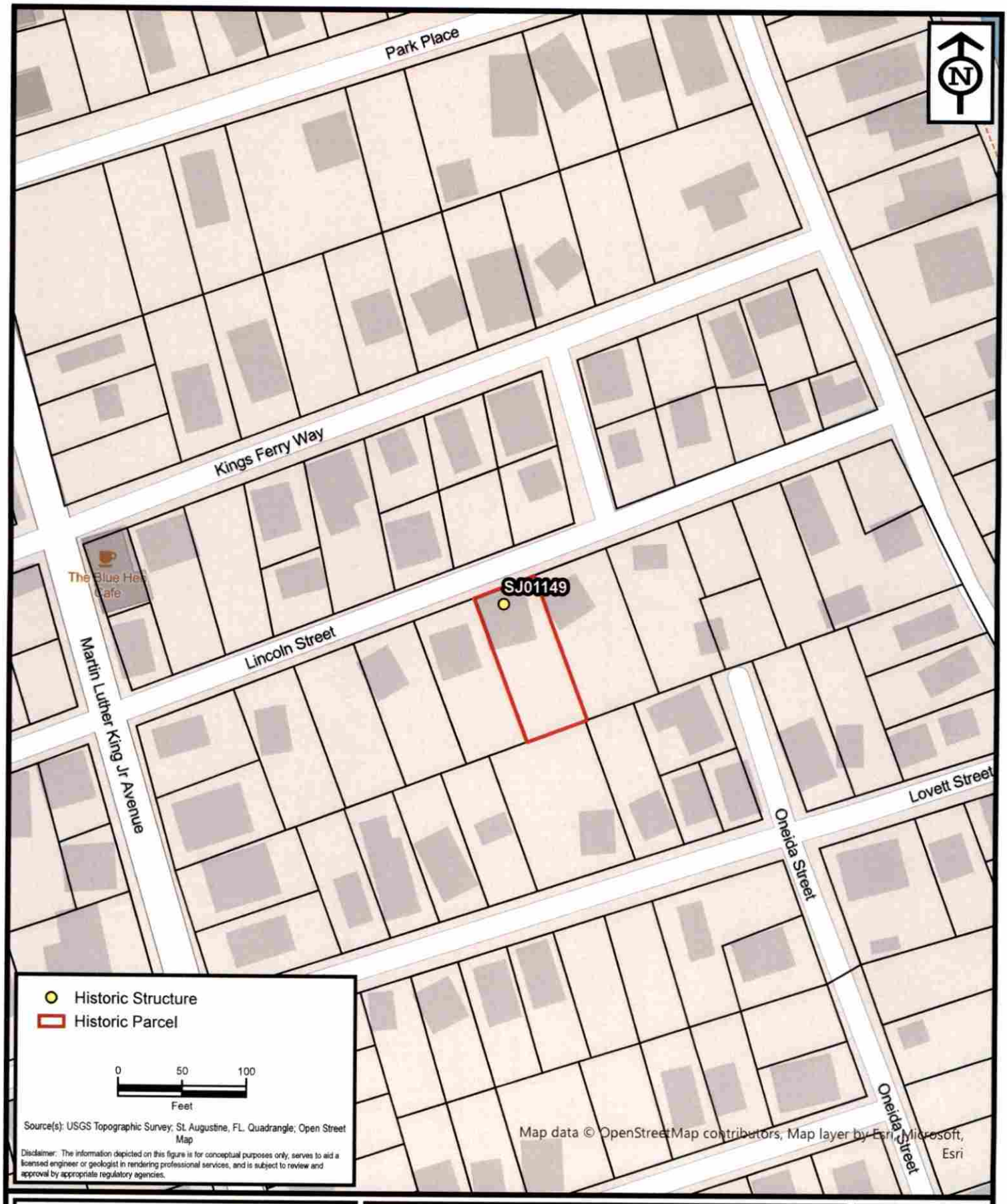
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

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

Required Attachments

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

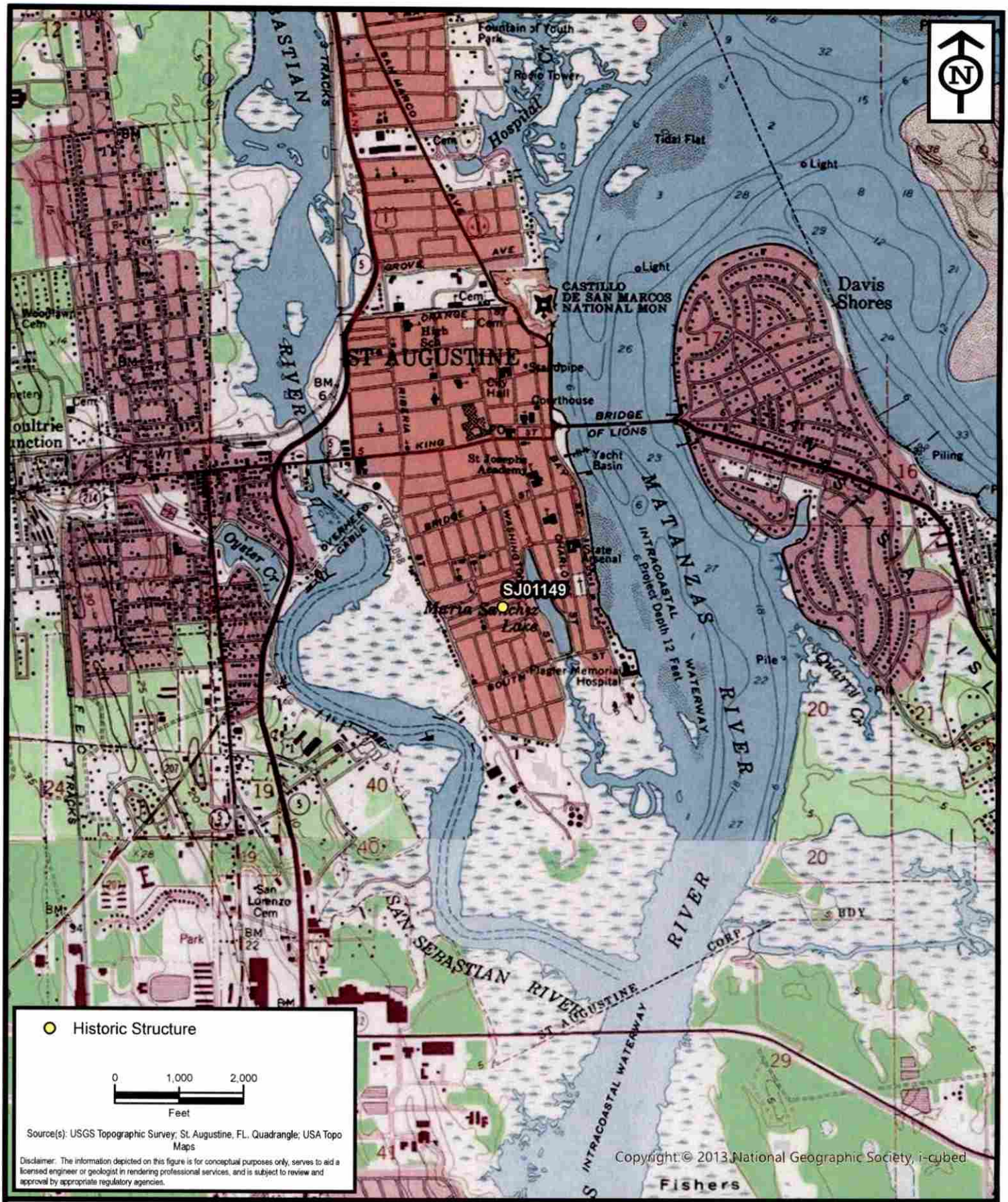
Parcel Location - SJ01149

St. Augustine Historic Resource Mitigation & Survey Update

St. Johns County, Florida

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

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ENVIRONMENTAL SERVICES, INC.
A Terracon COMPANY
7220 FINANCIAL WAY, SUITE 100 JACKSONVILLE, FL 32256
PH. (904) 470-2200 FAX (904) 470-2112

Project Location - SJ01149

St. Augustine Historic Resource Mitigation & Survey Update

St. Johns County, Florida

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

Path: N:\GIS\Projects\2020\HK Jacksonville\HK207093_StAugResourceMitigation\Maps\HK207093_StAugResourceMitigation\HK207093_StAugResourceMitigation.aprx Date: 1/10/2021 12:21 PM



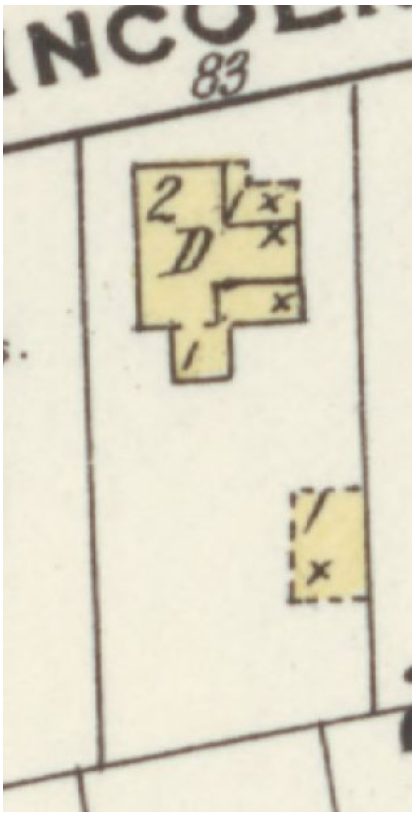

83



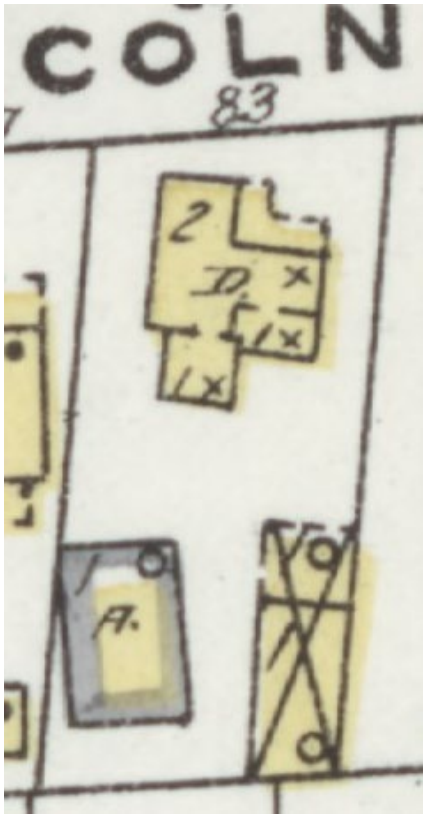


Staff Report, Page 36

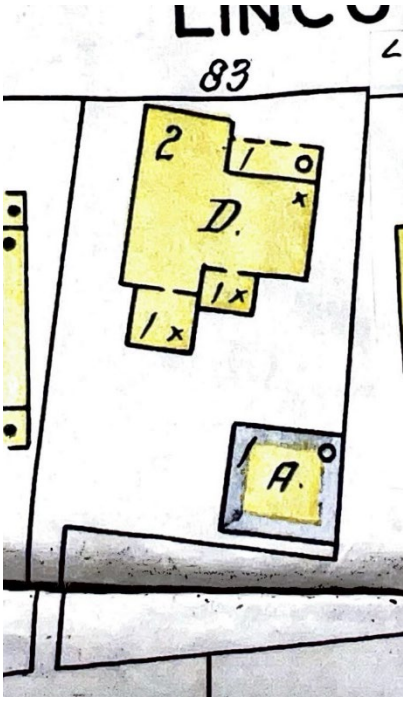
SANBORN MAPS
83 Lincoln Street



1917



1924



1930 Updated to 1965

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Demolition (Partial)

Case Number: HP2024-0052 **Meeting Date: Wednesday, September 18, 2024**

1. NAME OF APPLICANT: Peter Miller
   Business (if applicable):
   Address: 83 Lincoln Street
   City: St Augustine State: FL Zip Code: 32084
   Daytime Telephone: 7325003260 E-Mail Address: prmiller04@gmail.com

2. NAME OF PROPERTY OWNER: Peter Miller
   Business (if applicable):
   Address: 83 Lincoln Street
   City: St Augustine State: FL Zip Code: 32084
   Daytime Telephone: 7325003260 E-Mail Address: prmiller04@gmail.com

3. PROJECT LOCATION: 83 LINCOLN ST, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: GENOVAR ADDN CITY LOTS 2 & 3 BLK D OR1500/1376 & 1504/661 (Q/C)&1504/662(Q/C)

5. SCOPE OF WORK: For partial demolition of a residential building, constructed c. 1910-1917, contributing to the Lincolnville National Register Historic District, and recorded in the Florida Master Site File, including fenestration changes to windows and doors in conjunction with window replacement.

Information attached by applicant includes:

- Application Agreement
- Drawings of Existing Conditions
- Proposed Replacement Building/Feature Drawings
- Window Assessment
- Photographs of Existing Conditions
- Window Brochure 400 Series

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HARB APPLICATION AGREEMENT

In filling out this application:

- I hereby certify that I am the owner of the property described in this application and hereby certify that **all information contained herein is accurate to the best of my knowledge.**
- I understand that if this application is for 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** [illegible] **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** [illegible] **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** [illegible]

All applicants/owners of record must sign the application agreement. If the property applicant/owner is a [illegible] 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 [illegible] owner.

Project Address: 83 Lincoln St St Augustine

Applicant's Name: Peter Miller Applicant's Signature: [signature]

Owner's Name: Peter Miller Owner's Signature: [signature]

Owner's Name: Elizabeth Miller Owner's Signature: [signature]

Owner's Name: _____ Owner's Signature: _____

[illegible]

Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim [illegible]

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EXISTING–FRONT



EXISTING–LEFT



EXISTING–REAR



EXISTING–RIGHT

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PROPOSED–FRONT



PROPOSED – LEFT



PROPOSED–REAR



PROPOSED–RIGHT

Property Address:
Applicant Name:

Assessment Date:
Assessed by:

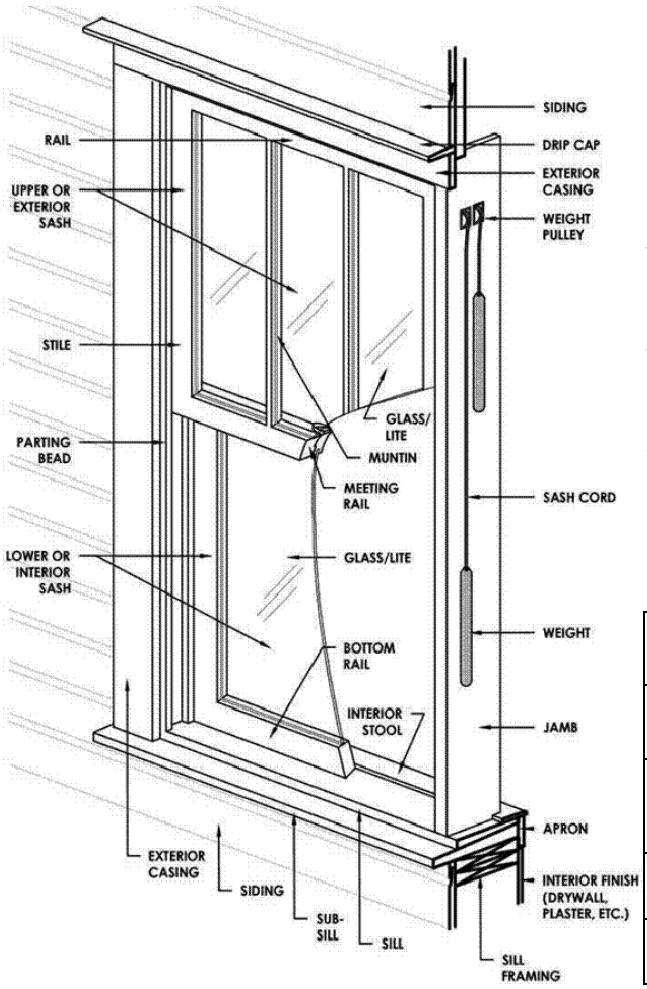
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Window Assessment Form

For Historic Preservation Division - Planning & Building Department/ Historic Architectural Review Board Review

Submitted	Basic Requirements for Review
☑	1. Photographs or drawing of each overall elevation (side) of the exterior, with all the window openings on each elevation numbered.
☑	2. Photographs of each window opening *numbered* corresponding to submittal under #1.
☑	3. Condition Evaluation of each window (see page 2).
☑	4. Proposed window design (casement, fixed, etc.), pattern (3/1, 6/6, 1/1, etc.) , materials (wood, vinyl, clad, etc.), size, etc. If different for certain openings, specify these details for each kind.
☑	5. Proposed window product brochure/information that includes the company's depiction or photograph (not installation or wind load information sheets) of actual windows. We need to know what they look like on the exterior.
☑	6. Elevation drawings that show proposed alterations to window openings (if applicable)
☑	7. Photos detailing window frame and face and side of trim
☐	May include additional documentation as needed for your report: Other _____

ALL* window openings** on the structure should be assigned a ***number and ***described*** under the same number on page 2 of this sheet, and **a numbered photo of each** provided. Even windows not being replaced should be assigned a number. Please note which windows are not being proposed for replacement by its corresponding window number on the second page.



Windows in ***pairs*** *or* ***groupings*** should be assigned **separate** numbers. Windows in dormers and small fixed windows *should* also be included. Denote if numbered windows are door sidelights or transoms associated with a door.

For each window numbered on page 2, describe the window type, material, and include the different issues/ conditions of *each* in detail, referring to the specific parts of the window (see diagram to the left).

Photographs should be provided of each overall elevation/side of the building and each overall window from the exterior. Interior views of windows may also be provided. *Additional close-up photographs*, showing visible evidence of the window's condition, **MUST** be provided to better document problem areas. **Photos should be numbered and labeled.**

The review and recommendation is based on deterioration or damage to the window unit and associated trim. Broken glass or windows that are painted shut are not necessarily grounds for approving replacement.

Depending on the significance of the building and the existing windows, additional information may be required to prove that the windows need to be replaced and that the proposed windows are compatible.

Total Number of Window Openings on the Structure	24
Number of Historic Windows on the Structure	0
Number of Existing Replacement/Non-Historic Windows	24
Number of Windows Completely Missing	0
Total Number of Windows to be Replaced	24

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Property Address: 83LincolnSt
Applicant Name: Peter & Elizabeth Miller

Assessment Date: 8/9/24
Assessed by: owners

Window Assessment - Window Condition Report

Window #	List and Describe Window Condition
1	Inoperable Top sash held closed with stick Rotten jamb
2	Rotten int & ext sill
3	Inoperable Top sash held closed with stick Termite damage jamb/sash
4	Ext rotten jamb and sill
5	Inoperable
6	Inoperable, rotten jamb
7	Inoperable Top sash held closed with stick/rags rot sash/sills, glass seal broken
8	Inoperable Rotten jamb and sill
9	Inoperable top sash held closed with stick. Rotten jamb/sash
10	Rotten jamb, glass seal broken
11	Inoperable, Top sash held closed with stick. Rotten sill
12	Rotten jamb
13	Inoperable, Top sash held closed with stick
14	Won't close completely, rags stuffed in sill
15	works!
16	Inoperable, sash held closed with stick
17	Inoperable
18	Upper sash stuck open, stuffed with rags & duct tape, termite damage
19	Inoperable,sashheldclosedwithstick severlyrottensashes
20	Rotten frame and ext trim

Window #	List and Describe Window Condition
21	Rotten frame & ext trim
22	Inoperable top sash stuffed with rags. Rotten sill, stool and sashes
23	Same as 22
24	won't close, Lower sash stuffed with rags
25	
26	
27	
28	
29	
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31	
32	
33	
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40	

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83 Lincoln St- Exterior Elevations



Elevation-Front



Elevation-Left



Elevation- Rear



Elevation-Right


1


2


3


4


5


6


7


8


9


10


11


12

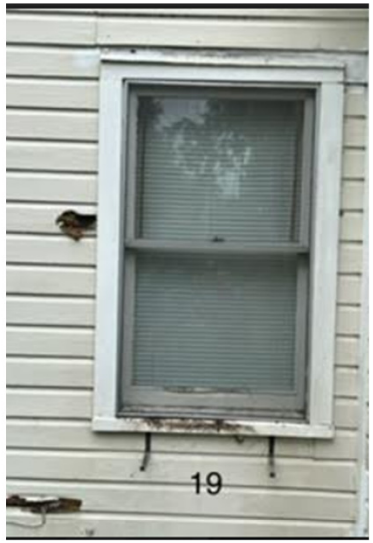

13
14


15


16


17


18


19


20
21


22
23


24

Window Trim Elevations







Misc. Window Interior Views

Most windows inoperable, held closed with sticks and rags







Rot & Termite damage throughout











Porch- proposing to add double window and center front door with porch steps leading to house



Steps lead to solid wall



Door in center of porch

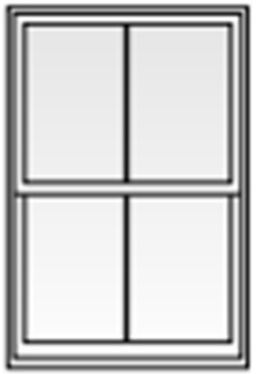
Center front door with porch steps, add double window



PROPOSED–FRONT

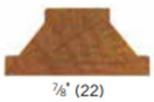
Proposed Windows- Andersen 200 Series

Double hung 31x53, white

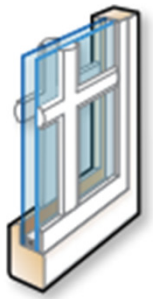


2 x 2

Window Style



Grill Size



Permanent exterior
Permanent interior

Grills on inside and outside, fixed



Proposed Front Door

May have originally been all 2x2 windows. Age of photo unknown



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ANDERSEN®
WINDOWS & DOORS

400 SERIES



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MATCH ANY HOME DESIGN

From contemporary design to traditional and classic architecture, 400 Series products offer a time-tested blend of engineering and craftsmanship, combined with a variety of style options that can elevate a classic wood window into a stunning focal point in any home style. Visit our Home Style Library at **andersenwindows.com/stylelibrary**.

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CONTEMPORARY DESIGN

Contemporary home design embraces minimalism and simplicity – clean lines, glass that stretches floor-to-ceiling and sleek, dark colors. Large windows and combinations allow you to enjoy stunning vistas and bring the outdoors in.



CASEMENT & AWNING WINDOWS

Enhance your view and create stunning combinations by grouping together casement and/or awning windows. Casement windows hinge on the side and crank open outward allowing for full top to bottom ventilation. Awning windows are hinged at the top and open outward from the bottom allowing for ventilation and protection from the rain.

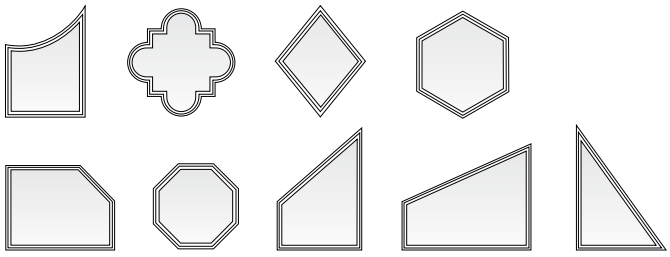
- Low-maintenance Perma-Shield® exterior cladding protects the unit and offers long-lasting* weathertight performance
- Smooth control hardware allows for easy operation with the simple turn of the handle
- Choose a contemporary or traditional profile to fit your design style
- Available in custom sizes for replacement projects
- Single-actuation lock secures casement windows at multiple points with a single handle and features a "reach out" action that pulls the sash in for a weathertight seal



SPECIALTY WINDOWS

Create large combinations with specialty windows to maximize light and view. Specialty windows are stationary windows that come in a variety of uncommon shapes, including elegant arches, striking angles and compelling curves to add curb appeal or enhance the character of your home. Flexiframe® windows are designed in nearly any shape made with straight lines, provided no angle is less than 14 degrees.

- Low-maintenance Perma-Shield exterior cladding protects the unit and offers long-lasting* weathertight performance
- Available in custom sizes
- Choose a contemporary or traditional profile to fit your design style



Examples of available shapes.

For contemporary patio door options, visit **andersenwindows.com/doors**.

*Visit andersenwindows.com/warranty for details.

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TRADITIONAL DESIGN

Traditional home design remains true to the history, authenticity and character of home styles that date back decades or even centuries. The classic design of Andersen® 400 Series windows and patio doors complement traditional style homes.



Double-hung windows have two operating sash (glass panels) that move up and down allowing for ventilation on the top, bottom or both.

DOUBLE-HUNG WINDOWS

Bring fresh air in while not interfering with patios or walkways. Plus, with tilt-in features, cleaning double-hung windows from inside your home is easy. Woodwright® double-hung windows are built with authentic craftsmanship to help replicate the look of classic architecture. They allow you to retain or add charm to your home with beautiful wood interiors and an array of style options. Tilt-wash double-hung windows offer classic styling with thinner profiles and the perfect balance of modern and traditional design. Their classic blend of engineering and craftsmanship, along with energy efficiency, makes them our best-selling double-hung window.

- Low-maintenance exterior cladding protects the unit while wood interiors offer beauty and warmth
- Dual layer weatherstrip helps seal out dust, wind and water
- Available in custom size insert windows for easy replacement or full-frame windows for new construction and remodeling projects



PATIO DOORS

Designed to bring nature's beauty inside while enhancing the style and personality of your home. Frenchwood® hinged inswing patio doors are designed to open into a room and save space for smaller exterior areas. Frenchwood gliding patio doors are ideal for any climate, they glide horizontally so not to interfere with your room.

- Experience smooth, long-lasting* operation with adjustable ball-bearing rollers and a durable stainless-steel capped track on gliding doors. Hinged doors feature adjustable hinges, so you can easily fine tune the position of our door panel.
- Weatherstrip is designed to seal our air and water infiltration
- Secure locking systems tighten the door against the frame for improved security and weather protection
- Optional blinds-between-the-glass offer privacy and are protected from dust and damage and never need cleaning
- Available in custom sizes for replacement projects

*Visit andersenwindows.com/warranty for details.

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GLASS OPTIONS

Andersen offers one of the industry's widest array of glass options, so you're sure to find the right choice for your climate and your home. Choose from these High-Performance glass options.

GLASS		ENERGY		LIGHT	
		U-Factor How well a product prevents heat from escaping.	Solar Heat Gain Coefficient How well a product blocks heat caused by sunlight.	Visible Light Transmittance How much visible light comes through a product.	UV Protection How well a product blocks ultraviolet rays.
SmartSun™	Thermal control similar to tinted glass, with visible light transmittance similar to Low-E glass.	●●●○	●●●●	●●◐○	●●●●
SmartSun with HeatLock® Coating	Applied to the room-side surface, it reflects heat back into the home and improves U-Factor values.	●●●◐	●●●●	●●◐○	●●●●
Low-E	Outstanding overall performance for climates where both heating and cooling costs are a concern.	●●●○	●●●○	●●●○	●●●○
Low-E with HeatLock Coating	Applied to the room-side surface, it reflects heat back into the home and improves U-Factor values.	●●●◐	●●●○	●●●○	●●●○
Sun	Outstanding thermal control in southern climates where less solar heat gain is desired.	●●●○	●●●●	●○○○	●●●○
PassiveSun®	Ideal for northern, passive solar construction applications where solar heat gain is desired.	●●●○	●○○○	●●●◐	●●○○
PassiveSun with HeatLock Coating	Applied to the room-side surface, it reflects heat back into the home and improves U-Factor values.	●●●◐	●○○○	●●●◐	●●○○
Triple-Pane*	An extra pane of glass helps keep more heat in and cold air out, making this our most energy-efficient glass option.	●●●●	●●●○	●●◐○	●●●◐
Clear Dual-Pane	High visibility with basic thermal performance.	●○○○	○○○○	●●●●	○○○○

Center of glass performance only. Ratings based on glass options as of January 2024. Visit andersenwindows.com/energystar for ENERGY STAR® map and ENERGY STAR Most Efficient information. See your Andersen supplier for unit NFRC performance data. *Triple-pane glass is available on 400 Series patio doors only.

ADDITIONAL GLASS OPTIONS

Tempered safety glass, standard on patio doors and required by code for larger window sizes.**

Laminated glass for added strength, enhanced security and sound control.

Patterned glass lets in light while obscuring vision and adds a unique, decorative touch.


Cascade


Fern


Obscure


Reed


Satin Etch

Cascade and Reed patterns can be ordered with either a vertical or horizontal orientation.

For more details on glass options, visit **andersenwindows.com/glass**.

ASK ABOUT ENERGY STAR

GLASS SPACER OPTIONS

Choose from stainless steel, black or white glass spacers to create a customized look. Add full divided light grilles and the grille spacer bar between the glass will match the selected glass spacer color.


Black


White


Stainless Steel

STORMWATCH® PROTECTION

Most Andersen 400 Series windows are available with impact-resistant glass and structural upgrades to meet the tough building codes of hurricane-prone coastal areas. See your local code official for specific requirements.

StormWATCH PROTECTION

BLINDS-BETWEEN-THE-GLASS

Blinds-between-the-glass offer privacy and convenience and are available on select Frenchwood® gliding and hinged patio doors.



ART GLASS

With art glass from Andersen, you can add interest, create focal points and make your work stand out. For more information, visit **andersenwindows.com/artglass**.



**See andersenwindows.com/warranty for details.

Application Packet Page 20
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EXTERIOR & INTERIOR OPTIONS

Our Perma-Shield® exterior cladding system, a time-tested Andersen innovation, offers low maintenance and durability while also providing an attractive appearance. The interiors of all 400 Series windows and patio doors are available in unfinished stain-grade pine or with a long-lasting*, low-maintenance white finish. Select windows are also available with a dark bronze or black finish. 400 Series Woodwright® windows and Frenchwood® patio doors are also available with unfinished maple or oak interiors.

EXTERIORS**

White | Canvas | Sandtone | Terratone | Dark Bronze | Forest Green | Black

INTERIORS**

Pine | Maple | Oak | White | Dark Bronze† | Black†

Design your window at
andersenwindows.com/design-tool

*Visit andersenwindows.com/warranty for details.
**Some products are not available in all colors or wood species. See your Andersen supplier for details.
†Products with dark bronze and black interiors have matching exteriors.
Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

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GRILLE OPTIONS

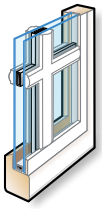
A variety of grille patterns, widths and configurations fit any architectural style and help you create your vision. When remodeling or replacing, they play an important role in preserving the style of your home which is why we also offer custom patterns.



FULL DIVIDED LIGHT

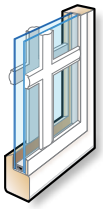


Permanent exterior and permanent interior with spacer

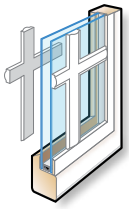


Permanent exterior and permanent interior with energy-saving spacer

SIMULATED DIVIDED LIGHT

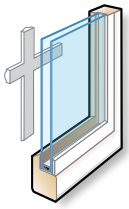


Permanent exterior and permanent interior

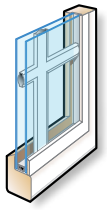


Permanent exterior and removable interior

CONVENIENT CLEANING



Removable interior



Finelight® grilles-between-the-glass*

Grille Bar Widths



¾" ⅞" 1 ⅛" 2 ¼"

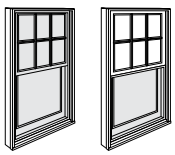
Create the look of a double-hung window with 2 ¼" wide grille across the center of a casement window.

Cross section of grilles showing standard widths and profiles. Additional patterns available, see your Andersen supplier for details.

INSECT SCREENS

TruScene® and conventional insect screens are available for tilt-wash double-hung and gliding windows. For patio doors, conventional insect screens are available in the configurations shown below. TruScene screens provide 50% greater clarity than conventional Andersen insect screens.

Windows

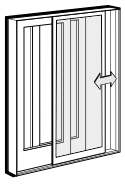


Full insect screens for venting windows. Half insect screens for the lower sash of double-hung windows.

Gliding Patio Doors

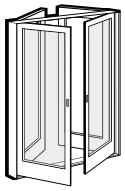


New Andersen® exclusive retractable screen for two- and four-panel gliding doors has a premium, integrated design and offers fresh air and clear views.

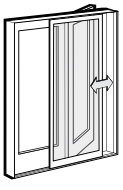


Gliding roller insect screens for two- and four-panel doors.

Hinged Patio Doors



Hinged insect screen for single-panel doors. Double-hinged insect screen for two-panel active-passive doors.



Gliding insect screen for all two- and three-panel doors.

*⅞", 1 ¼" and 2 ¼" available in Finelight grilles-between-the-glass.

Application Packet Page 22
Page 460 of 1004

Received 8/23/2024
Planning & Building Department

Prepared by and return to:
St. Johns Blue Ocean Title, LLC
Randi Crews
403 Anastasia Boulevard
St. Augustine, FL, 32080
File No.: SJBOT-24-277

Parcel: 209720-0000

General Warranty Deed

Made this 23rd day of July, 2024 by, **Stephen P. Mitchell and Barbara G. Mitchell, husband and wife** whose mailing address is 777 South Carlisle Street, Bamberg, SC 29003, hereinafter called the grantor, to **Peter Risden Miller and Elizabeth Jeanne Miller, husband and wife**, whose mailing address is 83 Lincoln Street, St. Augustine, FL 32084 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)

Witnesseth, that the **Grantor**, for and in consideration of the sum of Ten Dollars, ($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, viz:

Lots 2 and 3, Block "D", of the Genovar Tract, according to the present city map of the City of St Augustine, Florida, dated June 12th, A.D. 1923, being also known as Lot 2, Block "D" of the Genovar Tract according to plat thereof recorded in Map Book 1, page 12, of the public records of St Johns County, Florida.

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 taxes for the current year.

Received 8/23/2024
Planning & Building Department

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

Signed, sealed, and delivered in the presence of:

Julia S. Mitchell
Witness Signature

Julia S. Mitchell
Printed Name

815 Carlisle St.
Address

Bamberg, SC 29003
City, State, Zip

Stephen P. Mitchell

Barbara G. Mitchell

Mahletesfaye
Witness Signature

Mahlet Tesfaye
Printed Name

367 Menus dr
Address

Lexington, SC 29072
City, State, Zip

STATE OF South Carolina
COUNTY OF Richland

The foregoing instrument acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19 day of July, 2024, by **Stephen P. Mitchell and Barbara G. Mitchell**, who is/are ☐ personally known to me or who has/have ☒ produced Drivers licence as identification.

MAHLET TESFAYE
MY COMM. EXP.
NOTARY
PUBLIC
08/21/2027
SOUTH CAROLINA

Mahletesfaye
Notary Public Signature

Mahlet Tesfaye
Notary Public Printed Name

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	2097200000
Location Address	83 LINCOLN ST SAINT AUGUSTINE 32084-0000
Neighborhood	Genovar Addition (627)
Tax Description*	GENOVAR ADDN CITY LOTS 2 & 3 BLK D OR1500/1376 & 1504/661 (Q/C)&1504/662(Q/C) *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Genovar Addition
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.140
Homestead	Y

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Owner Information

Owner Name	Mitchell Stephen P,Barbara G 100% Mitchell Barbara G 100%
Mailing Address	83 LINCOLN ST SAINT AUGUSTINE, FL 32084-4908

Exemption Information

Exemption Type	Status	Amount
Homestead		$50,000
Senior Exemption		$50,000

Map



Valuation Information

	2024
Building Value	$190,469
Extra Features Value	$0
Total Land Value	$213,750
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$404,219**
Total Deferred	$303,114
Assessed Value	**$101,105**
Total Exemptions	$100,000
Taxable Value	**$1,105**

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

Historical Assessment Information

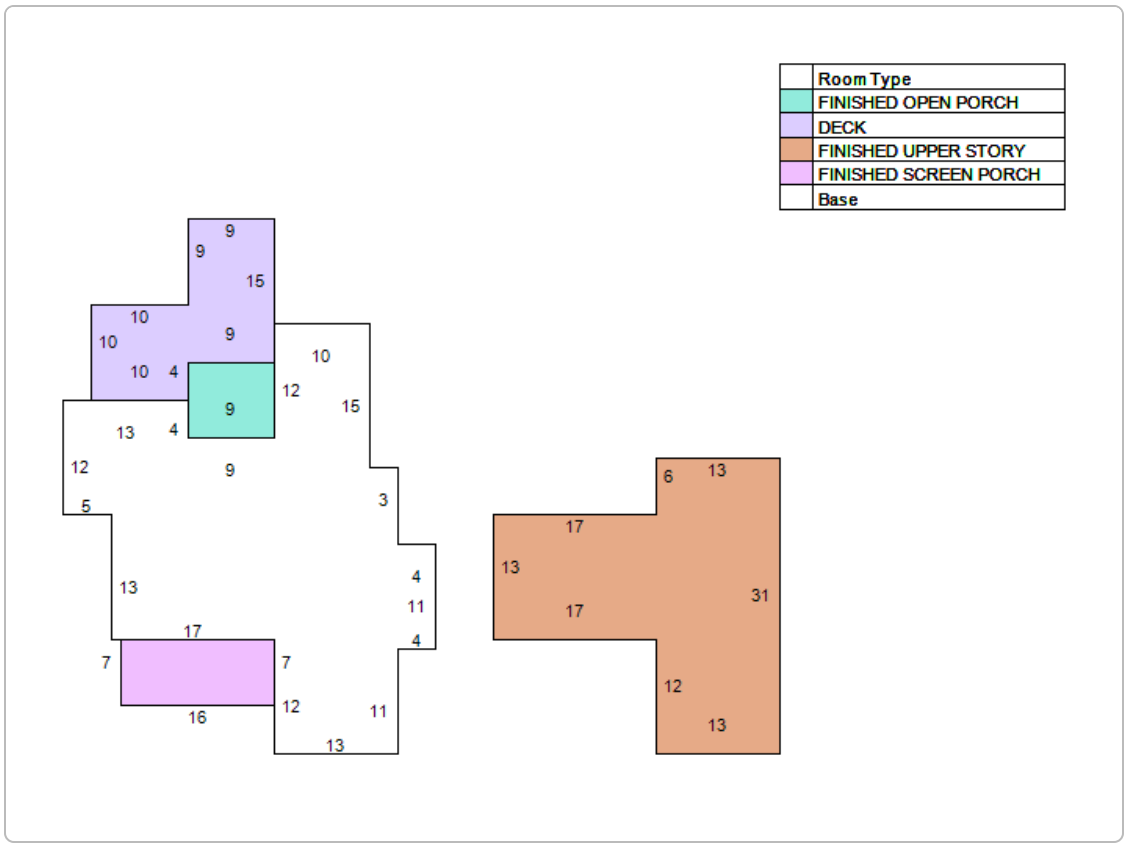
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	$173,115	$0	$190,000	$0	$0	$363,115	$98,160	$363,115	$0
2022	$168,497	$0	$180,880	$0	$0	$349,377	$95,301	$349,377	$0
2021	$103,277	$0	$142,500	$0	$0	$245,777	$92,525	$245,777	$0
2020	$89,060	$0	$123,500	$0	$0	$212,560	$91,248	$212,560	$0
2019	$77,625	$0	$123,500	$0	$0	$201,125	$89,196	$201,125	$0
2018	$59,475	$0	$114,000	$0	$0	$173,475	$87,533	$173,475	$0
2017	$62,632	$800	$102,600	$0	$0	$166,032	$85,733	$166,032	$0
2016	$64,025	$800	$89,062	$0	$0	$153,887	$83,970	$119,917	$33,970
2015	$66,808	$800	$71,250	$0	$0	$138,858	$83,386	$105,472	$33,386
2014	$53,702	$938	$57,000	$0	$0	$111,640	$82,724	$78,916	$32,724
2013	$55,894	$1,076	$44,175	$0	$0	$101,145	$81,501	$69,644	$31,501

Building Information

Building	1	**Roof Cover**	Metal
Building Value	$190,469	**Roof Structure**	Gable Hip
Year Built	1900	**Interior Flooring**	Pine Wood
Actual Area	2076	**Interior Wall**	Drywall
Conditioned Area	1657	**Heating Type**	Air Duct
Use	Single Family Residence	**Air Conditioning**	Central
Style	01	**Bedrooms**	0
Exterior Wall	Wood	**Baths**	

Description	Square Footage
BASE AREA	1033
FINISHED SCREEN PORCH	112
FINISHED UPPER STORY	624
FINISHED DECK	235
FINISHED OPEN PORCH	72
Total SqFt	2076

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	50	110	50	EF	$213,750

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	5/23/2000	$100.00	QUIT CLAIM DEED	1504	662	U	I	MIDGET TWYLA	MITCHELL STEPHEN P,BARBARA G
	5/23/2000	$100.00	QUIT CLAIM DEED	1504	661	U	I	MIDGET LANVIL	MITCHELL STEPHEN P,BARBARA G
	5/23/2000	$65,500.00	PERSONAL REP	1500	1376	U	I	PIERSON LOTTIE ESTATE BY PERS REP	MITCHELL STEPHEN P,BARBARA G
	5/23/2000	$100.00	QUIT CLAIM DEED	1500	1375	U	I	WASHINGTON HENRY L	MITCHELL STEPHEN P & BARBARA G
	5/23/2000	$100.00	QUIT CLAIM DEED	1500	1374	U	I	STREAT PATRICE	MITCHELL STEPHEN P,BARBARA G
	5/23/2000	$100.00	QUIT CLAIM DEED	1500	1360	U	I	SCOTT MIRIAM A	MITCHELL STEPHEN P,BARBARA G
	5/23/2000	$100.00	QUIT CLAIM DEED	1500	1359	U	I	SCOTT BARRY	MITCHELL STEPHEN P,BARBARA G
	5/23/2000	$100.00	QUIT CLAIM DEED	1500	1358	U	I	MIDGET LAWTON	MITCHELL STEPHEN P,BARBARA G
	5/23/2000	$100.00	QUIT CLAIM DEED	1500	1357	U	I	MC DOWELL TAMMIE	MITCHELL STEPHEN P,BARBARA G
	5/23/2000	$100.00	QUIT CLAIM DEED	1500	1356	U	I	GLASS ROWENA V	MITCHELL STEPHEN P,BARBARA G
	5/23/2000	$100.00	QUIT CLAIM DEED	1500	1355	U	I	GLASS JEROME	MITCHELL STEPHEN P,BARBARA G
	5/23/2000	$100.00	QUIT CLAIM DEED	1500	1354	U	I	FLOYD FRANCIS	MITCHELL STEPHEN P,BARBARA G
	5/3/2000	$0.00	COURT ORDER	1496	804	U	I	PIERSON LOTTIE ESTATE	PIERSON LOTTIE ESTATE (ORD AUTH SALE)
	1/29/1999	$0.00	SUMMARY ORDER ADMIN	1385	1768	U	I	JOHNSON A A ESTATE	PIERSON LOTTIE ESTATE
	1/11/1999	$100.00	QUIT CLAIM DEED	1383	1807	U	I	PIERSON LOTTIE ESTATE - BRYANT JACQUELINE INT	PIERSON LOTTIE ESTATE
	10/8/1998	$0.00	COURT ORDER	1357	77	U	I	PIERSON LOTTIE ESTATE	PIERSON LOTTIE ESTATE (ORD AUTH SALE)

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

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CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for September 18, 2024 Meeting



Application HP2024-0053 Address: 107 La Quinta Place

Hester's Roofing and Coating, Inc. – Applicant

Cheryl E. and Thomas V. Kavanaugh – Owner

Project description: For partial demolition of a residential building, constructed c. 1905-1910, contributing to the Lincolnville National Register Historic District, and recorded in the Florida Master Site File, including replacement of the existing metal roof with a new metal roof of a different design.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ01081
National Register:	Lincolnville NRHD: Contributing	Construction date:	c. 1905-1910
Archaeology Zone:	IIIA	Zoning District:	CL-1
Parcel number:	2019900000		
Agenda Item:	7(c)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

Located on the south side of La Quinta Place on the block between Martin Luther King Avenue and Riberia Street, this two-story Frame Vernacular residence was constructed between 1905 and 1910 and is a contributing building to the Lincolnville National Register Historic District. The building features a corrugated metal roof that may have had a protective coating applied.

The applicant is seeking replacement of the existing metal roof with a new standing seam metal roof.

Detailed analysis and additional comments can be found in the staff responses to the Demolition Review Criteria on page 3 of this staff report. Any partial demolition of a structure that contributes to a National Register District and does not meet the criteria for in-kind replacement 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 **APPROVE** a **Certificate of Demolition for Partial Demolition** at **107 La Quinta Place** if the HARB finds that the proposed replacement roof material maintains the historic character and integrity of the structure, is compatible with the historic structure's building envelope and will not compromise the overall historic character and integrity of the structure.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Partial demolition to include:
    a. Removal of existing corrugated metal roof
    b. Installation of 26 Gauge 1-inch TCM lock 16" standing seam metal panels

DEMOLITION REVIEW CRITERIA (AGHP):

1. Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district. N/A

2. Whether or not the structure is within and contributing to a National Register Historic District. Yes, the building contributes to the Lincolnville National Register Historic District.

3. The contribution of the architectural element(s) being proposed for removal to the historic integrity of the building and the streetscape. The building has a similar mass and scale as the numerous two-story residential buildings that are in the neighborhood with a similar age. Sanborn Map research reveals that the original roof covering was shingle, likely wood, with composition material on the rear additions by 1965. The existing corrugated metal roof panels are an appropriate style of metal panel according to the Architectural Guidelines for Historic Preservation.

4. The impact of the loss of the architectural element(s) on the building and along the streetscape. Because of the structures large massing, the front-gable roof is only visible when viewing the structure from the east or west. On the west elevation, an oak tree canopy largely blocks the roof from view.

5. Whether or not the architectural element(s) will be replaced, and the impact of replacement or lack thereof, on the building and along the streetscape. No roof permits are on file for the structure and the roof replacement from shingle to the existing metal was likely done prior to 1985. The proposed standing seam metal roof will be different in appearance and is a roof type commonly used on commercial/institutional buildings.

6. The historical or cultural merit of the structure and/or its architectural features. No historic or cultural associations are known that would qualify the building for listing individually, although contributes to its district. While the existing metal roof is not original to the structure according to the Sanborn Maps, it is of a design and type that are appropriate to the structure's architectural style.

7. The impact of the loss of the architectural element(s) on the historical or cultural integrity of the structure, district, and neighborhood. The HARB should determine whether replacement of the existing corrugated metal roof with a more industrial/institutional-looking standing seam metal roof may negatively impact the historic integrity of the structure.

8. Whether or not the structure and the architectural element(s) proposed for demolition are representative of a style or type of architecture or a method of construction. Use of corrugated metal as a roofing material, as existing on this house, is not commonly seen throughout St. Augustine on residential structures. 5v crimp metal panels are the most common historic metal roof design and are recommended in the AGHP for this era of construction.

9. *Whether or not the structure, or the architectural elements being removed, are the last surviving examples of its style or type of architecture or a method of construction.* The Frame Vernacular building typology is commonly found throughout St. Augustine particularly in the Lincolnville, Old City South, and Model Land Company neighborhoods.

10. *Whether or not the structure and/or architectural element(s) proposed for demolition are of such design, craftsmanship or materials that they either could not be reproduced or could be reproduced only with great difficulty or expense.* The metal roof panels have weathered over time and their replacement with any new metal panel will appear different. The change from a corrugated metal roof, to a standing seam metal roof, will change the appearance of the roof further. A 5v-crimp metal design would be most appropriate for the architectural style of the building.

11. *The justification for the proposed partial demolition.* The applicant has stated that a standing seam metal roof is generally preferred over a 5v crimp metal roof because the standing seam panel is available in a heavier gauge metal and the fasteners on a standing seam metal roof are covered, both increasing the longevity of the roof and reducing the chance for leaks.

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

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

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

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

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

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

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

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

Before approving the plans for any proposed structure or signs located or to be located in a historic preservation zoning district, the board shall find:

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

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

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

~~~~~

The building was built by 1910, is not in a Historic Preservation Zoning District or individually listed on the National Register of Historic Places, but is recorded on the Florida Master Site File and listed as a contributing building in the Lincolnville National Register Historic District. The replacement roof panels do not use in-kind features or materials or match architectural elements of those previously existing.

The requirements have been sufficiently met.
~~~~~

UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:
Defined as an onerous and excessive financial burden that would be placed upon a property owner by the denial of a certificate of demolition or a similar burden which would be placed on a property owner by conditions which the Commission seeks to place on the granting of a certificate. (Section 28-2 CoSA Code of Ordinances)
Is applicant entitled to a Certificate of Demolition independent of any hardship? ☐ Yes ☑ No
Did applicant submit evidence of undue economic hardship? ☐ Yes ☑ No

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File survey
3. Sanborn Maps
4. Metal Panel Profile Comparison

Staff Photographs
107 La Quinta Place



Front (north) Elevation

Staff Report, Page 7

Staff Photographs
107 La Quinta Place



East Elevation

Staff Photographs
107 La Quinta Place



West Elevation

Staff Photographs
107 La Quinta Place



West Elevation

Staff Report, Page 10

Staff Photographs
107 La Quinta Place



Front Eave Detail

Staff Photographs
107 La Quinta Place



Armor Rib Metal Roof Replacements

Staff Report, Page 12

Staff Photographs
107 La Quinta Place



5v crimp metal roof replacement

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8 SJ 1081 1009==

Site Name: 107 La Quinta Place 830== Survey Date: 7807 820==

Address: 107 La Quinta Place, St. Augustine, Fla.32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Colee (subdivision) (block) 5 (lot) 868==

868==

Owner of Site: Name: Colee, Henry C. and Lena C.;

Address: 107 La Quinta Place

St. Augustine, Fla. 32084 902==

Occupant or Manager: 904==

Type of Ownership: Private 848== Zoning: CBD

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

UTM: 17 (zone) 469380 (easting) 3306488 (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:

( ) Excellent 863==

( ) Good 863==

(x) 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: L-shape 966==

Exterior Fabrics: Asbestos shingles

854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS, 1/1, attic louver 942==

Foundation: Brick piers 942==

Roof Type: Gable 942==

Secondary Roof Structures: Porches 942==

Porches & Balconies: 2 story porch, opon on first, enclosed on second

942==

Chimney Location: Offset, ridge 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Metal, corrugated 882==

Ornament Exterior: Chamfered wood posts

882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Residential/industrial/commercial 864==

Relationship to Surroundings:

859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Transportation, Tourism, Families

Politics/Government, Women, Commerce, Maritime, Engineering, Railroads 920==

Statement of Significance: (911==)

ARCHITECTURE

The two-story Frame Vernacular residence at 107 LaQuinta Place was constructed between 1905 and 1910. The original wood siding has been covered over with asbestos shingles. There is a two-story porch on the front; open on the first floor with chamfered posts, and enclosed on the second.

This area is bordered and cut through by narrow, heavily traveled thoroughfares. It is adjacent to the downtown business district and reflects the parking problems of that area. It is bounded at the west by a largely abandoned industrial and warehouse district along Riberia Street. On the east it is bordered by what was filled land of Maria Sanchez Creek, transformed into the great hotels of the Flagler era. The whole area suffers from the fact that it has been zoned in commercial classifications, residential neighborhoods and all. It is a combined commercial, industrial and residential area where the residential sector has been losing out to the commercial one over the years. Significant buildings like the Buckingham Hotel, the Gilbert Villa and the Kellogg Cottage have been demolished for parking lots and other developments. The area once was famous in landscape architecture for its orange groves and rose gardens, but these, too, are gone. The area borders on sites listed on the National Register of Historic Places, including Markland, Hotel Ponce de Leon and Alcazar Hotel, and contains many significant buildings and groups of buildings. Along Bridge Street, and in the area of Weeden, Sanford, and Bravo Streets it is one of St. Augustine's most extensive Victorian neighborhoods. Also Block 46-A is an architectural curiosity of the city, containing more examples of different styles than any other single block.

HISTORY

The neighborhoods bounded by King, Bridge, Granada and Riberia Streets evolved out of five late 18th century Spanish land grants. The largest, encompassing three-quarters of the area, was given to Valentine Fitzpatrick, an Irishman who was chief physician at the royal hospital, and was later acquired by Fernando de la Maza Arredondo, Jr., one of the largest landholders in colonial Florida. The area was generally dedicated to citriculture, and one orange grove along Bridge Street between Central Avenue and Granada Street was owned by Philip Edinburgh, a free Black, from 1801-1831.(1) Prom-

(over)

V. BIBLIOGRAPHY

1. Benjamin Clements, "Plan of the City of St. Augustine, 1834-35"; St. Johns County Court House, Deed Records, Book B and L, p. 52; Book C, p. 134; Book I-J, p. 174; Biographical File, St. Augustine Historical Society.

2. Mariano de la Rocque, "Plano General de la Plaza de San Agustin de la Florida", December 24, 1791; F. W. Dorr, "San Augustine and Vicinity, East Florda, 1860"; Deed Records, Book H, pp. 83, 84.

3. Map Book 2, p. 7, 1885 and 1894 Birds-Eye Views of St. Augustine; Sanborn Fire Insurance Map, 1930.

inent early streets in the area include Bridge Street, a colonial thoroughfare which led to one of three late 18th century ferry crossings and a mid-19th century sawmill, and King Street, a public road opened in the 1820's which connected the old city with the newly completed San Sebastian River Bridge. Of all sections outside the colonial city, this area was the most intensively developed in the pre-Civil War years, particularly along the two principal streets.(2) Extensive residential development first occurred in the late 19th century, especially along Bridge, Sanford, Weeden and Bravo Streets. A number of stately buildings were then constructed along King Street, the Senator Gilbert residence and Zorayda Castle, and along Granada (formerly Bronson) Street, the Buckingham Smith Benevolent Home for Blacks, later a hotel. Another construction boom took place in the 1920's along Central Avenue and Cedar Street, and the western section of the street was platted at that time into Burt and Colee Subdivisions, the latter housing the stables for the St. Augustine Transfer Company.(3)

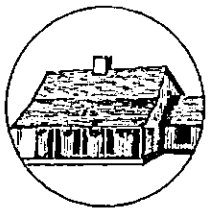
The house at 107 LaQuinta Place was constructed for James L. Colee, from a prominent local family. Colee served as president of the St. Augustine Transfer Company from 1907 to 1911. A former surveyor, he was a civil engineer for the Florida East Coast Canal Company at the turn of the century. He was county commissioner in 1907 and 1912 and later served in the State Legislature. He was part owner with Louis A. Colee and Alexander H. Faver in the Ancient City Wagon Works in 1911. Several generations of Colees have operated the horse and carriages which carry the tourists around St. Augustine.(4) After James L. Colee died, his widow Georgia remained in the house for many years. Also living at the house was Joseph B. Colee, forman of the St. Augustine Transfer Company; Otis M. Colee, an engineer; and Henry G. Colee, former salesman for Snyder Grocery Company and painter who currently resides at 107 LaQuinta.(5)

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4. St. Augustine City Directory, 1907, 1911-12, 1924-25, 1927-28, 1930, 1934; Historic Properties Inventory Research File.

5. City Directory, 1920-21, 1924-25, 1927-28, 1930, 1934; St. Augustine Record, July 26, 1979; Historic Properties Inventory Research File.

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 SJ01081
Field Date 11-22-2020
Form Date 1-4-2021
Recorder # AWS

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) 107 La Quinta Place — Multiple Listing (DHR only) _____
Survey Project Name St. Augustine Irma Mitigation Survey — 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:	107		La Quinta	Place	

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 # 2019900000 — Landgrant _____
Subdivision Name Sudb of Estate of Jame C — 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: 1905 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use: Private Residence (House/Cottage/Ca — From (year): 1905 — To (year): 2020
Current Use: Private Residence (House/Cottage/Ca — From (year): 1905 — To (year): 2020
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ — Original address _____
Alterations: ☒yes ☐no ☐unknown Date: _____ — Nature: windows
Additions: ☐yes ☒no ☐unknown Date: _____ — Nature: _____
Architect (last name first): _____ — Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

Kavanaugh Thomas V,Cheryl E

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: 2.5
Exterior Fabric(s): 1. Beaded weatherboard 2. Shingles-wood 3. _____
Roof Type(s): 1. Gable 2. _____ 3. _____
Roof Material(s): 1. Sheet metal:corrugated 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. Hip extension 2. _____
Windows (types, materials, etc.)

2/2 wood sash w/ exterior screens, 1/1 wood sash stained glass, 20 lite fixed stained glass

Distinguishing Architectural Features (exterior or interior ornaments)

2.5 story frame vernacular w/ front gable, weatherboard siding, decorative shingles in gable end, 2 story porch, top enclosed, stained glass windows

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

paved driveway w/ large aggregate, mature palms, landscaping

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 SJ01081

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)

on porch, wood panel door w/ lite, transom, decorative wood surround

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

2 story, hip roof, brick steps, wood deck, chamfered square wood supports 1st story, screen in, 2nd story enclosed

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource

This 1905 Frame Vernacular resource is in good condition. It has a Gable roof, Weatherboard siding, and is 2.5 stories.

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)

No known architectural features or associations to meet individual criteria for listing; although it appears to meet criteria to be a contributing building within the district.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
1. Architecture 3. _____ 5. _____
2. _____ 4. _____ 6. _____

DOCUMENTATION

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

1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

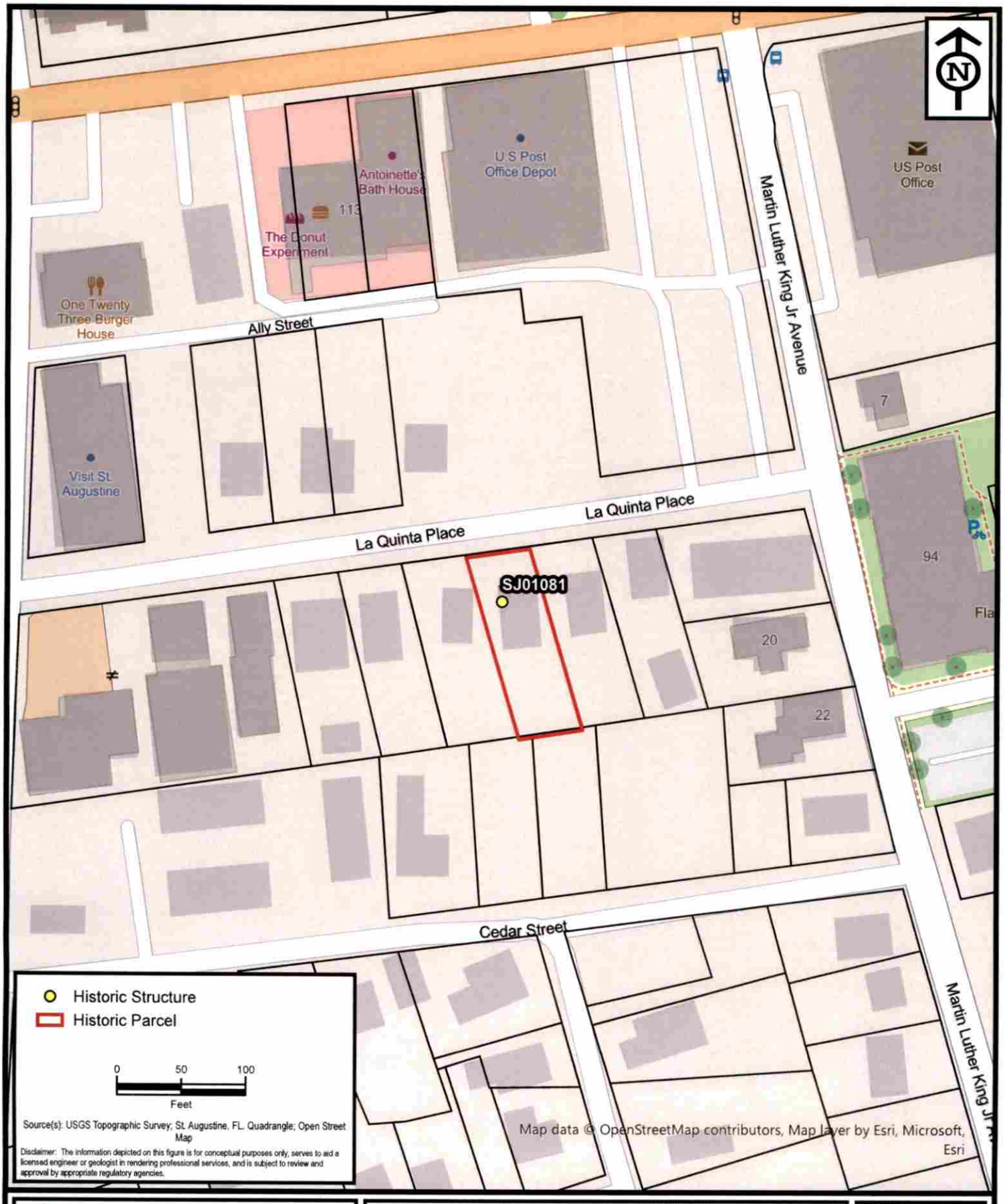
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

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

Required Attachments

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

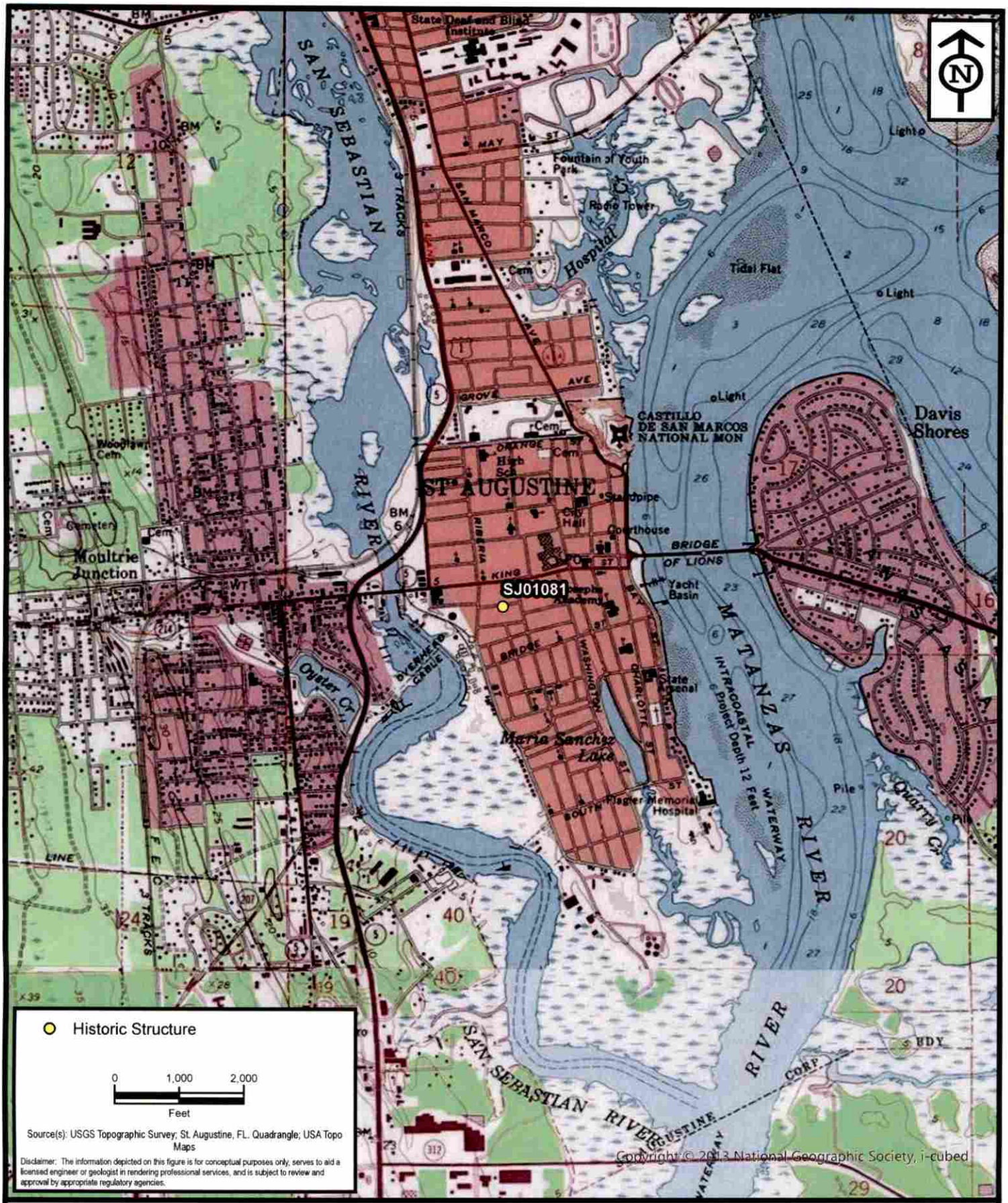
Parcel Location - SJ01081

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 2:17 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 - SJ01081

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

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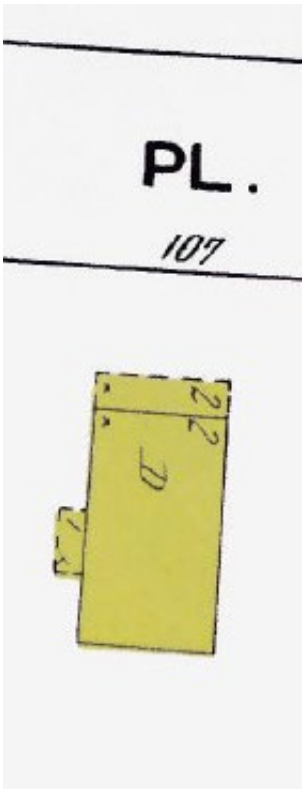

FILM 5062
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→23



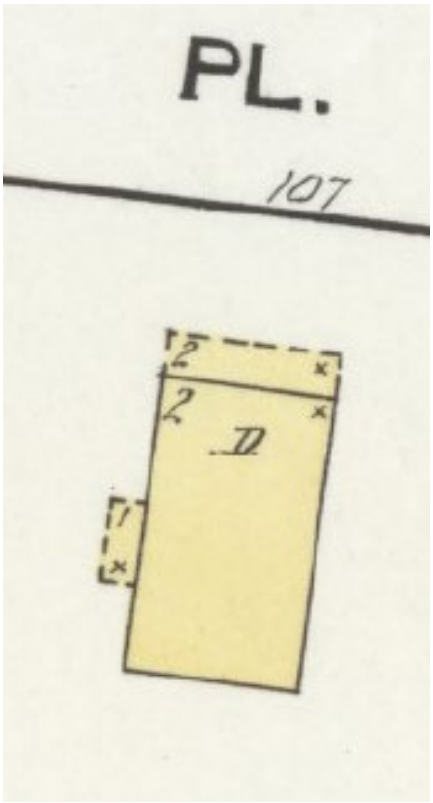




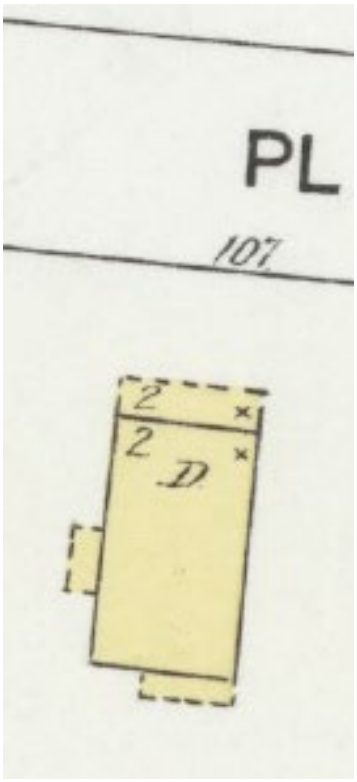
SANBORN MAPS
107 La Quinta Place



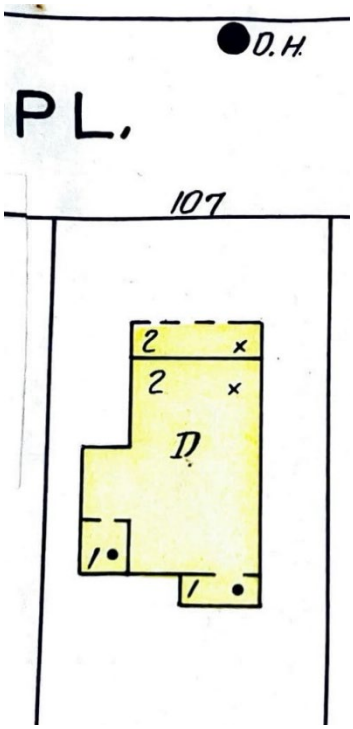
1910



1917



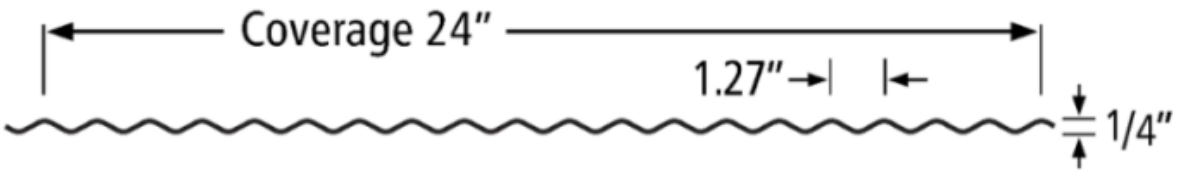
1924



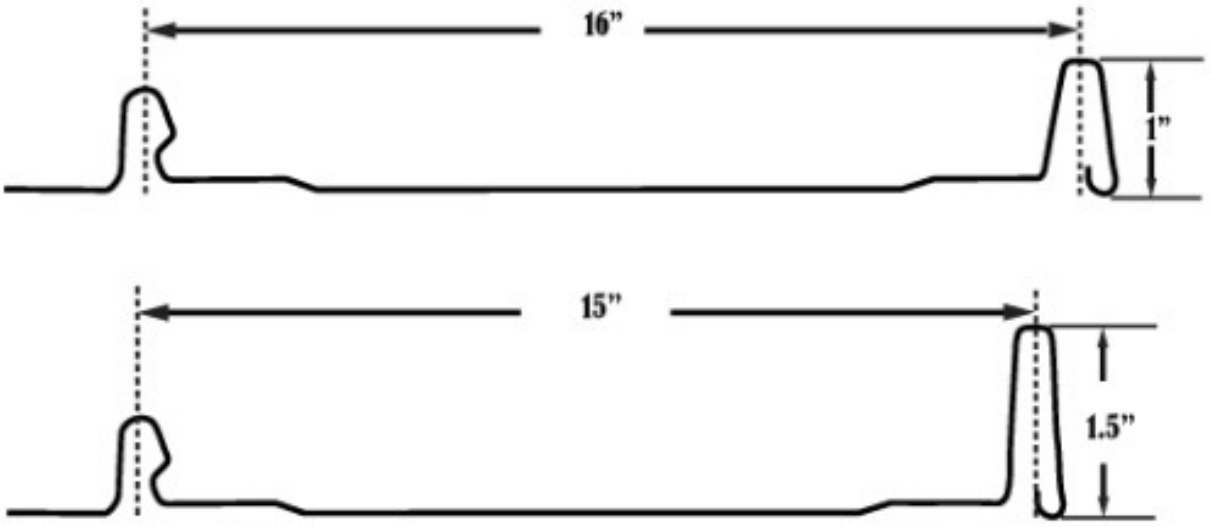
1930 updated to 1965

METAL PANEL PROFILE COMPARISON

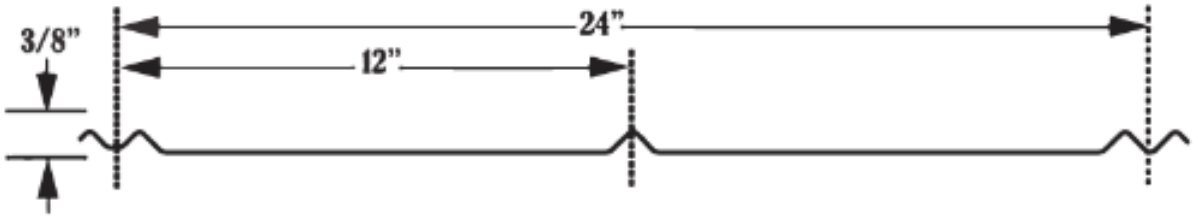
EXISTING CORRUGATED PANEL



PROPOSED STANDING SEAM



ADMINISTRATIVELY APPROVABLE 5V-CRIMP



CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Demolition (Partial)

Case Number: HP2024-0053 **Meeting Date: Wednesday, September 18, 2024**

1. NAME OF APPLICANT: Hester`s Roofing & Coating (Kelly Hester)
   Business (if applicable):
   Address: 210 mimosa road
   City: saint augustine State: FL Zip Code: 32086
   Daytime Telephone: 9044844324 E-Mail Address: veronica@hestersroofing.com

2. NAME OF PROPERTY OWNER: Thomas Kavanaugh & Cheryl Kavanaugh
   Business (if applicable):
   Address: 107 La Quinta PL
   City: saint augustine State: FL Zip Code: 32084
   Daytime Telephone: 9055402165 E-Mail Address: kavcon@flash.net

3. PROJECT LOCATION: 107 LA QUINTA PL, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: 2-71 COLEE SUB CITY PART OF BLK 46-B LOT 5 OR1829/1760 & 5140/886

5. SCOPE OF WORK: For partial demolition of a residential building, constructed c. 1905-1910, contributing to the Lincolnville National Register Historic District, and recorded in the Florida Master Site File, including replacement of the existing metal roof with a new metal roof of a different design.

Information attached by applicant includes:

- Application Agreement
- Photographs of Existing Conditions
- Replacement Product Specifications

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: 107 La Quinta Place St Augustine, FL 32084

Applicant's Name: Kelly Hester Applicant's Signature: Kelly J. Hester

Owner's Name: Thomas V Kavanaugh Owner's Signature: Thomas V Kavanaugh

Owner's Name: Cheryl E Kavanaugh Owner's Signature: Cheryl E. Kavanaugh

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 8/14/2024
Planning & Building Department







These 3 pictures are the current roof on 107 La Quinta.

The proposed work is to remove the existing roof and replace with 26 Gauge Standing seam metal. Attached below is the desired roof and what it would look like. The look of the new proposed work would look extremely similar to what is on the roof currently.

Tri County - 26 Guage 1 inch panels
TCM LOK 16” over plywood
Florida Product Approval #-
FL36904.R10

Contractor -
Hester’s Roofing & Coating
904-484-4324

Standing Seam Proposed work





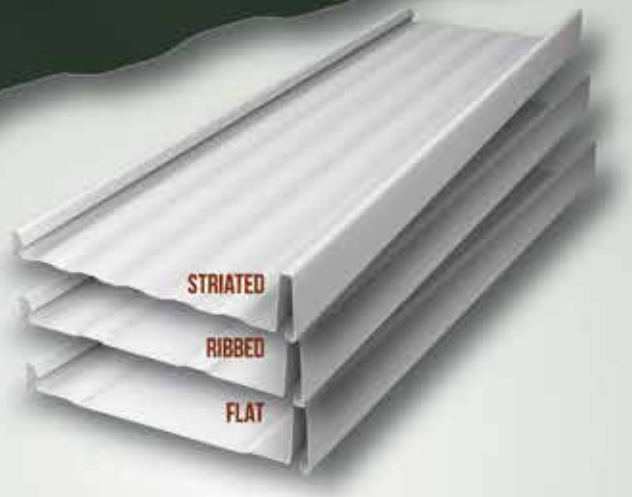




TRI COUNTY METALS

TCM-LOK

Make Your Next Roof Your Last



OVERVIEW

This panel is manufactured at our TCM plant.

Applications: Residential, Light Commercial

Gauge: 24 gauge, 26 gauge and .032 Aluminum
1.5" only available in 24 gauge

Minimum Slope: ¼ / 12 - Tube sealant recommended on pitches below 2 / 1
Minimum Slope shall comply with Florida Building Code, including Sections 1507.4.2, greater than .25/12 with recommending sealant under 2/122

Panel Profile: 16" and 15" net coverage

Substrate: Galvalume® steel sheet, conforming to ASTM A792 and and .032 Aluminum

Finish: Mill Finish AZ55 Acrylic Coated Galvalume®; 25 year limited warranty

TCM exclusive paint systems:
Core Defender Paint System® 40 / 30 year limited warranty.
Max Defender Paint System® 35 / 30 year limited warranty.



COLORS

Contact your salesperson for availability information.



BENEFITS

- Superior Enery Star service colors with stability proven through extensive Valspar® testing.
- Galvalume® Mill finish or painted with TCM exclusive paint system are proven to have long life and low life cycle cost.
- Hidden fastener system for long life and low maintenance.
- FL Building Code approved to withstand harsh wind conditions. Some of our product approvals include HVHZ (High Velocity Hurricane Zone) approval. See product approval numbers below.

TRI COUNTY METALS
Make Your Next Roof Your Last

FLORIDA PRODUCT APPROVALS: A current list Florida Product Approvals available on our website. For the most up-to-date Florida Product Approvals, please visit our website: TriCountyMetals.com/florida-product-approvals/

For other installation configurations, please inquire with your salesperson for site-specific accommodations.

Trenton 352-463-8400
Ocala 352-622-5500
Brooksville 352-587-8120
Jacksonville 904-490-6004
Live Oak 386-330-0101
Tallahassee 850-574-4001
DeLand 386-738-2579
Winter Haven 863-377-2805

ACCREDITED
SHERWIN WILLIAMS. Coil Coatings

Instr #2020120377 BK: 5140 PG: 886, Filed & Recorded: 12/31/2020 1:16 PM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $0.70

5

This Document Prepared by and Return to:
Joseph L. Boles, Jr., Esquire
Florida Bar No.: 437522
19 Riberia Street
St. Augustine, FL 32084

NOTE TO DEPARTMENT OF REVENUE: Minimum documentary stamp tax has been paid on this deed because this is a transfer to the trust from a grantor who has the power to revoke the trust, and because there is only nominal consideration for the transfer. See FAC Rule 12B-4.013(33).

WARRANTY DEED

MADE THIS 29 day of Dec, 20 20 by **THOMAS V. KAVANAUGH AND CHERYL E. NELSON-KAVANAUGH, HIS WIFE,** conveying homestead property, reserving a life estate to the Grantor(s), whose post office address is 107 La Quinta Place, St. Augustine, FL 32084, hereinafter called the Grantor(s), to **THOMAS V. KAVANAUGH AND CHERYL E. KAVANAUGH, TRUSTEES OF THE KAVANAUGH LIVING TRUST** whose post office address is 107 La Quinta Place, St. Augustine, FL 32084, hereinafter called the Grantee(s):

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the Grantor, for and in consideration of the sum of $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, viz:

LOT 5 OF THE SUBDIVISION OF THE PROPERTY OWNED BY THE HEIRS OF JAMES L. COLEE, SITUATE IN BLOCK #46-B IN THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA, AS PER PLAT OF SAID SUBDIVISION, RECORDED IN MAP BOOK 2, PAGE 71, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

Parcel No. 201990-0000

SUBJECT TO A LIFE ESTATE RESERVED BY THE GRANTOR ENTITLING GRANTOR TO POSSESSION OF THE PROPERTY DURING GRANTOR'S NATURAL LIFE. GRANTOR SHALL BE ENTITLED TO FULL USE AND EXCLUSIVE POSSESSION OF THIS NON-INCOME PRODUCING REAL ESTATE OWNED BY THE TRUST WHICH SERVES AS GRANTOR'S RESIDENCE.

GRANTOR SHALL BE ENTITLED TO FULL USE AND POSSESSION OF ANY NON-INCOME PRODUCING REAL ESTATE OWNED BY THE TRUST, SPECIFICALLY INCLUDING GRANTOR'S RESIDENCE (HOMESTEAD). THIS SPECIFIC RESERVATION OF A LIFE ESTATE IN THE HOMESTEAD IS EXPRESSLY FOR THE PURPOSE OF MAINTAINING AND/OR OBTAINING ANNUALLY THE HOMESTEAD EXCEPTION AND

THE STATUTORY CAP ON PROPERTY TAX FOR THE PRIMARY RESIDENCE.

THIS CONVEYANCE IS MADE BY THE GRANTOR WITHOUT CONSIDERATION AND FOR ESTATE PLANNING PURPOSES.

THIS INSTRUMENT WAS PREPARED FROM UNVERIFIED INFORMATION. NO EXAMINATION OF TITLE WAS REQUESTED OR MADE AND NO RESPONSIBILITY IS ASSUMED FOR TITLE OR DESCRIPTION PROBLEMS.

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

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

AND THE GRANTOR hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2019.

COPY

IN WITNESS WHEREOF, that said Grantor has signed and sealed these presents the day and year first above written.

Witness #1
Print Name: Brigid L. Masson

THOMAS V. KAVANAUGH

Witness #2
Print Name: Suzann Young-Gaines

CHERYL E. NELSON-KAVANAUGH

STATE OF FLORIDA
COUNTY OF ST. JOHNS

THE FOREGOING INSTRUMENT was acknowledged before me this 29 day of Dec, 2020 by **THOMAS V. KAVANAUGH AND CHERYL E. NELSON-KAVANAUGH** who [ ] is personally known or [X] produced FDL identification, and was acknowledged [X] in person or [ ] via audio-visual communication technology.

JENNIFER M SOLOMON
Notary Public – State of Florida
Commission # GG 190566
My Comm. Expires Mar 2, 2022

Notary Name:
Notary, State of Florida
Commission expires:

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	2019900000
Location Address	107 LA QUINTA PL SAINT AUGUSTINE 32084-0000
Neighborhood	City of St. Augustine (610)
Tax Description*	2-71 COLEE SUB CITY PART OF BLK 46-B LOT 5 OR1829/1760 & 5140/886 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Colee, Subdivision Of The Estate Of Jame
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.170
Homestead	Y

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Kavanaugh Thomas V,Cheryl E 100% Nelson-Kavanaugh Cheryl E 100% Kavanaugh Living Trust 100% Kavanaugh Thomas V Trustee 0% Kavanaugh Cheryl E Trustee 0%
Mailing Address	107 LA QUINTA PL SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
Homestead		$50,000

Map



Valuation Information

	2024
Building Value	$311,391
Extra Features Value	$3,218
Total Land Value	$210,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$524,609**
Total Deferred	$321,576
Assessed Value	**$203,033**
Total Exemptions	$50,000
Taxable Value	**$153,033**

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

Historical Assessment Information

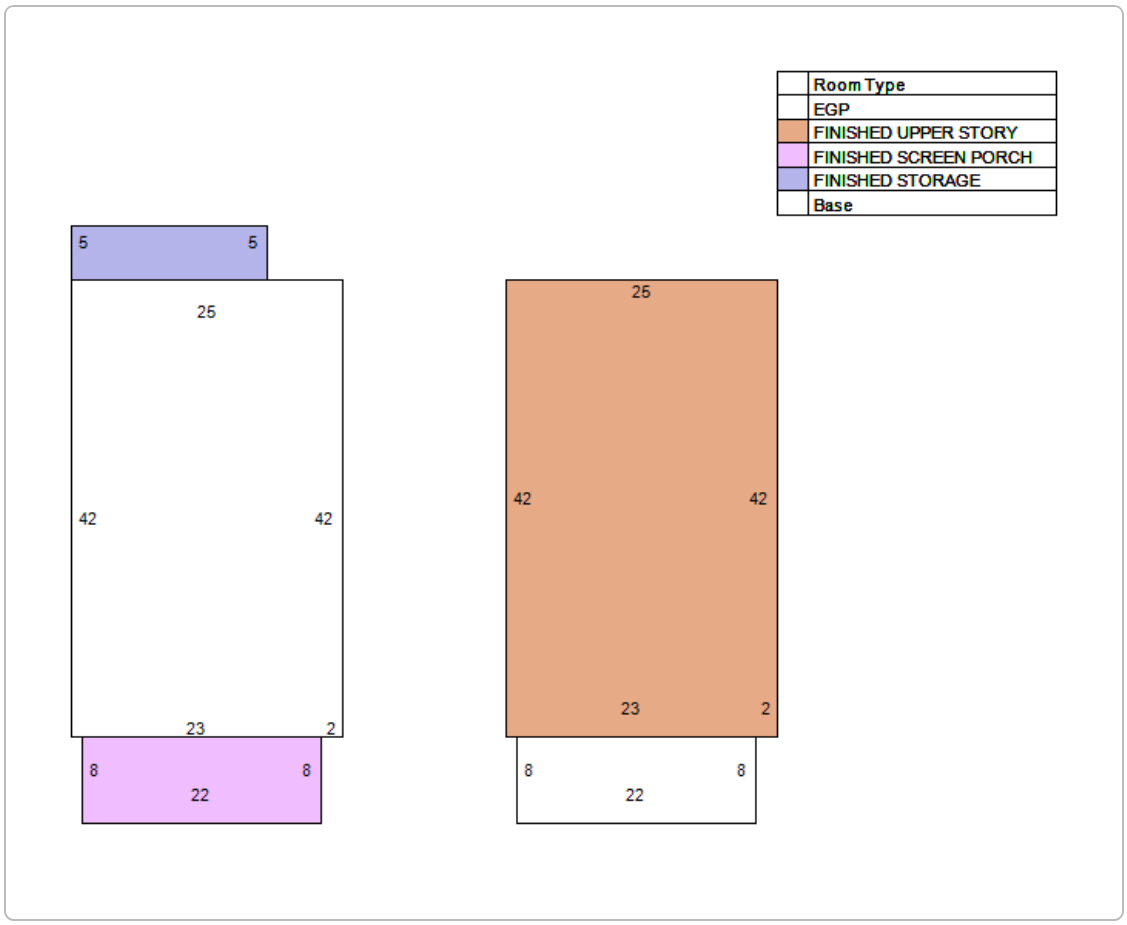
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	$320,417	$990	$210,000	$0	$0	$531,407	$197,119	$384,288	$147,119
2022	$275,239	$1,308	$176,400	$0	$0	$452,947	$191,378	$311,569	$141,378
2021	$190,689	$1,308	$136,500	$0	$0	$328,497	$185,804	$192,693	$135,804
2020	$175,670	$1,308	$123,375	$0	$0	$300,353	$183,239	$167,114	$133,239
2019	$147,942	$1,308	$114,188	$0	$0	$263,438	$179,119	$134,319	$129,119
2018	$150,449	$1,308	$99,750	$0	$0	$251,507	$175,779	$125,728	$125,779
2017	$156,004	$1,308	$99,750	$0	$0	$257,062	$172,164	$134,898	$122,164
2016	$158,520	$1,308	$90,562	$0	$0	$250,390	$168,623	$131,767	$118,623
2015	$147,194	$1,308	$69,562	$0	$0	$218,064	$167,451	$100,613	$117,451
2014	$112,006	$1,308	$63,000	$0	$0	$176,314	$166,122	$60,192	$116,122
2013	$115,400	$1,308	$48,825	$0	$0	$165,533	$163,667	$51,866	$113,667

Building Information

Building	1	**Roof Cover**	Metal
Building Value	$311,391	**Roof Structure**	Gable Hip
Year Built	1905	**Interior Flooring**	Pine Wood
Actual Area	2542	**Interior Wall**	Drywall
Conditioned Area	2100	**Heating Type**	Air Duct
Use	Single Family Residence	**Air Conditioning**	Central
Style	01	**Bedrooms**	0
Exterior Wall	Wood	**Baths**	

Description	Square Footage
BASE AREA	1050
FINISHED STORAGE/UTILITY	90
FINISHED SCREEN PORCH	176
FINISHED UPPER STORY	1050
UNFINISHED ENCLOSED PORCH	176
Total SqFt	2542

Sketch Information



Extra Feature Information

Code Description	Status	Value
Garage - Low (Mix)		3218

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	50	140	50	EF	$210,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
12/31/2020	12/29/2020	$100.00	WARRANTY DEED	5140	886	U	I	KAVANAUGH THOMAS V,CHERYL E NELSON-	KAVANAUGH THOMAS V,CHERYL E
	10/10/2002	$185,000.00	WARRANTY DEED	1829	1760	Q	I	COLEE LOUIS A JR ETAL	KAVANAUGH THOMAS V,CHERYL E NELSON-
	7/10/2002	$135,000.00	WARRANTY DEED	1783	924	U	I	COLEE DONALD WAYNE & JAMES L & HENRY GARY	COLEE LOUIS A JR & COLEE STERLING (T/C)
	6/25/1998	$100.00	LIFE ESTATE	1329	387	U	I	COLEE LENA CATHERINE	COLEE LENA CATHERINE ***

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

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CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for September 18, 2024 Meeting



Application HP2024-0045 Address: 11 Garnett Avenue

Autumn Martinage – Applicant Stephen Robideaux – Owner

Project description: To demolish a garage apartment building accessed from the rear alley, constructed c. 1940, that is not recorded in the Florida Master Site File or located in a district. *Continued from August 15, 2024.*

Architectural Style:	Garage Apartment	Florida Master Site File:	N/A
National Register:	N/A	Construction date:	c. 1940
Archaeology Zone:	N/A	Zoning District:	CL-2
Parcel number:	1900600000		
Agenda Item:	7(d)	Previous Action(s):	DRC2024-064

STAFF SUMMARY AND ANALYSIS:

This Certificate of Demolition application was continued at the August 15, 2024, meeting to allow the applicant time to consider alternatives to demolition.

The applicant submitted an updated narrative, a letter from Ace Hardware addressing the infeasibility of utilizing the existing Garage Apartment building as part of their commercial expansion (although details regarding replacement development were not provided), and a letter from Hygema house movers discussing the difficulties of potentially moving the structure due to the existing tree canopy and narrow streets.

Architectural Context from the August 15, 2024 HARB Report:
This Garage Apartment Building, constructed c. 1940, is set far back from the south side of Garnett Street one lot east of Cunningham Ave. Blocked from view by foliage and a gated fence, the building is accessed primarily by an alley to the south. The building features two pairs of wooden swinging garage doors, one inoperable, set in the masonry ground floor walls, asbestos shingle cladding on the second floor, 1/1 single and paired, awning, and 6-lite wood windows, a low-sloping side gable metal roof with a shed roof over the second story entry porch, and a brick chimney centrally located on the exterior of the west elevation.

Detailed analysis and additional comments in the staff responses to the Demolition Review Criteria on page 3 of this staff report have not changed from the prior hearing. Any full demolition of a structure aged 50 years or older 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 **APPROVE** a **Certificate of Demolition** at **11 Garnett Avenue** because it is not a local landmark or otherwise designated as a historic building with the following condition:

1. Significant building materials, architectural details and ornaments, fixtures, and the like for be salvaged for reuse in restoration of other historic properties in accordance with sec. 28-83(5)

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 is so far set-back and screened from Garnett Avenue, that it contributes very little to the existing streetscape. It is a prominent feature in the dirt alley along the rear of the property.

3. The impact of the loss of the structure on the streetscape. The building is similar to other Garage Apartment buildings in St. Augustine. It's loss would minimally impact the Garnett Avenue streetscape because it is not visible from the street.

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 not recorded in the Florida Master Site File and is not located in a district. No historic or cultural associations are known that would qualify the building for listing individually and it is unclear whether the building would contribute to a district if one were created. There is no indication of a primary structure associated with this building ever existing on the property; however, Polk City Directory Research indicates that carpenter Charles Shugart, a likely relative of 11 Garnett Avenue resident Patricia Shugart, owned the property across the alley at 145 Cunningham Avenue around the time of the garage apartment's construction.

6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. The building is not designated as historic, is not eligible for individual designation and would require additional research for consideration as contributing to a historic district.

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 garage apartment style with a masonry ground floor and wood frame upper story.

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 found sporadically throughout St. Augustine in many different neighborhoods, particularly Old City South, Nelmar Terrace, and Fullerwood Park and generally in relation to another primary structure.

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 mixed masonry and frame building is not of such design that it could not be reproduced, although new construction would be visibly different in appearance.The building appears to be on good condition. Relocation of the structure may be cost prohibitive based upon the foundation type.

10. *The justification for the proposed demolition.* The applicant seeks to expand the existing commercial use to the east onto this property. No plans were provided for replacement development.

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

Eligibility for Demolition Review (Section 28-87(3), CoSA Code of Ordinances)

The review of all applications for demolition or partial demolition permits for historic or regulated structures. Also, review all applications for demolition or partial demolition permits for primary structures within historic preservation zoning districts and National Register districts for potential designation as an historic landmark, and review of partial demolition permits for regulated structures not eligible for administrative approval. Privately owned single-family residential structures that qualify for complete demolition by statute and are not otherwise exempt pursuant to F.S. ch. 553.79(25), will be processed consistent with state law.

National Register Status (Section 28-89(6), CoSA Code of Ordinances)

Applications for certificate of demolition of a building or structure that is of exceptional significance including a local historic landmark, has been a contributing property to a National Register of Historic Places District or has been individually listed on the National Register of Historic Places shall require the following with the burden of proof to be on the applicant. The board may also require the following of structures considered to be contributing to the historical character of the city: 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:

- Design of Replacement Building - *As a condition of issuing a certificate of demolition, the board may require the replacement design be approved by the board and 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 1940 and is thus more than 50 years old. The building is not in a Historic Preservation Zoning District or National Register Historic District, individually listed on the National Register of Historic Places or recorded on the Florida Master Site File.

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:

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Sanborn Map(s)
3. Polk City Directory Research

STAFF PHOTOGRAPHS
11 GARNETT AVENUE



Front (north) Elevation

STAFF PHOTOGRAPHS
11 GARNETT AVENUE



Northwest Elevation

STAFF PHOTOGRAPHS
11 GARNETT AVENUE



West Elevation



STAFF PHOTOGRAPHS
11 GARNETT AVENUE



Rear (south) Elevation along the alley

STAFF PHOTOGRAPHS
11 GARNETT AVENUE



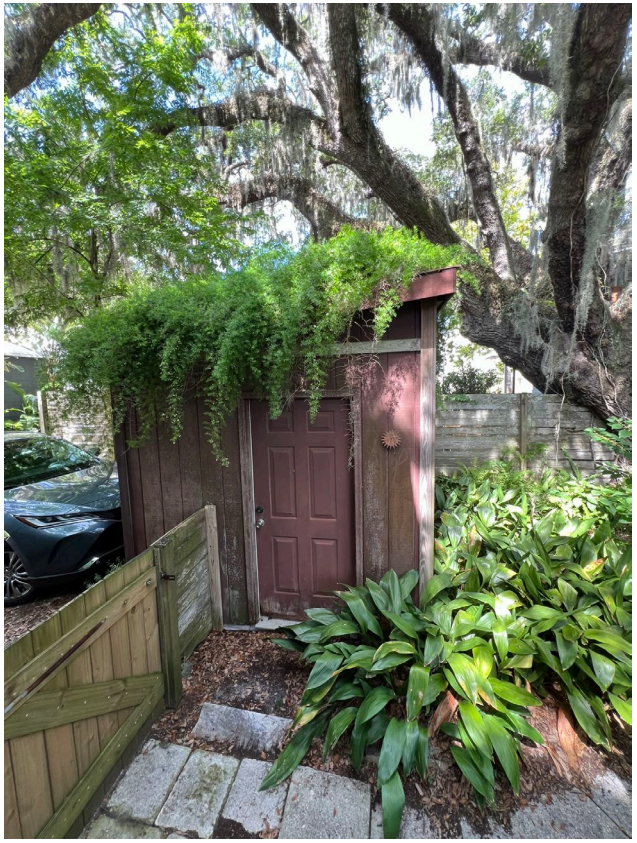
East Elevation

STAFF PHOTOGRAPHS
11 GARNETT AVENUE



Yard facing Garnett Avenue

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11 GARNETT AVENUE


Existing Shed

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11 GARNETT AVENUE





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11 GARNETT AVENUE





Interior

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11 GARNETT AVENUE





Interior

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Interior

STAFF PHOTOGRAPHS
11 GARNETT AVENUE





Interior

SANBORN MAP – 1930 UPDATED TO 1965
11 Garnett Avenue



11 Garnett Avenue (c. 1940)
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
+ 1947	Mrs. Patricia Shugart		Widow, Lloyd
1949	Mrs. Patricia Shugart		Widow, Lloyd
1955	Mrs. Patricia Shugart		Widow, Lloyd
1960	Mrs. Patricia Shugart		Widow, Lloyd
1964	Mrs. Patricia Shugart		Clerk St. Augustine National Bank
1970	Vacant		
1975	Vacant		
1979-80	Not Listed		
1984-85	No Return		

\+ First entry found for this address

FOR THE SEPEMBER 18, 2024 HARB MEETING

COD HP2024-0045 – 11 Garnett Avenue

New Documents Provided by the Applicant

Received 9/6/2024
Planning & Building Department

Matthews | DCCM

Engineering - Architecture - Planning - Surveying

Turner Ace Hardware

CERTIFICATE OF DEMOLITION: FULL

NARRATIVE

We are requesting a demolition permit for the single-family structure located at 11 Garnett Avenue in the City of St Augustine for the expansion of the abutting Turner Ace Hardware. The Property Appraiser's website estimates the structure's date of construction around 1940; however, the structure does not currently have any of the following designations:

- Individually listed in the National Register of Historic Places; or,
- Designated as contributing to a National Register Historic District; or
- Designated as a Local Historic Landmark.

FINDINGS OF FACT FOR DEMOLITION REVIEW CRITERIA (AGHP):

1. Whether or not the structure is a designated landmark or is eligible for designation.
   Not designated landmark or eligible for designation.
2. Whether or not the structure is individually listed on the National Register of Historic Places.
   Not listed on the National Register of Historic Places.
3. Whether or not the structure is a contributing property to a National Register District.
   Not a contributing property to a National Register District.
4. Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district.
   Not within or immediately facing a locally designated historic preservation zoning district. The structure is within a commercial zoning district and abuts both commercial and residential zoning districts.
5. The contribution of the structure to the mass and scale of the streetscape.
   The structure appears to have been constructed as a carriage house. It is set at the rear of the lot with dense, mature in front; therefore, limiting the visibility of the structure from Garnett Avenue. The structure is currently accessible via the rear alley for vehicular access and by a narrow pedestrian walk along the Garnett Avenue frontage.
6. The impact of the loss of the structure on the streetscape.
   The structure presently has no visibility from Garnett Avenue resulting in no impact to the streetscape.
7. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape.
   Structure will be replaced by expansion of existing commercial development to the east. Due to lack of visibility from street, the removal of this structure will have no impact on the existing streetscape.

8. The historical or cultural merit of the structure.
   The structure does not have any historical or cultural merit ***as it is not associated with any events that have made a significant contribution to the history of the community, it is not associated with the lives of any persons of significance to the history of the community and is unlikely to yield any information important to the prehistory or history of the community.***
9. The impact of the loss of the structure on the historical or cultural integrity of the city, district, and neighborhood.
   The demolition of this structure will not result in a negative impact to the historical or cultural integrity of the city, district, or surrounding neighborhood ***as it is not associated with any events that have made a significant contribution to the history of the community, it is not associated with the lives of any persons of significance to the history of the community, and is unlikely to yield any information important to the prehistory or history of the community.***
10. Whether or not the structure is representative of a style or type of architecture or a method of construction.
    The structure was originally constructed as a carriage house. It is not representative of any particular architectural style or method of construction. It is a traditional vernacular style structure built with a combination of masonry and siding materials. ***The structure does not embody any distinctive characteristics of type, period, or method of construction. It also does not represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity who's components may lack individual distinction.***
11. 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 structure is not one of the last surviving examples of its style or type of architecture or method of construction. The structure was originally constructed as a traditional carriage house which is intended to be accessory to a primary residential use of a property. Carriage houses are a common type of accessory structure found throughout the City of St Augustine and many examples remain.
12. 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 structure is not of such design, craftsmanship or materials that cannot be reproduced. The structure is constructed of commonly available materials and is not of a unique design or purpose that could not be reproduced. ***The structure does not embody any distinctive characteristics of type, period, or method of construction. It also does not represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction.***

13. The condition of the structure, and the possibility of rehabilitating or relocating the structure.
The structure was originally constructed as a carriage house. It was never intended that this structure would be the primary structure of the subject property, and it would be cost prohibitive to attempt to relocate the structure to an alternate location. It is impossible to relocate the structure from its present location without the demolition of the entire first floor. Additionally, the existing mature vegetation, narrow roadways and narrow alleyway prevent the structure from being relocated from its present location.
14. The justification for the proposed demolition.
This structure was originally constructed as a carriage house, a use that was intended to be accessory to a primary residential structure that likely was planned for the property. The structure is located at the rear of the property and has no visual impact on the existing streetscape. Additionally, the structure does not meet the criteria for exceptional significant as identified by National Register of Historical Places and mentioned in Objective 3.1 of the Historic Preservation Element of the City of St Augustine Comprehensive Plan 2040.

CONCLUSION

The structure was built in 1940, is not in a Historic Preservation Zoning District or individually listed on the National Register of Historic Places or on the Florida Master Site File. In addition, this property does not meet the criteria for exception significance as outlined by the National Register of Historic Places.

The requirements for a full demolition permit have been sufficiently met.

Received 9/6/2024
Planning & Building Department

September 6, 2024

Historical Architectural Review Board
St. Augustine, FL

Dear Board Members,

The principals of Turner Ace Hardware have met to discuss and researched the viability of incorporating the existing structure located at 11 Garnett Ave into their potential development plans at 11 Garnett Ave.

After much consideration it was determined that incorporating the existing building into any new development plans at 11 Garnett Ave is not feasible for the company. Due to the limited ceiling heights and layout of the existing building it is not suitable to serve as storage or warehouse space. Due again to the limited ceiling heights, layout, and serious concerns about ADA requirements of the existing building the structure would not be able to serve as reasonable retail space for the business. Due also to ADA concerns and having a limited need for office space at this location the existing structure would not be able to serve as office space for the company either.

Thank you,

Mitchell A Turner

Mitchell Turner

CFO, Turner Ace St Augustine Inc. / Turner Ace Hardware

Turner Ace Hardware
13164 Atlantic Blvd – Jacksonville FL 32225
Ph: 904-221-6512 – URL: www.turnerace.com

Received 9/6/2024
Planning & Building Department

Albert J. Boyles, Jr.
Secretary/Treasurer
CR CO49210

Since 1927

HYGEMA

Foundation Repair & House Movers

Where Skill and Experience Count

3404 COUNTY ROAD 218
MIDDLEBURG, FL 32068
Office: (904) 764-9509
(904) 282-4212
Fax: (904) 282-0595

hhm1986@bellsouth.net
www.hygemahousemovers.com

August 22, 2024

Mitchell Turner
Ref: 11 Garnett Avenue St. Augustine, FL 32084

This letter is in reference to the work to be completed on the structure located at the above address, to relocate structure to a new location, not yet determined. We have reviewed the structure and its location. The structure is a two story with a slab floor and block CMU wall on the first floor with a wood frame second floor. We have reviewed possible ways of moving said structure and found that the streets are too narrow to allow for movement on city streets. The height and width of structure would cause permanent damage to trees in right of way and the cost of moving utilities would be too expensive to make moving of the structure feasible.

Thank you for the opportunity to look at a potential project but we feel the cost and impact to the neighborhood would be extensive.

Please let me know if you need any further information.

Respectfully,

Albert "Jay" Boyles – HYGEMA HOUSE MOVERS, INC.

August 20, 2024

Autumn Martinage
7 Waldo St
St Augustine, FL 32084

cc: Stephen Robideaux

Re: Certificate of Demolition (Full) - 11 Garnett Ave, Saint Augustine, FL, 32084 - HP2024-0045

Dear Autumn Martinage,

On August 15, 2024, the Historic Architectural Review Board (HARB) met and discussed your application To demolish a garage apartment building accessed from the rear alley, constructed c. 1940, that is not recorded in the Florida Master Site File or located in a district.

Specifically, based upon evidence presented, the HARB **CONTINUED your application to the September 18, 2024 meeting as described in the attached copy of the executed Order.**

All additional materials for the continued item must be submitted to the Planning and Building Department 10 days before the meeting, to be received by September 8, 2024.

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

Sincerely,

Amy McClure Skinner, AICP
Director, Planning & Building

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

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

TYPE OF REQUEST:

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

IN THE MATTER OF:

Case No.:	HP2024-0045
Applicant:	Autumn Martinage
Owner:	Stephen Robideaux
Address:	11 Garnett Avenue
Parcel Number:	19006-0000

Re: Certificate of Demolition, pursuant to Section 28-89, City of St. Augustine Code, To demolish a garage apartment building accessed from the rear alley, constructed c. 1940, that is not recorded in the Florida Master Site File or located in a district.

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

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

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

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request To demolish a garage apartment building accessed from the rear alley, constructed c. 1940, that is not recorded in the Florida Master Site File or located in a district..

Subject to the following conditions:

- If approved, there is a 30-day delay period and subsequent building permits are required before beginning work.
- An approved Certificate of Demolition expires one year from the date of the order. In accordance with Ordinance No. 2017-06, the owner of the property may request either a one-time six month administrative extension, or may apply for a one year extension from the Historic Architectural Review Board. The extension request must be filed in writing with the Planning and Building Department during regular office hours no later than 30 days before the expiration the Certificate of Demolition.
- To September 18th 2024 meeting
- to consider alternatives to demolition.
-
-

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

Case No. HP2024-0045

REQUEST **APPROVED / DENIED / CONTINUED**

E. MacDonald

Sign Name

Gaeve MacDonald

Print Name

HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

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

MICHELE FUDO
Commission # HH 448184
Expires September 26, 202

Michele Fudo

Notary Public, State of Florida

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

ORIGINAL APPLICATION SUBMITTAL

COD HP2024-0045 – 11 Garnett Avenue

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Demolition (Full)

Case Number: HP2024-0045 **Meeting Date: Thursday, August 15, 2024**

1. NAME OF APPLICANT: Autumn Martinage
   Business (if applicable): Matthews | DCCM
   Address: 7 Waldo St
   City: St Augustine State: FL Zip Code: 32084
   Daytime Telephone: 9043744667 E-Mail Address: planning@mdginc.com

2. NAME OF PROPERTY OWNER: Stephen Robideaux
   Business (if applicable):
   Address: 11 Garnett Avenue
   City: St Augustine State: FL Zip Code: 32084
   Daytime Telephone: 9043744667 E-Mail Address: planning@mdginc.com

3. PROJECT LOCATION: 11 Garnett Ave, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: GARNETT ADDITION CITY E1/2 OF LOT 7 BLK 7

5. SCOPE OF WORK: To demolish a garage apartment building accessed from the rear alley, constructed c. 1940, that is not recorded in the Florida Master Site File or located in a district.

Information attached by applicant includes:

- Application Agreement
- Additional Information
- Photographs of Existing Conditions
- Site Survey
- Proposed Replacement Use

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: 11 GARNETT AVE

Applicant's Name: Autumn Martinage Applicant's Signature: _____

Owner's Name: _____ 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.

CITY OF ST AUGUSTINE EST. 1565

Owner's Authorization For Agent

Matthews | DCCM is/are hereby authorized TO ACT ON BEHALF OF Stephen Robadeaux 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:

11 Garnett Ave

BY: Stephen Robideaux
Signature of Owner

Stephen Robadeaux
Print Name of Owner

904-615-3195
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 3rd day of July, 2024

By Stephen Robideaux

Identification verified:

Oath sworn: ✓ Yes ___ No

HARLEY PALMER
Commission # HH 414403
Expires June 26, 2027

Notary Signature: Harley Palmer

My Commission expires: 06/26/27

Received 7/16/24
Planning & Building Deparment

Turner Ace Hardware

CERTIFICATE OF DEMOLITION: FULL

SUBMITTAL DATE

July 16, 2024

APPLICANT

Ace Hardware
3164 Atlantic Blvd
Jacksonville FL 32225
904-294-2170
mitchell@turnerace.com

PROPERTY OWNER

Stephen Robideaux
11 Garnett Ave
St. Augustine, FL 32084

AUTHORIZED AGENT

Matthews | DCCM
7 Waldo St
St. Augustine, FL 32084
(904) 374-4667
planning@MDGinc.com

SUBMITTAL ITEMS

1. HARB Application Agreement
2. Proof of Ownership
3. Owner's Authorization for Agent
4. Narrative & Findings of Fact
5. Supporting Documentation
    A. Photos
    B. Survey
6. Proposed Use of Property

PARCEL IDENTIFICATION NUMBER

19006-00000

Turner Ace Hardware

CERTIFICATE OF DEMOLITION: FULL

NARRATIVE

We are requesting a demolition permit for the single-family structure located at 11 Garnett Avenue in the City of St Augustine for the expansion of the abutting Turner Ace Hardware. The Property Appraiser's website estimates the structure's date of construction around 1940; however, the structure does not currently have any of the following designations:

- Individually listed in the National Register of Historic Places; or,
- Designated as contributing to a National Register Historic District; or
- Designated as a Local Historic Landmark.

FINDINGS OF FACT FOR DEMOLITION REVIEW CRITERIA (AGHP):

1. Whether or not the structure is a designated landmark or is eligible for designation.
   Not designated landmark or eligible for designation.
2. Whether or not the structure is individually listed on the National Register of Historic Places.
   Not listed on the National Register of Historic Places.
3. Whether or not the structure is a contributing property to a National Register District.
   Not a contributing property to a National Register District.
4. Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district.
   Not within or immediately facing a locally designated historic preservation zoning district. The structure is within a commercial zoning district and abuts both commercial and residential zoning districts.
5. The contribution of the structure to the mass and scale of the streetscape.
   The structure appears to have been constructed as a carriage house. It is set at the rear of the lot with dense, mature in front; therefore, limiting the visibility of the structure from Garnett Avenue. The structure is currently accessible via the rear alley for vehicular access and by a narrow pedestrian walk along the Garnett Avenue frontage.
6. The impact of the loss of the structure on the streetscape.
   The structure presently has no visibility from Garnett Avenue resulting in no impact to the streetscape.
7. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape.
   Structure will be replaced by expansion of existing commercial development to the east.
8. The historical or cultural merit of the structure.
   The structure does not have any historical or cultural merit.

Received 7/16/24
Planning & Building Department

9. The impact of the loss of the structure on the historical or cultural integrity of the city, district, and neighborhood.
   The demolition of this structure will not result in a negative impact to the historical or cultural integrity of the city, district, or surrounding neighborhood.
10. Whether or not the structure is representative of a style or type of architecture or a method of construction.
    The structure was originally constructed as a carriage house. It is not representative of any particular architectural style or method of construction. It is a traditional vernacular style structure built with a combination of masonry and siding materials.
11. 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 structure is not one of the last surviving examples of its style or type of architecture or method of construction. The structure was originally constructed as a traditional carriage house which are intended to be accessory to a primary residential use of a property. Carriage houses are a common type of accessory structure found throughout the City of St Augustine and many examples remain.
12. 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 structure is not of such design, craftsmanship or materials that cannot be reproduced. The structure is constructed of commonly available materials and is not of a unique design or purpose that it could not be reproduced.
13. The condition of the structure, and the possibility of rehabilitating or relocating the structure.
    The structure was originally constructed as a carriage house. It was never intended that this structure would be the primary structure of the subject property and it would be cost prohibitive to attempt to relocate the structure to an alternate location.
14. The justification for the proposed demolition.
    This structure was originally constructed as a carriage house, a use that was intended to be accessory to a primary residential structure that likely was planned for the property. The structure is located at the rear of the property and has no visual impact on the existing streetscape.

CONCLUSION

The structure was built in 1940, is not in a Historic Preservation Zoning District or individually listed on the National Register of Historic Places or on the Florida Master Site File.

The requirements for a full demolition permit have been sufficiently met.

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Panning & Building Department

Turner Ace Hardware

CERTIFICATE OF DEMOLITION: FULL

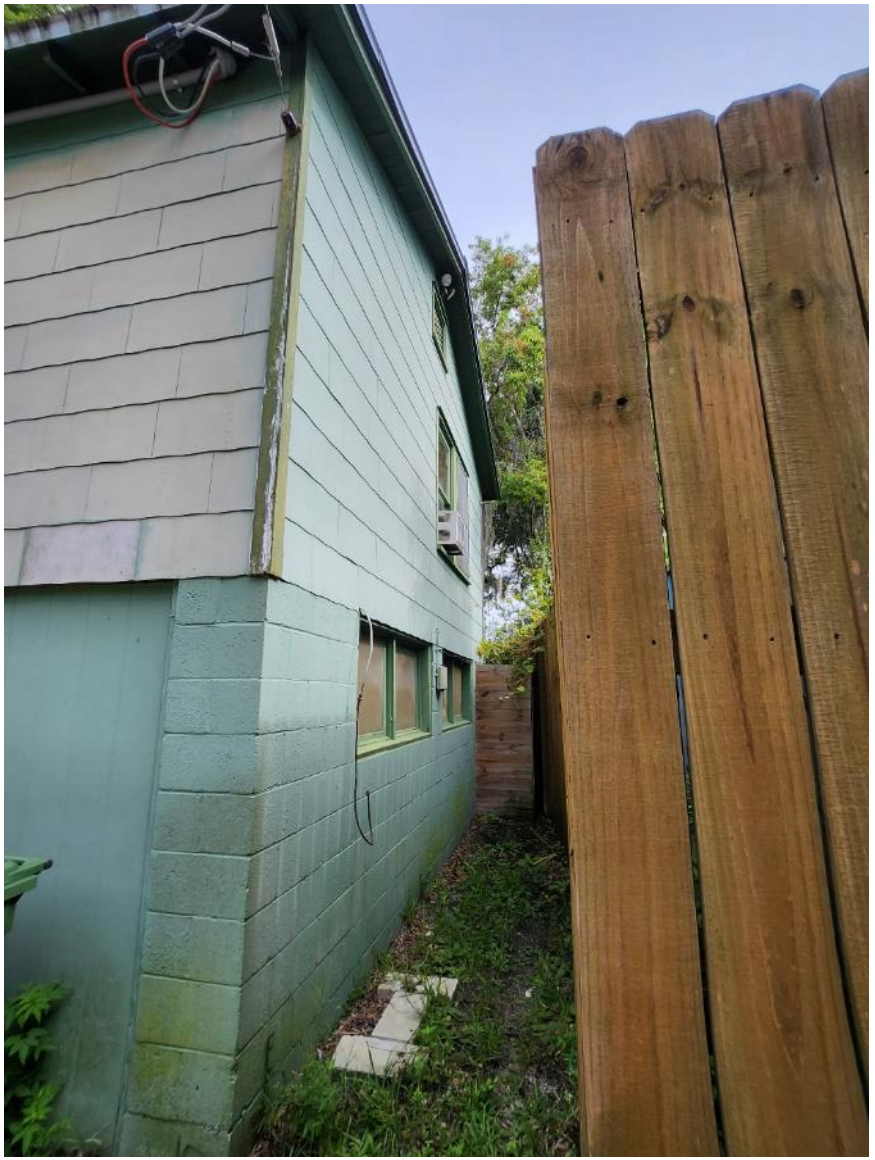




NORTH ELEVATION

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EAST ELEVATION

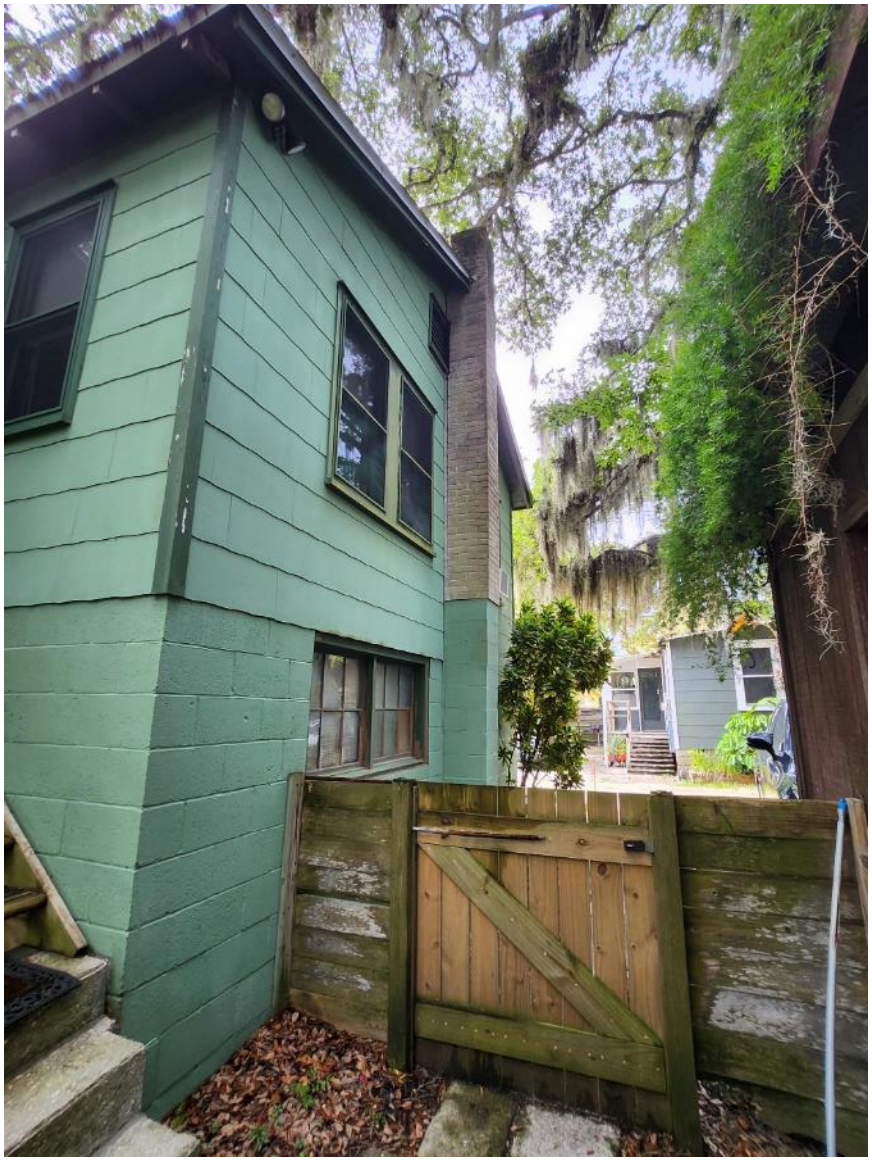
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SOUTH ELEVATION

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WEST ELEVATION

Received 7/16/24
Panning & Building Department





INTERIOR

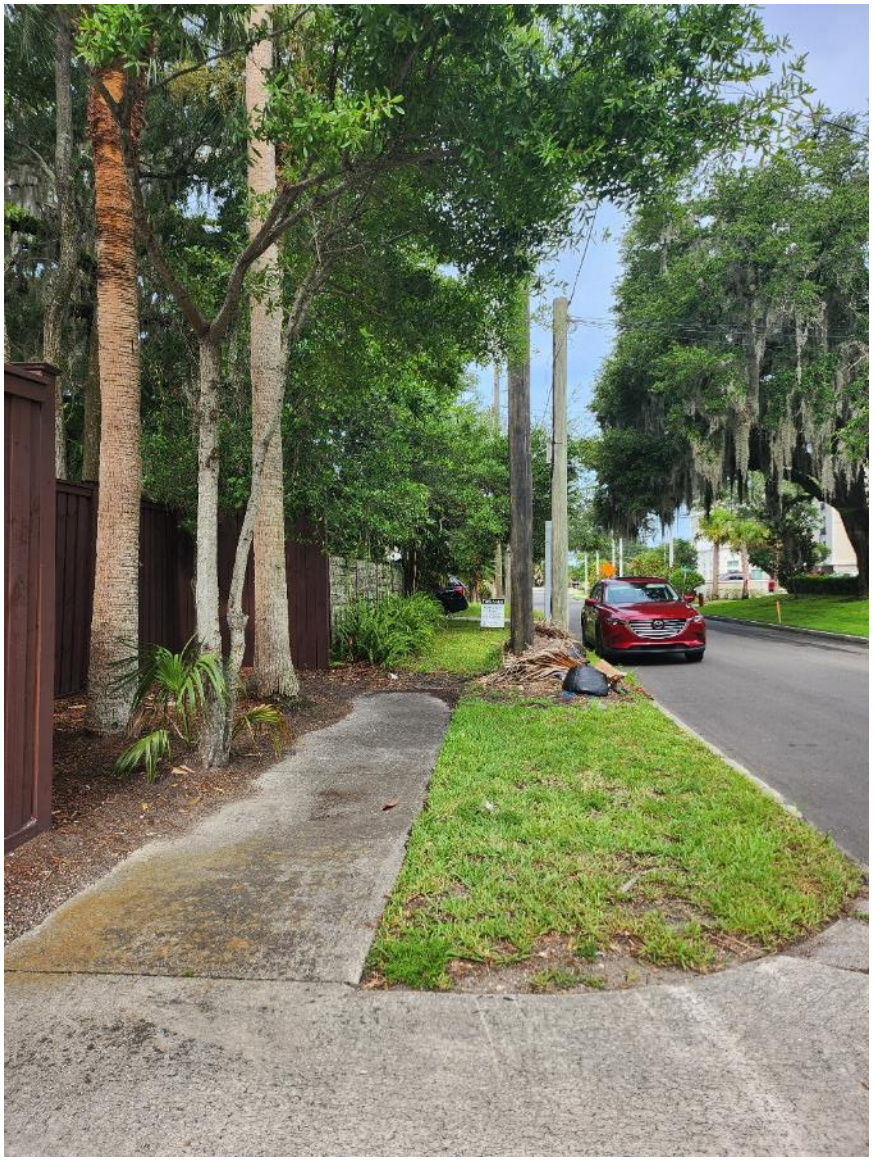
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INTERIOR

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STREETSCAPE

Received 7/16/24
Panning & Building Department

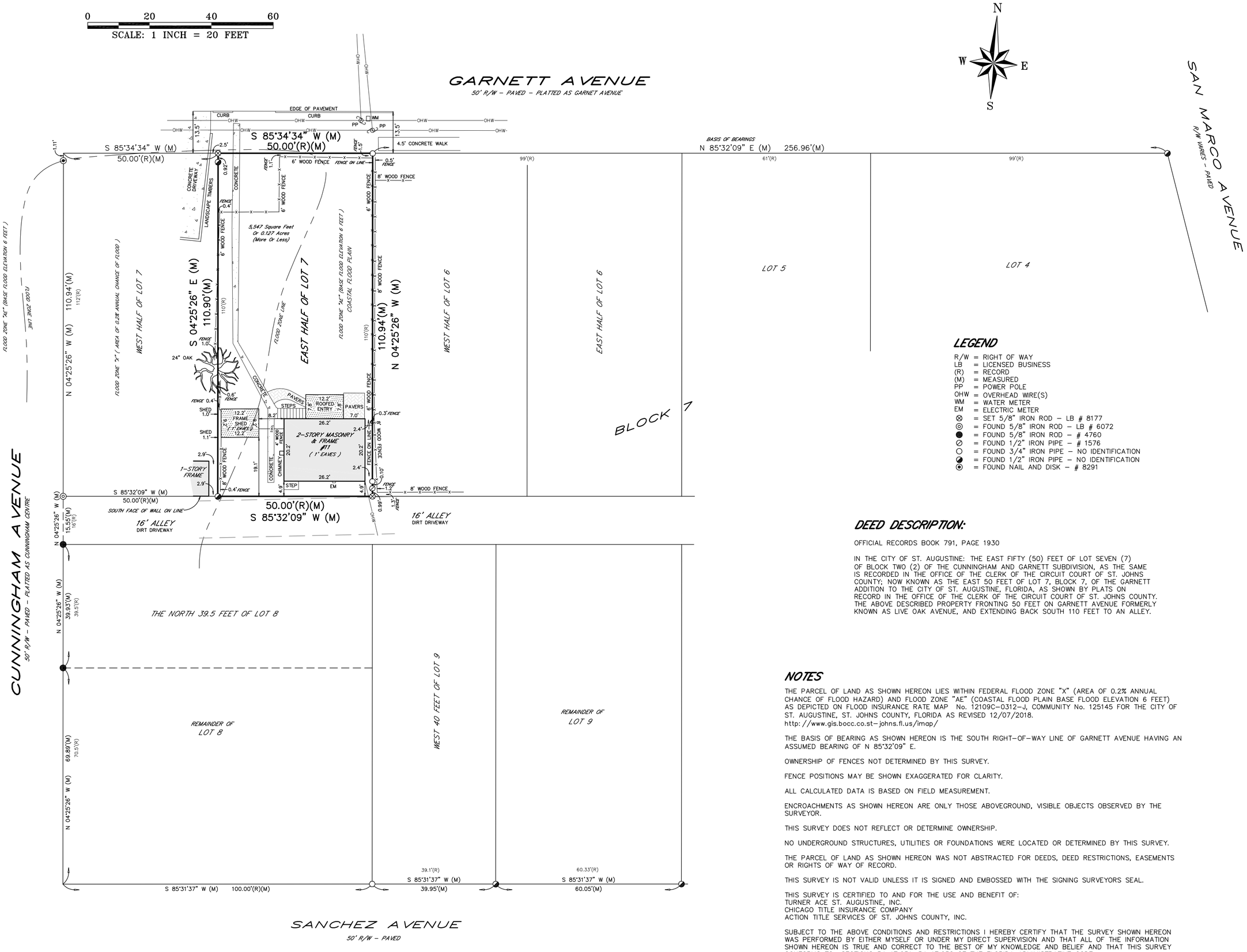




STREETSCAPE

Received 7/16/24
Planning & Building Department

MAP OF SURVEY



LEGEND

R/W	= RIGHT OF WAY
LB	= LICENSED BUSINESS
(R)	= RECORD
(M)	= MEASURED
PP	= POWER POLE
OHW	= OVERHEAD WIRE(S)
WM	= WATER METER
EM	= ELECTRIC METER
⊗	= SET 5/8" IRON ROD – LB # 8177
◎	= FOUND 5/8" IRON ROD – LB # 6072
●	= FOUND 5/8" IRON ROD – # 4760
⊘	= FOUND 1/2" IRON PIPE – # 1576
○	= FOUND 3/4" IRON PIPE – NO IDENTIFICATION
◕	= FOUND 1/2" IRON PIPE – NO IDENTIFICATION
⊙	= FOUND NAIL AND DISK – # 8291

DEED DESCRIPTION:

OFFICIAL RECORDS BOOK 791, PAGE 1930

IN THE CITY OF ST. AUGUSTINE: THE EAST FIFTY (50) FEET OF LOT SEVEN (7) OF BLOCK TWO (2) OF THE CUNNINGHAM AND GARNETT SUBDIVISION, AS THE SAME IS RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY; NOW KNOWN AS THE EAST 50 FEET OF LOT 7, BLOCK 7, OF THE GARNETT ADDITION TO THE CITY OF ST. AUGUSTINE, FLORIDA, AS SHOWN BY PLATS ON RECORD IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY. THE ABOVE DESCRIBED PROPERTY FRONTING 50 FEET ON GARNETT AVENUE FORMERLY KNOWN AS LIVE OAK AVENUE, AND EXTENDING BACK SOUTH 110 FEET TO AN ALLEY.

NOTES

THE PARCEL OF LAND AS SHOWN HEREON LIES WITHIN FEDERAL FLOOD ZONE "X" (AREA OF 0.2% ANNUAL CHANCE OF FLOOD HAZARD) AND FLOOD ZONE "AE" (COASTAL FLOOD PLAIN BASE FLOOD ELEVATION 6 FEET) AS DEPICTED ON FLOOD INSURANCE RATE MAP No. 12109C–0312–J, COMMUNITY No. 125145 FOR THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA AS REVISED 12/07/2018.
http://www.gis.bocc.co.st–johns.fl.us/imap/

THE BASIS OF BEARING AS SHOWN HEREON IS THE SOUTH RIGHT–OF–WAY LINE OF GARNETT AVENUE HAVING AN ASSUMED BEARING OF N 85°32'09" E.

OWNERSHIP OF FENCES NOT DETERMINED BY THIS SURVEY.

FENCE POSITIONS MAY BE SHOWN EXAGGERATED FOR CLARITY.

ALL CALCULATED DATA IS BASED ON FIELD MEASUREMENT.

ENCROACHMENTS AS SHOWN HEREON ARE ONLY THOSE ABOVEGROUND, VISIBLE OBJECTS OBSERVED BY THE SURVEYOR.

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

NO UNDERGROUND STRUCTURES, UTILITIES OR FOUNDATIONS WERE LOCATED OR DETERMINED BY THIS SURVEY.

THE PARCEL OF LAND AS SHOWN HEREON WAS NOT ABSTRACTED FOR DEEDS, DEED RESTRICTIONS, EASEMENTS OR RIGHTS OF WAY OF RECORD.

THIS SURVEY IS NOT VALID UNLESS IT IS SIGNED AND EMBOSSED WITH THE SIGNING SURVEYORS SEAL.

THIS SURVEY IS CERTIFIED TO AND FOR THE USE AND BENEFIT OF:
TURNER ACE ST. AUGUSTINE, INC.
CHICAGO TITLE INSURANCE COMPANY
ACTION TITLE SERVICES OF ST. JOHNS COUNTY, INC.

SUBJECT TO THE ABOVE CONDITIONS AND RESTRICTIONS I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED BY EITHER MYSELF OR UNDER MY DIRECT SUPERVISION AND THAT ALL OF THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS SURVEY CONFORMS TO SECTIONS 5J–17.051, 5J–17.052 OF THE FLORIDA ADMINISTRATIVE CODE.

REVISIONS

TYPE OF SURVEY: BOUNDARY
DATE OF SURVEY: 05/24/2024
FIELD BOOK/PAGE(S): 561/51–52
DRAWING SCALE: 1" = 20'
JOB NUMBER: 24–255

05/28/2024 11:17AM \\front\Projects\autocad\2024\24–255\dwg\24–255.dwg

BOUNDARY SURVEY

#11 GARNETT AVENUE
ST. AUGUSTINE, FLORIDA, 32084

ANCIENT CITY SURVEYORS
LB # 8177
ACS
PROFESSIONAL LAND SURVEYORS
4425 U.S. HIGHWAY No. 1 SOUTH, SUITE 401
ST. AUGUSTINE, FLORIDA 32086
email: acs–surveyors@comcast.net PHONE: 904–797–9867

MICHAEL A. PIESCO PLS
Professional Land Surveyor #4793

SEAL

DATE SIGNED:

Received 7/16/24
Planning & Building Department

Turner Ace Hardware

CERTIFICATE OF DEMOLITION: FULL

PROPOSED USE OF THE PROPERTY

We are requesting a demolition permit for the single-family structure located at 11 Garnett Avenue in the City of St Augustine for the expansion of the abutting Turner Ace Hardware. The final design of the proposed expansion has not yet been completed.

Received 7/16/24
Planning & Building Department

88 20335

O.R. 791 PG 1930

3905

THIS WARRANTY DEED Made the 3rd day of AUGUST A.D. 1988 by

EDWARD A. HAMBY, a married man conveying his separate non homestead property

hereinafter called the grantor, to

STEPHEN J. ROBIDEAUX a single man

whose postoffice address is 11 Garnett Ave. St Augustine FL 32084

herein called the grantee:

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

WITNESSETH: That the grantor, for and in consideration of the sum of $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, viz:

In the City of St. Augustine; the East Fifty (50) feet of Lot Seven (7) of Block Two (2) of the Cunningham and Garnett Subdivision, as the same is recorded in the Office of the Clerk of the Circuit Court of St. Johns County; now known as the east 50 feet of Lot 7, Block 7, of the Garnett Addition to the City of St. Augustine, Florida, as shown by plats on record in the Office of the Clerk of the Circuit Court of St. Johns County. The above described property fronting 50 feet on Garnett Avenue formerly known as Live Oak Avenue, and extending back South 110 feet to an alley.

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

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

AND the grantor hereby covenants, with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1987.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Eva J. Simmons
Witness

Edward A. Hamby LS
EDWARD A. HAMBY

Witness

LS

Witness

LS

Witness

LS

Documentary Tax Pd. $ 21/50

$ — Intangible Tax Pd.

Carl "Bud" Markel, Clerk St. Johns County By: D.C.

Received 7/16/24
Planning & Building Department

State of Virginia
County of Warren

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared

EDWARD A. HAMBY

to me known to be the person described in who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 3rd day of August, A.D. 1988.

Ginger O. Spiker (Notary Seal)
Notary Public
My commission Expires:
April 26, 1991

This instrument prepared by: M. Lagasse
Estate Title and Guaranty Inc.
71 Carrera Street
St. Augustine, Florida 32084
as necessary incident to the fulfillment of conditions set forth in a Title Insurance Binder issued by Estate Title and Guaranty, Inc.

COPY

FILED AND RECORDED IN
PUBLIC RECORDS OF
ST. JOHNS COUNTY, FLA.

88 AUG -8 PM 3:33

Carl "Buck" Markel
CLERK OF CIRCUIT COURT

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	1900600000
Location Address	11 GARNETT AVE SAINT AUGUSTINE 32084-0000
Neighborhood	Garnett Addition & Rambo (585)
Tax Description*	GARNETT ADDITION CITY E1/2 OF LOT 7 BLK 7 OR791/1930 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Garnett Division, Plan Of
Sec/Twp/Rng	7-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.140
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Robideaux Stephen J 100%
Mailing Address	11 GARNETT AVE SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2024
Building Value	$70,449
Extra Features Value	$324
Total Land Value	$190,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$260,773**
Total Deferred	$21,138
Assessed Value	**$239,635**
Total Exemptions	$0
Taxable Value	**$239,635**

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

Historical Assessment Information

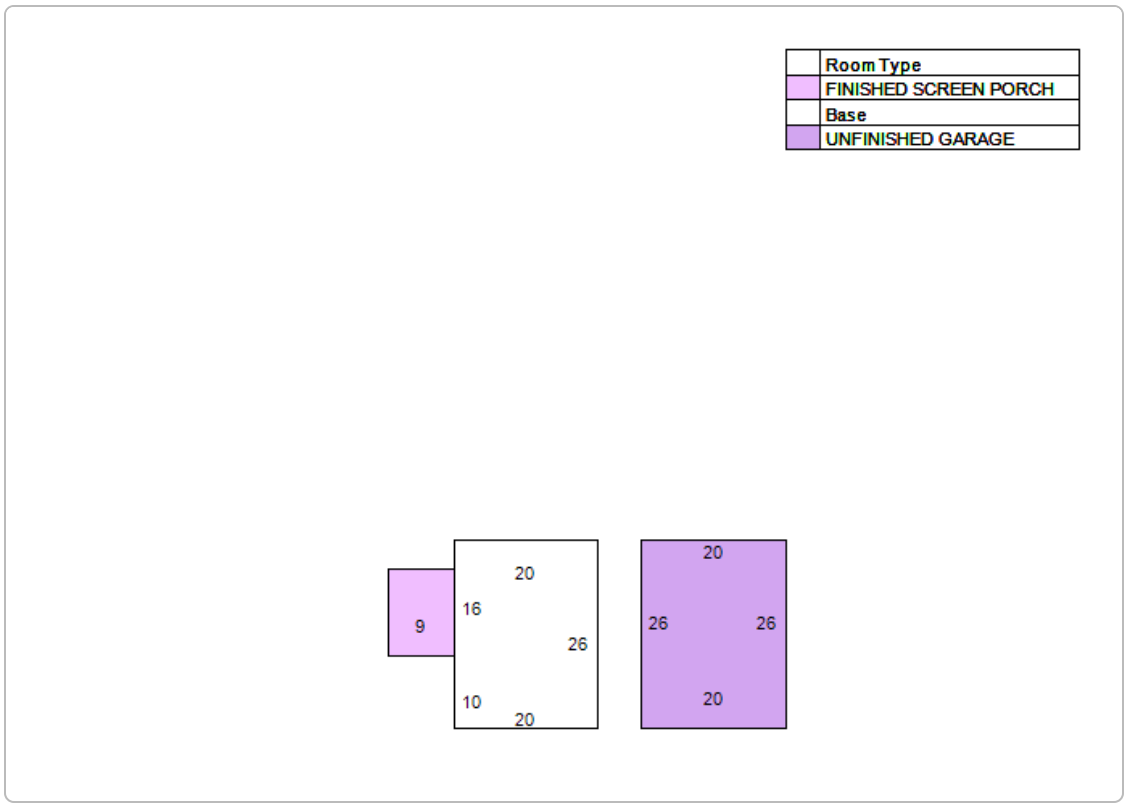
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	$66,477	$324	$190,000	$0	$0	$256,801	$217,850	$38,951	$217,850
2022	$65,770	$351	$159,600	$0	$0	$225,721	$198,045	$27,676	$198,045
2021	$49,065	$351	$130,625	$0	$0	$180,041	$180,041	$0	$180,041
2020	$40,332	$351	$85,500	$0	$0	$126,183	$90,721	$85,462	$40,721
2019	$35,544	$333	$85,500	$0	$0	$121,377	$88,681	$82,696	$38,681
2018	$36,672	$333	$85,500	$0	$0	$122,505	$87,027	$85,478	$37,027
2017	$25,644	$2,097	$85,500	$0	$0	$113,241	$85,237	$78,004	$35,237
2016	$24,318	$2,097	$76,000	$0	$0	$102,415	$83,484	$68,931	$33,484
2015	$20,957	$2,097	$59,850	$0	$0	$82,904	$82,904	$50,000	$32,904
2014	$20,468	$2,097	$59,850	$0	$0	$82,415	$82,415	$50,000	$32,415
2013	$21,212	$2,097	$59,850	$0	$0	$83,159	$83,159	$50,000	$33,159

Building Information

Building	1	**Roof Cover**	Metal
Building Value	$70,449	**Roof Structure**	Gable Hip
Year Built	1940	**Interior Flooring**	Pine Wood, Sheet Vinyl
Actual Area	1148	**Interior Wall**	Drywall
Conditioned Area	520	**Heating Type**	None
Use	Single Family Residence	**Air Conditioning**	Window
Style	01	**Bedrooms**	0
Exterior Wall	Cement Fiber, Concrete Block	**Baths**	

Description	Square Footage
UNFINISHED GARAGE	520
BASE AREA	520
FINISHED SCREEN PORCH	108
Total SqFt	1148

Sketch Information



Extra Feature Information

Code Description	Status	Value
Storage Building (Mix)		324

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	50	110	50	EF	$190,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	8/1/1988	$39,000.00		791	1930	Q	I		ROBIDEAUX STEPHEN J
	1/1/1981	$21,000.00		478	471	U	I		
	1/1/1977	$0.00		340	612	U	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.
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Contact Us

Developed by Schneider GEOSPATIAL

Received September 16, 2024
Planning & Building Department

Amy Skinner
Director, Planning and Building Department
City of St. Augustine

Julie Courtney
Historic Preservation Office
City of St. Augustine

Based upon the staff report determination that no certificate of demolition or certificate of relocation is required due to the owner's stated intent to agree to attempt to move the building, please accept this correspondence as our withdrawal of the application and removal from the HARB agenda.

Moreover, this letter will again serve as the owner's statement that based upon the conversations and our sincere discussions with the city staff, city manager, planning director and city attorney, the owner will agree to move the building as well as possible (trying to preserve the upper regarded architectural features at the very least) to a site to be determined. We are working with the city administration to find a site, whether city or private, and it will be agreed upon prior to that parcel being constructed.

Please confirm that the item will be removed from the agenda based upon this withdrawal of the application.

Thank you again for your help in getting this resolved.

Kanti Patel
VISTA HOTEL IV, INC

For the HARB September 18, 2024 Meeting

Item 7(e) - Certificate of Demolition Application: HP2024-0036
Address: **1800 N. Ponce de Leon Boulevard**
Applicant: **Old City Law, PLLC**
Property Owner: **Vista Hotel IV, Inc.**
Project description: **To demolish a commercial building, constructed c. 1964, that is not recorded in the Florida Master Site File or located in a district.**

1. This Certificate of Demolition (COD) application was heard at the August 15, 2024 HARB meeting and continued by the board to allow the applicant time to consider incorporating the c. 1964 building into the proposed redevelopment project planned for this and the adjacent properties or relocating the structure. Minutes from the meeting are at the back of the attachments section of the staff report that is also attached as a reference.
2. Since the continuation in August, the applicant emailed staff stating, "Pursuant to our conversation and our sincere discussions of the request with the city staff, city manager, planning director and city attorney, **the owner will agree to move the building as well as possible (trying to preserve the upper regarded architectural features at the very least) to a site to be determined, and such will be the recommendation of staff and it will be made a condition of the demolition permit grant by the HARB at the meeting** on next Wednesday. **We are working with the city administration to find a site, whether city or private, and it will be agreed upon prior to that parcel being constructed. I understand that the city is in agreement with recommending this to the HARB and we will proceed as such."** A full copy of the email is included in front of the application packet.
3. If relocation is now proposed and planned for the building, a Certificate of Demolition is not required. Additionally, this building does not meet the criteria for a required Certificate of Relocation review. According to the Relocation section of the Architectural Guidelines for Historic Preservation, the HARB only reviews applications to relocate buildings and structures which are: individually listed in the National Register of Historic Places; located in or immediately facing locally designated historic preservation zoning districts HP-1, HP-2 and HP-3; or which are listed on the Florida Master Site File. Relocation of a Colonial building to a different site additionally requires the approval of the City Commission.
4. While relocating buildings often removes structures from their original contexts, in this case, the context of the Ponce de Leon Boulevard corridor has continued to evolve over the years and the context of this property has likely been altered. By relocating the structure to another site, this unique building would at least be preserved, which would be a much more favorable outcome than demolition. However, the HARB should be aware that moving and relocating the building or the structure in its entirety may not be successfully accomplished and the outcome if only the wings or upper portion of the building were saved.

<u>In Consideration of the Certificate of Demolition Application:</u> (See also attached August 2024 staff report)

5. During the HARB's discussion at the August meeting, members noted the unique, Mid-Century or Recent Past architectural design of the building. The distinctly designed Skinner Dairy buildings with the cantilevered winged roofs, found in Northeast Florida were referenced as being similar.
6. No further information specific to the subject building was found. The iconic Skinner's Dairy buildings with the V roof, often referred to butterfly roofs because of the distinctive wings, were designed by Jacksonville architect, Taylor Hardwick, of the firm Hardwick & Lee. Starting in the 1950's, the chain buildings, which were designed as drive-throughs, were dotted across Jacksonville, St. Augustine, and Clay County. Street views of the two Skinner's Dairy buildings that still exist locally are included in the attachments. St. Johns County Property Appraiser reports list the dates of construction as 1954 for the building at 207 Anastasia Boulevard and 1971 for the building at 218 SR16.
7. In comparison, no evidence points to the c.1964 building being constructed for other purposes than its documented uses. The Sanborn Map revised to 1965 has the building labeled with "trailer sales." Polk City Directory research found that listings for the address did not start until 1970; commercial occupants were mostly mobile homes or used cars sales related. While the subject building also has dramatic, cantilevered wings, they do not copy the same upward slope or V-shape, and the structure's footprint is a longer rectangle. Interestingly, the cantilevered wings on all three local buildings are 10-12' in depth. Without access to the original building plans or architect's records, staff has not been able to yet identify the possible architect or builder of this structure, which could also establish significance.

8. An email from Dr. Kyra Lucas of the Florida Division of Historical Resources is also included in the attachments with comments specific to this building's potential eligibility for individual listing on the National Register of Historic Places. She noted that while "this building is an excellent example of a vernacular commercial building of the Midcentury Modern era and appears to retain its integrity," more information would be needed about how the area developed and grew historically, both locally and along that corridor, and how modernist styles were treated locally, among other things to make a determination.
9. As noted in the August 2024 staff report (page 3), our City's Code states under (Sec 28-87(10) (HARB) Responsibilities), "In the event the historic architectural review board desires not to issue a demolition or partial demolition permit for a structure that it finds could meet the criteria for a historic landmark, the historic architectural review board shall initiate proceedings for designation of the structure as a historic landmark." ("The term 'local historic landmark' shall mean 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.")
10. Staff provided a list of the five buildings that have been designated by the HARB as local historic landmarks (154 Cordova Street, the Historic Water Works at 184 San Marco Avenue, 34 Granada Street, 307 Minorca Avenue, and 2 Tremerton Place), and provided more information about the process in the August staff report and during the presentation. This section of the code is included in the attachments. At this previous hearing, looking further into whether the building meets the level of a local historic landmark was mentioned by the HARB, but staff was not formally directed to do so by consensus of the board when the motion was made. This would be required so that the application would be renoticed in relation to local historic landmark designation consideration.

STAFF RECOMMENDATION:

Based on a review of the AGHP, previous HARB discussion at the previous meeting, and without the support of evidence to the contrary, staff finds that the board can take the following actions related to a **Certificate of Demolition** at **1800 N. Ponce de Leon Boulevard**:

1. **Approve** because the existing structure is not a local landmark or otherwise designated as a historic building, with the following conditions that are allowed by the existing City Code under 28-89(5):
    a. Salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties:
        i. With the recommendation that the entire structure be salvaged, preserved and relocated to another appropriate site. If a structural engineer and professional building mover, experienced in historic buildings, determines the structure is unable to be successfully moved, than to salvage and preserve the signficant architectural features that are determined by the HARB.
    b. 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.
        i. With the recommendation that a Florida Master Site File survey should also be completed.
    c. 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.
2. If the HARB determines that relocation is proposed and planned, than a Certificate of Demolition is not required.

OR

3. Formally instruct staff to prepare an analysis specifically for the HARB to review local historic landmark designation for this building, which would require the HARB to **continue** the application for renoticing and further review at a subsequent meeting.

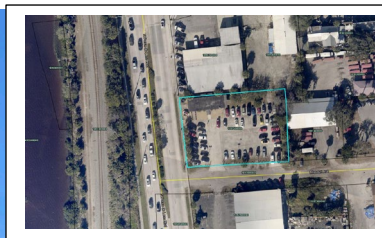
Julie Courtney
Julie Courtney, Historic Preservation Officer

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for August 15, 2024 Meeting







Application HP2024-0036 Address: 1800 N. Ponce de Leon Boulevard

Old City Law – Applicant Vista Hotel IV, Inc. - Owner

Project description: To demolish a commercial building, constructed c. 1964, that is not recorded in the Florida Master Site File or located in a district.

Architectural Style:	Mid-Century Modern Commercial	Florida Master Site File:	N/A
National Register:	N/A	Construction date:	c. 1964
Archaeology Zone:	N/A	Zoning District:	RGO-A
Parcel number:	1897500000		
Agenda Item:	7(g)	Previous Action(s):	-PZB 2022-0084 -City Commission Ordinances 2023-04 & 2023-05

STAFF SUMMARY AND ANALYSIS:

Location and Date of Construction: Located one building south of the southeast corner of North Ponce de Leon Boulevard (or U.S. 1) and San Carlos Avenue and bounded to the south by Missouri Avenue, this "recent past" commercial building has character defining elements associated with mid-century modern architecture. Constructed around 1964, this is one of the more uniquely designed buildings remaining along this commercial stretch of the of U.S. 1 corridor, the coastal highway that runs north/south from Canada.to Key West.

Architectural Description: One-story in height, the building has a flat roof, with dramatic wings that serve as awnings on each end, the front façade/west elevation and the rear/east elevation. Flared ribs articulate the underside and visibly accentuate the wings. An aluminum framed storefront with floor to ceiling windows flank a double-door entrance with short transom above. A lintel runs above and beyond the full width of the storefront. Corner windows are found at each end of the front façade. Similarly, a lintel runs across the rear elevation and extends over the corner windows at each end; the northeast corner is enclosed. Along either side of the building, windows are centered within bays, which are accentuated by vertical wall projections, perpendicular but shorter in height to the stucco finished elevation walls. A later addition of a shorter gable roof portico with simple squared columns extends from the south elevation's centered side entrance. Overall on the side elevations, fenestration openings have triple horizontal aluminum awning windows. A side wing with shed roof is centered on the north elevation. Built closely to the property line and adjacent building, that portion of the north elevation is especially not visible from the street.

Other Public Hearings on Property: An application for an update to the land use and zoning for this property to modify the parcel to a Mixed-Use land use and change reduce the intensity of zoning to Residential General Office-A (RGO-A), which has a 40' height limit, from Commercial Medium Two (CM-2) for this proposed project was reviewed by the Planning and Zoning Board (PZB) in December 2022. PZB made a recommendation for approval to the City Commission, who during their January 2023 meetings, reviewed and passed the related proposed ordinances. The importance of preserving buildings from the recent past and the unique architecture of this specific building was noted by Mayor Sikes-Kline during the two ordinance readings at both City Commission January 2023 meetings. The Mayor inquired if the building could be incorporated into the proposed project design or relocated. The Mayor also said she would defer to the HARB's expertise regarding the demolition. It was noted the demolition request could be delayed by the HARB, but could not be denied (unless the HARB designates a building a local historic landmark). See attached meeting minutes and also page 3* and 5 for code related language on demolition review.

Master Plan Goal to Preserve and Document buildings from the Recent Past: During the many public meetings that developed goals and work tasks for the 2018 adopted Historic Preservation Master Plan, it was recognized that recent past buildings in our city are especially vulnerable to demolition and a priority should be made to preserve and document this part of the city's history. (See B.1.6 Task- Document the Recent Past)

Initiatives Related to Recent Past Architecture: Resulting from the City Commission's January 2023 meetings, Historic Preservation Staff was asked to apply for the Florida Division of Historical Resources Grants, with a focus on preservation and documentation of recent past architecture of St. Augustine. Two small grants were applied for and funding was recently approved, which includes a historic resources survey of unrecorded buildings from the recent past (1940-1980) and a heritage education project to create StoryMaps with a focus on architecture, historic events, and the city's development from the recent past. Both projects should be completed within a year, and it is important that this building and the adjacent two to the south be documented in both.

According to the Demolition section in the Architectural Guidelines for Historic Preservation (AGHP): "the Historic Architectural Review Board (HARB) reviews all applications for demolitions of buildings and structures which are listed on the Florida Master Site File (FMSF)**, which are 50 years old or older, or which have been designated an historic landmark anywhere in the city and all structures in a National Register district and Historic Preservation zoning districts. The demolition can be postponed for up to 24 months and the demolition can also be denied if the structure is of exceptional significance, is a contributing property to a National Register Historic District, or is individually listed on the National Register." (**With the new code language adopted with the partial demolition ordinance in 2023, the demolition review criteria for buildings listed on the FMSF was removed)

From City Code, Sec 28-87(10) (HARB) Responsibilities:** ***Designate historic landmarks. As utilized herein the **term "local historic landmark" shall mean 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. In the event the historic architectural review board desires not to issue a demolition or partial demolition permit for a structure that it finds could meet the criteria for a historic landmark, the historic architectural review board shall initiate proceedings for designation of the structure as a historic landmark**. In the designation of a historic landmark, the historic architectural review board shall evaluate the subject property using criteria and standards established by the National Register of Historical Places for national landmarks, or if evaluating the structure as a potential local historic landmark substituting the importance of the resource to the city and state rather than the nation as a whole. No property shall be designated as a historic landmark without first providing the owner of the proposed historic landmark with notice and an opportunity to be heard in the same manner as that provided for a rezoning of property. In addition, consistent with F.S. ch. 553.79(25), a local landmark designation for a privately owned single-family residential structure that qualifies for complete demolition by statute must include the consent of its owner. Any determination of the historic architectural review board shall be subject to appeal by any affected person to the city commission without any fee being charged or levied.

Analysis and additional comments can be found in the staff responses to the Demolition Review Criteria on page 4 of this staff report. Proposed full demolitions of a structure aged 50 years or older 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 actions related to a **Certificate of Demolition** at **1800 N. Ponce de Leon Boulevard**:

1. **CONTINUE** to allow time for the consideration of a local historic landmark designation and/or for the applicant to provide a plan to relocate, both of which would require further HARB review.
2. **APPROVE** because the existing structure is not a local landmark or otherwise designated as a historic building, with the following possible conditions:
    a. 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. A Florida Master Site File survey should be completed.
    b. Salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties
    c. 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.

Julie Courtney
Julie Courtney, Historic Preservation Officer

SUMMARY SCOPE OF WORK:

1. Full demolition of a commercial 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 one-story building with flat roof has a lower profile and much smaller mass and scale to most of the structures along Ponce de Leon Boulevard, especially many of the other commercial buildings on the east side of Ponce, which has open land immediately to the west in that area.

3. The impact of the loss of the structure on the streetscape. The building has a unique typology for the area and has design elements common in mid-century architecture, fitting in within the context of the 20th century buildings that evolved over time along this corridor.

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 take the Tree and Landscape Ordinance and meet zoning requirements.

5. The historical or cultural merit of the structure. The building is not listed in a local or national historic district and is not recorded on the Florida Master Site File. The building may contribute to a multi-property designation if one were created or be considered by the HARB for local historic landmark designation.

6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. Not located within a historic district, the recent past building was constructed around 1964 along the city's busy commercial corridor, which developed with the construction of many other 20th century/post WWII buildings. Many of these structures have been demolished and replaced over time with commercial buildings that have no historic context to the road-side architecture and development that evolved during the last century. Losing another structure from this mid-century to recent past era will weaken that remaining context.

7. Whether or not the structure is representative of a style or type of architecture or a method of construction. The building is an interesting example of the Mid-Century Modern architectural style, constructed during the post-WWII era and has unique design elements.

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. Although there are mid-century era buildings throughout the city, there are few surviving examples of commercial buildings with similar features.

8. 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 materials and some original elements of the building may not be difficult to reproduce, but the roof system with unique cantilevered wings extending with articulated flared ribs would be more challenging to reproduce with the same level of proportion and detail. New construction will be significantly different in appearance.

9. The justification for the proposed demolition. The applicant seeks to redevelop this property and the adjacent two with a proposed single hotel 4-story structure set back from North Ponce de Leon Boulevard and West San Carlos Avenue.

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

Eligibility for Demolition Review (Section 28-87(3), CoSA Code of Ordinances)

The review of all applications for demolition or partial demolition permits for historic or regulated structures. Also, review all applications for demolition or partial demolition permits for primary structures within historic preservation zoning districts and National Register districts for potential designation as an historic landmark, and review of partial demolition permits for regulated structures not eligible for administrative approval. Privately owned single-family residential structures that qualify for complete demolition by statute and are not otherwise exempt pursuant to F.S. ch. 553.79(25), will be processed consistent with state law.

National Register Status (Section 28-89(6), CoSA Code of Ordinances)

Applications for certificate of demolition of a building or structure that is of exceptional significance including a local historic landmark, has been a contributing property to a National Register of Historic Places District or has been individually listed on the National Register of Historic Places shall require the following with the burden of proof to be on the applicant. The board may also require the following of structures considered to be contributing to the historical character of the city: 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:

- Design of Replacement Building - *As a condition of issuing a certificate of demolition, the board may require the replacement design be approved by the board and 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.*

Built c. 1964, the building is more than 50 years old. The building is not in a Historic Preservation Zoning District or National Register Historic District, and is not individually listed on the National Register of Historic Places or recorded on the Florida Master Site File.

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:

LIST OF ATTACHMENTS FROM August 15, 2024 REPORT:

1. Staff Photographs
2. Sanborn Map(s)
3. Polk City Directory Research
4. City Commission Meeting Minutes from January 9 and January 23, 2023 related to proposed redevelopment project (Ordinance 2023-04 and 2023-05)

ADDITIONAL ATTACHMENTS ADDED FOR THE SEPTEMBER 18, 2024 MEETING:

5. Minutes from the August 15, 2024 HARB meeting related to this application
6. August 26, 2024 Email from Dr. Kyra Lucas, Florida Division of Historical Resources (SHPO office), related to potential eligibility for individual National Register of Historic Places designation
7. Google Street Views of existing local Skinner's Dairy buildings
8. St. Johns County Property Appraiser information on c. 1953 Skinner's Dairy Building
9. *MetroJacksonville.com* article, "Taylor Hardwick's Iconic Skinner Stores" (September 21, 2009)
10. City Code, Division 3, HARB section: portions referenced as related to this application

Staff Photographs
1800 N Ponce de Leon Boulevard



Front (west) Elevation

Staff Photographs
1800 N Ponce de Leon Boulevard





Front (west) Elevation

Staff Photographs
1800 N Ponce de Leon Boulevard





Front (west) Elevation

Staff Photographs
1800 N Ponce de Leon Boulevard





Front (west) Elevation

Staff Photographs
1800 N Ponce de Leon Boulevard





Southwest Elevation

Staff Photographs
1800 N Ponce de Leon Boulevard



South Elevation

Staff Photographs
1800 N Ponce de Leon Boulevard





South Elevation

Staff Photographs
1800 N Ponce de Leon Boulevard



South Elevation



Staff Photographs
1800 N Ponce de Leon Boulevard



South Elevation

Staff Photographs
1800 N Ponce de Leon Boulevard



South Elevation



East Elevation

Staff Photographs
1800 N Ponce de Leon Boulevard



East Elevation

Staff Photographs
1800 N Ponce de Leon Boulevard





East Elevation



Staff Photographs
1800 N Ponce de Leon Boulevard

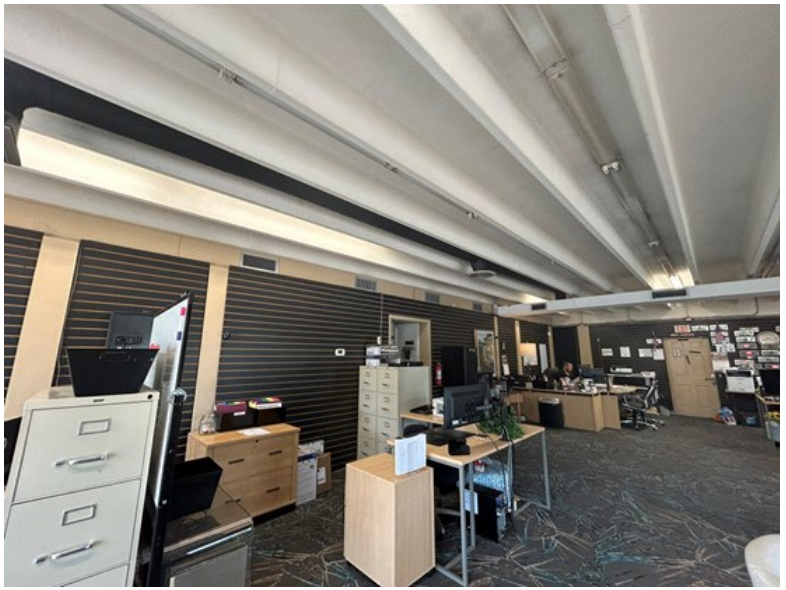




Wide Views of Property

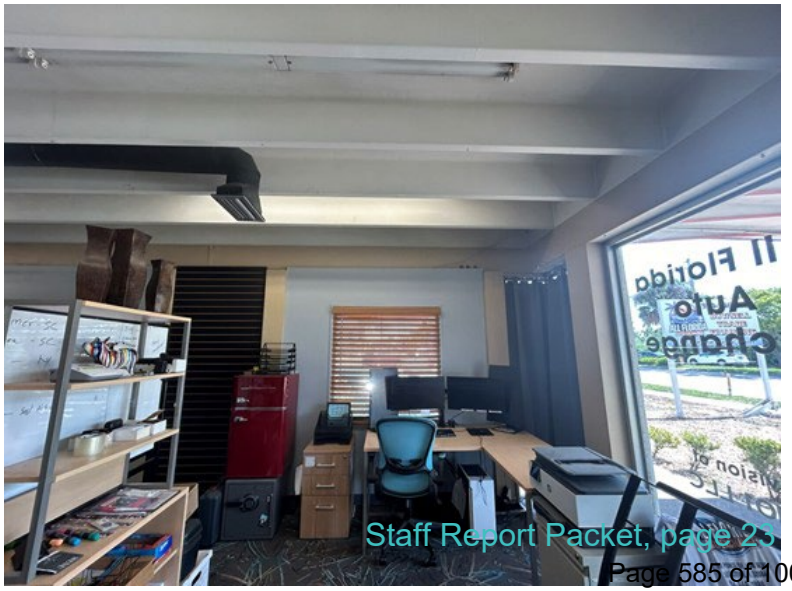
Staff Photographs
1800 N Ponce de Leon Boulevard





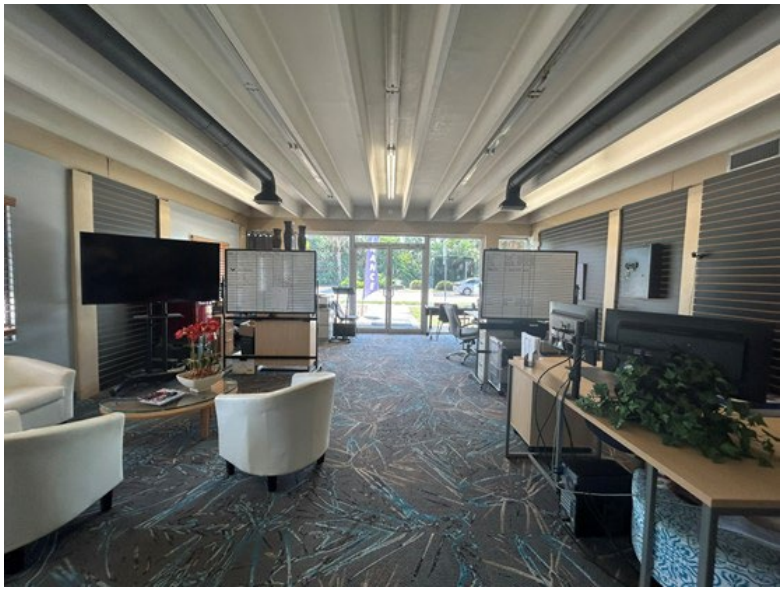
Interior





Staff Photographs
1800 N Ponce de Leon Boulevard





Interior





Staff Photographs
1800 N Ponce de Leon Boulevard



Interior



Staff Photographs
1800 N Ponce de Leon Boulevard





Context





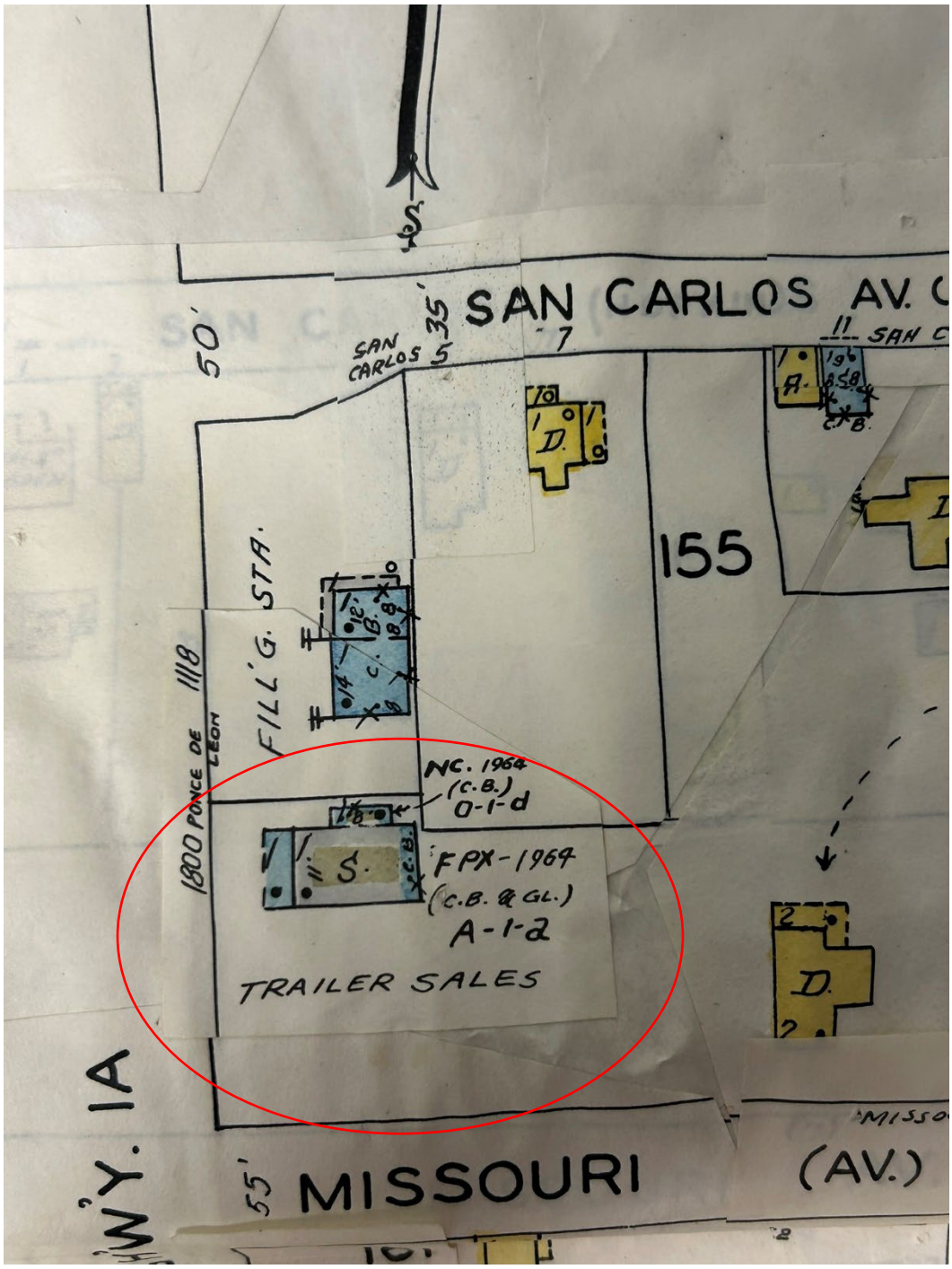
Staff Photographs
1800 N Ponce de Leon Boulevard



Context

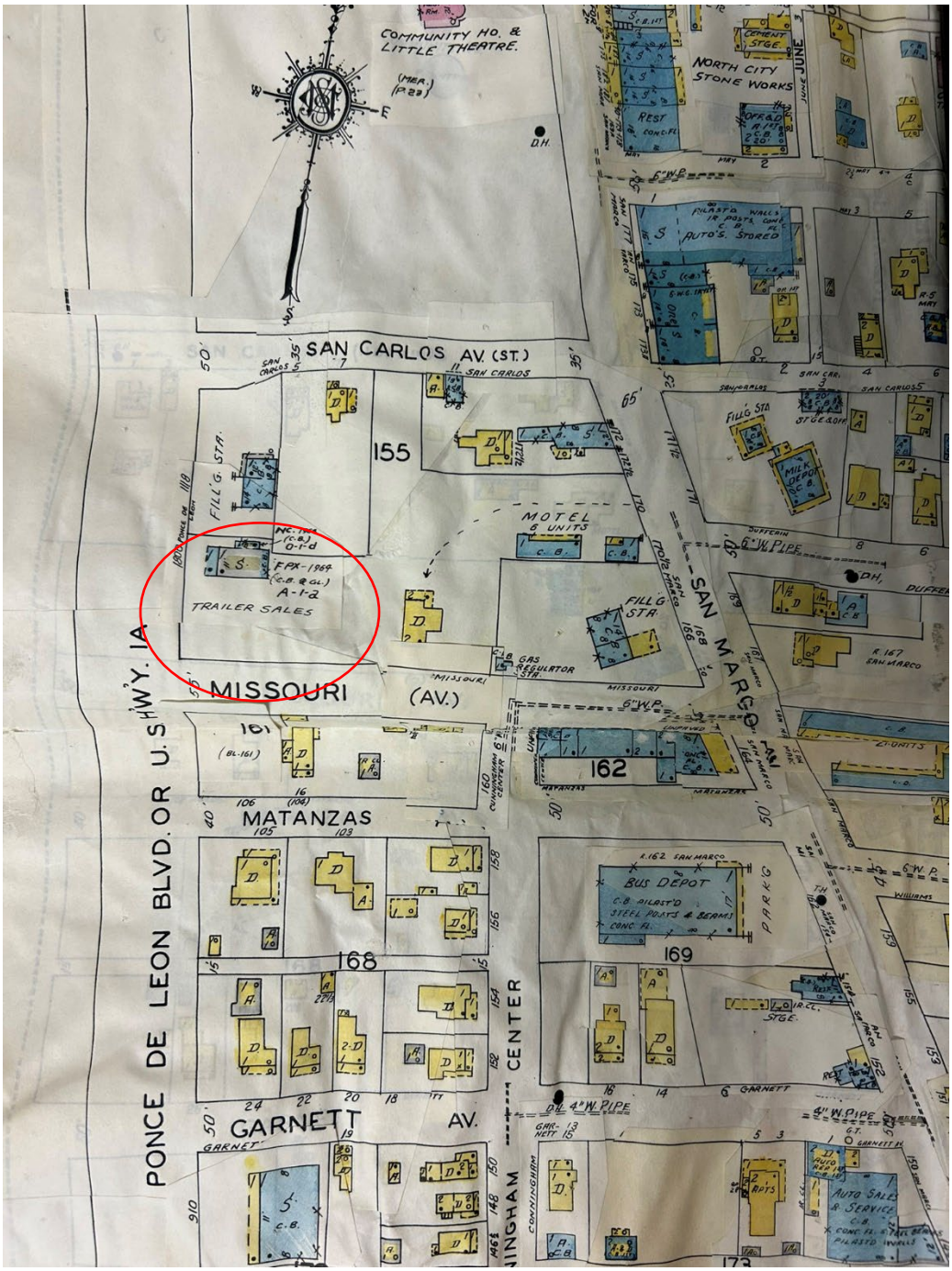
SANBORN MAPS (1930 basemap, revised to 1965)

1800 N. Ponce de Leon Boulevard



SANBORN MAPS (1930 basemap, revised to 1965)

1800 N. Ponce de Leon Boulevard



1800 N Ponce de Leon Boulevard (c. 1964)
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
+1970	Portwood Inc. Mobile Homes		
1975	Portwood Inc. Mobile Homes		
1979-80	Vacant		
1984-85	Satellite Innovation		
1990	Bozard Ford (used car department)		
1995	Bozard Ford used car dealers		
2001	Not listed		

\+ First entry found for this address
(o) Owner

THE SOUTH SIDE OF SEBASTIAN HARBOR DRIVE AND WEST OF RIBERIA STREET, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT CLASSIFICATION OF PLANNED UNIT DEVELOPMENT (PUD) TO THE CLASSIFICATION OF RESIDENTIAL GENERAL OFFICE (RGO); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:
AYES: Horvath, Sikes-Kline, Blonder, Springfield, Garris
NAYES: None
MOTION APPROVED UNANIMOUSLY

8.B. Ordinances – First Reading (only if required by law)

None.

8.C. Resolutions – Public Hearing (only if required by law)

None.

9. Ordinances and Resolutions - No Public Hearing Required

9.A. Ordinances – First Reading

9.A.1. Ordinance 2023-01: Prohibits fishing from any appurtenances to the seawall. (I. Lopez, City Attorney)

Ms. Lopez presented Ordinance 2023-01 and explained that it pertained to a viewing platform that was added when the Bridge of Lions was rebuilt by the Florida Department of Transportation (FDOT). She noted the area was urban and not conducive to fishing.

MOTION

Commissioner Blonder MOVED to pass Ordinance 2023-01 to second reading and be read by title only. The motion was SECONDED by Commissioner Springfield.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2023-01

AN ORDINANCE OF THE CITY COMMISSION OF ST. AUGUSTINE, FLORIDA, AMENDING CHAPTER 7, ARTICLE I, SECTION 7-2 OF THE CODE OF THE CITY OF ST. AUGUSTINE PROHIBITING FISHING FROM ANY APPURTENANCES TO THE SEAWALL; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:
AYES: Horvath, Sikes-Kline, Blonder, Springfield, Garris
NAYES: None
MOTION APPROVED UNANIMOUSLY

9.A.2. Ordinance 2023-02: Amends the future land use designation of 1700 North Ponce de Leon Boulevard and 25 Missouri Avenue from Commercial Medium Intensity to Residential Medium Density Mixed Use. (A. Skinner, Director Planning and Building)

Ms. Lopez explained there would be one presentation on the ordinances, but separate motions would be needed for each.

Mr. Birchim, Assistant City Manager reviewed Ordinances 2023-02 and 2023-03. He noted they were companion ordinances. He said the Planning and Zoning Board (PZB) unanimously recommended approval of the amendments.

Commissioner Blonder clarified that the changes would result in lower intensity zoning and future redevelopment may be encumbered by the changes.

James Whitehouse, Attorney for the Applicant said he would provide a presentation for the Commission at the second reading.

Mayor Sikes-Kline asked about the structure at 1800 North Ponce de Leon Boulevard.

MOTION

Commissioner Horvath MOVED to pass Ordinance 2023-02 to second reading and be read by title only. The motion was SECONDED by Commissioner Springfield.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2023-02

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF APPROXIMATELY 0.71 ACRES OF PROPERTY LOCATED AT 1700 NORTH PONCE DE LEON BOULEVARD AND 25 MISSOURI AVENUE IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT DESIGNATION OF COMMERCIAL MEDIUM INTENSITY TO A DESIGNATION OF RESIDENTIAL MEDIUM DENSITY MIXED USE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:
AYES: Horvath, Springfield, Garris, Blonder, Sikes-Kline
NAYES: None
MOTION APPROVED UNANIMOUSLY

9.A.3. Ordinance 2023-03: Amends the zoning of 1700 North Ponce de Leon Boulevard and 25 Missouri Avenue from Commercial Medium-Two (CM-2) to Residential General Office-A (RGO-A). (A. Skinner, Director Planning and Building)

MOTION

Commissioner Horvath MOVED to pass Ordinance 2023-03 to second reading and be read by title only. The motion was SECONDED by Commissioner Garris.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2023-03

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING APPROXIMATELY 0.71 ACRES OF PROPERTY LOCATED AT 1700 NORTH PONCE DE LEON BOULEVARD AND 25 MISSOURI AVENUE IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT CLASSIFICATION OF COMMERCIAL MEDIUM-TWO (CM-2) TO THE CITY OF ST. AUGUSTINE CLASSIFICATION OF RESIDENTIAL GENERAL OFFICE-A (RGO-A); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:
AYES: Horvath, Garris, Springfield, Blonder, Sikes-Kline
NAYES: None
MOTION APPROVED UNANIMOUSLY

9.A.4. Ordinance 2023-04: Amends the future land use designation of 1800 North Ponce de Leon Boulevard, 1860 North Ponce de Leon Boulevard and 7 San Carlos Avenue from Commercial Medium Intensity to Residential Medium Density Mixed Use. (A. Skinner, Director Planning and Building)

Mr. Birchim reviewed Ordinances 2023-04 and 2023-05. He showed the Commission

the location of the properties and noted they were all owned by the same person.

Mr. Whitehouse presented additional photos for the Commission's consideration. He noted the structure at 1800 North Ponce de Leon Boulevard would be included in the request.

Commissioner Springfield asked the developer to consider adding green space. He suggested the City consider adding police and fire support as new hotels were built.

Mayor Sikes-Kline asked the Applicant to consider retaining the mid-century structure she had mentioned.

MOTION

Commissioner Blonder MOVED to pass Ordinance 2023-04 to second reading and be read by title only. The motion was SECONDED by Commissioner Horvath.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2023-04

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF APPROXIMATELY 1.48 ACRES OF PROPERTY LOCATED AT 1800 NORTH PONCE DE LEON BOULEVARD, 1860 NORTH PONCE DE LEON BOULEVARD AND 7 SAN CARLOS AVENUE IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT DESIGNATION OF COMMERCIAL MEDIUM INTENSITY TO A DESIGNATION OF RESIDENTIAL MEDIUM DENSITY MIXED USE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:
AYES: Blonder, Horvath, Springfield, Garris, Sikes-Kline
NAYES: None
MOTION APPROVED UNANIMOUSLY

9.A.5. Ordinance 2023-05: Amends the zoning of 1800 North Ponce de Leon Boulevard, 1860 North Ponce de Leon Boulevard and 7 San Carlos Avenue from Commercial Medium - Two (CM-2) to Residential General Office A (RGO-A). (A. Skinner, Director Planning and Building)

MOTION

Commissioner Springfield MOVED to pass Ordinance 2023-05 on second reading and be read by title only. The motion was SECONDED by Commissioner Horvath.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2023-05

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING APPROXIMATELY 1.48 ACRES OF PROPERTY LOCATED AT 1800 NORTH PONCE DE LEON BOULEVARD, 1860 NORTH PONCE DE LEON BOULEVARD AND 7 SAN CARLOS AVENUE IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT CLASSIFICATION OF COMMERCIAL MEDIUM-TWO (CM-2) TO THE CITY OF ST. AUGUSTINE CLASSIFICATION OF RESIDENTIAL GENERAL OFFICE-A (RGO-A); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:
AYES: Springfield, Horvath, Blonder, Garris, Sikes-Kline
NAYES: None
MOTION APPROVED UNANIMOUSLY

VOTE ON MOTION:
AYES: Springfield, Sikes-Kline, Garris, Blonder
NAYES: None
MOTION APPROVED UNANIMOUSLY

8.A.3. Ordinance 2023-03: Amends the zoning of 1700 North Ponce de Leon Boulevard and 25 Missouri Avenue from Commercial Medium-Two (CM-2) to Residential General Office-A (RGO-A). (A. Skinner, Director Planning and Building)

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

MOTION

Commissioner Garris MOVED to pass Ordinance 2023-03 on second reading and be read by title only. The motion was SECONDED by Mayor Sikes-Kline.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2023-03

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING APPROXIMATELY 0.71 ACRES OF PROPERTY LOCATED AT 1700 NORTH PONCE DE LEON BOULEVARD AND 25 MISSOURI AVENUE IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT CLASSIFICATION OF COMMERCIAL MEDIUM-TWO (CM-2) TO THE CITY OF ST. AUGUSTINE CLASSIFICATION OF RESIDENTIAL GENERAL OFFICE-A (RGO-A); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:
AYES: Garris, Sikes-Kline, Springfield, Blonder
NAYES: None
MOTION APPROVED UNANIMOUSLY

8.A.4. Ordinance 2023-04: Amends the future land use designation of 1800 North Ponce de Leon Boulevard, 1860 North Ponce de Leon Boulevard and 7 San Carlos Avenue from Commercial Medium Intensity to Residential Medium Density Mixed Use. (A. Skinner, Director Planning and Building)

Ms. Skinner presented Ordinances 2023-04 and 2023-05.

Mr. Whitehouse said the Commission had heard the requests at the first reading.

Mayor Sikes-Kline asked about the structure built in 1964 that she had inquired about during the first reading.

Mr. Whitehouse indicated the Applicant was evaluating the Mayor's request.

Public hearing was opened, and Commissioners heard comments from the following member of the public:

- B.J. Kalaidi

Public hearing was closed.

Commissioner Springfield said the City should look for a way to raise funds to buy land to avoid more hotels being built.

Commissioner Garris said the Commission should find out what the Applicant's intent was with the building referenced.

Mayor Sikes-Kline said she would defer to the Historic Architectural Review Board's (HARB) expertise regarding any demolition decision of the 1964 building. She asked whether HARB could deny a demolition request.

Ms. Skinner stated that HARB was responsible for demolition applications and could delay the process, but not deny it if the criteria was met.

MOTION

Commissioner Springfield MOVED to pass Ordinance 2023-04 on second reading and be read by title only. The motion was SECONDED by Commissioner Blonder.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2023-04

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF APPROXIMATELY 1.48 ACRES OF PROPERTY LOCATED AT 1800 NORTH PONCE DE LEON BOULEVARD, 1860 NORTH PONCE DE LEON BOULEVARD AND 7 SAN CARLOS AVENUE IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT DESIGNATION OF COMMERCIAL MEDIUM INTENSITY TO A DESIGNATION OF RESIDENTIAL MEDIUM DENSITY MIXED USE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:
AYES: Springfield, Blonder, Sikes-Kline
NAYES: Garris
MOTION PASSES 3/1

8.A.5. Ordinance 2023-05: Amends the zoning of 1800 North Ponce de Leon Boulevard, 1860 North Ponce de Leon Boulevard and 7 San Carlos Avenue from Commercial Medium-Two (CM-2) to Residential General Office A (RGO-A). (A. Skinner, Director Planning and Building)

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

MOTION

Commissioner Springfield MOVED to pass Ordinance 2023-05 on second reading and be read by title only. The motion was SECONDED by Commissioner Blonder.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2023-05

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING APPROXIMATELY 1.48 ACRES OF PROPERTY LOCATED AT 1800 NORTH PONCE DE LEON BOULEVARD, 1860 NORTH PONCE DE LEON BOULEVARD AND 7 SAN CARLOS AVENUE IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT CLASSIFICATION OF COMMERCIAL MEDIUM-TWO (CM-2) TO THE CITY OF ST. AUGUSTINE CLASSIFICATION OF RESIDENTIAL GENERAL OFFICE-A (RGO-A); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:
AYES: Springfield, Blonder, Garris, Sikes-Kline
NAYES: None
MOTION APPROVED UNANIMOUSLY

8.B. Ordinances – First Reading (only if required by law)

None.

8.C. Resolutions – Public Hearing (only if required by law)

None.

9. Ordinances and Resolutions - No Public Hearing Required

9.A. Ordinances – First Reading

THE SOUTH SIDE OF SEBASTIAN HARBOR DRIVE AND WEST OF RIBERIA STREET, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT CLASSIFICATION OF PLANNED UNIT DEVELOPMENT (PUD) TO THE CLASSIFICATION OF RESIDENTIAL GENERAL OFFICE (RGO); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:
AYES: Horvath, Sikes-Kline, Blonder, Springfield, Garris
NAYES: None
MOTION APPROVED UNANIMOUSLY

8.B. Ordinances – First Reading (only if required by law)

None.

8.C. Resolutions – Public Hearing (only if required by law)

None.

9. Ordinances and Resolutions - No Public Hearing Required

9.A. Ordinances – First Reading

9.A.1. Ordinance 2023-01: Prohibits fishing from any appurtenances to the seawall. (I. Lopez, City Attorney)

Ms. Lopez presented Ordinance 2023-01 and explained that it pertained to a viewing platform that was added when the Bridge of Lions was rebuilt by the Florida Department of Transportation (FDOT). She noted the area was urban and not conducive to fishing.

MOTION

Commissioner Blonder MOVED to pass Ordinance 2023-01 to second reading and be read by title only. The motion was SECONDED by Commissioner Springfield.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2023-01

AN ORDINANCE OF THE CITY COMMISSION OF ST. AUGUSTINE, FLORIDA, AMENDING CHAPTER 7, ARTICLE I, SECTION 7-2 OF THE CODE OF THE CITY OF ST. AUGUSTINE PROHIBITING FISHING FROM ANY APPURTENANCES TO THE SEAWALL; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:
AYES: Horvath, Sikes-Kline, Blonder, Springfield, Garris
NAYES: None
MOTION APPROVED UNANIMOUSLY

9.A.2. Ordinance 2023-02: Amends the future land use designation of 1700 North Ponce de Leon Boulevard and 25 Missouri Avenue from Commercial Medium Intensity to Residential Medium Density Mixed Use. (A. Skinner, Director Planning and Building)

Ms. Lopez explained there would be one presentation on the ordinances, but separate motions would be needed for each.

Mr. Birchim, Assistant City Manager reviewed Ordinances 2023-02 and 2023-03. He noted they were companion ordinances. He said the Planning and Zoning Board (PZB) unanimously recommended approval of the amendments.

Commissioner Blonder clarified that the changes would result in lower intensity zoning and future redevelopment may be encumbered by the changes.

James Whitehouse, Attorney for the Applicant said he would provide a presentation for the Commission at the second reading.

Mayor Sikes-Kline asked about the structure at 1800 North Ponce de Leon Boulevard.

MOTION

Commissioner Horvath MOVED to pass Ordinance 2023-02 to second reading and be read by title only. The motion was SECONDED by Commissioner Springfield.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2023-02

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF APPROXIMATELY 0.71 ACRES OF PROPERTY LOCATED AT 1700 NORTH PONCE DE LEON BOULEVARD AND 25 MISSOURI AVENUE IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT DESIGNATION OF COMMERCIAL MEDIUM INTENSITY TO A DESIGNATION OF RESIDENTIAL MEDIUM DENSITY MIXED USE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:
AYES: Horvath, Springfield, Garris, Blonder, Sikes-Kline
NAYES: None
MOTION APPROVED UNANIMOUSLY

9.A.3. Ordinance 2023-03: Amends the zoning of 1700 North Ponce de Leon Boulevard and 25 Missouri Avenue from Commercial Medium-Two (CM-2) to Residential General Office-A (RGO-A). (A. Skinner, Director Planning and Building)

MOTION

Commissioner Horvath MOVED to pass Ordinance 2023-03 to second reading and be read by title only. The motion was SECONDED by Commissioner Garris.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2023-03

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING APPROXIMATELY 0.71 ACRES OF PROPERTY LOCATED AT 1700 NORTH PONCE DE LEON BOULEVARD AND 25 MISSOURI AVENUE IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT CLASSIFICATION OF COMMERCIAL MEDIUM-TWO (CM-2) TO THE CITY OF ST. AUGUSTINE CLASSIFICATION OF RESIDENTIAL GENERAL OFFICE-A (RGO-A); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:
AYES: Horvath, Garris, Springfield, Blonder, Sikes-Kline
NAYES: None
MOTION APPROVED UNANIMOUSLY

9.A.4. Ordinance 2023-04: Amends the future land use designation of 1800 North Ponce de Leon Boulevard, 1860 North Ponce de Leon Boulevard and 7 San Carlos Avenue from Commercial Medium Intensity to Residential Medium Density Mixed Use. (A. Skinner, Director Planning and Building)

Mr. Birchim reviewed Ordinances 2023-04 and 2023-05. He showed the Commission

the location of the properties and noted they were all owned by the same person.

Mr. Whitehouse presented additional photos for the Commission's consideration. He noted the structure at 1800 North Ponce de Leon Boulevard would be included in the request.

Commissioner Springfield asked the developer to consider adding green space. He suggested the City consider adding police and fire support as new hotels were built.

Mayor Sikes-Kline asked the Applicant to consider retaining the mid-century structure she had mentioned.

MOTION

Commissioner Blonder MOVED to pass Ordinance 2023-04 to second reading and be read by title only. The motion was SECONDED by Commissioner Horvath.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2023-04

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF APPROXIMATELY 1.48 ACRES OF PROPERTY LOCATED AT 1800 NORTH PONCE DE LEON BOULEVARD, 1860 NORTH PONCE DE LEON BOULEVARD AND 7 SAN CARLOS AVENUE IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT DESIGNATION OF COMMERCIAL MEDIUM INTENSITY TO A DESIGNATION OF RESIDENTIAL MEDIUM DENSITY MIXED USE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:
AYES: Blonder, Horvath, Springfield, Garris, Sikes-Kline
NAYES: None
MOTION APPROVED UNANIMOUSLY

9.A.5. Ordinance 2023-05: Amends the zoning of 1800 North Ponce de Leon Boulevard, 1860 North Ponce de Leon Boulevard and 7 San Carlos Avenue from Commercial Medium - Two (CM-2) to Residential General Office A (RGO-A). (A. Skinner, Director Planning and Building)

MOTION

Commissioner Springfield MOVED to pass Ordinance 2023-05 on second reading and be read by title only. The motion was SECONDED by Commissioner Horvath.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2023-05

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING APPROXIMATELY 1.48 ACRES OF PROPERTY LOCATED AT 1800 NORTH PONCE DE LEON BOULEVARD, 1860 NORTH PONCE DE LEON BOULEVARD AND 7 SAN CARLOS AVENUE IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT CLASSIFICATION OF COMMERCIAL MEDIUM-TWO (CM-2) TO THE CITY OF ST. AUGUSTINE CLASSIFICATION OF RESIDENTIAL GENERAL OFFICE-A (RGO-A); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:
AYES: Springfield, Horvath, Blonder, Garris, Sikes-Kline
NAYES: None
MOTION APPROVED UNANIMOUSLY

VOTE ON MOTION:
AYES: Springfield, Sikes-Kline, Garris, Blonder
NAYES: None
MOTION APPROVED UNANIMOUSLY

8.A.3. Ordinance 2023-03: Amends the zoning of 1700 North Ponce de Leon Boulevard and 25 Missouri Avenue from Commercial Medium-Two (CM-2) to Residential General Office-A (RGO-A). (A. Skinner, Director Planning and Building)

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

MOTION

Commissioner Garris MOVED to pass Ordinance 2023-03 on second reading and be read by title only. The motion was SECONDED by Mayor Sikes-Kline.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2023-03

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING APPROXIMATELY 0.71 ACRES OF PROPERTY LOCATED AT 1700 NORTH PONCE DE LEON BOULEVARD AND 25 MISSOURI AVENUE IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT CLASSIFICATION OF COMMERCIAL MEDIUM-TWO (CM-2) TO THE CITY OF ST. AUGUSTINE CLASSIFICATION OF RESIDENTIAL GENERAL OFFICE-A (RGO-A); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:
AYES: Garris, Sikes-Kline, Springfield, Blonder
NAYES: None
MOTION APPROVED UNANIMOUSLY

8.A.4. Ordinance 2023-04: Amends the future land use designation of 1800 North Ponce de Leon Boulevard, 1860 North Ponce de Leon Boulevard and 7 San Carlos Avenue from Commercial Medium Intensity to Residential Medium Density Mixed Use. (A. Skinner, Director Planning and Building)

Ms. Skinner presented Ordinances 2023-04 and 2023-05.

Mr. Whitehouse said the Commission had heard the requests at the first reading.

Mayor Sikes-Kline asked about the structure built in 1964 that she had inquired about during the first reading.

Mr. Whitehouse indicated the Applicant was evaluating the Mayor's request.

Public hearing was opened, and Commissioners heard comments from the following member of the public:

- B.J. Kalaidi

Public hearing was closed.

Commissioner Springfield said the City should look for a way to raise funds to buy land to avoid more hotels being built.

Commissioner Garris said the Commission should find out what the Applicant's intent was with the building referenced.

Mayor Sikes-Kline said she would defer to the Historic Architectural Review Board's (HARB) expertise regarding any demolition decision of the 1964 building. She asked whether HARB could deny a demolition request.

Ms. Skinner stated that HARB was responsible for demolition applications and could delay the process, but not deny it if the criteria was met.

MOTION

Commissioner Springfield MOVED to pass Ordinance 2023-04 on second reading and be read by title only. The motion was SECONDED by Commissioner Blonder.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2023-04

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF APPROXIMATELY 1.48 ACRES OF PROPERTY LOCATED AT 1800 NORTH PONCE DE LEON BOULEVARD, 1860 NORTH PONCE DE LEON BOULEVARD AND 7 SAN CARLOS AVENUE IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT DESIGNATION OF COMMERCIAL MEDIUM INTENSITY TO A DESIGNATION OF RESIDENTIAL MEDIUM DENSITY MIXED USE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:
AYES: Springfield, Blonder, Sikes-Kline
NAYES: Garris
MOTION PASSES 3/1

8.A.5. Ordinance 2023-05: Amends the zoning of 1800 North Ponce de Leon Boulevard, 1860 North Ponce de Leon Boulevard and 7 San Carlos Avenue from Commercial Medium-Two (CM-2) to Residential General Office A (RGO-A). (A. Skinner, Director Planning and Building)

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

MOTION

Commissioner Springfield MOVED to pass Ordinance 2023-05 on second reading and be read by title only. The motion was SECONDED by Commissioner Blonder.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2023-05

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING APPROXIMATELY 1.48 ACRES OF PROPERTY LOCATED AT 1800 NORTH PONCE DE LEON BOULEVARD, 1860 NORTH PONCE DE LEON BOULEVARD AND 7 SAN CARLOS AVENUE IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT CLASSIFICATION OF COMMERCIAL MEDIUM-TWO (CM-2) TO THE CITY OF ST. AUGUSTINE CLASSIFICATION OF RESIDENTIAL GENERAL OFFICE-A (RGO-A); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:
AYES: Springfield, Blonder, Garris, Sikes-Kline
NAYES: None
MOTION APPROVED UNANIMOUSLY

8.B. Ordinances – First Reading (only if required by law)

None.

8.C. Resolutions – Public Hearing (only if required by law)

None.

9. Ordinances and Resolutions - No Public Hearing Required

9.A. Ordinances – First Reading

MOTION

Commissioner Springfield MOVED to pass Ordinance 2023-04 on second reading and be read by title only. The motion was SECONDED by Commissioner Blonder.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2023-04

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF APPROXIMATELY 1.48 ACRES OF PROPERTY LOCATED AT 1800 NORTH PONCE DE LEON BOULEVARD, 1860 NORTH PONCE DE LEON BOULEVARD AND 7 SAN CARLOS AVENUE IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT DESIGNATION OF COMMERCIAL MEDIUM INTENSITY TO A DESIGNATION OF RESIDENTIAL MEDIUM DENSITY MIXED USE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:
AYES: Springfield, Blonder, Sikes-Kline
NAYES: Garris
MOTION PASSES 3/1

8.A.5. Ordinance 2023-05: Amends the zoning of 1800 North Ponce de Leon Boulevard, 1860 North Ponce de Leon Boulevard and 7 San Carlos Avenue from Commercial Medium-Two (CM-2) to Residential General Office A (RGO-A). (A. Skinner, Director Planning and Building)

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

MOTION

Commissioner Springfield MOVED to pass Ordinance 2023-05 on second reading and be read by title only. The motion was SECONDED by Commissioner Blonder.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2023-05

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING APPROXIMATELY 1.48 ACRES OF PROPERTY LOCATED AT 1800 NORTH PONCE DE LEON BOULEVARD, 1860 NORTH PONCE DE LEON BOULEVARD AND 7 SAN CARLOS AVENUE IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT CLASSIFICATION OF COMMERCIAL MEDIUM-TWO (CM-2) TO THE CITY OF ST. AUGUSTINE CLASSIFICATION OF RESIDENTIAL GENERAL OFFICE-A (RGO-A); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:
AYES: Springfield, Blonder, Garris, Sikes-Kline
NAYES: None
MOTION APPROVED UNANIMOUSLY

8.B. Ordinances – First Reading (only if required by law)

None.

8.C. Resolutions – Public Hearing (only if required by law)

None.

9. Ordinances and Resolutions - No Public Hearing Required

9.A. Ordinances – First Reading

THE SOUTH SIDE OF SEBASTIAN HARBOR DRIVE AND WEST OF RIBERIA STREET, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT CLASSIFICATION OF PLANNED UNIT DEVELOPMENT (PUD) TO THE CLASSIFICATION OF RESIDENTIAL GENERAL OFFICE (RGO); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:
AYES: Horvath, Sikes-Kline, Blonder, Springfield, Garris
NAYES: None
MOTION APPROVED UNANIMOUSLY

8.B. Ordinances – First Reading (only if required by law)

None.

8.C. Resolutions – Public Hearing (only if required by law)

None.

9. Ordinances and Resolutions - No Public Hearing Required

9.A. Ordinances – First Reading

9.A.1. Ordinance 2023-01: Prohibits fishing from any appurtenances to the seawall. (I. Lopez, City Attorney)

Ms. Lopez presented Ordinance 2023-01 and explained that it pertained to a viewing platform that was added when the Bridge of Lions was rebuilt by the Florida Department of Transportation (FDOT). She noted the area was urban and not conducive to fishing.

MOTION

Commissioner Blonder MOVED to pass Ordinance 2023-01 to second reading and be read by title only. The motion was SECONDED by Commissioner Springfield.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2023-01

AN ORDINANCE OF THE CITY COMMISSION OF ST. AUGUSTINE, FLORIDA, AMENDING CHAPTER 7, ARTICLE I, SECTION 7-2 OF THE CODE OF THE CITY OF ST. AUGUSTINE PROHIBITING FISHING FROM ANY APPURTENANCES TO THE SEAWALL; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:
AYES: Horvath, Sikes-Kline, Blonder, Springfield, Garris
NAYES: None
MOTION APPROVED UNANIMOUSLY

9.A.2. Ordinance 2023-02: Amends the future land use designation of 1700 North Ponce de Leon Boulevard and 25 Missouri Avenue from Commercial Medium Intensity to Residential Medium Density Mixed Use. (A. Skinner, Director Planning and Building)

Ms. Lopez explained there would be one presentation on the ordinances, but separate motions would be needed for each.

Mr. Birchim, Assistant City Manager reviewed Ordinances 2023-02 and 2023-03. He noted they were companion ordinances. He said the Planning and Zoning Board (PZB) unanimously recommended approval of the amendments.

Commissioner Blonder clarified that the changes would result in lower intensity zoning and future redevelopment may be encumbered by the changes.

James Whitehouse, Attorney for the Applicant said he would provide a presentation for the Commission at the second reading.

Mayor Sikes-Kline asked about the structure at 1800 North Ponce de Leon Boulevard.

MOTION

Commissioner Horvath MOVED to pass Ordinance 2023-02 to second reading and be read by title only. The motion was SECONDED by Commissioner Springfield.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2023-02

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF APPROXIMATELY 0.71 ACRES OF PROPERTY LOCATED AT 1700 NORTH PONCE DE LEON BOULEVARD AND 25 MISSOURI AVENUE IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT DESIGNATION OF COMMERCIAL MEDIUM INTENSITY TO A DESIGNATION OF RESIDENTIAL MEDIUM DENSITY MIXED USE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:
AYES: Horvath, Springfield, Garris, Blonder, Sikes-Kline
NAYES: None
MOTION APPROVED UNANIMOUSLY

9.A.3. Ordinance 2023-03: Amends the zoning of 1700 North Ponce de Leon Boulevard and 25 Missouri Avenue from Commercial Medium-Two (CM-2) to Residential General Office-A (RGO-A). (A. Skinner, Director Planning and Building)

MOTION

Commissioner Horvath MOVED to pass Ordinance 2023-03 to second reading and be read by title only. The motion was SECONDED by Commissioner Garris.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2023-03

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING APPROXIMATELY 0.71 ACRES OF PROPERTY LOCATED AT 1700 NORTH PONCE DE LEON BOULEVARD AND 25 MISSOURI AVENUE IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT CLASSIFICATION OF COMMERCIAL MEDIUM-TWO (CM-2) TO THE CITY OF ST. AUGUSTINE CLASSIFICATION OF RESIDENTIAL GENERAL OFFICE-A (RGO-A); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:
AYES: Horvath, Garris, Springfield, Blonder, Sikes-Kline
NAYES: None
MOTION APPROVED UNANIMOUSLY

9.A.4. Ordinance 2023-04: Amends the future land use designation of 1800 North Ponce de Leon Boulevard, 1860 North Ponce de Leon Boulevard and 7 San Carlos Avenue from Commercial Medium Intensity to Residential Medium Density Mixed Use. (A. Skinner, Director Planning and Building)

Mr. Birchim reviewed Ordinances 2023-04 and 2023-05. He showed the Commission

the location of the properties and noted they were all owned by the same person.

Mr. Whitehouse presented additional photos for the Commission's consideration. He noted the structure at 1800 North Ponce de Leon Boulevard would be included in the request.

Commissioner Springfield asked the developer to consider adding green space. He suggested the City consider adding police and fire support as new hotels were built.

Mayor Sikes-Kline asked the Applicant to consider retaining the mid-century structure she had mentioned.

MOTION

Commissioner Blonder MOVED to pass Ordinance 2023-04 to second reading and be read by title only. The motion was SECONDED by Commissioner Horvath.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2023-04

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF APPROXIMATELY 1.48 ACRES OF PROPERTY LOCATED AT 1800 NORTH PONCE DE LEON BOULEVARD, 1860 NORTH PONCE DE LEON BOULEVARD AND 7 SAN CARLOS AVENUE IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT DESIGNATION OF COMMERCIAL MEDIUM INTENSITY TO A DESIGNATION OF RESIDENTIAL MEDIUM DENSITY MIXED USE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:
AYES: Blonder, Horvath, Springfield, Garris, Sikes-Kline
NAYES: None
MOTION APPROVED UNANIMOUSLY

9.A.5. Ordinance 2023-05: Amends the zoning of 1800 North Ponce de Leon Boulevard, 1860 North Ponce de Leon Boulevard and 7 San Carlos Avenue from Commercial Medium - Two (CM-2) to Residential General Office A (RGO-A). (A. Skinner, Director Planning and Building)

MOTION

Commissioner Springfield MOVED to pass Ordinance 2023-05 on second reading and be read by title only. The motion was SECONDED by Commissioner Horvath.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2023-05

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING APPROXIMATELY 1.48 ACRES OF PROPERTY LOCATED AT 1800 NORTH PONCE DE LEON BOULEVARD, 1860 NORTH PONCE DE LEON BOULEVARD AND 7 SAN CARLOS AVENUE IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT CLASSIFICATION OF COMMERCIAL MEDIUM-TWO (CM-2) TO THE CITY OF ST. AUGUSTINE CLASSIFICATION OF RESIDENTIAL GENERAL OFFICE-A (RGO-A); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:
AYES: Springfield, Horvath, Blonder, Garris, Sikes-Kline
NAYES: None
MOTION APPROVED UNANIMOUSLY

VOTE ON MOTION:
AYES: Springfield, Sikes-Kline, Garris, Blonder
NAYES: None
MOTION APPROVED UNANIMOUSLY

8.A.3. Ordinance 2023-03: Amends the zoning of 1700 North Ponce de Leon Boulevard and 25 Missouri Avenue from Commercial Medium-Two (CM-2) to Residential General Office-A (RGO-A). (A. Skinner, Director Planning and Building)

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

MOTION

Commissioner Garris MOVED to pass Ordinance 2023-03 on second reading and be read by title only. The motion was SECONDED by Mayor Sikes-Kline.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2023-03

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING APPROXIMATELY 0.71 ACRES OF PROPERTY LOCATED AT 1700 NORTH PONCE DE LEON BOULEVARD AND 25 MISSOURI AVENUE IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT CLASSIFICATION OF COMMERCIAL MEDIUM-TWO (CM-2) TO THE CITY OF ST. AUGUSTINE CLASSIFICATION OF RESIDENTIAL GENERAL OFFICE-A (RGO-A); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:
AYES: Garris, Sikes-Kline, Springfield, Blonder
NAYES: None
MOTION APPROVED UNANIMOUSLY

8.A.4. Ordinance 2023-04: Amends the future land use designation of 1800 North Ponce de Leon Boulevard, 1860 North Ponce de Leon Boulevard and 7 San Carlos Avenue from Commercial Medium Intensity to Residential Medium Density Mixed Use. (A. Skinner, Director Planning and Building)

Ms. Skinner presented Ordinances 2023-04 and 2023-05.

Mr. Whitehouse said the Commission had heard the requests at the first reading.

Mayor Sikes-Kline asked about the structure built in 1964 that she had inquired about during the first reading.

Mr. Whitehouse indicated the Applicant was evaluating the Mayor's request.

Public hearing was opened, and Commissioners heard comments from the following member of the public:

- B.J. Kalaidi

Public hearing was closed.

Commissioner Springfield said the City should look for a way to raise funds to buy land to avoid more hotels being built.

Commissioner Garris said the Commission should find out what the Applicant's intent was with the building referenced.

Mayor Sikes-Kline said she would defer to the Historic Architectural Review Board's (HARB) expertise regarding any demolition decision of the 1964 building. She asked whether HARB could deny a demolition request.

Ms. Skinner stated that HARB was responsible for demolition applications and could delay the process, but not deny it if the criteria was met.

MOTION

Commissioner Springfield MOVED to pass Ordinance 2023-04 on second reading and be read by title only. The motion was SECONDED by Commissioner Blonder.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2023-04

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF APPROXIMATELY 1.48 ACRES OF PROPERTY LOCATED AT 1800 NORTH PONCE DE LEON BOULEVARD, 1860 NORTH PONCE DE LEON BOULEVARD AND 7 SAN CARLOS AVENUE IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT DESIGNATION OF COMMERCIAL MEDIUM INTENSITY TO A DESIGNATION OF RESIDENTIAL MEDIUM DENSITY MIXED USE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:
AYES: Springfield, Blonder, Sikes-Kline
NAYES: Garris
MOTION PASSES 3/1

8.A.5. Ordinance 2023-05: Amends the zoning of 1800 North Ponce de Leon Boulevard, 1860 North Ponce de Leon Boulevard and 7 San Carlos Avenue from Commercial Medium-Two (CM-2) to Residential General Office A (RGO-A). (A. Skinner, Director Planning and Building)

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

MOTION

Commissioner Springfield MOVED to pass Ordinance 2023-05 on second reading and be read by title only. The motion was SECONDED by Commissioner Blonder.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2023-05

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING APPROXIMATELY 1.48 ACRES OF PROPERTY LOCATED AT 1800 NORTH PONCE DE LEON BOULEVARD, 1860 NORTH PONCE DE LEON BOULEVARD AND 7 SAN CARLOS AVENUE IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT CLASSIFICATION OF COMMERCIAL MEDIUM-TWO (CM-2) TO THE CITY OF ST. AUGUSTINE CLASSIFICATION OF RESIDENTIAL GENERAL OFFICE-A (RGO-A); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:
AYES: Springfield, Blonder, Garris, Sikes-Kline
NAYES: None
MOTION APPROVED UNANIMOUSLY

8.B. Ordinances – First Reading (only if required by law)

None.

8.C. Resolutions – Public Hearing (only if required by law)

None.

9. Ordinances and Resolutions - No Public Hearing Required

9.A. Ordinances – First Reading

building constructed c.1974 that is not recorded in the Florida Master Site File or located in a district, with the following conditions: Archival Documentation as stated in the staff recommendations to include a site plan with the basic footprint of the building and photos of each elevation as well as the showroom of the building. Salvage and preservation of any significant building materials, and the understanding that no permit would be issued until drawings are sufficient for a building permit. The motion was SECONDED by Mr. Beach.

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

8. (g) HP2024-0036 – Old City Law, PLLC – Applicant
Vista Hotel IV, Inc. – Owner
1800 N. Ponce de Leon Boulevard

To demolish a commercial building, constructed c. 1964, that is not recorded in the Florida Master Site File or located in a district.

Ms. Courtney read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can take the following actions related to a Certificate of Demolition at 1800 N. Ponce de Leon Boulevard:

1. **CONTINUE** to allow time for the consideration of a local historic landmark designation and/or for the applicant to provide a plan to relocate, both of which would require further HARB review.

2. **APPROVE** because the existing structure is not a local landmark or otherwise designated as a historic building, with the following possible conditions:

a. 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. A Florida Master Site File survey should be completed.
b. Salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties
c. 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.

James Whitehouse reviewed the application

Ex Parte Communication: None

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

Public hearing was opened.

BJ Kalaidi felt that this should be continued to give time to see if this would be a landmark building.

Ms. Courtney read a response into the record regarding this application and the previous application that were in favor.

Public hearing was closed.

The Board discussed:

Ms. Potter identified this building as mid-century architecture. She felt that the style of this building should be paid attention to.

Ms. Courtney explained what things would be considered to designate a building as a landmark building.

Mr. Beach was leaning towards a continuance to allow time for staff to research if the building deserved landmark status. He asked if there was a way to incorporate this

DRAFT

building into the design of the project as an additional structure perhaps as a gymnasium.

Mr. Beach thought that this building had a unique design and should be considered.

Ms. Duncan thought this building was a part of the Skinner Dairy network. She said the cantilevered roof was a typical characteristic of those buildings and this building had mid-century significance because of the shape of the roof. She felt that this was worth a continuation to allow time for further research.

Mr. MacDonald said that this building was at the back of the property and was something that could be incorporated into the new structure. He stated that this structure was built as a mid-century building. He also thought that this building would act as a buffer between the business behind the area of the new hotel.

Mr. Whitehouse said that the applicant was amenable to a continuance.

MOTION

Mr. Beach MOVED to CONTINUE application HP2024-0036 1800 N. Ponce de Leon Boulevard to the September 18, 2024 meeting. The motion was SECONDED by Ms. Duncan.

VOTE ON MOTION:
AYES: Beach, Duncan, Potter, MacDonald
NAYES: NONE
MOTION CARRIED UNANIMOUSLY[1]

8. Planning and Building Staff Communications

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

(Provided for informational purposes)

9. Other Business

9. (a) None

10. Next Scheduled Meeting Date(s)

10. (a). September 18, 2024 – Regular Meeting

11. Adjournment

There being no further business, the meeting was adjourned at 4:30 P.M.[2]

Gaere MacDonald, Chairperson

[1] Break 3:44 – 3:57
[2] Transcribed by Michele Fudo

DRAFT

From: Lucas, Kyra <Kyra.Lucas@dos.fl.gov>
Sent: Monday, August 26, 2024 9:27 AM
To: Julie Courtney <jcourtney@citystaug.com>
Subject: RE: 2 of our recent past buildings in question RE: Mid-century Modern presentation

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

Good Morning Julie,

In regards to the small auto exchange:

This building is an excellent example of a vernacular commercial building of the Midcentury Modern era and appears to retain its integrity. However, I do not know if it would be individually eligible. There would need to be more information on the history of development in that area, how modernist styles were treated in St. Augustine at that time, and St. Augustine's overall growth and development patterns during that period and along that highway.

In regards to the Butler Building:

Butler buildings are, and have been, a leader in pre-fabricated/manufactured buildings for over 100 years. Their designs and styles during the mid century era are a direct reflection of the changing times and national postwar ideologies as interpreted in architecture. I can not speak to the integrity of the building, but it is historically and architecturally significant.

Thank you for your patience.

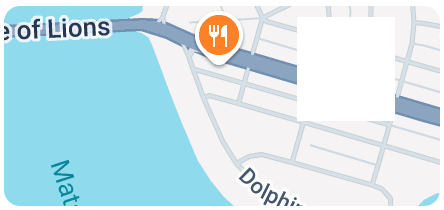
Dr. Kyra Lucas

Supervisor | Survey, Registration, Architectural and Technical Services | Bureau of Historic Preservation | Florida Department of State | 500 South Bronough Street | Tallahassee, Florida 32399 | Office 850.245.6339 | Cell 850.766.1352 | Kyra.Lucas@dos.fl.gov **|** //Dos.fl.gov/historical/

Google Maps 207 Anastasia Blvd - existing Skinner's Dairy Building: SJCPA LISTS CONSTRUCTION DATE AS 1953



Image capture: Jul 2024 © 2024 Google



St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	2191100130
Location Address	207 ANASTASIA BLVD SAINT AUGUSTINE 32080-0000
Neighborhood	Anastasia Blvd (COM) (590.01)
Tax Description*	3-99 DAVIS SHORES W4.5FT OF LOT 12 & ALL LOT 13 BLK 38 OR2216/1428 *The Description above is not to be used on legal documents.
Property Use Code	Owner Occupied Mixed Use (Store/Office/Residential Combo) (1205)
Subdivision	Davis Shores Ocean View Section
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.070
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Pomar Holdings LLC 100%
Mailing Address	1754 LEON ST SAINT AUGUSTINE, FL 32080-0000

Map



Valuation Information

	2024
Building Value	$39,557
Extra Features Value	$4,089
Total Land Value	$145,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$188,646**
Total Deferred	$56,119
Assessed Value	**$132,527**
Total Exemptions	$0
Taxable Value	**$132,527**

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

Historical Assessment Information

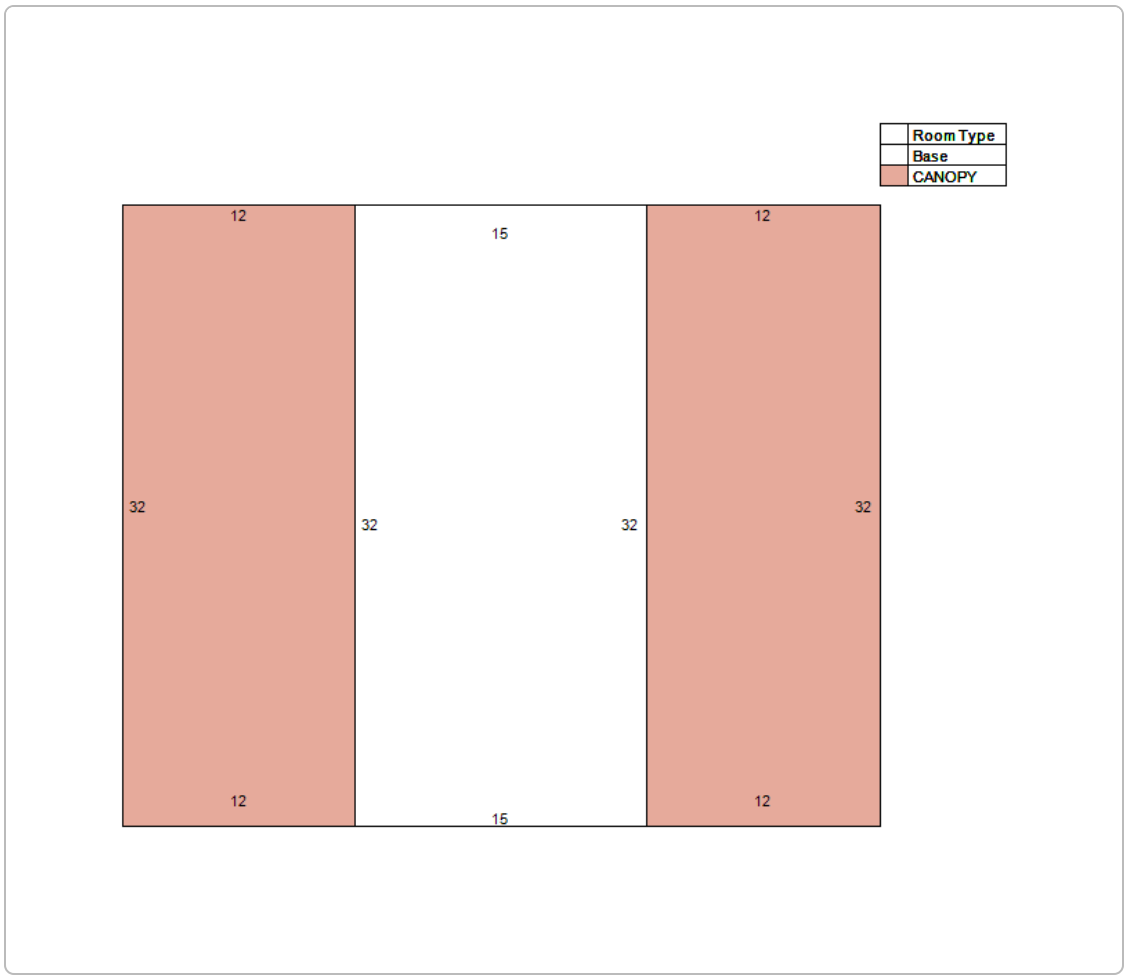
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	$37,352	$3,767	$145,000	$0	$0	$186,119	$120,479	$65,640	$120,479
2022	$25,766	$3,570	$145,000	$0	$0	$174,336	$109,526	$64,810	$109,526
2021	$13,257	$2,800	$87,000	$0	$0	$103,057	$99,569	$3,488	$99,569
2020	$13,889	$3,166	$87,000	$0	$0	$104,055	$90,517	$13,538	$90,517
2019	$12,498	$3,532	$72,500	$0	$0	$88,530	$82,288	$6,242	$82,288
2018	$9,050	$3,697	$63,800	$0	$0	$76,547	$74,807	$1,740	$74,807
2017	$9,697	$2,540	$58,000	$0	$0	$70,237	$68,006	$2,231	$68,006
2016	$10,235	$2,573	$58,000	$0	$0	$70,808	$61,824	$8,984	$61,824
2015	$10,774	$2,605	$58,000	$0	$0	$71,379	$56,204	$15,175	$56,204
2014	$10,647	$2,638	$58,000	$0	$0	$71,285	$51,095	$20,190	$51,095
2013	$11,154	$2,671	$32,625	$0	$0	$46,450	$46,450	$0	$46,450

Building Information

Building	1
Building Value	$39,557
Year Built	1953
Actual Area	1248
Conditioned Area	480
Use	Office Class C
Style	04
Exterior Wall	Concrete Block, Wood
Roof Cover	Composite Shingle
Roof Structure	Wood Truss
Interior Flooring	Sheet Vinyl
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	
Baths	

Description	Square Footage
UNFINISHED CANOPY	384
UNFINISHED CANOPY	384
BASE AREA	480
Total SqFt	1248

Sketch Information



Extra Feature Information

Code Description	Status	Value
Asphalt Paving (COM)		3850
Aluminum / Vinyl Fence - Under 6' (COM)		239

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Mixed Use (Store/Office/Residential Combo)	29	100	2900	SF	$145,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	5/24/2004	$163,000.00	WARRANTY DEED	2216	1428	U	I	POMAR L J AKA LAWRENCE	POMAR HOLDINGS LLC
	1/6/1997	$100,000.00	WARRANTY DEED	1217	79	U	I	SCHUBERT LUKE I TRUSTEE	POMAR L J

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: 9/12/2024, 2:20:03 AM

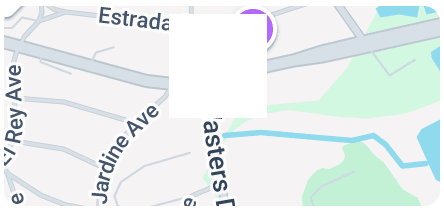
Contact Us

Developed by Schneider GEOSPATIAL

218 SR16/Charles Usinas Memorial Hwy - existing Skinner's Dairy Building: SJCPA LISTS CONSTRUCTION DATE AS 1971



Image capture: Jun 2024 © 2024 Google



Taylor Hardwick's Iconic Skinner Stores

Created by the architectural firm of Hardwick & Lee, the Skinner's Milk Houses were thoughtfully designed and visually interesting structures that would eventually become an iconic presence throughout the greater Jacksonville area. Jonathan Lux explores The Skinner's Milk Houses for Metro Jacksonville complete with a list of locations where these iconic and historic Jacksonville landmarks can still be found.

Published September 21, 2009 in **History** - MetroJacksonville.com







Vintage advertisement. 1958




Side by Side
AUTO
DETAILING



The Skinner family operated a dairy farm on a portion of their vast land holdings in northeast Florida beginning in the early 1950s. During the late 50s the growing influence of grocery stores made it more difficult for small, independent dairies to remain financially solvent. Therefore the decision was made to adapt the business by building small freestanding "milk houses" in residential neighborhoods. These stores offered milk and other dairy products and were ideally suited to replace the declining service of milk home delivery. The first store was built in 1958 and the chain eventually peaked in 1985 with a total of 21 stores spread out throughout north Florida (19 in Jacksonville and 2 in St. Augustine 40 miles to the south).

Casset Ave. store, c. 1958

Design

Created by the architectural firm of Hardwick & Lee, the Skinner's Milk Houses were thoughtfully designed and visually interesting structures that would eventually become an iconic presence throughout the greater Jacksonville area. Under their pitched "butterfly" roofs each identical store was painted orange and white, incorporated a drive-through feature that could be approached from 2 sides, and made use of aluminum sliding glass doors which were cutting edge and only recently made available commercially.

Final years

The Skinner Dairy management transitioned to a new generation in the mid 1980's. Under that new management a second wave of Milk House construction began in 1986. However for unknown reasons the modernist Hardwick & Lee design was jettisoned for a new design (architect unknown) which could best be described as pedestrian and forgettable. The location and quantities of the second series is not known with any certainty, but it is estimated that somewhere between one and two dozen were built from 1986-95.

The relatively short lifespan of the second series combined with their bland appearance occasionally leads to locals misremembering these stores as having been built in the manner of the earlier Hardwick & Lee design.

The dairy was sold to the Suzia Foods Corporation in January 1996. The land that constituted the dairy headquarters and farm was a sizable piece of property located off of Bowden Rd. on the city's south side. No evidence of the Dairy farm has survived to the present day as the land was redeveloped in 2000 as an office park known as "The Silos", a reference to the land's previous appearance and function. Yet what has endured the rapid population growth and environmental changes of the last 20 years are the iconic Skinner Dairy "Milk Houses".

Legacy

Today the Skinner Dairy stores exist in northeast Florida as a curious and visually delightful link to the economic and social history of the region. As of December 2007, 16 of the original 21 stores still exist in one form or another, most with their distinctive roofs intact. As a testament to the enduring appeal of the structures and their form, the remaining Skinner Dairy stores have proven adaptable for a variety of independent businesses. A survey of current tenants include several drive-thru restaurants and sandwich shops, car wash and detailing services, check cashing, a florist, a dry-cleaner, a coffee shop, golf instruction, and pickup-truck bed-liners. Some successful adaptations require building additions which only on rare occasions are the structures aesthetics thoughtfully considered. 5 are presently in such a state that could be described as (or close to) original:

Store #16 in 2007
Store #3 in 2007
Store #6 in 2007

Store locations and present condition

All locations are in Jacksonville, FL, except for #8, #17, and #18.

1. 1958 Edgewood Ave. (occupied by Jerome Brown BBQ)
2. 1958 Casset Ave.
3. 1958 Arlington Blvd.
4. 1958 Springpark Rd.
5. 1959 Ortega Blvd. (moved in 1980) (Torn down c. 1992. Presently used for car wash parking lot)
6. 1959 St. Johns Ave.
7. 1960 Pearl St.
8. 1962 Jacksonville Beach
9. 1962 McDuff Ave. (Torn down c. 1990. Bought by high school for parking lot.)
10. 1962 Dunn Ave.
11. 1963 Shirly Ave.
12. 1963 Bowden Rd. (occupied by a drive thru coffee shop)
13. 1965 San Juan Ave.
14. 1965 Pearl St. (moved in 1983 to Old St. Augustine Rd.) (Gutted and rebuilt c. 2000. While some elements remain deep within the interior, exterior is completely unrecognizable.)
15. 1968 Melson Ave.
16. 1968 Arlington Ave. (Torn down July 2007. Presently used for parking Yachts and a mobile billboard.)
17. 1970 St. Augustine
18. 1970 St. Augustine (Anastasia Island)
19. 1972 Merrill Rd.
20. 1972 Ricker Rd. (Abandoned. Roof missing.)
21. 1984 Pall Mall Dr. (Torn down c. 1992. Presently a parking lot behind a restaurant.)

References

1. ^ Patton, Charlie (2000-11-23). Piney woods miracle. The Florida Times-Union. Retrieved on 2007-12-20.
2. ^ Significant Work. TaylorHardwick.com. Retrieved on 2007-12-20.
3. ^ Suiza Foods Corporation. Answers.com. Retrieved on 2007-12-20.
4. ^ Barton, Susanna (2000-11-17). Got Land?. Jacksonville Business Journal. Retrieved on 2007-12-20.
5. ^ Calnan, Christopher (2002-11-25). All fired up. The Florida Times-Union. Retrieved on 2007-12-20.
6. ^ {{cite web | url = http://www.brightcove.tv/title.jsp?title=1297325664

This article can be found at: https://www.metrojacksonville.com/article/2009-sep-taylor-hardwicks-iconic-skinner-stores

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Sec. 28-83. Residence; tenure.

All members of the historic architectural review board shall hold no government office nor receive any salary or compensation for their services to the board herein created. While preference shall be given to current city residents, the city commission may appoint a non-resident upon a finding that such non-resident is uniquely qualified. No member shall be appointed for more than two (2) consecutive full terms.

(Code 1964, § 33-184; Ord. No. 96-66, § 1, 12-9-96; Ord. No. 03-14, § 2, 4-14-03; Ord. No. 05-15, § 2, 6-13-05)

Sec. 28-84. Transfer of records.

All records of the historic architectural review board created by former section 33-183 of the Code of the City of St. Augustine are hereby transferred to the historic architectural review board created by this division. All applications pending before the historic architectural review board created by former section 33-183 shall be heard and considered by the historic architectural review board herein created.

(Code 1964, § 33-185)

Sec. 28-85. Reserved.

Editor's note(s)—Ord. No. 18-11, § 6, adopted August 27, 2018, repealed § 28-85, which pertained to attendance at meetings and derived from § 33-186 of the 1964 Code.

Sec. 28-86. Number of meetings; rules.

The regular members of the historic architectural review board herein created shall meet once a month or upon call of the chairman. The board shall annually elect one (1) of its members as chairman and one (1) as vice-chairman, who shall serve only two (2) consecutive terms. It shall be the duty of the chairman to preside over all meetings of the board. In the absence of the chairman, the vice-chairman shall preside. Three (3) members of the board shall constitute a quorum for the purposes of meetings and transacting business. No recommendations or formal action of the board shall be taken without a majority vote of those voting and without the concurrence of at least two (2) members. Alternates present may be counted to achieve a minimum quorum of three (3) members and for voting purposes, in the same manner as regular members. Failure to receive a majority vote of those voting and at least two (2) affirmative votes shall act as a denial by the board. Members of the historic architectural review board shall be mindful that they are acting as a quasijudicial board and shall, therefore, act and dress in their meetings with all appropriate decorum.

(Code 1964, § 33-187; Ord. No. 16-08, § 2, 3-14-16)

Sec. 28-87. Responsibilities.

The members of the historical architectural review board herein created shall have the following responsibilities:

(1) Review petitions for certificates of appropriateness required within the historic preservation districts (HP-1 thru HP-5) under article III, division 3 of this chapter. Additionally, the board shall review all applications for building permits on property abutting or immediately facing the HP-1, HP-2 and HP-3 historical districts to ensure reasonable compatibility of the facades of such buildings visible from within such districts with the authentic restoration or preservation of the districts, and where found to be reasonably compatible, issue a certificate of appropriateness.

(2) Participate in the adoption of existing codes, ordinances, procedures and programs to reflect policies and goals designed to conserve historic districts.

(3) The review of all applications for demolition or partial demolition permits for historic or regulated structures. Also, review all applications for demolition or partial demolition permits for primary structures within historic preservation zoning districts and National Register districts for potential designation as an historic landmark, and review of partial demolition permits for regulated structures not eligible for administrative approval. Privately owned single-family residential structures that qualify for complete demolition by statute and are not otherwise exempt pursuant to F.S. ch. 553.79(25), will be processed consistent with state law.

(4) Cooperate with the agencies of city, county, regional, state and federal governments in planning proposed and future projects to reflect the concerns and policies expressed in this chapter; assist, as a consultant, in the development of proposed and future land use plans.

(5) Advise property owners and local governmental agencies concerning the property protection, maintenance, enhancement and preservation of resources designated under this chapter.

(6) Advise the city commission concerning the effects of local governmental actions on resources designated or that appear to qualify for designation under this chapter.

(7) Conduct regular public meetings and call special meetings.

(8) Recommend to the planning director the issuance of a stop work order when it appears that there has not been compliance with the requirements of section 28-90(a).

(9) Develop rules and procedures necessary to implement its powers and duties consistent with the provisions of this chapter.

(10) *Designate historic landmarks.* As utilized herein the term "local historic landmark" shall mean 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. In the event the historic architectural review board desires not to issue a demolition or partial demolition permit for a structure that it finds could meet the criteria for a historic landmark, the historic architectural review board shall initiate proceedings for designation of the structure as a historic landmark. In the designation of a historic landmark, the historic architectural review board shall evaluate the subject property using criteria and standards established by the National Register of Historical Places for national landmarks, or if evaluating the structure as a potential local historic landmark substituting the importance of the resource to the city and state rather than the nation as a whole. No property shall be designated as a historic landmark without first providing the owner of the proposed historic landmark with notice and an opportunity to be heard in the same manner as that provided for a rezoning of property. In addition, consistent with F.S. ch. 553.79(25), a local landmark designation for a privately owned single-family residential structure that qualifies for complete demolition by statute must include the consent of its owner. Any determination of the historic architectural review board shall be subject to appeal by any affected person to the city commission without any fee being charged or levied.

(11) Issue certificates of appropriateness for newspaper vending machines and similar machines designed to dispense advertising papers, brochures or magazines. The historic architectural review board is authorized to issue certificates of authority for newspaper vending machines and similar machines designed to dispense advertising papers, brochures or magazines and to prepare and issue guidelines for the placement of such machines, conformity of design, size and color, which guidelines shall be submitted to the city commission for its approval prior to taking effect. Initial guidelines shall be prepared by the historic architectural review board and submitted to the city commission for approval no later than ninety (90) days after the passage of this ordinance. The guidelines shall not unreasonably

(5) The application and a final order shall describe the project for which is issued and the type of work to be done. The board may require certain terms or conditions as a prerequisite for the approval of an application, which shall be clearly stated thereon the final order.

(6) Additional application requirements:

a. The owner shall permit access to the subject property for the purpose of inspections and/or appraisals required by the board or preservation officer.

b. Signs required: The planning and building department shall cause a sign or signs to be posted on any land upon which an application with respect to relocation or demolition or partial demolition has been made not less than seven (7) days in advance of the date of the public hearing at which such application is to be considered. Such sign shall show the date of construction of the existing building and be erected in full view of the public on each street side of such land. Where such land does not have frontage on a public street, such signs shall be erected on the nearest street right-of-way with an attached notation indicating generally the direction and distance to the land concerning which a public hearing is scheduled. Such sign shall be posted in full view of the public and shall be maintained by the applicant until final determination has been made by the board or city commission.

c. Mailed notices: Not less than ten (10) days in advance of the date of the required public hearing(s) at which an application for a certificate of demolition or partial demolition is to be considered, the time and place of the public hearing shall be posted by United States mail by the applicant to all owners of real property within one hundred fifty (150) feet of the boundaries of the land upon which the application is made. For the purpose of notice requirements to adjoining owners within one hundred fifty (150) feet, the names and addresses shall include information obtained from the St. Johns County Property Appraiser records within ninety (90) days prior to the application date. Such list prepared for any required public hearing with the historic architectural review board, if appealed, shall also be used for a required public hearing with the city commission. A record of the date on which the list was compiled shall be provided to and maintained by the planning and building department.

d. Applications: Shall be presented to the historic architectural review board by the property owner or representative authorized by the owner with a completed authorization form.

e. If an owner/applicant fails to appear for three (3) historic architectural review board meetings, the application may be considered as withdrawn.

(Code 1964, § 33-189; Ord. No. 90-11, § 5, 7-9-90; Ord. No. 94-01, § 5, 1-24-94; Ord. No. 17-02, § 1, 2-23-17; Ord. No. 23-24, § 3, 8-28-23)

Sec. 28-89. Criteria for certificate or opinion of appropriateness, relocation or demolition or partial demolition review.

The criteria for opinion of appropriateness, certificate of appropriateness, certificate of relocation, certificate of demolition or partial demolition review will be determined as follows:

(1) In reviewing an application for structures within historic preservation zoning districts the board or planning and building department shall consider the design and appearance of the structure, including the interior visible from the outside, front, sides, rear and roof; materials, textures and colors; plat plan or site layout, including features such as walls, walks, terraces, plantings, accessory structures, signs, lights, awnings, canopies, and other appurtenances. The decision to approve or deny the proposed application shall be based on the conformance of the proposed work to the Architectural Guidelines for Historical Preservation (AGHP) and adopted addendums of the City of St. Augustine as from time to

time promulgated by the historic architectural review board or the city commission and approved by ordinance of the city commission, hereinafter referred to as "AGHP," Albert Manucy's Houses of St. Augustine - 1565—1821, and other architectural guidelines as may be adopted from time to time. The board shall not exercise any control over land use, such as governed by this chapter, or over construction, such as is governed by the building code, unless such control is within the intent and scope of this chapter.

a. In the case of an opinion of appropriateness: HARB shall make a determination that the general concept, preliminary construction plans, details or specifications of a project meet the architectural requirements of the AGHP, Albert Manucy's Houses of St. Augustine - 1565—1821, or other adopted architectural guidelines, but that the information may be insufficient to meet the requirements of a certificate of appropriateness or to obtain a building permit.

b. In the case of a certificate of appropriateness: HARB shall make a final determination that the material details are sufficient, construction plans are complete, and architectural details and specifications for a project meet the AGHP, Albert Manucy's Houses of St. Augustine - 1565—1821, or other adopted architectural guideline requirements. A certificate of appropriateness is required before a building permit may be issued. Only those plans and details approved by HARB may be reviewed by the planning and building department during the building permit review process.

c. In the case of a certificate of relocation of a structure: Consideration will be given to the immediate surroundings and to the district or districts in which it is located or to be located, that the relocation of the structure will not adversely impact the city's historic preservation efforts or negatively affect the streetscape. If the building will be relocated on the same site or moved to a new site in a locally designated historic preservation zoning district, then the process and plan requirements for a certificate of appropriateness also apply to the building's new location.

d. In the case of a certificate of demolition or partial demolition: A determination is made that the demolition or partial demolition of the structure will or will not adversely impact the city's historic preservation efforts. The applicant may also be required to submit information on the structural condition of the building from an engineer or architect to justify the need for the demolition or the partial demolition of the structure, and all other requirements of this Code.

(2) Before approving the plans for any proposed structure or signs located or to be located in a historic preservation zoning district, the board shall find:

a. In the case of a proposed alteration or addition to an existing structure, that such alteration or addition will not materially impair the architectural or historic value of the structure.

b. In the case of a proposed new structure, that such structure will not, in itself or by reason of its location on the site, materially impair the architectural or historic value of a structure on adjacent sites or in the immediate vicinity.

c. In the case of a proposed new structure, that such structure will not be injurious to the general visual character of the district or districts in which it is to be located.

d. In the case of the proposed demolition of an existing structure, or a project that constitutes partial demolition that the removal of such structure or architectural features will not be detrimental to the historic and architectural character of the city or that, balancing the interest of the city in preserving the integrity of the city and interest of the owner of the property.

1. Approval of the plans for demolition in the latter event the board may issue an order postponing demolition for a period of not to exceed twelve (12) months after which the owner must reapply. The board may issue a second postponement with the total postponement period not to exceed two (2) twelve-month periods. If the board concludes

that the demolition should be postponed, it shall, before issuing any final order with respect to such postponement, afford the applicant an opportunity to appear before the board to offer any evidence they may desire to present concerning the proposed order. Within the period of postponement, the board shall ascertain what the city or other agency or organization may do to preserve such structure and shall make recommendations to that effect to the city commission or otherwise cause the structure to be preserved. This section shall not apply to any permit for demolition which has been applied for, in proper form, prior to the effective date of this section.

2. If the building or structure is of exceptional significance including a local historic landmark, is a contributing property to a National Register of Historic Places District or has been individually listed on the National Register of Historic Places, the board can deny the demolition if the board finds the removal of such building or structure will be detrimental to the historic and architectural character of the city and the applicant has not proven the denial will cause an undue economic hardship.

3. The demolition of colonial buildings listed on the Florida Master Site File, or colonial buildings designated local historic landmark, or colonial buildings meeting the criteria for eligibility on the National Register of Historic Places must be approved by the city commission.

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

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

(4) Applications for partial demolition of buildings listed on the National Register of Historic Places, contributing or potentially contributing to a historic district in the National Register of Historic Places, listed as a local historic landmark pursuant to this Code, listed as a potential landmark identified in the Historic Preservation Element of the Comprehensive Plan, Master Plan or identified by historic preservation planning staff as culturally significant within the recent past, may apply for the demolition of additional components of the building as part of a more comprehensive rehabilitation plan. Staff may require that the application be reviewed as a full demolition with required documentation, appropriate condition assessment and a rehabilitation plan, recognizing that applicants may encounter unforeseen building damage, site conditions, flood mitigation obstacles, or other significant and demonstrable reasons justifying a more extensive partial demolition as part of the rehabilitation. In issuing a certificate of demolition or partial demolition, the board may include approval of both the partial demolition and potential related additional demolition and its rehabilitated replacement design under one application. This will allow the approval of drawings sufficient for a building permit and that all necessary requirements for the new construction related to the demolition or partial demolition are submitted for permitting review and approval by staff.

(5) As a condition of issuing a certificate of demolition, including partial 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. The board may also require at the applicant's expense the recording of the structure for archival purposes prior to demolition or partial demolition. The recording may include, but shall not be limited to, photographs and measured drawings.

(6) Applications for certificate of demolition of a building or structure that is of exceptional significance including a local historic landmark, has been a contributing property to a National Register of Historic Places District or has been individually listed on the National Register of Historic Places shall require the following with the burden of proof to be on the applicant. The board may also require the following of structures considered to be contributing to the historical character of the city:

a. A report from an architect or structural engineer licensed in the State of Florida with demonstrated experience in restoration, rehabilitation, or renovation as to the structural soundness of the building and its adaptability for continued use.

b. Proof of unreasonable or undue economic hardship. 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:

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;

11. 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.

FOR THE SEPTEMBER 18, 2024 HARB MEETING

COA HP2024-0036 – 1800 Ponce de Leon Blvd.

New Materials Provided by the Applicant

From: James Whitehouse
To: Julie Courtney
Cc: James Whitehouse; Anish.patel@oldcitylaw.com; Troy Blevins; kanti.patel@jalaramhotels.com; David Birchim; Amy Skinner
Subject: RE: 1800 N Ponce de Leon Blvd: HARB Certificate of Demolition application
Date: Tuesday, September 10, 2024 2:10:17 PM
Attachments: image002.png
image003.png
image004.png

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,

Pursuant to our conversation and our sincere discussions of the request with the city staff, city manager, planning director and city attorney, the owner will agree to move the building as well as possible (trying to preserve the upper regarded architectural features at the very least) to a site to be determined, and such will be the recommendation of staff and it will be made a condition of the demolition permit grant by the HARB at the meeting on next Wednesday.
We are working with the city administration to find a site, whether city or private, and it will be agreed upon prior to that parcel being constructed. I understand that that the city is in agreement with recommending this to the HARB and we will proceed as such.

Thank you again for your help in getting this resolved.
James

James G. Whitehouse, Esquire
Attorney, Board Certified Expert*
Florida Supreme Court Certified Mediator - Circuit Civil

St. Johns Law Group
www.sjlawgroup.com

From: Julie Courtney <jcourtney@citystaug.com>
Sent: Tuesday, September 10, 2024 10:04 AM
To: Anish.patel@oldcitylaw.com; kanti.patel@jalaramhotels.com; James Whitehouse <jameswhitehouse@sjlawgroup.com>; Troy Blevins <troy.blevins@jalaramhotels.com>
Subject: 1800 N Ponce de Leon Blvd: HARB Certificate of Demolition application

Hello,
I wanted to check in to see what you were planning for next week's HARB meeting, scheduled for Wednesday, September 18. Additional documents were to be submitted by 9/8, so am checking if you wish to have anything added to the application packet for this building?

Thank you,

August 20, 2024

Old City Law
1 Riberia Street
St. Augustine, FL 32084

cc: Vista Hotel IV, Inc.

Re: Certificate of Demolition (Full) - 1800 N Ponce de Leon Blvd, Saint Augustine, FL, 32084 - HP2024-0036

Dear Old City Law,

On August 15, 2024, the Historic Architectural Review Board (HARB) met and discussed your application To demolish a commercial building, constructed c. 1964, that is not recorded in the Florida Master Site File or located in a district.

Specifically, based upon evidence presented, the HARB **CONTINUED your application to the September 18, 2024 meeting as described in the attached copy of the executed Order.**

All additional materials for the continued item must be submitted to the Planning and Building Department 10 days before the meeting, to be received by September 8, 2024.

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

Sincerely,



Amy McClure Skinner, AICP
Director, Planning & Building

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

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

TYPE OF REQUEST:

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

IN THE MATTER OF:

Case No.:	HP2024-0036
Applicant:	Old City Law
Owner:	Vista Hotel IV, Inc.
Address:	1800 N Ponce De Leon Blvd
Parcel Number:	1897500000

Re: Certificate of Demolition, pursuant to Section 28-89, City of St. Augustine Code, To demolish a commercial building, constructed c. 1964, that is not recorded in the Florida Master Site File or located in a district.

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

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

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

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request To demolish a commercial building, constructed c. 1964, that is not recorded in the Florida Master Site File or located in a district..

Subject to the following conditions:

- If approved, there is a 30-day delay period and subsequent building permits are required before beginning work.
- An approved Certificate of Demolition expires one year from the date of the order. In accordance with Ordinance No. 2017-06, the owner of the property may request either a one-time six month administrative extension, or may apply for a one year extension from the Historic Architectural Review Board. The extension request must be filed in writing with the Planning and Building Department during regular office hours no later than 30 days before the expiration the Certificate of Demolition.
- To September 18, 2024 meeting
-
-
-

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

Case No. HP2024-0036

REQUEST **APPROVED / DENIED / CONTINUED**

Sign Name

Gaere MacDonald

Print Name

HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

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

MICHELE FUDO
Commission # HH 448184
Expires September 26, 2027

Notary Public, State of Florida

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

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Demolition (Full)

Case Number: HP2024-0036 **Meeting Date: Thursday, August 15, 2024**

1. NAME OF APPLICANT: Old City Law
   Business (if applicable):
   Address: 1 Riberia Street
   City: St. Augustine State: FL Zip Code: 32084
   Daytime Telephone: 9048296383 E-Mail Address: anish.patel@oldcitylaw.com

2. NAME OF PROPERTY OWNER: Vista Hotel IV, Inc.
   Business (if applicable):
   Address: 32 Avenida Menendez Ave
   City: St. Augustine State: FL Zip Code: 32084
   Daytime Telephone: 904-826-5504 E-Mail Address: kanti.patel@jalaramhotels.com

3. PROJECT LOCATION: 1800 N Ponce de Leon Blvd, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: GARNETT ADDITION CITY LOT 4 & ALL LOT 5 (EX R/W OF RD #5 IN DB218/156) BLK 1 & SANCHEZ TRACT CITY LOTS 7 8 & 9 (EX R/W OF RD #S5 IN DB211/224 & 521 & PT TO STANDARD OIL CO IN OR10/349) & W17 OF S 22FT LOT 5& S23FT LOT 6 OR2857/1161

5. SCOPE OF WORK: To demolish a commercial building, constructed c. 1964, that is not recorded in the Florida Master Site File or located in a district.

Information attached by applicant includes:

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

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: 1800 N. Ponce de Leon Blvd. St. Augustine, FL 32084
PIN: 1897500000

Applicant's Name: Oldcity law c/o Ansh Patel Applicant's Signature: [signature]
" " : St. Johns Law Group c/o James Whitehouse " " : _____

Owner's Name: Vista Hotel IV, Inc. Owner's Signature: [signature]

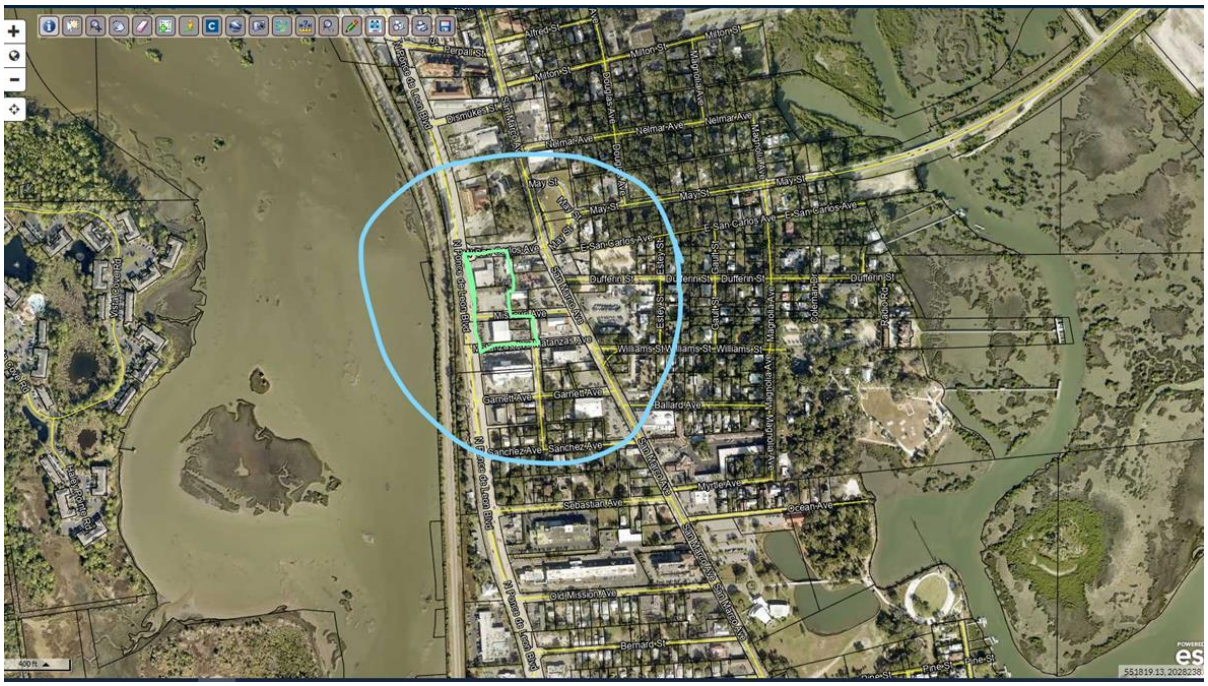
Owner's Name: _____ Owner's Signature: _____

Owner's Name: _____ Owner's Signature: _____

(Can add additional signature page if needed)

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

Application for Demo Permit
for Three UNREMARKABLE US-1 PROPERTIES
(7 San Carlos Ave. & 1800 & 1860 N. Ponce de Leon Blvd.)



Vista Hotel IV, Inc. – Kanti Patel

CITY COMMISSION
RECENTLY APPROVED UPDATE

Updated the Land Use and Zoning
to Mixed Use and RGO-A
WITH THE UNDERSTANDING THAT IT WAS FOR THIS EXACT USE

The land uses of these properties containing the **UNREMARKABLE** buildings within the attached applications for standard demolition were **recently updated, by our City Commission as recommended by our Planning and Zoning Board, to a Mixed Use land use and RGO-A zoning <u>for the addition of the compatible hotel uses as proposed to the planning board and commission within those applications</u>**, actually decreasing the intensity of uses by eliminating the high intensive uses of the former CM-2 zoning, including automobile service stations, repair shops, drive-in restaurants, etc.

Moreover, the attached demolition permit requests for the three **UNREMARKABLE** buildings denoted therein are required merely based upon the fact that they are over 50 years old, and these applications are required to go to HARB based on our ordinance.



The uses upcoming have already been reviewed and found both compatible and appropriate by our expert planning staff, our city planning board and our city commission. Here were the excerpts from the expert planning staff reports:

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

Rezoning

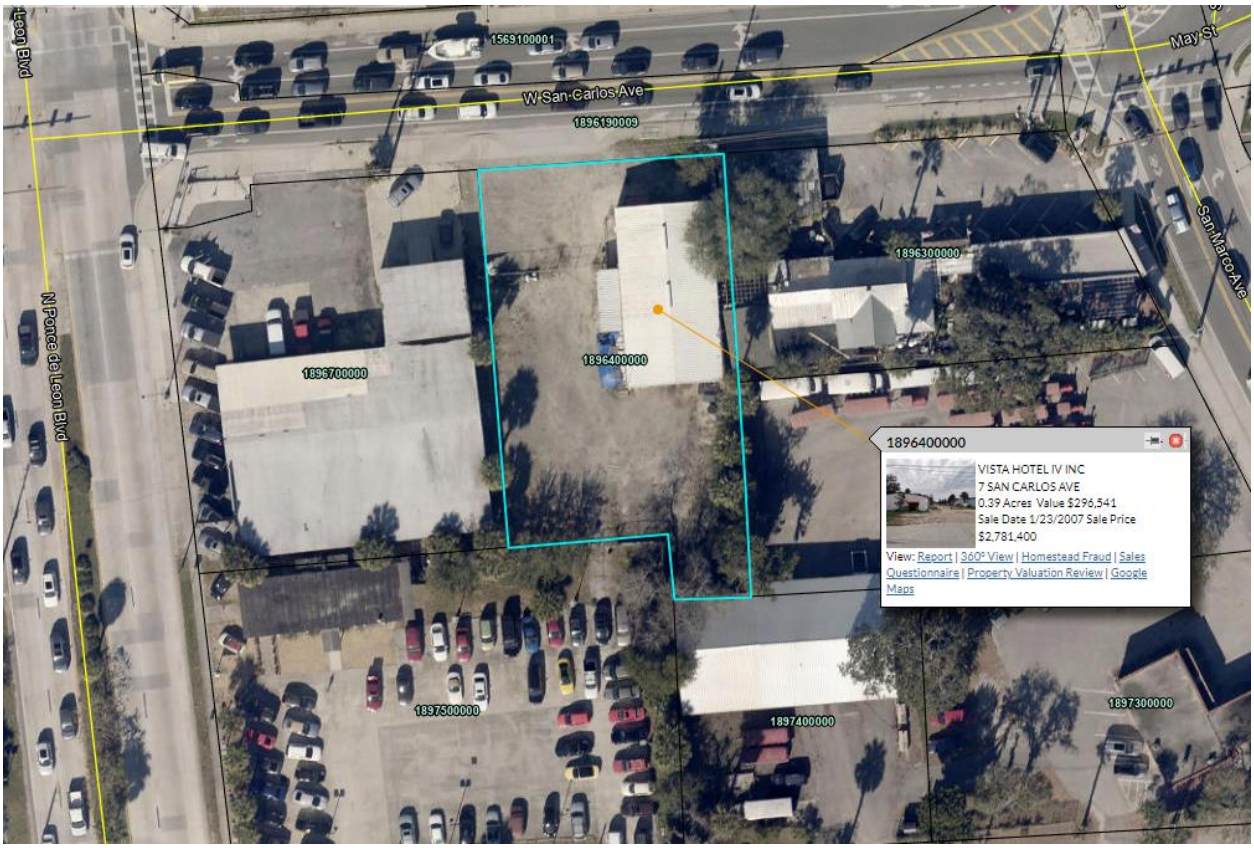
The current Zoning designation for the properties at 1800, 1860, 1700 N Ponce de Leon Boulevard, 7 W San Carlos Avenue, and 25 Missouri Avenue is Commercial Medium-Two (CM-2). The current uses of the properties that are not vacant are retail sales of automobiles, alternative off-road vehicles and repair, office use and the sale of building materials.

The request is a reduction in intensity for the sites compared to the existing commercial zoning district, however the proposed zoning district of RGO-A does allow five (5) more feet of height.

Below are the permitted uses for each zoning district for reference. The intended use of the property as stated by the applicant is for hotel development which would be compatible with surrounding uses and within reasonable proximity to the downtown.

Since the applicant is requesting to change the land use designation to Residential Medium Density Mixed Use a compatible zoning district needs to be in place. The Residential General Office-A (RGO-A) zoning district is compatible and limits the height allowed to 40 feet.

7 San Carlos Avenue



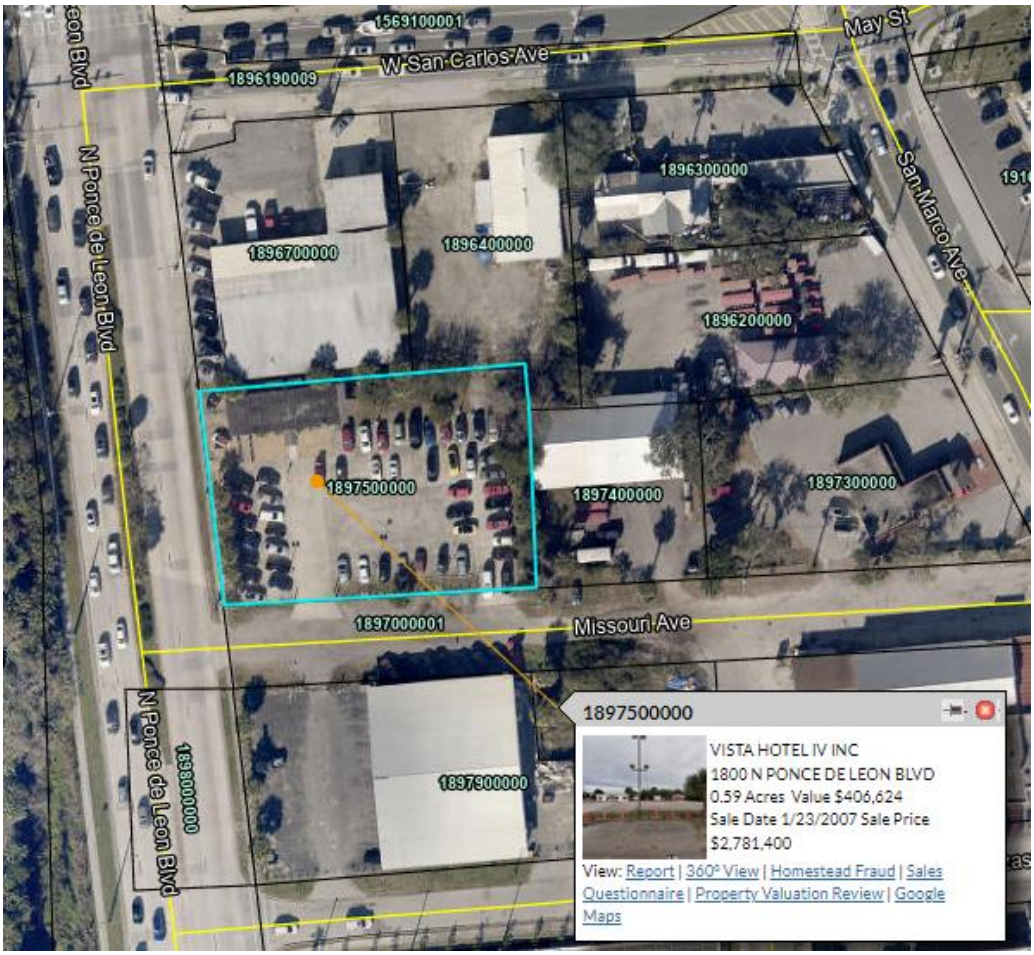
Building Information

Building	1
Building Value	$119,770
Year Built	1970
Actual Area	3207
Conditioned Area	3000
Use	Repair Service Shops (Marine/Recreational)
Style	04
Exterior Wall	Aluminum Vinyl

Roof Cover	Modular Metal
Roof Structure	Steel Frame
Interior Flooring	Concrete Finish
Interior Wall	Minimum
Heating Type	None
Air Conditioning	None
Bedrooms	
Baths	

Description	Square Footage
BASE AREA	1920
AVERAGE FINISHED OFFICE	1080
FINISHED CANOPY	207
Total SqFt	3207

1800 Ponce de Leon Blvd.



Property Use Code -
Sales & Service, Repair, Rental & Storage (Auto, Marine, Mobile Home & Farm Equipment)

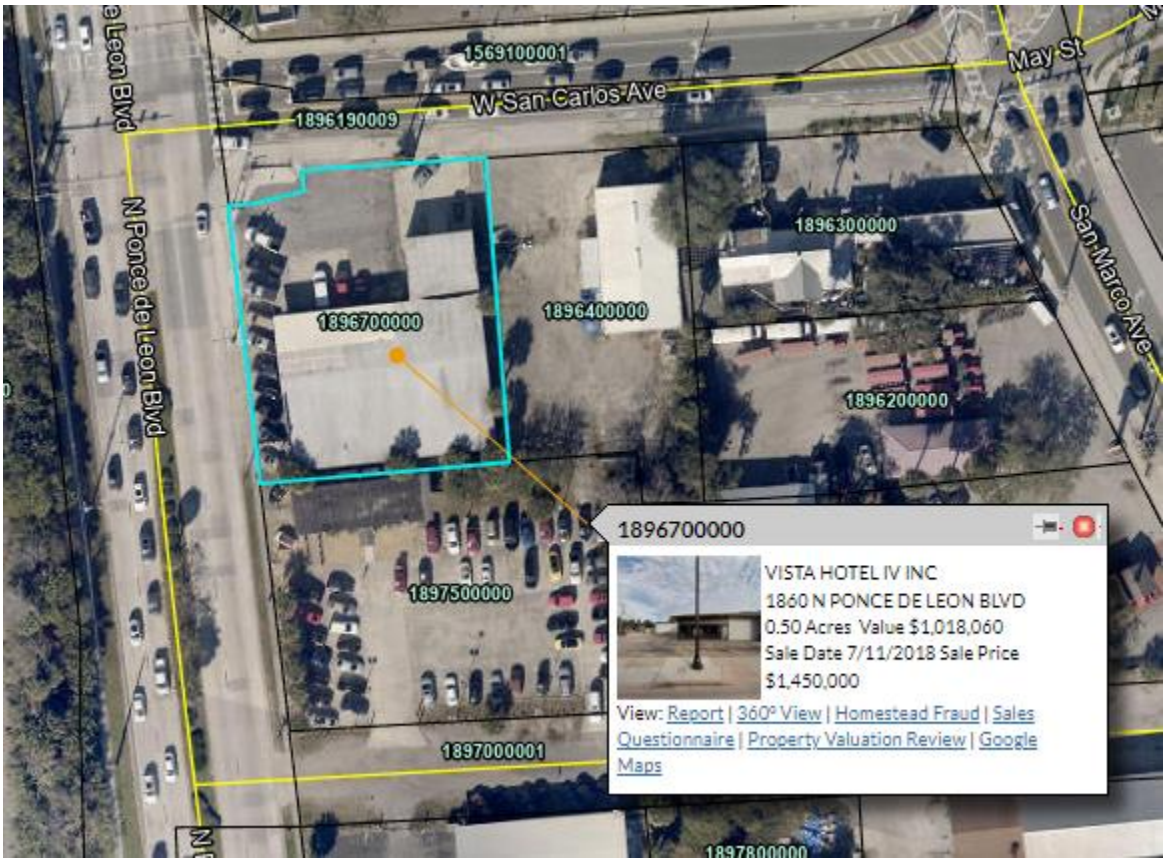
Building Information

Building	1
Building Value	$47,425
Year Built	1964
Actual Area	1772
Conditioned Area	1204
Use	Office Class C
Style	04
Exterior Wall	Concrete Stucco

Roof Cover	Built Up
Roof Structure	Prestressed Concrete
Interior Flooring	Carpet
Interior Wall	Minimum
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	
Baths	

Description	Square Footage
UNFINISHED CANOPY	264
UNFINISHED CANOPY	264
UNFINISHED CANOPY	40
BASE AREA	1204
Total SqFt	1772

1860 Ponce de Leon Blvd.

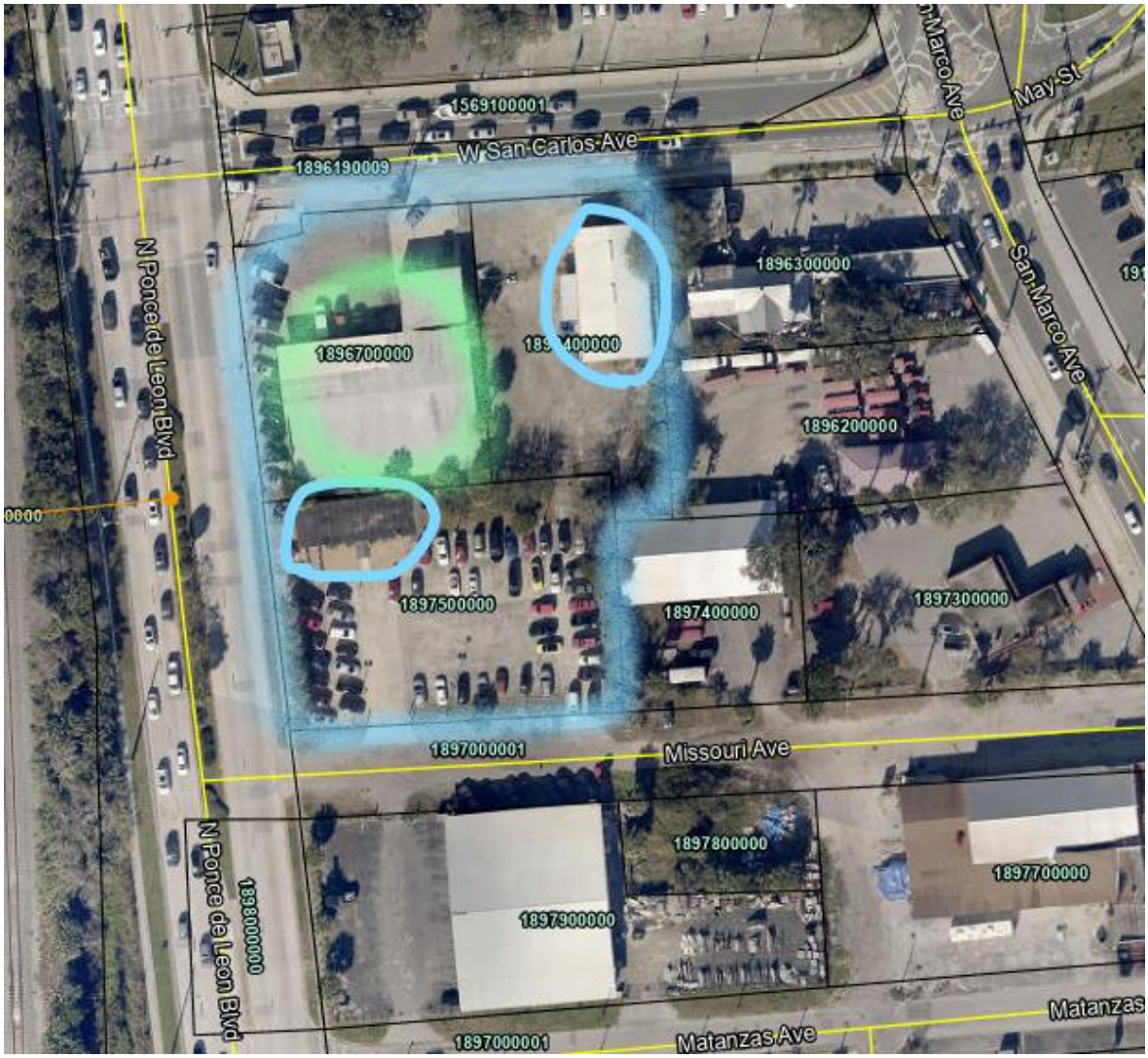


Building Information

Building	1
Building Value	$563,095
Year Built	1975
Actual Area	9718
Conditioned Area	7925
Use	Sales Only (Marine/Recreational)
Style	04
Exterior Wall	Aluminum Vinyl, Concrete Block

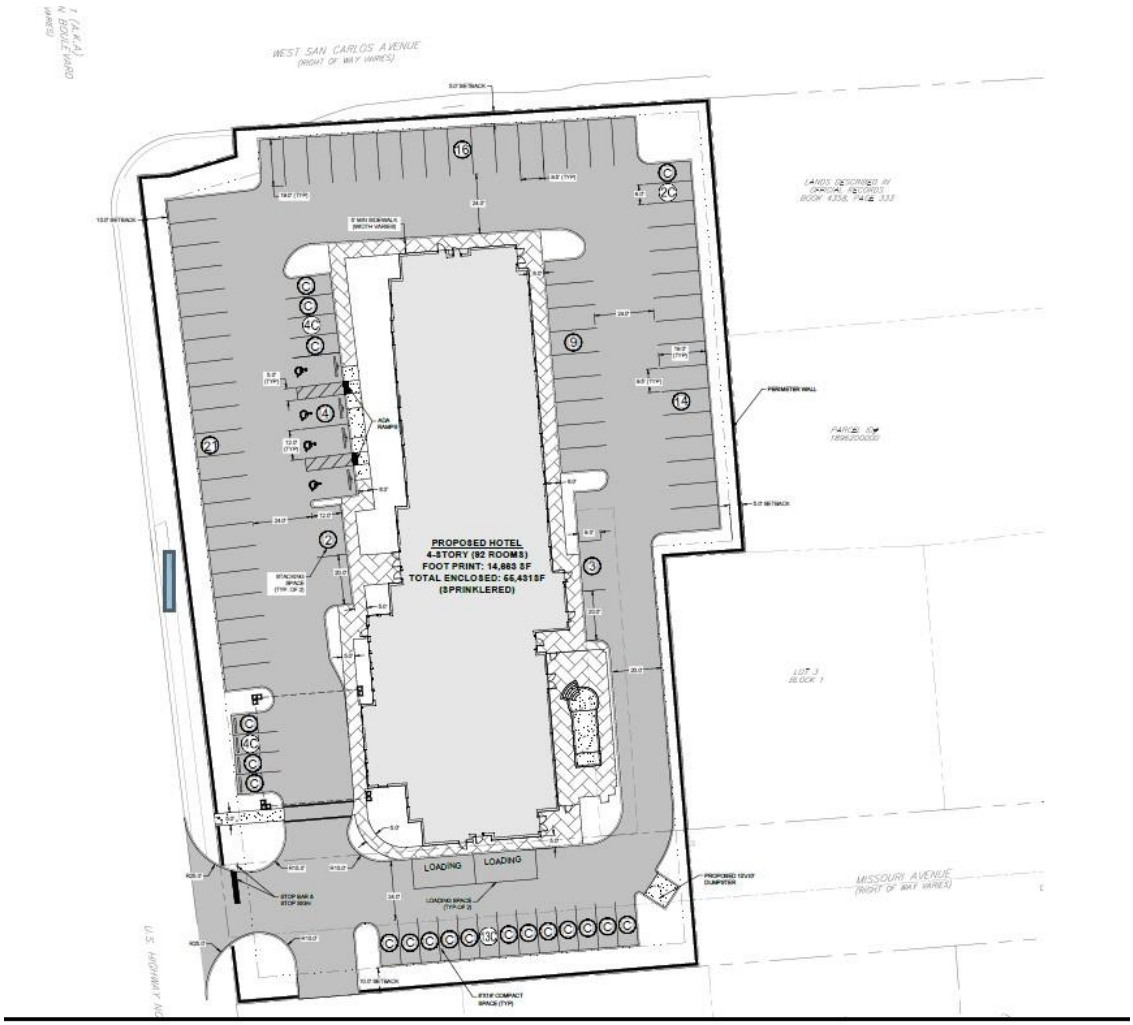
Roof Cover	Modular Metal
Roof Structure	Steel Frame
Interior Flooring	Concrete Finish
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	
Baths	




1569100001
W San Carlos Ave
1896190009
N Ponce de Leon Blvd
San Marco Ave
May St
1896300000
1896700000
1896200000
1897500000
1897400000
1897300000
1897000001
Missouri Ave
1897800000
1897700000
1897900000
1838000000
Matanzas Ave
Matanzas



Proposed / Approved Use
For these Properties



1800 N Ponce de Leon Blvd, Saint Augustine, FL, 32084, USA

Results:3

Zoning Districts 1

Commercial Medium-Two (CM-2)

Description	COMMERCIAL
Ordinance Number	
Zoning Class	Commercial Medium-Two (CM-2)

Future Land Use 1

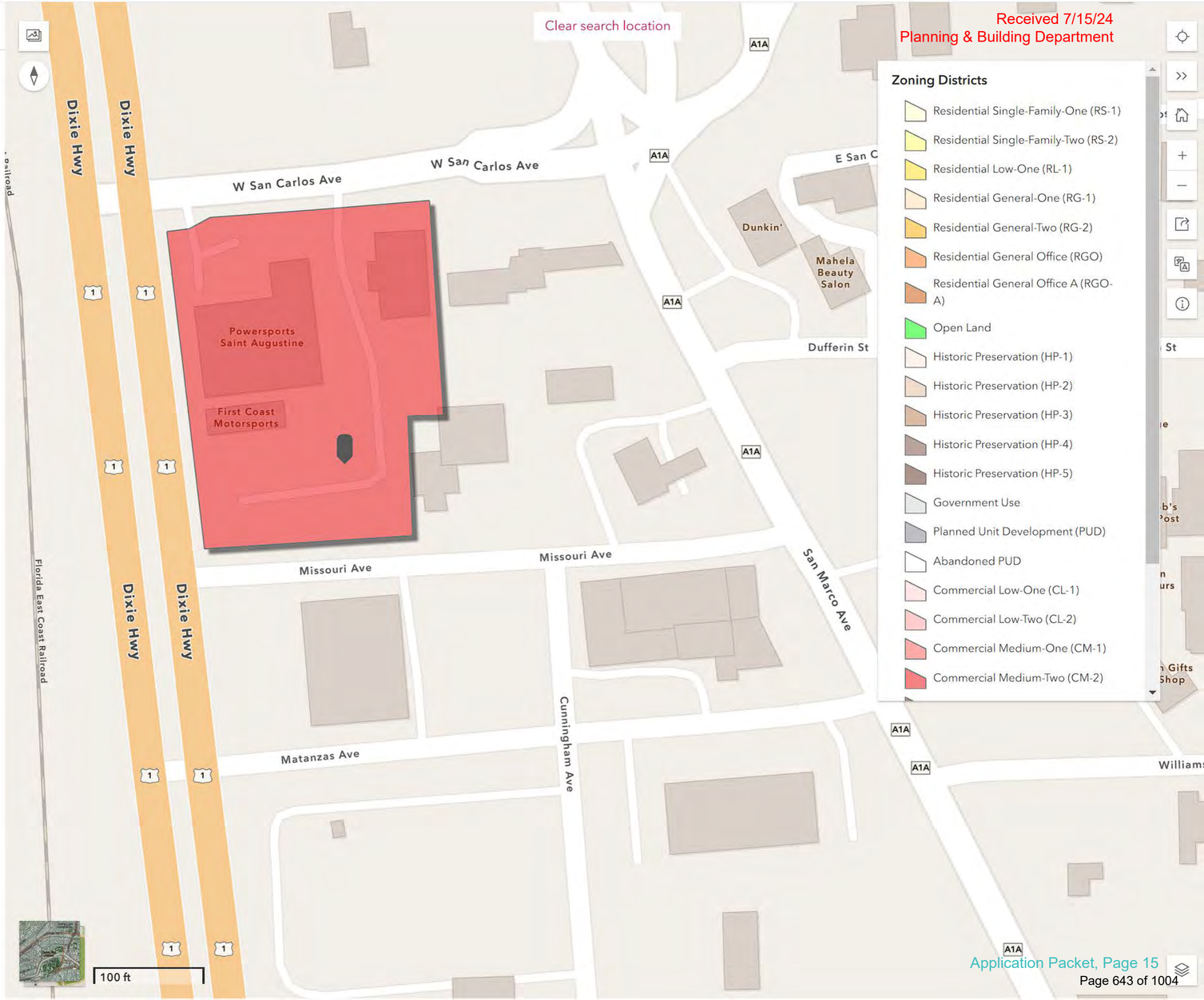
COMMERCIAL MEDIUM INTENSITY

Land Use Code	1400
Land Use Description	COMMERCIAL MEDIUM INTENSITY

Special Flood Hazard Areas 1

DFIRM ID 12109C

Flood Zone	X - 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
Zone Subtype	0.2 PCT ANNUAL CHANCE FLOOD HAZARD IN COASTAL ZONE
Special Flood Hazard Area	F
Base Flood Elevation NAVD88	-9,999.00



Received 06/18/24
Planning & Building Department

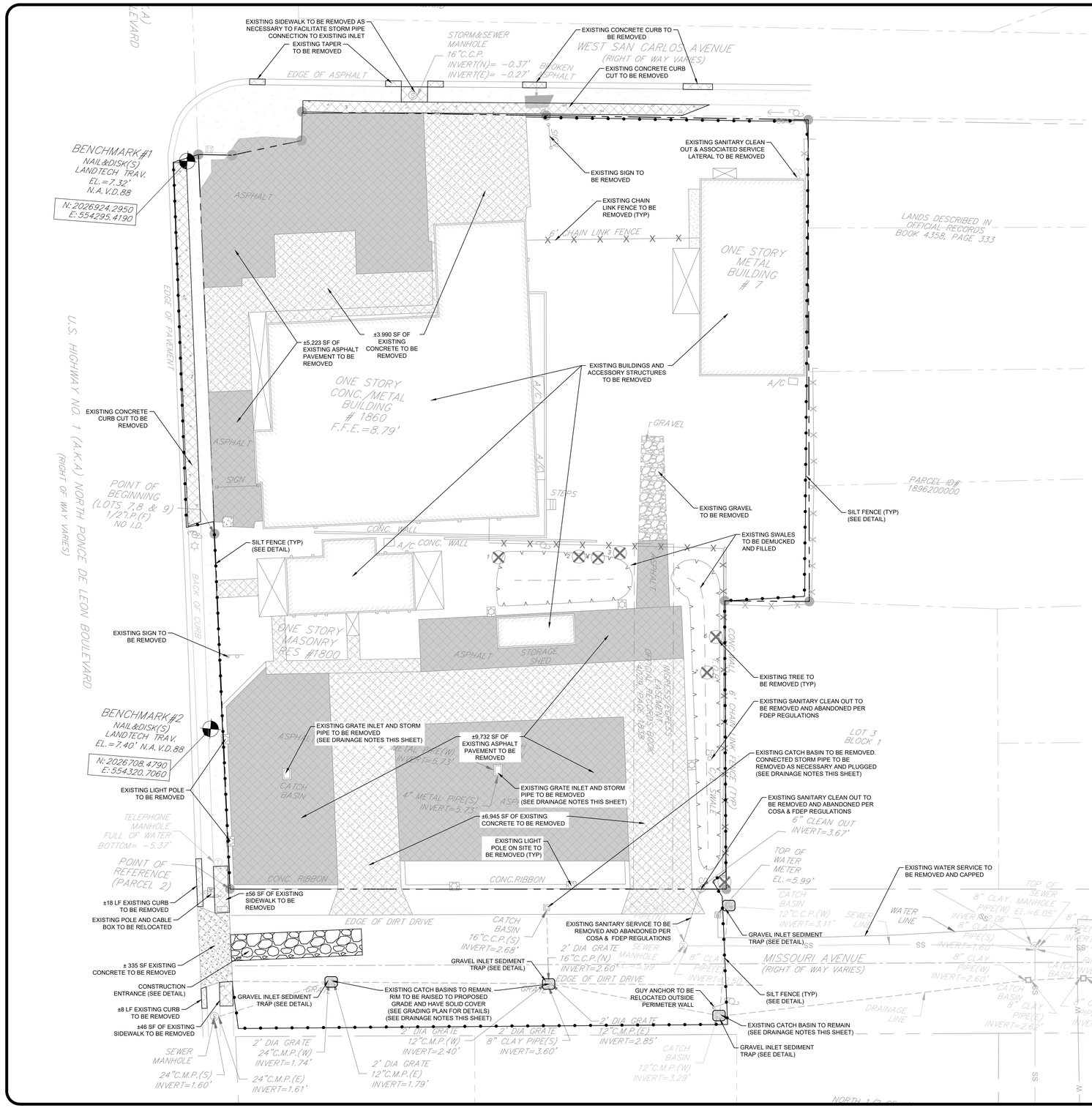


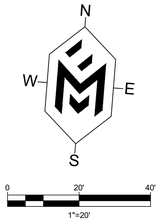

STUDENT DRIVER

Received 06/18/24
Planning & Building Department



Received 6/18/24
Planning & Building Department





LEGEND

- PROPERTY/ RIGHT OF WAY LINE
- OUT PARCEL SEPARATION LINE
- EXISTING DRAINAGE EASEMENT
- EXISTING EDGE OF PAVEMENT
- EXISTING STORM PIPE
- TYPE III SILT FENCE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- GRAVEL INLET SEDIMENT TRAP

HATCH LEGEND	
	CONSTRUCTION ENTRANCE
	EXISTING TO BE REMOVED

GENERAL NOTES:

1. PLEASE SEE LANDSCAPE PLANS BY ML+H FOR TREE INVENTORY AND MITIGATION TABLES
2. EXISTING FEATURES SHOWN PER SURVEY PROVIDED BY LANDTECH ASSOCIATES INC. PROFESSIONAL SURVEYORS & MAPPERS. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING EXISTING FEATURES PRIOR TO CONSTRUCTION COMMENCEMENT AND NOTIFY ENGINEER OF RECORD IF DISCREPANCIES ARE DISCOVERED.
3. CONTRACTOR SHALL ADHERE TO ALL CITY OF ST. AUGUSTINE EROSION AND SEDIMENTATION CONTROL MEASURES.
4. EXISTING FEATURES SHOWN SHALL REMAIN IN PLACE AND UNHARMED UNLESS OTHERWISE DETAILED IN THESE PLANS.
5. ANY DAMAGED OR REMOVED SIGNAGE DURING CONSTRUCTION ACTIVITIES SHALL BE REINSTALLED OR REPLACED PER CURRENT FDOT DESIGN STANDARDS.
6. CONTRACTOR SHALL BE REQUIRED TO OBTAIN FDEP NOI PERMIT PRIOR TO COMMENCING CONSTRUCTION.
7. CONTRACTOR SHALL ATTEND A PRE-CONSTRUCTION MEETING WITH COSA & FDOT STAFF PRIOR TO STARTING ANY SITE ACTIVITIES.
8. ALL EXISTING WATER AND SEWER UTILITY SERVICES THAT WILL NO LONGER BE UTILIZED MUST BE PROPERLY ABANDONED BY CONTRACTOR BY CUTTING, CAPPING, AND REPAIRING SERVICE CONNECTIONS AT THE UTILITY MAIN LOCATIONS BY METHODS DIRECTED BY THE CITY INSPECTOR AND UNDER CITY INSPECTOR'S OBSERVATION. EXCAVATION MAY BE REQUIRED IN ORDER TO DETERMINE PROPER ABANDONMENT METHODS.
9. ALL EXISTING WATER AND SEWER UTILITY SERVICES INTENDED TO BE REUSED MUST BE INVESTIGATED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS AND/OR REPLACEMENT TO RENEW EXISTING POTABLE WATER SERVICES, AND SEWER SERVICE LATERALS. ALL UTILITIES MUST BE RETURNED TO GOOD WORKING ORDER. ALL INVESTIGATIVE AND REPAIR/REPLACEMENT METHODS WILL BE AS DIRECTED BY THE CITY INSPECTOR AND UNDER CITY INSPECTOR'S OBSERVATION. EXCAVATION AND OTHER PROCEDURES SUCH AS CLOSED-CIRCUIT TV MAY BE REQUIRED IN ORDER TO DETERMINE CONDITION.
10. SILT FENCE SHALL REMAIN IN PLACE FOR THE DURATION OF CONSTRUCTION.

DRAINAGE NOTES:

1. CONTRACTOR TO VERIFY STORM PIPE ROUTING PRIOR TO CONSTRUCTION AND TO NOTIFY ENGINEER IF DIFFERENT FROM SURVEY.
2. CONTRACTOR TO USE CAUTION AROUND EXISTING STORM STRUCTURES/ PIPES TO REMAIN AND IS RESPONSIBLE FOR ANY DAMAGE.

JEREMY W. CALLOWAY, P.E.
CA#95365 FE#70538
STATE OF FLORIDA
No.70538
REGISTERED
PROFESSIONAL ENGINEER

MAVERICK ENGINEERING
10 WILLOW WINDS PARKWAY
ST. JOHNS, FLORIDA 32259
(904) 655-6687

REVISIONS

#	DATE	DESCRIPTION
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-	-	-
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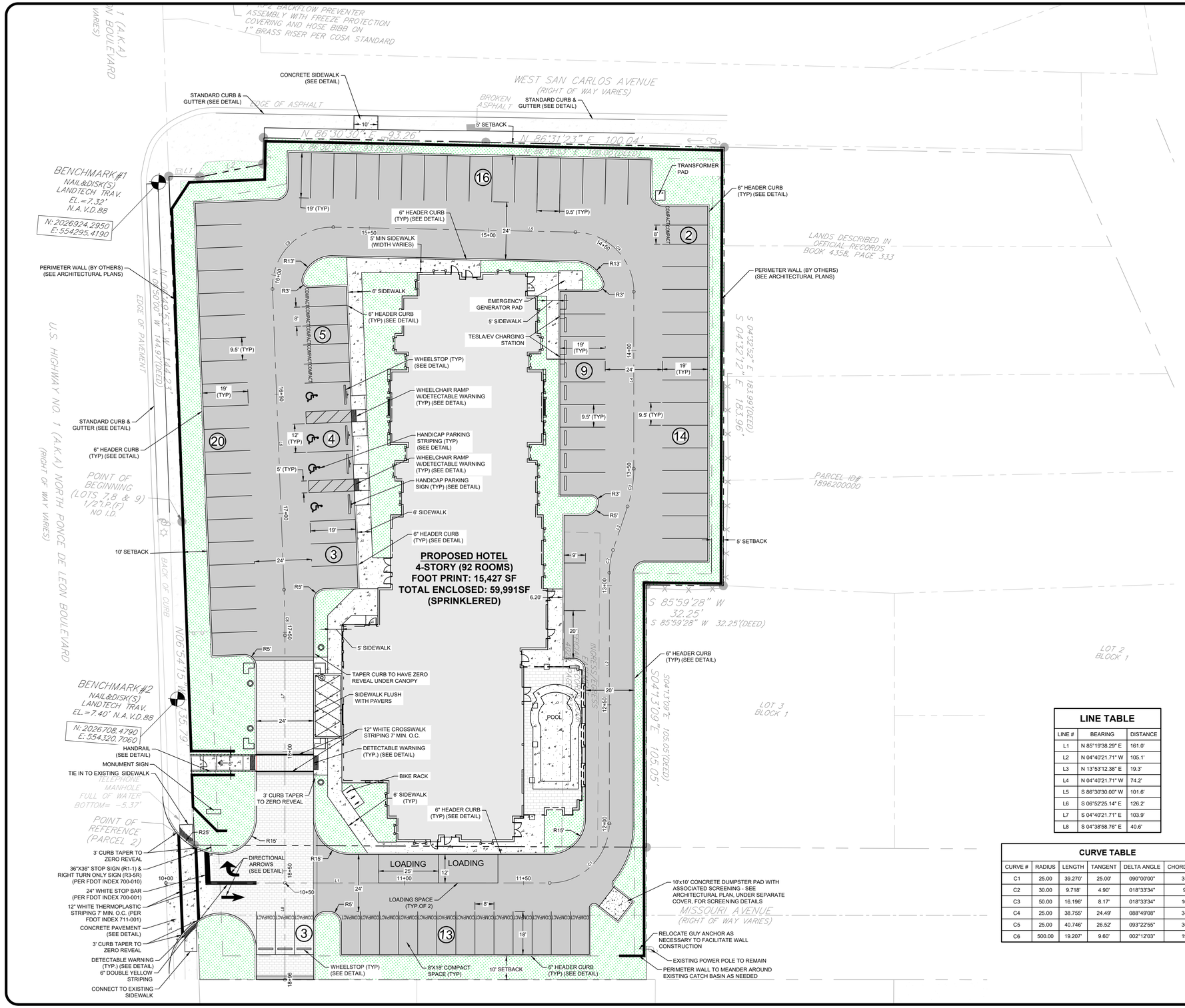
DRAWING BY:	MS
DESIGN BY:	PJS
CHECKED BY:	JWC
DATE:	05-31-2024
PROJECT #:	2215

DEMOLITION PLAN
SPRINGHILL SUITES
CITY OF ST. AUGUSTINE

PREPARED FOR:
VISTA HOTEL IV, INC.

5
OF 18

Received 6/18/24
Planning & Building Department



LEGEND

- PROPERTY / RIGHT OF WAY
- EXISTING EDGE OF PAVEMENT
- BUILDING SETBACK
- LANDSCAPE BUFFER
- EDGE OF PAVEMENT
- 6" HEADER CURB
- (12) PARKING COUNT

NOTES:

- ALL CROSSWALKS SHALL BE ADA ACCESSIBLE.
- CONTRACTOR SHALL VERIFY ALL FIELD DIMENSIONS PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER OF RECORD REGARDING ANY POTENTIAL CONFLICTS.

HATCH LEGEND	
	PAVERS
	CONCRETE
	BUILDING
	PAVEMENT
	LANDSCAPE AREA

SITE DATA TABLE		
TOTAL PROJECT AREA	73,814 SF	1.69 AC
PROPOSED BUILDING FOOTPRINT		15,427 SF
PROPOSED PAVEMENT		37,311 SF
SIDEWALK/ PATIO		5,119 SF
TOTAL IMPERVIOUS AREA		57,857 SF
TOTAL PERVIOUS AREA		15,957 SF
TOTAL IMPERVIOUS %		78%
TOTAL PERVIOUS %		22%
OPEN SPACE		15,957 SF
MAXIMUM LOT COVERAGE		75%
PROPOSED LOT COVERAGE		21%
MAXIMUM BUILDING HEIGHT		35'
FRONT/ SIDE/ REAR SETBACKS		10'/5'/5'
ZONING		CM-2
FUTURE LAND USE		COMMERCIAL MEDIUM INTENSITY
PARCEL NUMBER(S)		189750 0000, 189670 0000, 189640 0000
FLOOD ZONE		X

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 85°19'38.29" E	161.0'
L2	N 04°40'21.71" W	105.1'
L3	N 13°53'12.38" E	19.3'
L4	N 04°40'21.71" W	74.2'
L5	S 86°30'30.00" W	101.6'
L6	S 06°52'25.14" E	126.2'
L7	S 04°40'21.71" E	103.9'
L8	S 04°38'58.76" E	40.6'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	TANGENT	DELTA ANGLE	CHORD LENGTH
C1	25.00	39.270'	25.00'	090°00'00"	35.36'
C2	30.00	9.718'	4.90'	018°33'34"	9.68'
C3	50.00	16.196'	8.17'	018°33'34"	16.13'
C4	25.00	38.755'	24.49'	088°49'08"	34.99'
C5	25.00	40.746'	26.52'	093°22'55"	36.38'
C6	500.00	19.207'	9.60'	002°12'03"	19.21'

PARKING CALCULATIONS			
HOTEL	=	1 SPACE PER	ROOM
TOTAL NUMBER OF ROOMS	=	92 ROOMS	92 SPACES
TOTAL REQUIRED	=	92 SPACES	
TOTAL PROVIDED	=	92 SPACES	
ADA REQUIRED	=	4 SPACES	
ADA PROVIDED	=	4 SPACES	
COMPACT SPACES PROVIDED	=	23 SPACES	
MAX COMPACT ALLOWED (25%)	=	23 SPACES	

IMPERVIOUS AREA TABLE	
EXISTING PARCEL AREA	63,152 SF
MISSOURI AVE. AREA (GRAVEL)	10,662 SF
TOTAL PROJECT AREA	73,814 SF
EXISTING VS. PROPOSED IMPERVIOUS AREA	
EXISTING BUILDING	13,482 SF
EXISTING PAVEMENT & CONCRETE	27,020 SF
BROKEN ASPHALT, GRAVEL/DIRT PARKING	21,267 SF
GRAVEL	382 SF
TOTAL PRE DEVELOPMENT IMPERVIOUS	62,151 SF
POST DEVELOPMENT IMPERVIOUS	58,349 SF
NET IMPERVIOUS AREA DECREASE	-3,802 SF

JEREMY W. CALLOWAY, P.E.
CA#95495 FE#70539
STATE OF FLORIDA
PROFESSIONAL ENGINEER
No. 70539

MAVERICK ENGINEERING
10 WILLOW WINDS PARKWAY
ST. JOHNS, FLORIDA 32259
(904) 655-6687

REVISIONS

#	DATE	DESCRIPTION
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-	-	-
-	-	-

DRAWING BY:	MS
DESIGN BY:	PJS
CHECKED BY:	JWC
DATE:	05-31-2024
PROJECT #:	2215

SITE PLAN
SPRINGHILL SUITES
CITY OF ST. AUGUSTINE
PREPARED FOR:
VISTA HOTEL IV, INC.

6
OF 18

Public Records of St. Johns County, FL Clerk # 2007006068, O.R. 2857 PG 1161,
01/26/2007 at 03:35 PM REC. $33.00 SUR. $36.50 Doc. D $19469.80

(6)

THIS INSTRUMENT PREPARED BY
AND RECORD AND RETURN TO:

William C. Hagin, Esq.
LeBoeuf, Lamb, Greene & MacRae LLP
50 North Laura Street, Suite 2800
Jacksonville, Florida 32202

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made and executed this 23rd day of January, 2007, by BOZARD LAND, LLC, a Florida limited liability company, whose address is 1700 North Ponce de Leon Boulevard, St. Augustine, FL 32084, hereinafter called the Grantor to, VISTA HOTEL IV, INC., a Florida corporation, whose mailing address is 32 Avenida Menendez, St. Augustine, FL 32084, hereinafter called the Grantee.

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten and No/100 Dollars, and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in St. Johns County, Florida, which is described as follows:

COPY

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF
(THE "PROPERTY")

TOGETHER with all tenements, hereditaments, improvements (if any), easements and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever; SUBJECT, HOWEVER to the exceptions set forth on EXHIBIT B hereto:

AND the Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey the property; and that the Property is free of all encumbrances except the matters herein-above mentioned to which this Deed is made subject. The Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor.

Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents to be effective the day and year first written above.

BOZARD LAND, LLC

Signed, sealed and delivered in the presence of:

By: Harold William Shad, III
Name: Harold William Shad, III

Print Name: John D Bailey Jr

Address: 1700 North Ponce de Leon Boulevard
St. Augustine, FL 32084

Gloria M Banta
Print Name: GLORIA M BANTA

STATE OF FLORIDA)
COUNTY OF ST JOHNS)

The foregoing instrument was acknowledged before me this 23 day of January, 2007, by Harold William Shad, III the Manager of Bozard Land, LLC, a Florida limited liability company. He is either [✓] personally known to me or [ ] has produced a FL state driver's license as identification.

COPY

Gloria M Banta
Name:
Notary Public, State and County aforesaid
Commission Number: _____
My commission expires: _____

[Notarial Seal]

GLORIA M. BANTA
MY COMMISSION # DD 211017
EXPIRES: May 11, 2007
Bonded Thru Notary Public Underwriters

EXHIBIT "A"

PARCEL 1:

EAST ½ OF LOT 2, BLOCK 5, GARNETT ADDITION, AS DESCRIBED IN THE OFFICIAL PLAT OF THE CITY OF ST. AUGUSTINE, MADE BY ROBERT RANSON, DATED JANUARY 1, 1905 ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA.

PARCEL 2:

THE WEST ½ OF LOT 2, BLOCK 5, GARNETT'S SUBDIVISION, AS SHOWN BY PLAT NOW ON RECORD IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA IN DEED BOOK "SS" AT PAGE 189.

PARCEL 3:

THE WEST ½ OF LOT 3, BLOCK 8, BEING GARNETT AND CUNNINGHAM SUBDIVISION IN THE NORTH PART OF THE CITY OF ST. AUGUSTINE, AS BY REFERENCE TO MAP ON FILE IN THE COUNTY CLERK'S OFFICE IN MAP BOOK 1, PAGE 91 AND DESIGNATED AS LOT 3, BLOCK 8, THE ENTIRE LOT BEING IN FRONT 100 FEET AND IN THE DEPTH 110 FEET, MORE OR LESS, THE PROPERTY CONVEYED TO ALEX CAPO AND GERTRUDE CAPO JANUARY 13TH, A.D. 1893, RECORDED IN BOOK TT PAGE 180.

THE ABOVE PROPERTY BEING ALSO DESCRIBED AS THE WEST ½ OF LOT 3, BLOCK 5, GARNETT SUBDIVISION, AS PER OFFICIAL MAP OF THE CITY OF ST. AUGUSTINE, FLORIDA. EXCEPTING RIGHT OF WAY FOR ROAD AS DESCRIBED IN DEED BOOK 210, PAGE 405.

PARCEL 4:

THE SOUTH 50 FEET OF LOT 1, BLOCK 5, GARNETT ADDITION TO THE CITY OF ST. AUGUSTINE, ACCORDING TO MAP THEREOF DATED JANUARY 1, 1905 AND FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA, SAID LANDS FRONTING 50 FEET ON CUNNINGHAM CENTER ON THE EAST, 100 FEET ON GARNETT AVENUE ON THE SOUTH AND BEING BOUNDED ON THE NORTH BY THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 213, PAGE 183, OF THE ST. JOHNS COUNTY PUBLIC RECORDS.

PARCEL 5:

THE NORTH ½ OF LOT 1, BLOCK 5 OF GARNETT'S SUBDIVISION OF ST. AUGUSTINE, AS SHOWN ON THE OFFICIAL MAP OF SAID CITY OF ST. AUGUSTINE, FLORIDA, DATED JUNE 12, 1923, SAID PLAT BEING ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA.

SAID NORTH ½ OF LOT 1, BLOCK 5 HAS A FRONTAGE OF 60 FEET ON THE CUNNINGHAM AVENUE AND A DEPTH OF 100 FEET, EXTENDING WEST OF LOT NOW OR FORMERLY OWNED BY STEVE MCCORMICK.

PARCEL 6:

ALL OF 6, BLOCK 5, GARNETT SUBDIVISION IN THE CITY OF ST. AUGUSTINE, ACCORDING TO THE OFFICIAL MAP OF SAID CITY, DATED JANUARY 1, 1905 AND DRAWN BY ROBERT RANSON, EXCEPTING THAT PORTION OF SAID LAND IN DEED BOOK 209, PAGE 145, ST. JOHNS COUNTY, FLORIDA.

TOGETHER WITH:

LOT 7, BLOCK 5 OF THE GARNETT SUBDIVISION OF THE CITY OF ST. AUGUSTINE, FLORIDA, ACCORDING TO OFFICIAL MAP OF THE CITY OF ST. AUGUSTINE DATED JANUARY 1, A.D. 1905, A COPY OF WHICH IS NOW OF RECORD AND ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA.

PARCEL 7:

THE SOUTH ½ OF LOT 8, BLOCK 5, GARNETT SUBDIVISION OF THE CITY OF ST. AUGUSTINE, FLORIDA, ACCORDING TO OFFICIAL MAP OF SAID CITY DATED JANUARY 1, 1905, OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA.

PARCEL 9:

IN THE CITY OF ST. AUGUSTINE, FLORIDA, THE SOUTH ½ OF LOT 1, BLOCK 3 OF THE GARNETT SUBDIVISION, ACCORDING TO THE OFFICIAL MAP OF SAID CITY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA.

Copy

TOGETHER WITH:

ALL OF LOT 2 AND LOT 3, BLOCK 3, GARNETT SUBDIVISION, ST. AUGUSTINE, FLORIDA, AS SHOWN BY OFFICIAL MAP OF THE CITY OF ST. AUGUSTINE, FLORIDA, SAID PLAT BEING ON FILE AND OF RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA.

PARCEL 10:

THE NORTH ½ OF LOT 1, BLOCK 3, OF THE GARNETT SUBDIVISION, ACCORDING TO THE OFFICIAL MAP OF THE CITY OF ST. AUGUSTINE, FLORIDA, RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR ST. JOHNS COUNTY, FLORIDA.

PARCEL 11:

BLOCK 2 OF GARNETT'S ADDITION TO THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA, ACCORDING TO OFFICIAL MAP OF ST. AUGUSTINE DATED JUNE 12, 1923.

A MORE PARTICULAR DESCRIPTION OF SAID BLOCK ACCORDING TO ITS PRESENT LINES AND BOUNDARIES IS AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID BLOCK 2, AT THE INTERSECTION OF THE EASTERLY PROPERTY LINE OF SAID BLOCK ON SAN MARCO AVENUE, WITH THE SOUTHERLY PROPERTY LINE OF SAID BLOCK ON MATANZA STREET, AS MARKED BY A PERMANENT MONUMENT CONSISTING OF A 3 INCH IRON PIPE WHICH IS SET AT THAT POINT. SAID POINT BEING 32.5 FEET WESTWARDLY MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF SAN MARCO AVENUE AND 25 FEET NORTHWARDLY MEASURED AT RIGHT ANGLES FROM THE CENTER OF MATANZA STREET; RUN THENCE SOUTH 84°30' WEST ALONG THE SOUTHERLY PROPERTY LINE OF SAID BLOCK, 222 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY PROPERTY LINE OF SAID BLOCK ON CUNNINGHAM AVENUE; RUN THENCE NORTH 5°15' WEST ALONG THE WESTERLY PROPERTY LINE OF SAID BLOCK, 110 FEET TO THE POINT OF INTERESECTION WITH THE NORTHERLY PROPERTY LINE OF SAID BLOCK ON MISSOURI STREET; RUN THENCE NORTH 83°39' EAST ALONG THE NORTHERLY PROPERTY LINE OF SAID BLOCK, 175.65 FEET MORE OR LESS TO THE POINT OF THE INTERSECTION WITH THE EASTERLY PROPERTY LINE OF SAID BLOCK ON SAN MARCO AVENUE; RUN THENCE SOUTH 27°54' EAST ALONG THE EASTERLY PROPERTY LINE OF SAID BLOCK, 121.5 FEET TO THE POINT OF BEGINNING, THIS PROPERTY BEING BOUNDED ON THE EAST BY SAN MARCO AVENUE, ON THE SOUTH BY MATANZA STREET, ON THE WEST BY CUNNINGHAM AVENUE AND ON THE NORTH BY MISSOURI STREET, AS SHOWN BY PLAT ATTACHED TO AND MADE PART OF WARRANTY DEED DATED SEPTEMBER 27, 1938 FROM ROCKLAND COUNTY REALTY CO. TO H. D. POLLARD. ALL COURSES ARE ON MAGNETIC BEARINGS.

PARCEL 12:

LOTS 4 AND 5, BLOCK 1, GARNETT ADDITION, CITY OF ST. AUGUSTINE, FLORIDA, ST. JOHNS COUNTY. EXCEPTING RIGHT OF WAY OF STATE ROAD NO. 5. AND ALSO: LOTS 7,8 AND 9, OF THE SANCHEZ TRACT, ACCORDING TO PLAT OF THE CITY OF ST. AUGUSTINE, FLORIDA, DATED JANUARY 1, 1905. EXCEPTING THERE FROM RIGHT OF WAY OF STATE ROAD NO. 5, AND THAT PORTION OF SAID LAND CONVEYED TO STANFORD OIL CO., AS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 10, PAGE 349, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. ALSO WITH: THAT PART OF LOTS 5 AND 6, SANCHEZ TRACT, AS SHOWN ON THE OFFICIAL MAP THE CITY OF ST. AUGUSTINE, DATED JANUARY 1, 1905, DESCRIBED AS FOLLOWS: FROM THE POINT OF BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 6; RUN NORTH 0°23' WEST ALONG THE WEST LINE OF SAID LOT 6, 22.80 FEET; THENCE SOUTH 88°53' 30" EAST, 67.85 FEET; THENCE SOUTH 0°01'30" EAST 21.49 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 5 AND THE NORTH LINE OF LOT 4, SAID GARNETT ADDITION; THENCE DUE WEST, ALONG SAID SOUTH LINE OF LOTS 5 AND 6, SANCHEZ TRACT, AND THE NORTH LINE OF SAID LOT 4, GARNETT ADDITION, 67.70 FEET TO THE POINT OF BEGINNING.

PARCEL 13:

BEING A PART OF LOTS 5 AND 6, SANCHEZ TRACT, CITY OF ST. AUGUSUTINE, FLORIDA, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

IN THE CITY OF ST. AUGUSTINE, IN NORTH CITY, THE LOT DESIGNATED UPON THE OFFICIAL MAP OF SAID CITY, DATED JANUARY 1, 1905 AS LOT 5 OF THE SANCHEZ TRACT, MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE SOUTH LINE OF A STREET AT THE NORTHERN LIMITS OF SAID CITY 150 FEET WESTERLY FROM ITS INTERSECTION WITH SAN MARCO AVENUE; THENCE SOUTHERLY 183'10" TO LAND OF R.B. GARNETT; THENCE WESTERLY 50 FEET; THENCE NORTHERLY 180'10" MORE OR LESS TO THE SOUTH LINE OF SAID STREET, AT THE NORTHERN LIMITS OF THE CITY; THENCE EASTERLY 50 FEET TO THE PLACE OF BEGINNING.

LOT 6 IN THE SANCHEZ SUBDIVISION IN THE CITY OF ST. AUGUSTINE, COUNTY OF ST. JOHNS AND STATE OF FLORIDA; BEGINNING IN THE NORTH LINE OF THE CITY LIMITS, 200 FEET WESTERLY FROM SAN MARCO AVENUE AND RUNNING THENCE WESTERLY 50 FEET; THENCE SOUTHERLY 183 FEET AND 10 INCHES MORE OR LESS TO LAND OF GARNETT; THENCE EASTERLY IN GARNETT'S NORTH LINE 50 FEET; THENCE NORTHERLY 183 FEET 10 INCHES MORE OR LESS TO PLACE OF BEGINNING.

COPY

THE ABOVE DESCRIBED LOTS 5 AND 6 ARE LESS AND EXCEPT THE FOLLOWING:

FROM THE POINT OF BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 6, RUN NORTH 0°23' WEST ALONG THE WEST LINE OF SAID LOT 6, 22.80 FEET; THENCE SOUTH 88°53'30" EAST, 67.85 FEET, THROUGH LOT 6 AND PART OF LOT 5, A DISTANCE OF 67.85 FEET; THENCE SOUTH 0°01'30" EAST 21.49 FEET TO THE SOUTH LINE OF SAID LOT 5; THENCE DUE WEST ALONG THE SAID SOUTH LINE OF LOTS 5 AND 6, A DISTANCE OF 67.7 FEET TO THE POINT OF BEGINNING.

COPY

Exhibit "B"

SCHEDULE OF PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2007 and subsequent years, which are not yet due and payable.

COPY

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	1897500000
Location	1800 N PONCE DE LEON BLVD
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	Auto Sales Countywide (COM) (647.7)
Tax Description*	GARNETT ADDITION CITY LOT 4 & ALL LOT 5 (EX R/W OF RD #5 IN DB218/156) BLK 1 & SANCHEZ TRACT CITY LOTS 7 8 & 9 (EX R/W OF RD #S5 IN DB211/224 & 521 & PT TO STANDARD OIL CO IN OR10/349) & W17 OF S 22FT LOT 5& S23FT LOT 6 OR2857/1161 *The Description above is not to be used on legal documents.
Property Use Code	Sales & Service, Repair, Rental & Storage (Auto, Marine, Mobile Home & Farm Equipment) (2700)
Subdivision	Garnett Division, Plan Of
Sec/Twp/Rng	47-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.590
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Vista Hotel IV Inc 100%
Mailing Address	32 AVENIDA MENENDEZ SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2024
Building Value	$47,425
Extra Features Value	$55,689
Total Land Value	$448,122
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$551,236**
Total Deferred	$144,612
Assessed Value	**$406,624**
Total Exemptions	$0
Taxable Value	**$406,624**

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

Historical Assessment Information

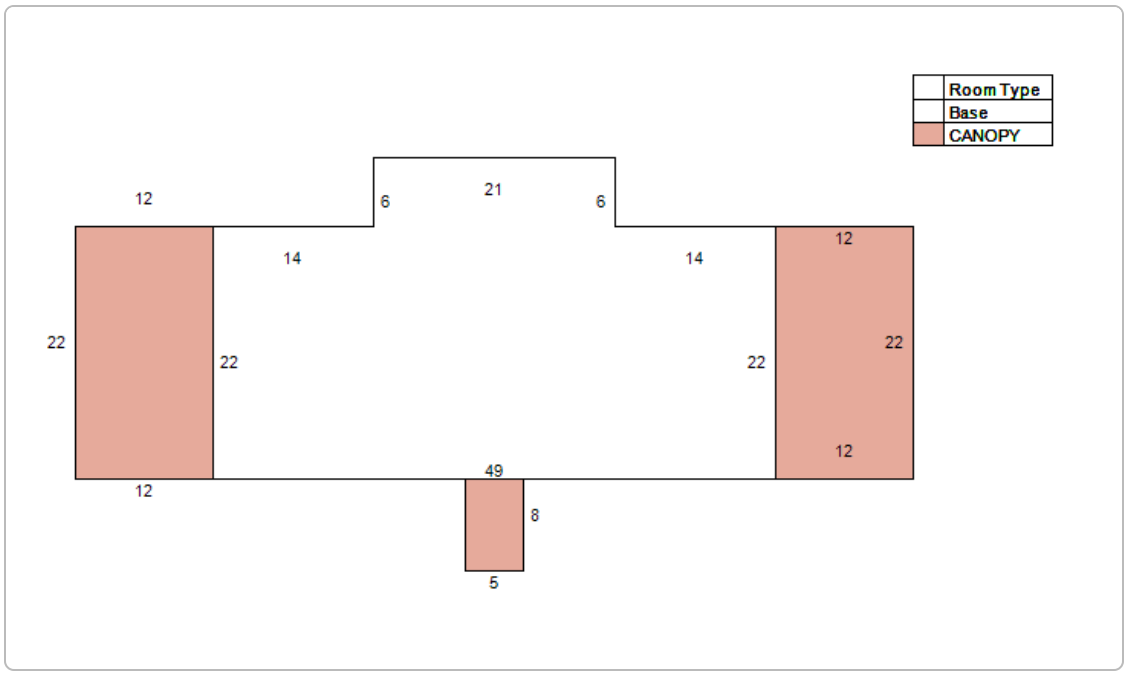
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	$36,266	$60,348	$332,891	$0	$0	$429,505	$369,658	$59,847	$369,658
2022	$30,943	$26,938	$332,891	$0	$0	$390,772	$336,053	$54,719	$336,053
2021	$32,417	$29,312	$332,891	$0	$0	$394,620	$305,503	$89,117	$305,503
2020	$34,185	$31,685	$332,891	$0	$0	$398,761	$277,730	$121,031	$277,730
2019	$28,321	$34,057	$332,891	$0	$0	$395,269	$252,482	$142,787	$252,482
2018	$21,241	$17,558	$307,284	$0	$0	$346,083	$229,529	$116,554	$229,529
2017	$22,420	$18,848	$204,856	$0	$0	$246,124	$208,663	$37,461	$208,663
2016	$23,601	$21,221	$204,856	$0	$0	$249,678	$189,694	$59,984	$189,694
2015	$24,781	$23,595	$204,856	$0	$0	$253,232	$172,449	$80,783	$172,449
2014	$24,434	$17,106	$115,232	$0	$0	$156,772	$156,772	$0	$156,772
2013	$26,906	$20,495	$109,530	$0	$0	$156,931	$156,931	$0	$156,931

Building Information

Building	1	**Roof Cover**	Built Up
Building Value	$47,425	**Roof Structure**	Prestressed Concrete
Year Built	1964	**Interior Flooring**	Carpet
Actual Area	1772	**Interior Wall**	Minimum
Conditioned Area	1204	**Heating Type**	Air Duct
Use	Office Class C	**Air Conditioning**	Central
Style	04	**Bedrooms**	
Exterior Wall	Concrete Stucco	**Baths**	

Description	Square Footage
UNFINISHED CANOPY	264
UNFINISHED CANOPY	264
UNFINISHED CANOPY	40
BASE AREA	1204
Total SqFt	1772

Sketch Information



Extra Feature Information

Code Description	Status	Value
Pole Light (COM)		12200
Concrete Paving - Under 8" (COM)		42881
Metal Fence - 6' (COM)		608

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Sales & Service (Automotive)	0	0	25607	SF	$448,122

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	1/23/2007	$2,781,400.00	WARRANTY DEED	2857	1161	Q	I	BOZARD LAND LLC	VISTA HOTEL IV INC
	3/30/2006	$100.00	WARRANTY DEED	2674	801	U	I	BOZARD FRED III	BOZARD LAND LLC (12 PARCELS)
	8/1/1985	$150,000.00		682	1755	Q	I		BOZARD FRED III
	10/1/1981	$176,000.00		513	419	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: 6/20/2024, 8:53:16 AM

Contact Us

Developed by Schneider GEOSPATIAL



Detail by Entity Name

Florida Profit Corporation
VISTA HOTEL IV, INC.

Filing Information

Document Number	P07000006578
FEI/EIN Number	20-8388700
Date Filed	01/16/2007
State	FL
Status	ACTIVE

Principal Address

1700 N. PONCE DE LEON BLVD.
ST. AUGUSTINE, FL 32084

Changed: 04/14/2009

Mailing Address

32 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

Registered Agent Name & Address

Old City Law, PLLC
1 Riberia Street
ST. AUGUSTINE, FL 32084

Name Changed: 02/05/2024

Address Changed: 01/03/2019

Officer/Director Detail

Name & Address

Title PD

PATEL, KANTIBHAI M
32 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

Title STD

PATEL, KALAVATI K
32 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2022	01/25/2022
2023	01/19/2023
2024	02/05/2024

Document Images

02/05/2024 -- ANNUAL REPORT	View image in PDF format
01/19/2023 -- ANNUAL REPORT	View image in PDF format
01/25/2022 -- ANNUAL REPORT	View image in PDF format
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02/27/2014 -- ANNUAL REPORT	View image in PDF format
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03/31/2010 -- ANNUAL REPORT	View image in PDF format
04/14/2009 -- ANNUAL REPORT	View image in PDF format
05/06/2008 -- ANNUAL REPORT	View image in PDF format
01/16/2007 -- Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations



Detail by Entity Name

Florida Limited Liability Company
OLD CITY LAW, PLLC

Filing Information

Document Number	L18000107962
FEI/EIN Number	82-5452930
Date Filed	04/30/2018
Effective Date	04/25/2018
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	09/26/2023

Principal Address

1 RIBERIA ST.
ST. AUGUSTINE, FL 32084

Mailing Address

1 RIBERIA ST.
ST. AUGUSTINE, FL 32084

Registered Agent Name & Address

PATEL, ANISH
1 RIBERIA ST.
ST. AUGUSTINE, FL 32084

Name Changed: 09/26/2023

Authorized Person(s) Detail

Name & Address

Title Manager

PATEL, ANISH
1 RIBERIA ST.
ST. AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2022	04/19/2022
2023	09/26/2023

2024 02/01/2024

Document Images

02/01/2024 -- ANNUAL REPORT	View image in PDF format
09/26/2023 -- REINSTATEMENT	View image in PDF format
01/06/2023 -- CORLCDSMEM	View image in PDF format
04/19/2022 -- ANNUAL REPORT	View image in PDF format
04/06/2021 -- ANNUAL REPORT	View image in PDF format
02/05/2020 -- ANNUAL REPORT	View image in PDF format
03/30/2019 -- ANNUAL REPORT	View image in PDF format
04/30/2018 -- 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 September 18, 2024 Meeting



Application HP2024-0055 Address: 24 Cathedral Place

Applicant: Rogers Towers, P.A.

Property Owner: Kasam Hospitality, Inc.

Project description: To construct three-stor y commercial buildings on the west side of Charlotte Street and south side of Treasury Street to flank a new parking garage on the existing parking lot and to modify 22 Cathedral with an elevated roof structure with columns for work related to an adaptive use project on the existing buildings.
(Amended version updated 9.16.24 with corrected numbering on pages 2-3, link to last HARB application packet reviewed, PZB July 2, 2024 order reference on page 3, PZB order & additional historic maps added to back of attachments)

Architectural Style:	Mediterranean Revival (#24); Spanish Renaissance Revival (#22)	Florida Master Site File:	SJ0400
National Register:	St. Augustine Town Plan Historic District: Contributing	Construction date:	1927 (24 Cathedral); c. 1938 (22 Cathedral)
Archaeology Zone:	IA	Zoning District:	PUD (HP-2)
Parcel number:	1971600000, 1972000000		
Agenda Item:	8(a)	Previous Action(s):	PZB2024-0041 OOA HP2022-0039 (Heard, but not approved)

STAFF SUMMARY AND ANALYSIS:

1. This is an Opinion of Appropriateness (OOA) application where HARB is to make a determination if the general concept, preliminary construction plans, details or specifications of a project meet the architectural requirements of the Architectural Guidelines for Historic Preservation (AGHP), but that the information submitted is insufficient to meet the requirements for a Certificate of Appropriateness (COA) application or to obtain a building permit. The proposed project scope is related to an adaptive use project for the existing buildings at 22-24 Cathedral Place and new construction of a parking garage that is fronted by a three-story commercial building on the surface parking lot parcel that is bounded by Charlotte and Treasury Streets. If the reader is new to this project or 22-24 Cathedral Place, a context of the property is included below on page 4.
2. According to the Architectural Guidelines for Historic Preservation, new buildings in HP-2 are required to be in the form of St. Augustine Style reconstructions with all the permutations of development from 1565 to 1821." However, the existing adjacent buildings to the proposed project area are in other architectural styles, including 12 and 8 Cathedral Place (both c. 1888 buildings) and 1 Anderson Circle (c. 1899-1904) across Charlotte Street, which are now all in the Mediterranean Revival style, and 124 Charlotte Street (c. 1888), a Masonry Vernacular building. Some of these were later altered when their original Victorian, Moorish or Colonial Revival detailing was replaced with other architectural elements.
3. On June 16, 2022, the HARB heard the first OOA submitted for this project and continued the application, when it was next reviewed at a special public HARB meeting on August 11, 2022 and also continued. For reference, the staff memo that outlined HARB's concerns from the June meeting and minutes from the August 2022 meeting are included in the attachments. Some of the concerns from the August 2022 meeting included:

a. Although the project was being proposed as a Planned Unit Development (PUD) that allows more flexibility in the required design and zoning regulations (discussed further below), there was continued discussion how the overall style that was not in keeping with the AGHP's requirement for new buildings in HP-2 (See #2).
b. There were too many random styles and elements drawn from previously existing late 19th/turn of the 20th century buildings, with no common thread.
c. Instead of the styles and detailing as was proposed in the submitted plans reviewed, many of the members voiced support for designs focusing on the Mediterranean Influence styles, which evolved out of the three distinctive Colonial periods, as this styling was used for 24 Cathedral, the anchor building of the project, and the adjacent buildings noted under #2.
d. Height, scale, and mass of the proposed buildings were too large and not at a pedestrian scale, so was not compatible with the surrounding area. There were not enough undulations and breaks in the elevations of the building that fronted Charlotte and Treasury Streets, both in height and along the wall plane that seemed to be mostly uniform overall.
e. Drawings visibly labeled with dimensions, a scale study with massing outlined, and a streetscape study showing the proposed buildings with the adjacent existing buildings (to include the structures that stand behind the proposed buildings and their dimensions) were requested.

4. Because of the PUD component, the City Attorney advised the Planning & Zoning Board (PZB) was to hear the application before HARB. After a public hearing at the May 7 and June 4, 2024 Planning & Zoning Board meetings, the PZB recommended approval of the new PUD language, dated June 26, 2024, at the July 2, 2024 meeting. The PZB is responsible for making recommendations on PUDs to the City Commission, who is responsible for adopting the PUD

or its amendment. A PUD document must address how the proposed project deviates from the AGHP and zoning requirements of HP-2. The application reviewed by PZB includes the existing PUD language and the proposed new PUD is too big to include in the printed attachments but may be viewed at this link: https://staugustinefl.portal.civicclerk.com/event/964/files/attachment/5346.

5. **At the PZB hearings noted above, the PZB board deferred to the HARB to determine if the design's massing, scale, and heights were appropriate and made a finding that HARB should give special attention to the proposed rooftop pergola during their review.** The HARB should understand how the building height was measured, as shown on the plans.
6. For this OOA, conceptual elevations and renderings were provided, but did not include elevations for the existing 22-24 Cathedral Place or views from south looking toward their front facades. The applicant should verify if no alterations are now proposed for the exterior of either building. Drawings should also be provided to show how the large rooftop pergola for the pool and cabana seating atop the new structures will appear from the Plaza, especially the east end.
7. To the rear of these buildings, construction of a parking garage is proposed in the area of the existing surface parking lot to be flanked by rows of three-story buildings bounded by Charlotte Street to the east and Treasury Street to the north. The proposed new buildings now copy the various architectural styles, sections of elevations, and detailing from the 24 Cathedral tower, and some of St. Augustine's iconic historic buildings, including the Hotels Ponce de Leon and Casa Monica. Details or specifications of the proposed finishes were not provided, but photos of architectural details from these buildings show stucco, terra cotta, balconies with wood and decorative metal railings, and clay barrel tile roofing elements. The proposed materials will need to be clarified.
8. The proposed parking garage structure's entrance/exit is off of Charlotte Street and is largely concealed by the proposed buildings flanking it. At the rear of the property, part of the parking structure's west elevation with vented exterior walls will be exposed when viewed at certain points on Treasury Street. A submitted rendering indicates that the view of the exposed portion may be limited because of the narrow street and existing and proposed adjacent structures.
9. The AGHP's section on New Construction should be reviewed when considering the appropriateness of the application. Some key recommendations include: "New construction should complement historic architecture", "…respect and reinforce the existing patterns of development in the local historic preservation zoning districts", "….pick 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.", "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."
10. In addition, if the HARB finds that the use of the various Mediterranean Influence architectural styles is appropriate, the individual styles proposed should be reviewed with the AGHP's overview of each style to ensure that the design elements are appropriate to that style.
11. Overall, while the submitted plans, elevations, and renderings help provide a good visualization of the proposed project scope, they are preliminary. This is the first review by the HARB of these plans that were created with the new direction in design of a very large project that involves the adaptive use of existing historic buildings and multiple new buildings in a very visible and important area of the Town Plan National Register Historic District and National Historic Landmark. While a PUD may allow for variations to the AGHP recommendations, great care should be taken that the modifications and new construction is compatible to the adjacent buildings, surrounding streetscape, and historic district. Any redevelopment or new building plans will require additional zoning review.
12. An archaeological review application should be submitted well in advance of the permitting process to avoid any potential construction delays.

CONTEXT OF THE PROPERTY:

1. **24 Cathedral Place:** Facing the Plaza de la Constitución from the north side of Cathedral Place, the eight-story tall Mediterranean Revival style building is the tallest in the downtown area. Designed by architect F.A. Hollingsworth, construction began in 1926, soon after the Bridge of Lions was started, for the First National Bank of St. Augustine. After its demise with the financial bust in 1929, the building was later acquired by the Exchange Bank (1939), the Atlantic Bank (1970), the First Union National Bank (1985), and later that year to private investors.
2. **22 Cathedral Place:** Designed by Jacksonville architect, Roy Benjamin, and built starting in 1938, the existing building contains the front façade and the remaining front portion of the building that once held the ticket and foyer areas of the former Matanzas Theatre. After the adjacent bank acquired the theatre and neighboring Abstract Company properties so it could expand to the east, the atmospheric styled auditorium portion of the building, which held over 1,000 seats, was demolished around 1969 for parking spaces.
3. The property (PID1972000000 and a portion of 1971600000) was rezoned a Planned Unit Development (PUD) in 2013. Per City Code (Section 28-286), the purpose of a PUD "is to provide an option, and process for the provision of unique individually planned developments that are consistent with the Comprehensive Plan and the categories outlined in the Comprehensive Plan, but may allow for more creative, flexible, and innovative designs for projects than the regular zoning districts allow." Further, the PUD process is to "Demonstrate the coordinating of architectural styles, building forms, and building relationships within a planned development, as well as, the planned developments relationship with the existing and preferred architectural context surrounding the project." A " PUD is a zoning category that can be beneficially utilized in order to create site-specific regulations to address specific development or topographic conditions, historic or architectural features, existing structures, neighborhood patterns or transitioning uses of land. PUDs may be created as in-fill development or redevelopment…" The full Code's PUD Purpose and Intent section is in the attachments.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **CONTINUE** an **OPINION OF APPROPRIATENESS at 24 Cathedral Place to allow time for the applicant to respond to recommended changes to the design provided by the HARB and provide additional details as requested.**

Julie Courtney
Julie Courtney, Historic Preservation Officer

SUMMARY SCOPE OF WORK:

Construct three-story commercial buildings on the west side of Charlotte Street and south side of Treasury Street to flank a new parking garage on the existing parking lot for work related to an adaptive use project on the existing buildings, and to incorporate a landscape design.

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.

Site Plans and Building Setbacks

Buildings in historic districts often share common front and side setbacks. Commercial buildings are generally set directly on the property lines, creating a wall effect. In locating new buildings, the front and side setbacks should be maintained and aligned with the facades of surrounding historic buildings.

Height, Width and Massing

The height of buildings, particularly at the block level, should be similar. The height of new construction should be compatible with surrounding historic buildings.

The width of new construction should be compatible with surrounding historic buildings.

The overall size, shape and massing of new construction should be compatible with surrounding historic buildings.

Horizontal Rhythms

Repeated elements on neighboring buildings is characteristic of buildings in Florida. Divisions between upper and lower floors, uniform porch heights, and alignment of windows and window sills are examples of such rhythms. New construction in historic districts should maintain or extend these strong shared streetscape elements in blocks where they appear.

Roof Forms

Similar roof form and pitch are characteristics of buildings in historic districts. Nearly all residential buildings have pitched roofs, with gable or hip the predominant type. Gambrel, pyramidal and clipped gable (jerkinhead) are also found. In contrast, commercial buildings generally have flat roofs with parapets. Roof designs should be compatible with surrounding buildings. Sloped roofs with pitches similar to those of nearby buildings are appropriate for new residential construction. Flat roofs with the roof plane hidden from view on the front facade are appropriate for new commercial buildings.

Proportion of Openings

Window openings in historic districts often share similar size, spacing and shape. On many buildings, particularly the Colonial Revival and other classically inspired styles, windows are stacked, with a narrow space between them. Other styles, particularly the Queen Anne, exhibit randomly placed openings. Storefronts have wide horizontal windows and little or no spacing between openings, providing a greater transparent area. In designing new construction, the proportion of spacing to openings on adjacent buildings should be maintained.

Materials

Materials that are compatible in quality, color, texture, finish and dimension to those common to the district should be used.

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.

*** Pre-1821 Building Plans**

There are three basic building plan types in the St. Augustine Style. These are the Common Plan, St. Augustine Plan and the Wing Plan.

The Common Plan is a simple one or two room building used by both the Spanish and the British. Quite often, the longer dimension of the building was perpendicular to the street. This type of building grew and expanded with the fortune and family of the owner, usually in single file.

The St. Augustine Plan is an adaptation of the Common Plan to the Florida climate. A loggia or gallery, usually located on the south or east facade, provides shade and shelters doors and windows. A Common Plan building could be converted to the St. Augustine Plan by the addition of a loggia or gallery. The British retained this building plan and adapted it for several new buildings.

The Wing Plan is an expansion of a Common Plan or St. Augustine Plan building through the addition of a wing. This plan may be L-shaped or (less commonly) U-shaped. Usually, a gallery on the inside of the building connects the rooms.

In general, facades should be simple and balanced, often symmetrical, and almost devoid of decoration. There is a rhythm of solids and voids, with a greater proportion of solid wall to doors and windows.

Pre-1821 Design Considerations

In Colonial St. Augustine, the design tools of the builder were the compass and tradition. The use of T-squares, angles and grids was unknown. Proportions were often determined by circles, arcs and the tradition of the "Golden Rectangle" of classical Greece.

The Spanish building tradition - the large openings, shaded facades and covered loggias serving as outdoor rooms - reflects the need for shade and cooling breezes in the hot climates of both southern Europe and Florida. The British building tradition - chimneys, glazed windows and dormers, and direct entries - reflects the need for warmth and light in the cooler climates of northern Europe and British North America.

Due to the climate in St. Augustine, some Spanish design elements were retained and replicated by the British. Likewise, some features introduced by the British were absorbed into Second Spanish Period design.

Pre-1821 Spanish buildings exhibit different proportions than pre-1821 British buildings. This is caused by the use of different systems of measurement. The British system is based on the English foot and yard that are familiar to us today. The Spanish system is based on the *vara*, which is approximately 33.33 inches. The British system has given us expressions of measurement such as the "ten foot pole" and "six feet under," and the common six feet high privacy fence. The Spanish equivalent, the two vara wall, is five and one-half feet high. The difference in measurements is important to consider in matters of scale and proportion. In massing and in height-to-width ratios, historically correct measurements and proportions are essential.

Wall heights of Spanish buildings can vary widely from wall heights in British buildings. While the six and one-half vara (eighteen feet, one-half inch) wall is within half an inch of a British eighteen feet high wall, the four vara (eleven feet, one inch) wall is nearly one foot off both the British ten feet and twelve feet walls.

Interior doors on Spanish buildings are commonly one vara (33.33 inches) wide, while interior doors on British buildings are commonly thirty-three inches wide. However, the next larger size British door is thirty-six inches wide, while the next larger size Spanish door is one and one-third varas (44 inches wide).

The most common street doors on Spanish buildings are one and one-half varas (50 inches) wide, while the most common street doors on British buildings are forty-two or forty-eight inches wide.

To avoid confusion, all dimensions in these guidelines are provided in inches and feet.

Post-1821 Designs for New Construction

Post-1821 Site Plans

Commercial buildings are constructed directly on the street, in close proximity to one another, and frequently cover the entire lot.

Buildings in all of the other post-1821 styles are usually not constructed directly on the street, although the size of yards varies from style to style, from building to building in the same style, and from neighborhood to neighborhood.

Post-1821 Building Plans

Vernacular (Frame and Masonry) buildings are usually regular, rectangular or L, and less commonly, irregular; one to two and one-half stories.

Greek Revival buildings are regular, rectangular or nearly square; one to two and one-half stories.

Gothic Revival buildings are rectangular or L; one and one-half to two and one-half stories.

Commercial buildings are usually rectangular; one to three stories.

St. Augustine Colonial Revival buildings are regular, rectangular or L; two to two and one-half stories.

Shotgun houses are rectangular; one story.

Italianate buildings are rectangular or square; two to three stories.

Second Empire buildings are rectangular or L; one and one-half to two and one-half stories.

Romanesque Revival buildings are rectangular or irregular; two to three stories.

Queen Anne buildings are irregular; one and one-half to two and one-half stories.

Mediterranean Influence buildings are irregular; typically two stories.

Moorish Revival buildings are irregular; two to four stories.

Italian Renaissance buildings are regular or rectangular; two to four stories.

Spanish Colonial Revival buildings are irregular; one or two stories.

Mission buildings are irregular; two stories.

Classical Revival and Colonial Revival buildings are regular, rectangular or nearly square; two to two and one-half stories.

Garage Apartments are usually rectangular, or less commonly L-shaped; two stories.

Bungalows are regular or rectangular with the narrow end oriented toward the street; one or two stories.

Tudor buildings are regular or rectangular; one to two and one-half stories.

Post-1821 Design Considerations
All post-1821 buildings are designed based on the inches, feet and yards familiar to us today.

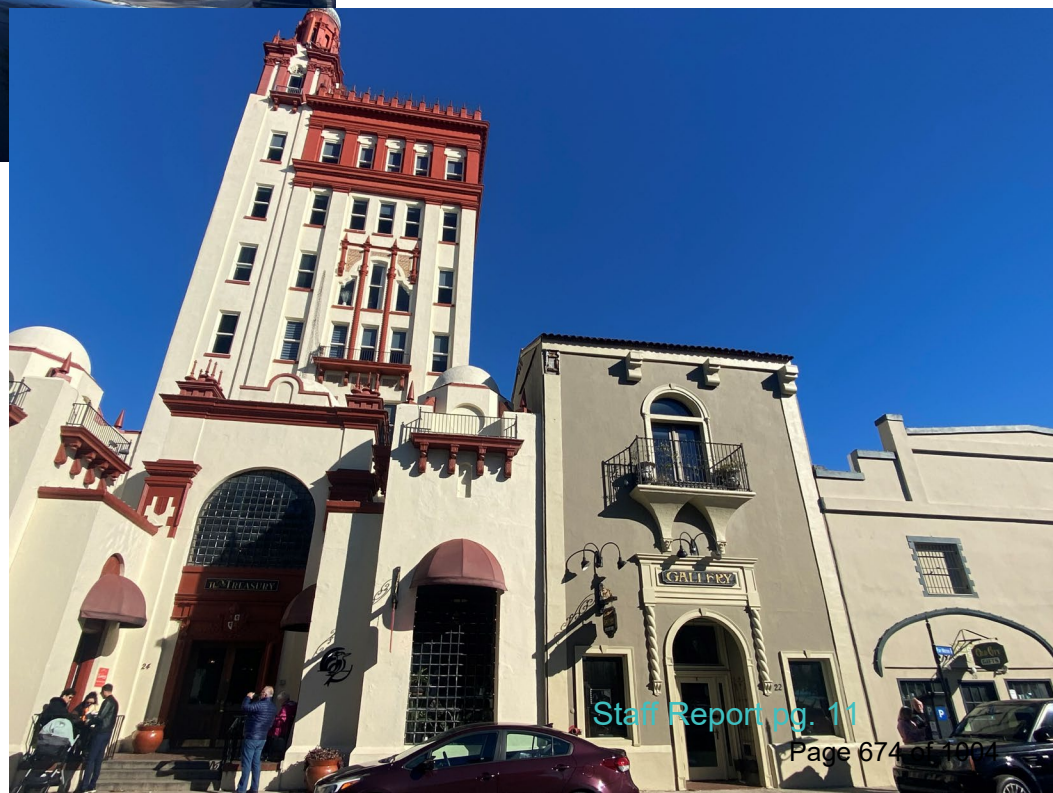
Please refer to the AGHP's individual sections on each of the above Architectural styles for more information on typical design elements.

LIST OF ATTACHMENTS:

1. Staff photographs
2. Google StreetViews
3. 3-D Views
4. Florida Master Site File
5. Sanborn Maps (See additional at back of packet)
6. AGHP: Mediterranean Influence Style pages
7. Memo for August 11, 2022 Special Meeting
8. Minutes from the August 11, 2022 Special Meeting
9. City Code Sec 28-286 PUD Purpose and Intent
10. Planning & Zoning Board (PZB) July 2, 2024 Meeting Final Order
11. Additional historic maps: 1788 Roque Map, Sanborn Maps (1924, 1957 and 1965 revisions)

STAFF PHOTOGRAPHS
22-24 Cathedral Place





STAFF PHOTOGRAPHS
24 Cathedral Place





Looking north from Cathedral Place at front façade / south elevation

STAFF PHOTOGRAPHS
22-24 Cathedral Place





STAFF PHOTOGRAPHS
22-24 Cathedral Place





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Looking eastward from Cathedral Place at west elevation and front façade

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24 Cathedral Place





Looking northwest from Cathedral Place at east elevation and front facade

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24 Cathedral Place





Looking northwest from Cathedral Place at east elevation and front façade / south elevation

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24 Cathedral Place





Looking west and southwest at east (side) and rear elevations

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24 Cathedral Place





Looking south at rear elevation


Charlotte St



Image capture: Jul 2019 © 2024 Google




© 2024 Google
Treasury




Eagleview




3 Eagleview

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ400 1009==

Site Name: Atlantic Bank Building 830== Survey Date: 7809 820==

Address: 24-28 Cathedral Place, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 10 (block) West 72.8 of lots 5&6, and (lot) 868==

all 7, east 162.2 of lot 8 and east 135 feet of lot 9 (except 221/248 868==

Owner of Site: Name: Exchanged Bank of St. Augustine;

Address: P.O. Box 291

St. Augustine, FL 32084 902==

Occupant or Manager: 904==

Type of Ownership: Commercial 848== Zoning: HP-2

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

UTM: 17 (zone) 469860 (easting) 3306760 (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 Specialists);

Address: H.S.A.P.B. 818==

I. 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==

II. SITE DESCRIPTION, continued.

Original Use: Commercial 838== Present Use: Commercial 850==

Date: +1927 844== Period: 20th cent. 845== Culture: American 840==

Architect: Hollingsworth, F.A., St. Augustine, FL 32084 872==

Builder: San Marco Construction Company - St. Augustine, FL 32084 874==

Style: Mediterranean Revival 964==

Plan Type: 966==

Exterior Fabrics: Stucco, cast terra cota 854==

Structural Systems: Reinforced masonry 856==

Features of Structure: (942)

Window Type: DHS 1/1 942==

Foundation: 942==

Roof Type: Flay, parapet 942==

Secondary Roof Structures: Tower hoods, hip 942==

Porches & Balconies: 942==

Chimney Location: 942==

Materials: (882)

Chimney: 882==

Roof Surfacing: Flat, built up 882==

Ornament Exterior: Cast terra cota, ceramic tile, wrought iron carved brackets, pilasters, finial, broken pediment, cornices. 882==

Quantitative Data: (950-954)

Chimneys: 952== Dormers: 954== Stories: 8 950==

Other: 956==

Surroundings: Commercial 864==

Relationship to Surroundings: Faces plaza and is beside cathedral. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints



IV. SIGNIFICANCE

Areas of Significance: Architecture, Banking, Medicine, Commerce, Women, Law 920==

Statement of Significance: (911==)

ARCHITECTURE

This eight-story Mediterranean Revival building at 24-28 Cathedral Place was constructed in 1927. The tall structure was designed by F. A. Hollingsworth of St. Augustine and built by San Marco Construction Company of the city. Mediterranean elements include the clay tile hoods above the first floor doors and windows, cast terra cotta ornamentation, stucco exterior, wrought iron balconets, crenellated parapet, and ceramic tile. The facade is decorated by four spiral fluted terra cotta pilasters topped with pointed pinnacles. Two of the pilasters extend from a carved-bracketed balcony. Two truncated pilasters accent the decorative tile work in the tympanum. Matching acanthus leaves decorate the base of the smaller pilasters and accent a section of the larger. A tower arises from the southwest corner. The square-block base consists of an attached bracketed balcony below an arched window bounded by spiral fluted terra cotta pilasters. The block is surrounded by corinthian pilasters, four to a side, which support a correct modillion cornice and a broken cornice and broken pediment above which is a turned spindle balustrade. The domed tower above consists of a row of corinthian columns separated by a row of arched windows. The building faces the Plaza, dominating the skyline.

The Plaza area--a central green with surrounding buildings on the bayfront--is an essential feature of the St. Augustine town plan listed on the National Register of Historic Places. The Plaza has been the favorite place for the town's monuments from colonial through modern times, and it has been a periodic focal point for community improvement drives, tree plantings, etc. It has included many different features over the years, including an alligator pond and an open bandstand popular for music and political rallies. The Plaza is bordered by churches, commercial and governmental buildings representing a range of construction dates of over 180 years. The buildings around the Plaza have changed over time. There have been rebuildings on sites after fires and demolitions, and the scale, mass and style of the surrounding buildings have changed over the years. The area includes St. Augustine's tallest building, the Atlantic (formerly First National) Bank. There have been conscious attempts over the years to model or remodel buildings in Spanish or St. Augustine Colonial Revival style. The skyline above the Plaza is lined with the Spanish Renaissance Revival towers and domes of the

(over)

V. BIBLIOGRAPHY

1. "Real Ordenanzas para nuevas poblaciones," Hispanic American Historical Review, Vol. 4 (November, 1921), pp. 743-53; Anon., "S. Augustini pars et terrae Florida," 1588; Archivo General de Indias 54-5-9/47 and 49 (Stetson Collection).

2. Juan Jose Elixio 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; Ramon de la Cruz, "Inventario," June 4, 1821, East Florida Papers, Bundle 260, No. 1.

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Flagler era. The area has been augmented by the creation of additional adjacent green areas west of Government House with public monuments put in after World War I. The Plaza is not only a famous scenic site for tourists, it is also located at the center of the town's commercial, religious and governmental life. As a result, traffic and parking problems plague the area, and many significant buildings in adjacent areas have been demolished for parking lots.

HISTORY

The concept of a plaza or public square has been central to Spanish urban planning in the new world since the late 16th century. According to a 1572 royal ordinance, the plaza was to function as the principal recreational and meeting area in the community and was to be surrounded by the most important governmental and ecclesiastical buildings. The St. Augustine Plaza dates from this period, although only one of the stipulated buildings, the Governor's Mansion, actually fronted the Plaza before the early 18th century.(1) In the 18th and early 19th centuries, Phe plaza became surrounded by a cluster of newer civic and religious structures, including the Bishops' House (later the British Statehouse and Spanish provisional church) at the corner of St. George and King, the Accountancy and Treasury building at the corner of Cathedral and Charlotte, the public school at the corner of St. George and Cathedral, and the parish church (now the Basilica-Cathedral). The Plaza itself contained several colonial structures, most notably the non-extant stone guardhouse at the eastern section and the still standing constitution monument at the then center of the square.(2) Construction of Trinity Episcopal Church and the Public and Fish markets were major changes intoduced in the 1820's and 1830's, although the "Public Square" went only as far as Aviles (Hospital) Street just west of the above markets. In the 1870's trees, plants, and fountains were added to beautify the "Plaza de Constitucion," a Confederate monument was erected, and the Plaza was extended east to Charlotte Street. By the late 1880's, the Plaza was ringed by large structures, notably the St. Augustine Hotel. Smaller commercial buildings replaced the hotel after the devastating fire destroyed the hostelry and severely damaged the Public Market and Cathedral in 1887. In 1893, Cathedral Place was extended from St. George Street to Cordova Street, thus forming a smaller Plaza to the west of Government House. Although the massive 18th century coquina Rosario redoubt had been earlier demolished to widen Cordova Street, the west Plaza area was still engulfed by the monumental Flagler hotels on the south and west and by a cigar factory on the north. Dramatic alterations were seen in the Plaza area in the 1920's. A bandstand was built in the center of the Plaza, the Ponce de Leon statue was unveiled to the east, the tall First National Bank building was constructed, and the Bridge of Lions was opened at the east end, formerly the Plaza basin. In the last two decades, demolition of the Bishops' House and Bishop Block have altered the view in the northwest corner of the Plaza.(3)

This commercial building at 24-28 Cathedral Place was built

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of the St. Augustine Hotel. Since no major hotel had been erected since the construction of the Magnolia in 1848, an urgent need for new accommodations was realized by the business men of the city. The following describes the evolution of the St. Augustine Hotel:

> "To meet this need, a partnership was formed between Andrew Anderson, Frank H. Palmer, and Edward E. Vaill to erect a new, first-rate tourist house to be known as the St. Augustine Hotel. Each of the three men put up $11,000 to cover construction costs, and each would share equally in the profits, although Anderson remained a silent partner while Palmer and Vaill managed the hotel. Vaill eventually became proprietor of the St. Augustine Hotel, buying out Anderson's interest (in 1875). The fine wooden building with its carpenter's gingerbread ornamentation stood on one of the best locations in town facing the north side of the plaza and overlooking the bayfront. It immediately eclipsed the Magnolia and Florida House as the most desirable establishment in town. Yet even after its opening the local newspaper continued to argue that still more hotel space was needed in St. Augustine to accommodate the rising number of seasonal guests."(4)

Captain Edward E. Vaill had retired to St. Augustine in 1868 after a colorful and distinguished career at sea. The landmark St. Augustine Hotel beside the Plaza was destined to become his ruin. A fire in the boiler roon completely destroyed the structure, consuming neighboring buildings as well. Since Henry M. Flagler was constructing his luxury hotels at the time, he suggested that Vaill erect commercial buildings on the site instead of rebuilding another hostelry. With a $38,000 loan from Flagler, Vaill built a group of concrete structures in Moorish Revival style. The investment did not prove to be a success and Vaill sold his interest back to Flagler before leaving St. Augustine for New York.(5)

The Vaill Block, as it came to be known, consisted of two two-story structures with a one-story span in between. The corner two-story portion was remodeled in the 1920's by F. A. Hollingsworth to its Mediterranean Revival appearance. A portion of the one-story section remains and has retained its commercial function. The rest of the Vaill Block has been replaced by this building and a movie theater.(6)

Sanborn Maps indicate that the two-story section of the Vail Block that occupied a portion of this site was used for "D. G. and Clo", "Off", and "Groc." Other listings include hotel supplies, hardware and paints, and plumbing. This mammoth building replaced the Vaill building Page 71 of 2004

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HISTORY OF THE ATLANTIC BANK OF ST. AUGUSTINE

In 1934, a group of local business and professional men, headed by Mr. Herbert E. Wolfe, acquired the building, assets and charter of the People's Bank for Savings located at the corner of Charlotte and Cathedral Streets. The charter was immediately amended to allow commercial banking, and on October 2, 1934, The Exchange Bank of St. Augustine formally opened its doors for business in the 1,300 square feet of office space acquired in the purchase.

The working staff consisted of two active officers, and one employee. The usual services of a commercial bank of that era were rendered, including checking accounts, savings accounts paying 1% interest per annum, safe deposit boxes (a few of which are still being used in the main vault, Section A), and of course mortgage loans as well as commercial loans.

The statement of condition at the close of the first business day indicated deposits of $67,527.48. (On the bank's 20th anniversary in 1954, total deposits were $12,634,812.62.)

In 1939 the present building, formerly the First National Bank of St. Augustine, was acquired from the mortgage holder, and the offices of The Exchange Bank of St. Augustine were moved to these quarters. Because of growing pains, the addition to the north, presently housing the Installment Loan, Bookkeeping, Proof and Transit Departments, was built in 1956. Realizing the need for expanded quarters again in 1964, plans were commenced to expand in the easterly direction by acquiring the old Matanzas Theatre and Abstract Company properties, with construction of that wing completed in 1970.

Also in 1969, negotiations were commenced between The Exchange Bank of St. Augustine and the Atlantic Bancorporation for the Bancorporation to acquire the controlling ownership of this bank. Approval was granted by the regulatory authorities, and on October 5, 1970, the assets and properties of The Exchange Bank of St. Augustine were officially transferred to the Bancorporation, and the bank became the Atlantic Bank of St. Augustine.

From its humble beginning, we now have facilities with 40,000 square feet of banking house and a parking area, and have expanded our services to include Installment Loans, Certificates of Deposit, Trust Department, Drive-In Windows and a remote Motor Bank which will soon become a full-fledged branch bank. We now consider the Atlantic Bank of St. Augustine a FULL SERVICE BANK, able to handle all of the financial needs of the citizens of St. Augustine and St. Johns County. Deposits at the present time are in excess of $37,000,000.00.

We have come a long way, and are proud of our position in the community. For many years, even to our competitors, we have been and are known as THE FRIENDLY BANK. You, our employee, help us maintain that enviable reputation as you assist our customers with courtesy, efficiency and a smiling face.

HISTORY OF THE FIRST UNION BANK BUILDING

The main structure of the First Union National Bank Building was conceived and erected by Mr. F. A. Hollingsworth, a registered architect, who was commissioned to design a building for the First National Bank of St. Augustine. Work was commenced in 1926, shortly after the Bridge of Lions was started and the building was completed in 1928.

The enormity of the structure and its lobby, were typical of the banks built during the era, the time of Florida's "BIG BOOM", of which you may have heard. The construction is entirely made of hollow tile brick over a steel frame and stucco on the outside decorative covering, with terra cotta spread throughout the exterior design, in keeping with the Spanish atmosphere of the historic city of St. Augustine.

The inside design with its massive marble columns and floors lends a feeling of security to the premises as a bank. The Main flooring is made of marble slabs. The round vault door was constructed by Diebold Corporation and is the original vault that was set in during construction. The door weighs approximately sixteen (16) tons, yet it is so perfectly balanced it may be easily moved with one hand. When closed, this door causes the main vault to be air-tight, water-tight and sound-proof.

The additions on the north side of the bank were constructed in 1956 and the eastern portion was added in 1970. This eastern addition was designed by Bank-Building Corporation of America, the world's largest financial buildings designer, and was constructed by the firm of Foxworth and Parker, who were local contractors.

The original owners, First National Bank of St. Augustine, occupied these quarters for only a very brief time before falling victim to the bust that followed the boom, in 1929.

During the following ten years, the building was used as a warehouse, a mercantile store and as a temporary Post Office, while the governor's Mansion was being restored, for future use as a Post Office.

Then in 1939, it was acquired by Mr. Herbert E. Wolfe, who was the owner of the Exchange Bank of St. Augustine and it again became a bank and the top floors were rented as office space. The building at that time had two elevators that were hand operated and until last year, were the only one in this area of the State of Florida that still employed Elevator Operators.

The bank name was changed to Atlantic Bank of St. Augustine after the assets and properties were acquired by Atlantic Bancorporation in 1970. It was operated under Atlantic Bank of St. Augustine until 1986. In November of 1985, First Union National Bank of North Carolina purchased the assets and properties of Atlantic Bancorporation of Florida and it became a branch of First Union National Bank of Florida - Saint Augustine Main Branch and remains so today.

In December of 1985, First Union National Bank sold the Bank Building to private investors, Howard Davis and Dr. Richard Stoval, and First Union National Bank became tenants, occuping the entire main floor and portion of second floor.

The building again experienced a face lift in 1987, using the firm of A. D. Davis Construction Company; local contractors; the facade being restored to resemble the original look of 1929. First Union National Bank remodeled their inside quarters, changing the floor plan to enable us to serve our customers in a more efficient manner. The beauty of the main lobby was not altered, it was restored and the interior painted and all the marble cleaned with a bright new look for the '80's.

We hope you enjoyed our small history of the bank and the building, we thank you for your interest shown in this gracious old building.

HISTORY OF THE ATLANTIC BANK BUILDING

The main structure of the Atlantic Bank Building was conceived and erected by Mr. F. A. Hollingsworth, a registered architect, who was commissioned to design a building for the then First National Bank of St. Augustine. Work was commenced in 1926, shortly after the Bridge of Lions was started, and the building was completed in 1928.

The enormity of the structure and its lobby were typical of a bank built during that era, the time of Florida's "Big Boom" of which you may have heard. The construction is entirely of hollow tile blocks over a steel frame, and stucco as the outside decorative covering with terra cotta spread throughout the exterior design, in keeping with the Spanish atmosphere of historic St. Augustine.

The inside design with its massive marble columns and floors lends a feeling of security to the premises as a bank. The round vault door was constructed by Diebold Corporation and weight approximately sixteen tons, yet it is so perfectly balanced it may be easily moved with one hand. When closed, this door causes the main vault to be air-tight, water-tight and sound-proof.

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During the following ten years, the building was used as a warehouse, a mercantile store, and as a temporary Post Office while the Governor's Mansion was being restored. Then in 1939, it was acquired by The Exchange Bank of St. Augustine who has been the successive owner since that time.

The bank name was changed to Atlantic Bank after the assets and properties were acquired by Atlantic Bancorporation in 1970.

First Union building on 'Registry'

By DOUG SHAVER
and GREG HOYELER
Staff Writers

A 60-year-old building described as the "most monumental work" of pioneer architect F.A. Hollingsworth was rededicated during a low-key ceremony Friday afternoon.

"I've always thought St. Augustine had just the right number of skyscrapers – one," said historian David Nolan in remarks preceding the ribbon-cutting that celebrated the First Union Bank Building's addition to the National Historic Registry.

The designation coincided with a renovation of the six-story structure, which opened as the First National Bank in the 1920s.

"We've gone back and restored the common spaces and the offices to as close as we could to what they were when it was built," said architect Howard Davis during an interview before the ceremony.

Davis and Dr. Richard Stoval, partners in Davis-Stoval Ltd., purchased the building in December 1985 and began the renovation project the following spring. The project was funded by industrial revenue bonds issued by the St. Johns County Industrial Development Authority.

"The National Registry status recognizes it as a contributing factor in the history of St. Augustine," Davis said.

Nolan said the bank represented "an important chapter in the rediscovery of Spanish architecture in the United States."

He said the rediscovery in St. Augustine began with Hollingsworth's design of the Zorayda Castle here in the late 19th century. He noted that Hollingsworth also designed what is now the St. Augustine Beach city building, planned the reconstruction of the St. Francis Barracks – now the state Arsenal – after a fire in 1915, and designed other noted structures in the Oldest City before getting the commission for what came to be the city's tallest building.

Renovation of the 50,000-square-foot building included remodeling of offices and hallways throughout the six stories, replacement of roof spindles, modernizing of the heat and air-conditioning systems, and installation of a fire sprinkler system.

The parking lot behind the building also was upgraded, increasing the capacity from about 40 spaces to more than 60.

Also, the elevators were converted from manual to automatic operation.

About half of the building is leased to the First Union Bank, successor to the Atlantic Bank of Florida, which acquired it from the Exchange Bank in 1970.

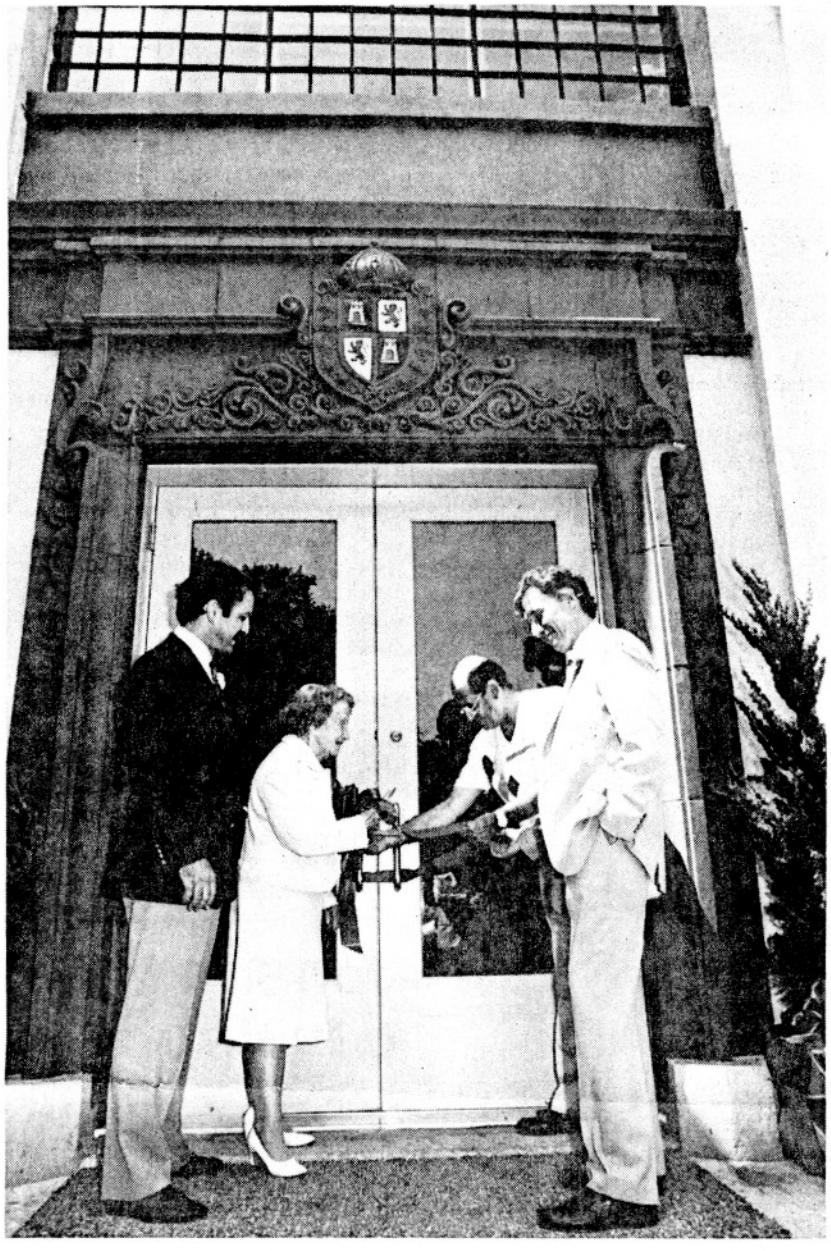
The original owner, First National Bank, was a victim of the Depression in 1929. During most of the 1930s the building housed a succession of enterprises including a warehouse, mercantile store and post office.

The Exchange Bank bought the building in 1939 and stayed there until its assets were acquired by the Atlantic Bancorporation in 1970.

Now, space not occupied by the bank is being leased for offices to professionals such as lawyers, doctors and accountants.

"We think that downtown St. Augustine is something that you should be proud of and is a viable place to do business," Davis said. "The business community has to support it."

Besides Davis, Stoval and bank officials, those attending Friday's ceremony included St. Augustine Mayor Kenny Beeson, City Commissioner Vicki Sellner, County Commission chairman Larry Hartley, County Commissioner Sarah Bailey, and Mrs. H.E. Wolfe, widow of the president of the Exchange Bank.



By JIM LANE, Staff

Mrs. H.E. Wolfe and Mayor Kenny Beeson cut a ceremonial ribbon at entrance to the First Union Bank Building as owners Howard Davis, left, and Richard Stoval look on.

ERROR: Smith, F.W. re ZORAYDA CASTLE OR VILLA ZORAYDA

St Aug. Record Sept 8-9, 1979

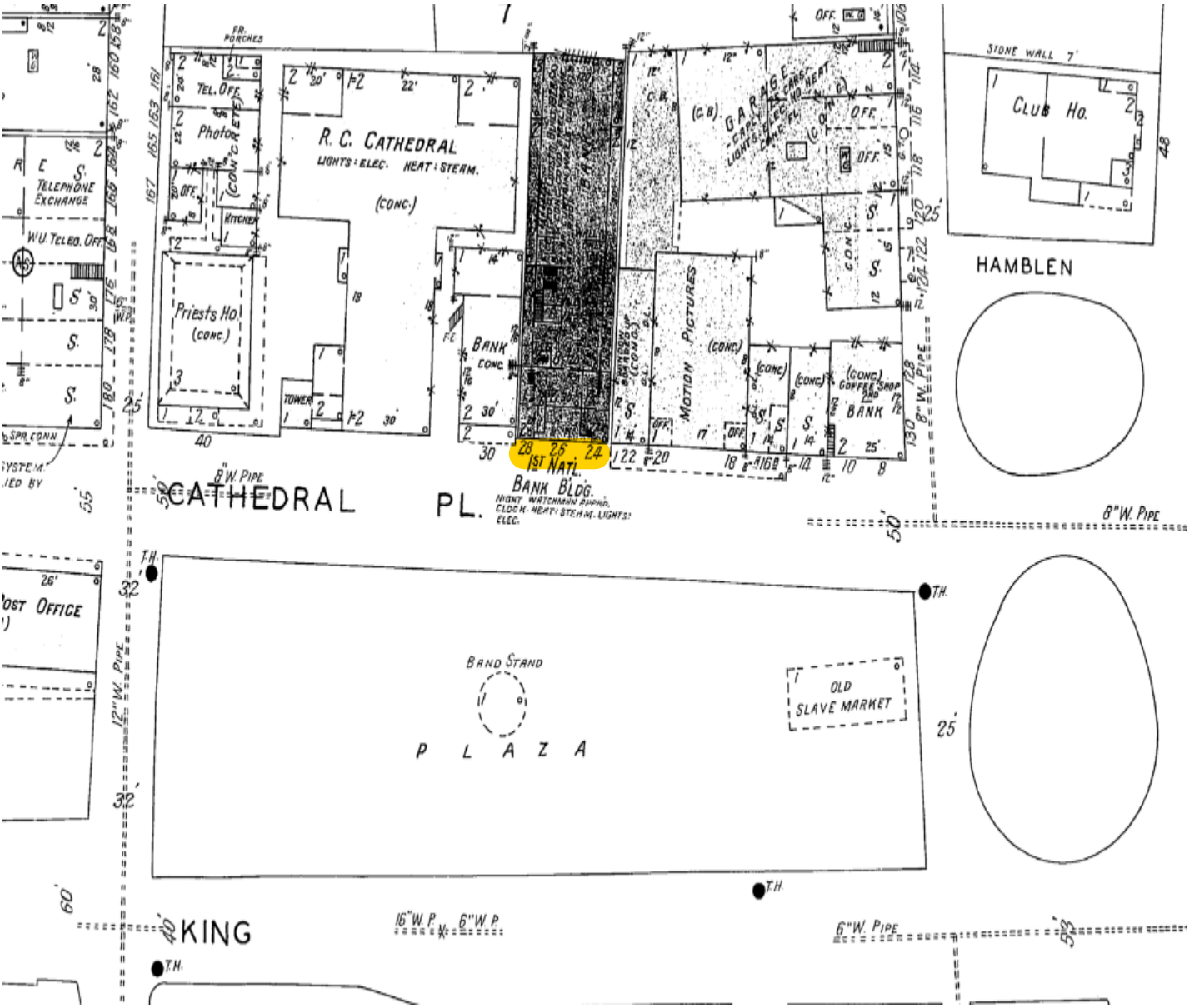


Atlantic Bank towers over bayfront scene of oldest city

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ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Apr. 1930, Sheet 7



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Mediterranean Influence Styles (1885-1940)

Mediterranean-influenced styles of architecture include **Mediterranean Baroque, Spanish Renaissance Revival, Moorish Revival, Italian Renaissance (Venetian Renaissance), Spanish Colonial Revival and Mission**. Florida's Spanish heritage and semi-tropical climate favored the use of Mediterranean designs. The roots of Mediterranean-influenced architecture in Florida can be traced to the Spanish Renaissance Revival, Italian Renaissance and Moorish Revival churches and hotels built in St. Augustine in the 1880s.

Identifying features of Mediterranean-influenced architecture include clay tile roofs; stucco exterior walls; straight or arched windows; iron window grilles and balconies; arcades; ceramic tile decoration; and ornate, low relief carvings highlighting arches, columns, window surrounds, cornices and parapets. In St. Augustine, windows are usually tall casements or double hung sash. Fanlights are sometimes used over doors. An arch motif is common on windows, doors and porch colonnades.

The Spanish Renaissance Revival style was brought to St. Augustine by Henry Flagler, and makes extensive use of poured coquina concrete walls, red terra cotta tile roofs, complex building massing, monumental entries, towers, turrets, vertical windows and doors, galleries, loggias and balconies, intricate detailing, and rounded arches.

Buildings are not usually constructed directly on the street, although the size of yards varies.

Building plans are rectangular or irregular. Buildings are two to four stories.

Foundations are continuous masonry or brick. Construction is unfinished poured coquina concrete or masonry. Exterior finishes are brick, stucco or the unfinished coquina concrete.

Roofs are gable, hip, or flat with a parapet. Pitched roof surfaces are covered with composition shingles, barrel tile or interlocking tile. Flat roof surfaces are built up. Chimneys are brick.

Windows are double hung sash five-over-five or one-over-one, or fixed multi-pane casement. Fanlights and transoms are common. Iron window grilles and balconies are common.

Detailing includes plaster and terra cotta highlighting on arches, columns, window surrounds, cornices, and parapets; wrought iron grilles, balconies and balconets. Decorative carving on the facade is also common.

Moorish Revival (1883-1928)

The Moorish Revival style resulted from Victorian interest in the Middle and Far East. Boston architect Franklin Smith introduced this style to Florida in 1883 with the construction of the Villa Zorayda in St. Augustine which was inspired by the Alhambra Castle in Grenada, Spain.

The defining features of this style include a flat roof surrounded by a parapet heavily decorated with cast concrete crenelations. The design often features a pavilion tower, onion dome or minaret. Exterior walls are generally covered by stucco or unfinished concrete, and seldom feature ornament. Door and window surrounds frequently reveal a variety of decorative treatments including a horseshoe arch motif. Other common features are wood and metal balconies and ornamental tile work.

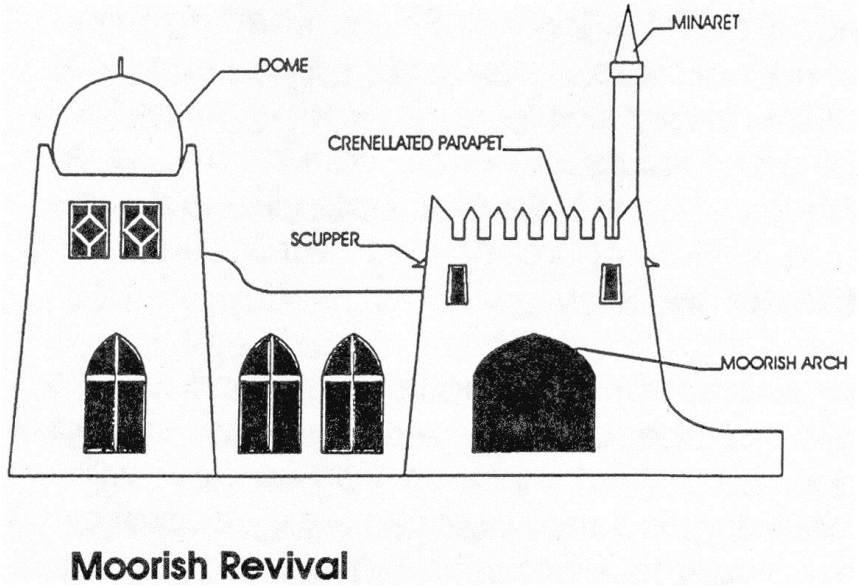
Buildings are not constructed directly on the street, although the size of yards varies. Building plans are rectangular, square, U-shaped or irregular. Buildings range from two to four stories.

Foundations are continuous, and may be poured concrete, coquina or brick. Construction is masonry or wood frame. Exterior finishes include unfinished poured concrete or concrete block, brick, coquina, rusticated concrete block, stucco or drop siding.

The most common roof type is flat with a parapet; although stepped gable, shed and hip are also used. Parapets are heavily decorated with cast concrete ornamentation. Secondary roof structures include towers, minarets and onion domes. Flat roofs are built-up. Pitched roofs are covered with composition shingles, clay tile or metal. Chimneys are poured concrete, brick or stone.

Windows are double hung sash six-over-six, six-over-two, four-over-one, two-over-two, two-over-one, one-over-one, five pane casement and two pane casement. Other multi-pane and fixed plate windows are also used. French doors, transoms, sidelights and attic louvers are also common. Stylized wood and metal balconies are used.

Detailing includes decorative parapets, towers, onion domes or minarets; horseshoe arches; decorative door and window surrounds; stylized balconies; and ornamental tile work.



Moorish Revival

Italian Renaissance (1914-1930)

This style, also known as Italian Renaissance Revival, was inspired by the Italian Renaissance palaces and estates of Florence, Venice and Rome. Although Florida contains fine examples of Italian Renaissance, this style did not match the popularity of the contemporary Spanish styles.

Identifying features of this style include a low-pitched hip roof, usually covered with ceramic tiles; wide, overhanging boxed eaves commonly containing decorative brackets beneath them; a symmetrical facade; second story windows that are generally smaller and less elaborate than the first story windows; and a recessed central entrance, usually displaying an arched opening that is sometimes accentuated by small classical columns or pilasters.

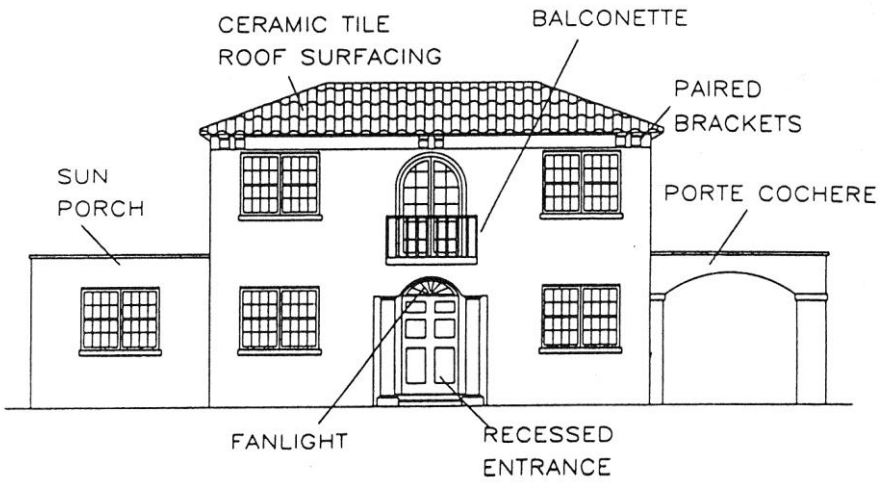
The **Venetian Renaissance** Revival style was brought to St. Augustine by Henry Flagler, and makes extensive use of poured coquina concrete walls, white and gold terra cotta tile roofs, complex building massing, monumental entries, towers, turrets, vertical windows and doors, galleries, loggias and balconies, intricate detailing, and both rounded and ogee arches.

Buildings are not constructed directly on the street, although the size of yards varies. Building plans are regular or rectangular. Buildings are two to four stories.

Foundations are continuous concrete. Exterior finishes are buff brick, stone or stucco. Roof types are gable, or low-pitched hip with eaves. Roof surfaces are covered with interlocking tile. Chimneys are brick.

Windows are double hung sash or fixed multi-pane, both in a multitude of configurations. Second story windows are generally smaller and less elaborate than first story windows.

Detailing includes broad overhanging roof with boxed eaves supported by decorative brackets; roof surfaced by terra cotta tile; arched doors, windows and porches; entrance accented by small classical columns or pilasters; quoins; pedimented windows; classical door surrounds; belt courses; rusticated first story.



Italian Renaissance

Spanish Colonial Revival (1915-1940)

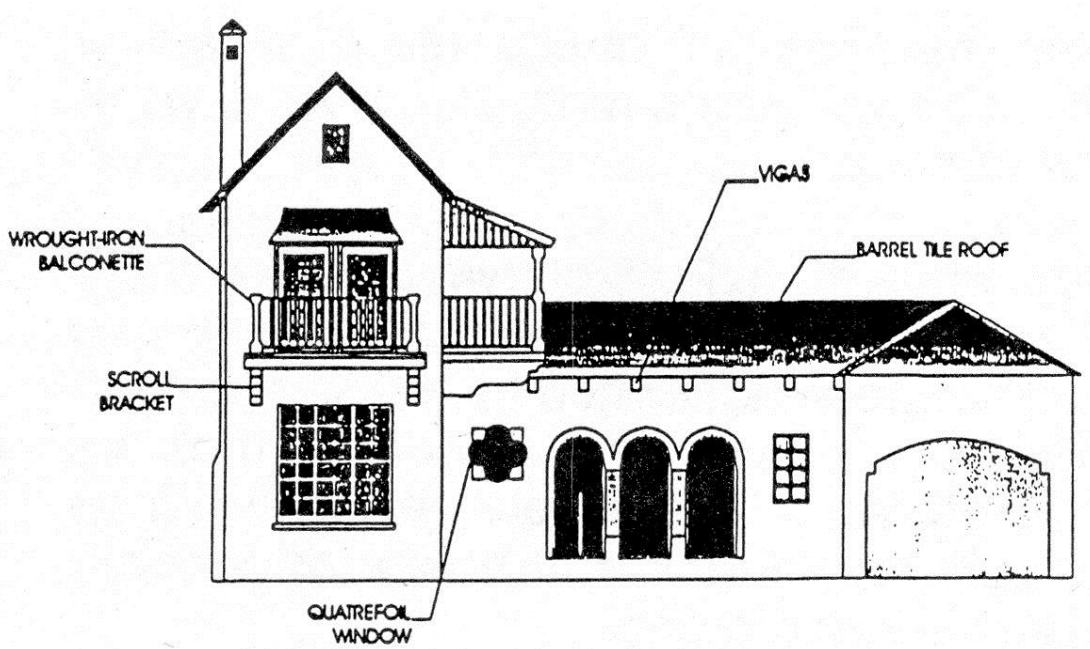
Spanish Colonial Revival, also known as Spanish Revival and Spanish Eclectic, drew from the architecture of Spain and its New World colonies. Architect Bertram Grosvenor Goodhue studied prototypes in Spain and Spanish America and developed the sophisticated, accurate interpretation of Spanish architecture. This style was popular in the southwest, California and Florida during the 1920s, and virtually defined the 1920s Florida Boom. *Locally, this style is often erroneously referred to as "Mediterranean Revival."*

Identifying features of the style include red clay barrel tile or Spanish tile; wrought iron work, including balconies and balconets; stucco exterior finishes; paneled doors; decorative vents and rondels; arcades; and low-pitched, usually gable roofs with little or no eave overhang.

Buildings are not usually constructed directly on the street, although the size of yards varies.
Building plans are rectangular or irregular. Buildings are typically two to four stories.
Foundations are continuous masonry or brick. Construction is unfinished poured coquina concrete or masonry. Exterior finishes are brick, stucco or the unfinished coquina concrete.

Roofs are gable, hip, or flat with a parapet. Pitched roof surfaces are covered with composition shingles, barrel tile or interlocking tile. Flat roof surfaces are built up. Chimneys are brick.
Windows are double hung sash five-over-five, one-over-one, and fixed multi-pane casement. Fanlights and transoms are common. Iron window grilles, balconies and balconets are common.

Detailing includes plaster and terra cotta highlighting of arches, columns, window surrounds, cornices, and parapets; wrought iron grilles, balconies and balconets. Decorative carving on the facade, fountains, arcades and patios are also common.



Spanish Colonial Revival

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Mission (1919-1940)

The Mission style originated in California during the 1880's in response to increased interest in that state's Spanish colonial heritage. The Mission style became popular in Florida during the Land Boom of the 1920s. It is associated with a wide variety of buildings including churches, train stations, government buildings and private residences. Elements of the style, particularly the shaped parapet and the quatrefoil window, are frequently found on less formally designed buildings.

Identifying features of the Mission style are shaped parapets with coping; bell towers; quatrefoil windows; red barrel tile; and arcades.

Buildings are not constructed directly on the street, although the size of yards varies.

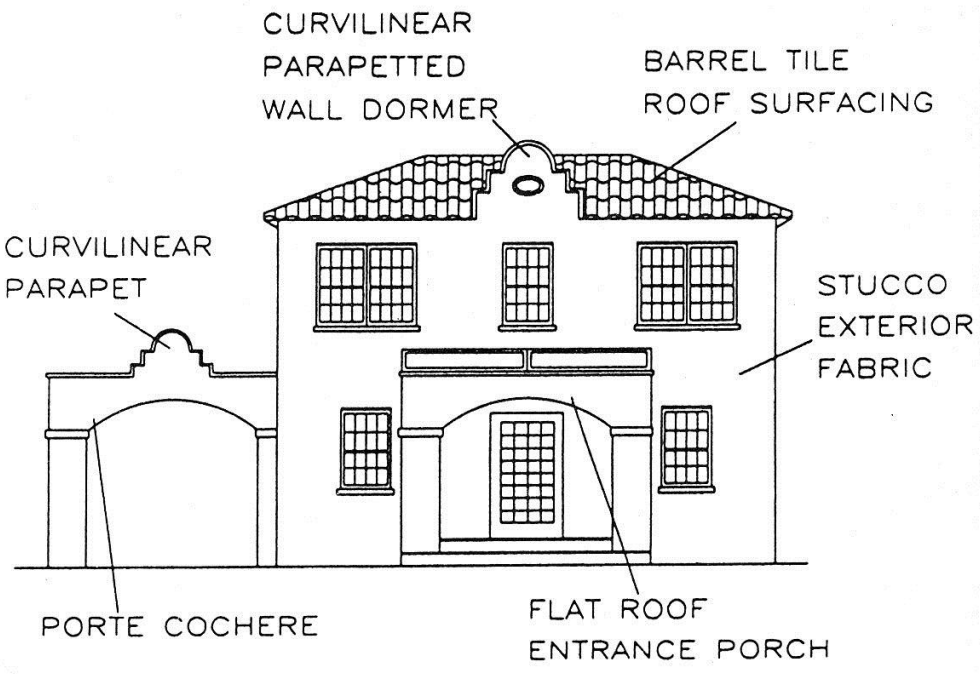
Building plans are L-shaped, T-shaped or irregular. Buildings are one or two stories.

Foundations are continuous concrete or coquina. Construction is masonry or wood frame. Exterior finishes are stucco or unfinished coquina blocks.

Roof types are hip or flat with a shaped parapet and towers. Flat roof surfaces are built-up. Pitched roof surfaces are covered with barrel tile. Chimneys are brick or coquina block.

Windows are double hung sash six-over-six, three-over-one, one-over-one, or multi-pane casement. Quatrefoil windows, fanlights and sidelights are common.

Detailing includes plaster and terra cotta detailing, and quatrefoil windows.



Mission

For the August 11, 2022 HARB Special Meeting
Opinion of Appropriateness Application: HP2022-0039
Address: 22 – 24 Cathedral Place
Applicant: Troy Blevins
Property Owner: Kasam Hospitality, Inc.

1. This Opinion of Appropriateness (OOA) application was heard at the June 16, 2022 HARB meeting and continued by the HARB, then continued at the July 21, 2022 without being heard per the applicant's request. Recognizing the significance of the proposed project based on the large scale and the prominent location in the downtown, within the Historic Preservation Two (HP-2) Zoning District, the St. Augustine Town Plan National Historic Landmark area, and National Register Historic District, HARB members expressed the desire to have more time for discussion with the applicant. A special meeting was called.
2. At the June meeting some of the concerns expressed by the board included the following:
   a If a PUD could provide flexibility of different architectural styles than the Architectural Guidelines for Historic Preservation (AGHP) requirement that new buildings in HP-2 and HP-3 be in the form of St. Augustine Style reconstructions "with all the permutations of development from 1565 to 1821," as well as certain zoning requirements such as allowed maximum building heights and lot coverage. (Staff restated that a PUD does allow for flexibility if approved and that the PUD amendment would need to articulate how the new buildings deviated from the AGHP and zoning requirements.)
   b Looking at the context of the subject and existing buildings around the project area, with many from the early 20th Century, some members stated that requiring new buildings to be in the Colonial style would not make sense.
   c Others felt that there were too many different architectural styles proposed with the design of the new buildings.
   d That the height, scale, and massing was too intensive for the surrounding streetscape, and that no relief was given along the Charlotte and Treasury Street facades that were proposed to be built right to the street:
   e Since the proposed project area is so important, the true impact of the proposed height (3-1/2 stories) for all the new buildings must be understood. This design height and its consistent use down the street did not fit within the existing tapering of heights from the Plaza down Charlotte Street and down Treasury Street.
   f Infill was desired over the large existing surface parking lot; however, separation between / definition of the buildings, some relief along the facades, and at least small areas of green space was needed.
   g Conceptual streetscape views did not show the proposed buildings from a pedestrian point of view, only a bird's eye, which distorted how the height, scale, and mass would appear to people interacting with the buildings at ground level. Members requested additional streetscape views showing the proposed buildings within the existing context of adjacent buildings and a better understanding of the view of the parking garage from Treasury Street.
   h The proposed raised rooftop design on #22 Cathedral Place was not appropriate for the building or HP district and should be removed from the design.
   i After members expressed concern that the HARB and applicant could spend many meetings to get to an approval for a Certificate of Appropriateness (COA) and that the City Commission could in turn deny the proposed different architectural styles and zoning elements in the PUD amendment, the City Attorney suggested that the amendment could be reviewed after an OOA approval, and approved if the commission saw fit, with the condition that HARB approval of a COA and any other outstanding PZB approvals would still be needed.
3. For this meeting, the applicant provided multiple new conceptual streetscape views from a pedestrian's vantage point, along with the historic photos and Sanborn map views that were used as inspiration for the proposed new building designs, as requested. Only slight changes were visible when studying the newly submitted floor plan views, with some small recessed areas from the street along the Charlotte and Treasury Street facades now included.
4. Overall, most of the originally proposed design elements appear to remain. Many of the additional HARB concerns need to be addressed and more extensive changes to the proposed design will be needed for it to be compatible with the existing context and streetscape. The June 16 staff report follows to provide background of the existing buildings and AGHP recommendations.

STAFF RECOMMENDATION:

Based on a review of the AGHP, previous HARB discussion at an earlier meeting, and without the support of evidence to the contrary, staff finds that the board can **CONTINUE** an **OPINION OF APPROPRIATENESS at 22 - 24 Cathedral Place to allow time for the applicant to respond to recommended changes to the design provided by the HARB and provide additional details as requested.**

Julie Courtney
Julie Courtney, Historic Preservation Officer

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Special Meeting
August 11, 2022

The Historic Architectural Review Board met in formal session at 1:04 P.M., Thursday, August 11, 2022, in the Alcazar Room at City Hall, St. Augustine, Florida. Catherine Duncan, Chairperson, called the Special meeting to order, and the following were present:

1. ROLL CALL:

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

City Staff:

Julie Courtney, Historic Preservation Officer
Amy Skinner, Director, Planning and Building Dept.
Isabelle Lopez, City Attorney
Elyse Wiemann, Recording Secretary

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2. General Public Comments for Items not on the Agenda

(None)

3. Opinion of Appropriateness

3. (a) HP2022-0039 (Continued at June 16 and July 21, 2022 Regular HARB meetings)- Troy Blevins– Applicant Kasam Hospitality, Inc– Owner 22-24 Cathedral Place

To construct three-story commercial buildings on the west side of Charlotte Street and south side of Treasury Street to flank a new parking garage on the existing parking lot and to modify 22 Cathedral Place with an elevated roof structure with columns all related to an adaptive use project on the existing buildings.

Ms. Courtney read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can CONTINUE an OPINION OF APPROPRIATENESS at 24 Cathedral Place to allow time for the applicant to respond to recommended changes to the design provided by the HARB and provide additional details as requested.

Troy Blevins, Ellen Avery-Smith and Mike Koppenhafer reviewed the application.

Board discussion:

- Asked if the first building past Tradewinds was two or three stories
- Thought two stories would be potentially better than three
- Questioned if all the parking was being eliminated in front of the building
- No street parking would be in front of the building
- Questioned if the buildings on Charlotte Street would be above or seen from the vista
- Questioned the height of the buildings
- Questioned the heights of surrounding buildings in the area to know exactly how much of the proposed buildings would be seen
- Questioned the distance from the first floor to the sidewalk

Applicant response:

- The first building was three stories tall
- After speaking with Public Works would have to replace the eleven parking spaces that were in front

- Thought parking would resemble Hypolita and Treasury Streets
- Height of the buildings from the street to the top were provided in the original application packet
- Thought there would be very little observed from the Bayfront
- Harry's Seafood restaurant was thirty-two feet tall
- Roof line of the proposed building was at thirty-two feet with parapets, which will vary in heights to help break it up
- Thought the Boards previous opinion was to break it up depending on the elevations
- The distance was between eighteen and twenty-four inches with a nine-foot elevation with seven at the street

Mr. Blevins said they were wanting to work as a team. He said any recommendation would be helpful.

Ellen Avery-Smith informed the Board she was involved with drafting the Planned Unit Development (PUD). She noted the compactor for the area restaurants, the Charlotte Street landscaping, parking and some public parking would be addressed in the PUD. She said they were not in HARB's purview but wanted to note the PUD would include architectural renderings, the landscape plan, and the requirements for the City's PUD Ordinance.

Ms. Duncan asked if there was a height limit on the current PUD in place.

Ms. Avery-Smith said it was the existing building, which was 130 feet to the peak, and at the level of occupancy, it was 112 feet high.
Mr. Belvin said height was not addressed other than the main building.

Ms. Duncan asked how the Board was to measure the height when there was a height limitation.

Ms. Skinner said it started at the flood plain. She said it was one foot above base flood elevation to the highest point or the peak of the roof or the top of the parapet.

Ms. Duncan said the first floor would be a total of nine foot.

Ms. Avery Smith said they would respect the height of the existing buildings as those would not be modified and would need to respect the FEMA flood regulations and City Code.

Mr. Blevins said they were at nine feet with the existing building and the new one would be even with it.

Ms. Duncan asked if there was a survey that showed that information and asked to have that for the next meeting.

Mr. Weaver pointed out the Hilton Garden Inn had to be raised and the windows were at different elevations and felt that the difference in fenestration was noticeable.

Mr. Koppenhafer discussed the application and said the desire was to hide the parking garage and felt it was a nod to the Vail Block drawing from 1878. He said he wanted the space to feel like it had always been there. He was in favor of softening the space by adding landscaping with vertical and horizonal elements. He said the two-dimensional renderings showed the different heights of the buildings. He said the intent was to break the space up and the desire was to demonstrate what it would look like by providing the streetscape images.

Ms. Duncan asked how tall the coquina wall was at Harry's Seafood as it looked exaggerated.

Mr. Koffenhafer said the parking garage entry would be standard at seven foot and the coquina wall was about eight or nine feet tall.

Ms. Duncan asked how the buildings were being constructed and the types of materials that would be used and the thickness.

Mr. Koffenhafer said it was ten feet on center, floor to floor with block and plank (Concrete Masonry Unit) with a hollow board plank on top. He said as long as there were an eight and half to nine-foot ceiling heights the rest would be taken up with the structure. He said their building would be smaller with a floor-to-floor ten-foot height except for the lobby which was an open two-story space. He said each structure was historic to the property and could be a nod to those styles.

The Board provided ex parte communication during individual testimony.

Public hearing was opened.

Leslee Keys provided documentation for the Board to review[1]. She felt the applicant was eradicating the last 100 years of the City's Historic Preservations history and creating a Victorian era that was noted to not be the important timeframe in St. Augustine especially for the Town Plan National Historic District, which was Spanish Colonial. She said the skyline was in multiple national publications, and the one skyscraper should be left as the only skyscraper and should be protected. She said the Plaza de la Constitution was the center of the town and very important. She said the infill construction in this location was very important and should be done carefully. She said the Victorian era had been done outside the historic district and it did not need to be done in the National Historic Landmark District.

Judith Fagan spoke in opposition to the application and said there was no longer a place for residents, and it had begun to resemble a historical Disneyland. She said if we do not learn from history we are doomed to fail. She said she was not opposed to change but residents should be considered. She said adding a parking garage in the middle of the City would be devastating to the already congested downtown area. She encouraged the Board to help find a solution to the problem.

BJ Kalaidi stated she was very concerned with the Boards decision related to the application and referred to page four in the staff report. She agreed the Plaza was the most important location within the City and thought the surrounding buildings should complement it and not distract from it. She was unsure as to why a parking garage was needed. She encouraged the Board to be very careful and to make sure it fit with the City's history.

Public hearing was closed.

Board Discussion:

- Appreciated the testimony and comments by the public
- Spanish Town Plan was thought to be an abstract as the National Historic Landmark
- Rocque map identified a hierarchical town with the tallest in the center and then decreased in scale and mass
- Project did not need to be Spanish Colonial; however, should keep in character of the Town Plan and the Spanish Colonial architecture
- Map identified buildings were set on the property line and was densely developed
- Victorian era hotels and 20th Century buildings were out of scale with the Colonial buildings
- City had reduced the scale of the buildings to a Colonial scale
- Felt it should be kept in the Mediterranean style in association with the Exchange Bank Building
- Exteriors of Spanish Colonial buildings were masonry, stucco, three to five bays wide

[1] Documents attached to the packet.

- Main concern was Victorian scale was wider and taller
- Would be supportive if it kept with the Colonial architecture with a Mediterranean theme and if it kept with the Town Plan
- Felt rooftop appurtenances should be eliminated
- Questioned how the buildings would impact the Exchange Bank building as it was historic
- Should discuss the Secretary of the Interior's Guidelines and archeology
- Concerned with how much was going in such a small space
- Had minor changes to the front elevations on the main road since last meeting
- Felt the proposed design was forced and did not respond to the surrounding context of today
- Design should not look back to past history but look forward to the City's future
- Trying to conceal the three-level parking garage by adding another three-story element
- Parking garages in town were below grade; asked if the proposed parking garage be dropped down reducing the scale
- Should have a common thread throughout all the buildings
- Felt this was a zoning change and asked why a rezoning was being done
- Asked if they were held to the height restrictions in the HP 2 District

Ms. Avery-Smith said there was an existing PUD that would be modified; however, that was permitted under the City's Land Development Code.

Mr. Benoit said the zoning managed the scale. He asked if they were held in the PUD to the scale and density as defined by the HP 2 District.

Ms. Skinner advised they were not. She said a PUD was to encourage creativity and as long as it was consistent with the Comprehensive Plan Land Use for the area, which was Historic Preservation Land Use and encouraged a mixed-use district.

Mr. Benoit said it was not referring to the HP 2 District around it, which was restricted of total lot coverage by 70%, 50% main structure, 2 ½ stories, maximum of thirty-five feet, and the other 20% was accessory building up to 1 ½ stories. He said looking at the cubic or square footage of space throughout HP 2, there was a certain managed yield; however, the proposal had 95% lot coverage or more and almost everywhere had three stories. He questioned the benefit to the City.

Board discussion continued:

- Exceeded the thirty-five-foot height limit
- Proposed drawing had a parapet at forty-two feet and an even higher appurtenance
- Had an outdoor entertainment space
- Used past historic photos to draw from but eliminated the setbacks and was now three stories
- Thought it was difficult to maintain the character with setbacks and height
- Asked applicant to soften the street on Charlotte
- Parking had been eliminated and landscape was added
- Every corner had been maximized and surpassed almost everything in the existing zoning
- Felt it would be difficult to make 65,000 square feet look Spanish Colonial
- To obtain more Board support should change the scale
- Felt the applicant was asking for a huge increase in the useable space

Applicant response:

- City Code allowed thirty-five feet plus additional footage for mechanical equipment and architectural features

- Felt the Board should focus on the AGHP guidelines
- Details of the PUD was not in the purview of the Board
- PUD would be modified in the future
- Wanted to discuss the vision of the property
- Idea was to provide parking for the hotel and the public; however, parking was not in the purview of the Board

Ms. Duncan asked if there was a thirty-five-foot height limit on the property and would it have to be approved before it could be higher. She asked if HARB was able to have input on the modification to the PUD.

Ms. Skinner said HARB's input related to the design elements of the project. She said it was a PUD and was allowed to be creative and other elements were allowed to be introduced to the project. She said the PUD Ordinance stated, "a streetscape for the block the project was on and the facing block should be included for the HP areas". She said what needed to be reviewed was streetscape, demonstrating compatibility, proportions, form and rhythm with the surrounding area, also details of colors, materials and design themes could also be required.

Mr. Benoit felt the proposal was far outside what would normally be allowed. He said there was a one story next to the proposed and then a two story across from it. He said if they felt three-story building was compatible, he disagreed.

Board discussion continued:

- Buildings should be in the spirit of the Colonial scale
- Would be beneficial to have infill but thought the massing was over the top
- The town was busy because it replicated the Spanish Colonial City
- Original gems in the City were underneath the proposed project
- Questioned if it needed to be Spanish or British Colonial and asked if new construction had to be built in that style
- Felt there might be flexibility as there were other styles in the area but Victorian did not fit
- Questioned if building was at ten feet since hurricane Matthew flooded at nine feet
- Flood maps had been reset with a new base flood at eight feet and a freeboard at nine feet
- Thought removal of parking on Charlotte Street was good as it was difficult to maneuver the street
- Parking for the public was moved to the garage but asked how the public would be able to use those

Applicant Response:

- 22 and 44 Cathedral Place was at nine foot six inches
- Building did not flood during the hurricane
- Most of the Vail block existing buildings flooded

Ms. Lopez said she thought the parking details would be included in the PUD.

Board discussion continued:

- Felt it could be an opportunity for British or Spanish Colonial style to anchor the corner in HP 2
- The town was more in the Colonial style and was successful
- Felt it was impossible to have a garage in the Colonial style, but could develop a parking area with setbacks to get it away from Charlotte Street
- Was noted two months ago project was very intensive and expected to see the input from the Board
- Unsure why a Courthouse was being used to design a new hotel
- All documentation provided showed the buildings fronting the Plaza and not a

side street and the proposed buildings were for a side street
- Expected high performance for the City as this was a real functional town
- Buildings should not compete with the real history
- Streetscapes coming over the Bridge of Lions was most important
- Wanted the drawings larger in order to clearly read the elevations and understand the concept
- Questioned how the buildings were designed with the guidelines in mind

Applicant response:

- Buildings designs were based on buildings that in history, had been on the block prior to being burnt down
- Trying to create something that worked within the vocabulary of this part of the City
- Felt from past meetings what had been presented was acceptable but was willing to design what was requested
- Using the courthouse because it previously had been on that property
- Most successful project would be one that worked for the owner and that HARB agreed with, and was special for residents and tourist
- AGHP showed three-story Spanish Colonial buildings
- Off-site parking was not required in this zoning category; however, felt the parking garage would be beneficial
- Wanted to have a consensus on the style direction
- Wanted to shield the mechanical units to not be seen from the street

Ms. Duncan said the concern with the height was because the Vail Block rendering was fronting the Plaza and the proposed was fronting the side street.

Mr. Blevins said they wanted to do work and do what was best for the City but also wanted it to be functional. He said they were willing to work with what was functional and wanted it to be something to be proud of for generations.

Mr. Benoit said the issue was they were trying to use all the square feet they could. He said he did not want to be locked into a style but wanted to focus on the guidelines. He said the guidelines indicated 40% of the main structure could be on the main property line; however, the structures were 100% on both property lines. He questioned how this was compatible in both scale and form when none of the compatible measuring tools in the guidelines had not been followed. He stated this was a rezoning and there were only two reason for a rezoning: opportunity or hardship.

Ms. Avery-Smith said she understood the concerns with the mass, density, and scale but the PUD modification was not being discussed. She said PUD would be a separate application that would be heard by the Planning and Zoning Board (PZB). She felt the style of the building needed to be narrowed down and asked if that was British or Spanish Colonial. She said once an architectural style was determined the rest could be answered.

Mr. MacDonald apologized that the style was not determined at previous meetings and thought a style could have been determined.

Mr. Benoit said he did not feel a style should be determined as the scale was not compatible and that should be the main focus.

Mr. MacDonald said the applicants wanted to work with them to find a solution that worked for the City. He said mass was clearly noted and thought the Board should provide what could be acceptable in styles in order to provide a better proposal. He asked if Mediterranean Revival, British or Spanish Colonial was better.

Mr. Weaver said the benchmark for the project was 24 Cathedral Place which style was Mediterranean Revival. He said he

provided a list of the different buildings around it that were in the same style. He said the City had moved past the Victorian style and with the PUD they could be creative. He said Mediterranean Revival's roots were in Spanish Colonial and it could be a compromise. He said he thought the scale, setbacks, rhythm of opening were important but questioned if lot coverage was a huge concern.

Mr. Beach felt a massing study would be beneficial and help determine the direction moving forward. He said the primary element that needed to be reviewed was the volume.

Ms. Duncan said the applicants should provide the elevations and heights of the other buildings from the corner down Charlotte Street. She advised them to look at different residential buildings as that was similar to a hotel. She advised starting with the guidelines which stated it needed to be Spanish Colonial was a starting point.

Mr. Weaver said he thought they were beyond the Spanish Colonial style.

Mr. Blevins said if he had understood that was what was asked for, he would have brought a new proposal. He said they were willing to do whatever was needed and what was good for the City.

Mr. MacDonald agreed that the mass and style were related and thought Spanish Revival or Mediterranean Revival could fit.

Mr. Blevins said the only building that was close to what was suggested was the one to the left in the rendering, which was more of the Moorish style than Mediterranean.

Mr. Weaver suggested the middle three buildings in the rendering were not in that style and should be revised. He said it should be more in the Mediterranean style which related back to Colonial period. He said the Victorian hotel on Treasury Street should also be revised to have a unified theme.

Mr. Blevins said the design came from the history they have had with the Board on other projects in the City. He said they were asking for a clearly defined direction in order to bring back a better proposal.

Ms. Duncan said it was the massing, rhythm, how the building turned the corner, and how the building ended, but did not want to designate a particular style. She asked if the east elevation walking down Treasury Street was provided.

Mr. Blevins said they had provided the heights and elevations in the first application.

Mr. MacDonald said thus far he thought Spanish Revival, Mediterranean Revival, and thought the Moorish style would also be compatible and a nice nod to the Ponce hotel.

Mr. Benoit noted they were asking for a tremendous increase in cubic footage which could be leased, rented or sold. He said a concession for him would be to eliminate courthouse building on the corner and having a pedestrian plaza. He said there would not be a bar/restaurant on the third floor. He said in terms of use, it was a large use on the Plaza. He recommended if scale and zoning would not be discussed, it should be under the thirty-five-foot height limit, which was in line with the Code.

Ms. Avery-Smith said the existing PUD included a building that was 135 feet tall. She said the PUD was not limited to thirty-five feet; however, they understood there was a lot of work that needed to be done. She said they were seeking a PUD modification which would include some benefits to the City, but also needed to be financially feasible to the owner.

Ms. Duncan said the drawings should indicate exactly what the buildings would look like and not block real historic buildings. She asked if there was a thirty-five-foot height limit or were they allowed to build as high as the bank building.

Ms. Lopez replied the PUD was specific to the existing building. She suggested moving away from historic buildings and focusing on the mass, scale, and compatibility based on the code and stay within the Moorish, Mediterranean leaning towards to the Spanish Colonial style.

Mr. Weaver said they were trying to provide measurables, which could help everyone.

Mr. Blevins showed a photo with the heights of the buildings and asked if they needed to expand.

Ms. Duncan said she wanted an entire streetscape as the photos were difficult to read as shown. She said it needed to be more of a continuous sheet.

Ms. Lopez said there were streetscapes that could be viewed if they needed a guide.

MOTION

Mr. Weaver MOVED to CONTINUE the application 2022-0039 22-24 Cathedral Place to the October 20, 2022 HARB meeting. The motion was SECONDED by Mr. MacDonald.

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

4. Other Business

(None)

5. Next Scheduled Meeting Date

5. (a) Wednesday, August 17, 2022 at 1:00p.m. (Regular meeting date moved to accommodate a scheduling conflict)

6. Adjournment

There being no further business, the meeting was adjourned at 3:37 P.M.[2]

Catherine Duncan, Chairperson

[2] Transcribed by Elyse Wiemann

St. Augustine, FL City Code under DIVISION 9. - PLANNED UNIT DEVELOPMENT: PUD

Sec. 28-286. Purpose and intent.

The purpose of the planned unit development (PUD) zoning district is to provide an option, and process for the provision of unique, individually planned developments that are consistent with the Comprehensive Plan and the categories outlined in the Comprehensive Plan, but may allow for more creative, flexible, and innovative designs for projects than the regular zoning districts allow. The PUD process is a voluntary process initiated by an applicant to provide flexibility for their project, while at the same time providing an opportunity for the city planning and zoning board (PZB) and city commission to integrate potential benefits, limitations and regulations as it deems necessary to protect the public health, safety and general welfare.

The PUD process is designed to:

(a) Promote more efficient and economic uses of land, including bypassed lands, land ripe for urban infill, and potential redevelopment projects;

(b) Encourage a more compatible and harmonious development of contiguous lands;

(c) Provide flexibility to meet changing needs, technologies, economics, and consumer preferences;

(d) Provide a process to assess a development's impact on the proposed site, the surrounding neighborhoods or areas, and the city as a whole;

(e) Demonstrate the coordinating of architectural styles, building forms, and building relationships within a planned development, as well as, the planned developments relationship with the existing and preferred architectural context surrounding the project;

(f) Provide an environment of consistent character compatible with the surrounding areas; and,

(g) Permit specific limitations and requirements in excess of those included in other zoning districts, based on the unique characteristics of the individual site, where necessary to the public health, safety, or welfare, or for the protection or preservation of lands, neighborhoods or areas of the city deemed unique or historic based on the proposed location of the planned development.

The intent of a planned unit development (PUD) is to permit this flexibility from the strict application of traditional zoning district regulations by identifying each waiver, variance or exception to such regulation and providing an alternative development condition for that specific PUD. A PUD is a zoning category that can be beneficially utilized in order to create site-specific regulations to address specific development or topographic conditions, historic or architectural features, existing structures, neighborhood patterns or transitioning uses of land. PUDs may be created as in-fill development or redevelopment, or may be developed as traditional residential subdivisions of vacant land. The regulations found in this section may be generally applicable to all PUDs, while others, such as section 28-291, are intended for traditional residential or mixed use subdivisions of vacant land. Amendments to existing PUDs shall comply with the same requirements as found herein for PUD rezoning.

(Code 1964, § 33-70; Ord. No. 05-37, § 1, 12-12-05; Ord. No. 13-08, § 1, 5-13-13; Ord. No. 16-07, § 1, 2-8-16)

BEFORE THE
PLANNING AND ZONING BOARD FOR THE
CITY OF ST. AUGUSTINE, FLORIDA

TYPE OF REQUEST:

- ☐ Appeal (28-29)
- ☐ Conservation Overlay Zone Development (11-29)
- ☐ Use by Exception (28-2)
- ☐ Final Development Plan (____)
- ☐ Land Use Plan Amendment (28-30)
- ☐ Preliminary Subdivision Plat Approval (23-38)
- ☒ PUD Modification/Amendment (28-30)
- ☒ Rezoning (28-30)
- ☐ Variance (28-29)
- ☐ Other (____)

IN THE MATTER OF:

Case No.:	PZB2024-0041
Applicant:	Ellen Avery-Smith c/o Rogers Towers, P.A.
Owner:	Kasam Hospitality, Inc
Address:	24 Cathedral Pl, Saint Augustine, Florida, 32084
Parcel Number:	197160-0000; 197200-000

Re: PUD Modification/Amendment, pursuant to Section 28-30, City of St. Augustine Code, To rezone approximately 1.06 acres of property from the 24 Cathedral Place Planned Unit Development (PUD) (Ordinance No. 2013-22) to the Amended and Restated 24 Cathedral Place Planned Unit Development (PUD).

THE PLANNING AND ZONING BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON TUESDAY, JULY 2, 2024, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant and/or representative X was present at the Tuesday, July 2, 2024, Planning and Zoning Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and X members of the public testified under oath, or ☐ no members of the public spoke on this issue.
3. The subject property has a land use designation of Historic Preservation, and a zoning classification of Planned Unit Development (PUD).
4. The above-described PUD Modification/Amendment is subject to Section 28-30 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Planning and Zoning Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-30, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request To rezone approximately 1.06 acres of property from the 24 Cathedral Place Planned Unit Development (PUD) (Ordinance No. 2013-22) to the Amended and Restated 24 Cathedral Place Planned Unit Development (PUD)..

Subject to the following findings by the PZB:

- ① Modified language for "C. Proposed Development. S. f." to be completed
- through collaboration between City staff & applicant based on Board. discussion.
- ② The HARB to give special attention to proposed rooftop pergola during their review.

Subject to the following conditions:

- Recommends approval to St. Augustine City Commission.
-
-

DONE AND ORDERED, at a public hearing on the 2nd day of July, A.D., 2024, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. PZB2024-0041

REQUEST **APPROVED / DENIED / CONTINUED**

Sign Name

Charles Pappas

Print Name

PLANNING AND ZONING BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Charles Pappas, who is personally known to me and who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 2nd day of July, A.D., 2024.

MICHELE FUDO
Commission # HH 448184
Expires September 26, 2027

Notary Public, State of Florida

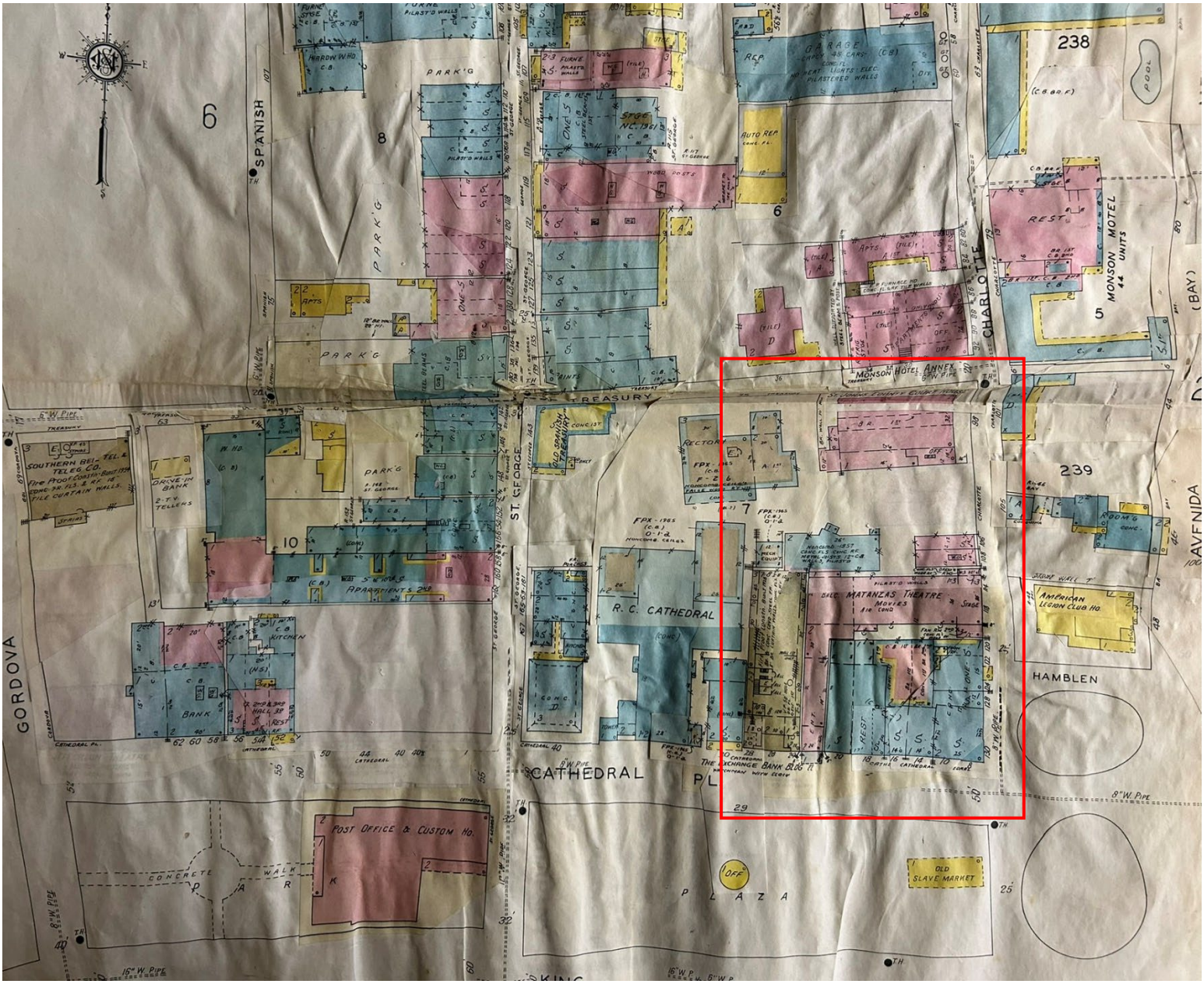
1788 ROCQUE MAP



Staff Report pg. 79

SANBORN MAPS (1930 basemap, revised to 1965)

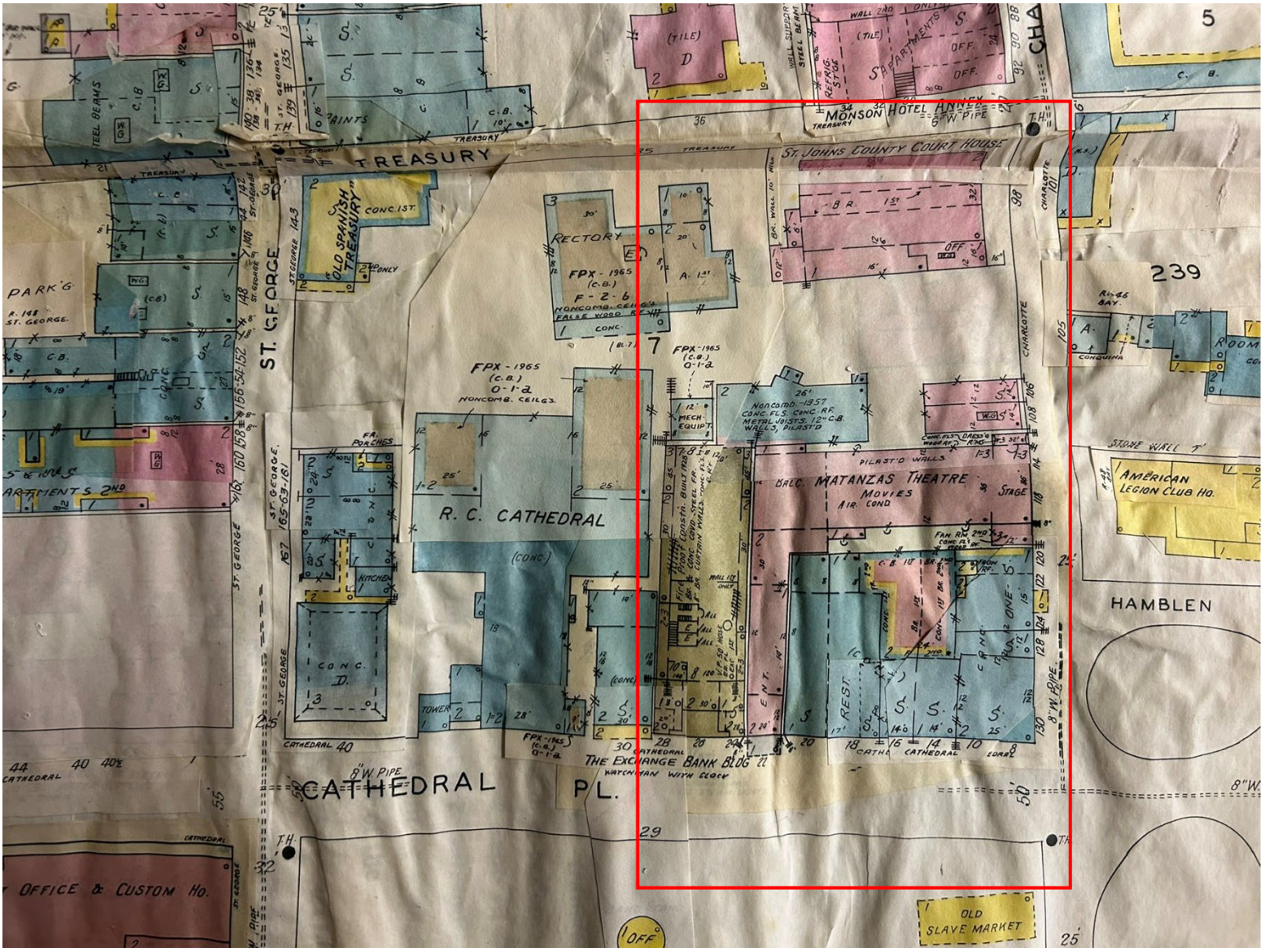
24 Cathedral Place



Staff Report pg. 80

SANBORN MAPS (1930 basemap, revised to 1965)

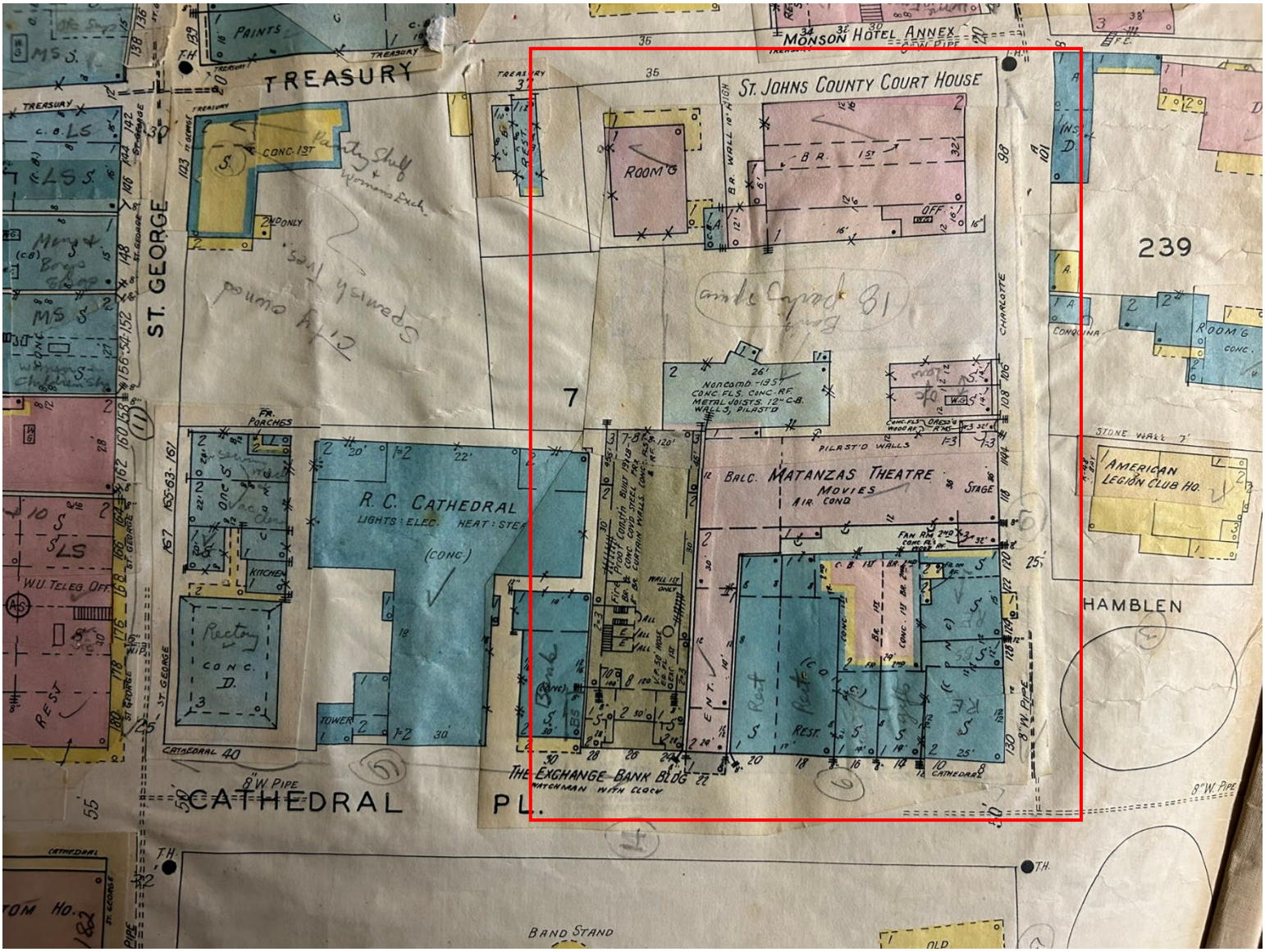
24 Cathedral Place



Staff Report pg. 81

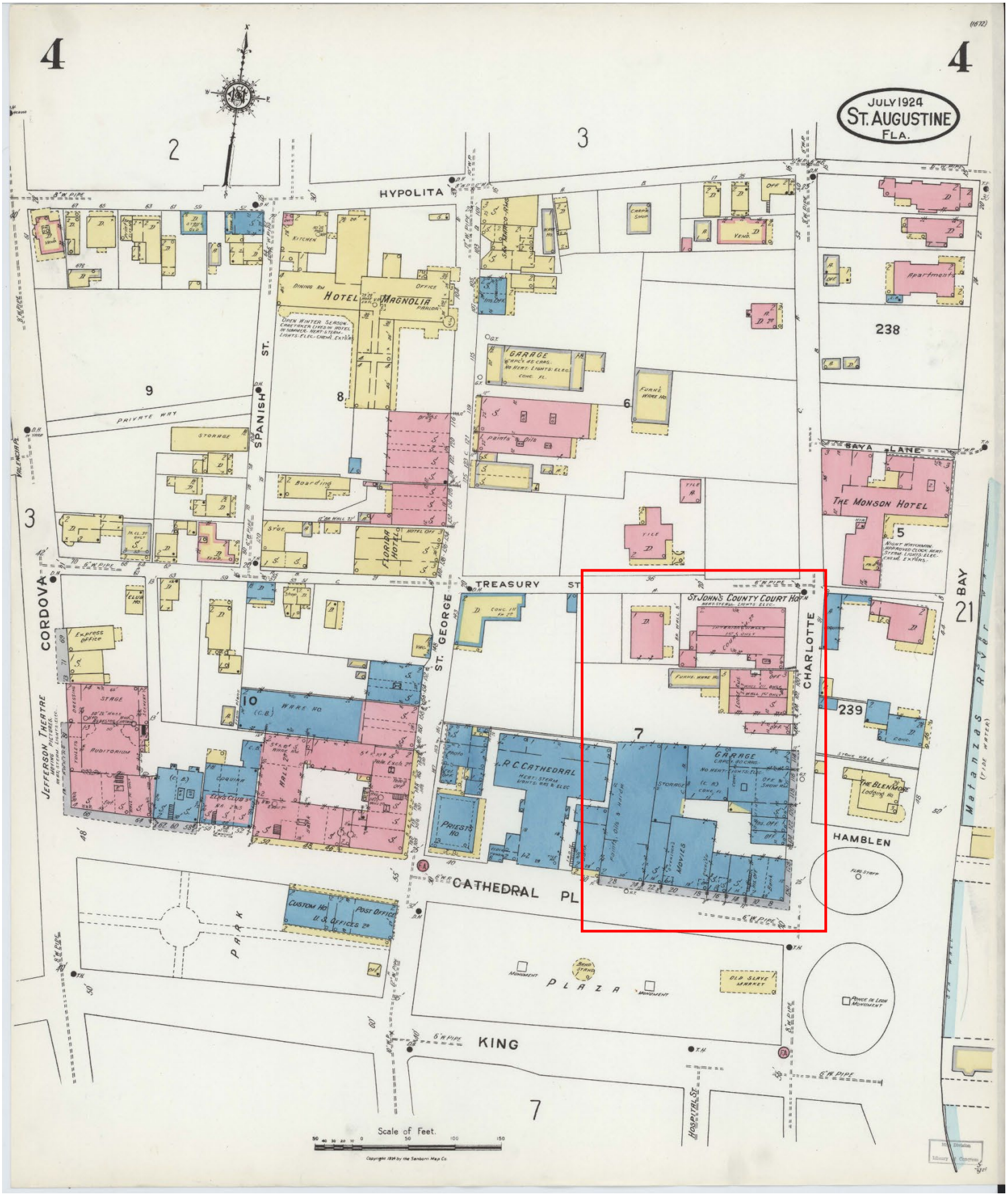
SANBORN MAPS (1930 basemap, revised to 1957)

24 Cathedral Place



SANBORN MAPS (1924)

24 Cathedral Place (Bank tower not shown on this map)



CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for September 18, 2024 Meeting



Application HP2024-0055 Address: 24 Cathedral Place

Applicant: Rogers Towers, P.A.

Property Owner: Kasam Hospitality, Inc.

Project description: To construct three-story commercial buildings on the west side of Charlotte Street and south side of Treasury Street to flank a new parking garage on the existing parking lot and to modify 22 Cathedral with an elevated roof structure with columns for work related to an adaptive use project on the existing buildings.

Architectural Style:	Mediterranean Revival (#24); Spanish Renaissance Revival (#22)	Florida Master Site File:	SJ0400
National Register:	St. Augustine Town Plan Historic District: Contributing	Construction date:	1927 (24 Cathedral); c. 1938 (22 Cathedral)
Archaeology Zone:	IA	Zoning District:	PUD (HP-2)
Parcel number:	1971600000, 1972000000		
Agenda Item:	8(a)	Previous Action(s):	PZB2024-0041 OOA HP2022-0039 (Heard, but not approved)

STAFF SUMMARY AND ANALYSIS:

1. This is an Opinion of Appropriateness (OOA) application where HARB is to make a determination if the general concept, preliminary construction plans, details or specifications of a project meet the architectural requirements of the Architectural Guidelines for Historic Preservation (AGHP), but that the information submitted is insufficient to meet the requirements for a Certificate of Appropriateness (COA) application or to obtain a building permit. The proposed project scope is related to an adaptive use project for the existing buildings at 22-24 Cathedral Place and new construction of a parking garage that is fronted by a three-story commercial building on the surface parking lot parcel that is bounded by Charlotte and Treasury Streets. If the reader is new to this project or 22-24 Cathedral Place, a context of the property is included below on page 4.
2. According to the Architectural Guidelines for Historic Preservation, new buildings in HP-2 are required to be in the form of St. Augustine Style reconstructions with all the permutations of development from 1565 to 1821." However, the existing adjacent buildings to the proposed project area are in other architectural styles, including 12 and 8 Cathedral Place (both c. 1888 buildings) and 1 Anderson Circle (c. 1899-1904) across Charlotte Street, which are now all in the Mediterranean Revival style, and 124 Charlotte Street (c. 1888), a Masonry Vernacular building. Some of these were later altered when their original Victorian, Moorish or Colonial Revival detailing was replaced with other architectural elements.
3. On June 16, 2022, the HARB heard the first OOA submitted for this project and continued the application, when it was next reviewed at a special public HARB meeting on August 11, 2022 and also continued. For reference, the staff memo that outlined HARB's concerns from the June meeting and minutes from the August 2022 meeting are included in the attachments. Some of the concerns from the August 2022 meeting included:

a. Although the project was being proposed as a Planned Unit Development (PUD) that allows more flexibility in the required design and zoning regulations (discussed further below), there was continued discussion how the overall style that was not in keeping with the AGHP's requirement for new buildings in HP-2 (See #2).
b. There was too many random styles and elements drawn from previously existing late 19th/turn of the 20th century buildings, with no common thread.
c. Instead of the styles and detailing as was proposed in the submitted plans reviewed, many of the members voiced support for designs focusing on the Mediterranean Influence styles, which evolved out of the three distinctive Colonial periods, as this styling was used for 24 Cathedral, the anchor building of the project, and the adjacent buildings noted under #2.
d. Height, scale, and mass of the proposed buildings were too large and not at a pedestrian scale, so was not compatible with the surrounding area. There were not enough undulations and breaks in the elevations of the building that fronted Charlotte and Treasury Streets, both in height and along the wall plane that seemed to be mostly uniform overall.
e. Drawings visibly labeled with dimensions, a scale study with massing outlined, and a streetscape study showing the proposed buildings with the adjacent existing buildings (to include the structures that stand behind the proposed buildings and their dimensions) were requested.

1. Because of the PUD component, the City Attorney advised the Planning & Zoning Board (PZB) was to hear the application before HARB. After a public hearing at the May 7 and June 4, 2024 Planning & Zoning Board meetings, the PZB recommended approval of the new PUD language, dated June 26, 2024, at the July 2, 2024 meeting. The PZB is responsible for making recommendations on PUDs to the City Commission, who is responsible for adopting the PUD

or its amendment. A PUD document must address how the proposed project deviates from the AGHP and zoning requirements of HP-2. The application reviewed by PZB includes the existing PUD language and the proposed new PUD is too big to include in the printed attachments but may be viewed at this link: https://staugustinefl.portal.civicclerk.com/event/964/files/attachment/5346.

8. **At the PZB hearings noted above, the PZB board deferred to the HARB to determine if the design's massing, scale, and heights were appropriate.** The HARB should understand how the building height was measured, as shown on the plans.
9. For this OOA, conceptual elevations and renderings were provided, but did not include elevations for the existing 22-24 Cathedral Place or views from south looking toward their front facades. The applicant should verify if no alterations are now proposed for the exterior of either building. Drawings should also be provided to show how the large rooftop pergola for the pool and cabana seating atop the new structures will appear from the Plaza, especially the east end.
10. To the rear of these buildings, construction of a parking garage is proposed in the area of the existing surface parking lot to be flanked by rows of three-story buildings bounded by Charlotte Street to the east and Treasury Street to the north. The proposed new buildings now copy the various architectural styles, sections of elevations, and detailing from the 24 Cathedral tower, and some of St. Augustine's iconic historic buildings, including the Hotels Ponce de Leon and Casa Monica. Details or specifications of the proposed finishes were not provided, but photos of architectural details from these buildings show stucco, terra cotta, balconies with wood and decorative metal railings, and clay barrel tile roofing elements. The proposed materials will need to be clarified.
11. The proposed parking garage structure's entrance/exit is off of Charlotte Street and is largely concealed by the proposed buildings flanking it. At the rear of the property, part of the parking structure's west elevation with vented exterior walls will be exposed when viewed at certain points on Treasury Street. A submitted rendering indicates that the view of the exposed portion may be limited because of the narrow street and existing and proposed adjacent structures.
12. The AGHP's section on New Construction should be reviewed when considering the appropriateness of the application. Some key recommendations include: "New construction should complement historic architecture", "…respect and reinforce the existing patterns of development in the local historic preservation zoning districts", "….pick 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.", "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."
13. In addition, if the HARB finds that the use of the various Mediterranean Influence architectural styles is appropriate, the individual styles proposed should be reviewed with the AGHP's overview of each style to ensure that the design elements are appropriate to that style.
14. Overall, while the submitted plans, elevations, and renderings help provide a good visualization of the proposed project scope, they are preliminary. This is the first review by the HARB of these plans that were created with the new direction in design of a very large project that involves the adaptive use of existing historic buildings and multiple new buildings in a very visible and important area of the Town Plan National Register Historic District and National Historic Landmark. While a PUD may allow for variations to the AGHP recommendations, great care should be taken that the modifications and new construction is compatible to the adjacent buildings, surrounding streetscape, and historic district. Any redevelopment or new building plans will require additional zoning review.
15. An archaeological review application should be submitted well in advance of the permitting process to avoid any potential construction delays.

CONTEXT OF THE PROPERTY:

1. **24 Cathedral Place:** Facing the Plaza de la Constitución from the north side of Cathedral Place, the eight-story tall Mediterranean Revival style building is the tallest in the downtown area. Designed by architect F.A. Hollingsworth, construction began in 1926, soon after the Bridge of Lions was started, for the First National Bank of St. Augustine. After its demise with the financial bust in 1929, the building was later acquired by the Exchange Bank (1939), the Atlantic Bank (1970), the First Union National Bank (1985), and later that year to private investors.
2. **22 Cathedral Place:** Designed by Jacksonville architect, Roy Benjamin, and built starting in 1938, the existing building contains the front façade and the remaining front portion of the building that once held the ticket and foyer areas of the former Matanzas Theatre. After the adjacent bank acquired the theatre and neighboring Abstract Company properties so it could expand to the east, the atmospheric styled auditorium portion of the building, which held over 1,000 seats, was demolished around 1969 for parking spaces.
3. The property (PID1972000000 and a portion of 1971600000) was rezoned a Planned Unit Development (PUD) in 2013. Per City Code (Section 28-286), the purpose of a PUD "is to provide an option, and process for the provision of unique individually planned developments that are consistent with the Comprehensive Plan and the categories outlined in the Comprehensive Plan, but may allow for more creative, flexible, and innovative designs for projects than the regular zoning districts allow." Further, the PUD process is to "Demonstrate the coordinating of architectural styles, building forms, and building relationships within a planned development, as well as, the planned developments relationship with the existing and preferred architectural context surrounding the project." A " PUD is a zoning category that can be beneficially utilized in order to create site-specific regulations to address specific development or topographic conditions, historic or architectural features, existing structures, neighborhood patterns or transitioning uses of land. PUDs may be created as in-fill development or redevelopment…" The full Code's PUD Purpose and Intent section is in the attachments.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **CONTINUE** an **OPINION OF APPROPRIATENESS at 24 Cathedral Place to allow time for the applicant to respond to recommended changes to the design provided by the HARB and provide additional details as requested.**

Julie Courtney
Julie Courtney, Historic Preservation Officer

SUMMARY SCOPE OF WORK:

Construct three-story commercial buildings on the west side of Charlotte Street and south side of Treasury Street to flank a new parking garage on the existing parking lot for work related to an adaptive use project on the existing buildings, and to incorporate a landscape design.

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.

Site Plans and Building Setbacks

Buildings in historic districts often share common front and side setbacks. Commercial buildings are generally set directly on the property lines, creating a wall effect. In locating new buildings, the front and side setbacks should be maintained and aligned with the facades of surrounding historic buildings.

Height, Width and Massing

The height of buildings, particularly at the block level, should be similar. The height of new construction should be compatible with surrounding historic buildings.

The width of new construction should be compatible with surrounding historic buildings.

The overall size, shape and massing of new construction should be compatible with surrounding historic buildings.

Horizontal Rhythms

Repeated elements on neighboring buildings is characteristic of buildings in Florida. Divisions between upper and lower floors, uniform porch heights, and alignment of windows and window sills are examples of such rhythms. New construction in historic districts should maintain or extend these strong shared streetscape elements in blocks where they appear.

Roof Forms

Similar roof form and pitch are characteristics of buildings in historic districts. Nearly all residential buildings have pitched roofs, with gable or hip the predominant type. Gambrel, pyramidal and clipped gable (jerkinhead) are also found. In contrast, commercial buildings generally have flat roofs with parapets. Roof designs should be compatible with surrounding buildings. Sloped roofs with pitches similar to those of nearby buildings are appropriate for new residential construction. Flat roofs with the roof plane hidden from view on the front facade are appropriate for new commercial buildings.

Proportion of Openings

Window openings in historic districts often share similar size, spacing and shape. On many buildings, particularly the Colonial Revival and other classically inspired styles, windows are stacked, with a narrow space between them. Other styles, particularly the Queen Anne, exhibit randomly placed openings. Storefronts have wide horizontal windows and little or no spacing between openings, providing a greater transparent area. In designing new construction, the proportion of spacing to openings on adjacent buildings should be maintained.

Materials

Materials that are compatible in quality, color, texture, finish and dimension to those common to the district should be used.

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.

*** Pre-1821 Building Plans**

There are three basic building plan types in the St. Augustine Style. These are the Common Plan, St. Augustine Plan and the Wing Plan.

The Common Plan is a simple one or two room building used by both the Spanish and the British. Quite often, the longer dimension of the building was perpendicular to the street. This type of building grew and expanded with the fortune and family of the owner, usually in single file.

The St. Augustine Plan is an adaptation of the Common Plan to the Florida climate. A loggia or gallery, usually located on the south or east facade, provides shade and shelters doors and windows. A Common Plan building could be converted to the St. Augustine Plan by the addition of a loggia or gallery. The British retained this building plan and adapted it for several new buildings.

The Wing Plan is an expansion of a Common Plan or St. Augustine Plan building through the addition of a wing. This plan may be L-shaped or (less commonly) U-shaped. Usually, a gallery on the inside of the building connects the rooms.

In general, facades should be simple and balanced, often symmetrical, and almost devoid of decoration. There is a rhythm of solids and voids, with a greater proportion of solid wall to doors and windows.

Pre-1821 Design Considerations

In Colonial St. Augustine, the design tools of the builder were the compass and tradition. The use of T-squares, angles and grids was unknown. Proportions were often determined by circles, arcs and the tradition of the "Golden Rectangle" of classical Greece.

The Spanish building tradition - the large openings, shaded facades and covered loggias serving as outdoor rooms - reflects the need for shade and cooling breezes in the hot climates of both southern Europe and Florida. The British building tradition - chimneys, glazed windows and dormers, and direct entries - reflects the need for warmth and light in the cooler climates of northern Europe and British North America.

Due to the climate in St. Augustine, some Spanish design elements were retained and replicated by the British. Likewise, some features introduced by the British were absorbed into Second Spanish Period design.

Pre-1821 Spanish buildings exhibit different proportions than pre-1821 British buildings. This is caused by the use of different systems of measurement. The British system is based on the English foot and yard that are familiar to us today. The Spanish system is based on the *vara*, which is approximately 33.33 inches. The British system has given us expressions of measurement such as the "ten foot pole" and "six feet under," and the common six feet high privacy fence. The Spanish equivalent, the two vara wall, is five and one-half feet high. The difference in measurements is important to consider in matters of scale and proportion. In massing and in height-to-width ratios, historically correct measurements and proportions are essential.

Wall heights of Spanish buildings can vary widely from wall heights in British buildings. While the six and one-half vara (eighteen feet, one-half inch) wall is within half an inch of a British eighteen feet high wall, the four vara (eleven feet, one inch) wall is nearly one foot off both the British ten feet and twelve feet walls.

Interior doors on Spanish buildings are commonly one vara (33.33 inches) wide, while interior doors on British buildings are commonly thirty-three inches wide. However, the next larger size British door is thirty-six inches wide, while the next larger size Spanish door is one and one-third varas (44 inches wide).

The most common street doors on Spanish buildings are one and one-half varas (50 inches) wide, while the most common street doors on British buildings are forty-two or forty-eight inches wide.

To avoid confusion, all dimensions in these guidelines are provided in inches and feet.

Post-1821 Designs for New Construction

Post-1821 Site Plans

Commercial buildings are constructed directly on the street, in close proximity to one another, and frequently cover the entire lot.

Buildings in all of the other post-1821 styles are usually not constructed directly on the street, although the size of yards varies from style to style, from building to building in the same style, and from neighborhood to neighborhood.

Post-1821 Building Plans

Vernacular (Frame and Masonry) buildings are usually regular, rectangular or L, and less commonly, irregular; one to two and one-half stories.

Greek Revival buildings are regular, rectangular or nearly square; one to two and one-half stories.

Gothic Revival buildings are rectangular or L; one and one-half to two and one-half stories.

Commercial buildings are usually rectangular; one to three stories.

St. Augustine Colonial Revival buildings are regular, rectangular or L; two to two and one-half stories.

Shotgun houses are rectangular; one story.

Italianate buildings are rectangular or square; two to three stories.

Second Empire buildings are rectangular or L; one and one-half to two and one-half stories.

Romanesque Revival buildings are rectangular or irregular; two to three stories.

Queen Anne buildings are irregular; one and one-half to two and one-half stories.

Mediterranean Influence buildings are irregular; typically two stories.

Moorish Revival buildings are irregular; two to four stories.

Italian Renaissance buildings are regular or rectangular; two to four stories.

Spanish Colonial Revival buildings are irregular; one or two stories.

Mission buildings are irregular; two stories.

Classical Revival and Colonial Revival buildings are regular, rectangular or nearly square; two to two and one-half stories.

Garage Apartments are usually rectangular, or less commonly L-shaped; two stories.

Bungalows are regular or rectangular with the narrow end oriented toward the street; one or two stories.

Tudor buildings are regular or rectangular; one to two and one-half stories.

Post-1821 Design Considerations
All post-1821 buildings are designed based on the inches, feet and yards familiar to us today.

Please refer to the AGHP's individual sections on each of the above Architectural styles for more information on typical design elements.

LIST OF ATTACHMENTS:

1. Staff photographs
2. Google StreetViews
3. 3-D Views
4. Florida Master Site File
5. Sanborn Maps
6. AGHP: Mediterranean Influence Style pages
7. Memo for August 11, 2022 Special Meeting
8. Minutes from the August 11, 2022 Special Meeting
9. City Code Sec 28-286 PUD Purpose and Intent

STAFF PHOTOGRAPHS
22-24 Cathedral Place





STAFF PHOTOGRAPHS
24 Cathedral Place





Looking north from Cathedral Place at front façade / south elevation

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STAFF PHOTOGRAPHS
22-24 Cathedral Place





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22-24 Cathedral Place





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24 Cathedral Place





Looking eastward from Cathedral Place at west elevation and front facade

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STAFF PHOTOGRAPHS
24 Cathedral Place





Looking northwest from Cathedral Place at east elevation and front facade

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STAFF PHOTOGRAPHS
24 Cathedral Place





Looking northwest from Cathedral Place at east elevation and front façade / south elevation

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24 Cathedral Place





Looking west and southwest at east (side) and rear elevations

STAFF PHOTOGRAPHS
24 Cathedral Place





Looking south at rear elevation


Charlotte St



Image capture: Jul 2019 © 2024 Google




Treasury




Eagleview




3 Eagleview

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ400 1009==

Site Name: Atlantic Bank Building 830== Survey Date: 7809 820==

Address: 24-28 Cathedral Place, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 10 (block) West 72.8 of lots 5&6, and (lot) 868==

all 7, east 162.2 of lot 8 and east 135 feet of lot 9 (except 221/248 868==

Owner of Site: Name: Exchanged Bank of St. Augustine;

Address: P.O. Box 291

St. Augustine, FL 32084 902==

Occupant or Manager: 904==

Type of Ownership: Commercial 848== Zoning: HP-2

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

UTM: 17 (zone) 469860 (easting) 3306760 (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 Specialists);

Address: H.S.A.P.B. 818==

I. 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==

II. SITE DESCRIPTION, continued.

Original Use: Commercial 838== Present Use: Commercial 850==

Date: +1927 844== Period: 20th cent. 845== Culture: American 840==

Architect: Hollingsworth, F.A., St. Augustine, FL 32084 872==

Builder: San Marco Construction Company - St. Augustine, FL 32084 874==

Style: Mediterranean Revival 964==

Plan Type: 966==

Exterior Fabrics: Stucco, cast terra cota 854==

Structural Systems: Reinforced masonry 856==

Features of Structure: (942)

Window Type: DHS 1/1 942==

Foundation: 942==

Roof Type: Flay, parapet 942==

Secondary Roof Structures: Tower hoods, hip 942==

Porches & Balconies: 942==

Chimney Location: 942==

Materials: (882)

Chimney: 882==

Roof Surfacing: Flat, built up 882==

Ornament Exterior: Cast terra cota, ceramic tile, wrought iron carved brackets, pilasters, finial, broken pediment, cornices. 882==

Quantitative Data: (950-954)

Chimneys: 952== Dormers: 954== Stories: 8 950==

Other: 956==

Surroundings: Commercial 864==

Relationship to Surroundings: Faces plaza and is beside cathedral. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints



IV. SIGNIFICANCE

Areas of Significance: Architecture, Banking, Medicine, Commerce, Women, Law 920==

Statement of Significance: (911==)

ARCHITECTURE

This eight-story Mediterranean Revival building at 24-28 Cathedral Place was constructed in 1927. The tall structure was designed by F. A. Hollingsworth of St. Augustine and built by San Marco Construction Company of the city. Mediterranean elements include the clay tile hoods above the first floor doors and windows, cast terra cotta ornamentation, stucco exterior, wrought iron balconets, crenellated parapet, and ceramic tile. The facade is decorated by four spiral fluted terra cotta pilasters topped with pointed pinnacles. Two of the pilasters extend from a carved-bracketed balcony. Two truncated pilasters accent the decorative tile work in the tympanum. Matching acanthus leaves decorate the base of the smaller pilasters and accent a section of the larger. A tower arises from the southwest corner. The square-block base consists of an attached bracketed balcony below an arched window bounded by spiral fluted terra cotta pilasters. The block is surrounded by corinthian pilasters, four to a side, which support a correct modillion cornice and a broken cornice and broken pediment above which is a turned spindle balustrade. The domed tower above consists of a row of corinthian columns separated by a row of arched windows. The building faces the Plaza, dominating the skyline.

The Plaza area--a central green with surrounding buildings on the bayfront--is an essential feature of the St. Augustine town plan listed on the National Register of Historic Places. The Plaza has been the favorite place for the town's monuments from colonial through modern times, and it has been a periodic focal point for community improvement drives, tree plantings, etc. It has included many different features over the years, including an alligator pond and an open bandstand popular for music and political rallies. The Plaza is bordered by churches, commercial and governmental buildings representing a range of construction dates of over 180 years. The buildings around the Plaza have changed over time. There have been rebuildings on sites after fires and demolitions, and the scale, mass and style of the surrounding buildings have changed over the years. The area includes St. Augustine's tallest building, the Atlantic (formerly First National) Bank. There have been conscious attempts over the years to model or remodel buildings in Spanish or St. Augustine Colonial Revival style. The skyline above the Plaza is lined with the Spanish Renaissance Revival towers and domes of the

(over)

V. BIBLIOGRAPHY

1. "Real Ordenanzas para nuevas poblaciones," Hispanic American Historical Review, Vol. 4 (November, 1921), pp. 743-53; Anon., "S. Augustini pars et terrae Florida," 1588; Archivo General de Indias 54-5-9/47 and 49 (Stetson Collection).

2. Juan Jose Elixio 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; Ramon de la Cruz, "Inventario," June 4, 1821, East Florida Papers, Bundle 260, No. 1.

Flagler era. The area has been augmented by the creation of additional adjacent green areas west of Government House with public monuments put in after World War I. The Plaza is not only a famous scenic site for tourists, it is also located at the center of the town's commercial, religious and governmental life. As a result, traffic and parking problems plague the area, and many significant buildings in adjacent areas have been demolished for parking lots.

HISTORY

The concept of a plaza or public square has been central to Spanish urban planning in the new world since the late 16th century. According to a 1572 royal ordinance, the plaza was to function as the principal recreational and meeting area in the community and was to be surrounded by the most important governmental and ecclesiastical buildings. The St. Augustine Plaza dates from this period, although only one of the stipulated buildings, the Governor's Mansion, actually fronted the Plaza before the early 18th century.(1) In the 18th and early 19th centuries, Phe plaza became surrounded by a cluster of newer civic and religious structures, including the Bishops' House (later the British Statehouse and Spanish provisional church) at the corner of St. George and King, the Accountancy and Treasury building at the corner of Cathedral and Charlotte, the public school at the corner of St. George and Cathedral, and the parish church (now the Basilica-Cathedral). The Plaza itself contained several colonial structures, most notably the non-extant stone guardhouse at the eastern section and the still standing constitution monument at the then center of the square.(2) Construction of Trinity Episcopal Church and the Public and Fish markets were major changes intoduced in the 1820's and 1830's, although the "Public Square" went only as far as Aviles (Hospital) Street just west of the above markets. In the 1870's trees, plants, and fountains were added to beautify the "Plaza de Constitucion," a Confederate monument was erected, and the Plaza was extended east to Charlotte Street. By the late 1880's, the Plaza was ringed by large structures, notably the St. Augustine Hotel. Smaller commercial buildings replaced the hotel after the devastating fire destroyed the hostelry and severely damaged the Public Market and Cathedral in 1887. In 1893, Cathedral Place was extended from St. George Street to Cordova Street, thus forming a smaller Plaza to the west of Government House. Although the massive 18th century coquina Rosario redoubt had been earlier demolished to widen Cordova Street, the west Plaza area was still engulfed by the monumental Flagler hotels on the south and west and by a cigar factory on the north. Dramatic alterations were seen in the Plaza area in the 1920's. A bandstand was built in the center of the Plaza, the Ponce de Leon statue was unveiled to the east, the tall First National Bank building was constructed, and the Bridge of Lions was opened at the east end, formerly the Plaza basin. In the last two decades, demolition of the Bishops' House and Bishop Block have altered the view in the northwest corner of the Plaza.(3)

This commercial building at 24-28 Cathedral Place was built

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of the St. Augustine Hotel. Since no major hotel had been erected since the construction of the Magnolia in 1848, an urgent need for new accommodations was realized by the business men of the city. The following describes the evolution of the St. Augustine Hotel:

> "To meet this need, a partnership was formed between Andrew Anderson, Frank H. Palmer, and Edward E. Vaill to erect a new, first-rate tourist house to be known as the St. Augustine Hotel. Each of the three men put up $11,000 to cover construction costs, and each would share equally in the profits, although Anderson remained a silent partner while Palmer and Vaill managed the hotel. Vaill eventually became proprietor of the St. Augustine Hotel, buying out Anderson's interest (in 1875). The fine wooden building with its carpenter's gingerbread ornamentation stood on one of the best locations in town facing the north side of the plaza and overlooking the bayfront. It immediately eclipsed the Magnolia and Florida House as the most desirable establishment in town. Yet even after its opening the local newspaper continued to argue that still more hotel space was needed in St. Augustine to accommodate the rising number of seasonal guests."(4)

Captain Edward E. Vaill had retired to St. Augustine in 1868 after a colorful and distinguished career at sea. The landmark St. Augustine Hotel beside the Plaza was destined to become his ruin. A fire in the boiler roon completely destroyed the structure, consuming neighboring buildings as well. Since Henry M. Flagler was constructing his luxury hotels at the time, he suggested that Vaill erect commercial buildings on the site instead of rebuilding another hostelry. With a $38,000 loan from Flagler, Vaill built a group of concrete structures in Moorish Revival style. The investment did not prove to be a success and Vaill sold his interest back to Flagler before leaving St. Augustine for New York.(5)

The Vaill Block, as it came to be known, consisted of two two-story structures with a one-story span in between. The corner two-story portion was remodeled in the 1920's by F. A. Hollingsworth to its Mediterranean Revival appearance. A portion of the one-story section remains and has retained its commercial function. The rest of the Vaill Block has been replaced by this building and a movie theater.(6)

Sanborn Maps indicate that the two-story section of the Vail Block that occupied a portion of this site was used for "D. G. and Clo", "Off", and "Groc." Other listings include hotel supplies, hardware and paints, and plumbing. This mammoth building replaced the Vaill building

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HISTORY OF THE ATLANTIC BANK OF ST. AUGUSTINE

In 1934, a group of local business and professional men, headed by Mr. Herbert E. Wolfe, acquired the building, assets and charter of the People's Bank for Savings located at the corner of Charlotte and Cathedral Streets. The charter was immediately amended to allow commercial banking, and on October 2, 1934, The Exchange Bank of St. Augustine formally opened its doors for business in the 1,300 square feet of office space acquired in the purchase.

The working staff consisted of two active officers, and one employee. The usual services of a commercial bank of that era were rendered, including checking accounts, savings accounts paying 1% interest per annum, safe deposit boxes (a few of which are still being used in the main vault, Section A), and of course mortgage loans as well as commercial loans.

The statement of condition at the close of the first business day indicated deposits of $67,527.48. (On the bank's 20th anniversary in 1954, total deposits were $12,634,812.62.)

In 1939 the present building, formerly the First National Bank of St. Augustine, was acquired from the mortgage holder, and the offices of The Exchange Bank of St. Augustine were moved to these quarters. Because of growing pains, the addition to the north, presently housing the Installment Loan, Bookkeeping, Proof and Transit Departments, was built in 1956. Realizing the need for expanded quarters again in 1964, plans were commenced to expand in the easterly direction by acquiring the old Matanzas Theatre and Abstract Company properties, with construction of that wing completed in 1970.

Also in 1969, negotiations were commenced between The Exchange Bank of St. Augustine and the Atlantic Bancorporation for the Bancorporation to acquire the controlling ownership of this bank. Approval was granted by the regulatory authorities, and on October 5, 1970, the assets and properties of The Exchange Bank of St. Augustine were officially transferred to the Bancorporation, and the bank became the Atlantic Bank of St. Augustine.

From its humble beginning, we now have facilities with 40,000 square feet of banking house and a parking area, and have expanded our services to include Installment Loans, Certificates of Deposit, Trust Department, Drive-In Windows and a remote Motor Bank which will soon become a full-fledged branch bank. We now consider the Atlantic Bank of St. Augustine a FULL SERVICE BANK, able to handle all of the financial needs of the citizens of St. Augustine and St. Johns County. Deposits at the present time are in excess of $37,000,000.00.

We have come a long way, and are proud of our position in the community. For many years, even to our competitors, we have been and are known as THE FRIENDLY BANK. You, our employee, help us maintain that enviable reputation as you assist our customers with courtesy, efficiency and a smiling face.

HISTORY OF THE FIRST UNION BANK BUILDING

The main structure of the First Union National Bank Building was conceived and erected by Mr. F. A. Hollingsworth, a registered architect, who was commissioned to design a building for the First National Bank of St. Augustine. Work was commenced in 1926, shortly after the Bridge of Lions was started and the building was completed in 1928.

The enormity of the structure and its lobby, were typical of the banks built during the era, the time of Florida's "BIG BOOM", of which you may have heard. The construction is entirely made of hollow tile brick over a steel frame and stucco on the outside decorative covering, with terra cotta spread throughout the exterior design, in keeping with the Spanish atmosphere of the historic city of St. Augustine.

The inside design with its massive marble columns and floors lends a feeling of security to the premises as a bank. The Main flooring is made of marble slabs. The round vault door was constructed by Diebold Corporation and is the original vault that was set in during construction. The door weighs approximately sixteen (16) tons, yet it is so perfectly balanced it may be easily moved with one hand. When closed, this door causes the main vault to be air-tight, water-tight and sound-proof.

The additions on the north side of the bank were constructed in 1956 and the eastern portion was added in 1970. This eastern addition was designed by Bank-Building Corporation of America, the world's largest financial buildings designer, and was constructed by the firm of Foxworth and Parker, who were local contractors.

The original owners, First National Bank of St. Augustine, occupied these quarters for only a very brief time before falling victim to the bust that followed the boom, in 1929.

During the following ten years, the building was used as a warehouse, a mercantile store and as a temporary Post Office, while the governor's Mansion was being restored, for future use as a Post Office.

Then in 1939, it was acquired by Mr. Herbert E. Wolfe, who was the owner of the Exchange Bank of St. Augustine and it again became a bank and the top floors were rented as office space. The building at that time had two elevators that were hand operated and until last year, were the only one in this area of the State of Florida that still employed Elevator Operators.

The bank name was changed to Atlantic Bank of St. Augustine after the assets and properties were acquired by Atlantic Bancorporation in 1970. It was operated under Atlantic Bank of St. Augustine until 1986. In November of 1985, First Union National Bank of North Carolina purchased the assets and properties of Atlantic Bancorporation of Florida and it became a branch of First Union National Bank of Florida - Saint Augustine Main Branch and remains so today.

In December of 1985, First Union National Bank sold the Bank Building to private investors, Howard Davis and Dr. Richard Stoval, and First Union National Bank became tenants, occuping the entire main floor and portion of second floor.

The building again experienced a face lift in 1987, using the firm of A. D. Davis Construction Company; local contractors; the facade being restored to resemble the original look of 1929. First Union National Bank remodeled their inside quarters, changing the floor plan to enable us to serve our customers in a more efficient manner. The beauty of the main lobby was not altered, it was restored and the interior painted and all the marble cleaned with a bright new look for the '80's.

We hope you enjoyed our small history of the bank and the building, we thank you for your interest shown in this gracious old building.

HISTORY OF THE ATLANTIC BANK BUILDING

The main structure of the Atlantic Bank Building was conceived and erected by Mr. F. A. Hollingsworth, a registered architect, who was commissioned to design a building for the then First National Bank of St. Augustine. Work was commenced in 1926, shortly after the Bridge of Lions was started, and the building was completed in 1928.

The enormity of the structure and its lobby were typical of a bank built during that era, the time of Florida's "Big Boom" of which you may have heard. The construction is entirely of hollow tile blocks over a steel frame, and stucco as the outside decorative covering with terra cotta spread throughout the exterior design, in keeping with the Spanish atmosphere of historic St. Augustine.

The inside design with its massive marble columns and floors lends a feeling of security to the premises as a bank. The round vault door was constructed by Diebold Corporation and weight approximately sixteen tons, yet it is so perfectly balanced it may be easily moved with one hand. When closed, this door causes the main vault to be air-tight, water-tight and sound-proof.

The additions on the north side of the bank were constructed in 1956, and the eastern portion was added in 1970. This eastern addition was designed by Bank Building Corporation of America, the world's largest financial buildings designer, and was constructed by the firm of Foxworth and Parker, local contractors.

The original owners, First National Bank of St. Augustine, occupied these quarters for only a very brief time before falling victim to the bust that followed the boom, in 1929.

During the following ten years, the building was used as a warehouse, a mercantile store, and as a temporary Post Office while the Governor's Mansion was being restored. Then in 1939, it was acquired by The Exchange Bank of St. Augustine who has been the successive owner since that time.

The bank name was changed to Atlantic Bank after the assets and properties were acquired by Atlantic Bancorporation in 1970.

First Union building on 'Registry'

By DOUG SHAVER
and GREG HOYELER
Staff Writers

A 60-year-old building described as the "most monumental work" of pioneer architect F.A. Hollingsworth was rededicated during a low-key ceremony Friday afternoon.

"I've always thought St. Augustine had just the right number of skyscrapers – one," said historian David Nolan in remarks preceding the ribbon-cutting that celebrated the First Union Bank Building's addition to the National Historic Registry.

The designation coincided with a renovation of the six-story structure, which opened as the First National Bank in the 1920s.

"We've gone back and restored the common spaces and the offices to as close as we could to what they were when it was built," said architect Howard Davis during an interview before the ceremony.

Davis and Dr. Richard Stoval, partners in Davis-Stoval Ltd., purchased the building in December 1985 and began the renovation project the following spring. The project was funded by industrial revenue bonds issued by the St. Johns County Industrial Development Authority.

"The National Registry status recognizes it as a contributing factor in the history of St. Augustine," Davis said.

Nolan said the bank represented "an important chapter in the rediscovery of Spanish architecture in the United States."

He said the rediscovery in St. Augustine began with Hollingsworth's design of the Zorayda Castle here in the late 19th century. He noted that Hollingsworth also designed what is now the St. Augustine Beach city building, planned the reconstruction of the St. Francis Barracks – now the state Arsenal – after a fire in 1915, and designed other noted structures in the Oldest City before getting the commission for what came to be the city's tallest building.

Renovation of the 50,000-square-foot building included remodeling of offices and hallways throughout the six stories, replacement of roof spindles, modernizing of the heat and air-conditioning systems, and installation of a fire sprinkler system.

The parking lot behind the building also was upgraded, increasing the capacity from about 40 spaces to more than 60.

Also, the elevators were converted from manual to automatic operation.

About half of the building is leased to the First Union Bank, successor to the Atlantic Bank of Florida, which acquired it from the Exchange Bank in 1970.

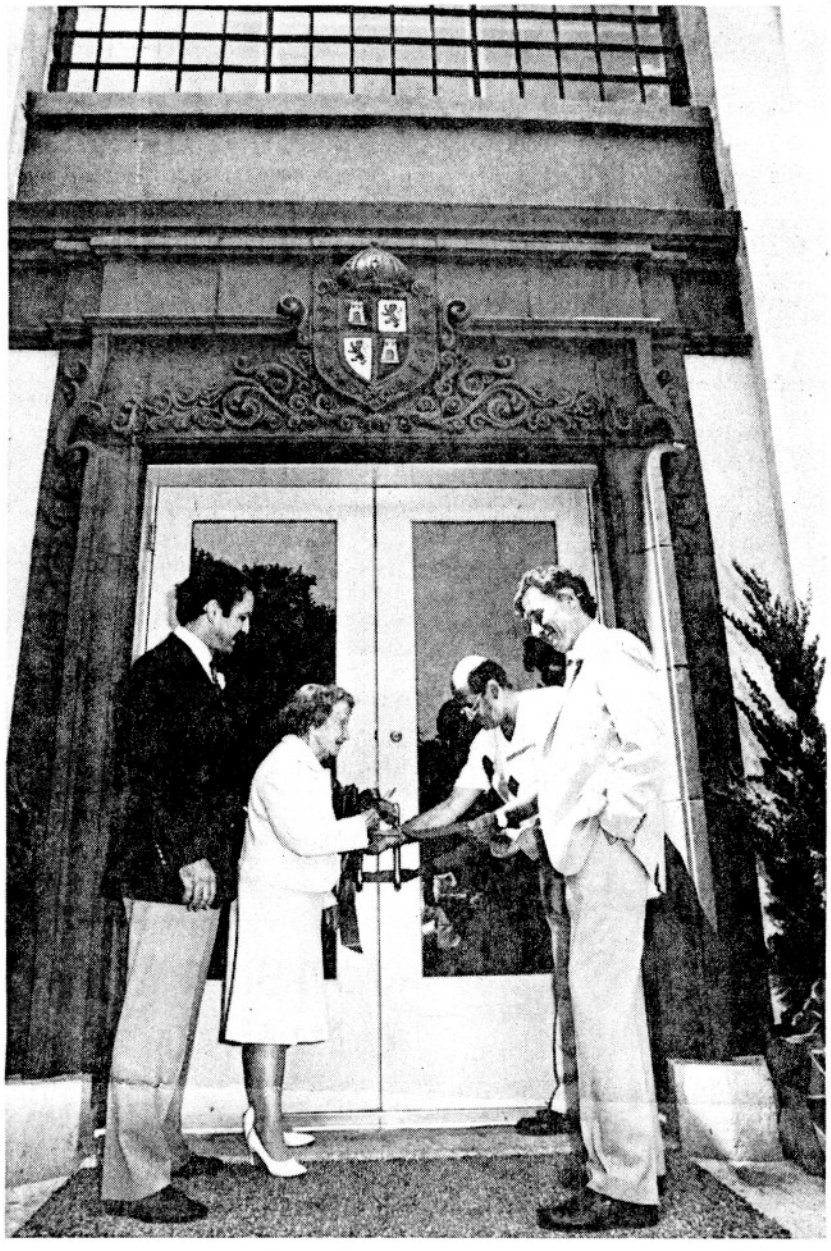
The original owner, First National Bank, was a victim of the Depression in 1929. During most of the 1930s the building housed a succession of enterprises including a warehouse, mercantile store and post office.

The Exchange Bank bought the building in 1939 and stayed there until its assets were acquired by the Atlantic Bancorporation in 1970.

Now, space not occupied by the bank is being leased for offices to professionals such as lawyers, doctors and accountants.

"We think that downtown St. Augustine is something that you should be proud of and is a viable place to do business," Davis said. "The business community has to support it."

Besides Davis, Stoval and bank officials, those attending Friday's ceremony included St. Augustine Mayor Kenny Beeson, City Commissioner Vicki Sellner, County Commission chairman Larry Hartley, County Commissioner Sarah Bailey, and Mrs. H.E. Wolfe, widow of the president of the Exchange Bank.



By JIM LANE, Staff

Mrs. H.E. Wolfe and Mayor Kenny Beeson cut a ceremonial ribbon at entrance to the First Union Bank Building as owners Howard Davis, left, and Richard Stoval look on.

ERROR: Smith, F.W. re ZORAYDA CASTLE OR VILLA ZORAYDA

St Aug. Record Sept 8-9, 1979

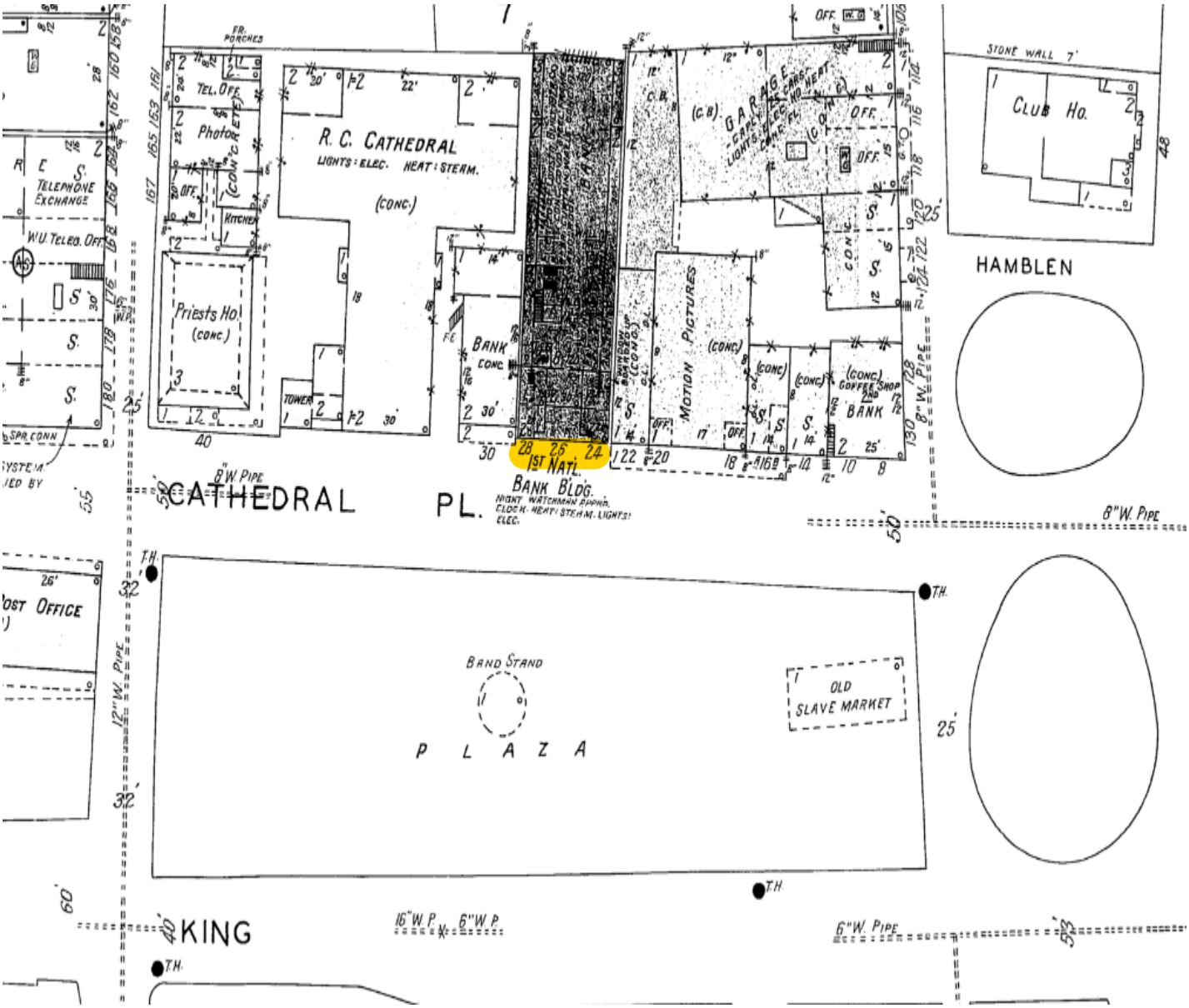


Atlantic Bank towers over bayfront scene of oldest city

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ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Apr. 1930, Sheet 7



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Mediterranean Influence Styles (1885-1940)

Mediterranean-influenced styles of architecture include **Mediterranean Baroque, Spanish Renaissance Revival, Moorish Revival, Italian Renaissance (Venetian Renaissance), Spanish Colonial Revival and Mission**. Florida's Spanish heritage and semi-tropical climate favored the use of Mediterranean designs. The roots of Mediterranean-influenced architecture in Florida can be traced to the Spanish Renaissance Revival, Italian Renaissance and Moorish Revival churches and hotels built in St. Augustine in the 1880s.

Identifying features of Mediterranean-influenced architecture include clay tile roofs; stucco exterior walls; straight or arched windows; iron window grilles and balconies; arcades; ceramic tile decoration; and ornate, low relief carvings highlighting arches, columns, window surrounds, cornices and parapets. In St. Augustine, windows are usually tall casements or double hung sash. Fanlights are sometimes used over doors. An arch motif is common on windows, doors and porch colonnades.

The Spanish Renaissance Revival style was brought to St. Augustine by Henry Flagler, and makes extensive use of poured coquina concrete walls, red terra cotta tile roofs, complex building massing, monumental entries, towers, turrets, vertical windows and doors, galleries, loggias and balconies, intricate detailing, and rounded arches.

Buildings are not usually constructed directly on the street, although the size of yards varies.

Building plans are rectangular or irregular. Buildings are two to four stories.

Foundations are continuous masonry or brick. Construction is unfinished poured coquina concrete or masonry. Exterior finishes are brick, stucco or the unfinished coquina concrete.

Roofs are gable, hip, or flat with a parapet. Pitched roof surfaces are covered with composition shingles, barrel tile or interlocking tile. Flat roof surfaces are built up. Chimneys are brick.

Windows are double hung sash five-over-five or one-over-one, or fixed multi-pane casement. Fanlights and transoms are common. Iron window grilles and balconies are common.

Detailing includes plaster and terra cotta highlighting on arches, columns, window surrounds, cornices, and parapets; wrought iron grilles, balconies and balconets. Decorative carving on the facade is also common.

Moorish Revival (1883-1928)

The Moorish Revival style resulted from Victorian interest in the Middle and Far East. Boston architect Franklin Smith introduced this style to Florida in 1883 with the construction of the Villa Zorayda in St. Augustine which was inspired by the Alhambra Castle in Grenada, Spain.

The defining features of this style include a flat roof surrounded by a parapet heavily decorated with cast concrete crenelations. The design often features a pavilion tower, onion dome or minaret. Exterior walls are generally covered by stucco or unfinished concrete, and seldom feature ornament. Door and window surrounds frequently reveal a variety of decorative treatments including a horseshoe arch motif. Other common features are wood and metal balconies and ornamental tile work.

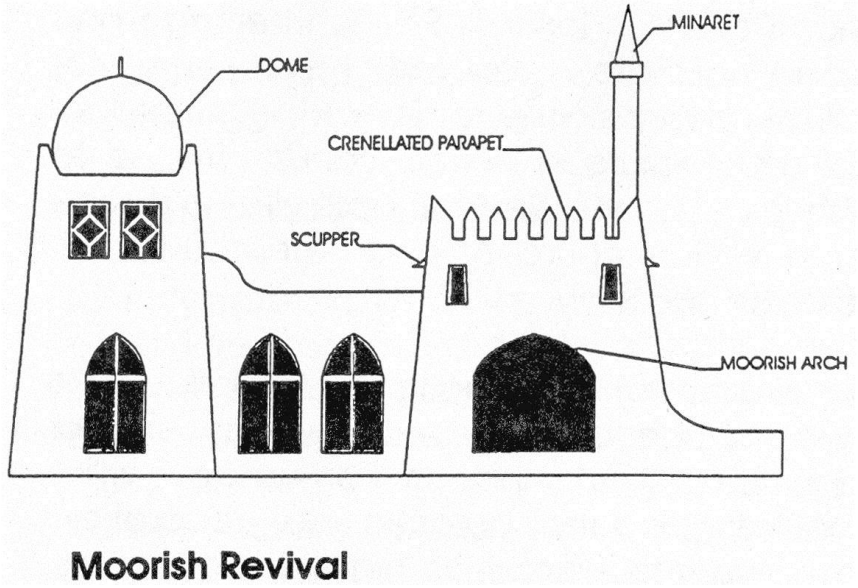
Buildings are not constructed directly on the street, although the size of yards varies. Building plans are rectangular, square, U-shaped or irregular. Buildings range from two to four stories.

Foundations are continuous, and may be poured concrete, coquina or brick. Construction is masonry or wood frame. Exterior finishes include unfinished poured concrete or concrete block, brick, coquina, rusticated concrete block, stucco or drop siding.

The most common roof type is flat with a parapet; although stepped gable, shed and hip are also used. Parapets are heavily decorated with cast concrete ornamentation. Secondary roof structures include towers, minarets and onion domes. Flat roofs are built-up. Pitched roofs are covered with composition shingles, clay tile or metal. Chimneys are poured concrete, brick or stone.

Windows are double hung sash six-over-six, six-over-two, four-over-one, two-over-two, two-over-one, one-over-one, five pane casement and two pane casement. Other multi-pane and fixed plate windows are also used. French doors, transoms, sidelights and attic louvers are also common. Stylized wood and metal balconies are used.

Detailing includes decorative parapets, towers, onion domes or minarets; horseshoe arches; decorative door and window surrounds; stylized balconies; and ornamental tile work.



Moorish Revival

Italian Renaissance (1914-1930)

This style, also known as Italian Renaissance Revival, was inspired by the Italian Renaissance palaces and estates of Florence, Venice and Rome. Although Florida contains fine examples of Italian Renaissance, this style did not match the popularity of the contemporary Spanish styles.

Identifying features of this style include a low-pitched hip roof, usually covered with ceramic tiles; wide, overhanging boxed eaves commonly containing decorative brackets beneath them; a symmetrical facade; second story windows that are generally smaller and less elaborate than the first story windows; and a recessed central entrance, usually displaying an arched opening that is sometimes accentuated by small classical columns or pilasters.

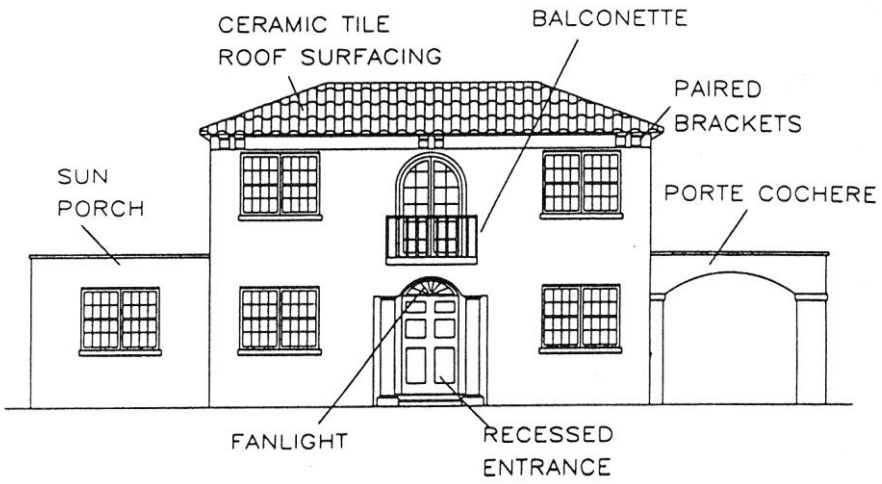
The **Venetian Renaissance** Revival style was brought to St. Augustine by Henry Flagler, and makes extensive use of poured coquina concrete walls, white and gold terra cotta tile roofs, complex building massing, monumental entries, towers, turrets, vertical windows and doors, galleries, loggias and balconies, intricate detailing, and both rounded and ogee arches.

Buildings are not constructed directly on the street, although the size of yards varies. Building plans are regular or rectangular. Buildings are two to four stories.

Foundations are continuous concrete. Exterior finishes are buff brick, stone or stucco. Roof types are gable, or low-pitched hip with eaves. Roof surfaces are covered with interlocking tile. Chimneys are brick.

Windows are double hung sash or fixed multi-pane, both in a multitude of configurations. Second story windows are generally smaller and less elaborate than first story windows.

Detailing includes broad overhanging roof with boxed eaves supported by decorative brackets; roof surfaced by terra cotta tile; arched doors, windows and porches; entrance accented by small classical columns or pilasters; quoins; pedimented windows; classical door surrounds; belt courses; rusticated first story.



Italian Renaissance

Spanish Colonial Revival (1915-1940)

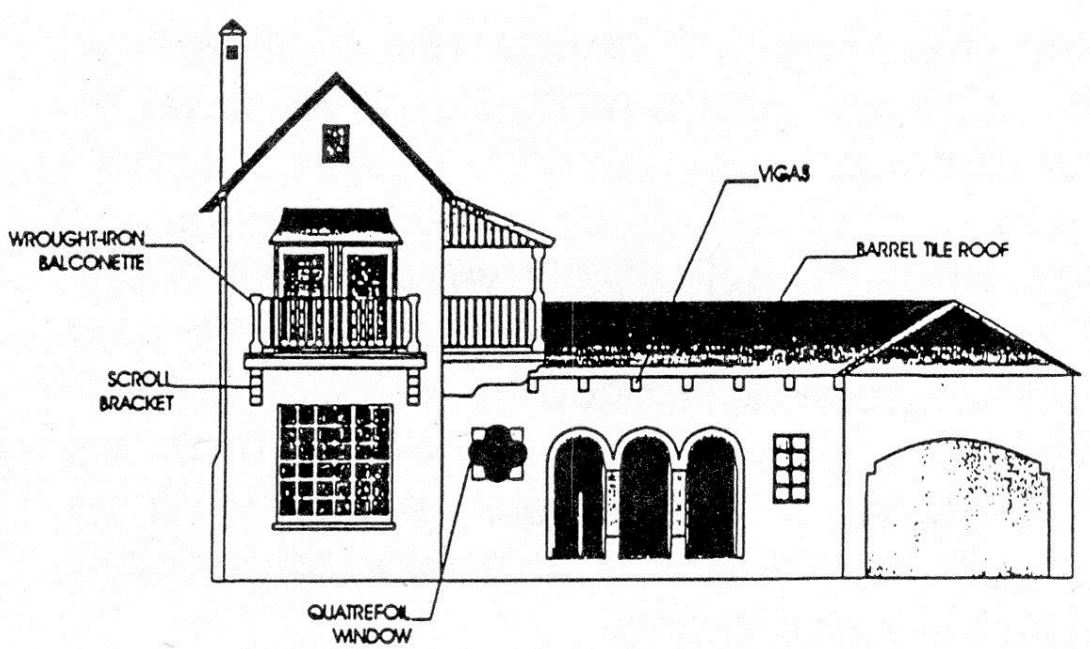
Spanish Colonial Revival, also known as Spanish Revival and Spanish Eclectic, drew from the architecture of Spain and its New World colonies. Architect Bertram Grosvenor Goodhue studied prototypes in Spain and Spanish America and developed the sophisticated, accurate interpretation of Spanish architecture. This style was popular in the southwest, California and Florida during the 1920s, and virtually defined the 1920s Florida Boom. *Locally, this style is often erroneously referred to as "Mediterranean Revival."*

Identifying features of the style include red clay barrel tile or Spanish tile; wrought iron work, including balconies and balconets; stucco exterior finishes; paneled doors; decorative vents and rondels; arcades; and low-pitched, usually gable roofs with little or no eave overhang.

Buildings are not usually constructed directly on the street, although the size of yards varies.
Building plans are rectangular or irregular. Buildings are typically two to four stories.
Foundations are continuous masonry or brick. Construction is unfinished poured coquina concrete or masonry. Exterior finishes are brick, stucco or the unfinished coquina concrete.

Roofs are gable, hip, or flat with a parapet. Pitched roof surfaces are covered with composition shingles, barrel tile or interlocking tile. Flat roof surfaces are built up. Chimneys are brick.
Windows are double hung sash five-over-five, one-over-one, and fixed multi-pane casement. Fanlights and transoms are common. Iron window grilles, balconies and balconets are common.

Detailing includes plaster and terra cotta highlighting of arches, columns, window surrounds, cornices, and parapets; wrought iron grilles, balconies and balconets. Decorative carving on the facade, fountains, arcades and patios are also common.



Spanish Colonial Revival

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Mission (1919-1940)

The Mission style originated in California during the 1880's in response to increased interest in that state's Spanish colonial heritage. The Mission style became popular in Florida during the Land Boom of the 1920s. It is associated with a wide variety of buildings including churches, train stations, government buildings and private residences. Elements of the style, particularly the shaped parapet and the quatrefoil window, are frequently found on less formally designed buildings.

Identifying features of the Mission style are shaped parapets with coping; bell towers; quatrefoil windows; red barrel tile; and arcades.

Buildings are not constructed directly on the street, although the size of yards varies.

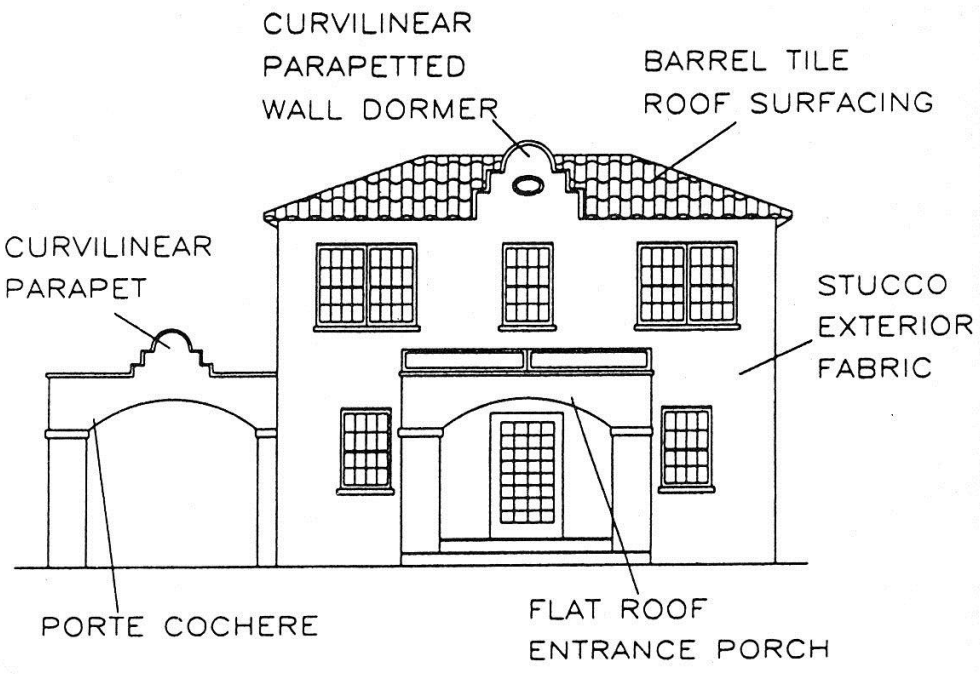
Building plans are L-shaped, T-shaped or irregular. Buildings are one or two stories.

Foundations are continuous concrete or coquina. Construction is masonry or wood frame. Exterior finishes are stucco or unfinished coquina blocks.

Roof types are hip or flat with a shaped parapet and towers. Flat roof surfaces are built-up. Pitched roof surfaces are covered with barrel tile. Chimneys are brick or coquina block.

Windows are double hung sash six-over-six, three-over-one, one-over-one, or multi-pane casement. Quatrefoil windows, fanlights and sidelights are common.

Detailing includes plaster and terra cotta detailing, and quatrefoil windows.



Mission

For the August 11, 2022 HARB Special Meeting
Opinion of Appropriateness Application: HP2022-0039
Address: 22 – 24 Cathedral Place
Applicant: Troy Blevins
Property Owner: Kasam Hospitality, Inc.

1. This Opinion of Appropriateness (OOA) application was heard at the June 16, 2022 HARB meeting and continued by the HARB, then continued at the July 21, 2022 without being heard per the applicant's request. Recognizing the significance of the proposed project based on the large scale and the prominent location in the downtown, within the Historic Preservation Two (HP-2) Zoning District, the St. Augustine Town Plan National Historic Landmark area, and National Register Historic District, HARB members expressed the desire to have more time for discussion with the applicant. A special meeting was called.
2. At the June meeting some of the concerns expressed by the board included the following:
   a If a PUD could provide flexibility of different architectural styles than the Architectural Guidelines for Historic Preservation (AGHP) requirement that new buildings in HP-2 and HP-3 be in the form of St. Augustine Style reconstructions "with all the permutations of development from 1565 to 1821," as well as certain zoning requirements such as allowed maximum building heights and lot coverage. (Staff restated that a PUD does allow for flexibility if approved and that the PUD amendment would need to articulate how the new buildings deviated from the AGHP and zoning requirements.)
   b Looking at the context of the subject and existing buildings around the project area, with many from the early 20th Century, some members stated that requiring new buildings to be in the Colonial style would not make sense.
   c Others felt that there were too many different architectural styles proposed with the design of the new buildings.
   d That the height, scale, and massing was too intensive for the surrounding streetscape, and that no relief was given along the Charlotte and Treasury Street facades that were proposed to be built right to the street:
   e Since the proposed project area is so important, the true impact of the proposed height (3-1/2 stories) for all the new buildings must be understood. This design height and its consistent use down the street did not fit within the existing tapering of heights from the Plaza down Charlotte Street and down Treasury Street.
   f Infill was desired over the large existing surface parking lot; however, separation between / definition of the buildings, some relief along the facades, and at least small areas of green space was needed.
   g Conceptual streetscape views did not show the proposed buildings from a pedestrian point of view, only a bird's eye, which distorted how the height, scale, and mass would appear to people interacting with the buildings at ground level. Members requested additional streetscape views showing the proposed buildings within the existing context of adjacent buildings and a better understanding of the view of the parking garage from Treasury Street.
   h The proposed raised rooftop design on #22 Cathedral Place was not appropriate for the building or HP district and should be removed from the design.
   i After members expressed concern that the HARB and applicant could spend many meetings to get to an approval for a Certificate of Appropriateness (COA) and that the City Commission could in turn deny the proposed different architectural styles and zoning elements in the PUD amendment, the City Attorney suggested that the amendment could be reviewed after an OOA approval, and approved if the commission saw fit, with the condition that HARB approval of a COA and any other outstanding PZB approvals would still be needed.
3. For this meeting, the applicant provided multiple new conceptual streetscape views from a pedestrian's vantage point, along with the historic photos and Sanborn map views that were used as inspiration for the proposed new building designs, as requested. Only slight changes were visible when studying the newly submitted floor plan views, with some small recessed areas from the street along the Charlotte and Treasury Street facades now included.
4. Overall, most of the originally proposed design elements appear to remain. Many of the additional HARB concerns need to be addressed and more extensive changes to the proposed design will be needed for it to be compatible with the existing context and streetscape. The June 16 staff report follows to provide background of the existing buildings and AGHP recommendations.

STAFF RECOMMENDATION:

Based on a review of the AGHP, previous HARB discussion at an earlier meeting, and without the support of evidence to the contrary, staff finds that the board can **CONTINUE** an **OPINION OF APPROPRIATENESS at 22 - 24 Cathedral Place to allow time for the applicant to respond to recommended changes to the design provided by the HARB and provide additional details as requested.**

Julie Courtney
Julie Courtney, Historic Preservation Officer

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Special Meeting
August 11, 2022

The Historic Architectural Review Board met in formal session at 1:04 P.M., Thursday, August 11, 2022, in the Alcazar Room at City Hall, St. Augustine, Florida. Catherine Duncan, Chairperson, called the Special meeting to order, and the following were present:

1. ROLL CALL:

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

City Staff:

Julie Courtney, Historic Preservation Officer
Amy Skinner, Director, Planning and Building Dept.
Isabelle Lopez, City Attorney
Elyse Wiemann, Recording Secretary

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2. General Public Comments for Items not on the Agenda

(None)

3. Opinion of Appropriateness

3. (a) HP2022-0039 (Continued at June 16 and July 21, 2022 Regular HARB meetings)- Troy Blevins– Applicant Kasam Hospitality, Inc– Owner 22-24 Cathedral Place

To construct three-story commercial buildings on the west side of Charlotte Street and south side of Treasury Street to flank a new parking garage on the existing parking lot and to modify 22 Cathedral Place with an elevated roof structure with columns all related to an adaptive use project on the existing buildings.

Ms. Courtney read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can CONTINUE an OPINION OF APPROPRIATENESS at 24 Cathedral Place to allow time for the applicant to respond to recommended changes to the design provided by the HARB and provide additional details as requested.

Troy Blevins, Ellen Avery-Smith and Mike Koppenhafer reviewed the application.

Board discussion:

- Asked if the first building past Tradewinds was two or three stories
- Thought two stories would be potentially better than three
- Questioned if all the parking was being eliminated in front of the building
- No street parking would be in front of the building
- Questioned if the buildings on Charlotte Street would be above or seen from the vista
- Questioned the height of the buildings
- Questioned the heights of surrounding buildings in the area to know exactly how much of the proposed buildings would be seen
- Questioned the distance from the first floor to the sidewalk

Applicant response:

- The first building was three stories tall
- After speaking with Public Works would have to replace the eleven parking spaces that were in front

- Thought parking would resemble Hypolita and Treasury Streets
- Height of the buildings from the street to the top were provided in the original application packet
- Thought there would be very little observed from the Bayfront
- Harry's Seafood restaurant was thirty-two feet tall
- Roof line of the proposed building was at thirty-two feet with parapets, which will vary in heights to help break it up
- Thought the Boards previous opinion was to break it up depending on the elevations
- The distance was between eighteen and twenty-four inches with a nine-foot elevation with seven at the street

Mr. Blevins said they were wanting to work as a team. He said any recommendation would be helpful.

Ellen Avery-Smith informed the Board she was involved with drafting the Planned Unit Development (PUD). She noted the compactor for the area restaurants, the Charlotte Street landscaping, parking and some public parking would be addressed in the PUD. She said they were not in HARB's purview but wanted to note the PUD would include architectural renderings, the landscape plan, and the requirements for the City's PUD Ordinance.

Ms. Duncan asked if there was a height limit on the current PUD in place.

Ms. Avery-Smith said it was the existing building, which was 130 feet to the peak, and at the level of occupancy, it was 112 feet high.
Mr. Belvin said height was not addressed other than the main building.

Ms. Duncan asked how the Board was to measure the height when there was a height limitation.

Ms. Skinner said it started at the flood plain. She said it was one foot above base flood elevation to the highest point or the peak of the roof or the top of the parapet.

Ms. Duncan said the first floor would be a total of nine foot.

Ms. Avery Smith said they would respect the height of the existing buildings as those would not be modified and would need to respect the FEMA flood regulations and City Code.

Mr. Blevins said they were at nine feet with the existing building and the new one would be even with it.

Ms. Duncan asked if there was a survey that showed that information and asked to have that for the next meeting.

Mr. Weaver pointed out the Hilton Garden Inn had to be raised and the windows were at different elevations and felt that the difference in fenestration was noticeable.

Mr. Koppenhafer discussed the application and said the desire was to hide the parking garage and felt it was a nod to the Vail Block drawing from 1878. He said he wanted the space to feel like it had always been there. He was in favor of softening the space by adding landscaping with vertical and horizonal elements. He said the two-dimensional renderings showed the different heights of the buildings. He said the intent was to break the space up and the desire was to demonstrate what it would look like by providing the streetscape images.

Ms. Duncan asked how tall the coquina wall was at Harry's Seafood as it looked exaggerated.

Mr. Koffenhafer said the parking garage entry would be standard at seven foot and the coquina wall was about eight or nine feet tall.

Ms. Duncan asked how the buildings were being constructed and the types of materials that would be used and the thickness.

Mr. Koffenhafer said it was ten feet on center, floor to floor with block and plank (Concrete Masonry Unit) with a hollow board plank on top. He said as long as there were an eight and half to nine-foot ceiling heights the rest would be taken up with the structure. He said their building would be smaller with a floor-to-floor ten-foot height except for the lobby which was an open two-story space. He said each structure was historic to the property and could be a nod to those styles.

The Board provided ex parte communication during individual testimony.

Public hearing was opened.

Leslee Keys provided documentation for the Board to review[1]. She felt the applicant was eradicating the last 100 years of the City's Historic Preservations history and creating a Victorian era that was noted to not be the important timeframe in St. Augustine especially for the Town Plan National Historic District, which was Spanish Colonial. She said the skyline was in multiple national publications, and the one skyscraper should be left as the only skyscraper and should be protected. She said the Plaza de la Constitution was the center of the town and very important. She said the infill construction in this location was very important and should be done carefully. She said the Victorian era had been done outside the historic district and it did not need to be done in the National Historic Landmark District.

Judith Fagan spoke in opposition to the application and said there was no longer a place for residents, and it had begun to resemble a historical Disneyland. She said if we do not learn from history we are doomed to fail. She said she was not opposed to change but residents should be considered. She said adding a parking garage in the middle of the City would be devastating to the already congested downtown area. She encouraged the Board to help find a solution to the problem.

BJ Kalaidi stated she was very concerned with the Boards decision related to the application and referred to page four in the staff report. She agreed the Plaza was the most important location within the City and thought the surrounding buildings should complement it and not distract from it. She was unsure as to why a parking garage was needed. She encouraged the Board to be very careful and to make sure it fit with the City's history.

Public hearing was closed.

Board Discussion:

- Appreciated the testimony and comments by the public
- Spanish Town Plan was thought to be an abstract as the National Historic Landmark
- Rocque map identified a hierarchical town with the tallest in the center and then decreased in scale and mass
- Project did not need to be Spanish Colonial; however, should keep in character of the Town Plan and the Spanish Colonial architecture
- Map identified buildings were set on the property line and was densely developed
- Victorian era hotels and 20th Century buildings were out of scale with the Colonial buildings
- City had reduced the scale of the buildings to a Colonial scale
- Felt it should be kept in the Mediterranean style in association with the Exchange Bank Building
- Exteriors of Spanish Colonial buildings were masonry, stucco, three to five bays wide

[1] Documents attached to the packet.

- Main concern was Victorian scale was wider and taller
- Would be supportive if it kept with the Colonial architecture with a Mediterranean theme and if it kept with the Town Plan
- Felt rooftop appurtenances should be eliminated
- Questioned how the buildings would impact the Exchange Bank building as it was historic
- Should discuss the Secretary of the Interior's Guidelines and archeology
- Concerned with how much was going in such a small space
- Had minor changes to the front elevations on the main road since last meeting
- Felt the proposed design was forced and did not respond to the surrounding context of today
- Design should not look back to past history but look forward to the City's future
- Trying to conceal the three-level parking garage by adding another three-story element
- Parking garages in town were below grade; asked if the proposed parking garage be dropped down reducing the scale
- Should have a common thread throughout all the buildings
- Felt this was a zoning change and asked why a rezoning was being done
- Asked if they were held to the height restrictions in the HP 2 District

Ms. Avery-Smith said there was an existing PUD that would be modified; however, that was permitted under the City's Land Development Code.

Mr. Benoit said the zoning managed the scale. He asked if they were held in the PUD to the scale and density as defined by the HP 2 District.

Ms. Skinner advised they were not. She said a PUD was to encourage creativity and as long as it was consistent with the Comprehensive Plan Land Use for the area, which was Historic Preservation Land Use and encouraged a mixed-use district.

Mr. Benoit said it was not referring to the HP 2 District around it, which was restricted of total lot coverage by 70%, 50% main structure, 2 ½ stories, maximum of thirty-five feet, and the other 20% was accessory building up to 1 ½ stories. He said looking at the cubic or square footage of space throughout HP 2, there was a certain managed yield; however, the proposal had 95% lot coverage or more and almost everywhere had three stories. He questioned the benefit to the City.

Board discussion continued:

- Exceeded the thirty-five-foot height limit
- Proposed drawing had a parapet at forty-two feet and an even higher appurtenance
- Had an outdoor entertainment space
- Used past historic photos to draw from but eliminated the setbacks and was now three stories
- Thought it was difficult to maintain the character with setbacks and height
- Asked applicant to soften the street on Charlotte
- Parking had been eliminated and landscape was added
- Every corner had been maximized and surpassed almost everything in the existing zoning
- Felt it would be difficult to make 65,000 square feet look Spanish Colonial
- To obtain more Board support should change the scale
- Felt the applicant was asking for a huge increase in the useable space

Applicant response:

- City Code allowed thirty-five feet plus additional footage for mechanical equipment and architectural features

- Felt the Board should focus on the AGHP guidelines
- Details of the PUD was not in the purview of the Board
- PUD would be modified in the future
- Wanted to discuss the vision of the property
- Idea was to provide parking for the hotel and the public; however, parking was not in the purview of the Board

Ms. Duncan asked if there was a thirty-five-foot height limit on the property and would it have to be approved before it could be higher. She asked if HARB was able to have input on the modification to the PUD.

Ms. Skinner said HARB's input related to the design elements of the project. She said it was a PUD and was allowed to be creative and other elements were allowed to be introduced to the project. She said the PUD Ordinance stated, "a streetscape for the block the project was on and the facing block should be included for the HP areas". She said what needed to be reviewed was streetscape, demonstrating compatibility, proportions, form and rhythm with the surrounding area, also details of colors, materials and design themes could also be required.

Mr. Benoit felt the proposal was far outside what would normally be allowed. He said there was a one story next to the proposed and then a two story across from it. He said if they felt three-story building was compatible, he disagreed.

Board discussion continued:

- Buildings should be in the spirit of the Colonial scale
- Would be beneficial to have infill but thought the massing was over the top
- The town was busy because it replicated the Spanish Colonial City
- Original gems in the City were underneath the proposed project
- Questioned if it needed to be Spanish or British Colonial and asked if new construction had to be built in that style
- Felt there might be flexibility as there were other styles in the area but Victorian did not fit
- Questioned if building was at ten feet since hurricane Matthew flooded at nine feet
- Flood maps had been reset with a new base flood at eight feet and a freeboard at nine feet
- Thought removal of parking on Charlotte Street was good as it was difficult to maneuver the street
- Parking for the public was moved to the garage but asked how the public would be able to use those

Applicant Response:

- 22 and 44 Cathedral Place was at nine foot six inches
- Building did not flood during the hurricane
- Most of the Vail block existing buildings flooded

Ms. Lopez said she thought the parking details would be included in the PUD.

Board discussion continued:

- Felt it could be an opportunity for British or Spanish Colonial style to anchor the corner in HP 2
- The town was more in the Colonial style and was successful
- Felt it was impossible to have a garage in the Colonial style, but could develop a parking area with setbacks to get it away from Charlotte Street
- Was noted two months ago project was very intensive and expected to see the input from the Board
- Unsure why a Courthouse was being used to design a new hotel
- All documentation provided showed the buildings fronting the Plaza and not a

side street and the proposed buildings were for a side street
- Expected high performance for the City as this was a real functional town
- Buildings should not compete with the real history
- Streetscapes coming over the Bridge of Lions was most important
- Wanted the drawings larger in order to clearly read the elevations and understand the concept
- Questioned how the buildings were designed with the guidelines in mind

Applicant response:

- Buildings designs were based on buildings that in history, had been on the block prior to being burnt down
- Trying to create something that worked within the vocabulary of this part of the City
- Felt from past meetings what had been presented was acceptable but was willing to design what was requested
- Using the courthouse because it previously had been on that property
- Most successful project would be one that worked for the owner and that HARB agreed with, and was special for residents and tourist
- AGHP showed three-story Spanish Colonial buildings
- Off-site parking was not required in this zoning category; however, felt the parking garage would be beneficial
- Wanted to have a consensus on the style direction
- Wanted to shield the mechanical units to not be seen from the street

Ms. Duncan said the concern with the height was because the Vail Block rendering was fronting the Plaza and the proposed was fronting the side street.

Mr. Blevins said they wanted to do work and do what was best for the City but also wanted it to be functional. He said they were willing to work with what was functional and wanted it to be something to be proud of for generations.

Mr. Benoit said the issue was they were trying to use all the square feet they could. He said he did not want to be locked into a style but wanted to focus on the guidelines. He said the guidelines indicated 40% of the main structure could be on the main property line; however, the structures were 100% on both property lines. He questioned how this was compatible in both scale and form when none of the compatible measuring tools in the guidelines had not been followed. He stated this was a rezoning and there were only two reason for a rezoning: opportunity or hardship.

Ms. Avery-Smith said she understood the concerns with the mass, density, and scale but the PUD modification was not being discussed. She said PUD would be a separate application that would be heard by the Planning and Zoning Board (PZB). She felt the style of the building needed to be narrowed down and asked if that was British or Spanish Colonial. She said once an architectural style was determined the rest could be answered.

Mr. MacDonald apologized that the style was not determined at previous meetings and thought a style could have been determined.

Mr. Benoit said he did not feel a style should be determined as the scale was not compatible and that should be the main focus.

Mr. MacDonald said the applicants wanted to work with them to find a solution that worked for the City. He said mass was clearly noted and thought the Board should provide what could be acceptable in styles in order to provide a better proposal. He asked if Mediterranean Revival, British or Spanish Colonial was better.

Mr. Weaver said the benchmark for the project was 24 Cathedral Place which style was Mediterranean Revival. He said he

provided a list of the different buildings around it that were in the same style. He said the City had moved past the Victorian style and with the PUD they could be creative. He said Mediterranean Revival's roots were in Spanish Colonial and it could be a compromise. He said he thought the scale, setbacks, rhythm of opening were important but questioned if lot coverage was a huge concern.

Mr. Beach felt a massing study would be beneficial and help determine the direction moving forward. He said the primary element that needed to be reviewed was the volume.

Ms. Duncan said the applicants should provide the elevations and heights of the other buildings from the corner down Charlotte Street. She advised them to look at different residential buildings as that was similar to a hotel. She advised starting with the guidelines which stated it needed to be Spanish Colonial was a starting point.

Mr. Weaver said he thought they were beyond the Spanish Colonial style.

Mr. Blevins said if he had understood that was what was asked for, he would have brought a new proposal. He said they were willing to do whatever was needed and what was good for the City.

Mr. MacDonald agreed that the mass and style were related and thought Spanish Revival or Mediterranean Revival could fit.

Mr. Blevins said the only building that was close to what was suggested was the one to the left in the rendering, which was more of the Moorish style than Mediterranean.

Mr. Weaver suggested the middle three buildings in the rendering were not in that style and should be revised. He said it should be more in the Mediterranean style which related back to Colonial period. He said the Victorian hotel on Treasury Street should also be revised to have a unified theme.

Mr. Blevins said the design came from the history they have had with the Board on other projects in the City. He said they were asking for a clearly defined direction in order to bring back a better proposal.

Ms. Duncan said it was the massing, rhythm, how the building turned the corner, and how the building ended, but did not want to designate a particular style. She asked if the east elevation walking down Treasury Street was provided.

Mr. Blevins said they had provided the heights and elevations in the first application.

Mr. MacDonald said thus far he thought Spanish Revival, Mediterranean Revival, and thought the Moorish style would also be compatible and a nice nod to the Ponce hotel.

Mr. Benoit noted they were asking for a tremendous increase in cubic footage which could be leased, rented or sold. He said a concession for him would be to eliminate courthouse building on the corner and having a pedestrian plaza. He said there would not be a bar/restaurant on the third floor. He said in terms of use, it was a large use on the Plaza. He recommended if scale and zoning would not be discussed, it should be under the thirty-five-foot height limit, which was in line with the Code.

Ms. Avery-Smith said the existing PUD included a building that was 135 feet tall. She said the PUD was not limited to thirty-five feet; however, they understood there was a lot of work that needed to be done. She said they were seeking a PUD modification which would include some benefits to the City, but also needed to be financially feasible to the owner.

Ms. Duncan said the drawings should indicate exactly what the buildings would look like and not block real historic buildings. She asked if there was a thirty-five-foot height limit or were they allowed to build as high as the bank building.

Ms. Lopez replied the PUD was specific to the existing building. She suggested moving away from historic buildings and focusing on the mass, scale, and compatibility based on the code and stay within the Moorish, Mediterranean leaning towards to the Spanish Colonial style.

Mr. Weaver said they were trying to provide measurables, which could help everyone.

Mr. Blevins showed a photo with the heights of the buildings and asked if they needed to expand.

Ms. Duncan said she wanted an entire streetscape as the photos were difficult to read as shown. She said it needed to be more of a continuous sheet.

Ms. Lopez said there were streetscapes that could be viewed if they needed a guide.

MOTION

Mr. Weaver MOVED to CONTINUE the application 2022-0039 22-24 Cathedral Place to the October 20, 2022 HARB meeting. The motion was SECONDED by Mr. MacDonald.

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

4. Other Business

(None)

5. Next Scheduled Meeting Date

5. (a) Wednesday, August 17, 2022 at 1:00p.m. (Regular meeting date moved to accommodate a scheduling conflict)

6. Adjournment

There being no further business, the meeting was adjourned at 3:37 P.M.[2]

Catherine Duncan, Chairperson

[2] Transcribed by Elyse Wiemann

St. Augustine, FL City Code under DIVISION 9. - PLANNED UNIT DEVELOPMENT: PUD

Sec. 28-286. Purpose and intent.

The purpose of the planned unit development (PUD) zoning district is to provide an option, and process for the provision of unique, individually planned developments that are consistent with the Comprehensive Plan and the categories outlined in the Comprehensive Plan, but may allow for more creative, flexible, and innovative designs for projects than the regular zoning districts allow. The PUD process is a voluntary process initiated by an applicant to provide flexibility for their project, while at the same time providing an opportunity for the city planning and zoning board (PZB) and city commission to integrate potential benefits, limitations and regulations as it deems necessary to protect the public health, safety and general welfare.

The PUD process is designed to:

(a) Promote more efficient and economic uses of land, including bypassed lands, land ripe for urban infill, and potential redevelopment projects;

(b) Encourage a more compatible and harmonious development of contiguous lands;

(c) Provide flexibility to meet changing needs, technologies, economics, and consumer preferences;

(d) Provide a process to assess a development's impact on the proposed site, the surrounding neighborhoods or areas, and the city as a whole;

(e) Demonstrate the coordinating of architectural styles, building forms, and building relationships within a planned development, as well as, the planned developments relationship with the existing and preferred architectural context surrounding the project;

(f) Provide an environment of consistent character compatible with the surrounding areas; and,

(g) Permit specific limitations and requirements in excess of those included in other zoning districts, based on the unique characteristics of the individual site, where necessary to the public health, safety, or welfare, or for the protection or preservation of lands, neighborhoods or areas of the city deemed unique or historic based on the proposed location of the planned development.

The intent of a planned unit development (PUD) is to permit this flexibility from the strict application of traditional zoning district regulations by identifying each waiver, variance or exception to such regulation and providing an alternative development condition for that specific PUD. A PUD is a zoning category that can be beneficially utilized in order to create site-specific regulations to address specific development or topographic conditions, historic or architectural features, existing structures, neighborhood patterns or transitioning uses of land. PUDs may be created as in-fill development or redevelopment, or may be developed as traditional residential subdivisions of vacant land. The regulations found in this section may be generally applicable to all PUDs, while others, such as section 28-291, are intended for traditional residential or mixed use subdivisions of vacant land. Amendments to existing PUDs shall comply with the same requirements as found herein for PUD rezoning.

(Code 1964, § 33-70; Ord. No. 05-37, § 1, 12-12-05; Ord. No. 13-08, § 1, 5-13-13; Ord. No. 16-07, § 1, 2-8-16)

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CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



■ OPINION ☐ CERTIFICATE OF APPROPRIATENESS

$50.00	Alterations to single family home, site work, and site feature
$150.00	Construction of new single family home, major alterations, ad valorem tax exemption
$100.00	Alterations to all other buildings, site work, or features except single family home
$200.00	New construction except single family home

BDAC Project No._____

Receipt No._____ Meeting Date: _____

Advertising Costs $_____Postage $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Ellen Avery-Smith, Esq.
   Business (if applicable) Rogers Towers, P.A.
   Address 100 Whetstone Place, Suite 200
   City St. Augustine State Florida Zip Code 32086
   Daytime telephone 904-825-1615 E-mail Address eaverysmith@rtlaw.com
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER Kanti Patel
   Business (if applicable) Kasam Hospitality, Inc.
   Address 32 Aveninda Menendez
   City St. Augustine State Florida Zip Code 32084
   Daytime telephone (required) 904-826-5504 E-mail address kanti.patel@jalaramhotels.com
3. PROJECT STREET ADDRESS 24 Cathedral Place
4. LEGAL DESCRIPTION: Lot____ Block____Subdivision_____Parcel 197160-0000 & 197200-0000
5. EXISTING USE Building, Vacant Lot PROPOSED USE Hotel
6. PROPOSED PROJECT WORK
   A. DEMOLITION (If historic architectural features will be permanently removed a Certificate of Demolition is required and must be heard simultaneous with this application) ☐ YES ■ NO
   B. REHABILITATION (check repair or replace and provide a description on the line provided)

REPAIR	REPLACE	
☐	☐	Roof _____
☐	☐	Roof structures (dormers, chimneys, etc.)_____
☒	☐	Exterior finishes (stucco, masonry, siding)_____
☐	☐	Porch/Deck/Balcony_____
☐	☐	Awning/Canopy_____
☐	☐	Exterior Doors_____
☒	☐	Windows_____
☐	☐	Shutters_____
☐	☐	Foundation (including infill)_____
☐	☐	Exterior lighting & other appurtenances_____
☐	☐	Existing fences, walls & gates_____
☐	☐	Existing parking, walkways & other site features_____

C. NEW CONSTRUCTION (check and specify all work items that apply)

- [x] New building
- [ ] New addition
- [ ] New roof structures (dormers, chimneys, etc.)
- [ ] New porch/deck/balcony
- [ ] New awning/canopy
- [ ] New entrances
- [ ] New window opening/sashes
- [ ] New exterior lighting
- [ ] New fence/wall/gate
- [x] New parking/walkways/other site features
- [ ] Exterior utility service/mechanical equipment

D. PAINT COLORS (check one)

- [x] Scheme with pre-approved paint colors (exterior colors available upon request)
- [ ] Custom color scheme (provide color samples & building elevations showing color placement)
- [ ] No painting associated with proposed project

7. OVERALL PROJECT DESCRIPTION (attach additional pages if necessary)

See attached narrative.

8. AGREEMENT

If the applicant is different than the property owner, the application must be signed by both parties. A letter of authorization signed by the property owner must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of the property owner.

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 project work can begin. If this application is for a Certificate of Appropriateness 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, the applicant must be prepared to present the request at the scheduled hearing date. Subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling any hearing will also be assessed to the applicant.

PRINT APPLICANT'S NAME Ellen Avery-Smith, Esq., Rogers Towers, P.A.

SIGNATURE OF APPLICANT _____ DATE 8/16/24

PRINT OWNER'S NAME Kanti Patel, Kasam Hospitality, Inc.

SIGNATURE OF OWNER _____ DATE _____

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.

Application Sufficiency Review

COMPLETENESS REVIEW CHECKLIST

A Certificate or Opinion of Appropriateness application and related plans shall be submitted for review and approval by the Historic Architectural Review Board for exterior alterations and new construction associated with any building in designated historic preservation zoning districts (HP-1 through HP-5). In addition, a Certificate of Appropriateness shall be required for any proposed work on buildings immediately adjacent and in view of historic preservation zoning districts HP-1, HP-2, and HP-3. All proposed work items shall be reviewed for consistency and compliance with the 2011 edition of the *Architectural Guidelines for Historic Preservation, City of Saint Augustine, Florida*. Copies of this document are available for a fee upon request and on the website at: http://www.staugustinegovernment.com/your_government/documents/AGHP2.pdf

Relevant information necessary for Certificate or Opinion of Appropriateness review shall include but not be limited to the below items depending on the scope and scale of the project and as referenced in the "Plan Requirements" section in the *Architectural Guidelines for Historic Preservation*. The minimum application requirements for each scope of work are indicated below. Discuss the project with Planning Staff if the project is unique and needs to be addressed in a different manner. Applications must be sufficiently complete at the time of submittal or will be advertised as incomplete and may be delayed. Minor details may be submitted up to 10 days before the meeting to the Planning and Building Department and HARB will determine if additional materials may be presented at the meeting.

☐ INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

The below is a list of requirements based upon the scope of work. *To be completed by planning staff*

ROOFS AND ROOFING (sheathing, framing, chimneys, dormers, cupola, parapet, cornice, eave, bracket, drainage system, etc.)

OK	Need	N/A	
☐	☐	☐	Photographs of existing roof and affected features
☐	☐	☐	Brochure or sample of proposed roof surface including applicable colors, patterns, material, texture
☐	☐	☐	Documentation of justification for changing roof and/or roof feature and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.
☐	☐	☐	Scaled drawing of existing and proposed conditions if roof or roof feature will change its shape, scale, size, profile, pattern (not necessary for roof sheathing changes only)

EXTERIOR FINISHES (wood siding and decorative features, masonry surfaces and features, stucco)

OK	Need	N/A	
☐	☐	☐	Photographs of existing surface or feature including close-up and full building perspective
☐	☐	☐	Brochure or sample of proposed finish including applicable colors, patterns, material, texture, dimensions of reveals, mortar width/color as applicable
☐	☐	☐	Documentation of justification for changing the siding, finish, or feature and the extent of the affected area
☐	☐	☐	Scaled drawing of existing and proposed conditions if full replacement material is proposed which will change the appearance of the building through its shape, scale, size, profile, pattern, and/or texture

PORCHES, DECKS, BALCONIES (including loggias/colonnades, porch enclosures, associated decorative features)

OK	Need	N/A	
☐	☐	☐	Photographs of existing porch/deck/balcony or location of proposed porch/deck/balcony
☐	☐	☐	Scaled site plan showing the building and existing or proposed porch/deck/balcony and property lines if applicable
☐	☐	☐	Scaled elevation(s) showing the building and existing or proposed porch/deck/balcony
☐	☐	☐	Scaled detail of existing or proposed porch/deck/balcony showing material, construction detail, finish details
☐	☐	☐	Documentation of justification for changing the existing porch/deck/balcony and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.

AWNING/CANOPY

OK	Need	N/A	
☐	☐	☐	Photographs of existing awning/canopy or location of proposed awning/canopy
☐	☐	☐	Scaled site plan showing the building and existing or proposed awning/canopy location and property lines if applicable
☐	☐	☐	Scaled elevation(s) showing the building façade and existing or proposed awning/canopy. A 'typical' elevation can be used if all awning/canopies are exactly the same and have the same impact to the facade
☐	☐	☐	Scaled detail of existing or proposed awning/canopy showing shape, placement, color, and construction details to include supporting structure, framing, hardware, and anchors/attachment details
☐	☐	☐	Documentation of justification for changing the existing awning/canopy and the extent of the affected area

EXTERIOR DOORS (door openings, doors, screen doors, trim and details such as transoms, sidelights, hoods, hardware)

OK	Need	N/A	
☐	☐	☐	Photographs of existing door(s) or location of proposed new door opening(s)
☐	☐	☐	Scaled elevation(s) showing the building façade and existing or proposed door (not necessary for just replacement door in existing door opening)
☐	☐	☐	For new openings, a scaled wall section
☐	☐	☐	Brochure, sample, or scaled drawing of proposed door(s) including material, all dimensions, finish, glazing, and hardware
☐	☐	☐	Documentation of justification for changing the existing door(s) and the extent of the affected area.

CONTINUED

The below is a list of requirements based upon the scope of work. (*To be completed by planning staff*)

WINDOWS (windows, shutters, and other associated features)

OK	Need	N/A	
☐	☐	☐	Photographs of affected window(s) or location(s) of proposed new window opening(s)
☐	☐	☐	For new openings, a scaled wall section with proposed window
☐	☐	☐	Brochure or sample showing the material, window type, all dimensions and profiles, finish, glazing, and hardware
☐	☐	☐	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
☐	☐	☐	For replacing historic windows: a window evaluation including locations, condition of paint, condition of frame and sill, condition of sash (rails, stiles, muntins), glazing problems, hardware type and condition, overall condition assessment by qualified professional.

FOUNDATION (replacement, infill, alteration including elevation)

OK	Need	N/A	
☐	☐	☐	Photographs of affected foundation in detail and in context of whole building and adjacent buildings
☐	☐	☐	Scaled site plan showing building footprint and extent of existing and proposed foundation wall/piers/slab or infill
☐	☐	☐	Material sample, scaled detail drawing, and/or brochure showing the proposed material(s), colors, finish, pattern, and construction details
☐	☐	☐	Documentation of justification for changing the existing foundation and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.

EXTERIOR ELECTRICAL/MECHANICAL (light fixtures, vents, utilities, pool systems, vending)

OK	Need	N/A	
☐	☐	☐	Photographs of existing details and context of affected site area within view of the proposed project
☐	☐	☐	Brochure, sample, or scaled drawing showing the materials, light intensity and source, hardware, colors/finish
☐	☐	☐	For new equipment, scaled drawing showing proposed project with context site and/or building

FENCES/WALLS/GATES

☐	☐	☐	Photographs of existing site area within view of proposed fence/wall/gate and detail photo of any existing fence/wall/gate
☐	☐	☐	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)
☐	☐	☐	Drawing of proposed fence/wall/gate showing material, finish, height, spacing distance, shapes, patterns, hardware, construction section

PARKING, LANDSCAPE OR OTHER SITE FEATURE (plant materials, sidewalk, driveway, fountain, pool, ramp, trellis, well)

☐	☐	☐	Photographs of existing site area within view of proposed feature and detail photo of any existing affected features
☐	☐	☐	Scaled site plan showing the property line, building footprints, sidewalks, driveways and other major site features and proposed feature (smaller projects may not require a scaled site plan if limited to a small area)
☐	☐	☐	Details of proposed features including material, finish, height, spacing, shapes, patterns, hardware, construction details such as a section drawing
☐	☐	☐	Plant material list with identification, quantity, size at planting and maturity, spacing

NEW CONSTRUCTION (accessory structure/outbuilding, garage, and other new buildings)

☐	☐	☐	Photographs of existing site area within view of proposed construction with context area
☐	☐	☐	Scaled site plan showing the property line and existing site features like buildings, sidewalks, driveways
☐	☐	☐	Scaled site plan showing the property line and proposed construction
☐	☐	☐	Scaled landscape plan
☐	☐	☐	Scaled elevation drawings showing existing building(s) and major site features
☐	☐	☐	Scaled elevation drawings showing proposed building(s) and major site features
☐	☐	☐	Wall sections
☐	☐	☐	Refer to required details above for related roof, finishes, porches, doors, windows, foundation, electrical/mechanical
☐	☐	☐	Scaled elevation drawing (line drawing with minimal detail) showing the existing and proposed streetscape
☐	☐	☐	Scaled footprint diagram showing proposed building footprint(s) and surrounding existing building footprints
☐	☐	☐	Written summary describing existing and proposed conditions and project's consistency with zoning code

❖ Other details necessary for review:

_____

_____

Project number:_____ Project Address:_____

Reviewed by: _____ Date: _____

October 2017

COMPLETENESS REVIEW CHECKLIST (COAs and OOAs)

The checklist below is a list of requirements, based on the proposed scope of work, for use as a reference when determining what information to submit with your application. Planning and Building staff utilize this same checklist to determine sufficiency of your application. All projects proposed within or immediately adjacent to Historic Preservation Zoning Districts are required to meet the Architectural Guidelines for Historic Preservation (AGHP) which can be found on the City's website at: https://www.citystaug.com/DocumentCenter/View/153/Architectural-Guidelines-for-Historic-Preservation-PDF

Relevant information necessary for Certificate or Opinion of Appropriateness review shall include but not be limited to the below items depending on the scope and scale of the project and as referenced in the "Plan Requirements" section in the Architectural Guidelines for Historic Preservation. The minimum application requirements for each scope of work are indicated below, though some items listed may not be applicable to your project. Discuss the project with Planning Staff if it is unique and needs to be addressed in a different manner. Applications must be sufficiently complete at the time of submittal or will be noted as incomplete and may be delayed to a future meeting. Minor details may be submitted up to 10 days before the meeting to the Planning and Building Department. After that time, HARB will determine if additional materials may be presented during the meeting.

THIS CHECKLIST IS FOR REFERENCE ONLY AND IS NOT A REQUIRED APPLICATION DOCUMENT

ROOFS AND ROOFING (sheathing, framing, chimneys, dormers, cupola, parapet, cornice, eave, bracket, drainage system, etc.)

OK	Need	N/A	
☑	☐	☐	Photographs of existing roof and affected features
☐	☑	☐	Brochure or sample of proposed roof surface including applicable colors, patterns, material, texture
☐	☐	☑	Documentation of justification for changing roof and/or roof feature and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.
☑	☐	☐	Scaled drawing of existing and proposed conditions if roof or roof feature will change its shape, scale, size, profile, pattern (not necessary for roof sheathing changes only)

EXTERIOR FINISHES (wood siding and decorative features, masonry surfaces and features, stucco)

OK	Need	N/A	
☑	☐	☐	Photographs of existing surface or feature including close-up and full building perspective
☐	☑	☐	Brochure or sample of proposed finish including applicable colors, patterns, material, texture, dimensions of reveals, mortar width/color as applicable
☐	☐	☑	Documentation of justification for changing the siding, finish, or feature and the extent of the affected area
☑	☐	☐	Scaled drawing of existing and proposed conditions if full replacement material is proposed which will change the appearance of the building through its shape, scale, size, profile, pattern, and/or texture

PORCHES, DECKS, BALCONIES (including loggias/colonnades, porch enclosures, associated decorative features)

OK	Need	N/A	
☑	☐	☐	Photographs of existing porch/deck/balcony or location of proposed porch/deck/balcony
☑	☐	☐	Scaled site plan showing the building and existing or proposed porch/deck/balcony and property lines if applicable
☑	☐	☐	Scaled elevation(s) showing the building and existing or proposed porch/deck/balcony
☐	☑	☐	Scaled detail of existing or proposed porch/deck/balcony showing material, construction detail, finish details
☐	☐	☑	Documentation of justification for changing the existing porch/deck/balcony and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.

AWNING/CANOPY

OK	Need	N/A	
☐	☐	☑	Photographs of existing awning/canopy or location of proposed awning/canopy
☐	☐	☑	Scaled site plan showing the building and existing or proposed awning/canopy location and property lines if applicable
☐	☐	☑	Scaled elevation(s) showing the building façade and existing or proposed awning/canopy. A 'typical' elevation can be used if all awning/canopies are exactly the same and have the same impact to the facade
☐	☐	☑	Scaled detail of existing or proposed awning/canopy showing shape, placement, color, and construction details to include supporting structure, framing, hardware, and anchors/attachment details
☐	☐	☑	Documentation of justification for changing the existing awning/canopy and the extent of the affected area

EXTERIOR DOORS (door openings, doors, screen doors, trim and details such as transoms, sidelights, hoods, hardware)

OK	Need	N/A	
☑	☐	☐	Photographs of existing door(s) or location of proposed new door opening(s)
☑	☐	☐	Scaled elevation(s) showing the building façade and existing or proposed door (not necessary for just replacement door in existing door opening)
☐	☐	☑	For new openings, a scaled wall section
☐	☐	☑	Brochure, sample, or scaled drawing of proposed door(s) including material, all dimensions, finish, glazing, and hardware
☐	☐	☑	Documentation of justification for changing the existing door(s) and the extent of the affected area.

CONTINUED

This checklist is for reference only and is not a required application document

WINDOWS (windows, shutters, and other associated features)

OK	Need	N/A	
☑	☐	☐	Photographs of affected window(s) or location(s) of proposed new window opening(s)
☐	☑	☐	For new openings, a scaled wall section with proposed window
☐	☑	☐	Brochure or sample showing the material, window type, all dimensions and profiles, finish, glazing, and hardware
☑	☐	☐	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
☐	☑	☐	For replacing historic windows: a window evaluation including locations, condition of paint, condition of frame and sill, condition of sash (rails, stiles, muntins), glazing problems, hardware type and condition, overall condition assessment by qualified professional.

FOUNDATION (replacement, infill, alteration including elevation)

OK	Need	N/A	
☐	☐	☑	Photographs of affected foundation in detail and in context of whole building and adjacent buildings
☐	☐	☑	Scaled site plan showing building footprint and extent of existing and proposed foundation wall/piers/slab or infill
☐	☐	☑	Material sample, scaled detail drawing, and/or brochure showing the proposed material(s), colors, finish, pattern, and construction details
☐	☐	☑	Documentation of justification for changing the existing foundation and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.

EXTERIOR ELECTRICAL/MECHANICAL (light fixtures, vents, utilities, pool systems, vending)

OK	Need	N/A	
☑	☐	☐	Photographs of existing details and context of affected site area within view of the proposed project
☐	☑	☐	Brochure, sample, or scaled drawing showing the materials, light intensity and source, hardware, colors/finish
☐	☑	☐	For new equipment, scaled drawing showing proposed project with context site and/or building

FENCES/WALLS/GATES

☑	☐	☐	Photographs of existing site area within view of proposed fence/wall/gate and detail photo of any existing fence/wall/gate
☐	☑	☐	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)
☐	☑	☐	Drawing of proposed fence/wall/gate showing material, finish, height, spacing distance, shapes, patterns, hardware, construction section

PARKING, LANDSCAPE OR OTHER SITE FEATURE (plant materials, sidewalk, driveway, fountain, pool, ramp, trellis, well)

☑	☐	☐	Photographs of existing site area within view of proposed feature and detail photo of any existing affected features
☑	☐	☐	Scaled site plan showing the property line, building footprints, sidewalks, driveways and other major site features and proposed feature (smaller projects may not require a scaled site plan if limited to a small area)
☑	☐	☐	Details of proposed features including material, finish, height, spacing, shapes, patterns, hardware, construction details such as a section drawing
☑	☐	☐	Plant material list with identification, quantity, size at planting and maturity, spacing

NEW CONSTRUCTION (accessory structure/outbuilding, garage, and other new buildings)

☑	☐	☐	Photographs of existing site area within view of proposed construction with context area
☑	☐	☐	Scaled site plan showing the property line and existing site features like buildings, sidewalks, driveways
☑	☐	☐	Scaled site plan showing the property line and proposed construction
☑	☐	☐	Scaled landscape plan
☑	☐	☐	Scaled elevation drawings showing existing building(s) and major site features
☑	☐	☐	Scaled elevation drawings showing proposed building(s) and major site features
☐	☑	☐	Wall sections
☐	☑	☐	Refer to required details above for related roof, finishes, porches, doors, windows, foundation, electrical/mechanical
☑	☐	☐	Scaled elevation drawing (line drawing with minimal detail) showing the existing and proposed streetscape
☑	☐	☐	Scaled footprint diagram showing proposed building footprint(s) and surrounding existing building footprints
☑	☐	☐	Written summary describing existing and proposed conditions and project's consistency with zoning code

❖ Notes:

We are returning back to HARB to resubit the design the the 24 Cathedral Hotel project. We have PUD approval on the property in terms of zning, heights, setbacks, openspace, parking and other features.
We have heard the comments from the two HARB meetings in 2022 and are returning with those comments addressd in the new submittal.

Received 8/19/24
Planning & Building Department

HARB APPLICATION FEE SCHEDULE

Historic Architectural Review Board fees are set by Resolution 2021-38 as follows:

Description of Work	Fee Amount
Certificate/Opinion of Appropriateness: Alteration to single-family home, site work, and site feature (does not increase area of structures)	$50.00 + ads
Certificate/Opinion of Appropriateness: Construction of a new single-family home, major alterations, ad valorem tax exemption	$150.00 + ads
Certificate/Opinion of Appropriateness: Alterations to non-single-family buildings, site-work, or features (does not increase area of structures)	$100.00 + ads
Certificate/Opinion of Appropriateness: New construction of non-single-family structures Appeal of staff determination	$200.00 + ads
Certificate of Demolition: Partial	$150 + ads & notices
Certificate of Demolition: Full	$300 + ads & notices

"Note: The cost of newspaper advertisement and all notices to surrounding property owners will be assessed by the city, paid by the city and reimbursed by the applicant. All advertising costs must be paid prior to issuance of a development permit.

The applicant shall reimburse the City the mailing cost for all notices and for any subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling of any hearing."

If a Credit Card Authorization Form is used for the payment of fees, the City will maintain the form and automatically charge additional advertising and noticing fees, once determined, to the credit-card account submitted.

By signing below, I acknowledge responsibility for both the initial application fee and any subsequent costs associated with legal advertising and/or noticing and understand that permits associated with my application may not be issued until such fees are paid.

I authorize the Planning and Building Department to maintain my payment information until a final cost for advertising and/or noticing is determined and charged. If a payment method other-than Credit Card Authorization Form is used, I understand that I will be sent an invoice for the costs of advertising/noticing which must be paid prior to the issuance of any development permit related to my application. I am aware that I can request a copy of these fees and my receipt from Building Department Staff.

Project Address: 24 Cathedral Place

Applicant's Name: Ellen Avery-Smith Applicant's Signature: Ellen Avery-Smith

Owner's Name: Kanti Patel Owner's Signature: Kanti Patel

CITY OF ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

Ellen Avery-Smith/Rogers Towers, P.A. is/are hereby authorized TO ACT ON BEHALF OF Kasam Hospitality, Inc., 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:

24 Cathedral Place

BY: _____
Signature of Owner

Kanti Patel
Print Name of Owner

904-826-5504
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 12th day of August, 2024

By Kanti Patel

Identification verified:

Oath sworn: ✓ Yes ___ No

Notary Signature: _____

Holden Baker
Comm.:HH 247012
Expires: Mar. 30, 2026
Notary Public - State of Florida

My Commission expires: Mar 30, 2026

Rev:120219 jw

Opinion of Appropriateness
Sufficiency Checklist

Case Number HP2024-0055
24 CATHEDRAL PL, 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	Providing details of proposed roofing material would be helpful and will likely be required before the Opinion of Appropriateness is approved for the new buildings.
EXTERIOR FINISHES - Brochure or sample of proposed finish	Brochure or sample of proposed finish including applicable colors, patterns, material, texture, dimensions of reveals, mortar width/color as applicable	Need	Providing details of proposed exterior finishes would be helpful and will likely be required before the Opinion of Appropriateness is approved for the new buildings.
PORCHES, DECKS, BALCONIES - Scaled detail of existing or proposed	Scaled detail of existing or proposed porch/deck/balcony showing material, construction detail, finish details	Need	Providing scaled details and sections of proposed balconies and rooftop elements would be helpful and will be required before the Certificate of Appropriateness is approved for the new buildings.
EXTERIOR DOORS - Scaled elevation(s) showing the building façade and existing	Scaled elevation(s) showing the building façade and existing or proposed door (not necessary for just replacement door in existing door opening)	Need	Providing door schedule with detailed elevation drawings of each proposed design and information on materials would be helpful and will be required before the Certificate of Appropriateness is approved for the new buildings.
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	Providing more details of proposed doors would be helpful and will likely be required before the Opinion of Appropriateness is approved for the new buildings.
WINDOWS - Brochure or sample showing the material	Brochure or sample showing the material, window type, all dimensions and profiles, finish, glazing, and hardware	Need	Providing more details of proposed windows would be helpful and will likely be required before the Opinion of Appropriateness is approved for the new buildings.
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	Providing window schedule with detailed elevation drawings of each proposed design and information on materials would be helpful and will be required before the Certificate of Appropriateness is approved for the existing building or proposed new buildings.

Checklist Item	Checklist Item Description	Status	Comments
WINDOWS - For replacing historic windows: a window evaluation	For replacing historic windows: a window evaluation including locations, condition of paint, condition of frame and sill, condition of sash (rails, stiles, muntins), glazing problems, hardware type and condition, overall condition assessment by qualified professional.	Need	Provide information if windows are proposed to be replaced in the existing bank tower or other adjacent historic buildings and if the existing windows were replacements from the original. IF they are to be replaced, even if they are replacements from the original/historic windows, a window evaluation noting the approximate year/timeframe the existing windows were installed is needed. A window survey will possibly be required before the Certificate of Appropriateness is approved for the tower and other historic buildings.
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	Providing details on proposed design and details on proposed materials would be helpful and will be required before the Certificate of Appropriateness is approved for the new buildings.
EXTERIOR ELECTRICAL/MECHANICAL - Brochure, sample, or scaled drawing	Brochure, sample, or scaled drawing showing the materials, light intensity and source, hardware, colors/finish	Need	Providing information on the proposed design and materials of lighting fixtures, the rooftop pool, and other electrical/mechanical elements would be helpful and will be required before the Certificate of Appropriateness is approved for the project.
EXTERIOR ELECTRICAL/MECHANICAL - For new equipment, scaled drawing	For new equipment, scaled drawing showing proposed project with context site and/or building	Need	Include information where the mechanical equipment will be located and how it will be screened.
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	Include information on any proposed fencing/walls/gates to include location.
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	Include information on any proposed fencing/walls/gates to include design and materials.
PARKING, LANDSCAPE OR OTHER SITE FEATURE - Photographs of existing	Photographs of existing site area within view of proposed feature and detail photo of any existing affected features	Need	Include information on existing parking, landscaping, and other site features.
PARKING, LANDSCAPE OR OTHER SITE FEATURE - Scaled site plan	Scaled site plan showing the property line, building footprints, sidewalks, driveways and other major site features and proposed feature (smaller projects may not require a scaled site plan if limited to a small area)	Need	Include details including materials/design on proposed parking and other site features. PDFs of actual plan sheets and landscaping plan that is formatted for printing should be provided. All notations should be legible to read on 11x17' paper.
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	See comment under HP_CRC040

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 material list was provided within a presentation document, but is not legible even when magnified digitally. PDFs of actual plan sheets and landscaping plan that is formatted printing should be provided. All notations should be legible to read on 11x17' paper.
NEW CONSTRUCTION - Photographs of existing site area	Photographs of existing site area within view of proposed construction with context area	Need	Photo montage sheets should have addresses of existing buildings labeled.
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	Scaled of existing site plan should be provided.
NEW CONSTRUCTION - Scaled site plan showing the property line & proposed constr	Scaled site plan showing the property line and proposed construction	Need	Scale of Sheet 1 - Overview Plan should be provided. PDFs of actual plan sheets that is formatted for printing should be provided. All notations should be legible to read on 11x17' paper.
NEW CONSTRUCTION - Scaled landscape plan	Scaled landscape plan	Need	PDFs of actual plan sheets that is formatted for printing should be provided. All notations should be legible to read on 11x17' paper.
NEW CONSTRUCTION - Scaled elevation drawings showing proposed building(s)	Scaled elevation drawings showing proposed building(s) and major site features	Need	PDFs of actual elevation sheets that is formatted for printing should be provided. All notations should be made larger so they are legible to read on 11x17' paper. Measurements like building heights should be included.
NEW CONSTRUCTION - Refer to required details above for related	Refer to required details above for related roof, finishes, porches, doors, windows, foundation, electrical/mechanical	Need	See notes above for all building elements.
NEW CONSTRUCTION - Scaled elevation drawing (line drawing with minimal detail)	Scaled elevation drawing (line drawing with minimal detail) showing the existing and proposed streetscape	Need	Scaled elevation drawing showing proposed buildings in comparison to the height and mass of existing buildings along the adjacent streetscape, with measurements noted, should be provided.
NEW CONSTRUCTION - Scaled footprint diagram showing proposed building footprint	Scaled footprint diagram showing proposed building footprint(s) and surrounding existing building footprints	Need	Scaled footprint drawings showing proposed buildings in comparison to the footprint, setback, and lot coverage of existing buildings along the adjacent streetscape, with measurements noted, should be provided.
NEW CONSTRUCTION - Written summary describing existing and proposed conditions	Written summary describing existing and proposed conditions and project's consistency with zoning code	Need	

Other Details Necessary for Review

N/A

Received 8/19/24
Planning & Building Department

24 Cathedral Place – Summary of History and Architecture

The existing building, located at 24-28 Cathedral Place in downtown St. Augustine, was constructed in 1927 as the First National Bank of St. Augustine. It is designed in the "Mediterranean Revival" architectural style and borders the City's downtown "Plaza", which has been an essential feature of the St. Augustine town plan since colonial times. The concept of a plaza or public square has been central to Spanish urban planning since the 16th century. According to a 1572 royal ordinance, the plaza was to function as the principal recreational and meeting area in the community and was to be surrounded by the most important government and ecclesiastical buildings. In the 18th, 19th and 20th centuries, the plaza became surrounded by major structures including the Trinty Episcopal Church, the Cathedral Basilica, Government House, the Casa Monica (Cordova Hotel), Alcazar and Ponce de Leon (Flagler College) hotels, the former Bishop's Building and the St. Augustine Hotel. As quoted in the Florida Master Site File, the new St Augustine Hotel, which faced the north side of the Plaza and extended down Charlotte St., was the "most desirable establishment in town", but "more hotel space was needed in St. Augustine to accommodate the rising number of seasonal guests". Not much has changed in the last 150 years. The proposed "Exchange Hotel" would continue this historic pattern of development of "significant and monumental" buildings located in and around the Plaza. The existing, eight story, building at 24-28 Cathedral Place will be the focal point of the new hotel development. The proposed new construction along Charlotte and Treasury Streets will be an extension of the existing bank building and designed in the same architectural style in order to blend into the downtown's authentic and distinctive character.

The architectural style of the new buildings within the Property will be similar to that of the existing historic building. A majority of the parking garage proposed for the site will be wrapped by the new buildings, so it will not be visible from the exterior of the Property. The Florida Master Site File describes the building located a 24-28 Cathedral Place, as "Mediterranean Revival". The AGHP does not specifically address "Mediterranean Revival" but does identify "Mediterranean Influence". The "Mediterranean Influence" includes Moorish Revival, Italian Renaissance, Spanish Colonial Revival, Mission, Mediterranean Baroque and Spanish Renaissance Revival. The AGHP goes on to state that "the roots of Mediterranean influenced architecture in Florida can be traced to the Spanish Renaissance Revival, Italian Renaissance and Moorish Revival churches and hotels built in St. Augustine in the 1880s. The existing building at 24-28 Cathedral Place is characterized by clay tile hoods above the first-floor doors and windows, cast terra cotta ornamentation, stucco exterior, wrought iron balconets, crenellated parapets, and ceramic tile. The façade is decorated by four spiral fluted terra cotta pilasters topped with pointed pinnacles. Other buildings around the plaza that exhibit these architectural characteristics are, the Casa Monica Hotel, the Lyon Building and the Ponce de Leon Hotel (Flagler College). The proposed new construction along Charlotte and Treasury Streets is intended to be an extension of the existing "Exchange Bank" building, which will be the focal point and main entrance to the proposed hotel. The proposed architectural style of the new construction will be characterized by

the same architectural elements as exhibited in the existing Exchange Bank building and other prominent buildings around the Plaza and in complete compliance with the AGHP guidelines.

The proposed project will include a maximum of 120 hotel rooms in the existing building located at 24 Cathedral Place and in additional buildings to be constructed on the Property; the previously approved Grand Ballroom at Cathedral Place (also known as The Treasury on the Plaza) special event venue and other special event venue space within the hotel buildings; meeting rooms, restaurants, lounge, spa and exercise facilities, and other amenities associated with the hotel; a minimum of 155 spaces of parking (some of which will be publicly available) for the aforementioned uses; and other uses described in the Planned Unit Development rezoning package related to the property.

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Planning & Building Department

24 Cathedral Place
(The Exchange Hotel)
Historical Architecture Review Board

HARB | September 19, 2024











The Exchange Hotel

24 Cathedral Place, St. Augustine, Florida
ML+H Project No. 23.21.0

08.16.24

JALARAM HOTELS, INC.

ROGERS | TOWERS

MAVERICK ENGINEERING

FK

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING
www.halback.com | Florida Qualifier LA6667110

Received 8/19/24
Planning & Building Department

PZB APPROVAL

Permitted Uses:

- Maximum of 120 Hotel Rooms.
- 30,000 sf of Hotel-related uses including restaurants retail and other spaces in existing 24 Cathedral Place building and additional Buildings on Charlotte Street.

Setbacks:

- Zero feet along Cathedral Place, Treasury Street and Charlotte Street

Building Height:

- Maximum 135 feet for existing 24 Cathedral Place building, with new buildings maximum 45 feet in height for no more than 50 percent of new buildings (three stories)

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PZB APPROVAL

Lot Coverage By Buildings:

- Maximum 100 Percent.

Public Benefits:

- Restoration of historic 24 Cathedral Place building; Construct streetscape improvements on Charlotte and Treasury streets adjacent to site at owner's cost; contribute $464,640 to City for streetscape improvements to section of Charlotte Street from Treasury Street to Avenida Menendez.

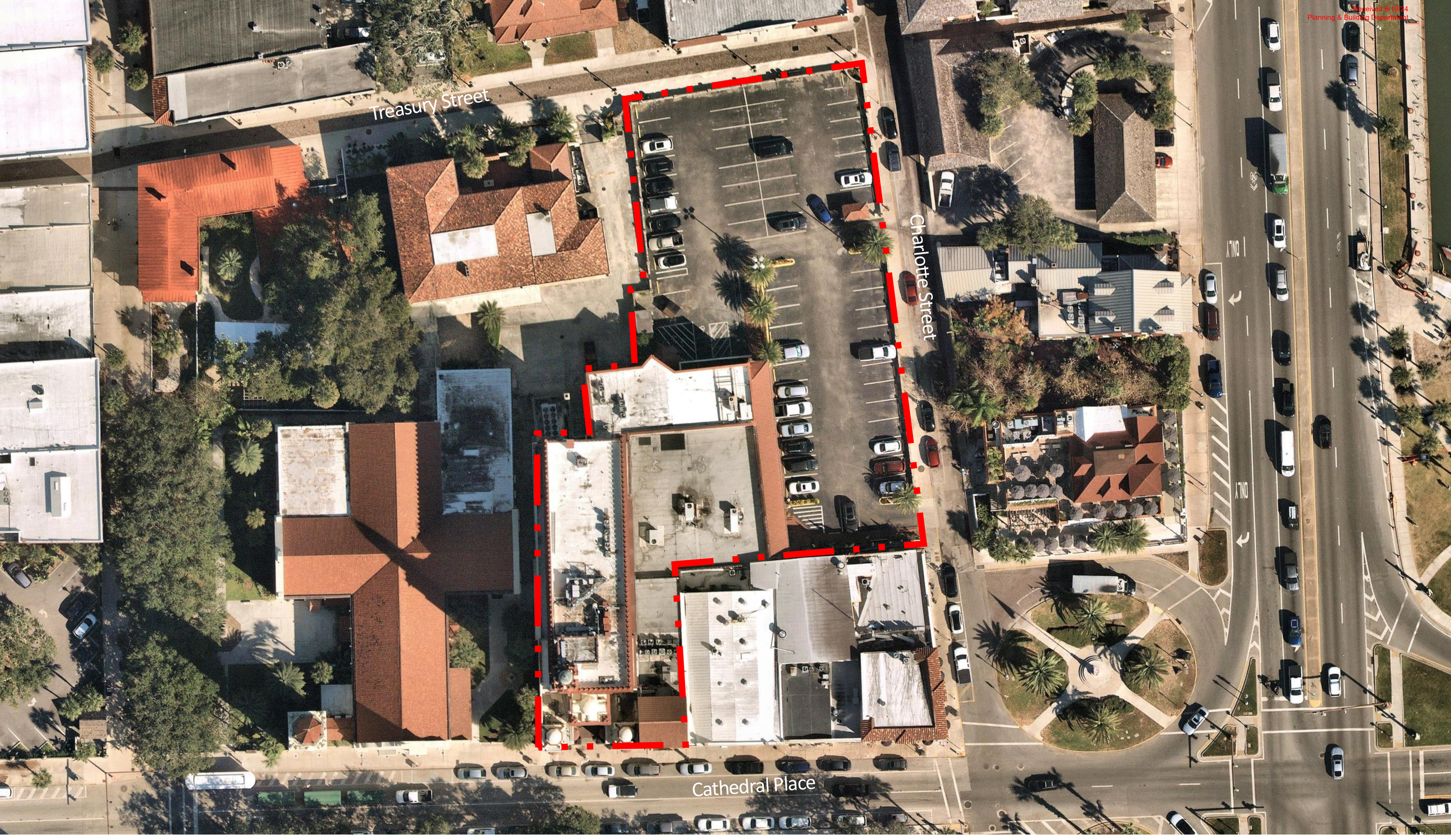
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Past HARB Meeting Comments

Concerns:

- HP-2 AGHP Design Style - Question on appropriateness
- Direction to follow Mediterranean Revival, Moorish Revival and Spanish Revival styles
- Height, Scale, and Mass concerns
- Show us eye level views
- Need larger drawings
- Show detail elements
- Have a common thread between design features

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The Exchange Hotel

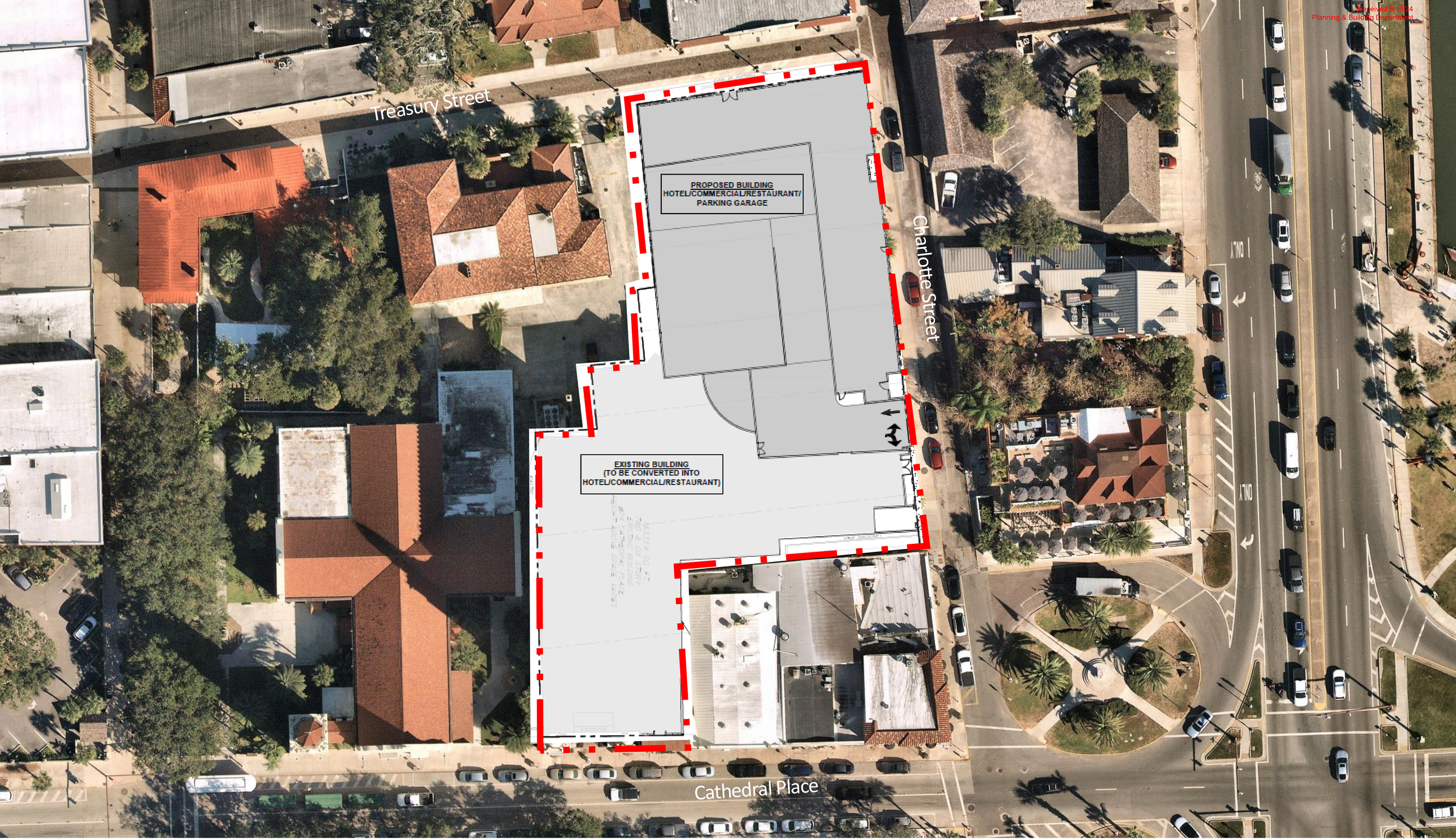
24 Cathedral Place, St. Augustine, Florida
ML+H Project No. 23.21.0

Existing Conditions

08.16.24

JALARAM HOTELS, INC.
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The Exchange Hotel

24 Cathedral Place, St. Augustine, Florida
ML+H Project No. 23.21.0

Overview Plan with Context

08.16.24

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The Exchange Hotel

24 Cathedral Place, St. Augustine, Florida
ML+H Project No. 23.21.0

Existing Conditions

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The Exchange Hotel

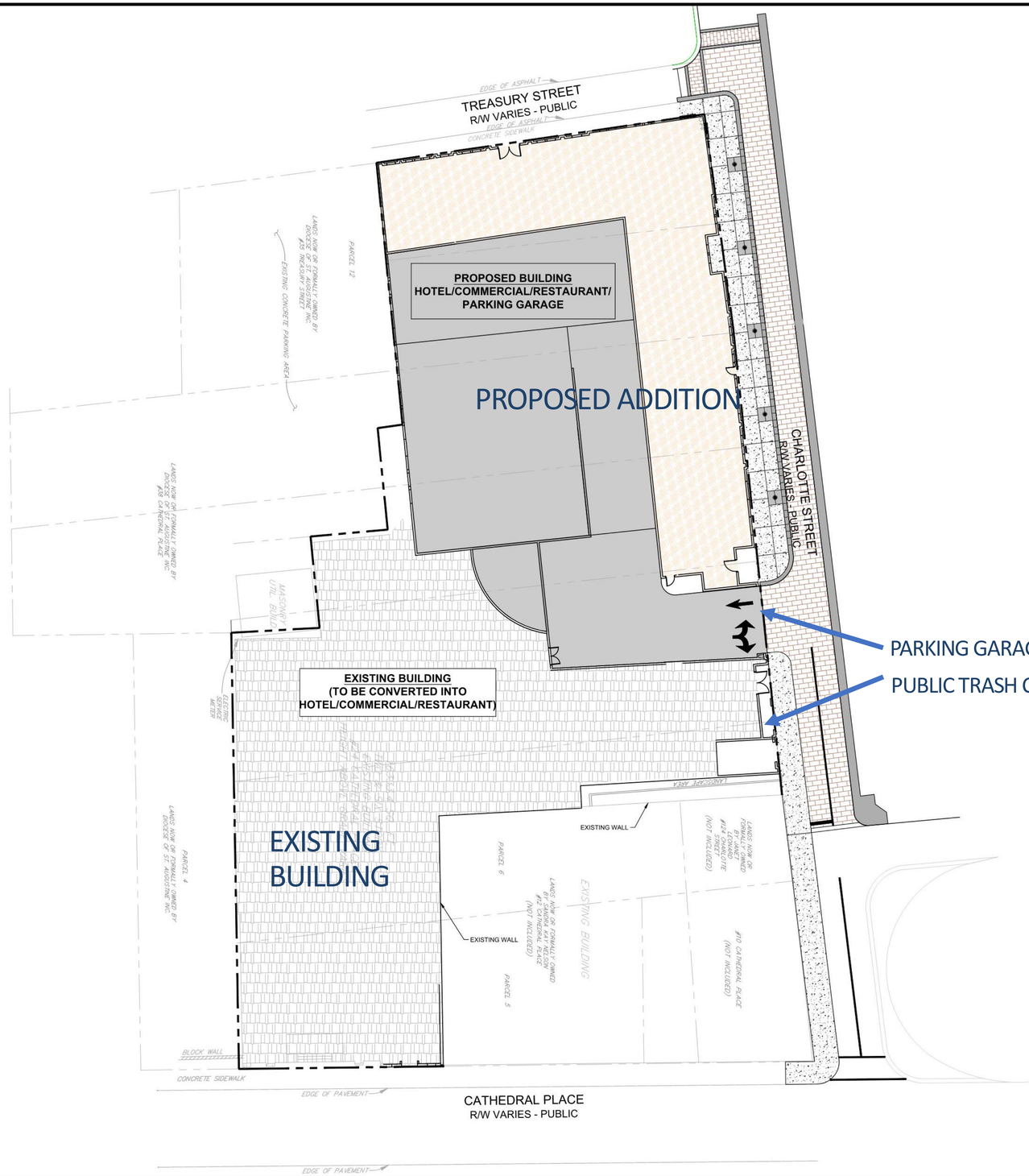
24 Cathedral Place, St. Augustine, Florida
ML+H Project No. 23.21.0

Existing Conditions

08.16.24

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PARKING GARAGE ENTRANCE

PUBLIC TRASH COMPACTOR

NORTH

HATCH LEGEND

	PAVERS
	CONCRETE
	EXISTING BUILDING
	PARKING GARAGE
	PROPOSED ROOMS

SITE DATA TABLE

TOTAL PROJECT AREA	41,842 SF	0.96 AC
NUMBER OF HOTEL ROOMS		120 (MAX.)
COMMERCIAL/RESTAURANT AREA		70,000 SF (MAX.)
PARKING SPACES PROVIDED		160 (MAX.)
ZONING		PUD
PARCEL NUMBER(S)		197160 0000, 197200 0000
911 ADDRESS		24 CATHEDRAL PL
FEMA PANEL NUMBER		12109C0318J
FLOOD ZONE		AE

JEREMY WILLIAM LOY
No. 73583
STATE OF FLORIDA
REGISTERED
LANDSCAPE ARCHITECT
CA#34646 PE#7078

MAVERICK ENGINEERING
10 WILLOW WINDS PARKWAY
ST. JOHNS, FLORIDA 32259
(904) 655-6687

REVISIONS

#	DATE	DESCRIPTION
X	XX-XX-XXX	XXXX
X	XX-XX-XXX	XXXX
X	XX-XX-XXX	XXXX
X	XX-XX-XXX	XXXX
X	XX-XX-XXX	XXXX

DRAWING BY: MS
DESIGN BY: JWC
CHECKED BY: JWC
DATE: 06-27-2023
PROJECT #: 2243

SITE PLAN
THE EXCHANGE HOTEL
CITY OF ST. AUGUSTINE
PREPARED FOR:
KASAM HOSPITALITY, INC.

1
OF 1



The Exchange Hotel
24 Cathedral Place, St. Augustine, Florida
ML+H Project No. 23.21.0

Overview Plan

08.16.24

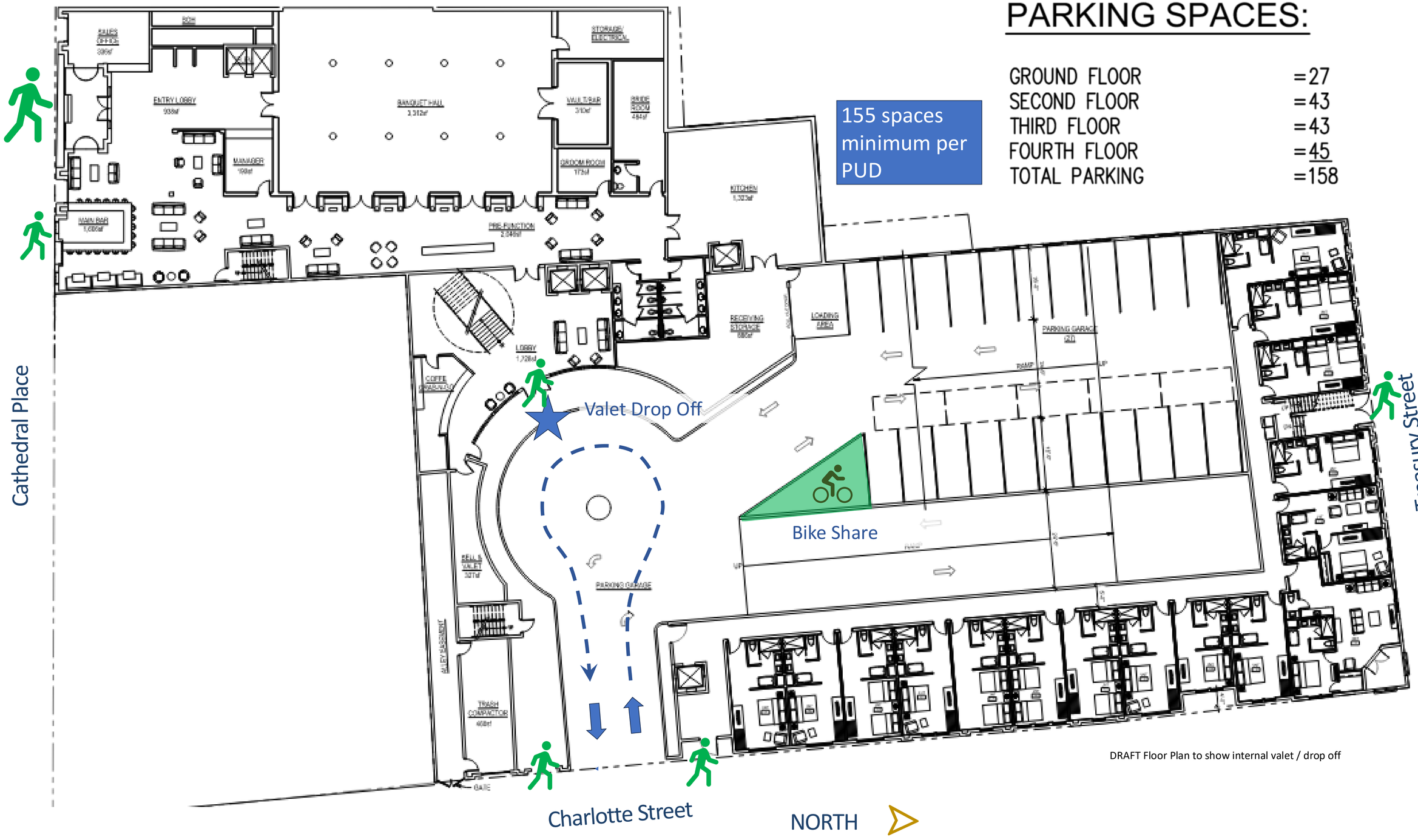
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PARKING SPACES:

GROUND FLOOR	=27
SECOND FLOOR	=43
THIRD FLOOR	=43
FOURTH FLOOR	=45
TOTAL PARKING	=158

155 spaces minimum per PUD



DRAFT Floor Plan to show internal valet / drop off



The Exchange Hotel
24 Cathedral Place, St. Augustine, Florida
ML+H Project No. 23.21.0

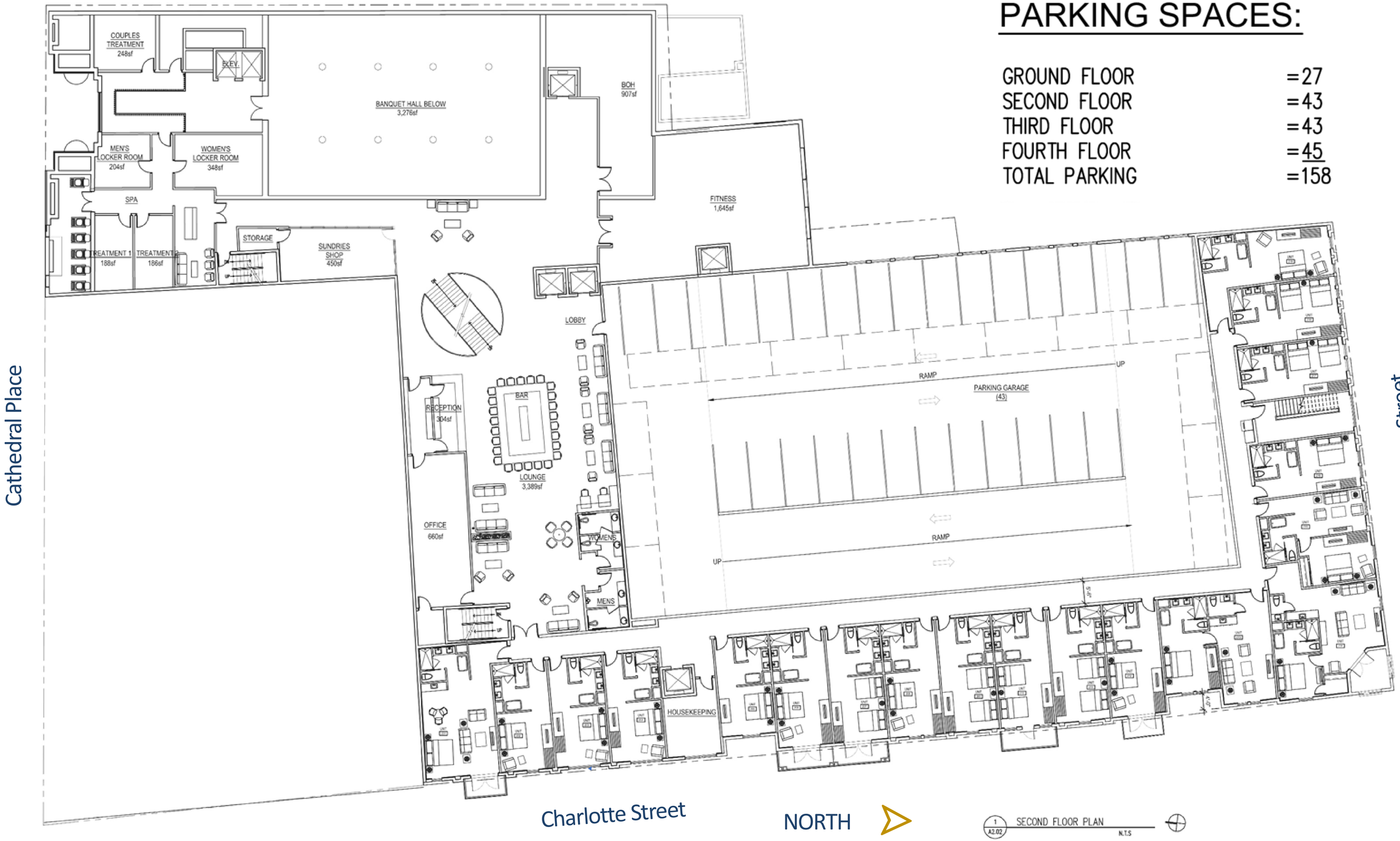
Ground Floor Plan
ARCHITECTURE
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PARKING SPACES:

GROUND FLOOR	=27
SECOND FLOOR	=43
THIRD FLOOR	=43
FOURTH FLOOR	=45
TOTAL PARKING	=158





The Exchange Hotel
24 Cathedral Place, St. Augustine, Florida
ML+H Project No. 23.21.0

2nd Floor Plan
ARCHITECTURE

08.16.24

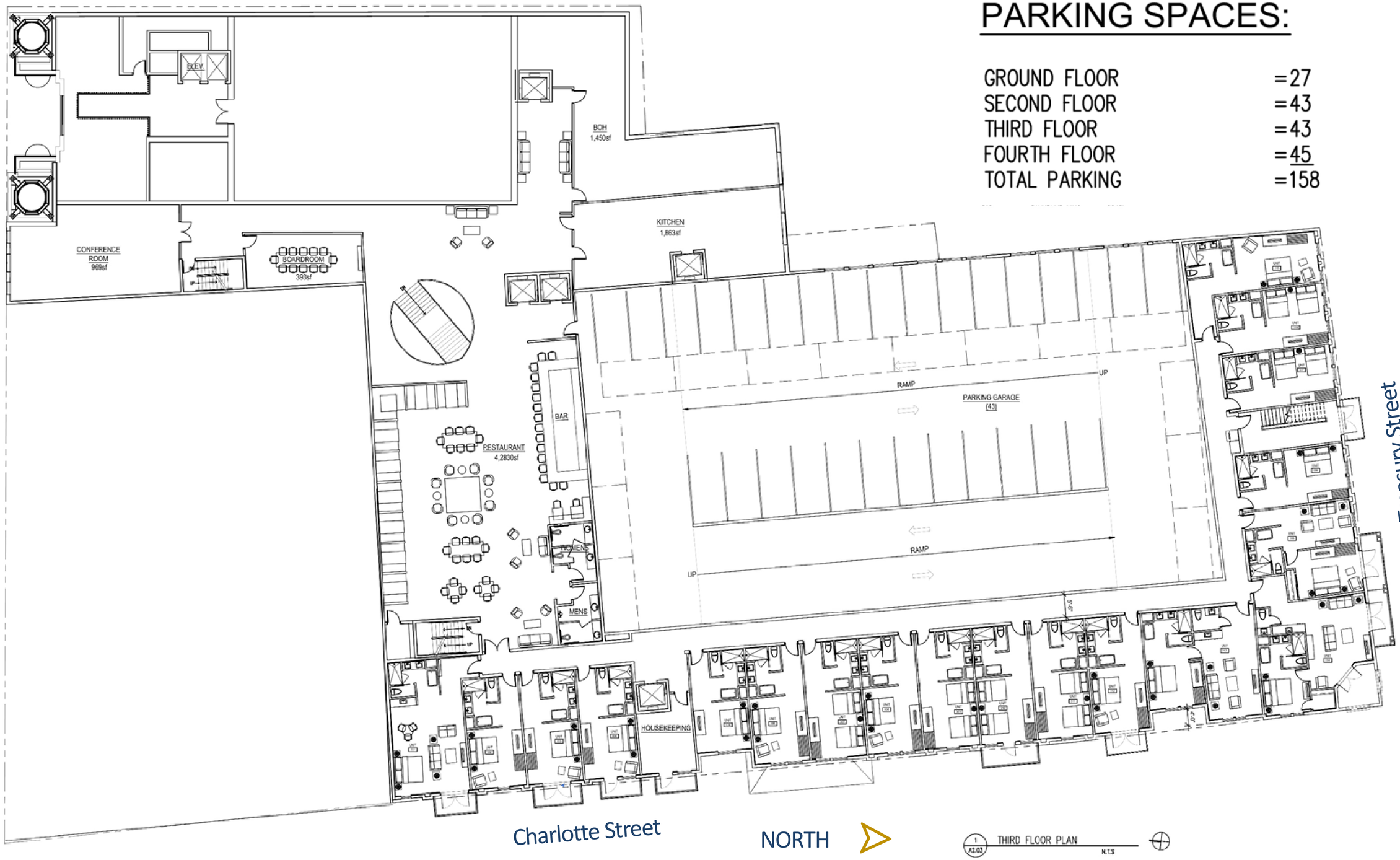
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PARKING SPACES:

GROUND FLOOR	=27
SECOND FLOOR	=43
THIRD FLOOR	=43
FOURTH FLOOR	=45
TOTAL PARKING	=158





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24 Cathedral Place, St. Augustine, Florida
ML+H Project No. 23.21.0

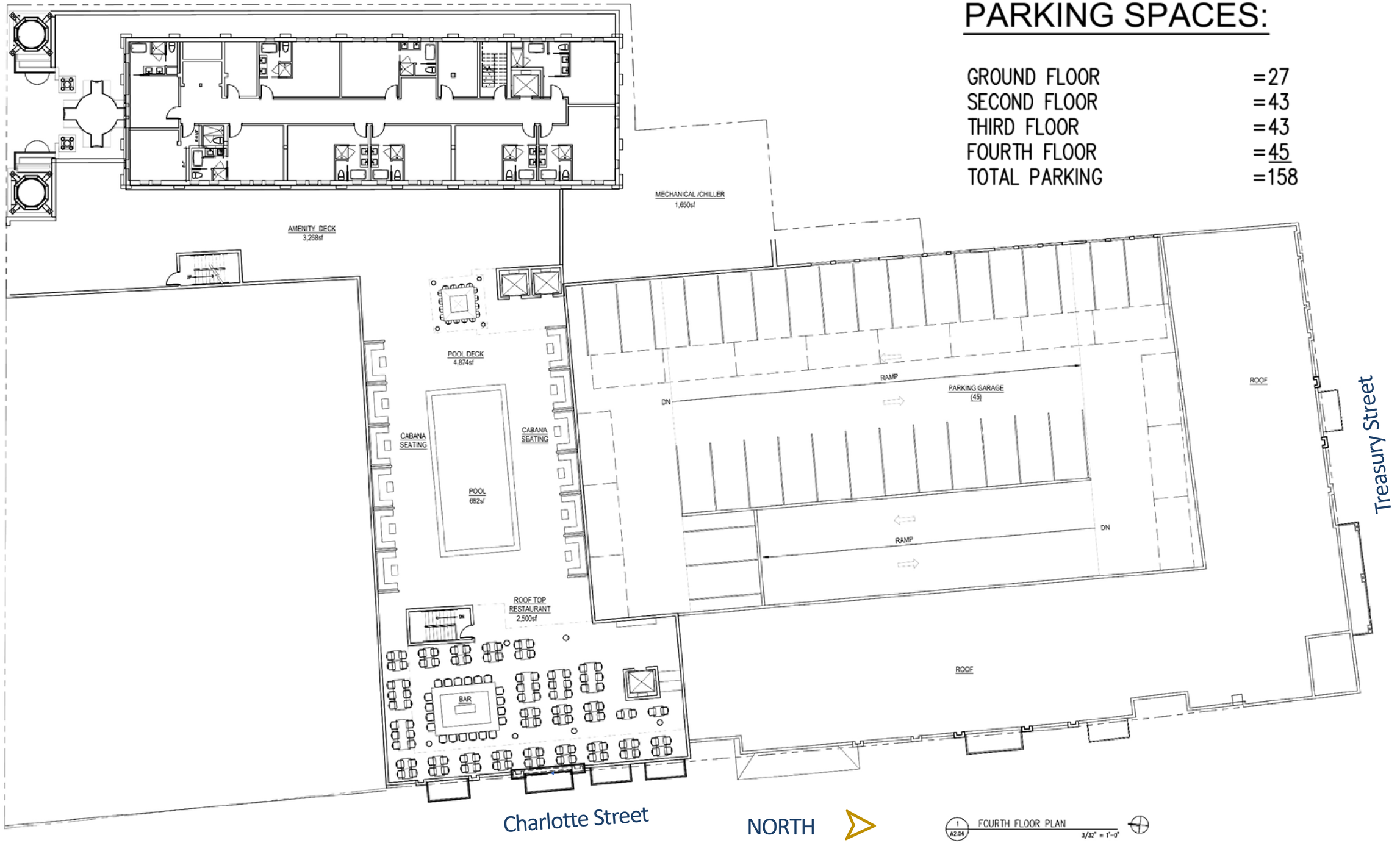
3rd Floor Plan
ARCHITECTURE
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PARKING SPACES:

GROUND FLOOR	=27
SECOND FLOOR	=43
THIRD FLOOR	=43
FOURTH FLOOR	=45
TOTAL PARKING	=158



1 A2.04 FOURTH FLOOR PLAN 3/32" = 1'-0"



The Exchange Hotel

24 Cathedral Place, St. Augustine, Florida
ML+H Project No. 23.21.0

4th Floor Plan

ARCHITECTURE

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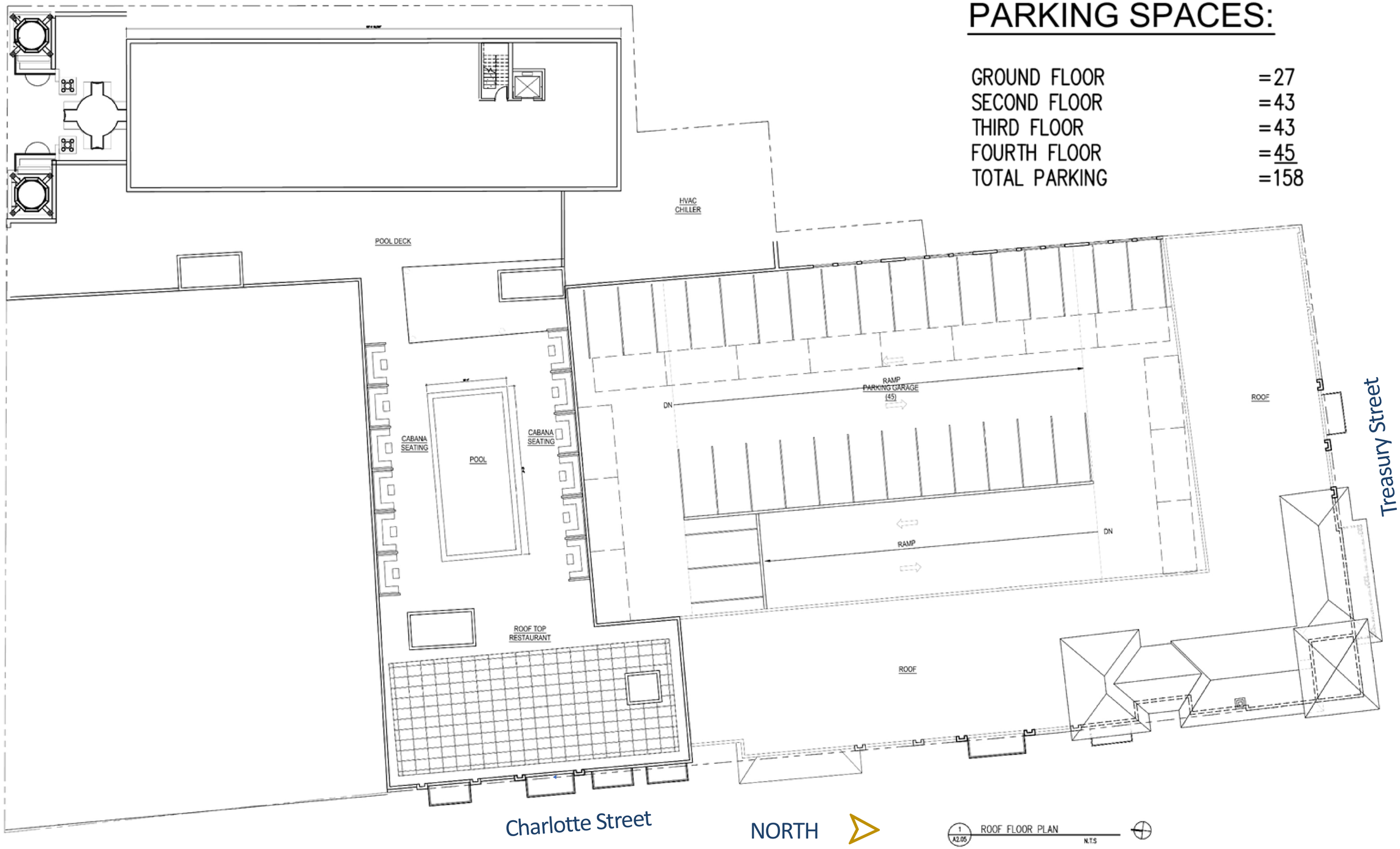
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PARKING SPACES:

GROUND FLOOR	=27
SECOND FLOOR	=43
THIRD FLOOR	=43
FOURTH FLOOR	=45
TOTAL PARKING	=158



1 A2.05 ROOF FLOOR PLAN N.T.S



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ML+H Project No. 23.21.0

5th Floor Plan
ARCHITECTURE
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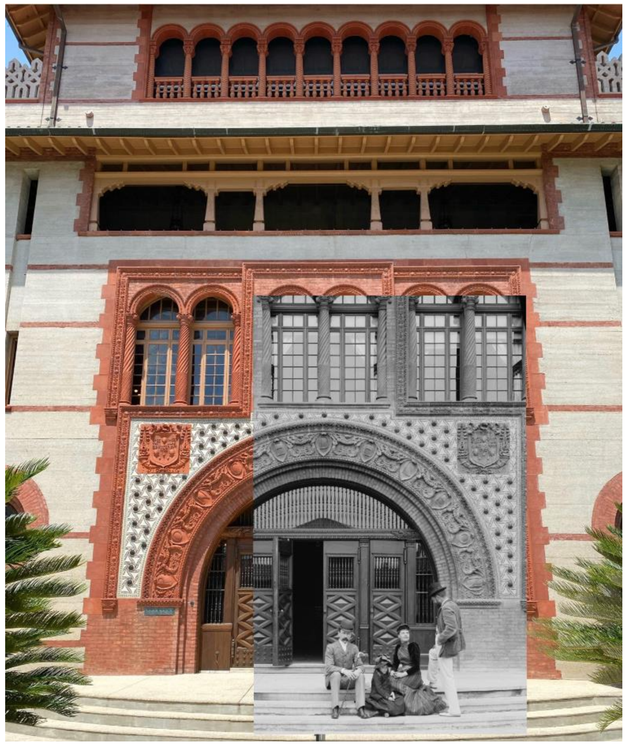
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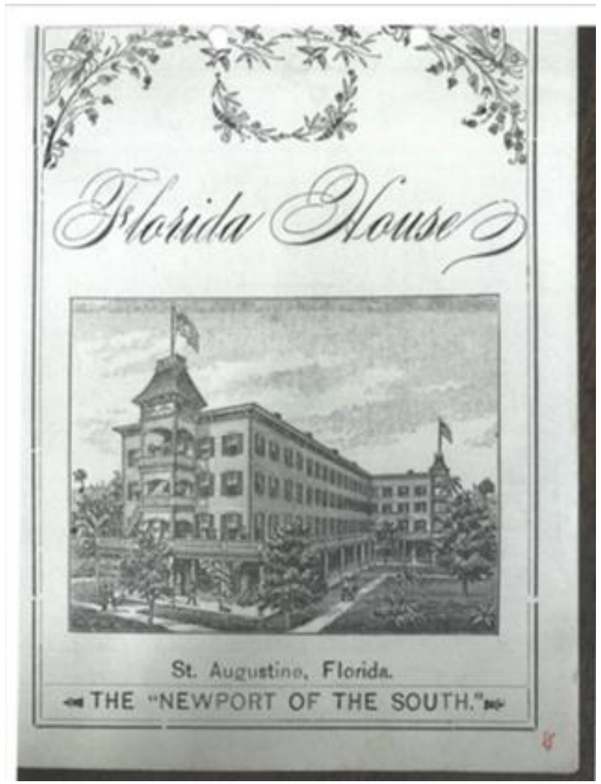
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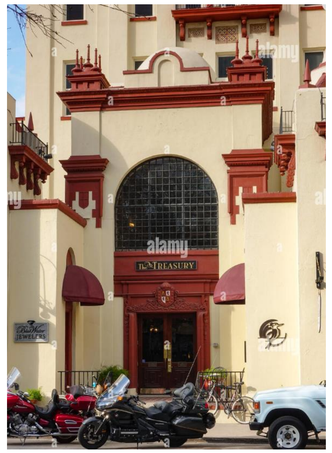




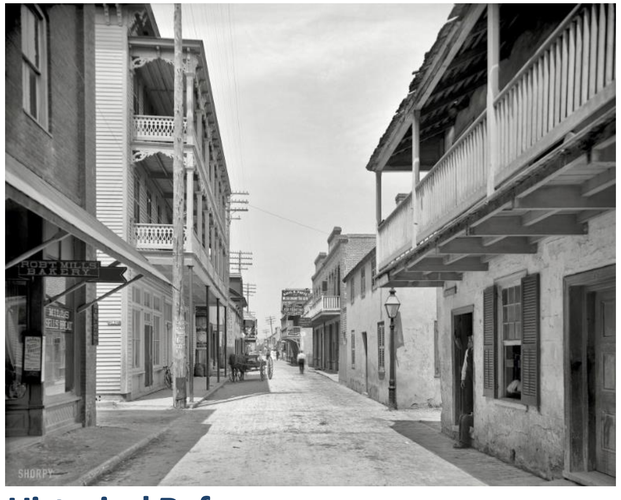
















The Exchange Hotel

24 Cathedral Place, St. Augustine, Florida
ML+H Project No. 23.21.0

Historical References

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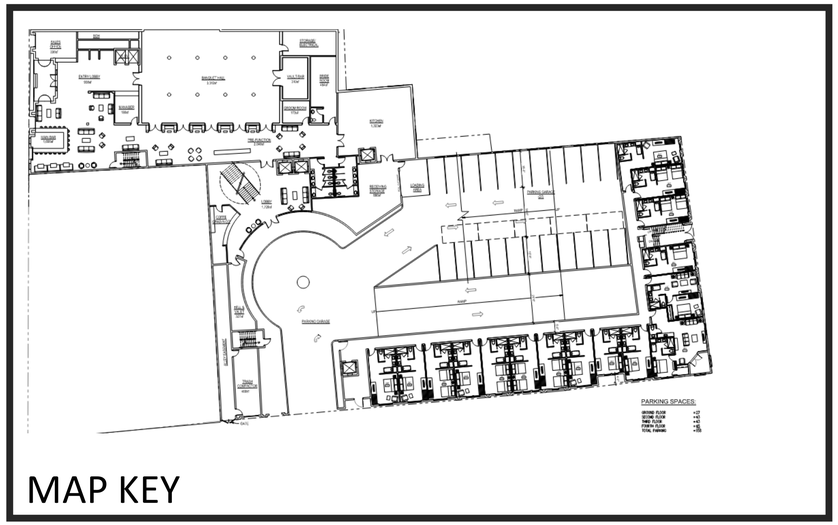
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1 A5.01 CONCEPTUAL ELEVATION – CHARLOTTE STREET

1/8" = 1 '– 0"

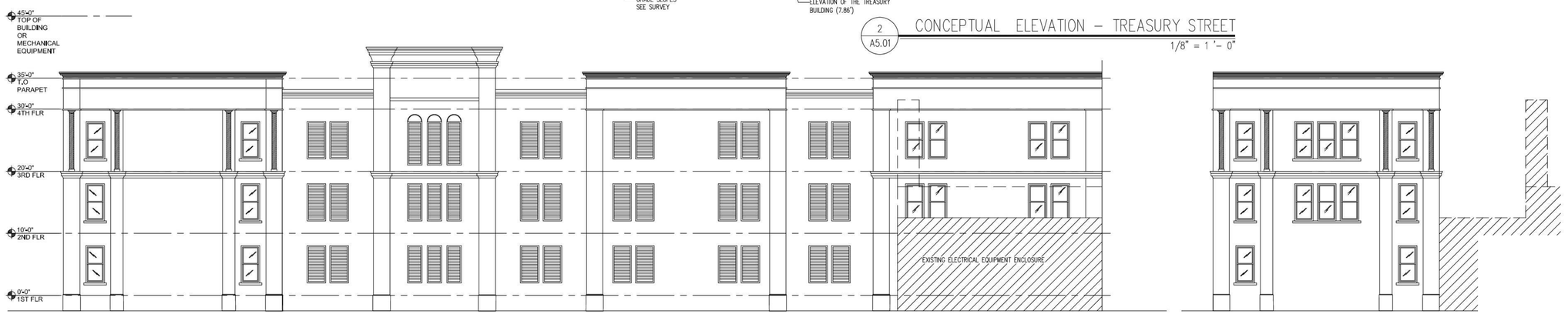




MAP KEY

2 A5.01 CONCEPTUAL ELEVATION – TREASURY STREET

1/8" = 1 '– 0"



3 A5.01 CONCEPTUAL WEST ELEVATION (ADJACENT TO CATHEDRAL)

1/8" = 1 '– 0"

4 A5.01 CONCEPTUAL NORTH ELEVATION (ADJACENT TO CATHEDRAL)

1/8" = 1 '– 0"



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Complete Elevation & Building Heights

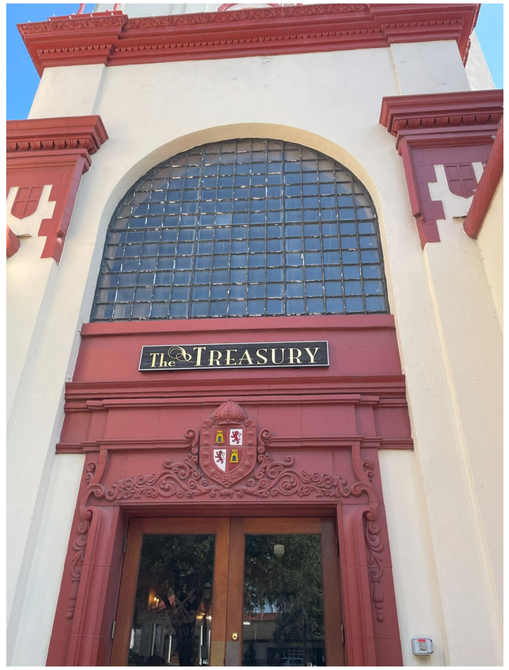
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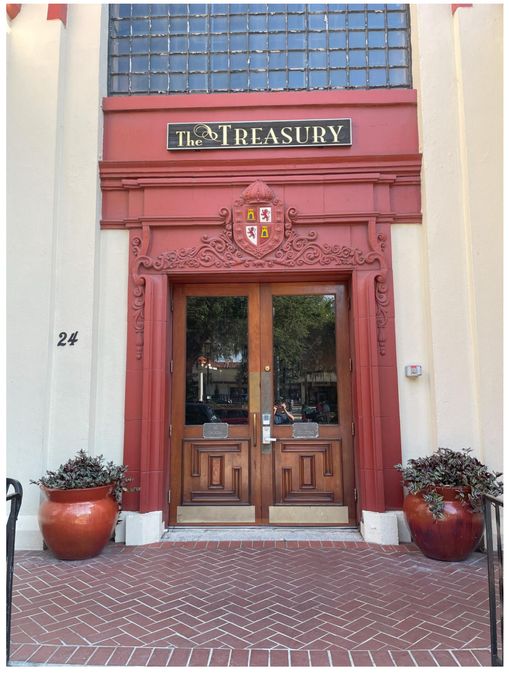
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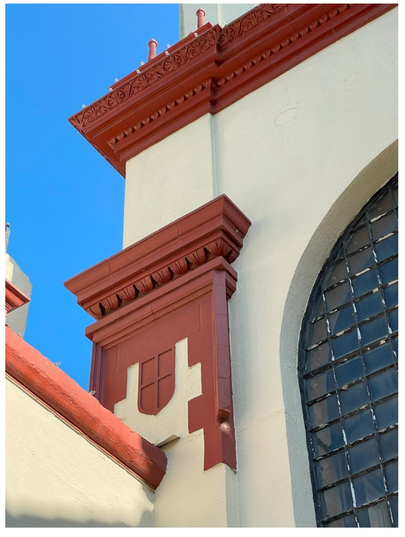
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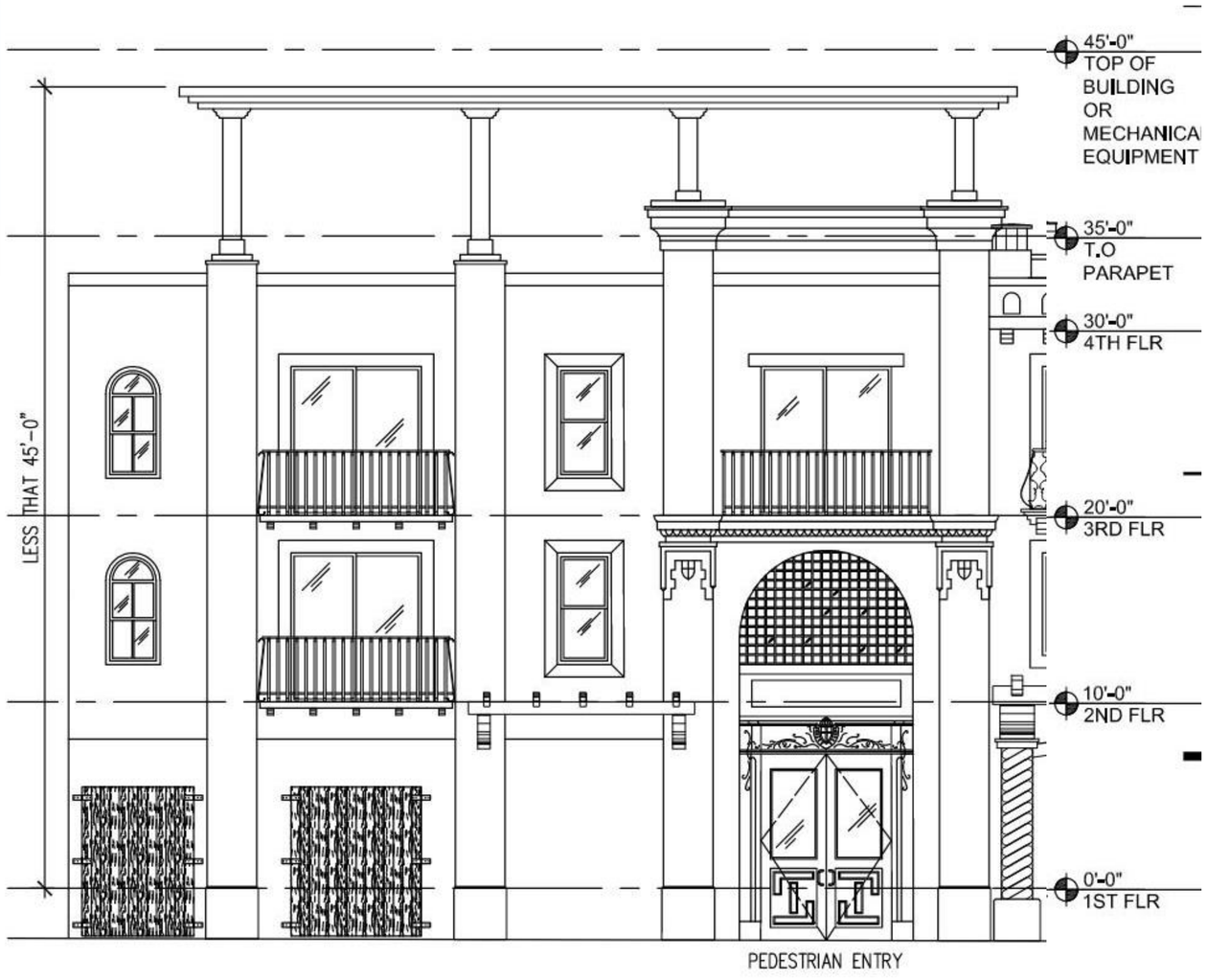












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Elevations & Building Heights
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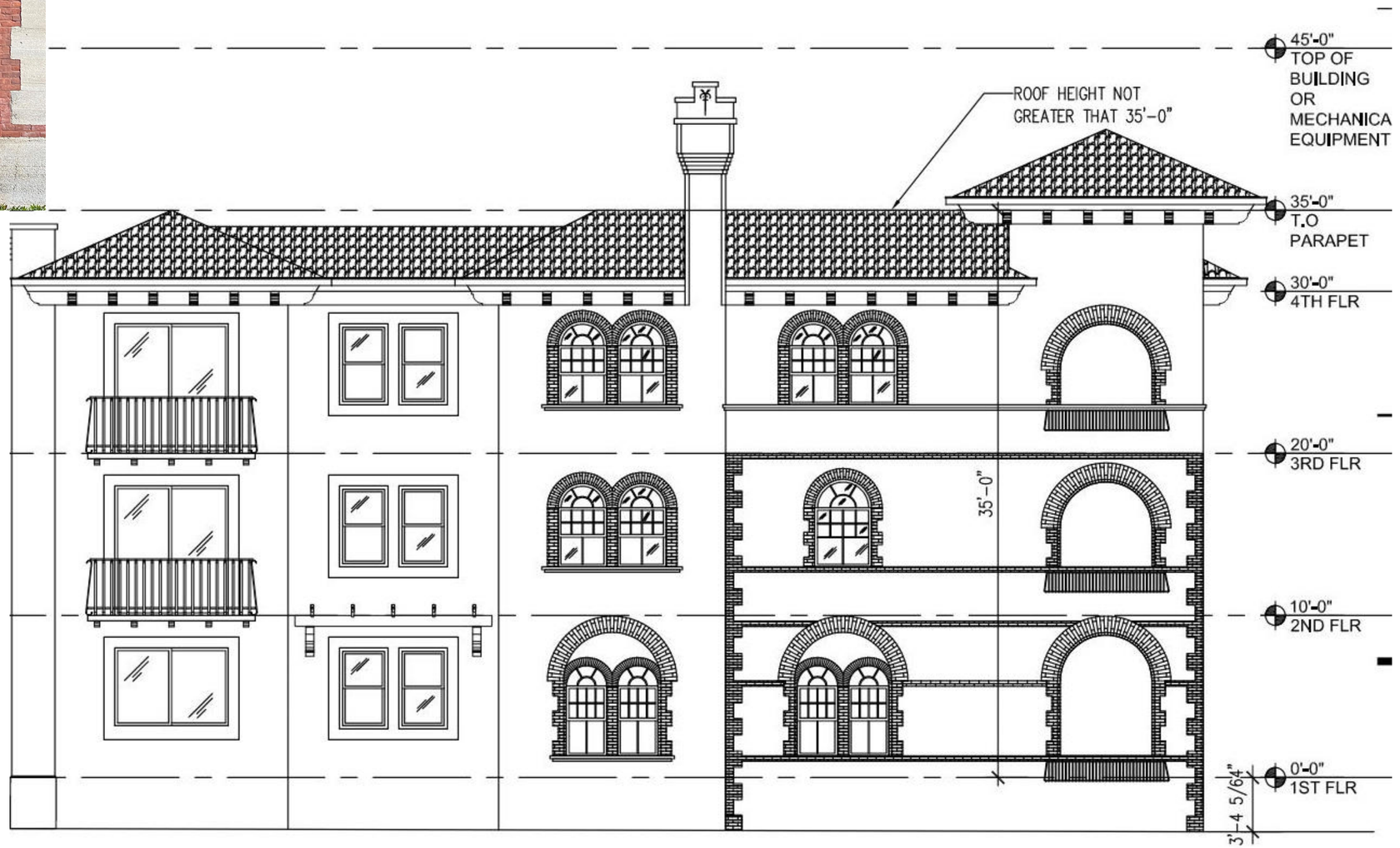
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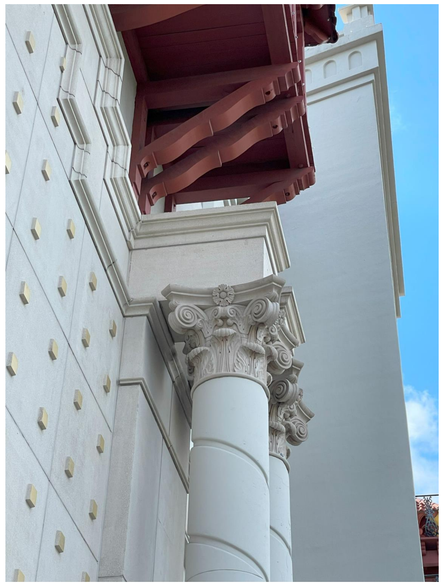
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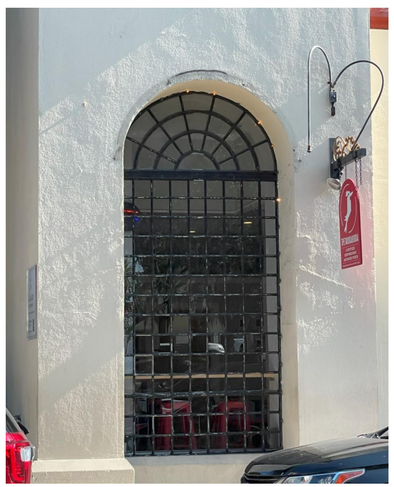


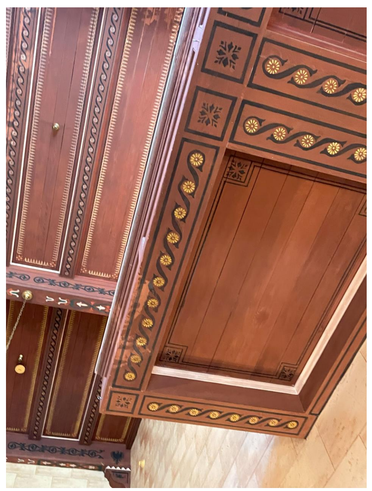
















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3 A5.01 CONCEPTUAL WEST ELEVATION (ADJACENT TO CATHEDRAL)
1/8" = 1'-0"





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APPROXIMATE BUILDING HEIGHTS

Heights are approximated from Google Earth; May 3, 2024

- 45’ +
- 35’ -45’
- 25’-35’
- 20’-25’
- < 20’



Treasury Street Elevation

The Exchange Hotel

24 Cathedral Place, St. Augustine, Florida
ML+H Project No. 23.21.0

Overview Plan with Context

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Charlotte Street

Treasury Street

Proposed



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Overall view

ARCHITECTURE

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The proposed building is slightly visible over the former bank building



The new structure completely blocks views from the bayfront

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Existing

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Architecture
FACADE

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Proposed



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Architecture

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Today

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Architecture
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Proposed

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Architecture

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Architecture

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Streetscape Plan Charlotte, Looking North

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Streetscape Plan Charlotte, Looking North

ARCHITECTURE

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Streetscape Plan Charlotte, Looking South

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The Exchange Hotel

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Streetscape Plan Charlotte, Looking South

ARCHITECTURE

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Streetscape Plan Treasury, Looking West

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Proposed

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Streetscape Plan Treasury, Looking West

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updated

REFERENCE NOTES SCHEDULE

	HARDSCAPE					
SYMBOL	DESCRIPTION	QTY	DETAIL	FINISH/COLOR	MANUFACTURER/SUPPLIER	NOTES
HS-101		4,018 SF		CUSTOM ST. AUGUSTINE BLEND	WHITACRE GREER	25% OF CHCOLATE BRICK SHALL BE STAMPED "COSA", SEE CIVIL
HS-103		3,243 SF		NATURAL GREY		PROVIDE SAMPLE, SEE CIVIL
HS-104	COQUINA CONCRETE FLUSH CURB	298 SF		NATURAL GREY		PROVIDE SAMPLE, SEE CIVIL

	LIGHT FIXTURE					
SYMBOL	DESCRIPTION	QTY	DETAIL	DESCRIPTION	FINISH/COLOR	NOTES
LF-101	LIGHT POLE	3		CONC. POLE W/ACORN FIXTURE	BLACK	CITY STANDARD

	SITE FURNISHING					
SYMBOL	DESCRIPTION	QTY	DETAIL	COLOR/FINISH	MANUFACTURER/SUPPLIER	NOTES
SF-101	BENCH	3		CAST ALUMINUM, BLACK POWDER COAT	CANTERBURY INTERNATIONAL	CITY STANDARD
SF-102	LITTER + RECYCLE RECEPTACLES	4		BLACK POWDER COAT	LANDSCAPEFORMS	CITY STANDARD
SF-104	4' X 4' TREE GRATE	12		CAST ALUMINUM W/ BLACK POWDERCOAT	CANTERBURY INTL	CITY STANDARD

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	NATIVE	QTY
TREES							
	PS	PHOENIX SYLVESTRIS / WILD DATE PALM	B&B	15" MIN.	10' CT		12
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPREAD	NATIVE	QTY
SHRUBS							
	Bg	BOUGAINVILLEA GLABRA / PAPER FLOWER	20 GAL	3' TRELLIS		NO	13
	Zp	ZAMIA PUMILA / COONTIE					37

STREETSCAPE IMPROVEMENTS

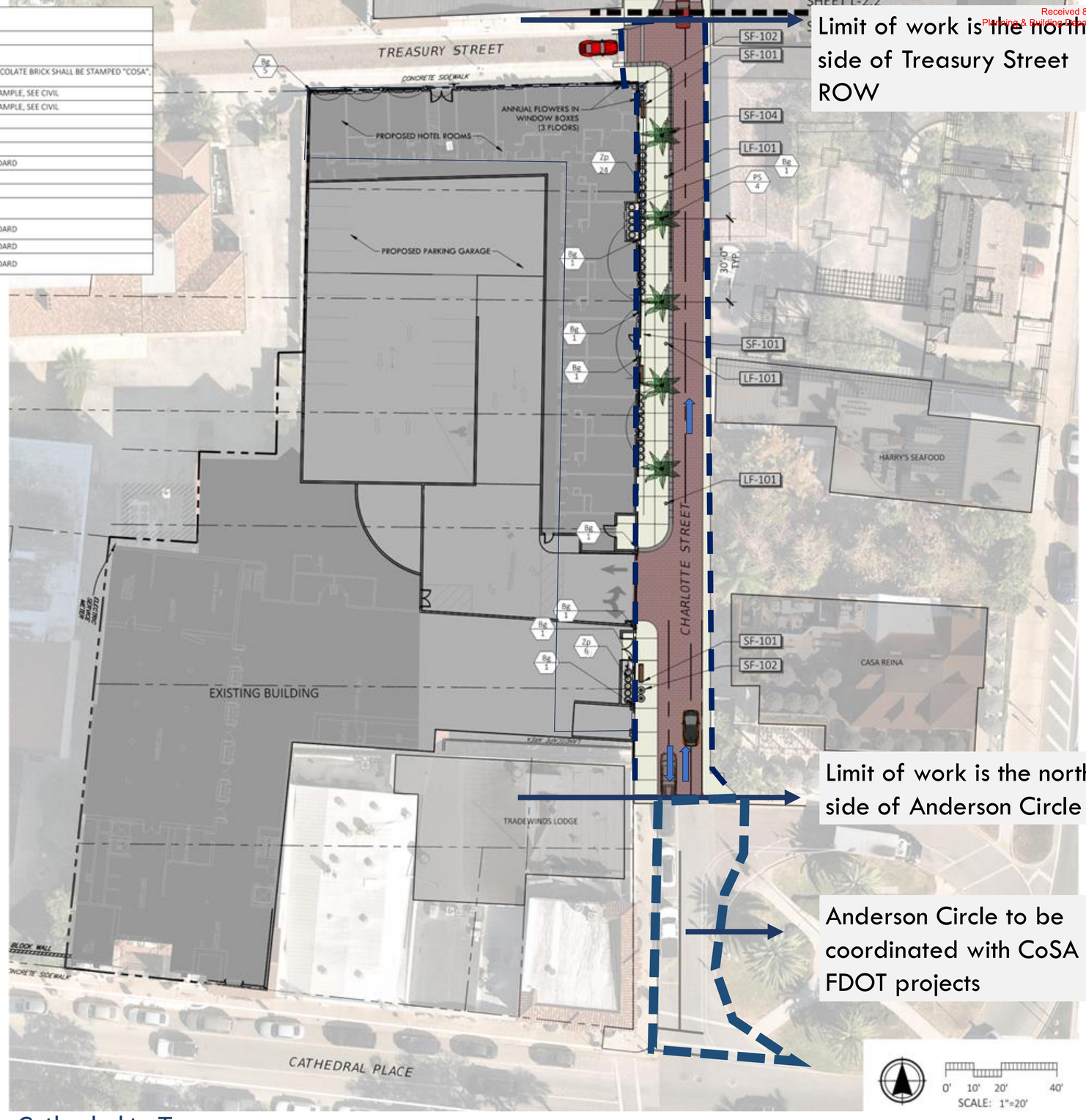
1. ALL STREETSCAPE IMPROVEMENTS TO BE COMPLETED BY THE APPLICANT
2. IMPROVEMENTS BETWEEN THE APPLICANT AND OTHERS WITH FINANCIAL



TING
ILDING







Limit of work is the north side of Treasury Street ROW

Limit of work is the north side of Anderson Circle

Anderson Circle to be coordinated with CoSA + FDOT projects



The Exchange Hotel
24 Cathedral Place, St. Augustine, Florida
ML+H Project No. 23.21.0

Streetscape Plan - Cathedral to Treasury
STREETSCAPE + SITE

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TREASURY STREET

CONCRETE SIDEWALK

PROPOSED PARKIN

PROPO

ANNUAL FLOWERS IN WINDOW

CHARLOTTE STREET

30'-0" TYP.

SF-102 SF-101 LF-101 LF-101 SF-101 PS 4 LF-101 SF-104 SF-101 SF-102

Bg 1 Bg 1 Bg 1 Bg 1

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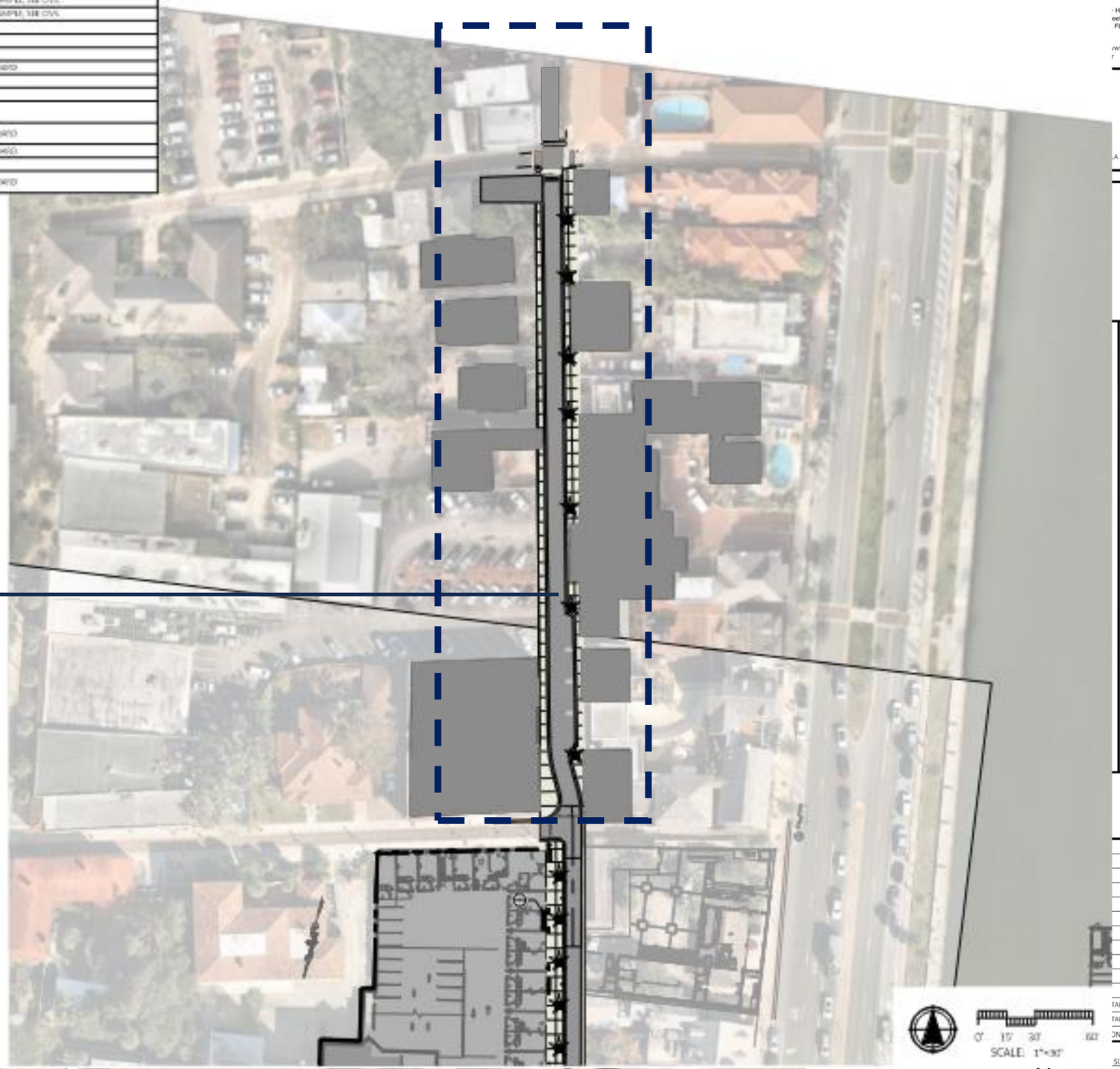
	HARDSCAPE					
SYMBOL	DESCRIPTION	QTY	DETAIL	FINISH/COLOR	MANUFACTURER/SUPPLIER	NOTES
HS-101	BRICK PAVING	5,287 SF		CUSTOM ST. AUGUSTINE BLEND	WHITACRE GREER	STAR OF CHOCLATE BRICK SHALL BE STAMPED "CCSJA", SEE CIVIL
HS-102	COQUINA CONCRETE SIDEWALK	2,464 SF		NATURAL GREY		PROVIDE SAMPLE, SEE CIVIL
HS-103	COQUINA CONCRETE FLUSH CURB	758 SF		NATURAL GREY		PROVIDE SAMPLE, SEE CIVIL
	LIGHT FIXTURE					
SYMBOL	DESCRIPTION	QTY	DETAIL	MANUFACTURER	FINISH/COLOR	NOTES
LF-101	LIGHT POLE	8		DARK SKIES WYNDHAM FIXTURE	BLACK	CITY STANDARD
	SITE FURNISHING					
SYMBOL	DESCRIPTION	QTY	DETAIL	FINISH/COLOR	MANUFACTURER/SUPPLIER	NOTES
SF-101	BENCH	3		CAST ALUMINUM, MATTE BLACK POWDER COAT	CANTERBURY INTERNATIONAL	CITY STANDARD
SF-102	LITTER + RECYCLE RECEPTACLES	4		BLACK POWDER COAT	LANDSCAPE FORMS	CITY STANDARD
SF-103	DOG WASTE	4		BLACK (BLK)	MADDOX	SEE CIVIL
SF-104	4' X 4' TREE GRATE	5		CAST ALUMINUM W/ MATTE BLACK POWDER COAT	CANTERBURY INTL	CITY STANDARD

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	NATIVE	QTY
TREES							
	PS	PHOENIX SYLVESTRIS / WILD DATE PALM	B&B	12" MIN	30' CT		12
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPREAD	NATIVE	QTY
SHRUBS							
	Bg	BOUGAINVILLEA GLABRA / PAPER FLOWER	30 GAL	2' TRELLIS		NO	13
	Zp	ZAMIA PUMILA / COONTIE CYCAD	7 GAL				11



A 33% financial contribution will be provided for implementation by the City of St. Augustine at a future date.



Streetscape Plan – Treasury to Avenida Menendez

STREETSCAPE + SITE

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Coquina Concrete

Clay Bricks,
Whitacre Greer
"St. Augustine Blend"



Sylvestris Palm



The Exchange Hotel

24 Cathedral Place, St. Augustine, Florida
ML+H Project No. 23.21.0

Streetscape Materials

STREETSCAPE + SITE

08.16.24

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Charlotte Street - 2023



Charlotte Street - proposed

The Exchange Hotel

24 Cathedral Place, St. Augustine, Florida
ML+H Project No. 23.21.0

Streetscape Plan

STREETSCAPE + SITE

08.16.24

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Treasury Street - 2013



Treasury Street - 2022



Treasury Street - proposed

Received 8/19/24
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The Exchange Hotel

24 Cathedral Place, St. Augustine, Florida
ML+H Project No. 23.21.0

Streetscape Plan

STREETSCAPE + SITE

08.16.24

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The Exchange Hotel

24 Cathedral Place, St. Augustine, Florida
ML+H Project No. 23.21.0

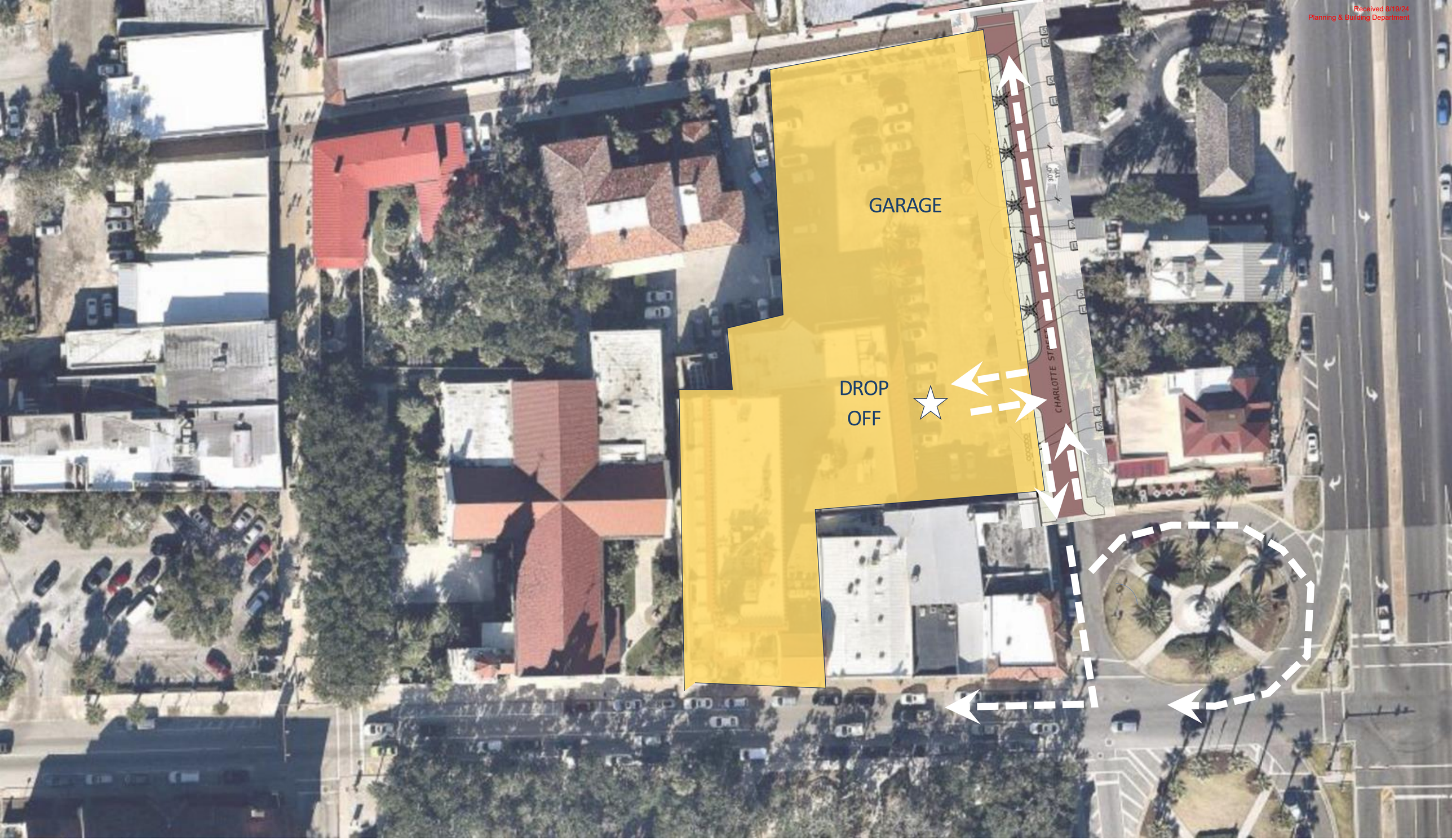
Site Operations: Current Orientation

STREETSCAPE + SITE

08.16.24

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The Exchange Hotel

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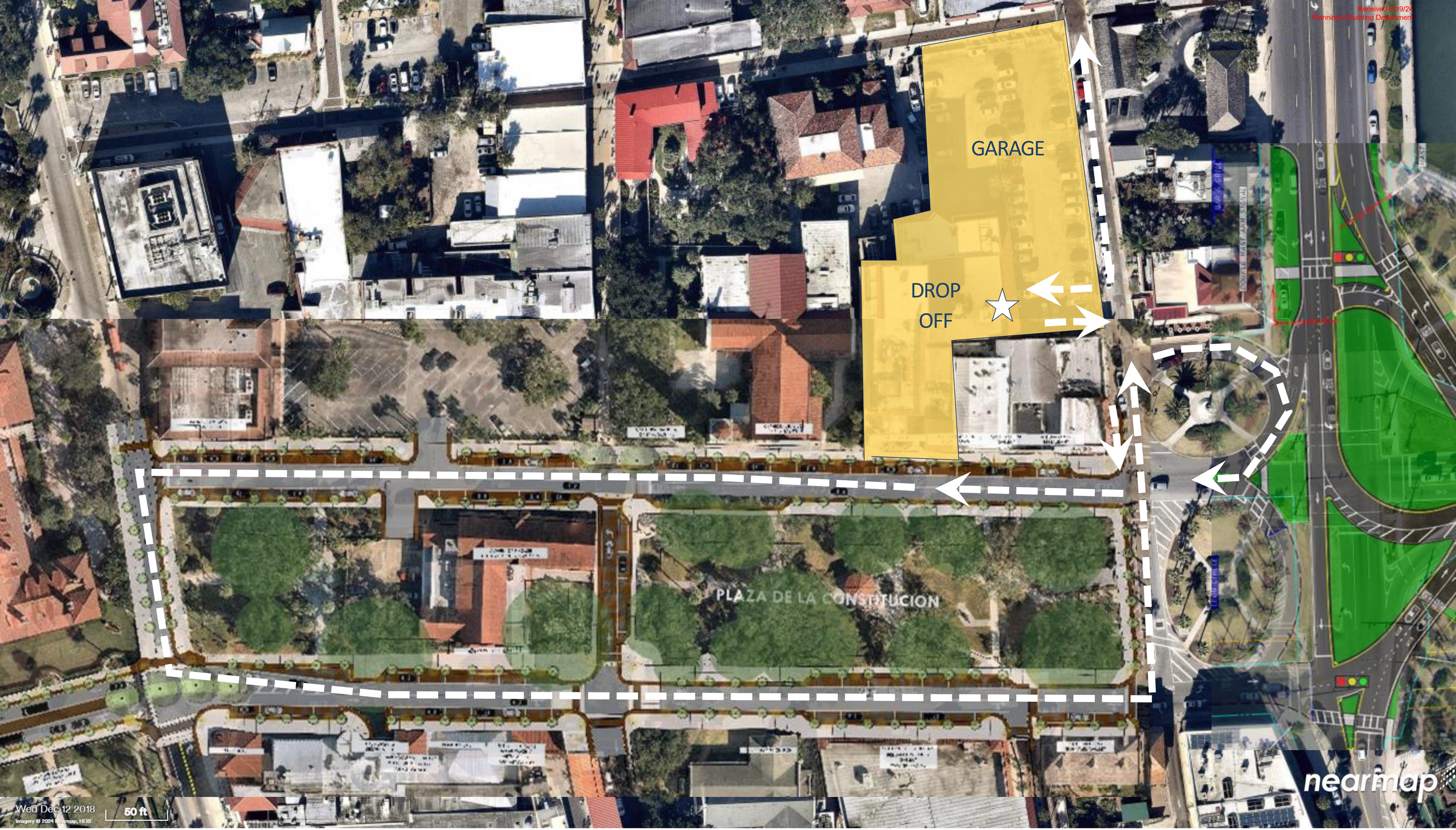
Site Operations: Current Orientation

STREETSCAPE + SITE

08.16.24

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The Exchange Hotel

24 Cathedral Place, St. Augustine, Florida
ML+H Project No. 23.21.0

Site Operations: After Cathedral / King Renovations

STREETSCAPE + SITE

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Cathedral Place - 2023

Cathedral Place - proposed

The Exchange Hotel

24 Cathedral Place, St. Augustine, Florida
ML+H Project No. 23.21.0

Site Operations: After Cathedral / King Renovations

STREETSCAPE + SITE

08.16.24

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KiNG STREET
The Best Mile in Florida
CITY OF STAUGUSTINE

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PUBLIC BENEFITS

- Publicly Available Parking
- Trash Compactor **for area businesses**
- Charlotte Street Streetscape + Landscape + Utilities
- Maintain and protect Historic “The Exchange” 24 Cathedral Structure
- Increased **tax revenue**

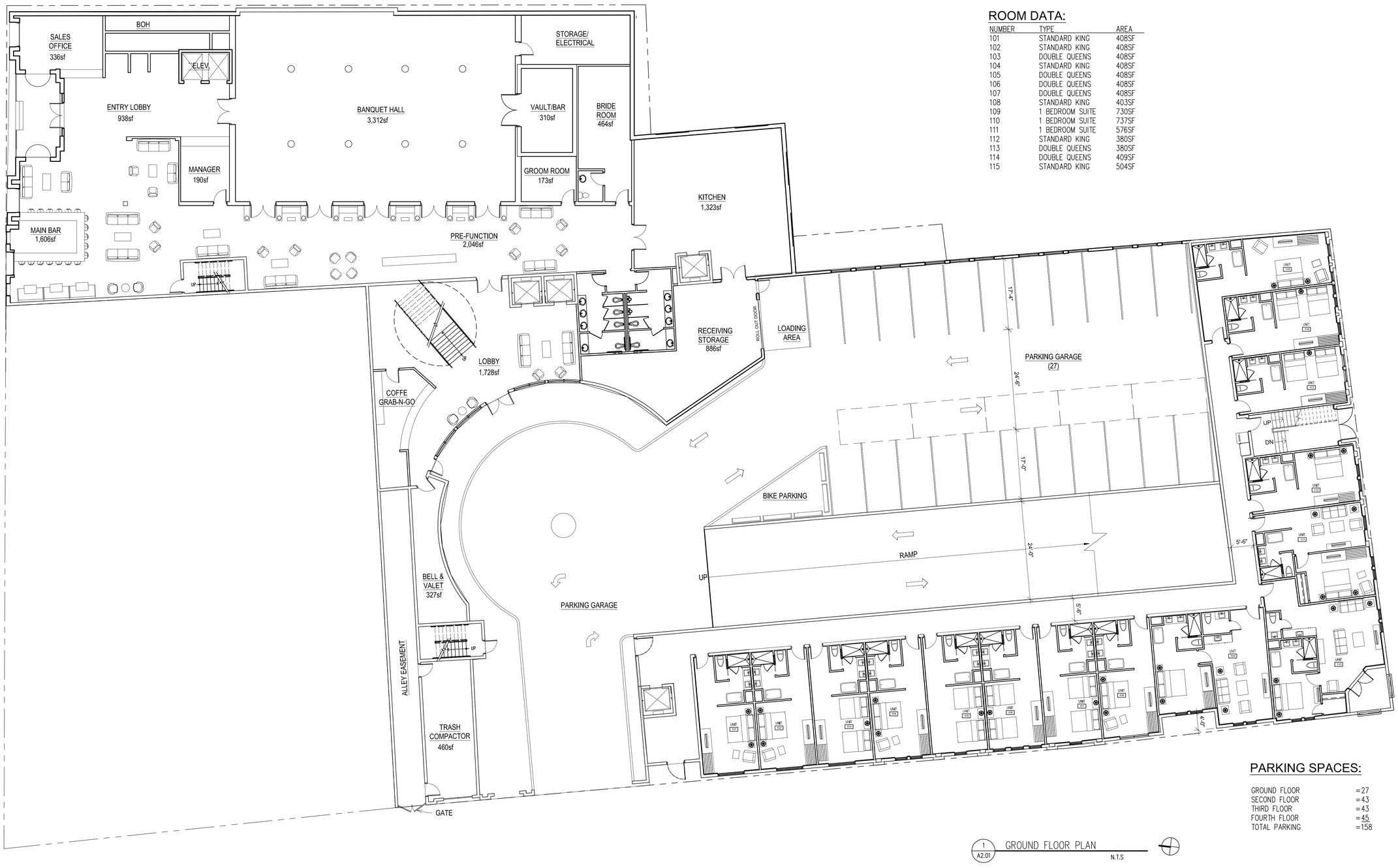


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Questions?



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ROOM DATA:

NUMBER	TYPE	AREA
101	STANDARD KING	408SF
102	STANDARD KING	408SF
103	DOUBLE QUEENS	408SF
104	STANDARD KING	408SF
105	DOUBLE QUEENS	408SF
106	DOUBLE QUEENS	408SF
107	DOUBLE QUEENS	408SF
108	STANDARD KING	403SF
109	1 BEDROOM SUITE	730SF
110	1 BEDROOM SUITE	737SF
111	1 BEDROOM SUITE	576SF
112	STANDARD KING	380SF
113	DOUBLE QUEENS	380SF
114	DOUBLE QUEENS	409SF
115	STANDARD KING	504SF

PARKING SPACES:

GROUND FLOOR	=27
SECOND FLOOR	=43
THIRD FLOOR	=43
FOURTH FLOOR	=45
TOTAL PARKING	=158

1 A2.01 GROUND FLOOR PLAN
N.T.S

AREA CALCULATIONS:

TOTAL SITE	=41,843.20 S.F
GUEST ROOMS AND ASSOC. SPACES	=56,109.90 S.F
PARKING GARAGE	=51,832.93 S.F
COMMERCIAL AREAS	=63,783.65 S.F

FISHER | KOPPENHAFER
ARCHITECTURE | INTERIOR DESIGN
9104 Cypress Green Drive
Jacksonville, Florida 32256
Voice: 904-367-0077
Fax: 904-367-0078
Corporate License Number: AA26000982

THE EXCHANGE HOTEL
22 & 24 CATHEDRAL

22 & 24 Cathedral Pl.
St Augustine , FL , 32084

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MIKE KOPPENHAFER, AIA – LICENSE # 0014945

REVISIONS:

DATE: 6/26/24

GROUND FLOOR PLAN

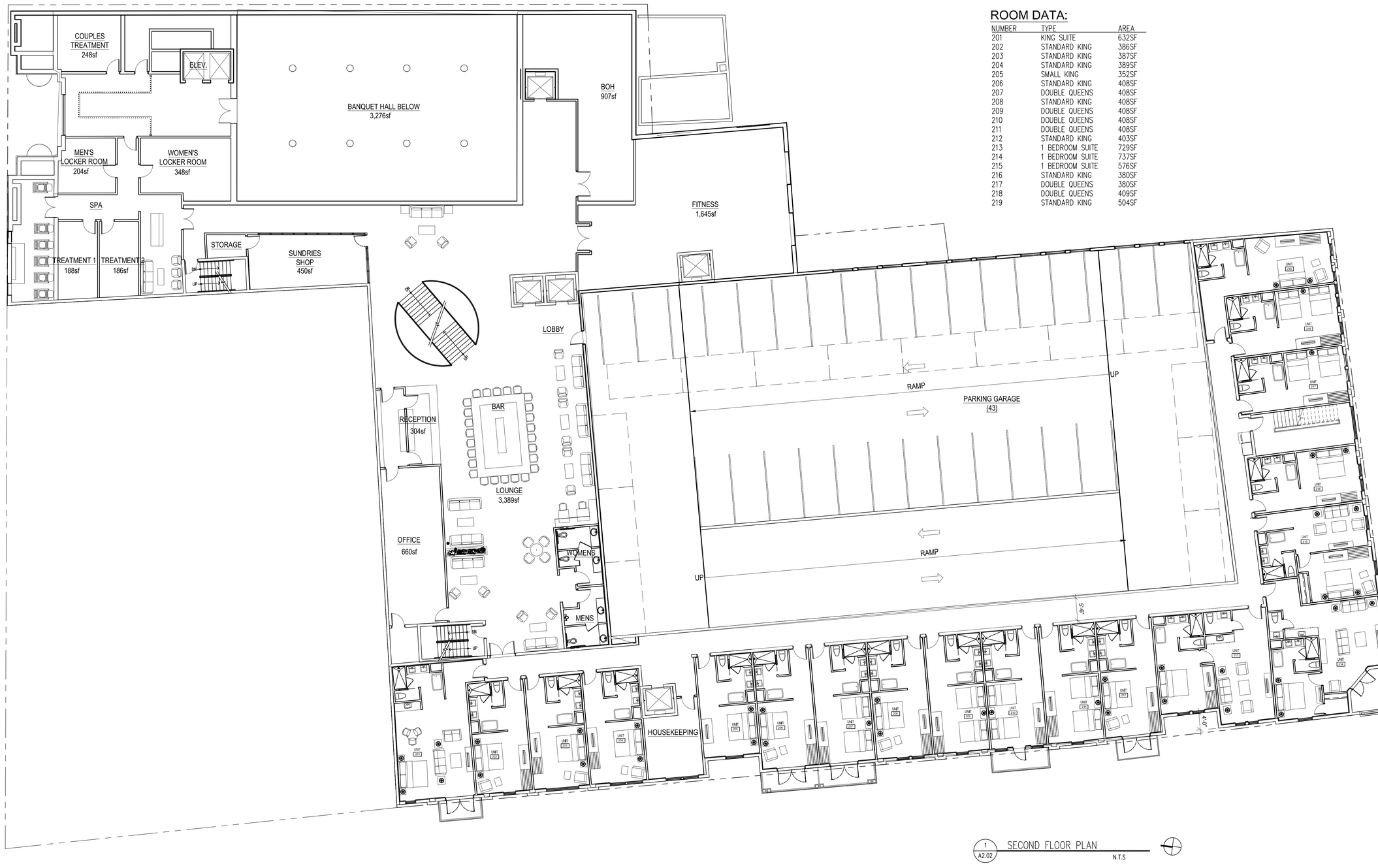
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PROJECT NO.: 2022-06

A2.01

DD

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ROOM DATA:

NUMBER	TYPE	AREA
201	KING SUITE	632SF
202	STANDARD KING	386SF
203	STANDARD KING	387SF
204	STANDARD KING	389SF
205	SMALL KING	352SF
206	STANDARD KING	408SF
207	DOUBLE QUEENS	408SF
208	STANDARD KING	408SF
209	DOUBLE QUEENS	408SF
210	DOUBLE QUEENS	408SF
211	DOUBLE QUEENS	408SF
212	STANDARD KING	403SF
213	1 BEDROOM SUITE	729SF
214	1 BEDROOM SUITE	737SF
215	1 BEDROOM SUITE	576SF
216	STANDARD KING	380SF
217	DOUBLE QUEENS	380SF
218	DOUBLE QUEENS	409SF
219	STANDARD KING	504SF

1 A2.02 SECOND FLOOR PLAN
N.T.S

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SECOND FLOOR PLAN

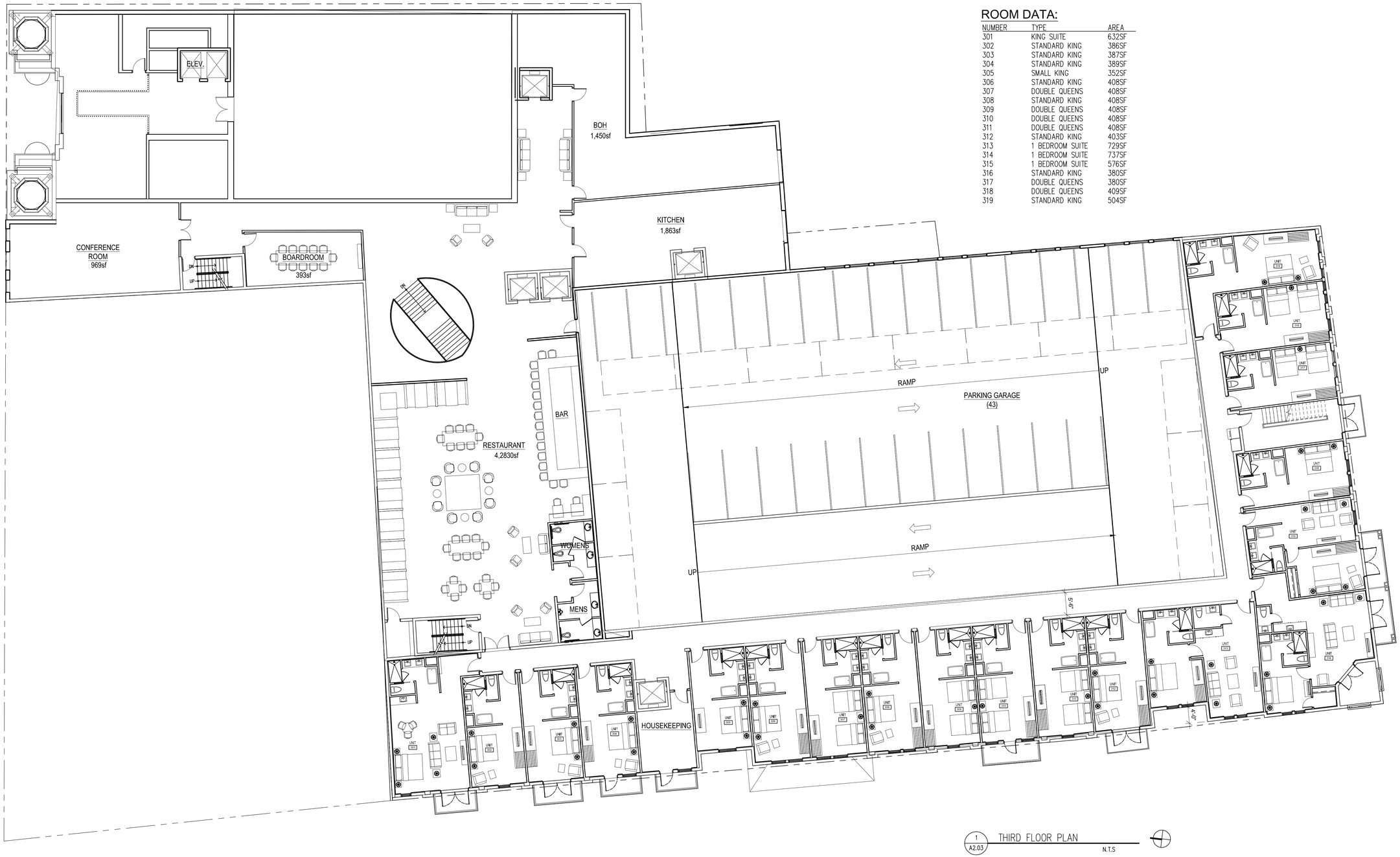
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PROJECT NO.: 2022–06

A2.02

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ROOM DATA:

NUMBER	TYPE	AREA
301	KING SUITE	632SF
302	STANDARD KING	386SF
303	STANDARD KING	387SF
304	STANDARD KING	389SF
305	SMALL KING	352SF
306	STANDARD KING	408SF
307	DOUBLE QUEENS	408SF
308	STANDARD KING	408SF
309	DOUBLE QUEENS	408SF
310	DOUBLE QUEENS	408SF
311	DOUBLE QUEENS	408SF
312	STANDARD KING	403SF
313	1 BEDROOM SUITE	729SF
314	1 BEDROOM SUITE	737SF
315	1 BEDROOM SUITE	576SF
316	STANDARD KING	380SF
317	DOUBLE QUEENS	380SF
318	DOUBLE QUEENS	409SF
319	STANDARD KING	504SF

1 A2.03 THIRD FLOOR PLAN
N.T.S

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THIRD FLOOR PLAN

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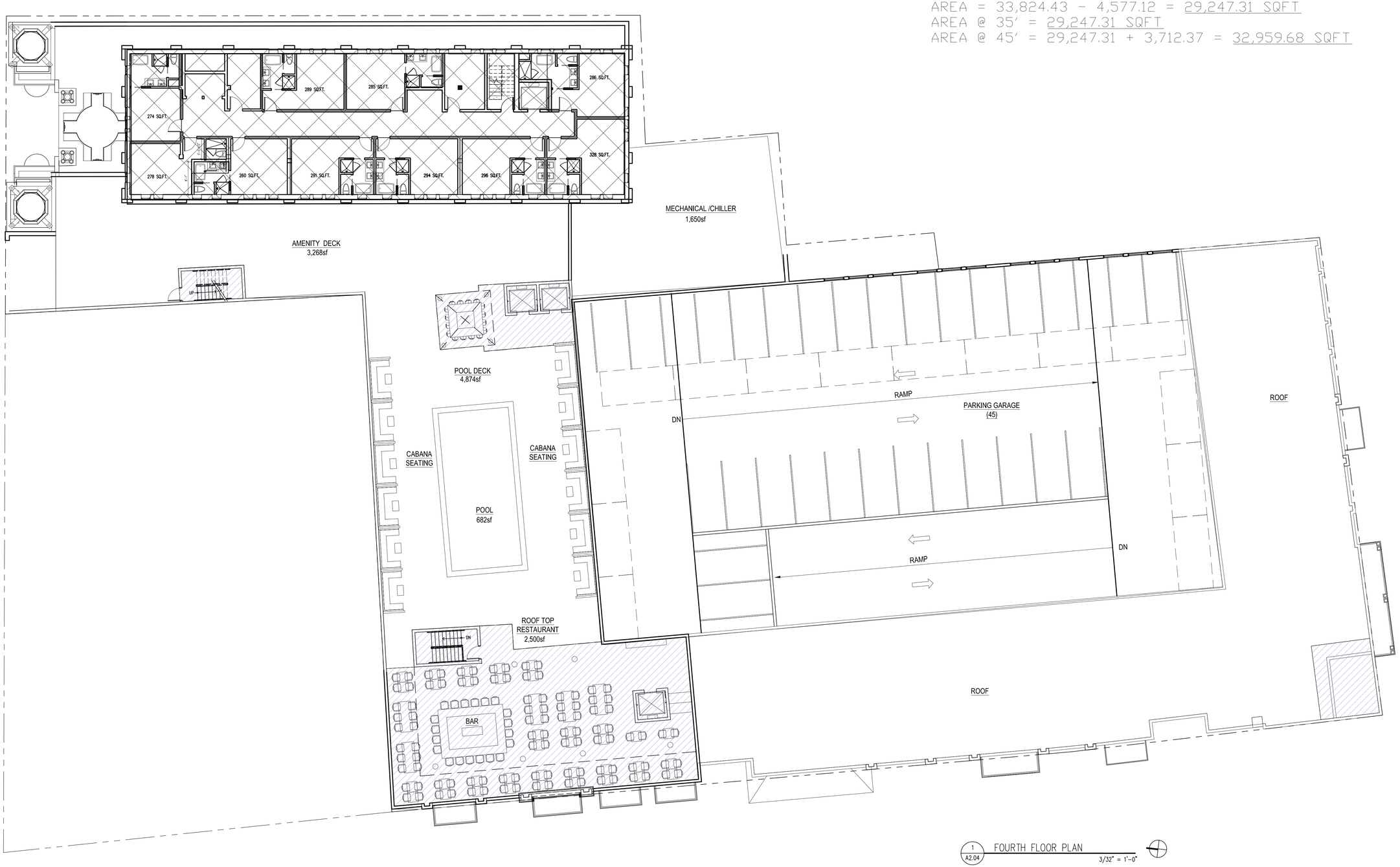
PROJECT NO.: 2022–06

A2.03

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AREA = 33,824.43 - 4,577.12 = 29,247.31 SQFT
AREA @ 35' = 29,247.31 SQFT
AREA @ 45' = 29,247.31 + 3,712.37 = 32,959.68 SQFT



1 / A2.04 FOURTH FLOOR PLAN
3/32" = 1'-0"

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REVISIONS:

DATE: 6/26/24

ROOF FLOOR PLAN

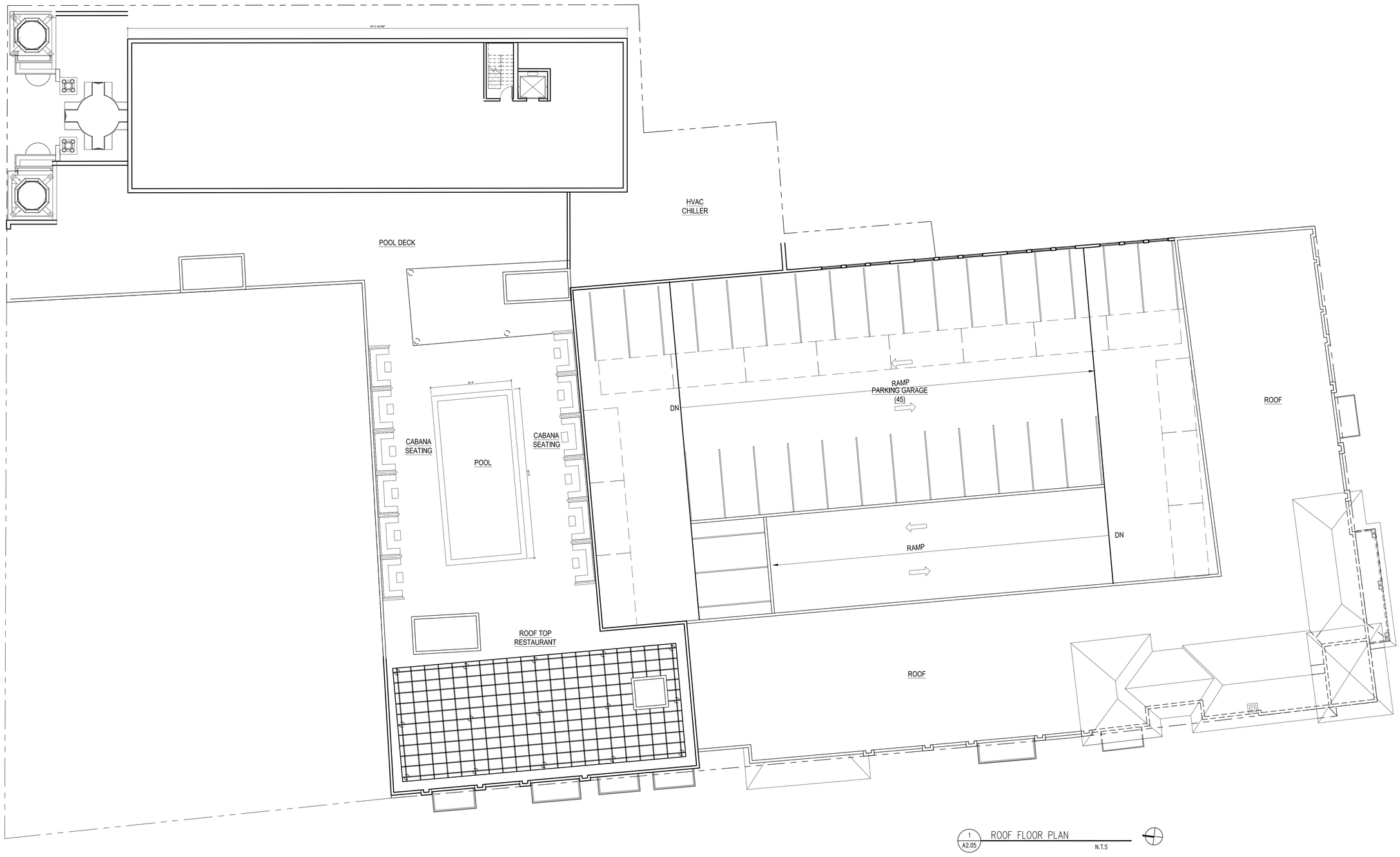
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A2.04

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1 A2.05 ROOF FLOOR PLAN
N.T.S

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ROOF FLOOR PLAN

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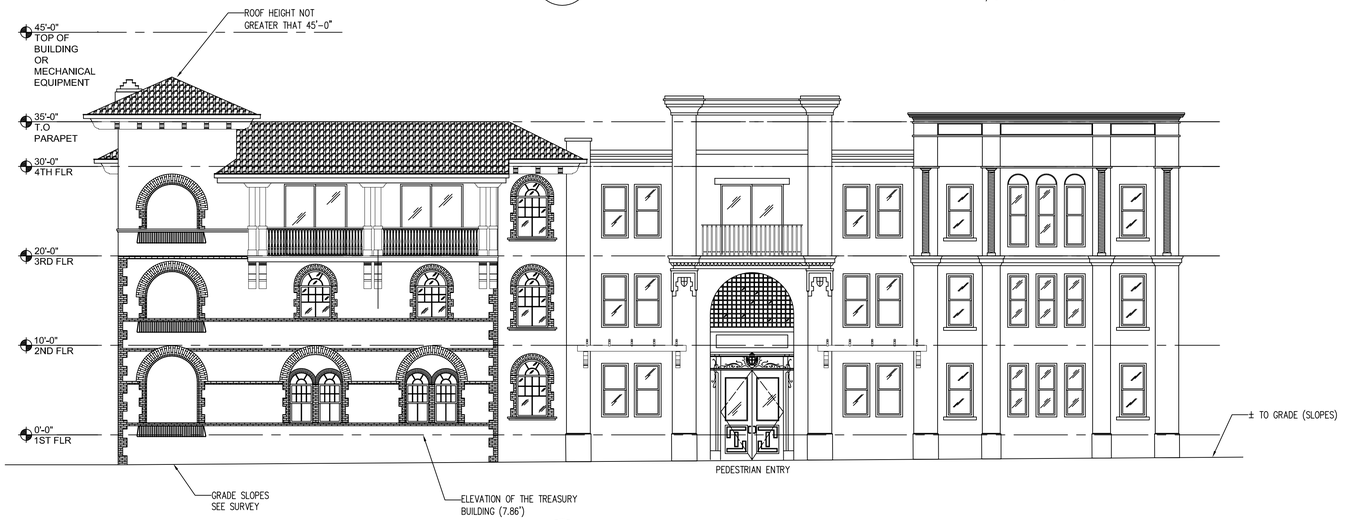
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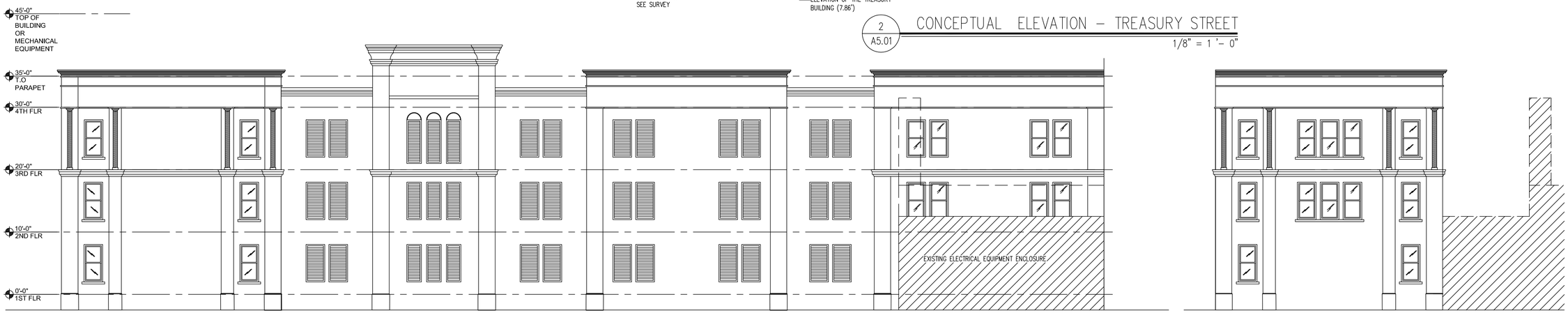
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1 / A5.01 CONCEPTUAL ELEVATION – CHARLOTTE STREET
1/8" = 1 '– 0"



2 / A5.01 CONCEPTUAL ELEVATION – TREASURY STREET
1/8" = 1 '– 0"



3 / A5.01 CONCEPTUAL WEST ELEVATION (ADJACENT TO CATHEDRAL)
1/8" = 1 '– 0"

4 / A5.01 CONCEPTUAL NORTH ELEVATION (ADJACENT TO CATHEDRAL)
1/8" = 1 '– 0"

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Voice: 904.367.0077
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THE EXCHANGE HOTEL
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ELEVATIONS

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A5.01

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Tuesday, February 06, 2024

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REFERENCE NOTES SCHEDULE

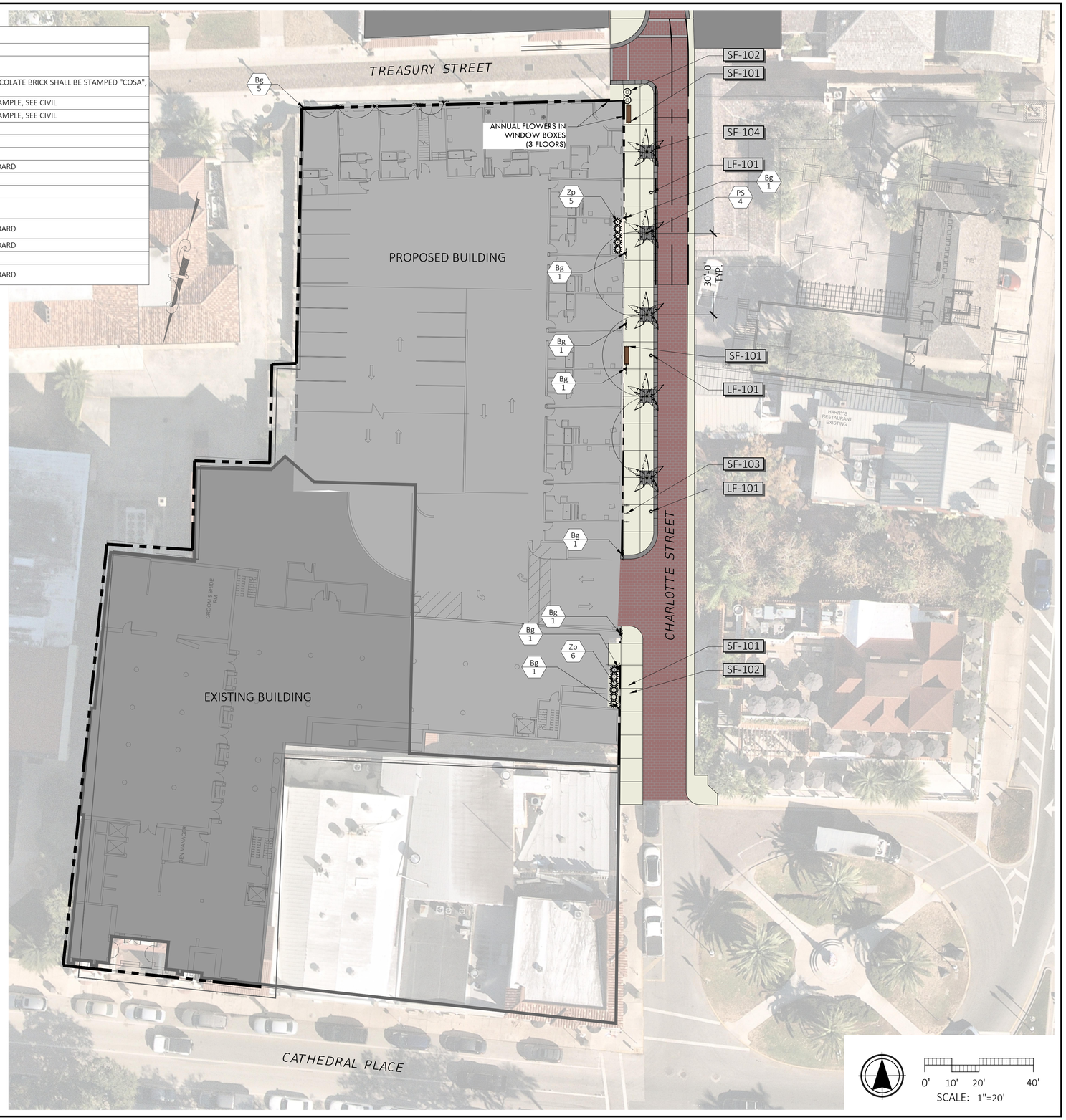
	HARDSCAPE					
SYMBOL	DESCRIPTION	QTY	DETAIL	FINISH/COLOR	MANUFACTURER/SUPPLIER	NOTES
HS-102	BRICK PAVING	3,917 SF		CUSTOM ST. AUGUSTINE BLEND	WHITACRE GREER	25% OF CHCOLATE BRICK SHALL BE STAMPED "COSA", SEE CIVIL
HS-103	COQUINA CONCRETE SIDEWALK	3,353 SF		NATURAL GREY		PROVIDE SAMPLE, SEE CIVIL
HS-104	COQUINA CONCRETE FLUSH CURB	298 SF		NATURAL GREY		PROVIDE SAMPLE, SEE CIVIL

	LIGHT FIXTURE					
SYMBOL	DESCRIPTION	QTY	DETAIL	DESCRIPTION	FINISH/COLOR	NOTES
LF-101	LIGHT POLE	3		CONC. POLE W/ACORN FIXTURE	BLACK	CITY STANDARD

	SITE FURNISHING					
SYMBOL	DESCRIPTION	QTY	DETAIL	COLOR/FINISH	MANUFACTURER/SUPPLIER	NOTES
SF-101	BENCH	3		CAST ALUMINUM, BLACK POWDER COAT	CANTERBURY INTERNATIONAL	CITY STANDARD
SF-102	LITTER + RECYCLE RECEPTACLES	4		BLACK POWDER COAT	LANDSCAPEFORMS	CITY STANDARD
SF-103	BIKE RACK	3		BLACK (BLK)	MADRAX	SEE CIVIL
SF-104	4` X 4` TREE GRATE	5		CAST ALUMINUM W/ BLACK POWDERCOAT	CANTERBURY INTL	CITY STANDARD

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	NATIVE	QTY
TREES							
	PS	PHOENIX SYLVESTRIS / WILD DATE PALM	B&B	15" MIN.	10` CT		12
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPREAD	NATIVE	QTY
SHRUBS							
	Bg	BOUGAINVILLEA GLABRA / PAPER FLOWER	30 GAL.	3` TRELLIS		NO	13
	Zp	ZAMIA PUMILA / COONTIE CYCAD	7 GAL.				11



ML+H
Marquis Latimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084
Ph 904.825.6747 www.halback.com
LA6667110 Qualifier

Fremont Latimer, RLA
Lic. #: LA6667218

DRAWN BY: #####

24 CATHEDRAL PLACE
ST. AUGUSTINE, FLORIDA
HARDSCAPE PLAN

SYM	DESCRIPTION	DATE
	PZB SUBMITTAL	06/28/23

SIZE: ANSI D
PRIME PROJECT #: XXXXXXX
ML+H PROJECT #: 23.21.0

DRAWING NO.: L-2.1

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Instr #2018006576 BK: 4496 PG: 846, Filed & Recorded: 1/30/2018 2:31 PM #Pgs:5
Hunter S. Conrad,Clerk of the Circuit Court St. Johns County FL Recording $44.00 Doc. D $70,000.00

After Recording, Return to:

Kasam Hospitality, Inc.
32 Avenida Menendez
St. Augustine, Florida 32084

Tax Parcel No. 197160 0000 and 197200 0000

COPY

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made as of this 30 day of January, 2018, by **VIRTU CATHEDRAL ASSOCIATES, L.L.C.**, a Delaware limited liability company, whose address is 5973 Avenida Encinas, #220, Carlsbad, California 92008, hereinafter called the "Grantor," to **KASAM HOSPITALITY, INC.,** a Florida corporation, whose address is 32 Avenida Menendez, St. Augustine, Florida 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;

The foregoing collectively being the "Property".

Such conveyance being made to Grantee is **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 binds 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.

COPY

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: Mark Gurose

Printed Name: Angela Edwards

VIRTU CATHEDRAL ASSOCIATES, L.L.C.,
a Delaware limited liability company

By: Virtu Investments, L.L.C.,
an Arizona limited liability company,
its manager

By: _____
Scott McWhorter, Manager

COPY

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~~ UTAH)
) ss
County of SUMMIT)

On Jan 22 2018, before me, BECKY GIAUQUE,
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 the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of ~~California~~ UTAH that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

BECKY GIAUQUE
NOTARY PUBLIC-STATE OF UTAH
COMMISSION EXP. 09/13/2020
COMMISSION NO. 690657

Signature _____ (Seal)

EXHIBIT A
to
Special Warranty Deed

PROPERTY DESCRIPTION

A parcel of land in Block 10 of the City of St. Augustine, Florida, as shown on Official Maps of the City of St. Augustine of 1905 and 1923, said maps being recorded in the public records of St. Johns County, Florida, said parcel of land being more fully described as follows:

BEGINNING at the Northeast corner of said Block 10 at the intersection of the now existing South line of Treasury Street with the now existing West line of Charlotte Street; thence South 7 degrees 39 minutes 13 seconds East, on said West line of Charlotte Street 76.70 feet to an angle point in said line; thence continuing on said West line of Charlotte Street South 5 degrees 59 minutes 54 seconds East, 168.21 feet; thence South 85 degrees 48 minutes 05 seconds West, on a South line of that land described in Official Records Book 115, page 185, public records of said County, 127.48 feet; thence South 4 degrees 02 minutes 51 seconds East, on the Easterly line of said land described in Official Records Book 115, page 185 a distance of 87.97 feet; thence South 89 degrees 15 minutes 23 seconds West, on the now existing North line of Cathedral Place, 73.33 feet; thence North 1 degree 00 minutes 36 seconds West, on the West line of that land described in Deed Book 130, page 253 of said public records, 155.96 feet; thence North 86 degrees 47 minutes 33 seconds East, on the South line of Lot 8 of said Block 10, a distance of 31.65 feet; thence North 5 degrees 40 minutes 54 seconds West, on the West line of that land described in Deed Book 229, page 140, public records of said County, 32.80 feet; thence North 84 degrees 50 minutes 43 seconds East, on the North line of said land described in Deed Book 229, page 140, a distance of 27.70 feet; thence North 5 degrees 40 minutes 54 seconds West, on the East line of that land described in Deed Book 229, page 137, public records of said County, 36.43 feet; thence North 81 degrees 33 minutes 52 seconds East, on the South line of that land described in Official Records Book 221, page 248, public records of said County, 9.00 feet; thence North 5 degrees 40 minutes 54 seconds West, on the East line of said land described in Official Records Book 221, page 248, a distance of 94.00 feet; thence North 81 degrees 33 minutes 52 seconds East, on said South line of Treasury Street, 118.56 feet to the Point of Beginning.

Copy

EXHIBIT B
to
Special Warranty Deed

Permitted Exceptions

1. Taxes for the year 2018 and any taxes and assessments levied or assessed subsequent to the date hereof. Said taxes become a lien as of January 1, 2018, but are not due and payable until November of 2018 and are not delinquent until April 1, 2019.

   Property ID#197160 0000
   Property ID#197200 0000

2. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.

3. Easement Agreement granted to Jack Shuler, Jr. and Sandra N. Shuler, his wife by instrument recorded in Official Records Book 879, Page 1952, of the Public Records of St Johns County, Florida.

4. Terms, provisions and conditions of Lease Agreement by and between Virtu Cathedral Associates, LLC a Delaware limited liability company, as Lessor, and New Cingular Wireless PCS, LLC, a Delaware limited liability company By: AT&T Mobility Corporation its: Manager, as Lessee, filed 10/10/2013,recorded in Official Records Book 3801, Page 451, as affected by Subordination, Non-Disturbance and Attornment Agreement recorded in Official Records Book 3942, Page 1085, of the Public Records of St. Johns County, FL.

5. Terms, provisions and conditions of Lease Agreement by and between Virtu Cathedral Associates, LLC a Delaware limited liability corporation, as Lessor, and Verizon Wireless Personal Communications LP, a Delaware limited partnership d/b/a Verizon Wireless, as Lessee, filed 05/13/2013, recorded in Official Records Book 3729, Page 1293, and First Amendment recorded in Official Records Book 4024, Page 709, together with Subordination Non-Disturbance and Attornment Agreement(s) recorded in Official Records Book 3795, Page 1895, Official Records Book 3801, Page 1035, Official Records Book 3808, Page 1245, Official Records Book 3945, Page 1434, of the Public Records of St. Johns County, FL.

6. Existing unrecorded leases and all rights thereunder of the lessees, and of any person claiming by, through or under lessees.

COPY

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Instr #2018006576 BK: 4496 PG: 846, Filed & Recorded: 1/30/2018 2:31 PM #Pgs:5
Hunter S. Conrad,Clerk of the Circuit Court St. Johns County FL Recording $44.00 Doc. D $70,000.00

After Recording, Return to:

Kasam Hospitality, Inc.
32 Avenida Menendez
St. Augustine, Florida 32084

Tax Parcel No. 197160 0000 and 197200 0000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made as of this 30 day of January, 2018, by **VIRTU CATHEDRAL ASSOCIATES, L.L.C.**, a Delaware limited liability company, whose address is 5973 Avenida Encinas, #220, Carlsbad, California 92008, hereinafter called the "Grantor," to **KASAM HOSPITALITY, INC.**, a Florida corporation, whose address is 32 Avenida Menendez, St. Augustine, Florida 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:

COPY

(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;

The foregoing collectively being the "Property".

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Planning & Building Department

Such conveyance being made to Grantee is **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 binds 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.

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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: Mark Garcia

Printed Name: Angela Edwards

VIRTU CATHEDRAL ASSOCIATES, L.L.C.,
a Delaware limited liability company

By: Virtu Investments, L.L.C.,
an Arizona limited liability company,
its manager

By: _____
Scott McWhorter, Manager

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~~ UTAH)
) ss
County of Summit)

COPY

On Jan 22 2018, before me, Becky Giauque, 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 the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of ~~California~~ UTAH that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

BECKY GIAUQUE
NOTARY PUBLIC-STATE OF UTAH
COMMISSION EXP. 09/13/2020
COMMISSION NO. 690657

Signature _____ (Seal)

Received 8/19/24
Planning & Building Department

EXHIBIT A
to
Special Warranty Deed

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Special Warranty Deed

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   Property ID#197160 0000
   Property ID#197200 0000

2. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.

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6. Existing unrecorded leases and all rights thereunder of the lessees, and of any person claiming by, through or under lessees.

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St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1971600000
Location	22 CATHEDRAL PL
Address	24 CATHEDRAL PL SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug E of St George (COM) (610.08)
Tax Description*	CITY OF ST AUGUSTINE W72.8FT OF LOTS 5 & 6 & 7 & E 162.2FT OF LOT 8 & E135FT OF LOT 9 (EX PT IN OR221/248) BLK 10 OR4496/846 *The Description above is not to be used on legal documents.
Property Use Code	Office Buildings (Multi-Story) (1800)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.850
Homestead	N

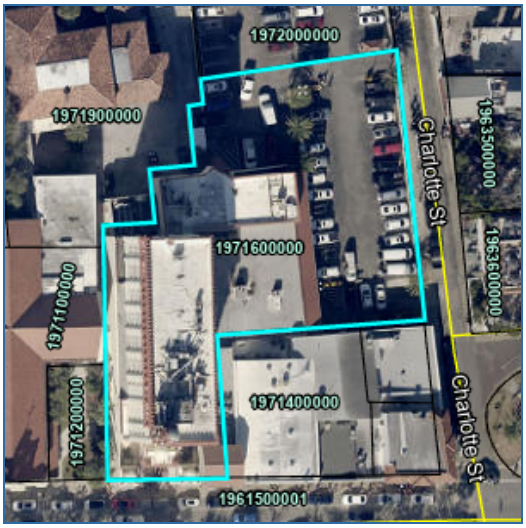
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Owner Information

Owner Name	Kasam Hospitality Inc 100%
Mailing Address	32 AVENIDA MENENDEZ SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2024
Building Value	$6,693,955
Extra Features Value	$136,452
Total Land Value	$2,218,020
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$9,048,427**
Total Deferred	$462,710
Assessed Value	**$8,585,717**
Total Exemptions	$0
Taxable Value	**$8,585,717**

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	$6,676,286	$145,126	$2,218,020	$0	$0	$9,039,432	$7,805,197	$1,234,235	$7,805,197
2022	$4,931,631	$112,526	$2,218,020	$0	$0	$7,262,177	$7,095,634	$166,543	$7,095,634
2021	$4,115,103	$117,453	$2,218,020	$0	$0	$6,450,576	$6,450,576	$0	$6,450,576
2020	$5,079,411	$121,210	$2,218,020	$0	$0	$7,418,641	$7,418,641	$0	$7,418,641
2019	$5,133,151	$125,421	$2,218,020	$0	$0	$7,476,592	$7,476,592	$0	$7,476,592
2018	$4,031,573	$76,133	$2,957,360	$0	$0	$7,065,066	$3,119,364	$3,945,702	$3,119,364
2017	$1,981,857	$63,213	$1,312,329	$0	$0	$3,357,399	$2,835,785	$521,614	$2,835,785
2016	$2,086,165	$63,223	$1,182,944	$0	$0	$3,332,332	$2,577,986	$754,346	$2,577,986
2015	$2,190,474	$63,233	$1,109,010	$0	$0	$3,362,717	$2,343,624	$1,019,093	$2,343,624
2014	$2,287,534	$63,243	$1,513,494	$0	$0	$3,864,271	$2,915,657	$948,614	$2,915,657
2013	$1,073,850	$63,253	$1,513,494	$0	$0	$2,650,597	$2,650,597	$0	$2,650,597

Building Information

Building 1
Building Value $3,748,686
Year Built 1928
Actual Area 29220
Conditioned Area 27921
Use Office Building (Multi-Story) Class A
Style 04
Exterior Wall Concrete Stucco

Roof Cover Built Up, Clay Tile
Roof Structure Rigid Frame
Interior Flooring Carpet, Ceramic Tile
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms
Baths

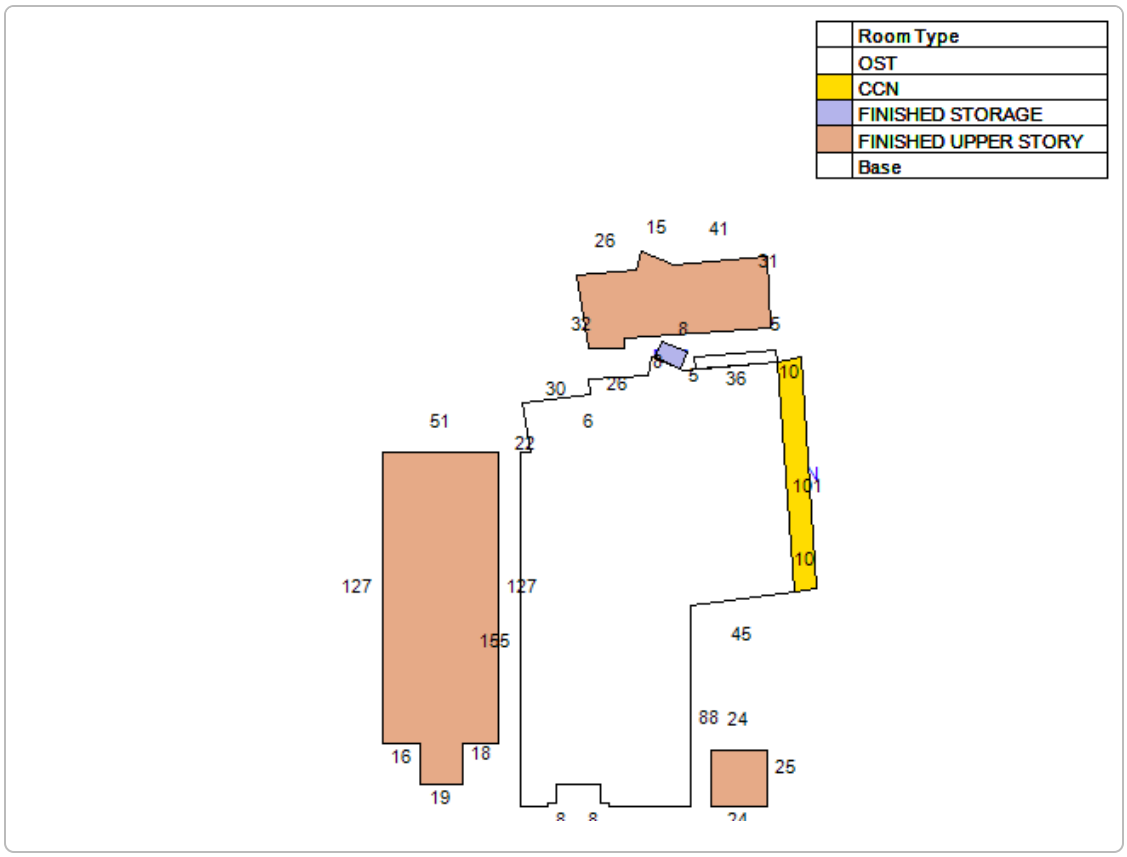
Description	Square Footage
BASE AREA	17911
FINISHED UPPER STORY	2591
FINISHED STORAGE/UTILITY	92
FINISHED UPPER STORY	6819
FINISHED CANOPY	1024
OUTSIDE STAIRS	183
FINISHED UPPER STORY	600
Total SqFt	29220

Building 2
Building Value $2,945,269
Year Built 1928
Actual Area 26035
Conditioned Area 26035
Use Office Building (Multi-Story) Class C
Style 04
Exterior Wall Concrete Stucco

Roof Cover Clay Tile
Roof Structure Rigid Frame
Interior Flooring Carpet, Ceramic Tile
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms
Baths

Description	Square Footage
BASE AREA	26035
Total SqFt	26035

Sketch Information





Extra Feature Information

Code Description	Status	Value
Sprinkler Wet (COM)		59621
Masonry Wall (Mix)		5818
Concrete Paving - Under 8" (COM)		5760
Asphalt Paving (COM)		18900
Curb (COM)		3072
Handicap Ramp (COM)		1404
Pole Light (COM)		8400
Storage Building (Mix)		977
4+ Passenger Elevator (Mix)		32500

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Office Buildings Multi-Story	0	0	36967	SF	$2,218,020

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
1/30/2018	1/30/2018	$10,000,000.00	WARRANTY DEED	4496	846	Q	I	VIRTU CATHEDRAL ASSOCIATES LLC	KASAM HOSPITALITY INC
	7/23/2003	$0.00	OTHER INSTRUMENT	2005	573	U	I	VIRTU CATHEDRAL ASSOCIATES LLC	
	11/13/2001	$4,200,000.00	WARRANTY DEED	1675	1278	Q	I	CATHEDRAL PLACE ASSOCIATES LTD	VIRTU CATHEDRAL ASSOCIATES LLC
	6/1/1993	$1,655,000.00	WARRANTY DEED	997	1312	U	I	FNB PROPERTIES INC	CATHEDRAL PLACE ASSOCIATES LTD
	1/14/1992	$1,000,000.00	CERTIFICATE OF TITLE	921	1339	U	I	DAVIS-STOVAL LIMITED PTNRSHP	FNB PROPERTIES INC
	12/1/1985	$1,800,000.00		693	154	Q	I		DAVIS-STOVAL LIMITED PTNRSHP
	12/1/1985	$0.00		693	152	U	I		

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

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Last Data Upload: 8/17/2024, 3:02:44 AM

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St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1972000000
Location Address	CHARLOTTE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug E of St George (COM) (610.08)
Tax Description*	CITY OF ST AUGUSTINE LOTS 10 & 11 (EX W9FT) BLK 10 OR4496/846 *The Description above is not to be used on legal documents.
Property Use Code	Parking Lots (2810)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.210
Homestead	N

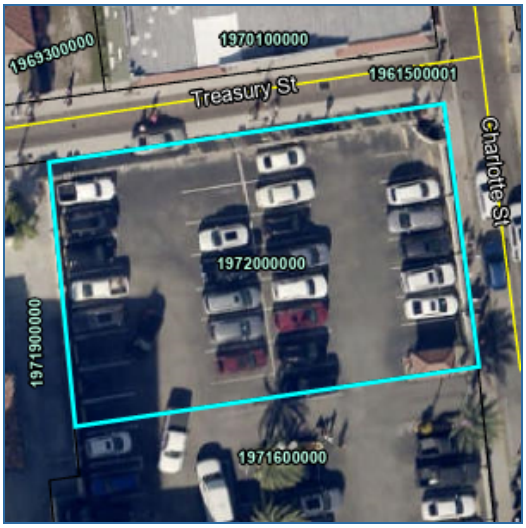
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Owner Information

Owner Name	Kasam Hospitality Inc 100%
Mailing Address	32 AVENIDA MENENDEZ SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2024
Building Value	$0
Extra Features Value	$33,114
Total Land Value	$614,250
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$647,364**
Total Deferred	$41,114
Assessed Value	**$606,250**
Total Exemptions	$0
Taxable Value	**$606,250**

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	$0	$34,746	$614,250	$0	$0	$648,996	$551,136	$97,860	$551,136
2022	$0	$28,533	$472,500	$0	$0	$501,033	$501,033	$0	$501,033
2021	$0	$30,385	$472,500	$0	$0	$502,885	$502,885	$0	$502,885
2020	$0	$32,766	$472,500	$0	$0	$505,266	$505,266	$0	$505,266
2019	$0	$35,148	$472,500	$0	$0	$507,648	$507,648	$0	$507,648
2018	$0	$27,778	$756,000	$0	$0	$783,778	$204,791	$578,987	$204,791
2017	$0	$31,726	$167,796	$0	$0	$199,522	$186,174	$13,348	$186,174
2016	$0	$31,736	$139,830	$0	$0	$171,566	$169,249	$2,317	$169,249
2015	$0	$31,745	$122,118	$0	$0	$153,863	$153,863	$0	$153,863
2014	$0	$31,755	$122,118	$0	$0	$153,873	$153,873	$0	$153,873
2013	$0	$31,987	$122,118	$0	$0	$154,105	$154,105	$0	$154,105

Extra Feature Information

Code Description	Status	Value
Asphalt Paving (COM)		13986
Pool House (Mix)		2055
Masonry Wall (Mix)		7448
Masonry Wall (Mix)		2903
Curb (COM)		1052
Pole Light (COM)		2590
Pole Light (COM)		3080

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Parking Lots	79	118	9450	SF	$614,250

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
1/30/2018	1/30/2018	$10,000,000.00	WARRANTY DEED	4496	846	Q	I	VIRTU CATHEDRAL ASSOCIATES LLC	KASAM HOSPITALITY INC
	11/13/2001	$4,200,000.00	WARRANTY DEED	1675	1278	Q	I	CATHEDRAL PLACE ASSOCIATES LTD	VIRTU CATHEDRAL ASSOCIATES LLC
	6/1/1993	$1,655,000.00	WARRANTY DEED	997	1312	U	I	FNB PROPERTIES INC	CATHEDRAL PLACE ASSOCIATES LTD
	1/14/1992	$857,142.00	CERTIFICATE OF TITLE	921	1339	U	I	DAVIS-STOVAL LIMITED PTNRSHP	FNB PROPERTIES INC
	12/1/1985	$1,800,000.00		693	154	Q	I		DAVIS-STOVAL LIMITED PTNRSHP

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

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Detail by Entity Name

Florida Profit Corporation
KASAM HOSPITALITY, INC.

Filing Information

Document Number	P01000024310
FEI/EIN Number	59-3709883
Date Filed	03/08/2001
State	FL
Status	ACTIVE

Principal Address

24 Cathedral Place
ST. AUGUSTINE, FL 32084

Changed: 01/25/2022

Mailing Address

32 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

Changed: 09/05/2017

Registered Agent Name & Address

Old City Law, PLLC
1 Riberia Street
ST. AUGUSTINE, FL 32084

Name Changed: 02/07/2024

Address Changed: 01/03/2019

Officer/Director Detail

Name & Address

Title DP

PATEL, KANTIBHAI M
32 AVANIDA MANANDEZ
ST AUGUSTINE, FL 32084

Title S/T/D

Patel, Kalavati K
32 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2022	01/25/2022
2023	01/22/2023
2024	02/07/2024

Document Images

02/07/2024 -- ANNUAL REPORT	View image in PDF format
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01/25/2022 -- ANNUAL REPORT	View image in PDF format
04/07/2021 -- ANNUAL REPORT	View image in PDF format
04/30/2020 -- ANNUAL REPORT	View image in PDF format
01/03/2019 -- ANNUAL REPORT	View image in PDF format
03/16/2018 -- ANNUAL REPORT	View image in PDF format
09/13/2017 -- Off/Dir Resignation	View image in PDF format
09/05/2017 -- Reg. Agent Change	View image in PDF format
09/05/2017 -- Off/Dir Resignation	View image in PDF format
09/05/2017 -- Off/Dir Resignation	View image in PDF format
03/02/2017 -- ANNUAL REPORT	View image in PDF format
03/01/2016 -- ANNUAL REPORT	View image in PDF format
01/12/2015 -- ANNUAL REPORT	View image in PDF format
03/19/2014 -- ANNUAL REPORT	View image in PDF format
06/12/2013 -- ANNUAL REPORT	View image in PDF format
04/30/2012 -- ANNUAL REPORT	View image in PDF format
04/21/2011 -- ANNUAL REPORT	View image in PDF format
04/13/2010 -- ANNUAL REPORT	View image in PDF format
03/24/2009 -- ANNUAL REPORT	View image in PDF format
02/22/2008 -- ANNUAL REPORT	View image in PDF format
02/13/2007 -- ANNUAL REPORT	View image in PDF format
01/24/2006 -- ANNUAL REPORT	View image in PDF format
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03/03/2005 -- ANNUAL REPORT	View image in PDF format
01/20/2004 -- ANNUAL REPORT	View image in PDF format
04/24/2003 -- ANNUAL REPORT	View image in PDF format
08/19/2002 -- ANNUAL REPORT	View image in PDF format
03/08/2001 -- Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST AUGUSTINE

MEMORANDUM

To: Historic Architectural Review Board

Date: September 18, 2024

Re: Planning and Building Permits – Historic Preservation Districts

During the month of August 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

9 Cincinnati Avenue (Re-roof with 5V crimp metal roof. FL24397)

5 Cordova Street (Replacing stockade wood fence with the old one that is 14 years old, 6' tall fence)

65 Cuna Street (Remove and replace shingles with new GAF Architectural Shingles in color of Barkwood. FL10124-1)

8 Douglas Avenue (Partial re-roof, remove modified bitumen and install modified bitumen. FL5259)

15 Fort Mose Trail (Construction of a replica fort)

26 Hope Street (Replace existing cedar siding and re-roof metal roof, FL36904)

24 Nelmar Avenue (Building and installing a new fixed wood window)

30 Saint George Street (Replacement of the fence)

105 Saint George Street (Historic renovation of existing structure. Previous use was 1st floor retail, 2nd floor residential. Proposed use is 1st floor museum, 2nd floor renovated residential)

97 South Street (Replacement of all windows, FL8114.1 and FL7883.2)

DEMOLITIONS

83 Lincoln Street (Removal of rear concrete stoop and dilapidated shed. Removal of interior drywall to evaluate existing condition and prepare construction plans)

SIGNS

None

Kaeli Dickinson

Kaeli Dickinson, Planning & Building Clerk

HOW ARE HISTORIC DISTRICTS ADAPTING TO SEA LEVEL RISE: A CASE STUDY OF THE LINCOLNVILLE NEIGHBORHOOD NATIONAL REGISTER DISTRICT

By

BRIDGETTE MURPHY

A THESIS PRESENTED TO THE GRADUATE SCHOOL
OF THE UNIVERSITY OF FLORIDA IN PARTIAL FULFILLMENT
OF THE REQUIREMENTS FOR THE DEGREE OF
MASTERS OF URBAN AND REGIONAL PLANNING

UNIVERSITY OF FLORIDA

2024

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To My Family and Friends

ACKNOWLEDGMENTS

Thank you to my committee for their continuous support and guidance throughout the process of revision for my thesis. Your guidance encouraged me to seek beyond my original boundaries and explore new ideas.

Thank you to those at the City of St. Augustine for taking so much time to meet with me and help me unravel all the questions I had during my research. Your aid was indispensable for completing the research and the enthusiasm for my research was a needed encouragement to get through the late nights and countless hours of work.

Thank you to my family for reading this document and the many documents from as far back as high school. My papers seem to keep growing in length and complexity, but you always take the time to help. It means the world to me, and I simply could not be where I am today without you.

Lastly, thank you to the City of Gainesville's Historic preservation Advisory Board members. It is because of your efforts and never-ending enthusiasm for preservation that my own passions for preservation exist.

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LIST OF ABBREVIATIONS

FEMA	Federal Emergency Management Agency
NFIP	National Flood Insurance Program
NRHD	National Register Historic District
LCRA	Lincolnville Community Reinvestment Area
HARB	Historic Architectural Review Board
SFHA	Special Flood Hazard Area
COD	Certificate of Demolition
FIRM	Flood Insurance Rate Map
CRS	Community Rating System
LNHD	Lincolnville Neighborhood Historic District

Abstract of Thesis Presented to the Graduate School
of the University of Florida in Partial Fulfillment of the
Requirements for the Degree of Master of Urban and Regional Planning

HOW ARE HISTORIC DISTRICTS ADAPTING TO SEA LEVEL RISE: A CASE STUDY OF THE LINCOLNVILLE NEIGHBORHOOD NATIONAL REGISTER DISTRICT

By

Bridgette Murphy

May 2024

Chair: Kristin Larsen
Cochair: Cleary Larkin
Major: Urban and Regional Planning

Due to the natural settlement patterns throughout history, most of the country's historic resources and cities are located near bodies of water and by association floodplains. To study how historic districts respond to sea level rise, this thesis analyzes the National Register Historic District of St. Augustine's Lincolnville Neighborhood to assess trends and visual changes associated with sea level rise. Finding consistency between the Secretary of the Interior's Standards for Rehabilitation and the National Flood Insurance Program is becoming increasingly relevant as more historic properties face losing their historic designation or property owners their home insurance. Working with the City of St. Augustine to access and overlay technical and spatial information, I evaluated the implications of storm damage on historic resources. Specifically, how are the contributing historic structures within the National Register Historic District (NRHD) adapting to sea level rise? I found patterns in Lincolnville that are consistent with similar coastal historic districts. If a property owner adapts a contributing structure in Lincolnville, it will most likely be done as a response to damage and be located along the outer areas of the district where new construction is more commonly found, and the

district character is the weakest. If resiliency cannot be achieved through adaptation, demolition frequently occurs to accommodate new construction that meets modern floodplain and building code requirements. The takeaways for best practice are preemptively creating protections for historic districts through planning changes such as demolition fees and design overlays. As more historic districts become threatened by floods, further research should be conducted to compare historic districts that had preemptive protections in place versus those that have not.

CHAPTER 1
INTRODUCTION

Sea level rise is threatening historic districts and forcing owners who would otherwise preserve structures to instead make significant changes and adapt their homes to rising waters. Adapting historic buildings to sea level rise can be visually impactful and the result can create a disjoined historic context if there is no cohesion. Maintaining historic character is what makes historic districts so special, but with a 3-foot sea level rise predicted as early as 2100, it will become even more common to see Historic Buildings being elevated, demolished, and materials swapped out (NOAA, 2022). Setting out to research development trends and planning policies that allow for resilience without compromising historic integrity will become a new skill in both the fields of urban planning and historic preservation. Therefore, how are historic districts adapting to sea level rise and what is that doing to a historic district as a whole? One of the cities at the forefront of this issue is St. Augustine, FL.

Founded in 1565, the City of St. Augustine is the oldest continuously occupied European settlement in the United States. In recognition of the unique historic character found in this community, the city has five locally designated historic districts and seven designated National Register Historic Districts. The many years of history found in the city is supported by a robust archaeological and preservation effort intended to share the treasures of the community and safeguard it for future generations (Resilient Heritage, 2021).

St. Augustine is situated along Florida’s northeast coast between the San Sebastian and Matanzas Rivers. Since its establishment, the city has lived with water at its doorstep, and sometimes even inside those front steps. Preservation of the city's

character and flood mitigation is a way of life for the residents, but as sea levels rise and flooding impacts grow more frequent, the city is finding itself more vulnerable than ever before (Holtz et al., 2014).

The turning point event that exposed the vulnerabilities of historic properties in low-lying areas was the loss of 1,500 historic structures in New Orleans in Hurricane Katrina (2006). This one storm launched the modern-day resiliency movement and flood regulations for historic coastal cities such as Charleston and St. Augustine (Verderber, 2009).

The managing authorities for the many historic coastal structures must now find ways to adapt to these changing water levels or risk loss to persistently rising floodwaters. The challenge lies in finding compatibility between maintaining the historic integrity of the threatened structure and adapting these buildings to modern Federal Emergency Management Agency's (FEMA) and local floodplain regulations. To best study how the low-lying historic districts are adapting to sea level rise, the neighborhood historic district of St. Augustine's Lincolnville neighborhood was selected as a case study.

Lincolnville is a historic African American community, located on the south end of the city's peninsula, and listed on the National Register of Historic Places with around 400 contributing buildings. To research how the contributing historic structures within the National Register Historic District (NRHD) are adapting to sea level rise, a spatial analysis was completed to study the following:

- What type of buildings are owners structurally adapting?
- Where in the district are owners adapting structures?
- What is the most common structural adaptation?

This research was accomplished through collaboration with the City of St. Augustine, the use of GIS data from FEMA and the National Oceanic and Atmospheric Administration (NOAA), and through site visits to the Lincolnville neighborhood.

St. Augustine's History of Storms and Flooding

The City of St. Augustine experiences frequent flooding due to the high water table and the frequently overwhelmed stormwater collection system. Reoccurring high tides, tidal surges, tropical storms, hurricanes, and even just regular rainfall events lead to more water than there are places for it to go. Flood waters are never too far from the City's historic resources with over 76% of the local and national register historic districts in the city being located within a designated floodplain area (City of St. Augustine, 2021). The hardest-hitting storms in St. Augustine's recent history are Hurricane Matthew (2016) and Hurricane Irma (2017). As a result of these storm events, the city enacted increased flood regulations for these areas of the community. Perhaps the most significant impact of these new regulations is the requirement that if a property owner wants to keep their property flood-insured, they need to find a way to adapt their property to the new FEMA National Flood Insurance Program (NFIP) regulations.

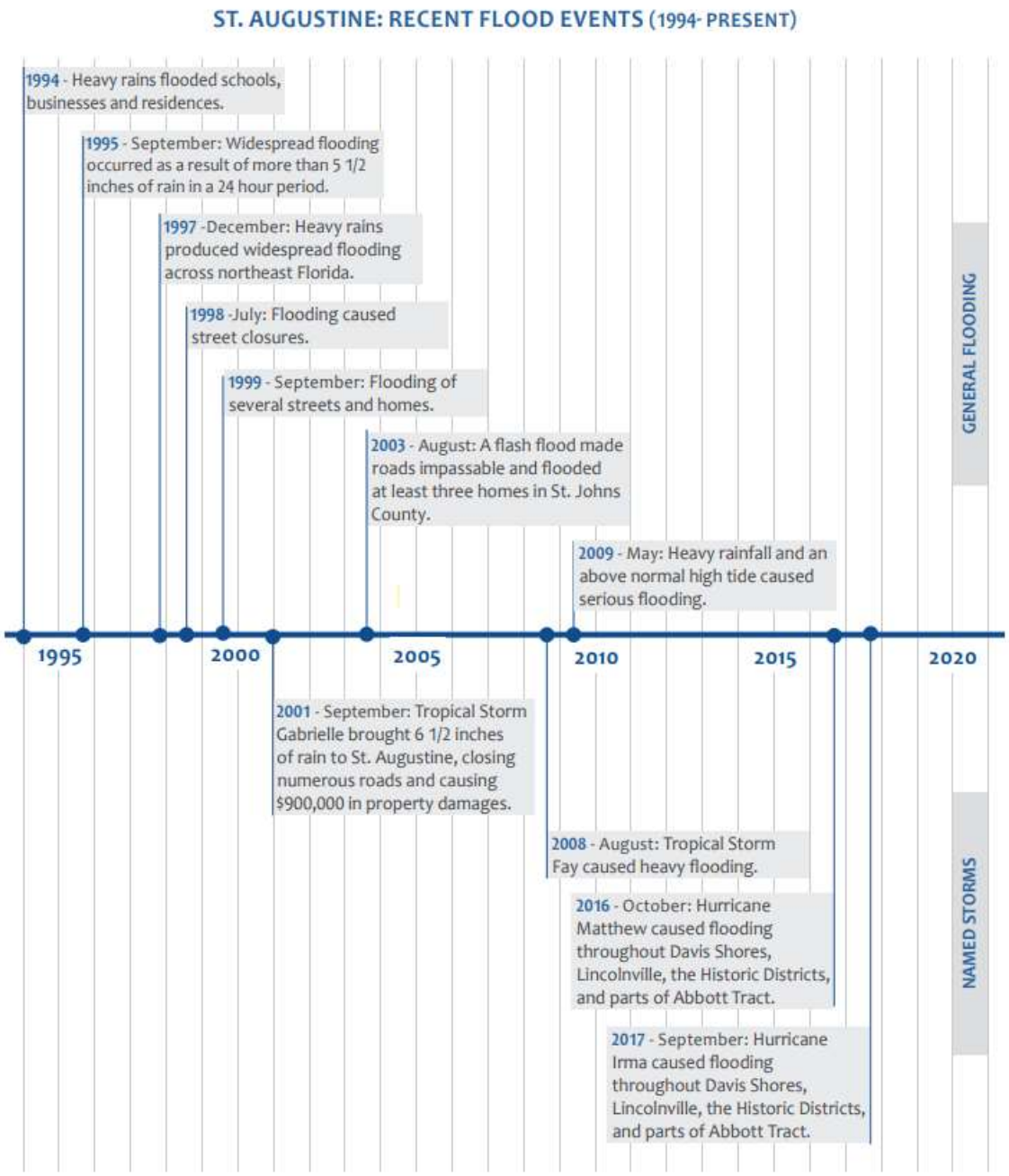


Figure 1-1. St. Augustine: Recent Flood Events (1994 – Present) (City of St. Augustine, 2021)

Flood Regulation for Historic Buildings

National Flood Insurance Program

The National Flood Insurance Program (NFIP) is an insurance program, managed by the Federal Emergency Management Agency (FEMA) through both private and public insurance providers. Access to this program is available to the residents or tenants of properties within flood-risk areas. In most cases, flood insurance is required for properties with a mortgage or if a property is located within a high-risk area. The cost of flood Insurance is calculated based on that “risk,” which is usually defined based on the height of the first-floor elevation of the structure. The average annual cost of flood insurance for single-family homes within Lincolnville’s zip code is $914 (FEMA, 2022). There can be variations of this cost based on flood zone and discounts that are offered through FEMA’s Community Rating System (CRS), which St. Augustine is affiliated with.

Local Flood Plain Management

St. Johns County Local Mitigation Strategy serves as the city’s floodplain management plan under the Community Rating System (CRS) of the National Flood Insurance Program (City of St. Augustine, 2020). The mitigation strategies are undertaken by the city to create and implement responsible flood mitigation practices. An example of a recent flood mitigation project is the Maria Sanchez Flood Mitigation Project. This project provides improved stormwater conveyances, new bulkheads, and new and improved pumping stations. The improvements provided by this project are intended to keep flood waters from the Matanzas River from impacting portions of the Lincolnville community as well as the adjacent downtown areas of St. Augustine (City of St. Augustine, 2023a).

Flood Regulations for Historic Properties

Historic properties within St. Augustine are designated as contributing to a district on the National Register of Historic Places (National Register), to a local district (through the use of zoning), as an individual property on the National Register and/or the local district, or as a landmark (City of St. Augustine, 2021). There are special exceptions within the NFIP for historic structures, however, a historic building must still comply with the city's floodplain regulations if they intend to make substantial improvements for safety reasons. The only way around compliance is by obtaining a variance for floodplain standards at the time of designation. A floodplain variance is largely inapplicable to historic homes in Lincolnville because the historic designation occurred prior to the floodplain requirement. Variances aside, property owners may still be required by their mortgage company or property insurer to comply with floodplain regulations or risk losing their mortgage and potentially their home.

If a historic property is substantially damaged in a storm and rehabilitation or adaptation will cause the contributing property to lose its historic designation, a flood protection variance can be secured and used to circumvent floodplain standards (City of St. Augustine, 2021). However, obtaining these variances brings a large risk if the structure is substantially damaged or significantly improved at a later date. Once a property owner begins the process of compliance it can become financially burdensome to have to comply with all requirements of the city's floodplain management ordinance and the Florida buildings code at one time. An example of the burden of having to bring a whole building to code before restoration can be seen in Appendix B-1.

Research Aims

Sea-level rise resiliency strategies, specifically regarding floodplain regulation, appear to conflict with the existing recommendations for historic preservation. Property owners are incentivized to elevate their homes or change building materials, but in doing so, the authenticity of a historic building is changed. Regardless, preservationists are still finding ways to integrate resilience and preservation strategies into their efforts to protect heritage. The leading adaptation strategies fall into three categories.

- Repair
- Adaptation
- Relocation

Thesis Outline

In Chapter Two, I cover the existing literature on vulnerability, adaptation strategies, Lincolnville, and existing policy frameworks. In Chapter Three, I outline how the research was conducted through document review, interviews, data collection, GIS analysis, and the limitations experienced. In Chapter Four, I provide context through an analysis of existing site conditions. In Chapter Five, I report the findings of the research. In Chapter Six, I conclude with policy recommendations for Lincolnville and implications for historic preservation and flood impacts, and opportunities for future research. In the Appendices, I provide definitions for some of the technical terminology used and examples of elevated structures that were used to collect the data for this research.

CHAPTER 2
LITERATURE REVIEW

Introduction

In Chapter 2, I elaborate on the main ideas within the existing literature on flooding and historic preservation. I explore the core themes of the paper on flooding and the vulnerability of historic structures, adaptation strategies, and gentrification. Following this section is a background on the existing literature specifically on Lincolnville and a greater background into the history, policy framework, and city resources used to gain familiarity with the case study location and challenges. Lastly, the conclusion summarizes the general trends across the literature.

Flooding and Vulnerability of Historic Structures

The vulnerability of historic structures to flooding is not a new phenomenon. Due to natural settlement patterns, most of the United States's oldest cities are located along waterways. Thus, cities like Boston, Charleston, and St. Augustine are at the forefront of the preservation and resilience movement due to the high concentration of historic structures within flood-risk areas (Drdácký, 2010). Recent literature on the flood vulnerability of historic structures focuses on how sea level rise results in increased demolitions, relocations, or elevations of structures. In efforts to guide historic districts during this process, the Secretary of the Interior (SOTI) has released official sea level rise flood mitigation guidelines for historic structures.

Besides temporary repairs or protections, the most common method of increasing the resiliency of historic structures is through elevating the structure's foundation or first occupiable floor. Other recommended methods of flood protection, such as moving a structure or wetproof flooding, are not always appropriate for a

historic structure and are preferred to be the last possible option used according to the SOTI flood mitigation guidelines (Eggleston, Parker, & Wellock, 2021). This is because relocating a building can lead to its delisting off the national register and wetproof flooding can cause molding and internal deterioration of the structure (Brown, & Rose, 1996).

The leading literature surrounding flooding and historic preservation finds basis in the events that unfolded in New Orleans after Hurricane Katrina in 2006. New Orleans saw a significant loss of over 1,500 historic structures due to the initial storm damage and a later spike in demolitions with claimed relation to the hurricane (Verderber, 2009). This connection between storms and demolitions also exists in the Lincolnville area. Following Hurricane Matthew in 2016, there was a spike in the number of Certificate of Demolition (COD) applications filed with the City of St. Augustine, with a growing trend of property owners claiming their historic structure was beyond repair from excessive water damage (City of St. Augustine, 2024). Demolition of a historic structure with the intention of new construction has also been a recorded growing trend. After a storm damages a property, unless a homeowner can repair it themselves, it is often easier to walk away or sell the property than to rehabilitate or repair it (City of St. Augustine, 2024).

Adaptation Strategies

Most commonly, structural adaptation includes physically improving a structure, raising the buildings, and/or incorporating mechanical equipment to withstand flooding impacts (Gould & Lewis, 2017). These strategies can also extend to adaptations around the home for such things as flood walls or landscaping berms that are intended to redirect floodwaters to minimize floodwater damage (Gould & Lewis, 2017).

Besides the popular and cheaper temporary methods such as door dams, tarps, and sandbagging, there are two permanent approaches to mitigate the impacts of storm-related flooding and broader coastal sea-level rise: building elevation changes or resilience through new construction. These resilience efforts originate from a combination of new flood zone regulations and efforts to eliminate risk. However, these structural measures are difficult to implement in the case of historic preservation without potentially compromising the historic authenticity and integrity of a building or district (Drdácký, 2010).

At their most simple definitions, preservation strives to stay the same while adaptation strives to change. This polarization makes it seem like the fields are incompatible, but new discussion proposes that they are not. Adaptive reuse of a historic structure is what allows a structure to be maintained; therefore, why can this not also be applied to flooding adaptations? It does no favors to anyone to force historic property owners living in floodplains to choose between losing designation protections or losing their home insurance. The first direct address of this issue was the release of the SOTI Guidelines on Flood Adaptation for Rehabilitating Historic Buildings, and since then, a new discussion has begun on what it means to preserve.

Some journals suggest expanding upon the existing criteria of the SOTI Standards of Rehabilitation to include a new category of structures that maintain all historic elements but have adapted due to coastal threats (Park, 2018). Additionally, in the case of Lincolnville, most historic structures are architecturally categorized as wooden vernacular, which is a style that has always embraced change to suit the needs of the residents at the time (Heath, 2006).

Gentrification

For most historic districts, a persistent threat to their authenticity is gentrification. Gentrification is generally described as the process of a community/neighborhood's current or historic residents being pushed out by more wealthy investors or property owners, seeking the neighborhood as a ‘chic’ place to live. Typically, properties within historic districts have higher property values than properties that are not. In Chicago, historic districts had higher property values than other city neighborhoods, but they faced a growing threat from gentrification, resulting in the loss of the historic character that the district was created to protect in the first place (Grevstad-Nordbrock, & Vojnovic, 2019).

Within the City of St. Augustine, historic districts represent 41% of the city’s total assessed value (Resilient Heritage, 2021). These higher values come with buyers who are aware that they are located in a floodplain and that the expected cost of living will include flood insurance. When you combine the impacts of gentrification with the impacts of increased natural hazards, such as rising sea levels, you are faced with two often overpowering economic realities that many long-term district property owners cannot effectively deal with, and as costs increase, they look for a way out.

Literature on Lincolnville

Preserving buildings in flood-prone areas is a topic of growing popularity among preservationists and planners. Since 2004, Lincolnville specifically has been under the preservation spotlight. The University of Florida’s “Remembering the Past, Shaping the Future, A Neighborhood Plan for St. Augustine’s Lincolnville” completed a comprehensive analysis of community and site conditions within Lincolnville (Ahn, Byer, et al, 2004). The findings within the University’s report provided a justification for the city

to consult Posser Hallock to complete a Findings of Necessity Report and later establish the Lincolnville Community Redevelopment Agency (LCRA) in 2013 (Posser Hallock, 2012, 2013).

The University of Florida has also researched flooding and resilience strategies along The Maria Sanchez Lake. Designs include shoreline hardening by using mangroves and a comprehensive look at the existing storm water drainage system to help minimize flooding within Lincolnville (Chan, et al., 2018). Their policy recommendations and framework align closely with a study of environmental resiliency and community initiatives such as creating a neighborhood conservation area (Kruger, 2005). Collectively, the existing research reflects the ongoing issues of flood risk and damaged buildings within Lincolnville over the last two decades. The proposed solutions have appeared to be well received by the city and community and have been slowly implemented or incorporated into the City of St. Augustine's Historic Preservation Master Plan.

History

The 1991 National Register of Historic Places (NHRP) nomination form, used to nominate the Lincolnville district, tells a full historical context and timeline about the use of the land that comprises the Lincolnville area. Specifically, this resource's information reviews settlements from before and during the first Spanish period (1565 to 1763) in a great depth. The NRHP nomination form also details the urban streetscape and contributing structures and denotes the architectural styles that characterize the district: Wood Frame Vernacular, Bungalow, and Mediterranean Revival (Shiver, 1991).

Policy Framework

The policy framework in Lincolnville is set up to support preservation and adaptive reuse and is implemented at both the federal and local levels of government to achieve those goals. At the federal level, FEMA floodplain regulations control factors such as how high a structure must be if it is located within the 100-year floodplain. Compliance with floodplain regulations is necessary for obtaining flood insurance for a homeowner. Despite this being a federal policy, the city is responsible for implementing and managing floodplain regulation through the Flood Mitigation Plan and Community Rating System (CRS) (City of St. Augustine, 2021). In addition to implementing federal regulations, the city is responsible for its own policy framework and goals. The City of St. Augustine's Historic Preservation Master Plan contains goals for the National Register historic districts, such as Lincolnville, targeted towards the following broad goals (City of St. Augustine, 2018):

- Historic preservation,
- Form-based code zoning,
- Adaptive reuse, and
- Architectural design guidelines.

The Lincolnville area is currently zoned as RS-2 for low-density single-family residential development use (City of St. Augustine, 2023d). Lacking any historic protections outside of the National Register, the city encourages the use of form-based code zoning for its NRHD to uniquely tailor architectural design standards based on community desire and surrounding context (City of St. Augustine, 2018). Working toward this goal, the city has held workshops to help build desired design criteria for Lincolnville and supported the LCRA in their officially released Architectural Design

Guidelines for Lincolnville in 2023 (City of St. Augustine, 2023c, City of St. Augustine, 2023e).

At the neighborhood level, the Lincolnville Community Redevelopment Agency (LCRA) holds no current regulatory design power, and even the Architectural Design Guidelines only serve as recommendations. However, the LCRA plays a critical role in the adaptive reuse of Lincolnville by funding improvements through Tax Increment Financing and grant programs. The LCRA's rehabilitation programs, such as the Fix-It-Up Grant program, offer homeowners between $7,000 - $20,000 for home repairs and improvements. (Posser Hallock, 2013) The Fix-It-Up Program exists with the intention of keeping residents in their Lincolnville homes. This plan also places a preference for shotgun dwellings that are either listed on the National Register or are contributing to the historic character of Lincolnville (Posser Hallock, 2013). Contrasting traditional Community Redevelopment Areas that focus on raising property values through commercial reinvestment, the LCRA focuses on funding residential repair projects to help homeowners stay in their homes. The LCRA is the backbone of holding together the community and history against threats of gentrification and demolition.

Conclusion

In conclusion, the existing literature is starting to address the need for change within the SOTI standards for the historic district community to be able to adapt. As seen within Lincolnville, there are already several regulations in place from FEMA, the city, and SOTI that make living in a historic district a complex and financially demanding lifestyle, which pushes out long-term residents. The City of St. Augustine will continue to be in the spotlight of the resilience and preservation movement; therefore, the actions

and precedents set will likely influence policy and stakeholders in preservation around the country. Furthering research efforts with universities and establishing community-driven efforts such as the Lincolnville Community Redevelopment Agency have become some of the most important supplementary pieces in the movement toward resilience.

CHAPTER 3
METHODOLOGY

Introduction

In Chapter 3, I explain the methodology used to analyze how Lincolnville's historic structures adapt to rising sea levels. I begin with a review of all related sea level rise adaptation permits and their adjoining meeting minutes that were published by the Historic Architectural Review Board beginning in 2016 through 2023. These minutes were comprehensively read and used to identify patterns in adaptations. A numerical analysis of permit application trends was completed using the original 548 contributing structures as a sample size. The 1991 National Register of Historical Places Nomination form was used to cross-reference if buildings were contributing or not. Using this information in combination with elevation data collected from the fieldwork, a spatial analysis was completed to follow sea level rise adaptation trends in Lincolnville. In the following subsections, I introduce the site and sample size and the three steps taken to complete the research: planning and preservation document review, data collection and analysis, including interviews with key stakeholders, and limitations of this research.

Document Review

Recording Demolitions Permits

A review of the 72 HARB agendas from 2016 to 2023 was completed to determine whether any Certificate of Demolitions or Certificate of Partial Demolitions were for structural adaptation related to sea level rise within Lincolnville. For each permit application for a building within Lincolnville, the related meeting minutes were read to gain additional information about the reasoning behind the permit request and whether it was related to storm damage or resiliency efforts.

City Resources

A cross-examination review of several city documents was completed to better understand how regulations are being implemented in Lincolnville. By first comparing the zoning for low-density residential zoning (RS-2) against the zoning for Historic Preservation zoning (HP 1-5), I was able to see why the urban environment is transitioning to become more modern. Additionally, to create recommendations for a NRHD overlay, an examination of the City of St. Augustine's HP zoning Architectural Design Guidelines and the Lincolnville Architectural Design Guidelines allowed me to determine how the city addresses issues of massing and design.

Data Collection and Analysis

Census Data

Within the existing literature, there are growing patterns of gentrification in historic districts and records of growing property values (Gould & Lewis, 2021; Resilient Heritage, 2021). As Lincolnville has been growing, the population has been transitioning, which could be one potential factor in its redevelopment. To capture this change, I compared the racial demographics for Lincolnville between 2000 and 2020. Each individual census track was selected within the boundary lines of Lincolnville to create the most precise count of Lincolnville's current population.

Meeting with Community Stakeholders

Understanding the existing challenges within Lincolnville led me to interview several community stakeholders. I was granted an exemption by the university's Institutional Review Board (IRB) due to the nature of the interviews and with the types of stakeholders interviewed (see Appendix C). I met with several stakeholders and talked about the challenges that are facing the population within Lincolnville as it relates to

their areas of expertise. Additionally, all stakeholders currently work or have worked in St. Augustine in the past and were asked about observations or trends that they have seen over time take place in regard to the structural adaptations of historic buildings.

Table 3-1 Community Stake Holders

Interviewee reference name	Professional Title	Category
St. Augustine Affiliate	St. Augustine Historic Preservation Officer	Local Government Employee
Previous St. Augustine Affiliate	Previous Historic Preservation Officer	Industry Representative
Legal Affiliate	Independent Preservation and Legal Consultant	Legal Aid Representative
State Archeology Affiliate	FDOT Cultural Resources	State Archeology Employee
St. Augustine Affiliate	City of St. Augustine Planning and Building Department Staff	Local Government Employee

Additionally, the Lincolnville neighborhood has its own museum and cultural center within the Historic District. I visited the museum and was given a tour of the exhibits on the Civil War and the Civil Rights Movement, which helped give greater context to Lincolnville.

GIS Analysis

The spatial analysis was completed using ArcGIS Pro. I first retrieved the buildings' footprint shapefile layers from the City of St. Augustine and combined them with my own elevated structures layer from observations made during my site visits and fieldwork. I then overlay the combined footprint and elevated structure layer with the National Oceanic and Atmospheric Administration's (NOAA) 3-foot Sea Level Rise predictions. The goal of this spatial analysis was to see if areas with projected sea level rise related to an increase in elevated structures or to uncover new patterns in structure

elevation. This same analysis was completed using the Federal Emergency Management Administration's (FEMA) Flood Insurance Rate Maps (FIRMS).

To understand how the building footprint, elevation, and flood data are related in the context of the historic district, I requested contributing structure data from the Florida Master Site File (FMSF). The FMSF data determined the number of elevated structures that were contributing to historic buildings and which properties were previously demolished or delisted. Uncovering which buildings are contributing was important to follow trends in demolitions of contributing structures and if those demolitions led to new construction.

Limitations

The first limitation was the inability to obtain City of St. Augustine elevation permits. The only method to obtain this information was through a formal public records request, which would impose a fee due to the number of records required. To continue researching how and where historic homes were structurally adapting, I conducted field research in Lincolnville. From this field survey, I walked the historic district and individually marked any building, contributing or not, if it appeared to have been adopted within the past several years. Based on this review, I was able to capture where the highest concentration of elevated structures is, their visual impact on the district, and a rough time frame of when they had been elevated using a combination of the St. John’s County Property Appraiser website, historic google imagery, and my own photos. The total count of elevated structures within this research is likely lower than the true existing number.

The second limitation was the use of Google imagery to try and evaluate when a building was structurally elevated. In many cases, Google Maps Street View was only

updated up to 2017 or 2019. According to the HARB permit data, after Hurricane Matthew in 2017, the highest housing elevations were seen in these years. Since the maps were not always up to the current date, it was hard to get exact years. Thus, I was only able to make a general time frame of when elevations truly did peak.

The third limitation was capturing data on how many owners made smaller or temporary repairs on their structures, especially on the interior. Sandbagging and door damming are two very popular temporary methods of adaptation that do not require a permit and are removed after a storm. There were no major storms or flooding events during the time of this research, therefore none of these were deployed. Additionally, interior repairs and adaptations within a structure, such as changing out flooring were outside the scope of this study.

Conclusion

The main purpose of this methodology is to be able to record the physical changes that are taking place in the Lincolnville National Register Historic District by following the existing documents, GIS data, and personal observations. Keeping a specific record of what buildings residents have had to demolish or adapt due to storm-related concerns will also showcase how big of an issue flooding in historic districts may or may not be. Additionally, as more homeowners raise their home's foundations, the district's character may be compromised sufficiently to lose its National Register status.

CHAPTER 4
EXISTING SITE CONDITIONS

Introduction

In Chapter 4, I contextualize the existing site conditions in Lincolnville. First covered are Lincolnville's size, occupancy, and zoning regulations. I then analyze social aspects, such as the history of the neighborhood, who is living there now, and the community's struggles with gentrification. The social focus then turns to environmental conditions as I explain Lincolnville's relationship and vulnerability to the surrounding water and how that impacts the overall property values. Lastly, I will introduce the planning policies that regulate the community and look at the City of St. Augustine's goals for Lincolnville.

Site background

The total land area of the Lincolnville National Register Historic District is approximately 140 acres. The district includes about 800 structures in total. As of spring 2024, there are 401 remaining contributing historic structures within the Lincolnville area, according to the Florida Master Site file. Lincolnville is almost entirely zoned residential single-family (RS-2), except along the outer edges of the district. Along the western side of the district, the land is zoned Marine Use (MU) and Industrial and Warehousing (IW). Along the northern side of the district, a small number of scattered parcels are zoned Commercial Low 1, Commercial Low 2, Residential General 1, and Residential General 2. Zoning on the southern portion for Governmental Use (GU) also exists, which includes the City of St. Augustine's Wastewater Treatment Plant.

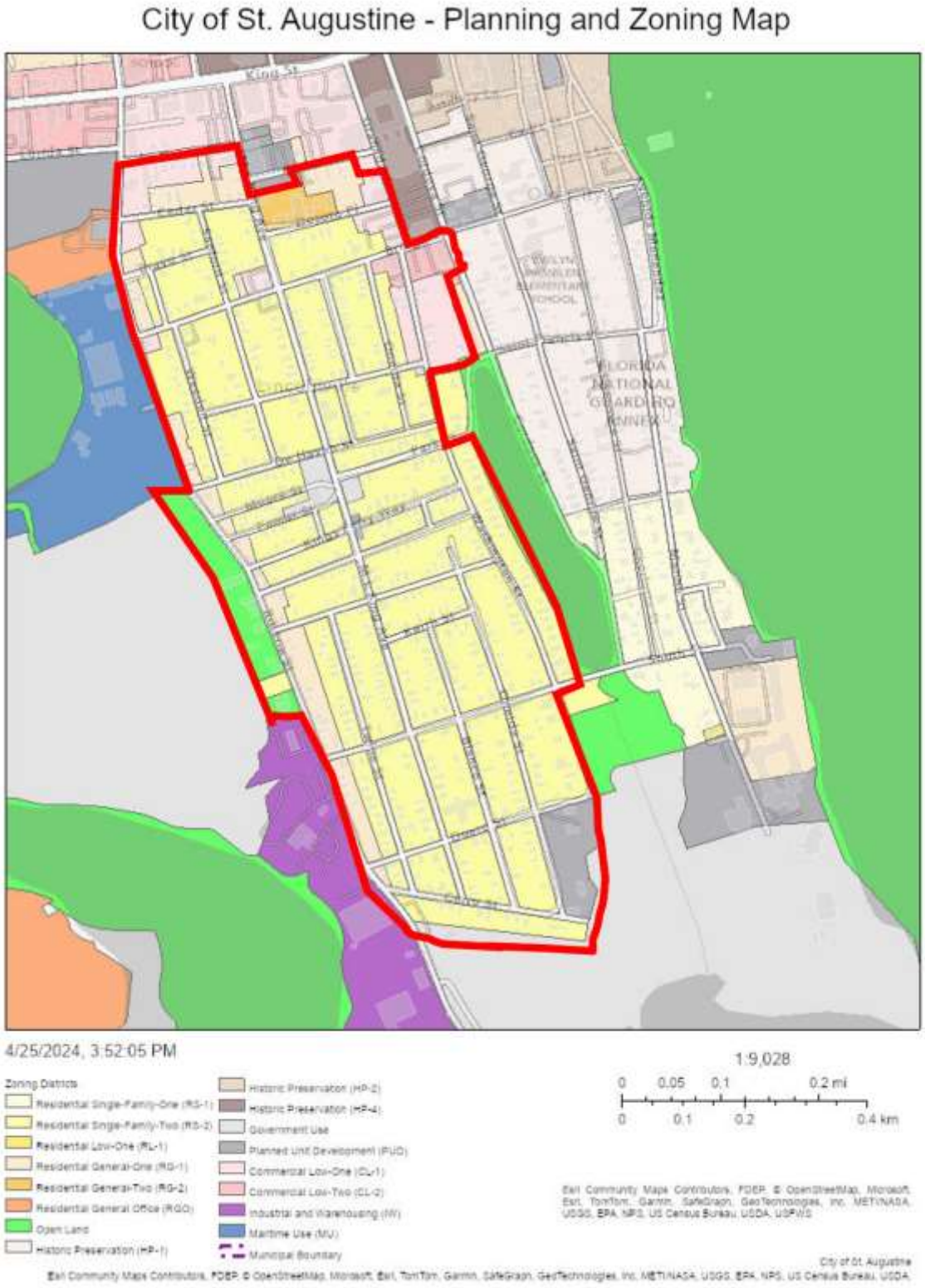


Figure 4-1. Zoning map of the Lincolnville National Register Historic District (City of St. Augustine, 2023d).

History

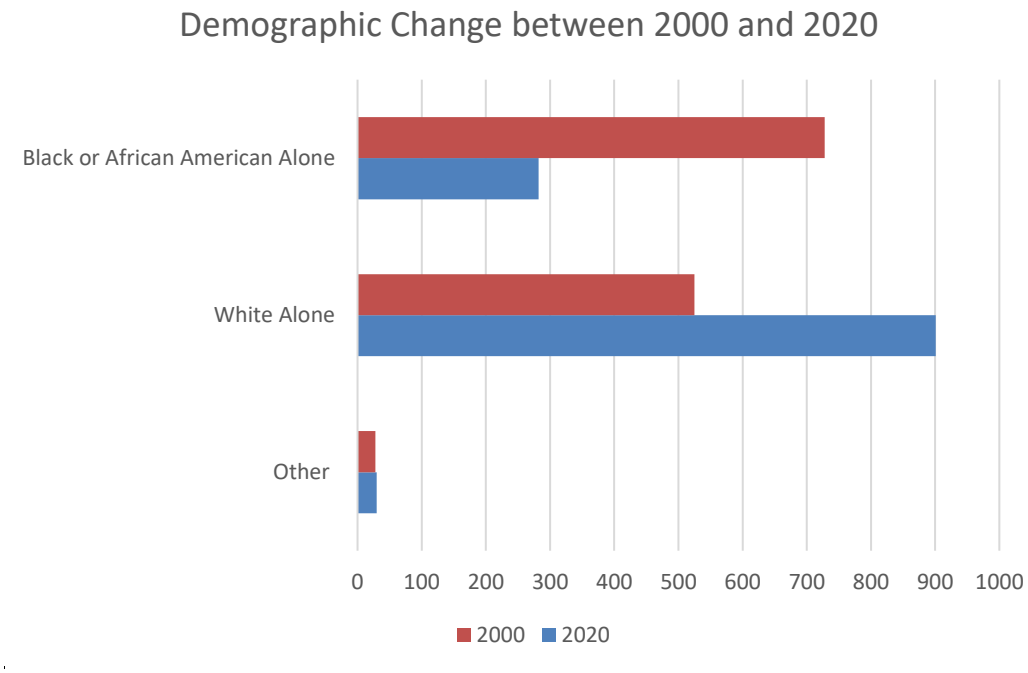
Nominated to the National Register of Historic Places in 1991, Lincolnville is a historic African American community located on the south end of the City of St. Augustine's peninsula. The first residents of Lincolnville were newly freed slaves after the Civil War ended. These freedmen were some of the African Americans who purchased land in the southern portion of St. Augustine's Peninsula, which was later named Lincolnville. The Lincolnville community became an integral part of St. Augustine's overall community and economy by the 1920s. During this period, segregation and Jim Crow laws restricted African Americans from white businesses. Lincolnville became self-sufficient in creating its own commercial areas, community centers, and churches. During the 1960s, racial tensions continued to rise in St. Augustine until civil unrest reached its peak in 1964. Dr. Martin Luther King Jr. came to Lincolnville with the Southern Christan Leadership Conference to lead and peacefully protest alongside the residents of Lincolnville, using the community churches as meeting halls. Lincolnville residents and Dr. Martin Luther King Jr. made headlines nationwide, and their actions played a role in Congress's vote to pass the Civil Rights Act of 1964 (Shiver, 1991). Aside from its cultural significance, Lincolnville also holds great architectural significance. Lincolnville holds the largest collection of Victorian-era homes within the City of St. Augustine (Shiver, 1991).

Demographics

Lincolnville has a total population of 1,423 people (U.S. Census Bureau, 2020). Historically, the majority demographic was African American, however, Lincolnville's racial composition is transitioning. Comparing the change between the 2000 and 2020 censuses, there has been a 61.3% decrease in the African American demographic

within Lincolnville. This decrease is also despite the overall total growth in population size of the neighborhood over the last 20 years (United States Census, 2020, 2000).

Table 4-1. Lincolnville Demographic Change Between 2000 and 2020



Source: (U.S. Census Bureau, 2000, 2022).

Culture and Gentrification

Historically, Lincolnville was predominately African American, having been the first neighborhood of freed slaves in St. Augustine (Shiver, 1991). Balancing flood mitigation and preservation creates challenges that most homeowners would typically not have to face. Finding a way to keep a historic building out of the water while staying within historic regulations can be time and cost-intensive. Flooding and gentrification as individual issues have their own strategies of prevention, but it is becoming more common to see the two becoming intertwined (Gould & Lewis, 2021).

In a cautionary tale from Chicago, it's suggested that a neighborhood historic district can actively work against community efforts to revitalize and enjoy a community

asset. Additionally, historic designation can imply a privileged status for homeowners living within a historic district. Over time, this sense of exclusion can result in raised property values and create pressure to enhance a district to the point of introducing some redevelopment (Grevstad-Nordbrock & Vojnovic, 2019). Historic districts can then risk sacrificing historic integrity under economic pressures from development- in other words becoming a “victim of its own success” (Grevstad-Nordbrock & Vojnovic, 2019).

Vulnerability to Sea Level Rise

Nearly all of Lincolnville falls within the Federal Emergency Management Agency’s (FEMA) Special Flood Hazard Area Zone AE-7, which has a 1% chance of annual flooding. The area near the center of the neighborhood is within Zone X. Zone X has a 0.2% chance of annual flooding (FEMA, 2024). Lincolnville is situated on a peninsula between two bodies of water. To the west, the San Sebastian River, and to the East, the Maria Sanchez Lake and further East, the Matanzas River. Additionally, the coastal location of St. Augustine means it is susceptible to frequent hurricanes.



Figure 4-1. Map of bodies of water that surround Lincolnville and contribute to tidal or storm flooding (Murphy, 2023).



Figure 4-2. Areas flooded in Lincolnville with 3-foot sea level rise predictions. (NOAA, 2024) (Murphy, 2023)

The most significant storms in recent history were the 2016 Hurricane Matthew and the 2017 Hurricane Irma. These storms and flooding events would create challenges for any neighborhood located between two bodies of water. For many longtime residents of Lincolnville, the rising costs of flood insurance and storm-related damage have been a factor pushing long-term residents out.



Figure 4-3. Timeline of the significant hurricanes that affected St. Augustine (City of St. Augustine, 2023a)

For homeowners living within these flood-risk areas, a major threat is having a home substantially damaged. Substantial damage holds a regulatory meaning through the NFIP and is how structures located within Special Flood Hazard Areas have their damage evaluated. A structure is considered substantially damaged if the cost of repairing a structure is equal to or exceeds 50 percent of the structure's pre-storm market value (Code of Federal Regulations, 2024).

Homeowners with substantially damaged structures have three options: bring their structure up to the current building code, leave it damaged, or demolish it. Ideally,

homeowners will bring their buildings up to code, the most difficult task being to elevate the structure to the height of the base flood elevation plus 1 foot if the first floor will be habitable (International Code Council, 2017). If a building is not brought to code and left damaged new permits or improvements cannot be made, and demolition by neglect becomes more likely. Additionally, demolition after substantial damage is usually the fastest way to reclaim lost property value.

Property Values

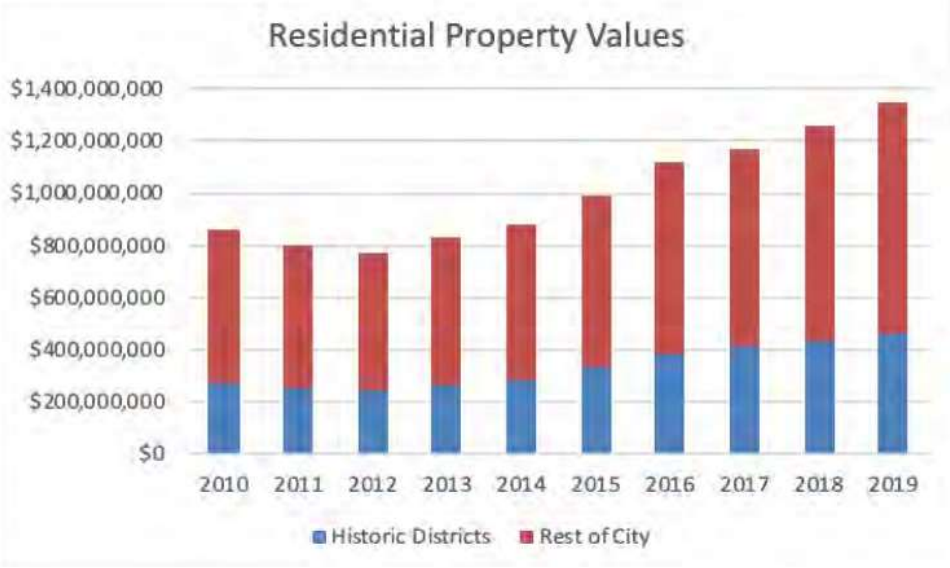


Figure 4-3. St. Augustine historic district property values (Resilient Heritage, 2021)

Despite the threat of flooding and substantial damage, property values and overall demand for historic properties continue to rise. This growth is happening regardless of the fact that 76% of historic districts are located within floodplains, and many structures do not meet current NFIP standards (Resilient Heritage, 2021).

Policy Framework

The City of St. Augustine only has regulatory architectural guidelines for its local districts that are zoned HP-1, HP-2, HP-3, HP-4, HP-5. Lincolnville's RS-2 zoning

provides no regulation for architectural design. District integrity is currently maintained when a permit is reviewed by the Historic Architectural Review Board (HARB); however, the only permits that HARB reviews are contributing buildings or buildings older than 50 years. New construction and buildings less than 50 years old have full architectural freedom as long as they stay within the regulations of RS-2 zoning.

Conclusion

The existing site conditions in Lincolnville reflect the community's transitions over the last several decades. What was once a predominately African American neighborhood has transitioned into a majority white demographic. Additionally, the Lincolnville community is facing new pressures for development and steady rises in property values, which are fueling demolition requests for old, smaller buildings. Lincolnville’s proximity to the water also facilitates the community’s transition as the increased floodplain regulations make maintaining a home in the community more difficult for residents on fixed or lower incomes who have lived there for generations. Ultimately, the existing conditions in Lincolnville reflect how the community has had to adapt socially and structurally and can be used to make predictions for the community moving forward.

CHAPTER 5
RESULTS AND DISCUSSION

Introduction

In Chapter 5, I provide a spatial analysis comparing sea level rise and structure adaptations within the Lincolnville National Register Historic District in the City of St. Augustine. Adaptations to meet floodplain regulations typically take the form of raising a home's foundation or demolishing a structure and replacing it with something new that conforms to flood protection regulations. The outside challenge facing the Lincolnville Historic Neighborhood District (LHND) is an aggressive real estate market that supports the 'remove and replace' adaptation approach rather than rehabilitate and adapt.

Both the city of St. Augustine's local development policy framework and application of the Federal Emergency Management Agency's (FEMA) National Flood Insurance Program (NFIP) have directed new and redevelopment activities within the Lincolnville District towards adaptation/resilience rather than preservation. The primary existing policies that support the preservation in Lincolnville are those undertaken by the Lincolnville Community Redevelopment Agency (LCRA).

Lincolnville's challenge is to comply with current floodplain insurance regulations while maintaining its historic character and aesthetic value. To find the necessary middle ground that maintains the community's character, I recommend that the City of St. Augustine implement the existing Lincolnville architectural design guidelines for the neighborhood and strive to implement disincentive measures for property owners looking to demolish.

Structure Adaptations

Hurricane and related storm damage in the Lincolnville neighborhood has led homeowners to decide between three general options for protecting/preserving their homes or properties: repair, adaptation, or demolition and replacement.

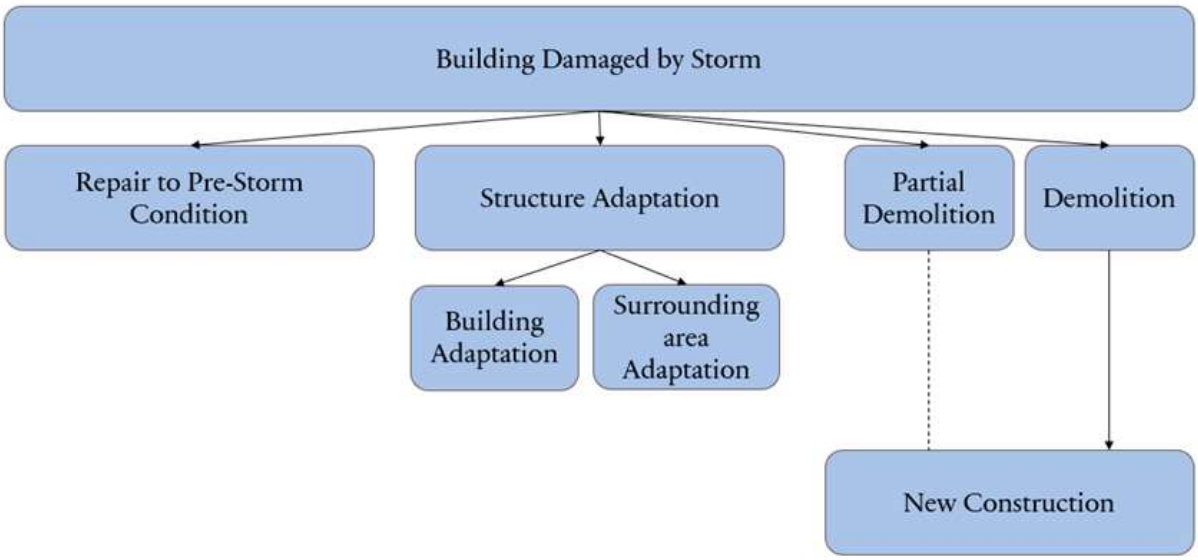


Figure 5-1. Diagram of options after a property sustains storm damage. (Murphy, 2023)

Repair

For homes or properties that have experienced only superficial or minor storm event impacts, repair may be the most efficient and cost-effective way to preserve the character of the Lincolnville National Register Historic District (LNRHD). Repair to the exterior of a historic structure that could impact the character of the building is reviewed and approved by the Historic Architectural Review Board (HARB) for the City of St. Augustine. Repairs can include but are not limited to, window replacement, siding repair, roof repair, porch repair, chimney repair, or decorative detail replacement after damage. Figure 5-2 shows an example of repair and rehabilitation at 112 Moore Street.



Figure 5-2. An example of repairing and rehabilitating a shotgun home that was almost demolished. 112 Moore Street is currently listed as an Airbnb. (Google Maps, 2022; Murphy, 2024)

An observed economic trend within the LNRHD impacting the type of repair and rehabilitation activities taking place involves the conversion of residential properties into short-term rentals. This was the case with 112 Moore Street. Through the HARB, 112 Moore Street was rehabilitated as opposed to being removed. While the preferred use of this structure from a community development point of view would have been as a traditional occupied housing unit, this site was repurposed as a short-term rental unit. Although this rehabilitation maintains its residential appearance, it creates a separate set of complicating issues that impact the overall available housing stock in the LNRHD, which can further accelerate gentrification. At the time of this research (Winter 2024), Airbnb listed 129 available short-term rentals within the Lincolnville Historic District on its website. These 129 units represent 16% of the total housing supply in the Historic

District (Airbnb, 2024). This percentage could be even higher as short-term rentals could be listed on other websites or through real estate firms.

Adaptation

One of the most common adaptation methods within areas with a high risk of flooding is to raise the threatened structure to meet local flood protection standards set by the NFIP. Within Lincolnville, 62 elevated structures were observed, 17 of which are contributing structures. The remaining 45 elevated structures in the district are classified as new construction through replacement or new site construction. The overall visual impact on the district's observed character from historic structure elevation has been minimal. Raising the elevation of an existing structure, in many cases, continues to allow the blending of the home with the traditional architectural styles of the district.



Figure 5-3. Elevated Structures in comparison to the 100-year floodplain. (Murphy, 2023)

Most homes in Lincolnville have historically been built on a pier foundation, 2 to 3 feet above the ground. Minimal elevation changes have proven to mitigate high water impacts while not detracting from the architectural character.

Some historic structures mitigate the visual impacts of raising their first-floor elevation through the use of foundation screening or landscaping, as exhibited in Appendix B-2. Others elect to leave the areas under the structures open and then use

them for various purposes, such as outdoor equipment storage. Care should be taken in elevating a historic building since some architectural styles are more compatible than others. For example, the impact on the urban environment is less noticeable with Victorian historic structures that have a flat and tall street façade, such as with the wooden vernacular, while it is often much more noticeable with low-hanging bungalows-styled buildings. An illustration of this greater visual impact is found in Figure 5-4 where the new larger front porch staircase and the angles under the roof create a more imposing feel of street perspective.



Figure 5-4. 170 Onedia Street a contributing structure in the Lincolnville National Register Historic District before and after structure elevation (Google, 2016) (Murphy, 2023).

Demolition

When Lincolnville was nominated as a historic district in 1991 there were 548 contributing structures. According to the Florida Master Site File, 132 of those contributing structures have been demolished and 15 of them have been delisted. There are a remaining 401 contributing structures.

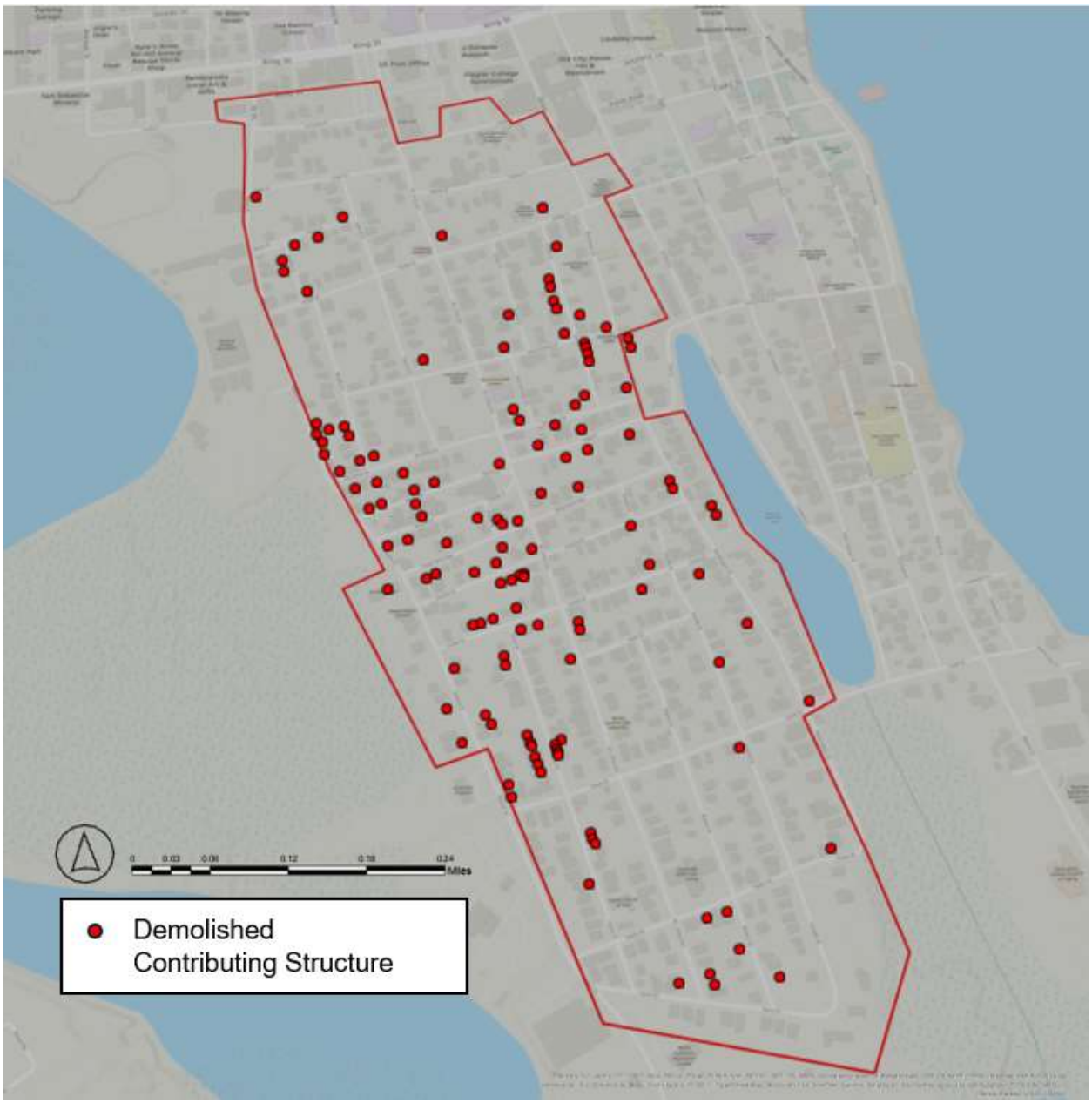
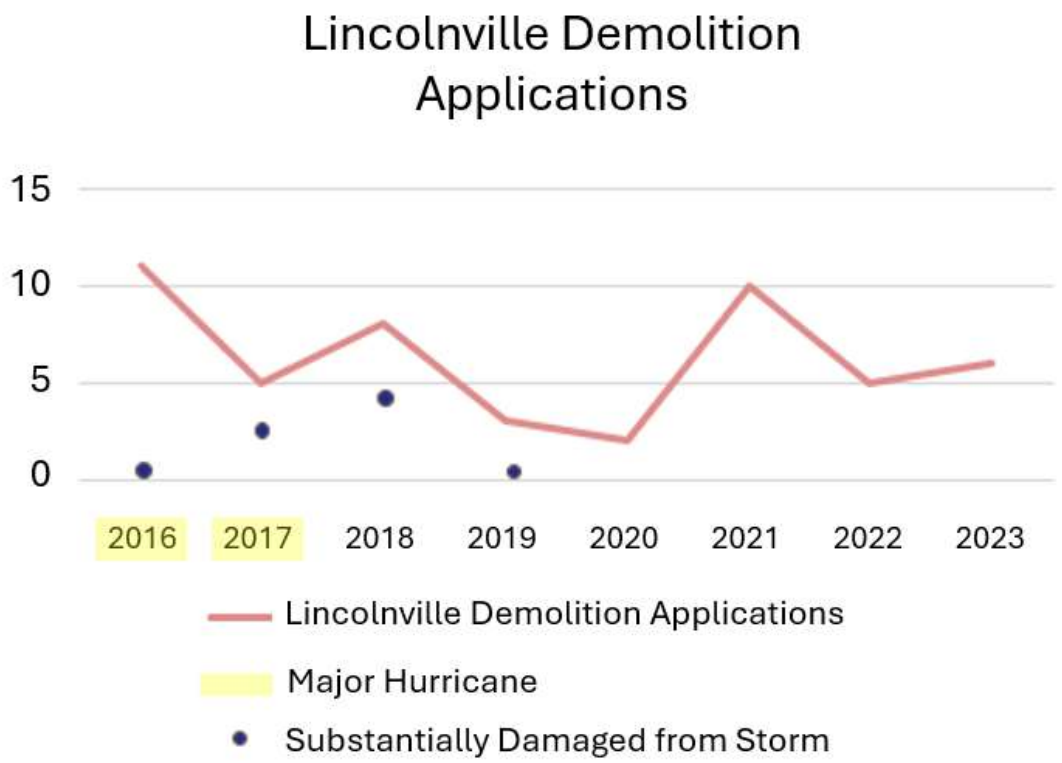


Figure 5-4. Demolitions Within Lincolnville since 1991. (Florida Master Site File, 2024) (Murphy, 2023)

Certificates of Demolition and Certificates of Partial Demolition applications have increased since 2016, with peaks after Hurricane Matthew and Hurricane Irma. There was also an increase in 2021, which appears to be related to permit delays during the COVID-19 Pandemic in 2020.

Table 5-1. Historic Architectural Review Board Demolitions Applications 2016-2013



Source: (City of St. Augustine, 2024) (City of St. Augustine, 2016) (City of St. Augustine, 2017)

Two trends within Lincolnville are leading to the increase in the full demolition of historic structures. The first trend is storm damage that is deemed too extensive for homeowners to repair. The second trend is the claim of economic hardship to rehabilitate a vacant structure. The first trend of full demolition has been seen in the 9 substantially damaged structures. Once a building is recorded as substantially damaged, FEMA's National Flood Insurance Program (NFIP) 50% rule requires it to be brought up to the current building elevation codes and elevated above the base flood elevation (BFE) or demolished (FEMA, 2018). In nearly all cases of substantial damage in Lincolnville, after a building was demolished, it was replaced with a new construction.

An example of demolition to new construction because of substantial damage can be seen in Figure 5-5.



Figure 5-5. 24 South Street example of new construction after a contributing building was substantially damaged in Hurricane Matthew (City of St. Augustine, 2024; Google Maps, 2022, 2017).

The second trend of economic hardship is observed when an applicant is trying to rehabilitate or repair vacant structures, but the cost of repair supersedes the value of the structure. Lincolnville still has many historic buildings that were previously determined to be blighted during the Finding of Necessity completed by Posser Hallock in 2012, lowering their market value (Posser Hallock, 2012). In recent years, through efforts of the LCRA and the City of St. Augustine, Lincolnville has become a heavily desired neighborhood and is now a prime market for house flipping and short-term rentals. The trend of demolition and replacement with new construction is becoming more common in Lincolnville and is documented when reading the adjoining HARB meeting minutes for full demolitions. Once a structure is demolished in Lincolnville,

there is a quick turnaround for new construction due to the strong market value of the homes and land.

Based on the 31 homes currently listed on the market within Lincolnville, the average selling price for a home is $684,935, nearly double the current national average market rate of $342,685 (Zillow, 2024). In cases of substantial damage or demolition by neglect, constructing a new structure to replace one that was lost can occur in a manner consistent with the district's historic integrity. This type of new construction within a historic district is part of the Secretary of the Interiors Standards 2, 3, and 9. These standards focus on demolitions and new additions to a historic site or building. Many structures within Lincolnville have either been so well restored or constructed with proper architectural styles that it was difficult at times to be sure of the construction date unless it was checked using the St. John's County property appraiser.

Despite the lack of design regulations on new construction in NRHDs, some new structures were built in good faith and are appropriate for the Lincolnville historic district. According to the Architectural Design Guideline recommendations for Lincolnville, the most important design features for contributing structures within the district are:

- Roofs,
- Windows,
- Exterior Finishes,
- Appurtenances (porches, balconies, chimneys, etc.), and
- Foundations.

Examples of new construction that adds to Lincolnville's Historic District Integrity is shown in Appendix B-3.

New Construction

As previously stated, property owners in Lincolnville tend to demolish older historic buildings, especially if they fall within a flood zone and are not up to floodplain code. What replaces those demolished buildings is almost always new construction, which has no design regulations besides what is regulated by the RS-2 zoning. As seen in Figures 5-6 and 5-7, the spatial analysis shows the connection between where demolitions have taken place and where new construction is most commonly occurring. The areas with the highest clusters of new construction overlap with the areas that have seen the most extensive demolitions taking place. This finding suggests a strong connection between demolitions and new construction.



Figure 5-6. Left: Elevated structures, nearly all of which are new construction. Right: Demolitions since 1991. (Florida Master Site File, 2024; Murphy, 2023).

Urban Design and District Integrity

As more demolitions and new construction occur over time, the loss of historic character is evident in sections of the district rather than just on individual properties. When walking or driving in these sections, a pedestrian is visually removed from the historical context, creating a disjointed feel within the neighborhood. The newly

constructed homes are being built in a variety of architectural styles. However, three styles have been observed to be the most common:

- Coastal Modern
- American Craftsman
- New Wooden Vernacular

Additionally, due to much of the district falling within the AE-7 flood zone, Florida building codes require new construction to elevate their first floor seven feet above the base flood elevation to meet the FEMA Flood Standards and then an additional foot to meet Florida Building Code standards (International Code Council, 2024). To meet these regulations, builders commonly use fill dirt to raise the base elevation of the parcel and then raise the foundation of the house between one to three feet off the ground. The combination of inappropriate architectural styles and new construction requirements is beginning to shape the community's streets in a new way. Pictured below is Moore Street in Lincolnville.



Figure 5-7. Comparison of East and West view of Moore Street using the yellow arrows to show the difference in street form and potential water shed from new construction built on fill dirt. (Google, 2022)

The eastward perspective has the historic characteristics of Lincolnville: shotgun homes with a short front set back that is level with the street. The perspective facing westward consists of nearly all new construction homes in a more modern architectural style. The modern homes have a paved front setback to allow for parking and a foundation built on fill to raise the structure's elevation height to meet the floodplain

regulation and building code. The streetscape is beginning to resemble a canal in one section while the other is entirely flat. Additionally, the increase in paved front setbacks reduces the amount of street landscaping, which provides shade for pedestrians and stormwater permeability. During heavy rainstorms, the loss of vegetation and sloping pavements could exacerbate flooding into the lower-lying historic homes, which, in this case, are contributing historic structures.

In recent years, the areas of Lincolnville with the highest density of new construction are located around the outer perimeter of the neighborhood, all within the AE-7 Flood Zone. The local streets with the heaviest observed impacts of unregulated architectural design include:

1. Ribera Street
2. Moore Street
3. Pomar Street
4. Onedia Street
5. Twine Street



Figure 5-8. Location of elevated structures in comparison to Clustered Areas. (Murphy, 2023)

Planning and Policy

This research finds that there are significantly more barriers and hurdles for homeowners rehabilitating a historic structure compared to demolishing a structure and building something new. On the surface, the main policy regulating new construction within Lincolnville is the RS-2 Zoning; however, from following the patterns of new construction floodplain regulations are a much higher priority than the zoning or NRHD.

For example, if a contributing structure in Lincolnville was damaged, the process needed to demolish it would be shorter and require fewer permits than to rehabilitate it. Additionally, Florida state statute 553.79(26) states local review boards such as HARB may have to exempt some demolition requests, for example, if a single-family homeowner is within a flood zone and can provide substantial evidence that their house is a threat to safety. This statute exists to prioritize safety and provide opportunities to access flood insurance through NFIP (The Florida Senate, 2024). Additionally, following the trends present in HARB board applications, for a homeowner to rehabilitate their structure, it takes multiple permits over a longer period of time rather than the one-time intensive Certificate of Full Demolition application (see Figure 5-9).

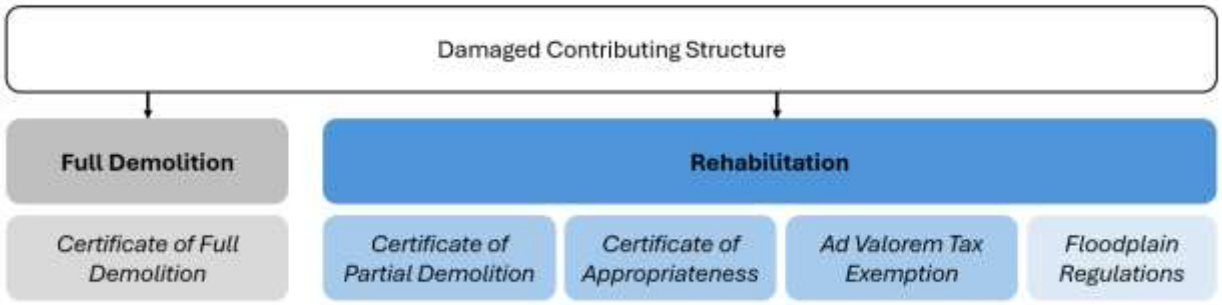


Figure 5-9. Flowchart of HARB application trend comparing the process of full demolition to rehabilitation. (Murphy, 2023) (City of St. Augustine, 2024)

Finding a way to orient planning policy to avoid demolition and create frameworks for preservation policies is key. The zoning code and land use in Lincolnville is mostly Residential Single Family (RS-2) with some commercial uses along the outer edges of the district. Currently, Lincolnville does not have any regulatory Architectural design guidelines for the National Register Historic District, and the City of St. Augustine does not extend any of the Architectural design guidelines for HP 1-5 for NRHDs. Furthermore, despite being within a NRHD, the HARB board only has the

authority to regulate existing contributing structures with NRHD or buildings over 50 years of age and cannot regulate new construction (Resilient Heritage, 2021).

This raises concern considering the number of contributing structures already damaged from sea level rise and the projected increase in sea level rise of 10-12 inches as early as 2050 (NOAA, 2022). Lincolnville's historic character is not visually interrupted by individual elevated buildings unless the buildings begin to cluster. Most elevated structures are also new construction because new construction must be built at a 7-foot elevation from the BFE, which is consistent with FEMA's Flood Zone AE-7. Additionally, without regulated architectural design guidelines, new construction is commonly visually different than any of the distinctive styles found within Lincolnville.

The City of St. Augustine addresses the lack of NRHD design regulations within the Historic Preservation Master Plan. The city recommends that NRHD undergo form-based code zoning, allowing historic preservation protections to be implemented through a design overlay. This would allow the LCRA architectural design guidelines to be regulatory and avoid having to rezone NRHDs to an HP zoning class. Table 5-1 was created as an example of how to address the design issues in Lincolnville through form-based code reform also known as a design overlay. The example issues were selected from issues either directly mentioned by community stakeholders or from examples of how the city is trying to address the issue in its Historic Preservation Master Plan.

Table 5-1 Design Overlay Suggestions

Example Issues	Suggested Solution
Understory Garage	Limit the height of the first occupied floor to the BFE to reduce the creation of “bonus space” under homes.
Building Mass	The roofline must not exceed 7 feet of neighboring houses.
Front Lot Permeability	The front of lot must not exceed 50% impervious pavement.
Architectural Styles	Must be an existing recommended style mentioned within either the NRHD nomination or the LCRA architectural design guidelines.
Screening Elevated Structure	Elevated homes must screen open space beneath the house with either landscaping, fencing, or lattice.
Inward Sloping Streetscape	Building elevations using piers and appropriate screening. Do not allow foundations built on fill exceeding 1 foot.

If they are a result of your review of a particular source, make that clear in your narrative. What is important is to attribute (and discuss) the source of Table 5-1.

CHAPTER 7
CONCLUSION

The purpose of this thesis is to observe how a historic district in a flood-risk area is adapting to sea level rise. The overall findings show that the historic resources within Lincolnville are being structurally adapted through elevation raising or demolition with the intention of new construction. Structure elevations and new construction are most commonly located along the outer perimeter of the Historic District, which is also within the AE-7 flood zone. Additionally, since 1991 there have been 123 contributing structure demolitions that now significantly overlap with the areas of new construction. These trends in development suggest that the existing hierarchy of policy requires homeowners to prioritize floodplain regulations over historic preservation.

Lincolnville's collection of roughly 401 remaining historic structures follows a similar pattern of sea level rise and adaptations to other flood-risk cities such as New Orleans and Chicago (Verderber, 2009). Lincolnville is still recovering from lingering blight documented in 2012 and storm-damaged buildings over the past several years. (Posser Hollack, 2012). These challenges have created the perfect scenario for structure demolitions, whether intended for resilience or economic opportunity (Verderber, 2009; Posser Hallock, 2012). The City of St. Augustine's Historic Architectural Review Board (HARB) reviews and applies the Secretary of the Interior's Standards to applicants requesting permits to alter their historic homes. Currently, HARB cannot review or regulate new construction permits and without a change to this lack of regulations for new construction in NRHDs, their efforts can be superseded. Additionally, more lenient policies toward historic buildings in flood risk areas should be

realistically considered by SOTI as more historic districts will inevitably be impacted by sea level rise and potentially damaged.

As of July 2023, the Lincolnville Community Redevelopment Agency adopted Architectural Design Guidelines that serve as recommendations for rehabilitation and new construction but currently hold no regulatory power (City of St. Augustine, 2023). According to community stakeholders, the design guidelines have been a long-term goal of community residents and within the City of St. Augustine's Historic Preservation Master Plan. The LCRA's work is not only the most important driver of community stability, but the LCRA Architectural Design Guidelines have taken a huge step toward creating a design overlay that can hopefully rectify the ongoing issues of maintaining historic integrity.

After studying Lincolnville and the existing challenges the community faces, the following recommendations are provided. These recommendations target policy changes to encourage new construction and to disincentivize demolition within the neighborhood. Their goal is to allow Lincolnville to adapt to the floodplain code without having to demolish or sacrifice historic designation or character.

Recommendations

1. Adopt LCRA Architectural Design Guidelines as a Neighborhood Overlay District.

The 2023 LCRA Architectural Design Guidelines serve as a critical step toward the city's goal of a form-based zoning code for its NRHDs. The city commission's passage of an ordinance can help deviate the community from its current path of historic integrity loss through a design overlay targeting new construction in Lincolnville.

2. Expand the Existing Architectural Design Guidelines regulating Zoning HP 1-5 to Include NRHDs.

The existing language within the City of St. Augustine's HP 1-5 Architectural Design Guidelines already addresses the large-scale concerns of setbacks, building mass, and roof flow. Within these Design Guidelines, there is a breakdown of more specific architectural requirements for each HP zone (HP-1, HP-2, HP-3, HP-4, HP-5).

As of July 2023, Lincolnville has created a formal Architectural Design Guideline that could be added to the subsections as a classification of the National Register Historic District, or more specifically, the Lincolnville NRHD. Over time, the other six (6) NRDH could produce their own Architectural Guidelines and request to have them added as an overlay to the existing city development guidelines and regulations.

Alternatively, the existing language in the HP zoning code regarding a few key design issues, such as mass and roof flow, could extend to NHRDs as well.

3. Increase the cost of a demolition permit within the LNRHD

If the object of the LNRHD is to preserve the architectural character of the Historic District and to discourage the gentrification into a concentration of Airbnb or other short-term rental units, then there needs to be some level of financial incentive for rehabilitation as opposed to elimination. The existing city 'Fix-It-Up' grant program provides limited funding opportunities for property owners to fix up their homes in the Lincolnville area. If demolition permits are to be issued in the NRHDs, that will result in a structure of higher value likely replacing the one being removed, then consideration should be given to the imposition of a surcharge equal to 25%, or so, of the estimated

new value replacement structure, to provide funding for the fix-it-up rehabilitation program applicable to the Lincolnville area, only.

3. Require Building Permit Applications to come before the Historic Architectural Review Board for National Register Historic Districts

Build elevation permits for HP 1-5 go before HARB, while ones for NRHDs do not. By allowing HARB to offer design guidelines for how a historic structure should be handled before, during, and after the elevation process, NRHD can ensure that the NRHDs keep their integrity as more structures begin to elevate. Additionally, having HARB more engaged with this process can produce better designs and inform applicants of funding opportunities.

4. Establish a Neighborhood Conservation District for Lincolnville

If there can be no ability to be included within existing city regulations, then another viable option for character preservation is establishing a Neighborhood Conservation District (NCD). In a report prepared by the University of Minnesota's Center for Urban and Regional Affairs, similar National Register Historic Districts that were ineligible for local designation were able to obtain the same level of protection by establishing their own NCD (McClurg, J, 2011).

Neighborhoods in Pennsylvania, Texas, and North Carolina, facing the same challenge with changing demographics and inappropriate new construction, were able to create their own design regulations. To establish this, typically, a new city ordinance would need to be proposed and adopted by the City Commission. The Lincolnville LCRA's Architectural Design Guidelines already provide the specific design guidance that can be incorporated into a new zoning district or as an overlay, working in concert

with the existing zoning. The latter option offers a more efficient and less controversial way to do this.

Takeaways for Best Practice

The two takeaways from analyzing Lincolnville as a case study are: reimagining how we view preservation and prioritizing community engagement. To begin, a preservationist strives to maintain without changing what's original. In my opinion, this mindset can eventually lead to the demolition of a building if nothing ever changes. Historic preservationists should carefully encourage change to allow historic structures to evolve and grow through history rather than stay stagnant. In the context of changing sea level rise, there is the reality that the Secretary of the Interior will have to further address these flood risk buildings and generate guidance that more explicitly recognizes and addresses these impacts. Assuming it to be too tedious at the federal level, local governments could consider a special designation for coastally endangered historic resources if they are relocated or adapted for the sole purpose of flood and storm resiliency (Park, 2018; Heath, 2006).

Secondly, comparing the literature on Lincolnville over the years, the community has come very far from the initial Finding of Necessity report compiled by Posser & Hollack. The establishment of the Lincolnville Community Redevelopment Area and its use of reinvestment in residences has been very successful. Much of this work has taken place through regular meetings and partnerships with the City of St. Augustine. For historic districts lacking local protections, community groups and grassroots organizations are consistently the most successful drive of change and can create a large impact over time (McClurg, J, 2011). As more historic districts are threatened by

floods, further research should be conducted to compare historic districts that had preemptive protections in place versus those that have not.

Conclusion

In conclusion, the patterns of development, gentrification, and community engagement present across the literature are also present within the Lincolnville National Register Historic District. The purpose of this research was to observe how the current policies are shaping the decisions homeowners make and what trends in development that is causing in Lincolnville. Although there is a lot of new construction within Lincolnville, the overall historical context is minimally interrupted, and many of the 401 remaining historic structures are being rehabilitated by passionate individuals as homes or real estate firms for short-term rentals. Regardless, the majority of the historic district is meticulously maintained, and the efforts of the Lincolnville Community Redevelopment Agency are setting the community up for success for the next chapter in Lincolnville History.

APPENDIX A
DEFINITIONS

Preservation is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project. However, new exterior additions are not within the scope of this treatment. The Standards for Preservation require retention of the greatest amount of historic fabric along with the building's historic form (National Parks Service, 2024a).

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. The Rehabilitation Standards acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building's historic character (National Parks Service, 2024b).

Structural Adaptation is defined as physically improving structures, raising buildings, and incorporating mechanical equipment to withstand flooding. This definition can also extend to adaptation around the home, such as flood walls or landscaping berms to minimize floodwater damage (Gould & Lewis, 2017). It can also involve constructing barriers to prevent and minimize floodwater damages (Gould & Lewis, 2017).

Substantial Damage is defined as a structure in a Special Flood Hazard Area – or floodplain – for which the total cost of repairs is 50 percent or more of the structure's market value before the disaster occurred, regardless of the cause of damage. This percentage rule can vary among jurisdictions (FEMA, 2017).

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 (City of St. Augustine, N.D.).

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 (International Code Council, 2020).

Noncontributing property does not add to the historic architectural qualities, historical or traditional cultural associations, or archeological values for which a property is significant. It was not present during the period of significance or does not relate to the documented significance of the property. Due to alterations, disturbances, additions, or other changes, it no longer possesses historical integrity or is incapable of yielding important information about the period. It does not independently meet the National Register criteria (National Parks Service, 2002).

APPENDIX B
EXAMPLE OF RAISED ELEVATION PHOTOS



Figure B-1.160 Oneida Street is a contributing structure in the Lincolnville National Register Historic District. This House was attempted to be renovated, but later claimed too financially burdensome and requested full demolition. Major concerns sited were structural and being brought to code. The most recent imagery in 2023 shows 160 Oneida has begun to be rehabilitated and began its compliance to floodplain code through structure elevation. (City of St. Augustine, 2024; Murphy, 2023; Google Maps, 2019)



Appendix B-3. Examples of new construction within Lincolnville incorporate architectural elements and forms that add integrity to the Historic District. A. 162 Moore St. (Google Maps, 2022). B.145 Washington Street (Google Maps, 2019). C. 146 Twine Street (Google Maps, 2022). D. 147 Washington Street (Google Maps, 2019).



Figure B-2. 37 Weeden Street a contributing structure in the Lincolnville National Register Historic District before and after structure elevation (Google, 2015; Murphy, 2023).



Figure B-3. 89 Duero Street a formerly contributing structure in the Lincolnville National Register Historic District before its demolition in 2017. New construction on an elevated foundation in 2019 (Google, 2013, 2019).



Figure B-4. 132 Twine Street a contributing structure in the Lincolnville National Register Historic District before and after structure elevation (Google, 2016; Murphy, 2023).



Figure B-5. 146 Twine Street a noncontributing structure in the Lincolnville National Register Historic District before and after structure elevation (Google, 2016, 2018).



Figure B-6. 180 Martin Luther King, Jr. Avenue a contributing structure in the Lincolnville National Register Historic District before and after structure elevation (Google, 2008, 2023).



Figure B-7. 144 Martin Luther King, Jr. Avenue a contributing structure in the Lincolnville National Register Historic District during the process of structure elevation (Google, 2015; Murphy, 2023).



Figure B-8. 181 Martin Luther King, Jr. Avenue is a contributing structure in the Lincolnville National Register Historic District before and after structure elevation (Google, 2016, 2023).

APPENDIX C
IRB EXEMPTION

Exempt determination for your research (Protocol #: ET00021114)

UF HRPP <operations@research.ufl.edu>
Thu 10/26/2023 1:08 PM
To:Murphy,Bridgette M <bridgettemurphy@ufl.edu>

UF Research OPERATIONS

Exempt Determination for your study titled:

Adapting Florida's Historical Structures within Flood Risk Areas: A Spatial Analysis and Policy Review on the Community of Lincolnville in St. Augustine, Florida

Protocol #: ET00021114
Approval date: 10/26/2023

Based on the information you submitted below, your research meets the criteria for exempt research and you are authorized to conduct your research as it is described. If you wish to make any changes to your research that would alter the answers below, you must submit a new exempt form before implementing such changes since your study might no longer qualify for exempt status. A copy of this information has been emailed to the PI and the other contact (if provided). **You should retain a copy of this email for your records.** If you have any questions, please contact the UF Research Division of Research Operations at (352) 392-1587 or operations@research.ufl.edu.

If the research team wishes to make any changes to the research that would alter the answers below, a new copy of exempt form must be submitted via the tool before implementing such changes since your study might no longer qualify for exempt status. A copy of this information has been emailed to the PI and the other contact (if provided). **You should retain a copy of this email for your records.** If you have any questions, please contact the UF Research Division of Research Operations at (352) 392-1587 or operations@research.ufl.edu.

Local Requirements:All researchers are required to comply with UF's Human Research Protection Program (HRPP) requirements, including disclosure and management of financial interests. HRPP policies and Guidelines are available at: https://research.ufl.edu/research-operations-services/hrpp-2-2.html. In addition, per UF IRB guidance https://irb.ufl.edu/wp-content/uploads/Training-Requirements-for-Conducting-Research.pdf all UF faculty, staff, and students must complete required training in order to conduct human research. The PI for this project should collect a copy of applicable training certificates for anyone engaged in this research. Research teams can also use the **IRB Training Completion Lookup Tool** https://research.ufl.edu/research-operations-

services/irbtraininglookup.html to verify anyone engaged in the research has completed the training required by the IRB. For information related to the human research training, please contact the IRB at irb@ufl.edu or call (352) 273-9600.

IMPORTANT: Providing information to participants in surveys, focus groups, interviews, education, behavior, or food research (public observation is excluded): Prior to enrolling subjects in your research, you should inform them about the research, give them an opportunity to ask questions, and they must be given the opportunity to choose or decline to participate. Please use one of the following templates as a guide for determining what information you need to provide to participants, whether in oral or written form:

- Studies with face-to-face interaction
- Consent for online surveys

IMPORTANT: Research Involving UF Student Athletes: You must obtain approval of the University Athletic Association, Inc research sub-committee of the Medical Advisory Committee before enrolling any UF Student Athletes in research. For more directions on how to obtain UAA approval visit: ://floridagators.com/sports/2015/12/10/_health_ For questions about the UAA process, please contact Rosie Findley (email: RosieF@gators.ufl.edu" or Jeff Guin (email: Jeffg@gators.ufl.edu"). The IRB also has a Guidance document regarding the inclusion of UF Student Athletes that researchers should review at: https://irb.ufl.edu/wp-content/uploads/Research-Involving-Student-Athletes.pdf.

Does your research include any of the following?

- None of the above

International research: does your research involve anything related to a foreign country such as interacting with subjects who are outside the US, collaborating with researchers who are in another country, or personally traveling to a location outside the US?

No

Does your research involve the need to mislead or withhold information from the study subjects in order to gather data for a scientific purpose?

No

Does this research involve any of the following activities? Check all that apply.

- Not applicable / none of the above

Which of the following activities will your research include? Check all that apply.

- Surveys / online surveys (Exempt #2)
- Focus groups or interviews (Exempt #2)

- Observation of public behavior (including visual or auditory recordings) (Exempt #2)
- Obtain / analyze data from publicly available sources (Exempt 4.ii)

Will children participate in the research?

No

Will you collect and have in your possession any information (including audio or video recordings) that could identify the subjects?

No - I cannot identify directly or indirectly any study subjects

Observation of public behavior: Will children participate in the research?

No

Publicly available data: are there any restrictions or limitations for accessing your data sources?

No

Please list each of the sources from which you will obtain publicly available data:

- George A. Smathers Library
- JSTOR
- The City of St. Augustine
- The State of Florida
- The National Park Service
- FEMA

Are you specifically targeting / trying to enroll UF student athletes as subjects?

No

Do you intend to pay subjects who participate in your research?

No

What is the title of your project?

Adapting Florida's Historical Structures within Flood Risk Areas: A Spatial Analysis and Policy Review on the Community of Lincolnville in St. Augustine, Florida

Briefly describe the activities involved to complete your research (500 words or less):

Collecting the flood resiliency work done within the Lincolnville community for the past 20 years and analyzing how the historic structures have been adapting. Looking for positive or negative trends in development over the past 20 years. The research will be done by looking at old geo-spatial data maps, the historic structures themselves, meeting with relevant architects or preservation planners, and reading though government resources from the city, state, and UF.

Principal Investigator (PI) name

Bridgette Murphy

Email: PI's official UF email

Bridgettemurphy@ufl.edu

PI's UFID number

53876528

PI's affiliation with UF

Graduate level student

Faculty Mentor

Kristin Larsen

Email: Faculty Mentor

klarsen@ufl.edu

Do you certify that all of the above information is true and that your research will not deviate from what is submitted? (If changes are needed, you must submit a new form)

Yes

Do you certify that all individuals engaged in this research will (a) comply with UF's HRPP requirements and (b) have completed the required IRB training before engaging in the research?

Yes

Optional: how would you rate this form and self-approval process for exempt research submissions?

Excellent

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BIOGRAPHICAL SKETCH

Bridgette Murphy is originally from Port St. Lucie, Florida. She graduated from the University of Florida in 2022 with a Bachelor of Science in Sustainability and the Built Environment. Directly after receiving her Bachelors, Bridgette began to pursue her Master of Urban and Regional Planning from the University of Florida. During her time in Gainesville Bridgette served on the City of Gainesville's Historic Preservation Advisory Board for three years. First as the student seat and then as a board member. Bridgette also worked as a Graduate Assistant for the University of Florida's Historic Preservation Department's Preservation Institute Nantucket during the Summer of 2023.

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Historic Architectural Review Board (HARB)

DATE: September 18, 2024

RE: Roof Materials

As the Board is likely aware, aesthetics and longevity, along with pressure from insurance companies, are driving more property owners to install metal roofs. Staff have seen an increase in roof replacement requests because of these factors and anticipates further increase in these types of requests moving into the future.

Within our Historic Preservation zoning districts (HP1-5), roof material requirements are clearly defined, and staff has generally approved in-kind or appropriate new roof material replacements administratively during the permitting process or required HARB approval for proposed roof materials that are not consistent with the Architectural Guidelines for Historic Preservation (AGHP) and/or the architectural style of the building.

In the National Register Historic Districts, the requirements *were* less defined. Prior to the passage of the Partial Demolition Ordinance in August of 2023, design of replacement materials was not always a consideration. If a roof was metal panel, a new metal panel replacement could be approved regardless of profile type. After the passage of the Partial Demolition Ordinance, staff now reviews the roofs of regulated structures* in a similar manner to those within HP1-5: in-kind replacement, replacement with a material historically on the building (with evidence), or replacement with an appropriate pre-approved design or material based on the AGHP, is approved administratively during permitting. Any re-roof requests that do not meet those criteria are asked to submit a Partial Demolition application to the HARB. This includes metal-to-metal re-roofs when the metal replacement panels are not one of the AGHP listed pre-approved designs detailed below:

- Galvalume or galvanized steel 5-V crimp, unpainted metal roof (such as Dallas Metal Products, model DMP 5-V crimp with 3/8 inch ribs and 24 inch coverage in the Galvalume Mill finish) for Frame Vernacular and Masonry Vernacular buildings with pitched roofs.
- Corrugated, unpainted galvanized or aluminum metal roof (such as the wavy or S-profile of the 'Patented Galvanised Iron' roofs in an 1854 catalog described by the National Park Service Publication Roofing for Historic Buildings for Frame Vernacular and Garage Apartment buildings.

In hopes of balancing the needs and desires of property owners with our Historic Preservation goal to maintain the historic architectural character of our city, staff is seeking guidance for replacement roof review for regulated structures* when the proposed metal roof panel is a modern design as well as when roof replacement is requested for architectural styles not addressed by the AGHP's pre-approved guidelines. We have attached profile/photo examples of the common metal roof styles being submitted for permit review as well as the pertinent City Code language for your reference.

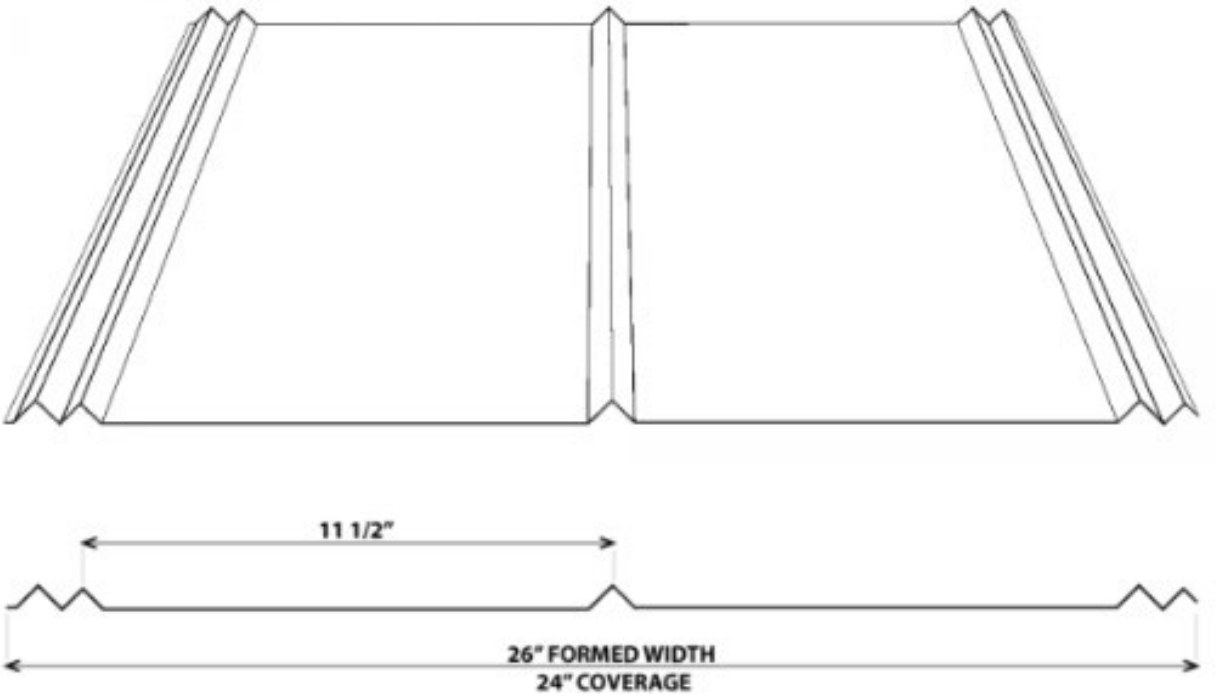
We appreciate your input,

Candice Seymour
Historic Preservation Officer, Planning and Building Department
E cseymour@citystaug.com | P 904.209.4326

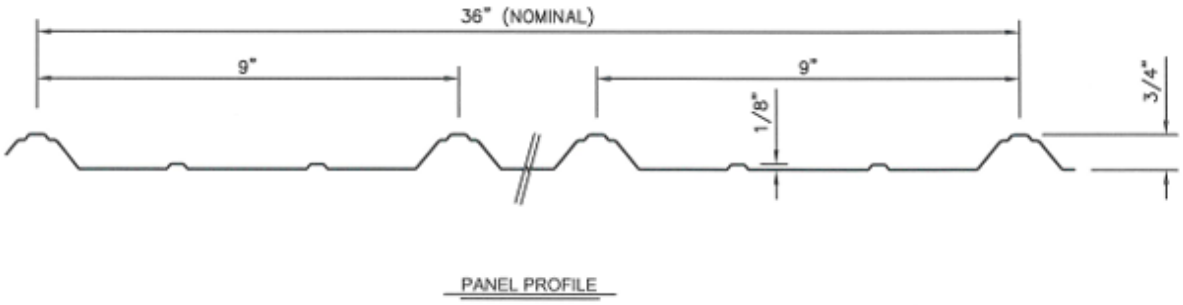
* See definition on pg. 5 under Pertinent Definitions and Codes.

Common Metal Roof Pane Types

5V Crimp Panels (can be administratively approved)

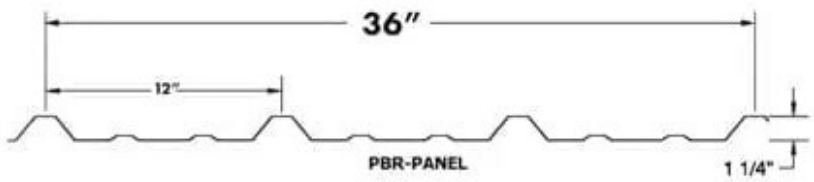


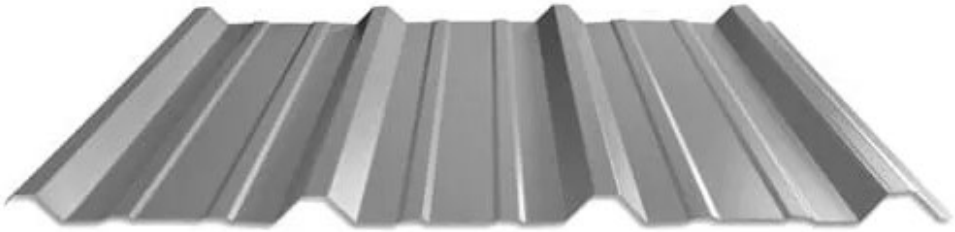
Armour Rib



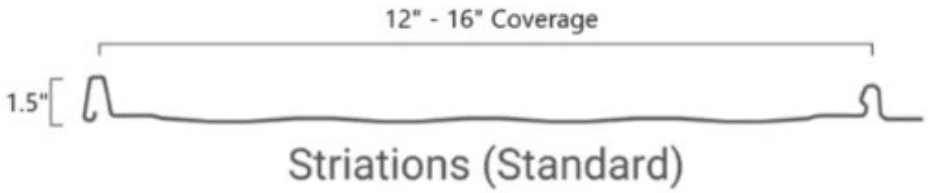
Common Metal Roof Pane Types

Armour PBR





Armour Loc Standing Seam (concealed fasteners)







Pertinent Definitions and Codes

Sec. 28-82 Definitions:

Architectural feature includes but is not limited to the following: architectural style, scale, massing, siting, general design, and general arrangement of the exterior of the building or structure; type and texture of exterior materials; size, type, placement, and patterns of roof(s), windows, doors, and all attached appurtenances including porches, stairs and stoop features, dormers, additions, trim details, balconies and railings or other decorative attachments.

Architectural feature limited review consists of the architectural review of limited physical elements of a regulated structure to be replaced after partial demolition. This limited review will focus on the overall character of the key elements of the structure visible from the street. Key elements that will be reviewed will be roofs (shape, size, placement), exterior windows and doors (number and placement of openings, shape and pattern of panes or lites, and design features visible from outside the regulated structure such as the exterior muntin with a raised profile), porches, stoops, and balconies (shape, size, placement), exterior siding (vertical, horizontal, or diagonal placement of similar sized boards, siding profile and pattern). The review is for exterior elements and may include the interior works or features of architectural elements. Applications that match the replacements after a partial demolition to these existing key architectural elements or use in-kind features or materials as existing will be deemed in compliance with this limited architectural review and can be approved administratively. Applicants who do not want to use in-kind features or materials as existing nor match the replacements to these key architectural elements after partial demolition will be heard at a public hearing before the HARB or other designated reviewing agency. This category of limited review does not apply to properties in the historic preservation districts of the city. The criteria applied for either HARB or administrative review will be as described in section 28-89(3). See Regulated structure.

Architecturally similar means having substantially the same façade design or exterior appearance using like characteristics in terms of height, mass, scale, footprint, arrangement of openings, pattern.

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

Regulated structure is a building or a part of a building that is the subject of a partial demolition and that is not located in the city's historic preservation districts but meets the following criteria of a historic structure: it is individually listed as historic locally or nationally, or it is a contributing property in a designated National Register District, or it is a designated historic landmark. See architectural feature limited review and see partial demolition.

Pertinent Definitions and Codes

Sec. 28-89: Criteria for certificate or opinion of appropriateness, relocation or demolition or partial demolition review

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

(4) Applications for partial demolition of buildings listed on the National Register of Historic Places, contributing or potentially contributing to a historic district in the National Register of Historic Places, listed as a local historic landmark pursuant to this Code, listed as a potential landmark identified in the Historic Preservation Element of the Comprehensive Plan, Master Plan or identified by historic preservation planning staff as culturally significant within the recent past, may apply for the demolition of additional components of the building as part of a more comprehensive rehabilitation plan. Staff may require that the application be reviewed as a full demolition with required documentation, appropriate condition assessment and a rehabilitation plan, recognizing that applicants may encounter unforeseen building damage, site conditions, flood mitigation obstacles, or other significant and demonstrable reasons justifying a more extensive partial demolition as part of the rehabilitation. In issuing a certificate of demolition or partial demolition, the board may include approval of both the partial demolition and potential related additional demolition and its rehabilitated replacement design under one application. This will allow the approval of drawings sufficient for a building permit and that all necessary requirements for the new construction related to the demolition or partial demolition are submitted for permitting review and approval by staff.