CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

AMENDED

A G E N D A

THURSDAY, OCTOBER 17, 2024 - 1:00 PM

ALCAZAR ROOM

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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 (NONE)
6. Continued Items from the previous HARB meetings

   a) HP2024-0039
   Continued from July 18, 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.

   *b) HP2024-0050
   Continued from September 18, 2024
   REQUESTING CONTINUANCE TO NOVEMBER 21, 2024
   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.

7. Certificate of Appropriateness

   a) HP2024-0063
   Brian Molony Sharkey - Applicant
   Brian Molony and Shirley Anne Sharkey - Owner
   56 Marine Street
   To construct an in-ground pool toward the rear/west property line with associated site features.

8. Certificate of Demolition and Partial Demolition

a) HP2024-0065
A. Kroll Construction - Applicant
Donna R & Scott G Wendler - Owner
132 King Street
For partial demolition of a residential building, constructed c. 1910-1914, that is recorded in the Florida Master Site File and contributing to the Model Land Company National Register Historic District, including replacement of an existing window opening with a door on the front facade.

b) HP2024-0064
Mary Garden - Applicant
Mary B. & John A. Garden - Owner
44 Sylvan Drive
For partial demolition of a residential building constructed c. 1956 that is recorded in the Florida Master Site File and contributing to the Fullerwood Park Residential National Register Historic District including replacement of the existing roof in a different design and material.

c) HP2024-0066
Arkon Builders Corp - Applicant
First United Methodist Church - Owner
118 King Street
For partial demolition and possible reconstruction of the west tower of a church building, constructed between 1910 and 1917, that is recorded in the Florida Master Site File and contributing to the Model Land Company National Register Historic District.

d) HP2024-0057
Kevin and Kai Priester - Applicant and Owner
51 Florida Avenue
To demolish a residential building, constructed c. 1959, that is recorded in the Florida Master Site File and not located in a district.

9. Certificate of Appropriateness for a Historic Preservation Ad Valorem Tax Exemption

a) HP2024-0059
Elaine Darnold - Applicant
Elaine H. and Kenneth W. Darnold - Owner
121 Kings Ferry Way
To review parts I, II, and III of a Historic Preservation Ad Valorem Tax Exemption application, to certify completion of interior and exterior restoration and rehabilitation of a residential building, constructed between 1885 and 1894, that is recorded in the Florida Master Site File and contributing to the Lincolnville National Register Historic District.

10. Planning and Building Staff Communications
11. Other Business
12. Next Scheduled Meeting Date(s):
    a) November 21, 2024 - Regular Meeting
13. 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

STAFF REPORT AND RECOMMENDATION

Prepared for October 17, 2024 Meeting



Application HP2024-0039 Address: 35 Treasury Street

Applicant: Jason Canning Architect Inc - Applicant

Property Owner: Bishop of the Dioceses of St. Augustine - Owner

Project description: To construct two pergolas with retractable covers in the south courtyard between the existing rectory and the Cathedral Basilica. *Continued from July 18, 2024.*

Architectural Style:	Mediterranean Revival	Florida Master Site File:	N/A
National Register:	St. Augustine NRHD: Non-contributing	Construction date:	1965
Archaeology Zone:	IA	Zoning District:	HP-2
Parcel number:	1971900000		
Agenda Item:	6(a)	Previous Action(s):	COA 2017-0104 COA HP2023-0087

STAFF SUMMARY AND ANALYSIS:

1. This application was continued at the July 18 and August 15, 2024 meeting to allow the applicant time to provide a more compatible design. It was continued again at the September 18, 2024 meeting at the applicant's request.
2. Two pergola structures are proposed in this application, located in the southern courtyard of the building on either side of a covered walkway that connects the Cathedral Basilica to the rectory building. The updated pergola design is described in the scope of work below with new features in red.
3. The Architectural Guidelines for Historic Preservation (AGHP) recommends that trellises be constructed of simple round wooden posts and poles. The modified proposed pergolas are constructed with round posts, 2x12 carry beams, and 2x6 joists, which are more consistent with the requirements of the district. There is a chance, as with recently constructed HARB-approved pergolas, that additional cross bracing may be required by the Building Official. Cross bracing should match the scale of the proposed pergolas.
4. Canopies and umbrellas must be white, natural canvas or sailcloth, and must be supported on a wooden structure. The modified pergola design meets all the AGHP requirements.
5. The newly proposed pergolas are also scaled down and decreased in both height, to match that of the existing covered walkway, and total area, which minimizes their impact from angles along Charlotte and St. George Streets where the pergolas could be visible if existing obstacles such as masonry walls and landscaping are removed.

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 applicant at **35 Treasury Street** if the HARB finds that it meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Construct two pergolas east and west of existing covered walkway:
   a. East pergola: ~~17' 4"~~ 16' long x ~~18'~~ 16' wide x ~~~9' 6"~~ 8' 11.5" tall (~~14ft~~ ~13.5' from column to column)
   b. West Pergola: ~~34' 8"~~ 16' long x ~~18'~~ 16' wide x ~~~9' 6"~~ 8' 11.5" tall (~~14ft~~ from ~13.5' column to column ~~x2~~)
   c. ~~10"~~ 6" diameter column posts, ~~3.5" x 7.25"~~ 2x12 carry beams ~~with decorative ends~~, ~~arched~~ 2x6 joists, ~~1.5" square lathing~~
   d. Wood Material: Columns and Joists stained Walnut Brown, Carry Beams painted Roycroft Copper
   e. Retractable Sunbrella fabric awning material in Cadet Gray or Oyster installed under joists.

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Secretary of the Interior's Standard's for Rehabilitation 2, 8, and 9 apply.
2. Retention of Distinguishing Architectural Character
8. Protection and Preservation of Significant Archaeological Resources
9. Compatible Contemporary Design for New Alterations and Additions

Parking, Landscaping and Site Features

Do...

- 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.
- Repair features of the site by reinforcing historic materials.
- 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.

Don't...

- 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.
- 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.
- 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

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.

LIST OF ATTACHMENTS:

1. Staff Photographs

STAFF PHOTOGRAPHS
35 Treasury Street



North Elevation

Staff Report pg. 6

STAFF PHOTOGRAPHS
35 Treasury Street



View of East from Gated Parking Lot



View of East from Public Parking Lot

STAFF PHOTOGRAPHS
35 Treasury Street





Location of West Pergola

Staff Report pg. 8

STAFF PHOTOGRAPHS
35 Treasury Street



Location of East Pergola

Staff Report pg. 9

STAFF PHOTOGRAPHS
35 Treasury Street



View of West Side across Pena Peck House Garden

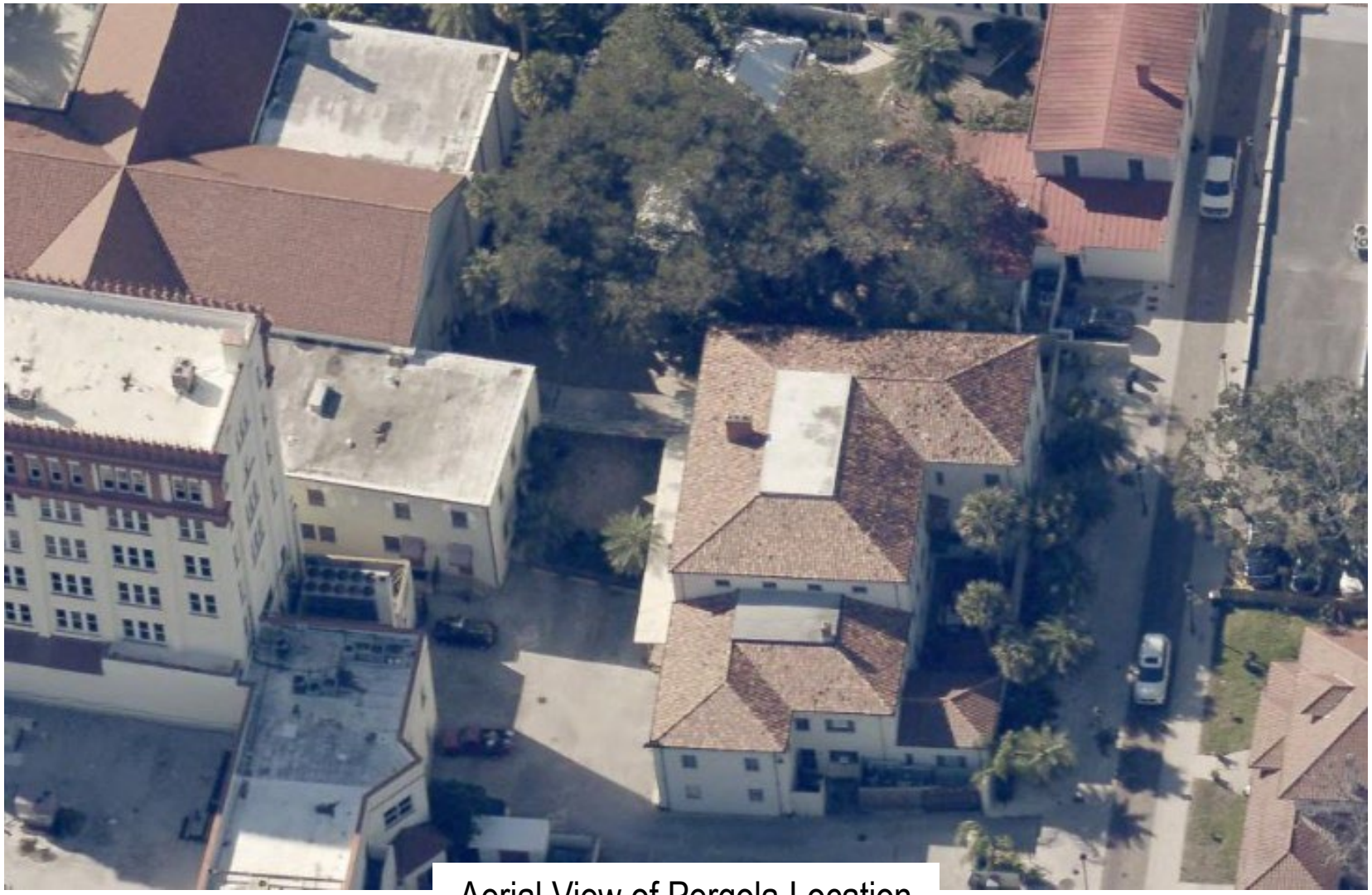
STAFF PHOTOGRAPHS
35 Treasury Street





South Elevation (courtyard between rectory and Cathedral)

STAFF PHOTOGRAPHS
35 Treasury Street



Aerial View of Pergola Location

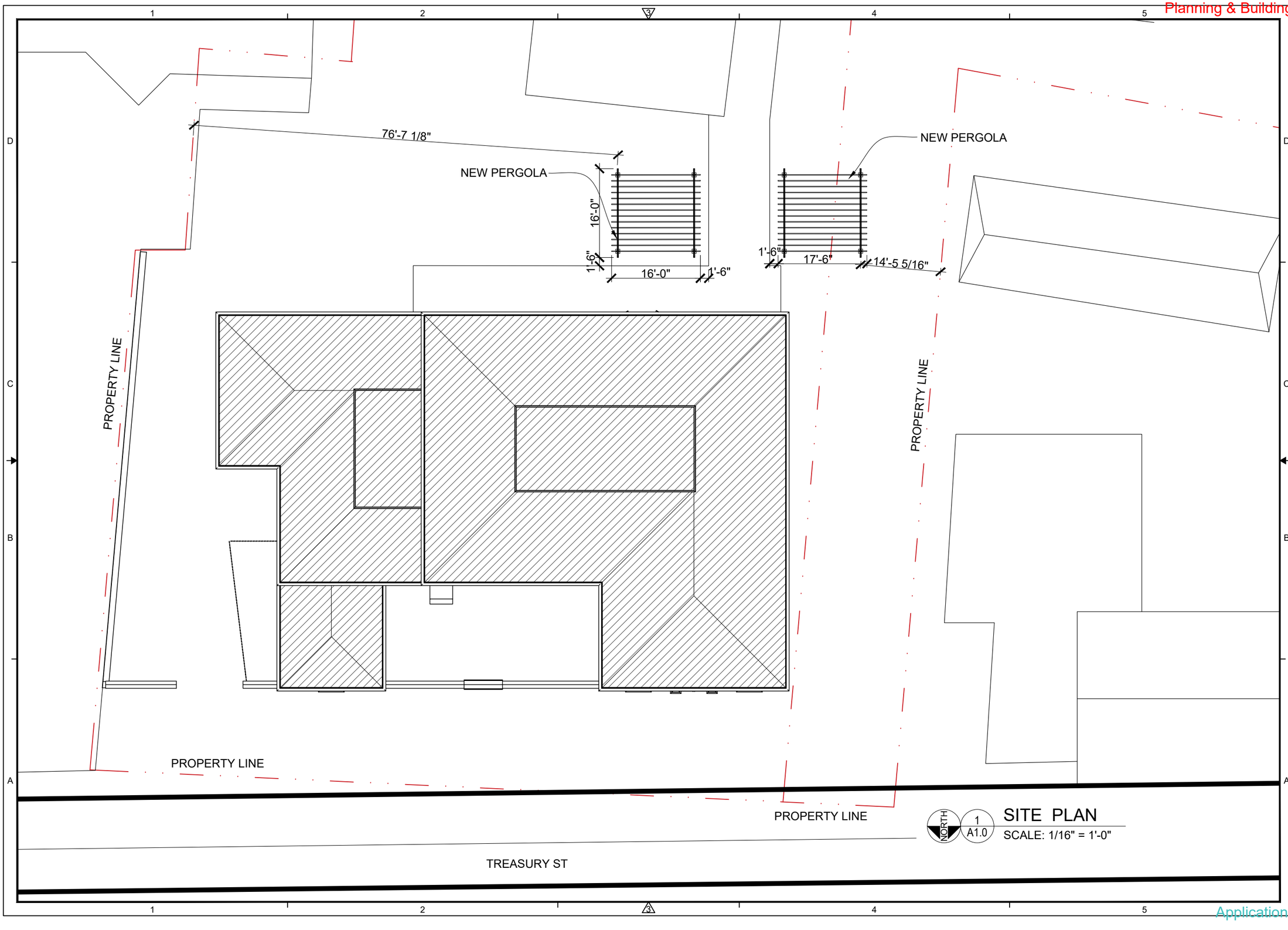
Staff Report pg. 12

FOR THE October 17, 2024 HARB MEETING

COD HP2024-0039 – 35 Treasury Street

New Documents Provided by the Applicant

Received 10/7/24
Planning & Building Department



NORTH

1 A1.0 SITE PLAN

SCALE: 1/16" = 1'-0"

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PROJECT ARCHITECT
JASON T. CANNING

FLORIDA LICENSE NO. AR95310

PROJECT TEAM

ARCHITECT
JASON T. CANNING
904.647.8690

DATE	ISSUE
06 18 2024	PERMIT
07 08 2024	REVISION 1

PERGOLA ADDITION FOR
ST. AUGUSTINE RECTORY PARISH
35 TREASURY ST
ST. AUGUSTINE FLORIDA 32084

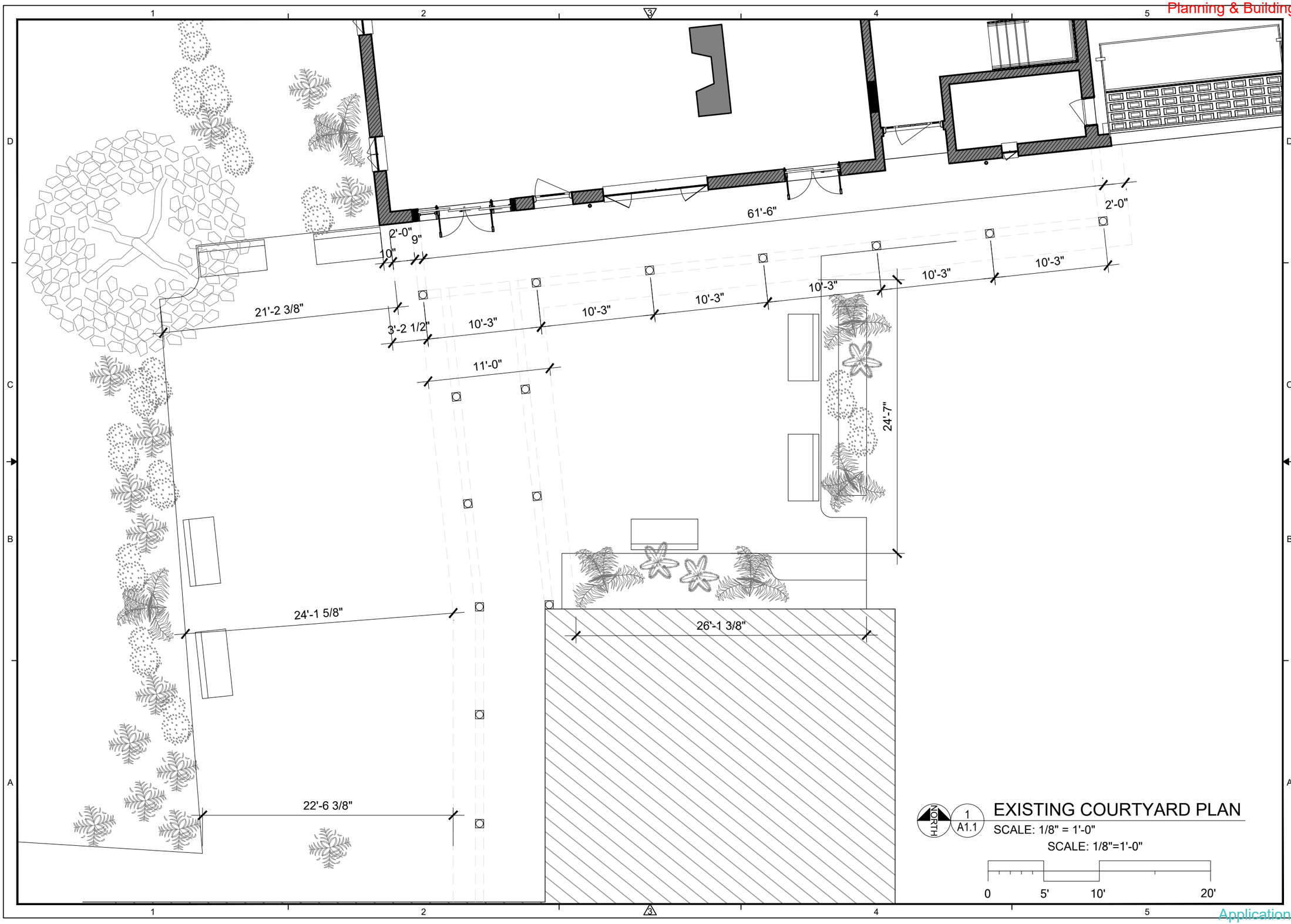
SITE PLAN

PROJECT NO: 2322
DRAWN BY: KB
CHECKED BY: JTC
SHEET NO:

SHEET

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NORTH 1 A1.1

EXISTING COURTYARD PLAN

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

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

0 5' 10' 20'

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PERGOLA ADDITION FOR
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EXISTING COURTYARD PLAN

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SHEET	

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EXTERIOR FENESTRATION CHANGES AND THE NEW, EXTENDED BALCONY, WERE REVIEWED, AND APPROVED BY THE HISTORIC ARCHITECTURAL REVIEW BOARD (HARB) ON FEBRUARY 15, 2024

EXISTING COVERED WALKWAY

1 A1.3

16'-0" 1'-6" 1'-6" 16'-4 1/2" 2'-7 1/2" 16'-0" 16'-4 1/2" 2'-7 1/2"

NEW WOOD PERGOLA ADDITION
16'X16' FLAT TOP

1'-6" 2'-7 1/2" 16'-0" 2'-7 1/2" 1'-6" 16'-4 1/2" 16'-0" 2'-7 1/2" 16'-4 1/2"

NEW WOOD PERGOLA ADDITION
16'X16' FLAT TOP

EXISTING ST AUGUSTINE CATHEDRAL

NORTH 1 A1.2

PROPOSED PERGOLA ADDITION

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

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

0 5' 10' 20'

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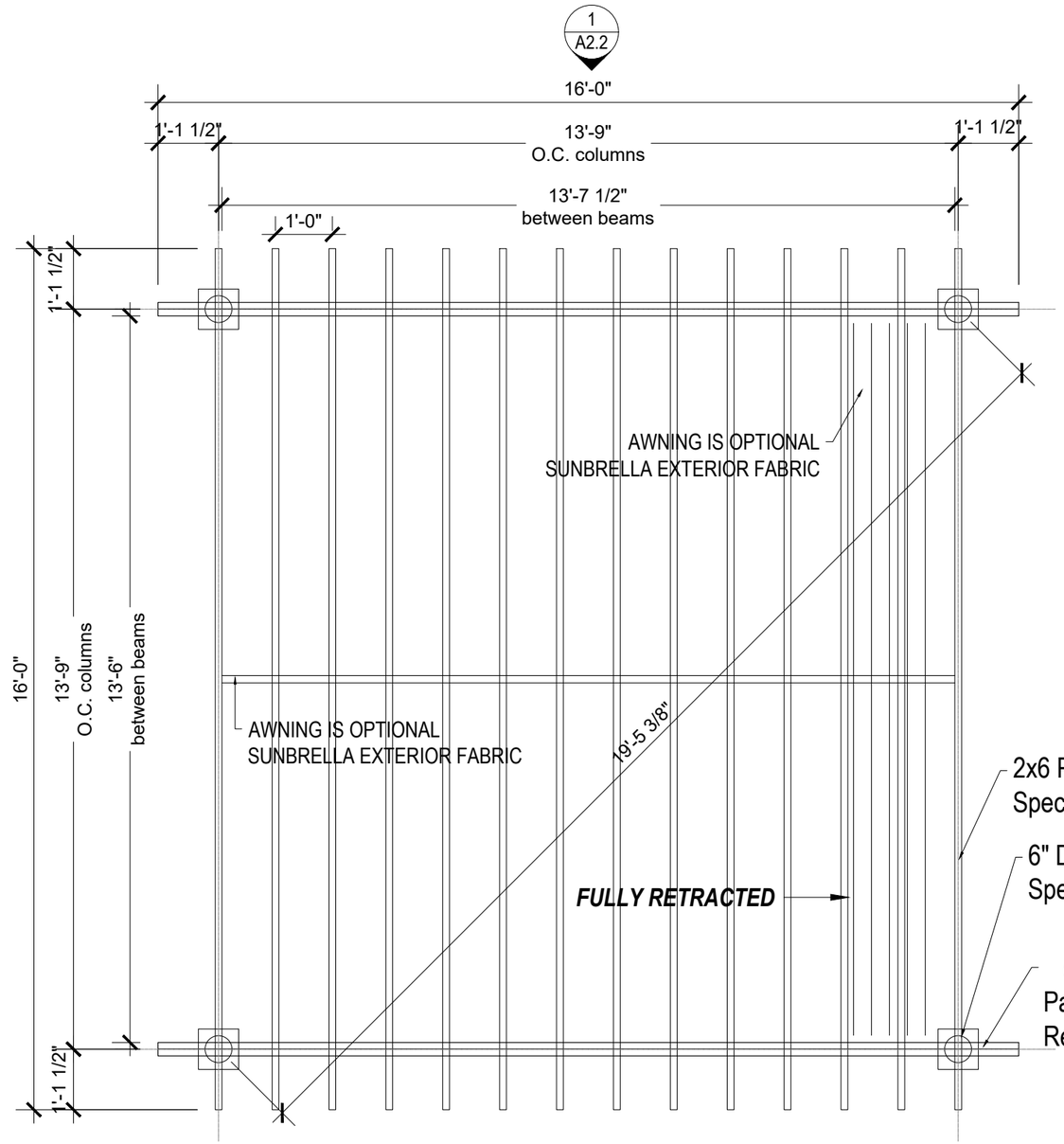
PERGOLA ADDITION FOR
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ST. AUGUSTINE FLORIDA 32084

PERGOLA ADDITION PLAN

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Roycroft Copper Red
SW 2839



1
A2.1

NORTH
1
A1.4

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

SCALE: 3/8"=1'-0"
0 2' 4' 8'

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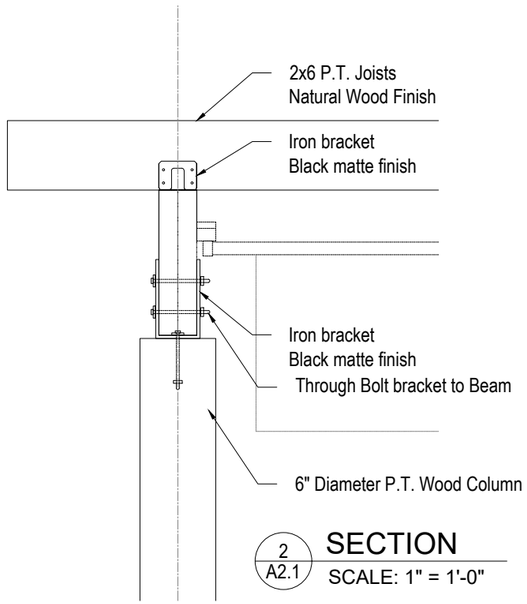
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ENLARGED PERGOLA PLAN

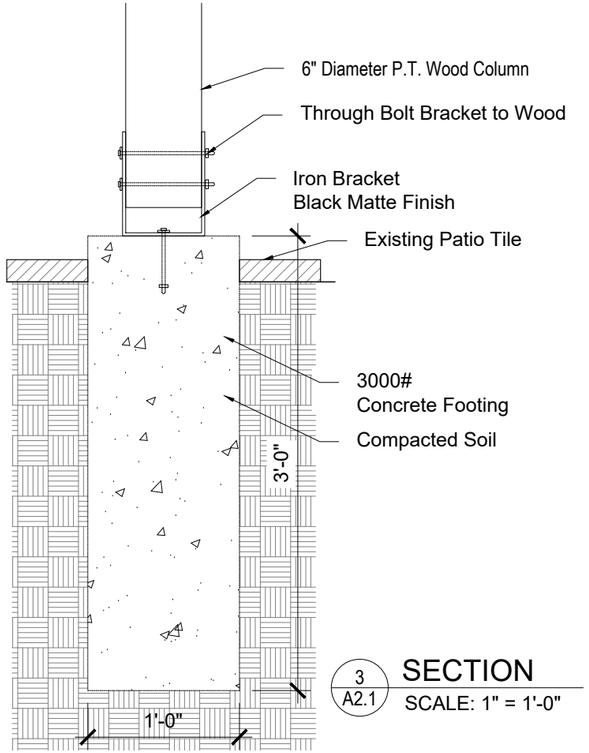
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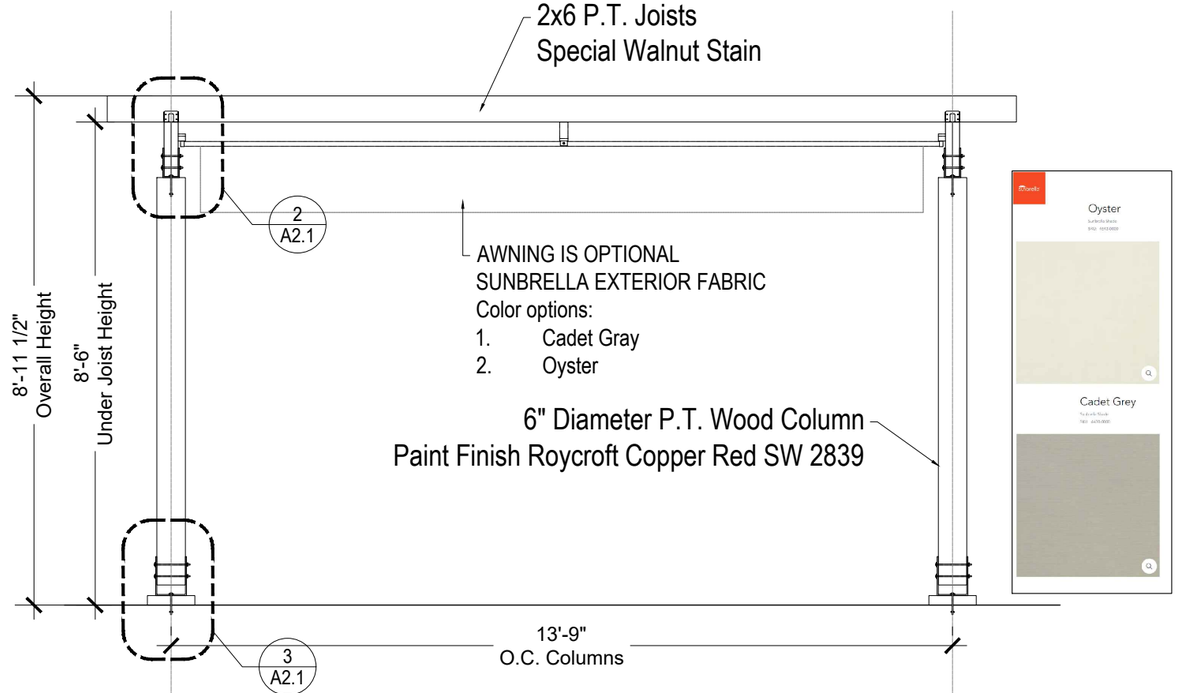
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2 A2.1 SECTION
SCALE: 1" = 1'-0"



3 A2.1 SECTION
SCALE: 1" = 1'-0"



1 A2.1 ENLARGED ELEVATION
SCALE: 3/8" = 1'-0"

SCALE: 3/8"=1'-0"
0 2' 4' 8'

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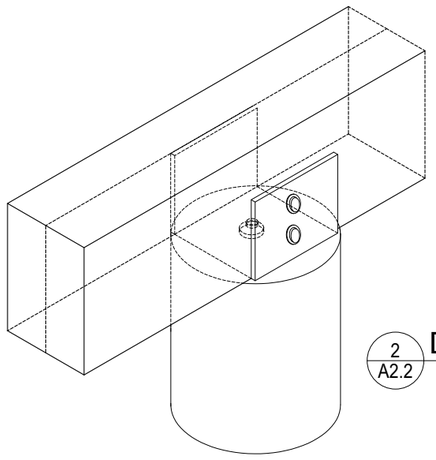
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PERGOLA ENLARGED ELEVATION

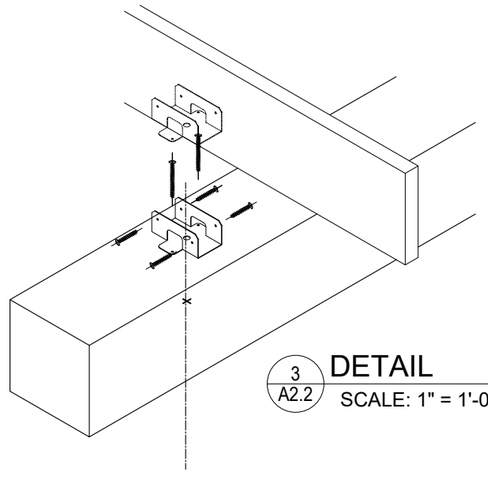
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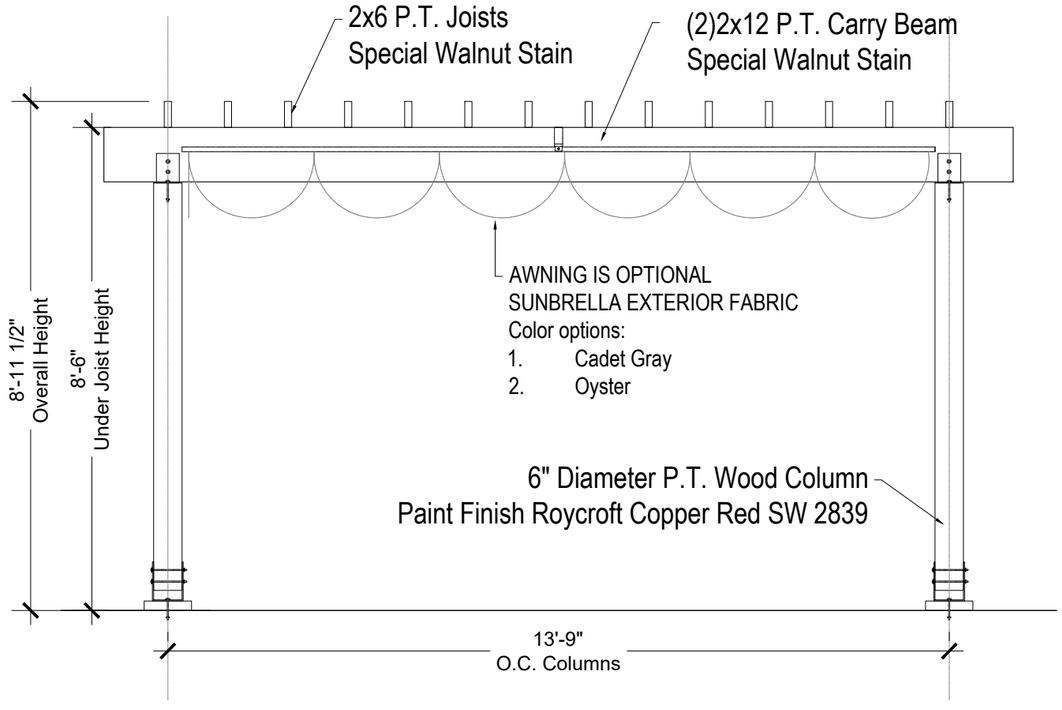
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2 A2.2 DETAIL
SCALE: 1" = 1'-0"



3 A2.2 DETAIL
SCALE: 1" = 1'-0"



1 A2.2 ENLARGED ELEVATION
SCALE: 3/8" = 1'-0"

SCALE: 3/8"=1'-0"
0 2' 4' 8'

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PERGOLA ENLARGED ELEVATION

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EXTERIOR FENESTRATION CHANGES AND THE NEW, EXTENDED BALCONY, WERE REVIEWED, AND APPROVED BY THE HISTORIC ARCHITECTURAL REVIEW BOARD (HARB) ON FEBRUARY 15, 2024

1 A3.1

EXISTING SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

SCALE: 3/32"=1'-0"

0 10' 20' 30'



NEW WOOD PERGOLA ADDITION
16'X16' FLAT TOP

2 A3.1

PROPOSED SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

SCALE: 3/32"=1'-0"

0 10' 20' 30'

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EXTERIOR SOUTH ELEVATIONS

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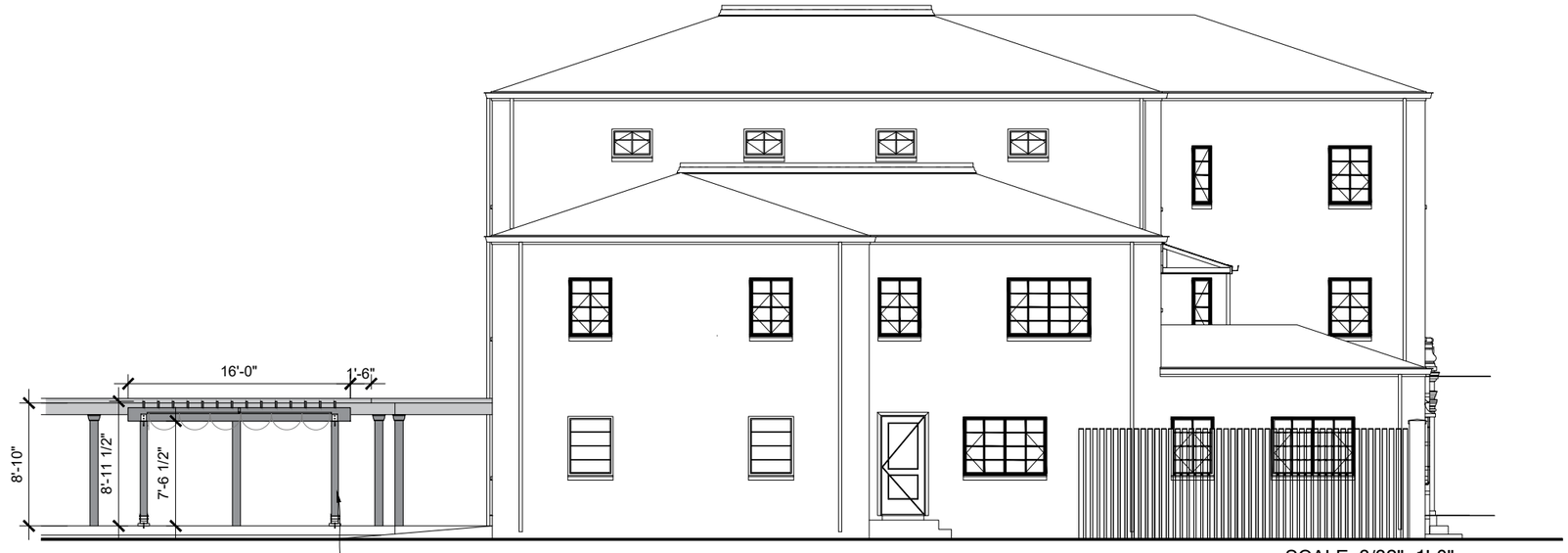


1 A3.2 EXISTING EAST ELEVATION

SCALE: 3/32" = 1'-0"

SCALE: 3/32"=1'-0"

0 10' 20' 30'



2 A3.2 PROPOSED EAST ELEVATION

SCALE: 3/32" = 1'-0"

SCALE: 3/32"=1'-0"

0 10' 20' 30'

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F: 904.406.7227
jason@canningarch.com

PROJECT ARCHITECT
JASON T. CANNING
FLORIDA LICENSE NO. AR95310

PROJECT TEAM

ARCHITECT
JASON T. CANNING
904.647.8690

DATE	ISSUE
06 18 2024	PERMIT
07 08 2024	REVISION 1
08 05 2024	REVISION 2

PERGOLA ADDITION FOR
ST. AUGUSTINE RECTORY PARISH
35 TREASURY ST
ST. AUGUSTINE FLORIDA 32084

EXTERIOR EAST ELEVATIONS

PROJECT NO: 2322
DRAWN BY: KB
CHECKED BY: JTC
SHEET NO:

A3.2

SHEET

Jason Canning hereby expressly reserves the rights to this drawing and it is not to be reproduced or copied in any format or manner whatsoever without first obtaining permission and consent.

September 20, 2024

Jason Canning
18 12 Atlantic Blvd.
Jacksonville, FL 32207

cc: Bishop of the Diocese St. Augustine

Re: Certificate of Appropriateness - 35 TREASURY ST, Saint Augustine, 32084 - HP2024-0039

Dear Jason Canning,

On September 18, 2024, the Historic Architectural Review Board (HARB) met and discussed your application To construct two pergolas with retractable covers in the south courtyard between the existing rectory and the Cathedral Basilica.

Specifically, based upon evidence presented, the HARB **CONTINUED your application to the October 17, 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 October 7, 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.:	HP2024-0039
Applicant:	Jason Canning
Owner:	Bishop of the Diocese St. Augustine
Address:	35 Treasury St., St. Augustine, FL 32084
Parcel Number:	1971900000

Re: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, To construct two pergolas with retractable covers in the south courtyard between the existing rectory and the Cathedral Basilica.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON WEDNESDAY, SEPTEMBER 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 Wednesday, September 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 two pergolas with retractable covers in the south courtyard between the existing rectory and the Cathedral Basilica..

Subject to the following conditions:

- _____
- _____
- _____
- _____
- _____
- _____
- _____

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

Case No. HP2024-0039

REQUEST **APPROVED / DENIED / CONTINUED**

_____
Sign Name

Brad Beach
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, Brad Beach, 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 September, 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.

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

August 20, 2024

Jason Canning
18 12 Atlantic Blvd.
Jacksonville, FL 32207

cc: Bishop of the Diocese St. Augustine

Re: Certificate of Appropriateness - 35 TREASURY ST, Saint Augustine, 32084 - HP2024-0039

Dear Jason Canning,

On July 18, 2024, the Historic Architectural Review Board (HARB) met and discussed your application To construct two pergolas with retractable covers in the south courtyard between the existing rectory and the Cathedral Basilica.

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.:	HP2024-0039
Applicant:	Jason Canning
Owner:	Bishop of the Diocese St. Augustine
Address:	35 Treasury St., St. Augustine, FL 32084
Parcel Number:	1971900000

Re: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, To construct two pergolas with retractable covers in the south courtyard between the existing rectory and the Cathedral Basilica.

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

Subject to the following conditions:

- To Sept. 18th 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. HP2024-0039 **REQUEST** **APPROVED / DENIED / CONTINUED**

Sign Name

Gene 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, Gene 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.

Candice Seymour

From: Kejsi Bebri <kejsi@canningarch.com>
Sent: Monday, August 5, 2024 4:24 PM
To: Candice Seymour
Cc: jason canningarch.com
Subject: 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 wants to obtain approval for the new Pergola design from their committee before submitting it to HARB for review.

We would like to request continuance to the September 18 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

July 19, 2024

Jason Canning
18 12 Atlantic Blvd.
Jacksonville, FL 32207

cc: Bishop of the Diocese St. Augustine

Re: Certificate of Appropriateness - 35 TREASURY ST, Saint Augustine, 32084 - HP2024-0039

Dear Jason Canning,

On July 18, 2024, the Historic Architectural Review Board (HARB) met and discussed your application To construct two pergolas with retractable covers in the south courtyard between the existing rectory and the Cathedral Basilica.

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.:	HP2024-0039
Applicant:	Jason Canning
Owner:	Bishop of the Diocese St. Augustine
Address:	35 Treasury St., St. Augustine, FL 32084
Parcel Number:	1971900000

Re: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, To construct two pergolas with retractable covers in the south courtyard between the existing rectory and the Cathedral Basilica.

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

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. HP2024-0039

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

COD HP2024-0039 – 35 Treasury Street

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Appropriateness

Case Number: HP2024-0039 **Meeting Date: Thursday, July 18, 2024**

1. NAME OF APPLICANT: Jason Canning
   Business (if applicable):
   Address: 18 12 Atlantic Blvd.
   City: Jacksonville State: FL Zip Code: 32207
   Daytime Telephone: 904 755 5589 E-Mail Address: jason@canningarch.com

2. NAME OF PROPERTY OWNER: Bishop of the Diocese St. Augustine
   Business (if applicable):
   Address: 11625 Old St. Augustine Road
   City: Jacksonville State: FL Zip Code: 32258
   Daytime Telephone: 904 824 2806 E-Mail Address: cathadmin@gmail.com

3. PROJECT LOCATION: 35 TREASURY ST, Saint Augustine, 32084

4. LEGAL DESCRIPTION: CITY OF ST AUG W89.3FT LOT 8 & W117FT & PT OF E135FT LOT 9 & W9FT LOTS 10 & 11 & ALL LOTS 12 13 BLK 10 DB144/302 & 304 153/515 201/492 229/137

5. SCOPE OF WORK: To construct two pergolas with retractable covers in the south courtyard between the existing rectory and the Cathedral Basilica.

Information attached by applicant includes:

- Application Agreement
- Architectural Plans
- Renderings
- Existing Photographs

HARB APPLICATION AGREEMENT

Received 06/18/2024
Planning & Building Department

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: 35 Treasury St, St. Augustine, Florida 32084

Applicant's Name: Jason Canning Applicant's Signature: _____

Owner's Name: Michael S. Elison Chancellor Owner's Signature: _____

Owner's Name: _____ Owner's Signature: _____

Owner's Name: _____ Owner's Signature: _____

(Can add additional signature page if needed)

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

Certificate of Appropriateness

Sufficiency Checklist

Case Number HP2024-0039

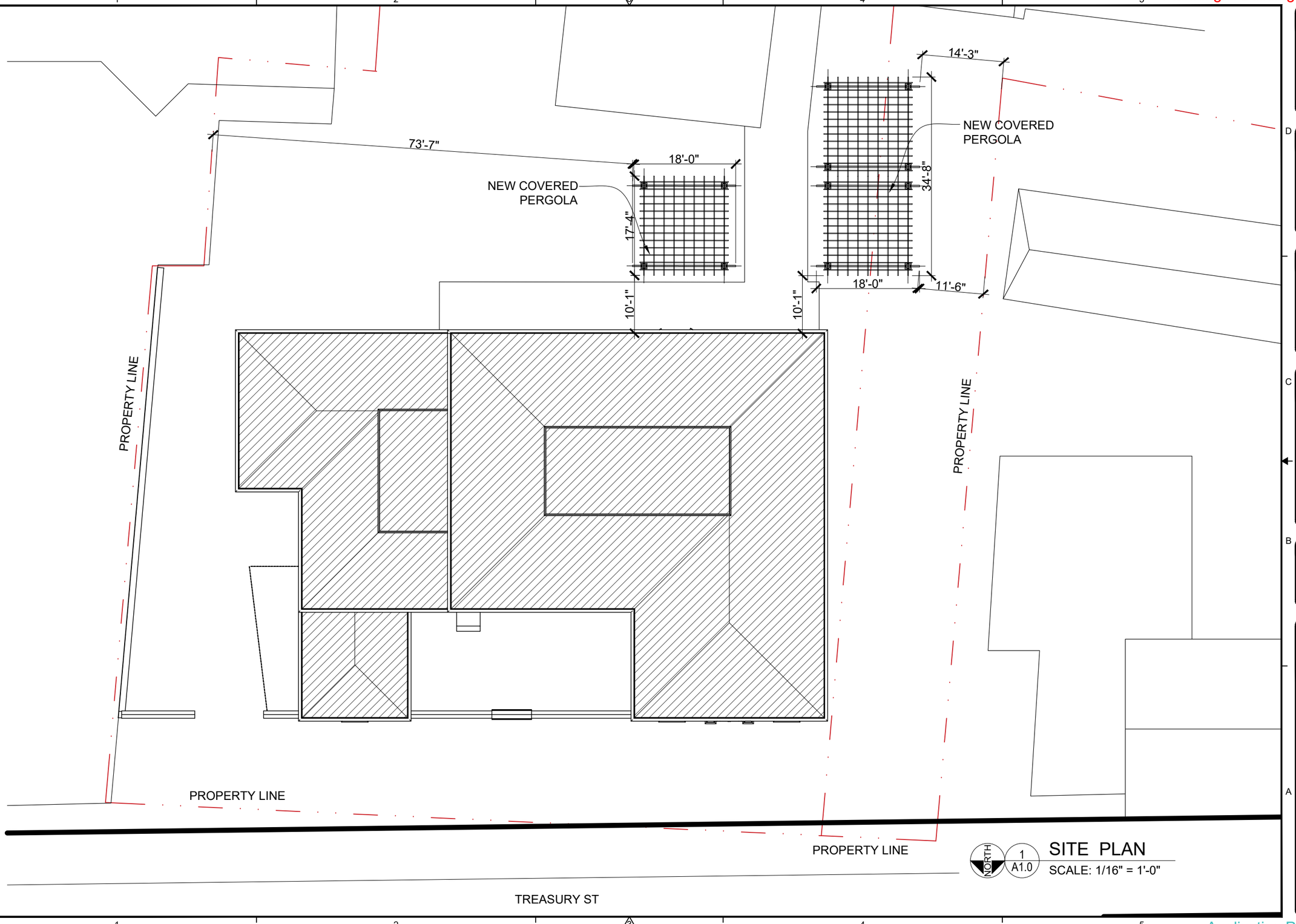
35 TREASURY ST, Saint Augustine, 32084

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	You have indicated the finish color to be white; however, specifications for the retractable cover, including material and color/design are needed.

Other Details Necessary for Review

N/A

Received 7/8/24
Planning & Building Department



JASON CANNING ARCHITECT INC
ARCHITECTURE PLANNING INTERIORS
1812 Atlantic Blvd.
Jacksonville, Florida 32207
O: 904.647.8690
C: 904.755.5589
F: 904.406.7227
jason@canningarch.com

PROJECT ARCHITECT
JASON T. CANNING
FLORIDA LICENSE NO. AR95310

PROJECT TEAM

ARCHITECT
JASON T. CANNING
904.647.8690

DATE	ISSUE
06 18 2024	PERMIT
07 08 2024	REVISION 1

PERGOLA ADDITION FOR
ST. AUGUSTINE RECTORY PARISH
35 TREASURY ST
ST. AUGUSTINE FLORIDA 32084

SITE PLAN

PROJECT NO: 2322
DRAWN BY: KB
CHECKED BY: JTC
SHEET NO:

SHEET

Jason Canning hereby expressly reserves the rights to this drawing and it is not to be reproduced or copied in any format or manner whatsoever without first obtaining permission and consent.

Received 7/8/24
Planning & Building Department

JASON CANNING
ARCHITECT INC
ARCHITECTURE PLANNING INTERIORS
1812 Atlantic Blvd.
Jacksonville, Florida 32207
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jason@canningarch.com

PROJECT ARCHITECT
JASON T. CANNING
FLORIDA LICENSE NO. AR95310

PROJECT TEAM

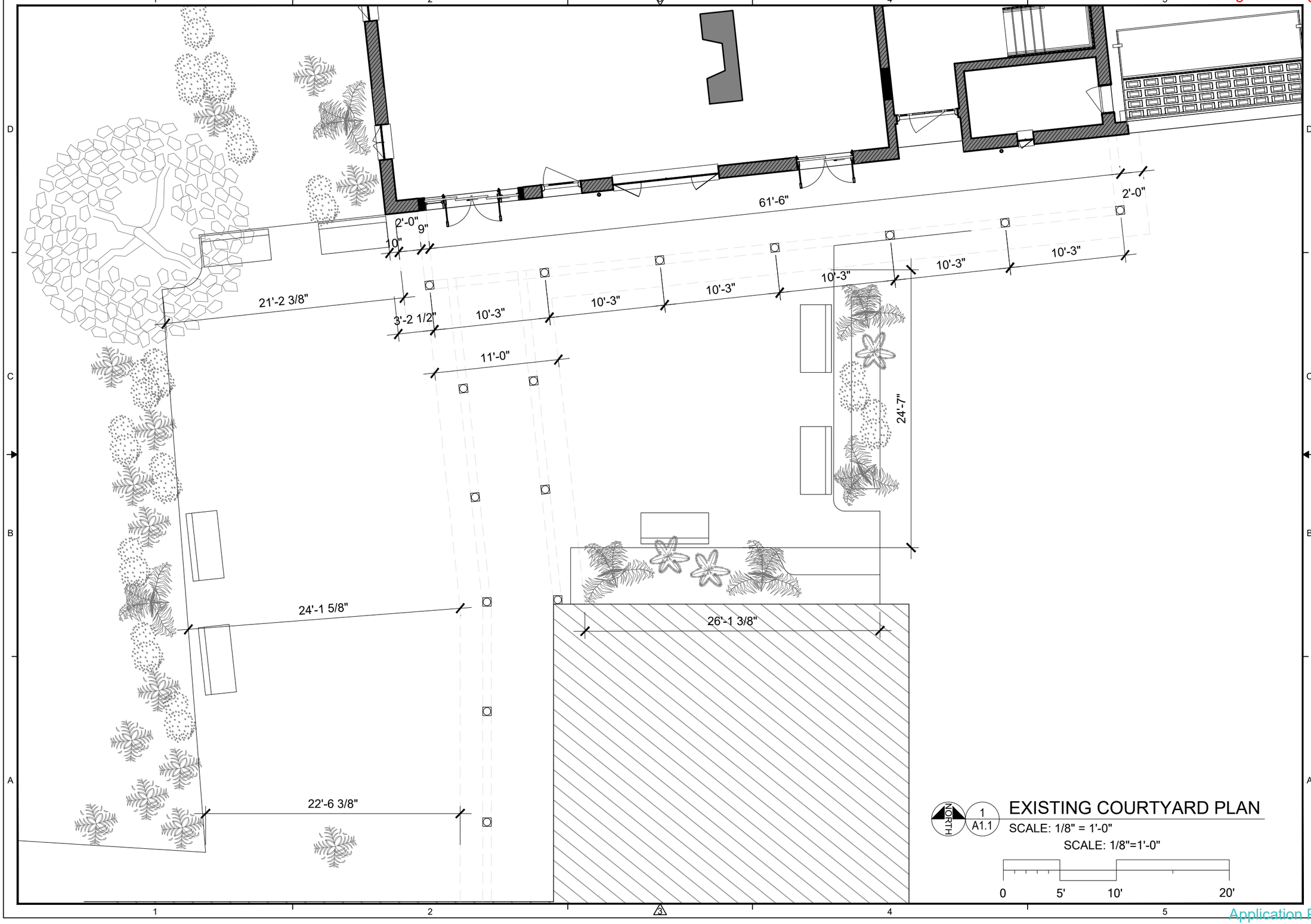
ARCHITECT
JASON T. CANNING
904.647.8690

DATE	ISSUE
06 18 2024	PERMIT
07 08 2024	REVISION 1

PERGOLA ADDITION FOR
ST. AUGUSTINE RECTORY PARISH
35 TREASURY ST
ST. AUGUSTINE FLORIDA 32084

EXISTING COURTYARD PLAN

PROJECT NO:	2322
DRAWN BY:	KB
CHECKED BY:	JTC
SHEET NO:	A1.1
SHEET	



NORTH 1 A1.1

EXISTING COURTYARD PLAN

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

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

0 5' 10' 20'

Jason Canning hereby expressly reserves the rights to this drawing and it is not to be reproduced or copied in any format or manner whatsoever without first obtaining permission and consent.

Received 7/8/24
Planning & Building Department

EXTERIOR FENESTRATION CHANGES AND THE NEW, EXTENDED BALCONY, WERE REVIEWED, AND APPROVED BY THE HISTORIC ARCHITECTURAL REVIEW BOARD (HARB) ON FEBRUARY 15, 2024

EXISTING COVERED WALKWAY

NEW PERGOLA ADDITION
WALPOLE OUTDOORS
14'X14' ARCH TOP

EXISTING PATIO

EXISTING ST AUGUSTINE CATHEDRAL

NEW PERGOLA ADDITION
WALPOLE OUTDOORS
14'X14' ARCH TOP

10'-6 5/8"
1'-7"
17'-4"
18'-0"
1'-7"
1'-7"
19'-7"
3'-10"
1'-7"
19'-7"
4'-4 5/16"
8"
4'-9 3/16"

1
A1.3

NORTH
1
A1.2

PROPOSED PERGOLA ADDITION

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

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

0 5' 10' 20'

JASON CANNING ARCHITECT INC
ARCHITECTURE PLANNING INTERIORS
1812 Atlantic Blvd.
Jacksonville, Florida 32207
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PROJECT ARCHITECT
JASON T. CANNING

FLORIDA LICENSE NO. AR95310

PROJECT TEAM

ARCHITECT
JASON T. CANNING
904.647.8690

DATE	ISSUE
06 18 2024	PERMIT
07 08 2024	REVISION 1

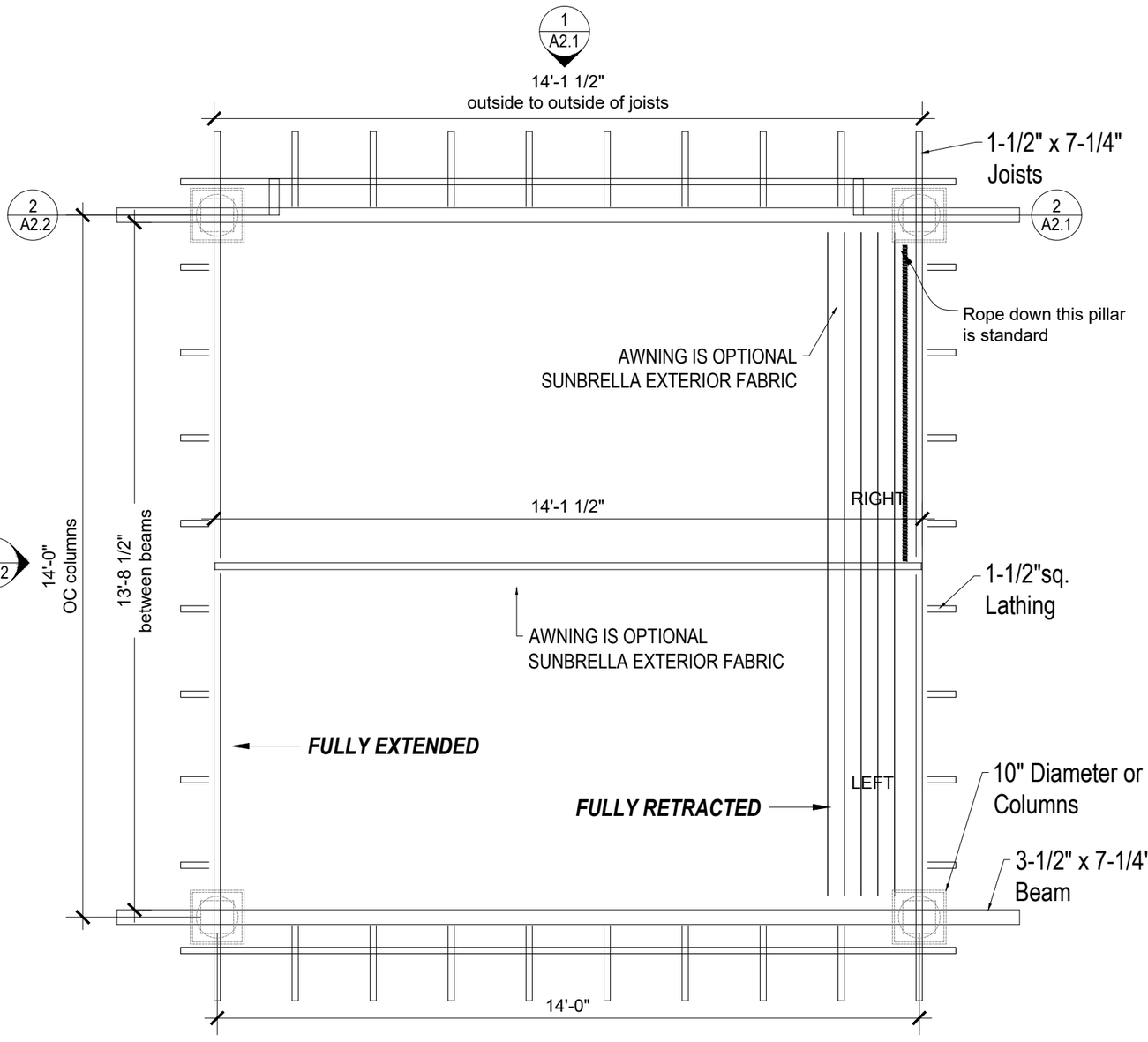
PERGOLA ADDITION FOR
ST. AUGUSTINE RECTORY PARISH
35 TREASURY ST
ST. AUGUSTINE FLORIDA 32084

PERGOLA ADDITION PLAN

PROJECT NO: 2322
DRAWN BY: KB
CHECKED BY: JTC
SHEET NO:
A1.2
SHEET

Jason Canning hereby expressly reserves the rights to this drawing and it is not to be reproduced or copied in any format or manner whatsoever without first obtaining permission and consent.

Received 7/8/24
Planning & Building Department



NORTH 1 A1.3 ENLARGED PERGOLA PLAN

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

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

0 2' 4' 8'

JASON CANNING
ARCHITECT INC
ARCHITECTURE PLANNING INTERIORS
1812 Atlantic Blvd.
Jacksonville, Florida 32207
O: 904.647.8690
C: 904.755.5589
F: 904.406.7227
jason@canningarch.com

PROJECT ARCHITECT
JASON T. CANNING

FLORIDA LICENSE NO. AR95310

PROJECT TEAM

ARCHITECT
JASON T. CANNING
904.647.8690

DATE	ISSUE
06 18 2024	PERMIT
07 08 2024	REVISION 1

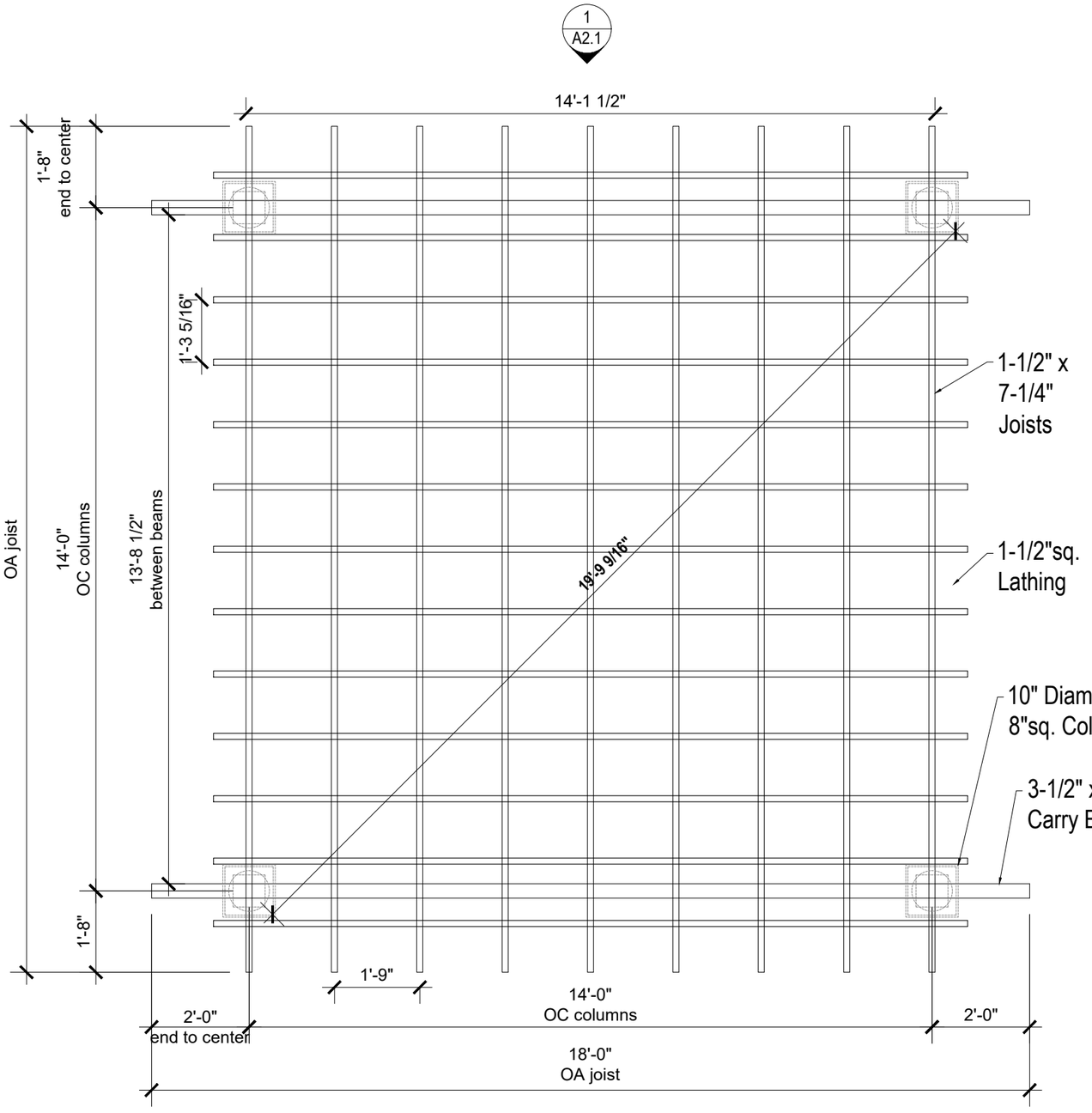
PERGOLA ADDITION FOR
ST. AUGUSTINE RECTORY PARISH
35 TREASURY ST
ST. AUGUSTINE FLORIDA 32084

ENLARGED PERGOLA PLAN

PROJECT NO: 2322
DRAWN BY: KB
CHECKED BY: JTC
SHEET NO:
A1.3
SHEET

Jason Canning hereby expressly reserves the rights to this drawing and it is not to be reproduced or copied in any format or manner whatsoever without first obtaining permission and consent.

Received 7/8/24
Planning & Building Department



NORTH 1 A1.4

PERGOLA COVER PLAN

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

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

0 2' 4' 8'

JASON CANNING
ARCHITECT INC
ARCHITECTURE PLANNING INTERIORS
1812 Atlantic Blvd.
Jacksonville, Florida 32207
O: 904.647.8690
C: 904.755.5589
F: 904.406.7227
jason@canningarch.com

PROJECT ARCHITECT
JASON T. CANNING
FLORIDA LICENSE NO. AR95310

PROJECT TEAM

ARCHITECT
JASON T. CANNING
904.647.8690

DATE	ISSUE
06 18 2024	PERMIT
07 08 2024	REVISION 1

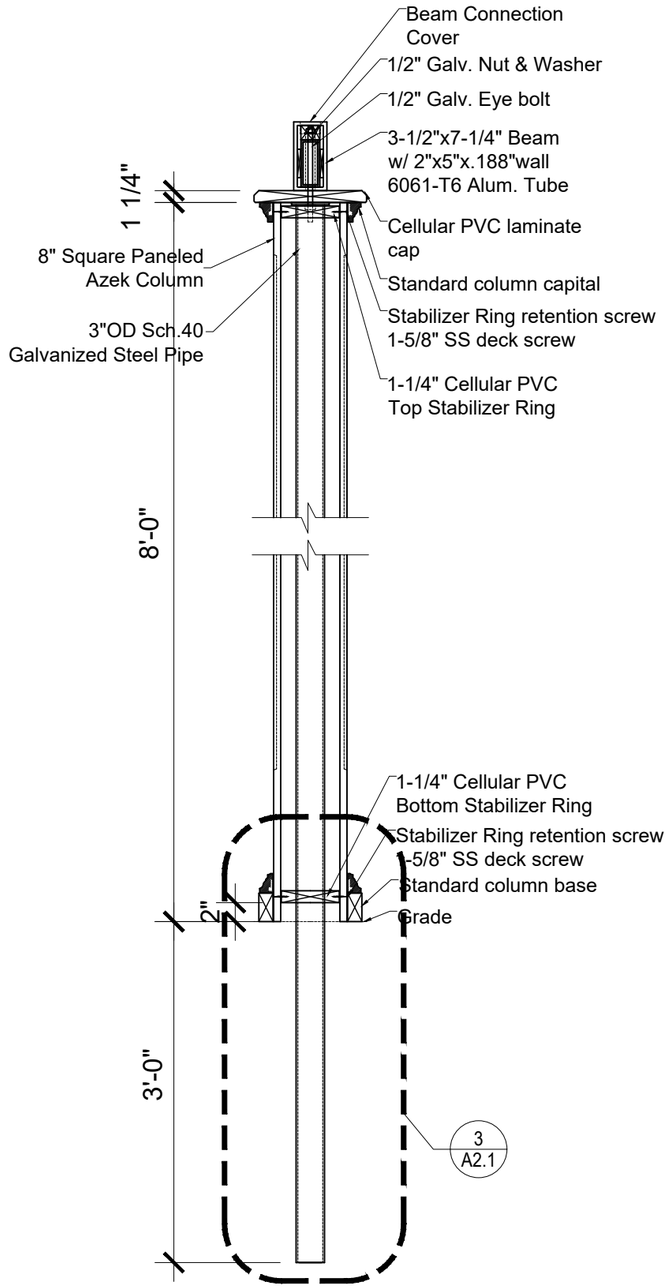
PERGOLA ADDITION FOR
ST. AUGUSTINE RECTORY PARISH
35 TREASURY ST
ST. AUGUSTINE FLORIDA 32084

PERGOLA COVER PLAN

PROJECT NO: 2322
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CHECKED BY: JTC
SHEET NO:
A1.4
SHEET

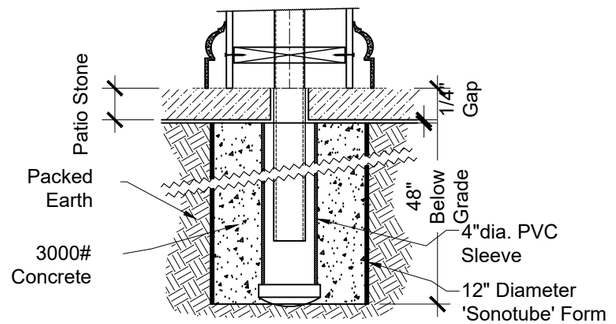
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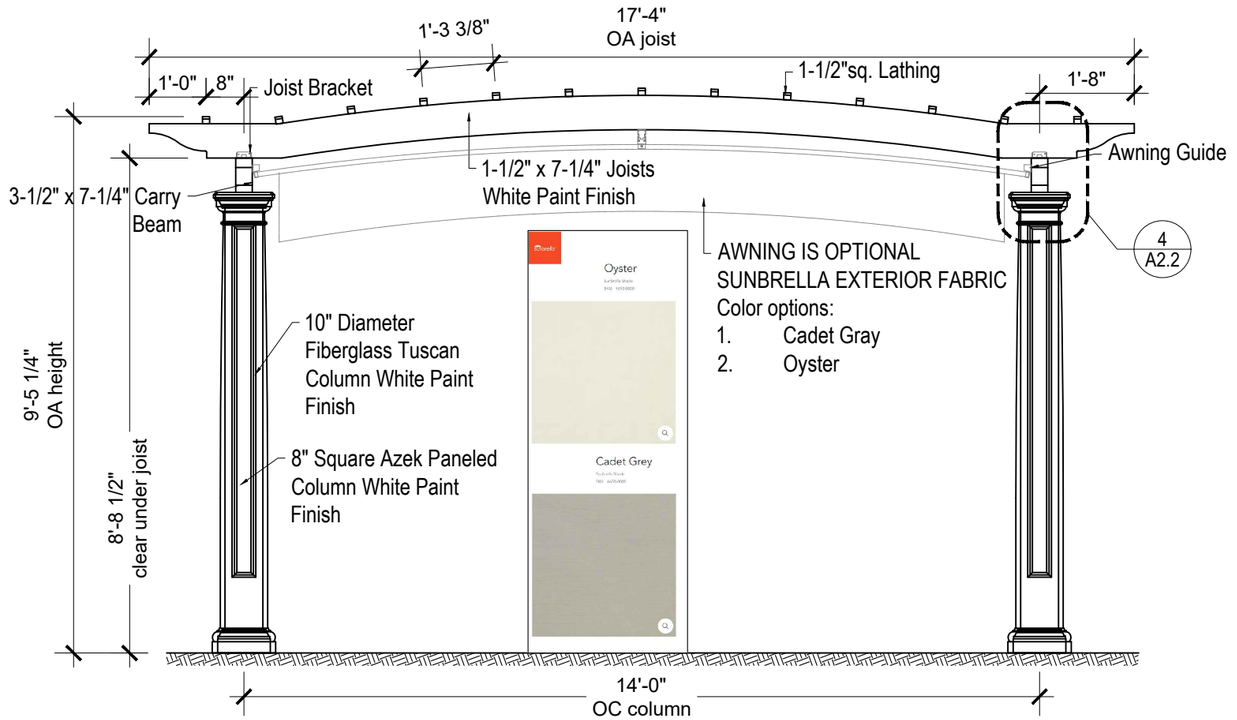


2 A2.1 Sq. Pillar OC 14'
SCALE: 3/4" = 1'-0"
SCALE: 3/4"=1'-0"

0 1' 2' 4'



3 A2.1 SECTION
SCALE: 1" = 1'-0"



1 A2.1 ENLARGED ELEVATION
SCALE: 3/8" = 1'-0"

SCALE: 3/8"=1'-0"
0 2' 4' 8'

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PROJECT ARCHITECT
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FLORIDA LICENSE NO. AR95310

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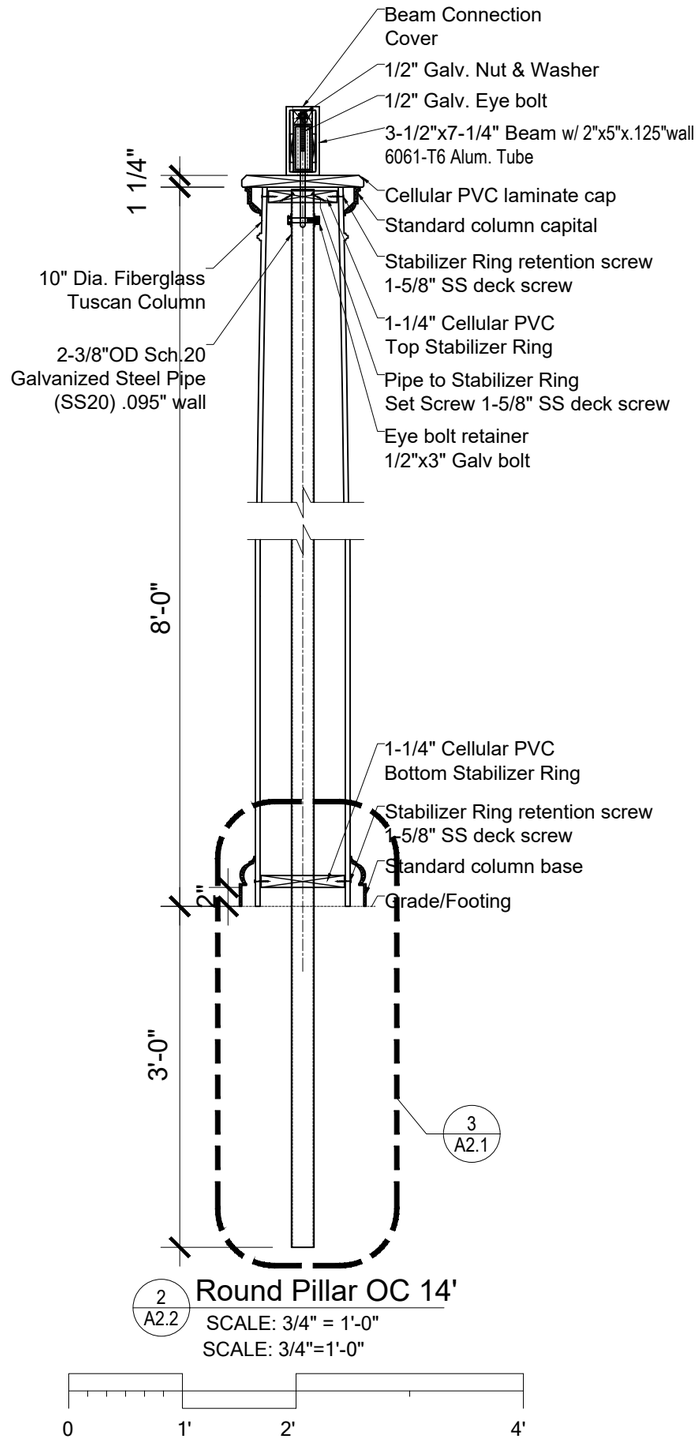
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PERGOLA ENLARGED ELEVATION

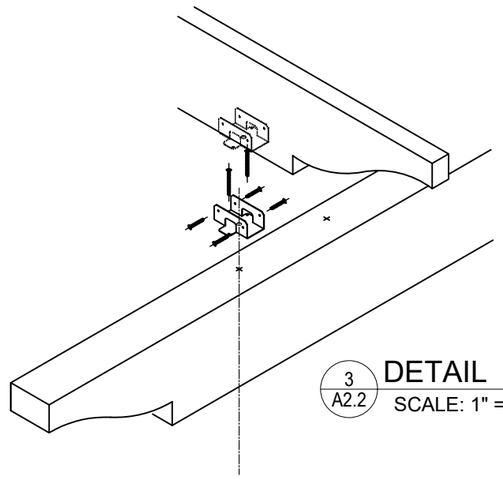
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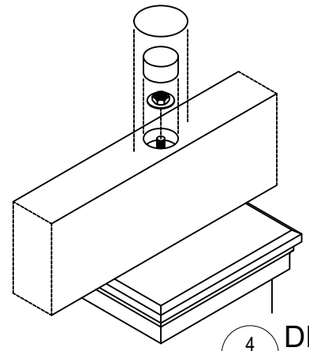
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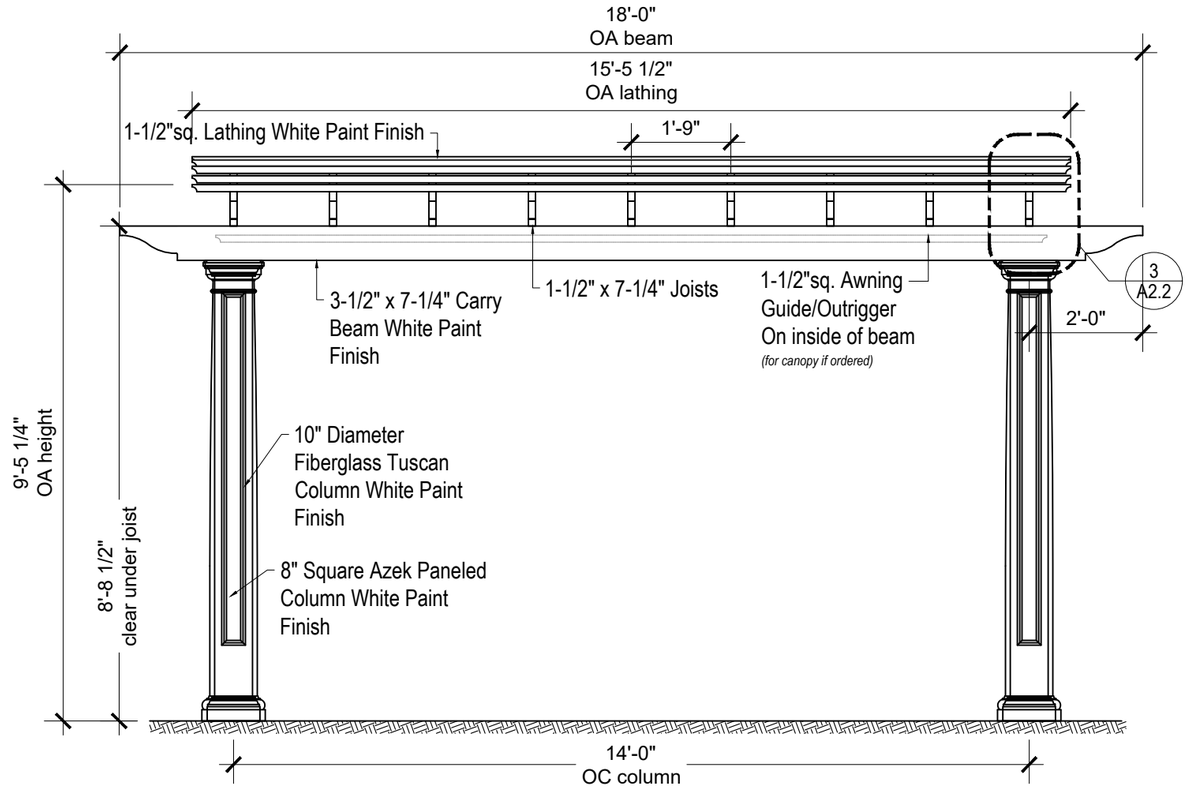
2 A2.2 **Round Pillar OC 14'**
SCALE: 3/4" = 1'-0"
SCALE: 3/4"=1'-0"



3 A2.2 **DETAIL**
SCALE: 1" = 1'-0"

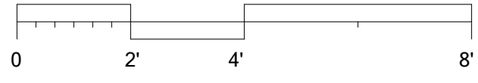


4 A2.2 **DETAIL**
SCALE: 1" = 1'-0"



1 A2.2 **ENLARGED ELEVATION**
SCALE: 3/8" = 1'-0"

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



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35 TREASURY ST
ST. AUGUSTINE FLORIDA 32084

PERGOLA ENLARGED ELEVATION

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EXTERIOR FENESTRATION CHANGES AND THE NEW, EXTENDED BALCONY, WERE REVIEWED, AND APPROVED BY THE HISTORIC ARCHITECTURAL REVIEW BOARD (HARB) ON FEBRUARY 15, 2024

1 A3.1 EXISTING SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

SCALE: 3/32"=1'-0"

0 10' 20' 30'



NEW PERGOLA ADDITION
WALPOLE OUTDOORS
14'X14' ARCH TOP

2 A3.1 PROPOSED SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

SCALE: 3/32"=1'-0"

0 10' 20' 30'

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EXTERIOR SOUTH ELEVATIONS

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1 A3.2 EXISTING EAST ELEVATION

SCALE: 3/32" = 1'-0"

SCALE: 3/32"=1'-0"

0 10' 20' 30'



2 A3.2 PROPOSED EAST ELEVATION

SCALE: 3/32" = 1'-0"

SCALE: 3/32"=1'-0"

0 10' 20' 30'

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EXTERIOR EAST ELEVATIONS

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35 TREASURY ST
ST. AUGUSTINE FLORIDA 32084

EXTERIOR RENDERING

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St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	1971900000
Location	35 TREASURY ST
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug E of St George (COM) (610.08)
Tax Description*	CITY OF ST AUG W89.3FT LOT 8 & W117FT & PT OF E135FT LOT 9 & W9FT LOTS 10 & 11 & ALL LOTS 12 13 BLK 10 DB144/302 & 304 153/515 201/492 229/137 *The Description above is not to be used on legal documents.
Property Use Code	Churches (7100)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.410
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Bishop Of The Diocese St Aug 100%
Mailing Address	11625 OLD ST AUGUSTINE RD JACKSONVILLE, FL 32258-0000

Exemption Information

Exemption Type	Status	Amount
Church/Religious		$1,560,492

Map



Valuation Information

	2024
Building Value	$1,357,584
Extra Features Value	$1,843
Total Land Value	$1,147,900
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$2,507,327**
Total Deferred	$946,835
Assessed Value	**$1,560,492**
Total Exemptions	$1,560,492
Taxable Value	**$0**

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

Historical Assessment Information

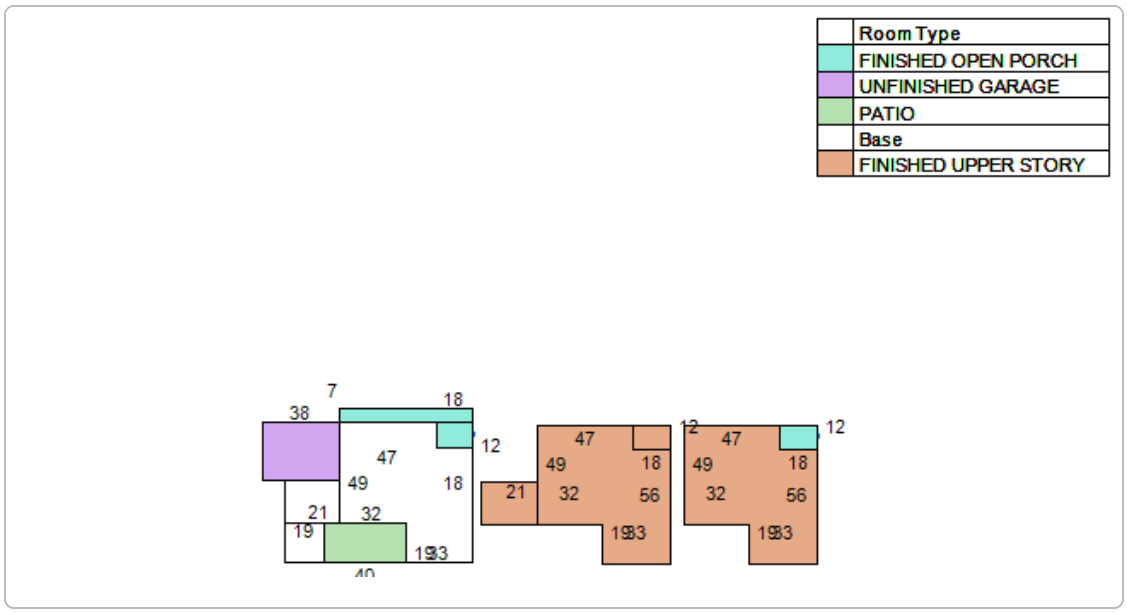
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	$1,319,342	$1,958	$1,147,900	$0	$0	$2,469,200	$1,418,629	$2,469,200	$0
2022	$1,153,947	$2,184	$529,800	$0	$0	$1,685,931	$1,289,663	$1,685,931	$0
2021	$688,143	$2,184	$529,800	$0	$0	$1,220,127	$1,172,421	$1,220,127	$0
2020	$852,018	$2,184	$529,800	$0	$0	$1,384,002	$1,065,837	$1,384,002	$0
2019	$452,282	$2,184	$529,800	$0	$0	$984,266	$968,943	$984,266	$0
2018	$452,282	$2,184	$441,500	$0	$0	$895,966	$880,857	$895,966	$0
2017	$452,282	$2,184	$441,500	$0	$0	$895,966	$800,779	$895,966	$0
2016	$411,165	$2,184	$388,520	$0	$0	$801,869	$727,981	$801,869	$0
2015	$411,165	$2,184	$357,615	$0	$0	$770,964	$661,801	$770,964	$0
2014	$241,838	$2,184	$357,615	$0	$0	$601,637	$601,637	$601,637	$0
2013	$241,838	$2,184	$357,615	$0	$0	$601,637	$601,637	$601,637	$0

Building Information

Building	1	**Roof Cover**	Clay Tile
Building Value	$1,357,584	**Roof Structure**	Wood Truss
Year Built	1965	**Interior Flooring**	Carpet
Actual Area	16490	**Interior Wall**	Drywall
Conditioned Area	13779	**Heating Type**	Air Duct
Use	Churches	**Air Conditioning**	Central
Style	04	**Bedrooms**	
Exterior Wall	Concrete Stucco	**Baths**	

Description	Square Footage
FINISHED UPPER STORY	3596
BASE AREA	3596
PATIO/SLAB	760
BASE AREA	361
BASE AREA	567
UNFINISHED GARAGE	1064
FINISHED OPEN PORCH	455
BASE AREA	216
FINISHED UPPER STORY	567
FINISHED UPPER STORY	3596
FINISHED OPEN PORCH	216
FINISHED UPPER STORY	216
BASE AREA	1064
FINISHED OPEN PORCH	216
Total SqFt	16490

Sketch Information



Extra Feature Information

Code Description	Status	Value
Masonry Wall (Mix)		1843

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Churches	0	0	17660	SF	$1,147,900

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

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Contact Us

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Detail by Officer/Registered Agent Name

Florida Not For Profit Corporation
DIOCESE OF ST. AUGUSTINE, INC.

Filing Information

Document Number	N95000005225
FEI/EIN Number	59-0637829
Date Filed	11/03/1995
Effective Date	06/27/1955
State	FL
Status	ACTIVE

Principal Address

11625 OLD ST. AUGUSTINE RD.
JACKSONVILLE, FL 32258

Changed: 01/17/1997

Mailing Address

11625 OLD ST. AUGUSTINE RD
JACKSONVILLE, FL 32258

Changed: 02/05/2007

Registered Agent Name & Address

GUIDI, DENNIS E
1837 HENDRICKS AVE.
JACKSONVILLE, FL 32207

Officer/Director Detail

Name & Address

Title Deacon

Elison, Michael J
11625 OLD ST. AUGUSTINE RD
JACKSONVILLE, FL 32258

Title Bishop

Pohlmeier, Erik
11625 OLD ST. AUGUSTINE RD.
JACKSONVILLE, FL 32258

Title CFO

Bell, Stephen R
11625 OLD ST. AUGUSTINE RD.
JACKSONVILLE, FL 32258

Annual Reports

Report Year	Filed Date
2021	01/14/2021
2022	04/11/2022
2023	01/23/2023

Document Images

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Candice Seymour

From: Lia Sanchez <liasanchezrealtor@gmail.com>
Sent: Monday, October 7, 2024 9:24 AM
To: Candice Seymour
Subject: Continuance to the November Meeting - 65 1/2 Saragossa St

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.

To whom it might concern,

I wanted to reach out because unfortunately, is taking longer than anticipated to get the necessary information to present the information and all the details needed to the board about the windows I will be changing.
I would please like to ask for the continuance of my application to the November meeting.

Please let me know if possible, and if you need anything on my end to approve this request.

Thank you in advance,
Lia Sanchez

—

Lia Sanchez REALTOR®
REALTOR ASSOCIATE / LIC. 3513871
786.366.6220
@LIASANCHEZ.REALTOR



CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for October 17, 2024 Meeting



Application HP2024-0063 Address: 56 Marine Street

Applicant: Brian Molony Sharkey

Property Owner: Brian Molony and Shirley Anne Sharkey

Project description: To construct an in-ground pool toward the rear/west property line with associated site features.

Architectural Style:	Spanish Colonial	Florida Master Site File:	SJ02515
National Register:	St. Augustine NRHD: Contributing	Construction date:	c. 1702-1763
Archaeology Zone:	IB	Zoning District:	HP-1
Parcel number:	1987400000		
Agenda Item:	7(a)	Previous Action(s):	COA 1990-0727 COA 1992-0529 COA 1992-0582 COA 1995-0064 COA 2004-1259

STAFF SUMMARY AND ANALYSIS:

1. This property is located on the west side of Marine Street between Bridge and St. Francis Streets in the Historic Preservation-One (HP-1) zoning district. The Colonial structure, constructed sometime between during the first Spanish Period (1702-1763), is known as the Gonzalez-Jones House. Several later outbuildings are also extant on the property.
2. The applicant is proposing installation of an in-ground pool, as detailed in the scope of work below, located toward the northwest corner of the property.
3. As is common with Spanish Colonial Architecture, the entire property is enclosed with a masonry wall and a wood swinging gate provides vehicular access to the brick-paved driveway (COA approved 9/1992). The Architectural Guidelines for Historic Preservation (AGHP) states that in-ground swimming pools may be appropriate if screened by fences, walls, buildings or landscaping. When the gate is closed, the proposed pool site is not visible from the right-of-way, and the area is only minimally visible when the gates are open due to the location of the site behind existing landscaping and the primary structure.
4. According to the AGHP, appropriate paving materials are poured coquina concrete, tabby, loose coquina, crushed shells, river gravel, and brick or stone on sand. There is no additional paving or landscaping proposed with the installation of the pool. The area surrounding the pool will remain grass. The portion of the pool above ground appears to be stucco finished with a Shellock coping. The coping material is similar in texture to a shell stone or coquina concrete.
5. Electrical and mechanical equipment should be placed in an inconspicuous location behind buildings or where it is screened by walls, fences, gates or lattice. The associated pool equipment will be placed in the southwest corner of the property and is screened from view by outbuildings and the perimeter wall. Examples of the lighting proposed on the exterior of the pool have been provided by the applicant. Soft/warm white lights are considered appropriate by the AGHP.
6. The property is in Archaeology Zone IB. Although the proposed pool will be 18" above the ground, the required excavation depth may reach up to 4.5' in this archaeologically sensitive area. An application for Archaeological Review has already been submitted for this project and review/monitoring will be coordinated with our City Archaeology staff.

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 56 Marine Street** if the HARB finds that the design meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design and because the proposed pool has minimal visual impacts from Marine Street.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Construct an in-ground pool:
    a. 16' wide x 40' long
    b. 3' 6" to 5' total depth with 18" above-ground. 2' to 3'6" below ground (additional excavation depth of 8" to 10" for max dig depth of ~4'4").
    c. Shellock coping and stairs in ivory with small lighting fixtures.
    d. Stucco above-ground exterior (needs confirmation).
    e. Pool equipment screened by buildings and wall in southwest property corner.
2. No additional landscaping or other site features are proposed with this application.

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Secretary of the Interior's Standard's for Rehabilitation 2, 5, 8, and 9, apply.

2. Retention of Distinguishing Architectural Character
5. Sensitive Treatment of Distinctive Features and Craftsmanship
8. Protection and Preservation of Significant Archaeological Resources
9. Compatible Contemporary Design for New Alterations and Additions

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.

Don't...

- 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.
- Install a new mechanical system so that character-defining structural or interior features are radically changed, damaged or destroyed.

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.

Above ground swimming pools are not appropriate. In ground swimming pools may be appropriate if screened by fences, walls, buildings or landscaping. Ground level decks should not extend from the building to the swimming pool.

Parking, Landscaping and Site Features

Do...

- 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.
- Base new site work on documentation or physical evidence. Avoid conjectural changes to the site.
- 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.
- 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.

Don't...

- Introduce heavy machinery into areas where it may disturb or damage important landscape features or archaeological resources.
- Fail to survey the building site prior to the beginning of rehabilitation work which may result in damage to or destruction of important landscape features or archaeological resources.
- Construct a new site feature that is incompatible with the district or building because of its size, scale or materials.
- Install street lighting, benches, new plant materials, fencing, walkways, and paving material such as asphalt and pebble that are out of scale or are inappropriate to the historic district.
- 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.
- 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

Appropriate paving materials are poured coquina concrete, tabby, loose coquina, crushed shells, river gravel, and brick or stone on sand. Asphalt and plain concrete are not appropriate.

LIST OF ATTACHMENTS:

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

56 MARINE STREET
STAFF PHOTOGRAPHS



Front (East) Elevation

56 MARINE STREET
STAFF PHOTOGRAPHS



View from Marine Street That May Show Pool Area

Staff Report pg. 7

56 MARINE STREET
STAFF PHOTOGRAPHS



Northeast Elevation

Staff Report pg. 8

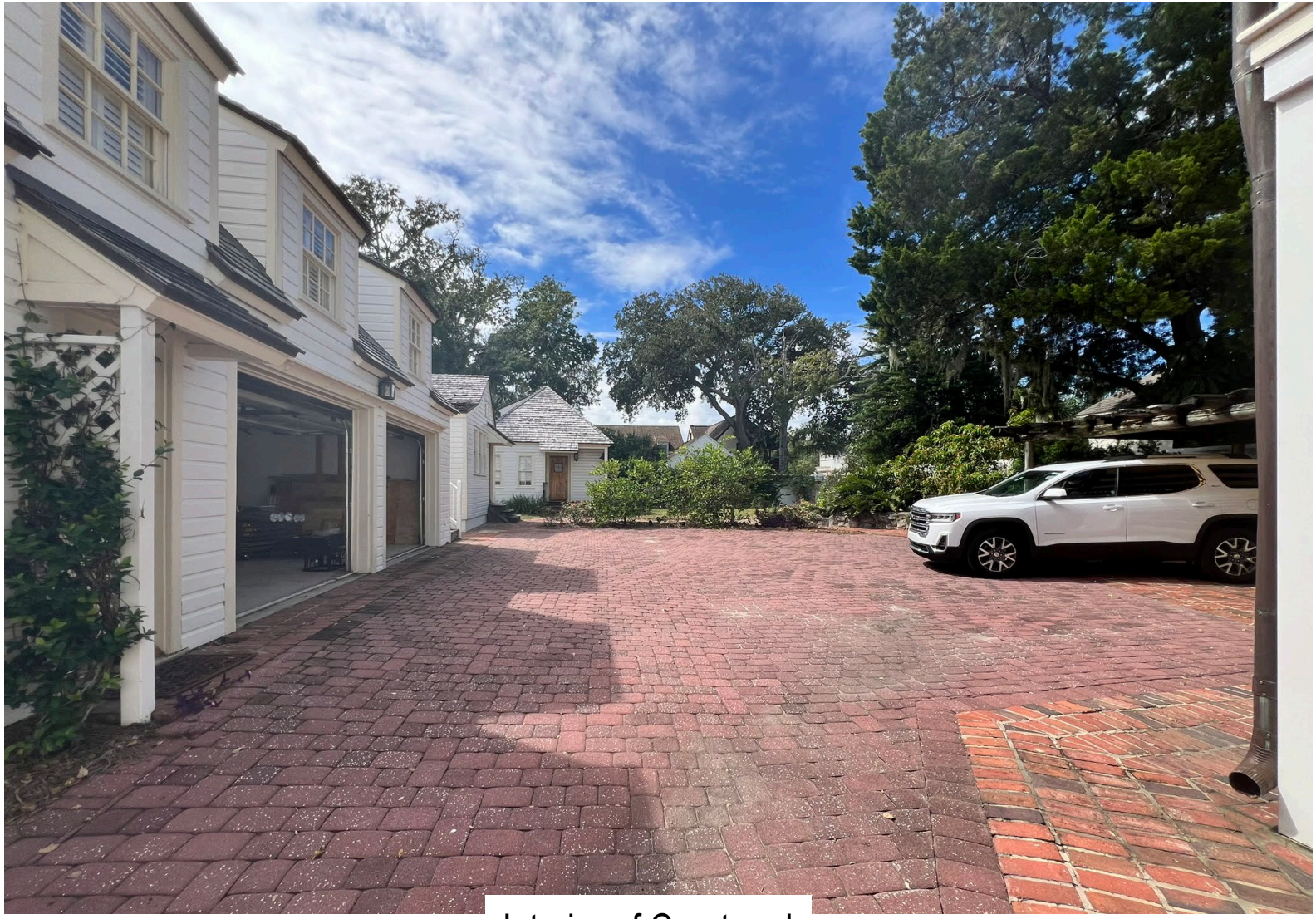
56 MARINE STREET
STAFF PHOTOGRAPHS



View of pool area from just inside vehicle gate

Staff Report pg. 9

56 MARINE STREET
STAFF PHOTOGRAPHS



Interior of Courtyard

Staff Report pg. 10

56 MARINE STREET
STAFF PHOTOGRAPHS





Interior of Courtyard

Staff Report pg. 11

56 MARINE STREET
STAFF PHOTOGRAPHS





Pool area facing northwest

Staff Report pg. 12

56 MARINE STREET
STAFF PHOTOGRAPHS



Pool area facing northeast



Pool area facing southeast

56 MARINE STREET
STAFF PHOTOGRAPHS



Pool area facing south

Staff Report pg. 14

56 MARINE STREET
STAFF PHOTOGRAPHS



Pool area facing west

Staff Report pg. 15

56 MARINE STREET
STAFF PHOTOGRAPHS



From Courtyard Facing Out

Staff Report pg. 16

Page 1 HISTORICAL STRUCTURES FORM Site 8 SJ 2516
__ orginal FLORIDA MASTER SITE FILE
__ update Recorder # _____

SITE NAME: Jones House
HISTORICAL CONTEXTS: 18th century
NAT. REGISTER CATEGORY: building / /
OTHER NAMES OR MSF NOS:
COUNTY: St. Johns OWNERSHIP TYPE: private
PROJECT NAME: DHR NO:
LOCATION: (Attach copy of USGS map, sketch-map of immediate area)
ADDRESS: 56 Marine St., St. Augustine, Florida
VICINITY OF/ROUTE TO: West side of Marine St. between Bridge & St. Francis Sts.
SUBDIVISION: City of St. Augustine BLOCK: 27 LOT: 8, 24
PLAT OR OTHER MAP:
TOWNSHIP: 7S RANGE: 30E SECTION: 17
IRREGULAR SEC? __ Y __ N LAND GRANT:
USGS 7.5' MAP:
UTM: ZONE: 17 EASTING: 470060 NORTHING:3306320
COORDINATES: LATITUDE ____D ____M ____S LONGITUDE ____D ____M ____S

HISTORY
ARCHITECT:
BUILDER:
CONSTRUCTION DATE: +1764 RESTORATION DATE(S): / /
MODIFICATION DATE(S):
MOVE: DATE: / / ORIG LOCATION:
ORIGINAL USE(S): priv. resid.
PRESENT USE(S): priv. resid.

DESCRIPTION
STYLE: Spanish Colonial
PLAN: EXTERIOR: Rectangular
INTERIOR:
NO.: STORIES: 2 OUTBLDS: PORCHES: DORMERS:
STRUCTURAL SYSTEM(S): masonry (north & east sides); wood frame (south & west)
EXTERIOR FABRIC(S): stucco, ashlar scored; wood dripsiding w/ cornerboards
FOUNDATION: TYPE
PORCHES: balcony on east, one-story on south
ROOF: TYPE hip SURFACE comp. shingles
SECONDARY STRUCS. shed, balcony; hip, porch
CHIMNEY: NO. 1 MTLS stuccoed LOCNS end interior
WINDOWS: DHS 6/6, moveable louvers, transom & sidelites

EXTERIOR ORNAMENT: chamfered posts, jigsawn brackets, overh
CONDITION: SURROUNDINGS: urban; narrow streets
NARRATIVE (general, interior, landscape, context; 3 lines only)

ARCHAEOLOGICAL REMAINS AT THE SITE
FMSF ARCHAEOLOGICAL FORM COMPLETED? __ Y __ N (IF Y, ATTACH)
ARTIFACTS OR OTHER REMAINS

RECORDER'S EVALUATION OF SITE
AREA OF SIGNIFICANCE: Architecture, tourism, ethn-herit, local, explor-settlem

ELIGIBLE FOR NAT. REGISTRE? __Y __N __LIKELY, NEED INFO __INSF INFO
SIGNIF. AS PART OF DISTRICT? __Y __N __LIKELY, NEED INFO __INSF INFO
SIGNIFICANT AT LOCAL LEVEL? __Y __N __LIKELY, NEED INFO __INSF INFO

SUMMARY ON SIGNIFICANCE (LIMIT TO THREE LINES PROVIDED, SEE PAGE 3)

* * * DHR USE ONLY * * * * * * * * * * * * * * * * * DHR USE ONLY * * *

DATE LISTED ON NR: _____
KEEPER DETERMINATION OF ELIG. (DATE): -YES _____ -NO _____
SHPO EVALUATION OF ELIGIBILITY (DATE): -YES _____ -NO _____
LOCAL DETERMINATION OF ELIG. (DATE): -YES _____ -NO _____
OFFICE _____

* * * DHR USE ONLY * * * * * * * * * * * * * * * * * DHR USE ONLY * * *

RECORDER INFORMATION: NAME
DATE / / AFFILIATION

PHOTOGRAPHS (ATTACH A LABELED PRINT BIGGER THAN CONTACT SIZE)
LOCATION OF NEGITIVES:
NEGITIVE NUMBERS:

P H O T O G R A P H M A P

SUPPLEMENT FOR FMSF SITE FORMS

Site 8SJ2515

SITE NAME Jones House
NATURE OF SITE X standing structure __archaeological site __both

A. NARRATIVE DESCRIPTION OF SITE

The colonial architecture of St. Augustine was influenced by a royal ordinance concerning the laying out of new towns issued by the King of Spain in 1573. It was decreed that in hot climates the streets should be narrow, and that: "All town houses are to be so planned that they can serve as a defense or fortress against those who might attempt to create disturbances or occupy the town. Each house is to be so constructed that horses and household animals can be kept therein, the courtyards and stockyards being as large as possible to insure health and cleanliness."

Thus, in St. Augustine, the streets were narrow, and the houses built right upon them, with walls protecting the courtyards from the street.

The colonial house at 56 Marine Street clearly shows the effects of these early regulations. It is built to the street line, with masonry walls extending north and south from the facade to enclose a compound.

The house is two stories, its hip roof covered with composition shingles. The north and east walls (and an interior partition that was probably an original exterior wall prior to enlargement just before the Civil War) are coquina, the porous native shellstone quarried on nearby Anastasia Island and invariably plastered for protection against the elements. The stucco finish is ashlar scored. The south and west walls have wooden siding.

There is a shed-roof balcony over Marine Street with chamfered posts and a simple balustrade. A c. 1890 photograph shows that the balcony at that time had an X-pattern balustrade, popular in pre-Civil War construction in St. Augustine.

In the early 20th century a two-story porch was added to the south side of the building. During the 1980s remodeling this was cut down to one story. It has a hip roof, chamfered posts, and no balustrade.

The windows are double-hung 6/6 sash and have blinds with moveable louvers. The vertical board door to Marine Street has a transom and sidelites.

There is one end interior stuccoed chimney on the north lateral slope.
As part of the 1980s remodeling a one-and-one-half story garage in harmonious style was built southwest of the house. It has a gable roof with east-west orientation and is wood frame with novelty sideing.

The house has long been recognized as one of the oldest in the city, and is part of an important collection of colonial architecture along Marine Street between Bridge and St. Francis.

The area of the colonial city between Bridge and St. Francis Streets is one of mixed usages. Though primarily residential, it includes commercial tourist attractions, religious, and educational buildings. The narrow streets, some still brick, conform to the colonial town plan listed on the National Register of Historic Places. Construction dates in the area range from colonial through modern times. Many of St. Augustine's surviving colonial buildings are located along Marine and St. Francis Streets, including the Oldest House. Along the bayfront and on St. George Street are two of the outstanding Victorian neighborhoods of the city, with many elegant winter residences from the Flagler era. Some colonial-style buildings have been reconstructed, and other buildings have been remodeled in the St. Augustine Colonial Revival style. The area is bounded on the west by Cordova Street and on the east by the bayfront. The section of Avenida Menendez between Bridge and St. Francis is the major waterfront residential street of the downtown area. The area has suffered many demolitions for parking lots and expanded school grounds over the years. A heavy toll has been taken among Flagler-era buildings. The area continues to feel pressure from the large amount of tourist and school traffic that passes through.

B. DISCUSSION OF SIGNIFICANCE

This Spanish colonial building was constructed of native shellstone (coquina). The narrow streets with houses and their courtyard walls built to the street line reflect requirement of royal decrees for New World towns. Except for a two-decade interlude (1763-1783) of British ownership, St. Augustine was a Spanish colonial outpost for two-and-one-half centuries. In 1821, when ceded to the United States, the city's Iberian defensive environmental elements were well established and have retained that character to the present.

C. HISTORY AND BIBLIOGRAPHY OF PAST WORK AT SITE

This section of the walled colonial city was first occupied in the 17th century as the early settlement expanded south towards the St. Francis convent. Most structures were destroyed in 1702 by the invading South Carolinians, but by mid-century, houses had been rebuilt on all streets except present-day Cordova Street, then the course of the early 18th-century Rosario defense line. The northern boundary of the area, Bridge Street, led to one of three late colonial San Sebastian River ferry crossings. The British demolished numerous buildings here, but were the first to build along the bayfront on the east side of Marine Street. The Spanish filled this low-lying land in the 1790s, and substantial residences were thereafter erected on the reclaimed land. The Spanish crown owned considerable property in this section of the colonial city, such as a school building near the southeast corner of Bridge and St. George Streets and the vacant land west of St. George Street where crops were raised by the garrison. Nine colonial buildings have survived in this section, particularly in clusters along Marine and St. Francis Streets: Sanchez, Marin, Puello, Jones and the two Rovira Houses on Marine; Tovar and Oldest House on St. Francis; and the St. Francis Inn on the corner of St. George and St. Francis. The Llambias House and the St. Francis Barracks lie on the south side of St. Francis Street.(1) The area remained essentially residential throughout the American period, although several religious structures were built along St. George Street (the non-extant 19th-century

Presbyterian Church and the 20th-century Cathedral Parish School complex) and along Cordova Street (the 20th-century Synagogue). Several boarding houses were scattered throughout the area, most notably the St. Francis Inn building and the Valencia Hotel. Taken as a whole, this section has a high concentration of 18th- and 19th-century buildings on all streets except Cordova which was developed primarily in the 1920s.(2)

The first recorded owner of the house at 56 Marine Street, recorded on the Puente Map of 1764, is Juan Ignacio Gonzales. With the change from Spanish to British rule it was sold in 1768 to Robert Bisset, one of the early settlers who became a large-scale planter, holding nine tracts totaling 9,500 acres. He kept the house only a week, selling it to John Fairland, who kept it for a decade. In 1778 it was bought by Thomas Hall who later sold it to Archibald Brown. In 1784 the Spanish returned to rule Florida and Brown's house was sold the next year to Francisco Xavier Sanchez, a native Floridian who owned a large cattle ranch at Diego Plains and owned a number of houses in town. In 1802 he sold the two-story stone house to the heirs of Jose Dulcet.(3)

The Dulcet heirs held the property at least until 1834, then by 1850 it had come into the possession of Mary Dolores Clarke. She was a nurse, and the daughter-in-law of George J. F. Clarke (1774-1836) who served as surveyor and deputy governor during the Second Spanish Period. George Clarke never married, but had eight children by a black woman named Flora. He freed these children, educated them, and left his property to them. Some left for Cuba and Haiti, but several stayed in Florida, including his son James F. Clarke who was married to Mary Dolores. James died before 1843 leaving Mary a widow. In 1850 she filed a complaint that her daughter Honora had been whipped in the street with a cowskin by Alonso Bravo who pleaded guilty. There was this interchange at the trial:

> "You [Mary] I believe were married in the state of Georgia to a free man of color, and your daughter Honora is the child of that man. Have you ever been indicted for marrying a colored man against the laws of Georgia or Florida?"
> [Answer["No. Never."(4)

Mary Clarke died in 1853. In 1858 Rafael Canova, as curator of her estate, sold 56 Marine Street for $185 to William Munson (1812-1859), a native of Norway, who had established himself as a cabinet maker in St. Augustine with the firm of Munson and Nelligan on the plaza.(5)

Munson began to rebuild the house, but soon died, leaving it uncompleted. In 1859 his wife and children wrote to merchant Cristobal Bravo:

> "We hereby request as executor of the Estate to finish the house on Marine Street in St. Augustine as we know this to have been the wish + request of our husband + father before his death, + unless it is finished, the house will soon go to ruin, it being wholly useless in its present situation and condition."

Carpenter and builder Matias Leonardy later testified:

"On the 19th of October 1859 I made a contract with Mr. C. Bravo at the request of Mrs. Munson to finish a house belonging to the Estate of the late William Munson situated on Marine Street. . . for which Mr. Bravo agreed to pay me seven hundred and fifty dollars. . . . I did work so cheap that I made nothing by it. . . .The House when I took the contract was framed and shingled only and perhaps about one-half weather boarded. The piazza was framed only and shingled. No floors or windows and not all the window frames. In its then condition no use could have been made of it and it was rapidly going to decay from its open + exposed situation."

A problem arose when the family did not reimburse Brovo for his expenses. He went to court, won, and sold the Munson slave, Eve, for $787.50 to recoup his losses.(6)

The case was tried just as the Civil War began. In 1862 St. Augustine surrendered to the Union Navy. Many years later the Munson daughter, Amelia Pacetti, 94 years old, was interviewed by the local paper, which reported:

"During the War Between the States, the family was ordered to vacate the home by the Northern soldiers, but Mrs. Pacetti made friends with them and by putting them off with various excuses managed to keep the home. The history of the house is quite interesting. Mrs. Pacetti's grandmother, Mrs. Antonia Bonelli, lived there for some time and died there. Her mother, Mrs. Osmundsen, lived and died there, and all her children were born there."(7)

Shortly after the war Amelia married Captain Adolphus N. Pacetti (1829-1913) a veteran of the Confederate Navy who had fought in the battle of Mobile Bay. He served as city alderman, sheriff and commissioner of pilotage afterwards. He was also the manager of Capo's Bathhouse, a St. Augustine landmark extending out from the seawall, that was destroyed in the fire of 1914. In the 1880s he had a business selling soda water, fruits, etc., of which it was reported:

"Among the many industries which the visitors from the North have formented and increased, this is perhaps the business which has most felt their influence. Mr. Pacetti, who is a native of St. Augustine, has a fine place on St. George Street. He also does a flourishing confectionery business, admirably conducted by Mrs. Pacetti. Mr. Pacetti makes a specialty of a milk punch, which is most invigorating without being intoxicating."(8)

Additional income was provided by renting out 56 Marine Street for the winter season. One tenant in the early 1880s was Andrew T. MacMillen, whose family liked the area so much that they spent the next 80 years in another colonial house at 224 St. George Street. The Marine Street house was surrounded by an orange grove until the freezes of the 1890s killed it. Sour oranges were planted as a hedge next to the street to discourage stealing.(9)

That Captain Pacetti was well-regarded by northern visitors is evidenced by a tribute written for the local paper just after his death by Boston attorney John P. Leonard:

"One meets a great many men, but I doubt if those of us who had the privilege of knowing Captain Pacetti will ever meet a more charming and more interesting personality. I have not the slightest hesitation in saying that he was without any question one of the finest conversationalists I ever listened to. He knew men so well; he was so tolerant; he was so catholic in his tastes and his sympathies; and all this was reflected in his conversation. He understood and appreciated your point of view yet held tenaciously to his own. He was a friendly, sociable man who felt at ease in any society—as much at ease in the presence of the mighty as in the presence of the lowly. He had the poise of a man who knew what he knew, and was not afraid."(10)

The Pacetti's had two daughters; Minnie, who married Thomas Dowd, a painter who served as secretary of the local painters union, and Ellen, who married Harry Jones, son of the organist at Memorial Presbyterian Church. In 1904 the house on Marine Street was transferred to Harry Jones, with three generations of the family continuing to make their home there.(11)

Jones made several alterations to the building. The living room had been on the second floor, extending the length of the east side. He partitioned it to make bedrooms and moved the living room downstairs, where he cut through a window on the previously solid north wall. A rear wing, said to have originally been slave quarters and later the kitchen, was torn down about 1920. At the same time a round coquina well in the southeast part of the back yard was filled in. A two-story porch was added to the south side. The north part of the lot ran through to Charlotte Street where there was an old two-story coquina house, torn down early in the century and replaced with a warehouse for the Hotel Supply Co.(12)

When the restoration program was launched in St. Augustine in the 1930s, this was one of the houses targeted for investigation. In 1937 it was reported:

"...archaeological work has been going on at the property located at No. 56 Marine Street, the home of the late Mrs. A. N. Pacetti, now occupied by Mr. and Mrs. Harry Jones and family. Mrs. Jones is the daughter of Mrs. Pacetti.

"There have been uncovered at this particular site very interesting remains of old Indian pottery of the Timucuan period, which antedates the sixteenth century. The objects were discovered some three feet down at water level, and relate to the occupancy and early period of the white man here.

"In the same spot was located the foundation of the slave quarters, according to information given out at the historical survey office.

"Among other objects found were manacles doubtlessly used for chaining the victims to the walls."(13)

The house continued under the ownership of the Jones daughters until 1982, almost a century and a quarter of single family ownership, unmatched at that time in any of the old buildings of St. Augustine.

In 1982, with Harriet Jones Kirkman in a nursing home in North Carolina, the property was put up for sale. It was bought by Anthony and Evelyn DiFiore, who had previously restored several Victorian buildings in Pittsburgh.

"It had been vacant for seven years and was in terrible shape," said Mr. DiFiore. "It had been on the market for a year and the price was extremely high. We negotiated with the family, which was concerned that the house would be converted to something other than a residence. ...

"The house just needed doing. It was almost our duty. There are only a few houses as old as this one, and when you have one you have a moral obligation to do something with it. Why, I figure I have put another 100 years into this house."

The DiFiores supervised the work, which was completed in December 1983. "We took out twenty-one truckloads of junk from the demolition, but we really didn't want to change the house so we only altered two rooms so we could add bathrooms." The third floor attic was finished for storage, a garage built, and masonry wall built around the property. Between the entryhall and the living room a section of the original coquina wall was left exposed.(14)

The house was included on the Christmas Tour of Homes and opened for a special tour to members of the St. Augustine Historical Society, of which the DiFiores became life members. Anthony DiFiore served on the city's Historic Architectural Review Board.

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1. Kathleen Deagan, et. al, "A Sub-Surface Survey of the St. Augustine City Environs," (Tallahassee, 1976); 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, 1565-1821 (St. Augustine, 1962), pp. 22-25 and 41-47.

2. Anon., "Copy of a Plan of the City of St. Augustine," 1833; 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Maps, 1888- 1958.

3. St. Augustine Historical Society, Block and Lot File; W. H. Siebert, Loyalists in East Florida (Boston, 1972), Vol. II, pp. 250-6.

4. Clements map, 1834; SAHS manuscript collection, "George J. F. Clarke"; SAHS biographical cards, "Mary Clarke."

5. Ancient City, August 26, 1853; St. Johns County Courthouse, Deed Book 6, p. 293; Ancient City, January 5, 1850.

6. St. Johns County Circuit Court and Superior Court, Case B-10, Cristobal Bravo, Exc. of William Munson vs. Loreana Munson et. al., testimony and exhibits at SAHS, Box 94, Folder 12.

7. St. Augustine Record, October 21, 1934.

8. SAHS biographical file, "Pacetti."

9. SAHS Block and Lot Cards, 56 Marine.

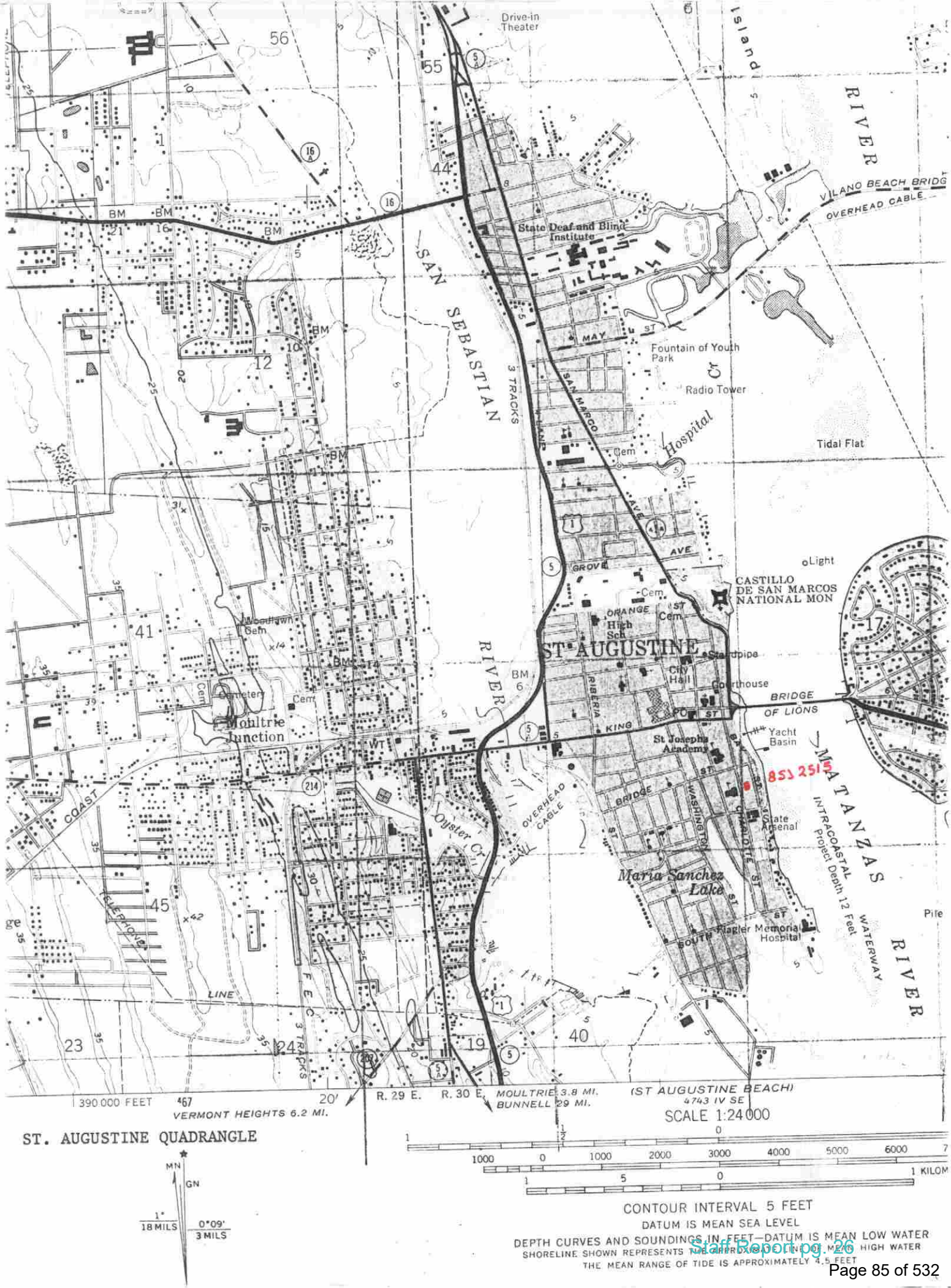
10. Dated May 16, 1913; typed copy in SAHS biographical file, "Pacetti."

11. Deed Book 7, pp. 212-21; City Directories 1911-34.

12. Albert Manucy interview with Mrs. Harry Jones, February 2, 1937, in SAHS Block and Lot Cards, 56 Marine St.; Sanborn Maps, 1893-1930.

13. St. Augustine Record, February 3, 1937, p. 1; copies of the original archaeological reports by W. J. Winter are in the SAHS file "Gonzales-Jones House, 56 Marine St."

14. Florida Times-Union, September 1, 1984, pp. D-1 + 3.



ST. AUGUSTINE QUADRANGLE


SANCHEZ
MYRTLE
SEBASTIAN
OCEAN
OLD MISSION
SAN MARCO
BERNARD
HOPE
PINE
WATER
OSTEEN
CINCINATTI
LOCUST
ABBOTT
OSCEOLA
LORING
ROHDE
MULBERRY
JOYNER
GROVE
SHENANDOAH
CASTILLO
ORANGE
ST. GEORGE
FLORIDA
SARAGOSSA
SEVILLA
RIBERIA
CARRERA
HYPOLITA
AVENIDA MENENDEZ
SPANISH
CHARLOTTE
VALENCIA
MARKLAND
CORDOVA
CATHEDRAL
BRIDG
MALAGA
DEPOT
KING
PRAWN
DAVIS
EVERETT
LORIDA
A QUINTA
CEDAR
GRANADA
PALM ROW
CADIZ
AVILES
MARINE
ARENTA
CLARK
U.S. 1
LEWIS
CEDAR
BRIDGE
SANFORD
M.L. KING
WASHINGTON
ST. FRANCIS
OYSTER CREEK
LEWIS
WEST
ST. FRANCIS
DE HAVEN
ST. GEORGE
CORDOVA
MARIA SANCHEZ
RIO VISTA
SPENCER
ANDERSON
KINGSFERY
LOVETT
CHARLOTTE
MARINE
SOUTH DIXIE
RIVER

BSJ 2515

Page 1

☐ Original
☒ Update

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 4.0 1/07

Site #8 SJ02515
Field Date 5-19-2016
Form Date 5-19-2016
Recorder #

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

Site Name(s) (address if none) Gonzalez-Jones Houase — Multiple Listing (DHR only)
Survey Project Name Inv. of Structures within the St. Augustine NRHD — Survey # (DHR only)
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☐private-individual ☒private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

Street Number	Direction	Street Name	Street Type	Suffix Direction
56		Marine	Street	

Address:
Cross Streets (nearest / between)
USGS 7.5 Map Name ST. AUGUSTINE — **USGS Date** 1956 — **Plat or Other Map**
City / Town (within 3 miles) St. Augustine — **In City Limits?** ☒yes ☐no ☐unknown — **County** St. Johns
Township 7S — **Range** 30E — **Section** 18 — **¼ section:** ☐NW ☐SW ☐SE ☐NE — **Irregular-name:**
Tax Parcel # 1987400000 — **Landgrant**
Subdivision Name — **Block** — **Lot**
UTM Coordinates: Zone ☐16 ☒17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐
Other Coordinates: X: — Y: — **Coordinate System & Datum**
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1763 ☒approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Cabin) — From (year): — To (year):
Current Use Private Residence (House/Cottage/Cabin) — From (year): — To (year):
Other Use — From (year): — To (year):
Moves: ☐yes ☒no ☐unknown Date: — **Original address**
Alterations: ☒yes ☐no ☐unknown Date: — **Nature** ext. fabric
Additions: ☐yes ☐no ☒unknown Date: — **Nature** south elevation one story addition
Architect (last name first): — **Builder** (last name first):
Ownership History (especially original owner, dates, profession, etc.)

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

DESCRIPTION

Style Spanish Colonial — **Exterior Plan** Rectangular — **Number of Stories** 2
Exterior Fabric(s) 1. Stucco 2. Drop siding 3. ashlar scored
Roof Type(s) 1. Hip 2. 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.
Windows (types, materials, etc.) single wood DHS 6/6 transom & sidelights

Distinguishing Architectural Features (exterior or interior ornaments) Chamfered posts, three light dormer

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) walled courtyard

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 SJ02515

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. _____ 2. stuccoed

Structural System(s): 1. Masonry - General 2. Wood frame 3. _____

Foundation Type(s): 1. Continuous 2. _____

Foundation Material(s): 1. _____ 2. _____

Main Entrance (stylistic details) single wood plank door with transom and paneled sidelights

Porch Descriptions (types, locations, roof types, etc.) Balcony on east, one-story on south

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

Narrative Description of Resource _____

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

☒FMSF record search (sites/surveys)	☒library research	☐building permits	☒Sanborn maps
☐FL State Archives/photo collection	☒city directory	☒occupant/owner interview	☐plat maps
☒property appraiser / tax records	☒newspaper files	☐neighbor interview	☐Public Lands Survey (DEP)
☒cultural resource survey (CRAS)	☒historic photos	☐interior inspection	☐HABS/HAER record search

☐other methods (describe) _____

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

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐yes ☒no ☐insufficient information

Appears to meet the criteria for National Register listing as part of a district? ☒yes ☐no ☐insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) could contribute to a district

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. _____ 3. _____ 5. _____

2. _____ 4. _____ 6. _____

DOCUMENTATION

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

1) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

2) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Patricia Davenport Affiliation Environmental Services, Inc.

Recorder Contact Information (address / phone / fax / e-mail) 7220 Financial Way Ste. 100 Jacksonville, FL 32256 904-470-2200, pdavenport@esinc.cc

Required Attachments

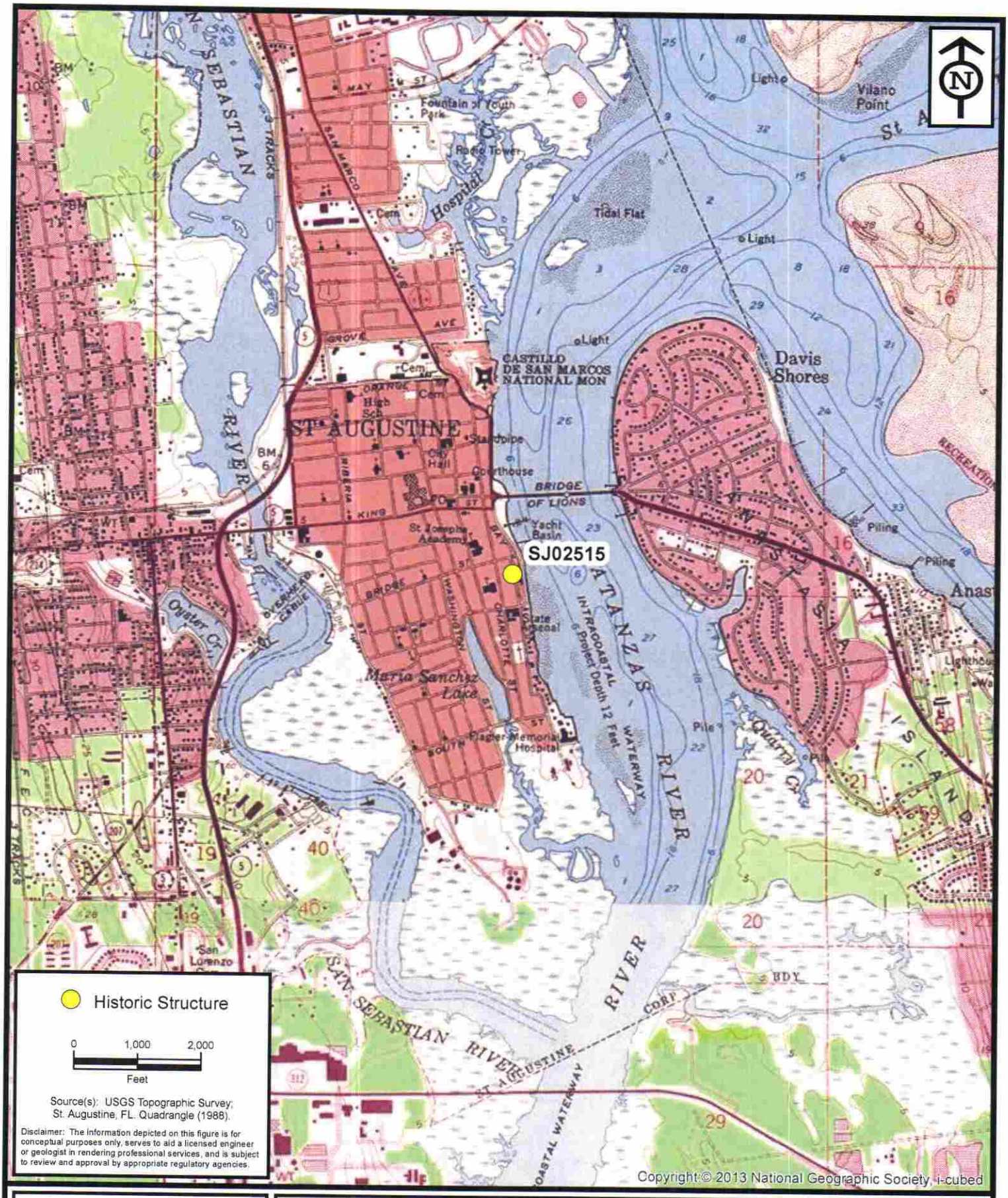
❶ USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

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

❸ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE

If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).

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



ENVIRONMENTAL SERVICES, INC.
7220 Financial Way, Suite 100
Jacksonville, Florida 32256
(904) 470-2200
(904) 470-2112 Fax
www.environmentalservicesinc.com

Project Location - SJ02515

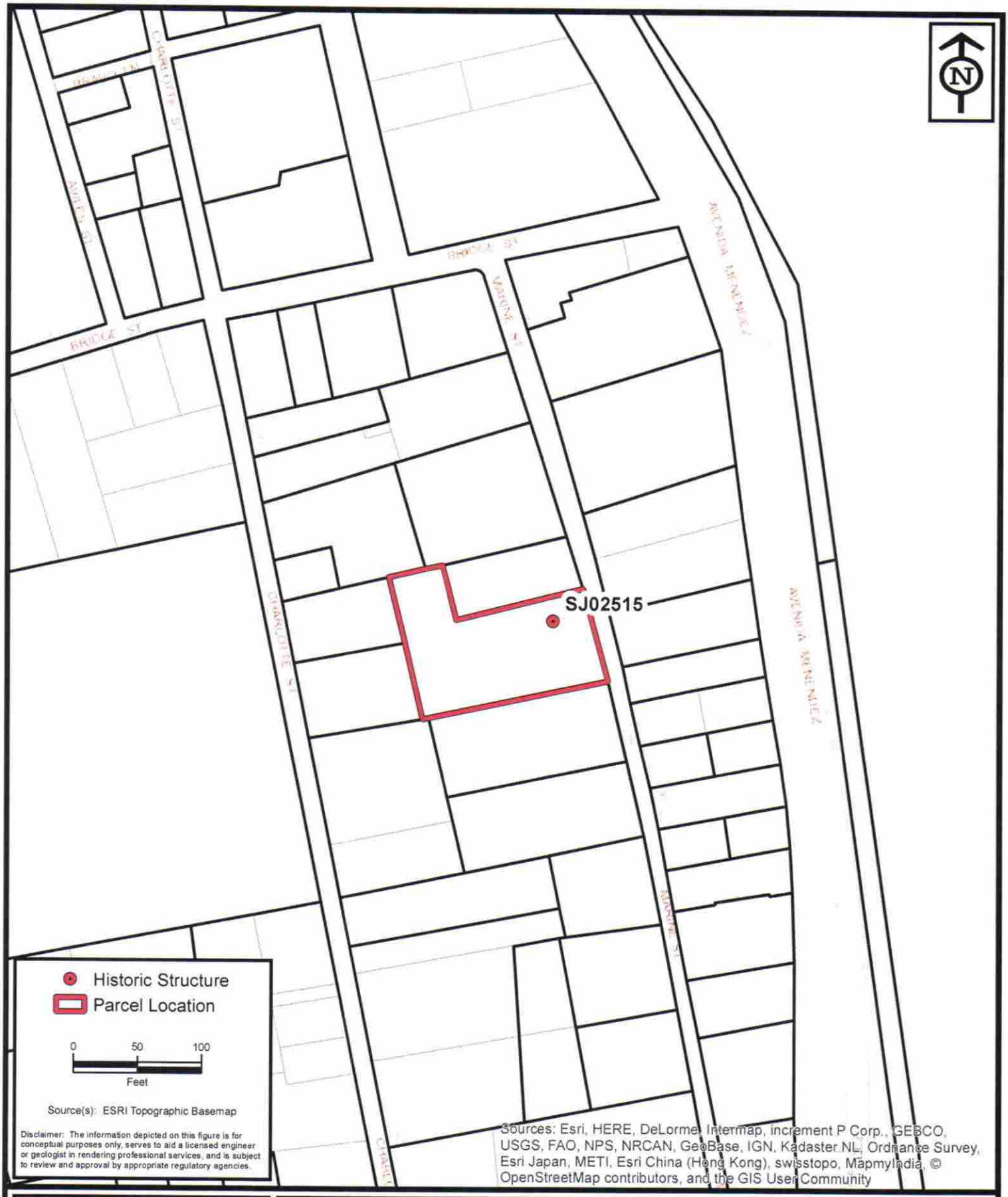
City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

Project:	AJ15441.00
Date:	May 2016
Drawn By:	AVL
Checked By:	JRN
Approved By:	PD
Figure:	1

Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ02515\Location.mxd Date: 1/29/2016 12:18:11 PM

SJ02515



ENVIRONMENTAL SERVICES, INC.
7220 Financial Way, Suite 100
Jacksonville, Florida 32256
(904) 470-2200
(904) 470-2112 Fax
www.environmentalservicesinc.com

Parcel Location - SJ02515

City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

Project:	AJ15441.00
Date:	May 2016
Drawn By:	AVL
Checked By:	JRN
Approved By:	PD
Figure:	2

Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ02515\Parcel.mxd Date: 2/1/2016 9:44:29 AM

SJ02515







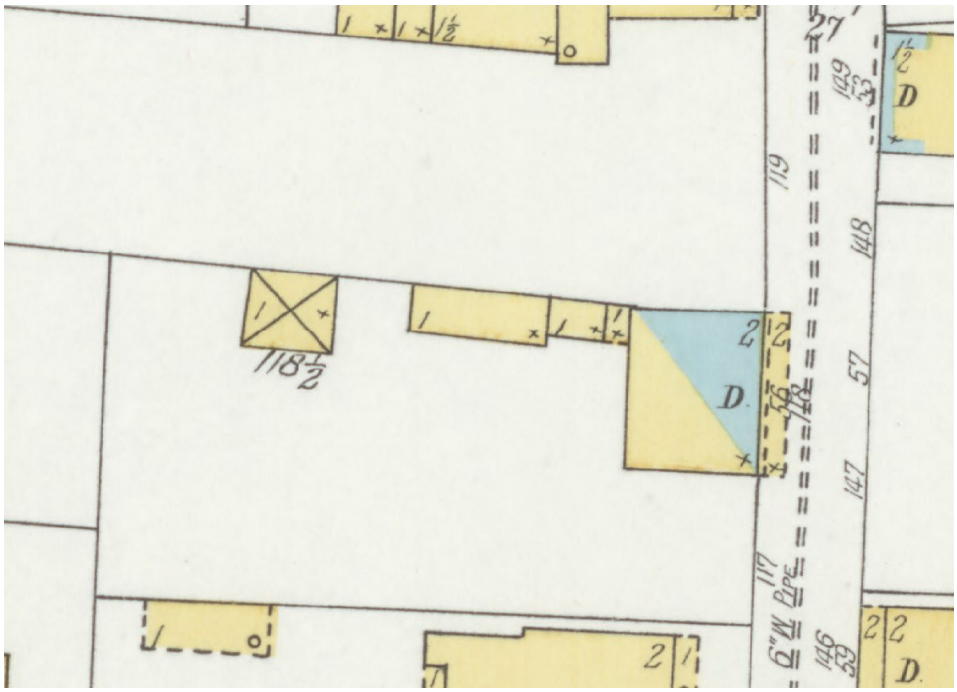


Staff Report pg. 35

SANBORN MAPS
56 Marine Street

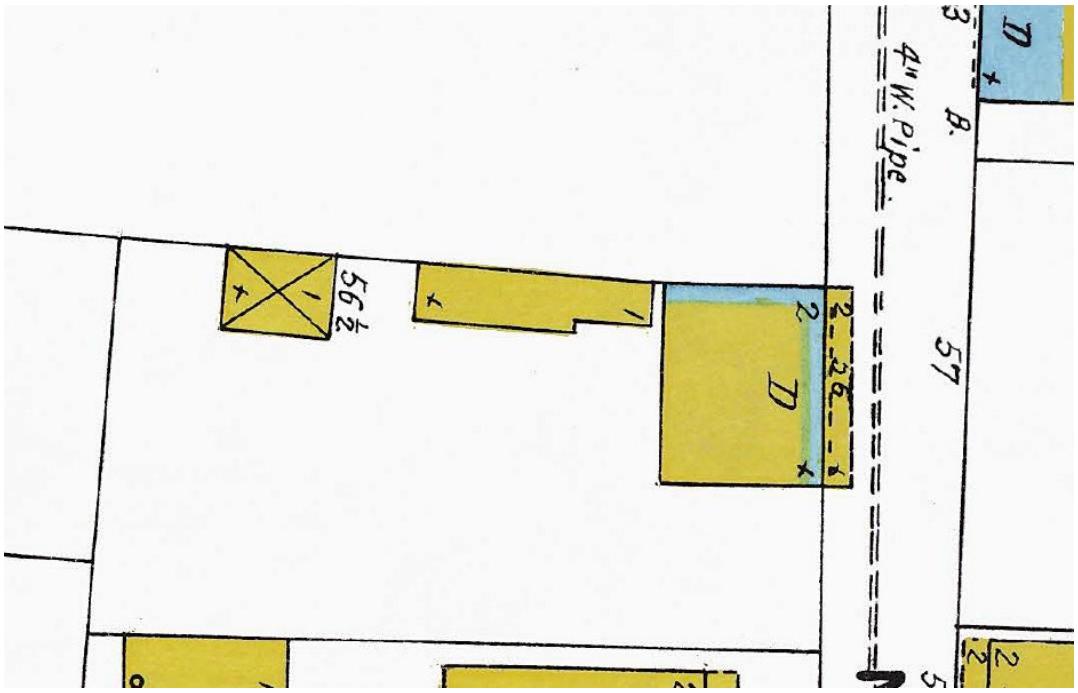


1893



1899

SANBORN MAPS
56 Marine Street

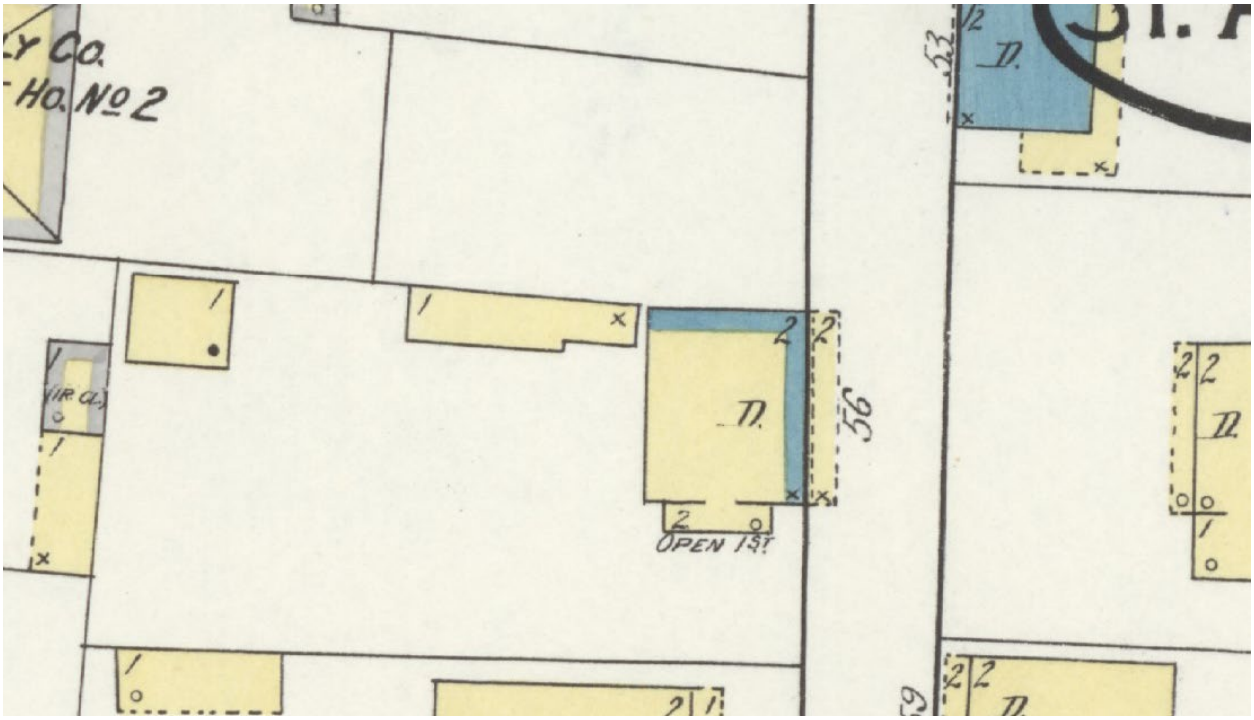


1904

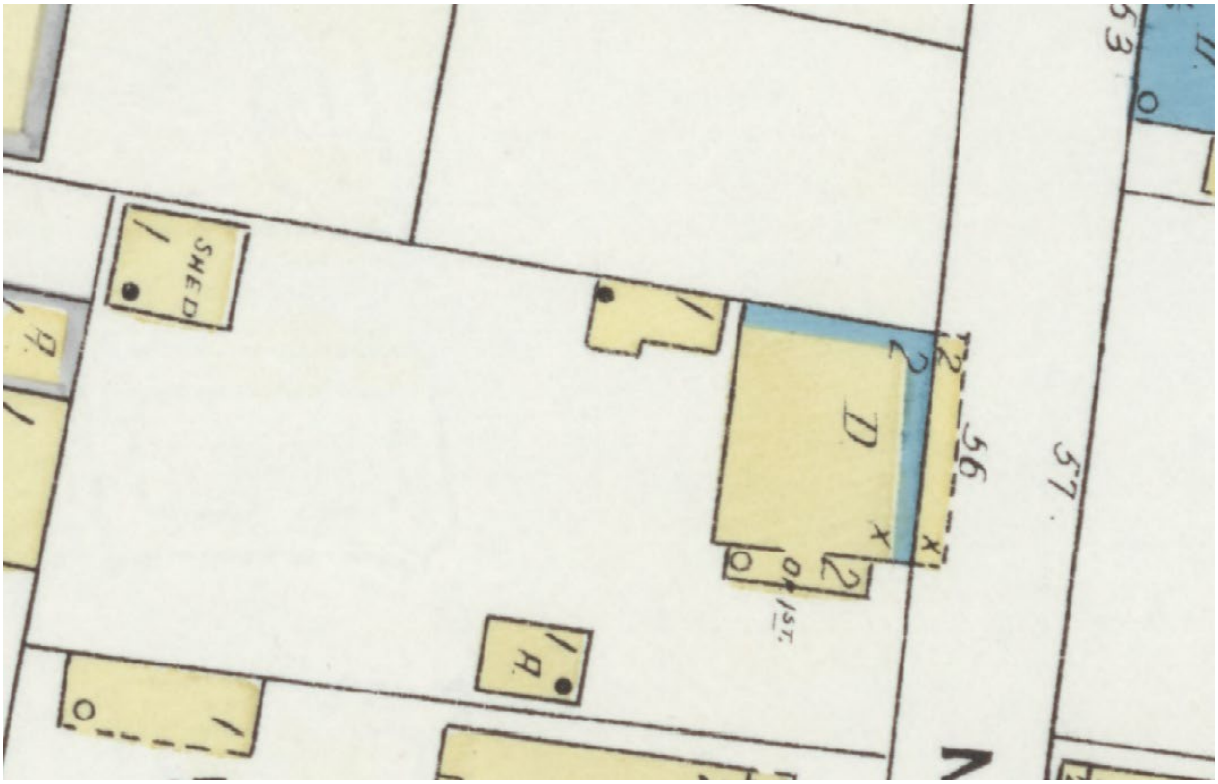


1910

SANBORN MAPS
56 Marine Street



1917



1924

SANBORN MAPS
56 Marine Street



1930 updated to 1965

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Appropriateness

Case Number: HP2024-0063 **Meeting Date: Thursday, October 17, 2024**

1. NAME OF APPLICANT: brian sharkey
   Business (if applicable):
   Address: 226 McClenaghan Mill Rd
   City: Wynnewood State: PA Zip Code: 19096
   Daytime Telephone: 4844310700 E-Mail Address: b625shark@gmail.com

2. NAME OF PROPERTY OWNER: brian sharkey
   Business (if applicable):
   Address: 226 McClenaghan Mill Rd
   City: Wynnewood State: PA Zip Code: 19096
   Daytime Telephone: 4844310700 E-Mail Address: b625shark@gmail.com

3. PROJECT LOCATION: 56 MARINE ST, Saint Augustine, 32084

4. LEGAL DESCRIPTION: CITY OF ST AUGUSTINE W43FT OF E143FT & S7 OF E100FT OF LOT 8 & ALL LOT 24 BLK 27 OR5150/1803

5. SCOPE OF WORK: To construct an in-ground pool toward the rear/west property line with associated site features.

Information attached by applicant includes:

- Application Agreement
- Existing Photograph
- Site Plans
- Additional Information

Received 9/20/2024
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: 56 Marine Street St Augustine

Applicant's Name: Brian Molony Sharkey Applicant's Signature: _____

Owner's Name: Brian Molony Sharkey Owner's Signature: _____

Owner's Name: Shirley Anne Sharkey Owner's Signature: _____

Owner's Name: _____ Owner's Signature: _____

(Can add additional signature page if needed)

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

Certificate of Appropriateness

Sufficiency Checklist

Case Number: HP2024-0063

56 MARINE ST, Saint Augustine, 32084

Checklist Item	Checklist Item Description	Status	Comments
EXTERIOR ELECTRICAL/ MECHANICAL - Brochure, sample, or scaled drawing	Brochure, sample, or scaled drawing showing the materials, light intensity and source, hardware, colors/finish	Need	Location of proposed pool equipment and any additional lighting features should be included on the site plan. Any proposed screening should be described or drawn, and photo examples of new lighting features 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	
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	The Architectural Guidelines for Historic Preservation states that 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. Please specify what material is proposed for the pool surround and edging. Photo examples should be provided, and samples may be needed.
PARKING, LANDSCAPE OR OTHER SITE FEATURE - Plant material list	Plant material list with identification, quantity, size at planting and maturity, spacing	Need	If any new plantings are being proposed with this project, please describe these. The Architectural Guidelines for Historic Preservation has a list of pre-approved plant materials.

Other Details Necessary For Review

This property is located in Archaeology Zone IB. The depth of the pool should be noted with this application to clarify the archaeological impacts this project may have.

Received 2/2/2024
Planning & Building Department

Received 9/20/2024
Planning & Building Department



Candice Seymour

From: brian sharkey <b625shark@gmail.com>
Sent: Wednesday, September 25, 2024 4:46 PM
To: Candice Seymour
Subject: Fwd: 56 Marine Street - Certificate of Appropriateness application for the October 17, 2024 Historic Architectural Review Board Meeting
Attachments: Sharkey-pool eq survey.pdf; Sharkey-pool eq 2d.pdf; Sharkey_012.jpg; Sharkey_013.jpg; Screenshot 2024-09-25 155555.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.

Hi Candice - hope you do okay tonight and tomorrow with the storm!

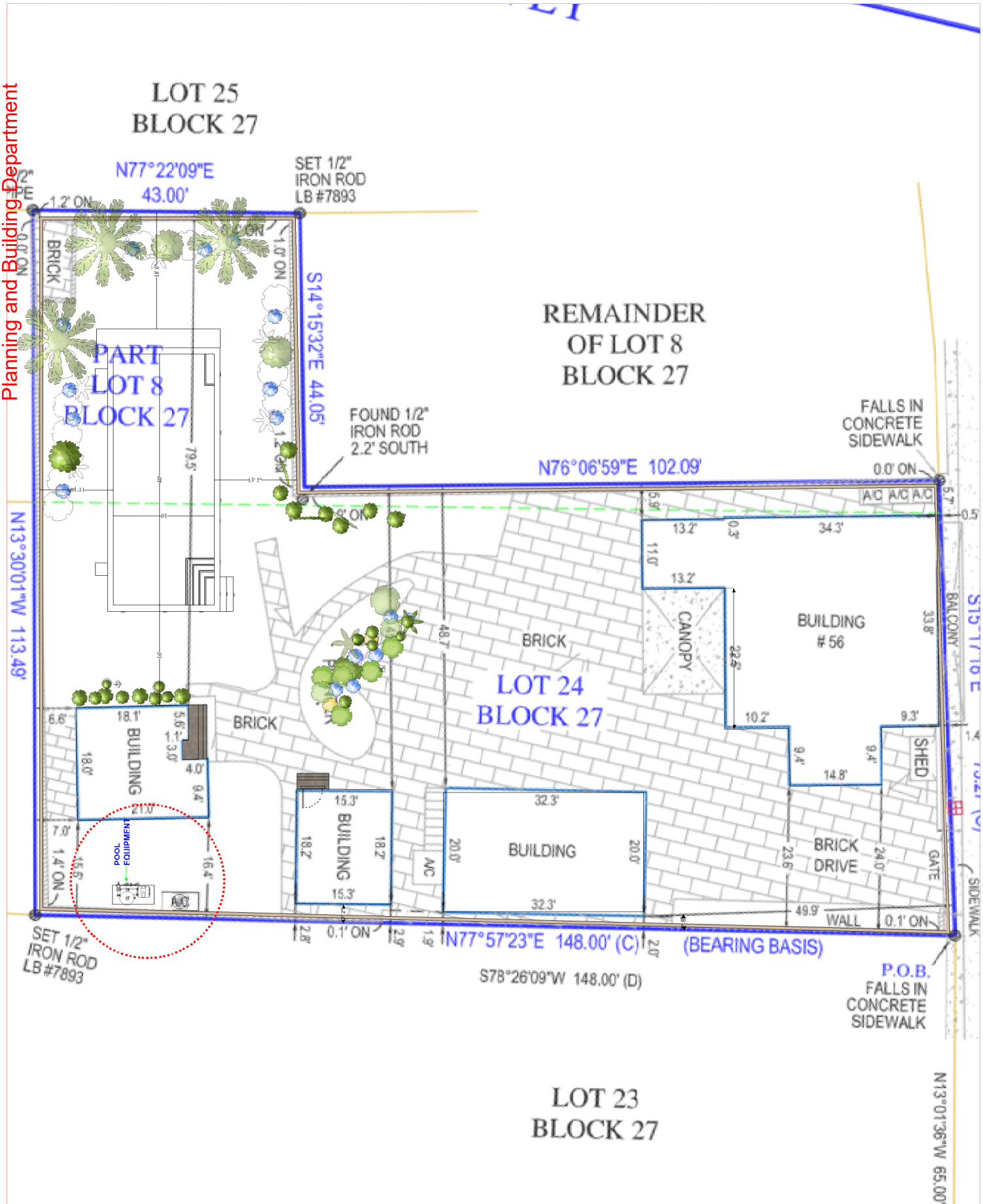
Attached are computer drawings of the pool surround material, as well as two site plan versions showing the proposed placement of the pool equipment.

You had also noted that we needed to provide the depth of the pool; it will be 3'6" on the right side and 5'0" on the left side, both with an above ground elevation of 18", so the true depth is closer to 2'0" by 3'6". To that we would need to add an excavation depth of approximately 8-10".

I think I've now provided everything you requested earlier this week, but would greatly appreciate you giving this all the "once over" to see if I've forgotten anything.

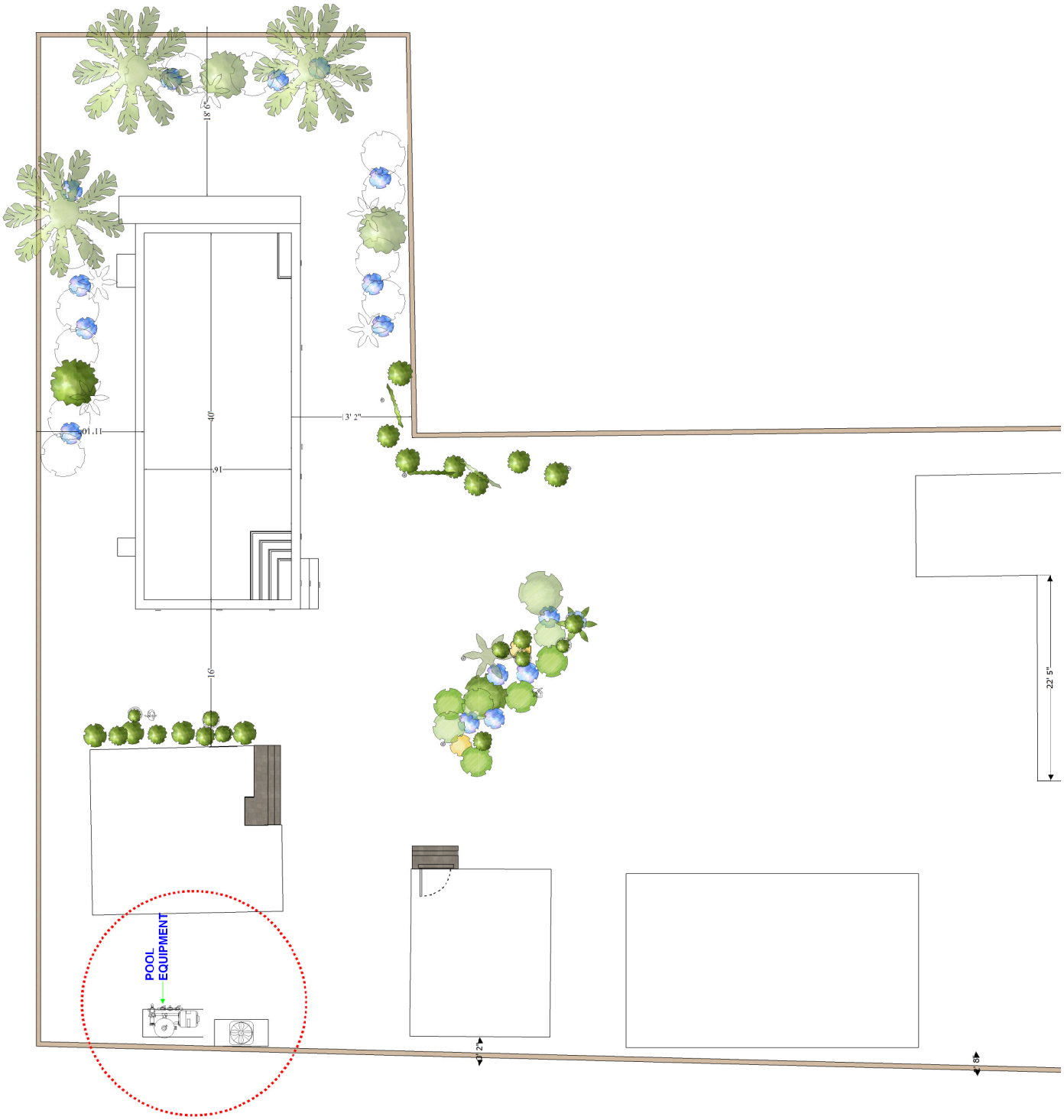
Thanks again for all your help!
Brian

Received September 25, 2024
Planning and Building Department



Received September 25, 2024
Planning and Building Department

Scale: 1/16" = 1 ft.



Received September 25, 2024
Planning and Building Department

Double Sided

Great for pool, benches, spa borders.



Shown: Shellock Ivory Double Sided

artistic conception

Received September 27, 2021
Planning and Building Department

Pool Studio



artistic conception

Received September 27, 2021
Planning and Building Department

Pool Studio



Candice Seymour

From: brian sharkey <b625shark@gmail.com>
Sent: Wednesday, October 2, 2024 12:14 PM
To: Candice Seymour
Subject: Re: 56 Marine Street - Certificate of Appropriateness application for the October 17, 2024 Historic Architectural Review Board Meeting
Attachments: Sharkey_018.jpg

Follow Up Flag: Follow up
Flag Status: Flagged

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.

Thanks for following up!
From the checklist, I didn't explicity note that we plan on making no changes to either the existing landscaping, planting, lighting, pavers. The pool itself will have lights in it and on the exterior facing the house; the jpg file below is a computer rendition of that if it's needed?

See you Friday !!

Thanks
Brian

On Wed, Oct 2, 2024 at 11:28 AM Candice Seymour <cseymour@citystaug.com> wrote:

> I realize I hadn't confirmed receipt of this. I will let you know if we need anything additional and I will see you Friday!
>
> Have a great day!
>
> **Candice Seymour**
>
> Historic Preservation Planner
>
> City of St. Augustine
>
> cseymour@citystaug.com
>
> 904-209-4326

Received October 2, 2024
Planning and 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-24-296

Parcel: 198740-0000

General Warranty Deed

Made this 23rd day of August, 2024 by **Rebecca J. Smith, a married woman, Individually and as Trustee of Smith Living Trust for 205 12th Street dated April 10, 2020**, whose mailing address is 50 Marine Street, St. Augustine, FL 32084, hereinafter called the **Grantor**, to **Brian Molony Sharkey and Shirley Anne Sharkey, husband and wife**, whose mailing address is: 56 Marine 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:

Part of Lot 8 and all of Lot 24, Block 27, on the map of the City of St. Augustine, Florida, according to the Official Map of said City dated June 12, 1923, and being more particularly described as follows:
For a point of beginning begin at the Southeast corner of Lot 24, Block 27, City of St. Augustine, said point also being on the Westerly right of way of Marine Street as now established; thence leaving said right of way, South 78 degrees 26 minutes 09 seconds West 148.00 feet; thence North 13 degrees 30 minutes 01 seconds West 113.49 feet; thence North 77 degrees 22 minutes 32 seconds East 43.00 feet; thence South 14 degrees 15 minutes 32 seconds East, 44.05; thence North 76 degrees 06 minutes 59 seconds East 102.09 feet to the Westerly right of way line of Marine Street; thence South 15 degrees 13 minutes 51 seconds East 74.49 feet along said right of way to the point of beginning.

Said property **is not the homestead** of the **Grantor**(s) under the laws and constitution of the State of Florida in that neither **Grantor(s)** or any members of the household of **Grantor(s)** reside thereon.

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.

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:

Witness Signature

Jenny R Burnett
Printed Name

St Johns Blue Ocean Title
Address 403 Anastasia Blvd
St. Augustine FL 32080
City, State, Zip

Witness Signature

Printed Name

St Johns Blue Ocean Title
Address 403 Anastasia Blvd
St. Augustine FL 32080
City, State, Zip

Smith Living Trust for 205 12th Street dated April 10, 2020

By: _____
Rebecca J. Smith, Individually and as Trustee

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23rd day of August, 2024, by **Rebecca J. Smith, Individually and as Trustee of Smith Living Trust for 205 12th Street dated April 10, 2020**, who is/are ☐ personally known to me or who has/have ☒ produced FLDL as identification.

RANDI CREWS
MY COMMISSION # HH 223674
EXPIRES: April 18, 2026

Notary Public Signature

RANDI CREWS

Notary Public Printed Name

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1987400000
Location	56 MARINE ST
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Aug (east of lake) (SF) (612)
Tax Description*	CITY OF ST AUGUSTINE W43FT OF E143FT & S7 OF E100FT OF LOT 8 & ALL LOT 24 BLK 27 OR5150/1803 *The Description above is not to be used on legal documents.
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	City of St Augustine
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.290
Homestead	Y

Click Here to Open Cyclomedia Viewer in a New Tab



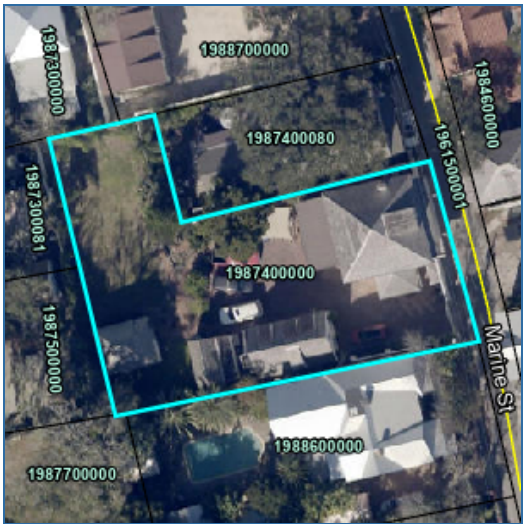
Owner Information

Owner Name	Smith Living Trust For 205 12th Street D:04/10/2020 100% Smith Kevin S CO-Trustee 100% Smith Rebecca CO-Trustee 100%
Mailing Address	56 MARINE ST SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
Homestead		$50,000

Map



Valuation Information

	2024
Building Value	$962,779
Extra Features Value	$20,988
Total Land Value	$730,085
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$1,713,852**
Total Deferred	$272,612
Assessed Value	**$1,441,240**
Total Exemptions	$50,000
Taxable Value	**$1,391,240**

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	$1,164,675	$22,181	$730,085	$0	$0	$1,916,941	$1,399,262	$567,679	$1,349,262
2022	$777,676	$25,845	$554,986	$0	$0	$1,358,507	$1,358,507	$50,000	$1,308,507
2021	$703,108	$25,845	$508,916	$0	$0	$1,237,869	$559,858	$728,011	$509,858
2020	$730,267	$25,845	$446,321	$0	$0	$1,202,433	$552,128	$700,305	$502,128
2019	$344,122	$16,412	$393,739	$0	$0	$754,273	$539,715	$264,558	$489,715
2018	$340,450	$5,050	$393,739	$0	$0	$739,239	$529,652	$259,587	$479,652
2017	$349,023	$5,050	$393,739	$0	$0	$747,812	$518,758	$279,054	$468,758
2016	$355,146	$5,050	$357,945	$0	$0	$718,141	$508,088	$260,053	$458,088
2015	$324,041	$5,050	$276,129	$0	$0	$605,220	$504,556	$150,664	$454,556
2014	$246,986	$5,050	$248,516	$0	$0	$500,552	$500,552	$50,000	$450,552
2013	$252,769	$6,060	$248,516	$0	$0	$507,345	$507,345	$50,000	$457,345

Building Information

Building 1
Building Value $673,966
Year Built 1983
Actual Area 3854
Conditioned Area 3148
Use Single Family Residence
Style 01
Exterior Wall Concrete Stucco, Wood

Roof Cover Wood Shingle
Roof Structure Gable Hip
Interior Flooring Ceramic Tile, Pine Wood
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms 3
Baths 2.5

Description	Square Footage
BASE AREA	1434
FINISHED OPEN PORCH	195
FINISHED UPPER STORY	1156
FINISHED OPEN PORCH	160
FINISHED OPEN PORCH	307
FINISHED UPPER STORY	26
OUTSIDE STAIRS	44
FINISHED UPPER STORY	532
Total SqFt	3854

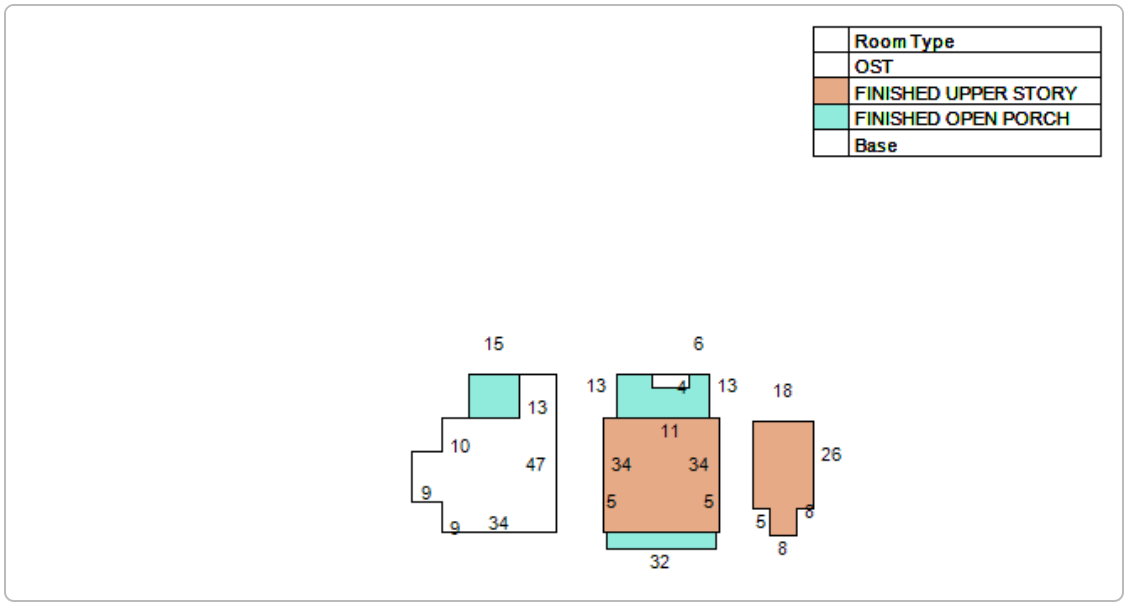
Building 2
Building Value $288,813
Year Built 1983
Actual Area 1828
Conditioned Area 1273
Use Single Family Residence
Style 01
Exterior Wall Wood

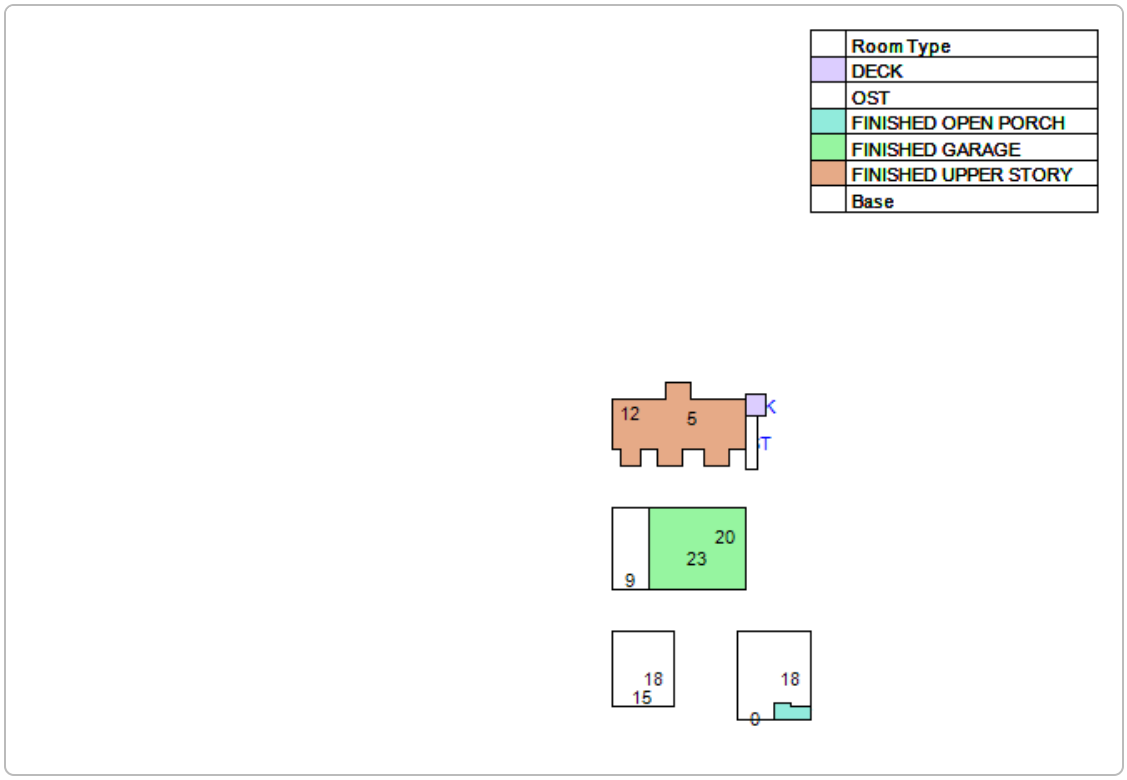
Roof Cover Wood Shingle
Roof Structure Gable Hip
Interior Flooring Ceramic Tile, Pine Wood
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms 0
Baths

Description	Square Footage
BASE AREA	270
BASE AREA	347
FINISHED UPPER STORY	476
FINISHED GARAGE	460
FINISHED OPEN PORCH	31
OUTSIDE STAIRS	39
BASE AREA	180

Description	Square Footage
FINISHED DECK	25
Total SqFt	1828

Sketch Information





Extra Feature Information

Code Description	Status	Value
Summer Kitchen - Average (RES)		2300
Pergola (Mix)		1408
Masonry Wall (Mix)		17280

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	78	150	78	EF	$605,085
Multi-Family (Less than 10 Units)	45	45	1	UT	$125,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
1/13/2021	1/13/2021	$1,487,000.00	WARRANTY DEED	5150	1803	Q	I	CALLAHAN DEBORAH A	SMITH LIVING TRUST FOR 205 12TH STREET D:04/10/2020
	4/23/2002	$0.00	CORRECTIVE DEED	1752	198	U	I	BOHN H CRAIN,LEE B	CALLAHAN DEBORAH A
	6/22/2001	$650,000.00	WARRANTY DEED	1621	84	Q	I	BOHN H CRAIN,LEE B	CALLAHAN DEBORAH A
	9/26/2000	$598,400.00	WARRANTY DEED	1530	1570	Q	I	LUHRS LINDA M (& WARREN R)	CRAIN BOHN H,LEE B
	2/14/1994	$200,000.00	WARRANTY DEED	1043	455	Q	I	L & W ASSOCIATES	LUHRS LINDA M
	6/1/1990	$0.00		861	140	U	I		L & W ASSOCIATES
	6/1/1988	$175,000.00		786	1565	Q	I		
	10/1/1982	$86,500.00		559	128	U	I		
	2/1/1982	$0.00		531	518	U	I		

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 9/21/2024, 1:25:27 AM

Contact Us

Developed by Schneider GEOSPATIAL

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for October 17, 2024 Meeting



Application HP2024-0065 Address: 132 King Street

A. Kroll Construction – Applicant Donna R. & Scott G. Wendler – Owner

Project description: For partial demolition of a residential building, constructed c. 1910-1914, that is recorded in the Florida Master Site File and contributing to the Model Land Company National Register Historic District, including replacement of an existing window opening with a door on the front facade.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ01038
National Register:	Model Land Company NRHD: Contributing	Construction date:	c. 1910-1914
Archaeology Zone:	N/A	Zoning District:	CL-2
Parcel number:	2047200000		
Agenda Item:	8(a)	Previous Action(s):	COD 2007-0304 (denied)

STAFF SUMMARY AND ANALYSIS:

Located on the north side of King Street, this two-story Frame Vernacular building, constructed between 1910 and 1914, is contributing to the Model Land Company National Register Historic District.

The applicant is seeking approval to replace the one window on the front (south) elevation with a ¾ lite door to match the adjacent existing doors. The window furthest east will remain and be repaired.

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 Historic District and does not meet the criteria for administrative approval 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 **132 King Street** if the HARB finds that the proposed alteration 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 one window on front elevation (west window of the pair)
    b. Installation of a door in the existing window opening
    c. Eastern window to remain

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 window proposed for replacement with a door is one of a pair or windows toward the east end of the front façade/south elevation of the building. This façade has clearly seen changes over time. Two doors are already extant on the front façade to the west of the window proposed for replacement.

4. The impact of the loss of the architectural element(s) on the building and along the streetscape. The loss of the window will further alter the front façade and change what is likely the original fenestration pattern of windows on the front elevation.

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 window is proposed for replacement with a ¾ lit door to match the existing doors on the front elevation. The loss of the window may be mitigated with this appropriate style door replacement and appropriate treatment of the window and door framing. The applicant may consider providing a drawing to clearly illustrate how the framing and mullion of the original paired window will be treated when the new proposed door is installed.

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 this original wood window would further erode the original fabric of the building, contributing to the erosion of the historic character of the streetscape.

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 many fenestration changes over time.

9. ***Whether or not the structure, or the architectural elements being removed, are the last surviving examples of its style or type of architecture or a method of construction.*** The building typology is commonly found throughout St. Augustine and the wood window being removed is not the last surviving example of its style or type; however, it is one of the few original windows on remaining on the structure. The new door will look substantially different.

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 window is not of such design craftsmanship or material that it could not be reproduced; however, replacement with the proposed door will look substantially different.

11. ***The justification for the proposed partial demolition.*** The applicant seeks to replace the window with a door for egress from the structure.

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

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

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

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

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

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

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

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

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

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

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

~~~~~

The building was built by 1914, is not in a Historic Preservation Zoning District or individually listed on the National Register of Historic Places, but is recorded on the Florida Master Site File and listed as a contributing building in the Model Land Company National Register Historic District. The proposed door will replace an existing window opening.

The requirements for partial demolition review 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

132 KING STREET
STAFF PHOTOGRAPHS



Front (South) Elevation

132 KING STREET
STAFF PHOTOGRAPHS





Front (South) Elevation from West and East

Staff Report pg. 8

132 KING STREET
STAFF PHOTOGRAPHS



Project location (window to left will be replaced with door)

132 KING STREET
STAFF PHOTOGRAPHS





Existing Doors (All doors will match door on left)

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ 1038 1009==

Site Name: 132 King Street 830== Survey Date: 7807 820==

Address: 132 King Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Model Land Company (subdivision) G-2 (block) 26 (lot) 868==

868==

Owner of Site: Name: Andreu, Mamie H.;

Address: 134 King Street

St. Augustine, Fla. 32084 902==

Occupant or Manager: King's Villa Tourist Home 904==

Type of Ownership: Private 848== Zoning: CI

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

UTM: 17 (zone) 469165 (easting) 3306604 (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:

(X) Zoning 878==

(X) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

(X) 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: Apartments 850==

Date: +1914 844== Period: 20th Cent. 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame vernacular 964==

Plan Type: L-Shape 966==

Exterior Fabrics: Wood weatherboard with cornerboards, drop siding 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS 2/2, metal, jalousie(metal) 942==

Foundation: Concrete block piers with lattice infill 942==

Roof Type: Hip 942==

Secondary Roof Structures: Hip on L 942==

Porches & Balconies: 942==

Chimney Location: Offset lateral slope 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Metal novelty shingles 882==

Ornament Exterior: Rusticated concrete block columns 882==

Quantitative Data: (950-954)

Chimneys: 1 952== Dormers: 954== Stories: 2 950==

Other: 956==

Surroundings: Mixed commercial/residential 864==

Relationship to Surroundings: Apartment building on primarily commercial street. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Commerce, Politics/Government, Minorcans, Women 920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Frame Vernacular residence at 132 King Street was constructed between 1910 and 1914. Significant details include rusticated concrete block columns.

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 132 King Street was once the residence of Mary A. Masters,

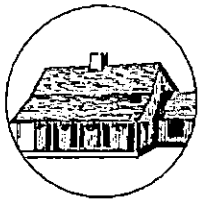
(over)

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, 1927-28, 1930.

Supervisor of Registration and later secretary-treasurer of the St. Augustine Paint and Hardware Company. Members of the Masters family descend from Minorcan colonists who migrated to St. Augustine from New Smyrna in 1777.(2)

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 SJ01038
Field Date 10-15-2020
Form Date 12-29-2020
Recorder # SEM

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) 132 King 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:	132		King	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 # 2047200000 — 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: 1914 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use: Private Residence (House/Cottage/Ca — From (year): 1914 — To (year): _____
Current Use: Apartment — From (year): _____ — To (year): 2020
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ — Original address _____
Alterations: ☒yes ☐no ☐unknown Date: _____ — Nature: some windows
Additions: ☒yes ☐no ☐unknown Date: _____ — Nature: side/rear addn
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: L-shaped — Number of Stories: 2
Exterior Fabric(s): 1. Beaded weatherboard 2. Concrete block 3. _____
Roof Type(s): 1. Hip 2. _____ 3. _____
Roof Material(s): 1. Tin 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.)
wood single & paired 2/2 sash, replacement single 1/1 & grouped 2/2 sash & single pane fixed, single pane transom

Distinguishing Architectural Features (exterior or interior ornaments)
hip roof w overhang & exposed rafter tails, interior brick chimney, rusticated concrete block piers w lattice infill, corner boards

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)
sites on gravel lot, paved walkway to front

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info Date _____ Init. _____ KEEPER – Determined eligible: ☐yes ☐no Date _____ NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

Florida Master Site File / Div. of Historical Resources / R. A. Gray Bldg / 500 S Bronough St., Tallahassee, FL 32399-0250
Phone 850.245.6440 / Fax 850.245.6439 / E-mail SiteFile@dos.myflorida.com

HISTORICAL STRUCTURE FORM

Site #8 SJ01038

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 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)

2 entries off center, 1 wood door w large sing pane, other wood french door w div multilight, wood surrounds w transoms

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

open, entry, 2 story, hip roof w exposed rafter tails, enclosed on 2nd story w weatherboard, large square rusticated concrere block piers w caps & kneewall w breezeblock trim, accessed via concrete steps w rusticated CB sidewalls

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

Narrative Description of Resource

This 1914 Frame Vernacular building is 2 stories with Weatherboard exterior and Hip 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)

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. 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)

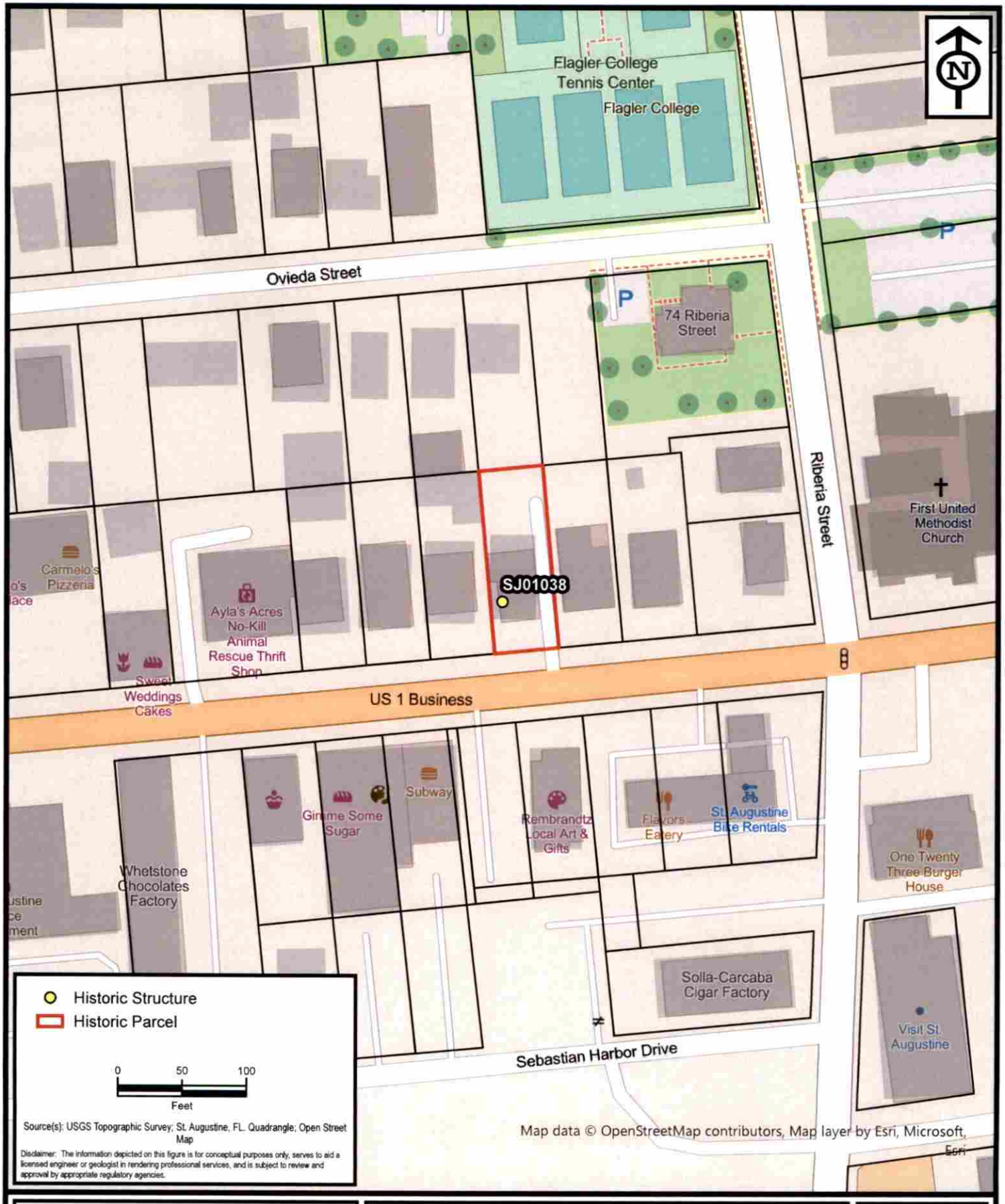
Required Attachments

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

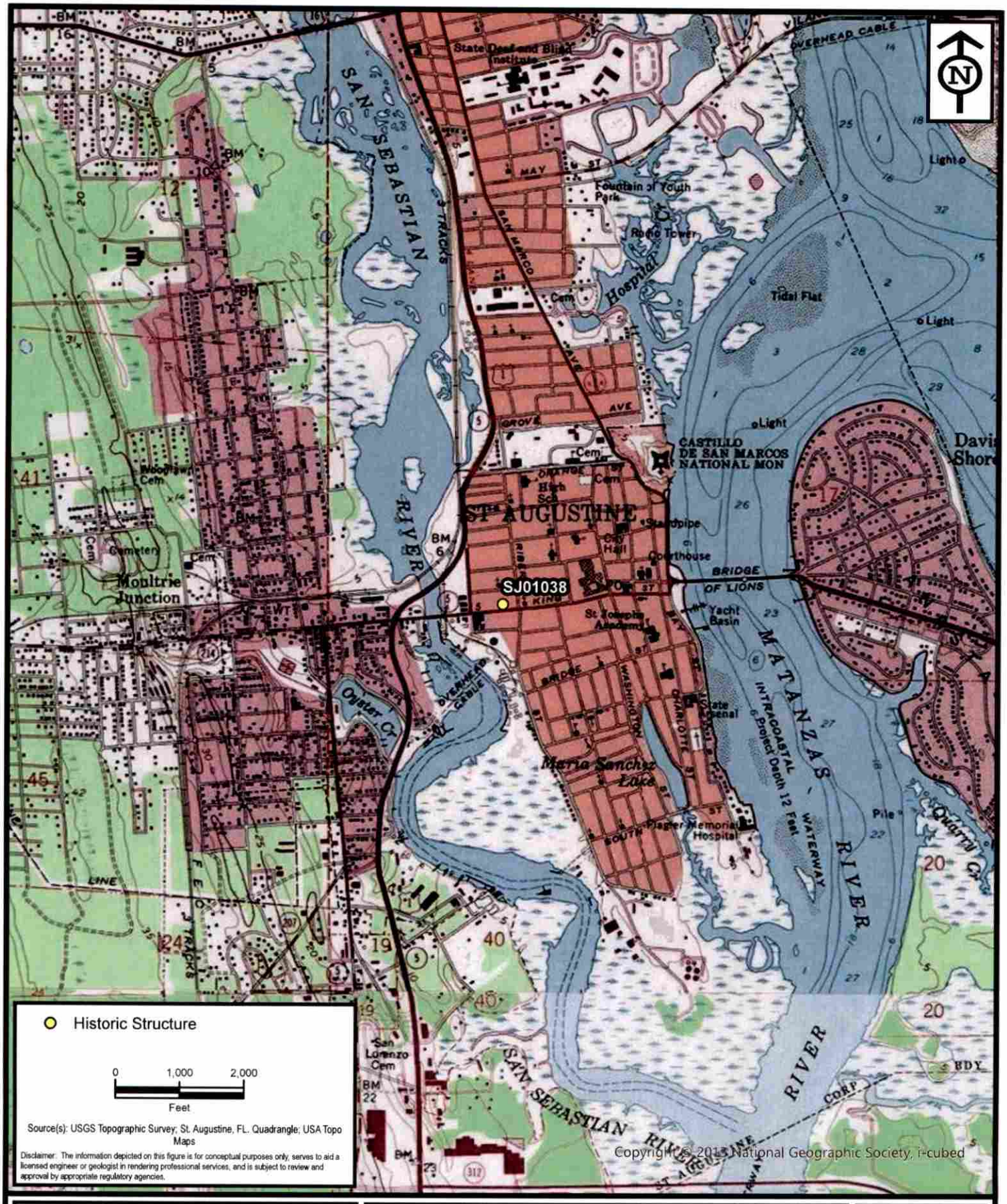
Parcel Location - SJ01038

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**

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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 - SJ01038

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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port pg. 19







Staff Report pg. 22

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Demolition (Partial)

Case Number: HP2024-0065 **Meeting Date: Thursday, October 17, 2024**

1. NAME OF APPLICANT: Albert F Kroll
   Business (if applicable):
   Address: 59 Oneida St
   City: Saint Augustine State: FL Zip Code: 32084
   Daytime Telephone: 9045018020 E-Mail Address: wendler22@yahoo.co

2. NAME OF PROPERTY OWNER: Donna Windler
   Business (if applicable):
   Address: 200 Zoratoa
   City: Saint Augustine State: FL Zip Code: 32114
   Daytime Telephone: 9046693081 E-Mail Address: wendler22@yahoo.co

3. PROJECT LOCATION: 132 KING ST, Saint Augustine, 32084

4. LEGAL DESCRIPTION: 1-170 MODEL LAND CO SUB CITY LOT 26 BLK G-2 OR1557/1162 &2963/1740(Q/C)

5. SCOPE OF WORK: For partial demolition of a residential building, constructed c. 1910-1914, that is recorded in the Florida Master Site File and contributing to the Model Land Company National Register Historic District, including replacement of an existing window opening with a door on the front facade.

Information attached by applicant includes:

- Application Agreement
- Window Condition Assessment
- Photograph of Existing Conditions
- Example of Proposed Replacement door

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: 132 King Street Saint Augustine Florida 32084

Applicant's Name: Albert Kroll Applicant's Signature: Albert Kroll

Owner's Name: Donna Wendler Owner's Signature: Donna Wendler

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.

Property Address:
Applicant Name:

Assessment Date:
Assessed by:

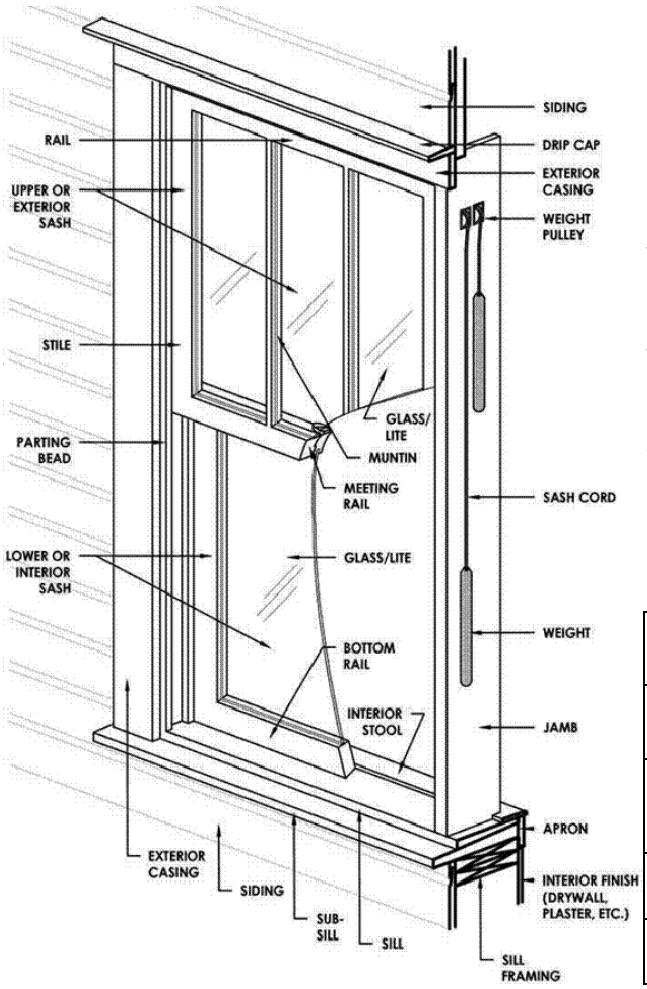
Received 9/23/24
Planning & Building Department

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 Pictures of door that will replace the window

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	29
Number of Historic Windows on the Structure	5
Number of Existing Replacement/Non-Historic Windows	24
Number of Windows Completely Missing	0
Total Number of Windows to be Replaced	1

Received 9/23/24
Planning & Building Department

Property Address: 132 King Street
Applicant Name: Donna Wendler /Albert Kroll

Assessment Date: 9/17/2024
Assessed by: Albert Kroll/Kroll Construction

Window Assessment - Window Condition Report

Window #	List and Describe Window Condition
1	front window to be removed /Door to be a replacement for the window opening.
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	

Window #	List and Describe Window Condition
21	
22	
23	
24	
25	
26	
27	
28	
29	
30	
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	



Window to be replaced with door.

Received 9/23/24
Planning & Building Department



Public Records of St. Johns County, FL Clerk # 2007053774, O.R. 2963 PG 1740,
08/07/2007 at 01:53 PM REC. $9.00 SUR. $9.50 Doc. D $2200.10

2
(2)

Prepared by and return to:
James J. Taylor Jr.

Taylor & Taylor PA
6015 A1A South
St. Augustine, FL 32080
904-471-5050

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this **20th** day of **July, 2007** between **Donna R. Wendler, a married person,** whose post office address is **P.O. Box 654, St. Augustine, Florida, 32085**, grantor, and **Donna R. Wendler and Scott G. Wendler, wife and husband**, whose post office address is **P.O. Box 654, St. Augustine, Florida 32085**, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in **St. Johns County, Florida** to-wit:

Lot 26, Block 2, MODEL LAND COMPANY'S SUBDIVISION OF BLOCK G, according to the map or plat thereof as recorded in Map Book 1, Page(s) 170, Public Records of St. Johns County, Florida.

Parcel Identification Number: 204720-0000

Grantor 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 contiguous to or a part of homestead property.

This instrument prepared without benefit of title examination, title insurance or attorney's opinion of title.

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

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

DoubleTime®

Signed, sealed and delivered in our presence:

Witness Name: Christina M. Guyette

Witness Name: Vickie A. Rianda

Donna R. Wendler (Seal)
Donna R. Wendler

STATE OF Florida
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me this 30th day of July, 2007 by Donna R. Wendler, who is personally known to me or has produced a drivers license as identification.

[Notary Seal]

VICKIE A. RIANDA
MY COMMISSION EXPIRES
August 13, 2010
#DD 6406879
Bonded thru
Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

Notary Public

Printed Name: _____

My Commission Expires: _____

COPY

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	2047200000
Location Address	132 KING ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Aug King St(Residential) (610.17)
Tax Description*	1-170 MODEL LAND CO SUB CITY LOT 26 BLK G-2 OR1557/1162 &2963/1740(Q/C) *The Description above is not to be used on legal documents.
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	Model Land Co's Subdivision Of Block G
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.170
Homestead	N

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Owner Information

Owner Name	Wendler Donna R,Scott G 100% Wendler Scott G 100%
Mailing Address	PO BOX 654 SAINT AUGUSTINE, FL 32085-0654

Map



Valuation Information

	2024
Building Value	$273,415
Extra Features Value	$0
Total Land Value	$375,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$648,415**
Total Deferred	$209,734
Assessed Value	**$438,681**
Total Exemptions	$0
Taxable Value	**$438,681**

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

Historical Assessment Information

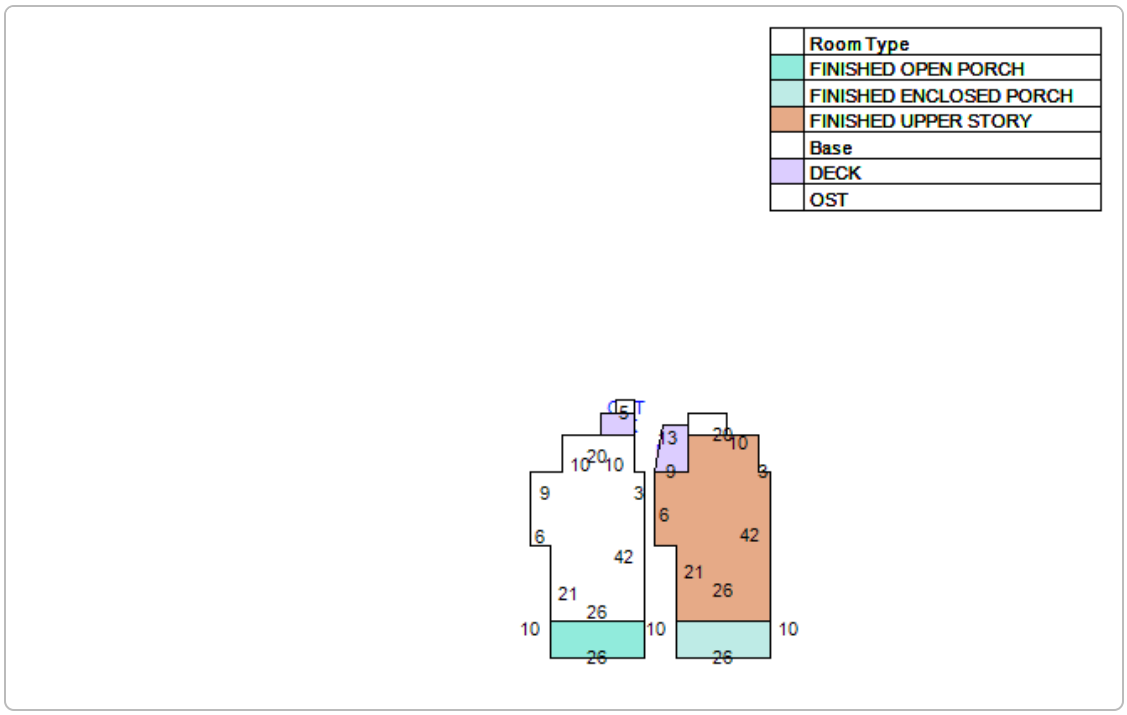
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	$189,665	$0	$375,000	$0	$0	$564,665	$398,801	$165,864	$398,801
2022	$98,978	$1,068	$262,500	$0	$0	$362,546	$362,546	$0	$362,546
2021	$84,296	$1,068	$262,500	$0	$0	$347,864	$347,864	$0	$347,864
2020	$77,097	$1,068	$262,500	$0	$0	$340,665	$340,665	$0	$340,665
2019	$88,719	$1,068	$225,000	$0	$0	$314,787	$312,609	$2,178	$312,609
2018	$80,831	$1,068	$225,000	$0	$0	$306,899	$284,190	$22,709	$284,190
2017	$80,831	$1,271	$225,000	$0	$0	$307,102	$258,355	$48,747	$258,355
2016	$80,831	$1,423	$225,000	$0	$0	$307,254	$234,868	$72,386	$234,868
2015	$80,831	$1,576	$225,000	$0	$0	$307,407	$213,516	$93,891	$213,516
2014	$76,076	$1,779	$116,250	$0	$0	$194,105	$194,105	$0	$194,105
2013	$76,076	$1,983	$116,250	$0	$0	$194,309	$194,309	$0	$194,309

Building Information

Building	1	**Roof Cover**	Metal
Building Value	$273,415	**Roof Structure**	Gable Hip
Year Built	1900	**Interior Flooring**	Pine Wood
Actual Area	3600	**Interior Wall**	Drywall
Conditioned Area	3044	**Heating Type**	Air Duct
Use	Multi-Family less than 10 units	**Air Conditioning**	Central
Style	01	**Bedrooms**	0
Exterior Wall	Wood	**Baths**	

Description	Square Footage
OUTSIDE STAIRS	20
FINISHED DECK	54
BASE AREA	1418
FINISHED DECK	104
OUTSIDE STAIRS	66
FINISHED UPPER STORY	1418
FINISHED ENCLOSED PORCH	260
FINISHED OPEN PORCH	260
Total SqFt	3600

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	50	150	7500	SF	$375,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	7/20/2007	$314,300.00	QUIT CLAIM DEED	2963	1740	U	I	WENDLER DONNA R	WENDLER DONNA R,SCOTT G
	1/5/2001	$314,100.00	WARRANTY DEED	1557	1162	Q	I	HOUSE MICHAEL E & SUSAN A WHITE	WENDLER DONNA R
	3/8/1995	$62,000.00	PERSONAL REP	1107	217	U	I	ANDREU MAMIE H ESTATE,BY ROBERT J ANDREU JR (	HOUSE MICHAEL E,SUSAN A WHITE
	5/13/1993	$0.00	OTHER INSTRUMENT	991	1089	U	V	ANDREU MAMIE H ESTATE,PROBATE 93-195CP	ANDREU MAMIE H ESTATE,BY ROBERT J ANDREU JR (

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 9/21/2024, 1:25:27 AM

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CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for October 17, 2024 Meeting





Application HP2024-0064 Address: 44 Sylvan Drive

Mary Garden – Applicant Mary B. & John A. Garden – Owner

Project description: For partial demolition of a residential building constructed c. 1956 that is recorded in the Florida Master Site File and contributing to the Fullerwood Park Residential National Register Historic District including replacement of the existing roof in a different design and material.

Architectural Style:	Ranch	Florida Master Site File:	SJ05248
National Register:	Fullerwood Park Residential NRHD: Contributing	Construction date:	c. 1956
Archaeology Zone:	N/A	Zoning District:	RS-1
Parcel number:	1523200000		
Agenda Item:	8(b)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

Located on an irregularly shaped lot where Sylvan Drive and E Park Avenue converge, this Ranch Style house, constructed c. 1956, is a contributing building to the Fullerwood Park Residential National Register Historic District.

The applicant is seeking to replace the existing asphalt shingle roof with a metal roof as described in the Scope of Work below.

Detailed analysis and additional comments can be found in the staff responses to the Demolition Review Criteria on page 3 of this staff report. Any partial demolition that does not meet the criteria for administrative approval 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 may **APPROVE** a **Certificate of Demolition for Partial Demolition** at **44 Sylvan Drive** if the HARB can make the findings that the proposed replacement roof material maintains the historic character and integrity of the structure and is compatible with the historic structure's building envelope; and, changing of the existing roof material will not compromise the overall historic character and integrity of the structure with the following condition:

1. The replacement metal panel be a more historically appropriate design as recommended by the HARB..

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Partial demolition to include:
    a. Removal or coverage of existing asphalt shingle roof
    b. Replacement with 29-gauge metal rib panel roof.

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 Fullerwood Park Residential 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 to many of the Ranch style homes extant in the neighborhood. Varying roof types on varying architectural styles are found throughout the Fullerwood neighborhood as the area has developed and buildings have been modified over time.

4. The impact of the loss of the architectural element(s) on the building and along the streetscape. While the current Architectural Guidelines for Historic Preservation (AGHP) does not address Ranch style homes, the forthcoming AGHP Update states that Ranch and Mid-Century style roofs "are typically low-pitched side-gables or low-pitched hip… Roof surfaces are most often covered with composition shingles." The 1930 Sanborn Fire Insurance Map, updated to 1965, reveals that the structure has had composition shingles since its construction.

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 applicant wishes to replace the asphalt shingle roof with a 29 ga. metal ribbed panel roof. Metal panels have not been installed on this roof historically and may be inappropriate for the architectural style of the building.

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. The existing asphalt shingle roof is consistent with the most common roof covering for Ranch style homes.

7. The impact of the loss of the architectural element(s) on the historical or cultural integrity of the structure, district, and neighborhood. Replacement of the asphalt shingle roof with a new material removes an architectural feature that is consistent with the time period of the residence, its architectural style, and the neighborhood. The metal panel roof, particularly the design proposed, will look more modern. Roof coverings, while long lasting, are not permanent, and the roof could be reverted to shingle again in the future.

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 most common roof covering for Ranch style residences is asphalt shingle. Examples of metal on Ranch homes are extant, but are often more modern additions to or interpretations of the Ranch style.

9. ***Whether or not the structure, or the architectural elements being removed, are the last surviving examples of its style or type of architecture or a method of construction.*** The building typology is commonly found throughout St. Augustine particularly in the Fullerwood, Nelmar Terrace, and Davis Shores Neighborhoods that saw an increase in development after WWII.

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 existing asphalt shingles could be replaced with new without altering the look of the roof. There are also new stone-coated metal panel options that appear as shingle roofs but would provide the protection of a metal roof.

11. ***The justification for the proposed partial demolition.*** The applicant has requested the replacement from asphalt shingle to metal for both longevity and aesthetic purposes and has provided multiple examples of other houses in the neighborhood with metal roofs.

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

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

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

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

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

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

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

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

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

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

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

~~~~~

The building was built by 1956, 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 Fullerwood Park Residential National Register Historic District. The replacement roof proposed is not an in-kind replacement and does not reflect a roof material or design that historically existed on the building.

The requirements for review 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 Map

STAFF PHOTOGRAPHS
44 SYLVAN DRIVE



Front (South) Elevation

Staff Report pg. 7

STAFF PHOTOGRAPHS
44 SYLVAN DRIVE



East Elevation

Staff Report pg. 8

STAFF PHOTOGRAPHS
44 SYLVAN DRIVE



Northeast Elevation

STAFF PHOTOGRAPHS
44 SYLVAN DRIVE



West Elevation

STAFF PHOTOGRAPHS
44 SYLVAN DRIVE



Context Photographs

STAFF PHOTOGRAPHS
44 SYLVAN DRIVE





Context Photographs

STAFF PHOTOGRAPHS
44 SYLVAN DRIVE





Context Photographs

STAFF PHOTOGRAPHS
44 SYLVAN DRIVE



Context Photographs



Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 SJ05248
Recorder #
Field Date 8/15/2006
Form Date 9/18/2006
FormNo 200608
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? YES

GENERAL INFORMATION

Site Name (address if none) 44 Sylvan Drive
Multiple Listing (DHR only)
Other Names >>
Survey or Project Name North City 2006 Suvey
Survey#
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
44		Sylvan	Drive	

Cross Streets (nearest/ between) San Marco Ave./E. Park Ave.
City / Town (within 3 miles) St. Augustine
In Current City Limits? YES
County St. Johns
Tax Parcel #(s)
Subdivision Name Fullerwood Park Sub.
Block 4
Lot 84
Ownership Private Individual
Name of Public Tract (e.g., park) N/A
Route to (especially if no street address) N/A

MAPPING

USGS 7.5' Map Name
Publication Date
>> ST. AUGUSTINE;1988
Township:
Range:
Section:
1/4 section:
>> 7S ;30E ;6;UNSP
Irregular Section Name: N/A
Landgrant N/A
UTM: Zone
Easting
Northing
Plat or Other Map (map's name, location) St. Augustine

DESCRIPTION

Style Ranch
Other Style N/A
Exterior Plan Irregular
Other Exterior Plan N/A
Number of Stories 1
Structural System(s)
>> Masonry - General
Other Structural System(s) N/A
Foundation Type(s)
>> Slab
Other Foundation Types N/A
Foundation Material(s)
>> Poured Concrete Footing
Other Foundation Material(s)
Exterior Fabric(s)
>> Stucco
Other Exterior Fabric(s) N/A
Roof Type(s)
>> Hip
Other Roof Type(s) N/A
Roof Material(s)
>> Composition shingles
Other Roof Material(s) N/A
Roof Secondary Structure(s) (dormers etc)
>> Not applicable
Other Roof Secondary Structure(s)
Number of Chimneys 0
Chimney Material
Other Chimney Material(s) N/A
Chimney Location(s) N/A

HISTORICAL STRUCTURE FORM

8SJ05248

DESCRIPTION (continued)

Window Descriptions Awning, Multi-light, Aluminum

Main Entrance Description (stylistic details) Off-set, Solid Core

Porches: #open 1 #closed _____ #incised _____ Location(s) Front (South), 1-Bay

Porch Roof Types(s) Gable

Exterior Ornament None

Interior Plan Unknown Other Interior Plan N/A

Condition Good

Structure Surroundings

Commercial: _____ Residential: MOSTly this category

Institutional: _____ Undeveloped: _____

Ancillary Features (Number / type of outbuildings, major landscape features) _____

Archaeological Remains (describe): _____

If archaeological remains are present, was an Archaeological Site Form completed? _____

Narrative Description (optional) _____

HISTORY

Construction year c1956

Architect (last name first): Unknown Builder (last name first): Unknown

Changes in Locations or Conditions

Type of Change	Year of Change	Date Change Noted	Description of Changes
>> Unspecified;;;			

Structure Use History

Use _____ Year Use Started _____ Year Use Ended _____ >> Residence--private;c1956;

Other Structure Uses Continuation Sheet

Ownership History (especially original owner, dates, profession, etc.) Continuation Sheet

RESEARCH METHODS

Research Methods _____ >> Examine local property records

Other research methods _____

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? YES Name of Local Register if Eligible _____

Idividually Eligible for National Register? NO

Potential Contributor to NR District? YES

Area(s) of historical significance _____ >> Community planning & development

Other Historical Associations See continuation sheet

Explanation of Evaluation (required) See continuation sheet

HISTORICAL STRUCTURE FORM

8SJ05248

DOCUMENTATION (Photos, Plans, etc.)

Photographic Negatives or Other Collections Not Filed with FMSF, Including Field Notes, Plans, other Important Documents.

Document type: _____ Maintaining Organization: _____

File or Accession #: _____ Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Marder, Walt

Recorder Address / Phone P.O. Box 1002, St. Augustine, Florida 32085, 904-824-5178

Recorder Affiliation Historic Property Associates Other Affiliation _____

Is a Text-Only Supplement File Attached (Surveyor Only)? YES

****** MASTER SITE FILE USE ONLY ******

Cultural Resource Type:

Electronic Form Used:

Form Type Code:

Form Quality Ranking:

Form Status Code:

SHPO's Evaluation of Resource

Date

Supplement Information Status:

Supplement File Status:

FMSF Staffer:

Computer Entry Date:

Form Comments: _____

REQUIRED PAPER ATTACHMENTS

(1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED
(2) LARGE SCALE STREET OR PLAT MAP
(3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

SJ05248-

Supplementary Printout

> **USGS map name/year of publication or revision:**
ST. AUGUSTINE;1988

> **Township/Range/Section/Qtr:**
7S ;30E ;6;UNSP

> **Structural system(s):**
Masonry - General

> **Foundation types:**
Slab

> **Foundation materials:**
Poured Concrete Footing

> **Exterior fabrics:**
Stucco

> **Roof types:**
Hip

> **Roof materials:**
Composition shingles

> **Roof secondary structures (dormers etc):**
Not applicable

> **Change status/year changed/date noted/nature:**
Unspecified;;;

> **Original, intermediate, present uses/year started/year ended:**
Residence--private;c1956;

> **Research methods:**
Examine local property records

> **Area(s) of historical significance:**
Community planning & development

> **Repositories: Collection/Housed/Accession#/Describe**

> **[Other name(s)]:**

RN: 141 SJ5248/44 Sylvan Dr.: Continuation Sheet/Supplemental Information

GENERAL COMMENTS AND SUPPLEMENTAL INFORMATION

Fullerwood Park Subdivision borders the Florida School for the Deaf and Blind on the north. It encompassed parts of the Indian village and Canary Island settlement at Macaris and a subsequent British period plantation. It evolved from two Spanish land grants . From 1844 until 1869 it formed the northern part of the plantation of Florida Supreme Court Justice Thomas Douglas. In 1869 Charlotte B. Hildreth of Massachusetts purchased a portion of the plantation . C.M. Fuller was the developer of both Fullerwood Park and Nelmar Terrace subdivisions. By 1914, Fuller's partner, Frank E. Wood, had acquired the northern parts of the Douglas plantation and the Genopoly Tract and subdivided the land into Fullerwood Park Subdivision, a combination of the developer's names. Although the developers immediately began selling lots, most housing construction occurred during the Florida Boom years of the 1920s. . Little building activity occurred in the subdivision during the Depression/New Deal and World War II eras. In the post war era builders introduced new styles, materials and methods of construction. Slab foundations on grade, concrete block wall systems, jalousie and metal awning windows, Johns-Mannville asbestos cement siding and roof shingles became common place.

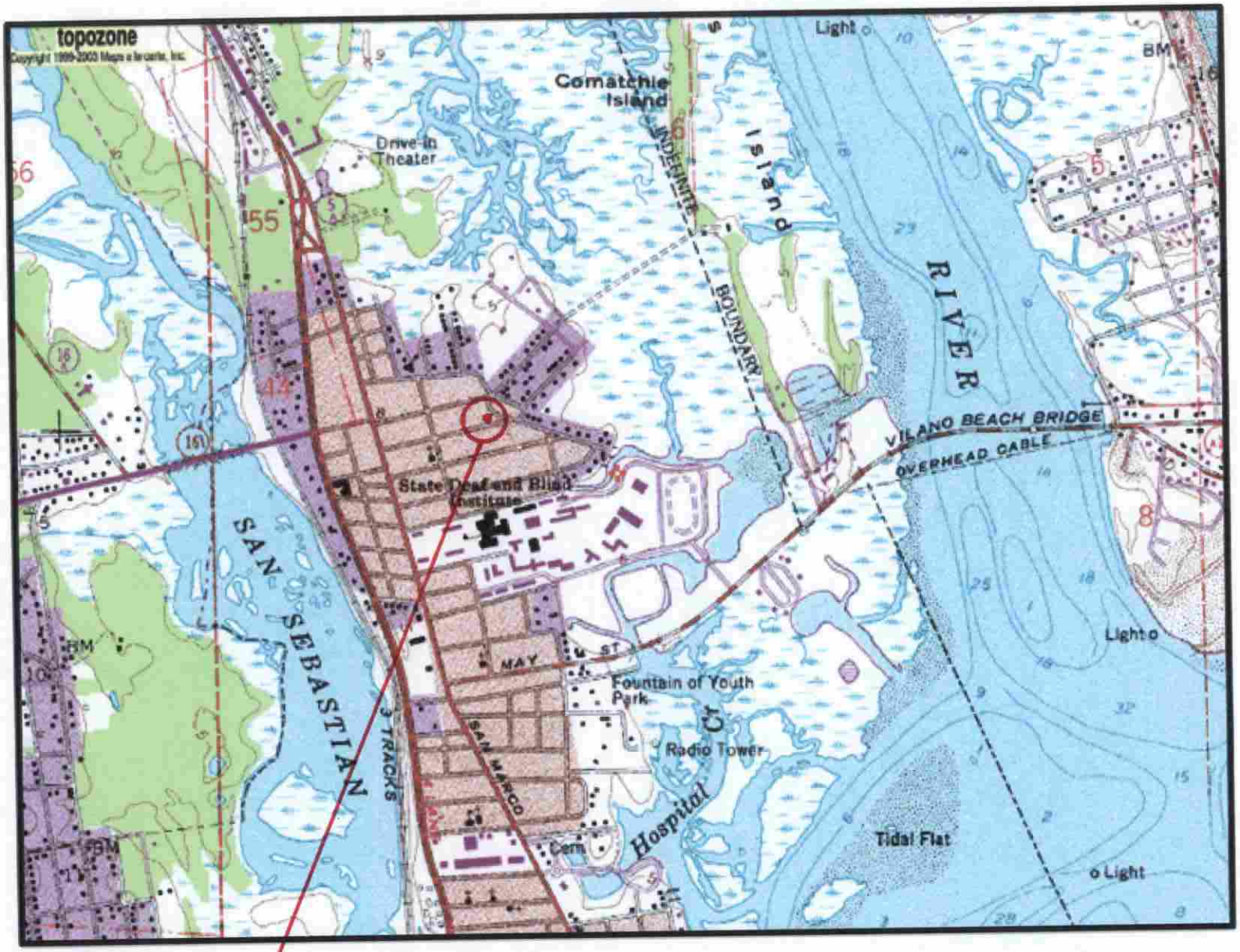
This one-story residential building is located within the Fullerwood Park Subdivision. It embodies the post-World War II development and architecture of the subdivision and is an example of the Ranch style. The ranch style was a popular style in St. Augustine after World War II. It originated in California during the early 1930s and ultimately became the dominant style for suburban residences during the 1940s and 1950s. Widespread application of the style was made possible by the increasing dependence of Americans on the automobile during the post-World War II period. Prior to the war, Americans were forced to live in or immediately near the areas in which they worked. Because land was at a premium in those areas houses generally were constructed on small, narrow lots. The increased mobility afforded by the automobile enabled Americans to move away from congested cities to suburbs with the comparatively large building lots necessary to accommodate "rambling" Ranch houses. Loosely based on Spanish Colonial precedents, hallmarks of the Ranch style include its long one-story blocks with low-pitched roofs. The main block of the house is usually set parallel to the street and often contains a built-in garage. Secondary gable or hip roof room extensions are common. Brick was used in early examples, but later examples often used wood framing or concrete block.

The building's architectural features include a concrete slab-on-grade foundation, a concrete block structural system. Stucco exterior finish, a gently pitched hip roof, and a built-in garage . The Ranch style is expressed by the building's horizontal emphasis with the long side of the building paralleling the street.

The building appears on the 1953 Sanborn Fire Insurance update. The 1957 St. Augustine City Directory indicates the owner was likely Albert C. Cook.

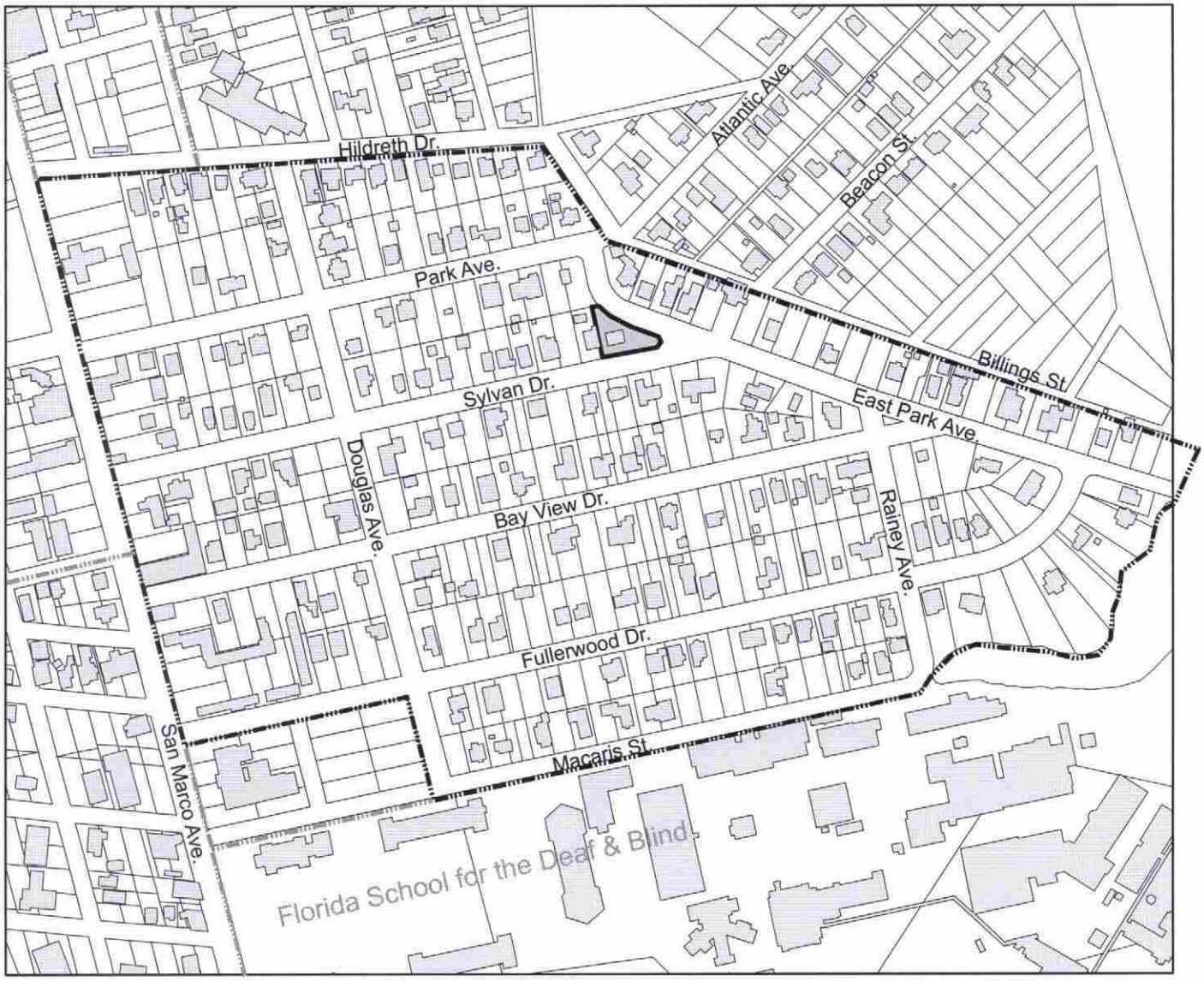
The building is not individually eligible for National Register designation but is located in and contributes to the Fullerwood Park Historic District which is proposed for listing as a district in the National Register.

NORTH CITY SITE MAP



FMSF NO: SJ5248
ADDRESS: 44 SYLVAN DR

FMSF #: 8 sj 5248



North City Historic Architectural Survey
St. Augustine, Florida
Spring 2006

0 125 250 500 Feet

N
W E
S

Fullerwood Park Subdivision

44 Sylvan Drive

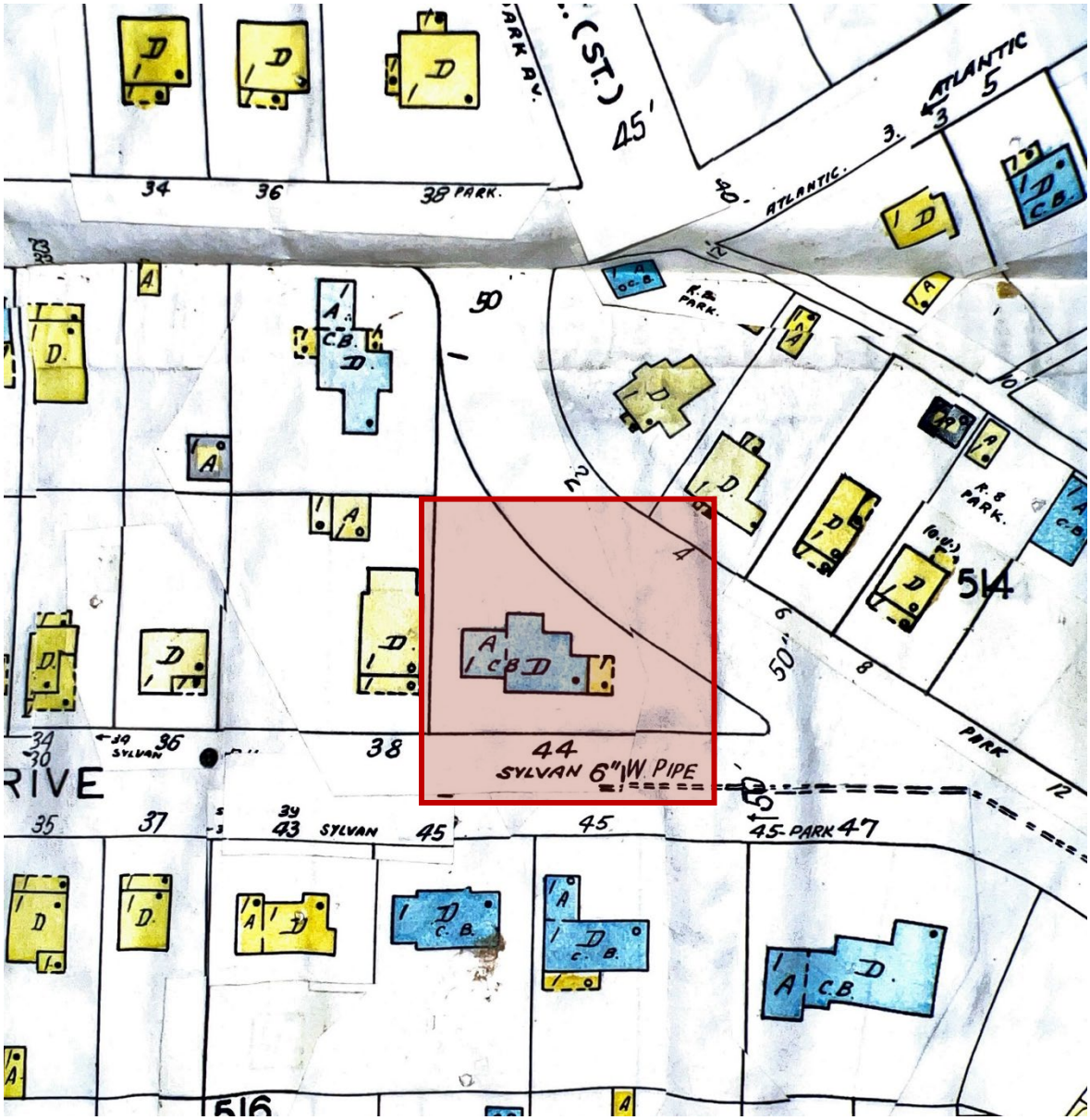
Lot 84, Block 4

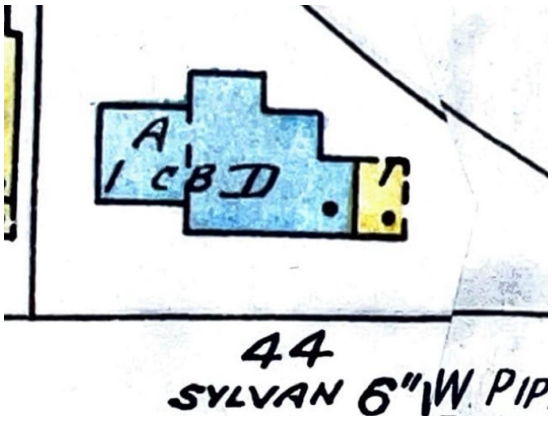
= Subdivision Boundary = Subject Property = Building Footprint

This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy. Classifications depicted are for convenience only and should be confirmed by the Planning & Building Department of the City of St. Augustine prior to legal use.



1930 SANBORN MAP UPDATED TO 1965
44 Sylvan Drive





CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Demolition (Partial)

Case Number: HP2024-0064 **Meeting Date: Thursday, October 17, 2024**

1. NAME OF APPLICANT: Mary and John Garden
   Business (if applicable):
   Address: 6263 Crestwood Drive
   City: Tallahassee State: FL Zip Code: 32311
   Daytime Telephone: 8502124996 E-Mail Address: mgarden525@gmail.com

2. NAME OF PROPERTY OWNER: Mary and John Garden
   Business (if applicable):
   Address: 6263 Crestwood Drive
   City: Tallahassee State: FL Zip Code: 32311
   Daytime Telephone: 8502124996 E-Mail Address: mgarden525@gmail.com

3. PROJECT LOCATION: 44 SYLVAN DR, Saint Augustine, 32084

4. LEGAL DESCRIPTION: 2-18 FULLERWOOD PARK LOT 84 BLK 4 OR4291/59

5. SCOPE OF WORK: For partial demolition of a residential building constructed c. 1956 that is recorded in the Florida Master Site File and contributing to the Fullerwood Park Residential National Register Historic District including replacement of the existing roof in a different design and material.

Information attached by applicant includes:

- Application Agreement
- Existing Photograph
- Proposed Replacement Building/Feature Drawings
- Metal Roof Examples in the Neighborhood

HARB APPLICATION AGREEMENT

In filling out this application:

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

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

Project Address: 44 Sylvan Drive, St Augustine, FL 32084

Applicant's Name: Mary Garden Applicant's Signature: Mary Garden

Owner's Name: John Garden Owner's Signature: John Garden

Owner's Name: _____ Owner's Signature: _____

Owner's Name: _____ Owner's Signature: _____

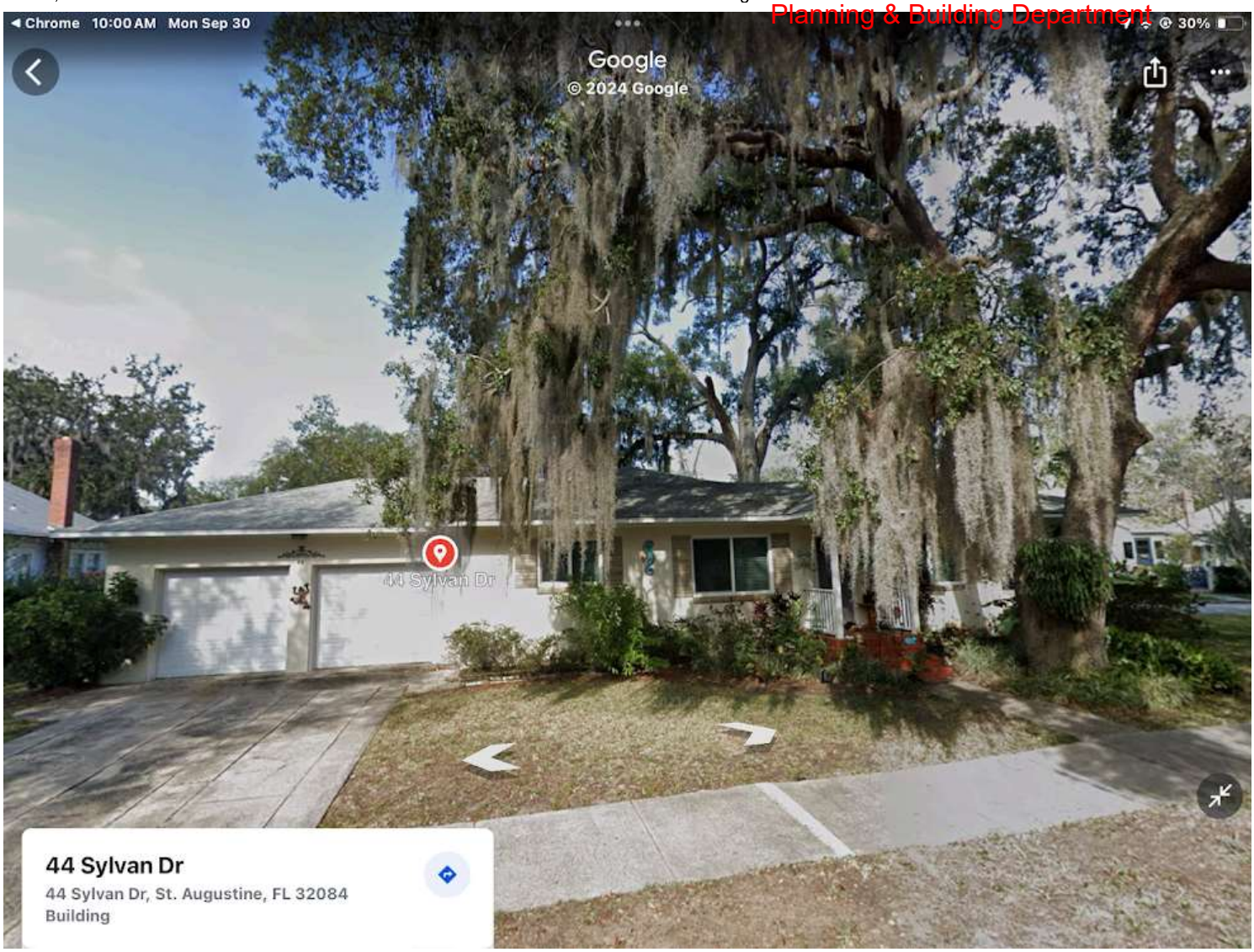
(Can add additional signature page if needed)

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

Received 10/4/24
Planning & Building Department



Received 10/4/24
Planning & Building Department



EVALUATION REPORT OF
METAL SALES MANUFACTURING CORPORATION
'29 GA. CLASSIC RIB PANEL'

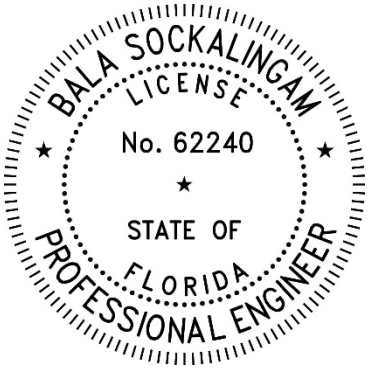
FLORIDA BUILDING CODE 8TH EDITION (2023)
FLORIDA PRODUCT APPROVAL
FL 14645.6-R5
ROOFING
METAL ROOFING

Prepared For:
Metal Sales Manufacturing Corporation
7800 Highway 60
Sellersburg, IN 47172
Telephone: (502) 855-4300
Fax: (502) 855-4200

Prepared By:
Bala Sockalingam, Ph.D., P.E.
Florida Professional Engineer #62240
1216 N Lansing Ave., Suite C
Tulsa, OK 74106
Telephone: (918) 492-5992

This report consists of
Evaluation Report (3 Pages including cover)
Installation Details (1 Page)
Load Span Table (1 Page)

Report No. C2673-6
Date: 8.3.2023

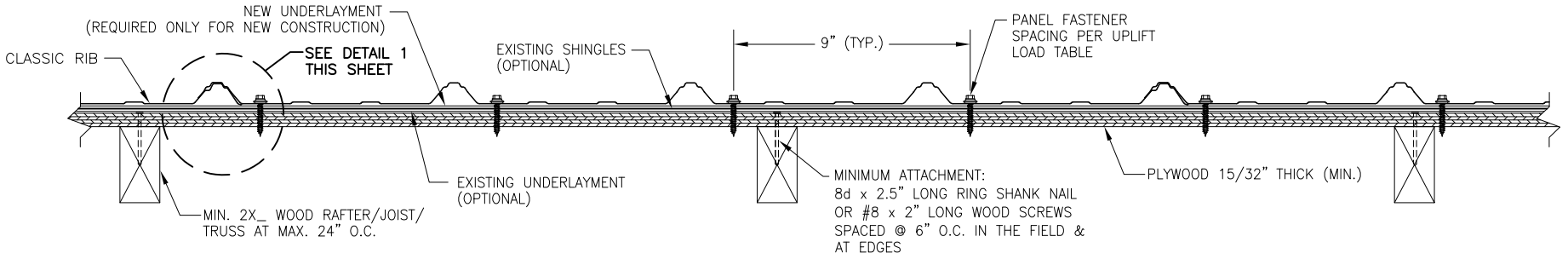


This item has been digitally signed and sealed by Bala Sockalingam, PE, on the date indicated.

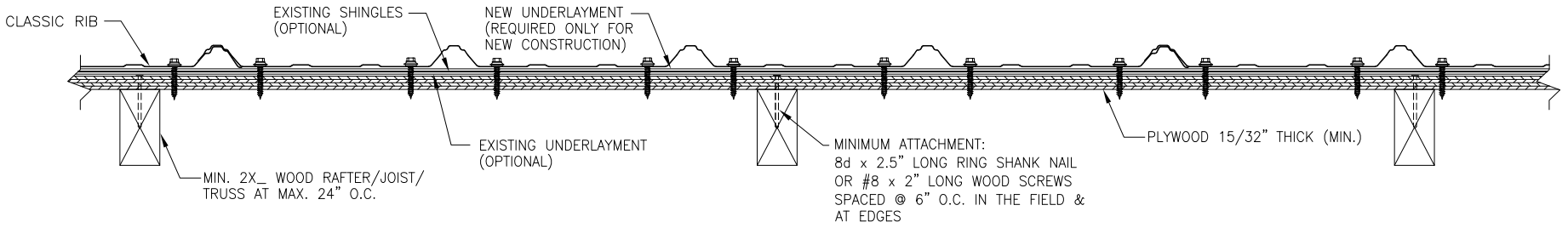
Printed copies of this document are not considered signed and sealed and this signature must be verified on any electronic copies.

Manufacturer:	Metal Sales Manufacturing Corporation
Product Name:	Classic Rib
Panel Description:	36" wide coverage with (5) 3/4" high ribs
Materials:	Min. 29 ga., 80 ksi steel or min. 24 ga., 50 ksi steel. Galvanized coated steel (ASTM A653) or Galvalume coated steel (ASTM A792) or painted steel (ASTM A755). Corrosion resistant as per FBC 2023 Section 1507.4.3.
Deck Description:	Min. 15/32" plywood or min. ¾" thick wood plank (min SG of 0.42) for new and existing constructions. Designed by others and installed as per FBC 2023.
Deck Attachment: (Minimum)	8d x 2.5" long ring shank nails or #8 x 2" long wood screws at 6" o.c. in the plywood field and edges. Designed as per FBC 2023.
New Underlayment:	Minimum underlayment as per FBC 2023 Section 1507.4.5.1. Required for new construction and optional for reroofing construction.
Existing Underlayment: (Optional)	One layer of asphalt shingles over one layer of #30 felt. For reroofing construction only.
Substrate (optional):	Min 1" x 4" No. 2 SYP wood purlins over one layer of asphalt shingles/felt (optional) and min. 15/32" thick plywood deck fastened to supports at maximum 24" o.c. Wood purlins shall be fastened to wood rafters with minimum (2) #9 x 3" long wood screws. The wood purlins will be spaced same as panel fastener spacing along panel length. The wood purlin, purlin to the rafter connection and rafters must be designed by others to carry the load imposed on the panels and installed as per FBC 2023.
Slope:	1/2:12 or greater in accordance with FBC 2023 Section 1507.4.2. Requires applied lap sealant for roof slopes less than 3:12.
Design Uplift Pressure: (Factor of Safety = 2)	41.5 psf at fastener spacing of 48" o.c. 91.0 psf at fastener spacing of 6" o.c.
Fastener Pattern:	
Type:	#9-16 or #10-14 hex head wood screws with sealed washer. Fastener shall be of sufficient length to penetrate through the deck a minimum of 3/8". Fasteners are corrosion resistant as per FBC 2023 Section 1507.4.4.
At panel ends	at 5.5"-3.5"-5.5" o.c. across panel width
At intermediate	at 9" o.c. across panel width

Sidelap Attachment: (Optional)	¼"-14 x 7/8" long SDS with washer at 12" o.c. Recommended for roof slope less than 3:12. Fasteners are corrosion resistant as per FBC 2023 Section 1507.4.4.
Test Standards:	Roof assembly tested in accordance with UL580-06 'Uplift Resistance of Roof Assemblies', UL1897-04 'Uplift Tests for Roof Covering Systems' and FM 4470 Section 5.5 'Resistance to Foot Traffic'.
Test Equivalency:	The test procedure in FM 4470 (1992) comply with test procedure prescribed in FM 4470 (2016) Section 4.6 'Resistance to Foot Traffic'. The test procedures in UL 1897-04 comply with test procedures prescribed in UL 1897-15.
Code Compliance:	The product described herein has demonstrated compliance with FBC 2023 Section 1507.4.
Product Limitations:	Design wind loads shall be determined for each project in accordance with FBC 2023 Section 1609 or ASCE 7-22 using allowable stress design. The maximum fastener spacing listed herein shall not be exceeded. The design pressure for reduced fastener spacing may be computed using rational analysis prepared by a Florida Professional Engineer or based on Metal Sales load span table. This evaluation report is not applicable in High Velocity Hurricane Zone. Fire classification is not within the scope of this Evaluation Report. Refer to FBC 2023 Section 1505 and current approved roofing materials directory or ASTM E108/UL790 report from an accredited laboratory for fire ratings of this product.
Supporting Documents:	UL580/UL1897 Test Reports Farabaugh Engineering and Testing Inc. Project No. T188-16, Reporting Date 4/29/2016 Project No. T189-16, Reporting Date 4/29/2016 FM 4470 Test Report ENCON Technology Inc. C1587-2, Reporting Date 5/17/2008

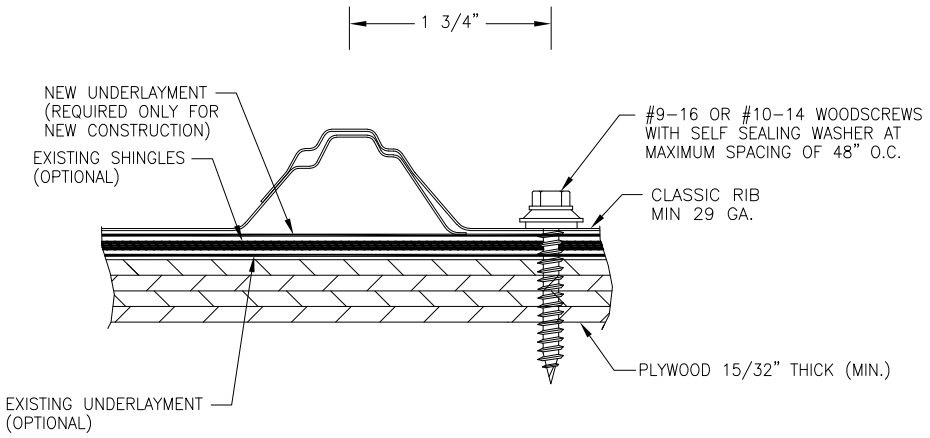


FASTENER PATTERN AT INTERMEDIATE LOCATIONS



FASTENER PATTERN AT PANEL ENDS

TYPICAL PANEL INSTALLATION X-SECTION



DETAIL 1

GENERAL NOTES:

1. ARCHITECTURAL ROOF PANEL HAS BEEN DESIGNED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE (FBC).
2. ROOF PANELS ARE SHALL BE MIN 29 GA. (t = 0.014"). EFFECTIVE COVERING WIDTH OF PANEL = 36".
3. THE ROOF PANELS SHALL BE INSTALLED OVER SHEATHING & STRUCTURE AS SPECIFIED ON THIS DRAWING.
4. REQUIRED DESIGN WIND LOADS SHALL BE DETERMINED FOR EACH PROJECT. THIS PANEL SYSTEM MAY NOT BE INSTALLED WHEN THE REQUIRED DESIGN WIND LOADS ARE GREATER THAN THE ALLOWABLE WIND LOADS SPECIFIED ON THIS DRAWING.
5. ALL FASTENERS MUST BE IN ACCORDANCE WITH THIS DRAWING & THE FLORIDA BUILDING CODE. IF A DIFFERENCE OCCURS BETWEEN THE MINIMUM REQUIREMENTS OF THIS DRAWING & THE CODE, THE CODE SHALL CONTROL.
6. RAFTERS/JOISTS/TRUSSES MUST BE DESIGNED TO WITHSTAND WIND LOADS AS REQUIRED FOR EACH APPLICATION AND ARE THE RESPONSIBILITY OF OTHERS.
7. REQUIRES APPLIED LAP SEALANT FOR ROOF SLOPE < 3:12.

DRAWN BY: B.S.	CHECKED BY: D.S.
PLOT:	DATE: 7/19/2023

NO.	REVISION DESCRIPTION	BY	DATE

DRAWING TITLE: CLASSIC RIB PANEL

MANUFACTURER
METAL SALES MANUFACTURING CORP.
7800 HIGHWAY 60
SELLERSBURG, IN 47172
502-855-4300

CONSULTANTS
BALA SOCKALINGAM, PH.D., P.E.
1216 N LANSING AVE, SUITE C
TULSA, OK 74106
PHONE: 918-492-5992 FAX: 866-366-1543

DRAWING NO. 2673-6 REV.

PAGE NO. 1 OF 1

METAL SALES MANUFACTURING CORPORATION
Classic Rib Panel Uplift Loads
(Min 29 ga.)

Description	Fastener Spacing along panel length (in)	Allowable Uplift Load (psf)
Coverage width: 36" Panel Fasteners #9-16 or #10-14 hex head wood screws with sealed washer Panel fasteners spaced at 9" o.c. across panel width	**6**	**91.0**
	9	87.5
	12	83.9
	15	80.4
	18	76.9
	21	73.3
	24	69.8
	27	66.3
	30	62.7
	33	59.2
	36	55.3
	39	51.1
	42	47.4
	45	44.3
	48	**41.5**

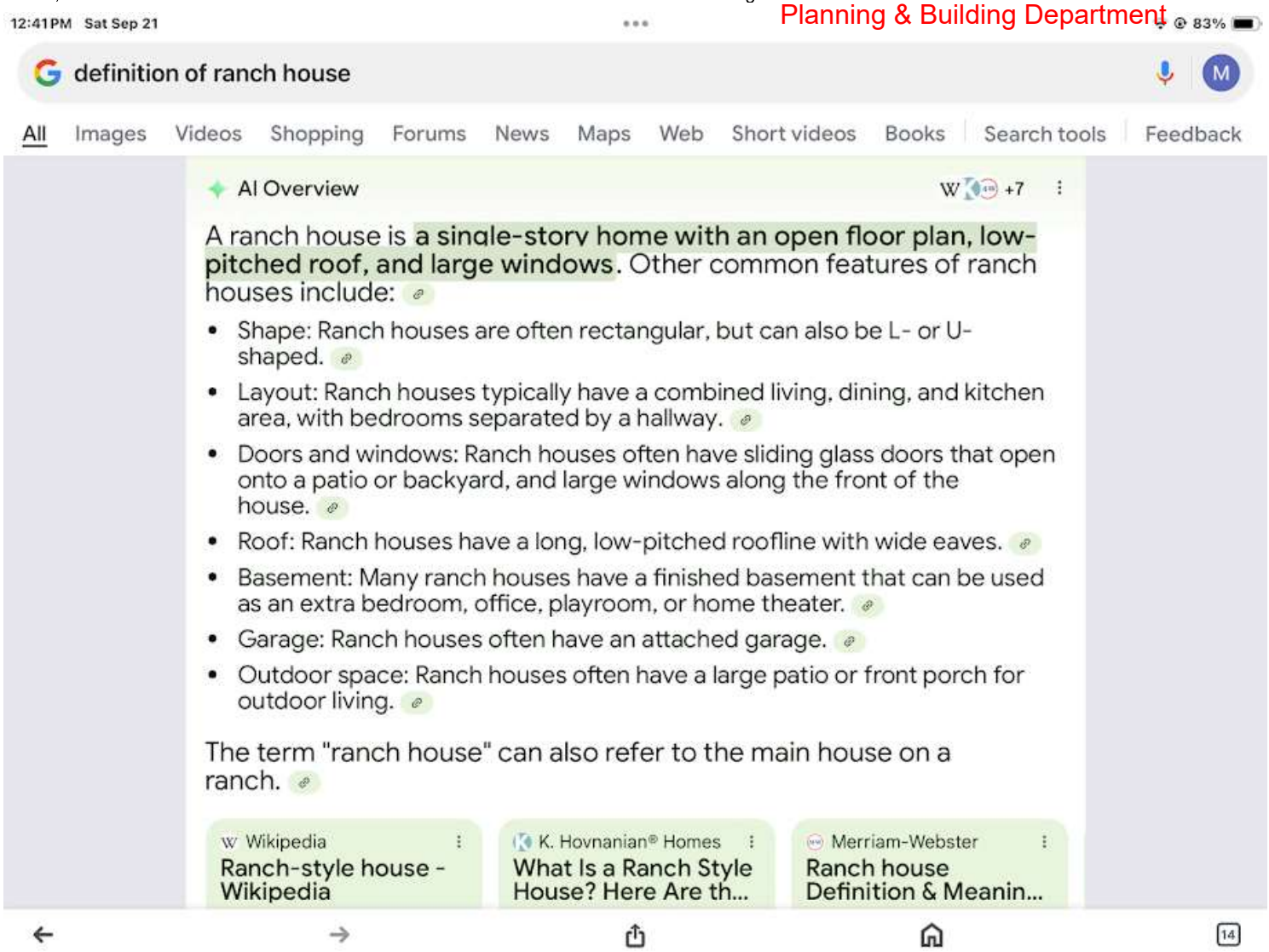
Notes:

1. The bold numbers indicate design loads calculated from test data with safety factor of 2.
2. Panels must be installed as per Evaluation Report FL 14645.6 and Metal Sales current installation procedure.
3. Three or more spans condition.
4. Optional wood purlins must be spaced same as panel fastener spacing along the panel length.

1216 N Lansing Ave., Suite C
Tulsa, Ok 74106
918 492 5992

Bala Sockalingam, Ph.D., P.E.
FL 62240

Received 10/4/24
Planning & Building Department



Received 10/4/24
Planning & Building Department

Traditional ranch style homes are single-story houses commonly built with an open-concept layout and a devoted patio space. Ranch home designs often feature long, low-pitch rooflines and large windows along the front of the house. The shape of a ranch style house can vary. Most are rectangular, but they can also be built in a "U" or "L" shape. Other common features of ranch style homes include sliding glass doors that open onto the patio or backyard, wide roof eaves, and an attached garage.

It's important to note that while most ranch style homes don't feature a second floor, many do have finished basements. Serving as an additional floor, the basement increases the overall space available in the home and works great as an area for a home theater, a home gym, or additional bedrooms.

To summarize, here are the common characteristics of a ranch-style house:

- Single story
- Open concept floorplan
- Rectangular, "U", or "L"-shaped
- Devoted patio or deck space
- Large windows and sliding glass doors
- Low-pitched roofline with wide eaves
- Often includes a finished basement
- Often features an attached garage





RESEARCH, UNSYNDICATED

Is Arizona a Good Place to Live: Pros and Cons of Living in Arizona

Popular Posts



RESEARCH

Townhouse vs Duplex: What's the Difference?



BUYING, RESEARCH, UNSYNDICATED

What is an HOA? Benefits, Fees & More



ARIZONA, RESEARCH, UNSYNDICATED

Is Arizona a Good Place to Live: Pros and Cons of Living in Arizona

WORTH READING >

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RANCH HOUSE STYLES

WEST | SOUTH



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Planning & Building Department



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Planning & Building Department



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Planning & Building Department



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Received 10/4/24
Planning & Building Department



Instr #2016077108 BK: 4291 PG: 59, Filed & Recorded: 11/23/2016 3:27 PM #Pgs:2
Hunter S. Conrad,Clerk of the Circuit Court St. Johns County FL Recording $18.50 Doc. D $1,855.00

Prepared by and return to:
Kimberly Delisa
Anchor Title and Law, P.A.
101 Rio Del Mar Suite C
St. Augustine, FL 32080
904-471-2005
File Number: **16066**
Sales Price: $265,000.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 17th day of **November, 2016** between **James H. Colvin and Eileen M. Colvin, husband and wife** whose post office address is **328 Deltona Blvd , Saint Augustine, FL 32086**, grantor, and **Mary B. Garden and John A. Garden, wife and husband** whose post office address is **6263 Crestwood Dr, Tallahassee, FL 32311**, grantee:

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

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

Lot 84, Block 4, FULLER-WOOD PARK ADDITION TO ST. AUGUSTINE, according to the map thereof as recorded in Map Book 2, Page 18, Public Records of St. Johns County, Florida.

Parcel Identification Number: 152320-0000

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2015**.

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

COPY

Signed, sealed and delivered in our presence:

Witness Name: Cheryl Dziorzynski

Witness Name: Kim DeLisa

James H. Colvin (Seal)
James H. Colvin

Eileen M. Colvin (Seal)
Eileen M. Colvin

COPY

State of Florida
County of Saint Johns

The foregoing instrument was acknowledged before me this 17th day of November, 2016 by James H. Colvin and Eileen M. Colvin, who [_] are personally known or [X] have produced a drivers license as identification.

[Notary Seal]

KIMBERLY DELISA
MY COMMISSION # FF 110482
EXPIRES: April 7, 2018
Bonded Thru Budget Notary Services

Notary Public

Printed Name: Kim DeLisa

My Commission Expires: _____

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St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1523200000
Location Address	44 SYLVAN DR SAINT AUGUSTINE 32084-0000
Neighborhood	Fullerwood Park (702)
Tax Description*	2-18 FULLERWOOD PARK LOT 84 BLK 4 OR4291/59 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Fuller Wood Park Addition to St. Augusti
Sec/Twp/Rng	6-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.230
Homestead	N

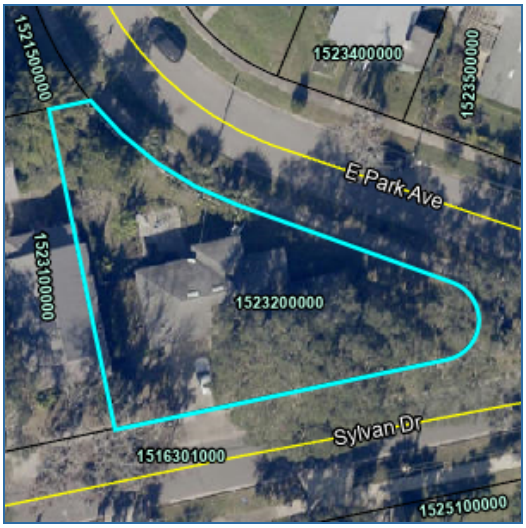
Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Garden Mary B,John A 100% Garden John A 100%
Mailing Address	6263 CRESTWOOD DR TALLAHASSEE, FL 32311-0000

Map



Valuation Information

	2024
Building Value	$185,983
Extra Features Value	$0
Total Land Value	$273,420
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$459,403**
Total Deferred	$76,284
Assessed Value	**$383,119**
Total Exemptions	$0
Taxable Value	**$383,119**

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

Historical Assessment Information

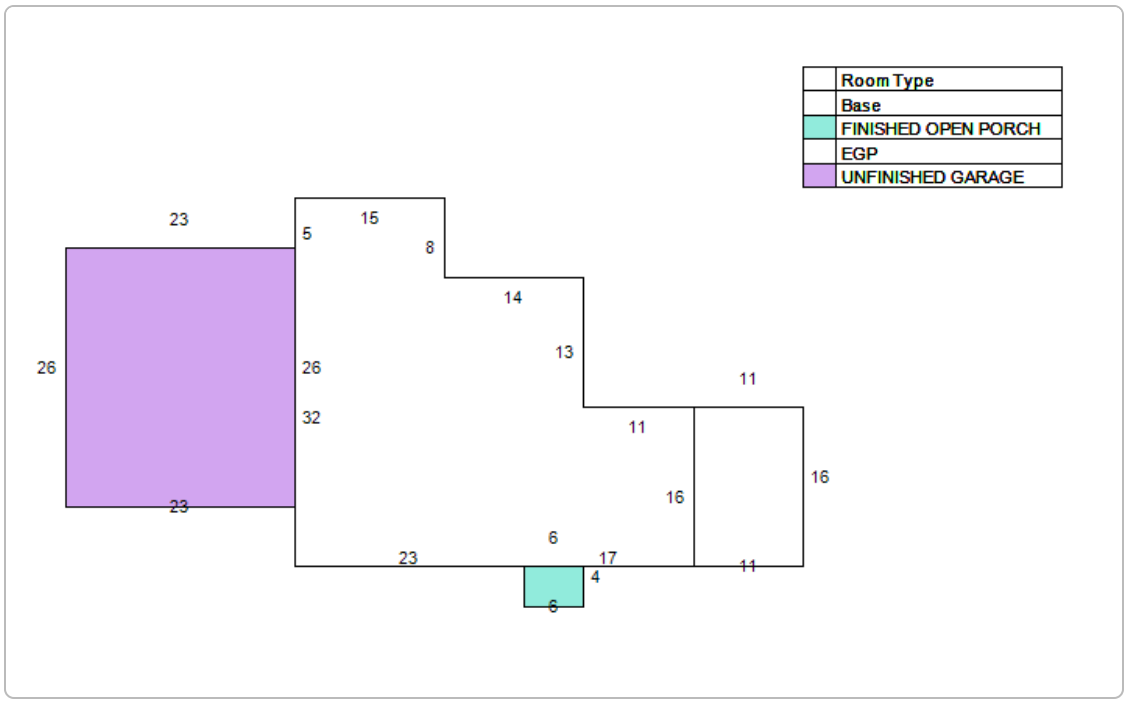
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	$180,953	$0	$316,712	$0	$0	$497,665	$348,290	$149,375	$348,290
2022	$186,713	$480	$265,400	$0	$0	$452,593	$316,627	$135,966	$316,627
2021	$123,311	$480	$164,052	$0	$0	$287,843	$287,843	$0	$287,843
2020	$126,737	$480	$145,824	$0	$0	$273,041	$273,041	$0	$273,041
2019	$121,376	$480	$145,824	$0	$0	$267,680	$256,126	$11,554	$256,126
2018	$122,994	$480	$109,368	$0	$0	$232,842	$232,842	$0	$232,842
2017	$113,070	$1,727	$109,368	$0	$0	$224,165	$224,165	$0	$224,165
2016	$98,910	$1,086	$109,368	$0	$0	$209,364	$91,215	$168,149	$41,215
2015	$85,064	$1,113	$90,229	$0	$0	$176,406	$90,581	$135,825	$40,581
2014	$81,142	$1,253	$90,229	$0	$0	$172,624	$89,862	$132,762	$39,862
2013	$68,183	$1,393	$90,229	$0	$0	$159,805	$88,534	$121,271	$38,534

Building Information

Building	1
Building Value	$185,983
Year Built	1958
Actual Area	1935
Conditioned Area	1137
Use	Single Family Residence
Style	01
Exterior Wall	Concrete Stucco
Roof Cover	Composite Shingle
Roof Structure	Gable Hip
Interior Flooring	Hardwood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	2
Baths	1

Description	Square Footage
BASE AREA	1137
UNFINISHED GARAGE	598
UNFINISHED ENCLOSED PORCH	176
FINISHED OPEN PORCH	24
Total SqFt	1935

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	93	120	93	EF	$273,420

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/23/2016	11/17/2016	$265,000.00	WARRANTY DEED	4291	59	Q	I	COLVIN JAMES H,EILEEN M	GARDEN MARY B,JOHN A
	9/24/2007	$0.00	QUIT CLAIM DEED	2985	1289	U	I	COLVIN JAMES H	COLVIN JAMES H,EILEEN M
	7/30/1997	$74,000.00	WARRANTY DEED	1254	1556	U	I	ALLEN INEZ	COLVIN JAMES H
	8/21/1996	$100.00	QUIT CLAIM DEED	1191	1506	U	I	ALLEN J W	ALLEN J W & INEZ
	8/9/1996	$100.00	PERSONAL REP	1191	412	U	I	COOK GRACE E ESTATE	ALLEN J W
	1/5/1996	$0.00	WILL	1148	373	U	I	COOK GRACE E (DECEASED 11/26/95)	COOK GRACE E ESTATE
	12/20/1995	$0.00	OTHER INSTRUMENT	1148	377	U	I	COOK GRACE E (DECEASED 11/26/95)	COOK GRACE E (DECEASED 11/26/95)

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
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CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for October 17, 2024 Meeting



Application HP2024-0066 Address: 118 King Street

Arkon Builders Corp – Applicant First United Methodist Church – Owner

Project description: For partial demolition and possible reconstruction of the west tower of a church building, constructed between 1910 and 1917, that is recorded in the Florida Master Site File and contributing to the Model Land Company National Register Historic District.

Architectural Style:	Gothic Revival/ Masonry Vernacular	Florida Master Site File:	SJ01032 (120 King Street)
National Register:	Model Land Company NRHD: Contributing	Construction date:	c. 1910-1917
Archaeology Zone:	N/A	Zoning District:	CL-2
Parcel number:	2014500000		
Agenda Item:	8(c)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

Located on the northeast corner of King and Riberia Street, this Masonry Vernacular Church structure, constructed between 1910 and 1917, is a contributing structure to the Model Land Company National Register Historic District and features many Gothic Revival elements including lancet windows, stepped gable roofs, and two castellated towers with crenelated parapets and brick banding, one shorter than the other.

The applicant is seeking partial demolition to include the upper portion of the west tower due to concerns for the structural integrity of the feature.

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 contributing building to a National Register Historic District that does not meet the criteria for administrative approval 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 **CONTINUE** a **Certificate of Demolition for Partial Demolition** at **118 King Street** to allow the applicant additional time to provide necessary information including a structural condition assessment report and replacement plans.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Partial demolition to include:
    a. Dismantling of the existing southwest tower
    b. Replacement, possibly with a different design.

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 building' s architecture is unique on the streetscape, and the tower proposed for demolition is one of the tallest features along the block and sits prominently close to the right-of-way.

4. The impact of the loss of the architectural element(s) on the building and along the streetscape. If the upper portion of the tower is taken down to where it is structurally stable, but not replaced in-kind, the building and streetscape will lose a character-defining architectural element and recognizable feature of the intersection and King 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 applicant has suggested that the tower may be taken down to the cornice banding and then reconstructed at a lower height for more stability. The applicant has not provided clear drawings of what this reconstruction may look like. If the tower were to be reconstructed to the same design as existing, HARB approval may not be required.

6. The historical or cultural merit of the structure and/or its architectural features. The 2020 Florida Master Site File form update states: "The building has retained its historic massing and materials, and contributes to the district; and, despite alterations, it may be individually eligible [for National Register designation] as a good example of its style and possible social connections."

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 tower would alter the massing and scale of the building along the streetscape and remove a character-defining architectural feature of the building, further eroding the historic character of both the building and the streetscape.

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 a good example of the gothic revival style with its lancet windows, stepped gable roofs, and two castellated towers with crenelated parapets and brick banding of irregular heights.

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 common in other church buildings in St. Augustine that were constructed around the same time frame or earlier. Very few castellated towers are extant in the city, particularly of that height.

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.* Reconstruction of the tower may be possible, though further investigation of the condition of the existing bricks is required to determine whether the bricks could be reused in the reconstruction of the tower and what measure would be necessary to ensure the feature's structural stability in the future. New bricks of the same size could be used in the reconstruction; however, both the bricks and mortar should be compatible with the existing historic brick to avoid future damage to the remaining structure. Only the portion of the tower that is unstable should be removed for reconstruction.

11. *The justification for the proposed partial demolition.* The applicant seeks to take down the tower due to concerns for its structural integrity.

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

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

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

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

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

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

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

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

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

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

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

~~~~~

The building was built by 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 Model Land Company National Register Historic District. No replacement design has been submitted, though reconstruction with a different, shorter design has been suggested.

The requirements for review 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;

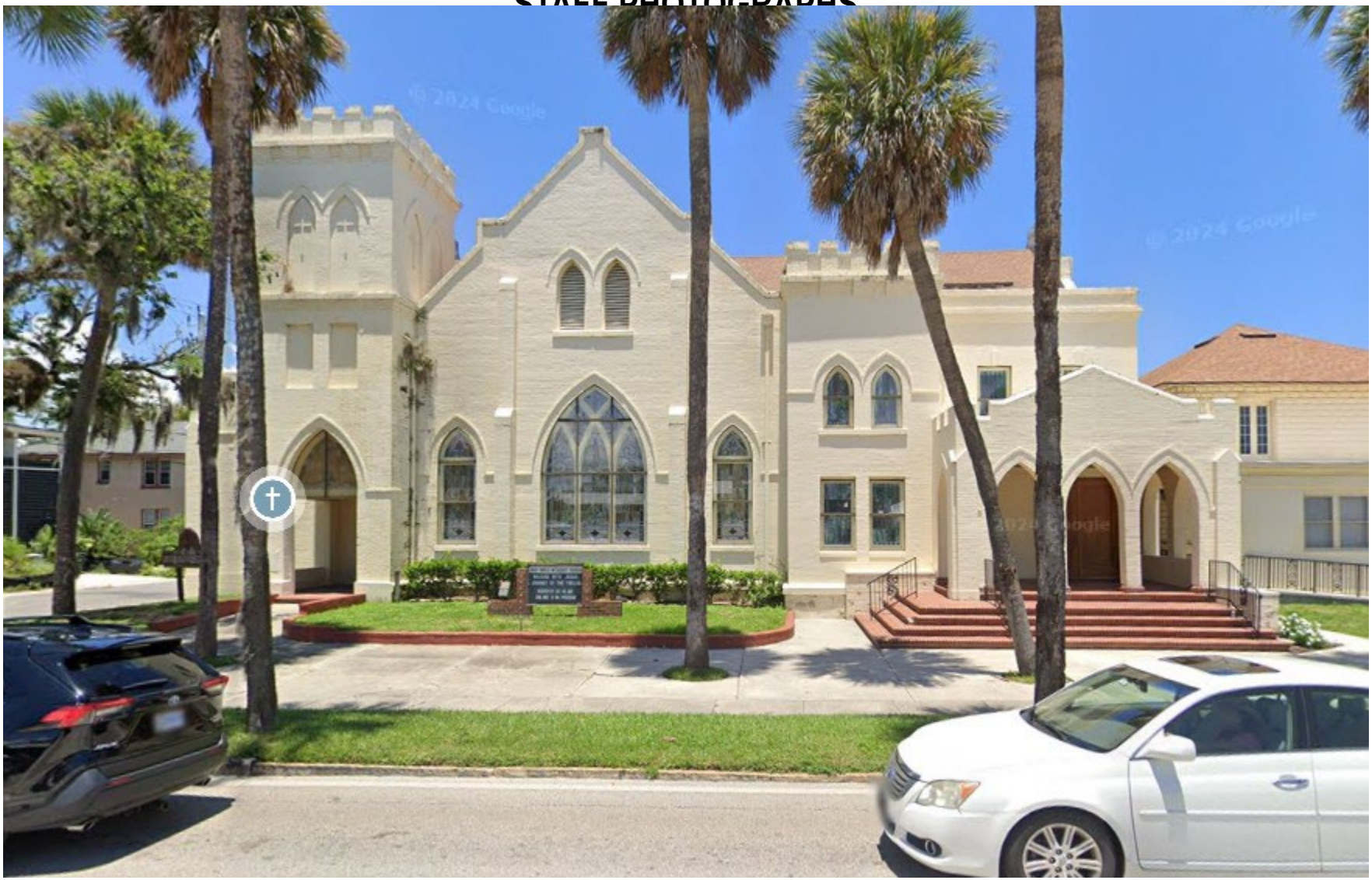
Any other information considered necessary by the board to a determination as to whether the property does yield or may yield a reasonable return to the property owner. The board may require that the property owner furnish such additional information as the board believes is relevant to the board's determination 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

118 KING STREET
STAFF PHOTOGRAPHS



Front (South) Elevation

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118 KING STREET
STAFF PHOTOGRAPHS



Front (South) Elevation



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118 KING STREET
STAFF PHOTOGRAPHS



West Elevation



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118 KING STREET
STAFF PHOTOGRAPHS



Southwest Elevation



Staff Report pg. 10

118 KING STREET
STAFF PHOTOGRAPHS





West Elevation Details

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ1032 1009==

Site Name: First Methodist Church 830== Survey Date: 7902 820==

Address: 120 King Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 45A (block) Lots A and B (lot) 868==

868==

Owner of Site: Name: First United Methodist Church;

Address: 118 King Street

St. Augustine, Fla. 32084 902==

Occupant or Manager: 904==

Type of Ownership: Institutional 848== Zoning: CPO

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

UTM: 17 (zone) 469260 (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==

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

II. SITE DESCRIPTION, continued.

Original Use: Religious 838== Present Use: Religious 850==

Date: +1917 844== Period: 20th Cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Masonry, vernacular 964==

Plan Type: Irregular 966==

Exterior Fabrics: Brick, stucco 854==

Structural Systems: Masonry, brick and concrete block 856==

Features of Structure: (942)

Window Type: DHS, multi/multi (stained glass) 942==

Foundation: Brick wall, concrete block wall 942==

Roof Type: Stepped gable, intersecting 942==

Secondary Roof Structures: Flat parapet, porch and tower 942==

Porches & Balconies: 942==

Chimney Location: End, exterior, lateral slope 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Clay tile, built-up 882==

Ornament Exterior: Decorative brickwork, gothic arches and windows, pilasters, castellated parapets 882==

Quantitative Data: (950-954)

Chimneys: 1 952== Dormers: 954== Stories: 2½ 950==

Other: 956==

Surroundings: Institutional 864==

Relationship to Surroundings: On corner lot. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Religion

920==

Statement of Significance: (911==)

ARCHITECTURE

This two and one-half Masonry Vernacular church at 120 King Street was constructed between 1910 and 1917. A castellated parapet encircles the flat roof of the main structure and the flat roof of the tower. A stepped gable accents a portion of the roof line. Distinctive features include the decorative brickwork, pilasters, and gothic arches and windows. The substantial structure consists of brick band stucco finish.

The buildings on the former grounds of the Anderson Estate span more than a century in their construction date and have seen residential, commercial, religious and educational usages. The area includes the Ponce de Leon Hotel and Markland, which are listed on the National Register of Historic Places. The area is bordered on the east by the St. Augustine National Landmark Historic District. Distinctive building materials used in the area include coquina, poured concrete, brick and wood. There are several buildings that use palm tree posts as a native decorative element. While it is earlier buildings that give the area its distinction, the most frequent style found here is Mediterranean Revival. There are a number of residences in this style along Sevilla, Valencia and Markland Place. The area is threatened generally by traffic and parking problems and by expansion pressures from the college and neighboring churches.

HISTORY

This section west of the massive colonial Rosario redoubt and the Rosario defense line, today Cordova Street, to current-day Riberia Street evolved out of two late 18th century Spanish land grants, including one belonging to Francisco Rovira, a leading colonial land developer and civic leader. King Street was cut through the property line of the southernmost grant in the 1820's in order to establish a public road from the city to the newly-constructed San Sebastian bridge.(1) Dr. Andrew Anderson, a prominent Territorial period physician, purchased the two tracts in the 1830's and built his stately "Markland" here in 1839. The rest of the estate was converted into orange groves which became a leading tourist attraction in the city before the Civil War.(2) The second Dr. Anderson sold the eastern portion of the estate in the mid-1880's to Henry Flagler for the site of the Ponce de Leon Hotel and sold the remainder of the estate, with the ex-

(over)

V. BIBLIOGRAPHY

1. Juan Joseph Elixio de la Puente, "Plano de . . . San Agustin de Florida", January 22, 1764; Benjamin Clements, "Plan of the City of St. Augustine, 1834-1835"; St. Johns County Courthouse, Deed Records, Book H, p. 84.

2. Deed Records, Book I-J, pp. 344, 349, 369.

3. Ibid., Book EE, p. 136; Book FF, p. 29; Book WW, p. 185; Book XX, p. 598; Book 8, p. 587; H. H. Stackhouse, "The Model Land Tract: The Development of a Residential Neighborhood", El Escribano, Vol. 16 (1979), pp. 25-32.

Staff Report pg. 14

ception of "Markland", to the Catholic Bishop of Charleston, South Carolina, Rev. Harry P. Northrop, who subdivided the property and commenced selling lots in 1897. Most residential housing around the Anderson homestead thus dates from the early 20th century. In recognition of the Spanish heritage of the old city, Flagler named most of the streets in this section after cities in Spain.(3)

This United Methodist Church at 120 King Street has served the congregation since around 1912. A marble corner stone reads "First Methodist Episcopal Church, south, 1845-1911" indicating that the former congregation moved to this location from a former building.

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 SJ01032
Field Date 10-15-2020
Form Date 12-29-2020
Recorder # SEM

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) First United Methodist Church — Multiple Listing (DHR only) _____
Survey Project Name St. Augustine Historic Resource Survey Update — Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☒private-nonprofit ☐private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

Address: Street Number 118 | Direction | Street Name King | Street Type Street | Suffix Direction
Cross Streets (nearest / between) _____
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 1992 — Plat or Other Map _____
City / Town (within 3 miles) St. Augustine — In City Limits? ☒yes ☐no ☐unknown — County St. Johns
Township 7N — Range 30E — Section 18 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 2014500000 — 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: 1917 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use: Church/Temple/Synagogue — From (year): 1917 — To (year): 2020
Current Use: Church/Temple/Synagogue — 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: windows, doors, encl porch
Additions: ☒yes ☐no ☐unknown Date: _____ Nature: connected to adj bldg, ADA ramps
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: Gothic Revival — Exterior Plan: Rectangular — Number of Stories 2
Exterior Fabric(s): 1. Concrete block 2. Stucco 3. brick
Roof Type(s): 1. Hip 2. Gable 3. _____
Roof Material(s): 1. Asphalt shingles 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. Flat extension 2. square tower
Windows (types, materials, etc.)
replacement single/paired/grouped 1/1 & 2/2 sash & single pane fixed & multilight casement or fixed, some stucco sills, some brick sills & eyebrows
Distinguishing Architectural Features (exterior or interior ornaments)
front facing gable parapet, towers w battlements, brick exterior, pointed arch windows, hip roof massing, pilasters, decorative cornice banding
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)
sits on paved parking lot, corner lot, low hedges around bldg perimeter

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 SJ01032

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____

Structural System(s): 1. Brick 2. Concrete block 3. Masonry

Foundation Type(s): 1. Continuous 2. _____

Foundation Material(s): 1. Concrete, Generic 2. _____

Main Entrance (stylistic details)

off center, on encl porch, multipanel door w small light w spindles in front

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

mostly enclosed w stucco & windows, partially open at entry,flat roof extension, brick supports & kneewall at side, accessed via concrete steps w concrete sidewalls & single wrought iron scroll work handrail

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

Narrative Description of Resource

This 1917 Gothic Revival building is 2 stories with Concrete block exterior and Hip roof. It appears to be in good 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. Despite alterations it may be individually eligible as a good example of its style and possible social connections.

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)

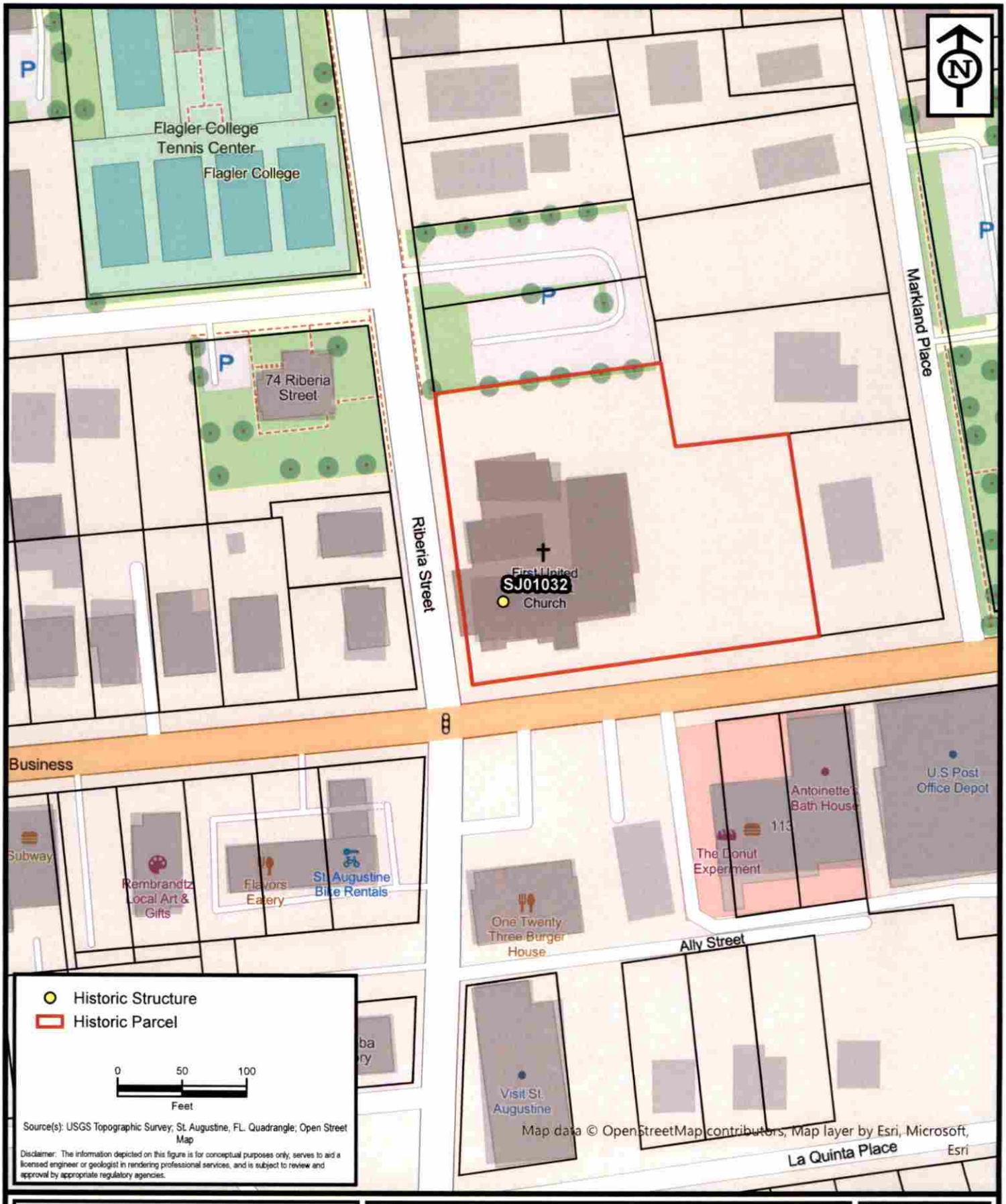
Required Attachments

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

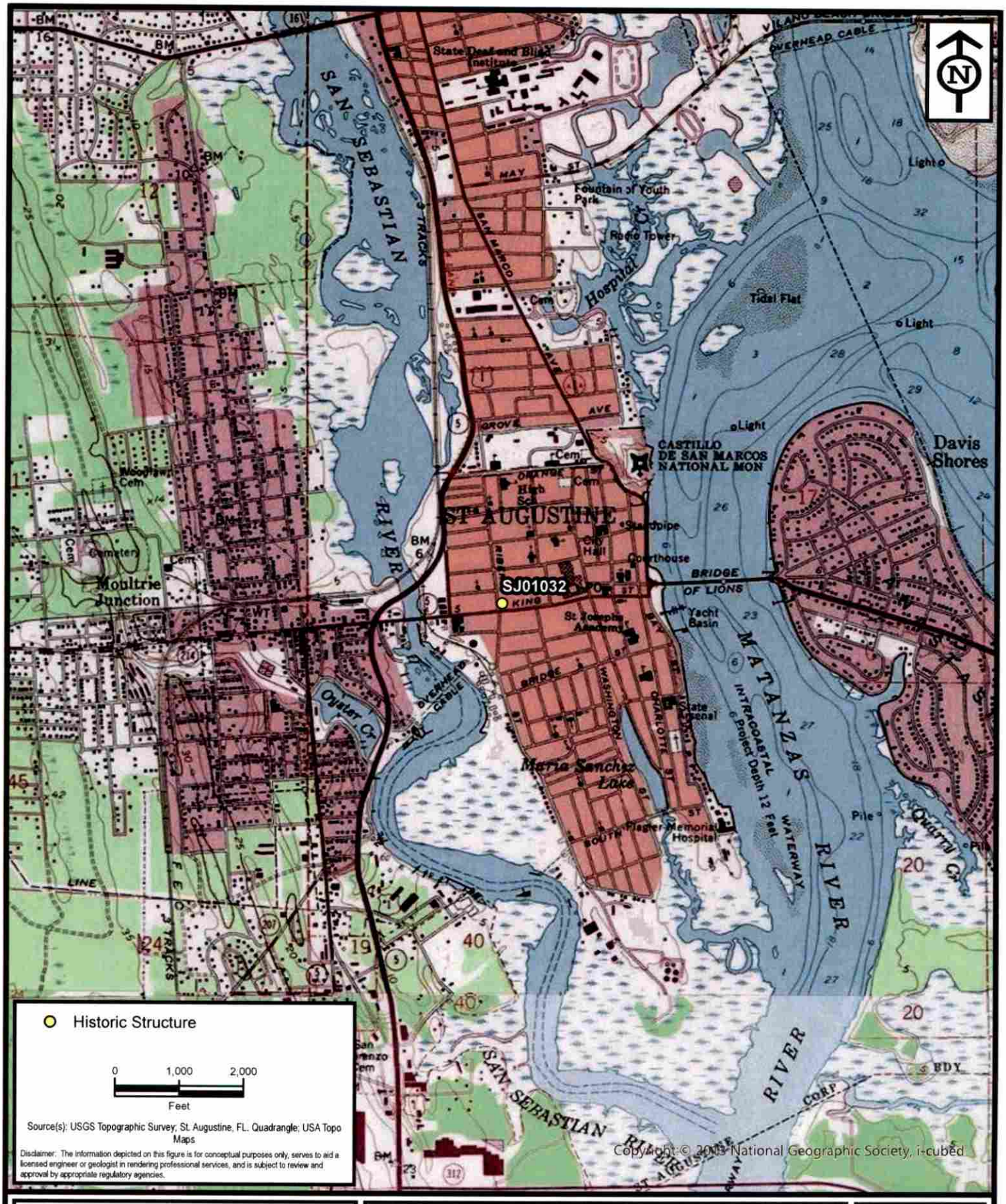
Parcel Location - SJ01032

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 1:19 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 - SJ01032

St. Augustine Historic Resource Mitigation & Survey Update

St. Johns County, Florida

Project No.	HK207093
Date	Dec 2020
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	1

Path: N:\GIS\Projects\2020\HK Jacksonville\HK207093_StAugResourceMitigation\Maps\HK207093_StAugResourceMitigation\HK207093_StAugResourceMitigation.aprx Date: 12/16/2020 1:48 PM




FIRST UNITED METHODIST CHURCH
SUNDAY SERVICE ON
YOUTUBE AT
FUMC FT WALTON
OR ON FACEBOOK
REV JOHN JORDAN SERVES


FIRST UNITED METHODIST CHURCH
SUNDAY SERVICE ON
YOUTUBE AT
9AM & 11 AM CENTRAL
OR ON FACEBOOK
REV JEANA JORDAN SERMONS

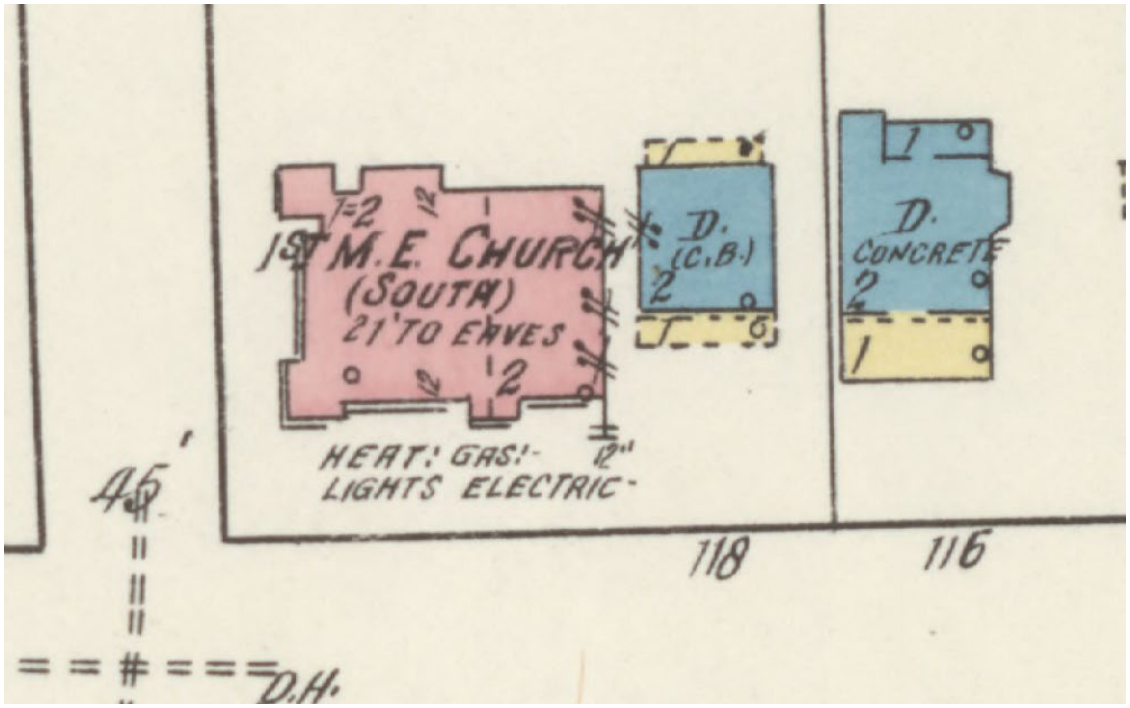




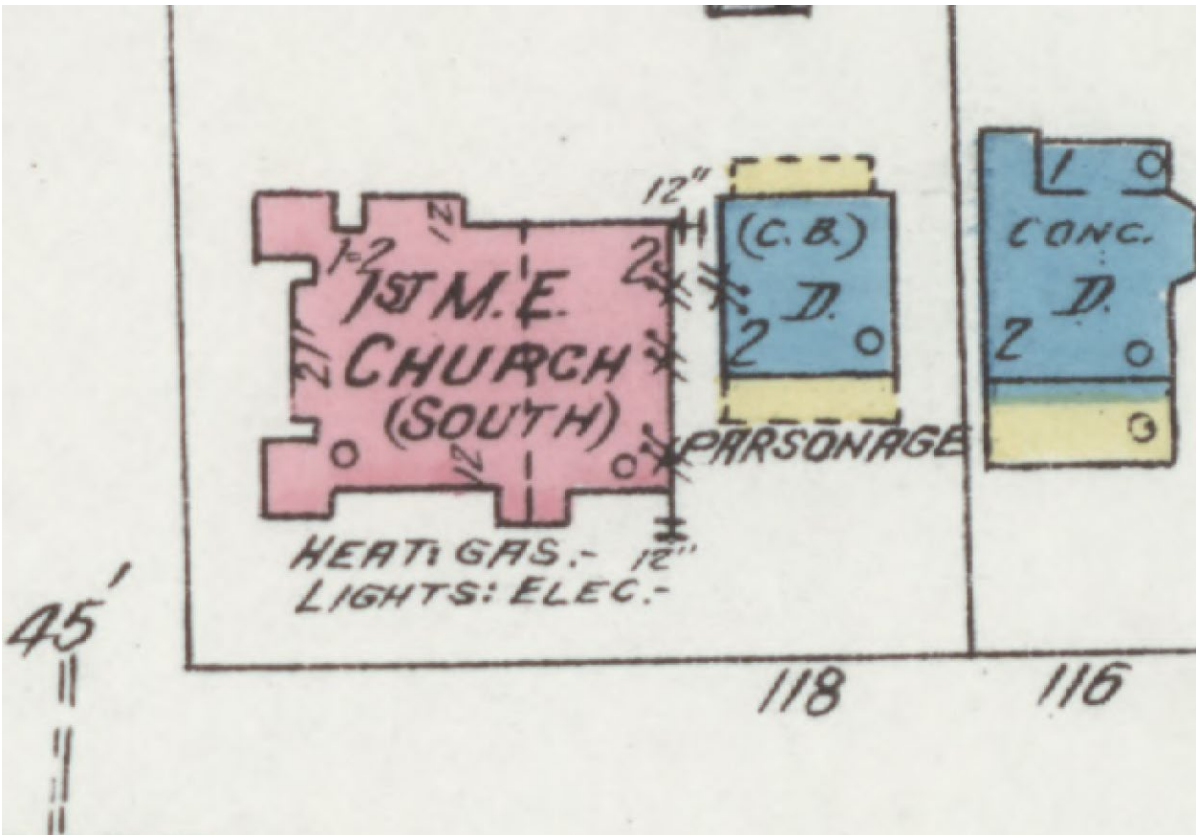




SANBORN MAPS
118 (120) King Street

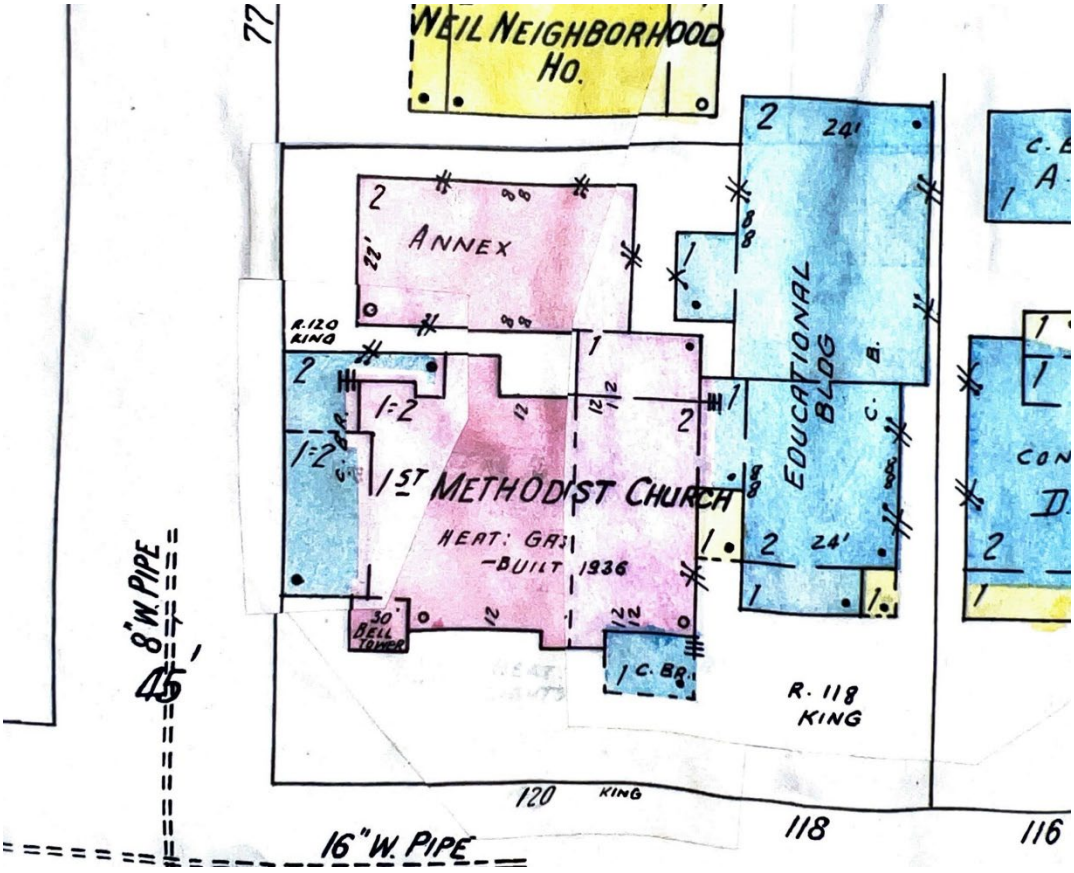


1917



1924

SANBORN MAPS
118 (120) King Street



1930 updated to 1965

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Demolition (Partial)

Case Number: HP2024-0066 **Meeting Date: Thursday, October 17, 2024**

1. NAME OF APPLICANT: Freddy Restrep
   Business (if applicable):
   Address: 100 Island Cottage Way Ste 101
   City: St Augustine State: FL Zip Code: 32080
   Daytime Telephone: 9042034682 E-Mail Address: freddy@arkonbuilders.com

2. NAME OF PROPERTY OWNER: Jill Murphy
   Business (if applicable):
   Address: 118 King St
   City: St Augustine State: FL Zip Code: 32084
   Daytime Telephone: 904-829-3459 E-Mail Address: jmurphy@firstaug.com

3. PROJECT LOCATION: 118 KING ST, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: CITY OF ST AUG LOTS 1 & 2 BLK 45-A OR44/290 & 233/45

5. SCOPE OF WORK: For partial demolition and possible reconstruction of the west tower of a church building, constructed between 1910 and 1917, that is recorded in the Florida Master Site File and contributing to the Model Land Company National Register Historic District.

Information attached by applicant includes:

Letter of Concern

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: 118 King St St Augustine FL 32084

Applicant's Name: Freddy Restrepo Applicant's Signature: Signer ID: LGQEJHMOX8...

Owner's Name: Phyllis Thorpe Owner's Signature: Phyllis Thorpe Signer ID: 88IW1JUG13...

Owner's Name: _____ Owner's Signature: _____

Owner's Name: _____ Owner's Signature: _____

(Can add additional signature page if needed)

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

Received 9/12/2024
Planning & Building Department

ARKON BUILDERS
100 ISLAND COTTAGE WAY ST AUGUSTINE FL 32080
RG291104105

Hardship on Current Field Conditions

Date: Sep 10, 2024

To: HARB

Dear Sir/Madam,

Site: FUMC 118 King St St Augustine FL 32084

I'm Freddy Restrepo from Arkon Builders, a local Commercial and Industrial Builder. The board at First United Methodist Church on Historical King St. has requested our assessment of the church's building condition, specifically the turret on the southwest corner. The church was built in 1917, and the original turret had bricks falling out due to age, and joints started to fail, posing a significant hazard to the public. Some components have already fallen, thankfully without causing harm. The church board is highly concerned, especially with the hurricane season, as this increases the risk to locals, tourist pedestrians, and vehicles.

It is crucial to take immediate action to secure the area and proceed confidently with either partial or complete demolition to rebuild the turret. We are fully committed to meeting HARBS and the building department's expectations and will promptly provide all construction documents requested to expedite the process. Your guidance on the next steps would be invaluable.

Are you opposed to making an exception to include FUMC as an agenda item for your upcoming meeting on September 26th? Your attention to this delicate matter is greatly appreciated, and safety is a concern.

Sincerely,

Freddy Restrepo

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	2014500000
Location Address	118 KING ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Aug King St (COM) (610.19)
Tax Description*	CITY OF ST AUG LOTS 1 & 2 BLK 45-A OR44/290 & 233/45 *The Description above is not to be used on legal documents.
Property Use Code	Churches (7100)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	1.240
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



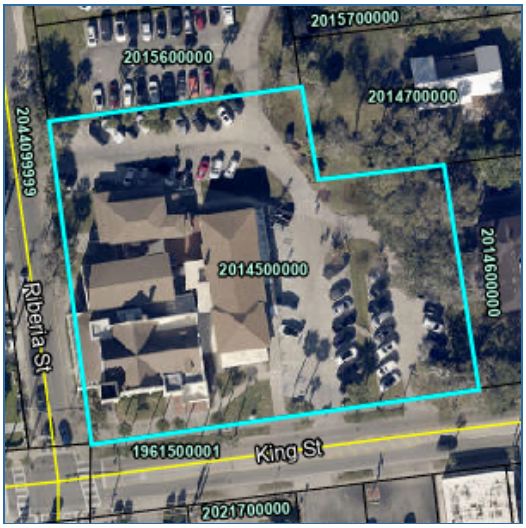
Owner Information

Owner Name	First United Methodist Church 100%
Mailing Address	118 KING ST SAINT AUGUSTINE, FL 32084-4324

Exemption Information

Exemption Type	Status	Amount
Church/Religious		$2,874,860

Map



Valuation Information

	2024
Building Value	$1,765,665
Extra Features Value	$31,055
Total Land Value	$1,078,140
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$2,874,860**
Total Deferred	$0
Assessed Value	**$2,874,860**
Total Exemptions	$2,874,860
Taxable Value	**$0**

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	$1,770,277	$31,380	$1,078,140	$0	$0	$2,879,797	$2,879,797	$2,879,797	$0
2022	$1,536,318	$32,433	$1,078,140	$0	$0	$2,646,891	$2,629,666	$2,646,891	$0
2021	$1,350,566	$11,392	$1,078,140	$0	$0	$2,440,098	$2,390,605	$2,440,098	$0
2020	$1,408,450	$11,755	$1,078,140	$0	$0	$2,498,345	$2,173,277	$2,498,345	$0
2019	$1,350,865	$12,116	$808,605	$0	$0	$2,171,586	$1,975,706	$2,171,586	$0
2018	$811,727	$12,119	$1,078,140	$0	$0	$1,901,986	$1,796,096	$1,901,986	$0
2017	$811,727	$12,483	$808,605	$0	$0	$1,632,815	$1,632,815	$1,632,815	$0
2016	$811,727	$12,847	$808,605	$0	$0	$1,633,179	$1,633,179	$1,633,179	$0
2015	$812,818	$13,210	$808,605	$0	$0	$1,634,633	$1,630,803	$1,634,633	$0
2014	$767,056	$9,310	$706,182	$0	$0	$1,482,548	$1,482,548	$1,482,548	$0
2013	$769,108	$9,673	$706,182	$0	$0	$1,484,963	$1,484,963	$1,484,963	$0

Building Information

Building 1
Building Value $346,972
Year Built 1911
Actual Area 5078
Conditioned Area 4656
Use Churches
Style 04
Exterior Wall Concrete Block, Jumbo Brick

Roof Cover Composite Shingle
Roof Structure Wood Truss
Interior Flooring Hardwood
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms
Baths

Description	Square Footage
BASE AREA	4656
FINISHED CANOPY	103
FINISHED CANOPY	216
FINISHED STORAGE/UTILITY	103
Total SqFt	5078

Building 2
Building Value $159,106
Year Built 1928
Actual Area 2963
Conditioned Area 2473
Use Single Family Residence
Style 01
Exterior Wall Wood

Roof Cover Composite Shingle
Roof Structure Gable Hip
Interior Flooring Pine Wood
Interior Wall Drywall
Heating Type Forced Air
Air Conditioning Window
Bedrooms
Baths

Description	Square Footage
BASE AREA	1118
FINISHED UPPER STORY	1118
BASE AREA	237
FINISHED OPEN PORCH	490
Total SqFt	2963

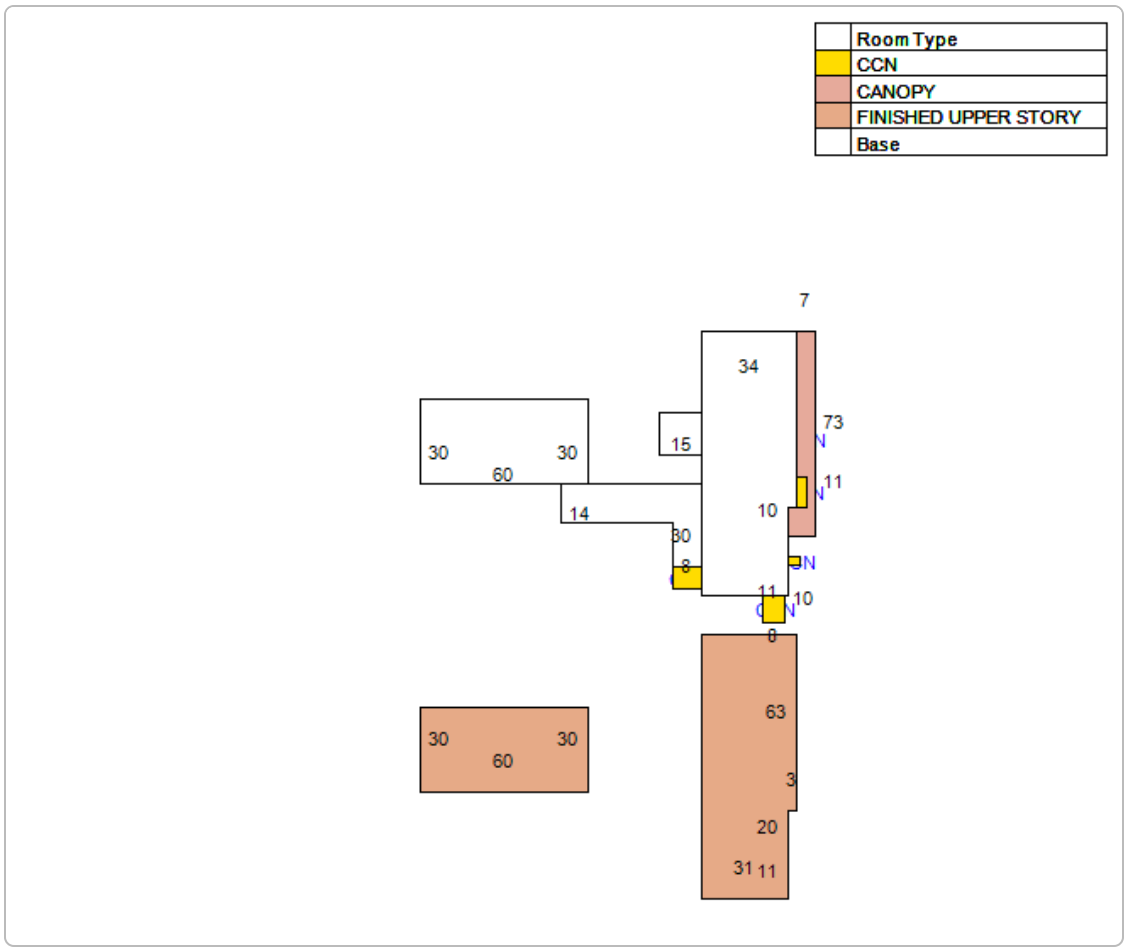
Building 3
Building Value $1,259,587
Year Built 1911
Actual Area 11648
Conditioned Area 10891

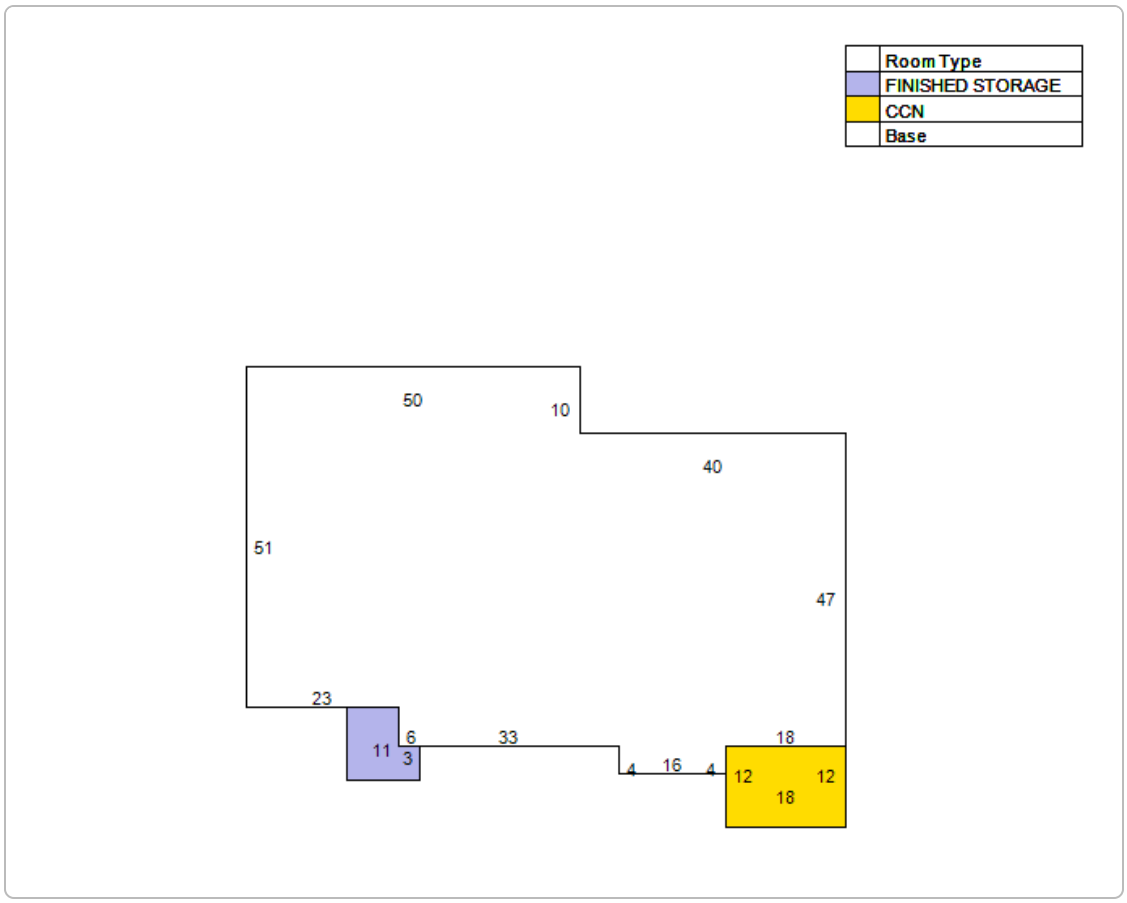
Roof Cover Composite Shingle
Roof Structure Wood Truss
Interior Flooring Hardwood
Interior Wall Drywall
Heating Type Air Duct

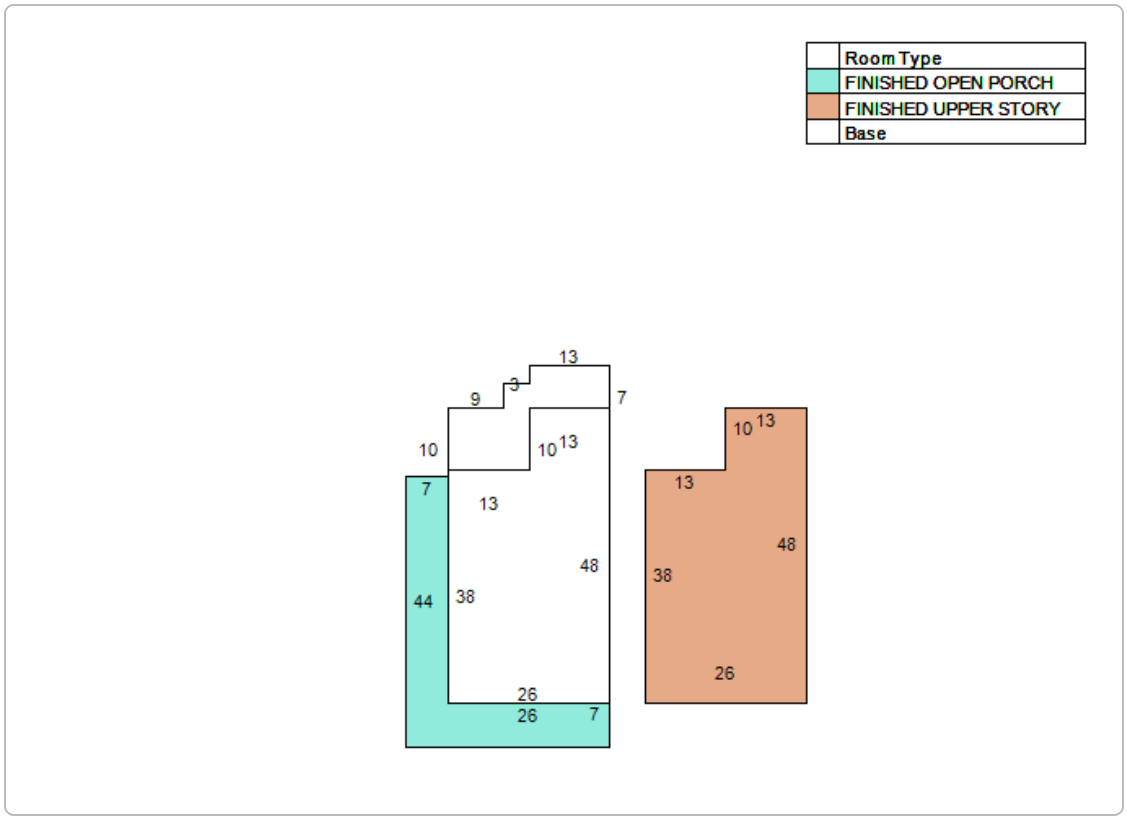
Use	Public Schools	**Air Conditioning**	Central
Style	04	**Bedrooms**	
Exterior Wall	Concrete Stucco, Jumbo Brick	**Baths**	

Description	Square Footage
BASE AREA	3103
BASE AREA	1800
FINISHED UPPER STORY	3103
BASE AREA	860
FINISHED UPPER STORY	1800
UNFINISHED CANOPY	541
FINISHED CANOPY	80
FINISHED CANOPY	80
BASE AREA	225
FINISHED CANOPY	44
FINISHED CANOPY	12
Total SqFt	11648

Sketch Information




Room Type
FINISHED STORAGE
CCN
Base
50
10
40
51
47
23
11
6
3
33
4
16
4
18
12
12
18


Room Type
FINISHED OPEN PORCH
FINISHED UPPER STORY
Base
13
9
3
7
10
10
13
7
13
48
44
38
26
26
7
10
13
13
48
38
26

Extra Feature Information

Code Description	Status	Value
Concrete Paving - Under 8" (COM)		27510
Storage Building (Mix)		192
Handicap Ramp (COM)		558
Pole Light (COM)		2795

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Churches	270	225	53907	SF	$1,078,140

No data available for the following modules: Sales Questionnaire Form, Sale 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: 9/25/2024, 1:41:19 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

Detail by Entity Name

Florida Profit Corporation
ARKON BUILDERS CORP

Filing Information

Document Number	P21000008482
FEI/EIN Number	86-1544053
Date Filed	01/19/2021
Effective Date	01/19/2021
State	FL
Status	ACTIVE

Principal Address

100 ISLAND COTTAGE WAY
SUITE 101
ST AUGUSTINE, FL 32080

Changed: 06/03/2022

Mailing Address

100 ISLAND COTTAGE WAY
SUITE 101
ST AUGUSTINE, FL 32080

Changed: 06/03/2022

Registered Agent Name & Address

FREDDY, RESTREPO, MR.
9051 Gene Johnson Rd
St Augustine, FL 32080

Address Changed: 01/24/2023

Officer/Director Detail

Name & Address

Title P

Restrepo, Freddy, MR.
9051 Gene Johnson Rd
St Augustine, FL 32080

Annual Reports

Report Year	Filed Date
2022	01/06/2022
2023	01/24/2023
2024	02/05/2024

Document Images

02/05/2024 -- ANNUAL REPORT	View image in PDF format
01/24/2023 -- ANNUAL REPORT	View image in PDF format
01/06/2022 -- ANNUAL REPORT	View image in PDF format
01/19/2021 -- Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations



Detail by Street Address

Florida Not For Profit Corporation
FIRST UNITED METHODIST CHURCH OF ST. AUGUSTINE, FLORIDA, INC.

Filing Information

Document Number	N99000002047
FEI/EIN Number	59-0711170
Date Filed	04/01/1999
State	FL
Status	ACTIVE

Principal Address

118 KING STREET
ST. AUGUSTINE, FL 32084

Mailing Address

118 KING STREET
ST. AUGUSTINE, FL 32084

Registered Agent Name & Address

Thorpe, Phyllis
118 KING STREET
ST. AUGUSTINE, FL 32084

Name Changed: 03/17/2021

Address Changed: 01/31/2024

Officer/Director Detail

Name & Address

Title Office & Property Administrator

Murphy, Jill D.
118 KING STREET
ST. AUGUSTINE, FL 32084

Title Treasurer

Bachman, Madonna Ann
118 KING ST
ST. AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2022	01/31/2022
2023	02/06/2023
2024	01/31/2024

Document Images

01/31/2024 -- ANNUAL REPORT	View image in PDF format
02/06/2023 -- ANNUAL REPORT	View image in PDF format
01/31/2022 -- ANNUAL REPORT	View image in PDF format
03/17/2021 -- ANNUAL REPORT	View image in PDF format
03/09/2020 -- ANNUAL REPORT	View image in PDF format
01/07/2019 -- ANNUAL REPORT	View image in PDF format
02/07/2018 -- ANNUAL REPORT	View image in PDF format
02/15/2017 -- ANNUAL REPORT	View image in PDF format
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04/10/2013 -- ANNUAL REPORT	View image in PDF format
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02/17/2011 -- ANNUAL REPORT	View image in PDF format
02/26/2010 -- ANNUAL REPORT	View image in PDF format
02/23/2009 -- ANNUAL REPORT	View image in PDF format
03/31/2008 -- ANNUAL REPORT	View image in PDF format
04/12/2007 -- ANNUAL REPORT	View image in PDF format
01/23/2006 -- ANNUAL REPORT	View image in PDF format
07/12/2005 -- ANNUAL REPORT	View image in PDF format
07/14/2004 -- ANNUAL REPORT	View image in PDF format
06/09/2003 -- ANNUAL REPORT	View image in PDF format
03/28/2002 -- ANNUAL REPORT	View image in PDF format
03/08/2001 -- ANNUAL REPORT	View image in PDF format
05/11/2000 -- ANNUAL REPORT	View image in PDF format
04/01/1999 -- Domestic Non-Profit	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 October 17, 2024 Meeting



Application HP2024-0057 Address: 51 Florida Avenue

Kevin and Kai Priester – Applicant and Owner

Project description: To demolish a residential building, constructed c. 1959, that is recorded in the Florida Master Site File and not located in a district.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ06907
National Register:	N/A	Construction date:	c. 1959
Archaeology Zone:	N/A	Zoning District:	RG-1
Parcel number:	1093800000		
Agenda Item:	8(d)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

This Frame Vernacular residential building, constructed c. 1959, is located on the northeast corner of Florida Avenue and Helen Street.

The house features a side gable 5v crimp metal roof with a low slope, and a shed roofed carport off the north side elevation. The wide front elevation has a centrally located front door, and 1/1 replacement windows with novelty siding and a wooden front entry stoop with side ramp that shows signs of deterioration.

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 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 **51 Florida Avenue** because it is not a local landmark or otherwise designated as a historic building.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Demolition of a residential structure.

DEMOLITION REVIEW CRITERIA (AGHP):

1. Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district. N/A

2. The contribution of the structure to the mass and scale of the streetscape. The building has a similar mass and scale as the numerous one-story residential buildings that are in the neighborhood with a similar age.

3. The impact of the loss of the structure on the streetscape. The building does not have a unique typology for the area but is very similar in pattern to other post-WWII, rectangular shaped buildings under a flat or low-sloped roof.

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 recorded in the Florida Master Site File but 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 qualify as contributing to a district, if one were created.

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 or and may not be considered contributing to a historic district if one were extant.

7. Whether or not the structure is representative of a style or type of architecture or a method of construction. The building is an example of a simple Frame Vernacular structure that has seen alterations over time.

8. ***Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction.*** The building typology is commonly found throughout St. Augustine particularly in the Davis Shores and West Augustine neighborhoods.

9. ***Whether or not the structure is of such design, craftsmanship or materials that it either could not be reproduced, or could be reproduced only with great difficulty or expense. The condition of the structure, and the possibility of rehabilitating or relocating the structure.*** The wood frame building does not have a unique architectural style or characteristics that would be difficult to reproduce but new construction will be significantly different in appearance.

10. ***The justification for the proposed demolition.*** According to the applicant, the intent was to initially rehabilitate the existing structure; however, deterioration of the foundations and floor joists indicate that the building would require extensive repairs that may exceed the costs of new construction. The applicant seeks to redevelop the property with a single-family home at some point in the future, but does not have current plans 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 1959 and is thus more than 50 years old. The building is not in a Historic Preservation Zoning District or National Register Historic District, or individually listed on the National Register of Historic Places but is recorded on the Florida Master Site File.

The requirements for review 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 Map (to be provided at meeting)
4. Polk City Directory Research (to be provided at meeting)

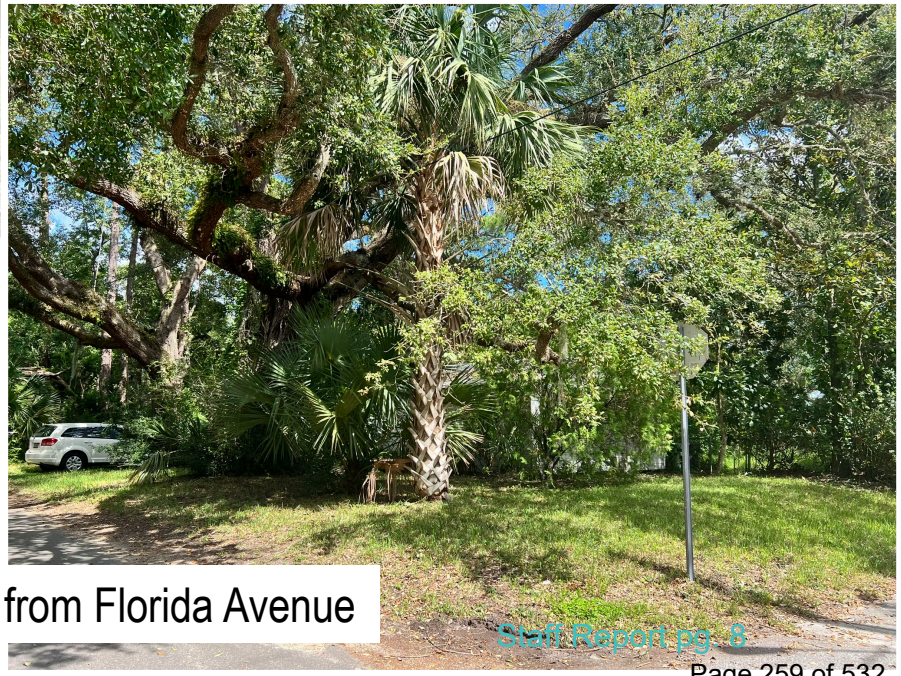
51 FLORIDA AVENUE
STAFF PHOTOGRAPHS



Front (West) Elevation

51 FLORIDA AVENUE
STAFF PHOTOGRAPHS





Front (West) Elevation from Florida Avenue

51 FLORIDA AVENUE
STAFF PHOTOGRAPHS





Front Elevation Details

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51 FLORIDA AVENUE
STAFF PHOTOGRAPHS





Front Elevation Details

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51 FLORIDA AVENUE
STAFF PHOTOGRAPHS



Rear (East) Elevation

51 FLORIDA AVENUE
STAFF PHOTOGRAPHS



Rear Elevation Details



51 FLORIDA AVENUE
STAFF PHOTOGRAPHS





Rear Elevation Details

51 FLORIDA AVENUE
STAFF PHOTOGRAPHS



Southeast Details

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51 FLORIDA AVENUE
STAFF PHOTOGRAPHS



Northwest Elevation

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51 FLORIDA AVENUE
STAFF PHOTOGRAPHS



Interior

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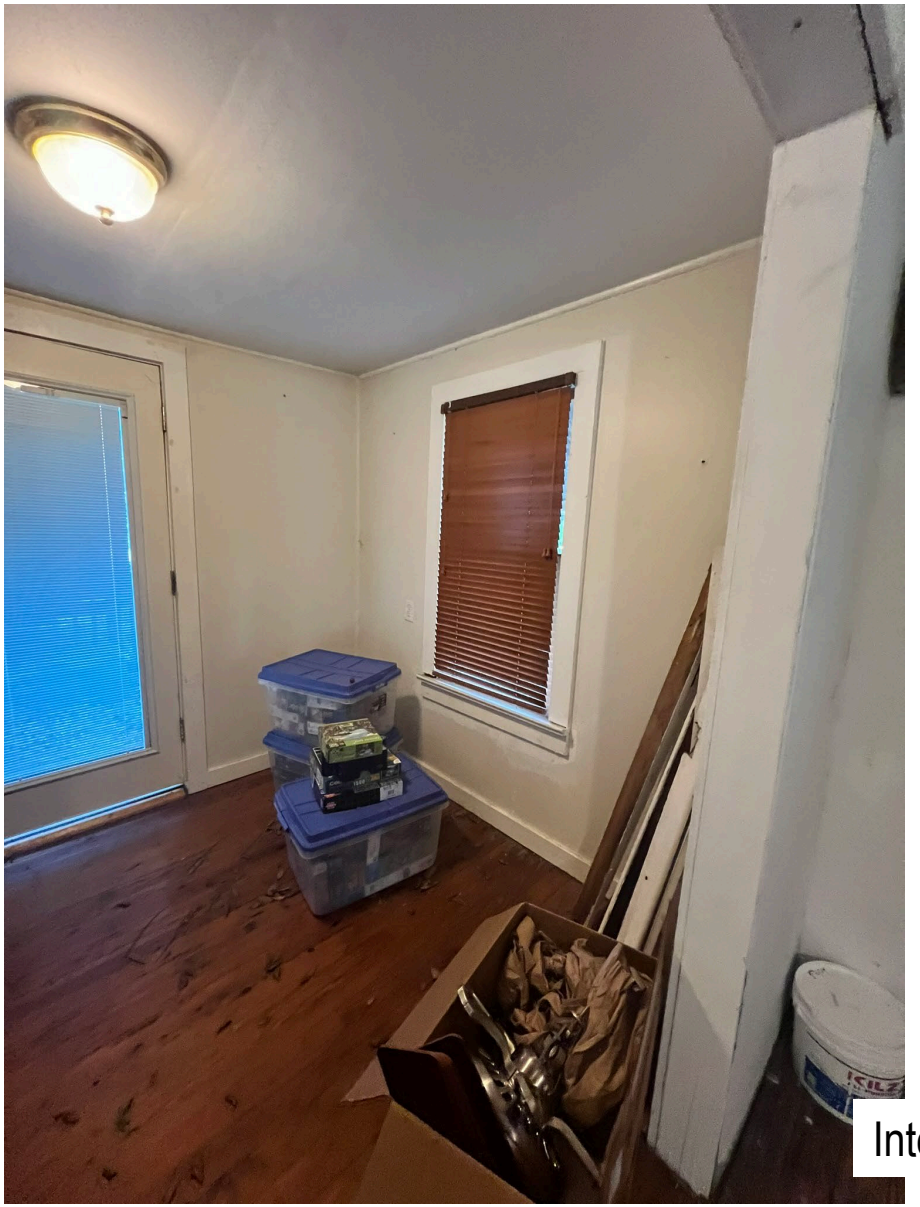
51 FLORIDA AVENUE
STAFF PHOTOGRAPHS



Interior



51 FLORIDA AVENUE
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Interior



51 FLORIDA AVENUE
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Interior



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51 FLORIDA AVENUE
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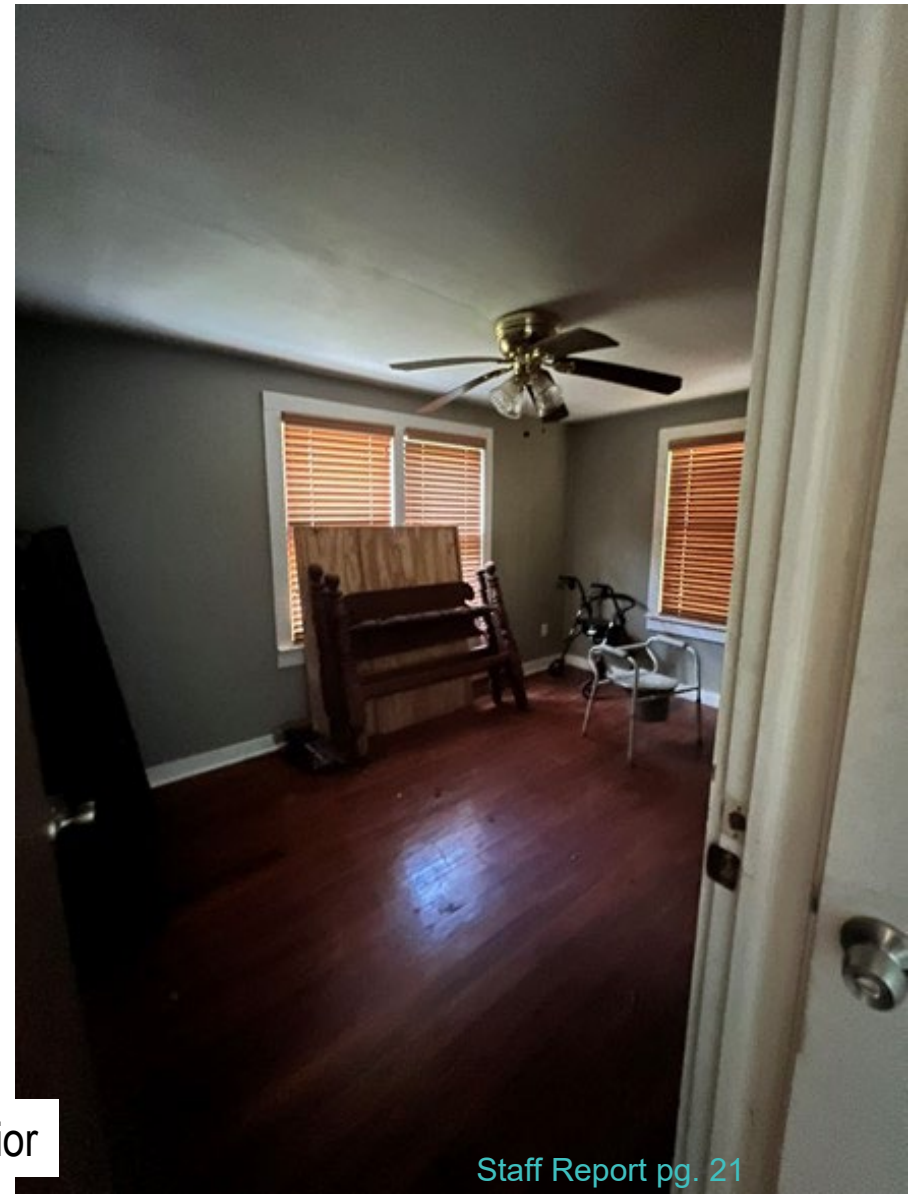
Interior



Staff Report pg. 20

51 FLORIDA AVENUE
STAFF PHOTOGRAPHS

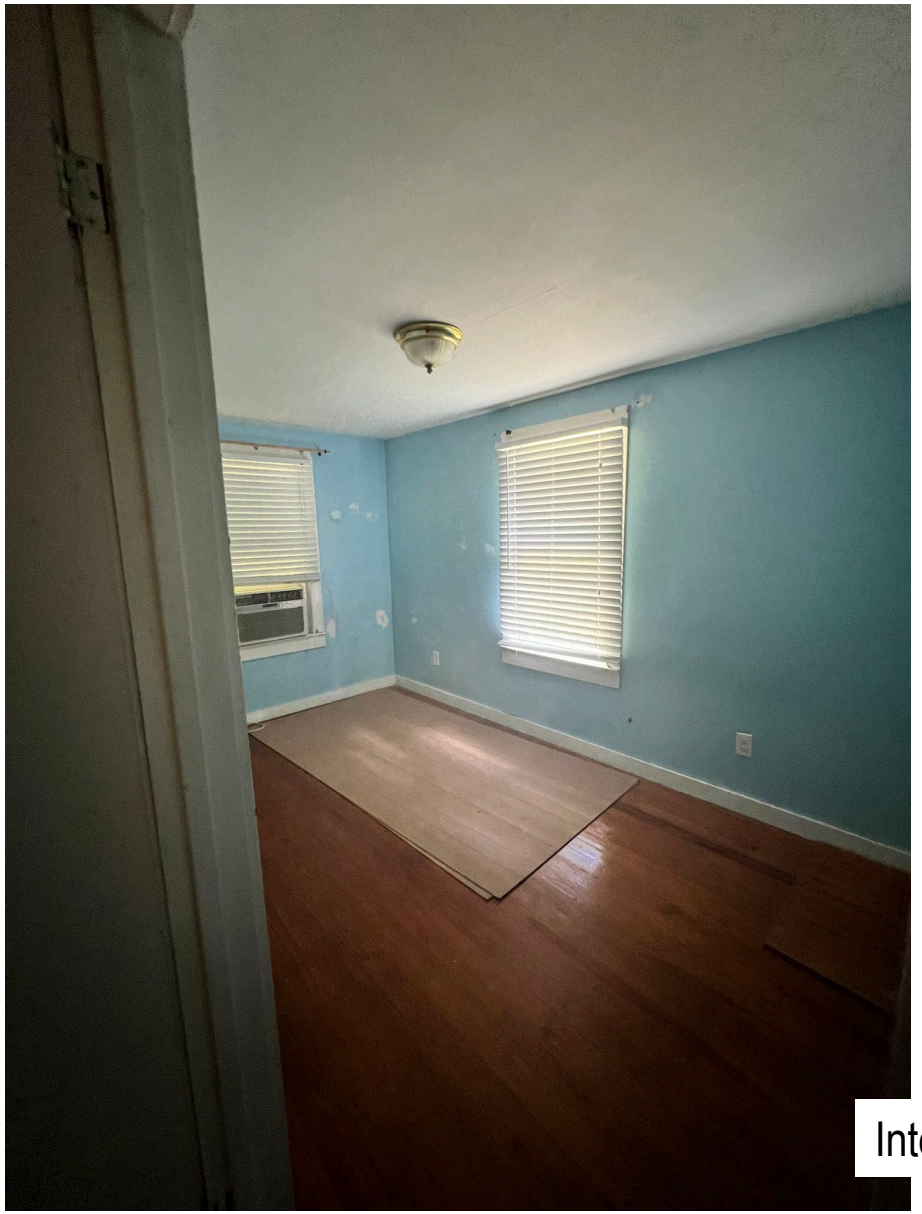




Interior

Staff Report pg. 21

51 FLORIDA AVENUE
STAFF PHOTOGRAPHS



Interior



Staff Report pg. 22

Cultural Resource Detailed Report

9/24/2024

SJ6907 - 51 FLORIDA AVE

Historic Structure

SHPO Evaluation

Ineligible for NRHP (Jul 22, 2020)

Address

51 FLORIDA AVE

Year Constructed

1959

Condition

Good

Structure Uses

Private Residence (House/Cottage/Cabin)

Style

Frame Vernacular

Stories

1

Exterior Plan

Rectangular

Structural Systems

Wood frame

Foundation Materials

Concrete Block

Exterior Fabrics

Drop siding

Roof Type

Gable

Quad Map Names

ST. AUGUSTINE

City

St. Augustine

Township | Range | Section

07S | 29E | 41

Associated Manuscripts

27071

Field Visit Dates

January 2020

Narrative Description

This 1959 Frame Vernacular building is in good condition. It has a Gable roo
Drop siding, and is 1 story.

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Demolition (Full)

Case Number: HP2024-0057 **Meeting Date: Thursday, October 17, 2024**

1. NAME OF APPLICANT: Kevin Priester
   Business (if applicable):
   Address: 59 Florida Ave
   City: Saint Augustine State: FL Zip Code: 32084
   Daytime Telephone: 904-501-4211 E-Mail Address: kevin@priester.net

2. NAME OF PROPERTY OWNER: Kai Priester
   Business (if applicable):
   Address: 59 Florida Ave.
   City: Saint Augustine State: FL Zip Code: 32084
   Daytime Telephone: 904-540-3950 E-Mail Address: kai@priester.net

3. PROJECT LOCATION: 51 FLORIDA AVE, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: RAVENSWOOD SUBD LOTS 23 & 24 BLK 37 OR538/342 & 5583/635

5. SCOPE OF WORK: To demolish a residential building, constructed c. 1959, that is recorded in the Florida Master Site File and not located in a district.

Information attached by applicant includes:

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

Received Sept. 11, 2024
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: 51 Florida Ave, St . Augustine FL 32084

Applicant's Name: Kevin Priester Applicant's Signature: [signature]

Owner's Name: Kevin Priester Owner's Signature: [signature]

Owner's Name: Kai Priester Owner's Signature: [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.

51 Florida Ave
PID 1093800000



1 Front Florida Ave Side



2 Hellen St Side



3 Rear



4 Rotted Siding with rotten bottom plate behind



5 Patching on floor over rooted wood



6 Bathroom floor sinking on East side



7 missing single pane wooden windows



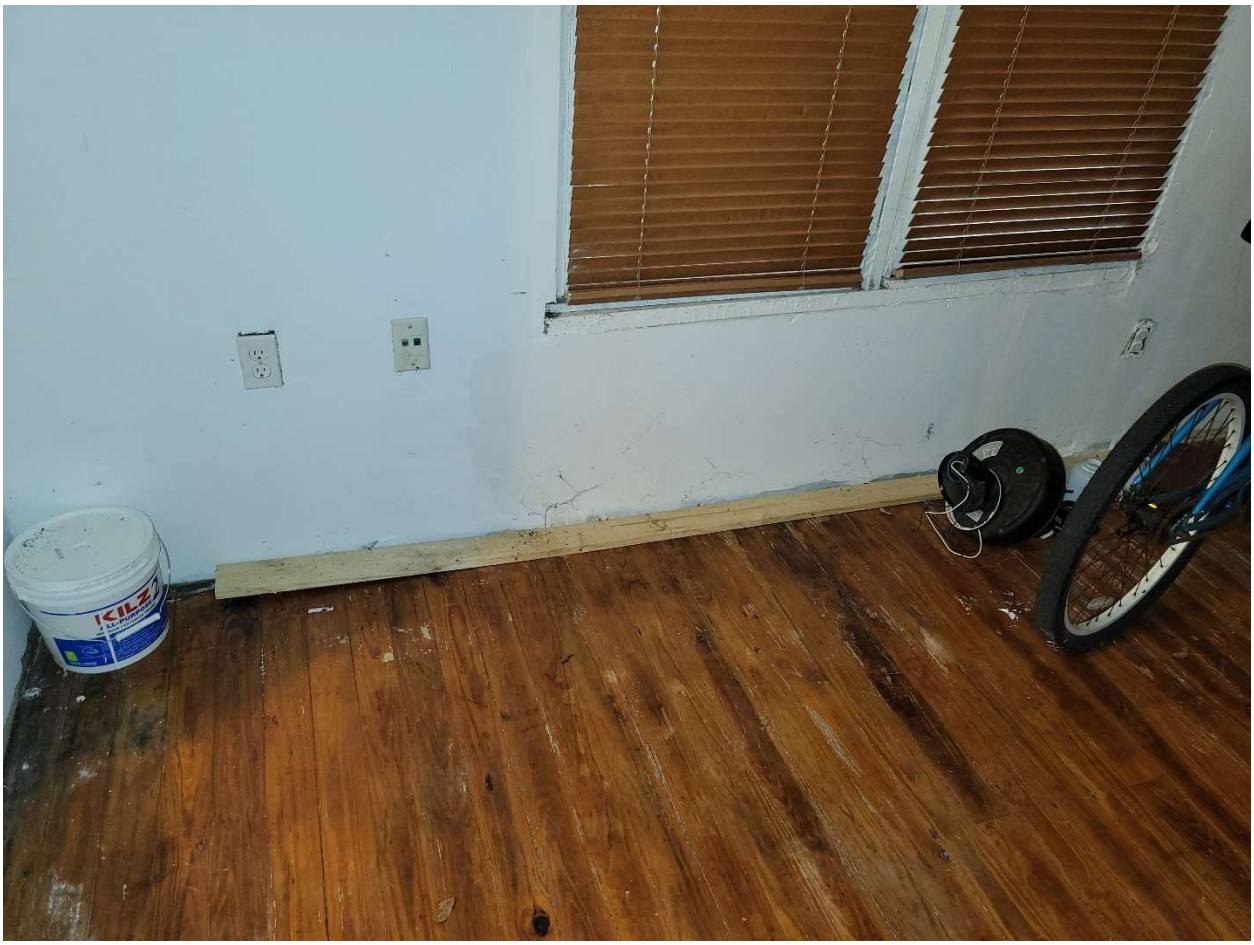
8 East side of the house sunken after hurricanes



9 back half of the house sunk



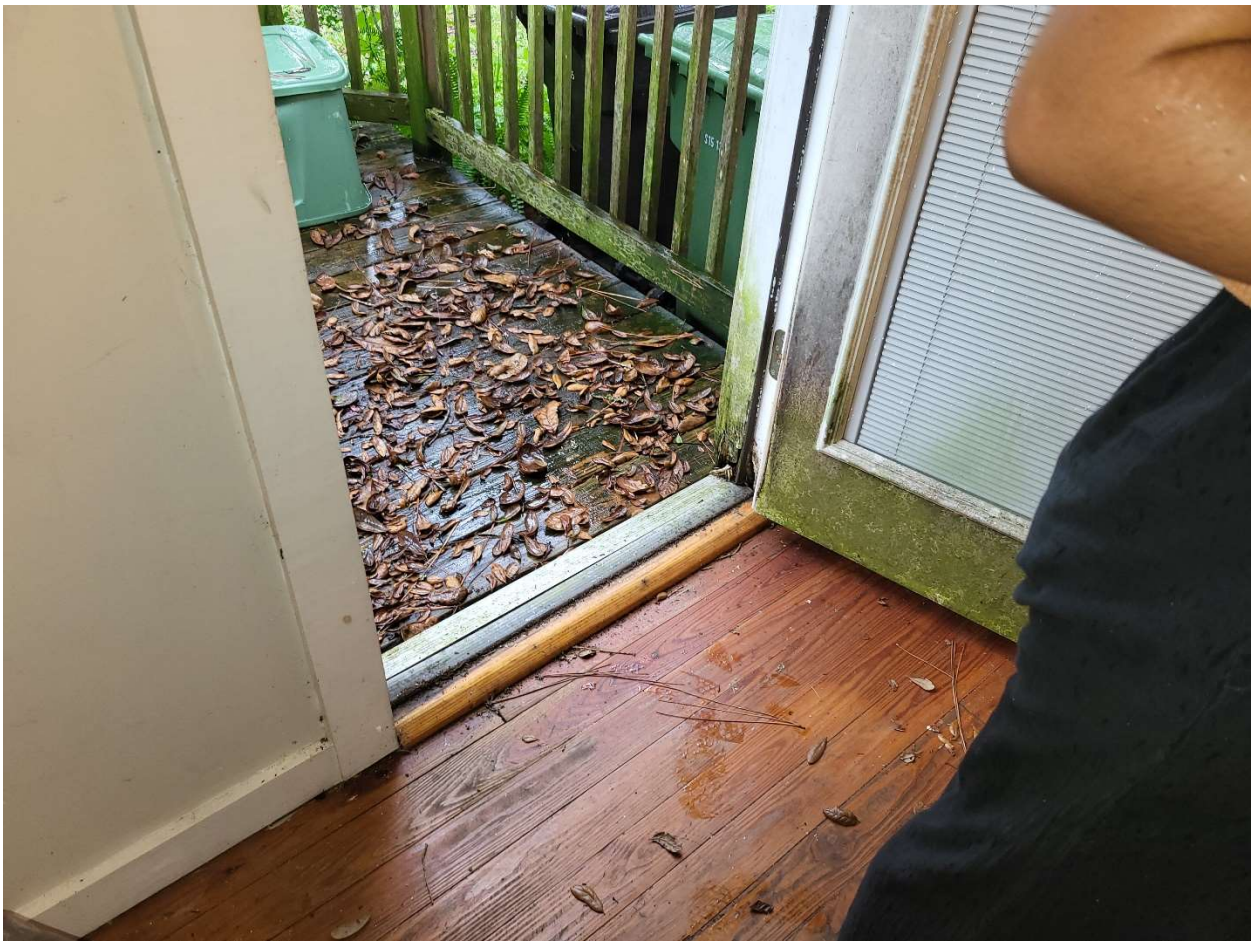
10 completely rotted door jambs



11 rotted floor, this entire South wall moves if you push on it.



12 rotted fascia



13 rotted door frame



14 underside of house showing rotted floor, rotted walls and rotted 2x6 joists



15 nothing holding the tub up



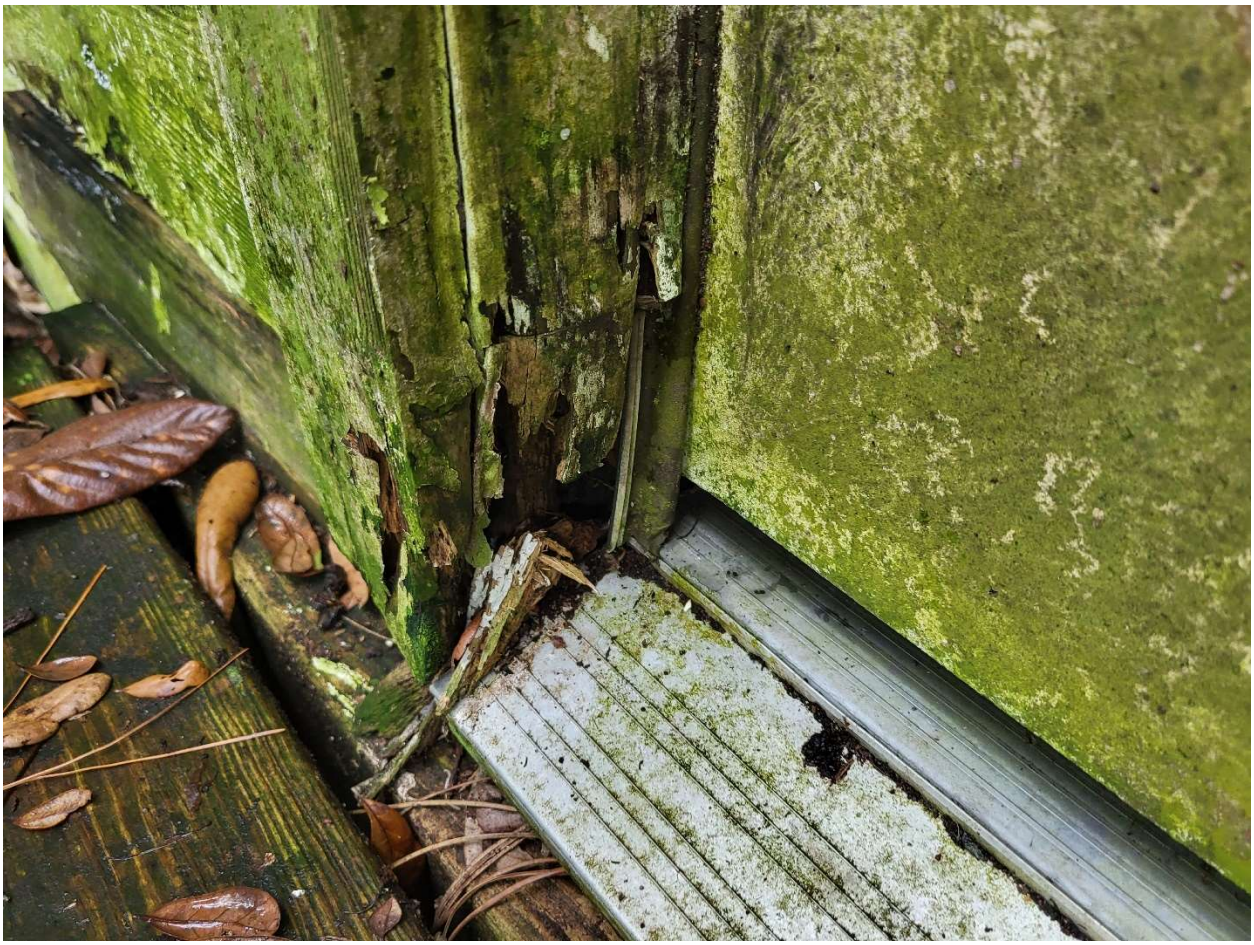
16 more siding and bottom plate rot



17 outside utility room caved in



18 end of many rafters rotted



19 door jamb and most of this bottom plate rotted



20 fascia rot



21 patched south wall that could be pushed down



22 more fascia rot



23 rotted windows sill and rotted siding



24 rotted front porch, rotted siding and rotted bottom plate

NA

No Proposed Replacement at this time.

Instr #2022061937 BK: 5583 PG: 635, Filed & Recorded: 6/22/2022 1:21 PM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $0.70

Prepared by and return to:
Linda P Priester
501 Shore Drive
St Augustine, FL 32086

QUITCLAIM DEED

THIS QUITCLAIM DEED is made as of the 8th day of June 2022, by **Linda P Priester**, an unremarried widower first party to **Linda P Priester**, as to an undivided 1/3 interest, **Jennifer Bryant,** as to an undivided 1/3 interest and **Kevin Priester**, as to an undivided 1/3 interest, all as Joint Tenants With Right Of Survivorship, and not as Tenants in Common, second party and third party whose address is are 501 Shore Drive St. Augustine, Fl 32086 and 59 Florida Ave. St. Augustine, Fl. 32084 respectively.

WITNESSETH, that the said first party, for an in consideration of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, in hand paid by the second party, the receipt of which is hereby acknowledged, has hereby remised, released, and quit claimed to second party, and to its successors and assigns forever, undivided interest in the right, title, interest, claim, and demand which the first party has in the real property located in St Johns County, Florida, more particularly as follows:

COPY

Lots 23 and 24, Block 37, Ravenswood Subdivision, as recorded in the St Johns County, Florida Public Records at OR book 538, page 342.

TO HAVE AND TO HOLD the same, together with all and singular appurtenances thereunto belonging in or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behalf of the second parties forever.

IN WITNESS WHEREOF, this quitclaim deed has been executed as of the date first above written.

Signed, sealed and delivered
in the presence of

Print Name: Ian Haffner
Witness

Print Name: Ashleigh MacNair
Witness

GRANTOR:

Linda P Priester
501 Shore Drive
St Augustine, FL 32086

By: Linda Priester
Name: Linda Priester
Its: Home Owner

STATE OF FLORIDA

COUNTY OF SAINT JOHNS

The foregoing instrument was acknowledged before me by physical presence this 8th day of June 2022, by Linda P Priester, who is personally known to me or who has produced a Florida driver license as identification

Charlene Fertel
(Print Name Charlene Fertel)
NOTARY PUBLIC
State of Florida at Large
Commission # HH146137
My Commission Expires:
Personally Known ____
or Produced I.D. X
Type of Identification Produced
FL driver license

CHARLENE FERTEL
Notary Public - State of Florida
Commission # HH 146137
My Comm. Expires Jun 28, 2025
Bonded through National Notary Assn.

COPY

Prepared by and return to:
Jennifer Bryant
501 Shore Drive
St Augustine, FL 32086

Public Records of St. Johns County, FL
Clerk number: 2024067015
BK: 6008 PG: 1418
8/23/2024 4:04 PM
Recording $18.50
Doc. D $0.70

QUITCLAIM DEED

THIS QUITCLAIM DEED is made as of the 22 day of August 2024, by **Jennifer Bryant and Kevin Priester** Joint Surviving Tenants hereinafter called the Grantor(s), to **Kevin Priester,** as to an undivided 1/2 interest and **Kai Priester**, as to an undivided 1/2 interest, all as Joint Tenants With Right Of Survivorship, and not as Tenants in Common, first party and second party whose address is 59 Florida Ave. St. Augustine, Fl. 32084, hereinafter called the Grantee(s).

(Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the Grantor, for an in consideration of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, in hand paid by the second party, the receipt of which is hereby acknowledged, has hereby remised, released, and quit claimed to second party, and to its successors and assigns forever, undivided interest in the right, title, interest, claim, and demand which the first party has in the real property located in St Johns County, Florida, more particularly as follows:

Lots 23 and 24, Block 37, Ravenswood Subdivision, as recorded in the St Johns County, Florida Public Records at OR book 5583, page 635.

TO HAVE AND TO HOLD the same, together with all and singular appurtenances thereunto belonging in or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behalf of the second parties forever.

IN WITNESS WHEREOF, this quitclaim deed has been executed as of the date first above written.

Signed, sealed and delivered
in the presence of

Print Name: KEVIN CREEDY
Witness

135 Jenkins St. Suite 105-B,
St. Augustine, FL 32086

Print Name: SAMUEL E SANKS
Witness

135 Jenkins St. Suite 105-B,
St. Augustine, FL 32086

GRANTOR:

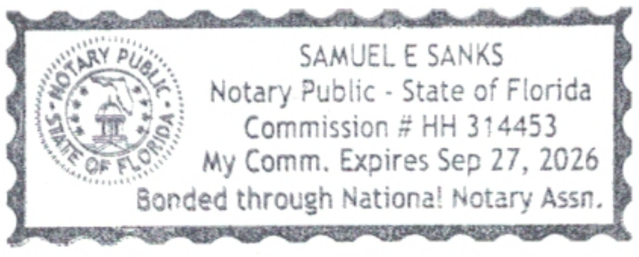
Jennifer Bryant
501 Shore Drive
St Augustine, FL 32086

Kevin Priester
59 Florida Ave.
St. Augustine, FL 32084

STATE OF FLORIDA

COUNTY OF SAINT JOHNS

The foregoing instrument was acknowledged before me by physical presence this 22ND day of August 2024, by JENNIFER BRYANT/KEVIN PRIESTER, who is personally known to me or who has produced FL DRIVER LICENSE as identification



Sal E Sanks

(Print Name SAMUEL E SANKS)
NOTARY PUBLIC
State of Florida at Large
Commission # HH314453
My Commission Expires:
Personally Known ____
or Produced I.D. X
Type of Identification Produced
FL DRIVER LICENSE

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	1093800000
Location Address	51 FLORIDA AVE SAINT AUGUSTINE 32084-0000
Neighborhood	Ravenswood (485)
Tax Description*	RAVENSWOOD SUBD LOTS 23 & 24 BLK 37 OR538/342 & 5583/635 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Ravenswood Subdivision
Sec/Twp/Rng	41-7-29
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.360
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Priester Linda P Et AL 33.33% Bryant Jennifer 33.33% Priester Kevin 33.33%
Mailing Address	501 SHORE DR SAINT AUGUSTINE, FL 32086-0000

Map



Valuation Information

	2024
Building Value	$50,776
Extra Features Value	$0
Total Land Value	$128,079
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$178,855**
Total Deferred	$3,406
Assessed Value	**$175,449**
Total Exemptions	$0
Taxable Value	**$175,449**

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

Historical Assessment Information

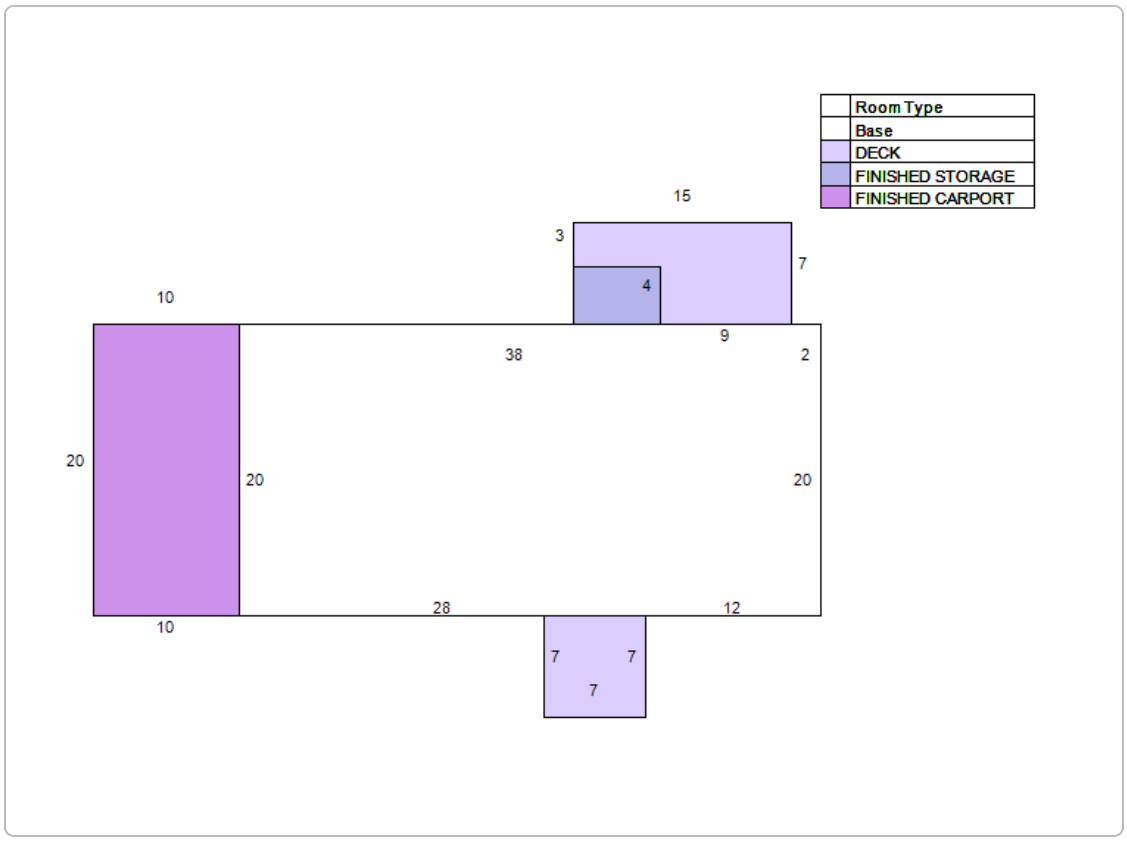
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	$52,767	$0	$106,732	$0	$0	$159,499	$159,499	$0	$159,499
2022	$46,994	$0	$105,047	$0	$0	$152,041	$98,738	$53,303	$98,738
2021	$32,525	$0	$63,478	$0	$0	$96,003	$89,762	$6,241	$89,762
2020	$33,853	$0	$47,749	$0	$0	$81,602	$81,602	$0	$81,602
2019	$29,832	$0	$47,749	$0	$0	$77,581	$77,581	$0	$77,581
2018	$31,662	$0	$43,255	$0	$0	$74,917	$72,075	$2,842	$72,075
2017	$28,436	$1,325	$41,008	$0	$0	$70,769	$65,523	$5,246	$65,523
2016	$25,659	$1,325	$32,582	$0	$0	$59,566	$59,566	$0	$59,566
2015	$21,491	$1,325	$29,773	$0	$0	$52,589	$34,548	$48,541	$4,048
2014	$20,901	$1,325	$29,773	$0	$0	$51,999	$34,274	$48,225	$3,774
2013	$19,718	$1,325	$29,773	$0	$0	$50,816	$33,767	$47,549	$3,267

Building Information

Building	1	**Roof Cover**	Metal
Building Value	$50,776	**Roof Structure**	Gable Hip
Year Built	1959	**Interior Flooring**	Pine Wood, Sheet Vinyl
Actual Area	1154	**Interior Wall**	Plaster
Conditioned Area	800	**Heating Type**	None
Use	Single Family Residence	**Air Conditioning**	None
Style	01	**Bedrooms**	2
Exterior Wall	Wood	**Baths**	1

Description	Square Footage
BASE AREA	800
FINISHED CARPORT	200
FINISHED DECK	81
FINISHED STORAGE/UTILITY	24
FINISHED DECK	49
Total SqFt	1154

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	105	150	105	EF	$128,079

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
6/22/2022	6/8/2022	$100.00	QUIT CLAIM DEED	5583	635	U	I	PRIESTER LINDA P	PRIESTER LINDA P ET AL
	3/1/1982	$24,000.00		538	342	U	I		PRIESTER DANIEL W,LINDA P

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

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CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for October 17, 2024 Meeting



Application HP2024-0059 Address: 121 Kings Ferry Way

Applicant: Elaine Darnold
Owner: Elaine H. and Kenneth W. Darnold

Project description: To review parts I, II, and III of a Historic Preservation Ad Valorem Tax Exemption application, to certify completion of interior and exterior restoration and rehabilitation of a residential building, constructed between 1885 and 1894, that is recorded in the Florida Master Site File and contributing to the Lincolnville National Register Historic District.

Architectural Style:	Frame Vernacular (Folk Victorian)	Florida Master Site File:	SJ01020
National Register:	Lincolnville NRHD: Contributing	Construction date:	1885 - 1894
Archaeology Zone:	IIIA	Zoning District:	RS-2
Parcel number:	2098700000		
Agenda Item:	9(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

1. This Certificate of Appropriateness (COA) application is to review the submitted Parts I - III of an Ad Valorem Tax exemption (AVT) application. Interior and exterior alterations to real property are eligible for inclusion to the real property valuation for the tax exemption if approved. Because the overall renovation project is still being completed, the HARB should hear Parts I and II for this October meeting and Part III at a subsequent meeting.
2. **Part I:** Because this building is a contributing property to the Lincolnville National Register Historic District, the HARB can find that it is a qualifying property and fulfills the requirement.
   Part II: The HARB is to determine if the rehabilitation work is consistent with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.
   Part III: When the overall rehabilitation project is completed, the HARB is to certify the requirements for a historic preservation ad valorem tax exemption have been met.
3. The HARB recommends that the City Commission grant or deny the exemption from ad valorem taxes levied by the City on 100% of the assessed value of the improvement for 10 years. Subsequently, St. Johns County's Board of Commissioners can hear the application to consider the ad valorem tax exemption for the County's property taxes.

Architectural / Building Context:

4. Fronting the south side of Kings Ferry Way, between Martin Luther King Avenue and Riberia Street, this residential building was constructed between 1885 and 1894 in Genovar Addition, one of Lincolnville's early residential neighborhoods. According to the 1978 Florida Master Site File (FMSF) report for the building by David Nolan, the two-story house of frame construction was in "fair" condition and had been altered. An updated FMSF report from late 2020 notes that the building "obtains most of its original materials" and "may meet criteria C at the individual level if rehab is performed to SOI standards" in regard to appearing to meet the criteria for National Register designation.
5. Architectural Features: Elevations showing the previously existing design are included in the application packet. A side facing gable 5v crimp metal roof with two front facing gabled dormers crown the symmetrical front façade with scrolled brackets under the eaves. Before the current owner's acquired the house, aluminum frame storm windows replaced two wood windows on the front facade, but the other nine of the eleven windows with 6/6 wood sashes remained, although in varying levels of poor condition. The front porch's more decorative jig-sawn brackets and paired post columns that were singled out as significant details in the early FMSF report remained, along with the gable shed roof that has a centered front facing gable and decorative wood shingle accents. Other original features include the wood dop siding cladding the exterior of the house, which is delineated by corner boards. A shed roof extends over the one-story rear portion of the house and rear porch. The house sat on piers of various materials.
6. Interior: Floorplans of the previously existing layout are also included in the application packet, which show the first floor interior had a center hall plan with a living room and bedroom at the front end of the first floor, followed by the dining room and kitchen. At one point, a bathroom addition was added at the west end of the rear elevation, adjacent to the centered back porch. A bedroom and loft area were located on the second floor.
7. Site: The front yard was enclosed by a metal wire fence and gate and was overgrown with unkempt landscape plantings. Out buildings that are visible on Sanborn maps were not referenced in the FMSF reports and are not extant.
8. For ad valorem projects, it is important to understand how much historic material was replaced and to ensure that care was taken to not remove what can be repaired or replace more than is necessary. The owners are committed to preserving the special architectural and historic integrity with carefully planned and executed rehabilitation work, which included restoration or repair of the existing features and materials or replacement with compatible elements.

9. As noted in the Secretary of the Interior's Standards (SOIS) for Rehabilitation Guidelines "latitude is given [in the SOIS for Rehabilitation Guidelines] to replace extensively deteriorated, damaged, or missing features using either traditional or substitute materials. Of the four treatments, only Rehabilitation includes an opportunity to make possible an efficient contemporary use through alterations and additions."

10. **HOUSE VALUATION / PROJECT INVESTMENT**
    Value of building per SJCPA (2023): $68,660
    Taxable Value per SJCPA (2023): $168,594
    Estimated Value of Proposed Project*: $472,000
    - Much of the labor is being done by the building owners, which is not included in the project cost .
    - **More than 50% of the project costs are for the exterior building envelope or foundation**, meeting the minimum thresholds for an AVT.

11. Outside of this Ad Valorem Tax exemption (AVT) application, none of the rehabilitation/restoration work would have normally required the HARB's review. Work to the property had an exploratory demolition permit, as well as a renovation permit BP2022-1898 that is still open and has not been finaled, for work done to the building (exterior and interior). A Certificate of Completion will be issued when the final building inspection is completed.

STAFF RECOMMENDATION:

Based on a review of the Secretary of the Interior's Standards and without the support of evidence to the contrary, staff finds the board can **APPROVE a CERTIFICATE OF APPROPRIATENESS for Parts I and II of the Historic Preservation Ad Valorem Tax Exemption at 121 Kings Ferry Way** if the HARB finds:

1. This is a qualifying property since it is listed as contributing to the Lincolnville National Register Historic District
2. The scope of work to the exterior and interior of the existing building is generally consistent with the Secretary of the Interior's Standards for Rehabilitation
3. The proposed work meets the criteria established by the Department of State (see #6 of attachments)

Julie Courtney
Julie Courtney, Historic Preservation Officer

SOIS In Relation to the Proposed Scope of Work Outlined in PART II of Application Packet:
See Part II and the accompanying plans and photographs in the application packet for more details.

1. **Compatible New Use: A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.:** The use of the property did not change from a single-family residential building, resulting in minimal changes to the existing building's interior layout or the exterior.
2. **Retention of Distinguishing Architectural Character: The historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.:** Overall, the historic house needed complete stabilization in order for the building and its character to be retained and preserved. Sill beams and the pier foundations system needed replacement. The building envelope needed squared. Limited repair or replacement with elements in a similar design/material or historically compatible as needed is listed for the exterior building elevations and interior in the project scope. The exterior of the original structure largely remains intact, with the exception of the rear porch and roof being extended toward the east and earlier metal storm windows replacing original windows on the front façade being returned to wood sashes. On the interior, little changes are observed to the house's overall floorplan, with room configurations staying mostly within the existing divided spaces. Openings to the first floor's east rooms and the center hall were enlarged, and the kitchen was moved from the west to the east side of the house, with a pantry, first floor bathroom, and bedroom closet moved to the space used for the kitchen. The once steep interior stair was brought up to code with more commonly used riser and run measurements and balustrade height.
3. **Recognition of Historic Period: Each property shall be recognized as a physical record of its time, place and use. Changes that create false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.:**
   The existing major features were to largely remain intact to the exterior especially, with repair mostly proposed rather than replacement unless otherwise noted, thereby retaining areas/elements that were added over time. Part II of the application details the extent of the areas that needed to be replaced due to deterioration or areas proposed to be changed. Great care was taken to recognize the historic period of the house and how it evolved over time. Higher grade materials like cypress and heart pine, salvaged materials or elements, and period hardware and fixtures were carefully selected.
4. **Retention of Significant Later Alterations and Additions: Most properties change over time; those changes have acquired historic significance in their own right shall be retained and preserved.:** As noted under the context section earlier, the house appeared to have been somewhat altered over time, but not significantly. When looking at Sanborn maps, one area that was visibly changed is a small semi or fully detached structure at the southeast corner is no longer extant at the rear. An addition of a small room to the opposite corner, west of the porch was later added. This room has been preserved and rehabilitated, but the interior use has changed from a bathroom to a laundry/utility room accessed from the exterior only, and the adjacent small rear porch was extended to the east end along the rear elevation. Otherwise, the design of the exterior of the existing house largely remains unchanged. The exterior chimney had already been removed when the current owner purchased the house, and the interior chimney had been filled with concrete, making the fireplace unusable. These were removed from the interior and a fireplace feature was installed in its place using a late 19th century mantel and tiles for the hearth.
5. **Sensitive Treatment of Distinctive Features and Craftsmanship: Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.:** First listed in fair condition over forty years ago, the house had suffered from deferred maintenance, termite damage, and deterioration over time. The owner/applicant submitted documentation and detailed summaries to reflect that preserving and highlighting the craftsmanship and finishes of the late 19th century home was carefully planned with the rehabilitation work. This is evident throughout, but especially on the front porch, restored exterior wooden doors and windows, rebuilt interior stair and balustrade, and all the hand-built details and elements, including the kitchen cabinets and incorporation of wood paneling on the interior walls.

SOIS In Relation to the Proposed Scope of Work Outlined in PART II of Application Packet (continued)

6. **Repair or Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence: Deteriorated historic features shall be repaired rather than replaced. Where the severity of the deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.:**
   Part II of the application details exterior elements that are retained and selectively repaired or replaced as needed with elements that match the existing in design and materials. Interior elements were largely in poor to unsalvageable condition or were missing. Planned rehabilitation work focused on utilizing historic and/or locally salvaged materials from similar period buildings, including salvageable materials from the existing building that needed replaced overall with structurally sound materials. Since no original interior doors remained, salvaged doors with period hardware were utilized in all openings
7. **Cleaning with the Gentlest Possible Method: Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.:** Part II of the application indicates no chemical or harsh physical treatments.
8. **Protection and Preservation of Significant Archaeological Resources: Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.:** The property is located in Archaeological Zone IIIA. An A14 Archaeological Review application should be submitted for any ground disturbing activity 3" or more in depth and over 100 sq ft in size.
9. **Compatible Contemporary Design for New Alterations and Additions: New additions, exterior alterations, or related new constructions shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.:** From the information submitted with Part II of the application, the rear porch was expanded and a window was constructed in the rear room that had been previously added. Replacement is limited to damaged, missing, or non-historical features like the front aluminum storm as replacement windows. Minor changes to the room configurations will not damage the historic character of the house. Finishing materials for the interior are often salvaged from local buildings and river-recovered heart pine flooring and old gymnasium wood floorboards reused as lower wall panels were selected because of their resiliency to future flooding, especially on the first floor.
10. **Reversibility of New Alterations and Additions: New additions and related or adjacent new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.:** Historic materials were proposed to be retained and repaired, with limited replacement as needed on the exterior and salvaged. For elements that were deemed too deteriorated for repair, matching or compatible materials in style, texture, dimensions were used. Salvaged or traditional/historically compatible materials were used for interior finishes. A window was constructed in the area of a previously framed-in window opening to the later rear room addition and an exterior door opening was added to access this space, an extension of the rear porch was added on the exterior, and a new half bath was inconspicuously constructed in the loft area of the second floor. Overall, the essential form and integrity of the historic structure remains intact, and the current alterations are not permanent.

See more detailed recommendations from the Secretary of the Interior's Standards (SOIS) for Rehabilitation Guidelines on page 8

SUMMARY SCOPE OF WORK:

Exterior:

For more details, see Application Packet PART II - *(plans, photos, and additional details are provided in the accompanying documentation submitted)*

1. Stabilize structure with new sill beams and footers with a solid brick pier system on the outer perimeter and concrete block on the non-visible central areas under house
2. Retain and selectively repair exterior elements as needed, with little replaced beyond deteriorated features with matching design and traditional materials such as:
    a. Portions of wood drop siding replaced with cypress and heart pine.
    b. Restore exterior doors and front porch to retain or match original features, including jig-sawn brackets and decorative paired columns.
    c. Replace non-historic aluminum storm windows on the front façade with newly constructed wood sashes to match other existing wood windows
    d. Restore other 9 existing wood windows.
    e. Replace rotted window sills in same design/dimensions with heart pine salvaged from floor joists.
    f. Repair roof structure and replace roofing with historically correct 5v galvalume metal roof.
3. Extend rear porch and roof
4. Construct window in an existing framed opening on later room addition and add exterior door access to this space off of rear porch
5. Add insulation
6. New plumbing pipe from house to street

Interior:

7. Remove and replace deteriorated/damaged interior elements and make resilient to future flooding with salvaged river-recovered heart pine flooring, recycled wooden floor boards for lower portions of walls, cabinets, and fixtures for the kitchens and bathrooms.
8. Minor room configurations are proposed for two bathrooms, the kitchen, the north bedroom, and the attached garage.
9. Construct unsalvageable inner stair and use salvaged period elements and existing salvageable balusters
10. New electrical, plumbing, and mechanical systems

Site:

11. Salvaged brick rear patio
12. Construct period wood panel privacy fence
13. Continue brickwork for driveway
14. Add wire gate to match historical design
15. Add simple plantings

Frame Vernacular

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

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

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

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

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

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

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

Historic Preservation Property Tax Exemption

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

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

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

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

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

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

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

Twenty-five percent (25%) of the proposed improvement must be to the exterior or foundation of the structure.

Secretary of the Interior's Standards for Rehabilitation

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

Secretary of the Interior's Standards for Rehabilitation: Guidelines

Choosing Rehabilitation as a Treatment

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

Identify, Retain, and Preserve Historic Materials and Features

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

Protect and Maintain Historic Materials and Features

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

Repair Historic Materials and Features

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

Replace Deteriorated Historic Materials and Features

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

Design for the Replacement of Missing Historic Features

When an entire interior or exterior feature is missing (for example, an entrance, or cast iron facade; or a principal staircase), it no longer plays a role in physically defining the historic character of the building unless it can be accurately recovered in form and detailing through the process of carefully documenting the historical appearance. Although accepting the loss is one possibility, where an important architectural feature is missing, its replacement is always recommended in the **Rehabilitation** guidelines as the first or preferred, course of action. Thus, if adequate historical, pictorial, and physical documentation exists so that the feature may be accurately reproduced, and if it is desirable to re-establish the feature as part of the building's historical appearance, then designing and constructing a new feature based on such information is appropriate. However, a second acceptable option for the replacement feature is a new design that is compatible with the remaining character-defining features of the historic building. The new design should always take into account the size, scale, and material of the historic building itself and, most importantly, should be clearly differentiated so that a false historical appearance is not created.

Alterations/Additions for the New Use

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

Energy Efficiency/Accessibility Considerations/Health and Safety Code Considerations

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

City of St. Augustine Code of Ordinances

Sec. 2-381. - Title.

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

Sec. 2-382. - Intent.

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

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

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

Sec. 2-383. - Definitions.

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

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

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

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

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

(6) *Historic architectural review board* (hereinafter referred to as "board") shall mean the board which is responsible for determining the historical significance of the property and the appropriateness of the proposed work as submitted by the applicant.
(7) *Improvements* shall mean changes in the condition of real property brought about by the expenditure of labor or money for the restoration, renovation or rehabilitation of such property. Improvements shall exclude additions and accessory structures unless necessary for historic reproduction purposes (i.e., recreating a building design that previously existed).
(8) *Local historic preservation office* shall mean the planning and building division which shall supervise and administer the rules and regulations pertaining to review of applications for property tax exemptions pursuant to F.S. §§ 196.1997 and 196.1998.
(9) *Regularly and frequently open to public* shall mean a property in which public access to the property is provided not less than fifty-two (52) days a year on an equitably spaced basis, and at other times by appointment. Owners of such property are not prohibited from charging a reasonable nondiscriminating admission fee.
(10) *National Register of Historic Places* shall mean the list of historic properties significant in American history, architecture, archaeology, engineering and culture, maintained by the Secretary of the Interior, as established by the National Historic Preservation Act of 1966, as amended.
(11) *Noncontributing property* shall mean a building, site, structure or object which does not add to the historic architectural qualities, historic associations or archaeological values for which a district is significant because (a) it was not present during the period of significance of the district; (b) due to alterations, disturbances, additions or other changes, it no longer possesses historic integrity reflecting its character at that time or is incapable of yielding important information about the period; or (c) it does not independently meet the National Register of Historic Places criteria for evaluation.
(12) *Renovation or rehabilitation* shall mean the act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, cultural and archaeological values. For historic properties or portions thereof which are of archeological significance or are severely deteriorated, "renovation" or "rehabilitation" means the act or process of applying measures designed to sustain and protect the existing form and integrity of a property, or reestablish the stability of an unsafe or deteriorated property while maintaining the essential form of the property as it presently exists.
(13) *Restoration* shall mean the act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of removal of later work or by the replacement of missing earlier work.
(14) *Substantial completion of improvement* shall mean that a request for review of completed work has been submitted by the property owner and approved by the historic preservation office.
(15) *Usable space* shall mean that portion of the space within a building which is available for assignment or rental to an occupant, including every type of space available for use of the occupant.
(16) *Qualifying property* shall mean any real property in the City of St. Augustine which, at the time the preconstruction application is submitted, (a) is individually listed in The National Register of Historic Places; (b) is a contributing property to a National Register District; or (c) is designated as a contributing property in a Historic Preservation District.

Sec. 2-384. - Exemption.

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

Sec. 2-385. - Exemption period.

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

Sec. 2-386. - Procedures.

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

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

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

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

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

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

Sec. 2-387. - Evaluation of improvements.

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

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

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

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

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

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

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

Sec. 2-388. - Appeals.

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

Sec. 2-389. - Commencement of work.

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

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

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

Sec. 2-391. - Covenant.

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

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

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

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Google Street Views, 2011-2018
3. Florida Master Site File
4. Lincolnville National Register Historic District: National Register Nomination Contributing sheet
5. Sanborn Maps
6. State Statutes for the Tax Exemption for Historic Properties

121 KINGS FERRY WAY
STAFF PHOTOGRAPHS



Front Façade / North Elevation

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Front Porch on
Front Façade / North Elevation



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Front Door & Porch on
Front Façade / North Elevation



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Front Porch on
Front Façade / North Elevation

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Corner of East Elevation and
Front Façade / North Elevation with Front Porch

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East Elevation



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East Elevation towards south end/rear

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Corner of Front Façade/ North Elevation and West Elevation

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West Elevation

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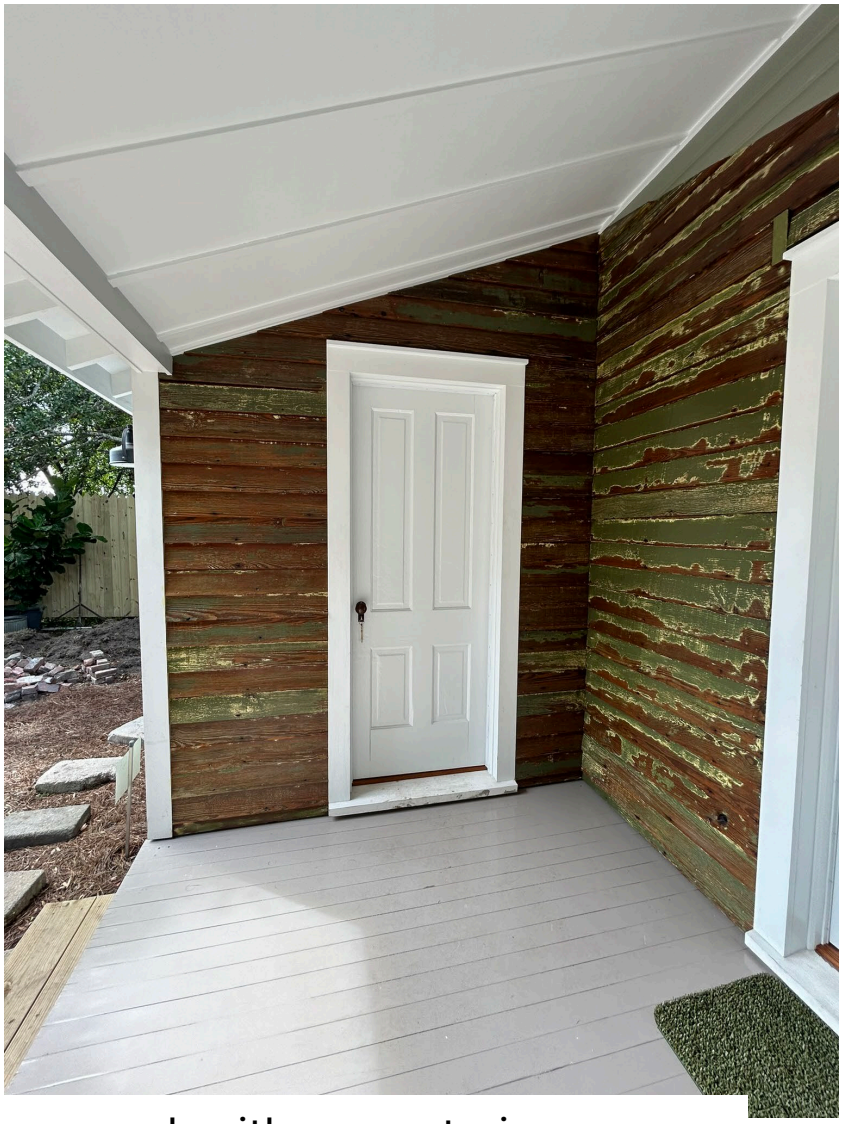




South / Rear Elevation with extended rear porch

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South / Rear Elevation under rear porch with new exterior access to the later added room addition

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South / Rear Elevation with extended rear porch

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South / Rear Elevation with window constructed where opening had previously been framed in and later covered and extended rear porch

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South / Rear Elevation with extended rear porch and rear brick patio

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South / Rear Elevation with uncovered portion of remnants of historic paint colors and door to kitchen

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Rear brick patio, dog-eared fence,
and extended rear porch



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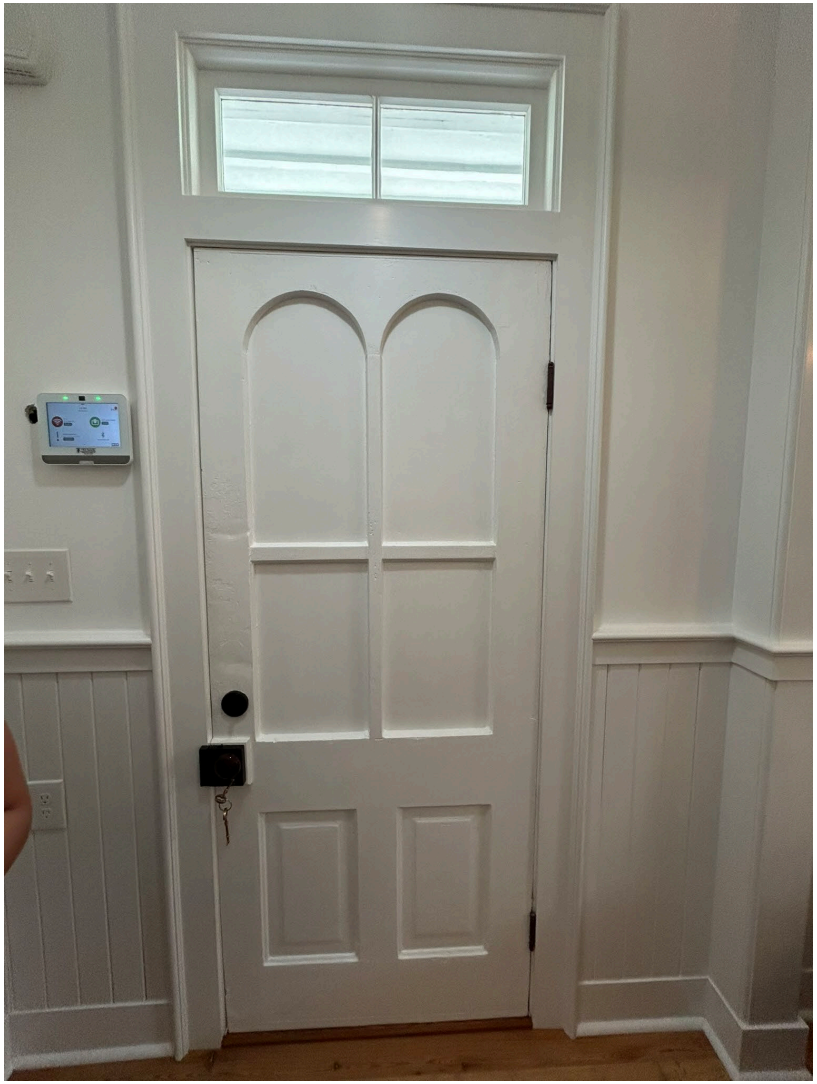


Rear brick patio and dog-eared fence



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Front Door & Porch on Front Façade / North Elevation

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Front entrance and living room with salvaged wood panels along lower walls for flood resilien

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Front entrance and living room

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Living Room

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Living Room

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Staff Report Packet, page 37

Living Room's fireplace feature in place of non-functional pre-existing one

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Compatible Light fixtures in Front Entry and Living Room

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Front Entry and Bedroom

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Bedroom

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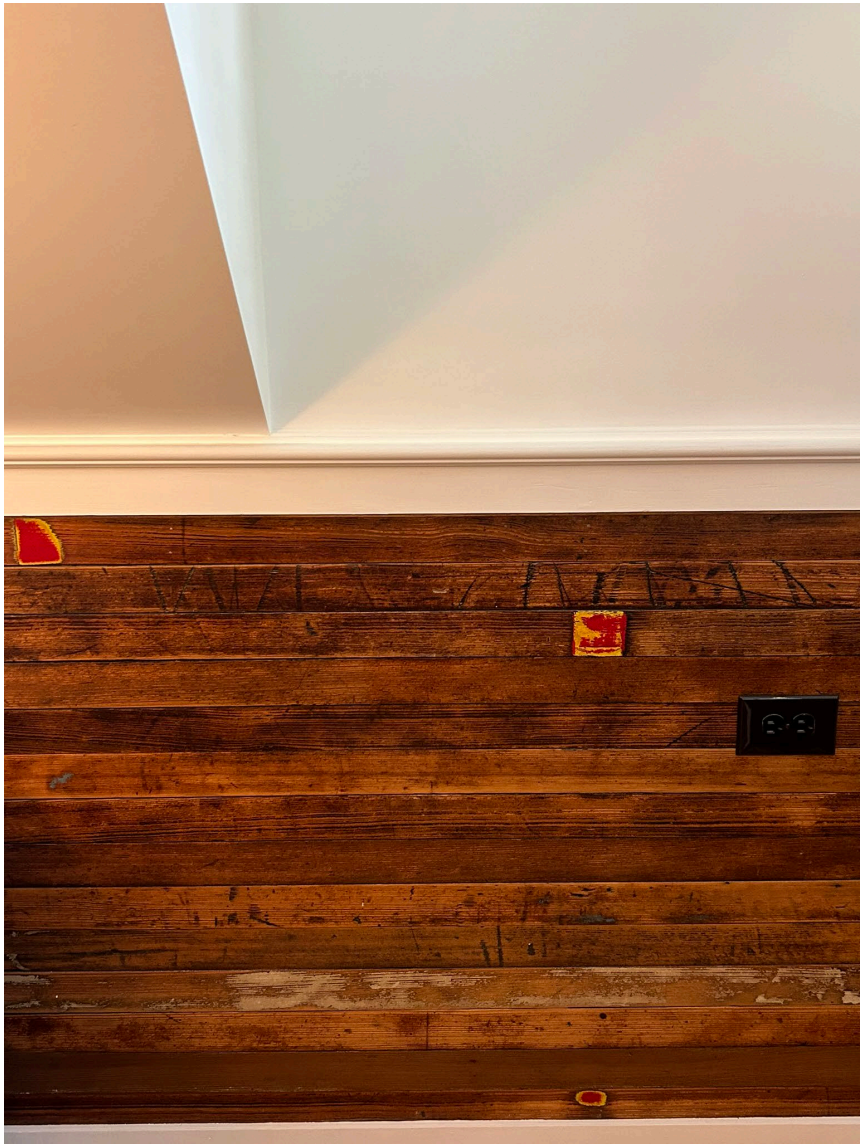




Bedroom with recycled wooden gymnasium flooring used as flood resilient wall paneling

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Bedroom

with recycled wooden gymnasium flooring used as flood resilient wall paneling

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Bedroom

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New Bathroom off Bedroom

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New Bathroom off Bedroom

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Antique glass door pulls in New Bathroom

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New Bathroom off Bedroom

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Kitchen space moved to west, combined with dining room

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Kitchen space moved to west, combined with dining room





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Kitchen space moved to west,
combined with dining room

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Kitchen space moved to west, combined with dining room



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Kitchen space moved to west, combined with dining room

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New pantry
built in previous kitchen space



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Exterior door leading in/out of new kitchen space and rear of house

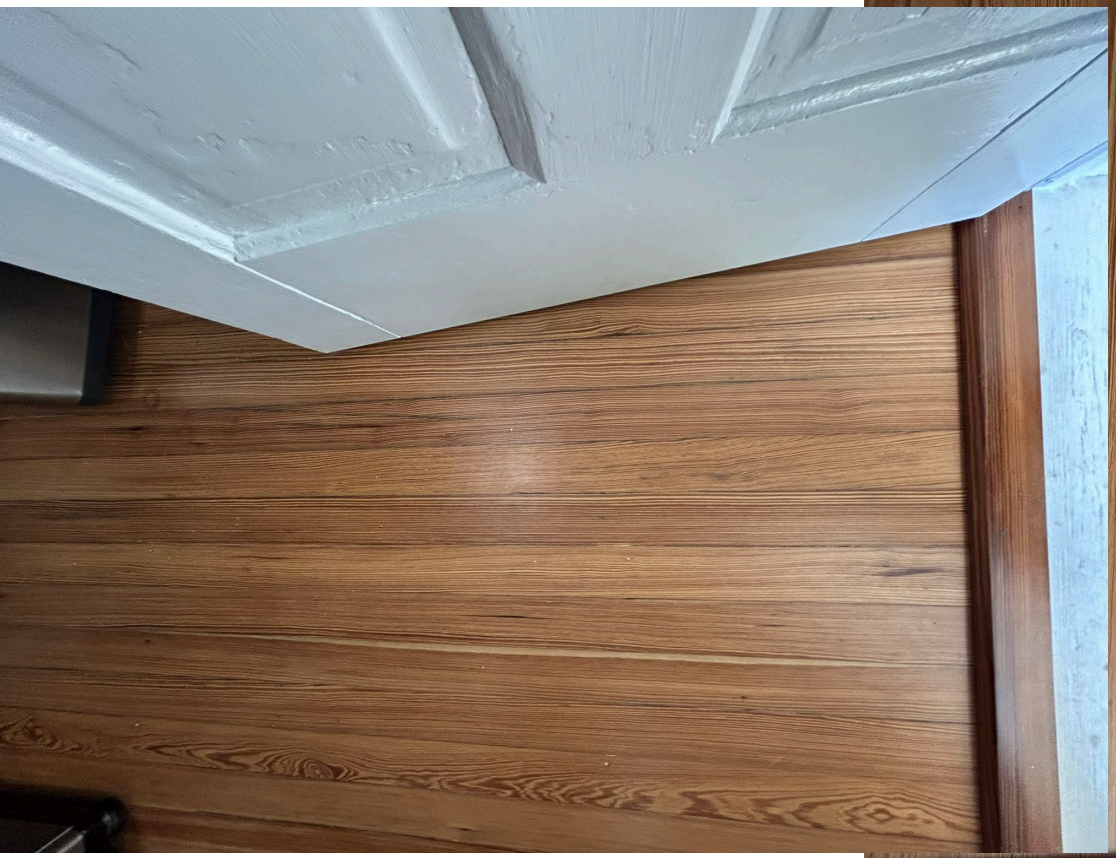
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Exterior door leading in/out of later addition at rear of house, formerly a bathroom and converted to a laundry/utility room

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Heart pine flooring in later addition at rear of house, formerly a bathroom and converted to a laundry/utility room

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Light fixture made with salvaged elements in later addition at rear of house, converted to a laundry/utility room

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Reconstructed stair in center hall with salvaged balustrade and balusters.

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Reconstructed stair in center hall with salvaged balustrade elements, including newel post, hand rail, and balusters

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Reconstructed stair in center hall with salvaged balustrade elements, including newel post, hand rail, and balusters

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Reconstructed stair with salvaged balustrade elements leading to second floor bedroom and loft space



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Reconstructed stair with salvaged balustrade elements leading to second floor bedroom and loft space



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New half bath added to loft space

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New half bath added to loft space

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New half bath added to loft space

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Reconstructed stair with salvaged balustrade elements leading to second floor bedroom and loft space



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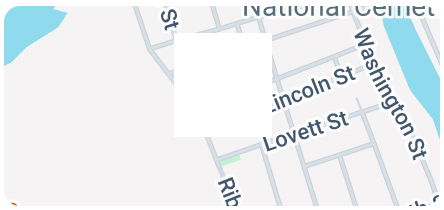


Second floor bedroom opposite of loft space

Google Maps 121 Kings Ferry Way



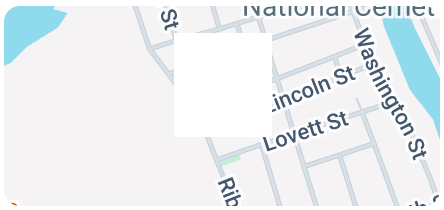
Image capture: May 2011 © 2024 Google



Google Maps 121 Kings Ferry Way



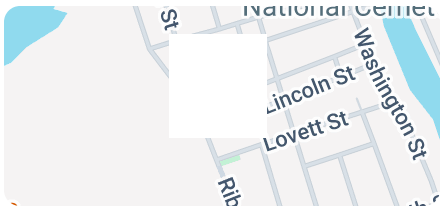
Image capture: Dec 2016 © 2024 Google



Google Maps 125 Kings Ferry Way



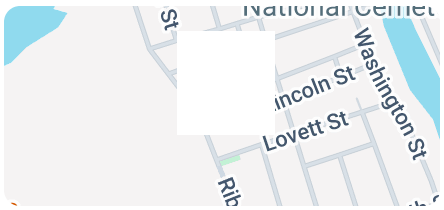
Image capture: Dec 2016 © 2024 Google



Google Maps 120 Kings Ferry Way



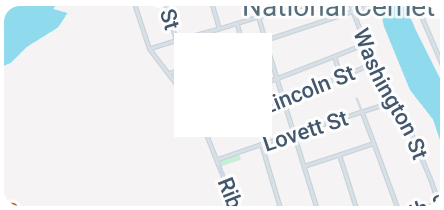
Image capture: Dec 2016 © 2024 Google



Google Maps 121 Kings Ferry Way



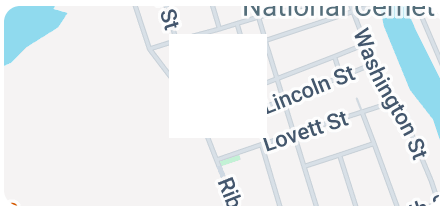
Image capture: Nov 2018 © 2024 Google



Google Maps 125 Kings Ferry Way



Image capture: Nov 2018 © 2024 Google



FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

IDAHRM 802== Site No. 8 SJ 1020 1009==

Site Name: 121 Kingsferry Way 830== Survey Date: 7812 820==

Address: 121 Kingsferry Way, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Genovar Addition (subdivision) E (block) 14 and 15 (lot) 868==

MULTIST ST3248 868==

Owner of Site: Name: Knowles, Otis W. and Inez B.;

Address: 86 Duero Street

St. Augustine, Fla. 32084 902==

Occupant or Manager: Palmer, Joe 904==

Type of Ownership: Private 848== Zoning: RS2

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

UTM: 17 (zone) 469513 (easting) 3305830 (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==

( ) 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: +1894 844== Period: 19th Cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame vernacular 964==

Plan Type: L-shape 966==

Exterior Fabrics: Wood, weatherboard, with cornerboards; novelty, shingles 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS, 6/6, transom light 942==

Foundation: Concrete block piers 942==

Roof Type: Gable 942==

Secondary Roof Structures: Shed porch, gable dormers 942==

Porches & Balconies: 942==

Chimney Location: 942==

Materials: (882)

Chimney: 882==

Roof Surfacing: Metal, 5-v crimp 882==

Ornament Exterior: Paired wood posts and jigsawn brackets 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

920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Frame Vernacular residence at 121 Kingsferry Way was constructed between 1885 and 1894. Significant details include paired wood posts and jigsawn brackets.

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

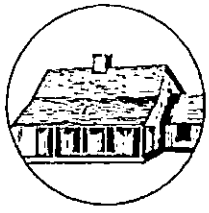
The area comprising Genovar Subdivision is situated between the early 18th century Indian villages of Pocotalaca to the south and Palica to the north. By the late 18th century, a redoubt was built in the western portion of the tract along the marshes of the San Sebastian River. The subdivision developed 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]

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.

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 SJ01020
Field Date 11-21-2020
Form Date 1-3-2020
Recorder # MAP

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

Site Name(s) (address if none) 121 Kings Ferry Way — 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
121		Kings Ferry	Way	

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 30W — Section 19 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 2099100000 — 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: 1894 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use: Private Residence (House/Cottage/Ca — From (year): 1894 — To (year): 2020
Current Use: Private Residence (House/Cottage/Ca — From (year): 1894 — To (year): 2020
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ Original address _____
Alterations: ☐yes ☐no ☒unknown Date: _____ Nature: current renovations
Additions: ☐yes ☐no ☒unknown Date: _____ Nature: _____
Architect (last name first): _____ Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

Darnold Elaine H,Kenneth W

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

DESCRIPTION

Style Frame Vernacular — Exterior Plan Rectangular — Number of Stories 2
Exterior Fabric(s): 1. Wood siding 2. _____ 3. _____
Roof Type(s) 1. Gable 2. _____ 3. _____
Roof Material(s): 1. Sheet metal:5V crimp 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. Gable dormer 2. gable extension
Windows (types, materials, etc.)

single 6/6 and 1/1 wood sash

Distinguishing Architectural Features (exterior or interior ornaments)

horizontal wood siding, corner boards, side facing gable roof, symmetrical dormer, currently undergoing renovation, rear shed roof over single story

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

current bracing of building, mature trees and 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 SJ01020

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)

centrally located entry, wood surround, divided transom light, flush w facade under gable extension

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

no porch, entry stoop, under gable/shed extension w decorative shingle pattern in gable end, entry steps currently missing, under reconstruction

Condition (overall resource condition): ☐excellent ☐good ☒fair ☐deteriorated ☐ruinous
Narrative Description of Resource

This 1894 2 story Frame Vernacular style building is in fair condition, and has a Gable roof and Wood siding.

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

☒FMSF record search (sites/surveys)	☒library research	☐building permits	☒Sanborn maps
☐FL State Archives/photo collection	☐city directory	☐occupant/owner interview	☒plat maps
☒property appraiser / tax records	☐newspaper files	☐neighbor interview	☐Public Lands Survey (DEP)
☒cultural resource survey (CRAS)	☒historic photos	☐interior inspection	☐HABS/HAER record search

☒other methods (describe) City Staff

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

OPINION OF RESOURCE 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)

Despite current renovations, this building appears to fit within the district and obtains most of its original materials; this building may meet criteria C at the individual level if rehab is performed to SOI standards.

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 _____

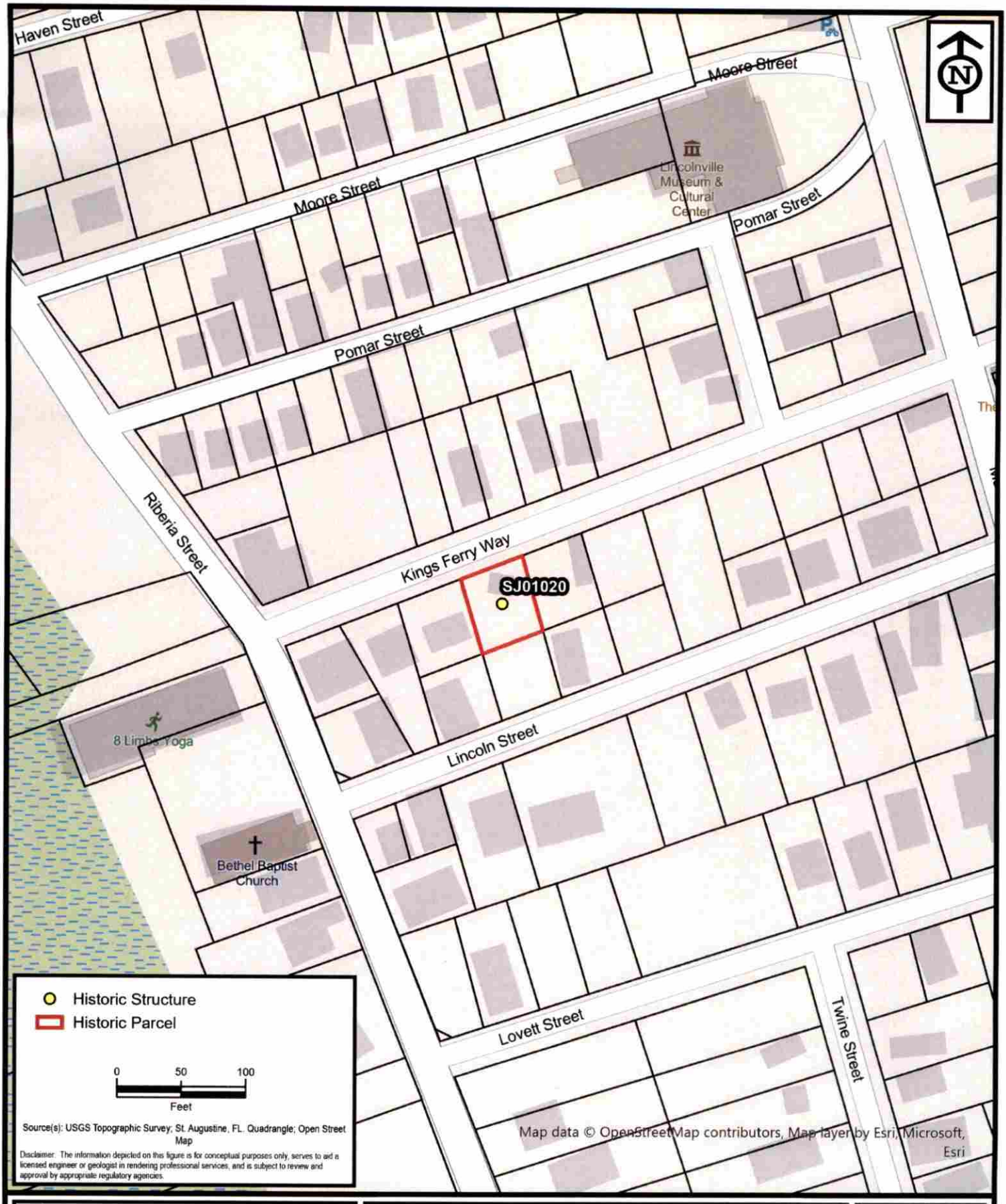
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

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

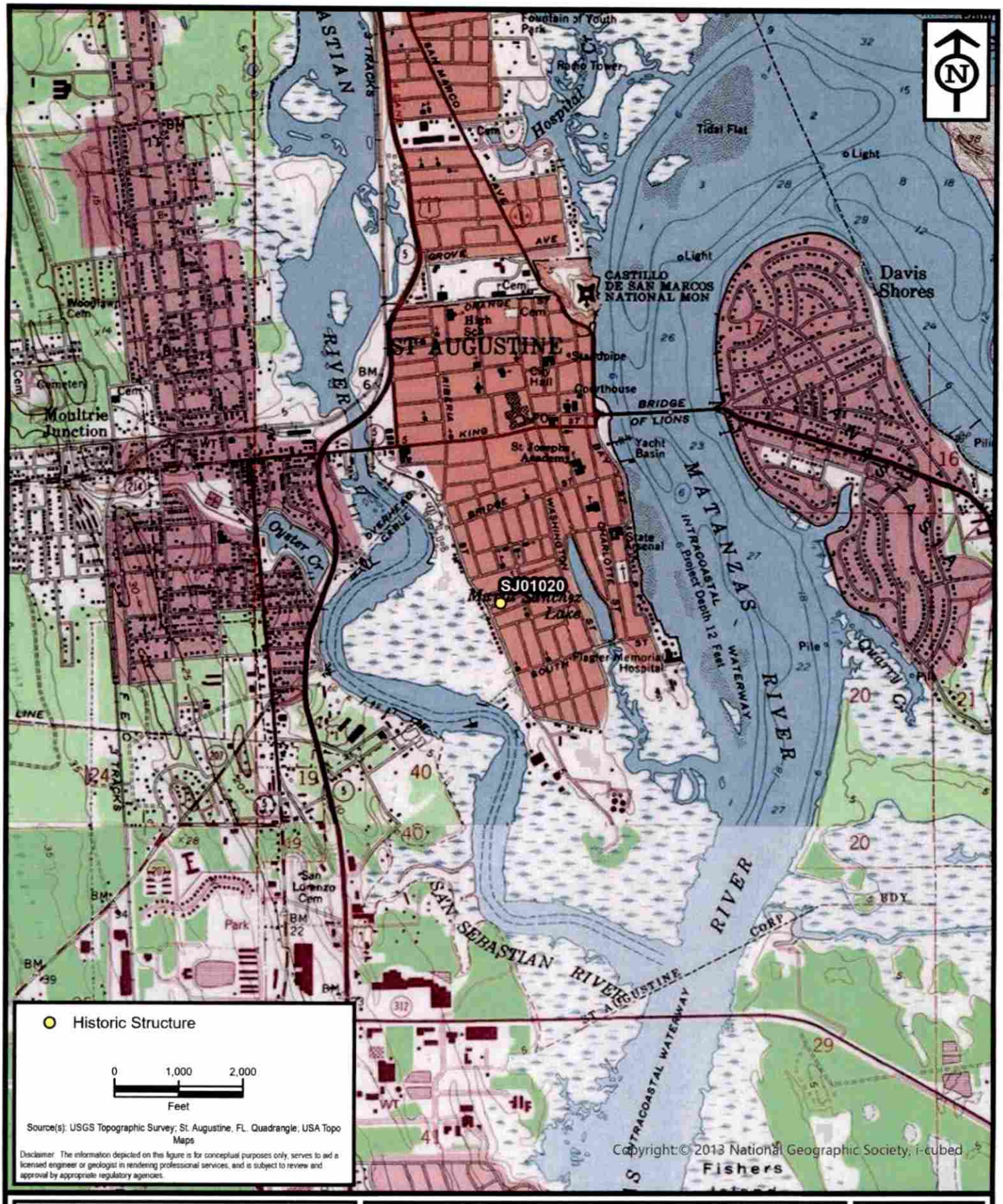
Parcel Location - SJ01020

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: 12/30/2020 11:50 AM



ENVIRONMENTAL SERVICES, INC.
A Terracon COMPANY
7220 FINANCIAL WAY, SUITE 100 JACKSONVILLE, FL 32256
PH. (904) 470-2200 FAX (904) 470-2112

Project Location - SJ01020

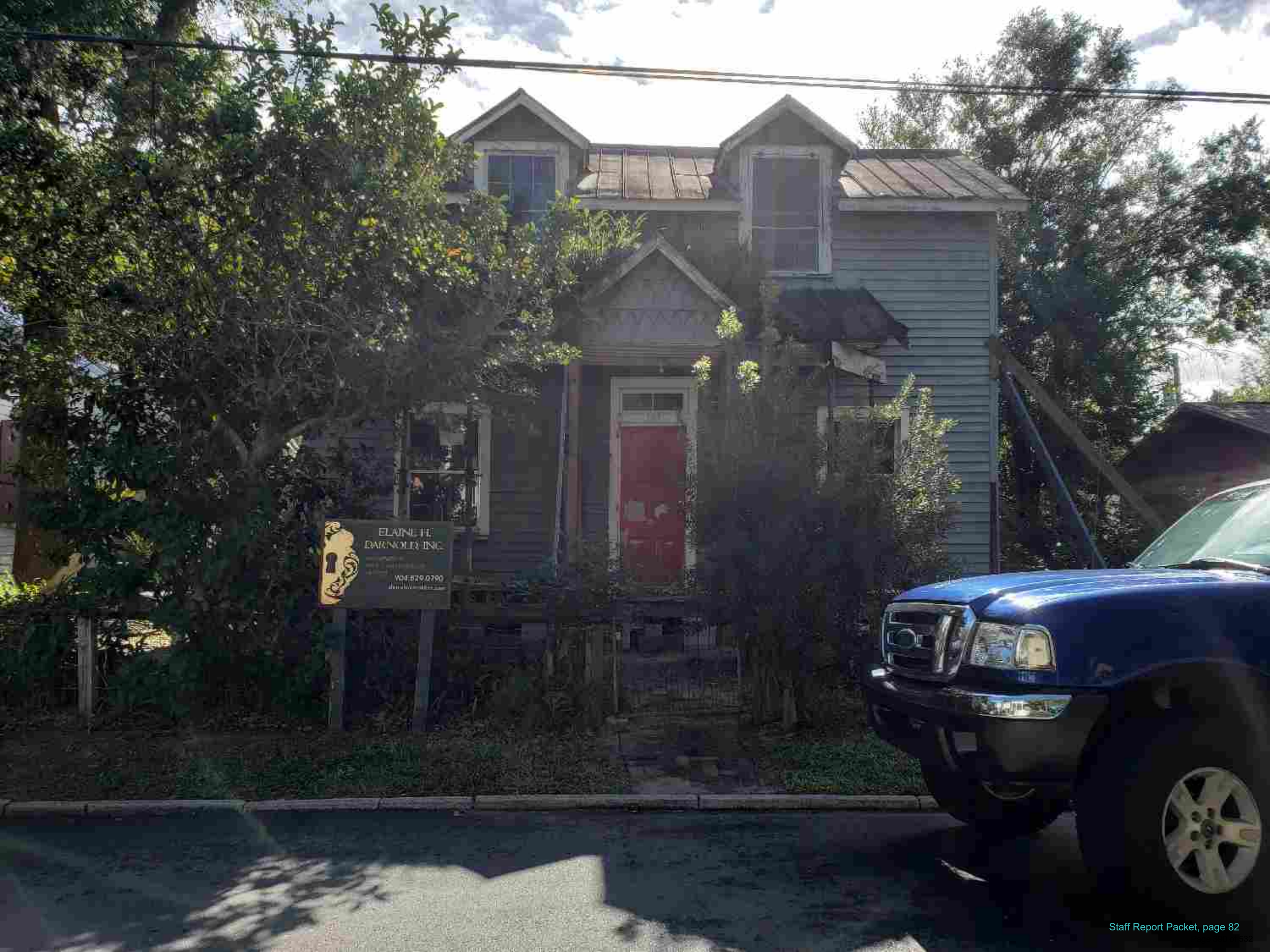
St. Augustine Historic Resource Mitigation & Survey Update

St. Johns County, Florida

Project No.	HK207093
Date	Dec 2020
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	1

Path: N:\GIS\Projects\2020\HK Jacksonville\HK207093_StAugResourceMitigation\Maps\HK207093_StAugResourceMitigation\HK207093_StAugResourceMitigation.aprx Date: 12/30/2020 11:50 AM


SAFETY FILM
20


ELAINE H.
BARNOLD, INC.
909.629.0790



Building List

Kings Ferry Way (cont.)

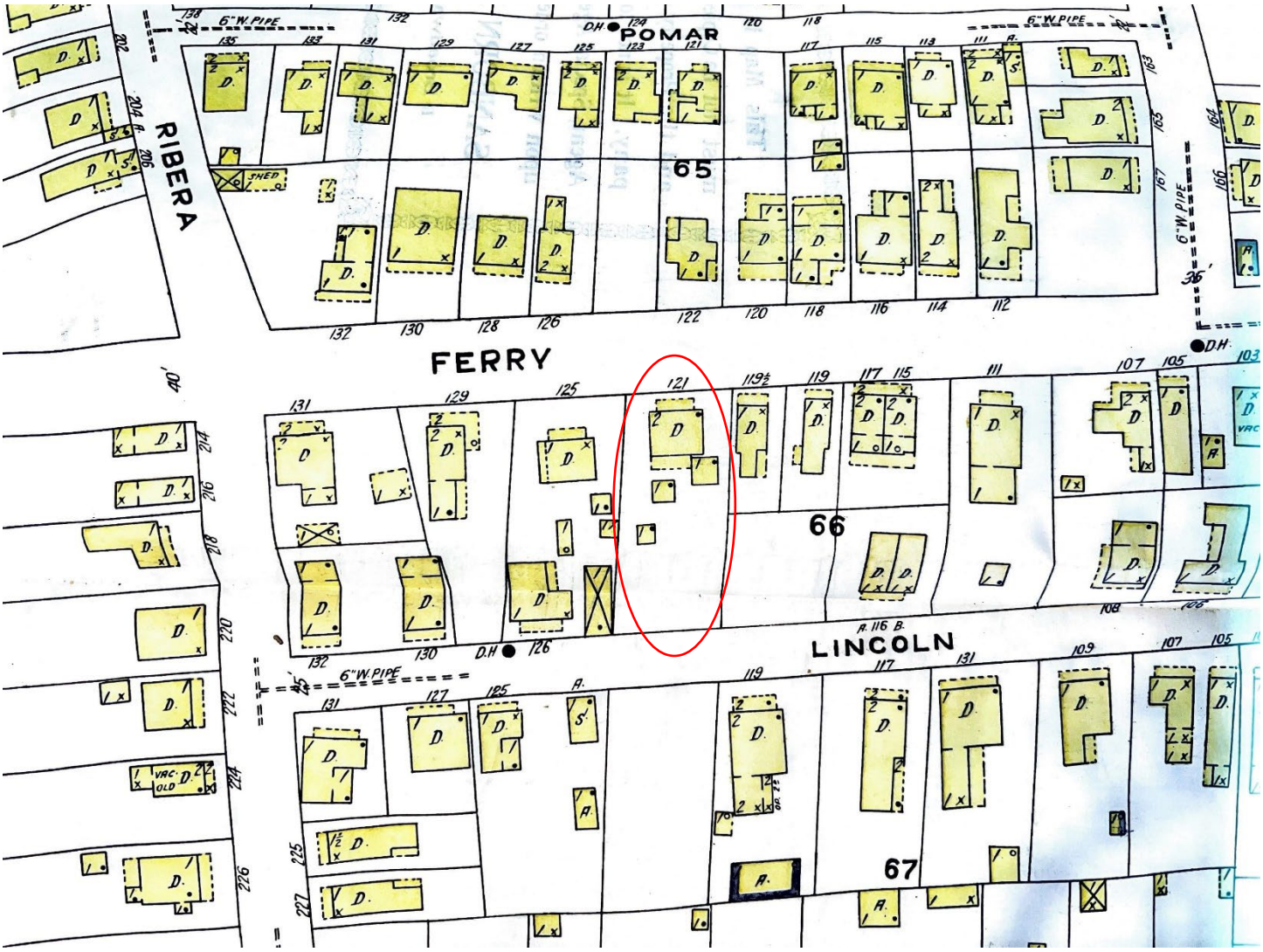
98	1924-1930	Frame Vernacular
105	1885-1894	Frame Vernacular
110	1924-1930	Frame Vernacular
115	1885-1894	Frame Vernacular
116	1894-1899	Frame Vernacular
117	1885-1894	Frame Vernacular
119	1910-1911	Frame Vernacular
119 1/2	1910-1911	Frame Vernacular
120	1904-1910	Frame Vernacular
* 121	1885-1894	Frame Vernacular
129		

Lincoln Street

72	1910-1917	Frame Vernacular
74	1910-1917	Frame Vernacular
75	1885-1894	Frame Vernacular
76	1894-1899	Frame Vernacular
77	1878-1885	Frame Vernacular
78	1894-1899	Frame Vernacular
79	1878-1885	Frame Vernacular
80	1904-1910	Frame Vernacular
81	1924-1930	Frame Vernacular
82	1885-1894	Frame Vernacular
83	1910-1917	Frame Vernacular
84	1878-1885	Frame Vernacular
87	1878-1885	Frame Vernacular
88	1904-1910	Frame Vernacular
91	1878-1885	Frame Vernacular
93	1885-1894	Frame Vernacular
100	1878-1885	Frame Vernacular
103	1885-1894	Frame Vernacular
103 1/2	1904-1910	Frame Vernacular
104	1899-1904	Frame Vernacular
106	1885-1894	Frame Vernacular
107	1924-1930	Frame Vernacular
108	1924-1930	Frame Vernacular
109	1924-1930	Frame Vernacular
111	1878-1885	Frame Vernacular
116	1885-1894	Frame Vernacular
126	1904-1910	Frame Vernacular
127	1885-1894	Frame Vernacular
130	1885-1894	Frame Vernacular

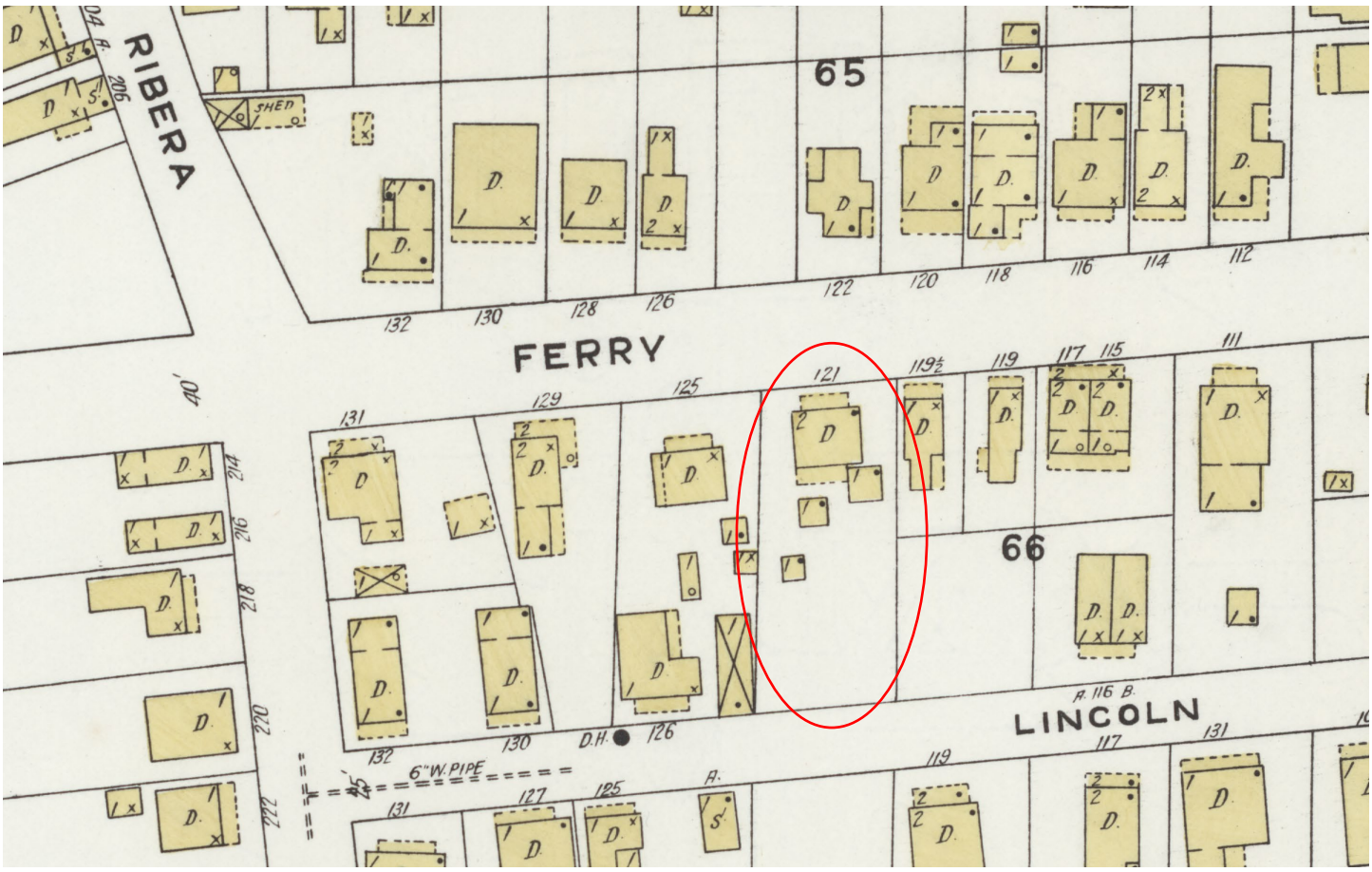
121 KINGS FERRY WAY (Constructed between 1885-1894)

SANBORN MAPS - 1930, Revised to 1965



121 KINGS FERRY WAY (Constructed between 1885-1894)

SANBORN MAPS – 1924 (Sheet 11)
Street on this map was labeled as Ferry Street



121 KINGS FERRY WAY (Constructed between 1885-1894)

SANBORN MAPS – 1910 (Sheet 15)



CHAPTER 1A-38
TAX EXEMPTIONS FOR HISTORIC PROPERTIES

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

1A-38.001 Purpose.

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

1A-38.002 Definitions.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1A-38.003 Application for Exemption.

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

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

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

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

(c) Be approved by the Division.

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

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

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

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

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

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

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

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

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

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

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

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

1A-38.004 Evaluation of Property.

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

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

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

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

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

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

1A-38.005 Evaluation of Improvements.

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

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

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

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

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

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

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

1A-38.006 Covenant.

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

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

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

(b) Be approved by the Division.

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

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

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

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

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

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

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

1A-38.007 Certification of Local Historic Preservation Office.

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

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

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

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

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

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

Received Sept. 16, 2024
Planning & Building Department

DOS Form No. HR3E101292
Revised 09/03/00

Historic Preservation Property Tax Exemption Application
Part 1 – Evaluation of Property Eligibility

Read the attached instructions carefully before completing this application. Your application cannot be evaluated unless it is complete and all required supporting materials are provided. In the event of any discrepancy between the application form and other supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form shall take precedence. Type or print clearly in black ink. If additional space is needed, attach additional sheets.

GENERAL INFORMATION (To be completed by all applicants)

1. Property identification and location:

Property Identification Number (from tax records): 2099100000 *Attach legal description of property*

Address of property: Street 121 Kings Ferry Way

City St. Augustine County St. Johns Zip Code 32084

( ) Individually National Register listed
(X) In a National Register district
( ) Locally designated historic property or landmark*
( ) In a locally designated district

** For applications submitted to the Division of Historical Resources, attach a copy of the local designation report for the property and the official correspondence notifying the property owner of designation.*

Name of historic district Lincolnville National Register Historic District

For locally designated historic properties or landmarks, or properties located in locally designated historic districts, provide the following additional information:

Name of local historic preservation agency/office _____

Mailing Address _____

City _____ State _____ Zip Code _____

Telephone Number (____) _____

2. Type of request:

(X) Exemption under 196.1997, F.S. (standard exemption)
( ) Exemption under 196.1998, F.S. (exemption for properties occupied by non-profit organizations or government agencies and regularly open to the pubic) *If applying under s. 196.1998, F.S., complete* Question 9 *on page five.*

3. Owner information:

Name of individual or organization owning the property Elaine H. Darnold and Kenneth W. Darnold

Mailing address 7 Palm Row

City St. Augustine State Florida Zip code 32084

Daytime Telephone Number (904) 669-5518

If the property is in multiple ownership, attach a list of all owners with their mailing addresses.

Received Sept. 16, 2024
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Property Identification Number 2099100000

Property Address 121 Kings Ferry Way

4. Owner Attestation: I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the property described above or that I am legally the authority in charge of the property. Further, by submission of this Application, I agree to allow access to the property by representatives of the Division of Historical Resources or the Local Historic Preservation Office, where such office exists, and appropriate representatives of the local government from which the exemption is being requested, for the purpose of verification of information provided in this Application. I also understand that, if the requested exemption is granted, I will be required to enter into a Covenant with the local government granting the exemption in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption.

Elaine H. Darnold | Elaine H. Darnold | 9/16/24

Name | Signature | Date

Complete the following if signing for an organization or multiple owners:

Title | Organization name

EVALUATION OF PROPERTY ELIGIBILITY

(To be completed only for properties in historic or archaeological districts):

5. Description of Physical Appearance:

One and a half-story wood frame Vernacular residential building with a pair of gabled wall dormers on the upper floor and a central front porch carried by double and triple columns decorated with scroll sawn brackets, and zig zag shingles. Horizontal siding and corner boards fill the exterior walls of the house along with symmetrical 6/6 wood, single hung sash windows. The rectangular block is covered with a gable roof and a historic shed roof addition extends at the rear façade to include an open porch and enclosed side room. Foundation elements are brick piers on the visible perimeter and concrete block on the interior. The building has been fully rehabilitated with many features restored to historic condition.

Date of Construction 1885-1894 Date(s) of Alteration(s) Full rehabilitation 2020 - 2024

Has building been moved? ( )Yes (X)No If so, when?_____

6. Statement of Significance:

The building is recorded as a contributing building to the Lincolnville National Register Historic District and retains the historic form, patterns, and materials of the original building.

Lula Mae Palmer was the last owner-resident at 121 Kings Ferry Way. Public records indicate that as a single woman, she purchased the property in 1990. Before 1990 she and her husband Joe Palmer had rented the property as far back as 1962.

The St. Augustine Record featured at least one article and photograph of Ms. Palmer describing her gift for growing plants at her home on Kings Ferry Way. Ms. Palmer was a member of several social and political organizations. Gwendolyn Duncan, President of 40th ACCORD, Inc., included Lula Mae Palmer in her list of women not to be forgotten that were involved in the Civil Rights movement of St. Augustine, Florida.

After Ms. Palmer's death in 2008, the home passed to her estate, which sold the property in 2019.

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Page Three – Historic Preservation Property Tax Exemption Application

Property Identification Number 2099100000

Property Address 121 Kings Ferry Way

7. **Photographs and maps:**
Attach photographs and maps to application.

See attached pdf showing plans with separate drawing numbers and photographs referenced by page number.

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Historic Preservation Property Tax Exemption Application
Part 2 – Description of Improvements

(To be completed by all applicants):
Complete the blocks below. Include site work, new construction, alterations, etc.

Property Identification Number 2099100000

Property Address 121 Kings Ferry Way, St. Augustine, Florida, 32084

Feature 1

Feature Roof Approx. date of feature ca. 1960 Describe existing feature and its condition: The primary gable roof existed in a damaged and deteriorating condition, covered in a 5v crimp metal roof on the two-story portion; and covered in 3-tab shingles on the rear one-story portion. The rear shed roof addition was not sealed (as found) and was open to the elements creating additional vulnerabilities to the building envelope. Neither roof covering was original. Photo no. 20-24_ Drawing no. A-1, A-4, A-7, A-10, A-15	Describe work and impact on existing feature: With construction work, no evidence was found of any original roofing materials. Due to the age and style of the building the original material was likely wood shingles; however, this is purely speculative. Rehabilitation of the roof required some repairs to the solid deck boards in-kind on the primary gable roof, and the historic rear addition needed to be rebuilt. Based on the architectural style and the historic context of Lincolnville, a new 5v crimp metal roof was installed with code compliant underlayment. The new metal roof matches the style and character of the roof as it was found, and is compatible with the historic building.

Feature 2

Feature Wall / Gable Dormers Approx. date of feature ca.1894 Describe existing feature and its condition: The two roof dormers on the front of the house are most likely original with no apparent changes. The windows are consistent with the other house windows (6/6 wood single hung sash), and the original framing and trim carpentry details duplicate the rest of the house. Two unique and quirky trim details are particularly interesting: There are circular decorative wood pieces applied to the gable walls above each dormer window, and there are small decorative wood wing extensions on both sides of each dormer. Photo no. 20-24_ Drawing no.A-2, A-3, A-11_____	Describe work and impact on existing feature: The dormer roofs were repaired at the same time and manner as the primary roof surface. Only minimal repairs were needed so both original gable structures and windows were restored with the same detail and quality of craftsmanship as all the other exterior features.

Feature 3

Feature Exterior siding Approx. date of feature ca. 1894 Describe existing feature and its condition: The wood lap siding is original and found in solid shape. Upon inspection from interior (see features 5 and 7) and crawlspace areas, the structural integrity of the building was relying heavily on the solid exterior siding and interior plaster walls to hold the building system together. Photo no. 26-35 Drawing no. A-1, A-3, A-4, A-9____	Describe work and impact on existing feature: Areas that were missing or deteriorated were repaired using old growth cypress and heart pine material. The exact size and installation pattern was used to make the repairs. All siding was restored to a sound condition by removing multiple layers of paint to get to a surface that could receive paint; then the surface was patched, filled as needed, and sanded smooth to match the original texture. A layer of oil-based primer was applied before multiple coats of an acrylic finish coat was applied. A paint color was chosen in a shade to match as found. In the back side of the rear porch, a picture board was designed to reveal the many layers of paint colors over time.

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Property Identification Number 2099100000

Property Address 121 Kings Ferry Way, St. Augustine, FL 32084

Feature 4

Feature Front Porch Approx. date of feature ca. 1894 Describe existing feature and its condition: There were enough original elements to confirm that the front porch as found was mostly original, including the original decorative brackets, the original support columns, the original porch ceiling, and the original wood siding shakes surrounding both sides of the front porch roof and the front gable. The front porch decking, and steps were obvious replacements. Photo no. 37-46 Drawing no. A-1-3, A-9-11	Describe work and impact on existing feature: The porch was restored to match the historic, original features with no change to the design. Brackets: The cracked and fragile multiple pieces of all the original heart pine brackets were carefully removed, numbered, stripped of all paint, and restored. Missing details were duplicated using antique heart pine, and then all the pieces were rejoined and painted. Columns: The columns were replaced to match originals. Ceiling: The porch ceiling had minor repairs Siding: A couple of courses of missing original siding shingles were duplicated and installed in-kind.

Feature 5

Feature Foundation Approx. date of feature ca 1894; 1940 Describe existing feature and its condition: ca. 1894: The original foundation piers were constructed of mostly red clay bricks with no spread footings of any kind. There were also interior house piers that contained cut pieces of coquina. Original pine sill beams were all damaged from water intrusion and wood destroying organisms. ca. 1940 and beyond: formed, solid concrete piers were added, in addition to pre-manufactured concrete block piers. All piers, with no exceptions, were failing, fallen, or missing. Photo no. 48-59 Drawing no. A-1-4, A-9-12	Describe work and impact on existing feature: The building foundation needed a full rehabilitation for structural stability and to meet modern building codes from the sill to below ground. Sill beams were replaced with new pressure treated pine along the entire perimeter, this will create a more sustainable future and is not visible. To match the historic integrity and restore structural integrity, new concrete footers were installed at each pier location. New piers were constructed of concrete block on the interior, not visible portion of the foundation while the exterior perimeter used solid brick piers from material salvaged on site. Along the perimeter of the house, the piers are constructed with solid, salvaged reclaimed brick salvaged from the piers and chimney.

Feature 6

Feature Rear Addition Approx. date of feature ca. 1940 Describe existing feature and its condition: A near full rear porch extended from the primary square form with a separate shed roof, covered in rolled asphalt. A bathroom was framed into this addition at the southwest corner. Wood flooring and exposed siding remained intact. This porch was likely constructed post 1940. Photo no. 61-63 Drawing no. A-2-4, A-10-12	Describe work and impact on existing feature: The porch was enlarged eastward to meet the full width of the rear façade using the same materials as the rehabilitated roof. A new window was constructed to match the historic window where the bathroom was located, and this space now serves as a laundry room. The rear addition was constructed historically as an alteration to the original square plan, and this feature was rehabilitated to match the original form except for a small addition. The addition is compatible to the historic structure and matches similar historic patterns of rear porches.

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Page Six – Historic Preservation Property Tax Exemption Application

Property Identification Number 2099100000

Property Address 121 Kings Ferry Way, St. Augustine, FL 32084

Feature 7

Feature Interior floors and walls Approx. date of feature ca. 1894; unknown dates of various later interior finish applications Describe existing feature and its condition: Wood flooring (3-1/2" TnG), structural components, wall framing, and finishes were original pine materials and were severely compromised from water and termite damage. The cementitious plaster was likely holding things together very tenuously in tandem with the exterior siding. Part of the floor was missing and was covered with plywood while other gaps were left open. There was a non-functioning fireplace on the south wall of the first floor living room. The chimney foundation had crumbled at some point and concrete was poured in to close it off. The mantle was removed and attempted to be repaired but was not salvageable. The chimney had also been removed previously, about 3 feet into the attic, and there was evidence of a fire in this location which may be why the chimney/fireplace had been closed off. Photo no. 65-81_ Drawing no. A-5-7, A-13-17_____	Describe work and impact on existing feature: Because raising the structure to a higher elevation would have caused a total and immediate collapse of the house, three decisions were made regarding the project: (1) To totally rebuild the structure's interior, including replacing all structural and finish elements; (2) To utilize and incorporate extensive flood mitigation procedures to better prevent future damage from rising waters to interior finishes; (3) To preserve and restore the interior as close as possible to the original. The extensive rehabilitation of interior spaces included: Flooring: All the flooring throughout the house was replaced with river recovered heart pine tongue and groove flooring boards closely resembling the original flooring. The crumbled fireplace foundation and later in-fill of concrete was removed. A full new fireplace and chimney would be necessary to restore this feature, however with the modern use of the property this was determined unfeasible. However, the location of the original mantle and hearth was reconstructed using a mantel salvaged from another Lincolnville property of the same time period and material to recall the original setting.

Feature 8

Feature Interior floor plan Approx. date of feature ca. 1894+ Describe existing feature and its condition: The earliest Sanborn shows a square dwelling at 1-1/2 stories tall, this square form is consistent with what was found. There is a center hall, with stair – Feature 10, dividing the living room, bedroom in the front, and a dining and kitchen in the back. Likely the kitchen was brought indoors ca. 1940, Sanborns show a detached 1-story frame building connected by a porch in the rear yard, probably the original kitchen. The ½ story had additional bedroom and loft-type space. The upstairs had been remodeled sometime as the stair rail was cut into to provide wall framing. Photo no. 65-91_ Drawing no. A-5-7, A-13-17_____	Describe work and impact on existing feature: The primary form and division of interior space was retained with the rehabilitation. The center hall and location of stair remained the same although the hall was slightly widened to accommodate stairs and egress built to code. The walls dividing the front rooms, and the back rooms were restored in place. The functions of the space also remain the same except for the current kitchen space is on the west side instead of the east side to allow for a contemporary bathroom to be connected to the original location of the first floor bedroom. Upstairs, minor changes were made: the 2 primary spaces remain open as they were in the original floorplan except that a small bathroom was added to the loft space on the west side. Overall, the floor plan remained intact and reads as a vernacular dog trot plan under a steep roof with additional living space in the ½ story.

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Feature 9

Feature Windows
Approx. date of feature ca. 1894

Describe existing feature and its condition:

The original house had at least (11) six-over-six, true divided lite, single hung wood window units. The top sashes were fixed, and there were no weights, pulleys or other operating hardware for raising the bottom sashes. They were operational with manual lifting only, with small pivoting wooden catches to hold the bottom sashes open. Of those openings, only five original windows were left on the first floor and four original windows on the second floor. The small bathroom at the one-story rear of the house had no windows in place, but exploratory demolition revealed a prior framed widow opening. The two front original windows had been removed, and two metal frame storm windows were in their place. All the (9) original remaining wood windows were water and termite damaged and falling apart.

Photo no. 93-100 Drawing no. A-1-4, A-9-12

Describe work and impact on existing feature:
All window openings and window systems were restored using the remaining original windows as a template. Two new custom, handmade, complete window units were built for the two front missing windows, to the exact specifications of the other original (9) existing windows, using aged cypress and salvaged antique glass. A similar style salvaged antique window unit was installed in the small rear room off the back porch in the opening discovered in the wall.

All of the nine original windows were disassembled, all the damaged and missing parts were rebuilt, and they were totally restored. Any missing or broken glass was replaced with salvaged glass from similar period windows. All new antique heart pine window sills with the same dimensions of the originals were installed, using recovered pieces from the house's original heart pine floor joists.

Feature 10

Feature Staircase
Approx. date of feature

Describe existing feature and its condition:

The interior original staircase to the half-story attic space above was mostly intact upon found but had major termite damage and evidence of cosmetic and structural changes from previous alterations. The original staircase was also extremely steep, difficult and unsafe to navigate, and non-compliant with current building codes. All of the original parts were heart pine, and all features were documented with multiple photos. Only a portion of the hand rail was original, portions had been cut off to create wall framing upstairs (refer to feature 8), there was evidence of a fire in that location likely related to the chimney, but 2 of the 3 original posts remained.

Photo no. 83-91 Drawing no. A-5-6, A-13-17

Describe work and impact on existing feature:

The staircase was not salvageable and a new stair was fabricated with historic materials to match the character of the original: Approximately one-half of the original turned heart pine balusters were damaged beyond repair, and of those remaining, some were too short to be reused on the completely rebuilt new staircase. Those that remained usable were restored and installed intermittently with new square cut heart pine balusters. The new balusters were cut from salvaged antique heart pine. The first floor newel post was beyond repair, but the two second floor newel posts were restored, altered in height and reused. The first floor newel post was replaced with a similar salvaged antique post. The large original handrail was repaired in-kind using a duplicate railing that was salvaged from an historic home on West King Street that had been abandoned, burned and finally demolished.

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Feature 11

Feature Doors Approx. date of feature ca. 1894 Describe existing feature and its condition: The front and back original exterior wood doors were in place as found. The back door was a solid vertical four panel unit. The front door had two wood bottom panels, with most likely arched clear glass inserts on the upper half, a style still present in several other historic homes nearby in the neighborhood. The front door was water and termite damaged and had multiple borings from various types of hardware and door locks installed over its lifetime. The suspected glass panes in the top arched wood panels had already been replaced with wood. The original back door had been cut and altered, and none of its hardware was original and/or repairable. No original interior doors remained, but they were most likely four vertical wood panel doors, similar to the back door, with rim locks and porcelain door knobs. Photo no. 102-109 Drawing no. A-1, A-4, A-9, A-12-14	Describe work and impact on existing feature: All the non-original hardware, including hinges and locks, and multiple layers of paint were removed. Salvaged antique hinges and doorknobs were installed. The rear and front door had broken rim locks which were replaced with reproduction rim locks. Returning antique glass to the upper panels of the front door was considered, but the very thin door and its fragile condition would not be a stable or safe solution for glass replacement at such a vulnerable location. The wood panels remain but clearly indicate the original design. New thresholds were created from salvaged pieces of the original floor joists. All the interior openings now have restored salvaged antique replacement doors with antique hinges and doorknobs matching the character of the building.

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Page Seven – Historic Preservation Property Tax Exemption Application

Property Identification Number 2099100000

Property Address 121 Kings Ferry Way

Property Use (To be completed by all applicants):

1. **Use(s) before improvement:** Residential

2. **Proposed use(s) after improvement:** Residential

Special Exemption (Complete only if applying for exemption under s. 196.1998, F.S. (property occupied by non-profit organization or government agency and regularly open to the public):

NOTE: Applicants should check with local officials to determine whether or not the exemption program offered by their municipal government and/or county allows the special exemption provided by s. 196.1998, F.S.

1. Identify the governmental agency or non-profit organization that occupies the building or archaeological site:
Not applicable

2. How often does this organization or agency use the building or archaeological site? _____

3. For buildings, indicate the total useable area of the building in square feet. (For archaeological sites, indicate the total area of the upland component in acres)_____square feet ( ) acres ( )

4. How much area does the organization or agency use?_____square feet( ) acres( )

5. What percentage of the usable area does the organization or agency use?_____%

6. Is the property open to the public ( )Yes ( )No If so, when? _____

7. Are there regular hours? ( )Yes ( )No If so, what are they? _____

8. Is the property also open by appointment? ( )Yes ( )No

9. Is the property open only by appointment? ( )Yes ( )No

October 10, 2024

RE: Owner Letter to HARB Members Regarding 121 Kings Ferry Way 10/17/24 Meeting

HARB Board Members and Staff:

We would like to provide you with the following information regarding our personal history with 121 Kings Ferry Way.

We own two other historic cottages adjacent to 121 Kings Ferry Way, which we also restored, and we tried to purchase this property for over a decade after the death of our neighbor, the owner who lived there. The property was eventually sold in 2019 to a real estate developer whose goal was to flip it. The developer immediately advertised the property for sale, and we immediately bought it. We knew that any other reasonable buyer would apply, with very good reasons, for a complete demolition permit.

Although the property had been vacant for approximately ten years, we were still surprised to find such extensive damage. The roof had been compromised and the years-long intruding water and massive termite infestation had damaged or destroyed all of the interior finishes. The entire foundation system was also totally inadequate and failing, and the structure was significantly leaning out of square, due to a previous chimney fire and the uncorrected collapse of portions of the chimney. In our opinion the structure totally qualified for a complete and immediate demolition.

Nevertheless, my love for the property, its unique character and its history led us on a very expensive, very time consuming journey to totally preserve the exterior of the house and completely rebuild the interior using wind and flood mitigation procedures to insure the building's continued life for many years to come.

Although we have experience, expertise and credentials to accomplish extreme preservation results, our construction company projects always take priority over our own personal properties. We knew from the beginning that this extremely challenging project could only be done when Duke Darnold had the time to directly supervise all of the building's structural work and personally execute a big share of the masonry and carpentry work; therefore the project was placed on hold multiple times.

Before we could make any decisions regarding the scope or the cost of the work, we needed to stabilize the building in-place to prevent the structure' s imminent collapse and complete an extensive and very cautious and thoughtful demolition of all the deteriorated finishes and structural components.

We are now looking forward to your next Board meeting and answering any questions you may have about our work, and although the overall project is not 100% complete, and we have not received the final Certificate of Completion, we would definitely be open to showing our work to any of you who would like to visit the house before the October Board meeting.

With greatest respect for your expertise and many thanks for your efforts to save our City's historic properties,

Elaine and Duke Darnold

Received 10/8/24
Planning & Building Department



Received 10/6/24
Planning & Building Department



Received 10/8/24
Planning & Building Department



Received 10/8/24
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Received 10/8/24
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10/4/2024		
121 Kings Ferry Way, St. Augustine, FL 32084	**Actual Construction Costs to Date**	**Cost**
All Project Materials Paid Directly By Owner for exterior and interior work	Includes materials for shoring, stabilizing, and squaring of building envelope (wood and metal); concrete and masonry products; metal strapping, hold-downs, brackets and plates, rebar, and all wood framing and trim carpentry materials. Includes traditional wood fencing and antique bricks. This number does NOT include significant Owner contributed materials.	$69,501.11
All Project Labor Paid Directly By Owner for exterior and interior work	Demolition, debris removal, clean-up, house shoring, leveling and squaring, and installation of 42 new footers and house piers; all rough carpentry framing, and all exterior and interior carpentry trim work and special finishes; exterior fencing and brick hardscape. This number does NOT include significant Owner contributed labor.	$190,173.01
INTERIOR FINISHES		
	Electrical Systems, including fixtures	$18,878.98
	Plumbing Systems, including fixtures, faucets & on-demand water heater	$19,884.53
	HVAC	$10,346.00
	Gas Connections	$3,483.50
	Drywall	$6,950.00
	Flooring	$24,964.98
	Cabinets, marble counter tops, marble tile work, and shower doors	$33,176.39
	Painting	$15,800.00
	Security system	$1,491.00
	Appliances and interior wood window shutters NOT included.	
Subtotal for interior finishes		**$134,975.38**
EXTERIOR WORK AND GENERAL CONDITIONS		
	Roofing	$20,300.00
	Exterior painting	$31,523.16
	Windows (restoration and reproductions of 24 antique sashes)	$12,480.00
	Termite Treatments	$2,990.00
	Tree trimming	$3,572.37
	Design fees, permitting fees and surveys	$4,192.10
	Dumpster fees and portable toilet	$8,052.50
	Metal work	$1,387.18
	Miscellaneous materials and labor	$2,370.74
Subtotal for exterior and general conditions		**$86,868.05**
Total Construction Costs to date		**$481,517.55**
Notes	Percentage of costs directly related to exterior of building including new foundation and building envelope exceed 50% of project costs.	
	Project as of this date is nearing completion.	
	Preservation of the historic house is 100% complete.	
	Installation of antique brick pavers, antique metal entry gate and minimal landscaping in process.	

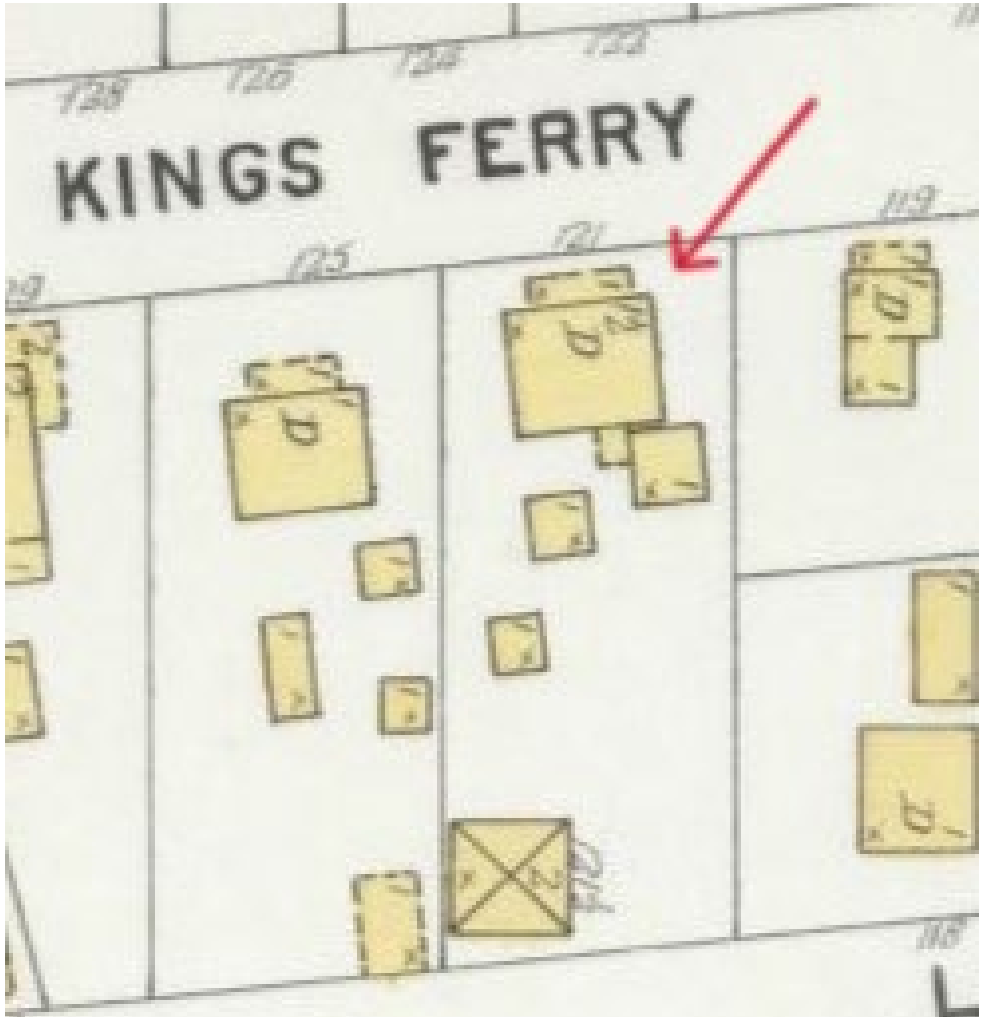
Received September 30, 2024
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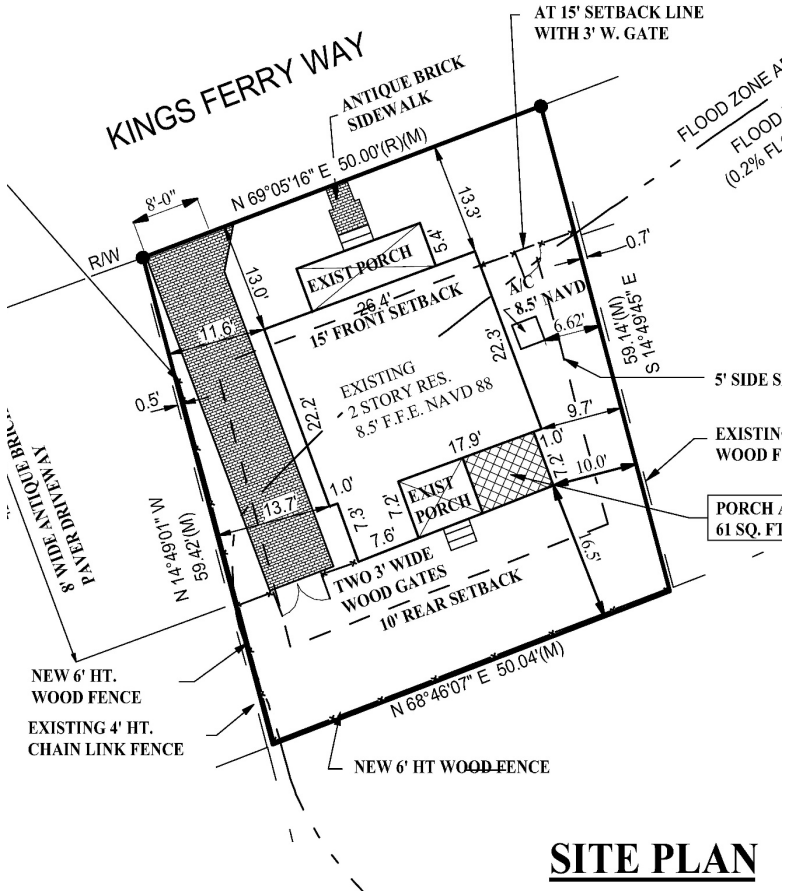
121 Kings Ferry Way

Photographs and Plans

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Building Footprint: 1899 and Now





Application Packet, page 18

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EXISTING FRONT ELEVATION

SCALE: 3/16" = 1'-0"

ORIGINAL TO BUILDING:

WOOD SIDING & CORNER BOARDS, EXTERIOR DOORS, ALL WINDOWS EXCEPT NOTED OTHERWISE, PORCH POSTS, JIG SAWN BRACKETS, DECORATIVE GABLE SHINGLES, UNIQUE DORMER TRIMS AND WOOD BOARD & BATTEN PORCH CEILING

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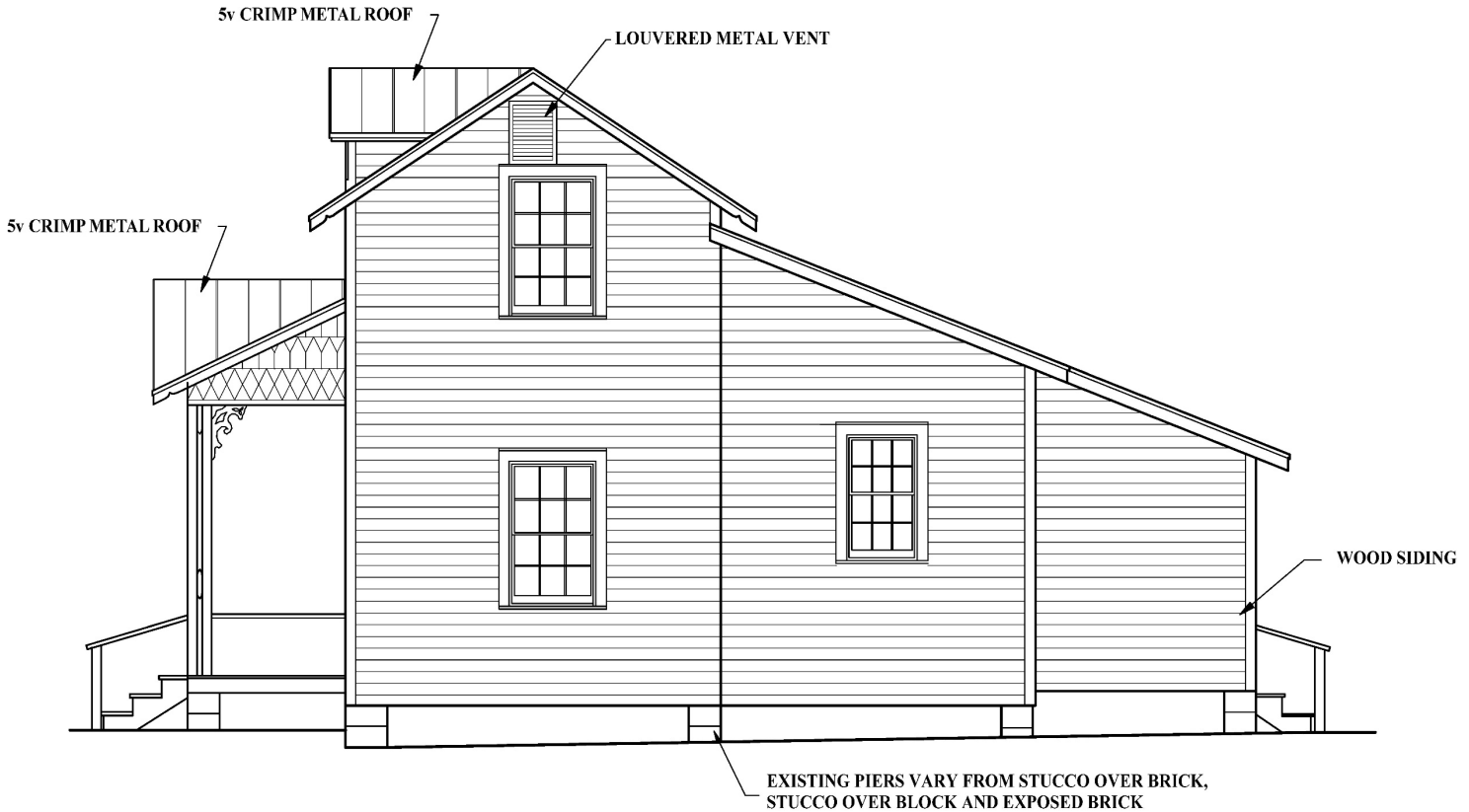
121 Kings Ferry Way
Circa 1885
Historic Cottage Restoration
City of Saint Augustine, Florida

MARCH 17, 2021

REVISED:

SHEET NO.
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Planning & Building Department



EXISTING RIGHT SIDE ELEVATION

SCALE: 3/16" = 1'-0"

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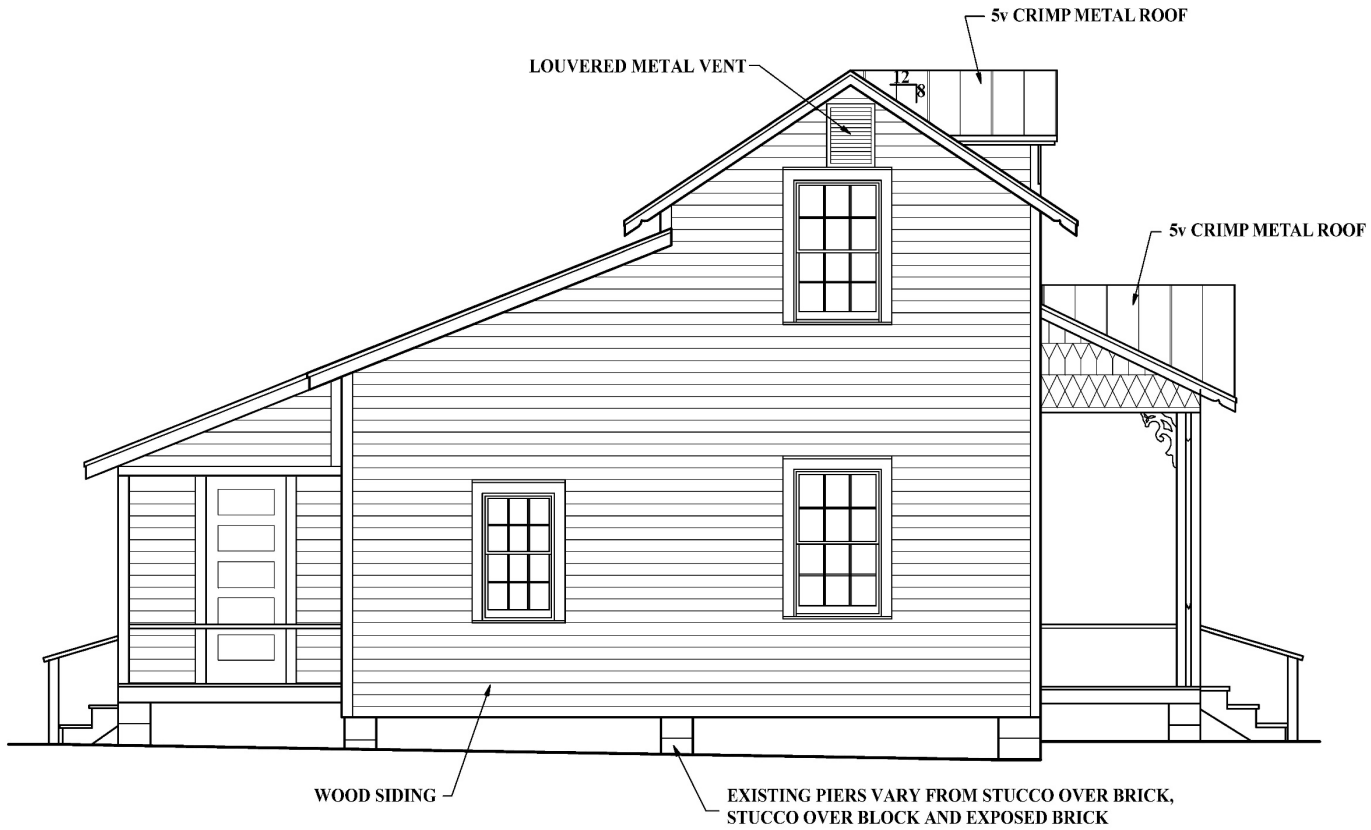
121 Kings Ferry Way
Circa 1885
Historic Cottage Restoration
City of Saint Augustine, Florida

MARCH 17, 2021

REVISED:

SHEET NO.
A-2
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EXISTING LEFT SIDE ELEVATION

SCALE: 3/16" = 1'-0"

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121 Kings Ferry Way
Circa 1885
Historic Cottage Restoration
City of Saint Augustine, Florida

MARCH 17, 2021

REVISED:

SHEET NO.
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Planning & Building Department



EXISTING REAR ELEVATION

SCALE: 3/16" = 1'-0"

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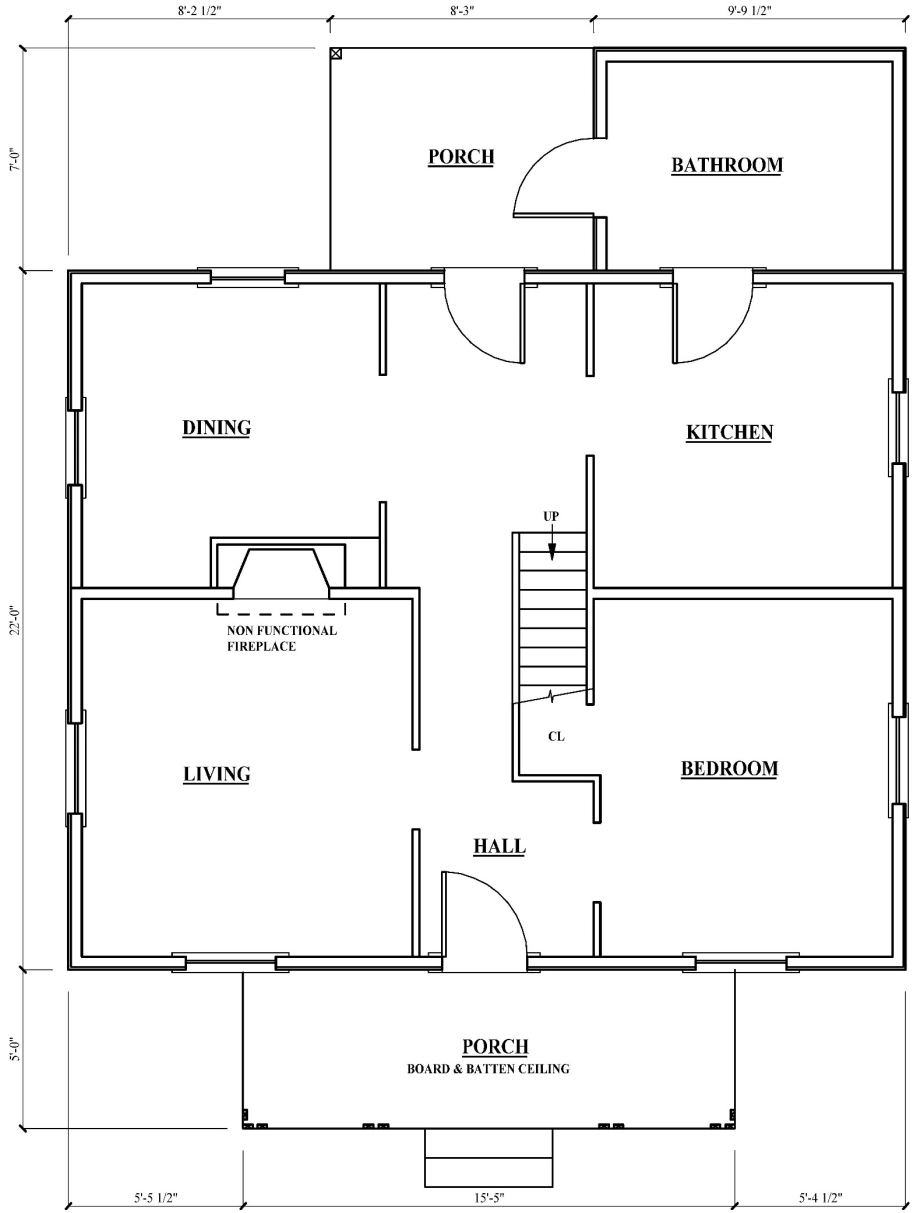
121 Kings Ferry Way
Circa 1885
Historic Cottage Restoration
City of Saint Augustine, Florida

MARCH 17, 2021

REVISED:

SHEET NO.
A-4
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EXISTING FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

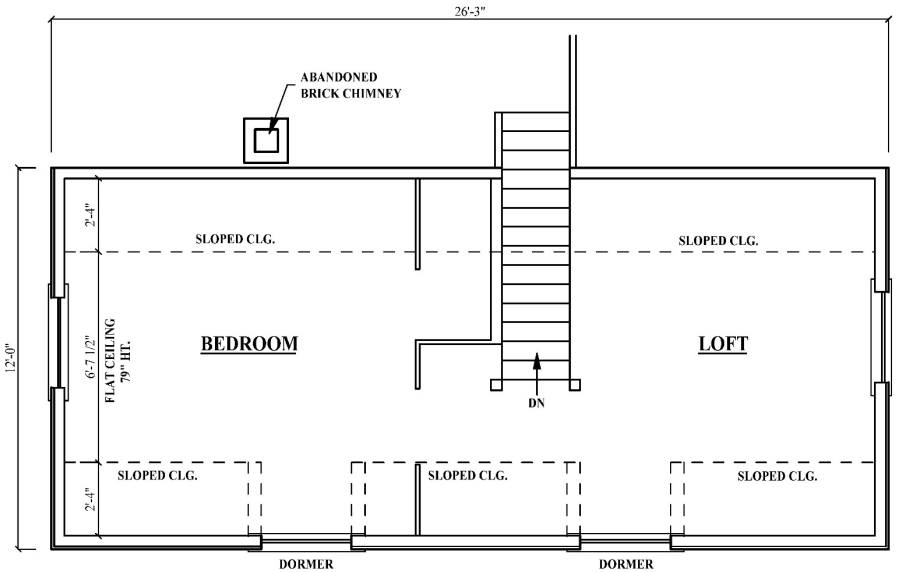
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121 Kings Ferry Way
Circa 1885
Historic Cottage Restoration
City of Saint Augustine, Florida

MARCH 17, 2021
REVISED:
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EXISTING SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

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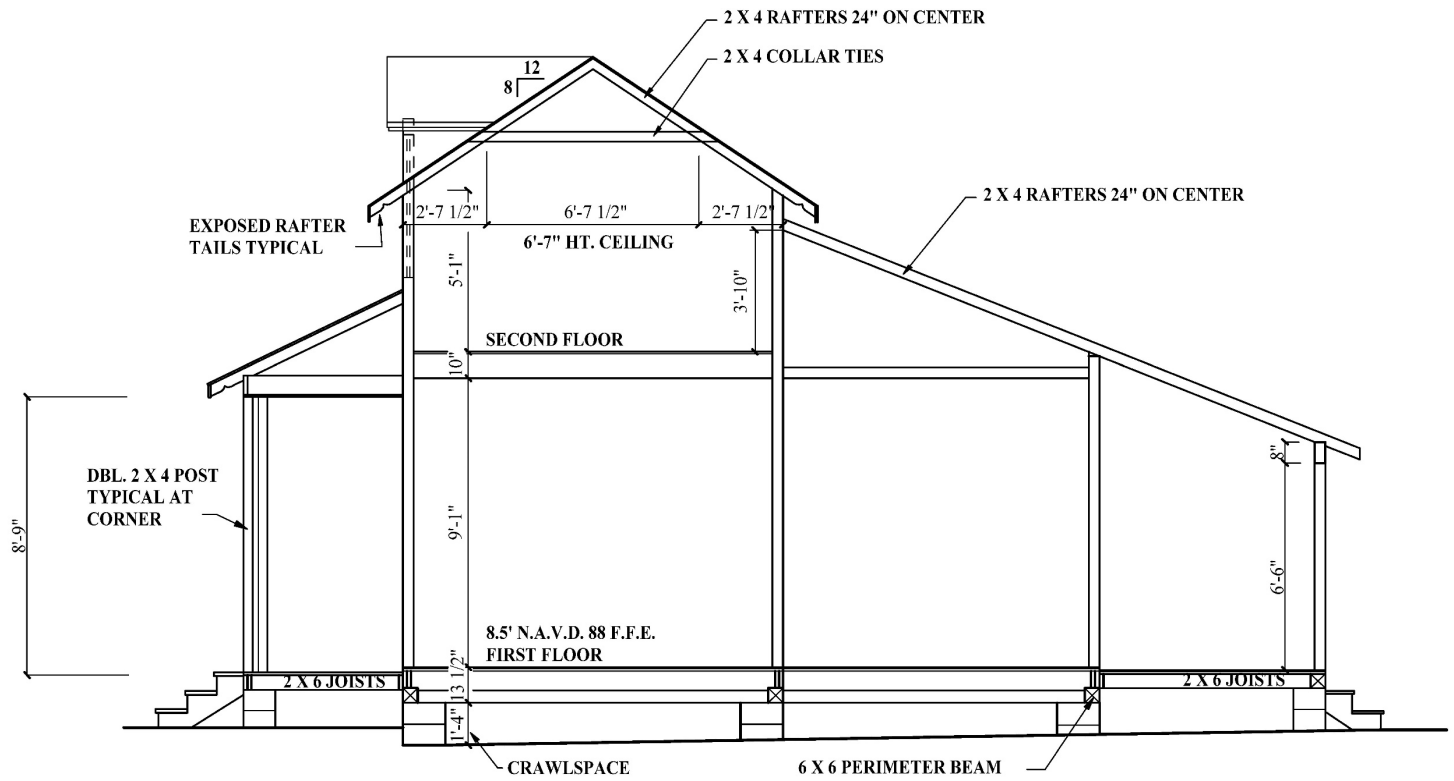
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EXISTING SCHEMATIC CROSS SECTION

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PROPOSED FRONT ELEVATION

SCALE: 3/16" = 1'-0"

ORIGINAL FEATURES TO BE RESTORED:

WOOD SIDING & CORNER BOARDS, EXTERIOR DOORS, ALL WINDOWS EXCEPT NOTED OTHERWISE, PORCH POSTS, JIG SAWN BRACKETS, DECORATIVE GABLE SHINGLES, UNIQUE DORMER TRIMS AND WOOD BOARD & BATTEN PORCH CEILING

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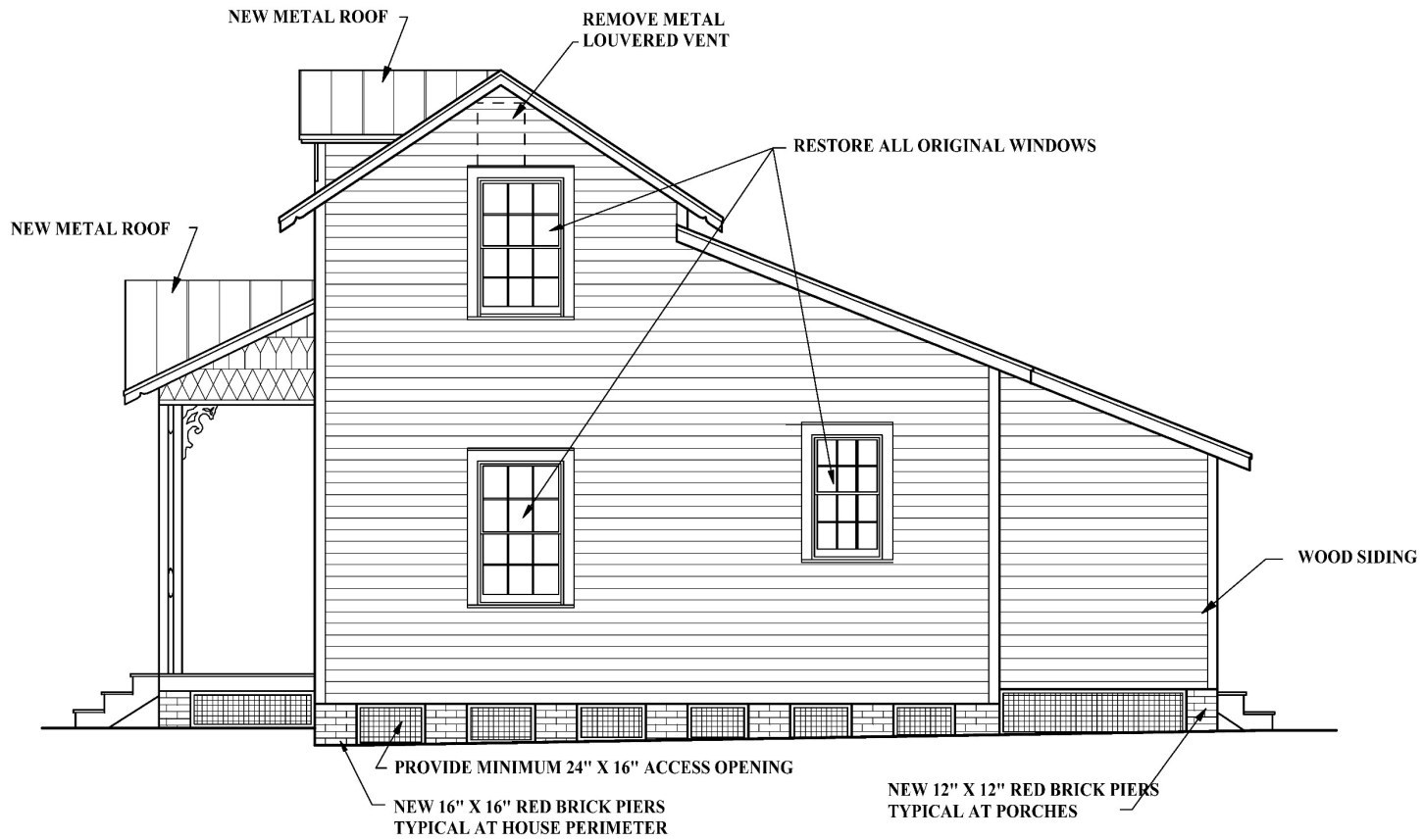
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PROPOSED RIGHT SIDE ELEVATION

SCALE: 3/16" = 1'-0"

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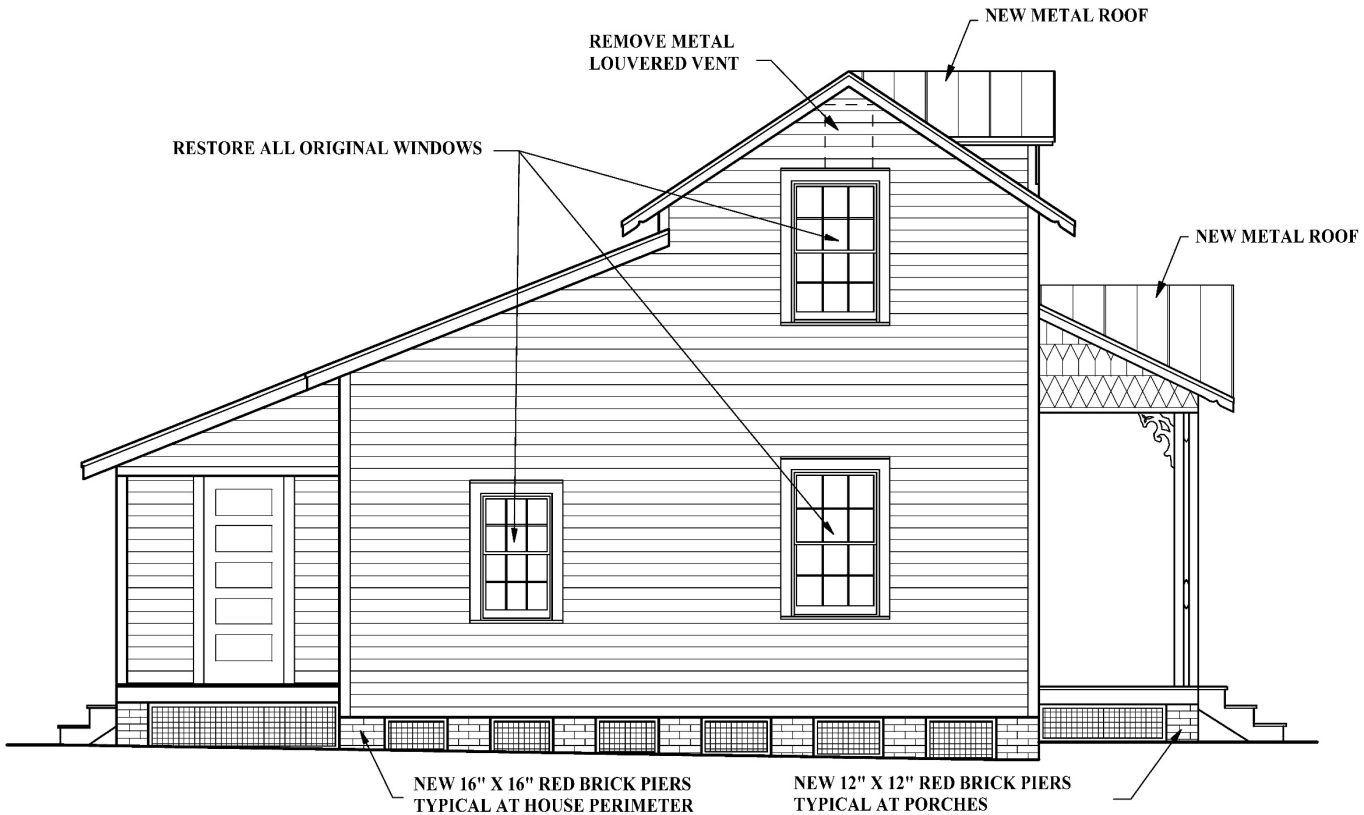
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PROPOSED LEFT SIDE ELEVATION

SCALE: 3/16" = 1'-0"

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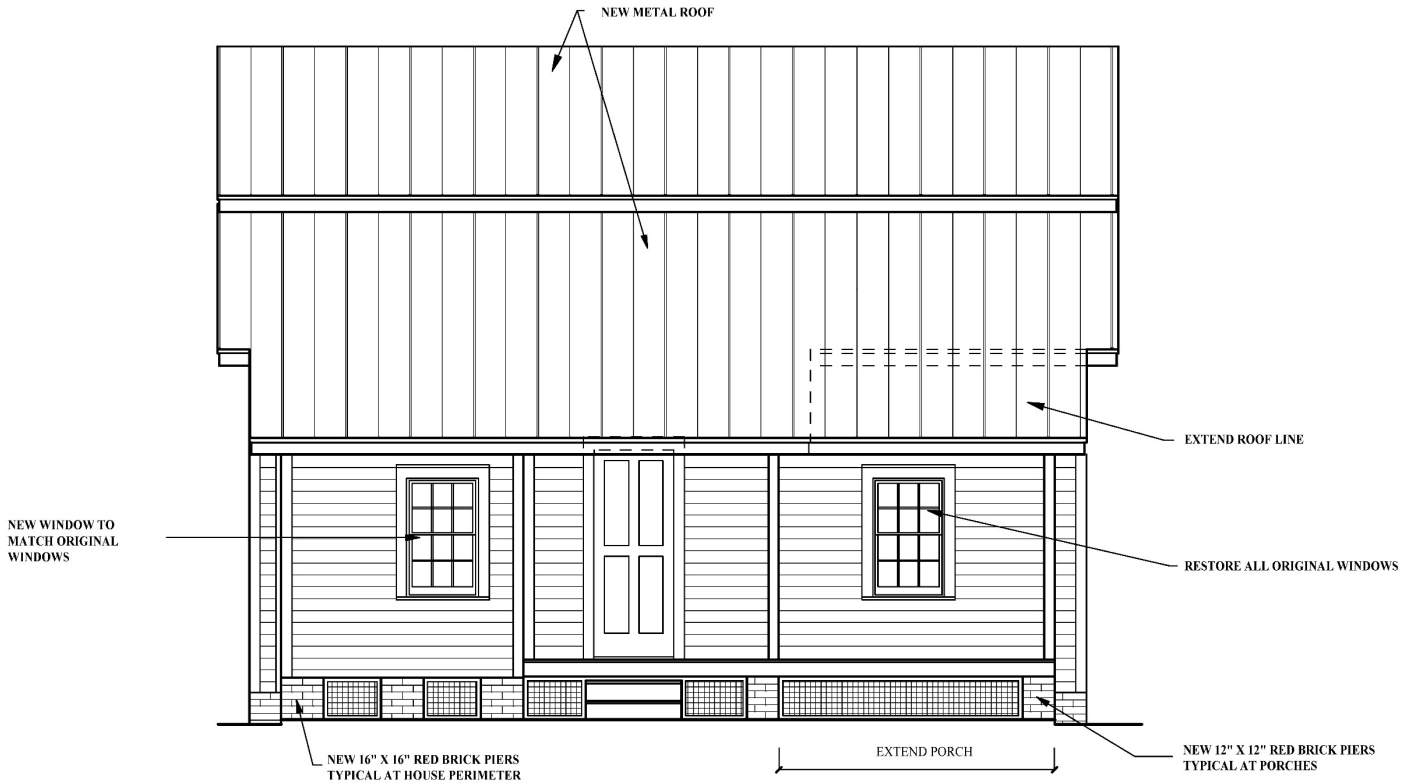
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PROPOSED REAR ELEVATION

SCALE: 3/16" = 1'-0"

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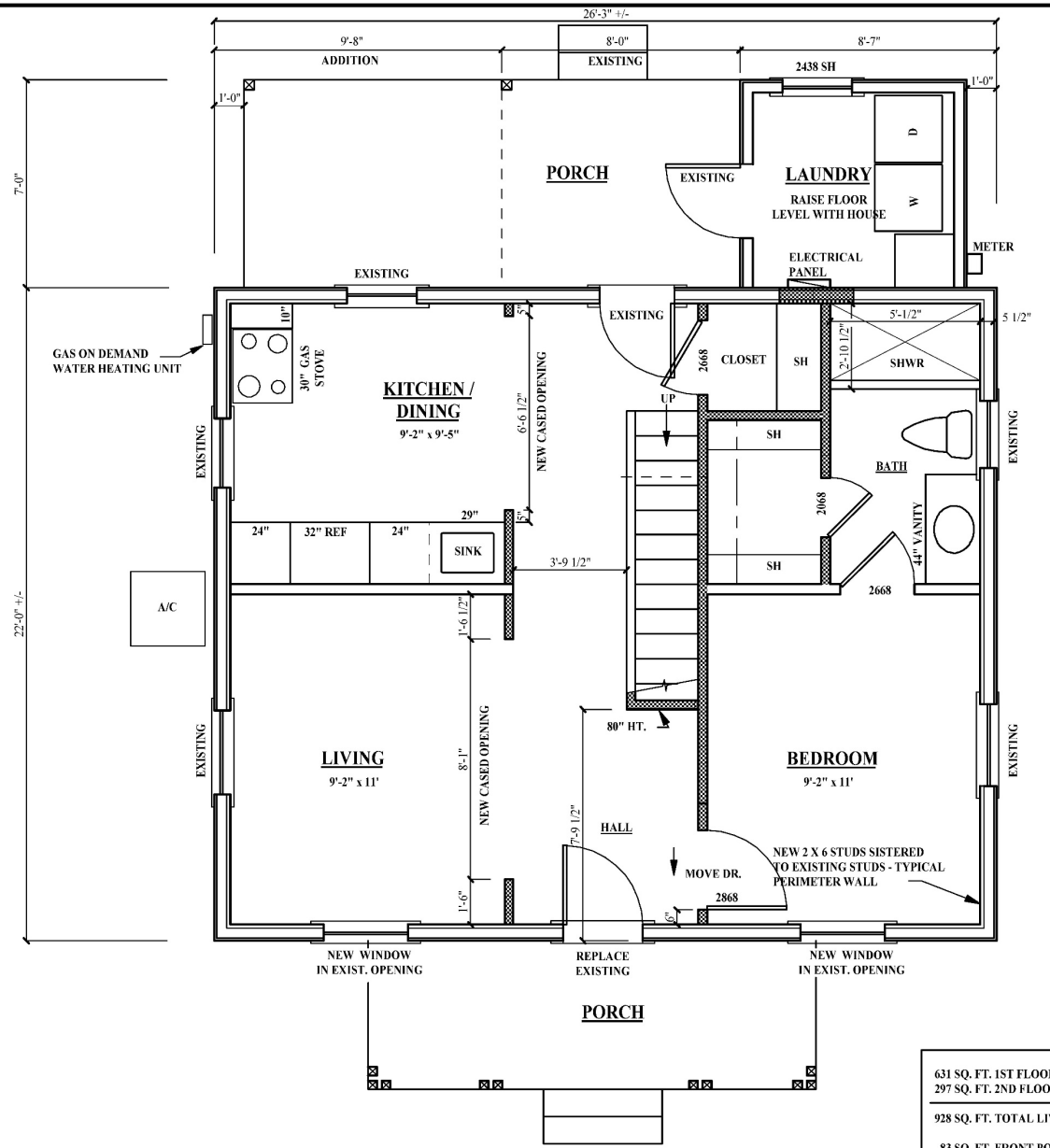
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PROPOSED FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

631 SQ. FT. 1ST FLOOR LIVING (A/C)
297 SQ. FT. 2ND FLOOR LIVING (A/C)

928 SQ. FT. TOTAL LIVING (A/C)

83 SQ. FT. FRONT PORCH
116 SQ. FT. REAR PORCH

1,127 SQ. FT. TOTAL UNDER ROOF

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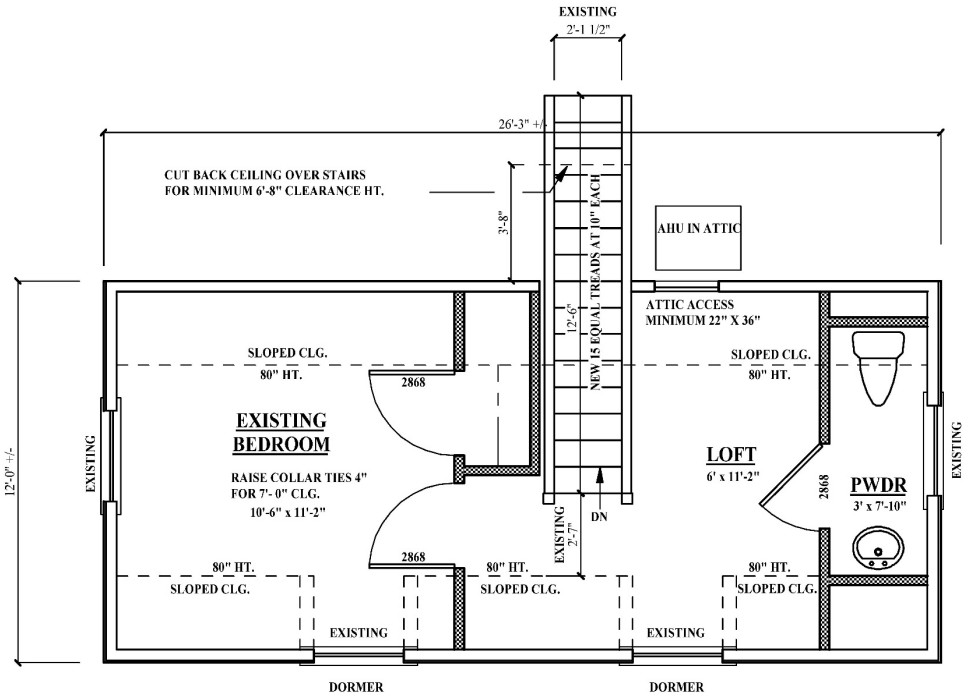
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PROPOSED SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

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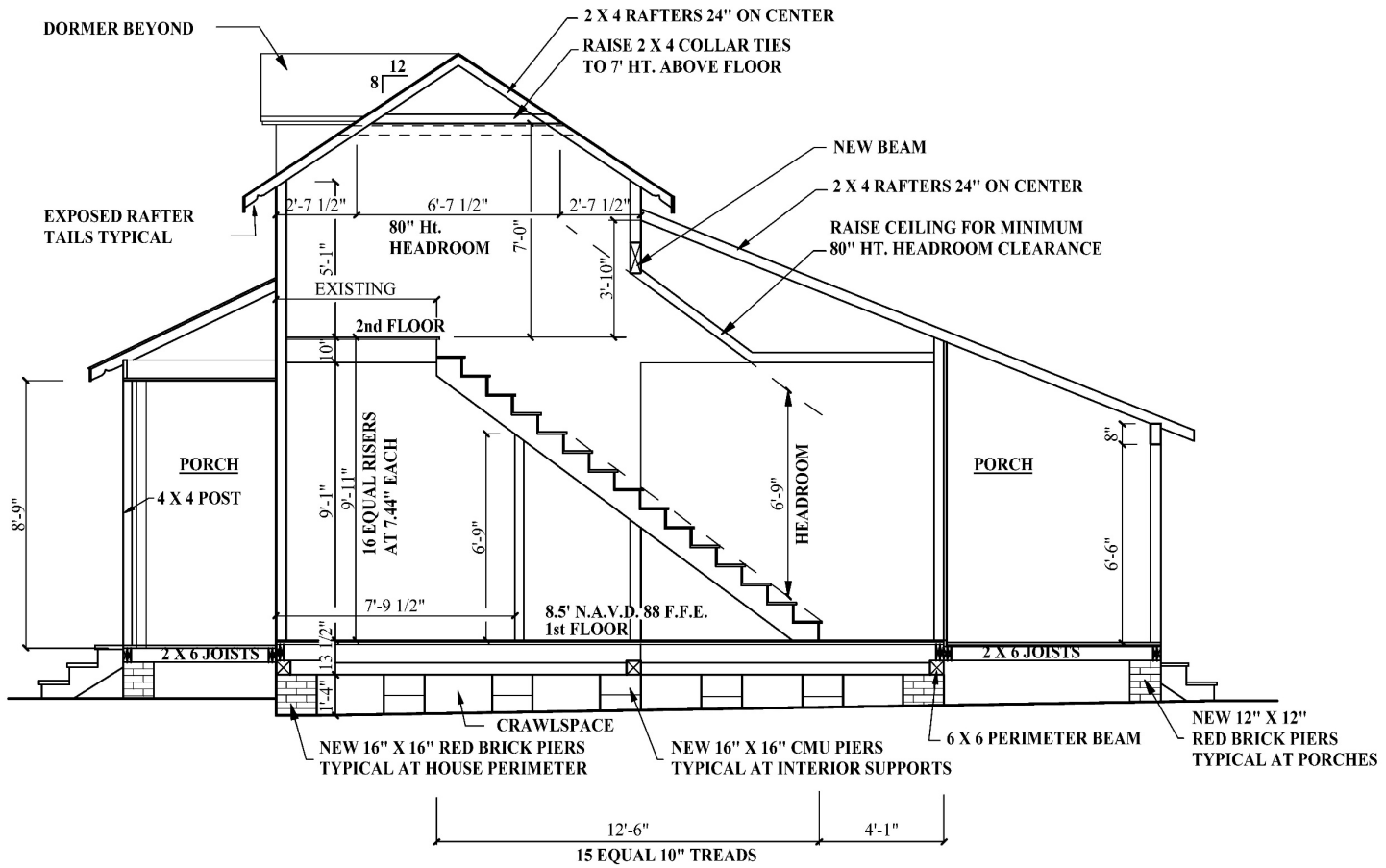
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SCHEMATIC CROSS SECTION AT STAIRS

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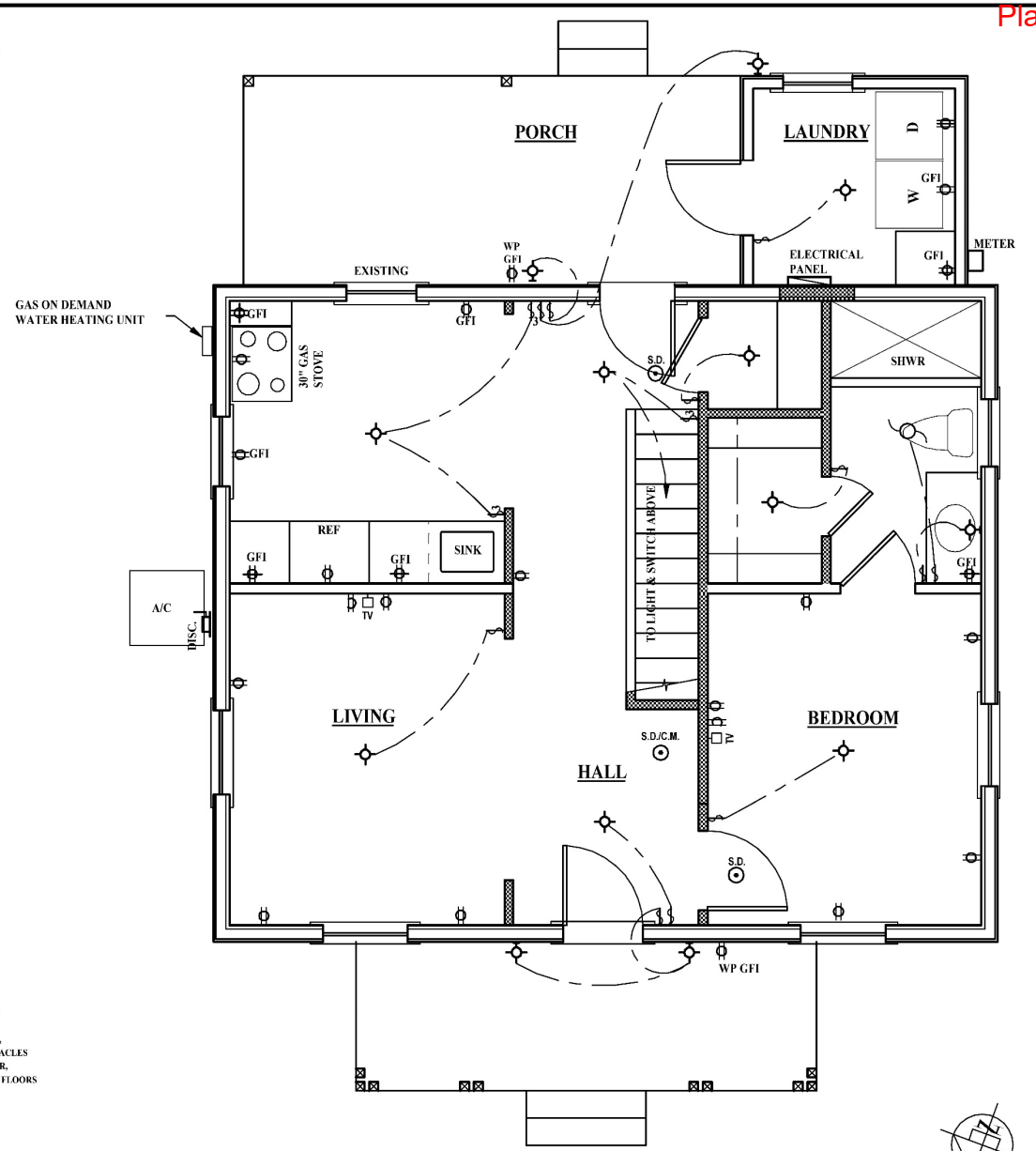
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ELECTRICAL SYMBOL LEGEND

- WALL MOUNTED LIGHT FIXTURE
- CEILING MOUNTED LIGHT FIXTURE
- S.D. — SMOKE DETECTORS SHALL BE INTERCONNECTED WITH BATTERY BACKUP INSIDE & OUTSIDE OF ALL BEDROOMS
- C.M. — CARBON MONOXIDE DETECTORS SHALL BE INTERCONNECTED WITH BATTERY BACK UP AND LOCATED WITHIN 10' OF BEDROOMS
- EXHAUST FAN
- SINGLE POLE SWITCH
- 3 — THREE WAY SWITCH
- DISC. — DISCONNECT SWITCH
- 110 V. DUPLEX RECEPTACLE
- WP GFI — 110 V. DUPLEX RECEPTACLE WITH WATERPROOF COVERPLATE
- 220 V. RECEPTACLE
- GFI — 110 V. DUPLEX RECEPTACLE WITH GROUND FAULT INTERRUPTER
- 110 V. DUPLEX RECEPTACLE SPECIAL HT. - VERIFY HEIGHT WITH OWNER
- 110 V. DUPLEX RECEPTACLE ABOVE COUNTER
- TV — TV LOCATION



PROPOSED FIRST FLOOR ELECTRICAL

NOTES:

1. E3902.16 ARC FAULT CIRCUIT INTERRUPTER PROTECTION SHALL BE PROVIDED FOR BRANCH CIRCUITS THAT SUPPLY 120 VOLT, SINGLE PHASE, 15 AND 20 AMPERE OUTLETS INSTALLED IN KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS AND SIMILAR ROOMS OR AREAS

2. E3902.1 THROUGH E 3902.13 GROUND FAULT CIRCUIT INTERRUPTER PROTECTION SHALL BE PROVIDED FOR 125 VOLT, SINGLE PHASE, 15 - 20 AMPERE OUTLETS AT THE FOLLOWING LOCATIONS:
BATHROOMS, GARAGE & ACCESSORY BUILDING, OUTDOOR RECEPTACLES, CRAWLSPACES, UNFINISHED BASEMENTS, KITCHEN RECEPTACLES SERVING COUNTER TOPS, SINK RECEPTACLES WITHIN 6 FT. OF THE SINK EDGE, RECEPTACLES LOCATED WITHIN 6 FT. OF TUB OR SHOWER, LAUNDRY ROOMS, DISHWASHER, BOATHOUSES, ADDITIONALLY: ELECTRICALLY HEATED FLOORS IN BATHROOMS, KITCHENS, HYDROMASSGE, TUB, SPA AND HOT TUB LOCATIONS.

3. RECEPTACLES SHALL BE LISTED TAMPER RESISTANT RECEPTACLES (E4002.14)

4. PROVIDE 75% HIGH EFFICACY LIGHTING (FBC- R 404)

5. PROVIDE NEW UNDERGROUND SERVICE

6. ALL FIRST FLOOR RECEPTACLES (EXCEPT THOSE ABOVE COUNTERS) TO BE LOCATED AT 30 INCHES ABOVE THE FLOOR

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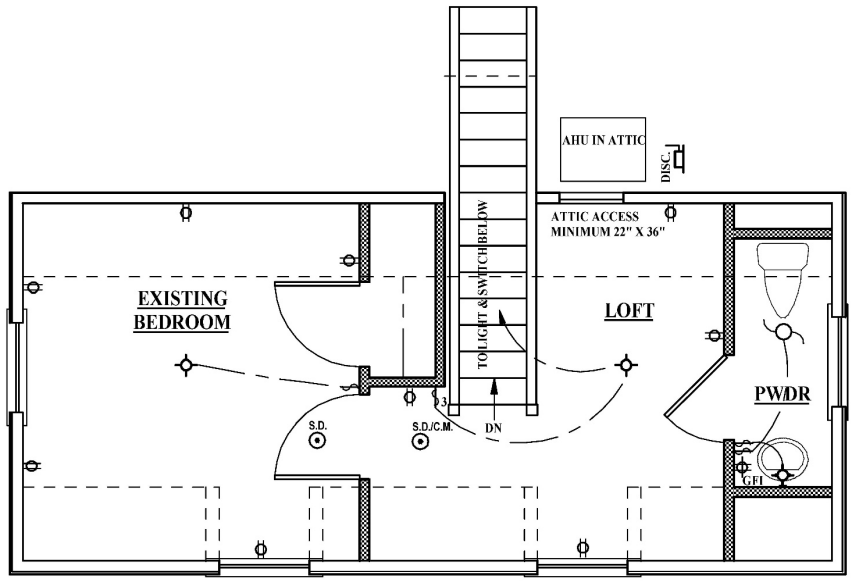
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ELECTRICAL SYMBOL LEGEND

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- CEILING MOUNTED LIGHT FIXTURE
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- C.M. — CARBON MONOXIDE DETECTORS SHALL BE INTERCONNECTED WITH BATTERY BACK UP AND LOCATED WITHIN 10' OF BEDROOMS
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- 110 V. DUPLEX RECEPTACLE SPECIAL HT. - VERIFY HEIGHT WITH OWNER
- 110 V. DUPLEX RECEPTACLE ABOVE COUNTER
- TV — TV LOCATION



PROPOSED SECOND FLOOR ELECTRICAL

NOTES:

1. E3902.16 ARC FAULT CIRCUIT INTERRUPTER PROTECTION SHALL BE PROVIDED FOR BRANCH CIRCUITS THAT SUPPLY 120 VOLT, SINGLE PHASE, 15 AND 20 AMPERE OUTLETS INSTALLED IN KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS AND SIMILAR ROOMS OR AREAS

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Roof and Dormers

121 Kings Ferry Way



20190514121_KingsFerryWay_RoofandDormers__004_2785



20200124121_KingsFerryWay_RoofandDormers__005_3672



20210122121_KingsFerryWay_RoofandDormers__006_5388

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20210122121_KingsFerryWay_RoofandDormers__007_5390

- Repairs to the solid deck boards in-kind on the primary gable roof
- A new 5v crimp metal roof was installed with code compliant underlayment.
- The new metal roof matches the style and character of the roof as it was found, and is compatible with the historic building.



20230811121_KingsFerryWay_RoofandDormers__001_0733

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Siding

121 Kings Ferry Way

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20190412121_KingsFerryWay_FrontPorch__001_2590

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20220121121_KingsFerryWay_FrontPorch__009_6360



20190423121_KingsFerryWay_FrontPorch__002_2665



20200124121_KingsFerryWay_FrontPorch__005_3659



20200124121_KingsFerryWay_FrontPorch__006_3671



20220907121_KingsFerryWay_FrontPorch__010_7233

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- Repairs made in-kind with the exact size and installation pattern was used
- All siding was restored to a sound condition



20240201121_KingsFerryWay_FrontPorch__012_1315

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- A layer of oil-based primer was applied before multiple coats of an acrylic finish coat was applied.
- A paint color was chosen in a shade to match as found.



20240813121_KingsFerryWay_FrontPorch__014_2042

Application Packet, page 49

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- Areas of the rear porch designed to reveal the many layers of paint colors over time.



20240813121_KingsFerryWay_FrontPorch__013_2041

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20240813121_KingsFerryWay_FrontPorch__015_2043

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Front Porch

121 Kings Ferry Way



20190412121_KingsFerryWay_FrontPorch__003_2588



20200130121_KingsFerryWay_FrontPorch__004_3887

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20200130121_KingsFerryWay_FrontPorch__005_3892

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20200130121_KingsFerryWay_FrontPorch__007_3894



20211231121_KingsFerryWay_FrontPorch__008_6305

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20220413121_KingsFerryWay_FrontPorch__011_7797

Application Packet, page 58



20220429121_KingsFerryWay_FrontPorch__009_6733

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20220907121_KingsFerryWay_FrontPorch__010_7233



20230811121_KingsFerryWay_FrontPorch__001_0733

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- The porch was restored to match the historic, original features with no change to the design.



20240201121_KingsFerryWay_FrontPorch__002_1315

Application Packet, page 62

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Foundation

121 Kings Ferry Way

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20190514121_KingsFerryWay_Foundation_002_2785

A mix of concrete, block, and brick foundations remained below crumbling sill beams throughout; new sill beams made and new solid brick piers made for exterior perimeter



20200118121_KingsFerryWay_Foundation_003_3634

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20200118121_KingsFerryWay_Foundation_004_3635



20200118121_KingsFerryWay_Foundation_005_3637

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20200118121_KingsFerryWay_Foundation_006_3638



20200124121_KingsFerryWay_Foundation_007_3659

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20200124121_KingsFerryWay_Foundation_008_3690



20200124121_KingsFerryWay_Foundation_009_3695

The coquina and bricks were remains of the fireplace foundation that had been filled in with poured concrete.

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20200125121_KingsFerryWay_Foundation_010_3714



20200125121_KingsFerryWay_Foundation_011_3792

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20200129121_KingsFerryWay_Foundation_012_3869



20200129121_KingsFerryWay_Foundation_013_3876

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20200130121_KingsFerryWay_Foundation_016_3886



20200130121_KingsFerryWay_Foundation_017_3898

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20200218121_KingsFerryWay_Foundation_018_4010



20200218121_KingsFerryWay_Foundation_019_4063

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20200220121_KingsFerryWay_Foundation_020_4071



20200220121_KingsFerryWay_Foundation_021_4081

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20200220121_KingsFerryWay_Foundation_022_4085



20200417121_KingsFerryWay_Foundation_014_3882

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20200417121_KingsFerryWay_Foundation_015_3884



20210203121_KingsFerryWay_Foundation_023_5432

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20220319121_KingsFerryWay_Foundation_025_6551



20230817121_KingsFerryWay_Foundation_001_0738

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Rear Porch/Addition

121 Kings Ferry Way



20200124121_KingsFerryWay_BackPorch__003_3671



20211013121_KingsFerryWay_BackPorch__005_6133

- The rear addition was constructed historically as an alteration to the original square plan, and this feature was rehabilitated to match the original form except for a small addition, extending the porch to the full width.
- Note the column matches the design of the front porch posts that were original



20211013121_KingsFerryWay_BackPorch__005_6133

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Interior Finishes

121 Kings Ferry Way

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20190424121_KingsFerryWay_Interior_017_2670



20200124121_KingsFerryWay_Interior_018_3684

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20200124121_KingsFerryWay_Interior_019_3685



20200125121_KingsFerryWay_Interior_020_3698

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20200125121_KingsFerryWay_Interior_021_3701



20200125121_KingsFerryWay_Interior_022_3708

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20200125121_KingsFerryWay_Interior_023_3713



20200125121_KingsFerryWay_Interior_024_3714

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20200125121_KingsFerryWay_Interior_025_3742



20200125121_KingsFerryWay_Interior_026_3746

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20200125121_KingsFerryWay_Interior_027_3758



20200125121_KingsFerryWay_Interior_028_3759

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20200125121_KingsFerryWay_Interior_029_3807



20200218121_KingsFerryWay_Interior_030_4010

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20200218121_KingsFerryWay_Interior_031_4018



20210203121_KingsFerryWay_Interior_032_5431



20210203121_KingsFerryWay_Interior_033_5432



20210203121_KingsFerryWay_Interior_034_5434

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20240131121_KingsFerryWay_Interior_001_1289

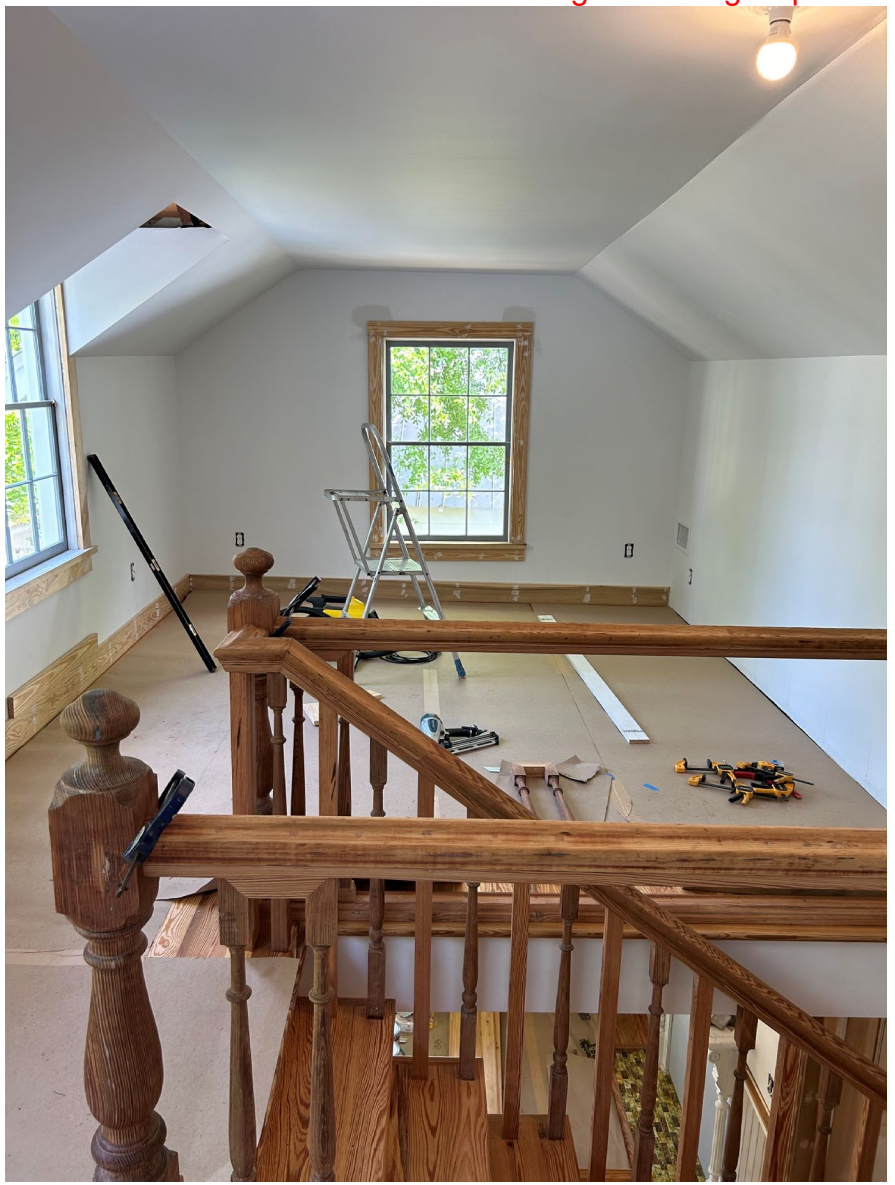


20240214121_KingsFerryWay_Interior_002_1336

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20240326121_KingsFerryWay_Interior_003_1437



20240326121_KingsFerryWay_Interior_004_1439

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20240807121_KingsFerryWay_Interior_005_1957



20240807121_KingsFerryWay_Interior_006_1963

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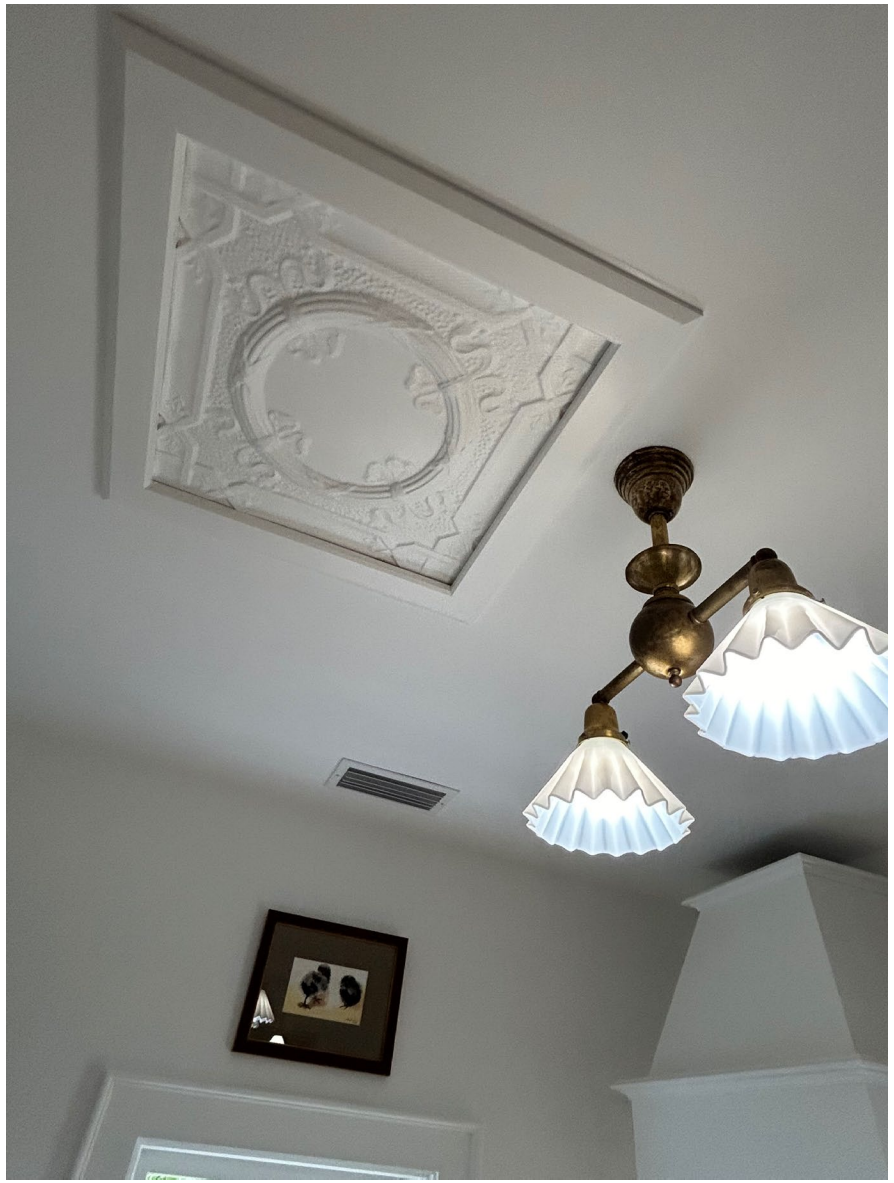


20240807121_KingsFerryWay_Interior_007_1967

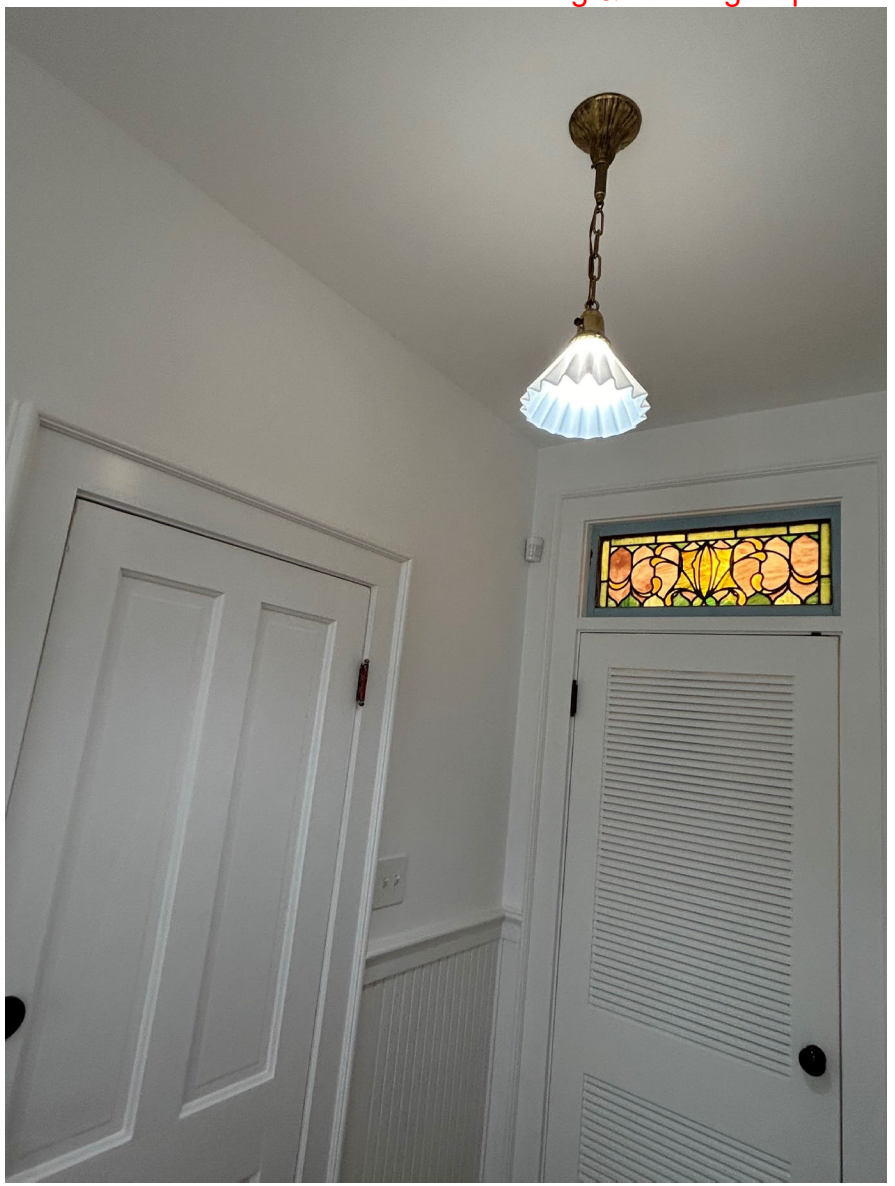


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20240807121_KingsFerryWay_Interior_009_1981



20240807121_KingsFerryWay_Interior_010_1982

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20240820121_KingsFerryWay_Interior_011_2074



20240820121_KingsFerryWay_Interior_012_2087

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20240820121_KingsFerryWay_Interior_013_2093



20240820121_KingsFerryWay_Interior_014_2094

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20240820121_KingsFerryWay_Interior_015_2096



20240902121_KingsFerryWay_Interior_016_2098

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Staircase

121 Kings Ferry Way

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- The upper landing of the staircase showing the 2 original newel posts that were restored although altered in height to match code.



20200125121_KingsFerryWay_Staircase_013_3783

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20200125121_KingsFerryWay_Staircase_014_3804



20200125121_KingsFerryWay_Staircase_015_3807

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20200218121_KingsFerryWay_Staircase_016_4012



20210909121_KingsFerryWay_Staircase_017_4593

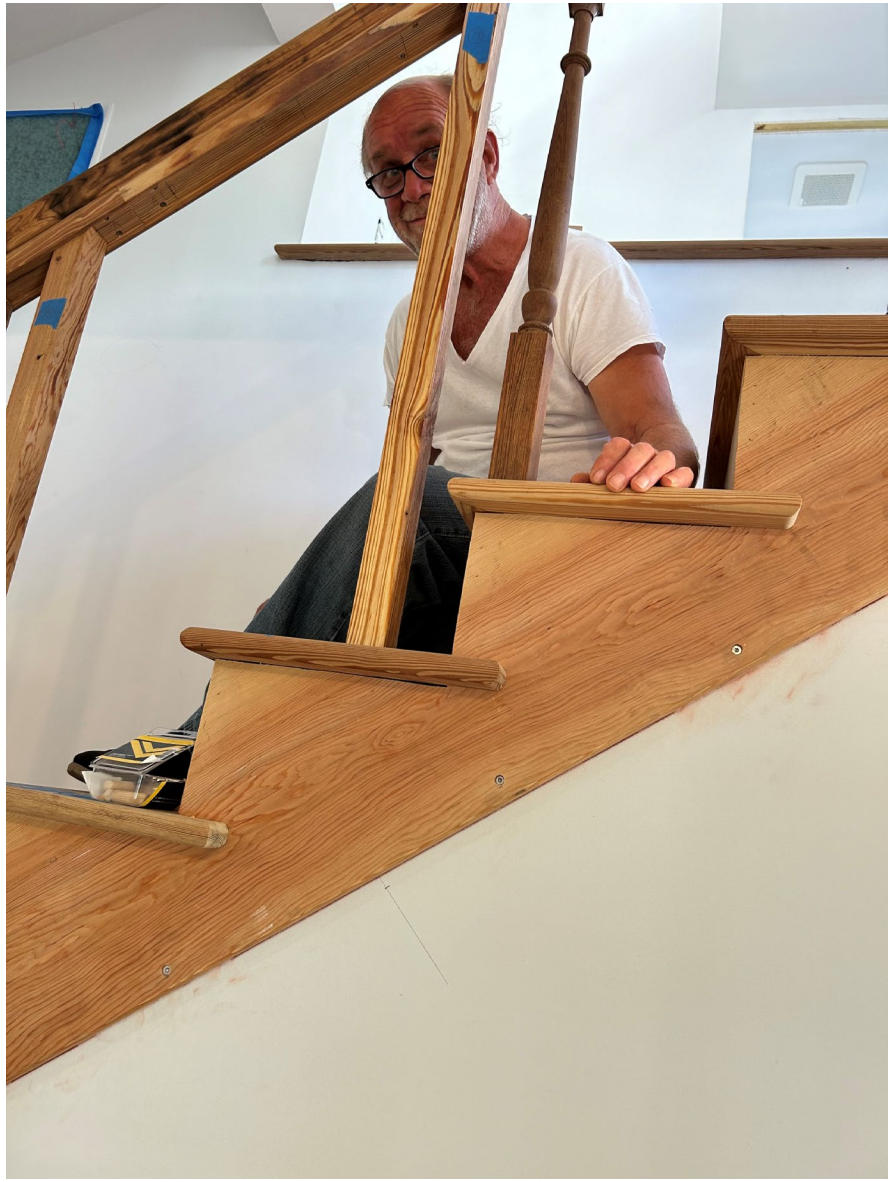


20240117121_KingsFerryWay_Staircase_001_1185



20240117121_KingsFerryWay_Staircase_002_1186
Notice how the additional height was derived from heart pine blocks at the base

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20240127121_KingsFerryWay_Staircase_003_1254



20240326121_KingsFerryWay_Staircase_004_1428

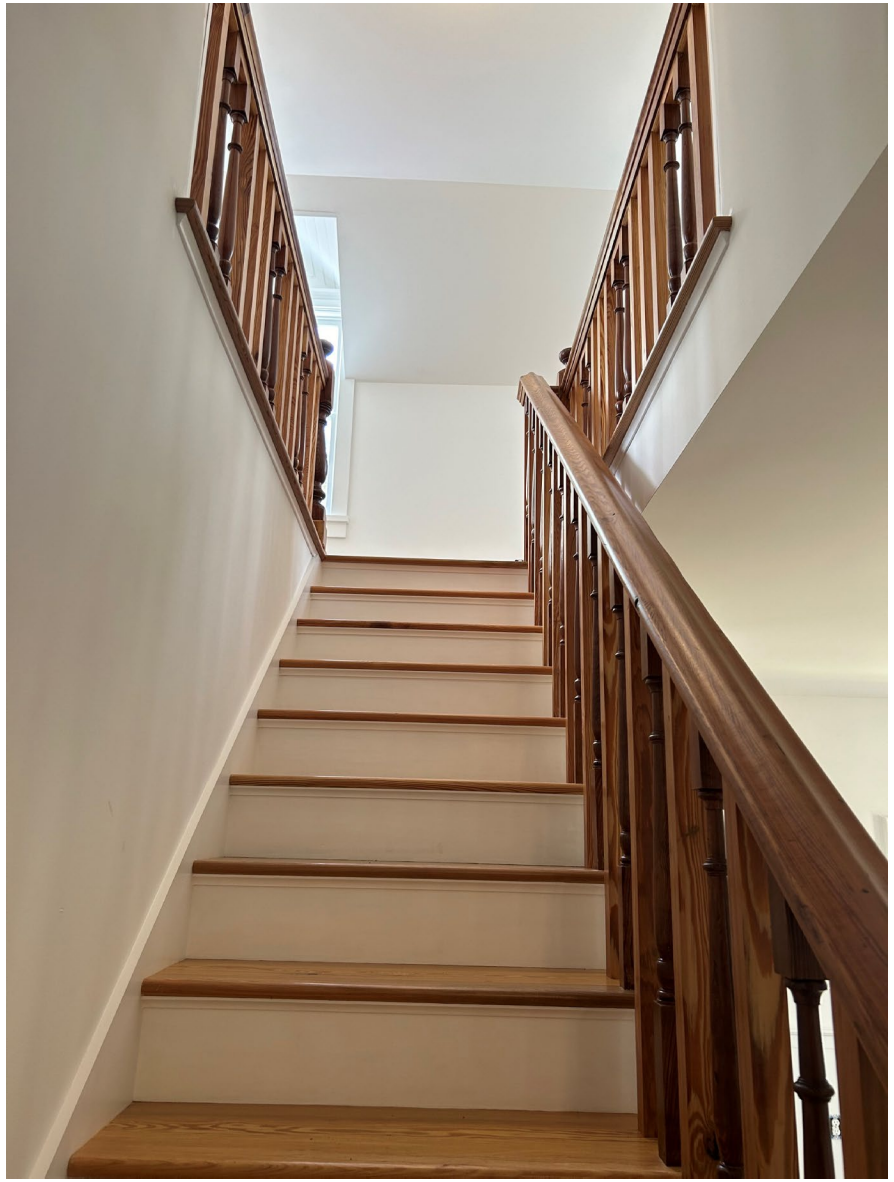


20240326121_KingsFerryWay_Staircase_005_1437

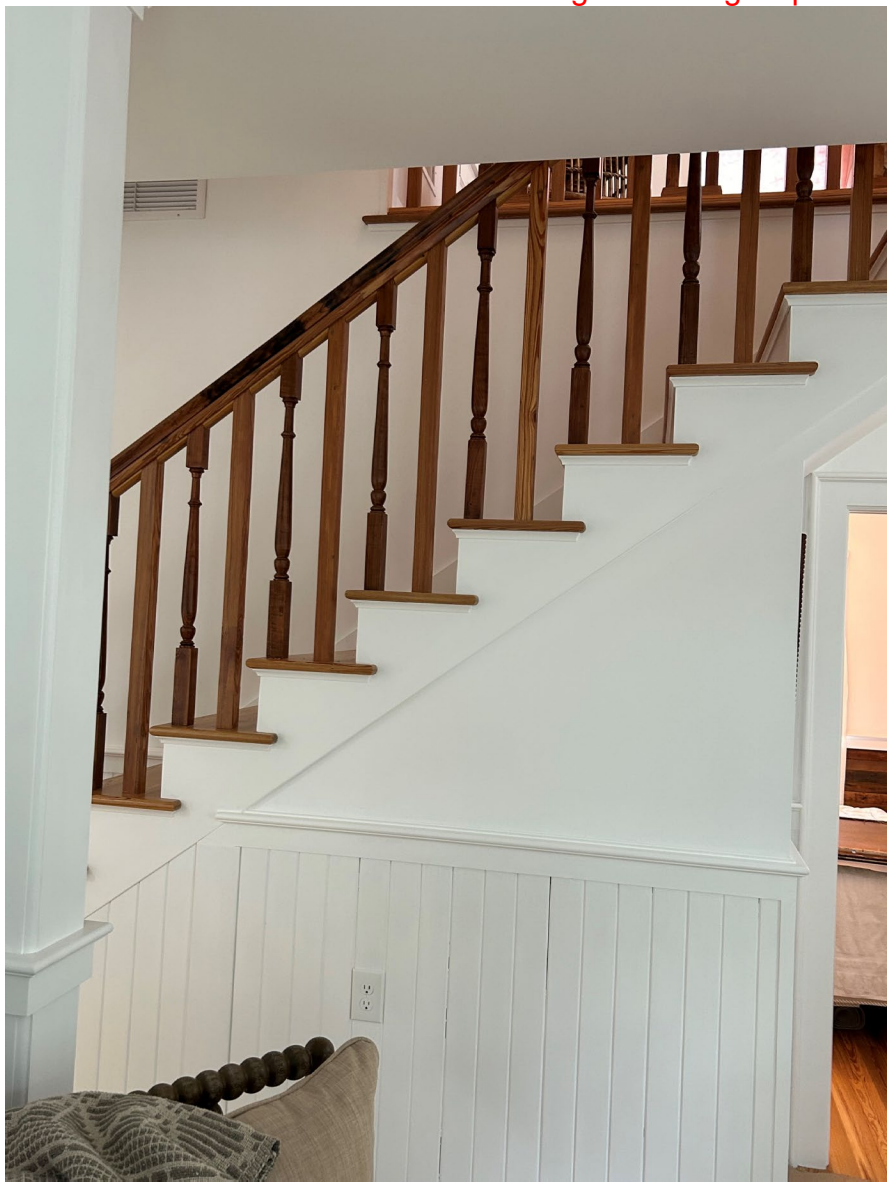


20240326121_KingsFerryWay_Staircase_006_1442

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20240619121_KingsFerryWay_Staircase_007_1698



20240807121_KingsFerryWay_Staircase_008_1976

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20240807121_KingsFerryWay_Staircase_009_1977



20240807121_KingsFerryWay_Staircase_010_1979

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20240820121_KingsFerryWay_Staircase_011_2096

- Approximately one-half of the original turned heart pine balusters were damaged beyond repair, and of those remaining, some were too short to be reused on the completely rebuilt new staircase.
- Those that remained usable were restored and installed intermittently with new square cut heart pine balusters.
- The large original handrail was repaired in-kind using a duplicate railing that was salvaged from an historic home

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Windows

121 Kings Ferry Way

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20190423121_KingsFerryWay_Windows_006_2665



20190424121_KingsFerryWay_Windows_007_2669

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20200124121_KingsFerryWay_Windows_008_3671



20200124121_KingsFerryWay_Windows_009_3674

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20200124121_KingsFerryWay_Windows_010_3681



20200125121_KingsFerryWay_Windows_011_3698

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20200125121_KingsFerryWay_Windows_012_3755



20200125121_KingsFerryWay_Windows_013_3762

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20210122121_KingsFerryWay_Windows_014_5388



20221030121_KingsFerryWay_Windows_015_7461

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20230105121_KingsFerryWay_Windows_016_7737

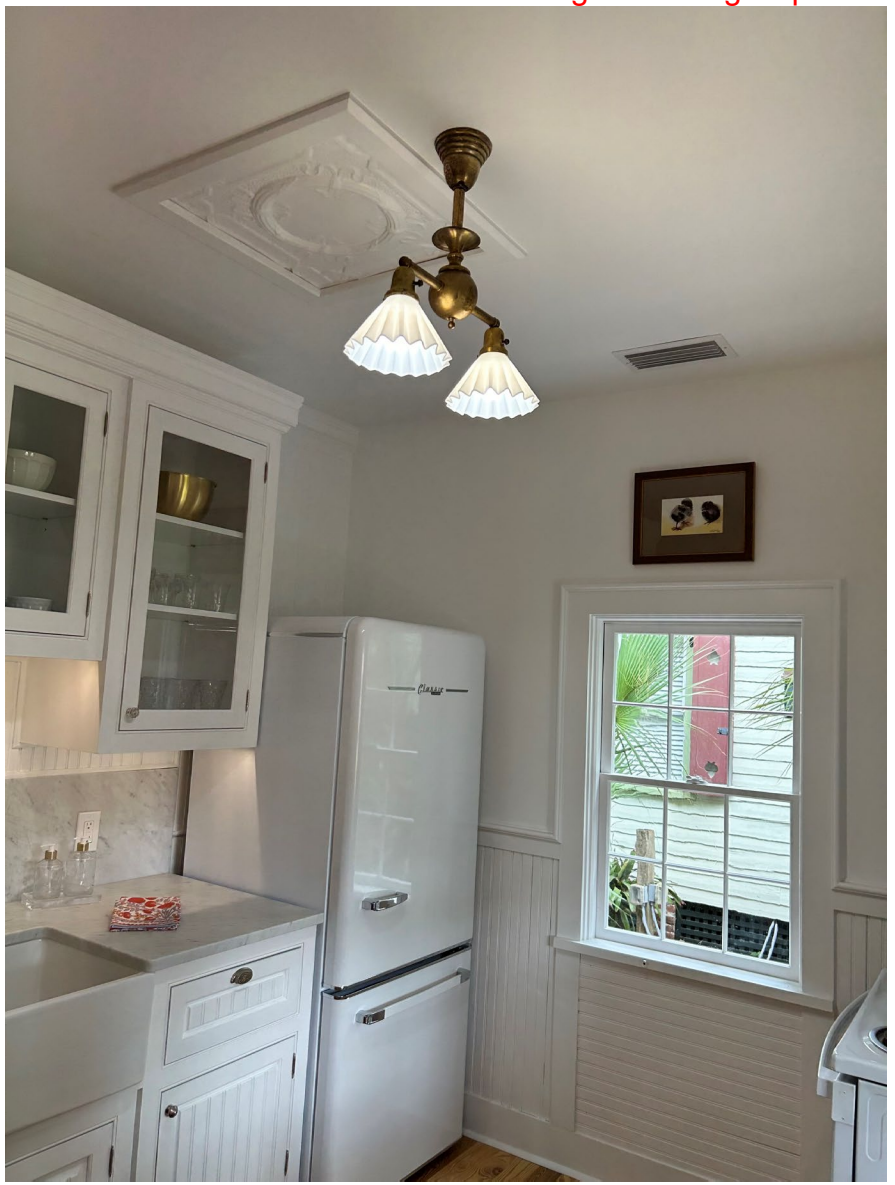


20230105121_KingsFerryWay_Windows_017_7746

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20230811121_KingsFerryWay_Windows_001_0733



20240807121_KingsFerryWay_Windows_003_1959

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20240813121_KingsFerryWay_Windows_004_2040



20240820121_KingsFerryWay_Windows_005_2068

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Doors

121 Kings Ferry Way

Received September 30, 2024
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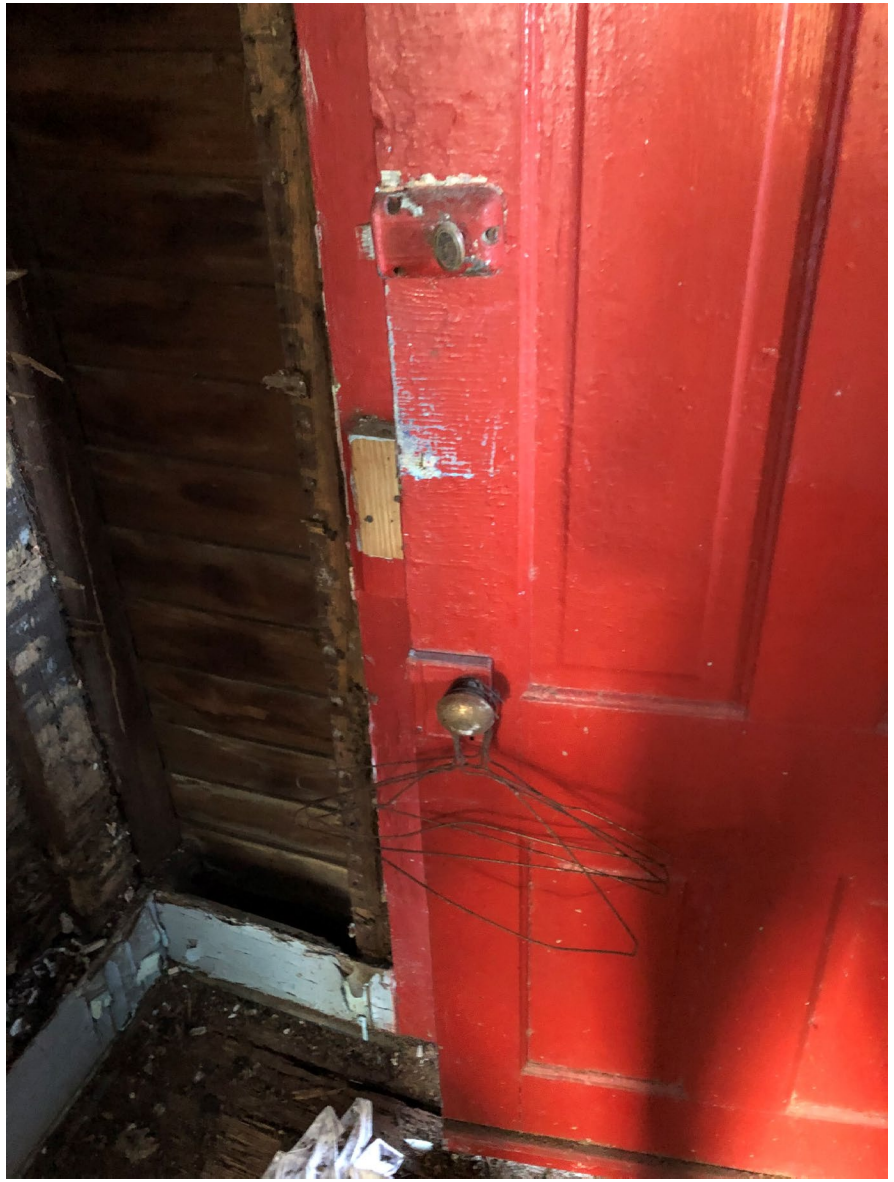


20200124121_KingsFerryWay_Doors_011_3675



20200125121_KingsFerryWay_Doors_012_3701

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20200125121_KingsFerryWay_Doors_013_3719



20200130121_KingsFerryWay_Doors_014_3889

Received September 30, 2024
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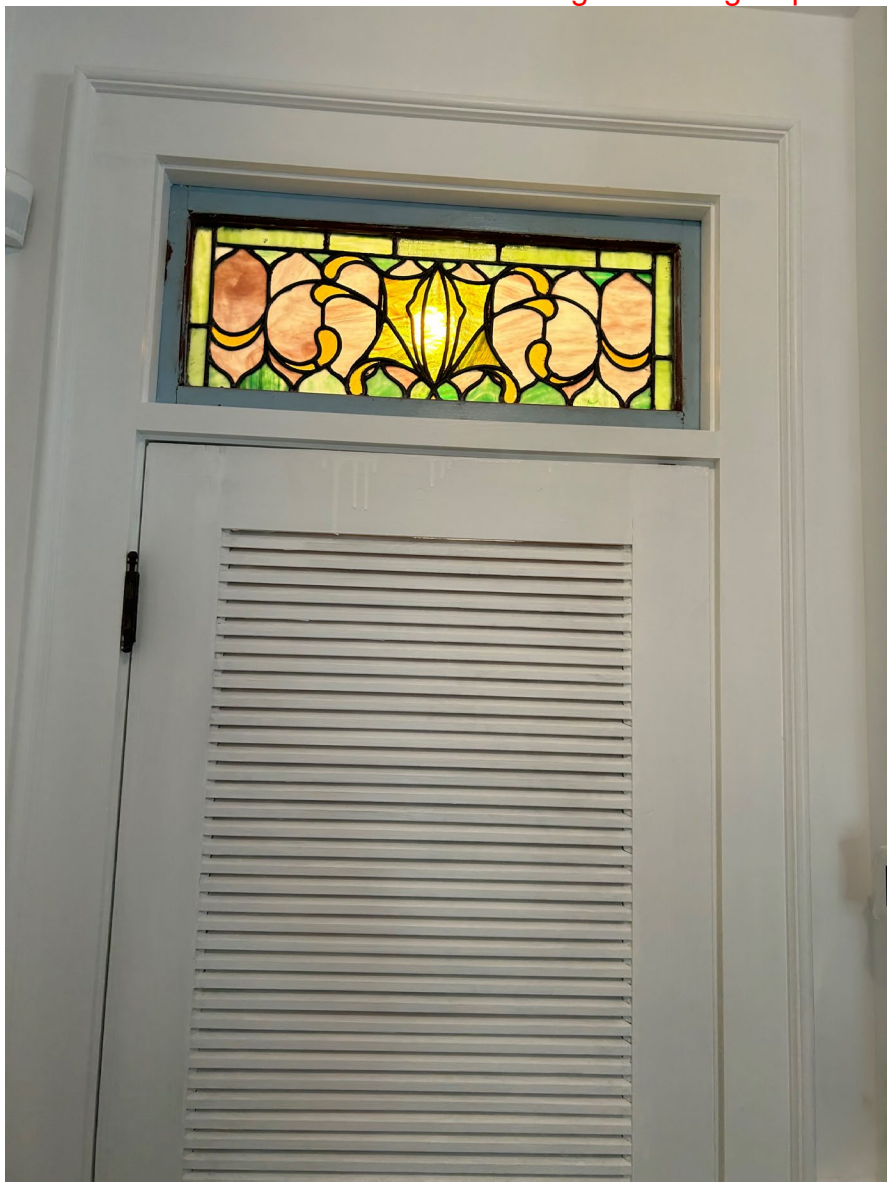
20220907121_KingsFerryWay_Doors_015_7233



20240409121_KingsFerryWay_Doors_001_1488



20240531121_KingsFerryWay_Doors_002_1599

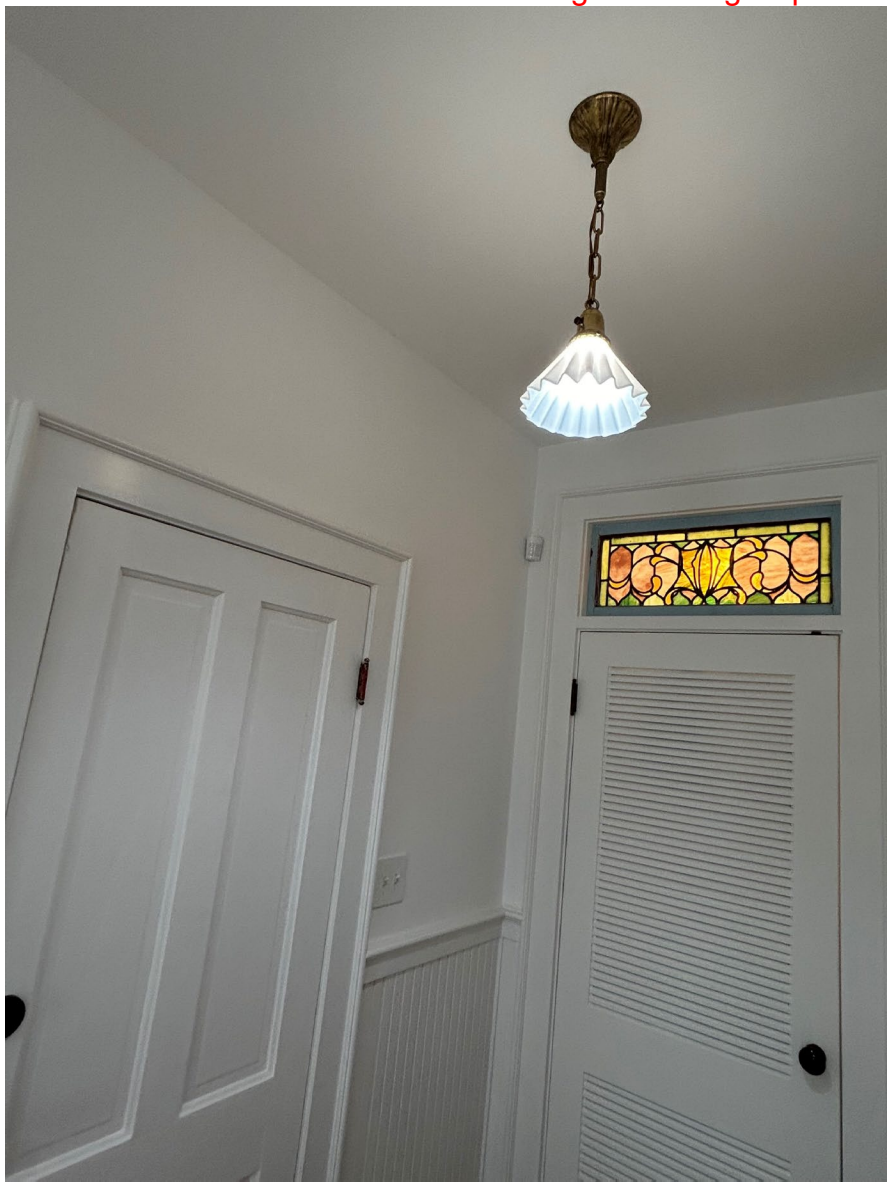


20240619121_KingsFerryWay_Doors_003_1696

Received September 30, 2024
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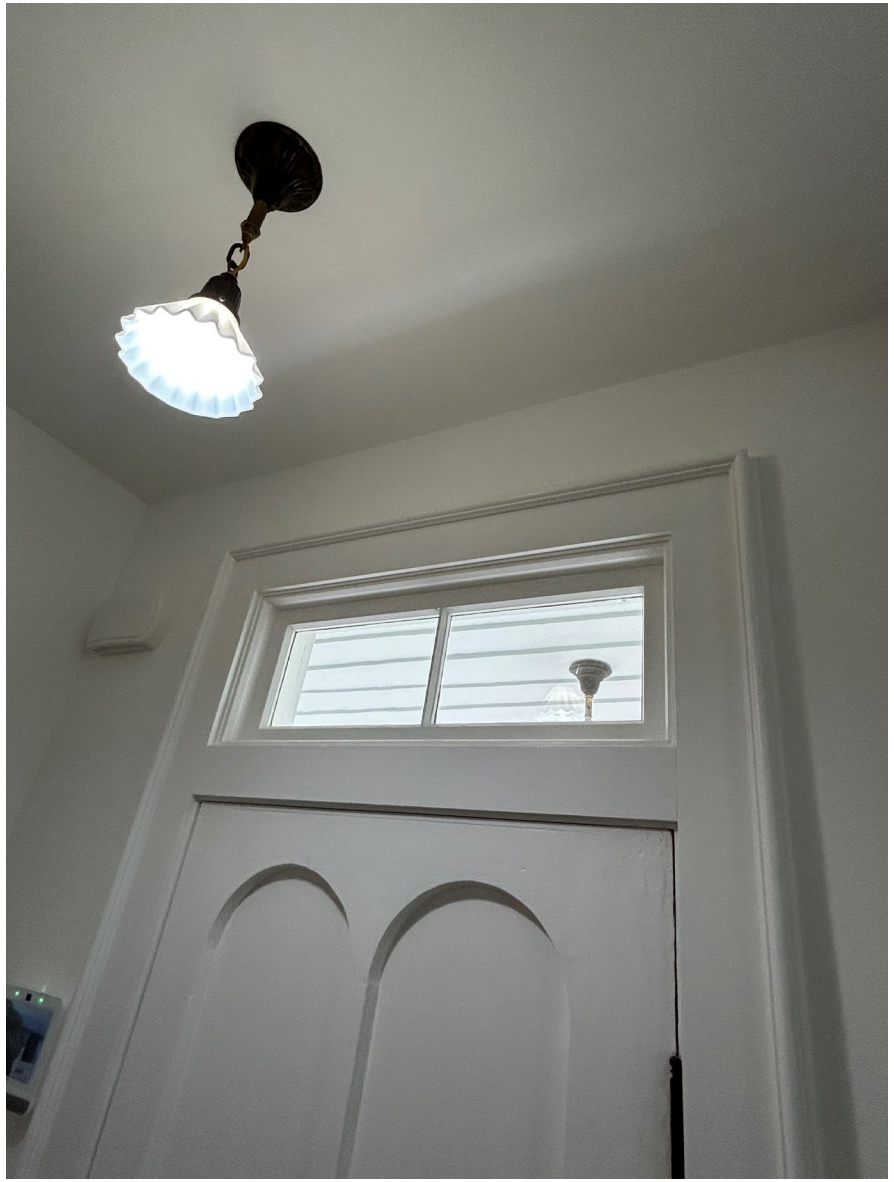


20240619121_KingsFerryWay_Doors_004_1697



20240807121_KingsFerryWay_Doors_005_1982

Received September 30, 2024
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20240807121_KingsFerryWay_Doors_006_1984



20240813121_KingsFerryWay_Doors_007_2039

Received September 30, 2024
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20240813121_KingsFerryWay_Doors_008_2043



20240820121_KingsFerryWay_Doors_009_2074

Received September 30, 2024
Planning & Building Department



20240820121_KingsFerryWay_Doors_010_2093

- No original interior doors remained, but they were most likely four vertical wood panel doors, similar to the back door, with rim locks and porcelain door knobs.
- All the interior openings now have restored salvaged antique replacement doors with antique hinges and doorknobs matching the character of the building.

Instr #2019027717 BK: 4713 PG: 430, Filed & Recorded: 4/24/2019 8:25 AM #Pgs:1
Hunter S. Conrad,Clerk of the Circuit Court St. Johns County FL Recording $10.00 Doc. D $770.00

Corporate Warranty Deed

This Indenture, made , April 23, 2019 A.D.
Between
Direct Home Buyer 1, Inc. whose post office address is: 1650 Margaret Street Suite #302 Box #277, Jacksonville, Florida 32204 a corporation existing under the laws of the State of Florida, Grantor and **Elaine H. Darnold and Kenneth W. Darnold Wife and Husband** whose post office address is: #7 Palm Row, St. Augustine, Florida 32084, Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of St. Johns, State of Florida, to wit:

Lot 14, Block E, of the Genovar Addition according to the Official Map of St Augustine of January 1, 1905, and according to the Official Map of the City of St Augustine Dated June 1923, on file in the office of the Clerk of the Circuit Court of St. John County, Florida.

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

COPY

Parcel Identification Number: **209910-0000**

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

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Direct Home Buyer 1, Inc.

Signed and Sealed in Our Presence:

By:_____
Christa Jackson
Its President

Witness Print Name: Dawn Terry

Amanda Duncan
Witness Print Name:_____

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this April 23, 2019, by Christa Jackson, the President of **Direct Home Buyer 1, Inc.** A corporation existing under the laws of the State of Florida, on behalf of the corporation.
He/She is personally known to me or has produced a driver's license as identification.

_____(Seal)
Notary Public
Notary Printed Name: Dawn Terry

My Commission Expires::

Prepared by:
Duane Romanello, P.A.,
1919-8 Blanding Blvd
Jacksonville, Florida 32210

File Number: 19-0490

DAWN L. TERRY
MY COMMISSION # FF 904163
EXPIRES: November 27, 2019
Bonded Thru Budget Notary Services

DAWN L. TERRY
MY COMMISSION # FF 904163
EXPIRES: November 27, 2019
Bonded Thru Budget Notary Services

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	2099100000
Location Address	121 KINGS FERRY WAY SAINT AUGUSTINE 32084-0000
Neighborhood	Genovar Addition (627)
Tax Description*	GENOVAR ADDN CITY LOT 14 BLK E OR4713/430 *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	0.070
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Darnold Elaine H,Kenneth W 100% Darnold Kenneth W 100%
Mailing Address	7 PALM ROW SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2024
Building Value	$74,908
Extra Features Value	$0
Total Land Value	$159,750
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$234,658**
Total Deferred	$49,205
Assessed Value	**$185,453**
Total Exemptions	$0
Taxable Value	**$185,453**

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

Historical Assessment Information

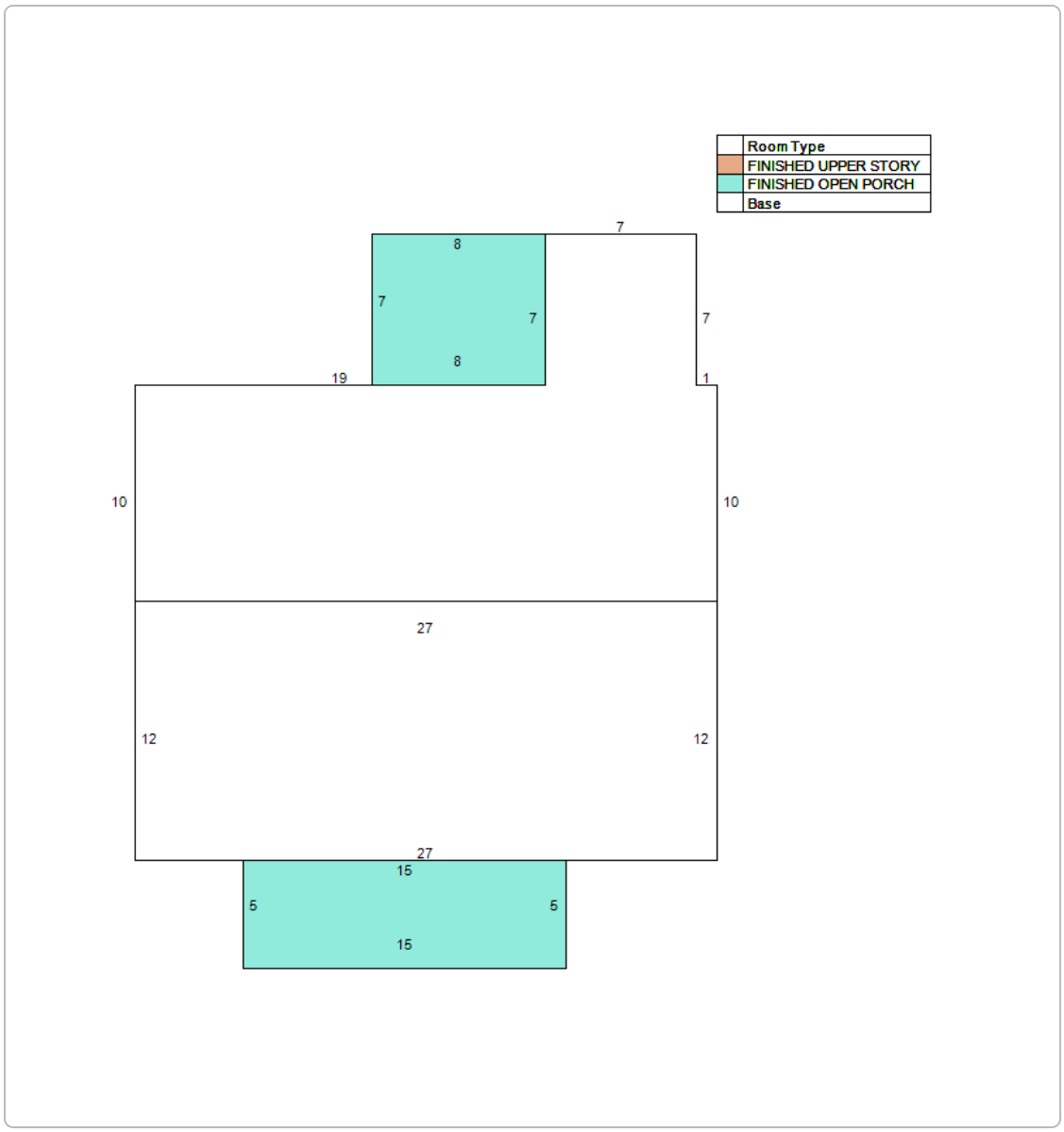
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	$68,660	$0	$142,000	$0	$0	$210,660	$168,594	$42,066	$168,594
2022	$65,766	$0	$135,184	$0	$0	$200,950	$153,267	$47,683	$153,267
2021	$39,490	$0	$106,500	$0	$0	$145,990	$139,334	$6,656	$139,334
2020	$34,367	$0	$92,300	$0	$0	$126,667	$126,667	$0	$126,667
2019	$30,072	$0	$92,300	$0	$0	$122,372	$89,825	$32,547	$89,825
2018	$26,197	$0	$166,800	$0	$0	$192,997	$141,475	$51,522	$141,475
2017	$26,197	$0	$150,120	$0	$0	$176,317	$128,614	$47,703	$128,614
2016	$26,197	$0	$130,312	$0	$0	$156,509	$116,922	$39,587	$116,922
2015	$26,852	$0	$104,250	$0	$0	$131,102	$106,293	$24,809	$106,293
2014	$22,178	$0	$83,400	$0	$0	$105,578	$96,630	$8,948	$96,630
2013	$23,210	$0	$64,635	$0	$0	$87,845	$87,845	$0	$87,845

Building Information

Building	1	**Roof Cover**	Metal
Building Value	$74,908	**Roof Structure**	Gable Hip
Year Built	1920	**Interior Flooring**	Pine Wood
Actual Area	936	**Interior Wall**	Minimum
Conditioned Area	805	**Heating Type**	None
Use	Single Family Residence	**Air Conditioning**	None
Style	01	**Bedrooms**	0
Exterior Wall	Wood	**Baths**	

Description	Square Footage
BASE AREA	319
FINISHED OPEN PORCH	56
BASE AREA	324
FINISHED UPPER STORY	162
FINISHED OPEN PORCH	75
Total SqFt	936

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	50	60	50	EF	$159,750

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
4/24/2019	4/23/2019	$110,000.00	WARRANTY DEED	4713	430	U	I	DIRECT HOME BUYER 1 INC	DARNOLD ELAINE H,KENNETH W
3/21/2019	3/1/2019	$38,400.00	WARRANTY DEED	4697	987	U	I	GRACE ULYESSE	DIRECT HOME BUYER 1 INC
3/21/2019	2/28/2019	$38,400.00	WARRANTY DEED	4697	982	U	I	WILSON-HILL EMMIE	DIRECT HOME BUYER 1 INC
3/21/2019	2/5/2019	$38,400.00	WARRANTY DEED	4697	985	U	I	HOWARD WILLIE R	DIRECT HOME BUYER 1 INC
	11/28/2011	$0.00	DEATH CERTIFICATE	3860	972	U	I	CHAPMAN OTHEL	
	2/28/2008	$0.00	DEATH CERTIFICATE	3860	973	U	I	PALMER LULA MAE	
	6/1/1990	$0.00		859	243	U	I		PALMER LULA MAE ETAL
	6/1/1990	$0.00		859	238	U	I		

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
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Last Data Upload: 9/20/2024, 2:41:24 AM

Contact Us

Developed by
Schneider GEOSPATIAL

CITY OF ST AUGUSTINE

MEMORANDUM

To: Historic Architectural Review Board

Date: October 17, 2024

Re: Planning and Building Permits – Historic Preservation Districts

During the month of September 2024, the Planning and Building Department issued the following permits for projects meeting pre-approved guidelines and/or HARB approved plans.

REPAIR MAINTENANCE AND NEW CONSTRUCTION

11 Aviles Street (Replace existing door with jeld wen door FL#12769.)

25 W Castillo Drive (Temporary tents, temporary stage & FOH VIP Structure for the Sing Out Loud Festival.)

52 Charlotte Street (Convert existing closet into half bathroom with one toilet and one sink.)

56 Charlotte Street (Replacing the subfloor of the backside of the property on the 2nd floor due to a water leak.)

60 Charlotte Street (Replacement of existing grease trap with a new high efficiency grease trap for The Chiante Room.)

171 Cordova Street (New Single Family Home replacement from approved demo.)

101 Marine Street (Add an elevator shaft to south side of the building.)

100 Saint George Street (Install new 750KC mil conductors in existing pipe, underground.)

286 Sait George Street (Install 104’ of New 42”H wood spaced picket fence to match existing fence.)

64 Weeden Street (Shingle to Metal Re-Roof FL24397.8)

DEMOLITIONS

171 Cordova Street (Demolish existing structure. HARB approved 8/17/2023.)

SIGNS

69 Saint George Street (Suarez-McHenry House: One wall plaque 14" x 20" total 1.92sf.)

Kaeli Dickinson

Kaeli Dickinson, Planning & Building Clerk