CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

AMENDED

AGENDA

THURSDAY, NOVEMBER 21, 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
   a) September 18, 2024 - Regular Meeting
   b) October 17, 2024 - Regular Meeting
4. Modification and approval of Agenda
5. Recommended Expedited Hearing Items (additional items may be recommended one week in advance)

a)	Ad Valorem Tax Exemption Part III HP2024-0059 Parts I & II Approved and Part III Continued on October 17, 2024	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.

6. Certificate of Appropriateness – City owned property

a)	HP2024-0073	City of St. Augustine & FDOT - Applicant City of St. Augustine, State of Florida, & United States Government (NPS) - Owner 111 Avenida Menendez & PIDs 1961800000 & 1961700000 (Waterfront along A1A/Avenida Menendez, beginning south of the Bridge of Lions north to Charlotte Street) To replace the existing seawall and posts and chains with a new seawall and solid pedestrian barrier to tie into a proposed new National Park Service seawall to the north and to the City seawall to the south of the Bridge of Lions; and to lower the elevated promenade adjacent to the existing seawall on the north side of the bridge.

7. Continued Items from the previous HARB meetings

*a)	Certificate of Demolition (Partial) HP2024-0050 Continued from September 18, 2024 ADMINISTRATIVELY CONTINUED TO DECEMBER 19, 2024 MEETING	Liannys Sanchez - Applicant and Owner 65-1/2 Saragossa Street For after-the-fact partial demolition of a residential building, constructed c.1918-1920, contributing to the Model Land Company National Register Historic District, and recorded in the Florida Master Site File, including replacement of historic wood windows in a different material and design.
*b)	Certificate of Demolition (Partial) HP2024-0065 Continued from October 17, 2024 WITHDRAWN	A. Kroll Construction - Applicant Donna R & Scott G Wendler - Owner 132 King Street For partial demolition of a residential building, constructed c. 1910-1914,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.
*c)	Certificate of Demolition (Partial) HP2024-0066 Continued from October 17, 2024 REQUESTING CONTINUANCE TO DECEMBER 19, 2024 MEETING	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) Opinion of Appropriateness
HP2024-0055
Continued from September 18, 2024
REQUESTING CONTINUANCE, DATE TBA

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

8. Certificate of Appropriateness

a) HP2024-0071

Design Cooperative, LLC - Applicant
58 Charlotte Street LLC - Owner
58 Charlotte Street
To install mechanical equipment at the roof ridge screened with a cupola structure.

b) HP2024-0072

KLT Construction, Inc. - Applicant
J Prabhu, LLC - Owner
120 Avenida Menendez
To fill in an existing pool area at the southeast corner of the site to expand existing pavered parking.

9. Certificate of Demolition and Partial Demolition

a) HP2024-0067

Ace Door & Window Company, Inc. - Applicant
Randall L. Ringhaver Revocable Living Trust - Owner
50 Valencia Street
For partial demolition of a residential building, constructed c. 1951, that is recorded in the Florida Master Site File and contributing to the Model Land Company National Register Historic District including wholesale removal and replacement of windows with a different design and material.

b) HP2024-0070

Austin Matheson - Applicant
Caleb J. King - Owner
2 Tremerton Place
For partial demolition of a residential structure designated as a Local Historic Landmark, constructed c. 1917-1924, including removal of an existing detached c. 1950 garage apartment and alterations to the north and east elevations of the primary structure in relation to proposed additions.

10. Planning and Building Staff Communications

a) Staff Approved Permits Report

11. Other Business
    a) Information and Discussion related to the update of the 2014 Vision Plan.
    b) Reminder of the joint HARB meeting scheduled with the CRC and PZB for Wednesday, December 11, 2024 at 9:00am
    c) Approval of the proposed 2025 HARB meeting schedule.
12. Next Scheduled Meeting Date(s):
    a) December 11, 2024 - Joint Meeting with CRC & PZB to discuss 2024 Vision Plan Update
    b) December 19, 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 Regular Meeting
September 18, 2024

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

1. ROLL CALL:	Brad Beach, Vice-Chairperson Paul Weaver, III Catherine Duncan Linda Potter
Alternate	Barbara Wingo
Absent	Gaere MacDonald, Chairperson (Excused)
City Staff:	Julie Courtney, Historic Preservation Officer Candice Seymour, Historic Preservation Planner Amy Skinner, Director Planning and Building Isabelle Lopez, City Attorney Michele Fudo, Recording Secretary

2. General Public Comments for Items not on the Agenda

Ellen Avery-Smith requested to be moved to an earlier slot in the agenda for item 8.a.

BJ Kalaidi said that the attorneys continue to ask for special treatment. She mentioned the length of time that was allowed for presenters.

Leslie Keyes cautioned the board that there would be people in the public that would want to comment on 24 Cathedral Place, and they would not be aware of the change.

3. Approval of Minutes

MOTION

Ms. Duncan MOVED to APPROVE the August 15, 2024 minutes as presented. The motion was SECONDED by Ms. Potter.

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

4. Modification and approval of Agenda

Item 6.b. HP2024-0039 had requested a continuance to the October 17, 2024 meeting.

Item 7.e. HP2024-0036 was withdrawn by the applicant.

Mr. Weaver asked the 8.a. applicant about the time frame for the presentation of the same, he said that the board should move through the agenda as it had been presented or modified (see above) and reevaluate later in the meeting.

Ms. Duncan said that there may be members of the public that would want to hear item 8.a. and Mr. Weaver agreed.

Ms. Wingo pointed out that in a court of law, this would not be permitted, she said that this was a quasi-judicial body and was due the same kind of respect.

MOTION

Mr. Weaver MOVED to APPROVE the agenda with item 6.b. being continued to the October 17, 2024, item 7.e. being withdrawn, and no further modifications. The motion was SECONDED by Ms. Potter.

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

5. Public Comments related to Expedited Hearing items: none

6. Certificate of Appropriateness

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

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

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

Mr. Malik reviewed the application.

Ms. Seymour showed the profile of the proposed sign describing it for the Board.

Ex Parte Communication: none

Public hearing was opened.

BJ Kalaidi asked why the applicant needed to change the signage at this point.

Public hearing was closed.

The Board discussed:

- The reason for the signage change was a rebranding in progress with Bank of America.
- Historically, the paint would have had a flat finish
- The sign colors were black and white
- The request seemed to meet the criteria
- The north elevation would still be a public access area.
- This was a compatible, contemporary design
- A matte finish was required

MOTION

Ms. Duncan MOVED to APPROVE application HP2024-0025 at 60 Cathedral Place with the condition that the paint would have a matte finish. The motion was SECONDED by Mr. Weaver.

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

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

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

This applicant requested a continuance to the October 17, 2024 meeting. See item 4.

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

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

Applicant was not present and there was consensus with the board to continue with the agenda to give the applicant time to arrive.

This item was heard after item 8.a.

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

1. APPROVE the application if the Board finds that the proposed alterations to the building, as modified, meet the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design with the following condition:
   a. The gate design along Charlotte Street is specified and approved or submitted for future approval under a separate application
   b. The gutter system for the balcony roof be removed or designed in a less impactful way; OR,

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

Chad Sweniger reviewed the application. He advised the Board that the brick on the building should be salvageable.

Ex Parte Communication: none

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

The Board discussed:

- The arched screened back area should be squared off to match the front of the building
- A six-foot distance between the mullions of the screened area was suggested
- All agreed that the screened porch on the back second story should be squared not arched
- An energy efficient glass would be placed in the windows on the front of the building and the original wood look would be maintained
- Needed to eliminate the glazing on the garage doors
- Archeology had already been contacted to review the area in the back where the pavers were going to be replaced
- Picket railing on the front porch was a compatible, contemporary design
- There would be no approval in the future for a roof over the exposed stair to the back porch
- Eliminate the arched insets in the rear fence wall
- The arch over the man gate would remain

MOTION

Ms. Duncan MOVED to APPROVE application HP2024-0035 at 7 Aviles Street with the following conditions: 1. The proposed gates would have a flat top as shown and the wall would not have the recessed arched areas, 2. The back screened porch area would eliminate the arched openings and would have two rectangular openings with muntins every six feet for the screening in between, 3.

There would be no option for a roof covering at a later date over the stair 4. The pickets at the front and 5. The glazing in the garage doors would be eliminated. The motion was SECONDED by Mr. Weaver.

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

6. (d) HP2024-0056 – Design Cooperative– Applicant 58 Charlotte Street – Owner 58 Charlotte Street

To modify a previously approved Certificate of Appropriateness HP2024-0030 to include a new pergola with retractable canopy in the rear service yard, a hurricane shutter system for the proposed rear addition, repaving of the front courtyard, and new site features including a fireplace, banquet bench, and decorative shade umbrellas

Marc Angelo, Sarah Rink, and Mike Kleinschmidt were sworn in for the record.

Ms. Seymour read the staff report and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can take the following actions for a Certificate of Appropriateness at 58 Charlotte Street:

1. APPROVE if the HARB finds that the proposed site modifications meet the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design, OR
2. CONTINUE to allow the applicant to provide additional information and/or modify the proposed design as directed by the HARB

Ms. Rink clarified the umbrella concept describing the canvas coloring on the outside and the scalloped decoration on the underside and the roller shutters are proposed to be the same color as the wall and when opened, they would provide a reveal effect.

Mr. Weaver confirmed the placement of the umbrellas to be five in the front of the property and five in the interior courtyard.

Ms. Wingo asked to see a picture of the umbrellas and a picture was shown that highlighted the color.

Ms. Potter confirmed that the scallop decoration on the underside of the umbrella did not appear on the outside of the umbrella and the color of the underside was a deep blue, while the outside was off white in color.

Ex Parte Communication: none

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

Ms. Wingo asked if the proposed pergola could be any lower. She also asked about the choice of eucalyptus in the courtyard area. She thought it would be out of character for the time period.

Ms. Rink told the Board that the lowest point for the pergola was seven feet six inches, and this would allow the workers to still function effectively. She said that the eucalyptus had been chosen for the look that it provided and as a benefit, it would be suitable for Florida weather.

Ms. Duncan suggested that the eucalyptus would have the same look and color as the wood that was used on the fence and pergola and would also be a hearty planting for the area.

The Board discussed:

- The front entrance was more integrated with the rest of the building and was a good improvement
- Concerns regarding the fireplace being visible from the outside of the courtyard and being inconsistent with the period

- The umbrellas were much to stylized
- Umbrellas should have a simpler design
- If the ground was disturbed, there may need to be an archeological review
- The trellises had a natural feel and did not distract from the architecture
- Roll down shutters were concealed
- The fireplace could be relocated to a place that was not as prominent
- The proposed material for the pavers was appropriate
- The pergola was cedar
- All umbrellas should be neutral in color with no decoration

MOTION

Mr. Weaver MOVED to APPROVE Certificate of Appropriateness HP2024-0056 at 58 Charlotte Street with the condition that the fireplace would be removed from the application and the canvas covering on the umbrellas would be simplified to remove the design and the scalloped effect around the fringe. The motion was SECONDED by Ms. Potter.

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

7. Certificates of Demolition and Partial Demolition

7. (a) HP2024-0050 – Liannys Sanchez – Applicant & Owner
65 ½ Saragossa Street

For after the fact partial demolition of a residential building, constructed c.1918-1920, contributing to the Model Land Company National Historic District, and recorded in the Florida Maste Site File, including replacement of historic wood windows in a different material and design.

Ms. Seymour read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can APPROVE a Certificate for Partial Demolition at 65 ½ Saragossa Street if the HARB finds that the replacement windows maintain the historic character and integrity of the structure and are compatible with the historic structure's building envelope and the removal of the original windows will not compromise the overall historic character and integrity of the structure.

Ms. Liannys Sanchez reviewed the application

Ex Parte Communication: none

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

Public hearing was opened.

BJ Kalaidi was concerned with the after the fact requests and not following the procedures to pull permits.

Public hearing was closed.

Ms. Sanchez provided her rebuttal

The Board discussed:

Ms. Wingo questioned how much information was given to home buyers in historic districts.

Ms. Seymour advised that if a new homeowner was to contact her office, they would provide information that was relevant. She said typically that information was not disclosed at the sale.

Ms. Courtney explained that if the building permit had been applied for as required, the application would have been forwarded to the HARB automatically.

- There was a difference with the new windows on the front and side of the building
- The profile and setback of the window and where it was placed in the wall was incorrect
- These windows were flat and there was no shade and shadow around the opening and frame of the window
- Replacement windows were flat against the casing
- The vinyl window was not appropriate
- The old windows were still on the property
- A permit should have been obtained prior to the work being done
- There was a diamond detail that no longer appeared on the windows
- Building permits were required in the state of Florida
- Windows were not operable
- Make the windows operable to meet the fire code
- There were two options, one to retrofit the original windows and put them back in, or two, reinstall the new windows to correct the framing etc.
- A compromise would be to use a simple one over one wood window, using the reveals and molding on the other windows as a template
- The windows could be redesigned and then approved administratively
- The replacement windows were not a good option, and they took away from integrity of the neighborhood

MOTION

Mr. Weaver MOVED to CONTINUE application HP2024-0050 65 ½ Saragossa Street to the October 17, 2024 HARB meeting. The motion was SECONDED by Ms. Wingo.

VOTE ON MOTION:
AYES: Weaver, Wingo, Potter, Duncan, Beach
NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. (b) HP2024-0052 – Peter Miller – Applicant & Owner 83 Lincoln Street

For partial demolition of a residential building, constructed c. 1910-1917, contributing to the Lincolnville National Register Historic District, and recorded in the Florida Master Site File, including fenestration changes to windows and doors in conjunction with window replacement.

Ms. Seymour read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can APPROVE a Certificate of Demolition for Partial Demolition at 83 Lincoln Street if the Board finds that the proposed fenestration changes are compatible with the historic structure's building envelope and will not compromise the overall historic character and integrity of the structure with the following condition:

1. The proposed replacement windows must be installed and appropriately framed to reflect the depth of traditional wood windows which are recessed into the window opening rather than flush to the exterior plane of the wall.

Peter and Elizabeth Miller reviewed the application.

Ex Parte Communication: none

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

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

The Board discussed:

- The shutters that were shown on the front of the building were not appropriate
- Shutters would be considered a temporary feature that could be removed

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in the future; however, if they were installed, they needed to be operable
- The current windows were not the original windows
- The Board was comfortable with the changes in the fenestration
- The chosen windows were vinyl clad and would be acceptable

MOTION

Ms. Duncan MOVED to APPROVE application HP2024-0052 at 83 Lincoln Street for a Partial Demolition to replace the windows and relocate the door with a recommendation to not put shutters on the windows and the vinyl windows had to be recessed back into the wall as defined in the staff report. The motion was SECONDED by Mr. Weaver.

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

7. (c) HP2024-0053 – Hester's Roofing and Coating, Inc – Applicant
Cheryl E. and Thomas V. Kavanaugh – Owner 107 La Quinta Place

For partial demolition of a residential building, constructed c.1905-1910, contributing to the Lincolnville National Register Historic District, and recorded in the Florida Master Site File, including replacement of the existing metal roof with a new metal roof of a different design.

Ms. Seymour read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can APPROVE a Certificate for Demolition and Partial Demolition at 107 La Quinta Place if the HARB finds that the proposed replacement roof material maintains the historic character and integrity of the structure, is compatible with the historic structure's building envelope and will not compromise the overall historic character and integrity of the structure.

Mr. Will Hester and Mr. Tom Kavanaugh and Carol Kavanaugh reviewed the application.

Ex Parte Communication: none

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

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

The Board discussed:

Ms. Wingo asked for an explanation of the difference between the proposed roof and the administratively approvable roof material

Ms. Seymour gave an explanation and showed illustrations of the different roof materials. She explained that the staff would use the AGHP guidelines that were preapproved for use of the 5v crimp.

Mr. Hester explained that the 5v crimp had exposed fasteners and there was a difference in the rib heights from other materials.

Ms. Duncan said that this material was used on a lot of residential projects and felt that it would have a nice look and was appropriate.

Mr. Beach referred to the roof information and felt that the striated style was preferred.

MOTION

Ms. Duncan MOVED to APPROVE application HP2024-0053 at 107 La Quinta Place with the striated panel. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:

[1] Break 2:13 – 2:38

AYES: Duncan, Weaver, Potter, Wingo, Beach
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

7. (d) HP2024-0045- Matthews Design Group, LLC – Applicant Stephen J Robideaux – Owner 11 Garnett Avenue
Continued from August 15, 2024

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

Ms. Seymour read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can APPROVE a Certificate of Demolition at 11 Garnett Avenue because it is not a local landmark or otherwise designated as a historic building with the following condition:

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

Ex Parte Communication: none

Mitchell Turner and Autumn Martinage

James Whitehouse representing Turner Ace Hardware reviewed the application.

Ms. Potter asked what would be replacing the building.

Mr. Whitehouse advised that the business was expanding; however, there were no plans available for review at this time.

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

The Board discussed:

- The building was an ancillary structure
- Once an approval was given, the applicant would have a year to begin work
- Agreed that there was no reason to deny
- The board was given an explanation why the application had been continued
- Needed to see the plan for the future building
- Needed a listing of the materials that could be salvaged

MOTION

Mr. Weaver MOVED to APPROVE application HP2024-0045 at 11 Garnett Street a Certificate of Demolition with the condition that significant building materials, architectural details and ornaments, fixtures, and the like be salvaged for repurposing in accordance with Section 28-83(5). The motion was SECONDED by Ms. Wingo.

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

7. (e) Certificate of Demolition HP2024-0036 – Old City Law, PLLC – Applicant
Vista Hotel IV, Inc – Owner
1800 Ponce de Leon Boulevard
Continued from August 15, 2024

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

This item was withdrawn by the applicant, See item 4.

8. Opinion of Appropriateness

8. (a) HP2024-0055 – Rogers Towers, P.A. – Applicant
Kasa, Hospitality, Inc – Owner
24 Cathedral Place / Charlotte Street

To construct three-story commercial buildings on the west side of Charlotte Street and south side of Treasury Street to flank a new parking garage on the existing parking lot and to modify 22 Cathedral Place with an elevated roof structure with columns all related to an adaptive use project on the existing buildings.

Ms. Courtney read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can continue an Opinion of Appropriateness at 24 Cathedral Place to allow time for the applicant to respond to recommended changes to the design provided by the HARB and provide additional details as requested.

Ms. Ellen Avery-Smith reviewed the application along with Freemont Latimer, John Regan, and Mike Copenhafer.

Mike Copenhafer presented his portion of the PUD that dealt with the architectural design.

Freemont Latimer presented his landscape plan for the Board.

John Regan summarized some of the public benefits of this project

The Board presented their Ex Parte Communication.

Public hearing was opened.

Jon Benoit said that a PUD applicant was required to describe the existing zoning. He showed examples of how the right of way was encroached on by the overhang of the balconies. He said that there had been no discussion of how the increased traffic at the base of the Bridge of Lions would be handled. He mentioned the effect that the building would have on the flood waters in the future. He felt that the project was too intense.

Leslie Keyes said that the style of the proposed PUD was not the correct style for the area.

Carl Halbert spoke about rules that were related to the archeological value of the project and suggested that there be a fee assessed to the PUD.

Melinda Rakoncay was hopeful that the board had been able to review the information from the meetings from 2022. She highlighted the things in the PUD that had not changed from the recommendations from that meeting. She said that no other building in HP 2 had been allowed to use the same scale and mass that was proposed with this PUD.

BJ Kalaidi was concerned that the mass was totally inappropriate. She said that the HARB was the board that would be able to maintain the character of the downtown area.

There was a brief break due to technical difficulties.[2]

Public hearing was closed.

Ms. Avery-Smith presented her rebuttal stating that this property was zoned PUD not HP-2. She wanted to focus the discussion on the recommendations from the PZB.

Mr. Beach suggested the Board to concentrate on the mass and scale of the project and then move to style and details.

Mr. Weaver explained the town plan that would have existed post-civil war. He felt that the way that the buildings decreased in scale was typical of the history of the town plan. He pointed out the many other buildings like the Casa Monica that were more massive than the proposed building. He said that having the parking area above ground would help to preserve the archaeology on the property. He said that the mass and scale was okay, and the architecture was

[2] Break 4:18 – 4:23

acceptable; however, he did not like the pergola and thought that would have to be discussed.

Ms. Wingo thought that there was a certain Disney Land look to the proposed buildings. She suggested getting rid of the pergola.

Ms. Duncan wanted to consider the historical context of the project. She said that the building was not historic in any way with the exception of the style. She felt that the massing was too much for the side street. She agreed that the parking lot on Charlotte Street was an eyesore however she wanted to see gardens and street beautification not just palm trees. She pointed out that compared to the buildings on the opposite side of Charlotte Street, the proposed building seemed to dwarf the existing streetscape.

Mr. Weaver felt that there should be an integrated design, rather a piecemeal pattern.

Ms. Duncan said that everything on the building was pushed out to the face of the building and there was no relief, no gardens, and this was too massive. She felt the 100 percent lot coverage did not give back beauty to the streetscape. She went on to say that Henry Flagler gave beauty to the area in the gardens and fountains that he built. She felt that creativity should be explored and expanded to break up the massing of the project.

Ms. Wingo thought that the interior of the Treasury building should be protected and preserved because it was very important part of the history.

Mr. Beach asked if there was a way to rework the form of the project to be able to activate the pedestrian edge by adding fountains and greenspace. He said that there needed to be some kind of relief that created some breathing space to match other businesses in the area. He felt that everyone was on board with taking a few steps back and reworking the project to reduce the massing of the building.

Ms. Duncan explained that massing included the footprint of the building, the building relative to the street, and the buildings on the other parts of the street. She said that one hundred percent lot coverage massing was inappropriate for this site.

Ms. Courtney advised that the city code said the following: “New construction reflecting the colonial period in HP-1 and all new construction in HP-2 and 3, the maximum lot coverage was the lesser of seventy percent or 7,000 square feet.”

Mr. Weaver listed the items the board had consensus.

- no palm trees
- no pergola
- setbacks on the street
- a certified survey with the heights measured
- a unified design rather than the appearance of cut and paste
- Diminishing scale along Charlotte Street would help to incorporate the pedestrian experience.

Ms. Potter asked if, in terms of possibly reducing the mass, could the entrance to the garage be changed to include a small garden atrium area.

Ms. Lopez cautioned the Board that the PUD had not been approved by the City Commission, and advised the board not to presume what the commission would do. She said that there had been a recommendation from the PZB and presumably there would be a recommendation from the HARB; however, this discussion was conceptual.

Mr. Latimer explained how the traffic flow would move from the garage entrance out to Cathedral Place.

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Ms. Skinner reviewed the lot coverage question. She confirmed Ms. Courtney's information regarding the square footage of new construction. She advised the Board that the land development code called for the buildings to be on the property line.

Ms. Skinner told the Board that Charlotte Street would be redone in the style of Spanish, Hypolita and Treasury Street.

Ms. Potter confirmed that there would be no changes to the façade of the building at 22 and 24 cathedral Place.

Ms. Duncan pointed out that there were no doors on Charlotte Street other than the entrance into the parking garage.

Ms. Potter suggested taking the defining characteristic of the main building and incorporate it into the new building.

MOTION

Mr. Weaver MOVED to CONTINUE application HP2024-0055 at 24 Cathedral Place to the November 21, 2024 meeting. The motion was SECONDED by Ms. Potter.

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

9. Planning and Building Staff Communications

(Provided for informational purposes)

10. Other Business

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

Ms. Bridgette Murphy presented her thesis regarding the adaptation of historic districts as related to sea level rise. The Board agreed that it was very well done, and they thanked her for her time.

10. (b) Brief discussion regarding roofing materials

Ms. Seymour introduced the discussion on different roofing materials. She asked the Board to comment on any guidance that they could offer going forward as more and more insurance companies were looking for homeowners to go to metal roofing as it has a longer life than shingle or cedar, etc. She showed the board different pictures of homes with the various types of metal roofing for context.

Ms. Potter mentioned the application previously heard and the choice that the board supported which was a striated metal roof.

Beach said that the 5v crimp was the baseline in the district as the fasteners were concealed.

Ms. Duncan said that there were so many options that it would be good to determine what people were asking for. She thought that photographs should be provided to prospective roofers to be sure that the work could be done.

Mr. Weaver preferred to use a case-by-case basis unless the requests became too much.

Ms. Seymour advised that color had not been an issue, it was the type of metal and fastener placement.

Ms. Seymour said that they were trying to balance the needs of the property owners with the historic preservation regulations. She told the Board that they would continue to bring requests to the board if that was the consensus. She asked about ranch houses as there was no guidance available. She

mentioned the neighborhoods that the requests were coming from

Ms. Duncan felt that the metal would be acceptable for the ranch home however Mr. Weaver did not agree.

Ms. Seymour advised that there were several neighborhoods from the 1940's and 50's that were asking for metal roof replacement.

Wingo agreed that a metal roof was not appropriate for the ranch style house.

It was decided that for now all roofing applications would be brought to the board until such time as it became to burdensome.

11. Next Scheduled Meeting Date(s):

11. (a) October 17, 2024 – Regular Meeting

12. Adjournment

There being no further business, the meeting was adjourned at 7:01 P.M.[3]

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Gaere MacDonald, Chairperson

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[3] Transcribed by Michele Fudo

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting
October 17, 2024

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, October 17, 2024, in the Alcazar Room at City Hall, St. Augustine, Florida. Gaere MacDonald, Chairperson, called the regular meeting to order, and the following were present:

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

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

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2. General Public Comments for Items not on the Agenda

Irene Areola, a local real estate agent, commented about metal roofing and how it was important to note that insurance companies did not view shingle roofs the same as metal roofs. She said that putting a metal roof on a house would effectively give the homeowner an additional ten years and up to twenty-five in total before the insurance company would require replacement of the roof.

BJ Kalaidi advised the Board that an application that had been before the HARB was mentioned at the city commission September 23,2024 meeting. She asked the Board to watch the meeting and make themselves aware of the commentary.

3. Approval of Minutes

None

4. Modification and approval of Agenda

HP2024-0050 requested a continuance to the November 21, 2024 meeting.
MOTION

Mr. Weaver MOVED to APPROVE the Agenda as presented that included the continuance of item HP2024-0050. The motion was SECONDED by Mr. Beach.

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

5. Public Comments related to Expedited Hearing items:

NONE

6. Continued Items from Previous Meetings

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

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

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

Jason Canning reviewed the application

Ex Parte Communication: None

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

The Board discussed:

- The allowed colors for the awnings were white, natural, or sail cloth
- The oyster color would be preferred as it was closest to the sail cloth
- Staff confirmed the choices available
- Needed to provide a sample for the staff to approve
- The posts and beams were painted a red copper color, should the beams and posts be stained a wood color to conform with the district
- This was a mediterranean style, and the selected color matched the existing columns
- Stain would be a better selection rather than paint on the columns, in a natural color and it would also be a good method of preservation
- The project had been brought into compliance

MOTION

Mr. Beach MOVED to APPROVE application HP2024-0039 at 35 Treasury Street, based on the proposal with the condition that the wood members of the pergola would be a wood stain color, and the canvas would be a material that met the code standards and both the stain, and the canvas would be staff approved.

The motion was SECONDED by Mr. Weaver.

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

Mr. Canning asked if both sides had to be constructed at the same time and was told no as the Certificate of Appropriateness did not expire.

6. (b) HP2024-0050 – Liannys Sanchez – Applicant and Owner
65 ½ Saragossa Street
Continued from September 18, 2024

The applicant had requested a continuance to the November 21, 2024 meeting. See item 4

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. Certificates of Appropriateness

7. (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.

Ms. Seymour read the staff report and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can APPROVE a Certificate of Appropriateness at 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.

Brian Molony Sharkey reviewed the application.

Ex Parte Communication: none

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

The Board discussed:

- The pool seemed very minimal
- No issues with the proposal
- There was concern with the archaeology of the area.
- Indian artifacts had been found at the site
- The pool equipment was screened
- The lighting on the wall appeared too contemporary
- Down lighting provided for safety
- In the future if there was going to be a deck installed, it would require a return to HARB
- An archeological review would be required
- Any artifacts found would belong to the property
- The board could give the option of raising the pool height if there were artifacts found
- Twenty-four inches would be the highest practical height for the pool wall
- Needed to do what was possible to minimize any damage to any old items that existed underground
- Reducing the depth on the deep end of the pool would be a better way to address the archeological issue

MOTION

Mr. Weaver MOVED to APPROVE Certificate of Appropriateness HP2024-0063 at 56 Marine Street to construct an in-ground pool with a maximum depth of four- and one-half feet. The motion was SECONDED by Ms. Potter.

Ms. Courtney advised that it was imperative that the contractor notify the city archeologist prior to starting the project.

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

8. Certificates of Demolition and Partial Demolition

8. (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.

Ms. Seymour read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can APPROVE a Certificate of Demolition for Partial Demolition at 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.

Allen Kroll reviewed the application.

Ex Parte Communication: none

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

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

The Board discussed:

Ms. Potter asked about the justification for the additional door on the front of the building

Mr. Kroll explained that this would give access to the front porch from the bedroom suite on the other side. He described the way it would look upon completion with proper spacing and a windowsill for the other window.

Ms. Duncan said that the window on the front looked the most authentic. She did not think that it was appropriate to install another door. She felt that it would change the character of the building. She wanted to see drawings that would show how this would look upon completion. She said replacing the French door to match the original door on the west side of the porch was fine.

Mr. Beach agreed that having three doors was excessive and out of character for the area. He was concerned that there were a lot of unknowns and until there was more information, he was not comfortable moving forward.

Mr. MacDonald agreed that there was not enough information to decide. He made a modification suggestion to the applicant, that included using the existing door as an entry door to a vestibule.

Ms. Duncan felt that Mr. MacDonald's suggestion was the best option for the applicant as she thought that the plans presented by the applicant were too random.

Donna Windler was sworn in for the record and she described what she was trying to accomplish with the proposed modifications.

Ms. Seymour explained that if the replacement window matched what existed, staff could approve those windows.

Ms. Courtney reminded the Board that the windows had not been approved for replacement and with the appropriate product, they could be in the future. She said that the building was contributing to a National Register Historic District, which allowed the Board to dictate what products were used in restoration efforts.

Mr. Weaver agreed that without proper design drawings, there was not enough to decide about potentially changing the front fenestration of the building.

Mr. MacDonald asked the applicant if a continuance was acceptable.

MOTION

Ms. Duncan MOVED to CONTINUE application HP2024-0065 at 132 King Street to the November 21, 2024 meeting for the applicant to determine if they want to proceed, and if they are going to proceed they need to bring back drawings and visuals for review. The motion was SECONDED by Mr. Weaver.

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

8. (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.

Ms. Seymour read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board may APPROVE a Certificate of Demolition for Partial Demolition at 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.

Mary Garden reviewed the application. She was concerned that another house in the area had installed a metal roof and had not appeared before the HARB. She did not understand why her house had to appear for the same work and was told that the other house had "slipped through the cracks".

Ms. Seymour explained that permits are routed to the HARB office from the building department after an initial review.

Ms. Courtney expanded on the explanation to the Board telling them that the permit had not been denied, it had been sent to HARB for review.

Ex Parte Communication: none

17 certified notices were sent, 8 were returned in favor, 0 were returned opposed and 8 had comments.

Public hearing was opened.

Charles Pappas said that changing from a shingle roof to the metal roof would bring back the history of the structure, as well as longevity. He noted that other homes in the area already had metal roofs.

Irene Areola stated that the city staff worked hard to preserve the city. Her concern was more about the insurance aspect of home ownership. She said that a metal roof would give a homeowner ten more years with the insurance companies.

Public hearing was closed.

The Board discussed:

Ms. Courtney told the board that the applicant had been advised that if she chose a metal shingle roof then staff could administratively approve the application.

- Sympathetic to the applicant; however, the lowest possible profile should be used
- There needed to be a compromise with the integrity of the building and the reality of what homeowners were facing
- Metal roofs appeared to be common on ranch style homes in the area
- Roof replacement was a necessity
- Needed to address the profile of the metal roof that would be installed
- The metal shingle would not afford the desired look

Ms. Seymour described the different roof materials under consideration.

- The roof that had been replaced near the applicant's home, when looked at in context, had a much lower profile than the examples that had been provided
- The design of the proposed roof material was intended to extend the life of the roof and the look was very subtle
- The selected material was appropriate for the area

Ms. Lopez advised the Board that simply because someone obtained a permit without the entire process being completed, it would not set precedent.

Mr. Weaver concluded that the opinion of the Board was this was an appropriate replacement material for the roof in that area.

MOTION

Mr. Weaver MOVED to APPROVE Certificate of Demolition and Partial Demolition HP2024-0064 for 44 Sylvan Drive to approve a metal replacement roof

as presented by the applicant. The motion was SECONDED by Mr. Beach.

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

8. (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.

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

Freddy Restrepo reviewed the application.

Ex Parte Communication: none

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

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

The Board discussed:

- The top third above the cornice line appeared to be structurally unsound
- If the bad section was to be replaced, there needed to be drawings provided
- It did not appear that the tower needed to come down, but needed to have the brick repointed
- Thought the building was individually eligible for the National Register
- Felt that this was a very important building in the Gothic Revival style
- The tower was a very important feature of the building, and the board needed to be convinced that the demolition was necessary
- The structural analysis said there was mortar and grout loss between the bricks
- It would be less expensive to do the work on the brick than to take the entire section down
- The engineer report advised to take the structure down because of safety issues
- Suggested installing a steel four square attached with angle all around which would provide something to put the roof on
- The structure could easily be stabilized
- Needed to inform the church of the cost of the project
- The building would be eligible for an historic preservation grant
- Stabilization and renovation should be the focus of the project and maintaining the integrity of the building

MOTION

Mr. Weaver MOVED to CONTINUE application HP2024-0066 118 King Street First United Methodist Church to the November 21, 2024 meeting. The motion was SECONDED by Mr. Beach.

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

[1] Break 2:49 – 2:57 pm

8. (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.

Ms. Seymour read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can APPROVE a Certificate of Demolition at 51 Florida Avenue because it is not a local landmark or otherwise designated as an historic building.

Kevin Priester reviewed the application

Ex Parte Communication: none

14 certified notices were sent, 2 were returned in favor, 0 were returned opposed and 1 had comments.

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

The Board discussed:

- Any plans for the new structure
- Intent was to live in the house; however, after a review by two contractors, demolition seemed to be the best plan and currently there were no plans for the new structure
- If approval was granted, the applicant would have up to two years to submit plans for a permit
- Would there be any materials that could be salvaged, like the wood flooring
- There did not appear to be anything that could be salvaged

MOTION

Mr. Weaver MOVED to APPROVE Certificate of Demolition HP2024-0057 at 51 Florida Avenue to grant full demolition with the condition that the demolition be delayed until a permit is pulled for the new structure. The motion was SECONDED by Mr. Beach.

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

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

9.(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 LincoInville National Register Historic District.

Ms. Courtney read the staff report and said 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 LincoInville 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)

Elaine and Kenneth Darnold reviewed the application.

Mr. MacDonald asked for clarification of the part three portion of the review.

Ms. Courtney explained that part three would be reviewed when the project was completed to certify the completion according to the Secretary of the Interior Standards of Rehabilitation.

Ex Parte Communication: none

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

The Board discussed:

Mr. Weaver asked how close to completion the project was. He said that typically the application would come before the board prior to starting any work; however he supported the project, and it appeared that part one was complete with good documentation and the submitted plan had been partially executed.

Mr. MacDonald asked if everyone agreed that part 1 and 2 was complete, and would the applicant have to return to the board for part three.

Ms. Potter advised that if any ground was disturbed, the archeology department had to be contacted for an archeological review.

Ms. Duncan commented on the restoration of the building without raising the building. She thought the applicant should use this project as an example for others.

There was a brief discussion regarding how to proceed with an approval for this project.

Ms. Lopez suggested that the project be on the next agenda as an expedited application. She advised that there was a need for a motion for parts one and two for this presentation and part three would be done later.

MOTION

Mr. Beach MOVED to APPROVE HP2024-0059 for a Certificate of Appropriateness for Historic Preservation Ad Valorem Tax Exemption at 121 Kings Ferry Way, based on part one qualifies being a contributing property to the Lincolnville National Register District and part two that the rehab work is consistent with the Secretary of the Interior Standards for rehabilitation for the exterior and interior and the proposed work meets the criteria established by the Department of State. The motion was SECONDED by Ms. Duncan.

VOTE ON MOTION
AYES: Beach, Duncan, Potter, Weaver, MacDonald
NAYES:
MOTION CARRIED UNANIMOUSLY

10. Planning and Building Staff Communications

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

(Provided for informational purposes)

11. Other Business

Mr. MacDonald revisited the church and said that it would be worthwhile to get the building listed on the register to facilitate them receiving grants.

Ms. Courtney agreed and advised that it was a lengthy process.

Mr. Weaver said that the building was already listed on the National Register for the Model Land Company as a contributing building.

12. Next Scheduled Meeting Date(s)

12.(a) November 21, 2024

13. Adjournment

There being no further business, the meeting was adjourned at 4:05 P.M.[2]

Gaere MacDonald, Chairperson

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[2] Transcribed by Michele Fudo

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for November 21, 2024 Meeting



Application HP2024-0059 Address: 121 Kings Ferry Way

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

Project description: To review Part 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:	5(a)	Previous Action(s):	Parts I & II were reviewed Oct 17, 2024

STAFF SUMMARY AND ANALYSIS:

1. This Certificate of Appropriateness (COA) application is to review Part III of an Ad Valorem Tax exemption (AVT) application and certify the completed interior and exterior rehabilitation work. Interior and exterior alterations to real property are eligible for inclusion to the real property valuation for the tax exemption if approved.
2. At the October 17, 2024 meeting, the HARB found that the structure is a qualifying since it is contributing to the Lincolnville National Register Historic District and the proposed rehabilitation work is consistent with the Secretary of Interior's Standards for Rehabilitation, which fulfills the requirements of Part I and II.
3. For Part III: A Certificate of Completion recently issued by the City's Building Official is included in the attachments. The HARB is to review the completed improvements to the property and make a final determination that they are consistent with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and to certify the requirements for a historic preservation ad valorem tax exemption have been met.
4. The HARB then 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.
5. 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. The architectural/building context included in the staff report for Parts I & II is provided on page 5 of this report.
6. The minimum valuation of the improvement must be $20,000 or 50% of the assessed value of the structure before the improvement, whichever is less, and at least twenty-five percent (25%) of the valuation of the proposed improvements must be for work to the exterior or foundation of the structure.
   Both improvement valuation requirements have been met, as is indicated in #7:
7. **HOUSE VALUATION / PROJECT INVESTMENT**
   - **Value of building per SJCPA (2023): $68,660**
   - **Taxable Value per SJCPA (2023): $168,594**
   - **Value of Completed Project*: $488,618.39**
     (More than 50% of the project costs were for the exterior building envelope or foundation, meeting the minimum thresholds for an AVT.)

     *A significant investment into the project is not reflected in the dollar figure related to the value of the completed project. A large portion of labor was completed by the building owners and materials were contributed by the owners, which is not included in the project cost.

8. Outside of this Ad Valorem Tax exemption (AVT) application, none of the rehabilitation/restoration work would have required the HARB's review because it did not permanently remove or alter character defining elements of the building's exterior.

SECRETARY OF THE INTERIOR'S STANDARDS (SOIS) FOR REHABILITATION

SOIS In Relation to the Proposed Scope of Work Outlined in the Application Packet:
See 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 was completed in a sensitive and skilled manner for the exterior and interior. 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, minimal 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 character defining features largely remained intact to the exterior especially, with repair rather than replacement unless otherwise noted, thereby retaining areas/elements that were added over time. The application packet 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 the 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.:**
   The application packet details exterior elements that were 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. 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.:** No chemical or harsh physical treatments were indicated for this project.
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. A14 Archaeological Review applications are required for any ground disturbing activity 3" or more in depth and over 100 sq ft in size. According to the property owner, recent addition of brick pavers to create a driveway to the west side of the house were laid at about 2.5" deep.
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 was 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 were 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 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

STAFF RECOMMENDATION:

Based on a review of the Secretary of the Interior's Standards, the Board's previous review and approval of Parts I and II, and without the support of evidence to the contrary, staff finds the HARB can **APPROVE a CERTIFICATE OF APPROPRIATENESS for the Historic Preservation Ad Valorem Tax Exemption application for 121 Kings Ferry Way and RECOMMEND to the City Commission, who grants the exemption, with the following findings:**

1. The completion of work to the exterior and interior to the c. 1885-1894 building, which is a qualifying property because it contributes to the Lincolnville National Register Historic District, complies or is consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.
2. The proposed work meets the criteria established by the Department of State (included in the attachments)

Julie Courtney
Julie Courtney, Historic Preservation Officer

Architectural / Building Context:

1. 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.
2. 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.
3. 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.
4. The owners were 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, which is detailed further in pages 4-6 of this staff report and in the application packet.

SUMMARY SCOPE OF WORK:

Exterior:

For more details, see Application Packet *(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. Replaced portions of wood drop siding with cypress and heart pine.
    b. Restored exterior doors and front porch to retain or match original features, including jig-sawn brackets and decorative paired columns.
    c. Replaced non-historic aluminum storm windows on the front façade with newly constructed wood sashes to match other existing wood windows
    d. Restored other 9 existing wood windows.
    e. Replaced rotted window sills in same design/dimensions with heart pine salvaged from floor joists.
    f. Repaired roof structure and replace roofing with historically correct 5v galvalume metal roof.
3. Extended rear porch and roof
4. Constructed window in an existing framed opening on later room addition and added exterior door access to this space off of rear porch
5. Added insulation
6. Installed new plumbing pipe from house to street

Interior:

7. Removed and replaced deteriorated/damaged interior elements and made 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 reconfigurations for previous kitchen, dining room, bathroom, enlarged openings of interior walls on east end of first floor, and added new bathroom on first floor and half bath on second floor.
9. Reconstructed inner stair, using salvaged period elements and existing salvageable balusters
10. New electrical, plumbing, and mechanical systems

Site:

11. Installed salvaged brick rear patio
12. Constructed period wood panel privacy fence
13. Installed brick paver central sidewalk to front porch and driveway on west side of the house
14. Added wire gate to match historical design
15. Installed simple plantings/landscape

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

121 KINGS FERRY WAY
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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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Brick driveway and dog-eared fence

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STAFF PHOTOGRAPHS

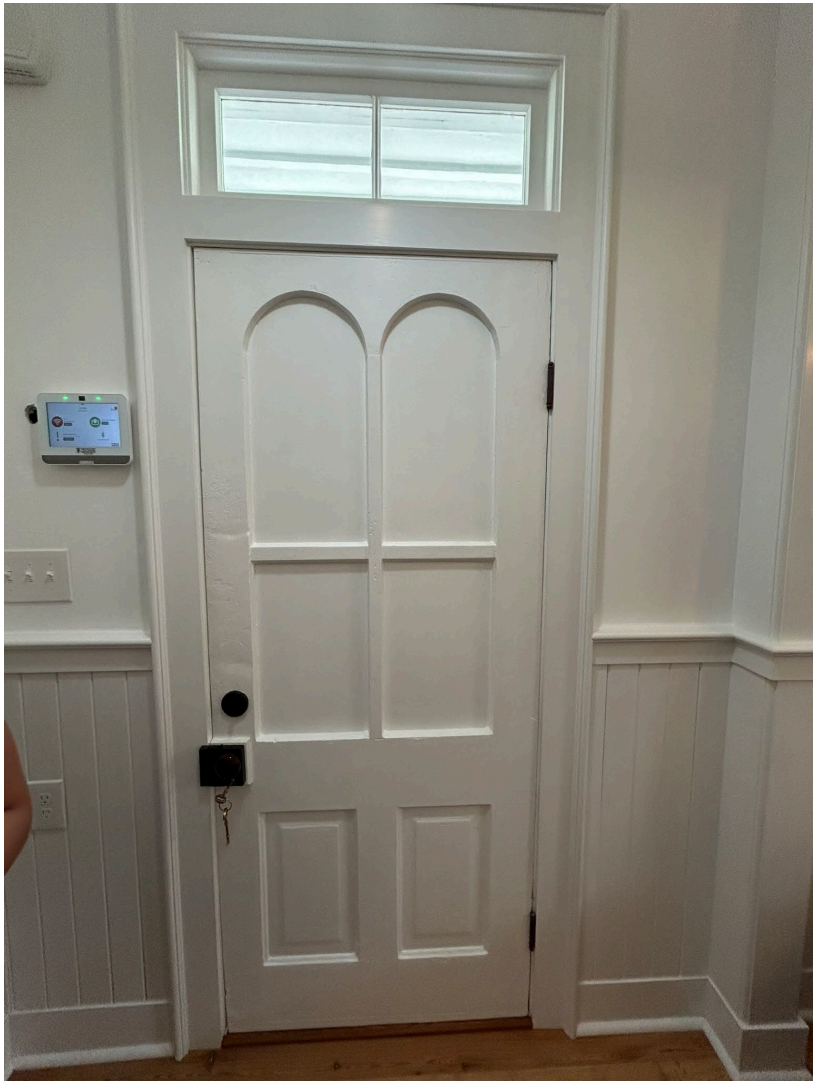


Rear brick patio off extended rear porch and dog-eared fence



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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 38

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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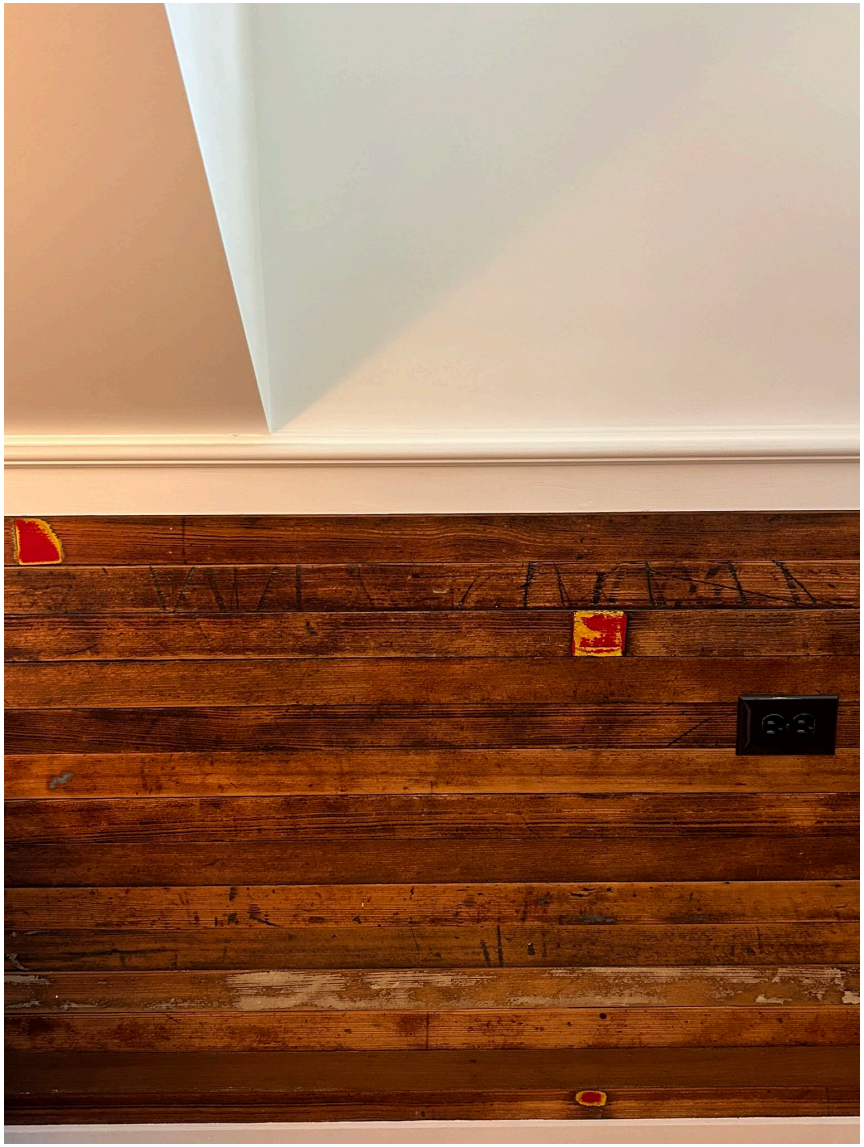




Bedroom with recycled wooden gymnasium flooring used as flood resilient wall paneling

121 KINGS FERRY WAY
STAFF PHOTOGRAPHS





Bedroom

with recycled wooden gymnasium flooring used as flood resilient wall paneling

121 KINGS FERRY WAY
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Bedroom

121 KINGS FERRY WAY
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New Bathroom off Bedroom

121 KINGS FERRY WAY
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New Bathroom off Bedroom

121 KINGS FERRY WAY
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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





121 KINGS FERRY WAY
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Kitchen space moved to west,
combined with dining room

121 KINGS FERRY WAY
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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

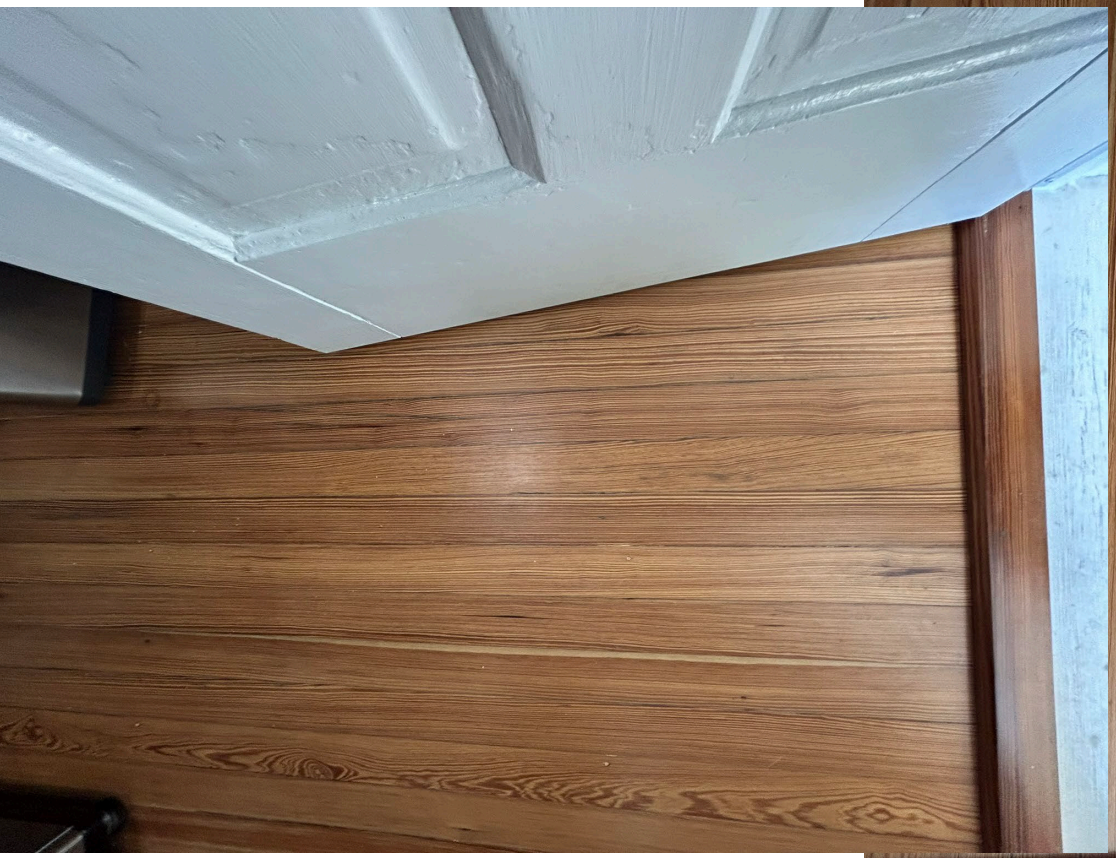
121 KINGS FERRY WAY
STAFF PHOTOGRAPHS





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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STAFF PHOTOGRAPHS





Heart pine flooring in later addition at rear of house, formerly a bathroom and converted to a laundry/utility room

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STAFF PHOTOGRAPHS





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

121 KINGS FERRY WAY
STAFF PHOTOGRAPHS





Reconstructed stair in center hall with salvaged balustrade elements, including newel post, hand rail, and balusters

121 KINGS FERRY WAY
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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

121 KINGS FERRY WAY
STAFF PHOTOGRAPHS





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



121 KINGS FERRY WAY
STAFF PHOTOGRAPHS





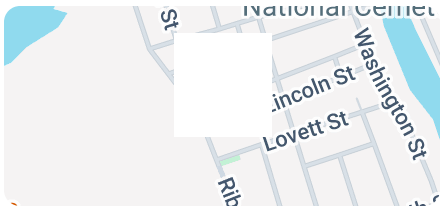


Second floor bedroom opposite of loft space

Google Maps 121 Kings Ferry Way



Image capture: May 2011 © 2024 Google

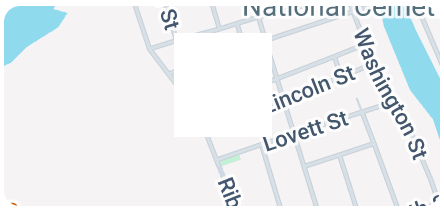


121 Kings Ferry Way, 2016 - Google Maps

Google Maps



Image capture: Dec 2016 © 2024 Google

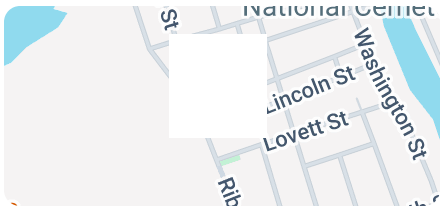


121 Kings Ferry Way, 2016 - Google Maps

Google Maps



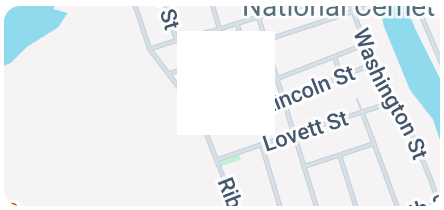
Image capture: Dec 2016 © 2024 Google



Google Maps



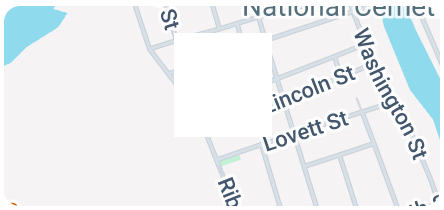
Image capture: Dec 2016 © 2024 Google



Google Maps



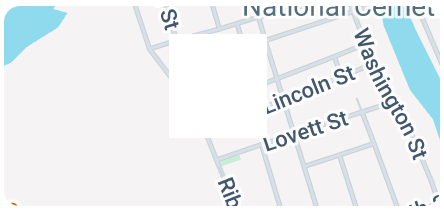
Image capture: Nov 2018 © 2024 Google



Google Maps



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==

MULTI LIST 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

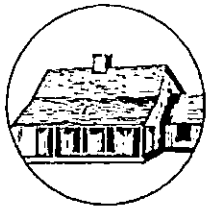
The area comprising Genovar Subdivision is situated between the early 18th century Indian villages of Pocotalaca to the south and Palica to the north. By the late 18th century, a redoubt was built in the western portion of the tract along the marshes of the San Sebastian River. The subdivision developed 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

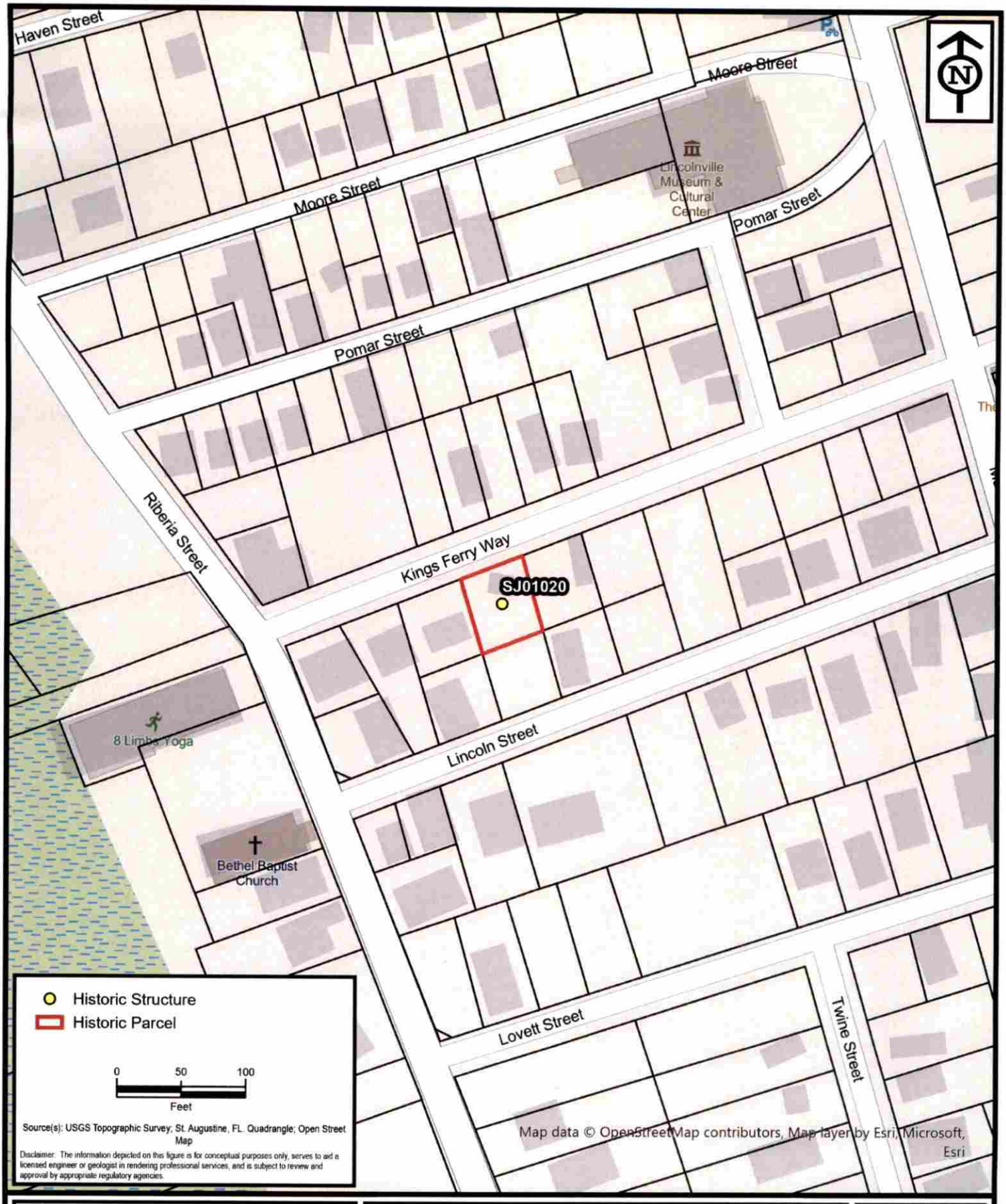
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____
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

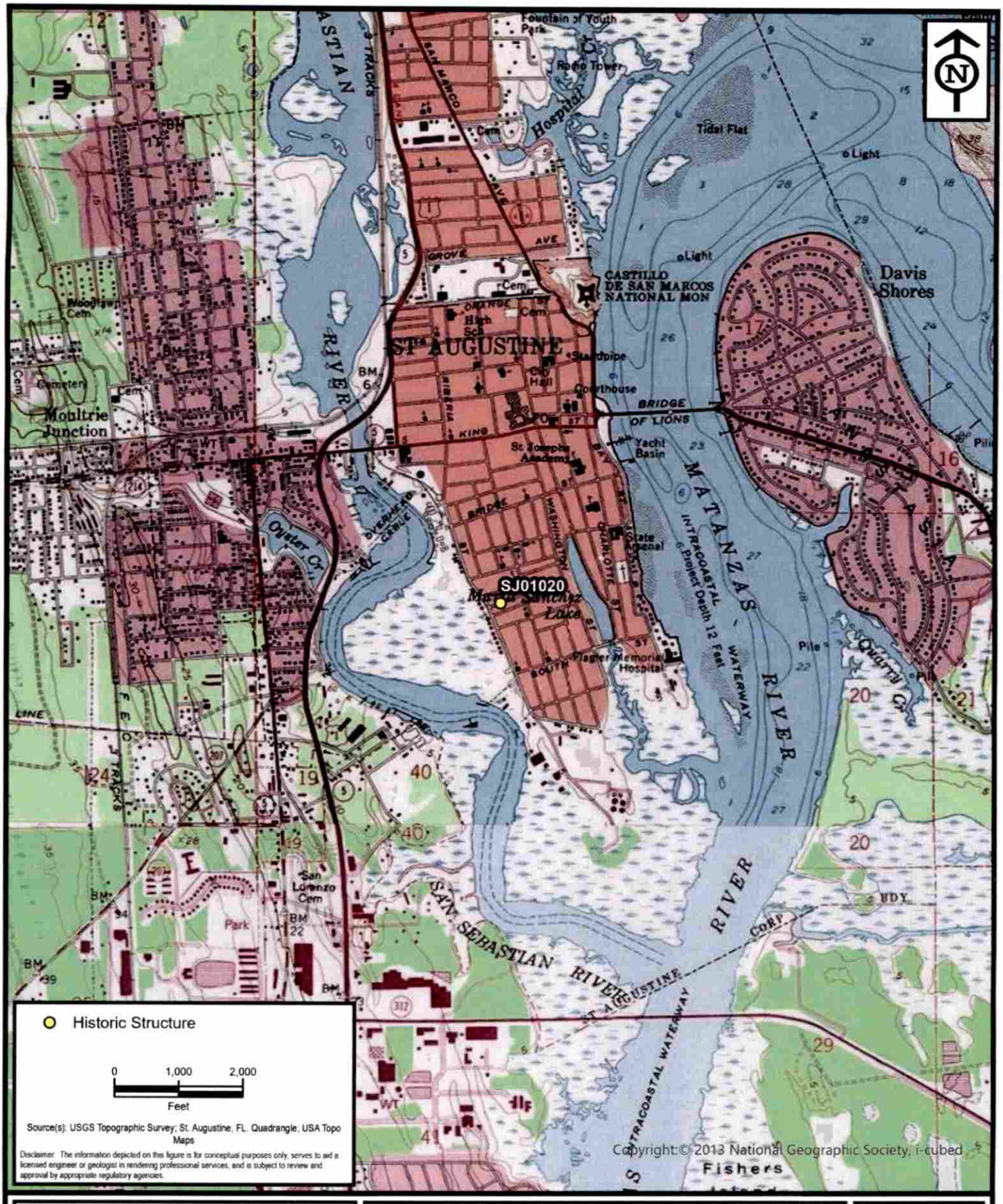
Parcel Location - SJ01020

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

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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 - SJ01020

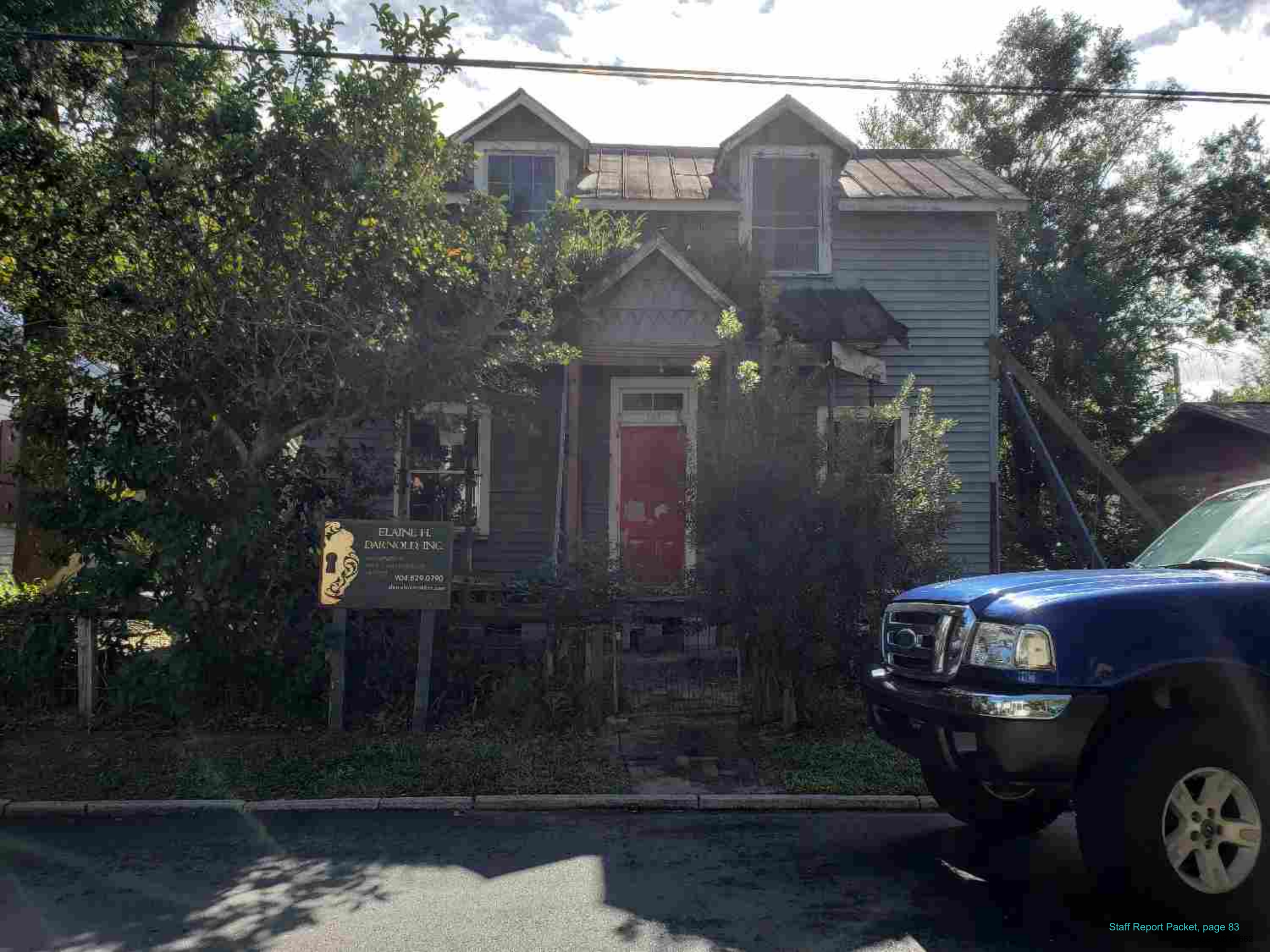
St. Augustine Historic Resource Mitigation & Survey Update

St. Johns County, Florida

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

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SAFETY FILM
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ELAINE H.
BARNOLD, INC.
909.629.0790



Building List

Kings Ferry Way (cont.)

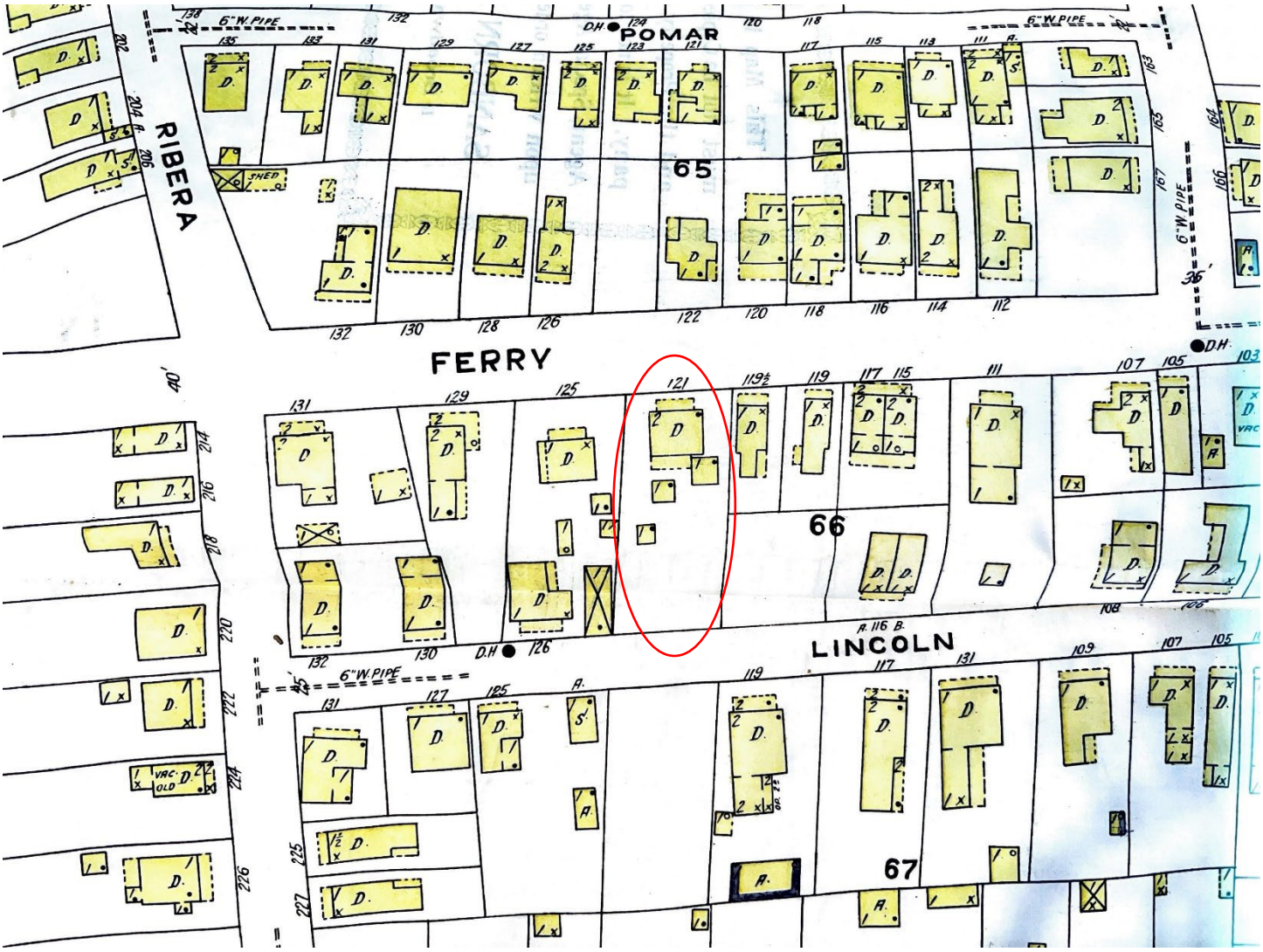
98	1924-1930	Frame Vernacular
105	1885-1894	Frame Vernacular
110	1924-1930	Frame Vernacular
115	1885-1894	Frame Vernacular
116	1894-1899	Frame Vernacular
117	1885-1894	Frame Vernacular
119	1910-1911	Frame Vernacular
119 1/2	1910-1911	Frame Vernacular
120	1904-1910	Frame Vernacular
* 121	1885-1894	Frame 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

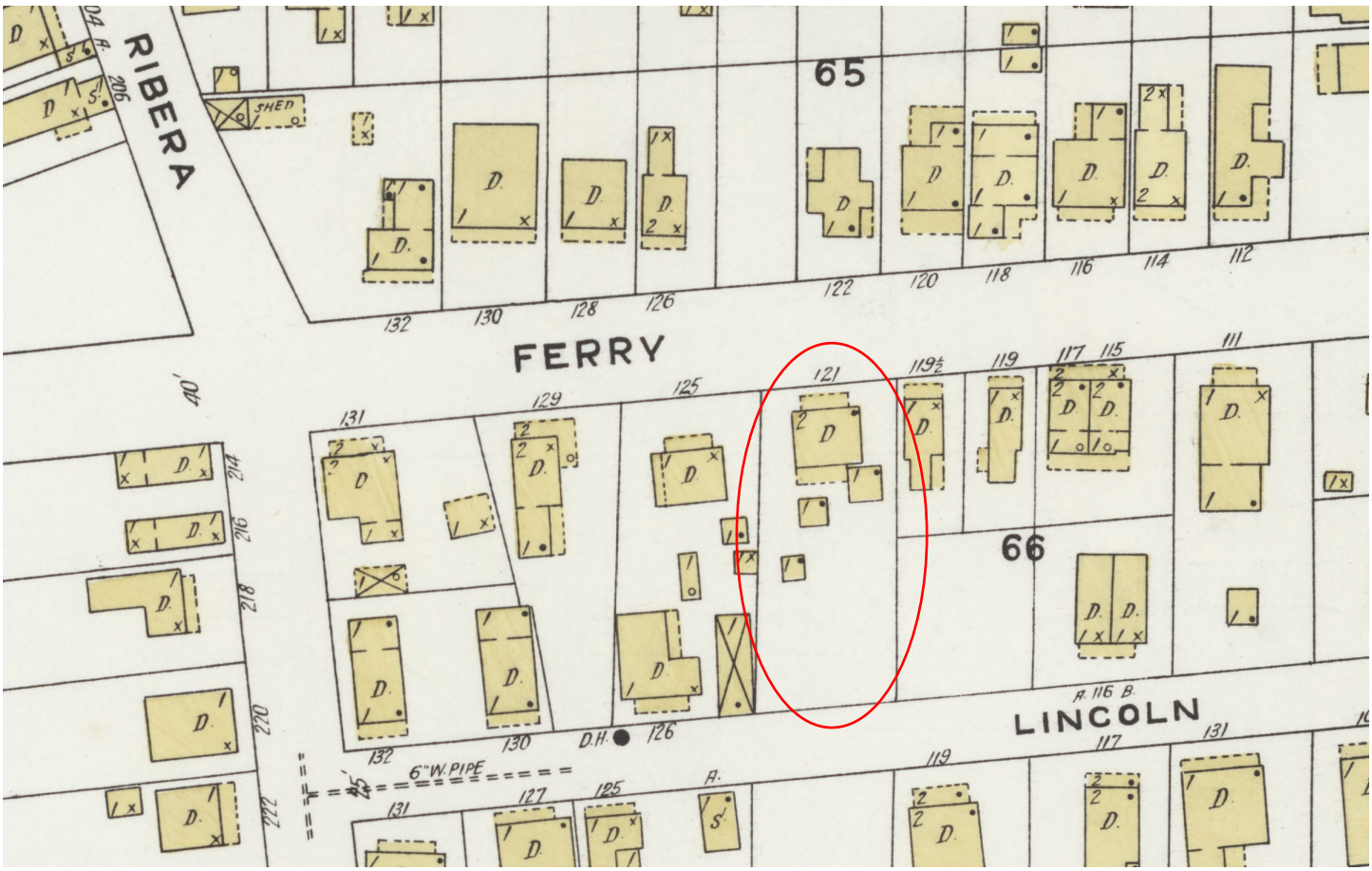
121 KINGS FERRY WAY (Constructed between 1885-1894)

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 11/11/24
Planning & Building Department

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

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

1. Property identification and location:

Property Identification Number: 2099100000

Address of property: Street 121 Kings Ferry Way

City St. Augustine County St. Johns Zip Code 32084

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

Project starting date April 2019 Project completion date: November, 2024

Estimated cost of entire project: $ 488,618.39

Estimated costs attributed solely to work on historic buildings or archaeological site: $ 488,618.39

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

Elaine H. Darnold | Elaine H. Darnold | 11/11/24
Name | Signature | Date

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

Title | Organization name

Mailing Address 4 Palm Row

City St. Augustine State FL Zip Code 32084

Daytime Telephone Number (904) 669-5518

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.:	HP2024-0059
Applicant:	Elaine Darnold
Owner:	Elaine Darnold
Address:	121 Kings Ferry Way
Parcel Number:	2099100000

Re: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, 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.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON THURSDAY, OCTOBER 17, 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, October 17, 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 RS-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 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..

Subject to the following conditions:

- Parts I + II
-
-
-
-
-
-

DONE AND ORDERED, at a public hearing on the 17th day of October, A.D., 2024, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2024-0059 **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 Mac Donald, 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 17th day of October, 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.

CERTIFICATE OF COMPLETION

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

Permit Number:	BP2022-1898
Property Address:	121 Kings Ferry Way, Saint Augustine, Florida, 32084
Parcel Number:	2099100000
Owner:	Darnold Elaine H, Kenneth W 7 PALM ROW SAINT AUGUSTINE, FL 32084-0000
Project Description:	Interior build out of remaining work. Complete rough & trim of all mechanicals (HVAC, plumbing and electrical). Install insulation, interior wall finishes & all interior carpentry work
Contractor:	ELAINE H DARNOLD INC
Special Conditions:	None
Building Official:	Richard E. Schauland, Jr., CBO, CFM
Date of Issuance:	October 24, 2024

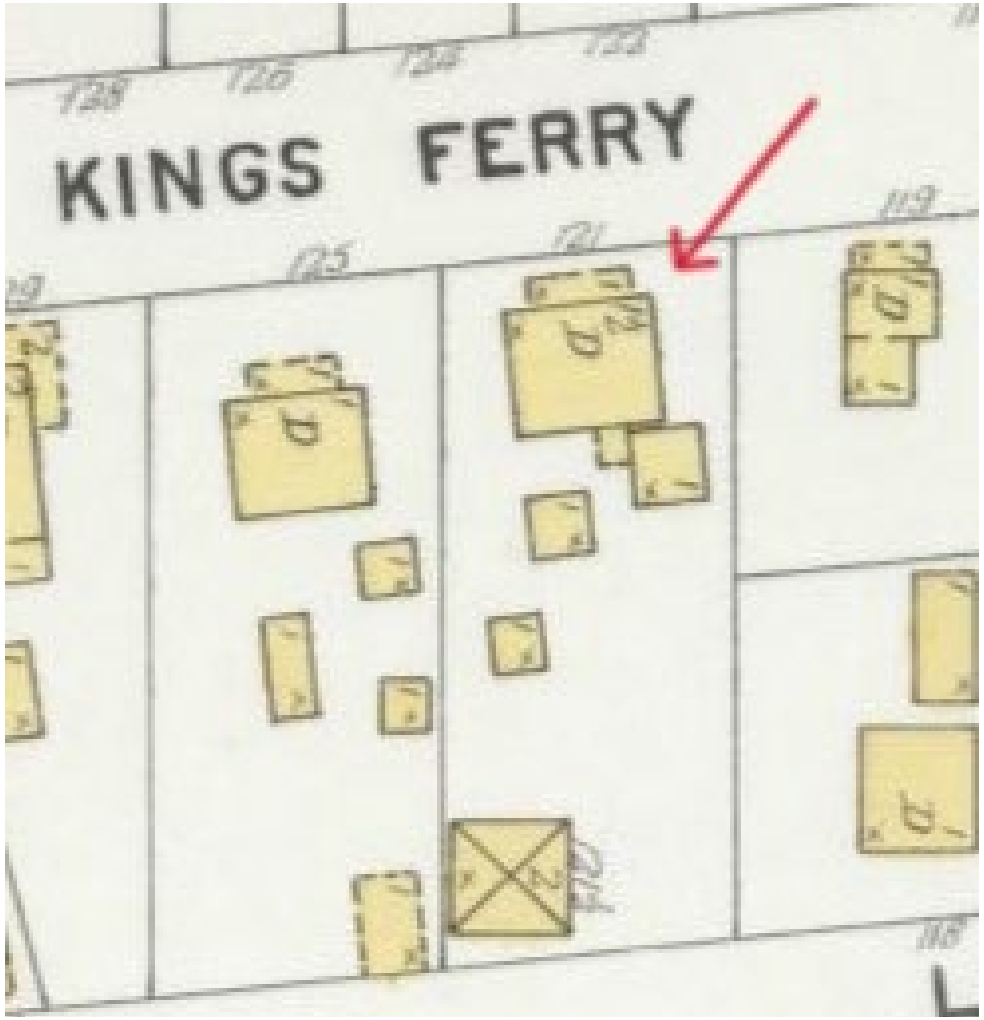
11/5/2024		
121 Kings Ferry Way, St. Augustine, FL 32084	**Actual Construction Costs to Date**	**Cost**
All Project Materials Paid Directly By Owner for exterior and interior work:	Includes materials for shoring, stabilizing, and squaring of building envelope (wood and metal); concrete and masonry products; metal strapping, hold-downs, steel framing and trim carpentry materials. brackets and plates, rebar, and all wood framing and trim carpentry materials. framing and trim carpentry materials. Also includes traditional wood fencing and savaged antique bricks. This number does NOT include significant Owner contributed materials.	$71,822.28
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.	$192,485.51
INTERIOR FINISHES:		
	Electrical Systems, including fixtures	$19,346.15
	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.	
PHASES FOR EXTERIOR WORK ONLY AND GENERAL CONDITIONS		
	Roof	$20,300.00
	Exterior painting	$33,523.16
	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
Total Construction Costs to date		**$488,618.39**
Notes		
	Preservation of historic house is 100% complete.	
	Percentage of Costs directly related to exterior of building including new foundation and building envelope exceed 50% of project costs.	

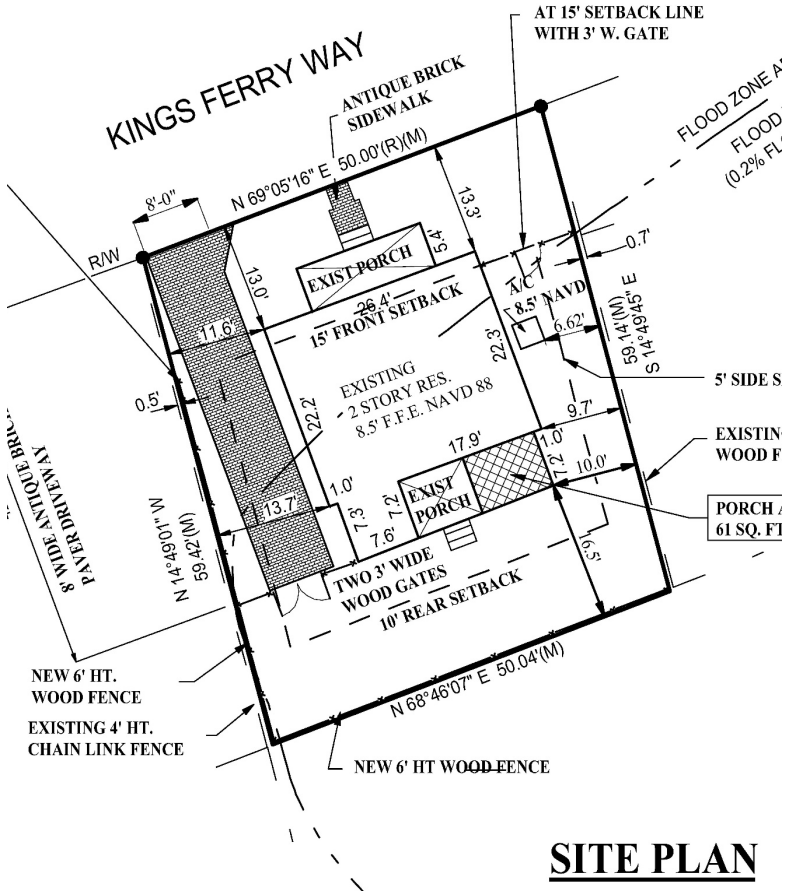
Received September 30, 2024
Planning & Building Department

121 Kings Ferry Way

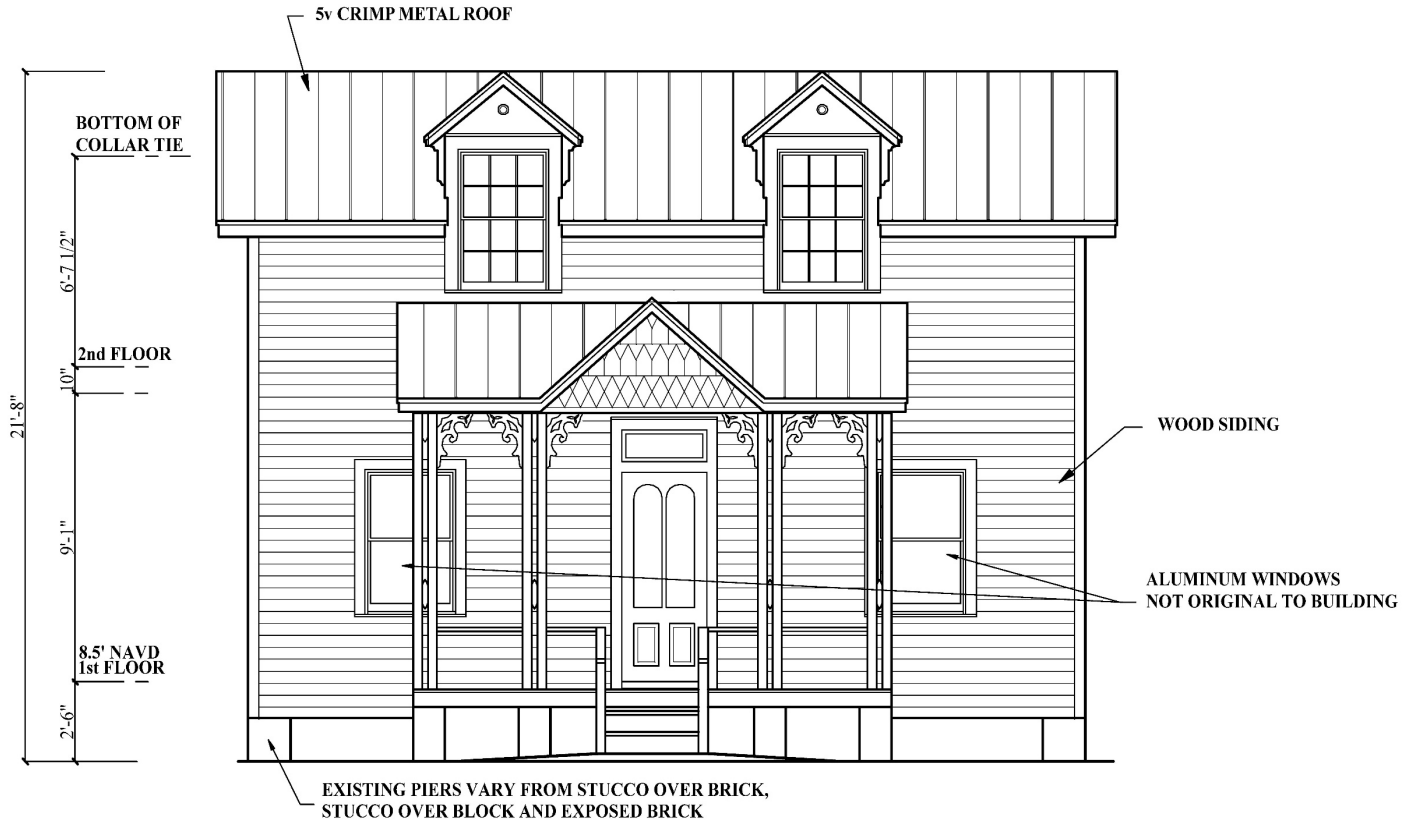
Photographs and Plans

Building Footprint: 1899 and Now





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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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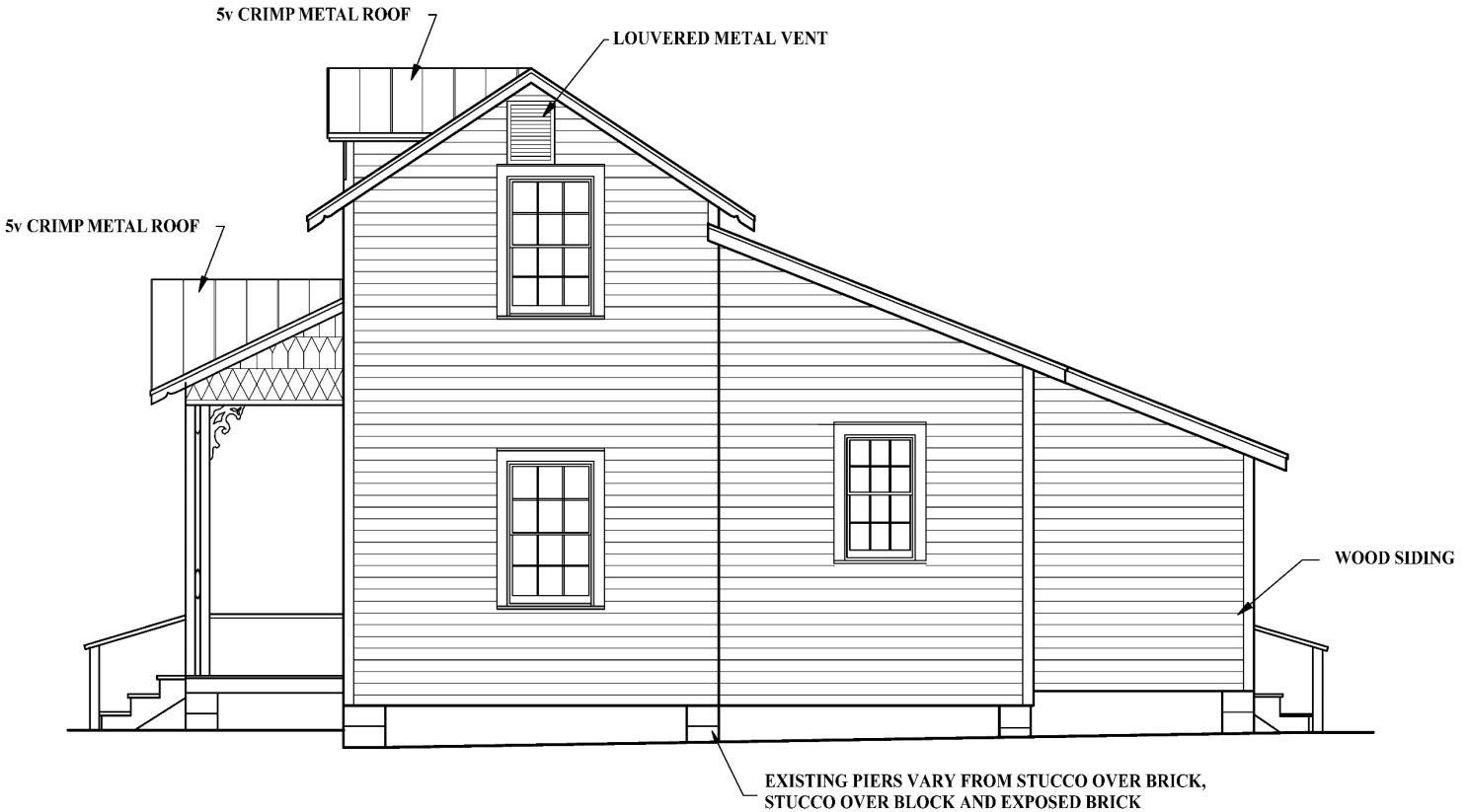
121 Kings Ferry Way
Circa 1888
Historic Cottage Restoration
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EXISTING RIGHT SIDE ELEVATION

SCALE: 3/16" = 1'-0"

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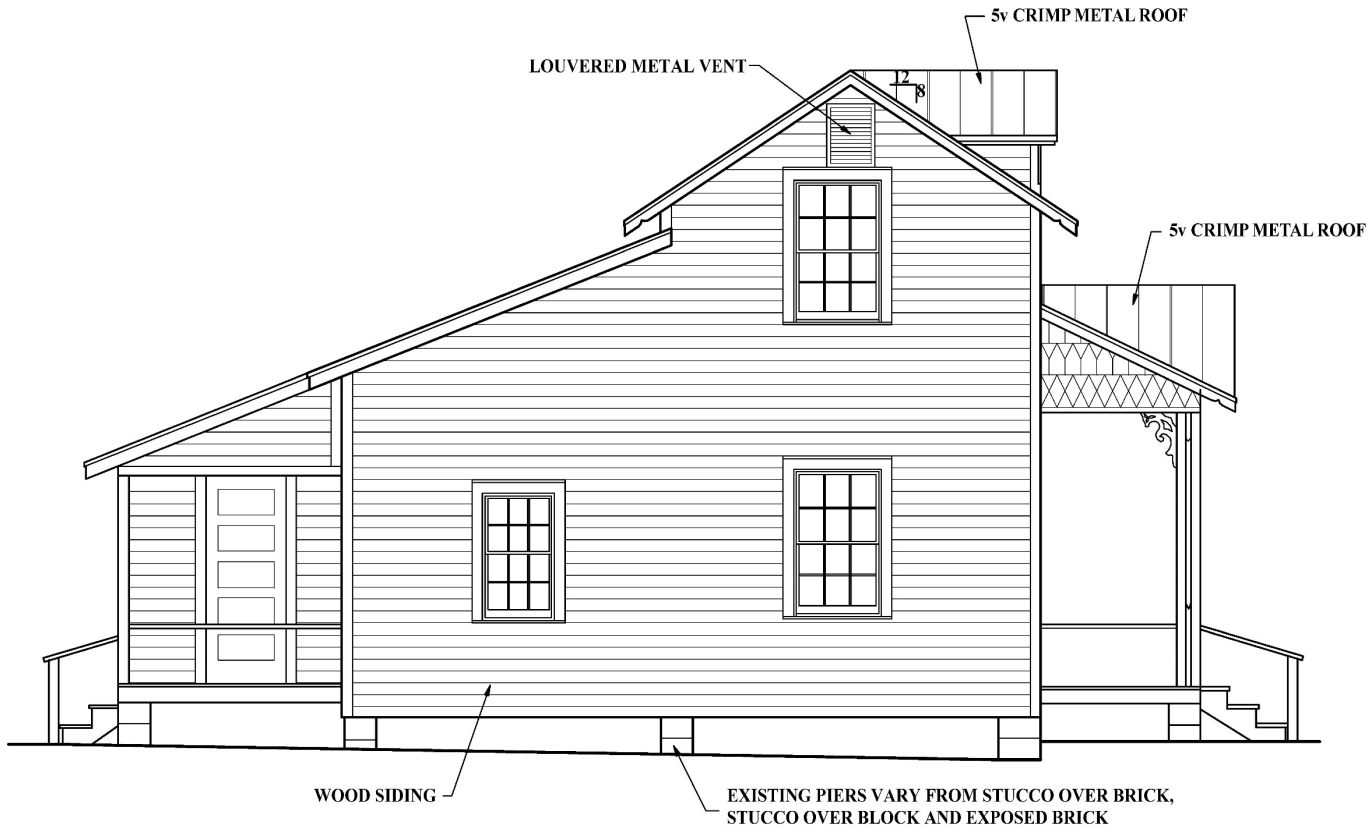
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City of Saint Augustine, Florida

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EXISTING LEFT SIDE ELEVATION

SCALE: 3/16" = 1'-0"

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EXISTING REAR ELEVATION

SCALE: 3/16" = 1'-0"

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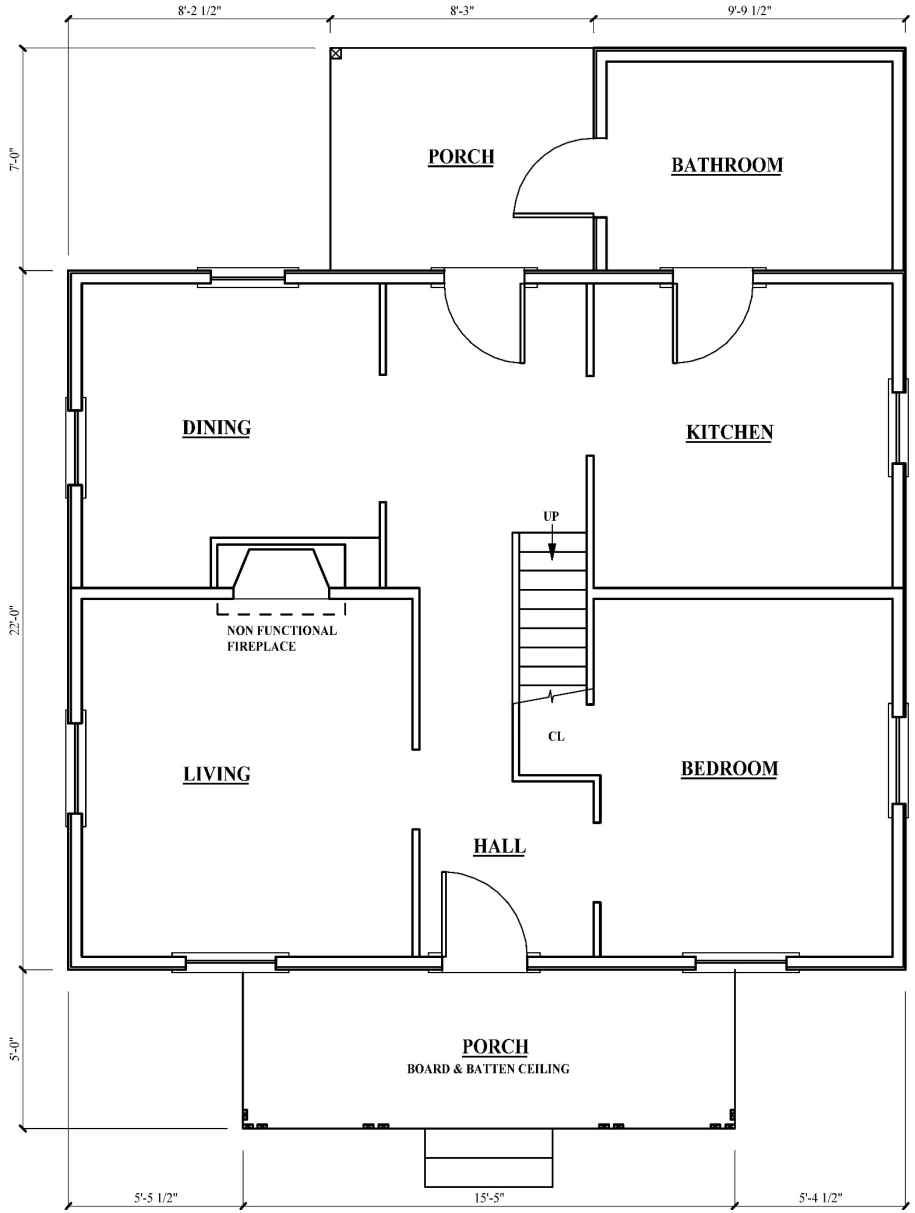
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EXISTING FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

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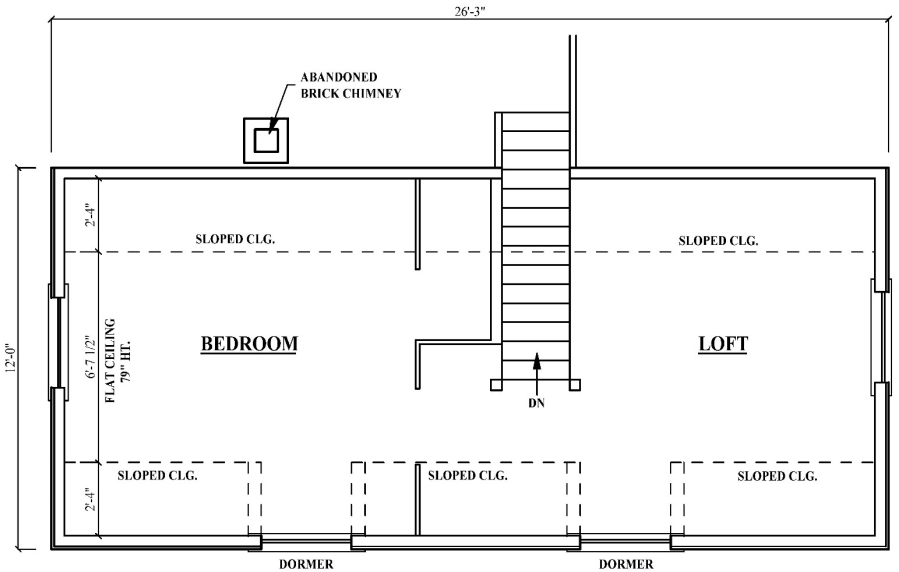
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EXISTING SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

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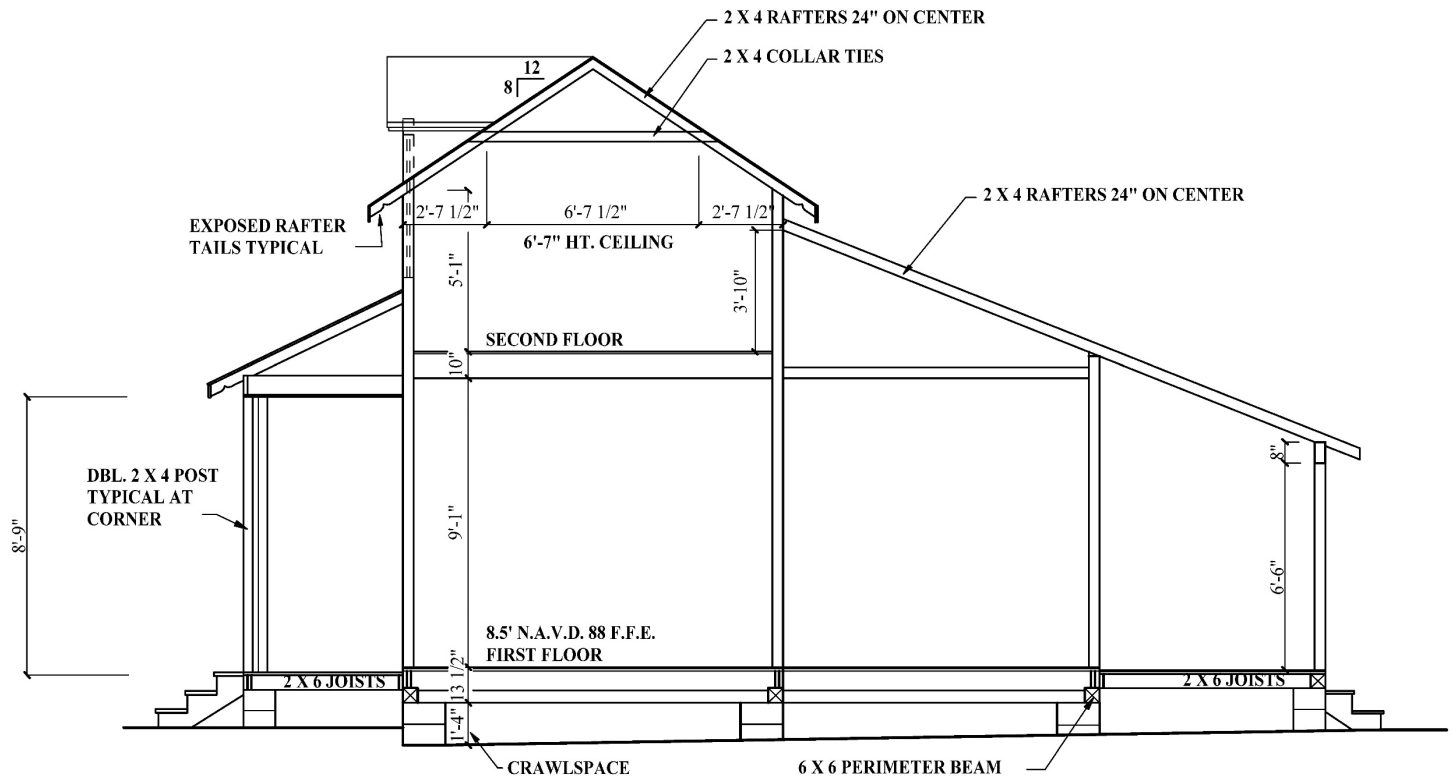
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EXISTING SCHEMATIC CROSS SECTION

SCALE: 3/16" = 1'-0"

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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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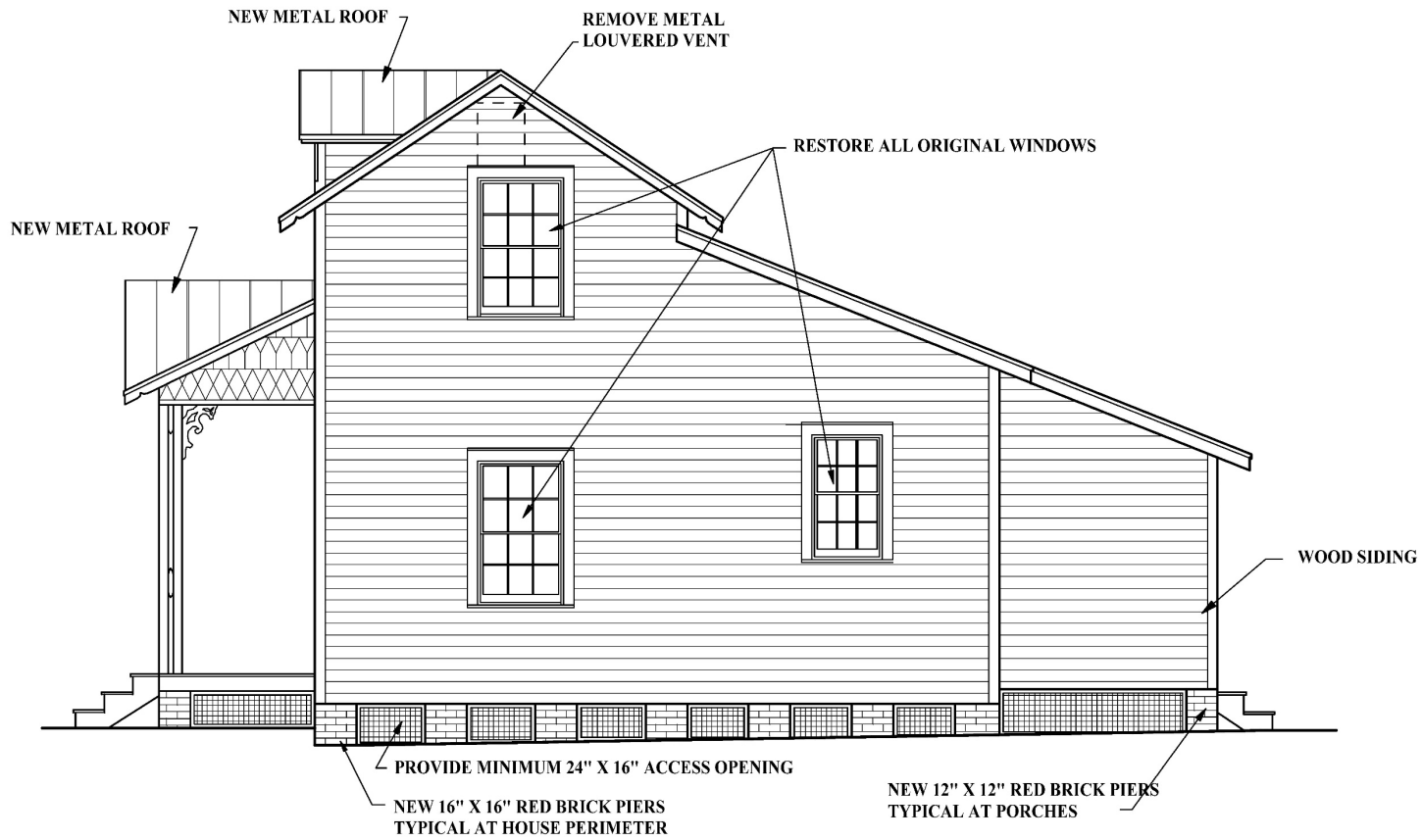
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PROPOSED RIGHT SIDE ELEVATION

SCALE: 3/16" = 1'-0"

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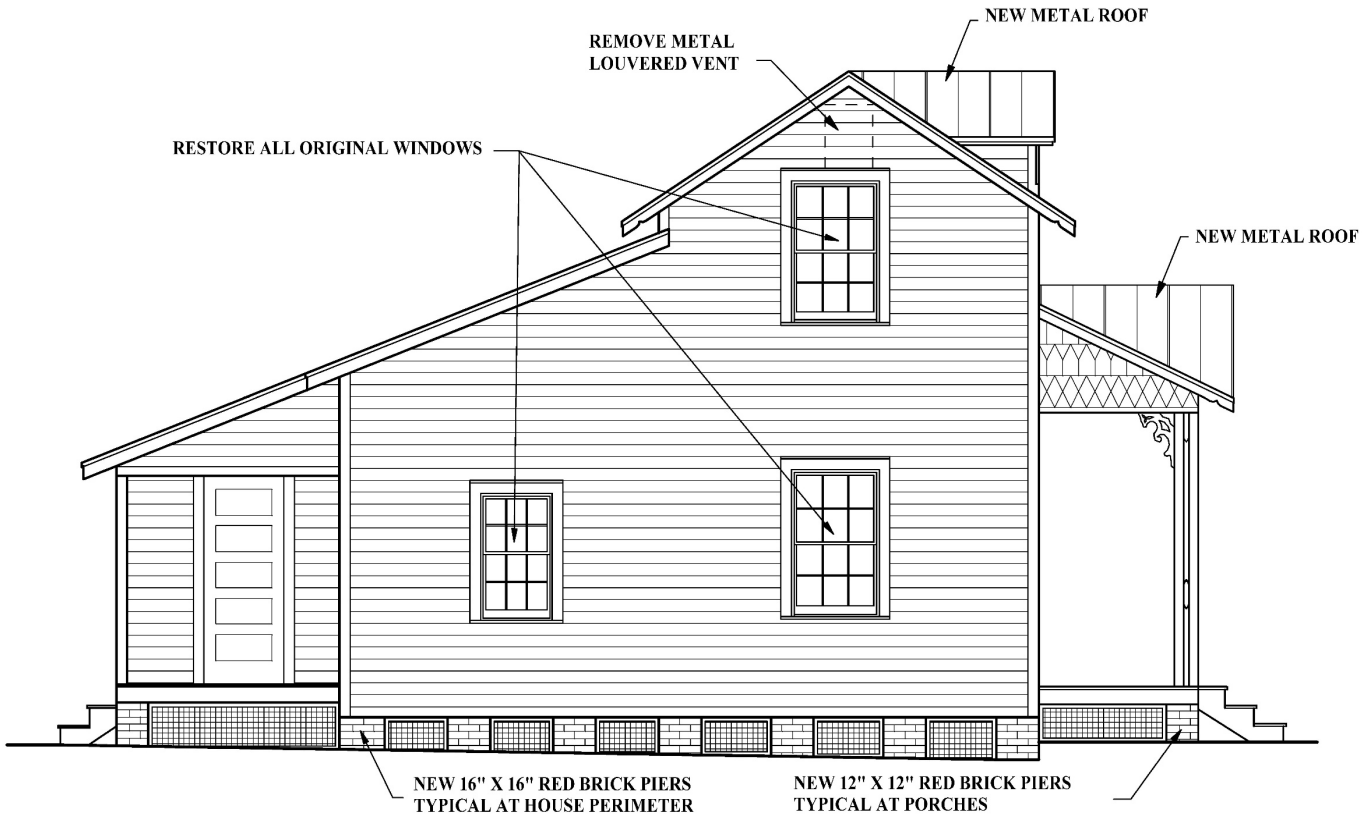
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PROPOSED LEFT SIDE ELEVATION

SCALE: 3/16" = 1'-0"

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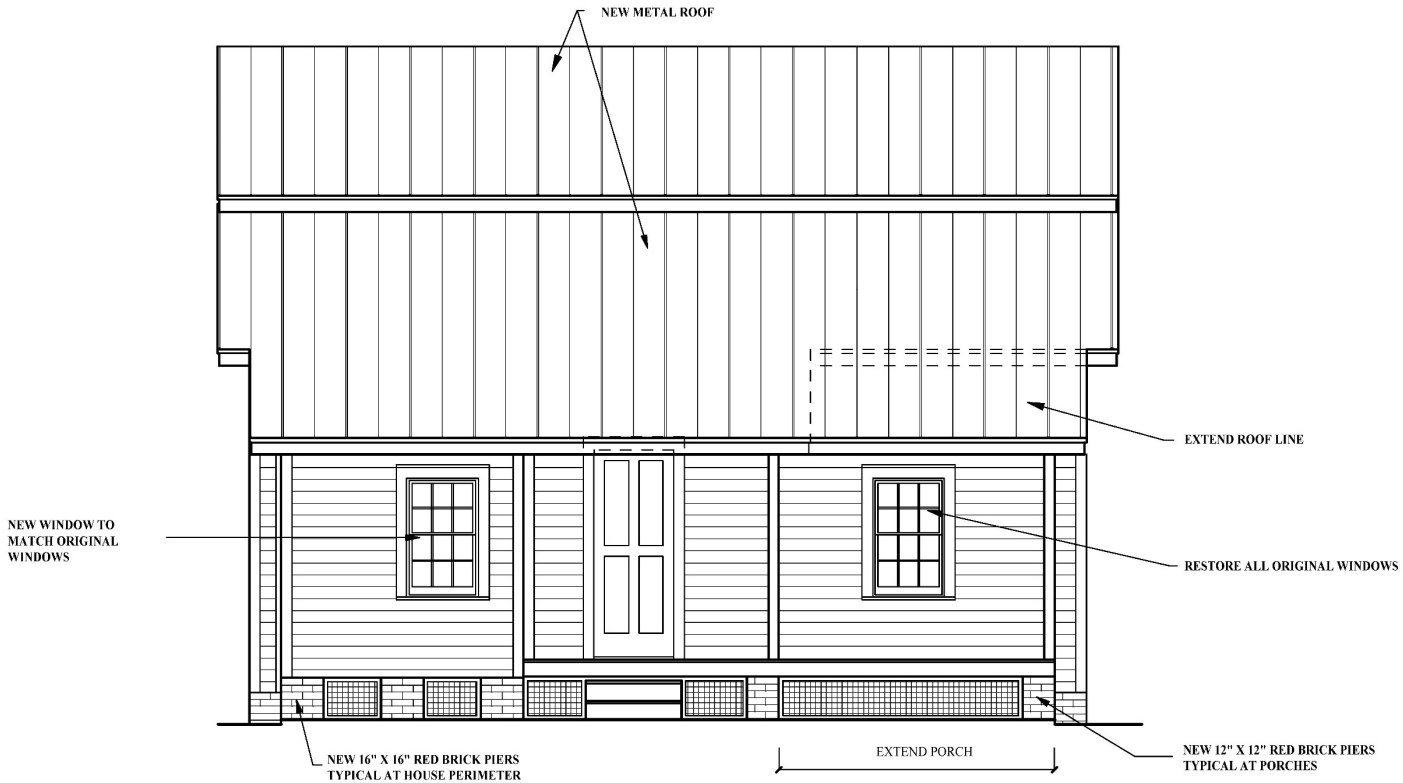
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PROPOSED REAR ELEVATION

SCALE: 3/16" = 1'-0"

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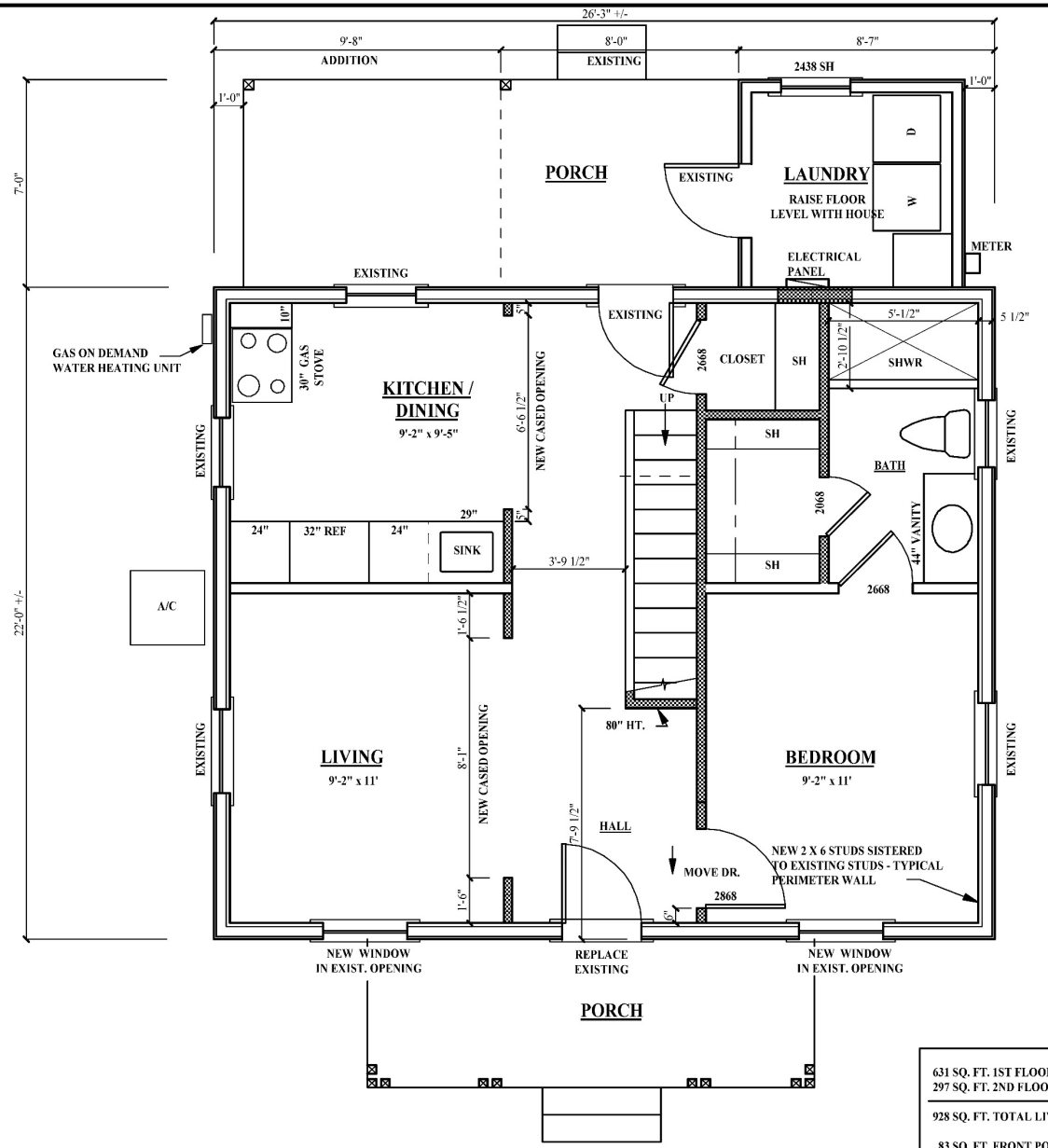
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PROPOSED FIRST FLOOR PLAN

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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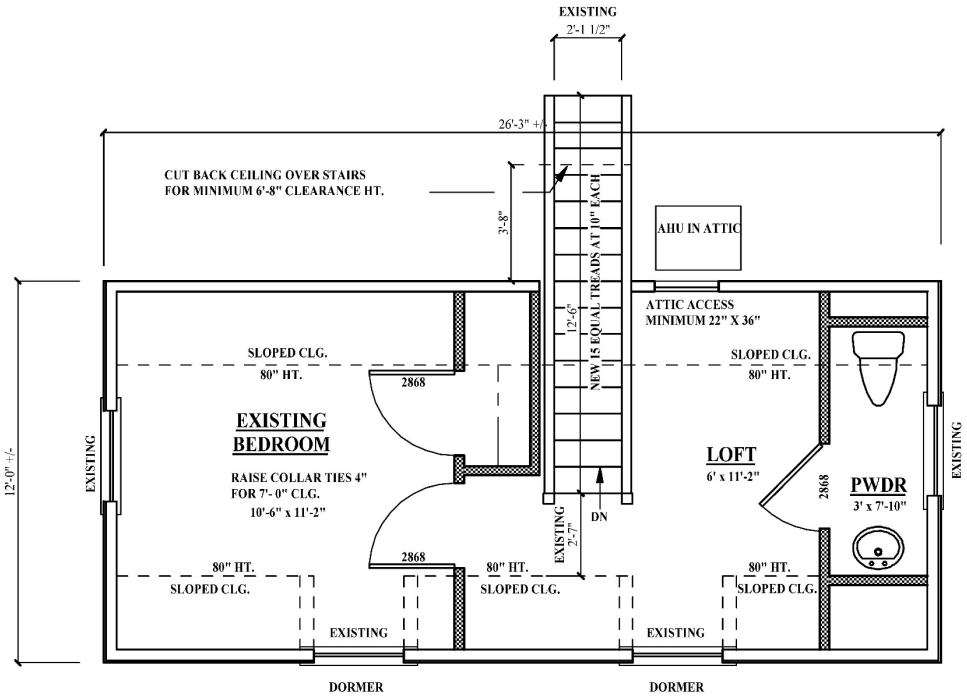
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PROPOSED SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

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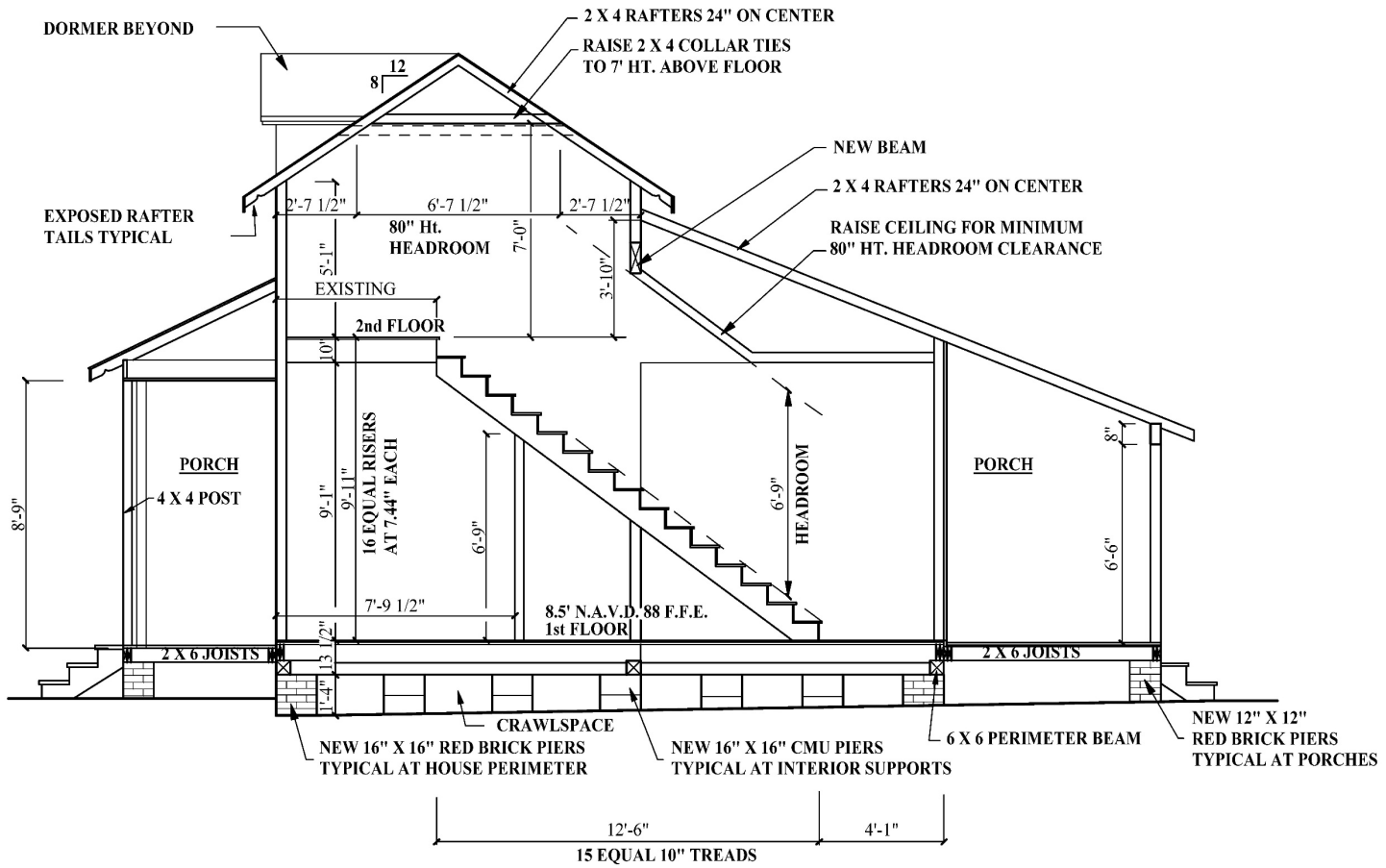
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SCHEMATIC CROSS SECTION AT STAIRS

SCALE: 3/16" = 1'-0"

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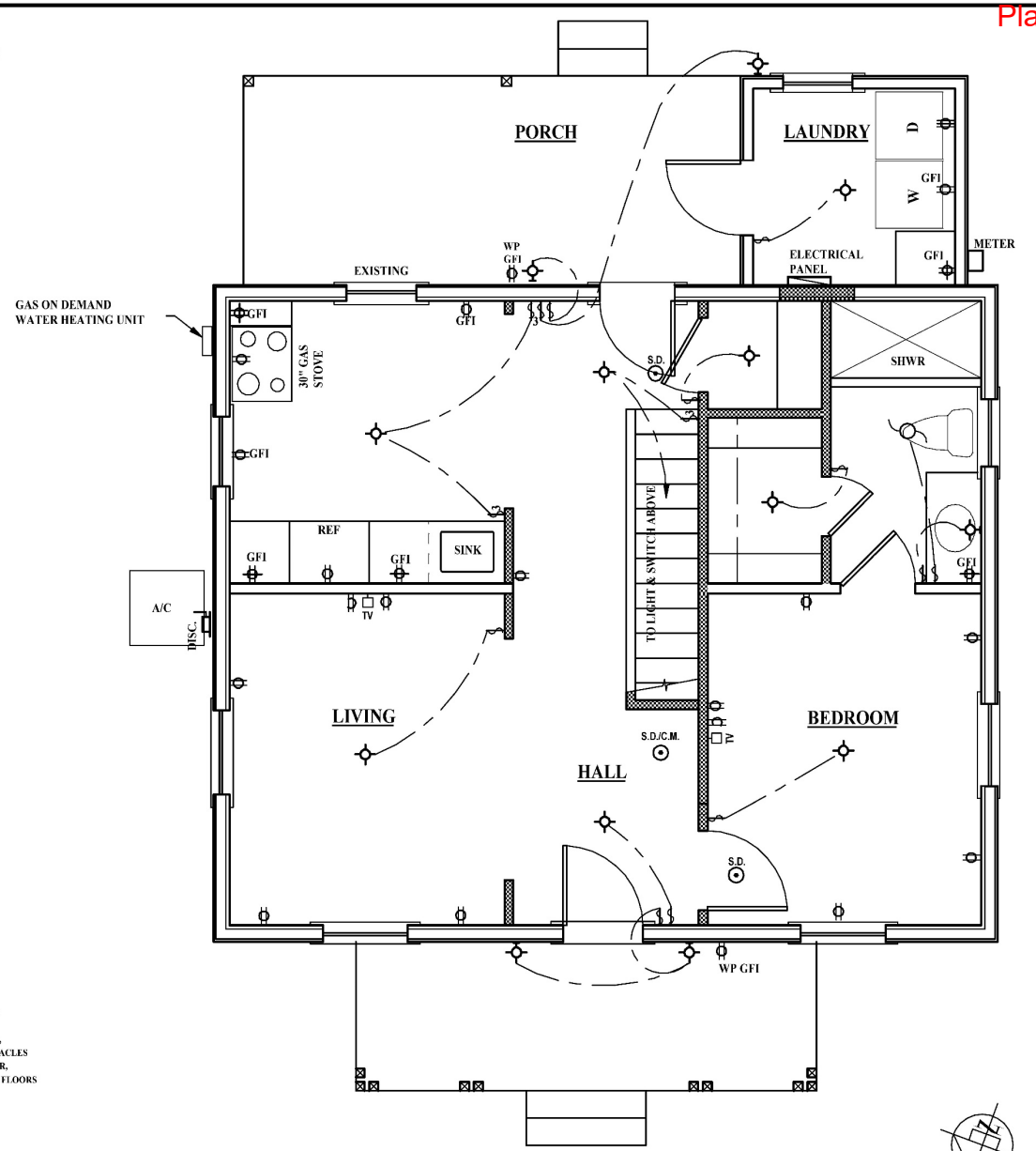
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ELECTRICAL SYMBOL LEGEND

- 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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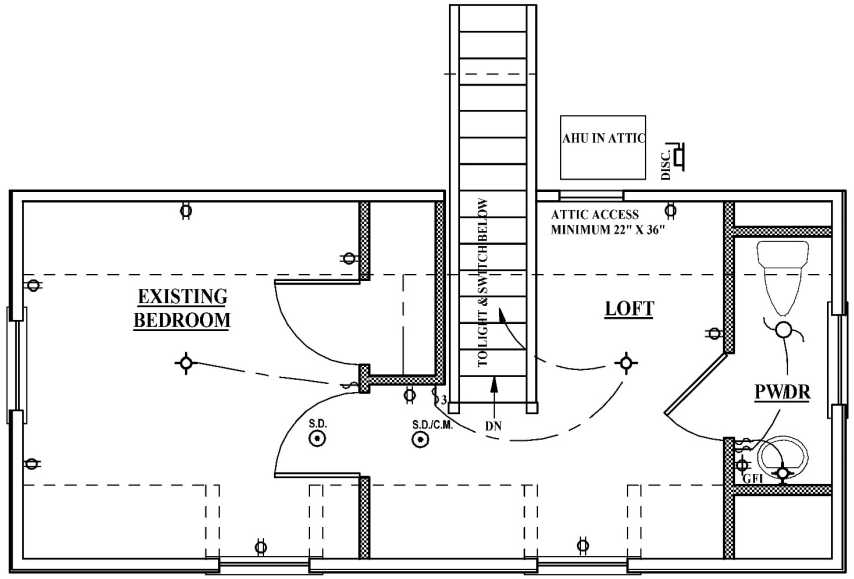
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A-16
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ELECTRICAL SYMBOL LEGEND

- 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
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- 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 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

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

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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



20210122121_KingsFerryWay_RoofandDormers__007_5390

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- 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

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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



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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20211231121_KingsFerryWay_FrontPorch__008_6305



20220413121_KingsFerryWay_FrontPorch__011_7797



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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

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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



20200118121_KingsFerryWay_Foundation_006_3638



20200124121_KingsFerryWay_Foundation_007_3659



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

Received September 30, 2024
Planning & Building Department



20200130121_KingsFerryWay_Foundation_016_3886



20200130121_KingsFerryWay_Foundation_017_3898

Received September 30, 2024
Planning & Building Department



20200218121_KingsFerryWay_Foundation_018_4010



20200218121_KingsFerryWay_Foundation_019_4063

Received September 30, 2024
Planning & Building Department



20200220121_KingsFerryWay_Foundation_020_4071



20200220121_KingsFerryWay_Foundation_021_4081

Received September 30, 2024
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20200220121_KingsFerryWay_Foundation_022_4085



20200417121_KingsFerryWay_Foundation_014_3882



20200417121_KingsFerryWay_Foundation_015_3884



20210203121_KingsFerryWay_Foundation_023_5432

Received September 30, 2024
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20220319121_KingsFerryWay_Foundation_025_6551



20230817121_KingsFerryWay_Foundation_001_0738

Received September 30, 2024
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Rear Porch/Addition

121 Kings Ferry Way

Received September 30, 2024
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20200124121_KingsFerryWay_BackPorch__003_3671



20211013121_KingsFerryWay_BackPorch__005_6133

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- 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

Received September 30, 2024
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20190424121_KingsFerryWay_Interior_017_2670



20200124121_KingsFerryWay_Interior_018_3684

Received September 30, 2024
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20200124121_KingsFerryWay_Interior_019_3685



20200125121_KingsFerryWay_Interior_020_3698

Received September 30, 2024
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20200125121_KingsFerryWay_Interior_021_3701



20200125121_KingsFerryWay_Interior_022_3708

Received September 30, 2024
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20200125121_KingsFerryWay_Interior_023_3713



20200125121_KingsFerryWay_Interior_024_3714



20200125121_KingsFerryWay_Interior_025_3742



20200125121_KingsFerryWay_Interior_026_3746



20200125121_KingsFerryWay_Interior_027_3758



20200125121_KingsFerryWay_Interior_028_3759



20200125121_KingsFerryWay_Interior_029_3807



20200218121_KingsFerryWay_Interior_030_4010

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20200218121_KingsFerryWay_Interior_031_4018



20210203121_KingsFerryWay_Interior_032_5431

Received September 30, 2024
Planning & Building Department



20210203121_KingsFerryWay_Interior_033_5432



20210203121_KingsFerryWay_Interior_034_5434



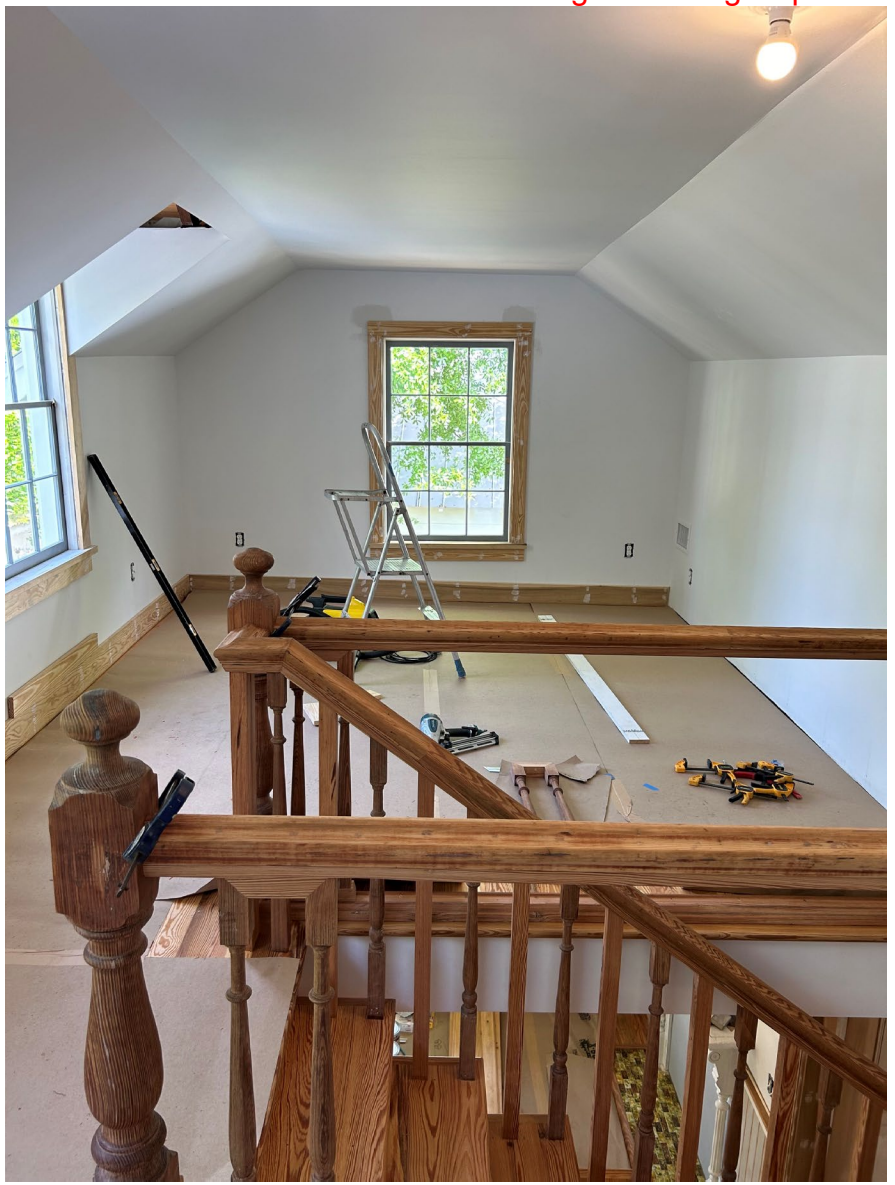
20240131121_KingsFerryWay_Interior_001_1289



20240214121_KingsFerryWay_Interior_002_1336



20240326121_KingsFerryWay_Interior_003_1437



20240326121_KingsFerryWay_Interior_004_1439

Received September 30, 2024
Planning & Building Department



20240807121_KingsFerryWay_Interior_005_1957



20240807121_KingsFerryWay_Interior_006_1963

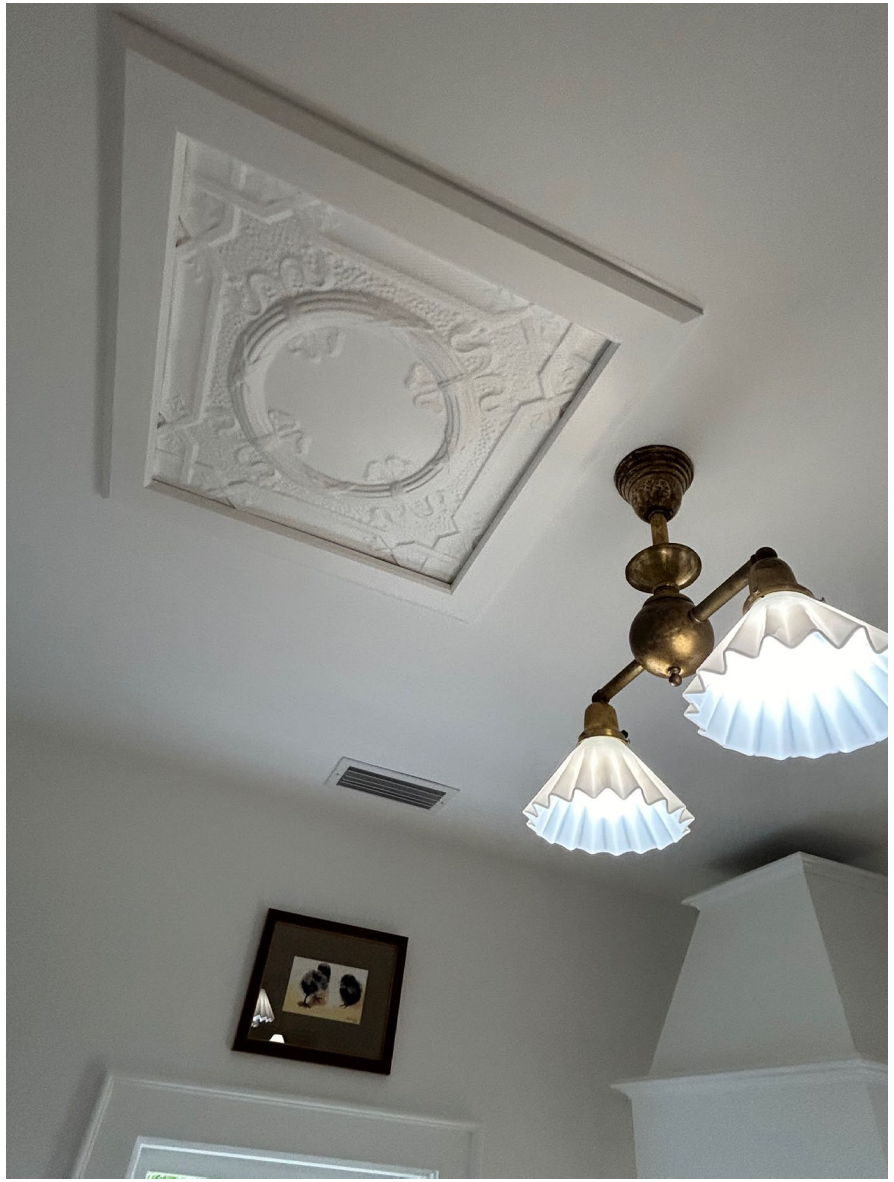
Received September 30, 2024
Planning & Building Department



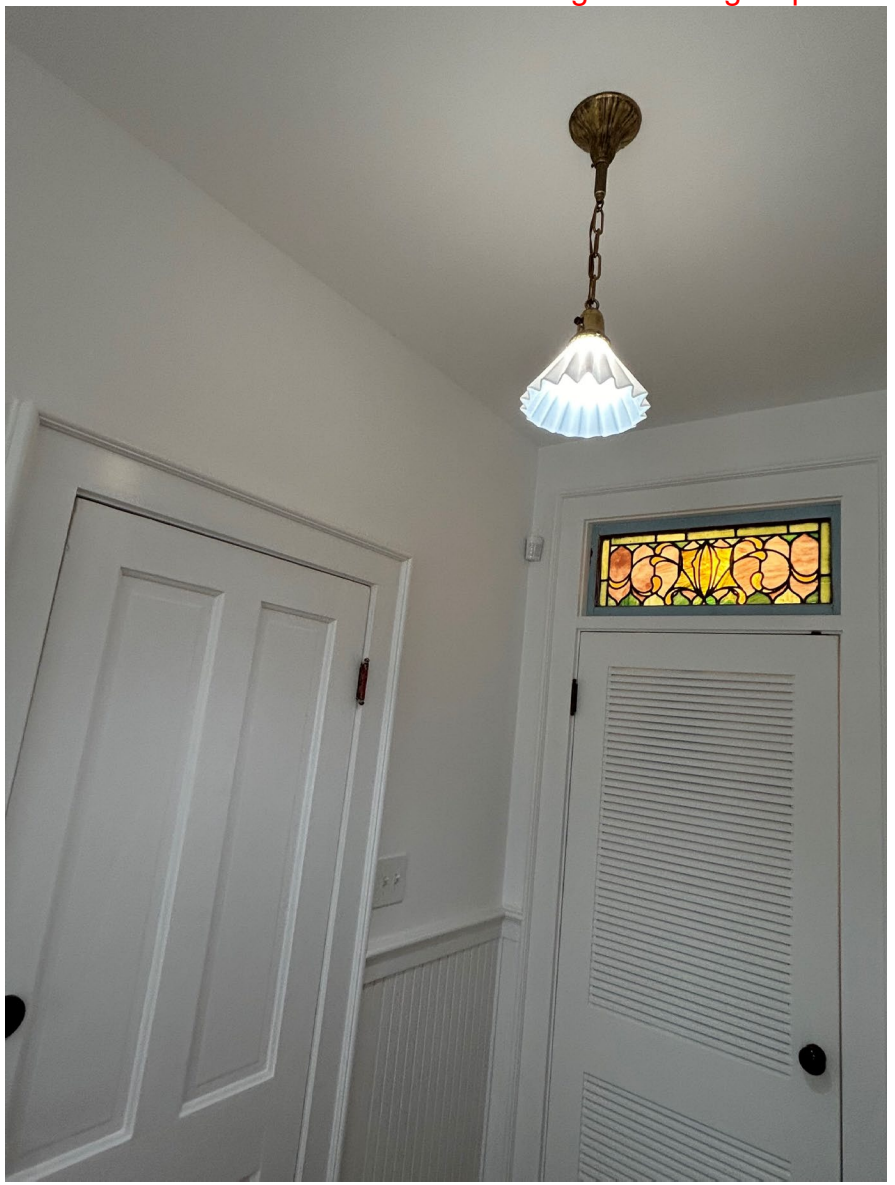
20240807121_KingsFerryWay_Interior_007_1967



20240807121_KingsFerryWay_Interior_008_1975



20240807121_KingsFerryWay_Interior_009_1981



20240807121_KingsFerryWay_Interior_010_1982

Received September 30, 2024
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20240820121_KingsFerryWay_Interior_011_2074



20240820121_KingsFerryWay_Interior_012_2087



20240820121_KingsFerryWay_Interior_013_2093



20240820121_KingsFerryWay_Interior_014_2094

Received September 30, 2024
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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

Received September 30, 2024
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20200218121_KingsFerryWay_Staircase_016_4012



20210909121_KingsFerryWay_Staircase_017_4593

Received September 30, 2024
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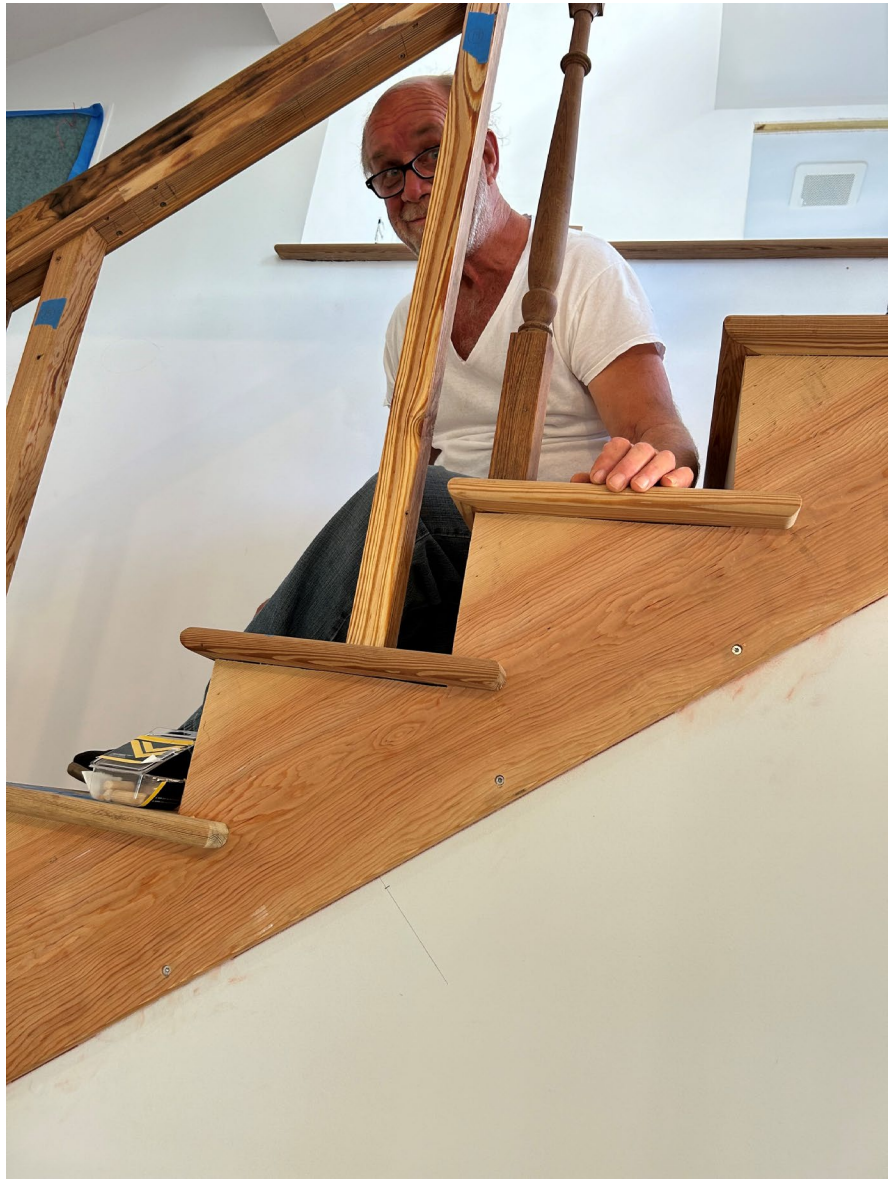


20240117121_KingsFerryWay_Staircase_001_1185



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

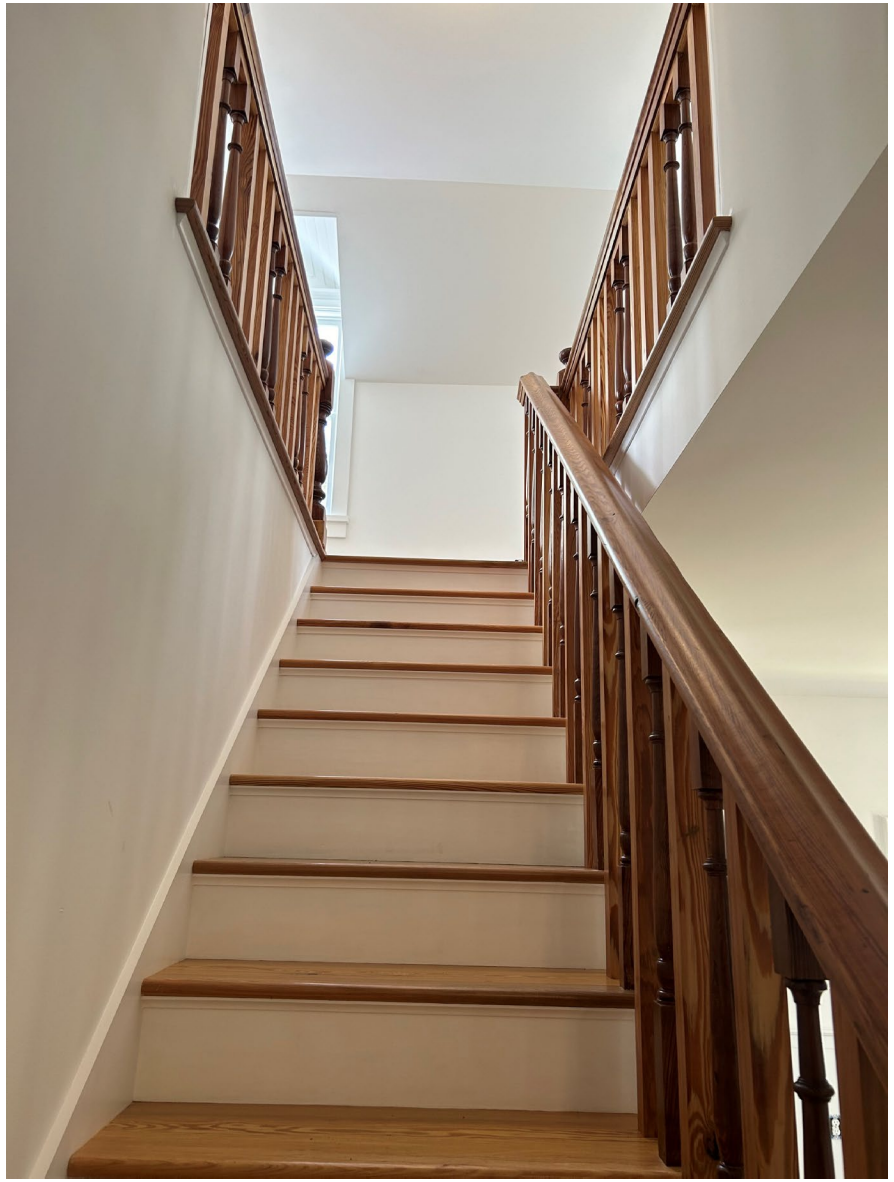


20240326121_KingsFerryWay_Staircase_005_1437

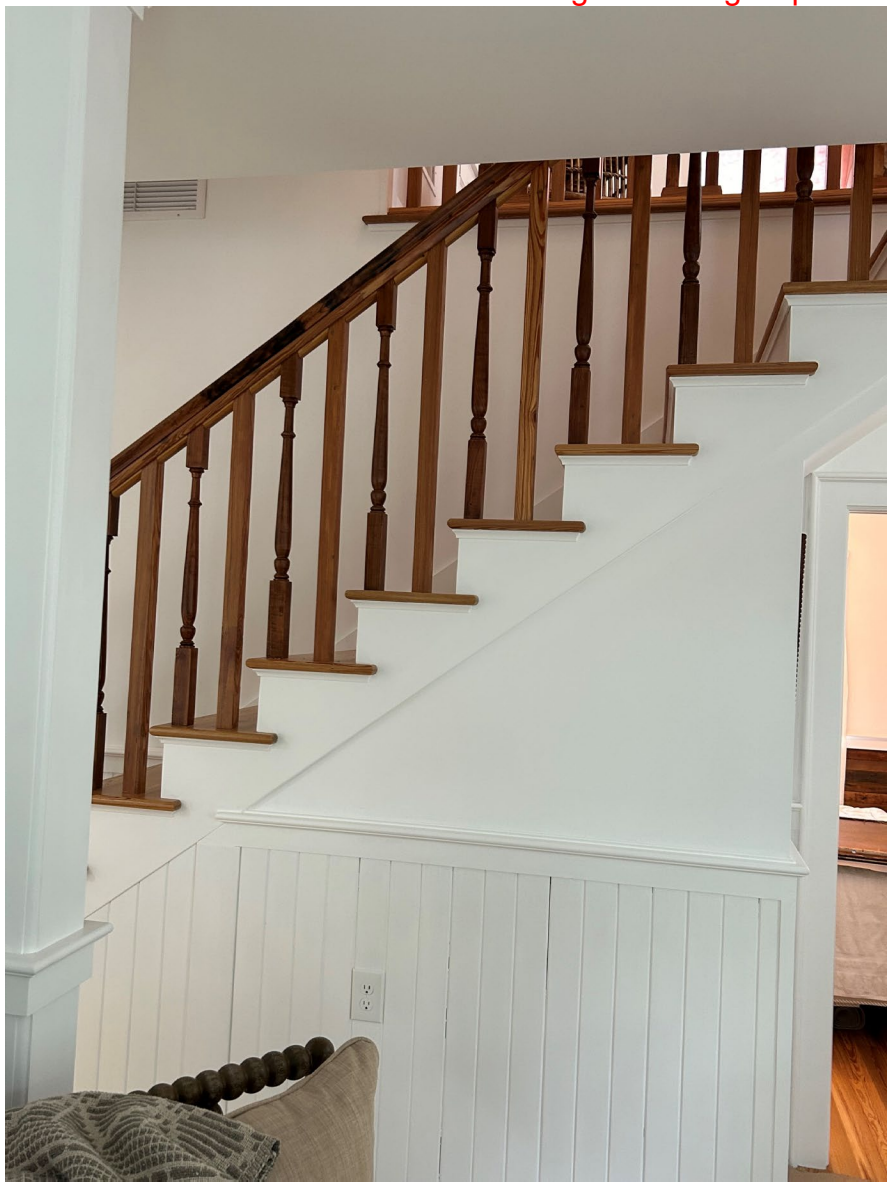


20240326121_KingsFerryWay_Staircase_006_1442

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20240619121_KingsFerryWay_Staircase_007_1698



20240807121_KingsFerryWay_Staircase_008_1976



20240807121_KingsFerryWay_Staircase_009_1977



20240807121_KingsFerryWay_Staircase_010_1979



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

Received September 30, 2024
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Windows

121 Kings Ferry Way

Received September 30, 2024
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20190423121_KingsFerryWay_Windows_006_2665



20190424121_KingsFerryWay_Windows_007_2669



20200124121_KingsFerryWay_Windows_008_3671



20200124121_KingsFerryWay_Windows_009_3674



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

Received September 30, 2024
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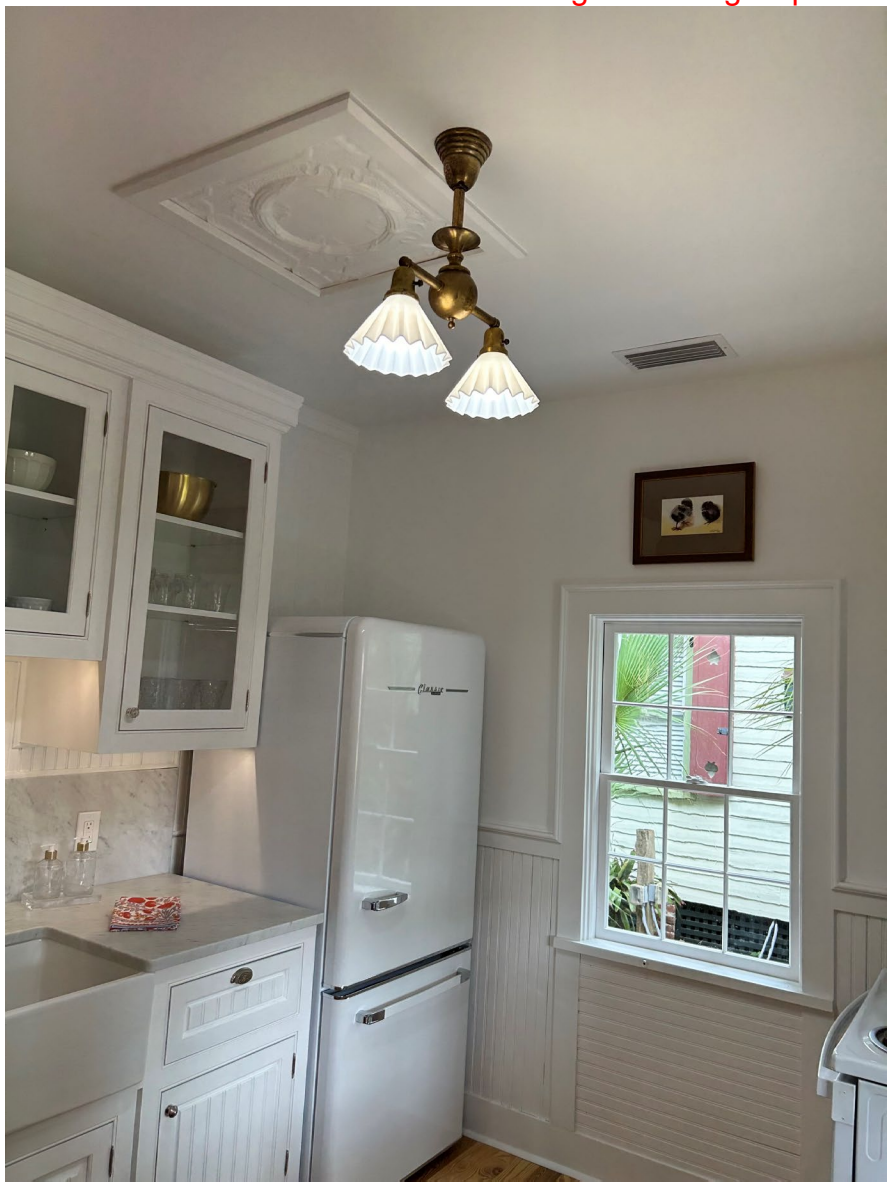
20230105121_KingsFerryWay_Windows_016_7737



20230105121_KingsFerryWay_Windows_017_7746



20230811121_KingsFerryWay_Windows_001_0733



20240807121_KingsFerryWay_Windows_003_1959

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20240813121_KingsFerryWay_Windows_004_2040



20240820121_KingsFerryWay_Windows_005_2068

Received September 30, 2024
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Doors

121 Kings Ferry Way

Received September 30, 2024
Planning & Building Department

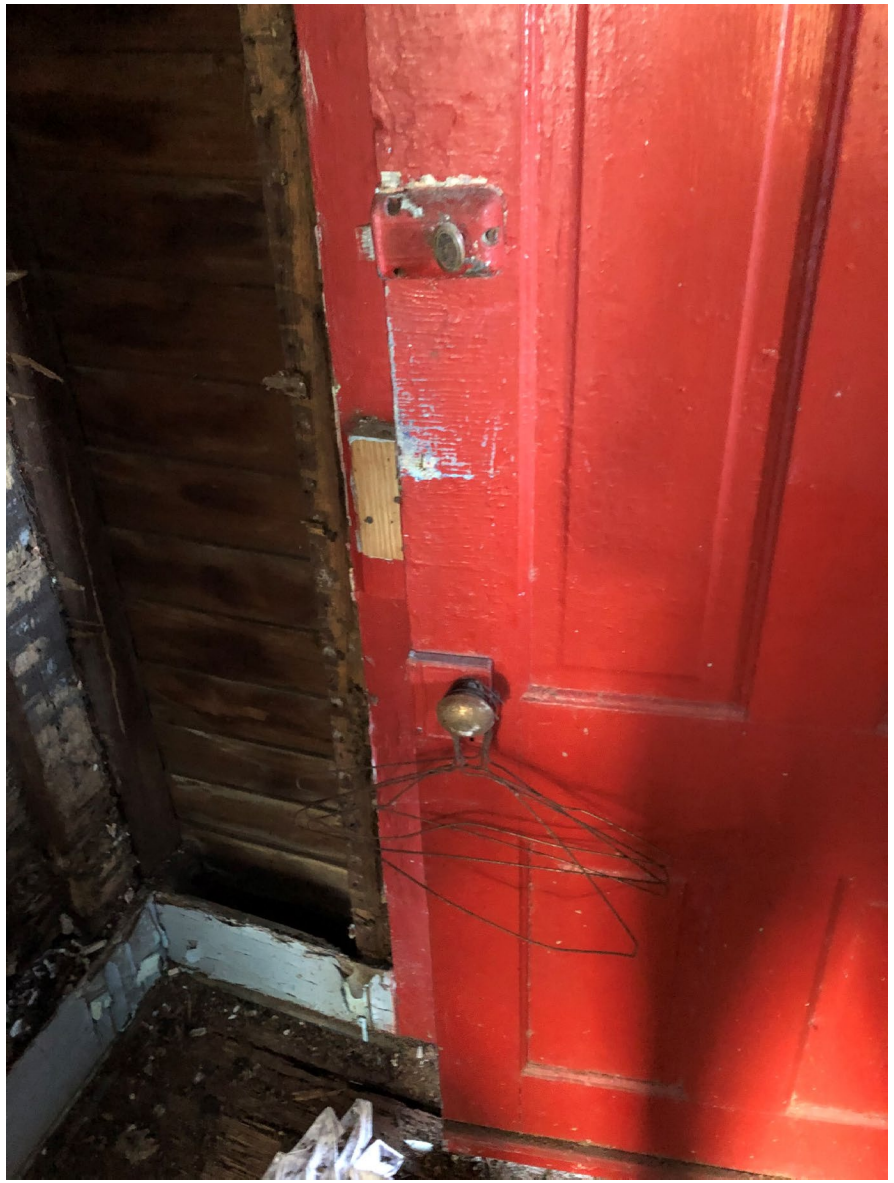


20200124121_KingsFerryWay_Doors_011_3675



20200125121_KingsFerryWay_Doors_012_3701

Received September 30, 2024
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20200125121_KingsFerryWay_Doors_013_3719



20200130121_KingsFerryWay_Doors_014_3889



20220907121_KingsFerryWay_Doors_015_7233

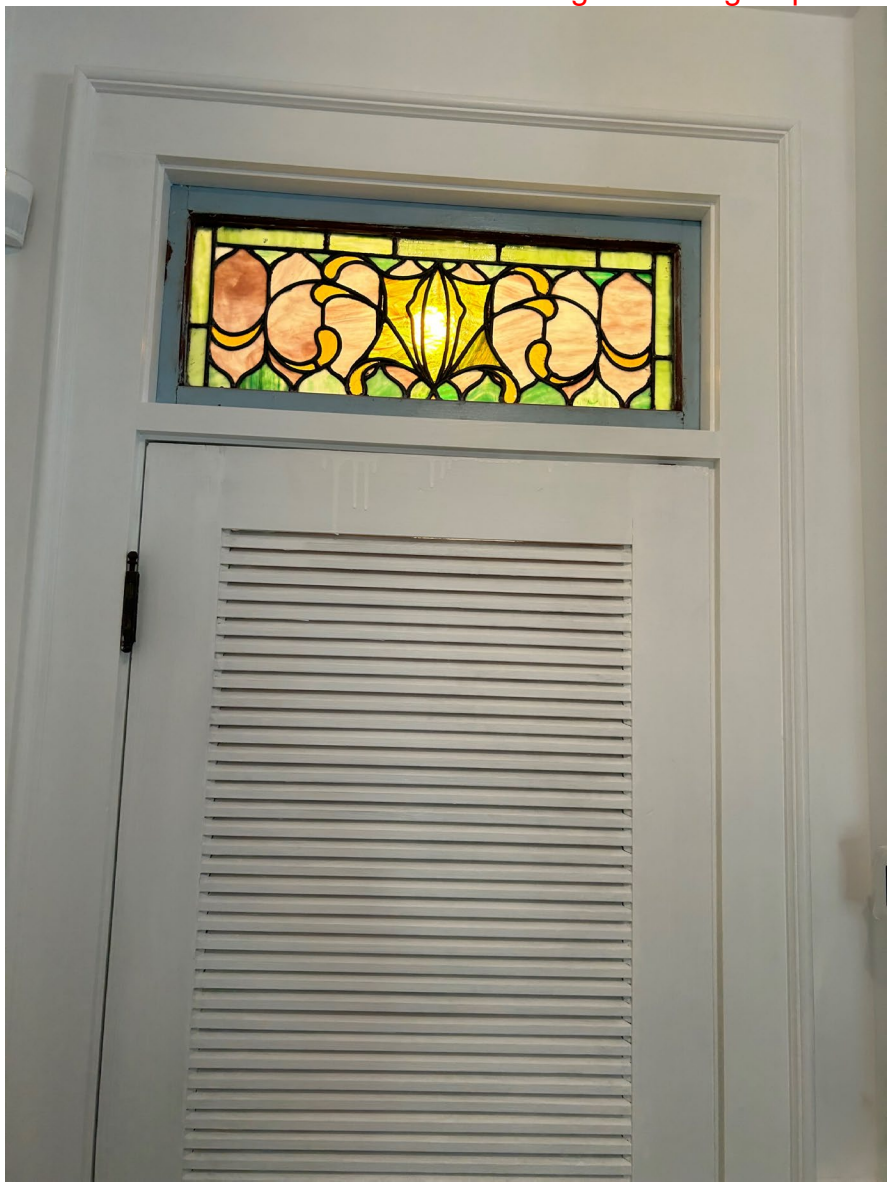


20240409121_KingsFerryWay_Doors_001_1488

Received September 30, 2024
Planning & Building Department



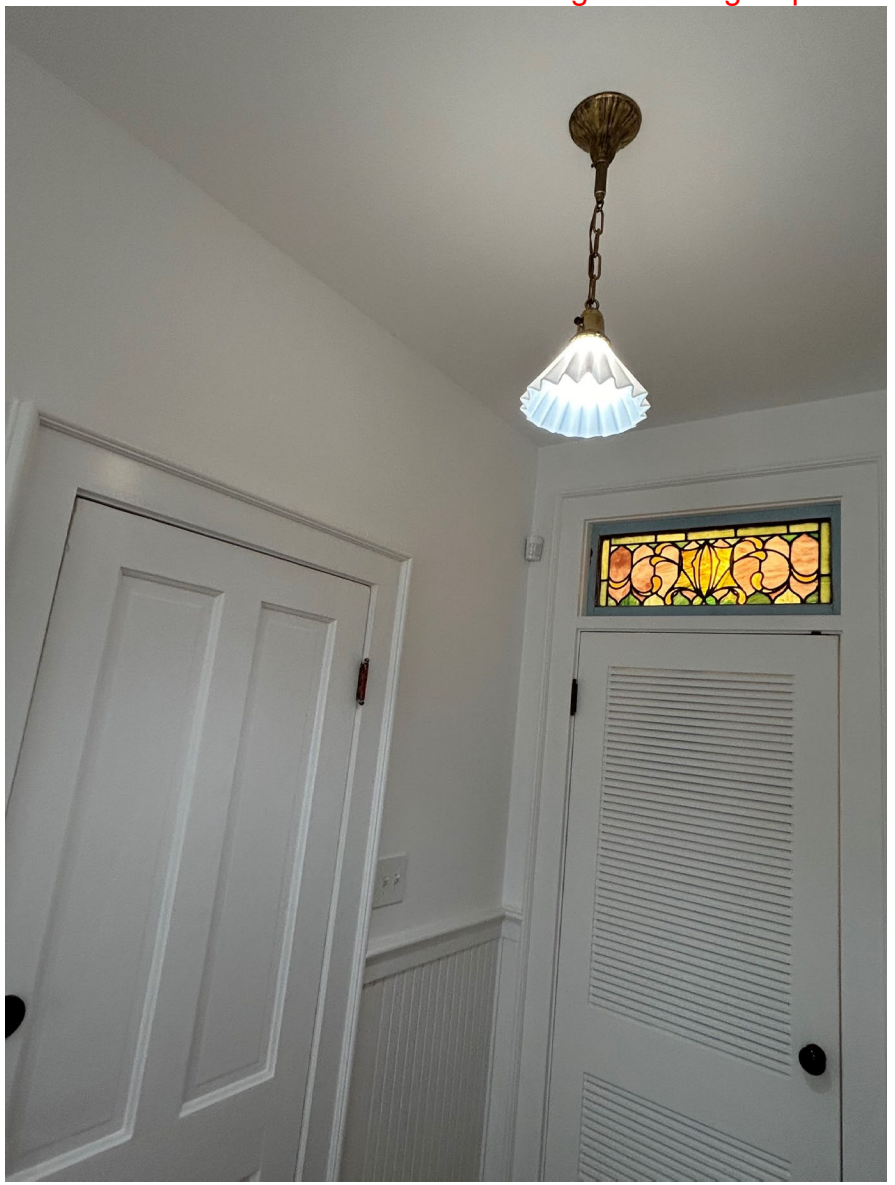
20240531121_KingsFerryWay_Doors_002_1599



20240619121_KingsFerryWay_Doors_003_1696

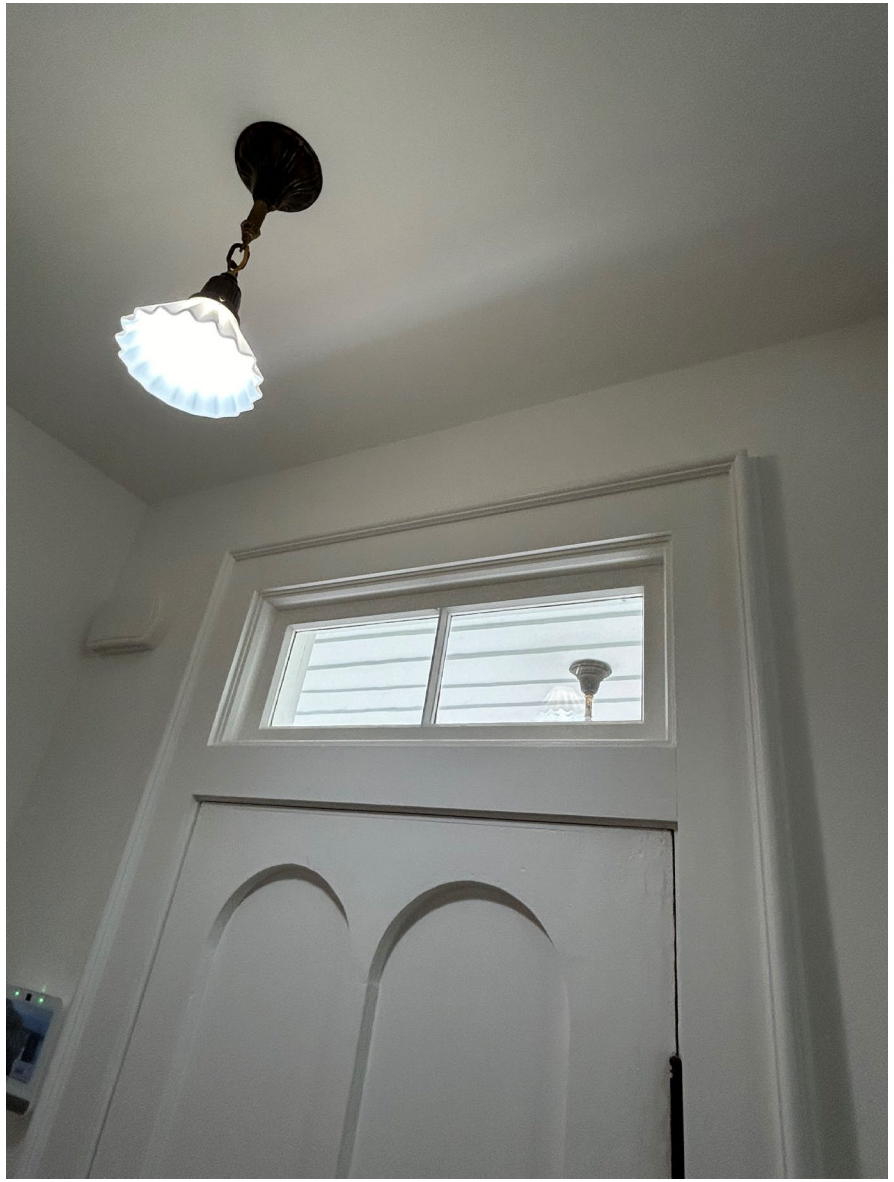


20240619121_KingsFerryWay_Doors_004_1697



20240807121_KingsFerryWay_Doors_005_1982

Received September 30, 2024
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20240807121_KingsFerryWay_Doors_006_1984



20240813121_KingsFerryWay_Doors_007_2039



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

NOTARY PUBLIC STATE OF FLORIDA
DAWN L. TERRY
MY COMMISSION # FF 904163
EXPIRES: November 27, 2019
Bonded Thru Budget Notary Services

NOTARY PUBLIC STATE OF FLORIDA
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	18.72
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

	2025
Building Value	$71,424
Extra Features Value	$0
Total Land Value	$159,750
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$231,174**
Total Deferred	$27,176
Assessed Value	**$203,998**
Total Exemptions	$0
Taxable Value	**$203,998**

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

Historical Assessment Information

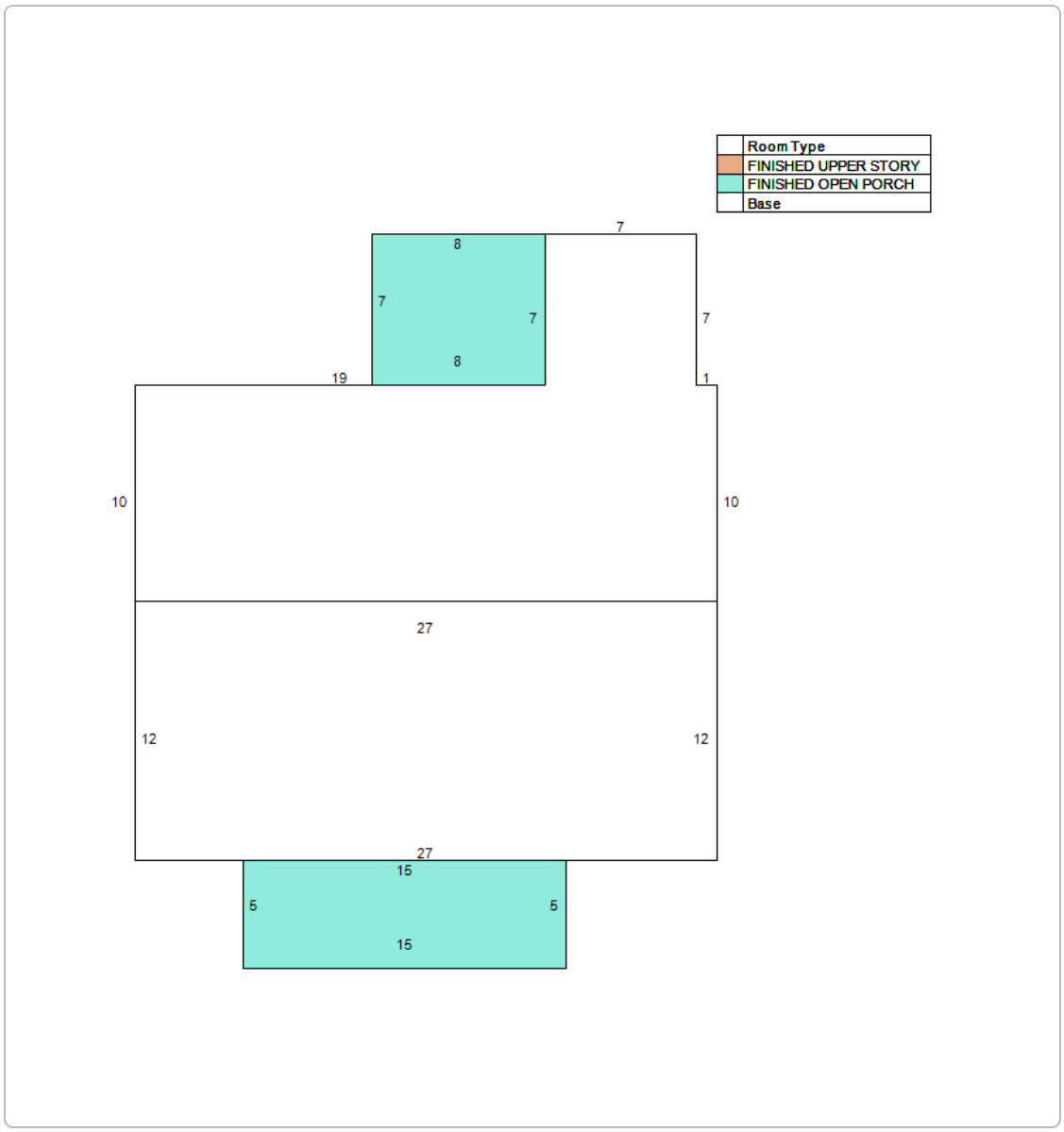
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$74,908	$0	$159,750	$0	$0	$234,658	$185,453	$49,205	$185,453
2023	$68,660	$0	$142,000	$0	$0	$210,660	$168,594	$42,066	$168,594
2022	$65,766	$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

Building Information

Building	1	**Roof Cover**	Metal
Building Value	$71,424	**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.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 11/15/2024, 1:20:03 AM

Contact Us

Developed by
SCHNEIDER GEOSPATIAL

For the November 21, 2024 HARB Meeting
Application: **HP2024-0073**
Address: **Area of Seawall at 111 Avenida Menendez (PID 1962000000), Parcels 1961800000 & 1961700000 (Waterfront along A1A/Avenida Menendez, beginning south of the Bridge of Lions north to Charlotte Street)**
Applicant: **City of St. Augustine & FDOT**
Property Owner: **City of St. Augustine, State of Florida, & US Government (National Park Service (NPS))**
Project description: **To replace the existing seawall and posts and chains with a new seawall and solid pedestrian barrier to tie into a proposed new National Park Service seawall to the north and to the City seawall to the south of the Bridge of Lions; and to lower the elevated promenade adjacent to the existing seawall on the north side of the bridge.**

Architectural Style:	Seawall	Florida Master Site File:	N/A
National Register:	N/A	Construction date:	c. 1959 (north of the bridge)
Archaeology Zone:	IA, IB	Zoning District:	HP-2/OL (Open Land)
Parcel number:	1961700000, 1961800000, 1962000000		
Agenda Item:	6(a)	Previous Action(s):	For South of Bridge COA F2006-0082 COA F2013-0012

Staff Summary will be forthcoming.

STAFF DOES NOT MAKE RECOMMENDATIONS REGARDING CITY PROJECTS. THE HARB SHOULD MAKE A DETERMINATION BASED ON EVIDENCE PROVIDED.

FDOT Seawall
Staff Photographs



Existing City Seawall and Promenade

FDOT Seawall
Staff Photographs





Historic Sea Wall

FDOT Seawall
Staff Photographs





Existing City Seawall and Promenade

FDOT Seawall
Staff Photographs





Existing City Seawall and Promenade

FDOT Seawall
Staff Photographs



Existing City Seawall (Parts already approved for rehabilitation)

FDOT Seawall
Staff Photographs





Existing City Seawall (rehabilitation already approved)

FDOT Seawall
Staff Photographs





Marina and Breakwater

FDOT Seawall
Staff Photographs





Marina and Breakwater

FDOT Seawall
Staff Photographs





Existing City Seawall (rehabilitation already approved)

FDOT Seawall
Staff Photographs





Public area around the Marina & Historic Mini Golf

FDOT Seawall
Staff Photographs





Public area around the Marina / South end of Project Area

FDOT Seawall
Staff Photographs





South End of Project Location

FDOT Seawall
Staff Photographs





South End of Project Location

FDOT Seawall
Staff Photographs





South End of Project Location and Surrounding Park Space

FDOT Seawall
Staff Photographs





South End of Project Location and Surrounding Park Space

FDOT Seawall
Staff Photographs





South End of Project Location and East End Bridge of Lions

FDOT Seawall
Staff Photographs





South End of Project Location and East End Bridge of Lions

FDOT Seawall
Staff Photographs





South End of Project Location and East End Bridge of Lions

FDOT Seawall
Staff Photographs





South End of Project Location and East End Bridge of Lions

FDOT Seawall
Staff Photographs





South End of Project Location and East End Bridge of Lions

FDOT Seawall
Staff Photographs





Project Locations South and North of Bridge of Lions

FDOT Seawall
Staff Photographs



Project Location North of Bridge of Lions

FDOT Seawall
Staff Photographs





Lions to be Removed During Construction

FDOT Seawall
Staff Photographs





Lions to be Removed During Construction

FDOT Seawall
Staff Photographs





Project Location North of Bridge of Lions

FDOT Seawall
Staff Photographs





Project Location North of Bridge of Lions

FDOT Seawall
Staff Photographs





Project Location North of Bridge of Lions

FDOT Seawall
Staff Photographs





Pier and Pergola North of Bridge of Lions

FDOT Seawall
Staff Photographs





Pier and Pergola North of Bridge of Lions

FDOT Seawall
Staff Photographs





Pergola and Project Area North of Bridge of Lions

FDOT Seawall
Staff Photographs





Project Area North along Avenida Menendez

FDOT Seawall
Staff Photographs





Project Area North along Avenida Menendez

FDOT Seawall
Staff Photographs



Project Area North along Avenida Menendez

FDOT Seawall
Staff Photographs





Project Area North along Avenida Menendez

FDOT Seawall
Staff Photographs





Project Area North along Avenida Menendez

FDOT Seawall
Staff Photographs





Project Area North along Avenida Menendez

FDOT Seawall
Staff Photographs





Project Area North along Avenida Menendez

FDOT Seawall
Staff Photographs





Project Area North along Avenida Menendez

FDOT Seawall
Staff Photographs





Project Area North Terminus to be Coordinated with NPS

FDOT Seawall
Staff Photographs





Project Area North Terminus to be Coordinated with NPS

FDOT Seawall
Staff Photographs





Project Area North Terminus to be Coordinated with NPS

FDOT Seawall
Staff Photographs



Informational Sign by NPS

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Appropriateness

Case Number: HP2024-0073 **Meeting Date: Thursday, November 21, 2024**

1. NAME OF APPLICANT: City of Saint Augustine and FDOT
   Business (if applicable):
   Address: 75 W King St
   City: Saint Augustine State: FL Zip Code: 32085
   Daytime Telephone: E-Mail Address:

2. NAME OF PROPERTY OWNER: City of Saint Augustine and FDOT
   Business (if applicable):
   Address: 75 W King St
   City: Saint Augustine State: FL Zip Code: 32085
   Daytime Telephone: E-Mail Address:

3. PROJECT LOCATION: 111 AVENIDA MENENDEZ, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: CITY OF ST AUG SEAWALL & UNDERLYING LAND IN MATANZAS RIVER BETWEEN BRIDGE OF LIONS & ARSENAL BARRACKS (EX S'LY PT OF SEAWALL OUTSIDE HIST PKG CRA) DB218/278 & DB228/495

5. SCOPE OF WORK: To replace the existing seawall and posts and chains with a new seawall and solid pedestrian barrier to tie into a proposed new National Park Service seawall to the north and to the City seawall to the south of the Bridge of Lions; and to lower the elevated promenade adjacent to the existing seawall on the north side of the bridge.

Information attached by applicant includes:

1) Presentation showing proposed new seawall with excerpts from plans and conceptual renderings
2) Plan sheets of proposed project

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Seawall Replacement
Along A1A
Bridge of Lions to Charlotte Street

Financial Management Number: 428271-2

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Project Location





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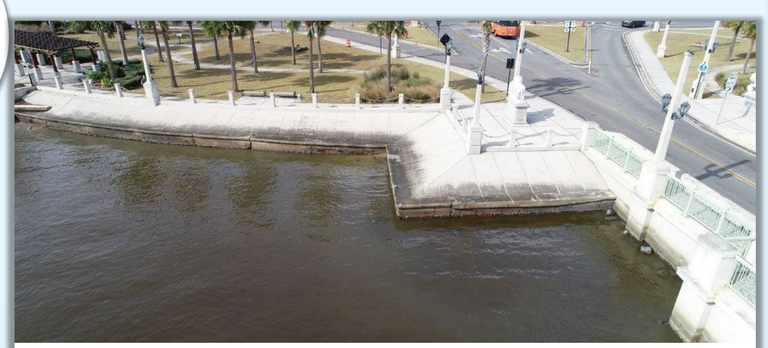
Purpose & Need

Purpose:

- 2022 Inspection shows extensive deterioration
- Nearing end of service life

Need:

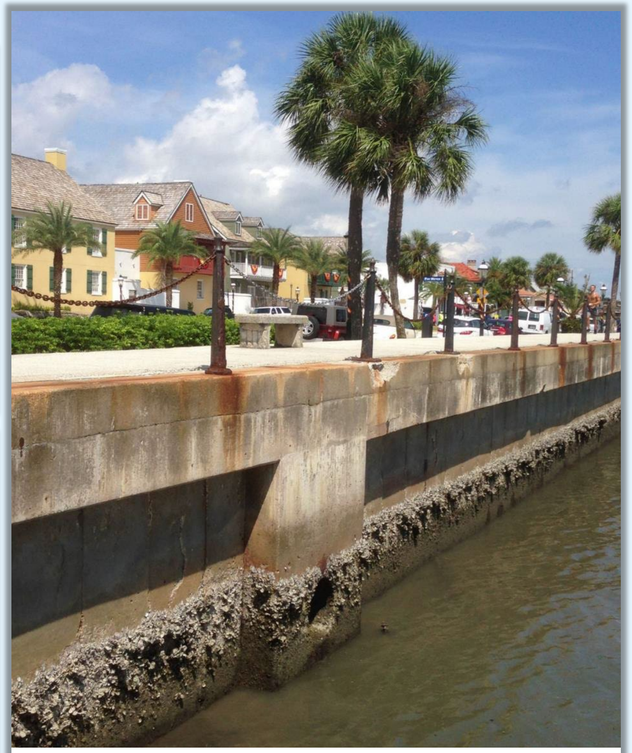
- Provide safe access
- Enhance storm protection
- Maintain aesthetics of area



South of Bridge of Lions



North of Bridge of Lions



Facing North



Figure 1: Crack inspection, drilling cores, and rebar inspection. A) Evident corrosion product at the bottom of the core; B) Core extraction; and C) Delamination at the level of the steel rebar.

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Existing Conditions



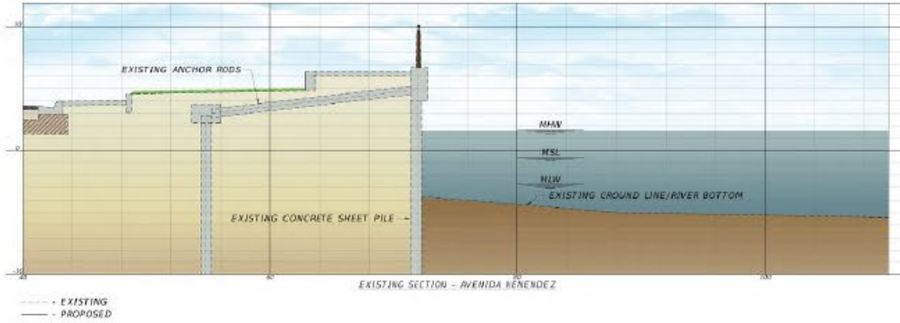
North Seawall

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Planning & Building Department

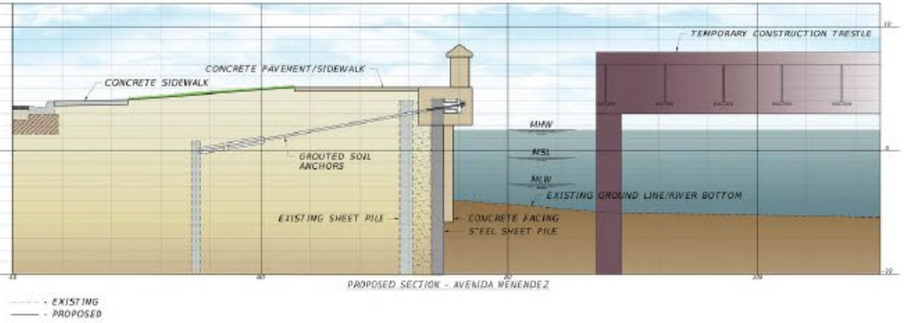
Seawall Replacement Along A1A

Typical Sections

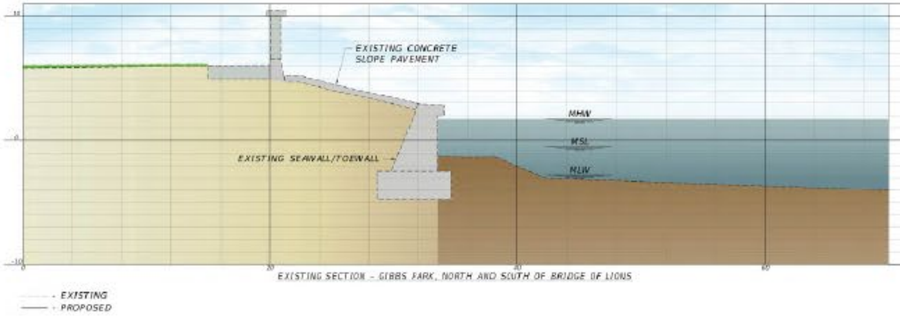
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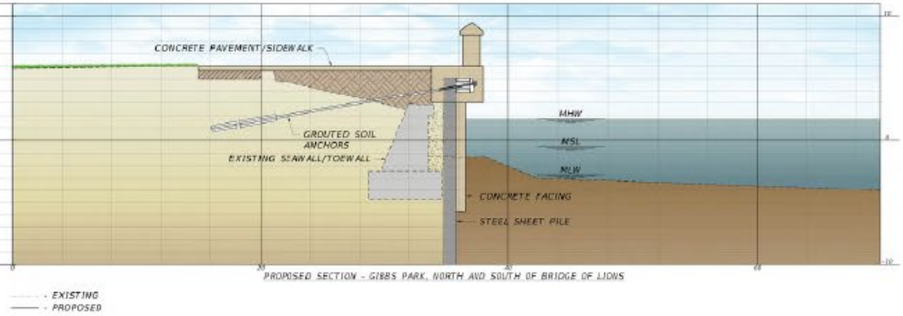
Proposed



Existing

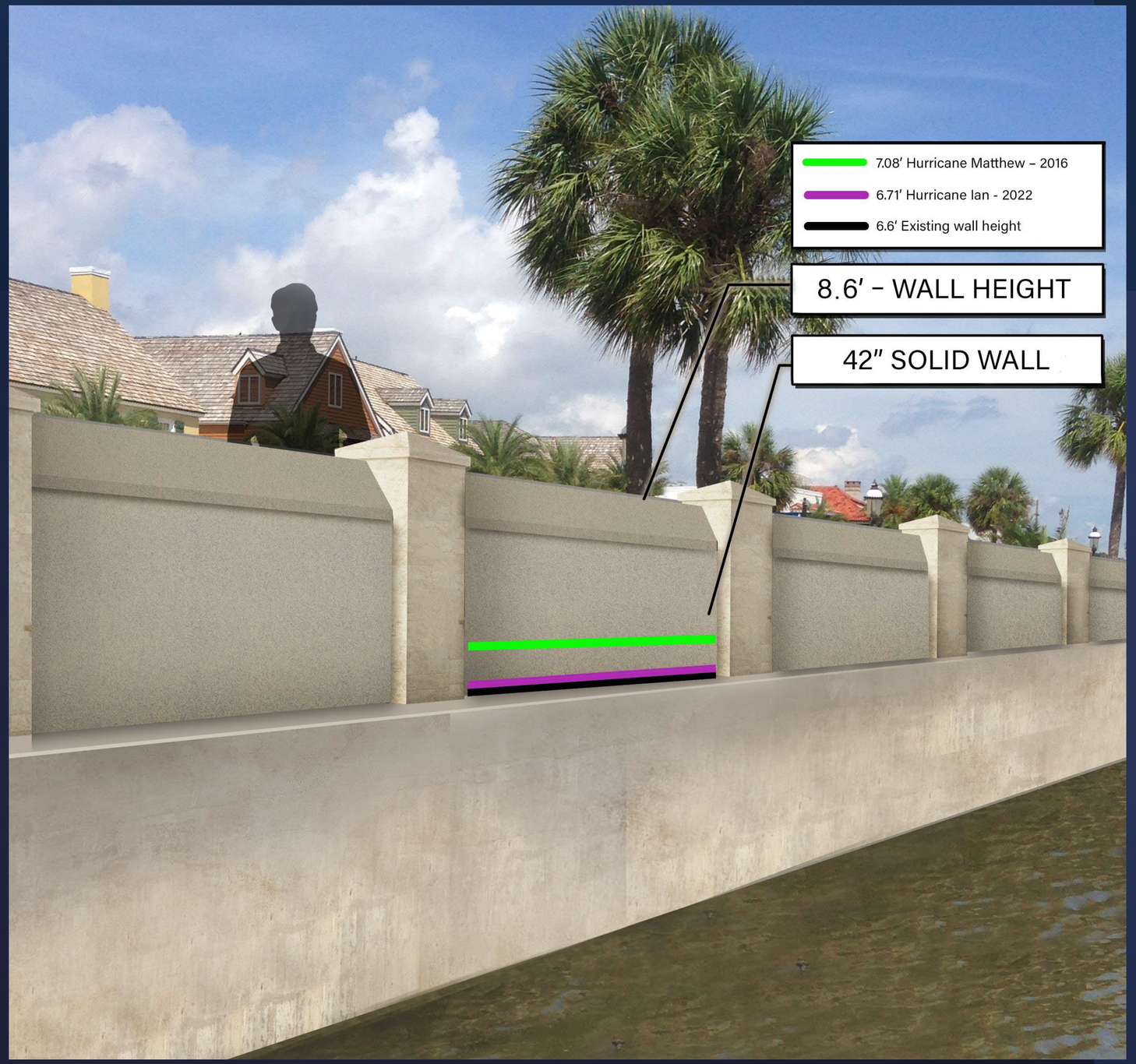


Proposed



- **Wall Height Increase with Solid Pedestrian Barrier from Elevation ~6.7 to ~8.5 along A1A ~6.7 to ~9 in Gibbs Park**

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Sidewalk View Looking North

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Street View Looking Northeast along the Seawall

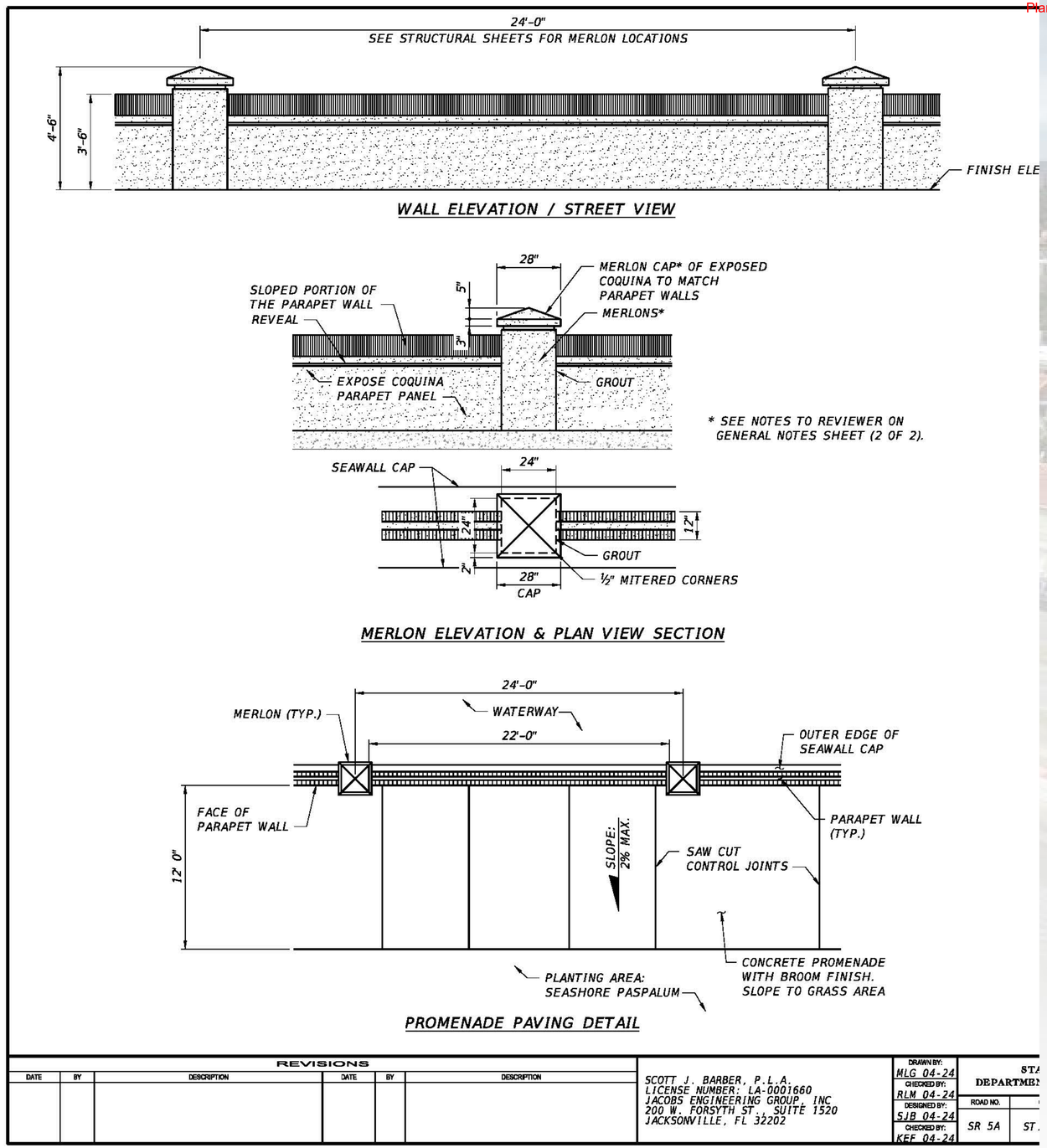
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Planning & Building Department



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Proposed Finishes:

- Benches- Smooth Concrete
- Parapet/Pedestrian Railing and Merlons- Coquina color #52A Desert Buff per Gate Concrete mix design, elements precast
- Promenade surface finish- Coquina concrete
- Sidewalk- Coquina concrete
- Landscape curbing- Historic coquina curbing
- Landscaping to be coordinated with City



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St. Augustine South Seawall





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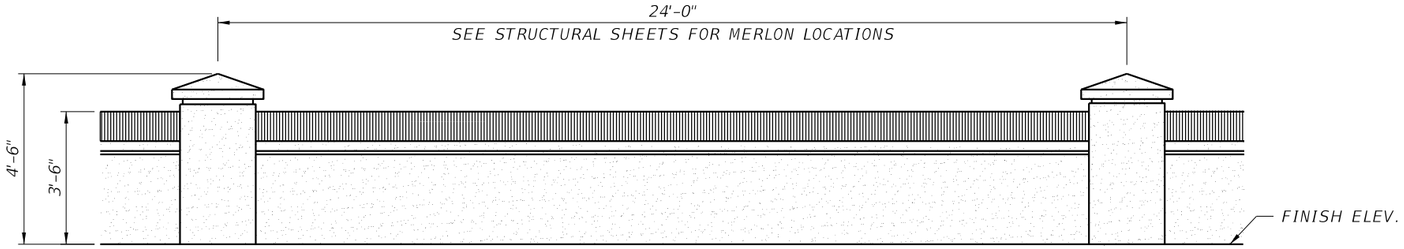
FDOT Seawall Project Update

FDOT Seawall Project Update

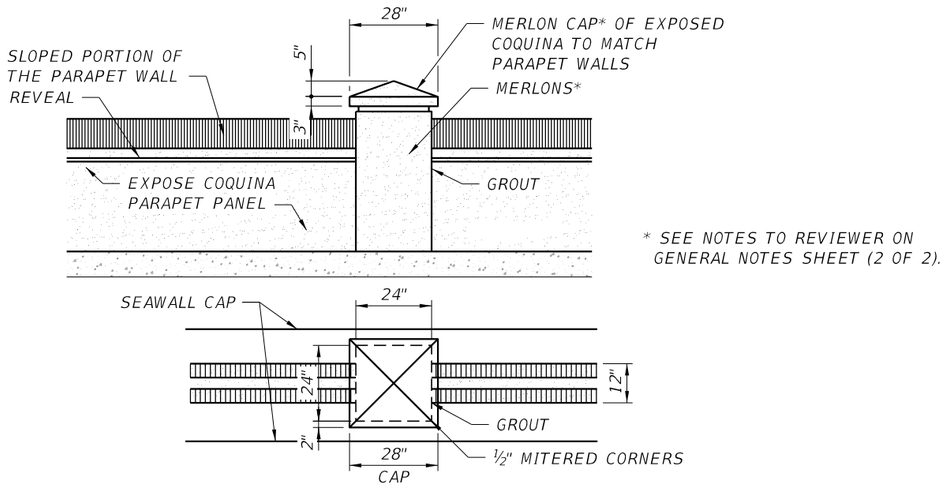
- **Agency Coordination Meetings**
  - **8/15/2023 and 12/13/23**
  - **Included FDOT, National Park Service (NPS), State Historic Preservation Office (SHPO), United States Army Corps of Engineers (USACE), City of St. Augustine, St. Johns County**
- **Public Meetings**
  - **Virtual 1/23/2024**
  - **In-Person 1/25/2024**

PHASE	YEAR
Project Development & Environment (PD&E)	Complete
Design	On-going
Right of Way Acquisition	2024
Construction	November 2025
Total Estimated Project Cost	$45 million

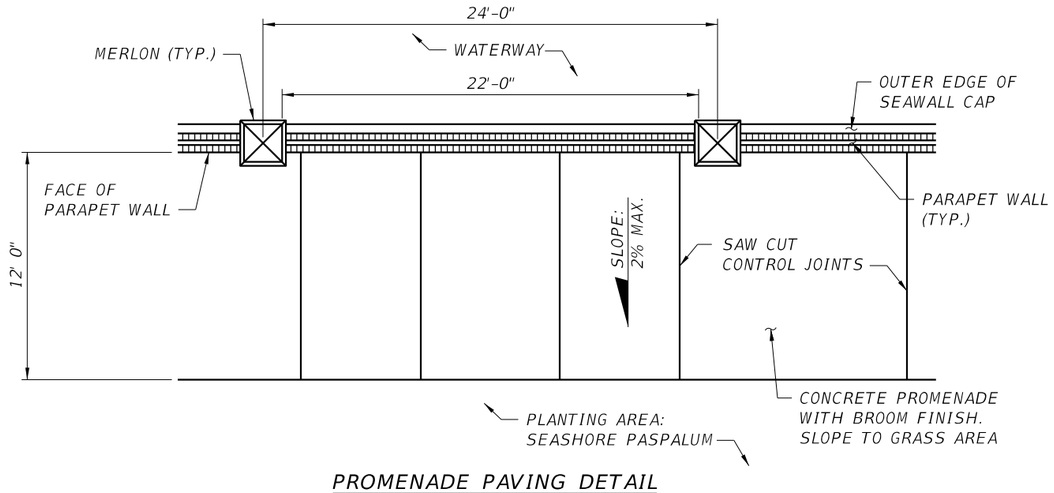
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Planning & Building Department



WALL ELEVATION / STREET VIEW

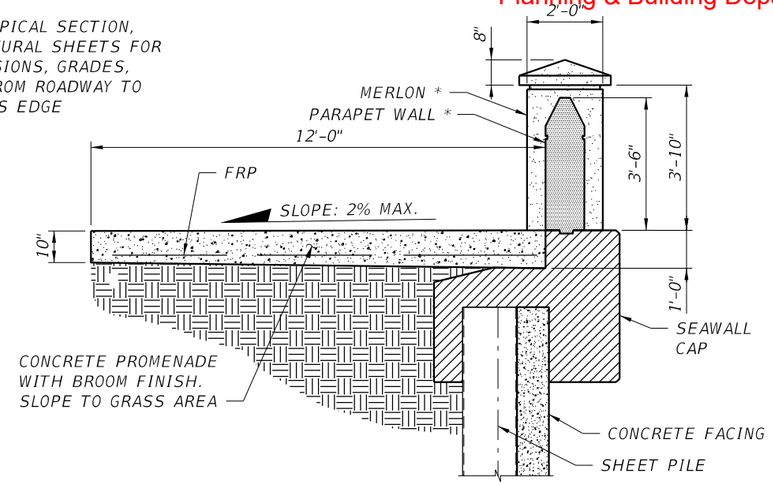


MERLON ELEVATION & PLAN VIEW SECTION

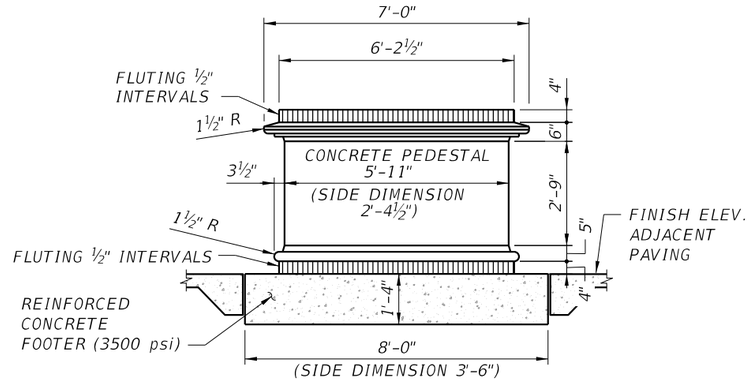


PROMENADE PAVING DETAIL

NOTE:
SEE TYPICAL SECTION, STRUCTURAL SHEETS FOR DIMENSIONS, GRADES, ETC. FROM ROADWAY TO WATER'S EDGE



NEW SEAWALL & PROMENADE TYPICAL SECTION



LION STATUE PEDESTAL ELEVATION

LION STATUE PEDESTAL NOTES:

1. THE PEDESTAL ELEVATION ON THIS DRAWINGS AND ITS DIMENSIONING IS A GENERAL REPRESENTATION OF THE EXISTING PEDESTALS AND WILL BE FIELD VERIFIED BY THE CONTRACTOR.
2. THE CITY OF ST. AUGUSTINE WILL BE RESPONSIBLE FOR REMOVING, PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REHABILITATING, STORING AND REINSTALLING THE TWO LION STATUES. THE CONTRACTOR WILL COORDINATE WITH THE OWNER AND THE CITY OF ST. AUGUSTINE FOR THE REMOVAL OF LION STATUES TO VERIFY EXISTING ANCHORING DEVICES.
3. THE TWO EXISTING PEDESTALS WILL BE DEMOLISHED DURING CONSTRUCTION. PRIOR TO PEDESTAL DEMOLITION, THE CONTRACTOR SHALL PROVIDE PHOTOGRAPHS OF THE EXISTING PEDESTALS AND PRECISE FIELD MEASUREMENTS FOR APPROVAL BY OWNER.
4. PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR WILL SUBMIT SHOP DRAWINGS, FOR APPROVAL BY THE OWNER, FOR THE CONSTRUCTION OF NEW PEDESTALS, INCLUDING ALL PROPOSED CONSTRUCTION TECHNIQUES, NOTATIONS, AND FINISHES TO MATCH THE EXISTING PEDESTAL DESIGN AND CUSTOM DETAILING.
5. PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR WILL SUBMIT SHOP DRAWINGS, FOR APPROVAL BY THE OWNER, FOR THE CONSTRUCTION OF NEW PEDESTALS WITH THE PROPER ANCHORING AND CONNECTION DETAILS FOR THE LION STATUES.

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REVISIONS

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

SCOTT J. BARBER, P.L.A.
LICENSE NUMBER: LA-0001660
JACOBS ENGINEERING GROUP, INC
200 W. FORSYTH ST., SUITE 1520
JACKSONVILLE, FL 32202

DRAWN BY: MLG 04-24
CHECKED BY: RLM 04-24
DESIGNED BY: SJB 04-24
CHECKED BY: KEF 04-24

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR 5A	ST. JOHNS	428271-2-32-01

SHEET TITLE: HARDSCAPE DETAILS (1 OF 3)

PROJECT NAME: SR 5A (SR A1A) FROM BRIDGE OF LIONS TO CHARLOTTE ST.

REF. DWG. NO.

SHEET NO. BW-41

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Application Packet, page 15
Page 296 of 662

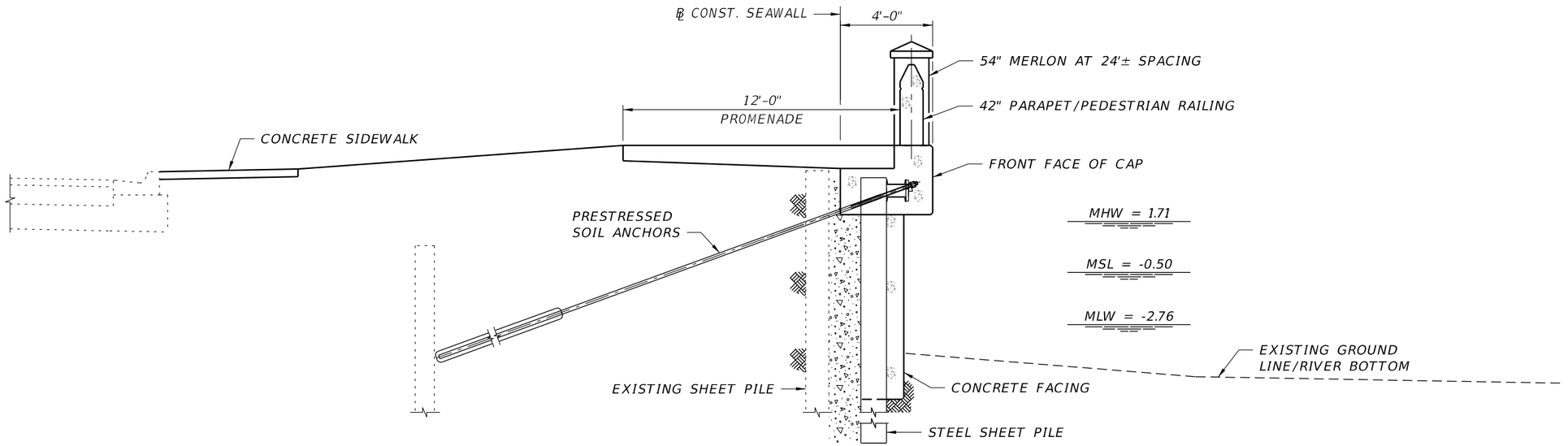
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St. Augustine South Seawall

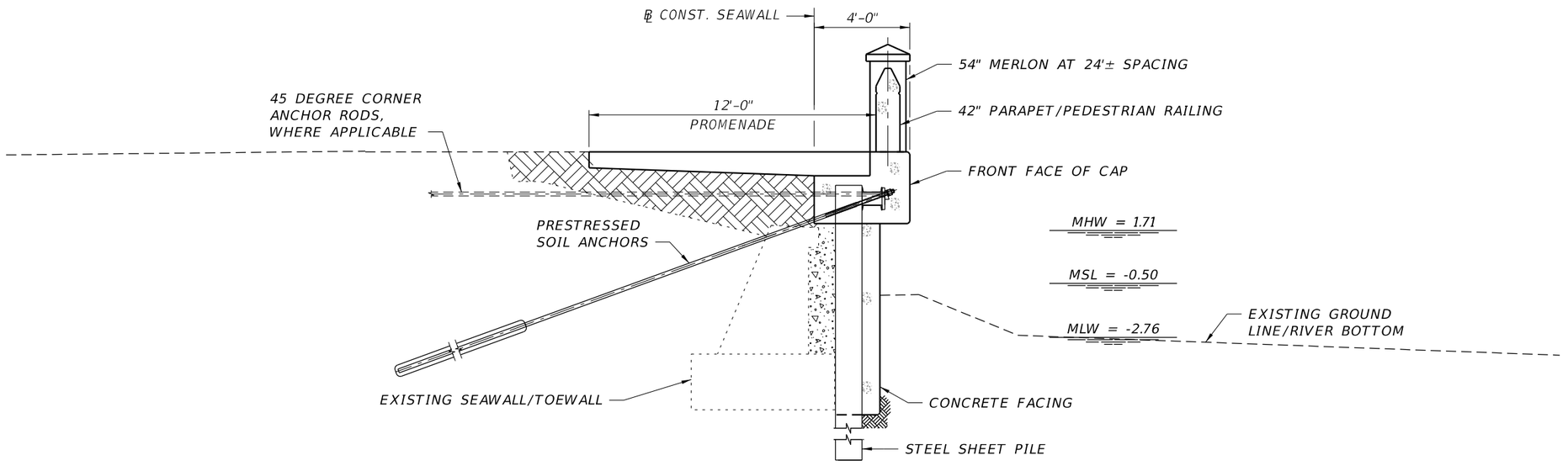




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PROPOSED SECTION - RW-03 (SR5/A1A/AVENIDA MENENDEZ)



PROPOSED SECTION - RW-01 (SOUTH GIBBS PARK), RW-02 (NORTH GIBBS PARK)

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REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

MAXWELL R. MOZO, P.E.
LICENSE NUMBER: 56151
JACOBS ENGINEERING GROUP, INC
200 W. FORSYTH ST., SUITE 1520
JACKSONVILLE, FL 32202

DRAWN BY:	CHECKED BY:	DESIGNED BY:	CHECKED BY:
EAG 04-24	RLM 04-24	MRM 04-24	AJL 04-24

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR 5A	ST. JOHNS	428271-2-32-01

SHEET TITLE: SEAWALL TYPICAL SECTIONS

PROJECT NAME: SR 5A (SR A1A) FROM BRIDGE OF LIONS TO CHARLOTTE ST.

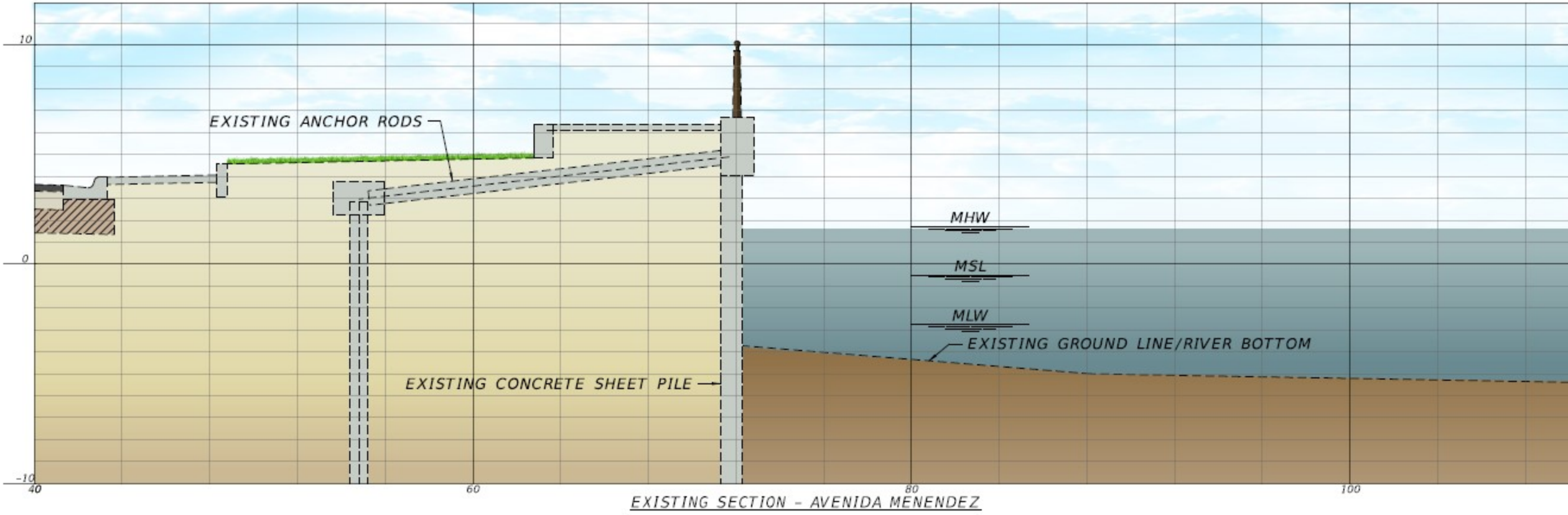
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SHEET NO. BW-2

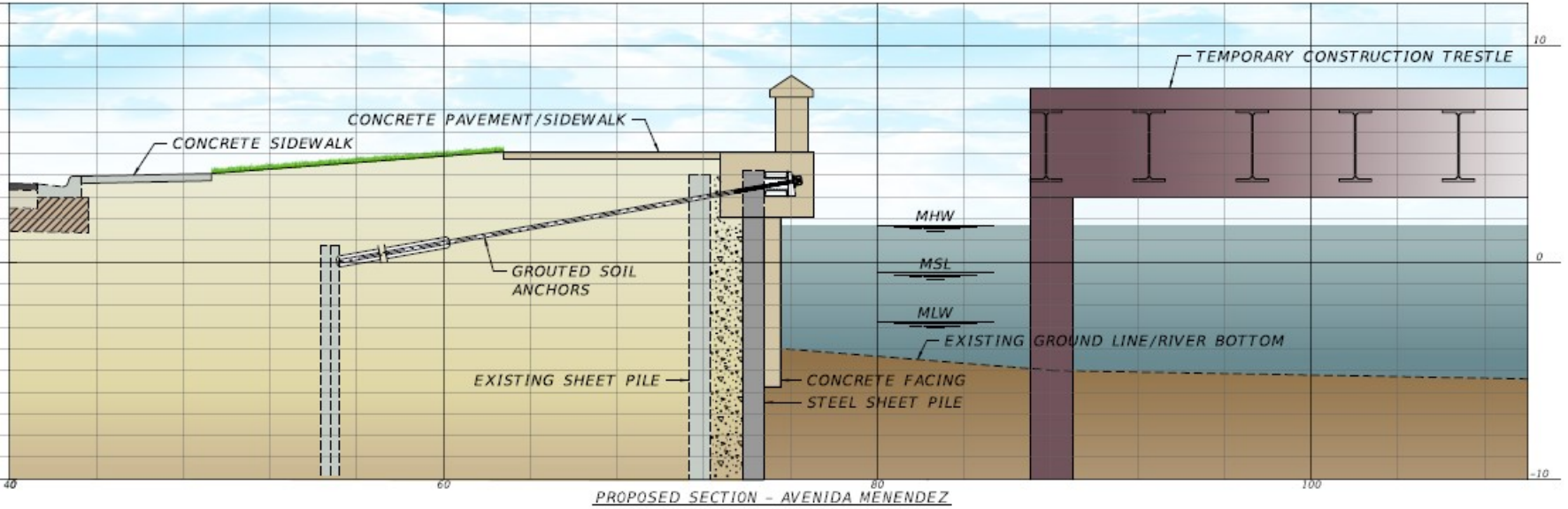
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Existing

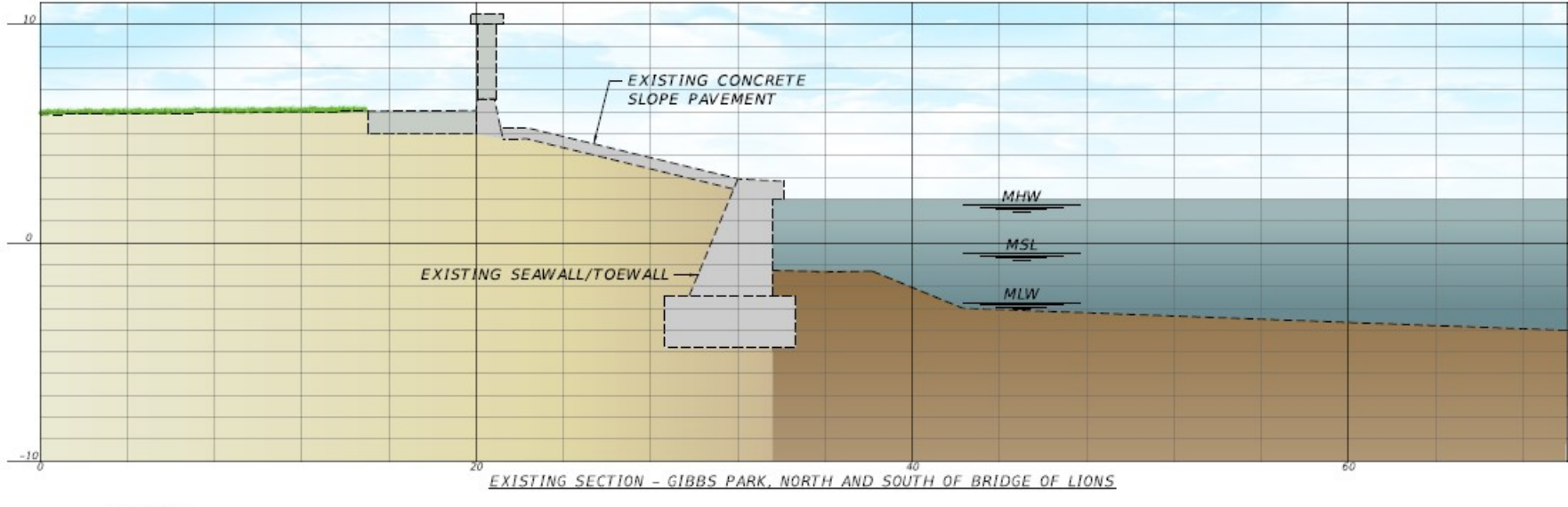


Proposed


TEMPORARY CONSTRUCTION TRESTLE
CONCRETE PAVEMENT/SIDEWALK
CONCRETE SIDEWALK
MHW
MSL
MLW
GROUTED SOIL ANCHORS
EXISTING GROUND LINE/RIVER BOTTOM
EXISTING SHEET PILE
CONCRETE FACING
STEEL SHEET PILE
10
0
-10
40
60
80
100
PROPOSED SECTION - AVENIDA MENENDEZ
EXISTING
PROPOSED

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Existing

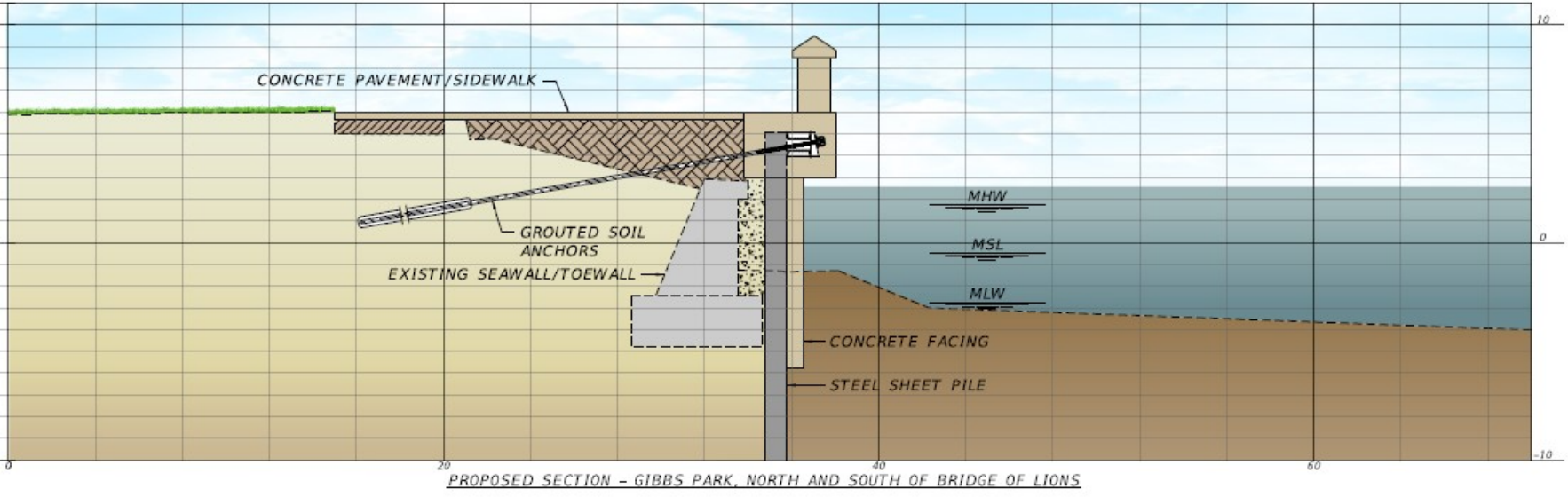


EXISTING SECTION – GIBBS PARK, NORTH AND SOUTH OF BRIDGE OF LIONS

- - - - - - EXISTING
——— PROPOSED

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Proposed



PROPOSED SECTION – GIBBS PARK, NORTH AND SOUTH OF BRIDGE OF LIONS

----- - EXISTING
——— - PROPOSED

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CONTRACT PLANS COMPONENTS

ROADWAY
STRUCTURES

A DETAILED INDEX APPEARS ON THE
KEY SHEET OF EACH COMPONENT

INDEX OF ROADWAY PLANS

SHEET NO.	SHEET DESCRIPTION
1	KEY SHEET
2	SIGNATURE SHEET
3 - 4	TYPICAL SECTIONS
5	MODEL MANAGEMENT
6	PROJECT LAYOUT
7	PROJECT CONTROL
8	GENERAL NOTES
9 - 11	ROADWAY PLAN
12	DRAINAGE DETAIL
13 - 14	STORMWATER POLLUTION PREVENTION PLAN
15	TEMPORARY TRAFFIC CONTROL PLAN GENERAL NOTES
16	TEMPORARY TRAFFIC CONTROL PLAN DETAIL
17 - 18	TEMPORARY TRAFFIC CONTROL PLAN
19 - 21	UTILITY ADJUSTMENTS
22	SELECTIVE CLEARING AND GRUBBING

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

CONTRACT PLANS

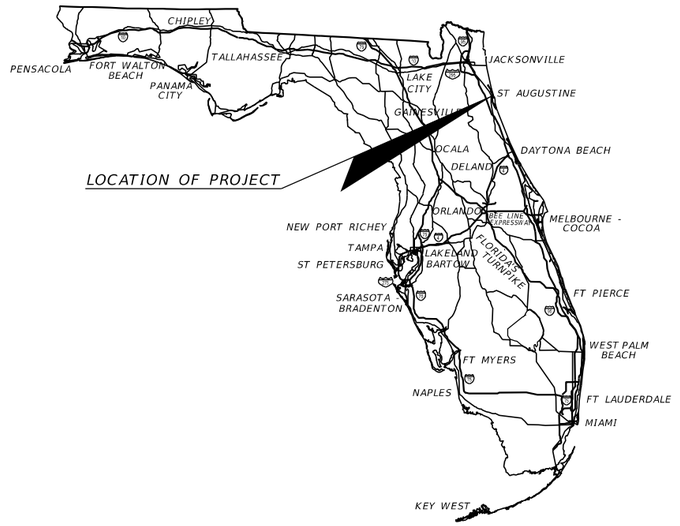
FINANCIAL PROJECT ID 428271-2-32-01

(FEDERAL FUNDS)

ST. JOHNS COUNTY (78010)

STATE ROAD NO. 5A

SR 5A (SR A1A) FROM BRIDGE OF LIONS TO CHARLOTTE ST.



PROJECT LOCATION URL:	https://tinyurl.com/3camxb38
PROJECT LIMITS:	BEGIN MP 0.873 - END MP 1.444
EXCEPTIONS:	NONE
BRIDGE LIMITS:	NONE
RAILROAD CROSSING:	NONE

GOVERNING STANDARD PLANS:

Florida Department of Transportation, FY2024-25 Standard Plans for Road and Bridge Construction and applicable Interim Revisions (IRs).

Standard Plans for Road Construction and associated IRs are available at the following website: http://www.fdot.gov/design/standardplans

APPLICABLE IRs: IR - -

Standard Plans for Bridge Construction are included in the Structures Plans Component

GOVERNING STANDARD SPECIFICATIONS:

Florida Department of Transportation, FY 2024-25 Standard Specifications for Road and Bridge Construction at the following website: http://www.fdot.gov/programmanagement/Implemented/SpecBooks

ROADWAY PLANS
ENGINEER OF RECORD:

KAREN ELAINE FALKENBERRY, P.E.
P.E. LICENSE NUMBER 54015
JACOBS ENGINEERING GROUP INC.
200 W. FORSYTH ST, SUITE 1520
JACKSONVILLE, FL 32202
CONTRACT NO.: CAN06
VENDOR NO.: 95-4081636

FDOT PROJECT MANAGER:

PETER WINKLER, P.E.

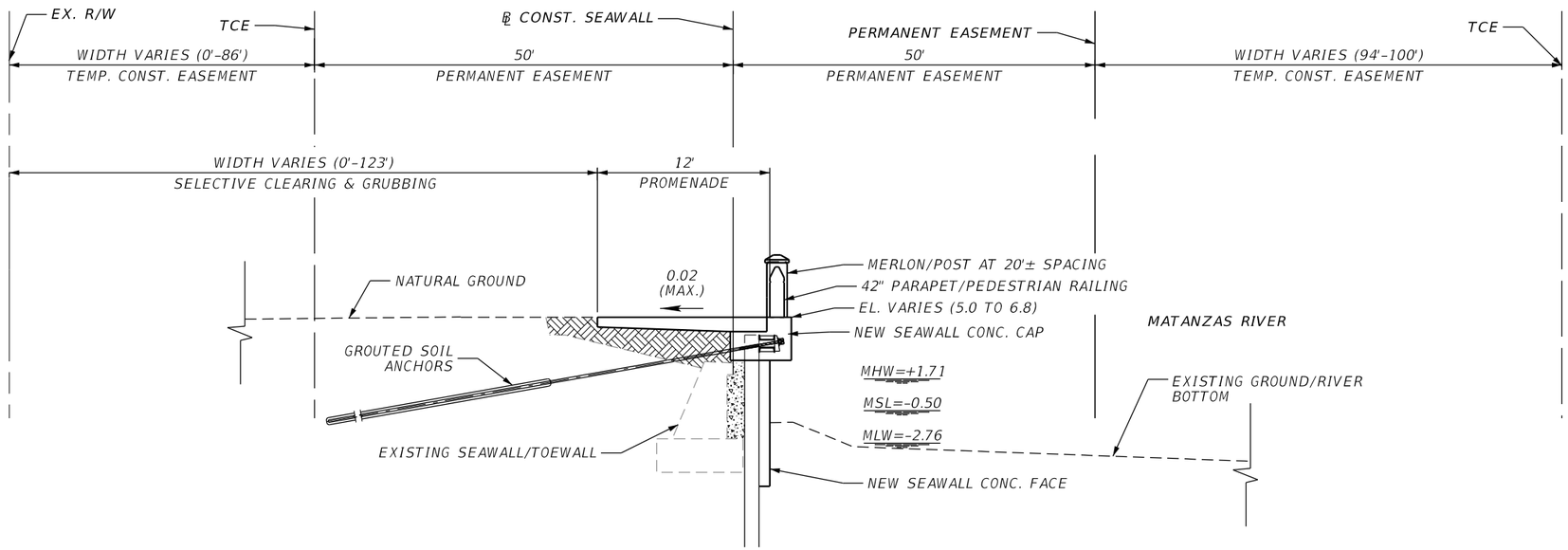
ANY STRUCTURES PLANS CONTAINED HEREIN ARE EXEMPT FROM DISCLOSURE PURSUANT TO S. 119.0731(3)(b). FL STAT. AS THE RECIPIENT OF THESE RECORDS, YOU MUST MAINTAIN THE EXEMPT STATUS OF THESE RECORDS. PLEASE REFER REQUESTOR OF RECORDS TO FLORIDA DEPARTMENT OF TRANSPORTATION.

CONSTRUCTION CONTRACT NO.	FISCAL YEAR	SHEET NO.
	26	1

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TYPICAL SECTION NO. 1
SR 5A SEAWALL
NORTH & SOUTH GIBBS PARK
STA. 99+80.20 TO STA. 106+14.89

TRAFFIC DATA

CURRENT YEAR = 2024 AADT = 17,700
K = 9% D = 56.4% T = 2.2% (24-HOUR)
DESIGN HOUR T = 1.1%
DESIGN SPEED = 30 MPH
POSTED SPEED = 25 MPH
CONTEXT CLASSIFICATION = C6

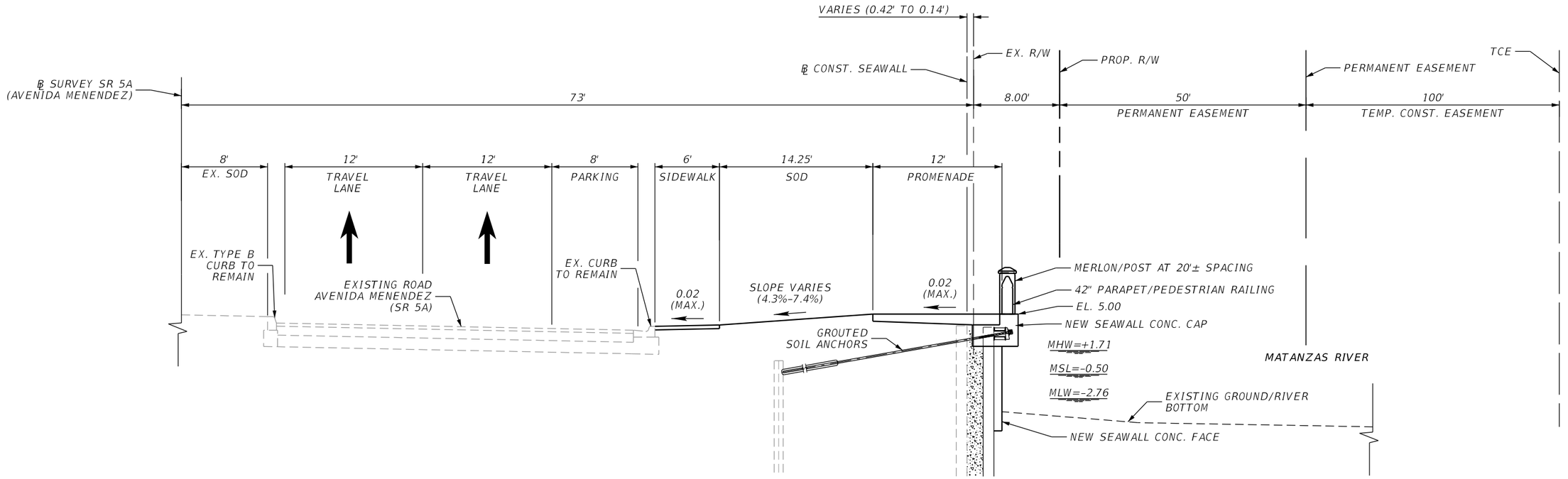
NOTE:
SEE SELECTIVE CLEARING AND GRUBBING SHEETS FOR DETAILS AND LIMITS OF SELECTIVE CLEARING AND GRUBBING.

REVISIONS				ENGINEER OF RECORD	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			TYPICAL SECTIONS (1)	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION	KAREN E. FALKENBERRY, P.E. LICENSE NUMBER: 54015 JACOBS ENGINEERING GROUP INC. 200 W. FORSYTH ST., SUITE 1520 JACKSONVILLE, FLORIDA 32202	ROAD NO.	COUNTY	FINANCIAL PROJECT ID		3
					SR 5A	ST. JOHNS	428271-2-32-01		

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

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Received October 24, 2024
Planning & Building Department



TYPICAL SECTION NO. 2
SR 5A SEAWALL
AVENIDA MENENDEZ
STA. 106+14.89 TO STA. 116+48.78

TRAFFIC DATA

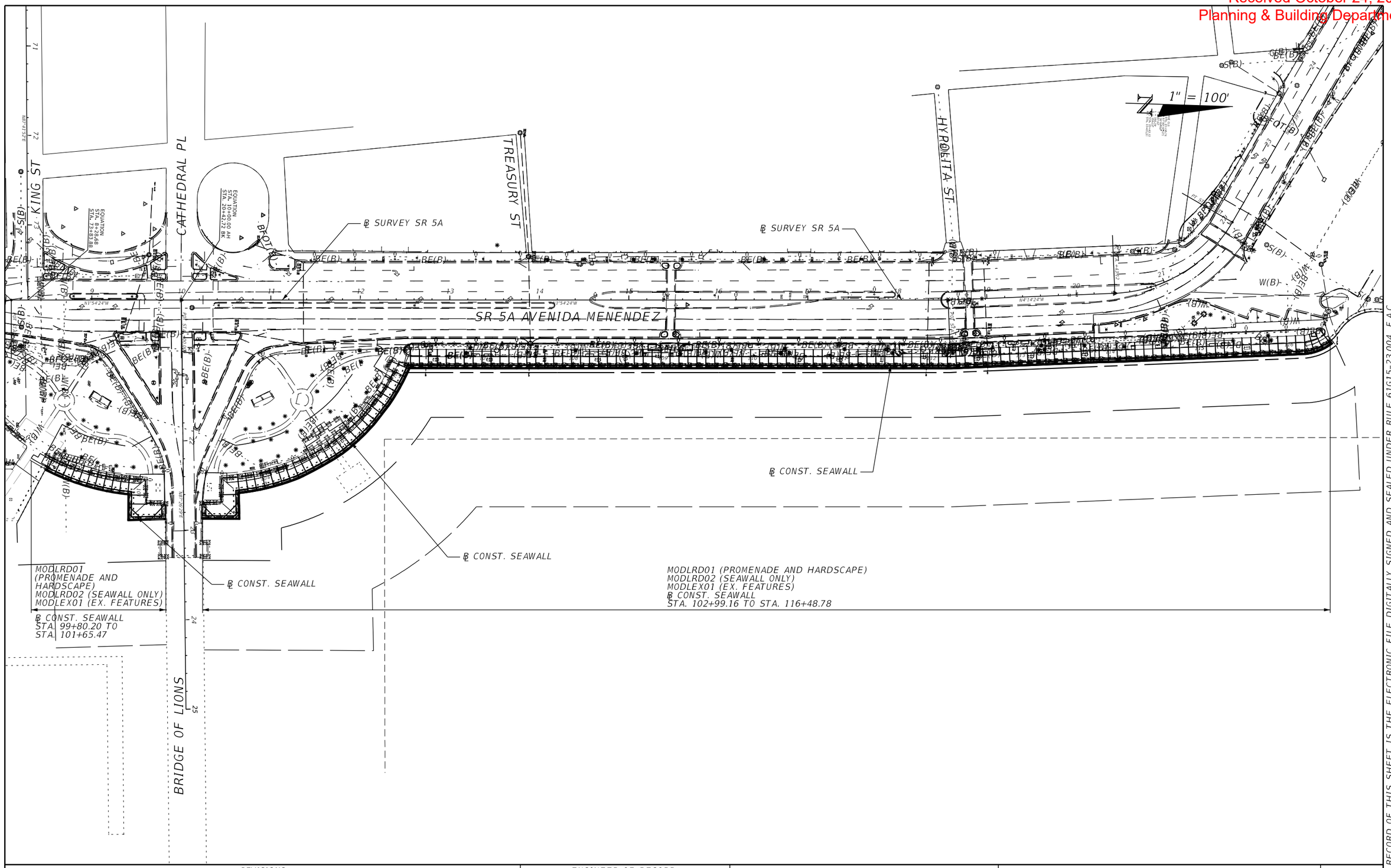
CURRENT YEAR = 2024 AADT = 17,700
K = 9% D = 56.4% T = 2.2% (24-HOUR)
DESIGN HOUR T = 1.1%
DESIGN SPEED = 30 MPH
POSTED SPEED = 25 MPH
CONTEXT CLASSIFICATION = C6

REVISIONS				ENGINEER OF RECORD	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			TYPICAL SECTIONS (2)	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION	KAREN E. FALKENBERRY, P.E. LICENSE NUMBER: 54015 JACOBS ENGINEERING GROUP INC, 200 W. FORSYTH ST., SUITE 1520 JACKSONVILLE, FLORIDA 32202	ROAD NO.	COUNTY	FINANCIAL PROJECT ID		4
					SR 5A	ST. JOHNS	428271-2-32-01		

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Planning & Building Department



REVISIONS				ENGINEER OF RECORD	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			MODEL MANAGEMENT	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION	KAREN E. FALKENBERRY, P.E. LICENSE NUMBER: 54015 JACOBS ENGINEERING GROUP INC. 200 W. FORSYTH ST., SUITE 1520 JACKSONVILLE, FLORIDA 32202	ROAD NO.	COUNTY	FINANCIAL PROJECT ID		5
					SR 5A	ST. JOHNS	428271-2-32-01		

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

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kfalkenb 4/25/2024 10:12:34 AM

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Planning & Building Department

KING ST
CATHEDRAL PL
℄ SURVEY SR 5A
SR 5A
AVENIDA MENENDEZ
MATCHLINE STA. 12+00.00
MATCHLINE STA. 106+05.00
1"=40'
EXIST. R/W
TEMP. CONST. EASEMENT
PERMANENT EASEMENT
BACK OF PROMENADE
+28.64
196.28' RT.
6'X30' BENCH PAD WITH 2 BENCHES
STA. 8+34.87
172.82' RT.
STA. 8+42.31
171.43' RT.
BEGIN PROJECT
STA 99+80.20
+00.37
189.95' RT.
STA. 9+53.94
194.77' RT.
STA. 9+63.33
194.78' RT.
+68.18
194.57' RT.
+80.62
194.49' RT.
STA. 9+60.72
199.51' RT.
STA. 9+61.47
225.93' RT.
STA. 9+81.35
228.68' RT.
+23.94
228.16' RT.
STA. 9+78.04
241.48' RT.
+27.45
240.90' RT.
STA. 10+50.74
193.23' RT.
STA. 10+45.96
193.38' RT.
+27.22
192.17' RT.
+15.72
184.45' RT.
6'X30' BENCH PAD WITH 2 BENCHES
+87.87
192.47' RT.
+41.04
193.18' RT.
+35.99
192.90' RT.
STA. 12+15.16
74.24' RT.
PERMANENT CONST. EASEMENT
+63.31
143.32' RT.
+59.97
145.52' RT.
STA. 12+17.06
105.48' RT.
+68.52
146.65' RT.
+55.55
138.81' RT.
+51.28
141.67' RT.
+55.63
148.38' RT.
+52.29
150.59' RT.
+54.47
153.94' RT.
STA. 11+39.07
164.10' RT.
EX. PLAQUE TO BE PROTECTED
6'X30' BENCH PAD WITH 2 BENCHES
STA. 11+99.16
128.28' RT.
EX. LIGHT TO REMAIN (DISPOSITION REQUESTED)
STA. 11+80.98
136.46' RT.
EX. PERGOLA TO BE RELOCATED
EX. LIGHT TO REMAIN (DISPOSITION REQUESTED)
℄ CONST. SEAWALL
APPROX. LIMIT OF MOORING FIELD
EVENT PLATFORM TO BE REMOVED
LIONS TO BE REMOVED, STORED, AND RETURNED (BY OTHERS)
TEMP. CONST. EASEMENT
PERMANENT EASEMENT
EXIST. R/W
BRIDGE OF LIONS
50.00' PE
93.75' TCE
100' TCE
50' PE
100
101
102
103
104
105
106
107
21
22
23

NOTES:

1. STATION AND OFFSET CALLOUTS ARE REFERENCED FROM ℄ SURVEY SR 5A
2. FOR PROMENADE GEOMETRY, SEE STRUCTURES PLANS.

LEGEND

NEW SIDEWALK / PROMENADE

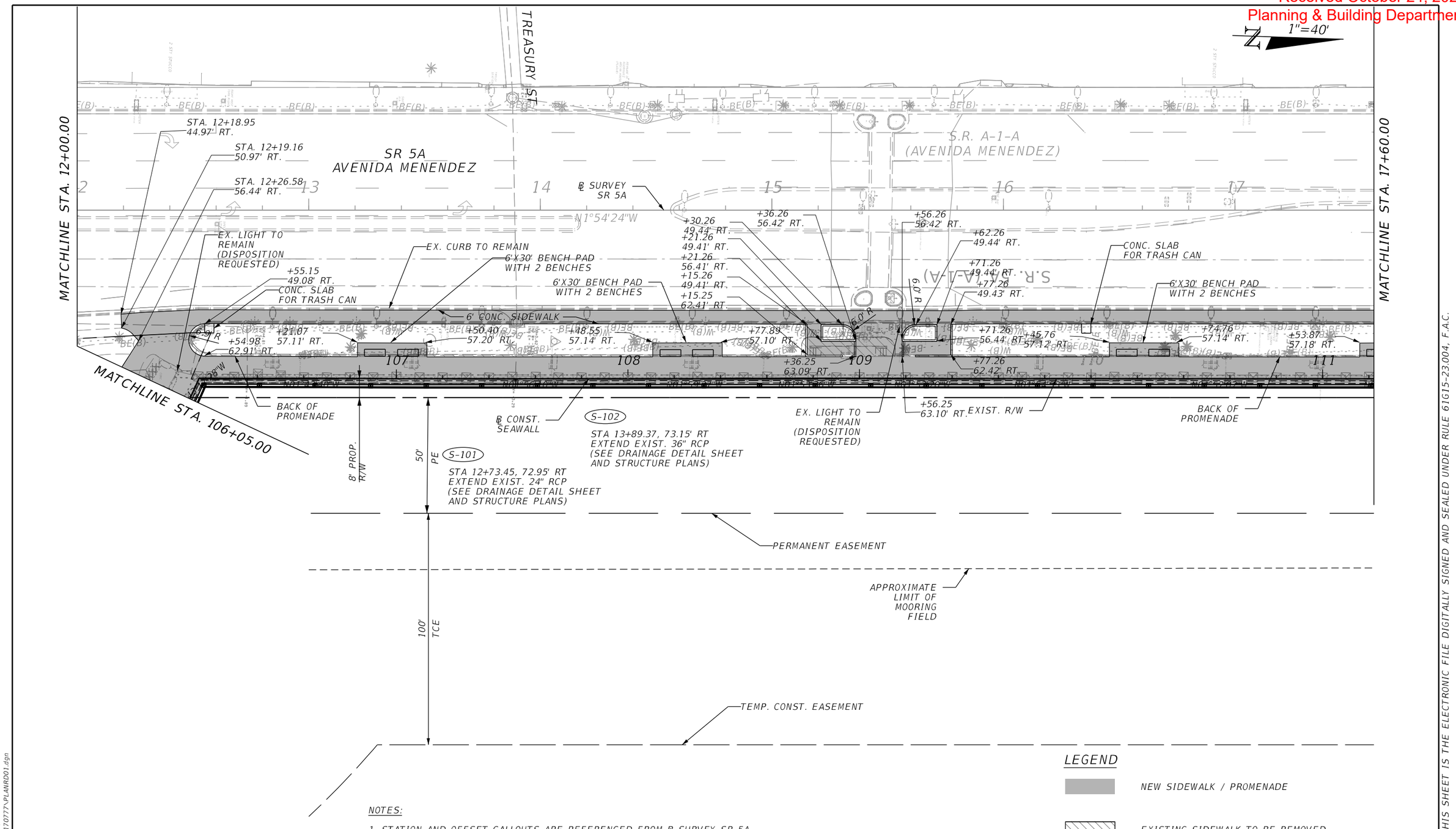
EXISTING SIDEWALK TO BE REMOVED

REVISIONS				ENGINEER OF RECORD	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			ROADWAY PLAN (1)	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION	KAREN E. FALKENBERRY LICENSE NUMBER: 54015 JACOBS ENGINEERING GROUP INC. 200 W. FORSYTH ST., SUITE 1520 JACKSONVILLE, FLORIDA 32202	ROAD NO.	COUNTY	FINANCIAL PROJECT ID		9
					SR 5A	ST. JOHNS	428271-2-32-01		

4/17/2024 11:37:35 AM JW065179
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Received October 24, 2024
Planning & Building Department



NOTES:

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2. FOR PROMENADE GEOMETRY, SEE STRUCTURES PLANS.

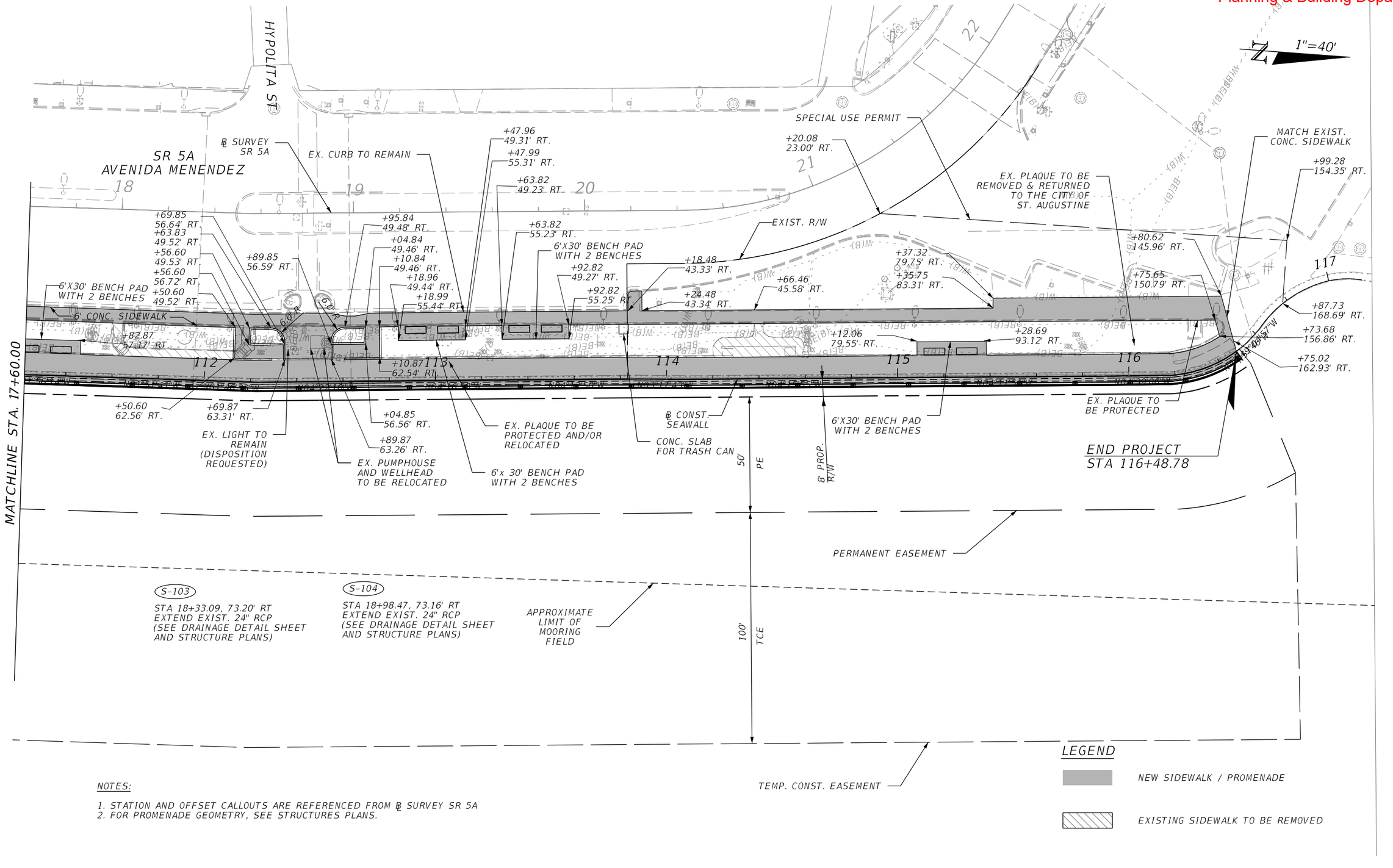
REVISIONS				ENGINEER OF RECORD	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			ROADWAY PLAN (2)	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION	KAREN E. FALKENBERRY LICENSE NUMBER: 54015 JACOBS ENGINEERING GROUP INC. 200 W. FORSYTH ST., SUITE 1520 JACKSONVILLE, FLORIDA 32202	ROAD NO.	COUNTY	FINANCIAL PROJECT ID		10
					SR 5A	ST. JOHNS	428271-2-32-01		

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Application Packet, page 27

Received October 24, 2024
Planning & Building Department



NOTES:

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2. FOR PROMENADE GEOMETRY, SEE STRUCTURES PLANS.

LEGEND

NEW SIDEWALK / PROMENADE

EXISTING SIDEWALK TO BE REMOVED

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

ENGINEER OF RECORD

KAREN E. FALKENBERRY
LICENSE NUMBER: 54015
JACOBS ENGINEERING GROUP INC.
200 W. FORSYTH ST., SUITE 1520
JACKSONVILLE, FLORIDA 32202

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR 5A	ST. JOHNS	428271-2-32-01

ROADWAY PLAN (3)

SHEET NO. 11

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Page 310 of 462

TEMP TRAFFIC CONTROL PLAN
PHASE 2

STATE OF FLORIDA		
DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR 5A	ST. JOHNS	438274-3-54-01

ENGINEER OF RECORD
KAREN F. HAKEMEIER, PE LICENSE NUMBER: 54015 JACOBS ENGINEERING GROUP INC. 7650 W. COURTNEY CAMPBELL CSWY. 1320 TAMPA, FL 33607

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SHEET NO. 18

Application Packet Page 29

BEGIN PROJECT STA 99+80.20

END PROJECT STA 116+48.78

SEGMENT 1 / PHASE 2A

SEGMENT 2 / PHASE 2B

SEGMENT 3 / PHASE 2C

WORK ZONE FOR PHASE 2B

WORK ZONE FOR PHASE 2C

PLACE 8' FENCING AT EDGE OF NEW PROMENADE (TYP)

PROPOSED R/W

EXIST. R/W

℄ CONST. SEAWALL

APPROX. LIMIT OF MOWING FIELD

PLACE 8' FENCING 3 FT FROM EXISTING EDGE OF CONCRETE SIDEWALK(TYP)

INLET PROTECTION (TYPICAL)

LIMIT OF SPECIAL USE PERMIT BY NPS

EXISTING BRIDGE OF LIONS

BRIDGE OF LIONS

EXISTING MARINA

TEMPORARY CONSTRUCTION EASEMENT

PERPETUAL EASEMENT

SR 5A AVENIDA MENENDEZ

HYPOLITA ST.

TREASURY ST.

CATHEDRAL PL.

KING ST.

N17°42'42"W

Received October 24, 2024
Planning & Building Department

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0 20 40
Feet

SR 5A
AVENIDA MENENDEZ

CATHEDRAL PL.
TREASURY ST
HYPOLITA ST
MARINE ST
KING ST.

℄ SURVEY SR 5A
N13°24'24"W
N14°14'24"W
EXIST. R/W
PROP. R/W
PERMANENT EASEMENT
TEMP. CONST. EASEMENT
℄ CONST. SEAWALL

BEGIN PROJECT
STA 99+80.20

END PROJECT
STA 116+48.78

LIONS TO BE REMOVED, STORED, AND RETURNED BY THE CITY OF ST. AUGUSTINE

EX. PUMPHOUSE AND WELLHEAD TO BE RELOCATED

EX. PLAQUE TO BE REMOVED & RETURNED TO THE CITY OF ST. AUGUSTINE

LEGEND

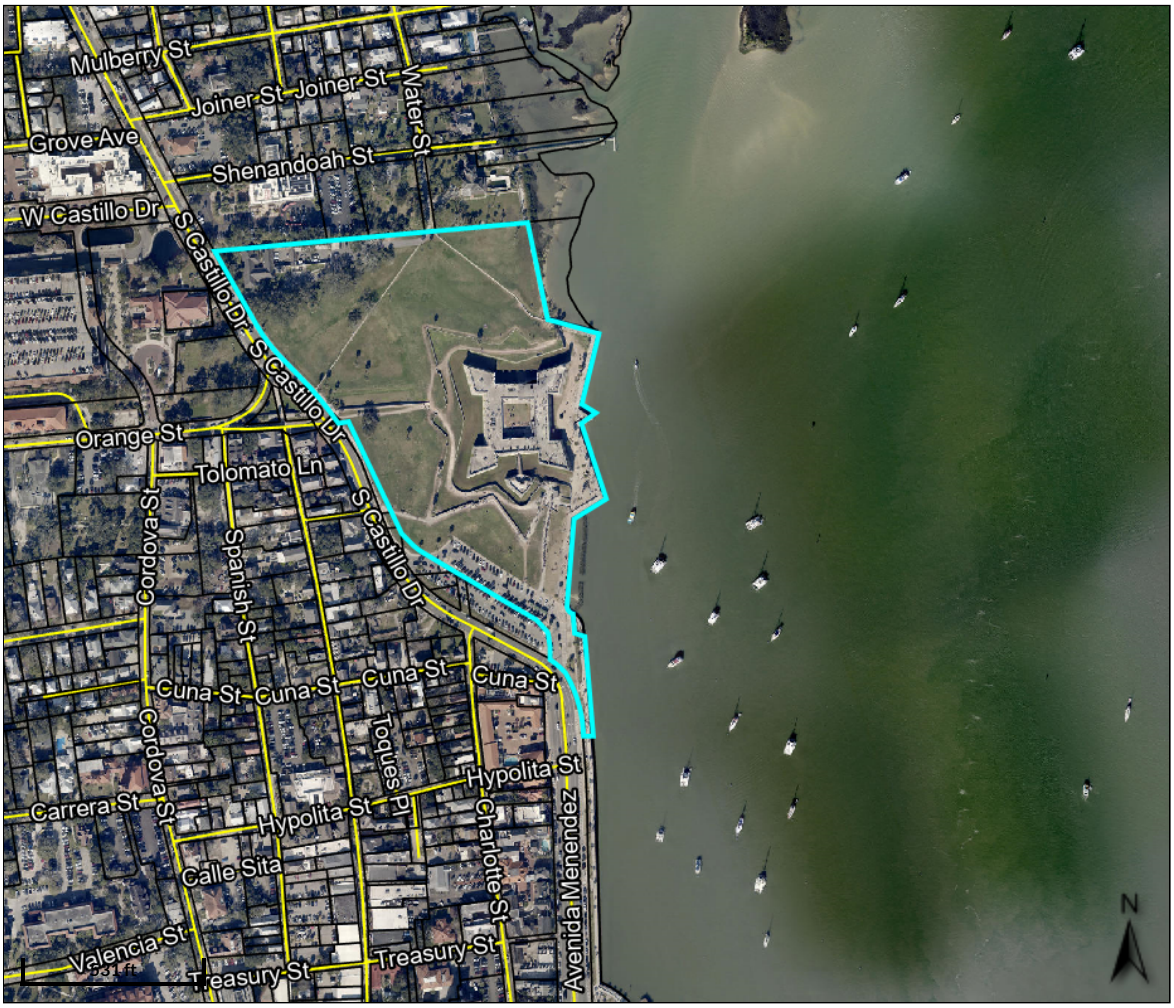
TREE REMOVAL

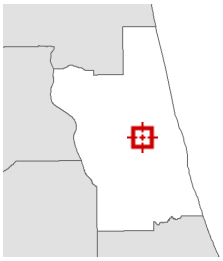
CONCRETE SIDEWALK REMOVAL

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		ROAD NO.	COUNTY	FINANCIAL PROJECT ID		
		SR 5A	ST. JOHNS	428271-2-32-01		

Application Packet, page 30

St. Johns County, FL





Legend

Parcels

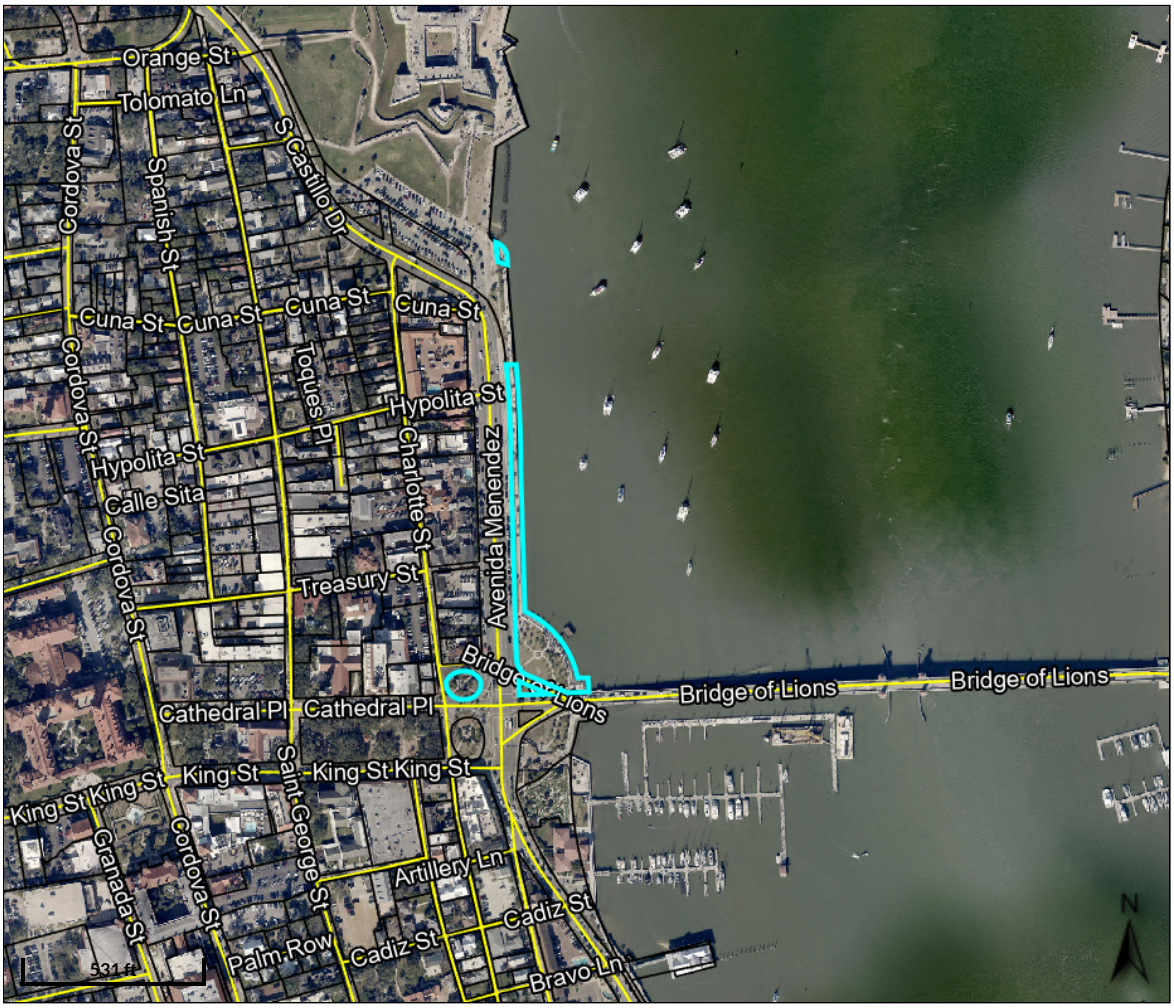
Parcel ID	1961700000	**Physical Address**	1 S CASTILLO DR SAINT AUGUSTINE	**Building Value**	$43,528,080	**Last 2 Sales**			
Property Class	8800 - Federally Owned	**Mailing Address**	UNITED STATES OF AMERICA 1 S CASTILLO DR SAINT AUGUSTINE FL 32084-3252	**Extra Feature Value**	$2,544,801	**Date**	**Price**	**Reason**	**Qual**
Taxing District	City of St Augustine					n/a	0	n/a	n/a
Acres	16.56			**Total Land Value**	$4,968,000	n/a	0	n/a	n/a
				Just Value	$51,040,880				
				Total Deferred	N/A				
				Assessed Value	$51,040,880				
				Total Exemptions	$51,040,880				
				Taxable Value	N/A				

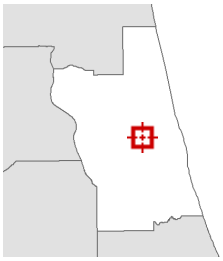
The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible.
No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

Date created: 11/6/2024
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St. Johns County, FL





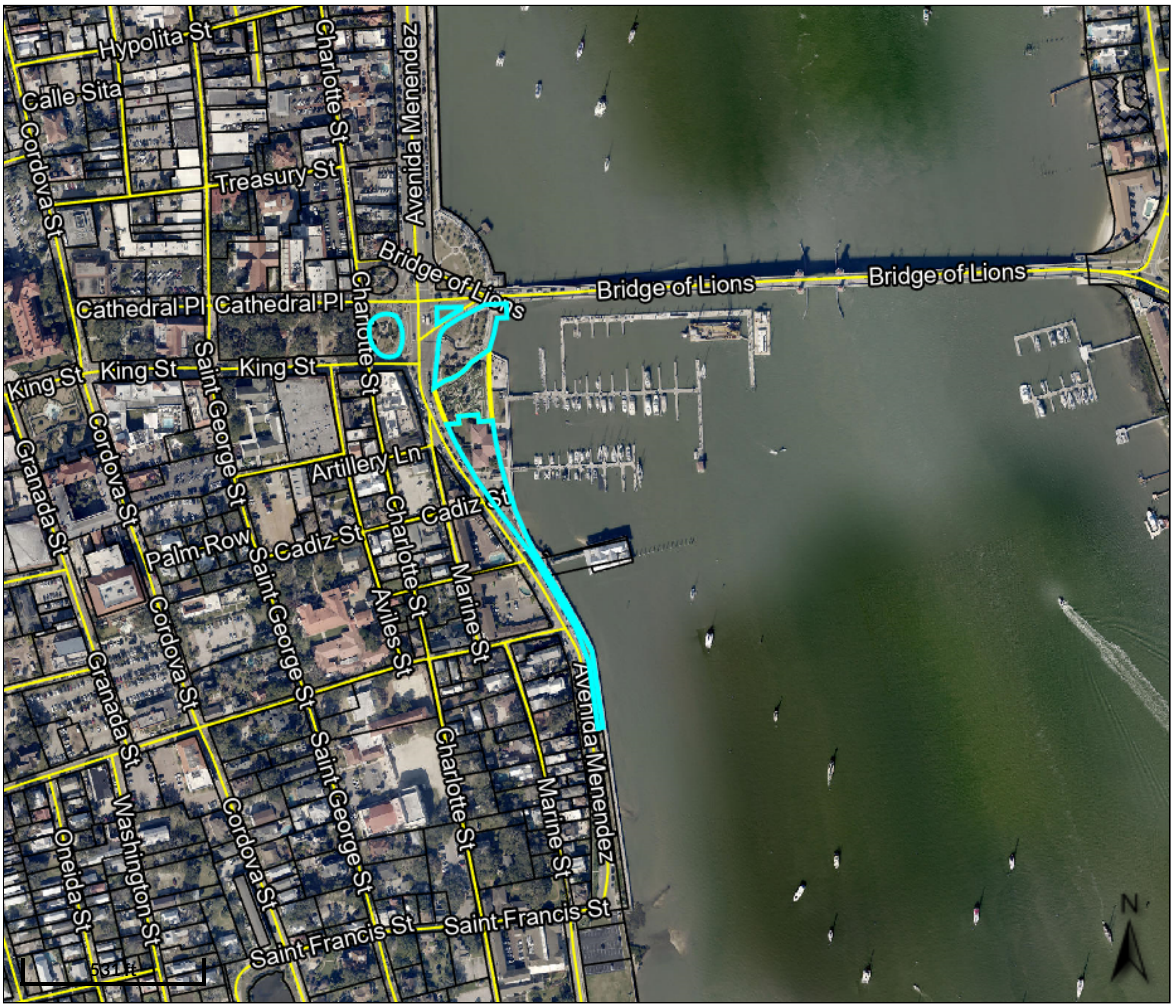
Parcel ID	1961800000	**Physical Address**	SAN MARCO AVE SAINT AUGUSTINE	**Building Value**	N/A	**Last 2 Sales**			
Property Class	8710 - State Owned - TIITF	**Mailing Address**	TIITF/STATE OF FLORIDA SOVEREIGNTY SUBMERGED LAND C/O DEP - 3900 COMMONWEALTH BLVD TALLAHASSEE FL 32399-0000	**Extra Feature Value**	$97,395	**Date**	**Price**	**Reason**	**Qual**
Taxing District	City of St Augustine					n/a	0	n/a	n/a
Acres	1.27			**Total Land Value**	$627,750	n/a	0	n/a	n/a
				Just Value	$725,145				
				Total Deferred	N/A				
				Assessed Value	$725,145				
				Total Exemptions	$725,145				
				Taxable Value	N/A				

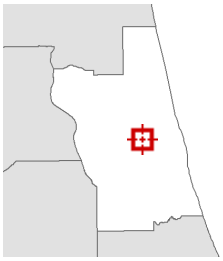
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Date created: 11/6/2024
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St. Johns County, FL





Parcel ID	1962000000	**Physical Address**	111 AVENIDA MENENDEZ SAINT AUGUSTINE	**Building Value**	$369,107	**Last 2 Sales**			
Property Class	8900 - Municipally Owned	**Mailing Address**	CITY OF ST AUGUSTINE PO BOX 210 SAINT AUGUSTINE FL 32085-0210	**Extra Feature Value**	$24,157	**Date**	**Price**	**Reason**	**Qual**
Taxing District	City of St Augustine					n/a	0	n/a	n/a
Acres	1.6			**Total Land Value**	$460,000	n/a	0	n/a	n/a
				Just Value	$853,264				
				Total Deferred	N/A				
				Assessed Value	$853,264				
				Total Exemptions	$853,264				
				Taxable Value	N/A				

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Date created: 11/6/2024
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Kaeli Dickinson

From: Albert Kroll <albertkrolljr@yahoo.com>
Sent: Wednesday, November 13, 2024 5:22 PM
To: Harb
Subject: 132 King Street

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

Please be advised that the owner of aforementioned property, Donna Wendler, wishes to withdraw her application for removal of a window at 132 King Street. Thank you, Albert Kroll Sent from my iPhone

Candice Seymour

From: Freddy Restrepo <freddy@arkonbuilders.com>
Sent: Monday, November 11, 2024 11:26 AM
To: Candice Seymour
Cc: Jill Murphy; Will Wold
Subject: 118 King Street HARB Application Continuance request

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.

Hello Candice, we are requesting a continuance for the December meeting. We are currently working through everything and need more time.

FREDDY RESTREPO
CEO
ARKON BUILDERS

9042034582
freddy@arkonbuilders.com
https://www.arkonbuilders.com/
St. Augustine, FL

Received 11/7/2024
Planning & Building Department

ROGERS | TOWERS
ATTORNEYS AT LAW

Ellen Avery-Smith

904 . 824 . 0879 . x5207
EAverySmith@rtlaw.com

100 Whetstone Place • Suite 200
St. Augustine, Florida 32086

904 . 396 . 0663 Fax
www.rtlaw.com

November 7, 2024

Julie Courtney
Historic Preservation Officer
Planning and Building Department
City of St. Augustine
75 King Street
St. Augustine, Florida 32084

Re: Kasam Hospitality, Inc./Application for 24 Cathedral Place Opinion of Appropriateness (HP2024-0055)/Request for Continuance of Historic Architectural Review Committee Hearing

Dear Ms. Courtney:

On behalf of our client, Kasam Hospitality, Inc. ("Kasam"), the owner of the land located at 24 Cathedral Place, I am writing to respectfully request a continuance of the Historic Architectural Review Board ("HARB") hearing on the above-referenced application for Opinion of Appropriateness from November 21, 2024 to a date to be determined. We would appreciate you confirming that the HARB hearing on the Kasam application will be continued to a date mutually agreed upon by the City of St. Augustine and Kasam.

Thank you for your continued assistance with this project.

Sincerely yours,

Ellen Avery-Smith

cc: Isabelle Lopez, Esq.
Amy Skinner
David Birchim
Kanti Patel
Vik Patel
Anish Patel

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for November 21, 2024 Meeting



Application HP2024-0071 Address: 58 Charlotte Street

Applicant: Design Cooperative, LLC

Property Owner: 58 Charlotte Street LLC - Owner

Project description: To install mechanical equipment at the roof ridge screened with a cupola structure.

Architectural Style:	Spanish Colonial	Florida Master Site File:	S00539
National Register:	St. Augustine NRHD: Contributing Reconstruction	Construction date:	1967
Archaeology Zone:	IA	Zoning District:	HP-2
Parcel number:	1968800000		
Agenda Item:	8(a)	Previous Action(s):	OOA 2003-0295 COA 2003-0386 COA 2003-0586 COA 2014-0058 COA HP2024-0030 COA HP2024-0056

STAFF SUMMARY AND ANALYSIS:

1. This property is located on the west side of Charlotte Street on the block between Treasury and Hypolita Streets in the Historic Preservation-Two (HP-2) zoning district. The existing structure, known as the Luciano de Herrera House, is a contributing reconstruction in the St. Augustine National Register Historic District (see Florida Master Site File (FMSF) information, attached).
2. At the June 20, 2024 and September 18, 2024 meetings, the HARB approved several modifications to the site including rear additions and the development of a rear courtyard space as well as replacement of the east wooden fence and gate with a new wall and appropriately designed gate, repaving of the front courtyard, and exterior furniture.
3. The applicant is seeking approval to add a make-up air vent screened by a roof appurtenance on the western ell of the existing building's gable roof. The initial application proposed a cupola along the roof ridge and the applicant has since provided a shed dormer, located on the north slope of the west ell, as an alternative option for the Board's consideration.
4. The AGHP requires that mechanical equipment be appropriately screened from view of public rights-of-way and that vents be as unobtrusive as possible and not interrupt roof lines or project into the silhouette of the building. The proposed make-up air vent screening options both change the existing roof form but are on the western ell of the building. The cupola originally proposed, while projecting from the roofline, would be minimally visible from Charlotte Street or The Court because the location is set back from both property lines and would still be 4" shorter than the existing false chimney which was constructed to screen existing hood system equipment. Option B's shed dormer would remain below the roof line and would also be minimally visible from any rights-of-way.
5. Both options use appropriate materials with cedar shingles, wood siding, and wooden louvers that match those already extant on the building. The proposed shed dormer would mimic existing shed dormers on the structure, while the cupola would be a new design element not commonly found on Spanish Colonial buildings.

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 **58 Charlotte Street** if the HARB finds that the chosen design option 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. Install make up air system screened by a roof appurtenance on west end of gable roof:
    a. Option A: Cupola
        i. Wood siding and cedar shingles to match existing
        ii. Wood louver on North and South sides
        iii. 23' max height (4" lower than existing false chimney screening the hood system)
    b. Option B: Shed Dormer:
        i. Wood siding and cedar shingles to match existing
        ii. Wood louver
        iii. Max height lower than 20' roof peak

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...

- 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.
- Install vertical runs of ducts, pipes and cables in places where they will obscure character-defining features.
- Radically change the appearance of an historic building, or damage or destroy windows by installing heating or air conditioning units in historic window frames.

Pre-1821

Electrical and mechanical equipment should be placed in an inconspicuous location behind buildings or where it is screened by walls, fences, gates or lattice. This equipment should not be visible from the street and should not be located on street facades, adjacent to galleries or loggias, or within patios. This equipment may be located on the roof if it is completely screened by a parapet wall or lattice. Meters and connection boxes located on a street facade must be placed in a wall niche with an opaque wood door or cover. Pipes and wiring mounted on the exterior of the building should be painted to match the color of the building.

Vents should be as unobtrusive as possible. Whenever possible, vents should be located on the side of the building opposite the street. Vents and flashing should be painted to match the color of the building or the roof. Vents should not interrupt roof lines or project into the silhouette of the building.

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File

STAFF PHOTOGRAPHS
58 Charlotte Street



Front (east) Elevation

STAFF PHOTOGRAPHS
58 Charlotte Street



Front (east) Elevation

STAFF PHOTOGRAPHS
58 Charlotte Street



South Elevation

STAFF PHOTOGRAPHS
58 Charlotte Street



Rear (West) Elevation from The Court

STAFF PHOTOGRAPHS
58 Charlotte Street



Rear (West) Elevation

STAFF PHOTOGRAPHS
58 Charlotte Street



Rear (West) Elevation

STAFF PHOTOGRAPHS
58 Charlotte Street



North Elevation – Possible Dormer Location

1980

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ539 1009==

Site Name: LUCIANO de HERRERA HOUSE 830== Survey Date: 7809 820==

Address: 58 Charlotte Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Day Subdivision (subdivision) (block) 8 and 9 (lot) 868==

868==

Owner of Site: Name: St. Augustine Restoration Foundation, Inc. ;

Address: 5 Cordova Street

St. Augustine, Fla. 32084 902==

Occupant or Manager: Southern Bell Business Office 904==

Type of Ownership: Private 848== Zoning: HP2

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

UTM: 17 (zone) 469880 (easting) 3306910 (northing) 890== Location: T07S (T) R30E (R) 18N (S) 812==

Map Reference: USGS St. Augustine 7.5 MIN 1956 (PR 1970) 809==

Recorder: Name & Title: Nolan, David (Historic Sites Specialist) ;

Address: H.S.A.P.B. 818==

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==
(x) Good 863==
( ) Fair 863==
( ) Deteriorated 863==

Integrity of Site:

(x) Altered 858==
( ) Unaltered 858==
(x) Original Site 858==
( ) Restored - Date: 858==
( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==
( ) Development 878==
( ) Deterioration 878==
( ) Borrowing 878==
( ) Transportation 878==
( ) Fill 878==
( ) Dredge 878==
( ) Other 878==

II. SITE DESCRIPTION, continued.

Original Use: Commercial 838== Present Use: Commercial 850==

Date: +1967 844== Period: 20th century 845== Culture: Spanish 840==

Architect: 872==

Builder: 874==

Style: Spanish Colonial 964==

Plan Type: L-shape 966==

Exterior Fabrics: Stucco, wood, board and batten 854==

Structural Systems: Masonry, concrete block 856==

Features of Structure: (942)

Window Type: DHS, 12/12 942==

Foundation: Concrete block wall 942==

Roof Type: Gable, intersecting 942==

Secondary Roof Structures: Dormer, shed 942==

Porches & Balconies: 942==

Chimney Location: 942==

Materials: (882)

Chimney: 882==

Roof Surfacing: Wood, shakes 882==

Ornament Exterior: Wood Lattice Grill 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Mixed residential/Commercial 864==

Relationship to Surroundings: Near restored area. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Families, Commerce, Communication

920==

Statement of Significance: (911==)

ARCHITECTURE

This one and one-half story Spanish Colonial style building known as the Luciano de Herrera House at 58 Charlotte Street was reconstructed in 1967 by the St. Augustine Restoration Foundation, Incorporated. It represents a house of the Second Spanish Period (1784-1821). The "L" shaped building consists of both masonry and board and batten walls, consistant with early descriptions. The masonry walls are covered with plaster, a practice common in colonial days to protect the walls. A masonry wall and wooden fence enclose a patio. A shed-roof dormer gives additional living space to the half story. The building is located on a narrow brick street near the restored area of the city.

The area of the old colonial city between Hypolita Street and the City Gate has been the major area of restoration efforts over the past two decades and is one of St. Augustine's leading tourist attraction areas. There are eight colonial buildings and structures in the area, a number of reconstructions, and other buildings designed or remodeled in the St. Augustine Colonial Revival style. Restorations and reconstructions line most of St. George Street. Elements contributing to its colonial ambiance include buildings constructed right at the street line, walls lining the street (some of tabby or exposed coquina), overhanging balconies and ornamental rejas. Side streets like Spanish and Cuna still have a number of post-colonial buildings. The bayfront has a number of commercial structures of modern vintage. The area generally retains the old colonial street patterns, though there have been major alterations around the City Gate and bayfront. Traffic is limited in the area and banned on St. George Street, but there are still serious traffic and parking problems because the area is so heavily traveled. Because of the commercial value of the land, there are continuing pressures for new development in the area. It is an area of combined tourist, commercial, and residential usage. It is bounded on the east by the Castillo de San Marcos, the seawall and the bayfront. On the west it is bounded by the Model Land Company subdivision developed by Henry Flagler. This section of the colonial city is part of the National Landmark District, listed on the National Register of Historic Places.

HISTORY

The northernmost section of the walled colonial city was bounded in the

(over)

V. BIBLIOGRAPHY

1. Pedro Ruiz de Olano, "Plano del Fuerte de San Agustin de la Florida, y sus contornos," August 8, 1740; Juan Jose Elixio de la Puente, "Plano de la . . . Plaza de San Agustin," January 22, 1764; Mariano de laRocque, "Plano Particular de la Cuidad de San Agustin de la Florida," April 25, 1788; East Florida Papers, Escrituras, 1784-1821; Albert Manucy, The Houses of St. Augustine, 1565-1821 (St. Augustine, 1962), pp. 22-25 and 41-47; Patricia Griffin, "Mullet on the Beach; The Minorcans of Florida: 1768-1788," Ph.D. diss. (Univeristy of Florida, 1977), pp. 106-108 and 134-151;

18th and early 19th centuries by the Cubo defense line and City Gate on the north and by the Rosario defense line, present-day Cordova Street, on the west. This area first developed in the late 17th century as a work camp during the construction of the Castillo de San Marcos and later as a neighborhood after the completion of the fort in 1695. All structures were destroyed in the 1702 seige of the city, those generally north of Cuna Street by the Spanish to establish a clear field of fire from the fort, and those south by the invading South Carolinians. By mid-century buildings had been rebuilt mainly along St. George and Spanish Streets, and a number of them still stand on St. George: Avero, DeMesa, Arrivas, Rodriguez-Sanchez, and Paredes Houses. During the British period, the Minorcans generally settled in this section of town, and it remained the "Minorcan quarter" well into the 19th century. New construction continued in the Second Spanish Period (1784-1821), with a number of extant structures, such as the Triay House, the Oldest Schoolhouse, and the City Gate, dating from this period.(1) By the mid-19th century, development expanded westward along Hypolita and Cuna Streets. The post-Civil War years brought intense commercialization to part of Hypolita Street and all of St. George Street as the main thoroughfare became lined with shops, boarding houses, and large hotels. The areas off of St. George Street remained essentially residential, and Spanish Street became by 1900 one of several exclusively Black neighborhoods outside Lincolnville, with its own school and church in the southernmost block of the street. St. George Street underwent major changes in the late 19th and early 20th centuries with the construction of the massive city hall at Hypolita Street and with the demolition of colonial structures and the erection of brick commercial buildings.(2) This section of the street gradually deteriorated into a depressed business district. Since 1959 the Historic St. Augustine Preservation Board, in conjunction with the St. Augustine Restoration Foundation and private citizens, has restored and reconstructed twenty-five buildings along St. George and Cuna Streets as part of a movement to recognize the city's disappearing colonial past. Several of the Preservation Board's buildings are operated as part of a living-history museum, San Agustin Antiguo. In addition to the Restoration Area, this section of the city, especially along Spanish and Cuna Streets, also has a large concentration of 19th century buildings, particularly from the pre-Flagler era, and even some pre-Civil War structures. Avenida Menendez, formerly Bay Street, has become a modern commercial street adjacent to both the Restoration Area and the Castillo de San Marcos.(3)

This historic reconstruction at 58 Charlotte Street is listed on the 1764 Puente map as a ripio (rubblework) house belonging to Juan de Muro. During the British Period (1763-1784) the house was first owned by William Wilson, who made additions, and later by Joseph and Mary Peavet who owned other property including the "Oldest House". The Peavetts sold to James Scotland. In a claim to the crown for former properties, Scotland describes the house as a "good stone house consisting of three good rooms and a garrett with a kitchen, and garden well fenced and in a very public situation for trade . . ." William Slater was owner in 1784 when the Spanish returned to Florida. The property was conveyed at that time to Luciano de Herrera whose name the house bears. Herrera was one of the eight government appointees selected to remain as a laison between the old and new regimes. In addition to

his property dealing, Herrera acted as mediator between the Indian tribes and the province and served as a spy for Spain during the American Revolution. He died in 1788 and at that time the property was conveyed to Captain Miguel Iznardy. The many owners following Iznardy included prominent resident George Burt.(4) Sanborn maps show the site occupied as early as 1884 by a business complex of one and two-story buildings which housed a cabinet shop, furniture store and undertaker among other businesses. The structure was burned in the 1914 fire and left vacant until sometime between 1924 and 1930 when a large parking garage was built.(5) In 1966 the garage was demolished for construction of the existing building which was opened for commercial use in February 1967.(6)

ARCHAEOLOGY

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

John Bostwick, et. al, "A Sub-Surface Archaeological Survey of the Northern Colonial City," (St. Augustine: HSAPB, 1978).

2. Anon., "Copy of a Plan of the City of St. Augustine," 1833; 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Map, 1884-1930; St. Augustine City Directory, 1885, 1899, 1904.
3. Sanborn Fire Insurance Map, 1884-1958; City Directory, 1959, 1960.
4. Day Subdivision, Lots 8 and 9, Block and Lot File, Historic St. Augustine Preservation Board.
5. Sanborn, 1884, 1888, 1893, 1899, 1904, 1910, 1917, 1924, 1930, 1958.
6. St. Augustine Record, February 26, 1967.

¿Que' Pasa?
(What's Happening?)

The St. Augustine Record, Friday, May 23, 1980, Page 1-B

The Luciano de Herrera House — the colonial records of St. Augustine have produced several maps that indicated the block numbers, the lots and all buildings with their dimensions. Most maps had a key giving the owner's name and a brief description of the property.

A Spanish map of 1764 records this house on Charlotte Street as a "ripio (rubblework) belonging to Juan de Muro."

Juan de Muro was the son of Gregorio and Francisca Muro. In 1755 he married Maria de Loreta.

IN 1763, WHEN the fortunes of a distant war gave Florida to Great Britain, her subjects came peaceably to St. Augustine and Spaniards left for Havana leaving properties to be sold by an agent. It is also from these sales that much information is gathered.

A British map of 1765 lists the new owner as William Wilson and shows an addition of an outbuilding. Wilson, a planter, dealt in purchase and sale of land, most of which was in large parcels outside the city.

By 1771, the owners were Joseph and Mary Phenix Peavett who six years later sold to James Scotland. (The Peavetts in 1775 owned the Oldest House.)

IN A CLAIM TO the crown for former properties Scotland, "late of St. Augustine in the province of East Florida, House Carpenter" states that in the year 1777 he purchased one house and lot on Charlotte Street: It is described as "a good Stone House consisting of three good Rooms and a Garrett with a kitchen, and Garden well fenced and in a very Public Situation for Trade which Lot and Tenement was purchased by Your Memorialist from Joseph Peavett." The entry gives a detailed description of the property.

When in 1784 the British flag was lowered, ending their 20 year reign, Spain regained control of Florida and the vast majority of citizens, unwilling to give allegiance to Spain, evacuated. The Spanish census of that year indicates the house was in the hands of William Slater, native of England, appointed auctioneer by the governor.

Slater sold to Luciano de Herrera in 1785. The Spanish map of 1788 describes the property as "house of masonry, and some divisions of wood, in fair condition, rented by Don Luciano de Herrera to the tailor the province. His heirs sold the house described as a "rubblework masonry house with lot" in 1789 to Captain Miguel Iznardy.

Iznardy was the captain of a frigate and acted as the governor's agent to carry on illegal trade with the British for much needed supplies. He was the contractor for the building of the cathedral. (When he died in 1803 his will directed his remains be buried in the parish church.)

THE PROPERTY WAS sold in 1792 to Lucia Tunno and she in turn to Pedro de Cala, mariner, bachelor, owner of three slaves. By the time the 1793 census was made Pedro had married Ana Maria de los Dolores Segui and had two sons and three slaves.

Cala sold to Jose Lorente in 1797 where and his wife, Maria de la Concepcion Miranda, and two daughters lived.

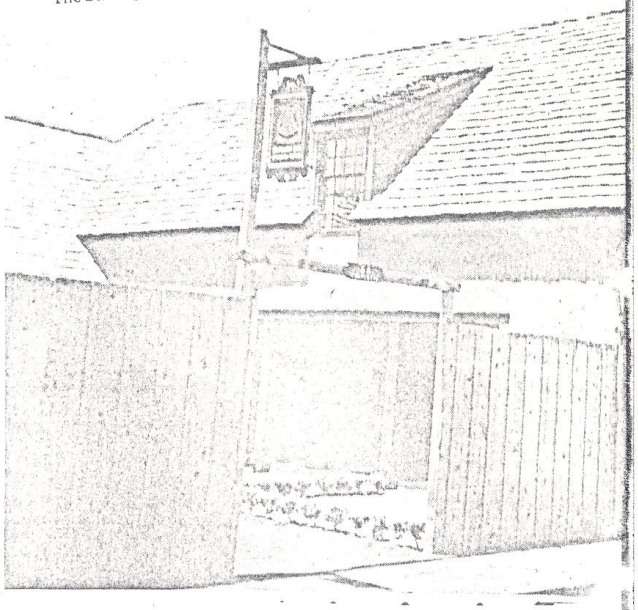
Gabriel G. Perpall bought the property in 1802 and held it until 1834. In the late 19th century it was one of the many houses owned by George Burt.

Between 1884 and 1910 a large two story building replaced the house and was occupied by a variety of businesses including a cabinet shop, storage, furniture store and an undertaker.

THE 1917 INSURANCE map shows the site empty, no doubt the result of the 1914 fire in that area. By 1930 a large building appears, occupied by a car parking and storage garage until 1966 when it was purchased by the St. Augustine Restoration Foundation, Inc.

The Luciano de Herrera house, as it appeared in the second Spanish period, was completed in 1967 for use by the Southern Bell Telephone Company's business office. It is a fine example of how a reconstructed colonial home can be adapted to accommodate a modern functional business.

RITA H. O'BRIEN



Luciano de Herrera House

IN A CLAIM TO the crown for former properties Scotland, "late of St. Augustine in the province of East Florida, House Carpenter" states that in the year 1777 he purchased one house and lot on Charlotte Street. It is described as "a good Stone House consisting of three good Rooms and a Garrett with a kitchen, and Garden well fenced and in a very Public Situation for Trade which Lot and Tenement was purchased by Your Memorialist from Joseph Peavett." The entry gives a detailed description of the property.

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Slater sold to Luciano de Herrera in 1785. The Spanish map of 1788 describes the property as "house of masonry, and some divisions of wood, in fair condition, rented by Don Luciano de Herrera to the tailor Eduardo Esten, as well as its lot." There is evidence the house had undergone some alterations.

HERRERA, A BACHELOR, was one of the eight Spaniards appointed by the governor to remain in St. Augustine to conclude the sale of properties for their owners. Because of his contacts with the British he served as a Spanish spy during the American Revolution, collecting and providing secret information to Havana. He was also given the "public relations" job of handling delegations of Indians visiting St. Augustine. Herrera's knowledge and experience with Indian leaders made him their official host and protector. He had to make certain their visits were free from any unpleasant incident, dole out gifts from the king's store, keep them away from taverns and report any tavernkeeper serving them liquor. Until his death in 1788 he served as Indian commissary for

THE 1917 INSURANCE map shows the site empty, no doubt the result of the 1914 fire in that area. By 1930 a large building appears, occupied by a car parking and storage garage until 1966 when it was purchased by the St. Augustine Restoration Foundation, Inc.

The Luciano de Herrera house, as it appeared in the second Spanish period, was completed in 1967 for use by the Southern Bell Telephone Company's business office. It is a fine example of how a reconstructed colonial home can be adapted to accommodate a modern functional business.

RITA H. O'BRIEN

Luciano de Herrera House

HM

Thanks - very good. Send copy to Johnson — OK
and return to me - ag
Will as Herrera House file
Ken

EWN - I obtained this from "The Record's" file. Perhaps it might be useful
H

cc JS Kaney

JULY 27, 1988

EWN

MEMO TO: HERRERA HOUSE FILE
(TELEPHONE CO. BUILDING)

THE FOLLOWING ARTICLE APPEARED IN THE SUNDAY RECORD AND TIMES UNION, FEBRUARY 26, 1967:

FRONT PAGE: PHOTO OF HERRERA HOUSE
CAPTION: "HERRERA HOUSE BECOMES BUSINESS OFFICE
THE HERRERA HOUSE, A RECONSTRUCTED HOUSE AT 58 CHARLOTTE STREET WHICH WILL BECOME THE NEW BUSINESS OFFICE OF THE SOUTHERN BELL TELEPHONE COMPANY MONDAY UNDER A LEASE ARRANGEMENT WITH ST. AUGUSTINE RESTORATION, INC."

LEAD TITLE: MILESTONE IN RESTORATION PROGRAM
TITLE: TELEHONE OFFICE MOVED INTO RECONSTRUCTED HOUSE
BY: TOM KING, MANAGING EDITOR * Tom now works for Flagler College

A MILESTONE WAS REACHED THIS WEEKEND WHEN SOUTHERN BELL TELEPHONE COMPANY MOVED ITS BUSINESS OFFICES INTO A RECONSTRUCTED HOUSE AT 58 CHARLOTTE STREET.

IT'S NOT THE FIRST COMMERCIAL USE OF A RESTORED OR RECONSTRUCTED BUILDING. THE SIGNIFICANCE LIES IN THE FACT THAT IT IS, HOWEVER, THE FIRST TIME THAT A BUILDING HAS BEEN PLANNED AND RESTORED OR RECONSTRUCTED FOR A SPECIFIC COMMERCIAL USE, AND HOPEFULLY MARKS THE BEGINNING OF A NEW PHASE IN THE PROGRAM TO CREATE A LIVING RESTORATION OF OLD ST. AUGUSTINE.

THE HOUSE, CALLED THE HERRERA HOUSE, BECAUSE IT WAS RECONSTRUCTED ON THE SITE AND FOUNDATIONS OF A HOUSE OCCUPIED BY DON LUCIANO DE HERRERA DURING THE SECOND SPANISH PERIOD WAS RECONSTRUCTED UNDER THE PROGRAM OF ST. AUGUSTINE RESTORATION, INC. AND IS BEING LEASED TO THE TELEPHONE COMPANY.

RANDY PIERSON, MANAGER OF THE TELEPHONE COMPANY IN ST. AUGUSTINE SAID THE TELEPHONE COMPANY'S BUSINESS OFFICE WOULD BE OPEN FOR BUSINESS IN THE RECONSTRUCTED HOUSE MONDAY MORNING. "THE TELEPHONE COMPANY IS ESPECIALLY PLEASED TO BE THE FIRST FIRM IN A NEW COMMERCIAL PHASE OF THE RESTORATION PROGRAM DESIGNED TO MAKE IT A LIVING RESTORATION" PIERSON SAID OF THE MOVE. HE EXPLAINED THAT THE MOVE WAS NECESSITATED BY THE NEED FOR MORE SPACE IN THE TELEPHONE EXCHANGE BUILDING ON CORDOVA STREET, WHERE INSTALLATION OF ADDITIONAL EQUIPMENT AND RENOVATIONS COSTING THREE QUARTERS OF A MILLION DOLLARS AND DESIGNED TO PROVIDE DIRECT DISTANCE DIALING HERE IN MID-SUMMER IS UNDERWAY.

EARLE NEWTON, EXECUTIVE DIRECTOR OF THE RESTORATION COMMISSION CALLED THE LEASE ARRANGEMENT WITH SOUTHERN BELL A "MOST REMARKABLE EXAMPLE OF COOPERATION BY A COMMERCIAL FIRM."

"WE ACHIEVED EXACTLY WHAT WE WANTED IN THE WAY OF RESTORATION

AND THEY ACHIEVED WHAT THEY WANTED IN THE WAY OF A FUNCTIONAL FACILITY" NEWTON ADDED.

THE STORY AND A HALF HOUSE OF MASONRY AND WOOD WAS RECONSTRUCTED FROM INFORMATION OBTAINED FROM ROCQUE'S MAP OF 1788 AND ARCHAEOLOGICAL FINDINGS AT THE SITE, ACCORDING TO NEWTON...(HERE FOLLOWS INFORMATION ON EARLIER MAPS, FOUNDATIONS FOUND, THAT THE HOUSE WAS 20 YEARS OLD IN 1788 ...AND INFORMATION ON THE HOUSE ITSELF 3,500 SQ.FT.,FIRST FLOOR DEVOTED TO OFFICES, UTILITIES CLEVERLY HIDDEN,ETC.)

THE HOUSE WAS BUILT FOR ST. AUGUSTINE RESTORATION, INC. BY THE ST.AUGUSTINE HISTORICAL RESTORATION AND PRESERVATION COMMISSION UNDER THE SUPERVISION OF STEINBACH WHO, ALONG WITH BILL JORDAN AND NEWTON WERE THE ARCHITECTS.

FURNISHINGS WERE CONSTRUCTED BY THE RESTORATION COMMISSION CARPENTERS UNDER THE DIRECTION OF EARL SHUGART, ASSISTED BY PRESTON KING. HORACE REYES WAS THE FOREMAN OF THE CONSTRUCTION CREW. LOCAL FIRMS WERE USED AS SUB-CONTRACTORS ON THE PROJECT.

TWO PHOTOGRAPHS APPEAR ON PAGE THREE, ONE CAPTIONED "FIREPLACE WAS THERE SO IT WAS BUILT" SHOWS STEINBACH AND OTHERS STANDING BY FIREPLACE; THE OTHER IS CAPTIONED "SPANISH DECOR IN TELEPHONE COMPANY OFFICE" AND SHOWS A GENERAL VIEW OF THE MAIN OFFICE.

THE ARTICLE ON PAGE THREE IS SURROUNDED BY ADS MORE LOCAL CONTRACTORS WHO WORKED ON THE JOB CONGRATULATING THE TELEPHONE COMPANY FOR ITS NEW BUSINESS OFFICE.

Herrer House

58 Charlotte Street - which was the Neil Pope's Garage.

Was purchased under an existing option for $35,000

South Bell will occupy only a portion of the site

St Aug Record Aug-11, 1964

Herrera House

Is opened now housing the South Bell.

2/26/67

Herrera House

City Directory

1966 58 Charlotte Sts - Popi Neil Garage autorepr.

1976 58 Charlotte - Herrera House - St Aug Preservation Board

1977 58 Charlotte - Herrera House - St Aug Preservation Board

DAY LOTS 8+9 ST. AUG. REST. FOUN. I CORDOVA ST.



CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Appropriateness

Case Number: HP2024-0071 **Meeting Date: Thursday, November 21, 2024**

1. NAME OF APPLICANT: milan malinovic
   Business (if applicable):
   Address: 1032 Hendricks Av
   City: Jacksonville State: FL Zip Code: 32207
   Daytime Telephone: 9045145851 E-Mail Address: milan@dcoop.com

2. NAME OF PROPERTY OWNER: 58 Charlotte Street LLC
   Business (if applicable):
   Address: 1283 Ponte Vedra Blvd, FL 32082
   City: Ponte Vedra Beach State: FL Zip Code: 32082
   Daytime Telephone: 9045454585 E-Mail Address: marcangelomca@gmail.com

3. PROJECT LOCATION: 58 Charlotte St, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: 3-40 DAY SUB LOTS 8 & 9 & S2FT OF E90FT LOT 11 BLK 9 CITY OF ST AUGUSTINE OR5976/1045

5. SCOPE OF WORK: To install mechanical equipment at the roof ridge screened with a cupola structure.

Information attached by applicant includes:

- Application Agreement
- Existing Photograph
- Architectural Plans

Received 10/25/2024
Planningn & Building Department

HARB APPLICATION AGREEMENT

In filling out this application:

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

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

Project Address: 58 Charlotte Street

Applicant's Name: Beth Angelo Applicant's Signature: Beth Angelo

Owner's Name: 58 Charlotte LLC Owner's Signature: BM-SIGNED

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

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

(Can add additional signature page if needed)

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

Package ID: 636CC402BAD3913999750ACDFD475E2A

Received 10/25/2024
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PACKAGE CERTIFICATE

BROKER MINT

APPLICATION

1 page

HARB Application 58 Charlotte - Angelo.pdf — 1 page

E-SIGN INFO

Status: SIGNED

Originator: Juliana Hughes
julianahughes76@gmail.com
IP: 99.145.99.72
Domain: my.brokermint.com
Date: May 17, 2024 08:33 AM

Package ID: 636CC402BAD3913999750ACDFD475E2A

Time zone: EDT (UTC-4)

Signers:

CS	C. Scott Hobbs C. Scott Hobbs	cscotthobbs@gmail.com IP: 50.221.122.234	Signed	May 17, 2024 08:34 AM id: fa0ada3e4c18c1cd791786ec5fc9d757	BM-SIGNED fa0ad... 05/17/24 08:33 AM EDT

HISTORY

May 17, 2024	08:33 AM	CS	C. Scott Hobbs	cscotthobbs@gmail.com	IP: 50.221.122.234	Viewed
May 17, 2024	08:34 AM	CS	C. Scott Hobbs	cscotthobbs@gmail.com	IP: 50.221.122.234	Signed
May 17, 2024	08:34 AM		Package has been fully signed and sealed			Completed

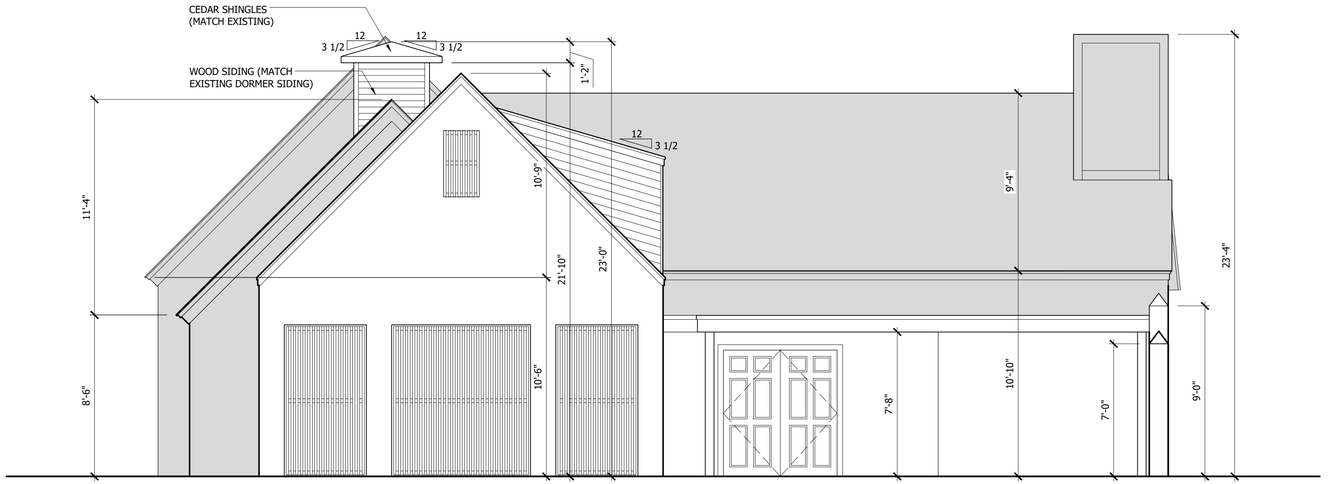
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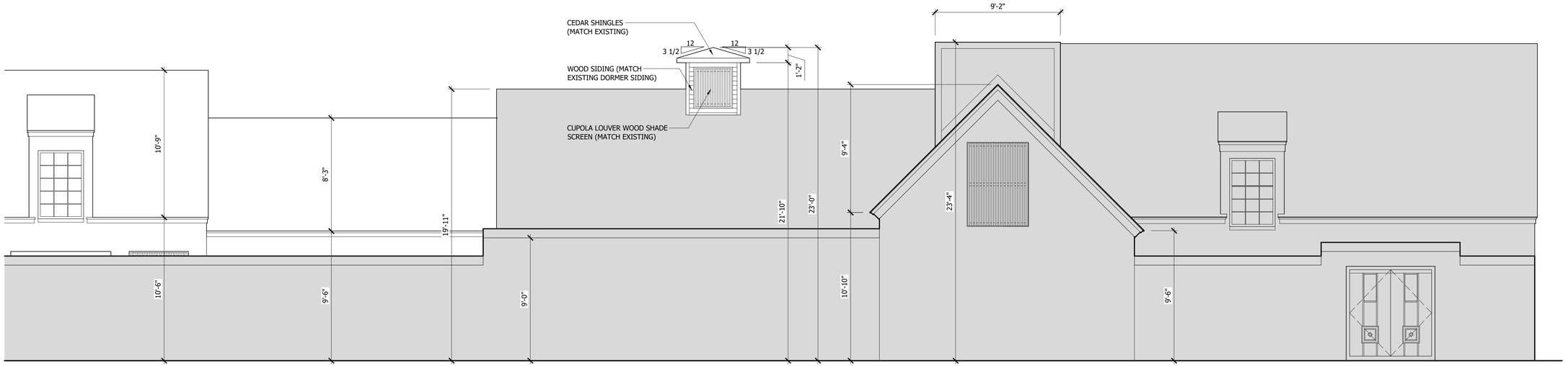
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GRAY SHADE INDICATES EXISTING STRUCTURE



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

GRAY SHADE INDICATES EXISTING STRUCTURE



1 PARTIAL SOUTH ELEVATION - OPTION A
SCALE: 1/4" = 1'-0"

58 Charlotte Street
Florida 32084
St. Augustine

DESIGN/COOPERATIVELLC
1032 HENDRICKS AVENUE
JACKSONVILLE, FL 32207
TEL / (904) 290-1032
FAX / (904) 592-5892
www.dcoop.com
FL/AR0007032

CLIENT
58 Charlotte Street LLC

LOCATION
58 Charlotte St
St. Augustine, Florida 32084

STRUCTURAL ENGINEERING
LOWE STRUCTURES, INC.
(904) 992-0377
LIC # FL-28261

M.E.P. ENGINEERING
POWELL AND HINKLE
ENGINEERING, PA.
(904) 264-5570
FL/EB-4577

INTERIOR DESIGN
DESIGN COOPERATIVE

DATE: 11.06.2024

PROJECT NO: 24012

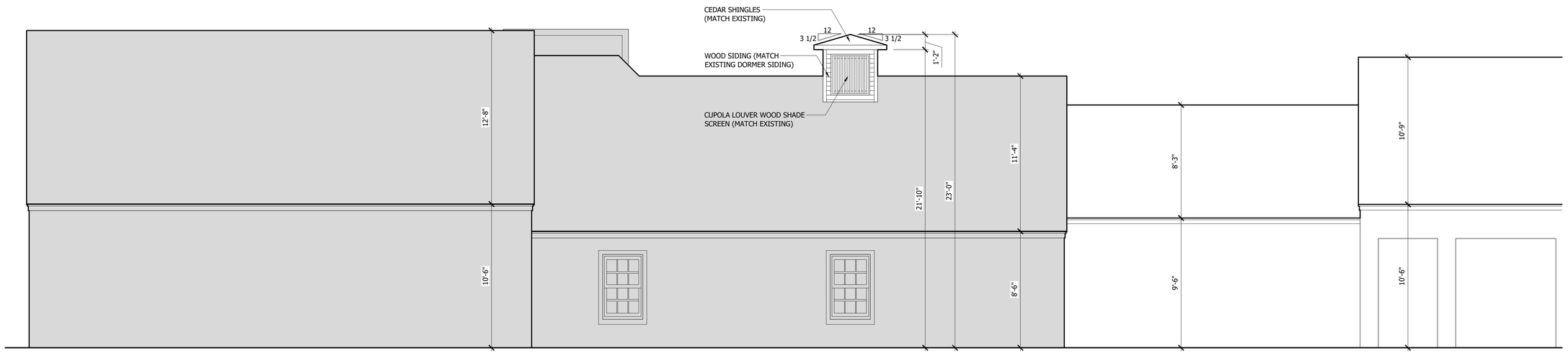
PARTIAL
EXTERIOR
ELEVATIONS

A201

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GRAY SHADE INDICATES EXISTING STRUCTURE



1 PARTIAL NORTH ELEVATION - OPTION A
SCALE: 1/4" = 1'-0"

58 Charlotte Street

Florida 32084

St. Augustine

DESIGN/COOPERATIVELLC
1032 HENDRICKS AVENUE
JACKSONVILLE, FL 32207
TEL / (904) 290-1032
FAX / (904) 592-5892
www.dcoop.com
FL/AR0007032

CLIENT
58 Charlotte Street LLC

LOCATION
58 Charlotte St
St. Augustine, Florida 32084

STRUCTURAL ENGINEERING
LOWE STRUCTURES, INC.
(904) 992-0377
LIC # FL-28261

M.E.P. ENGINEERING
POWELL AND HINKLE
ENGINEERING, PA.
(904) 264-5570
FL/EB-4577

INTERIOR DESIGN
DESIGN COOPERATIVE

DATE: 11.06.2024

PROJECT NO: 24012

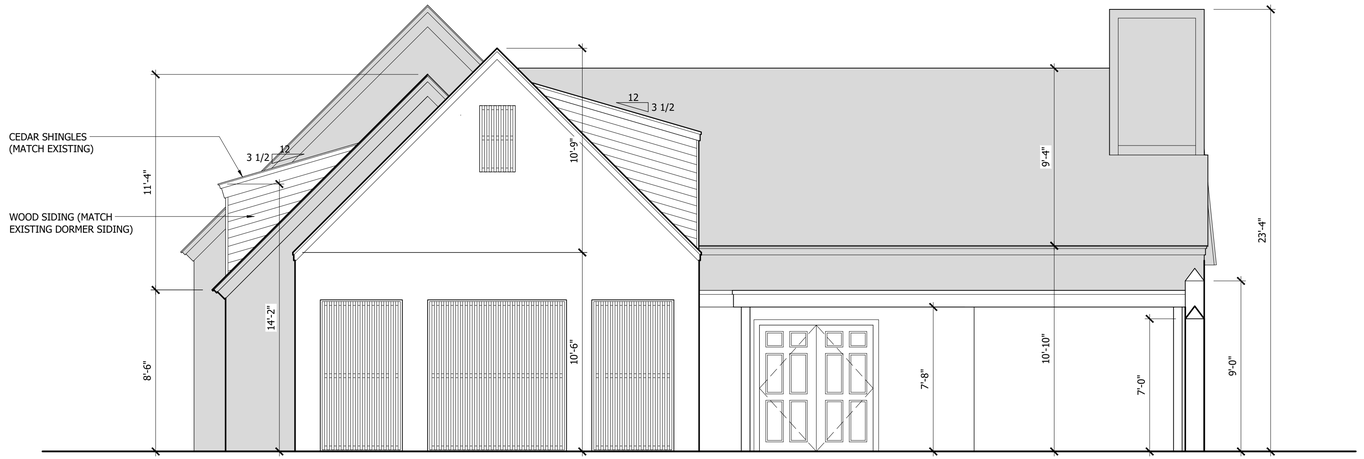
PARTIAL
EXTERIOR
ELEVATIONS

A202

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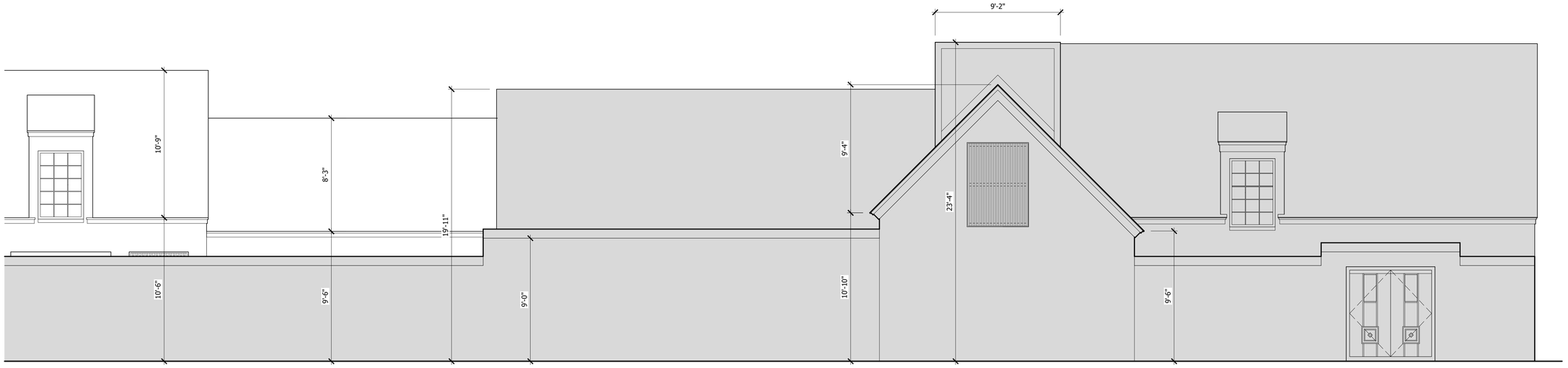
Received 11/8/2024
Planning & Building Department

GRAY SHADE INDICATES EXISTING STRUCTURE



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

GRAY SHADE INDICATES EXISTING STRUCTURE



1 PARTIAL SOUTH ELEVATION - OPTION B
SCALE: 1/4" = 1'-0"

58 Charlotte Street
Florida 32084
St. Augustine

DESIGN/COOPERATIVELLC
1032 HENDRICKS AVENUE
JACKSONVILLE, FL 32207
TEL / (904) 290-1032
FAX / (904) 592-5892
www.dcoop.com
FL/AR0007032

CLIENT
58 Charlotte Street LLC

LOCATION
58 Charlotte St
St. Augustine, Florida 32084

STRUCTURAL ENGINEERING
LOWE STRUCTURES, INC.
(904) 992-0377
LIC # FL-28261

M.E.P. ENGINEERING
POWELL AND HINKLE
ENGINEERING, PA.
(904) 264-5570
FL/EB-4577

INTERIOR DESIGN
DESIGN COOPERATIVE

DATE: 11.06.2024

PROJECT NO: 24012

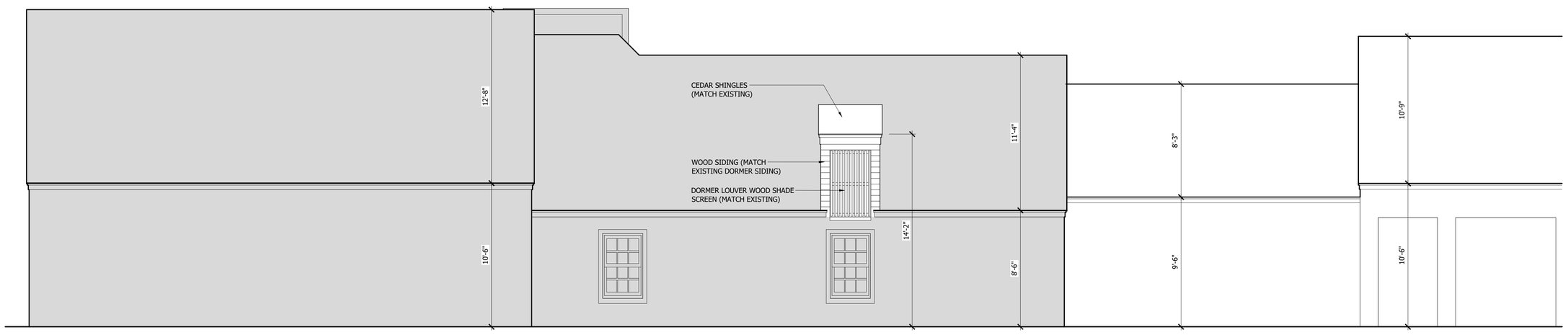
PARTIAL
EXTERIOR
ELEVATIONS

A203

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS THE PROPERTY OF DESIGN COOPERATIVE, LLC AND IT SHALL NEVER BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF DESIGN COOPERATIVE, LLC

Received 11/8/2024
Planning & Building Department

GRAY SHADE INDICATES EXISTING STRUCTURE



1 PARTIAL NORTH ELEVATION - OPTION B
SCALE: 1/4" = 1'-0"

58 Charlotte Street
Florida 32084
St. Augustine

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FL/EB-4577

INTERIOR DESIGN
DESIGN COOPERATIVE

DATE: 11.06.2024

PROJECT NO: 24012

PARTIAL
EXTERIOR
ELEVATIONS

A204

Instr #2024050994 BK: 5976 PG: 1045, Filed & Recorded: 6/28/2024 10:46 AM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and County Comptroller St. JohnsCounty FL Recording $18.50 Doc. D $24,430.00

Prepared by and Return to:
Jason Trager, Esq.
Ansbacher, Schneider & Trager P.A.
5150 Belfort Road, Building 100
Jacksonville, Florida 32256

WARRANTY DEED

1. **Grantor's** name and address is:

   58 Charlotte LLC, a Florida limited liability company
   65 Magnolia Ave.
   St. Augustine, FL 32084

2. **Grantee's** name and address is:

   58 Charlotte Street, LLC, a Florida limited liability company
   5150 Belfort Road, Building 100
   Jacksonville, Florida 32256

   The terms Grantor and Grantee shall be non-gender specific, singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

3. The real property ("Property") conveyed hereby is described as follows:

   Lots 8 and 9 of the A. B. Day Subdivision of Lots 2, 10, 17 and part of 16 of Block 9 of the City of St. Augustine, Fla., according to the map or plat thereof as recorded in Plat Book 3, Page 40, Public Records of Saint Johns County, Florida; said land being also described as Lots 8 and 9 of Block 9 of said A. B. Day Subdivision.

   AND ALSO: The South 2 feet of the East 90 feet of Lot 11, of Block 9, City of St. Augustine, St. Johns County, Florida, according to the official map of St. Augustine, Florida, dated 1905.

   together with all tenements, hereditaments, easements and appurtenances belonging to or benefiting such property.

   The Property Appraiser's Parcel Identification Number is *1968800000.*

4. Grantor for good and valuable consideration plus the sum of $10.00 the receipt whereof is hereby acknowledged, hereby grants, bargains, sells and conveys to Grantee the Property to have and to hold in fee simple forever.

5. Grantor fully warrants title to the Property and will defend the same against the lawful claims of all persons whomsoever, except for (i) taxes subsequent to December 31, 2023, and (ii) covenants, reservations, restrictions and easements of record, if any, with reference hereto not serving to reimpose the same.

All signatures appear on following page(s).

Executed as of June 26, 2024.

1st Witness: Kathansel

Print Name: Kathryn Hansel

Mailing Address as to 1st Witness:
5150 Belfort Rd. Bldg 100
Jacksonville, FL 32256

2nd Witness:

Print Name: Jason Troyer

Mailing Address as to 2nd Witness:
5150 Belfort Rd. Bldg 100
Jacksonville, FL 32256

58 Charlotte LLC, a Florida limited liability company

BY:
Whitney L. Hobbs, its Manager

COPY

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization this 26 day of June, 2024 by Whitney L. Hobbs, as Manager of 58 Charlotte LLC, a Florida Limited Liability Company ( ) who is personally known to me or (X) who has produced _____ (Florida Driver's Licenses) as identification.

Kathansel
Notary Public, State of Florida

KATHRYN HANSEL
MY COMMISSION # HH 265727
EXPIRES: October 22, 2025

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

If you are a new owner of this property, please click here to submit a Sales Questionnaire

Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1968800000
Location	58 CHARLOTTE ST
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	COSA Mixed Use E of St George (COM) (610.22)
Tax Description*	3-40 DAY SUB LOTS 8 & 9 & S2FT OF E90FT LOT 11 BLK 9 CITY OF ST AUGUSTINE OR5976/1045 *The Description above is not to be used on legal documents.
Property Use Code	Mixed Use (Store/Office/Residential Combo) (1200)
Subdivision	Day, Property of A.B.
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.210
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	58 Charlotte Street LLC 100%
Mailing Address	5150 BELFORT RD BLDG 100 JACKSONVILLE, FL 32256-0000

Map



Valuation Information

	2024
Building Value	$727,027
Extra Features Value	$15,124
Total Land Value	$935,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$1,677,151**
Total Deferred	$527,028
Assessed Value	**$1,150,123**
Total Exemptions	$0
Taxable Value	**$1,150,123**

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

Historical Assessment Information

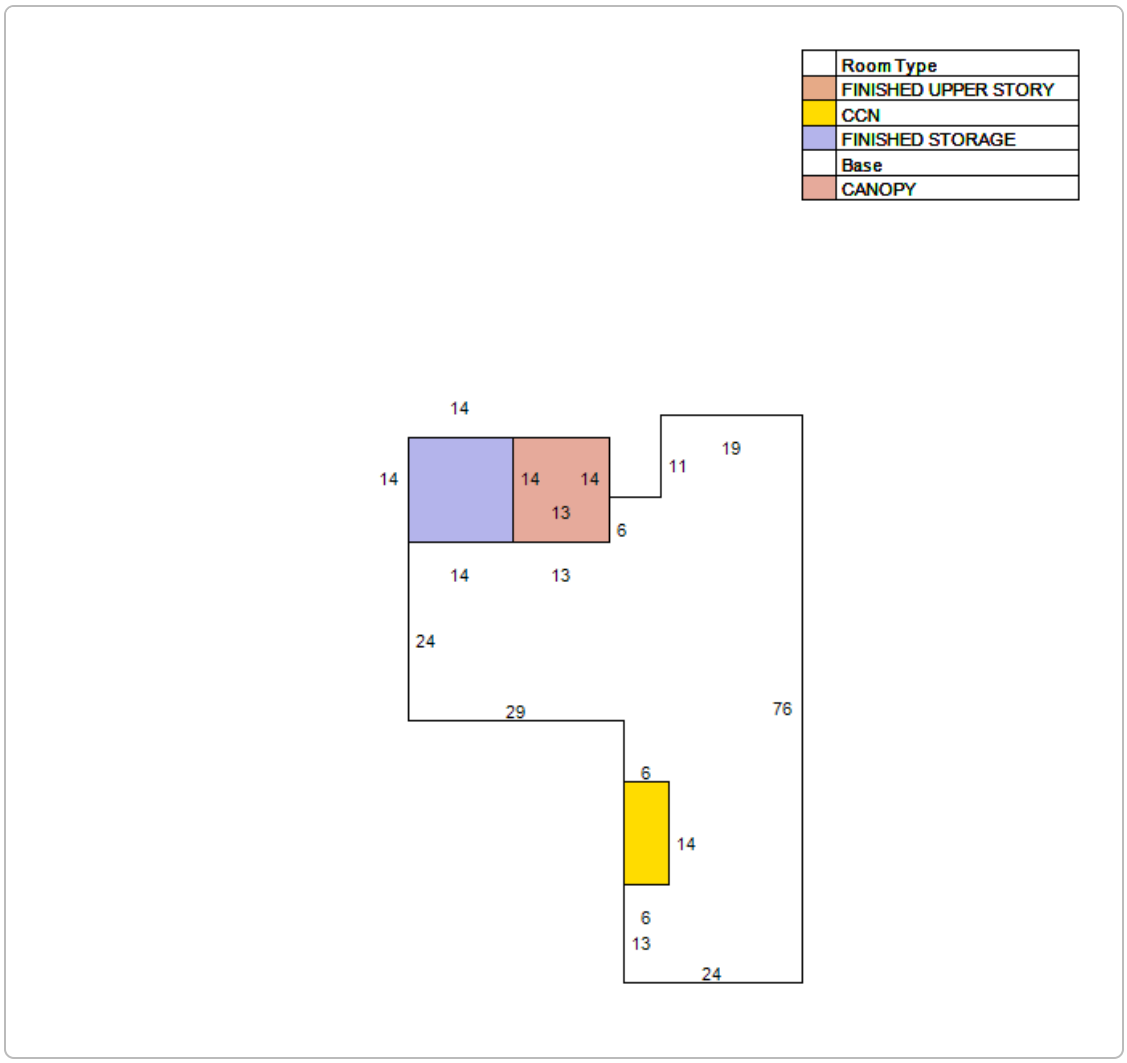
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	$521,814	$16,039	$935,000	$0	$0	$1,472,853	$1,045,566	$427,287	$1,045,566
2022	$281,662	$14,353	$654,500	$0	$0	$950,515	$950,515	$0	$950,515
2021	$408,419	$15,571	$654,500	$0	$0	$1,078,490	$1,078,490	$0	$1,078,490
2020	$718,787	$16,789	$654,500	$0	$0	$1,390,076	$1,390,076	$0	$1,390,076
2019	$856,599	$18,008	$467,500	$0	$0	$1,342,107	$1,342,107	$0	$1,342,107
2018	$291,743	$15,425	$289,850	$0	$0	$597,018	$597,018	$0	$597,018
2017	$306,330	$12,332	$289,850	$0	$0	$608,512	$572,751	$35,761	$572,751
2016	$316,055	$12,332	$261,800	$0	$0	$590,187	$520,683	$69,504	$520,683
2015	$291,743	$9,357	$240,762	$0	$0	$541,862	$473,348	$68,514	$473,348
2014	$180,197	$9,357	$240,762	$0	$0	$430,316	$430,316	$0	$430,316
2013	$185,917	$9,357	$240,762	$0	$0	$436,036	$436,036	$0	$436,036

Building Information

Building	1	**Roof Cover**	Wood Shingle
Building Value	$727,027	**Roof Structure**	Wood Truss
Year Built	1967	**Interior Flooring**	Ceramic Tile, Pine Wood
Actual Area	4052	**Interior Wall**	Drywall
Conditioned Area	3590	**Heating Type**	Air Duct
Use	Mixed Use (City/Historical)	**Air Conditioning**	Central
Style	04	**Bedrooms**	
Exterior Wall	Concrete Stucco	**Baths**	

Description	Square Footage
UNFINISHED CANOPY	182
BASE AREA	2393
FINISHED STORAGE/UTILITY	196
FINISHED CANOPY	84
FINISHED UPPER STORY	1197
Total SqFt	4052

Sketch Information



Extra Feature Information

Code Description	Status	Value
Asphalt Paving (COM)		7187
Wood Fence - 6' and Above (COM)		1601
Masonry Wall (Mix)		6336

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Mixed Use (Store/Office/Residential Combo)	55	170	9350	SF	$935,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
6/28/2024	6/26/2024	$3,490,000.00	WARRANTY DEED	5976	1045	Q	I	58 CHARLOTTE LLC	58 CHARLOTTE STREET LLC
11/21/2018	11/14/2018	$1,680,000.00	WARRANTY DEED	4643	1901	Q	I	TALAVERA JORGE & SUSAN	58 CHARLOTTE LLC
	5/28/2003	$825,000.00	WARRANTY DEED	1964	340	U	I	PEACOCK LESLIE & TUTEN JOHN C	TALAVERA JORGE & SUSAN
	12/1/1986	$160,000.00		726	386	Q	I		PEACOCK LESLIE
	2/1/1984	$115,000.00		627	446	Q	I		

No data available for the following modules: Exemption Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 10/26/2024, 1:13:58 AM

Contact Us

Developed by
SCHNEIDER GEOSPATIAL

Certificate of Appropriateness

Sufficiency Checklist

Case Number HP2024-0071

58 Charlotte St, Saint Augustine, FL, 32084

Checklist Item	Checklist Item Description	Status	Comments
ROOFS AND ROOFING - Scaled drawing of existing and proposed conditions	Scaled drawing of existing and proposed conditions if roof or roof feature will change its shape, scale, size, profile, pattern (not necessary for roof sheathing changes only)	Need	While drawings have been provided, heights for both the existing rooflines and proposed cupola should be noted for staff and Board reference.

Other Details Necessary for Review

N/A



Detail by Entity Name

Florida Limited Liability Company
58 CHARLOTTE STREET LLC

Filing Information

Document Number	L24000156432
FEI/EIN Number	NONE
Date Filed	04/04/2024
State	FL
Status	ACTIVE

Principal Address

1283 PONTE VEDRA BLVD.
PONTE VEDRA BEACH, FL 32082

Mailing Address

1283 PONTE VEDRA BLVD.
PONTE VEDRA BEACH, FL 32082

Registered Agent Name & Address

ANSBACHER, SCHNEIDER & TRAGER, P.A.
5150 BELFORT ROAD
BUILDING 100
JACKSONVILLE, FL 32256

Authorized Person(s) Detail

Name & Address

Title MGR

ANGELO, BETH
1283 PONTE VEDRA BLVD.
PONTE VEDRA BEACH, FL 32082

Title MGR

ANGELO, MARC
1283 PONTE VEDRA BLVD.
PONTE VEDRA BEACH, FL 32082

Annual Reports

No Annual Reports Filed

Document Images

04/04/2024 -- Florida Limited Liability View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for November 21, 2024 Meeting



Application HP2024-0072 Address: 120 Avenida Menendez

Applicant: KLT Construction, Inc.

Property Owner: J Prabhu, LLC

Project description: To fill in an existing pool area at the southeast corner of the site to expand existing pavered parking.

Architectural Style:	Mid-Century Modern	Florida Master Site File:	SJ06465
National Register:	St. Augustine NRHD: Non-Contributing	Construction date:	1959
Archaeology Zone:	IB	Zoning District:	HP-2
Parcel number:	1983900000		
Agenda Item:	8(b)	Previous Action(s):	COA 2016-0191 COA 2019-0007 COA 2020-0098 BP 2017-0228

STAFF SUMMARY AND ANALYSIS:

1. This property encompasses the block bounded by Avenida Menendez to the east, Marine Street to the West, Cadiz Street to the North and Bravo Lane to the south in the Historic Preservation-Two (HP-2) Zoning District. While located within the St. Augustine National Register Historic District, the Mid-Century style motor lodge building is non-contributing though it could contribute if the period of significance for the district were expanded, according to the Florida Master Site File form. The Property Appraiser notes a construction date of 1959, but the 1965 update to the Sanborn Map shows a hotel structure addressed 210 Avenida Menendez (formerly Bay Street) with a shorter L-plan footprint and no pool, suggesting that expansion of the motel and the addition of the pool were completed later.
2. The applicant is seeking approval to fill in the existing swimming pool to expand the adjacent brick-paved parking area. Work was begun on this project without permits. The pool has already been drained and partially dismantled as of the drafting of this report.
3. The AGHP states that parking areas should not be adjacent to or easily viewed from public rights-of-way; however, forward parking is a common feature of this style of automobile-centric use and already existing on the side just north of the pool clearly visible from Avenida Menendez.
4. No justification for replacing the pool with additional parking was provided by the applicant. The AGHP encourages retention of site features that have traditionally linked buildings to their environment. Exterior pools along the street are also a common element of this architectural style and building use.
5. The existing brick pavers were reviewed by Historic Preservation staff and approved under building permit 2017-0228. Prior to brick pavers, the parking lot appears to have been an inappropriate plain concrete.

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 **120 Avenida Menendez** if the Board finds that the filling of the pool and expansion of the existing parking lot 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. Fill in existing pool (requires removing pool walls and drilling holes in the pool bottom)
2. Level fill dirt
3. Pave with brick to match existing on site.

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...

- Retain landscape features such as parks, gardens, street lights, benches, walkways, streets, alleys, and setbacks that have traditionally linked buildings to their environment.
- Use new plant materials, fencing, walkways, street lights, and benches that are compatible with the character of the district or neighborhood in size, scale, materials and color.
- Identify and retain plants, trees, fencing, walkways, street lighting and benches that reflect a property's history and development.
- Base new site work on documentation or physical evidence. Avoid conjectural changes to the site.
- 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.
- Replace in kind an entire feature of the site that is too deteriorated to repair if the overall form and detailing are still evident. Physical evidence from the deteriorated feature should be used as a model to guide the new work. This could include a walkway or fountain. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.
- Design new onsite parking, loading docks or ramps when required by the new use so that they are as unobtrusive as possible and assure the preservation of the historic relationship between the buildings or buildings and the landscape.

Don't...

- Remove or radically change site features which are important in defining the overall historic character of the property so that the character is diminished.
- Introduce heavy machinery into areas where it may disturb or damage important landscape features or archaeological resources.
- Fail to survey the building site prior to the beginning of rehabilitation work which may result in damage to or destruction of important landscape features or archaeological resources.

- 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.
- Place parking facilities directly adjacent to historic buildings where automobiles may cause damage to the buildings or to important landscape features.
- Introduce new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture; which destroys historic relationships on the site; or which damages or destroys important landscape features.

Post-1821

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

LIST OF ATTACHMENTS:

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

120 Avenida Menendez
Staff Photographs



Front (East) Elevation (Google Streetview, July 2024)

120 Avenida Menendez
Staff Photographs



Front (East) Elevation (Google Streetview, 2016)

120 Avenida Menendez
Staff Photographs





Views from the north

120 Avenida Menendez
Staff Photographs







Parking Lot and Pool

120 Avenida Menendez
Staff Photographs





Pool

120 Avenida Menendez
Staff Photographs



Current Pool Condition

120 Avenida Menendez
Staff Photographs





Views from Avenida Menendez

Page 1

☒ Original
☐ Update

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

Site #8 SJ06465
Field Date 5-2-2016
Form Date 5-2-2016
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) Marion Motor Inn — 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
120		Avenida Menendez		

Address: 120 Avenida Menendez
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** 17 — ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE — **Irregular-name:**
Tax Parcel # 1983900000 — **Landgrant**
Subdivision Name City of St. Augustine — **Block** 20 — **Lot** 1 & 2
UTM Coordinates: Zone ☐ 16 ☐ 17 — Easting ☐☐☐☐☐☐ — Northing ☐☐☐☐☐☐☐
Other Coordinates: X: — Y: — **Coordinate System & Datum**
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1959 ☐ approximately ☐ year listed or earlier ☐ year listed or later
Original Use Hotel — From (year): — To (year):
Current Use Hotel — From (year): — To (year):
Other Use — From (year): — To (year):
Moves: ☐ yes ☒ no ☐ unknown — Date: — Original address
Alterations: ☒ yes ☐ no ☐ unknown — Date: — Nature roof, interiors, doors
Additions: ☐ yes ☐ no ☒ unknown — Date: — Nature
Architect (last name first): — **Builder** (last name first):
Ownership History (especially original owner, dates, profession, etc.)

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

DESCRIPTION

Style Mid-Century Modern — **Exterior Plan** L-shaped — **Number of Stories** 2
Exterior Fabric(s) 1. Concrete block 2. 3.
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.) paired and quad set 2/2 with horizontal muntins inset into masonry wall with brick sills
Distinguishing Architectural Features (exterior or interior ornaments) exterior corridors, pattern concrete block walls, open drive thru and sun deck with decorative metal rail and supports; exterior concrete stair
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) Concrete pool, paver parking and fenced yard

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 SJ06465

DESCRIPTION (continued)

Chimney: No.____ Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Concrete block 2. _____ 3. _____
Foundation Type(s): 1. Continuous 2. slab
Foundation Material(s): 1. Poured Concrete Footing 2. generic concrete
Main Entrance (stylistic details) multiple single metal hollow core paneled doors

Porch Descriptions (types, locations, roof types, etc.) open wrap porch with decorative metal supports under extended main roof

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) retains architectural integrity and could contribute to district if period of significance expanded

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

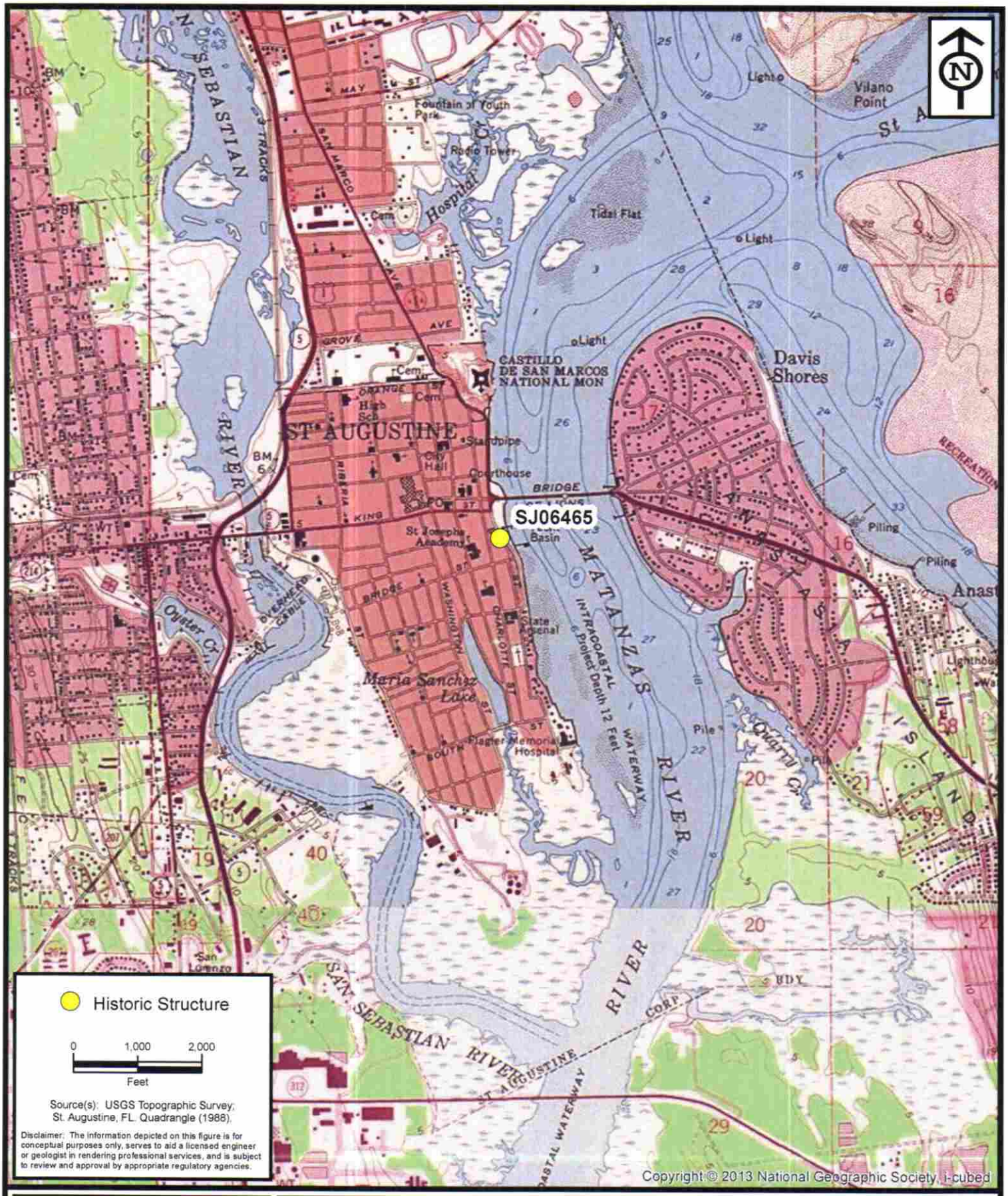
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____
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

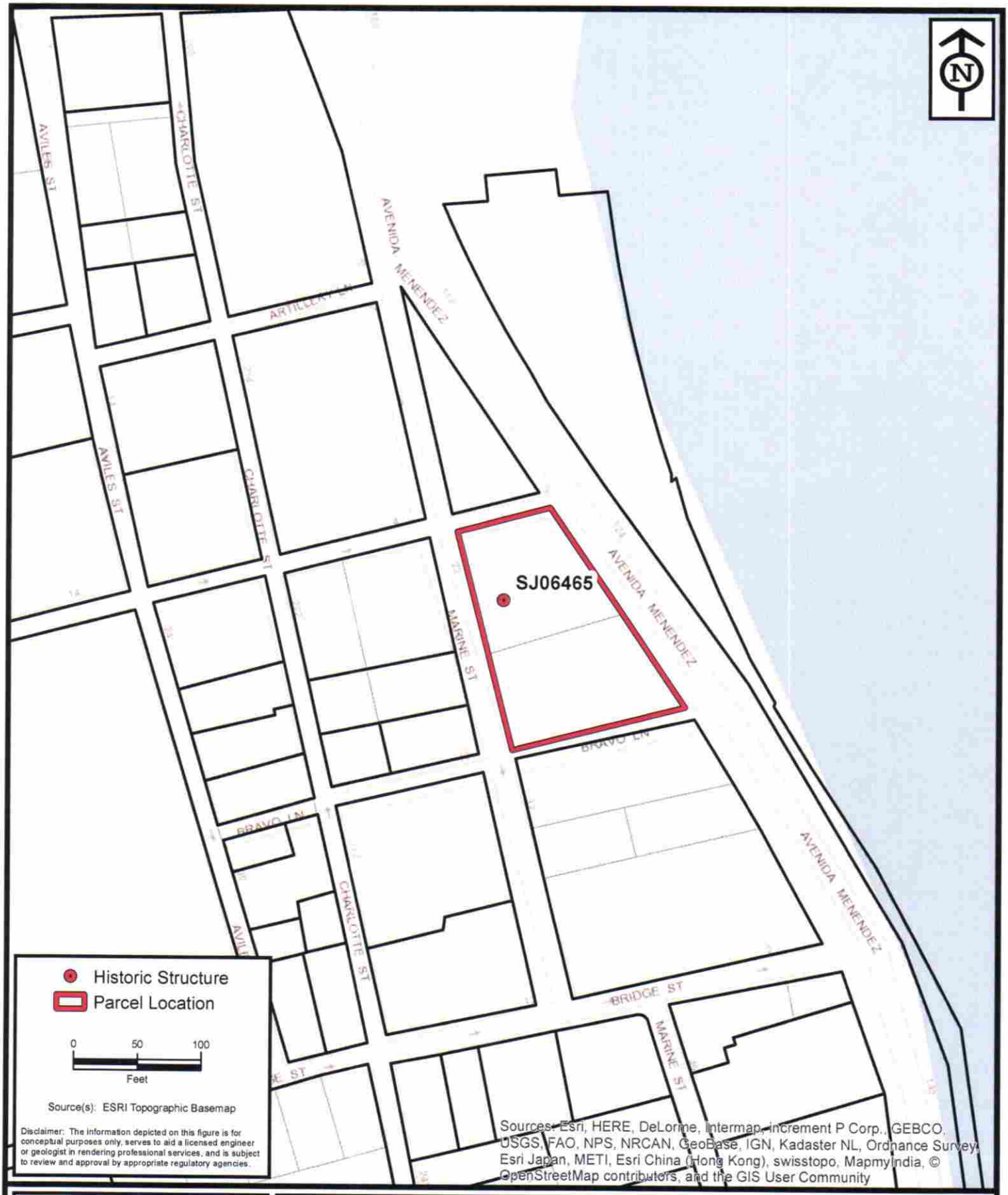
Project Location - SJ06465

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\SJ06465\Location.mxd Date: 6/28/2016 12:59:44 PM



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

Parcel Location - SJ06465

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\SJ06465\Parcel.mxd Date: 6/28/2016 1:00:40 PM


CLEARANCE 9'-0"
120

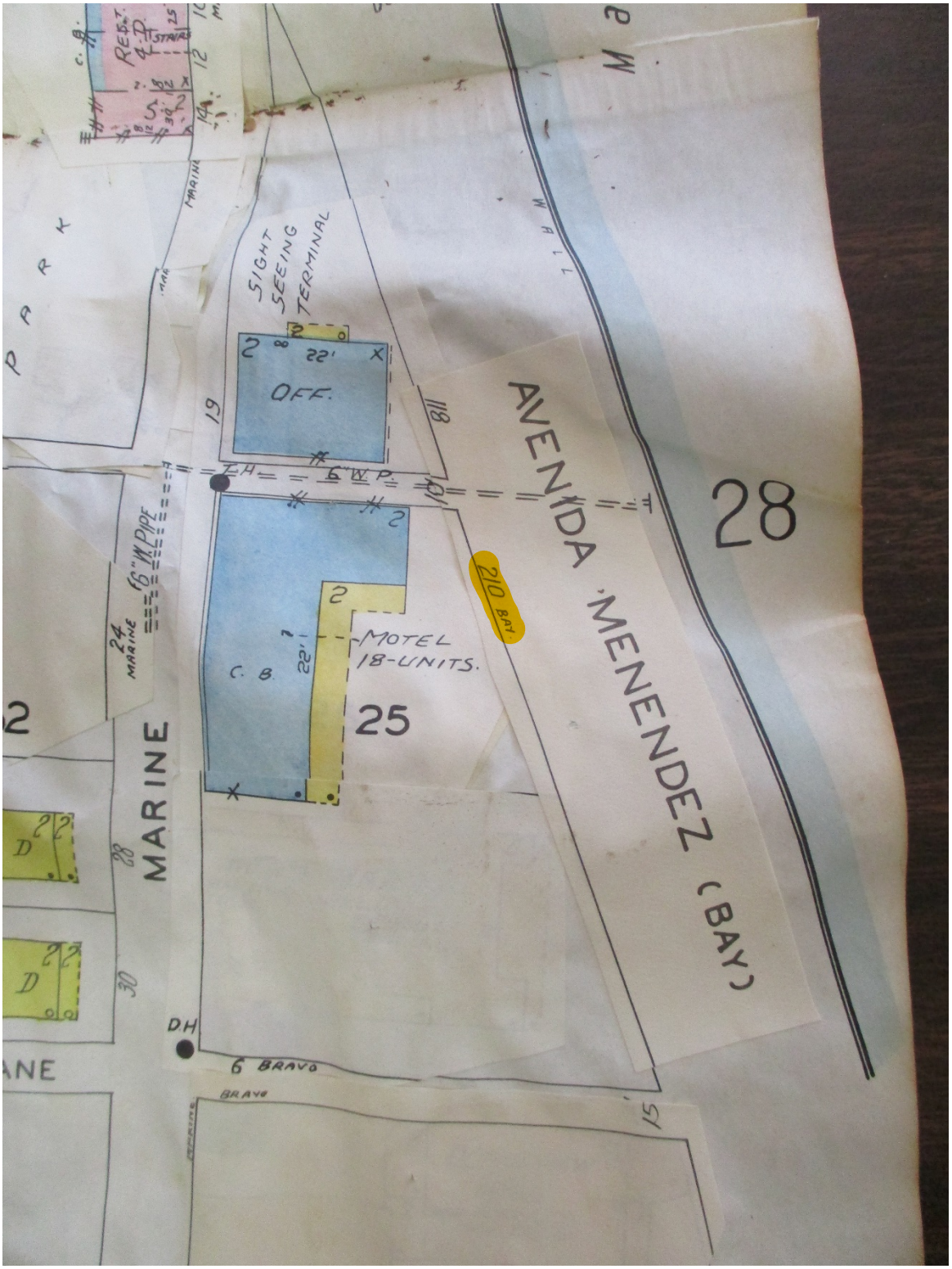





STOP
ONE WAY

1930 Sanborn Map, Revised 1965: 120 Avenida Menendez

(labeled as #210 Bay/Avenida Menendez)



CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Appropriateness

Case Number: HP2024-0072 **Meeting Date: Thursday, November 21, 2024**

1. NAME OF APPLICANT: KEVIN HENSLEY
   Business (if applicable):
   Address: 15 FAIRWAY RD
   City: JACKSONVILLE BEACH State: FL Zip Code: 32250
   Daytime Telephone: 9048138613 E-Mail Address: kltconstruction@att.net

2. NAME OF PROPERTY OWNER: J Prabhu LLC
   Business (if applicable):
   Address: 120 AVENIDA MENENDEZ
   City: SAINT AUGUSTINE State: FL Zip Code: 32084
   Daytime Telephone: 954-294-7551 E-Mail Address: TONYZAJNI@GMAIL.COM

3. PROJECT LOCATION: 120 AVENIDA MENENDEZ, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: CITY OF ST AUG LOT 1 & 2 BLK 20 OR307/206 31 UNITS OR4220/1288

5. SCOPE OF WORK: To fill in an existing pool area at the southeast corner of the site to expand existing pavered parking.

Information attached by applicant includes:

- Application Agreement
- Additional Information
- Existing Photograph

Received 11/1/2024
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: 120 AVENIDA MENENDEZ

Applicant's Name: KEVIN W. HENSLEY Applicant's Signature: Kevin W Hensley

Owner's Name: TONY ZAYNI Owner's Signature: Tony Zayni

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.

ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

JAMES WHITEHOUSE is/are hereby authorized TO ACT ON BEHALF OF _____, the owner(s) of those lands described within ☐ the attached application, or ☐ described within the previously filed Application number _____, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's _____ Board, for an application related to the structure located at:

_____

BY: _____
Signature of Owner

MAHENDRA PATEL
Print Name of Owner

904-505-3585
Telephone Number

State of FLORIDA

County of ST JOHNS

Signed and sworn before me on this 6 day of NOVEMBER 20 24

By PATRICIA D DOBOSZ

Identification verified:

Oath sworn: ✓ Yes ___ No

PATRICIA O DOBOSZ
Notary Public - State of Florida
Commission # HH 314211
My Comm. Expires Apr 10, 2028
Bonded through National Notary Assn.

Notary Signature: _____

My Commission expires: APRIL 10, 2028

KLT CONSTRUCTION & ROOFING
KLT CONSTRUCTION, INC.

A. Introduction

The purpose of this demolition and disposal plan is to establish methods and procedures to follow during the safe and resourceful demolition of the POOL at 120 Avenida Menendez, St Augustine Fl 32084

B. Building Description

The scope of work includes demolition of the POOL (ONLY) located at 120 Avenida Menedez, St Augustine Fl 32084. This demolition work is to include the demo of the POOL. Total cost of the demolition is **$ 15,000.00**. This does not include permitting fees.

NOTE: Once the pool is removed it will be filled in and then the area will be paved with asphalt.

C. Demolition Guideline

1. All necessary permits (such as building permit and public space permit) to perform this work. Once permits are obtained, they will be posted on-site.

2. Temporary fencing shall be erected by others.

3. All demolition activities shall be conducted with minimal disruption to the community. Dust will be controlled by wet demo methods. Water will be supplied by an on-site water supply/source. Noise will be controlled by working within the allowed hours of operations for the community. Normal working hours are 7am to 4pm M-F.
   .

4. Structural demolition will be performed systematically from top of building to bottom, using a 200 series Track Excavator (73,000 LBS). All demolition shall be conducted using the mentioned equipment. All hand work will be conducted from the ground such as separation of wood debris from metal or concrete.

5. All construction debris will be hauled offsite using roll offs and/or demo trailers

6. Construction debris will be taken to an appropriate landfill. All metals, concrete, and brick will be taken to a recycler.

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Planning & Building Department

7. The site will be cleaned and cleared before departing each day to the approval of the Site Manager. If at any time materials cannot be hauled off site before departing for the day materials will be neatly stored and secured.

D. Safety Procedures

a. Activity Hazard Analysis (*see attached)

b. Public Protection Demolition and Disposal Plan

E. Daily Housekeeping

Good daily housekeeping is the foundation for a safe work environment. Proper daily housekeeping prevents accidents and fires, as well as creates an organized and secure workplace atmosphere.

- All materials shall be stored in a stable manner so that they will not be subject to falling, shifting, or spilling.

Rubbish, scraps, and debris will be removed from the work area daily to jobsite dumpsters, trucks, or stockpiled, as required.

- Materials and supplies will not be left in walkways or outside the work area. Work areas shall be inspected by a designee of the Superintendent at the end of each work shift.

F. Personal Protective Equipment (PPE)

1. Personal protective equipment will be worn as necessary to safely complete this project.

2. Employees must check with their supervisor regarding any portion of their job and/or PPE that they are not familiar with.

3. Goggles, face shields, helmets and other comparable equipment are required to fit the eye and face protection needs of each individual employee.

4. Hard hats shall be ANSI approved. Hard hats, Steel Toe Shoes, Eyewear and High Visibility Safety Vests (HSVS) are DSI company-required safety gear on every project.

5. Long-sleeved shirts and welding shirts and/or jackets, will be worn as required.

6. Gloves as necessary

7. ANSI Approved Steel Toed Boots are required on this and all projects.

8. Respiratory protection will be used as a safeguard against hazardous fumes. When respiratory protection is utilized, Fit Test Records will be supplied.

9. Employees are expected to utilize proper judgment in their personal habits when they report to work each morning; they must be in fit condition to meet daily obligations.

10. Ear protection must be worn during operation of heavy equipment.

G. Disposal

All waste streams will be disposed of in accordance with all Local, State, and Federal guidelines.

H. Emergency Procedures

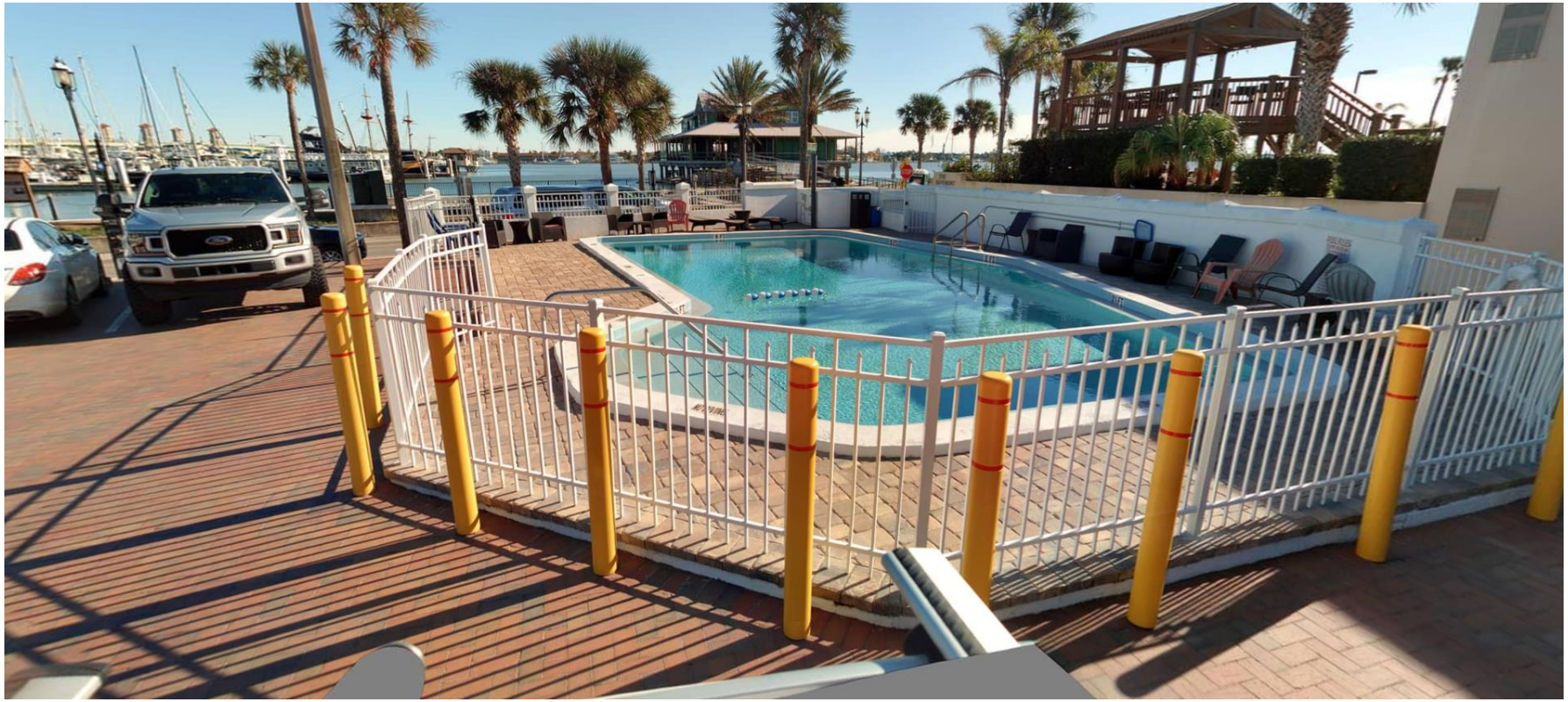
When an emergency develops, the Site Superintendent should:

1. Secure the area tightly and quickly.
2. Site Superintendent is to call emergency phone numbers of significance (911 or ONSITE EMERGENCY CONTACT FIRST)
3. Once Emergency contacts are notified Site Superintendent is to notify Parsons and Demolition Services, Inc. Site Project Manager.
4. Once site notifications have been made, Parsons will notify USACE of developing emergency.
5. See attached for route and location of nearest Hospital.

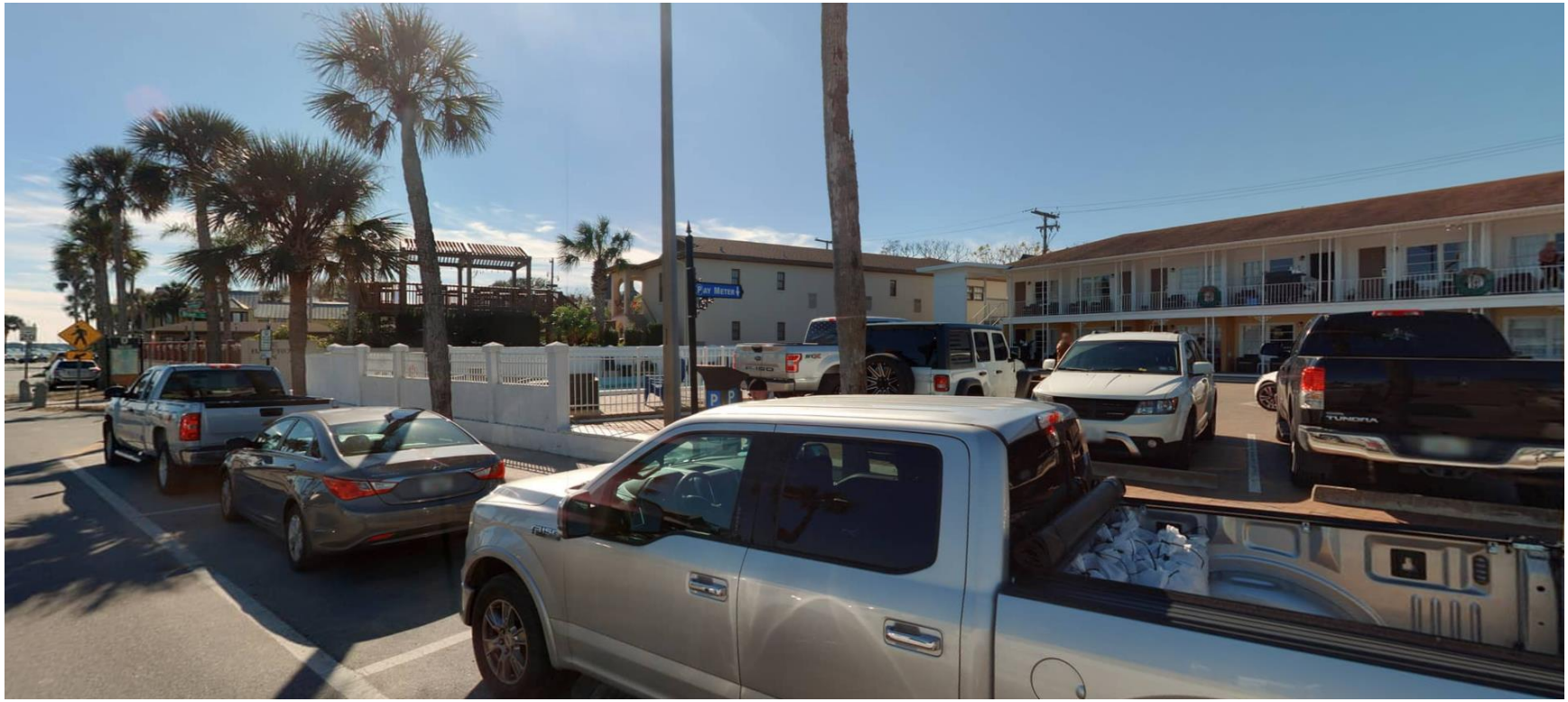
Fire Procedures:

1. Have fire extinguishers on hand during work. Make sure all workers are aware of the location of fire extinguishers.
2. In case of fire, use proper fire extinguisher and/or water hose on all SMALL, centrally located fires.
3. Call Fire Department
4. Hot Work Permit will be requested as necessary

A list of pertinent emergency phone numbers will be established and listed at the project site.



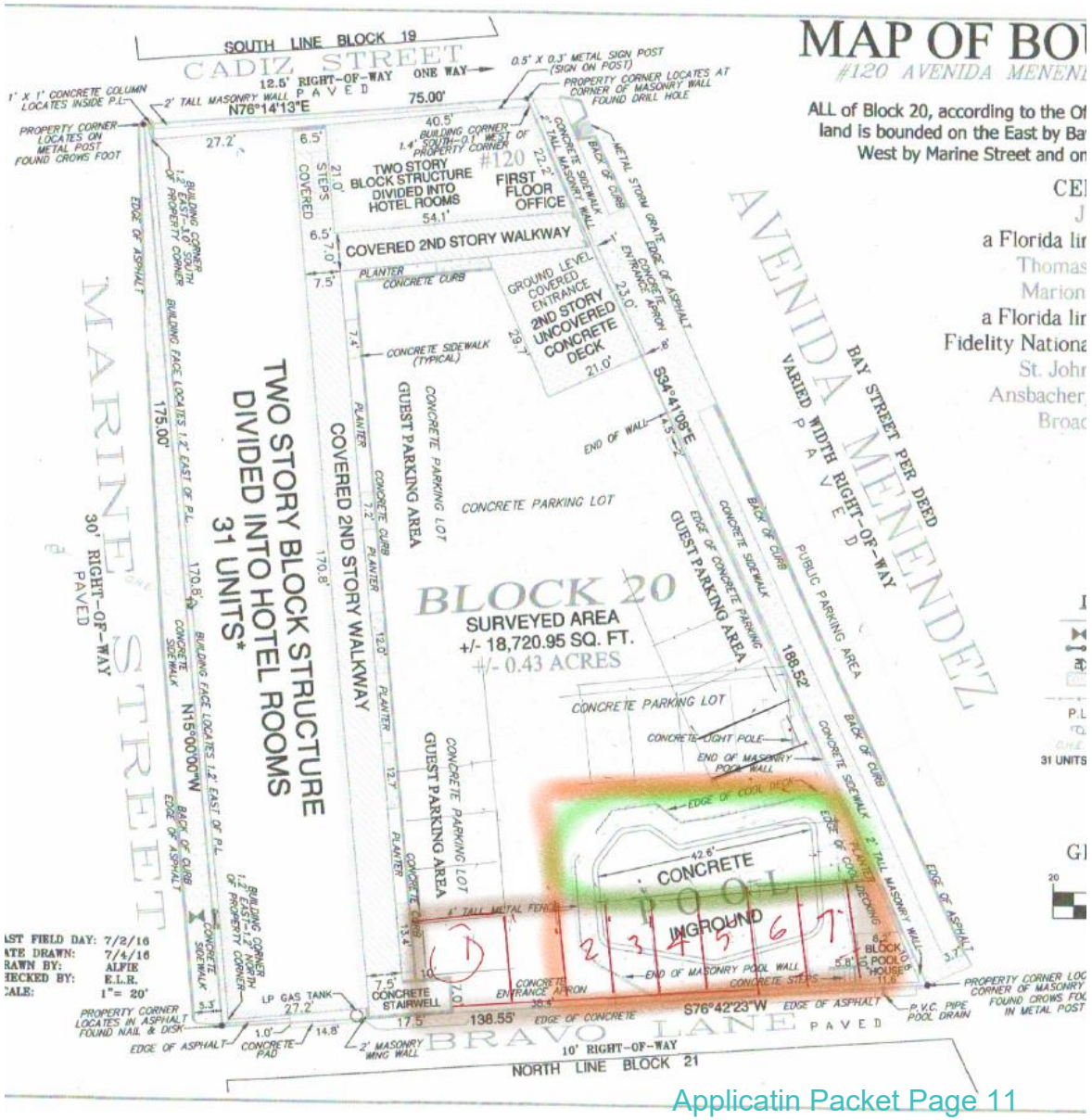



Pay Meter
TUNDRA

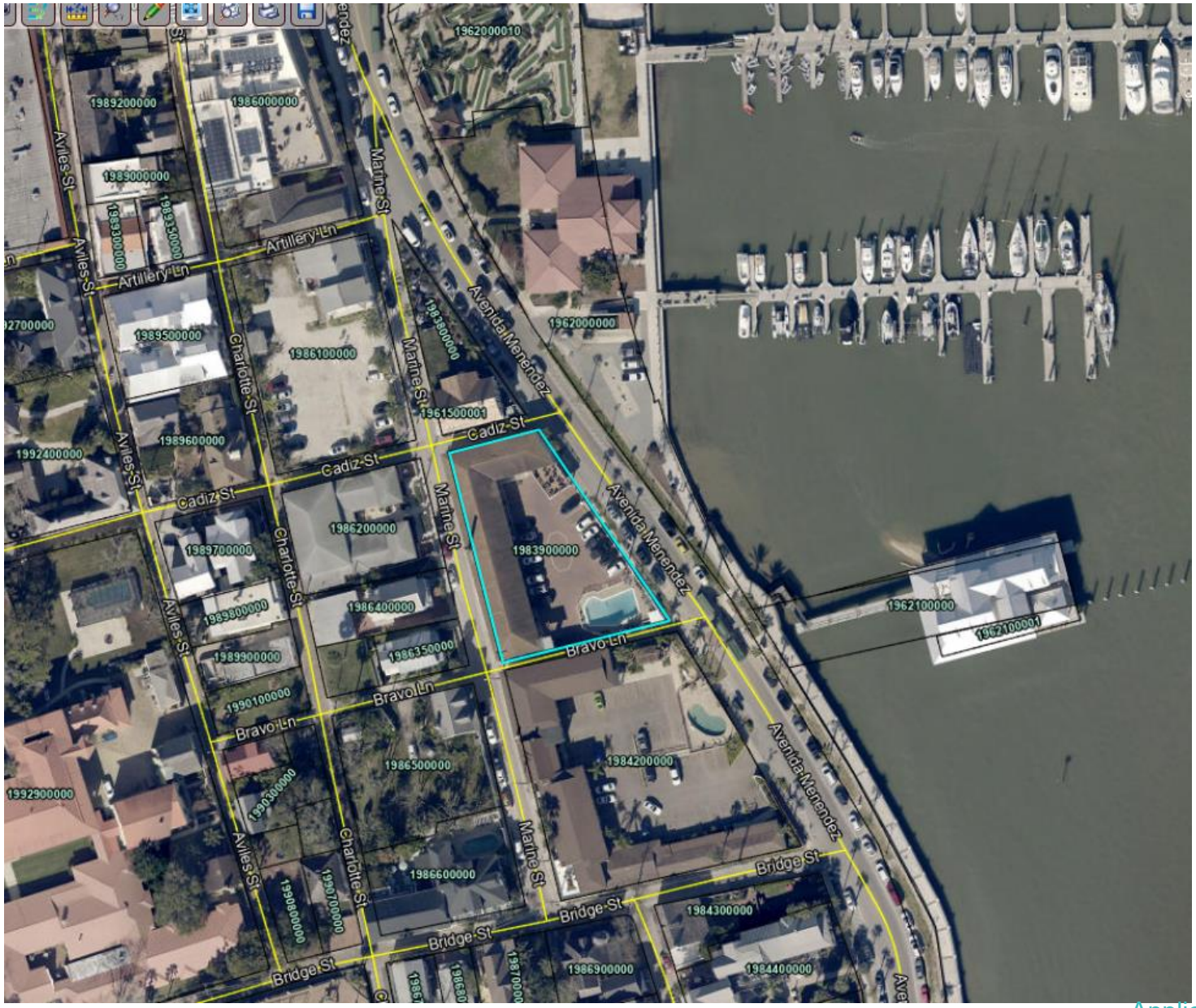
120 Avenida Menendez

Request to Remove Pool and Add Additional Parking





120
Avenida
Menendez



120 Avenida Menendez





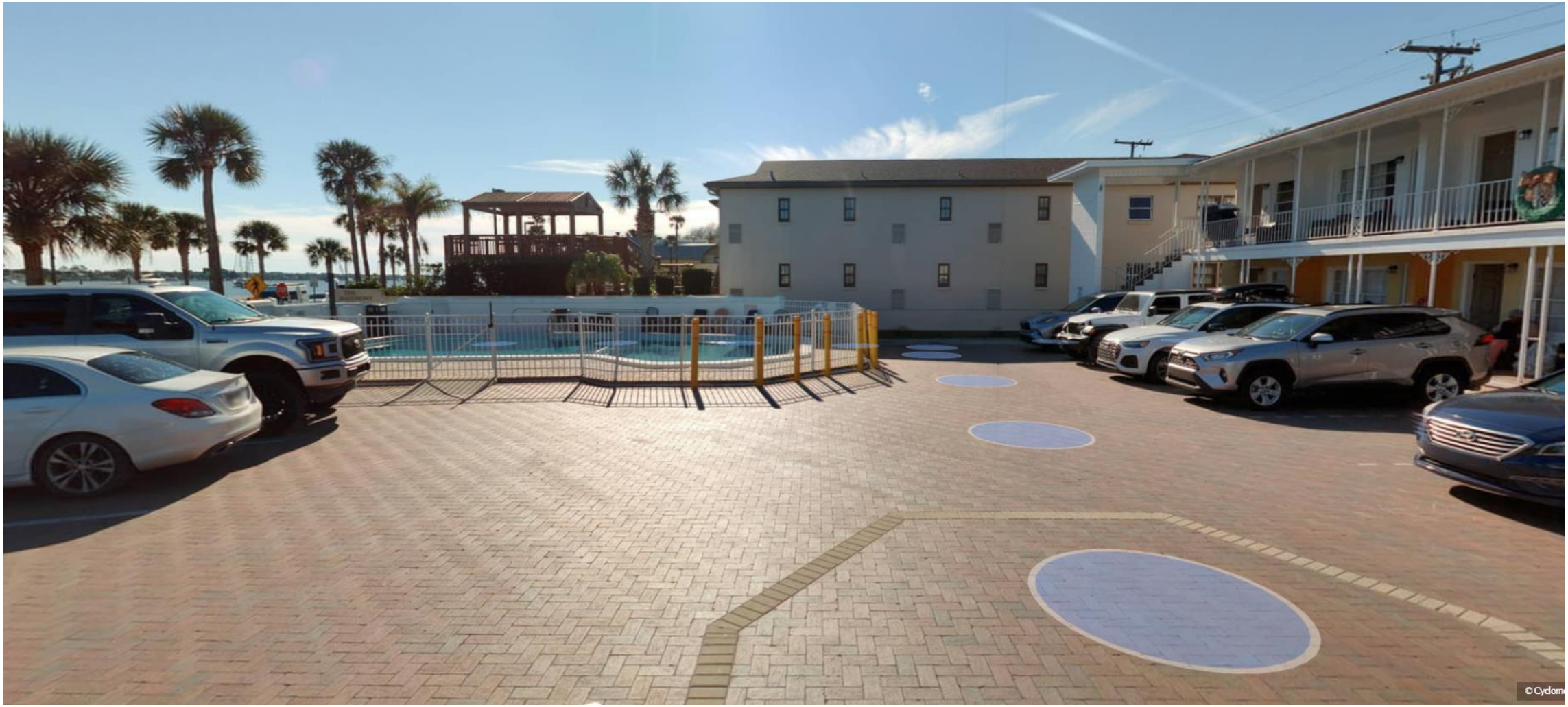
Received November 7, 2024
Planning and Building Department

120 Avenida Menendez



Received November 7, 2024
Planning and Building Department

120 Avenida Menendez



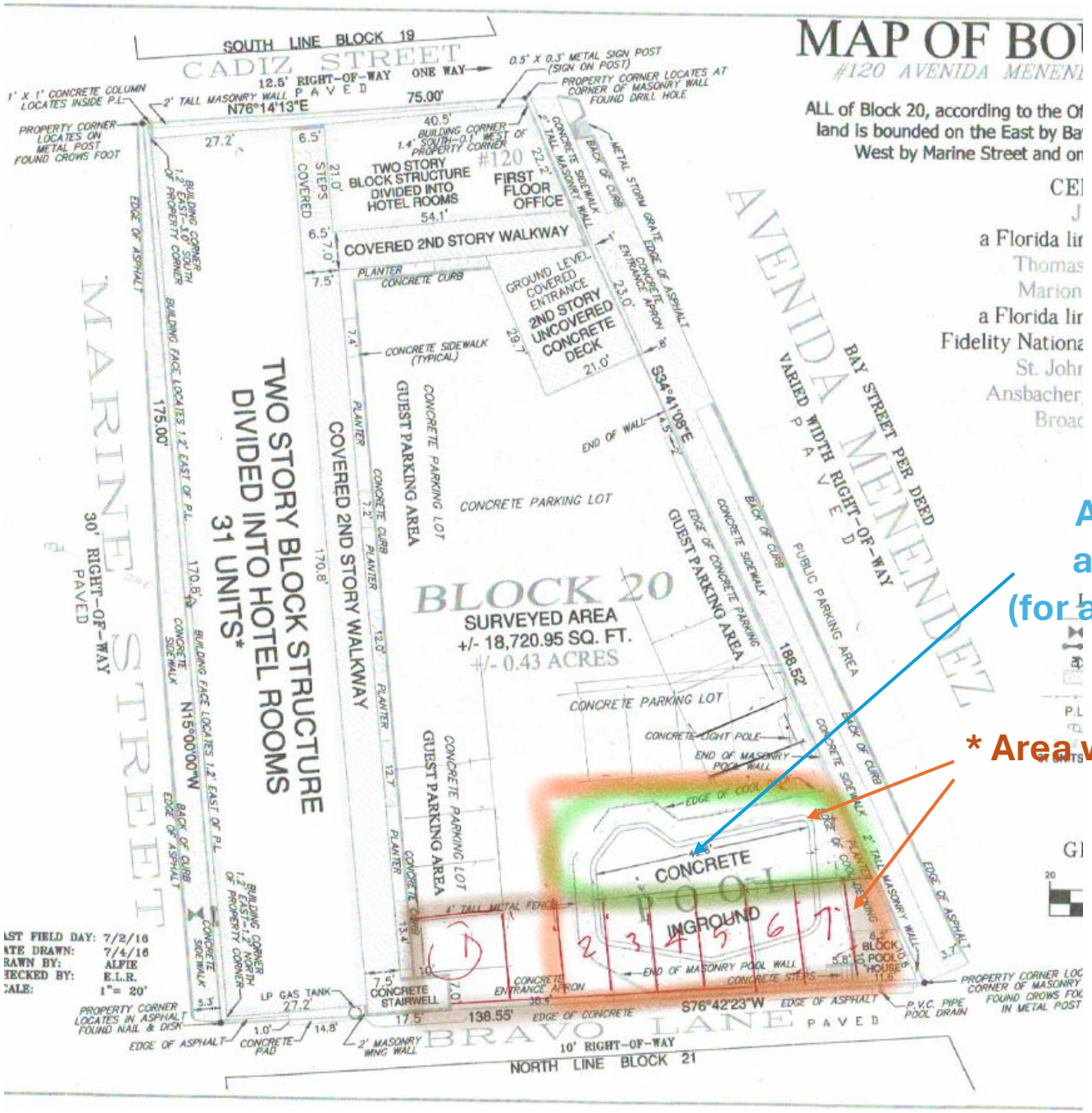
Received November 7, 2024
Planning and Building Department

120 Avenida Menendez



Received November 7, 2024
Planning and Building Department

120 Avenida Menendez





Area with old pool removed and matching pavers added (for additional parking as depicted)

*** Area with matching pavers**

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120 Avenida Menendez

Request to Remove Pool and

Add Additional Parking

(with matching pavers)



Received November 7, 2024
Planning and Building Department

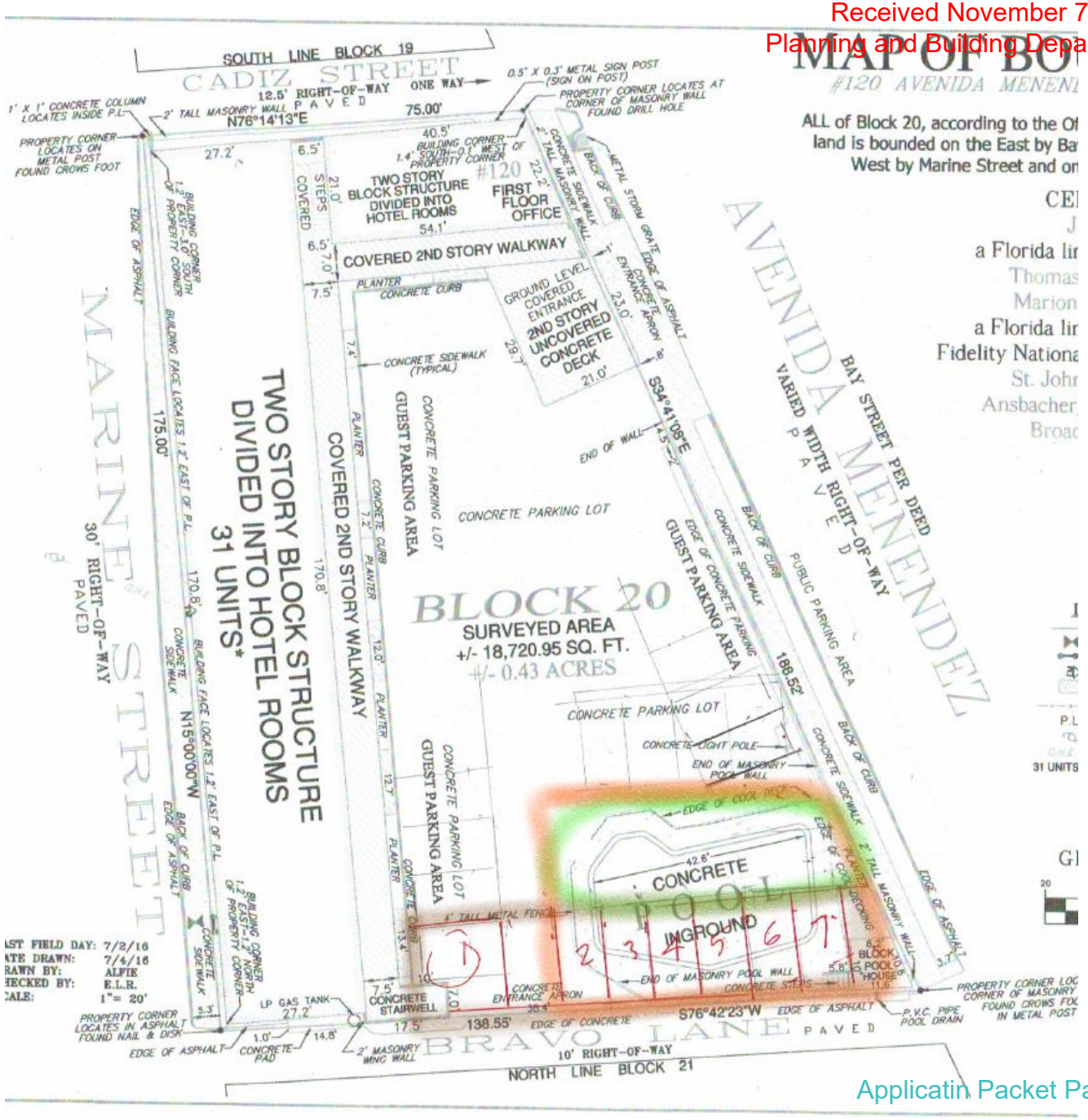
120 Avenida Menendez

Request to Remove Pool and

Add Additional Parking

(with matching pavers)





Received November 7, 2024
Planning and Building Department

120 Avenida Menendez

Request to Remove Pool and

Add Additional Parking

(with matching pavers)

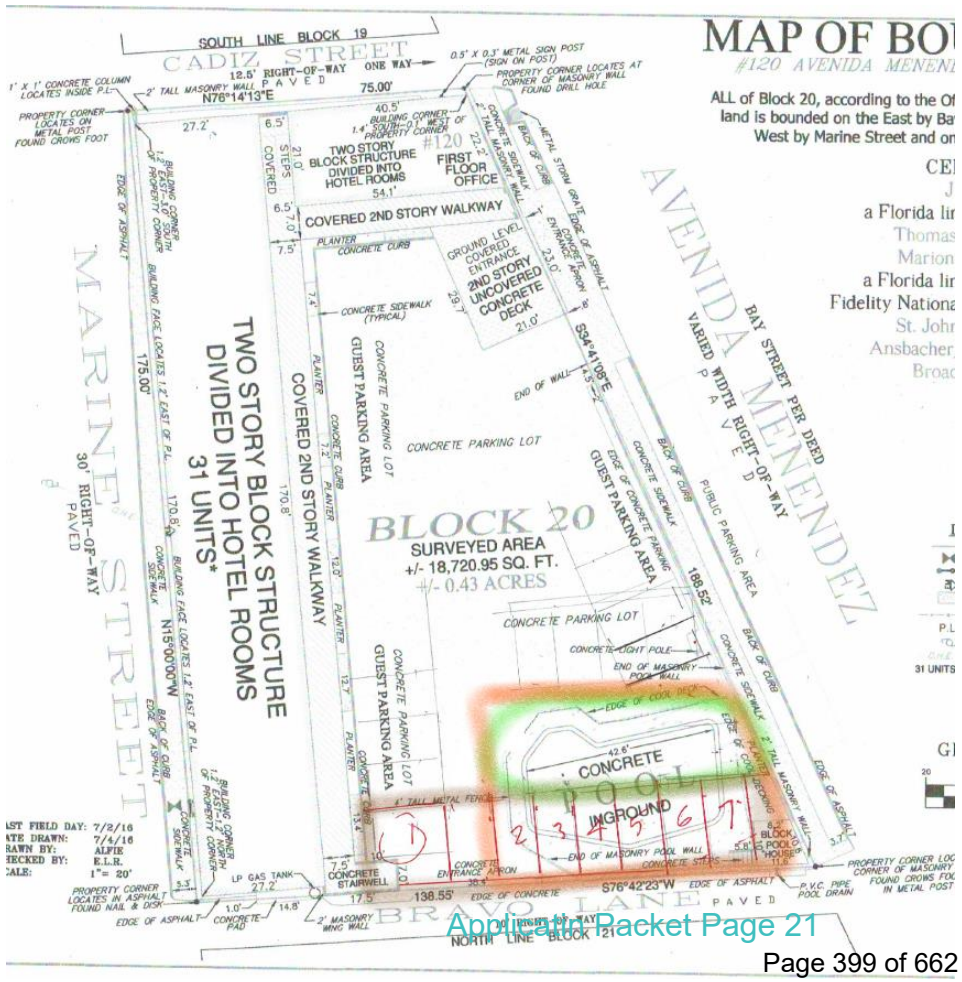


Matching Approved Pavers









St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1983900000
Location Address	120 AVENIDA MENENDEZ SAINT AUGUSTINE 32084-0000
Neighborhood	Motels (Midscale/Limited) Bayfront (COM) (610.79)
Tax Description*	CITY OF ST AUG LOT 1 & 2 BLK 20 OR307/206 31 UNITS OR4220/1288 *The Description above is not to be used on legal documents.
Property Use Code	Hotels & Motels (3900)
Subdivision	City of St Augustine
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.450
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	J Prabhu LLC 100%
Mailing Address	120 AVENIDA MENENDEZ SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2025
Building Value	$1,045,653
Extra Features Value	$75,855
Total Land Value	$2,262,480
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$3,169,300**
Total Deferred	$1,192,472
Assessed Value	**$1,976,828**
Total Exemptions	$0
Taxable Value	**$1,976,828**

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

Historical Assessment Information

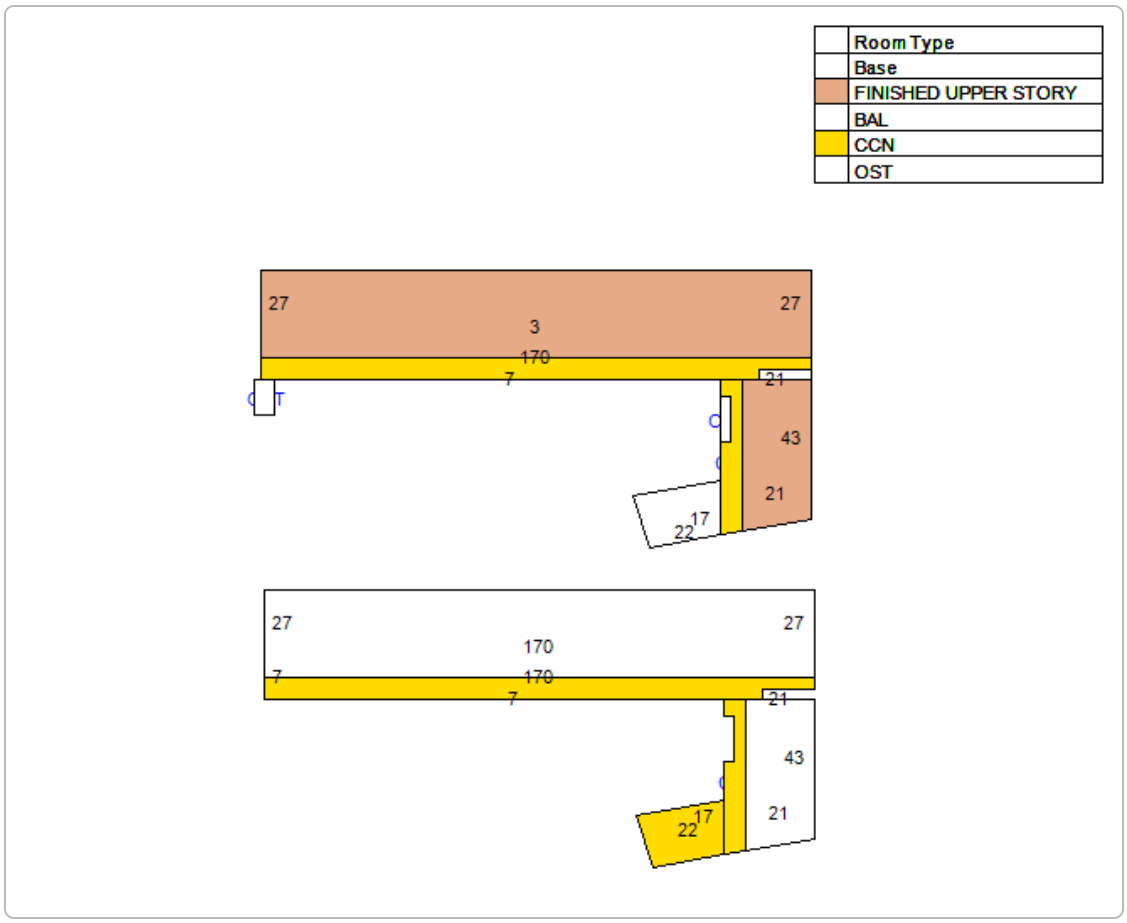
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$1,074,301	$80,033	$0	$0	$0	$3,169,300	$1,797,116	$1,372,184	$1,797,116
2023	$1,102,949	$84,661	$1,602,590	$0	$0	$3,172,200	$1,633,742	$1,538,458	$1,633,742
2022	$841,894	$33,794	$1,036,970	$0	$0	$2,804,100	$1,485,220	$1,318,880	$1,485,220
2021	$865,609	$33,794	$1,036,970	$0	$0	$1,350,200	$1,350,200	$0	$1,350,200
2020	$889,324	$33,794	$1,036,970	$0	$0	$1,928,800	$1,928,800	$0	$1,928,800
2019	$750,107	$33,794	$1,036,970	$0	$0	$1,820,871	$1,784,308	$36,563	$1,784,308
2018	$645,604	$33,794	$942,700	$0	$0	$1,622,098	$1,622,098	$0	$1,622,098
2017	$645,604	$31,626	$942,700	$0	$0	$1,619,930	$1,619,930	$0	$1,619,930
2016	$323,296	$30,411	$785,720	$0	$0	$781,400	$781,400	$0	$781,400
2015	$323,296	$30,411	$687,505	$0	$0	$781,400	$781,400	$0	$781,400
2014	$200,000	$24,493	$716,969	$0	$0	$774,493	$774,493	$0	$774,493

Building Information

Building	1	**Roof Cover**	Composite Shingle
Building Value	Income approach used to derive value - building value unavailable	**Roof Structure**	Wood Truss
Year Built	1959	**Interior Flooring**	Carpet
Actual Area	14924	**Interior Wall**	Drywall
Conditioned Area	11070	**Heating Type**	Air Duct
Use	Motel	**Air Conditioning**	Central
Style	07	**Bedrooms**	
Exterior Wall	Concrete Block	**Baths**	

Description	Square Footage
OUTSIDE STAIRS	66
FINISHED CANOPY	1142
BALCONY	416
FINISHED UPPER STORY	4590
BASE AREA	4590
FINISHED CANOPY	1142
FINISHED CANOPY	416
BASE AREA	945
FINISHED CANOPY	291
FINISHED UPPER STORY	945
FINISHED CANOPY	291
OUTSIDE STAIRS	42
OUTSIDE STAIRS	48
Total SqFt	14924

Sketch Information



Extra Feature Information

Code Description	Status	Value
Pool - Average (RES)		30600
Concrete Paving - Under 8" (COM)		41472
Masonry Wall (Mix)		3226
Metal Fence - 4' (COM)		557

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Hotels	0	0	18854	SF	$2,262,480

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/11/2016	7/8/2016	$4,100,000.00	WARRANTY DEED	4220	1288	U	I	MARION MOTOR LODGE	J PRABHU LLC
	7/1/2008	$0.00	WARRANTY DEED	3107	639	U	I	KACZMARCZYK STEFANIA	MARION MOTOR LODGE

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 11/1/2024, 1:21:37 AM

Contact Us

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Detail by Entity Name

Florida Limited Liability Company
J PRABHU, LLC

Filing Information

Document Number	L16000016651
FEI/EIN Number	81-2807782
Date Filed	01/25/2016
Effective Date	01/18/2016
State	FL
Status	ACTIVE

Principal Address

120 Avenida Manendez
St. Augustine, FL 32084

Changed: 03/02/2017

Mailing Address

120 Avenida Manendez
St. Augustine, FL 32084

Changed: 03/02/2017

Registered Agent Name & Address

PATEL, MAHENDRA
120 Avenida Manendez
St. Augustine, FL 32084

Address Changed: 01/10/2019

Authorized Person(s) Detail

Name & Address

Title MGR

PATEL, MAHENDRA
120 Avenida Manendez
St. Augustine, FL 32084

Annual Reports

Report Year	Filed Date

2022	01/11/2022
2023	01/24/2023
2024	02/08/2024

Document Images

02/08/2024 -- ANNUAL REPORT	View image in PDF format
01/24/2023 -- ANNUAL REPORT	View image in PDF format
01/11/2022 -- ANNUAL REPORT	View image in PDF format
02/02/2021 -- ANNUAL REPORT	View image in PDF format
03/17/2020 -- ANNUAL REPORT	View image in PDF format
01/10/2019 -- ANNUAL REPORT	View image in PDF format
01/16/2018 -- ANNUAL REPORT	View image in PDF format
03/02/2017 -- ANNUAL REPORT	View image in PDF format
01/25/2016 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for November 21, 2024 Meeting



Application HP2024-0067 Address: 50 Valencia Street

Ace Door & Window Company, Inc. – Applicant

Randall L. Ringhaver Revocable Living Trust – Owner

Project description: For partial demolition of a residential building, constructed c. 1951, that is recorded in the Florida Master Site File and contributing to the Model Land Company National Register Historic District including wholesale removal and replacement of windows with a different design and material.

Architectural Style:	Mid-Century Modern	Florida Master Site File:	SJ7249
National Register:	Model Land Company NRHD: Contributing	Construction date:	c. 1951
Archaeology Zone:	N/A	Zoning District:	RS-1
Parcel number:	2056900000		
Agenda Item:	9(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

This Mid-Century Modern residence, constructed c. 1951, is located on the northeast corner of Valencia and Riberia Streets in the Model Land Company National Register Historic District.

The applicant is seeking wholesale replacement of original 1/1 metal framed windows with new 1/1 vinyl windows which will look substantially different in design.

Detailed analysis and additional comments can be found in the staff responses to the Demolition Review Criteria on page 3 of this staff report. Any partial demolition of a structure that is contributing to a National Register Historic District and does not meet the criteria for in-kind replacement requires review and approval by the HARB.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can take the following actions for a **Certificate of Demolition for Partial Demolition** at **50 Valencia Street:**

1. **APPROVE**if the HARB can make the following findings:
    a. The replacement windows, as proposed or modified per HARB recommendation, maintain the historic character and integrity of the structure and are compatible with the historic structure's building envelope
    b. The replacement of the original windows will not compromise the overall historic character and integrity of the structure in such a way that it may not contribute to the district in a future update; OR,
2. **CONTNUE** to allow the applicant time to consider an alternative window replacement windows that is more appropriate in design.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Partial demolition to include:
    a. Removal of original metal-framed windows on the main residence and garage
    b. Replacement with PGT double-hung vinyl windows.

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 has similar mass and scale to other Mid-Century structures in the neighborhood. The existing metal framed windows are consistent with the architectural style and period of the building.

4. The impact of the loss of the architectural element(s) on the building and along the streetscape. Replacement of the existing windows with a new design will look different from the original windows and will change the look of the building overall.

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 is proposing replacement of the metal frame windows with PGT double hung vinyl windows. Replacement windows as proposed will dramatically change the look of the building with wider casing, rails, and stiles than the existing metal windows. PGT manufactures metal windows that may be more appropriate but will still differ in design from the existing. The owner of the property has expressed concerns for the continued use of metal windows due to rust and corrosion.

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 existing windows are an original feature of the building the building and their removal will further erode the historic fabric of 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 an example of a Mid-Century Modern residential structure and the original metal windows reflect this architectural style and period.

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 Davis Shores.

10. ***Whether or not the structure and/or architectural element(s) proposed for demolition are of such design, craftsmanship or materials that they either could not be reproduced or could be reproduced only with great difficulty or expense.*** The metal windows would be difficult to reproduce. Modern windows, even metal ones, do not general feature the slim casing and sash design found in mid-century metal windows.

11. ***The justification for the proposed partial demolition.*** The applicant has pointed out that many of the metal windows show signs of corrosion and some of the sashes have warped. The double-pane glass seals have failed on some of the windows and moisture has caused build-up between the panes causing opacity. The property owner had originally sought to repair the existing windows, but had been told repair would be infeasible.

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 1951, 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 contributes to the Model Land Company National Register Historic District. The replacement windows and doors installed do not use in-kind features or materials or match architectural elements of those previously existing.

The requirements have been sufficiently met.
~~~~~

UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:
Defined as an onerous and excessive financial burden that would be placed upon a property owner by the denial of a certificate of demolition or a similar burden which would be placed on a property owner by conditions which the Commission seeks to place on the granting of a certificate. (Section 28-2 CoSA Code of Ordinances)
Is applicant entitled to a Certificate of Demolition independent of any hardship? ☑ Yes ☐ No
Did applicant submit evidence of undue economic hardship? ☐ Yes ☑ No

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File survey

50 Valencia Street
Staff Photographs



Front (South) Elevation

50 Valencia Street
Staff Photographs



50 Valencia Street
Staff Photographs



Southeast Elevation

50 Valencia Street
Staff Photographs



Southwest Elevation

50 Valencia Street
Staff Photographs



Northwest Elevation

50 Valencia Street
Staff Photographs



Rear (North) Elevation

50 Valencia Street
Staff Photographs





Window Details

50 Valencia Street
Staff Photographs



Window Details



50 Valencia Street
Staff Photographs





Window Details

50 Valencia Street
Staff Photographs





Window Details

50 Valencia Street
Staff Photographs



Window Details



50 Valencia Street
Staff Photographs



Window Details



50 Valencia Street
Staff Photographs



Example of Garage Window

50 Valencia Street
Staff Photographs





Window Details

50 Valencia Street
Staff Photographs



Window Details



50 Valencia Street
Staff Photographs



Window Details

Cultural Resource Detailed Report

11/15/2024

SJ7249 - 50 Valencia Street

Historic Structure

SHPO Evaluation

Not Evaluated by SHPO

Address

50 Valencia ST

Year Constructed

1951

Condition

Good

Structure Uses

Private Residence (House/Cottage/Cabin)

Style

Mid-Century Modern

Stories

1

Exterior Plan

Irregular

Structural Systems

Concrete block

Foundation Materials

Concrete, Generic

Exterior Fabrics

Stucco

Roof Type

Gable on hip
Hip on hip

Quad Map Names

ST. AUGUSTINE

City

St. Augustine

Township | Range | Section

07N | 30E | 18

Associated Manuscripts

28003

Field Visit Dates

October 2020

Narrative Description

This 1951 Mid-Century Modern building is 1 story with Stucco exterior and Hi on hip roof. It appears to be in good condition.

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Demolition (Partial)

Case Number: HP2024-0067 **Meeting Date: Thursday, November 21, 2024**

1. NAME OF APPLICANT: Jeanette Grimont
   Business (if applicable):
   Address: 2220 Corporate Square Blvd
   City: Jacksonville State: FL Zip Code: 32216
   Daytime Telephone: 9047276811 E-Mail Address: jeanette@acedoor.com

2. NAME OF PROPERTY OWNER: Randy Ringhaver
   Business (if applicable):
   Address: 50 Valencia Street
   City: Saint Augustine State: FL Zip Code: 32084
   Daytime Telephone: 9045913431 E-Mail Address: derconstruction@comcast.net

3. PROJECT LOCATION: 50 VALENCIA ST, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: 7-14 KIRKSIDE SUB CITY LOT 6 OR3154/1334

5. SCOPE OF WORK: For partial demolition of a residential building, constructed c. 1951, that is recorded in the Florida Master Site File and contributing to the Model Land Company National Register Historic District including wholesale removal and replacement of windows with a different design and material.

Information attached by applicant includes:

- Application Agreement
- Window Condition Assessment Forms
- Photographs of Existing Conditions
- Proposed Replacement Building/Feature Drawings

Received 10/03/2024
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: 50 Valencia St Saint Augustine, FL 32084

Applicant's Name: Jeanette Grimont Applicant's Signature: Jeanette Grimont

Owner's Name: Randy Ringhaver Owner's Signature: Randall L. Ringhaver

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

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

(Can add additional signature page if needed)

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

CITY OF ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

Doug Stuard is/are hereby authorized TO ACT ON BEHALF OF RANDAL RINGHAVER, the owner(s) of those lands described within ☐ the attached application, or ☑ described within the previously filed Application number BP 2024-1212, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's Architectural Review Board, for an application related to the structure located at:

BY: Randal L. Ringhaver
Signature of Owner

RANDAL L RINGHAVER
Print Name of Owner

904-699-8240
Telephone Number

State of Florida

County of ST JOHNS

Signed and sworn before me on this 30th day of Oct., 2024

By RANDAL L RINGHAVER

Identification verified:

Oath sworn: ✓ Yes ___ No

Notary Signature: Susan S Richardson

My Commission expires:

SUSAN S RICHARDSON
NOTARY PUBLIC
STATE OF FLORIDA
NO. HH 409025
MY COMMISSION EXPIRES JUL. 26, 2027

Rev:120219 jw

Received 10/03/2024
Planning & Building Department

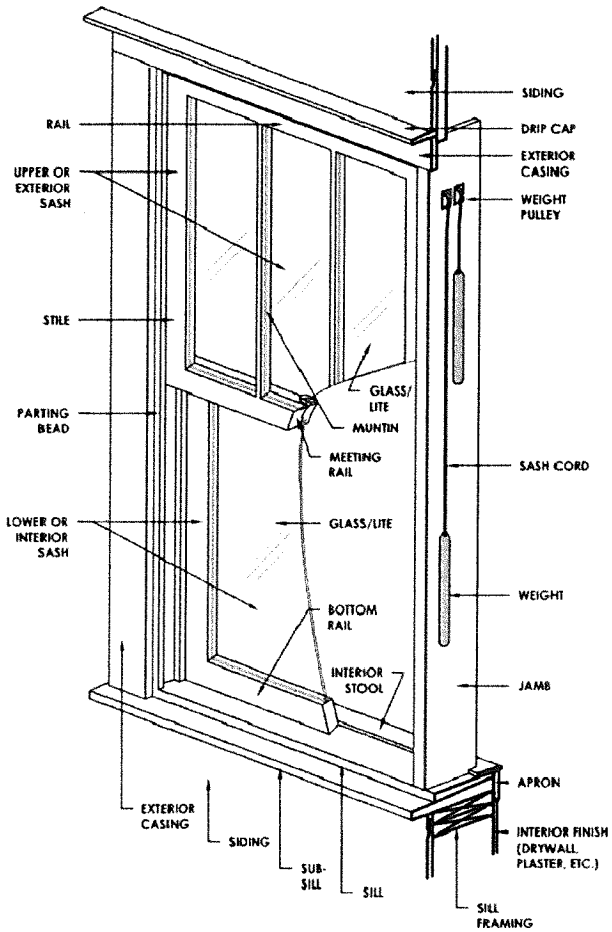
Property Address: **Assessment Date:**
Applicant Name: **Assessed by:**

Window Assessment Form

For Historic Preservation Division - Planning & Building Department/ Historic Architectural Review Board Review

Submitted	Basic Requirements for Review
☐	1. Photographs or drawing of each overall elevation (side) of the exterior, with all the window openings on each elevation numbered.
☐	2. Photographs of each window opening *numbered* corresponding to submittal under #1.
☐	3. Condition Evaluation of each window (see page 2).
☐	4. Proposed window design (casement, fixed, etc.), pattern (3/1, 6/6, 1/1, etc.) , materials (wood, vinyl, clad, etc.), size, etc. If different for certain openings, specify these details for each kind.
☐	5. Proposed window product brochure/information that includes the company's depiction or photograph (not installation or wind load information sheets) of actual windows. We need to know what they look like on the exterior.
☐	6. Elevation drawings that show proposed alterations to window openings (if applicable)
☐	7. Photos detailing window frame and face and side of trim
☐	May include additional documentation as needed for your report: Other _____

ALL* window openings** on the structure should be assigned a ***number and ***described*** under the same number on page 2 of this sheet, and **a numbered photo of each** provided. Even windows not being replaced should be assigned a number. Please note which windows are not being proposed for replacement by its corresponding window number on the second page.



Windows in ***pairs*** *or* ***groupings*** should be assigned **separate** numbers. Windows in dormers and small fixed windows *should* also be included. Denote if numbered windows are door sidelights or transoms associated with a door.

For each window numbered on page 2, describe the window type, material, and include the different issues/conditions of *each* in detail, referring to the specific parts of the window (see diagram to the left).

Photographs should be provided of each overall elevation/side of the building and each overall window from the exterior. Interior views of windows may also be provided. *Additional close-up photographs*, showing visible evidence of the window's condition, **MUST** be provided to better document problem areas. **Photos should be numbered and labeled.**

The review and recommendation is based on deterioration or damage to the window unit and associated trim. Broken glass or windows that are painted shut are not necessarily grounds for approving replacement.

Depending on the significance of the building and the existing windows, additional information may be required to prove that the windows need to be replaced and that the proposed windows are compatible.

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

MAIN HOUSE

Received 10/03/2024
Planning & Building Department

Property Address:
Applicant Name:

Assessment Date:
Assessed by:

Window Assessment - Window Condition Report

Window #	List and Describe Window Condition
1	ALUMINUM SINGLE HUNG - NOT ENERGY EFFICIENT - HARD TO OPEN/CLOSE
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	ALUM FIXED WINDOW - NOT ENERGY EFFICIENT
26	
27	ALUM. SINGLE HUNG - NOT ENERGY EFFICIENT - HARD TO OPEN/CLOSE
28	
29	
30	
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	

Received 10/03/2024
Planning & Building Department



Received 10/03/2024
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8
7


14
13
12
11
10
9
11


17
16
15
18


21
2019


23
22
24


25


26
28
27


29

Received 10/03/2024
Planning & Building Department

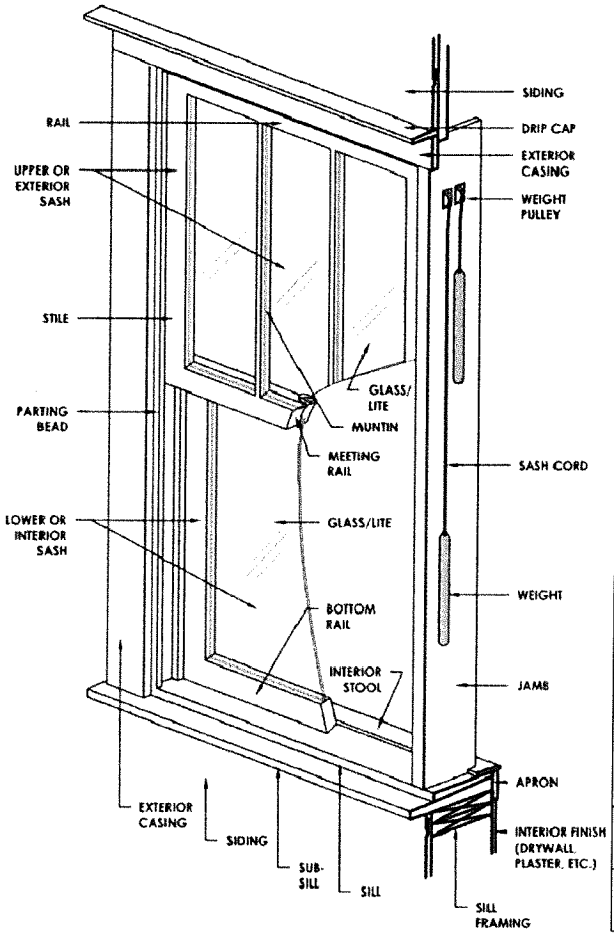
Property Address: **Assessment Date:**
Applicant Name: **Assessed by:**

Window Assessment Form

For Historic Preservation Division - Planning & Building Department/ Historic Architectural Review Board Review

Submitted	Basic Requirements for Review
☐	1. Photographs or drawing of each overall elevation (side) of the exterior, with all the window openings on each elevation numbered.
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☐	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.
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☐	7. Photos detailing window frame and face and side of trim
☐	May include additional documentation as needed for your report: Other _____

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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. GARAGE

Total Number of Window Openings on the Structure	3
Number of Historic Windows on the Structure	0
Number of Existing Replacement/Non-Historic Windows	3
Number of Windows Completely Missing	0
Total Number of Windows to be Replaced	3

GARAGE

Received 10/03/2024
Planning & Building Department

Property Address:
Applicant Name:

Assessment Date:
Assessed by:

Window Assessment - Window Condition Report

Window #	List and Describe Window Condition
1	ALUMINUM JALOUSY WINDOWS - HARD TO OPEN - WANT WINDOWS TO MATCH HOUSE
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	


GARAGE
1


GARAGE
2


GARAGE 3

Included by city staff based on permit application

PGT™ WinGuard® VINYL

IMPACT

A LIFE YOU DESIGN.
THE FREEDOM YOU DESERVE.



Included by city staff based on permit application

Innovation for a lifetime

PGT® has led the impact industry for more than 40 years by improving safety standards, pushing innovation, and delivering superior performance.

LAMINATED INSULATING GLASS

LAMINATED GLASS

Two panes of glass bonded together with a clear interlayer to form an incredibly strong glass "sandwich" that functions as a single pane, with additional noise-dampening and security benefits.

THE INTERLAYER

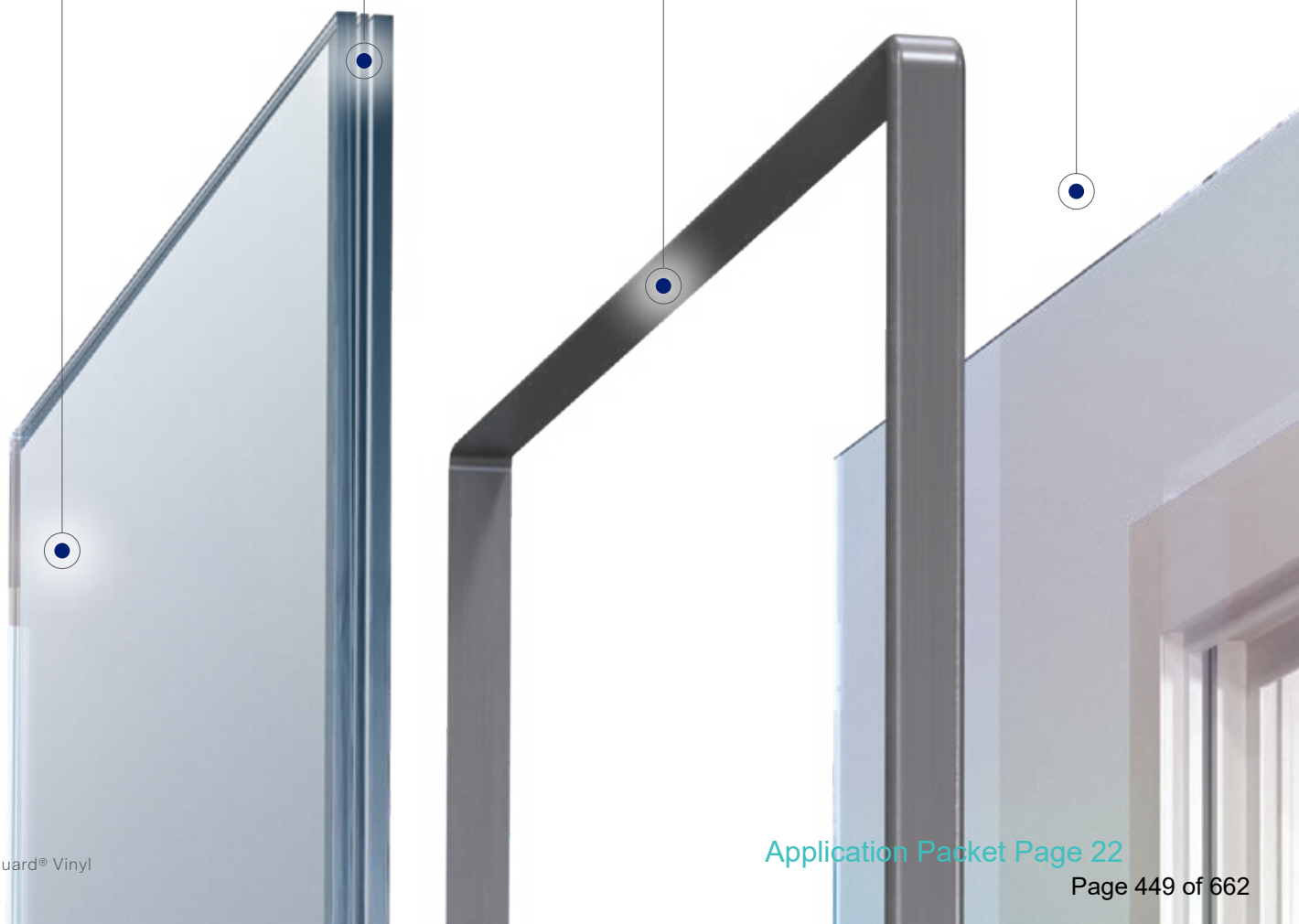
The interlayer is a transparent, shatter-resistant plastic membrane that is remarkably tough and flexible, holding the panes of glass firmly in place even if cracked from the outside. The interlayer also protects furniture and decor against fading and sun damage.

THERMOPLASTIC SPACER (TPS)

Our unique TPS spacer and sealant system is air-tight, maintaining the thermal insulation and preventing condensation and seal failures.

INSULATING AIR SPACE*

The layer between the outside pane and inner laminated glass pane acts as a barrier that slows heat transfer and dissipates sound. Argon gas can be inserted for even greater energy efficiency.



Included by city staff based on permit application

With more than 7 million units installed, we're America's authority on laminated glass. Discover more:

Zero Failures

Over 7 million units installed with zero reported impact failures – an unmatched record for our industry.

Significant Sound Reduction

Minimize noises in and around your home.

Product options are subjected to STC testing.

ENERGY STAR® Options

Laminated insulating glass offers advanced energy-saving performance. WinGuard® Vinyl has many options to maximize energy efficiency and achieve ENERGY STAR® ratings.

Hours of Testing

PGT® WinGuard® Vinyl products endure hundreds of hours of testing to meet or exceed Miami-Dade Building Code requirements.

Leader in NOA Certifications

PGT® is a leader in the impact category with 44 Miami-Dade Notices of Acceptance.

Certifications & Ratings:

National Fenestration Rating Council
Sound Transmission Class (STC)
Miami-Dade Notice of Acceptance (NOA)
Florida HVHZ Product Approval
Texas Department of Insurance
OITC (Outdoor-Indoor Transmission Class)
AAMA Tested/Keystone Certified
ENERGY STAR®

UV PERFORMANCE COATING

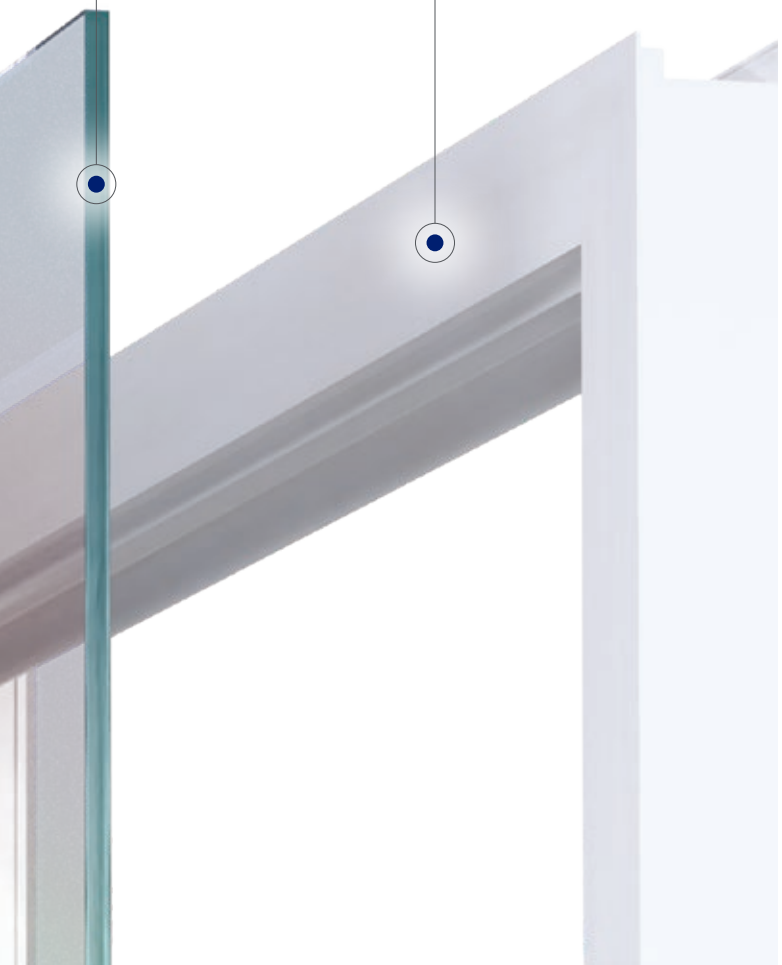
A molecular bonded coating on the glass surface that reduces heat buildup in your home, saving cooling cost.

OUTSIDE PANE*

Single pane of glass that increases a window's insulating properties while maintaining clear sightlines.

MULTI-CHAMBERED FRAME

PGT® WinGuard® Vinyl windows and doors feature a multi-chambered frame and warm-edge spacer technology to increase energy efficiency.



*Included with laminated insulating glass packages for highest energy performance.

Included by city staff based on permit application

Ready to say goodbye to shutters? Installing PGT® impact products is an investment in your home and lifestyle with everyday and long-term rewards. WinGuard® is engineered for performance.

Convenience

PGT® provides effortless impact protection from the moment of installation. Shutters require your presence for timely setup before every weather event.

Effectiveness

A durable interlayer keeps impact glass within the frame even if struck, shielding your home from flying debris.

Value

80-86%

While the initial investment for impact windows is higher than shutters, the ROI for impact windows ranges from 80% to 86%. Shutters max out at around 40%[1].

Comfort

PGT® products allow for natural light while significantly quieting outdoor noise during a storm. Shutters darken your home and offer minimal sound protection.

Service

We're committed to delivering the best service in our industry, making the process from purchase to ownership simple and stress-free.

Freedom

You get the everyday superior performance of PGT®. — less noise, more security, and lower energy costs — no matter the weather. Shutters are manually removed after every storm.

IMPACT WINDOWS VS. SHUTTERS AND PANELS

PRODUCT	NO EFFORT REQUIRED	NO STORAGE REQUIRED	NO CHANGE IN HOME APPEARANCE	24/7 SECURITY PROTECTION	24/7 UV PROTECTION	24/7 NOISE REDUCTION	COST EFFICIENT*
PGT® WinGuard® Impact Resistant Windows & Doors	✓	✓	✓	✓	✓	✓	✓
Electric Roll-Down Shutters	×	✓	×	×	×	×	×
Manual Roll-Down Shutters	×	✓	×	×	×	×	×
Accordion Shutters	×	✓	×	×	×	×	×
Lexan Panel Shutters	×	×	×	×	×	×	×
Plywood	×	×	×	×	×	×	×
Fabric Storm Panels	×	×	✓	×	×	×	×

1. Source: 2022 Cost vs Value Report, *Remodeling* Magazine.
* Cost efficiencies are gained over the lifetime of a product.

Included by city staff based on permit application

FRAME COLORS

Custom frame colors are also available. Multi-chambered frame provides outstanding energy savings.

Black
Bronze
Beige
White



SCREENS

Fiberglass Screen Mesh

18x16
Charcoal or Gray

BetterVue® *(Optional)*
Insect screening with
Water Shed Technology™

Included by city staff based on permit application

GLASS OPTIONS

With over 7,200 glazing options possible, you can create the right look for any window shape, size, or style. WinGuard® Vinyl products offer superior energy efficiency and many options to achieve ENERGY STAR® ratings with customized glass options like gas fills, tints, and coatings.

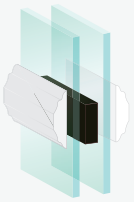
Argon Gas
(Laminated insulating glass only)
Windows can be filled with colorless and odorless argon gas to help insulate a room and minimize the transfer of heat through the window

Low-E (Emissivity) Glass
High performance coated glass that reflects heat to keep your home comfortable

Impact Laminated Insulating Glass
Highly customizable option that delivers increased energy efficiency and sound dampening

Privacy Glass
White Interlayer, Obscure glass, Obscure with White Interlayer glass options

GRID TYPES



Traditional Simulated Divided Lite Grid
7/8" wide raised ogee applied to exterior and interior with 9/16" wide bronze shadow bar between the glass



Flat Grid
9/16" wide or 13/16" wide grid between the glass

Contour Grid
1" wide grid between the glass

GLASS TINTS



Clear



Bronze



Gray



Green



Azure Blue



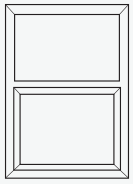
Solarcool® Bronze



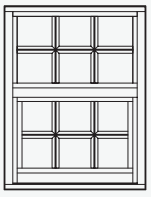
Graylite® II

Turtle Glass
Tinted to reduce light and protect the natural habitat of marine turtles. Ask your dealer to learn more.

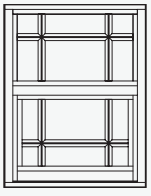
GRID STYLES



None



Colonial
(Many options available)



Brittany / Prairie

Included by city staff based on permit application

Low Maintenance
Premium vinyl delivers performance for years to come

Durable
Sturdy vinyl frame with patented corner key provides superior strength and allows for larger window sizes

Energy Efficient
Impact windows lower your home's energy bills*. Can qualify for ENERGY STAR® rating.

Beauty and efficiency beyond compare

Add beauty, unmatched strength, and increased energy efficiency to any home design with PGT® WinGuard® Vinyl impact windows. During a storm, these windows will not separate from your home, which can cause pressurization during extreme weather. Each one delivers our signature premium quality and performance, engineered to be durable and worry-free.



Single Hung Window
SH5500



Double Hung Window
DH5560



Casement Window
CA5540

Fixed Lite Casement Picture Window/Architectural
PW/AR5540



Horizontal Roller Window
HR5510



Awning Window
AW5540



Fixed Lite Picture Window
PW5520



Fixed Lite Architectural Window
AR5520

*Compared to a single pane window. Energy cost savings based on 14.4 yrs Florida average home ownership. Source: energy.gov, valuepenguin.com

Included by city staff based on permit application

DH5560

Double Hung Window

Enhanced Security
Impact glass resists intruders and features a low-profile sweep lock

Easy Opening
Heavy-duty spiral balance or constant force balance system



Configurations



Equal | Proview | Cottage

Easy Opening & Closing

- → ComfortLift handles
- → Various balancing systems for large, small, and heavy sashes ensures effort less operation
- → Constant Force or spiral balance system
- → Sash tilts in for easy cleaning

Removable Sash Design

- → Clean the exterior part of the window more easily

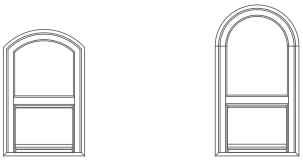
Exceptional Strength

- → Welded sash corners
- → SecureConnect corner keys ensure optimal performance on any sized window
- → Aluminum interlock enhances strength on larger sizes/design pressures

Hardware Options

- → Vent latch allows fresh air in without opening window completely
- → Window Opening Control Device that delivers a deeper level of safety and security (Certified to ASTM F2090*)

Sash Options



Double hung radius top with equal sash

Double hung arch top with proview/ oriel sash

Sash can be removed for easy maintenance

*Window opening control devices are designed to meet the ASTM International (formally known as ASTM - American Society of Testing and Materials) Standard Specification for Window Fall Prevention Devices with Emergency Escape (Egress) Release Mechanisms.

Included by city staff based on permit application

SERIES DH5460 NON-IMPACT RESISTANT DOUBLE HUNG WINDOW

1) THIS PRODUCT HAS BEEN DESIGNED & TESTED TO COMPLY WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, INCLUDING THE HIGH VELOCITY HURRICANE ZONE (HVHZ).

2) SHUTTERS ARE REQUIRED WHEN USED IN WIND-BORNE DEBRIS REGIONS.

3) FOR MASONRY APPLICATIONS IN MIAMI-DADE COUNTY, USE ONLY MIAMI-DADE COUNTY APPROVED MASONRY ANCHORS. MATERIALS USED FOR ANCHOR EVALUATIONS WERE SOUTHERN PINE, ASTM C90 CONCRETE MASONRY UNITS AND CONCRETE WITH MIN. KSI PER ANCHOR TYPE.

4) ALL WOOD BUCKS LESS THAN 1-1/2" THICK ARE TO BE CONSIDERED 1X INSTALLATIONS. 1X WOOD BUCKS ARE OPTIONAL IF UNIT IS INSTALLED DIRECTLY TO SUBSTRATE. WOOD BUCKS DEPICTED AS 2X ARE 1-1/2" THICK OR GREATER. 1X AND 2X BUCKS (WHEN USED) SHALL BE DESIGNED AND SECURED TO PROPERLY TRANSFER LOADS TO THE STRUCTURE. WOOD BUCK DESIGN AND INSTALLATION IS THE RESPONSIBILITY OF THE ENGINEER, (EOR) OR ARCHITECT OF RECORD, (AOR).

5) ANCHOR EMBEDMENT TO BASE MATERIAL SHALL BE BEYOND WALL DRESSING OR STUCCO. USE ANCHORS OF SUFFICIENT LENGTH TO ACHIEVE REQUIRED MIN. EMBEDMENT. INST. ANCHORS SHOULD BE SEALED. OVERALL SEALING/FLASHING STRATEGY FOR WATER RESISTANCE OF INSTALLATION SHALL BE DONE BY OTHERS AND IS BEYOND THE SCOPE OF THESE INSTRUCTIONS.

6) 1/4" MAX. SHIMS ARE REQUIRED AT EACH ANCHOR LOCATION WHERE THE PRODUCT IS NOT FLUSH TO THE SUBSTRATE. USE SHIMS CAPABLE OF TRANSFERRING APPLIED LOADS.

7) DESIGN PRESSURES:
A. NEGATIVE DESIGN LOADS BASED ON STRUCTURAL TESTING AND GLASS PER ASTM E1300.
B. POSITIVE DESIGN LOADS BASED ON WATER TEST PRESSURE, STRUCTURAL TESTING AND GLASS PER ASTM E1300.
C. DESIGN LOADS ARE BASED ON ALLOWABLE STRESS DESIGN, ASD.

8) THE ANCHORAGE METHODS SHOWN HAVE BEEN DESIGNED TO RESIST THE WINDLOADS CORRESPONDING TO THE REQUIRED DESIGN PRESSURE. THE 33-1/3% STRESS INCREASE HAS NOT BEEN USED IN THE DESIGN OF THIS PRODUCT. THE 1.6 LOAD DURATION FACTOR WAS USED FOR THE EVALUATION OF ANCHORS INTO WOOD. ANCHORS THAT COME INTO CONTACT WITH OTHER DISSIMILAR MATERIALS SHALL MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE FOR CORROSION RESISTANCE.

9) METAL SUBSTRATE TO MEET MIN. STRENGTH AND THICKNESS REQUIREMENTS PER CURRENT FLORIDA BUILDING CODE AND TO BE REVIEWED BY THE AUTHORITY HAVING JURISDICTION.

10) REFERENCES: TEST REPORTS FTL-8006 ; DEWALT ULTRACON+; ELCO/DEWALT CRETEFLEX NOA; ELCO/DEWALT AGGRE-GATOR NOA; ENERGI WINDOW AND DOOR PROFILES, LTD WHITE & BRONZE/LIGHTER SHADES OF CAP COATED PVC EXTRUSION NOA'S; NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, ANSI/AF&PA NDS & ALUMINUM DESIGN MANUAL.

11) APPLICABLE EGRESS REQUIREMENTS TO BE REVIEWED BY BUILDING OFFICIAL.

12) FRAME FLANGES OR INTEGRAL FINS MAY BE TRIMMED IN-FIELD TO CREATE AN EQUAL LEG FRAME.

USER INSTRUCTIONS:

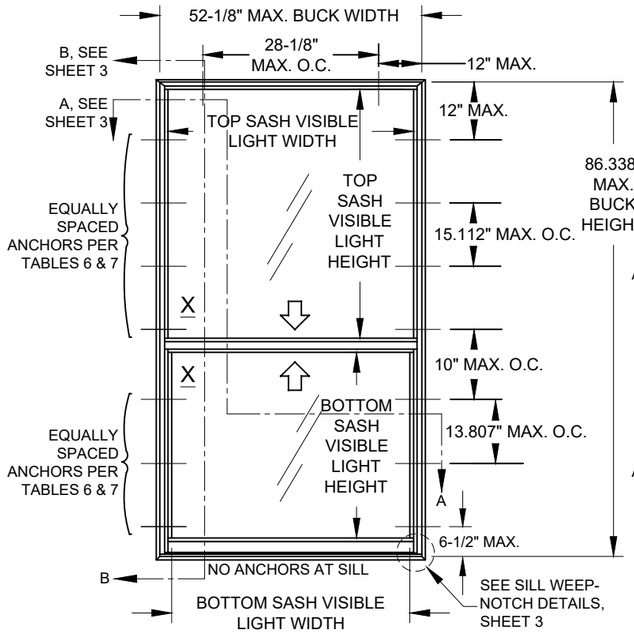
1) DETERMINE THE SITE SPECIFIC, WINDOW OPENING'S DESIGN PRESSURE REQUIREMENT FROM ASCE 7.
2) DETERMINE THE MOST SUITABLE ANCHOR GROUP FROM TABLES 2 OR 3 ACCORDING TO THE INSTALLATION CONDITIONS.
3) KNOWING YOUR GLAZING OPTION (TABLE 1), WINDOW CONFIGURATION AND SIZE, DETERMINE YOUR WINDOW'S DESIGN PRESSURE FROM TABLES 4 OR 5. IT MUST EQUAL OR EXCEED THE DESIGN PRESSURE REQUIREMENT FOR THE WINDOW OPENING OBTAINED IN STEP 1.
4) DETERMINE THE ANCHOR QUANTITY FROM TABLES 6 OR 7. VERIFY THE ANCHOR/SUBSTRATE WILL MEET REQUIREMENTS FOR YOUR OPENING'S CONDITION FROM TABLES 2 OR 3, AND THAT ALL MIN. REQUIREMENTS FROM THIS SHEET-SET ARE MET.
5) INSTALL AS PER SHEET 3 FOR THRU-FRAME INSTALLATION OR SHEET 4 FOR INTEGRAL FIN INSTALLATION.

NOTE:DESIGN PRESSURE RATING DETERMINATION IS THE SAME PROCESS FOR ALL FRAME TYPES (J-CHANNEL, FLANGE, INTEGRAL FIN OR EQUAL LEG/BOX).

CODES / STANDARDS USED:

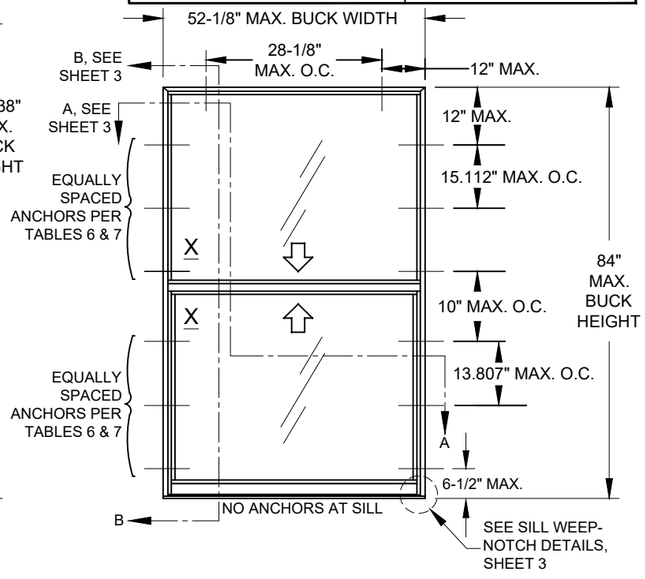
- 2023 FLORIDA BUILDING CODE (FBC), 8TH EDITION
- 2020 FLORIDA BUILDING CODE (FBC), 7TH EDITION
- ASTM E1300-09
- ANSI/AF&PA NDS-2018 FOR WOOD CONSTRUCTION
- ALUMINUM DESIGN MANUAL, ADM-2020
- AISI S100-16
- AISC 360-16

GENERAL NOTE & ELEVATIONS	1
FRAME, GLASS & ANCHOR OPTIONS	2
INSTALLATION, FLANGE & EQUAL LEG/BOX	3
INSTALLATION, INTEGRAL FIN & J-CHANNEL	4
GLAZING DETAILS	5
DESIGN PRESSURES	6-7
ANCHOR QUANTITIES	8-9
EXTRUSION PROFILES	10
ASSEMBLY & PARTS LIST	11-12

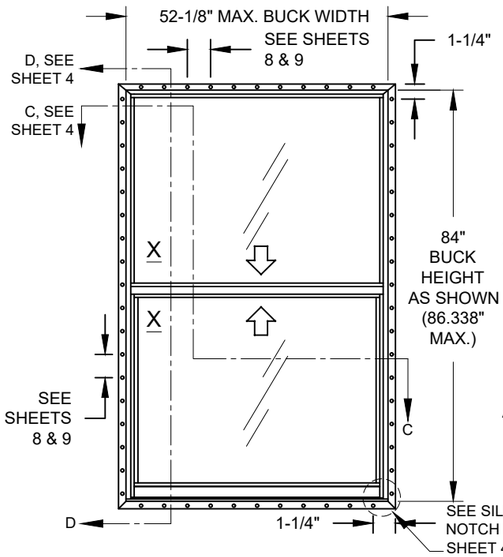


ELEVATION FOR TYP. FLANGE FRAME SHOWN WITH ORIEL/PROVIEW CONFIGURATION

DESIGN PRESSURE RATING	IMPACT RATING
VARIES PER GLASS TYPE, SEE SHEETS 2-5	NOT RATED FOR IMPACT RESISTANCE

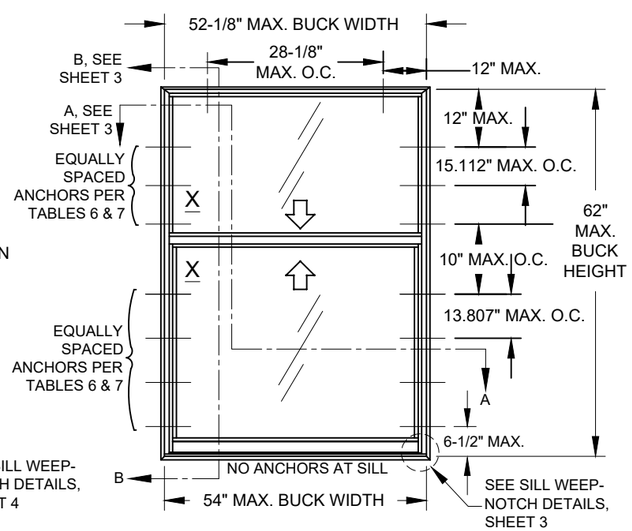


ELEVATION FOR TYP. EQUAL LEG FRAME SHOWN WITH EQUAL-LITE CONFIGURATION



ELEVATION FOR TYP. FIN OR J-CHANNEL FRAME SHOWN WITH EQUAL-LITE CONFIGURATION ANCHORED THROUGH THE NAIL-FIN

(SIMILAR ANCHOR DIMENSIONS FOR OTHER CONFIGURATIONS)



ELEVATION FOR TYP. FLANGE FRAME SHOWN WITH STANDARD COTTAGE CONFIGURATION

FOR CUSTOM COTTAGE CONFIGURATION UP TO 75" HEIGHT SEE TABLES 4 - 7

PRODUCT REVISED
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NOA–No. 23-0816.17
Expiration Date: 09/17/2025
By: Manuel Perez
Miami-Dade Product Control

Revision: D) UPDATED TO FBC 2023.

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REGISTRATION #29296

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Title	Desc.	Series	Sheet	DWG No.	Rev.
DOUBLE HUNG INSTALL (NI)	GENERAL NOTES & ELEVATION	DH-5460	1 OF 12	MD-DH5460-01	D

Drawn By: A. MORLESIN
Date: 05/15/15

ANTHONY LYNN MILLER LICENSE No. 58705 STATE OF FLORIDA PROFESSIONAL ENGINEER
A. Lynn Miller 8/10/23
A. LYNN MILLER, P.E.
P.E.# 58705

Included by city staff based on permit application

TABLE 1: ALLOWABLE GLASS TYPES

Glass Type	Description (Listed from Exterior to Interior)	Design Pressure	
		Table #	Sheet #
1	3/4" I.G.: 1/8" A Exterior Cap + 1/2" Air Space + 1/8" A Exterior Cap	4	6
2	3/4" I.G.: 1/8" T Exterior Cap + 1/2" Air Space + 1/8" T Exterior Cap	4, 5	6, 7
3	3/4" I.G.: 3/16" A Exterior Cap + 3/8" Air Space + 3/16" A Exterior Cap	4, 5	6, 7
4	3/4" I.G.: 3/16" T Exterior Cap + 3/8" Air Space + 3/16" T Exterior Cap	4, 5	6, 7

GLAZING NOTES: "A" = ANNEALED "T" = TEMPERED

TABLE 2: ALLOWABLE ANCHORS THROUGH THE FRAME

Group	Anchor	Substrate	Min. Edge Distance	Min. Embedment*
A	#10 SMS (steel, 18-8 S.S. or 410 S.S.)	P.T. Southern Pine (SG=0.55)	7/16"	1-3/8"
		Steel, A36*	3/8"	0.050"
		Steel Stud, A653 Gr. 33*	3/8"	0.0451" (18 Ga.)
		Aluminum, 6063-T5*	3/8"	0.050"
	3/16" steel Ultracon+	P.T. Southern Pine (SG=0.55)	7/16"	1-3/8"
		Concrete (min. 3 ksi)	1"	1-3/8"
	3/16" steel Ultracon+	Ungrouted CMU, (ASTM C-90)	1"	1-1/4"
B	#12 SMS (steel, 18-8 S.S. or 410 S.S.)	P.T. Southern Pine (SG=0.55)	9/16"	1-3/8"
		Steel, A36*	3/8"	0.050"
		Steel Stud, A653 Gr. 33*	3/8"	0.0451" (18 Ga.)
		Aluminum, 6063-T5*	3/8"	0.063"
	1/4" steel Ultracon+	P.T. Southern Pine (SG=0.55)	1"	1-3/8"
	1/4" steel Creteflex	P.T. Southern Pine (SG=0.55)	1"	1-3/8"
	1/4" steel Aggre-Gator	P.T. Southern Pine (SG=0.55)	1"	1-3/8"
C	1/4" steel Ultracon+	Concrete (min. 3 ksi)	1-3/16"	1-3/4"
		Ungrouted CMU, (ASTM C-90)	1"	1-1/4"
	1/4" steel Creteflex	Concrete (min. 3.35 ksi)	1"	1-3/4"
D	1/4" steel Ultracon+	Concrete (min. 3 ksi)	2-1/2"	1-3/4"
	1/4" steel Ultracon+	Ungrouted CMU, (ASTM C-90)	2-1/2"	1-1/4"
	1/4" steel Creteflex	Concrete (min. 3.35 ksi)	2-1/2"	1-3/4"
		Ungrouted CMU, (ASTM C-90)	2-1/2"	1-1/4"
	1/4" steel Aggre-Gator	Concrete (min. 3.275 ksi)	1-1/2"	1-3/8"
		Grouted CMU, (ASTM C-90)	2"	2"

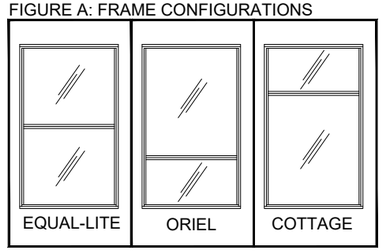
TABLE 3: ALLOWABLE ANCHORS THROUGH THE INTEGRAL FIN

Group	Anchor	Substrate	Min. Edge Distance	Min. Embedment*
E	2-1/2" x .131" Common Nail	P.T. Southern Pine (SG=.55)	3/8"	2-7/16"
F	2-1/2" Ring-shank Roofing Nail	P.T. Southern Pine (SG=.55)	3/8"	2-7/16"
	#10 Trusshead SMS (steel, 18-8 S.S. or 410 S.S.)	P.T. Southern Pine (SG=.55)	1/2"	1-3/8"
		Aluminum, 6063-T5*	3/8"	0.050"
		Steel Stud, Gr. 33*	3/8"	0.0451" (18 Ga.)
		Steel, A36*	3/8"	0.050"
	#12 SMS (steel, 18-8 S.S. or 410 S.S.)	P.T. Southern Pine (SG=.55)	9/16"	1-3/8"
		Aluminum, 6063-T5*	3/8"	0.063"
		Steel Stud, Gr. 33*	3/8"	0.050"
		Steel, A36*	3/8"	0.050"

ANCHOR NOTES:
1) * MIN. OF 3 THREADS BEYOND THE METAL SUBSTRATE. FOR STEEL STUDS, MIN. Fu=45 KSI & Fy=33 KSI.
2) "UNGROUTED CMU" VALUES MAY BE USED FOR GROUTED CMU APPLICATIONS.
3) ALL ANCHOR HEAD TYPES ACCEPTABLE.

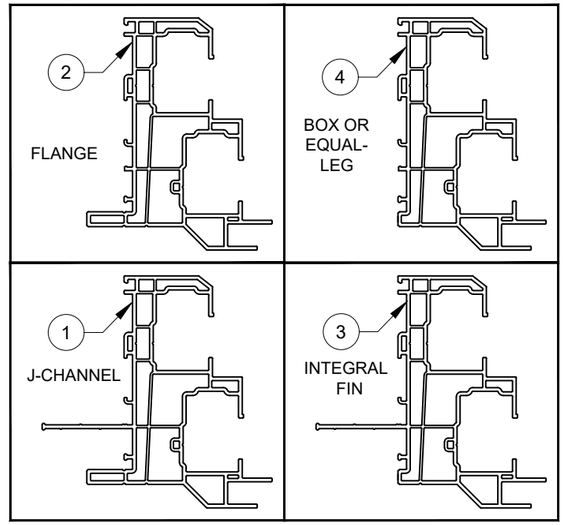
Frame Types (see Fig B)	Glass Options (see Table 1)	Frame Configs. (see Fig A)	Installation Options that may be used	
Flange (#2)	1 - 4	Equal-Lite, Oriel/Proview & Cottage	Through the frame of the window……	….into 2X Wood Frame/Buckstrip - sheet 3, option 1
				….into Concrete/CMU - sheet 3, option 2
				….through 1X Buckstrip into Concrete/CMU - sheet 3, option 3
				….into Metal - sheet 3, option 4
Box / Equal-Leg (#4)	1 - 4	Equal-Lite, Oriel/Proview & Cottage	Through the frame of the window……	….into 2X Wood Frame/Buckstrip - sheet 3, option 1
				….into Concrete/CMU - sheet 3, option 2
				….through 1X Buckstrip into Concrete/CMU - sheet 3, option 3
				….into Metal - sheet 3, option 4
J-Channel (#1)	1 - 4	Equal-Lite, Oriel/Proview & Cottage	Through the integral fin……	….into 2X Wood Frame/Buckstrip - sheet 4, option 5
				….into Metal - sheet 4, option 7
			Through the frame of the window……	….into 2X Wood Frame/Buckstrip - sheet 4, option 6
				….into Metal - sheet 4, option 8
Integral Fin (#3)	1 - 4	Equal-Lite, Oriel/Proview & Cottage	Through the integral fin……	….into 2X Wood Frame/Buckstrip - sheet 4, option 5
				….into Metal - sheet 4, option 7
			Through the frame of the window……	….into 2X Wood Frame/Buckstrip - sheet 4, option 6
				….into Metal - sheet 4, option 8

FIGURE A: FRAME CONFIGURATIONS



Material	Min. F_y	Min. F_u
Steel Screw	92 ksi	120 ksi
18-8 Screw	60 ksi	95 ksi
410 Screw	90 ksi	110 ksi
Elco/DeWalt Aggre-Gator®	57 ksi	96 ksi
Elco UltraCon®	155 ksi	177 ksi
3/16" DeWalt UltraCon+®	117 ksi	164 ksi
1/4" DeWalt UltraCon+®	148 ksi	164 ksi
410 SS Elco/Dewalt CreteFlex®	127.4 ksi	189.7 ksi
6063-T5 Aluminum	16 ksi	22 ksi
A36 Steel	36 ksi	58 ksi
Gr. 33 Steel Stud	33 ksi	45 ksi

FIGURE B: FRAME TYPES



PRODUCT REVISED
As complying with the Florida Building Code
NOA-No. 23-0816.17
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By: Manuel Perez
Miami-Dade Product Control

Revision: D) REMOVED ULTRACON FROM ANCHOR TABLES.

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REGISTRATION #29296

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Title	Desc.	Series
DOUBLE HUNG INSTALL (NI)	FRAME, GLASS & ANCHOR OPT.	DH-5460

Date	Drawn By	Rev.	DWG No.	Sheet
05/15/15	A. MORLESIN	D	MD-DH5460-01	2 OF 12

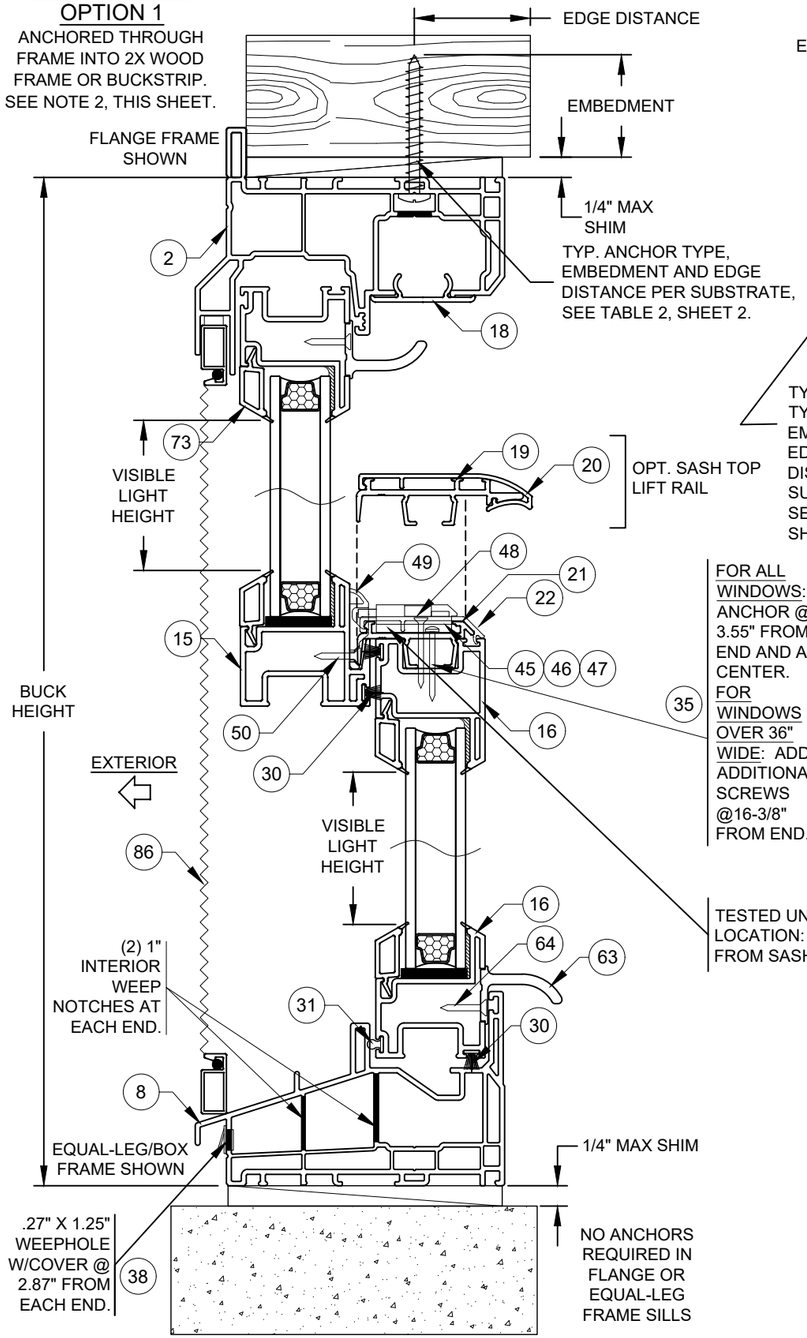
ANTHONY LYNN MILLER LICENSE No. 58705 STATE OF FLORIDA PROFESSIONAL ENGINEER
A. Lynn Miller 8/10/23
A. LYNN MILLER, P.E.
P.E.# 58705

Included by city staff based on permit application

INSTALLATION DETAILS FOR FLANGE & EQUAL-LEG/BOX FRAMES

INSTALLATION OPTION 1

ANCHORED THROUGH FRAME INTO 2X WOOD FRAME OR BUCKSTRIP. SEE NOTE 2, THIS SHEET.

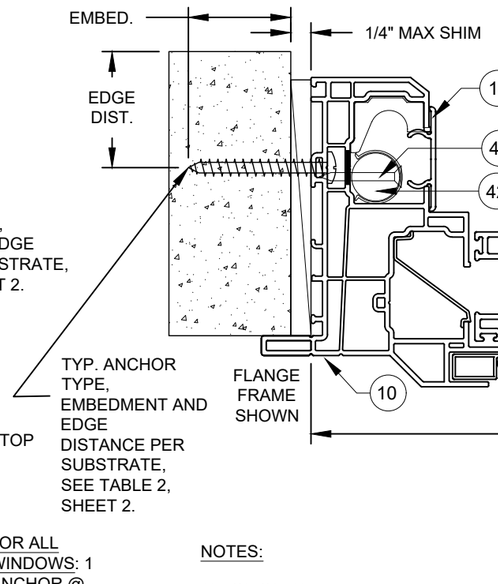


VERTICAL SECTION B-B

FOR ALL WINDOWS: 1 ANCHOR @ 3.55" FROM END AND AT CENTER. FOR WINDOWS OVER 36" WIDE: ADD ADDITIONAL SCREWS @16-3/8" FROM END.

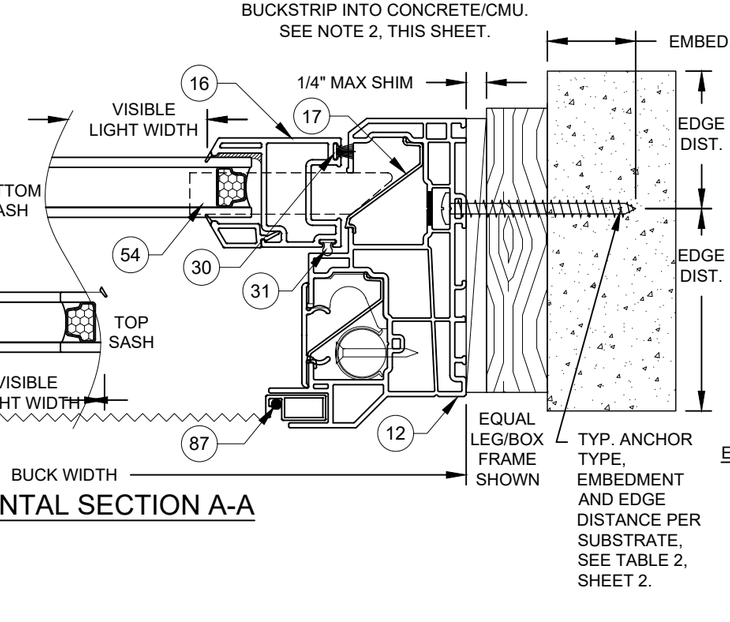
INSTALLATION OPTION 2

ANCHORED THROUGH FRAME DIRECTLY INTO CONCRETE/CMU.



INSTALLATION OPTION 3

ANCHORED THROUGH FRAME AND 1X BUCKSTRIP INTO CONCRETE/CMU. SEE NOTE 2, THIS SHEET.



HORIZONTAL SECTION A-A

EXTERIOR

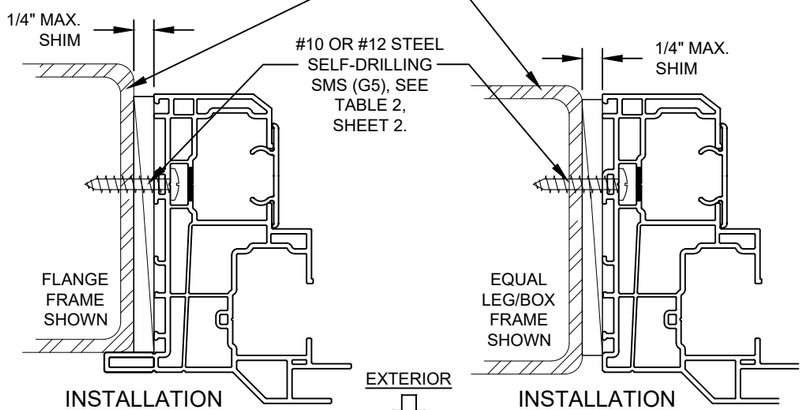
NOTES:

1) USE ONLY SUBSTRATE-APPROPRIATE ANCHORS LISTED ON TABLE 2, SHEET 2. FOLLOW EMBEDMENT AND EDGE DISTANCE LIMITS. ANY INSTALLATION OPTION SHOWN MAY BE USED ON ANY SIDE OF THE WINDOW.

2) MASONRY ANCHORS MAY BE USED INTO WOOD AS PER TABLE 2, SHEET 2. ALL WOOD BUCKS LESS THAN 1-1/2" THICK ARE TO BE CONSIDERED 1X INSTALLATIONS. 1X WOOD BUCKS ARE OPTIONAL IF UNIT IS INSTALLED DIRECTLY TO SUBSTRATE. WOOD BUCKS DEPICTED AS 2X ARE 1-1/2" THICK OR GREATER. 1X AND 2X BUCKS (WHEN USED) SHALL BE DESIGNED TO PROPERLY TRANSFER LOADS TO THE STRUCTURE. WOOD BUCK DESIGN AND INSTALLATION IS THE RESPONSIBILITY OF THE ENGINEER OR ARCHITECT OF RECORD.

3) VISIBLE LIGHT WIDTH OR HEIGHT (ALSO REFERRED TO AS DAYLIGHT OPENING) IS MEASURED FROM BEADING TO BEADING.

DADE APPROVED MULLION, FBC COMPLIANT ALUMINUM/STEEL FRAMING OR STEEL STUD. MAY BE VERTICAL OR HORIZONTAL. SEE SUBSTRATE PROPERTIES, TABLE 2, SHEET 2.



INSTALLATION OPTION 4
ANCHORED THROUGH FRAME INTO METAL

INSTALLATION OPTION 4
ANCHORED THROUGH FRAME INTO METAL

VISIBLE LIGHT FORMULAS

WIDTH
@SASH: BUCK WIDTH - 6-1/2"
@ FIXED LITE: BUCK WIDTH - 7-1/2"

HEIGHT (EQUAL-LITE)
BUCK HEIGHT/2 - 4-3/8"

PRODUCT REVISED
As complying with the Florida Building Code
NOA–No. 23-0816.17
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By: Manuel Perez
Miami–Dade Product Control

Revision: D) NO CHANGES IN THIS SHEET.

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REGISTRATION #29296

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Rev.	Drawn By	Date	
D	A. MORLESIN	05/15/15	

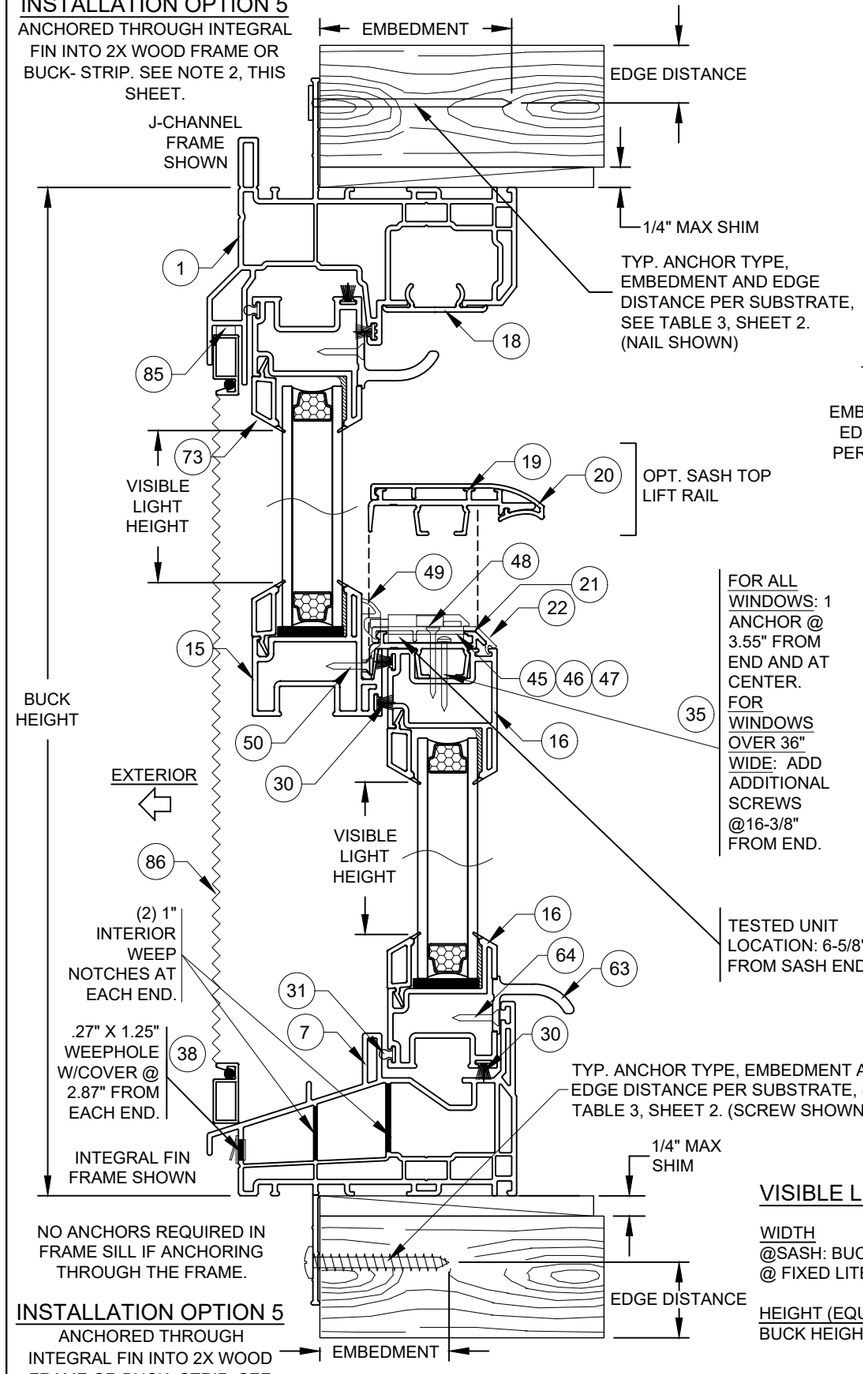
Series	Desc.	Title	Sheet	DWG No.	
DH-5460	INST., FLANGE & EQUAL LEG/BOX	DOUBLE HUNG INSTALL (NI)	3 OF 12	MD-DH5460-01	D

ANTHONY LYNN MILLER LICENSE No. 58705 STATE OF FLORIDA PROFESSIONAL ENGINEER
A. Lynn Miller 8/10/23
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P.E.# 58705

Included by city staff based on permit application

INSTALLATION DETAILS FOR INTEGRAL FIN & J-CHANNEL FRAMES

INSTALLATION OPTION 5
ANCHORED THROUGH INTEGRAL FIN INTO 2X WOOD FRAME OR BUCK- STRIP. SEE NOTE 2, THIS SHEET.



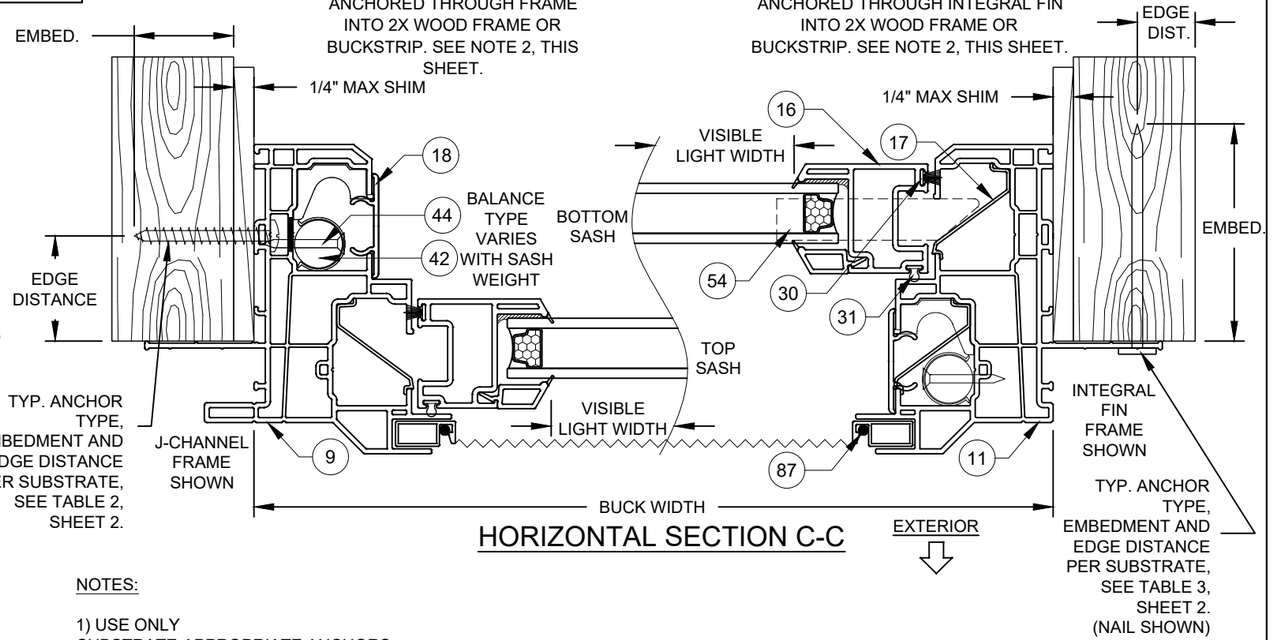
NO ANCHORS REQUIRED IN FRAME SILL IF ANCHORING THROUGH THE FRAME.

INSTALLATION OPTION 5
ANCHORED THROUGH INTEGRAL FIN INTO 2X WOOD FRAME OR BUCK- STRIP. SEE NOTE 2, THIS SHEET.

VERTICAL SECTION D-D

INSTALLATION OPTION 6
ANCHORED THROUGH FRAME INTO 2X WOOD FRAME OR BUCKSTRIP. SEE NOTE 2, THIS SHEET.

INSTALLATION OPTION 5
ANCHORED THROUGH INTEGRAL FIN INTO 2X WOOD FRAME OR BUCKSTRIP. SEE NOTE 2, THIS SHEET.



HORIZONTAL SECTION C-C

NOTES:

1) USE ONLY SUBSTRATE-APPROPRIATE ANCHORS LISTED ON TABLES 2 & 3 OF SHEET 2. FOLLOW EMBEDMENT AND EDGE DISTANCE LIMITS. ANY INSTALLATION OPTION SHOWN MAY BE USED ON ANY SIDE OF THE WINDOW.

2) MASONRY ANCHORS MAY BE USED INTO WOOD AS PER TABLE 2, SHEET 2. ALL WOOD BUCKS LESS THAN 1-1/2" THICK ARE TO BE CONSIDERED 1X INSTALLATIONS. 1X WOOD BUCKS ARE OPTIONAL IF UNIT IS INSTALLED DIRECTLY TO SUBSTRATE. WOOD BUCKS DEPICTED AS 2X ARE 1-1/2" THICK OR GREATER. 1X AND 2X BUCKS (WHEN USED) SHALL BE DESIGNED TO PROPERLY TRANSFER LOADS TO THE STRUCTURE. WOOD BUCK DESIGN AND INSTALLATION IS THE RESPONSIBILITY OF THE ENGINEER OR ARCHITECT OF RECORD.

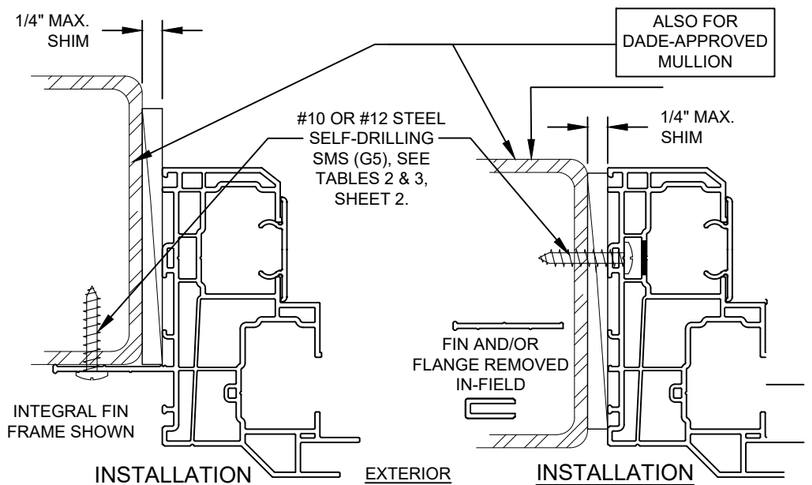
3) VISIBLE LIGHT WIDTH OR HEIGHT (ALSO REFERRED TO AS DAYLIGHT OPENING) IS MEASURED FROM BEADING TO BEADING.

VISIBLE LIGHT FORMULAS

WIDTH
@SASH: BUCK WIDTH - 6-1/2"
@ FIXED LITE: BUCK WIDTH - 7-1/2"

HEIGHT (EQUAL-LITE)
BUCK HEIGHT/2 - 4-3/8"

FBC COMPLIANT ALUMINUM/STEEL FRAMING OR STEEL STUD. MAY BE VERTICAL OR HORIZONTAL. SEE SUBSTRATE PROPERTIES, TABLES 2 & 3, SHEET 2.



INSTALLATION OPTION 7
ANCHORED THROUGH INTEGRAL FIN INTO METAL

INSTALLATION OPTION 8
ANCHORED THROUGH FRAME INTO METAL (INTEGRAL FIN/FLANGE REMOVED)

INSTALLATION OPTION 4 (FLANGE FRAME), ALLOWED WITH MULLION INSTALLATION, SEE PAGE 3 FOR DETAILS

PRODUCT REVISED
As complying with the Florida Building Code
NOA–No. 23-0816.17
Expiration Date: 09/17/2025
By: Manuel Perez
Miami–Dade Product Control

Revision: D) ADD NOTE INTAL. OP. 4

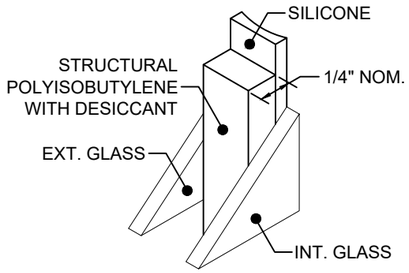
PREPARED BY A. LYNN MILLER
1070 TECHNOLOGY DRIVE
N. VENICE, FL 34275
(941) 480-1600
REGISTRATION #29296

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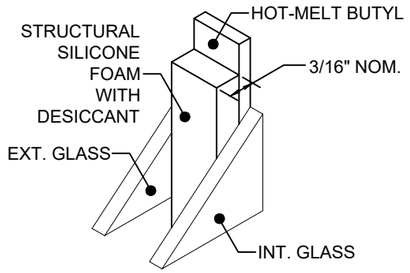
Series	Desc. / Title	Sheet	DWG No.	Drawn By	Date	Rev.
DH-5460	DOUBLE HUNG INSTALL (NI) INST., INTEGRAL FIN & J-CHAN.	4 OF 12	MD-DH5460-01	A. MORLESIN	05/15/15	D

ANTHONY LYNN MILLER LICENSE No. 58705 STATE OF FLORIDA PROFESSIONAL ENGINEER
A. Lynn Miller 8/10/23
A. LYNN MILLER, P.E.
P.E.# 58705

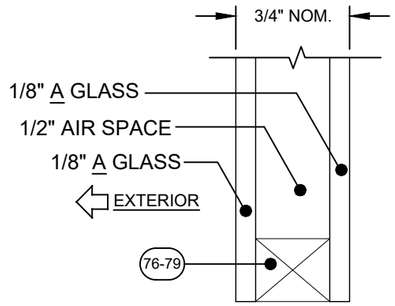
Included by city staff based on permit application



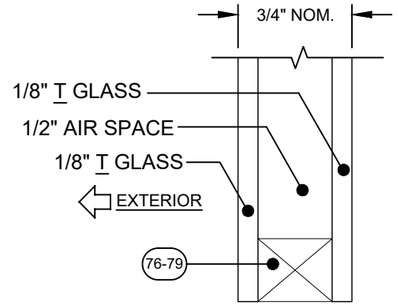
(76) KODISPACE 4SG TPS



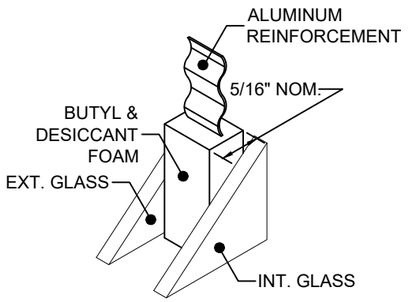
(77) SUPER SPACER® NXT™



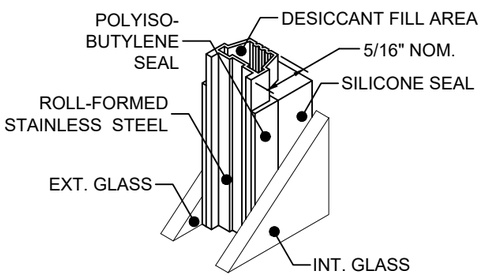
GLASS TYPE 1



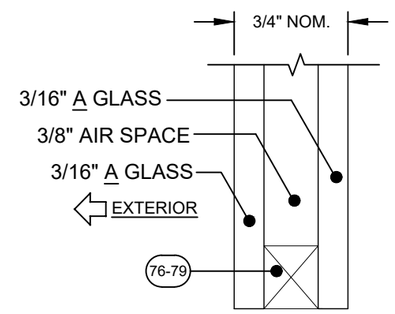
GLASS TYPE 2



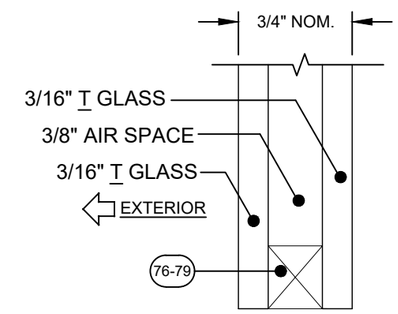
(78) DURASEAL® SPACER



(79) XL EDGE™ SPACER



GLASS TYPE 3

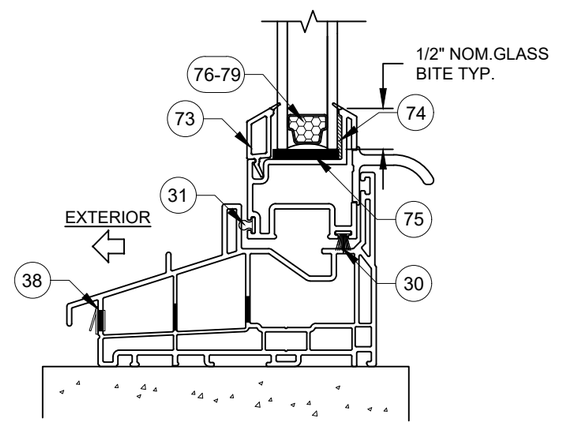


GLASS TYPE 4

Part #	Description	Material
76	Kommerling 4SG TPS Spacer System	See this Sheet for Materials
77	Quanex Super Spacer nXT with Hot Melt Butyl	
78	Quanex Duraseal Spacer	
79	Cardinal XL Edge Spacer	

REFERENCE TEST REPORTS: FTL-8717, 8968 & 8970

GLAZING NOTES:
"A" = ANNEALED
"T" = TEMPERED



TYP. GLAZING DETAIL

PRODUCT REVISED
As complying with the Florida Building Code
NOA–No. 23-0816.17
Expiration Date: 09/17/2025
By: Manuel Perez
Miami–Dade Product Control

Revision: D) NO CHANGES IN THIS SHEET.

PREPARED BY A. LYNN MILLER
1070 TECHNOLOGY DRIVE
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REGISTRATION #29296

PGT Custom Windows and Doors
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Series	Title	Desc.	Sheet	DWG No.	Drawn By	Date	Rev.
DH-5460	DOUBLE HUNG INSTALL (NI)	GLAZING DETAILS.	5 OF 12	MD-DH5460-01	A. MORLESIN	05/15/15	D

ANTHONY LYNN MILLER LICENSE No. 58705 STATE OF FLORIDA PROFESSIONAL ENGINEER
8/10/23
A. LYNN MILLER, P.E.
P.E.# 58705

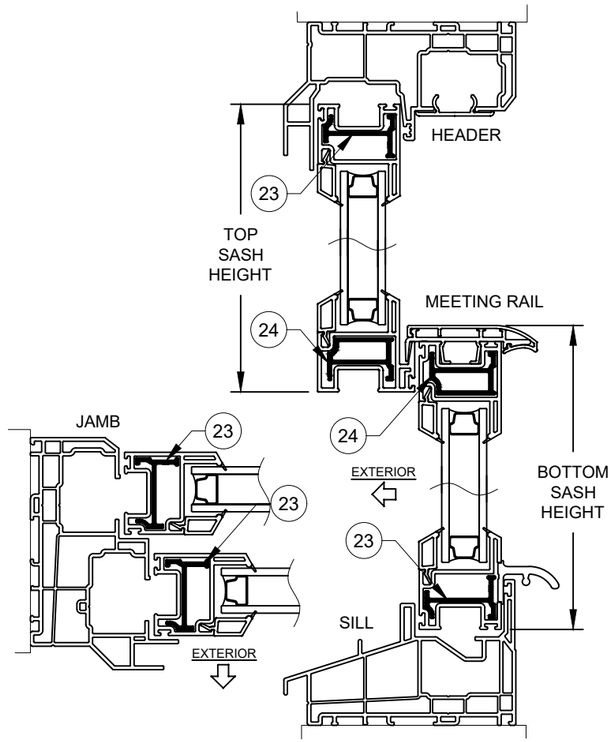
Included by city staff based on permit application

TABLE 4:

Glass Types: 1, 2, 3 & 4 / Reinforcement Level: R1		Bottom Sash Description for given Range @ Window Height Shown	Bottom Sash Height Range (in)	Final Design Pressure (lbs/ft²) — Window Buck Width (in)													
				18		24		32		36		40		48		52.125	
Window Buck Height (in)	24	Equal-lite	11.266	+50.0	-100.0	+50.0	-100.0	+50.0	-100.0	+50.0	-100.0	+50.0	-100.0	+50.0	-92.0	+50.0	-86.0
	28	Standard Cottage	13.517 - 15.516	+50.0	-100.0	+50.0	-100.0	+50.0	-100.0	+50.0	-100.0	+50.0	-100.0	+50.0	-89.0	+50.0	-82.0
		Equal-lite	11.517 - 13.516	+50.0	-100.0	+50.0	-100.0	+50.0	-100.0	+50.0	-100.0	+50.0	-100.0	+50.0	-100.0	+50.0	-98.5
		Standard Proview	11.266 - 11.516	+50.0	-100.0	+50.0	-100.0	+50.0	-100.0	+50.0	-100.0	+50.0	-100.0	+50.0	-100.0	+50.0	-94.0
	37.375	Tallest	21.517 - 24.891	+50.0	-100.0	+50.0	-100.0	+50.0	-100.0	+50.0	-100.0	+50.0	-93.0	+50.0	-79.0	+50.0	-74.0
		Standard Cottage	18.017 - 21.516	+50.0	-100.0	+50.0	-100.0	+50.0	-100.0	+50.0	-100.0	+50.0	-100.0	+50.0	-85.6	+50.0	-77.1
		Equal-lite	15.017 - 18.016	+50.0	-100.0	+50.0	-100.0	+50.0	-100.0	+50.0	-100.0	+50.0	-100.0	+50.0	-86.2	+50.0	-77.7
		Standard Proview	11.517 - 15.016	+50.0	-100.0	+50.0	-100.0	+50.0	-100.0	+50.0	-100.0	+50.0	-100.0	+50.0	-86.5	+50.0	-77.9
		Shortest	11.266 - 11.516	+50.0	-100.0	+50.0	-100.0	+50.0	-100.0	+50.0	-100.0	+50.0	-100.0	+50.0	-90.4	+50.0	-80.5
	44	Tallest	29.517 - 31.516	+50.0	-100.0	+50.0	-99.5	+50.0	-92.8	+50.0	-92.8	+50.0	-92.8	+50.0	-82.9	+50.0	-74.0
		Custom Size	26.517 - 29.516	+50.0	-100.0	+50.0	-100.0	+50.0	-100.0	+50.0	-100.0	+50.0	-100.0	+50.0	-79.6	+50.0	-71.2
		Standard Cottage	23.517 - 26.516	+50.0	-100.0	+50.0	-100.0	+50.0	-100.0	+50.0	-100.0	+50.0	-100.0	+50.0	-78.1	+50.0	-70.0
		Equal-lite	20.517 - 23.516	+50.0	-100.0	+50.0	-100.0	+50.0	-100.0	+50.0	-100.0	+50.0	-99.3	+50.0	-77.4	+50.0	-69.5
		Custom Size	18.016 - 20.516	+50.0	-100.0	+50.0	-100.0	+50.0	-100.0	+50.0	-100.0	+50.0	-100.0	+50.0	-78.1	+50.0	-70.1
		Standard Proview	11.517 - 18.015	+50.0	-100.0	+50.0	-100.0	+50.0	-97.8	+50.0	-97.8	+50.0	-97.8	+50.0	-75.5	+50.0	-67.4
		Shortest	11.266 - 11.516	+50.0	-100.0	+50.0	-100.0	+50.0	-96.3	+50.0	-96.3	+50.0	-96.3	+50.0	-85.6	+50.0	-76.5
	48	Tallest	27.517 - 35.141	+50.0	-100.0	+50.0	-84.5	+50.0	-76.1	+50.0	-75.1	+50.0	-75.1	+50.0	-72.1	+50.0	-64.0
		Standard Cottage	23.517 - 27.516	+50.0	-100.0	+50.0	-100.0	+50.0	-100.0	+50.0	-100.0	+50.0	-94.3	+50.0	-72.6	+50.0	-65.0
		Equal-lite	20.517 - 23.516	+50.0	-100.0	+50.0	-100.0	+50.0	-100.0	+50.0	-100.0	+50.0	-94.9	+50.0	-73.4	+50.0	-65.7
		Standard Proview	18.016 - 20.516	+50.0	-100.0	+50.0	-100.0	+50.0	-100.0	+50.0	-100.0	+50.0	-96.4	+50.0	-74.4	+50.0	-66.6
		Custom Size	14.517 - 18.015	+50.0	-100.0	+50.0	-98.7	+50.0	-91.9	+50.0	-91.9	+50.0	-91.9	+50.0	-74.8	+50.0	-66.7
		Custom Size	11.517 - 14.516	+50.0	-100.0	+50.0	-86.2	+50.0	-77.8	+50.0	-77.1	+50.0	-77.1	+50.0	-77.1	+50.0	-69.1
		Shortest	11.266 - 11.516	+50.0	-100.0	+50.0	-85.3	+50.0	-76.9	+50.0	-76.0	+50.0	-76.0	+50.0	-76.0	+50.0	-72.4
	49.625	Tallest	30.517 - 36.766	+50.0	-94.5	+50.0	-79.2	+50.0	-70.4	+50.0	-68.9	+50.0	-68.8	+50.0	-68.8	+50.0	-64.7
		Standard Cottage	27.517 - 30.516	+50.0	-100.0	+50.0	-100.0	+50.0	-98.8	+50.0	-98.8	+50.0	-95.0	+50.0	-72.9	+50.0	-65.1
		Custom Size	24.517 - 27.516	+50.0	-100.0	+50.0	-100.0	+50.0	-100.0	+50.0	-100.0	+50.0	-93.6	+50.0	-72.0	+50.0	-64.4
		Equal-lite	21.517 - 24.516	+50.0	-100.0	+50.0	-100.0	+50.0	-100.0	+50.0	-100.0	+50.0	-93.3	+50.0	-71.9	+50.0	-64.3
		Standard Proview	18.016 - 21.516	+50.0	-100.0	+50.0	-100.0	+50.0	-100.0	+50.0	-100.0	+50.0	-94.0	+50.0	-72.1	+50.0	-64.4
		Custom Size	14.517 - 18.015	+50.0	-100.0	+50.0	-91.5	+50.0	-83.7	+50.0	-83.4	+50.0	-83.4	+50.0	-73.8	+50.0	-65.7
		Custom Size	11.517 - 14.516	+50.0	-96.1	+50.0	-80.6	+50.0	-71.9	+50.0	-70.5	+50.0	-70.5	+50.0	-70.5	+50.0	-68.2
		Shortest	11.266 - 11.516	+50.0	-95.2	+50.0	-79.8	+50.0	-71.0	+50.0	-69.6	+50.0	-69.5	+50.0	-69.5	+50.0	-69.5
	62	Tallest	36.517 - 36.767	+50.0	-94.5	+50.0	-79.2	+50.0	-70.3	+50.0	-68.9	+50.0	-68.8	+50.0	-66.7	+50.0	-59.0
		Standard Cottage	34.517 - 36.516	+50.0	-95.4	+50.0	-80.0	+50.0	-71.2	+50.0	-69.8	+50.0	-69.7	+50.0	-65.3	+50.0	-57.7
		Custom Size	31.517 - 34.516	+50.0	-100.0	+50.0	-86.8	+50.0	-78.5	+50.0	-77.8	+50.0	-77.8	+50.0	-64.1	+50.0	-56.7
		Equal-lite	28.517 - 31.516	+50.0	-100.0	+50.0	-98.7	+50.0	-91.9	+50.0	-91.9	+50.0	-85.4	+50.0	-63.9	+50.0	-56.5
		Custom Size	25.517 - 28.516	+50.0	-100.0	+50.0	-86.2	+50.0	-77.8	+50.0	-77.1	+50.0	-77.1	+50.0	-64.2	+50.0	-56.7
		Standard Proview	22.517 - 25.516	+50.0	-91.6	+50.0	-76.5	+50.0	-67.5	+50.0	-65.8	+50.0	-65.5	+50.0	-65.0	+50.0	-57.4
		Custom Size	20.017 - 22.516	+50.0	-84.5	+50.0	-69.9	+50.0	-60.8	+50.0	-58.7	+50.0	-57.8	+50.0	-57.8	+50.0	-57.8
		Custom Size	18.016 - 20.016	+50.0	-79.5	+50.0	-65.4	+50.0	-56.3	+50.0	-54.0	+50.0	-52.8	+50.0	-52.6	+50.0	-52.6
		Shortest	16.928 - 18.015	+50.0	-77.0	+50.0	-63.2	+50.0	-54.1	+50.0	-51.8	+50.0	-50.4	+50.0	-50.0	+50.0	-50.0
	75	Tallest	38.517 - 41.266	+50.0	-81.7	+50.0	-67.4	+50.0	-58.3	+50.0	-56.1	+50.0	-55.0	+50.0	-54.9	+50.0	-52.1
		Equal-lite	36.517 - 38.516	+50.0	-89.1	+50.0	-74.1	+50.0	-65.1	+50.0	-63.3	+50.0	-62.8	+50.0	-59.6	+50.0	-52.1
		Custom Size	34.517 - 36.516	+50.0	-88.6	+50.0	-73.7	+50.0	-64.6	+50.0	-62.8	+50.0	-62.3	+50.0	-59.6	+50.0	-52.1
		Custom Size	31.517 - 34.516	+50.0	-80.7	+50.0	-66.5	+50.0	-57.3	+50.0	-55.1	+50.0	-54.0	+50.0	-53.8	+50.0	-52.1
		Standard Proview	29.928 - 31.516	+50.0	-77.0	+50.0	-63.2	+50.0	-54.1	+50.0	-51.8	+50.0	-50.4	+50.0	-50.0	+50.0	-50.0
	84	Equal-lite	40.017 - 41.266	+50.0	-79.5	+50.0	-65.4	+50.0	-56.3	+50.0	-54.0	+50.0	-52.8	+50.0	-52.6	+50.0	-50.2
		Custom Size	38.928 - 40.016	+50.0	-77.0	+50.0	-63.2	+50.0	-54.1	+50.0	-51.8	+50.0	-50.4	+50.0	-50.0	+50.0	-50.0
	86.338	Custom Size	** - 41.266	+50.0	-77.0	+50.0	-63.2	+50.0	-54.1	+50.0	-51.8	+50.0	-50.4	+50.0	-50.0	+50.0	-50.0

SEE TABLE 6, SHEET 8 FOR ANCHOR GROUP AND QUANTITY.

** MIN. BOTTOM SASH HEIGHT = WINDOW BUCK HEIGHT - 45.072
(APPLIES TO ANY HEIGHT 86.338" OR LESS).



SECTION DETAIL FOR WINDOWS WITH
LEVEL R1 REINFORCEMENT & GLASS TYPES 1-4

(REINFORCEMENTS SHOWN IN FIGURES ABOVE APPLY TO ALL FRAME TYPES & CONFIGURATIONS)

NOTES:

1) USE THIS TABLE FOR ALL WINDOWS INSTALLED THROUGH THE FRAME OR INTEGRAL FIN.

2) FRAME DIMENSIONS ARE BUCK. SASH HEIGHT IS AS PER THE FIGURE.

3) FOR SIZES NOT SHOWN, ROUND UP TO THE NEXT AVAILABLE WIDTH OR HEIGHT DIMENSION SHOWN ON THE TABLE.

PRODUCT REVISED
As complying with the Florida Building Code
NOA–No. 23-0816.17
Expiration Date: 09/17/2025
By: Manuel Perez
Miami–Dade Product Control

Revision: D) NO CHANGES IN THIS SHEET.

PREPARED BY A. LYNN MILLER
1070 TECHNOLOGY DRIVE
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REGISTRATION #29296

Date 05/15/15
Drawn By A. MORLESIN
Rev. D
DWG No. MD-DH5460-01

PGT Custom Windows and Doors
1070 TECHNOLOGY DRIVE
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Title: DOUBLE HUNG INSTALL (NI)
Desc.: ANCHOR QUANTITY TABLE
Sheet: 6 OF 12
Series: DH-5460

ANTHONY LYNN MILLER
LICENSE
No. 58705
STATE OF FLORIDA
PROFESSIONAL ENGINEER
8/10/23
A. LYNN MILLER, P.E.
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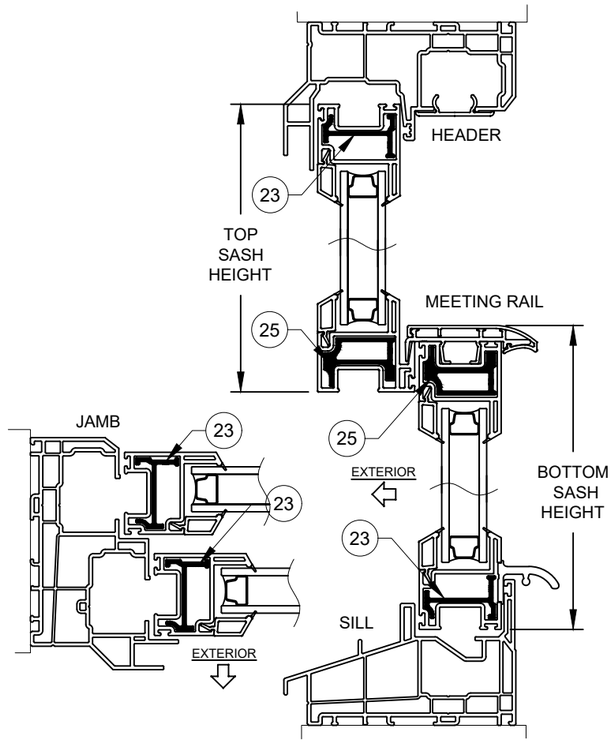
Included by city staff based on permit application

TABLE 5:

Glass Types: 2, 3 & 4 / Reinforcement Level: R2		Bottom Sash Description for given Range @ Window Height Shown	Bottom Sash Height Range (in)	Final Design Pressure (lbs/ft²) — Window Buck Width (in)													
				18		24		32		36		40		48		52.125	
Window Buck Height (in)	24	Equal-lite	11.266	+65.0	-130.0	+65.0	-130.0	+65.0	-130.0	+65.0	-130.0	+65.0	-130.0	+65.0	-121.0	+65.0	-112.0
	28	Standard Cottage	13.517 - 15.516	+65.0	-130.0	+65.0	-130.0	+65.0	-130.0	+65.0	-130.0	+65.0	-130.0	+65.0	-116.0	+65.0	-107.0
		Equal-lite	11.517 - 13.516	+65.0	-130.0	+65.0	-130.0	+65.0	-130.0	+65.0	-130.0	+65.0	-130.0	+65.0	-130.0	+65.0	-130.0
		Standard Proview	11.266 - 11.516	+65.0	-130.0	+65.0	-130.0	+65.0	-130.0	+65.0	-130.0	+65.0	-130.0	+65.0	-130.0	+65.0	-123.0
	37.375	Tallest	21.517 - 24.891	+65.0	-130.0	+65.0	-130.0	+65.0	-130.0	+65.0	-130.0	+65.0	-93.0	+65.0	-104.0	+65.0	-96.0
		Standard Cottage	18.017 - 21.516	+65.0	-130.0	+65.0	-130.0	+65.0	-130.0	+65.0	-130.0	+65.0	-130.0	+65.0	-119.8	+65.0	-108.0
		Equal-lite	15.017 - 18.016	+65.0	-130.0	+65.0	-130.0	+65.0	-130.0	+65.0	-130.0	+65.0	-130.0	+65.0	-120.7	+65.0	-108.8
		Standard Proview	11.517 - 15.016	+65.0	-130.0	+65.0	-130.0	+65.0	-130.0	+65.0	-130.0	+65.0	-130.0	+65.0	-121.1	+65.0	-109.0
		Shortest	11.266 - 11.516	+65.0	-130.0	+65.0	-130.0	+65.0	-130.0	+65.0	-130.0	+65.0	-130.0	+65.0	-130.0	+65.0	-117.8
	44	Tallest	29.517 - 31.516	+65.0	-130.0	+65.0	-130.0	+65.0	-130.0	+65.0	-130.0	+65.0	-130.0	+65.0	-116.0	+65.0	-103.7
		Custom Size	26.517 - 29.516	+65.0	-130.0	+65.0	-130.0	+65.0	-130.0	+65.0	-130.0	+65.0	-130.0	+65.0	-111.4	+65.0	-99.7
		Standard Cottage	23.517 - 26.516	+65.0	-130.0	+65.0	-130.0	+65.0	-130.0	+65.0	-130.0	+65.0	-130.0	+65.0	-109.3	+65.0	-98.0
		Equal-lite	20.517 - 23.516	+65.0	-130.0	+65.0	-130.0	+65.0	-130.0	+65.0	-130.0	+65.0	-130.0	+65.0	-108.3	+65.0	-97.3
		Custom Size	18.016 - 20.516	+65.0	-130.0	+65.0	-130.0	+65.0	-130.0	+65.0	-130.0	+65.0	-130.0	+65.0	-109.3	+65.0	-98.1
		Standard Proview	11.517 - 18.015	+65.0	-130.0	+65.0	-130.0	+65.0	-130.0	+65.0	-130.0	+65.0	-130.0	+65.0	-105.7	+65.0	-94.4
		Shortest	11.266 - 11.516	+65.0	-130.0	+65.0	-130.0	+65.0	-130.0	+65.0	-130.0	+65.0	-130.0	+65.0	-119.8	+65.0	-107.1
	48	Tallest	27.517 - 35.141	+65.0	-130.0	+65.0	-118.3	+65.0	-106.5	+65.0	-105.1	+65.0	-105.1	+65.0	-100.9	+65.0	-89.6
		Standard Cottage	23.517 - 27.516	+65.0	-130.0	+65.0	-130.0	+65.0	-130.0	+65.0	-130.0	+65.0	-130.0	+65.0	-101.7	+65.0	-91.0
		Equal-lite	20.517 - 23.516	+65.0	-130.0	+65.0	-130.0	+65.0	-130.0	+65.0	-130.0	+65.0	-130.0	+65.0	-102.7	+65.0	-91.9
		Standard Proview	18.016 - 20.516	+65.0	-130.0	+65.0	-130.0	+65.0	-130.0	+65.0	-130.0	+65.0	-130.0	+65.0	-104.1	+65.0	-93.2
		Custom Size	14.517 - 18.015	+65.0	-130.0	+65.0	-130.0	+65.0	-128.7	+65.0	-128.7	+65.0	-128.7	+65.0	-104.7	+65.0	-93.4
		Custom Size	11.517 - 14.516	+65.0	-130.0	+65.0	-120.7	+65.0	-109.0	+65.0	-107.9	+65.0	-107.9	+65.0	-107.9	+65.0	-96.8
		Shortest	11.266 - 11.516	+65.0	-130.0	+65.0	-119.4	+65.0	-107.6	+65.0	-106.4	+65.0	-106.4	+65.0	-106.4	+65.0	-102.7
	49.625	Tallest	30.517 - 36.766	+65.0	-130.0	+65.0	-110.9	+65.0	-98.5	+65.0	-96.4	+65.0	-96.3	+65.0	-96.3	+65.0	-90.6
		Standard Cottage	27.517 - 30.516	+65.0	-130.0	+65.0	-130.0	+65.0	-130.0	+65.0	-130.0	+65.0	-130.0	+65.0	-102.1	+65.0	-91.1
		Custom Size	24.517 - 27.516	+65.0	-130.0	+65.0	-130.0	+65.0	-130.0	+65.0	-130.0	+65.0	-130.0	+65.0	-100.9	+65.0	-90.2
		Equal-lite	21.517 - 24.516	+65.0	-130.0	+65.0	-130.0	+65.0	-130.0	+65.0	-130.0	+65.0	-130.0	+65.0	-100.7	+65.0	-90.0
		Standard Proview	18.016 - 21.516	+65.0	-130.0	+65.0	-130.0	+65.0	-130.0	+65.0	-130.0	+65.0	-130.0	+65.0	-101.0	+65.0	-90.2
		Custom Size	14.517 - 18.015	+65.0	-130.0	+65.0	-128.1	+65.0	-117.2	+65.0	-116.7	+65.0	-116.7	+65.0	-103.3	+65.0	-92.0
		Custom Size	11.517 - 14.516	+65.0	-130.0	+65.0	-112.9	+65.0	-100.6	+65.0	-98.8	+65.0	-98.7	+65.0	-98.7	+65.0	-95.5
		Shortest	11.266 - 11.516	+65.0	-130.0	+65.0	-111.8	+65.0	-99.4	+65.0	-97.5	+65.0	-97.3	+65.0	-97.3	+65.0	-97.3
	62	Tallest	36.517 - 36.767	+65.0	-130.0	+65.0	-110.9	+65.0	-98.5	+65.0	-96.4	+65.0	-96.3	+65.0	-93.4	+65.0	-82.6
		Standard Cottage	34.517 - 36.516	+65.0	-130.0	+65.0	-111.9	+65.0	-99.6	+65.0	-97.7	+65.0	-97.6	+65.0	-91.4	+65.0	-80.8
		Custom Size	31.517 - 34.516	+65.0	-130.0	+65.0	-121.5	+65.0	-109.9	+65.0	-108.9	+65.0	-108.9	+65.0	-89.8	+65.0	-79.4
		Equal-lite	28.517 - 31.516	+65.0	-130.0	+65.0	-130.0	+65.0	-128.7	+65.0	-128.7	+65.0	-119.5	+65.0	-89.4	+65.0	-79.1
		Custom Size	25.517 - 28.516	+65.0	-130.0	+65.0	-120.7	+65.0	-109.0	+65.0	-107.9	+65.0	-107.9	+65.0	-89.8	+65.0	-79.4
		Standard Proview	22.517 - 25.516	+65.0	-128.2	+65.0	-107.0	+65.0	-94.5	+65.0	-92.2	+65.0	-91.7	+65.0	-91.0	+65.0	-80.4
		Custom Size	20.017 - 22.516	+65.0	-118.3	+65.0	-97.8	+65.0	-85.1	+65.0	-82.2	+65.0	-81.0	+65.0	-80.9	+65.0	-80.9
		Custom Size	18.016 - 20.016	+65.0	-111.3	+65.0	-91.5	+65.0	-78.8	+65.0	-75.6	+65.0	-74.0	+65.0	-73.6	+65.0	-73.6
		Shortest	16.928 - 18.015	+65.0	-107.9	+65.0	-88.4	+65.0	-75.8	+65.0	-72.5	+65.0	-70.6	+65.0	-70.0	+65.0	-70.0
	75	Tallest	38.517 - 41.266	+65.0	-114.4	+65.0	-94.3	+65.0	-81.6	+65.0	-78.5	+65.0	-77.0	+65.0	-76.8	+65.0	-72.9
		Equal-lite	36.517 - 38.516	+65.0	-124.7	+65.0	-103.8	+65.0	-91.1	+65.0	-88.6	+65.0	-87.9	+65.0	-83.4	+65.0	-72.9
		Custom Size	34.517 - 36.516	+65.0	-124.1	+65.0	-103.2	+65.0	-90.5	+65.0	-87.9	+65.0	-87.2	+65.0	-83.4	+65.0	-72.9
		Custom Size	31.517 - 34.516	+65.0	-113.0	+65.0	-93.0	+65.0	-80.3	+65.0	-77.2	+65.0	-75.6	+65.0	-75.3	+65.0	-72.9
		Standard Proview	29.928 - 31.516	+65.0	-107.9	+65.0	-88.4	+65.0	-75.8	+65.0	-72.5	+65.0	-70.6	+65.0	-70.0	+65.0	-70.0
	84	Equal-lite	40.017 - 41.266	+65.0	-111.3	+65.0	-91.5	+65.0	-78.8	+65.0	-75.6	+65.0	-74.0	+65.0	-73.6	+65.0	-70.2
		Custom Size	38.928 - 40.016	+65.0	-107.9	+65.0	-88.4	+65.0	-75.8	+65.0	-72.5	+65.0	-70.6	+65.0	-70.0	+65.0	-70.0
	86.338	Custom Size	** - 41.266	+65.0	-107.9	+65.0	-88.4	+65.0	-75.8	+65.0	-72.5	+65.0	-70.6	+65.0	-70.0	+65.0	-70.0

SEE TABLE 7, SHEET 9 FOR ANCHOR GROUP AND QUANTITY.

** MIN. BOTTOM SASH HEIGHT = WINDOW BUCK HEIGHT - 45.072
(APPLIES TO ANY HEIGHT 86.338" OR LESS).



SECTION DETAIL FOR WINDOWS WITH LEVEL R2 REINFORCEMENT & GLASS TYPES 2-4

(REINFORCEMENTS SHOWN IN FIGURES ABOVE APPLY TO ALL FRAME TYPES & CONFIGURATIONS)

NOTES:

1) USE THIS TABLE FOR ALL WINDOWS INSTALLED THROUGH THE FRAME OR INTEGRAL FIN.

2) FRAME DIMENSIONS ARE BUCK. SASH HEIGHT IS AS PER THE FIGURE.

3) FOR SIZES NOT SHOWN, ROUND UP TO THE NEXT AVAILABLE WIDTH OR HEIGHT DIMENSION SHOWN ON THE TABLE.

PRODUCT REVISED
As complying with the Florida Building Code
NOA-No. 23-0816.17
Expiration Date: 09/17/2025
By: Manuel Perez
Miami-Dade Product Control

Revision: D) NO CHANGES IN THIS SHEET.

PREPARED BY A. LYNN MILLER
1070 TECHNOLOGY DRIVE
N. VENICE, FL 34275
(941) 480-1600

REGISTRATION #29296

PGT Custom Windows and Doors
1070 TECHNOLOGY DRIVE
N. VENICE, FL 34275
(941) 480-1600

Series	Title	Sheet	DWG No.	Rev.
DH-5460	DOUBLE HUNG INSTALL (NI)	7 OF 12	MD-DH5460-01	D

Desc.: DESIGN PRESSURES.
Drawn By: A. MORLESIN
Date: 05/15/15

ANTHONY LYNN MILLER LICENSE No. 58705 STATE OF FLORIDA PROFESSIONAL ENGINEER
A Lynn Miller 8/10/23
A. LYNN MILLER, P.E.
P.E.# 58705

Included by city staff based on permit application

TABLE 6:

FOR ANCHOR GROUP D, TABLE 7, SHEET 9 MAY BE USED.

Anchor Quantities Required for "Through-Frame" Installation

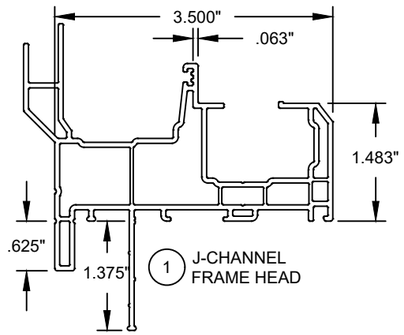
| Glass Types: 1, 2, 3 & 4 / Reinforcement Level: R1 | Bottom Sash Description for given Range @ Window Height Shown | Bottom Sash Height Range (in) | Anchor Group A | | |

Included by city staff based on permit application

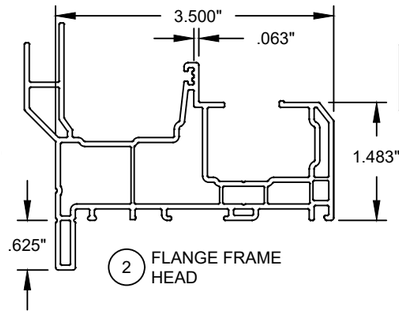
TABLE 7:

| Anchor Quantities Required for "Through-Frame" Installation | | | Anchor Group B | | |

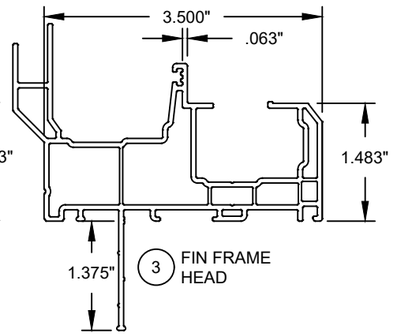
Included by city staff based on permit application



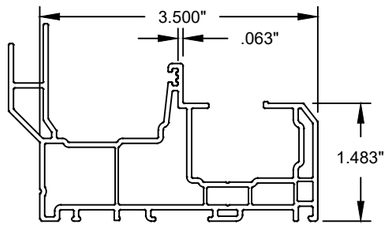
1 J-CHANNEL FRAME HEAD



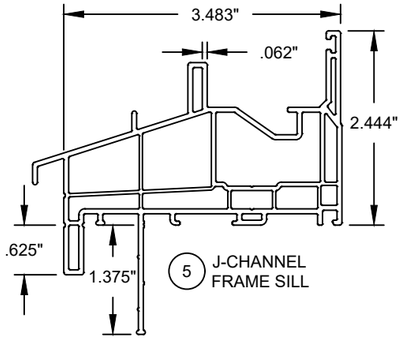
2 FLANGE FRAME HEAD



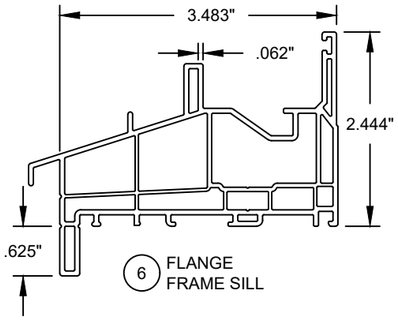
3 FIN FRAME HEAD



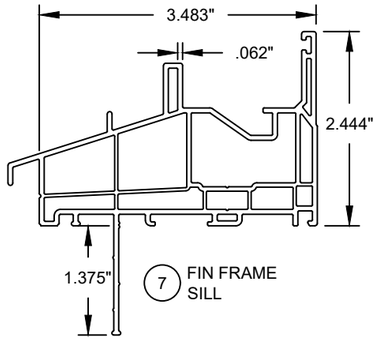
4 EQUAL LEG FRAME HEAD



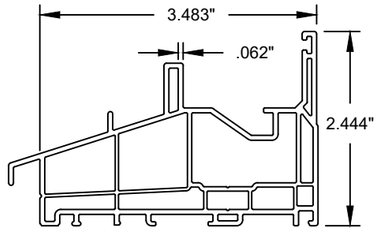
5 J-CHANNEL FRAME SILL



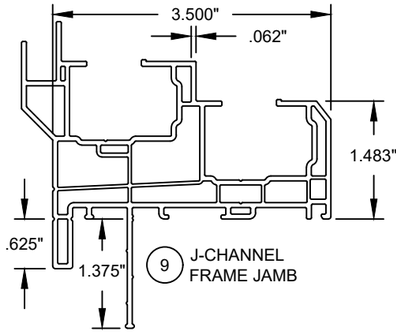
6 FLANGE FRAME SILL



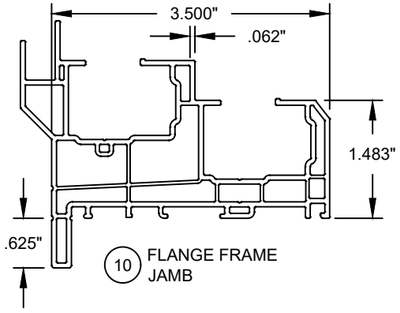
7 FIN FRAME SILL



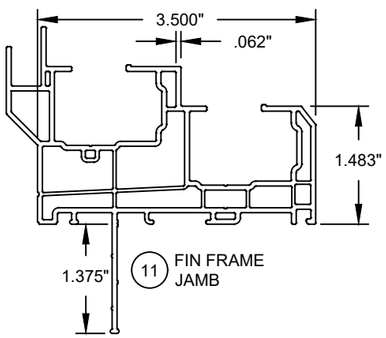
8 EQUAL LEG FRAME SILL



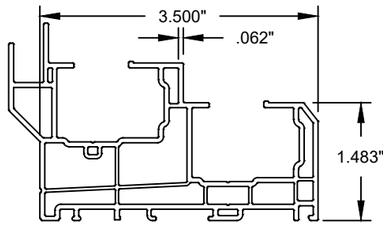
9 J-CHANNEL FRAME JAMB



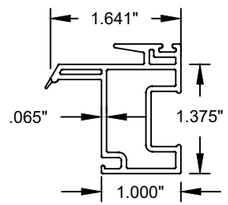
10 FLANGE FRAME JAMB



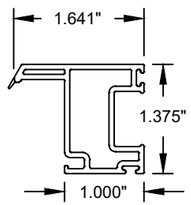
11 FIN FRAME JAMB



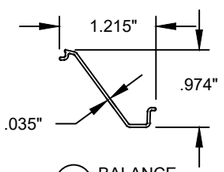
12 EQUAL LEG FRAME JAMB



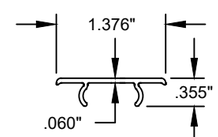
15 DH SASH KEEPER RAIL



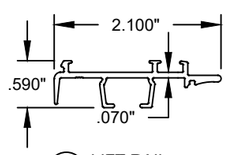
16 SASH RAIL



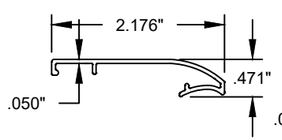
17 BALANCE COVER



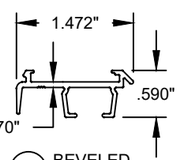
18 SASH STOP / SCREW COVER



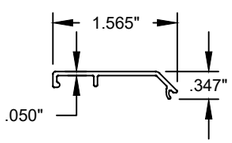
19 LIFT RAIL INTERLOCK



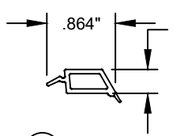
20 LIFT RAIL INTERLOCK COVER



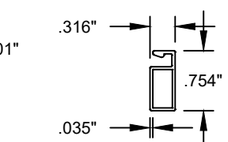
21 BEVELED INTERLOCK



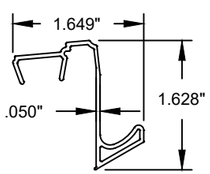
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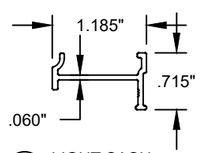
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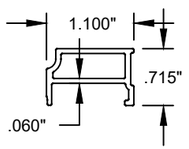
80 EXTRUDED SCREEN FRAME



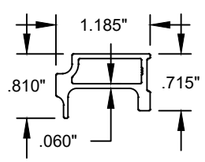
14 TOP SASH PULL



23 LIGHT SASH REINFORCEMENT



24 STANDARD SASH REINFORCEMENT



25 HD SASH REINFORCEMENT

PRODUCT REVISED
As complying with the Florida Building Code
NOA–No. 23-0816.17
Expiration Date: 09/17/2025
By: Manuel Perez
Miami–Dade Product Control

Revision:
D) NO CHANGES IN THIS SHEET.

PREPARED BY A. LYNN MILLER
1070 TECHNOLOGY DRIVE
N. VENICE, FL 34275
(941) 480-1600

REGISTRATION #29296

PGT
Custom Windows and Doors
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Title	Date	Drawn By	Rev.
DOUBLE HUNG INSTALL (NI)	05/15/15	A. MORLESIN	D

Desc.	DWG No.	Sheet
EXTRUSION PROFILES.	MD-DH5460-01	10 OF 12

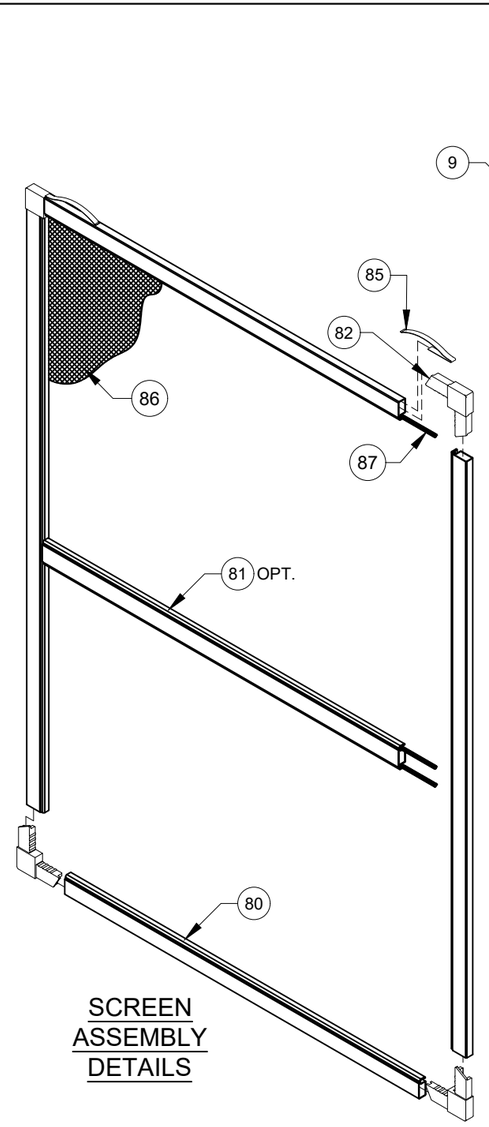
Series
DH-5460

ANTHONY LYNN MILLER
LICENSE
No. 58705
A. Lynn Miller
8/10/23
STATE OF FLORIDA
PROFESSIONAL ENGINEER
A. LYNN MILLER, P.E.
P.E.# 58705

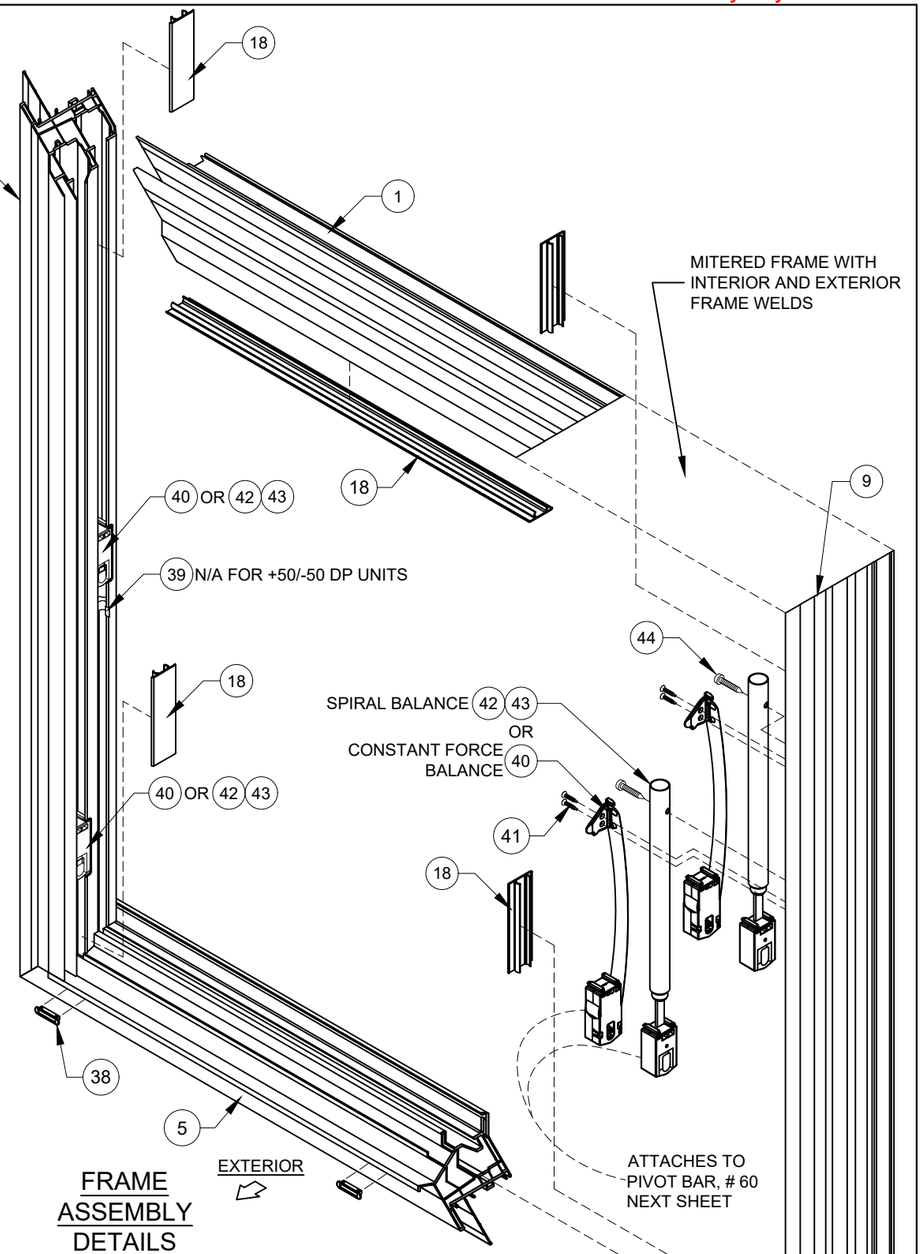
Included by city staff based on permit application

Bill of Material

#	Part #	Description	Material
1	620113	Frame Head - J-Channel	PVC
2	620114	Frame Head - Flange	PVC
3	620115	Frame Head - Fin	PVC
4	620116	Frame Head - Equal Leg/Box	PVC
5	620105	Frame Sill - J-Channel	PVC
6	620106	Frame Sill - Flange	PVC
7	620107	Frame Sill - Fin	PVC
8	620108	Frame Sill - Equal Leg/Box	PVC
9	620109	Frame Jamb - J-Channel	PVC
10	620110	Frame Jamb - Flange	PVC
11	620111	Frame Jamb - Fin	PVC
12	620112	Frame Jamb - Equal Leg/Box	PVC
14	620171	Top Sash Pull (opt.)	PVC
15	620140	Keeper Rail	PVC
16	620129	Sash Rail (Sides, Top & Bottom)	PVC
17	620134	Balance Cover	PVC
18	620133	Sash Stop/Screw Cover	PVC
19	620156	Lift Rail Interlock	6005 T5 Al
20	620144	Lift Rail Interlock Cover	PVC
21	620157	Beveled Interlock	6005 T5 Al
22	620145	Beveled Interlock Cover	PVC
23	620150	Light Sash Reinforcement	6063 T6 Al
24	620151	Standard Sash Reinforcement	6063 T6 Al
25	620152	HD Sash Reinforcement	6063 T6 Al
30	61644	Weatherstrip, .187" x .270" Fin Pile	
31	6Q300	Weatherstrip, .190" x .300" Foam Bulb	
32	61719	Weatherstrip, .187" x .220" PolyPile	
33	61825	Weatherstrip Plug, .220" Finseal	
35	78X1MTTT	#8 x 1" Ph. PH SDS (Interlock Mounting Screw)	SS
38	720210	Weep Hole Cover	PVC
39	720185	Tilt Latch Reinforcement Clip	PVC
40	720XXXXX	Constant Force Balance	
41	78X34PPAX	#8 x 3/4" Ph. FH SMS (Con. Force Balance Screw)	SS
42		Spiral Balance	
43	720205	Spiral Balance Shoe	Nylon
44	78X114FPAX	#8 x 1-1/4" Ph. FH SMS (Spiral Balance Screw)	SS



SCREEN ASSEMBLY DETAILS



FRAME ASSEMBLY DETAILS

PRODUCT REVISED
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Miami-Dade Product Control

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REGISTRATION #29296

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Title	Desc.	Series	Sheet	DWG No.	Rev.
DOUBLE HUNG INSTALL (NI)	ASSEMBLY & PART LIST	DH-5460	11 OF 12	MD-DH5460-01	D

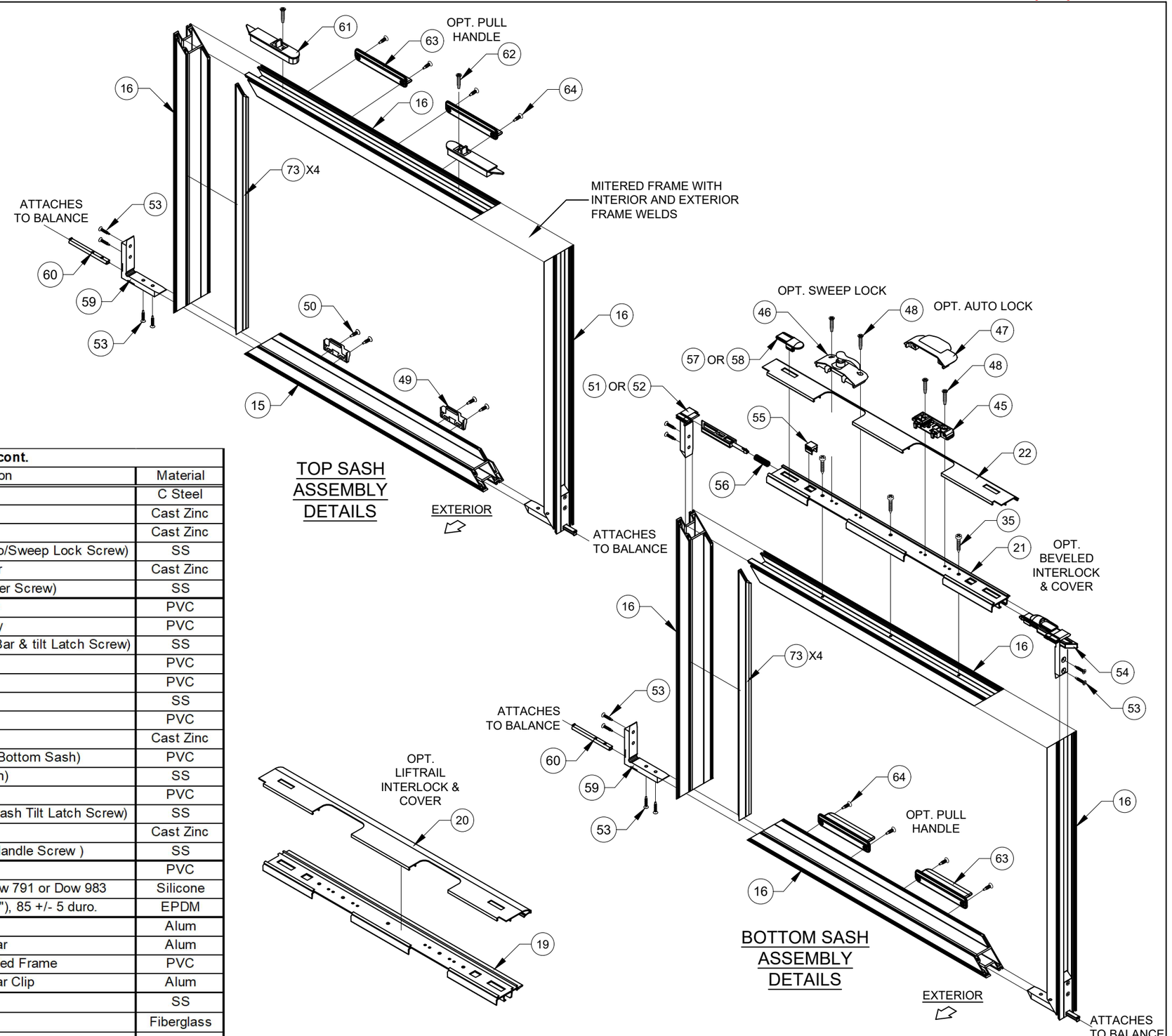
Drawn By: A. MORLESIN
Date: 05/15/15

ANTHONY LYNN MILLER
LICENSE
No. 58705
A Lynn Miller
8/10/23
STATE OF FLORIDA
PROFESSIONAL ENGINEER
A. LYNN MILLER, P.E.
P.E.# 58705

Included by city staff based on permit application

TABLE 8, CONT.:

Bill of Material, cont.			
#	Part #	Description	Material
45	720197	Auto Lock Mechanism	C Steel
46	720198&9	Sweep Lock	Cast Zinc
47	720195&6	Auto Lock Cover Assembly	Cast Zinc
48	76X1180PTX	#6 x 1-1/8" Ph. FH SDS (Auto/Sweep Lock Screw)	SS
49	720200	Auto and Sweep Lock Keeper	Cast Zinc
50	76X34PPTX	#6 x 3/4" PH. PH SDS (Keeper Screw)	SS
51	420181 L/R	Beveled Tilt Latch Corner Key	PVC
52	420182 L/R	Pull Rail Tilt Latch Corner Key	PVC
53	7634PHFL	#6 x 3/4" Ph. FH SDS (Pivit Bar & tilt Latch Screw)	SS
54	420183	Tilt Latch	PVC
55	420184	Tilt Latch Retainer	PVC
56	720207	1" Tilt Latch Spring	SS
57	420186	Plastic Tilt Latch Finger Pull	PVC
58	720192	Metal Tilt Latch Finger Pull	Cast Zinc
59	420180	Pivot Bar Corner Key (Top & Bottom Sash)	PVC
60	720206	Pivot Bar (Top & Bottom Sash)	SS
61	7101/7102	Top Sash Tilt Latch (L&R)	PVC
62	76X12FPTX	#6 x 1/2" Ph. FH SDS (Top Sash Tilt Latch Screw)	SS
63	720191	Sash Pull Handle (opt.)	Cast Zinc
64	78X34FPT	#8 x 3/4" Ph. FH SDS (Pull Handle Screw)	SS
73	720136	I.G. Bead	PVC
74		Backbedding, GE 7700 or Dow 791 or Dow 983	Silicone
75	71684&5	Setting Block (7/8" x 2" x 1/8"), 85 +/- 5 duro.	EPDM
80	61012	Extruded Screen Frame	Alum
81	60775	Extruded Screen Spreader Bar	Alum
82	7CKGLB21	Screen Corner Key for Extruded Frame	PVC
83	72045	Extruded Screen Spreader Bar Clip	Alum
85	7CASPM	Tension Spring	SS
86	61816C48	Screen Cloth	Fiberglass
87	61635/61624	.140" Screen Spline (Machine/Hand Rolled)	Vinyl



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Title	Drawn By	Date	Rev.
DOUBLE HUNG INSTALL (NI)	A. MORLESIN	05/15/15	D
Desc. ASSEMBLY & PARTS LIST.			DWG No. MD-DH5460-01
Series DH-5460		Sheet 12 OF 12	

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CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for November 21, 2024 Meeting



Application HP2024-0070 Address: 2 Tremerton Place

Applicant: Austin Matheson

Owner: Caleb J. King

Project description: For partial demolition of a residential structure designated as a Local Historic Landmark, constructed c. 1917-1924, including removal of an existing detached c. 1950 garage apartment and alterations to the north and east elevations of the primary structure in relation to proposed additions.

Architectural Style:	Craftsman Bungalow	Florida Master Site File:	SJ02286
National Register:	N/A	Construction date:	c. 1917 - 1924
Archaeology Zone:	IC	Zoning District:	RS-1
Parcel number:	2012900000		
Agenda Item:	9(b)	Previous Action(s):	Local Historic Landmark Designation: HP2022-0017

STAFF SUMMARY AND ANALYSIS:

1. This Craftsman Bungalow house was designated by the HARB as a Local Historic Landmark at the March 17, 2022 meeting. Located on the north side of the street that is currently named Tremerton Place where Tremerton Street intersects only from the south, the large property is bounded by the Matanzas River to the east, and is one house east of Marine Street to the west.
2. One of the two detached buildings, sometimes labeled as 2-1/2 Tremerton Place, is located 5' adjacent to the rear to the house and built in the manner of a garage apartment, is proposed for full demolition. Proposed full demolitions of buildings that are fifty years or older citywide must be approved by the HARB. The St. John County Property Appraiser (SJCPA) dates this building's construction as 1935. However, Sanborn Map research shows on the 1930 map a much smaller 1-story outbuilding that previously stood in the general area of this building. A much longer, two-story building appears by the 1957 update, and the building was altered over time. Although two levels high, the ground level, which is unfinished and used for storage, was built partially below grade in a terraced fashion on the sloped property, and has flooded numerous times according to the applicant. A guest apartment comprises the second floor and has a screened porch that faces eastward towards the bayfront and may have been added at a later time.
3. In this building's place, a two-story structure is proposed 6' southward from the property line and attach to the historic house at the north elevation. While this new construction will be in the approximate same footprint and also be two-stories high, it will be taller than the existing guest house, changing the relation of the primary structure's height being taller.
4. Alterations proposed for the historic house include elevating the house 2', which may require portions of the front porch to be disassembled and rebuilt, and a new brick pier foundation. This is to better protect the house from potential future flooding. To accommodate the addition, the shed roof on the northwest corner of the house will be replaced with a gable portion to tie into the new two-story addition and part of the wall on the north elevation will be removed. A large porch with a front facing gable is proposed for the east elevation, but is inset from the main block of the house, so will not be visible from the street. Changes to the fenestration, are limited to the east elevation so will also not be visible from the street, and include adding French doors in place of one paired window, and enclosing possibly two window openings.
5. Architectural plans show the existing and proposed design and specifications for wood windows with exterior muntins with a raised profile were included for the new addition. Overall, much of the historic design and materials of the house remain intact and the proposed project scope will not significantly impact the historic house in a way that is visible from the street. Plans show no other real changes to the exterior of the existing historic house, other than what was noted above. Besides, remodeling the kitchen, which was not still in the original condition, the historically intact interior of the house will not be modified significantly with these proposed changes.
6. If elevation of the house and demolition of the adjacent guest house/garage apartment will proceed, great care should be taken to minimize damage to the historic materials and elements of the exterior and interior.
7. This property is within the boundaries of a significant archaeological site. An A-14 application for Archaeological Review will be required with the proposed project scope and should be submitted as soon as possible to avoid delays in construction.
8. See more information about the Architectural/Cultural Resource Context of the buildings and property on the following page.

Architectural/Cultural Resource Context:

9. 2 Tremerton Place was formerly listed as 3 Hernandez Street, according to the early Sanborn Maps, and is listed under this address in the Florida Master Site File (FMSF) survey. While the SJCPA lists the year of construction as 1900, Sanborn Map research for the FMSF survey points to the years of construction between 1917 and 1924, and the survey states the house was "one of the later houses built in the neighborhood." A low pitch side facing gable metal roof with a front-facing gabled dormer with triple window (in the center is a paired casement) sits on top of the wood framed house, which rests on piers. Unique narrow wood horizontal siding with rolled edges that is reported to be from the Sears Roebuck patterns, according to the owner, clads the exterior. Simple wood beams (referred to decorative or false beams) extend at widely spaced intervals under the wide eaves along the side gable end, while exposed rafter tails are visible on other areas. Wood double-hung windows consist of 6-over-one sashes, or single or paired casements divided by 6 or 8-lites.
10. An expansive one-story front porch is a major character defining architectural feature of the house. According to the FMSF, the units used for the pillars are "a very rare coquina brick, one of only three known examples in St. Augustine (all of them, interestingly, being on waterfront property – one at Lighthouse Park overlooking Salt Run [443 Ocean Vista Drive, c. 1924-1930], and the other on St. Francis Street overlooking Maria Sanchez Lake)." The FMSF notes a 1927-28 City Directory St. Augustine Stone Works at 12 Loreida Street listing as a seller of "Coquina Bricks."
11. Two detached buildings are located on the property line to the north of the house that include a two-story guest house, built in a similar form as a garage apartment structure, and a one-story garage building. Building permit records revealed a permit for the garage to rebuilt in 2002 after a demolition permit was issued also in 2002 (2002-0295) for the previously existing garage.
12. Within the City's Archaeology Zone, IC, as was stated in the staff report for the Local Historic Landmark designation, the property falls within the boundaries of Archaeology Site 8SJ0094, which is associated with the Mission of Nuestra Senora del Rosario de la Punta (Our Lady of the Rosary of the Point), there is the possibility of intact, archaeological deposits on the parcel. This is the most intensively investigated 18th-century Native American mission community in the Southeast. Archaeological testing would be required to confirm presence of such archaeological deposits.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the HARB can take the following actions for a **Certificate of Demolition for Partial Demolition** at **2 Tremerton Place:**

1. APPROVE if the board finds:
    a. The proposed full demolition of the detached c. 1950s guest house/garage apartment is not individually designated as a historic structure and its loss will not impact the ability of the main residence to retain its status as a Local Historic Landmark.
    b. Likewise, the proposed alterations to the existing historic house will not be highly visible from the primary façade or the street, and will not limit its ability to retain its status as a Local Historic Landmark.

With the following conditions:

1. Care should be taken to avoid damage to the exisiting house's exterior and interior and its historic elements/materials during the alterations, including elevation of the house and removal of the approved elements and the proposed construction of the addition.
2. For exterior and interior salvagable historic materials to be salvaged: 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.

Julie Courtney
Julie Courtney, Historic Preservation Officer

SUMMARY SCOPE OF WORK:

1. For partial demolition of a residential structure designated as a Local Historic Landmark, to include alterations to the north and east elevations of the primary structure in relation to proposed additions:
   a. Changes to the fenestration on the east elevation: replacing a paired window with French doors, enclosing two smaller window openings
   b. Modify the shed roof to a gable roof to tie into the proposed addition
2. Full demolition of an existing detached c. 1950 guest house/garage apartment and new construction of an attached structure in place of the
3. Addition of a porch on the east elevation
4. Elevation of the overall existing house by 2' to include a new brick pier foundation system

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.* The property is not within a historic district, but was designated as a Local Historic Landmark by the HARB in 2022.

3. The contribution of the architectural element(s) being proposed for removal to the historic integrity of the building and the streetscape. The buildings on this property have a similar mass and scale to a number of structures in the neighborhood, although many of the neighboring houses to the north are significantly taller and larger.

4. The impact of the loss of the architectural element(s) on the building and along the streetscape. The guest house/garage apartment proposed for demolition is set back from the house and the street and does not appear to contribute to the streetscape.

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 impact to the streetscape by the proposed addition in the detached building's place will be minimized with the location being kept in the approximate footprint as the existing. Although it will be taller than the existing house, it will still be set back from the front of the house and the street, so may not be highly visible. It will be adjacent to a much taller and larger neighboring structures to the north.

6. The historical or cultural merit of the structure and/or its architectural features. Because of its significantly intact design of a Craftsman Bungalow, the house was designated as a Local Historic Landmark by the HARB in 2022. The garage apartment was not included in this designation, was constructed c. 1950s without the same attention to architectural detail, and has been altered over time.

7. The impact of the loss of the architectural element(s) on the historical or cultural integrity of the structure, district, and neighborhood. The garage apartment/guest house is not historically or architecturally significant like the adjacent Local Historic Landmark house. Great care should be taken to retain the character defining features and elements and not permanently alter this residential structure in a way that diminishes its architectural significance with the proposed alterations. The primary modifications are on the side and rear of the house and a proposed increase in elevation for flood resiliency.

7. 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 historic house is a wonderful example of a Craftsman Bungalow structure and retains many of its original materials and character defining elements on the exterior and interior. Exterior alterations to the house will be limited to the east elevation, which is mostly blocked visually from the street with how Tremerton Place is configured. The new two-story addition that is proposed will not be highly visible from the street with its location behind the house.

8. *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 front porch of the house is particularly special in its use of locally made block and its design. If elements of the porch have to be partially disassembled to lift the house slightly, the elements should be recorded, labeled, and stored in a manner that will allow the materials to be reused and returned to the porch using the same design.

9. *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 combination concrete block and wood frame garage apartment structure does not feature design, craftmanship or materials that would be difficult to reproduce, though proposed new construction will look different and will modify the rear and side of the existing historic house that are not highly visible from the street.

10. *The justification for the proposed partial demolition.* The applicant stated a number of points in his letter that is in the application packet, including flood resiliency, the intent to keep the historic house largely unaltered while gaining useable space for his family that may become new owners, and to orient the buildings to the water.

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.

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Constructed c. 1917-1924, the building is not in a Historic Preservation Zoning District or individually listed on the National Register of Historic Places, but was designated as a Local Historic Landmark by the HARB in 2022 and is recorded in the Florida Master Site File.

The requirements have been sufficiently met.
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UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:
Defined as an onerous and excessive financial burden that would be placed upon a property owner by the denial of a certificate of demolition or a similar burden which would be placed on a property owner by conditions which the Commission seeks to place on the granting of a certificate. (Section 28-2 CoSA Code of Ordinances)
Is applicant entitled to a Certificate of Demolition independent of any hardship? ☑ Yes ☐ No
Did applicant submit evidence of undue economic hardship? ☐ Yes ☑ No

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

(Materials submitted by applicant noted with a checked box)

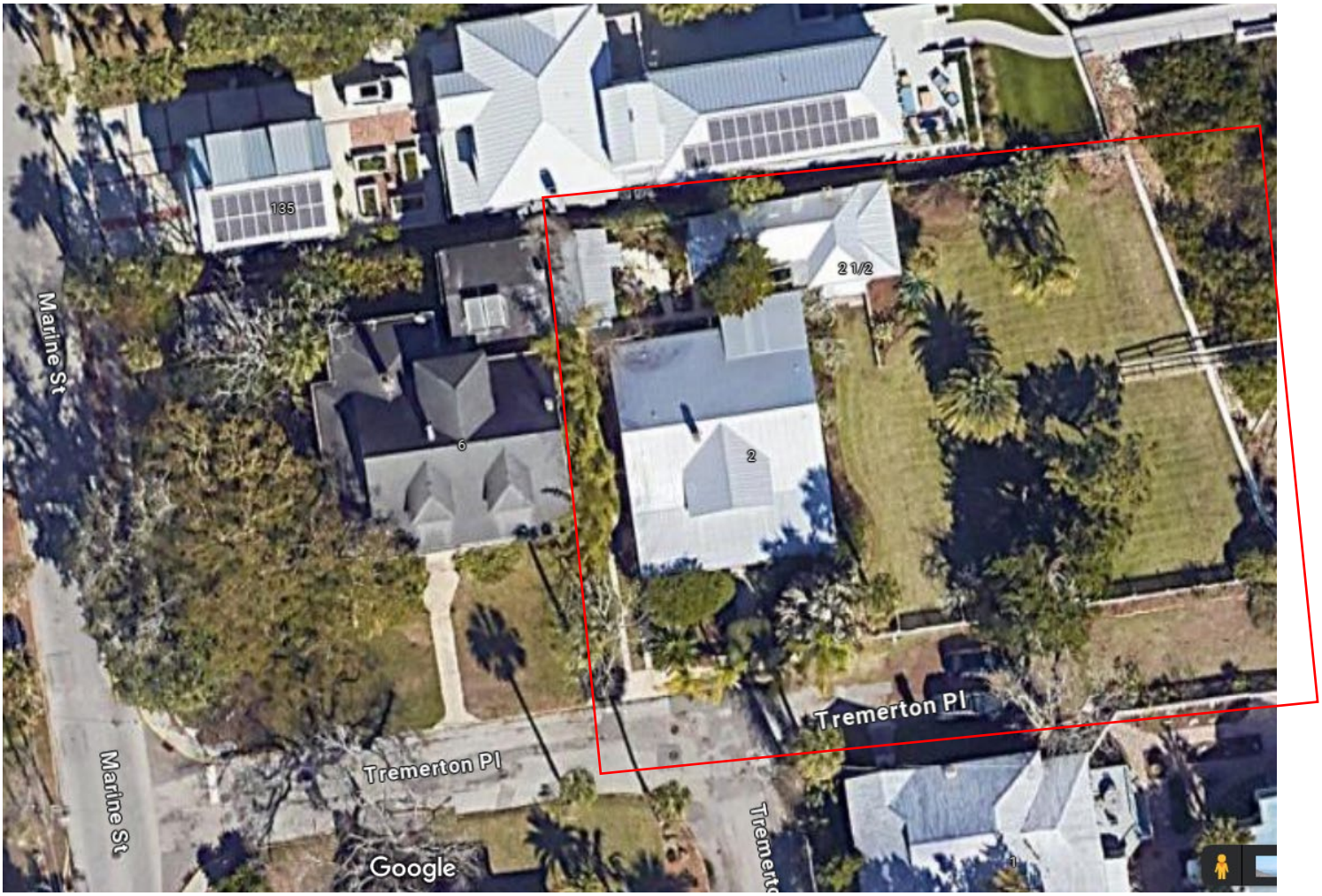
- ☐ 1. An estimate of the cost of the proposed construction, alteration, demolition, or removal;
- ☐ 2. The estimated market value of the property in its current condition; after completion of the proposed construction, alteration, demolition, or removal; and, in the case of a proposed demolition, after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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File survey
3. Sanborn Maps
4. Other attachments from Local Landmark Designation Staff report packet of March 17, 2022 (HP2022-0017)


135
21/2
6
2
Marine St
Marine St
Tremerton Pl
Tremerton Pl
Google

2 Tremerton Place
Staff Photographs



Front (south) Elevation

2 Tremerton Place
Staff Photographs



Southwest Elevation

2 Tremerton Place
Staff Photographs

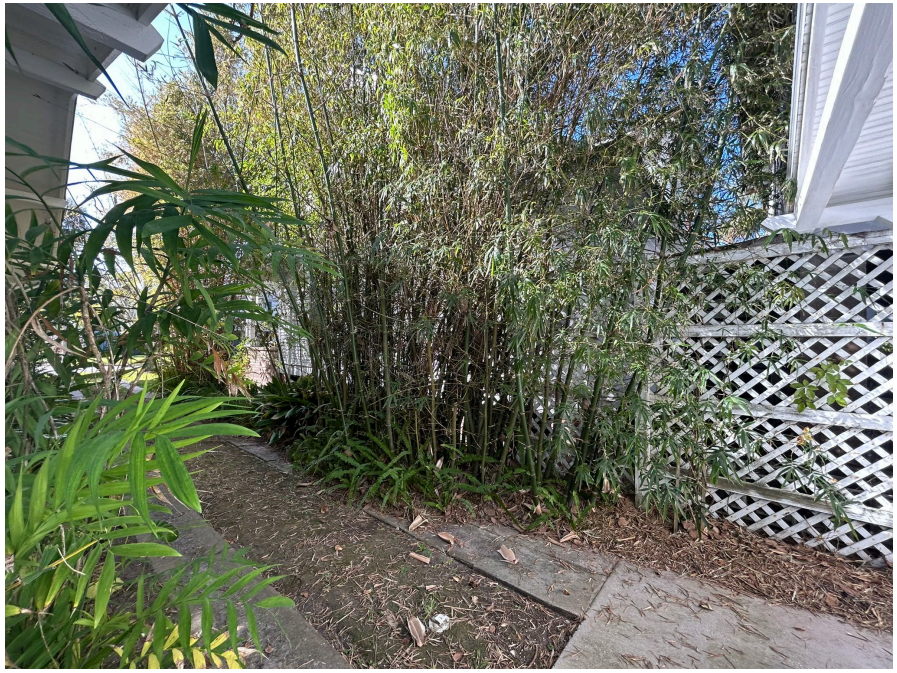


North Elevation



Detached Garage

2 Tremerton Place
Staff Photographs





Ribbon Drive Along West Elevation

2 Tremerton Place
Staff Photographs



West Elevation

2 Tremerton Place
Staff Photographs





Walkway from Detached Garage to Garage Apartment Along North Elevation

2 Tremerton Place
Staff Photographs





Walkway from Detached Garage to Garage Apartment Along North Elevation
Southwest Elevation Garage Apartment (on left)

2 Tremerton Place
Staff Photographs



West Elevation Garage Apartment

2 Tremerton Place
Staff Photographs





Siding Details

2 Tremerton Place
Staff Photographs





North Elevation (Addition Location)

2 Tremerton Place
Staff Photographs



Walkway between North Elevation of Main House and South Elevation of Garage Apartment

2 Tremerton Place
Staff Photographs



South Elevation Garage Apartment

2 Tremerton Place
Staff Photographs



Southeast Elevation Garage Apartment

2 Tremerton Place
Staff Photographs



East Elevation – Main House, Addition Location

2 Tremerton Place
Staff Photographs



East Elevation Main House and Garage Apartment

2 Tremerton Place
Staff Photographs





East Elevation Garage Apartment

2 Tremerton Place
Staff Photographs





East Elevation Garage Apartment and Main House

2 Tremerton Place
Staff Photographs



East Elevation Main House

2 Tremerton Place
Staff Photographs



East Elevation Main House

2 Tremerton Place
Staff Photographs





East Elevation Main House: Window to be replaced with French doors

2 Tremerton Place
Staff Photographs





North Elevation: Exterior Details

2 Tremerton Place
Staff Photographs





Yard and Dock East of House and Garage Apartment

2 Tremerton Place
Staff Photographs





Yard and Dock East of House and Garage Apartment

2 Tremerton Place
Staff Photographs









Interior - Garage Apartment: ground level

2 Tremerton Place
Staff Photographs





Interior - Garage Apartment

2 Tremerton Place
Staff Photographs







Interior - Garage Apartment

2 Tremerton Place
Staff Photographs







Interior - Garage Apartment

2 Tremerton Place
Staff Photographs







Interior - Garage Apartment

2 Tremerton Place
Staff Photographs





Interior - Garage Apartment

2 Tremerton Place
Staff Photographs



2 Tremerton Place
Staff Photographs



Garage Apartment Entrance on South Elevation

2 Tremerton Place
Staff Photographs



South Elevation Garage Apartment
East Elevation Main House



South Elevation Housec

2 Tremerton Place
Staff Photographs





Front Entry and Porch Details

2 Tremerton Place
Staff Photographs





Front Entry Details

2 Tremerton Place
Staff Photographs





Front Entry Details

2 Tremerton Place
Staff Photographs



Interior – Main House

2 Tremerton Place
Staff Photographs





Interior – Main House

2 Tremerton Place
Staff Photographs





Interior – Main House: will be modified with addition

2 Tremerton Place
Staff Photographs







Interior – Main House

2 Tremerton Place
Staff Photographs





Interior – Main House

2 Tremerton Place
Staff Photographs







Interior – Main House

2 Tremerton Place
Staff Photographs





Interior – Main House

2 Tremerton Place
Staff Photographs





Interior – Main House

STAFF PHOTOS
2 Tremerton Place





STAFF PHOTOS
2 Tremerton Place





STAFF PHOTOS
2 Tremerton Place





STAFF PHOTOS
2 Tremerton Place





STAFF PHOTOS
2 Tremerton Place





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2 Tremerton Place





STAFF PHOTOS
2 Tremerton Place





STAFF PHOTOS
2 Tremerton Place





STAFF PHOTOS
2 Tremerton Place: Cottage/Garage Apartment





STAFF PHOTOS
2 Tremerton Place: Context Area





STAFF PHOTOS
2 Tremerton Place: Context Area





STAFF PHOTOS
2 Tremerton Place: Context Area





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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ 2286 1009==
Site Name: 3 Tremerton Place 830== Survey Date: 7808 820==
Address: 3 Tremerton Place, St. Augustine, Fla. 32084 905==
Instructions for Locating:

813== County: St. Johns 808==
Location: City of St. Augustine (subdivision) 44A (block) 10 (lot) 868==

868==
Owner of Site: Name: Barnett Bank of St. Augustine NA Trustees;
Address: 60 Cathedral Place
St. Augustine, Fla. 32084 902==
Occupant or Manager: 904==
Type of Ownership: Private 848== Zoning: RSE
NR Classification Category: Building 916== Recording Date: 832==
UTM: 17 (zone) 470200 (easting) 3305820 (northing) 890== Location: T07S (T) R30E (R) N20 (S) 812==
Map Reference: USGS St. Augustine 7.5 MIN 1956 (PR 1970) 809==
Recorder: Name & Title: Nolan, David (Historic Sites Specialist);
Address: H.S.A.P.B. 818==

II. SITE DESCRIPTION

Condition of Site:
( ) Excellent 863==
(x) Good 863==
( ) Fair 863==
( ) Deteriorated 863==

Integrity of Site:
(x) Altered 858==
( ) Unaltered 858==
(x) Original Site 858==
( ) Restored - Date: 858==
( ) Moved - Date: 858==

Threats to Site:
( ) Zoning 878==
( ) Development 878==
( ) Deterioration 878==
( ) Borrowing 878==
( ) Transportation 878==
( ) Fill 878==
( ) Dredge 878==
( ) Other 878==

II. SITE DESCRIPTION, continued.

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

Date: +1924 844== Period: 20th Cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Bungalow 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Brick, wood, weatherb ard with cornerboard 854==

Structural Systems: Masonry, brick; wood frame 856==

Features of Structure: (942)

Window Type: DHS, casement 942==

Foundation: 942==

Roof Type: Gable, intersecting 942==

Secondary Roof Structures: Porches 942==

Porches & Balconies: One story open porch on sough side (front) 942==

Chimney Location: Center, ridge 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Composition shingles 882==

Ornament Exterior: Massive brick posts on rusticated walls 882==

Quantitative Data: (950-954)

Chimneys: 1 952== Dormers: 954== Stories: 1½ 950==

Other: 956==

Surroundings: Residential/institutional 864==

Relationship to Surroundings: Faces bay 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Theatre, Real Estate

920==

Statement of Significance: (911==)

ARCHITECTURE

The one and one-half story Bungalow style residence at 3 Tremerton Street was constructed between 1917 and 1924 and is one of the later houses built in this neighborhood. There is a one-story open porch on the front with massive brick posts on top of rusticated walls. The house is located behind 137 Marine Street and faces the Matanzas River to the east. The porch on this house is built of very rare coquina brick, one of only three known examples in St. Augustine (all of them, interestingly, being on waterfront property--one at Lighthouse Park overlooking Salt Run, and the other on St. Francis Street overlooking Maria Sanchez Lake). The 1927-28 City Directory lists the St. Augustine Stone Works at 12 Loreida Street as selling "Coquina Bricks". They may have supplied the ones used in this building.

The area south of St. Francis Street between the Matanzas River and Maria Sanchez Lake has a large military complex on the north and a large health-care complex on the south, but is otherwise residential in nature. Construction dates in the area run from colonial through modern times. Development in the area proceeded generally from north to south and from east to west. The section along the east side of Maria Sanchez Lake was built on filled, previously marshy land. In addition to the colonial Llambias House and St. Francis Barracks, there are a few Victorian houses, representing early development in this area. But the bulk of the buildings are 20th century and show the influence of Bungalow, Mediterranean Revival and Colonial Revival styles popular in earlier decades. Tree-lined streets, walking distance from downtown, make this one of the city's pleasant and distinctive residential neighborhoods. Of particular note are a series of wood-shingle residences with palmetto porch posts on south St. George Street that were the work of architect Fred A. Henderich, whose family helped to develop the neighborhood. Also noteworthy is the fact that buildings in this area generally back up to Maria Sanchez Lake rather than face it, as the houses on the west side of the Lake do. The same thing is true along the Matanzas River, so maximum advantage is not taken of the waterfront property in this area. The area from St. Francis Street to San Salvador Street forms the southern section within the National Landmark District, listed on the National Register of Historic Places.

(over)

V. BIBLIOGRAPHY

1. Antonio de Arredondo, "Plan de la Ciudad de San Agustin de la Florida," May 15, 1737; Pablo Castello, "Plano del Presidio de San Agustin de la Florida," July 21, 1763; Charles Vignoles, "Plan of the Harbour, Town, and Fortifications of Saint Augustine, East Florida," ca. 1821-1822; Benjamin Clements, "Plan of the City of St. Augustine," 1834-1835; St. Johns County Courthouse, Deed Records, Book G, p. 108.

2. Deed Records, Book VV, p. 74; Book 8, pp. 368 and 423; Book 10, p. 51; Tatler, January 27, 1894, p. 2; February 13, 1897, p. 16; Sanborn Fire Insur-

HISTORY

The neighborhoods south of San Salvador Street lie immediately outside the colonial Rosario defense line and its easternmost coquina bastion, Fort St. Francis. The early 18th century Indian village of La Punta was scattered throughout this area and by the early 19th century, a cluster of structures were built in the northern end of the tract in the vicinity of present-day Marine Street. This thoroughfare was cut through by the 1780's and led directly to the British-built stone redoubt and hospital and the late 18th century Powder House at the southern end of the peninsula. The tract was divided into eight small land grants in the late 18th century. By 1821 Charlotte Street was cut through the grants west of Marine Street so a "direct line" could be established between the Castillo and the powder magazine.(1) Residential development generally took place between 1890 and 1910 and in the boom era of the 1920's. Two of St. Augustine's most prominent residents promoted development here. Henry Flagler converted a large structure into Alicia (later Flagler) Hospital in the late 1880's, and in the following decade, William Warden's St. Augustine Improvement Company converted Maria Sanchez Creek into a slender lake and used the dredge to build-up its property along both sides of the water. The real estate firm began selling lots in 1905. The federally-owned Powder House lot, south of the hospital, was developed into a baseball park around World War I.(2)

In the 1920's the house at 3 Tremerton Place)also referred to as 3 Hernandez) was the residence of Jason B. Heaney, a real estate broker and his wife Nellie. In 1934 it was the home of C. Locke Crumley, manager of the Jefferson Theatre.(3)

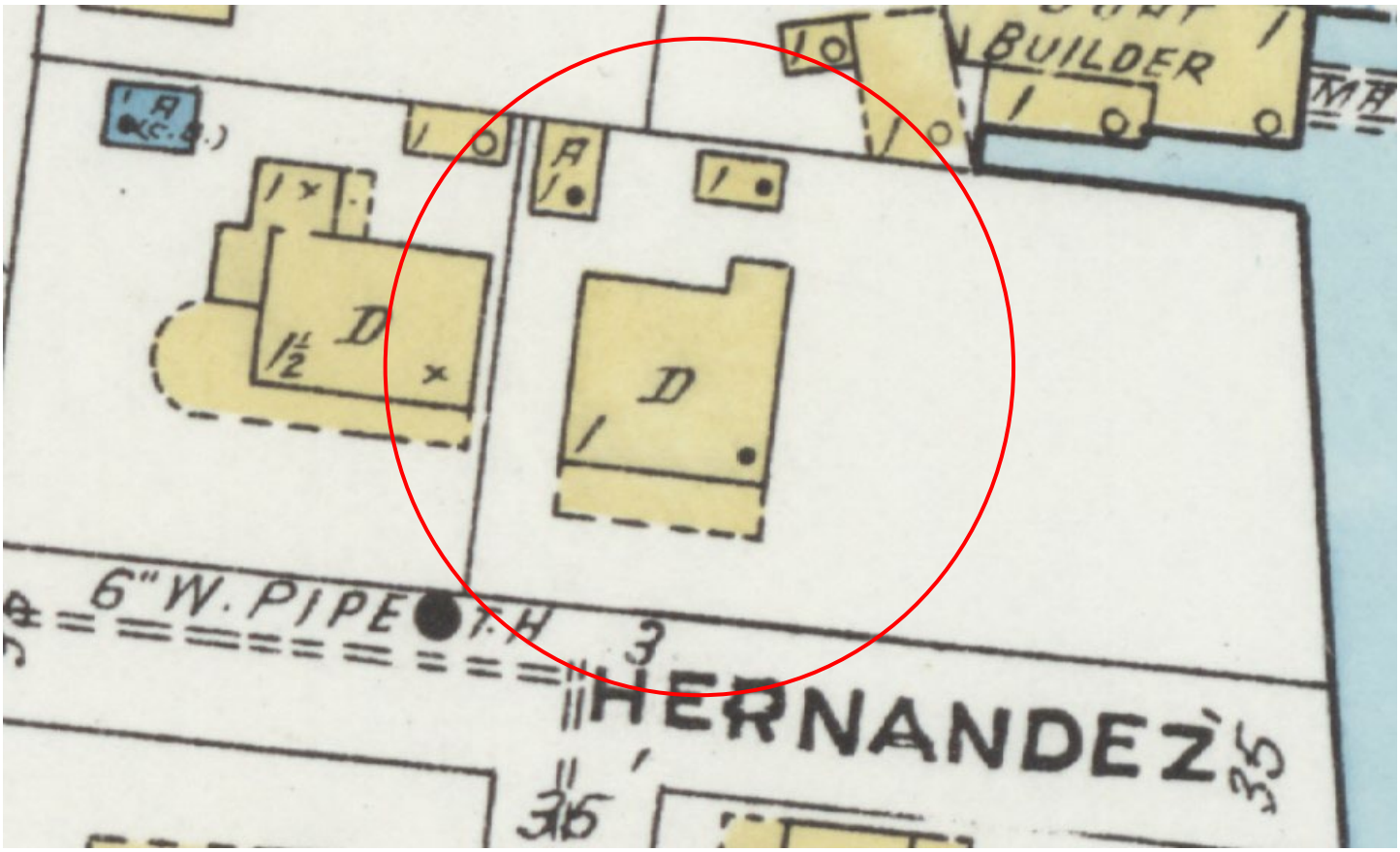
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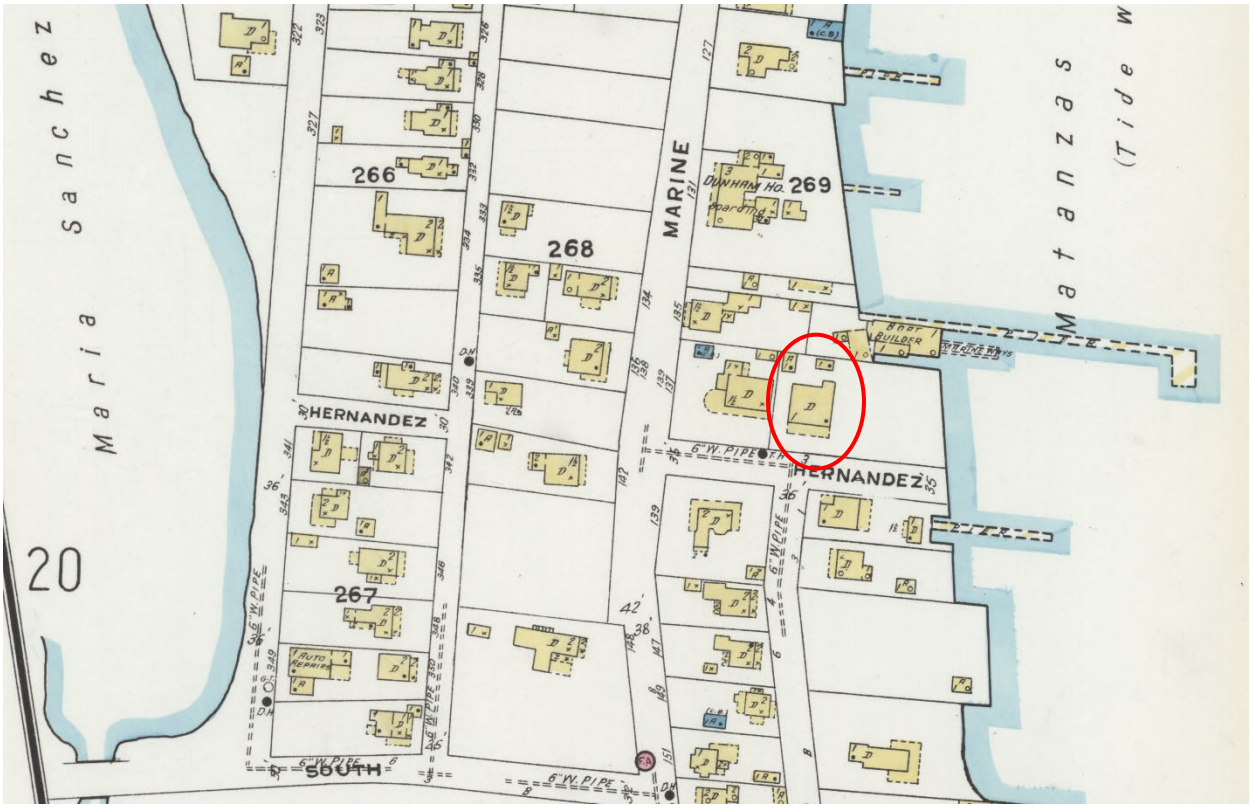
ance Maps, 1893-1930.

3. St. Augustine City Directory, 1924-25, 1927-28, 1934.

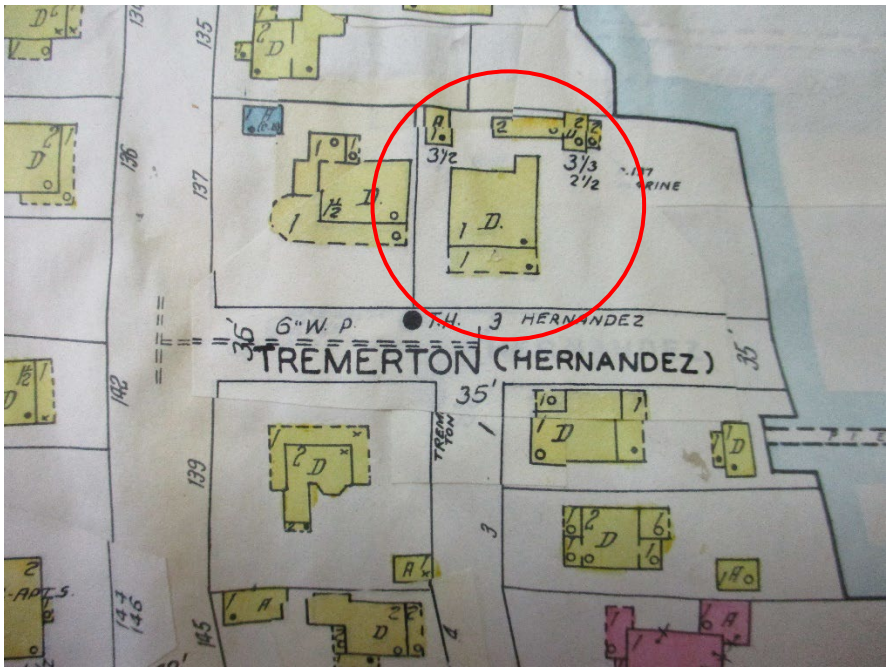


1924 SANBORN MAP





1930 SANBORN MAP updated to 1965





2 Tremerton Place (c. 1917-1924)
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
+ 1924-25	~ J.B. Heaney (w. Nellie)		Real Estate
1927	~ J.B. Heaney (w. Nellie)		Real estate broker
	~ Nellie Heaney		Student
1930	~ VACANT		
1934	~ Sidney E. Farwell		Fruit Grower
	~ C. Locke Crumley (Clarissa)		Manager, Jefferson Theatre
1940	^ Sidney E. Farwell		Not listed
1945	^ *No 2 Tremerton St. listed*		
1947	^ Edward W. Jacunski		
	^ (2-1/2): Raymond Carroll		
1949	^ Hugh C. Cartwright		
	^ (2-1/2): Raymond Carroll		
1951	^ Irving A. Hussey (w. Mary P.)		U.S. Army
1955	^ Eldon McDaniel (w. Sara S.)		Sales Manager, Quality Dairy Products
1960	^ Harold E. Hubbard (w. Berla S)	(o)	Clerk, Post Office
1965	^ Harold E. Hubbard (w. Berla S)	(o)	Clerk, Post Office
1970	^ Harold E. Hubbard (w. Berla S)	(o)	Carrier, Post Office
	Mrs. Bernice S. Kirkwood		Principal, Fullerwood Elementary School
1975	^ Harold E. Hubbard (w. Berla S)		Carrier, Post Office
1985 & 1990	* Harold E. Hubbard (w. Berla S)	(o)	Retired
1995	* Donna Duvall		Seasonal resident

\+ First entry found for this address (previous directories did not have Hernandez Street or Tremerton Place listed)

~ Address listed as 3 Hernandez Street

^ Hernandez Street is listed with no addresses - listings as shown were under 2 Tremerton Street. This address was utilized based on 1934 to 1940 listing similarities and lack of 2 Tremerton Street on Sanborn Maps

* 2 Tremerton Place

(o) Owner

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Demolition (Partial)

Case Number: HP2024-0070 **Meeting Date: Thursday, November 21, 2024**

1. NAME OF APPLICANT: Austin Matheson
   Business (if applicable):
   Address: 7401 SW 5th Court
   City: Miami State: FL Zip Code: 33143
   Daytime Telephone: 305 401 4754 E-Mail Address: akmatheson@gmail.com

2. NAME OF PROPERTY OWNER: Caleb J, King
   Business (if applicable):
   Address: 2 Tremerton Place
   City: St. Augustine State: FL Zip Code: 32084
   Daytime Telephone: 305 401 4754 E-Mail Address: akmatheson@gmail.com

3. PROJECT LOCATION: 2 Tremerton Pl, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: CITY OF ST AUGUSTINE LOT 10 BLK 44-A OR3533/1923

5. SCOPE OF WORK: For partial demolition of a residential structure designated as a Local Historic Landmark, constructed c. 1917-1924, including removal of an existing detached c. 1950 garage apartment and alterations to the north and east elevations of the primary structure in relation to proposed additions.

Information attached by applicant includes:

- Application Agreement
- Letter of support from property owner
- Letter from applicant with summary of project scope and additional information
- Photographs of Existing Conditions - showing buildings' proximity to each other and site
- Proposed Replacement Building/Feature Plans
- Proposed Window Specifications
- Planning & Building Department Zoning Verification Letter
- Elevation Certificate for existing house
- Elevation Certificate for existing detached cottage apartment

dotloop signature verification: dtlp.us/T4bh-AjjN-woj5

Received 10/22/2024
Planning & Building Department

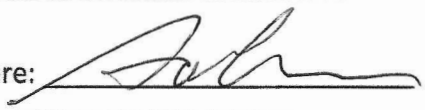
HARB APPLICATION AGREEMENT

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: 2 Tremerton Place

Applicant's Name: Austin Matheson Applicant's Signature: 

Owner's Name: Caleb J. King Owner's Signature: Caleb J King dotloop verified 10/14/24 1:17 PM EDT 9VXQ-JKKN-BXWE-N3ZA

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.

From:	Julie Courtney
To:	Austin Matheson
Subject:	2 Temerton Place - Certificate of Demolition (Partial) application for the November 21, 2024 Historic Architectural Review Board meeting
Date:	Thursday, November 7, 2024 1:27:00 PM
Attachments:	image002.png image003.png image004.png

RE: 2 Temerton Place

Hello Austin,
This email formally acknowledges receipt of your Certificate of Demolition (Partial) application to appear before the Historic Architectural Review Board (HARB). The meeting is currently scheduled on **November 21, 2024, as an in-person meeting beginning at 1 pm** in the Alcazar Room, accessed from the west side, ground level of the central courtyard, of City Hall (75 King Street). Please read this e-mail thoroughly. Below are the next steps for your application:

A preliminary review of your application was completed by staff and the following items are recommended to complete the application (this list was also confirmed in reply to your email sent earlier today):

- Window and door detail drawings/info: **For the windows and doors, if you have the actual product selected, you can submit specs / cut sheets for those that show the design, muntin profile, material, and size, but if not, drawings showing those details will work.**
- sketch of new foundation under masonry porch once elevated: **Provide info on height of elevation, how the foundation/piers may change, and materials of piers**
- section drawing of old house-new addition connection**: this is important to show how existing and new portions will connect**
- revised/cleaned up site plan **AND ELEVATIONS**: **any incorrect info should be removed, the neighboring house should be labeled as such, and heights/dimensions (distance from ground to finished floor elevation for the proposed elevated height, and roofline peak height measurements or other key dimensions should be clearly labeled so they are readable on an 11x17 sheet). Also, on Sheet 7, please have labels added for the new 2-story addition on the east and south elevations and the neighboring house, so there is no confusion between the two.**
- Applicant's letter to board outlining scope of work: **good to have a clear summary of any demolition related work (including full demolition of garage apartment building, permanent removal of any exterior element, change to the design or materials of any existing element on the exterior) and any other alterations to the existing house clearly articulated**
- zoning verification letter: **I have from Jacob and saved to your folder.**
- Photos: **as I mentioned, we did not receive the 3 photos that showed the proximity of the garage apartment to the house, etc – so if you have these as digital files please provide. We did receive the 3 aerial view type photos. I was able to complete sufficient staff photos for the staff report when I met with Noah..**

Formal staff evaluation of the proposed project may uncover further required materials and/or include conditions associated with the staff recommendation. **Any updates, or additional and supporting materials for this Certificate of Appropriateness application must be submitted via the application portal. Additional materials will be accepted by the Planning and Building Department up to 10 days before the meeting and must be received by November 11, 2024** per Ordinance 2010-09 **(since this is a City/Federal holiday, by 8 am on November 12th)** . After that, the HARB has the discretion whether to consider any additional materials presented at the meeting and your application may be continued if the HARB deems the application incomplete. The HARB may also request additional information during the public hearing.

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

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

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

Thank you,

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

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

dotloop signature verification: dtpi.dl/yolg-QDWB-YHC

Received 10/22/2024
Planning & Building Department

Tuesday October, 22 2024

Historic Preservation Review Board

2 Tremerton Place:

Before listing the property for sale I voluntarily placed the home into the historic registry to preserve the home for the future. The goal was that the house not be torn down and continue to add to the historic character of the City. The property has been on the market 2+ years and we have been looking for a buyer that would want to preserve the home with the intentions set forward. The complicated nature of historic home status, nonconforming apartment, low lying coastal location have contributed to apprehension by prospective buyers, hence the time on the market.

The goal in seeking historic designation was to sell the property to the right individual with the understanding that the historic nature of the home was to be largely preserved. The proposed design changes to the home and property by Mr. Matheson are in keeping with the owners wishes to fully satisfy the goals of preservation.

I request the property and its historic designation to be uniquely considered by HARB due to the voluntary nature of the designation and my wishes as the owner that sought to gain such status. In doing so, the board should limit its influence to ensure a fundamental level of preservation and exercise a proportionate level of restraint as it pertains to the application of the strictest standards that govern historic preservation.

Thank you for your consideration.

Caleb J King

dotloop verified
10/22/24 12:59 PM EDT
3SXZ-J4GG-HOOA-3C21

Caleb King

Received November 21, 2024
Planning & Building Department

Austin Kane Matheson
7401 SW 54th Court
Miami, FL 33143

Historic Architectural Review Board
City of St Augustine, FL

Dear, members of the board: 11/6/2024

I wanted to provide you with a brief introduction to myself and outline the specific aspects of the project proposed to you for a Certificate of Demolition at **2 Tremerton Place**. As someone who has spent a career in fine woodworking, historic restoration, and home building; it is my intention to restore and preserve the existing bungalow and thoughtfully rework the property and its structures to make a home for my family of four. The nature of this property is undoubtedly nuanced by, amongst many things, its proximity to the water, the existence of non-conforming buildings, and the local landmark designation of the main house. I have sought the assistance and input from many local experts from municipal officials and house movers to architects and historic restoration contractors. I believe that the result is a proposal that respectfully accomplishes the following goals: Preservation of the house, adds necessary living space, resolves non-conformance issues, addresses the impact neighboring structures have on the property, preserves valuable open space along the water, and creates a resilient home that should last another 100 years. Due to the unique nature of this application to the Historic Architectural Review Board, I have broken down the scope of work being proposed for a Cert of Demo into 3 components. My goal in doing this is to provide added clarity in advance of your consideration of the complete application.

Elevate Existing Historic House

- Proximity to water and susceptibility to flooding warrant this investment in resiliency.
- Current first floor elevation 9' NAVD. increase to 11'NAVD
- Masonry porch requires significant effort and expense to elevate. Larue House Movers have been consulted. Portions of masonry between columns will be disassembled and rebuilt to match.
- New foundation will be exposed brick to match details on existing.

Demo Two Story Detached Apartment

- Structure is not designated historic and currently exists within five feet of historic home.
- First floor lies at 4.4'NAVD and was built below the surrounding grade. Flooding has occurred numerous times.

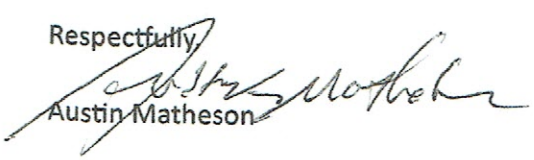
- Structure is non-conforming and lies 1.5' from North property boundary. Inaccessibility creates ongoing maintenance issues and fire risk.
- Structure displays evidence of being added on to multiple times with substandard methods.
- Supporting structure and foundation have significant evidence of decay.

Addition to Historic House

- Same relative footprint of two-story apartment but moved approximately 6' to meet and be attached to N side of house at an existing hyphen.
- Original house will have an existing shed roof (on NW corner) modified to a gable roof to facilitate connection to the new addition.
- Addition provides privacy from and softens the street view of the large 2 story residence that exists along the lot line to the north of the subject property.
- location of addition leaves 7' between N property line to aid in maintenance and mitigates fire hazard.
- Addition makes for a less non-conforming scenario creating a single-family home with a greater property line setback than currently exists. See zoning verification letter dated 10/2/24.
- Location of addition has limited architectural impact on historic home both structurally and visually.
- Attached covered porch on W side provides a cohesive architectural relationship between house and addition and creates an opportunity for the house to have an orientation to the water and preserved open space.
- Original house will have one pair of windows replaced with doors. Also, two windows will be deleted. Both items are on the West side of the house.
- The location and design of the porch was intentionally setback significantly in order to eliminate any visual impact to the front (street side) façade of the home.

Understanding the delicate nature of the current owners wishes to preserve this house, I have kept Mr. King involved with my proposed design changes. He has expressed his approval and support as the individual who sought the landmark designation of the home and his letter to that effect accompanies this application. It is our shared desire to be granted the requested approval so that this house and property can be preserved and once again enjoyed by a new generation of custodians.

Respectfully,



Austin Matheson



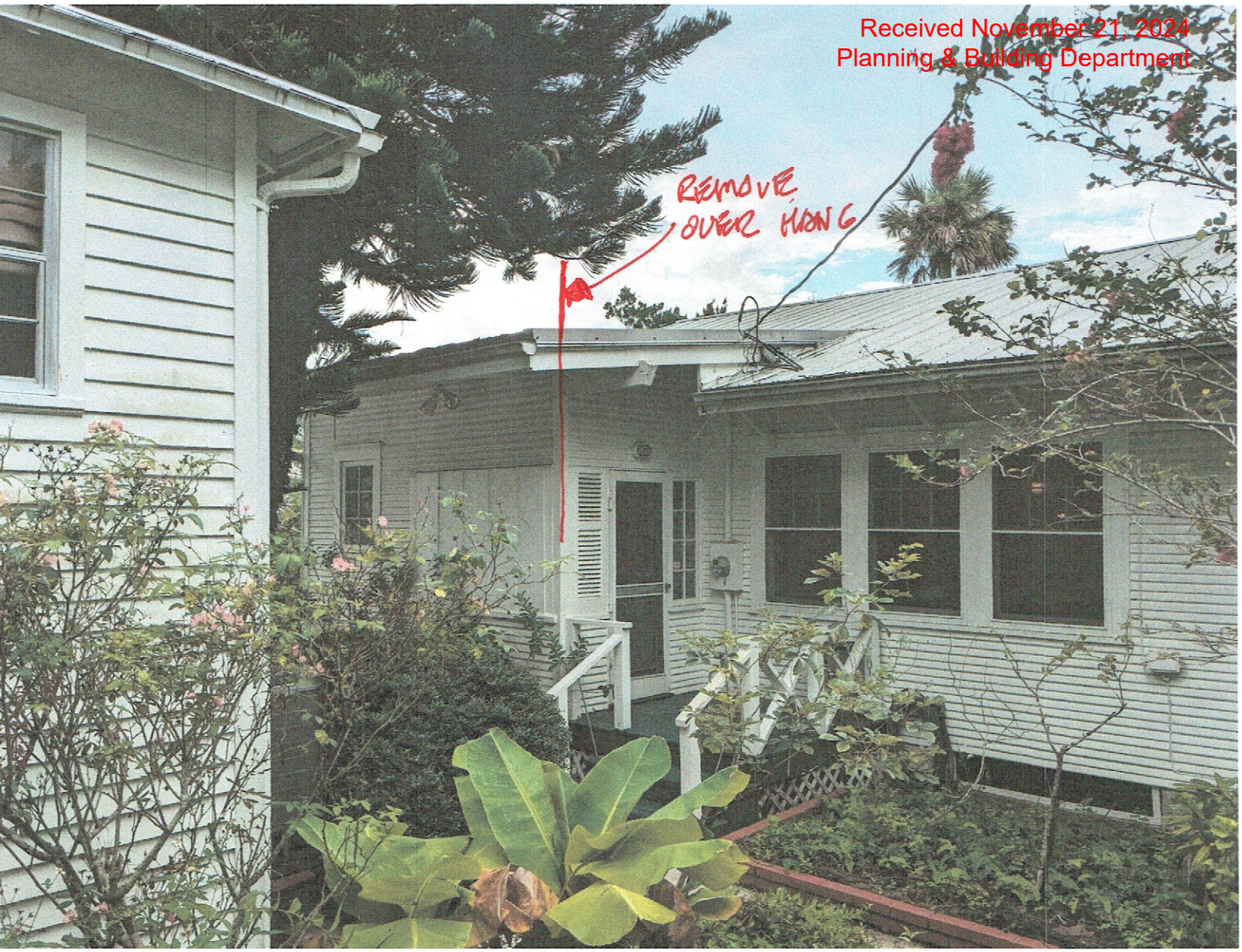








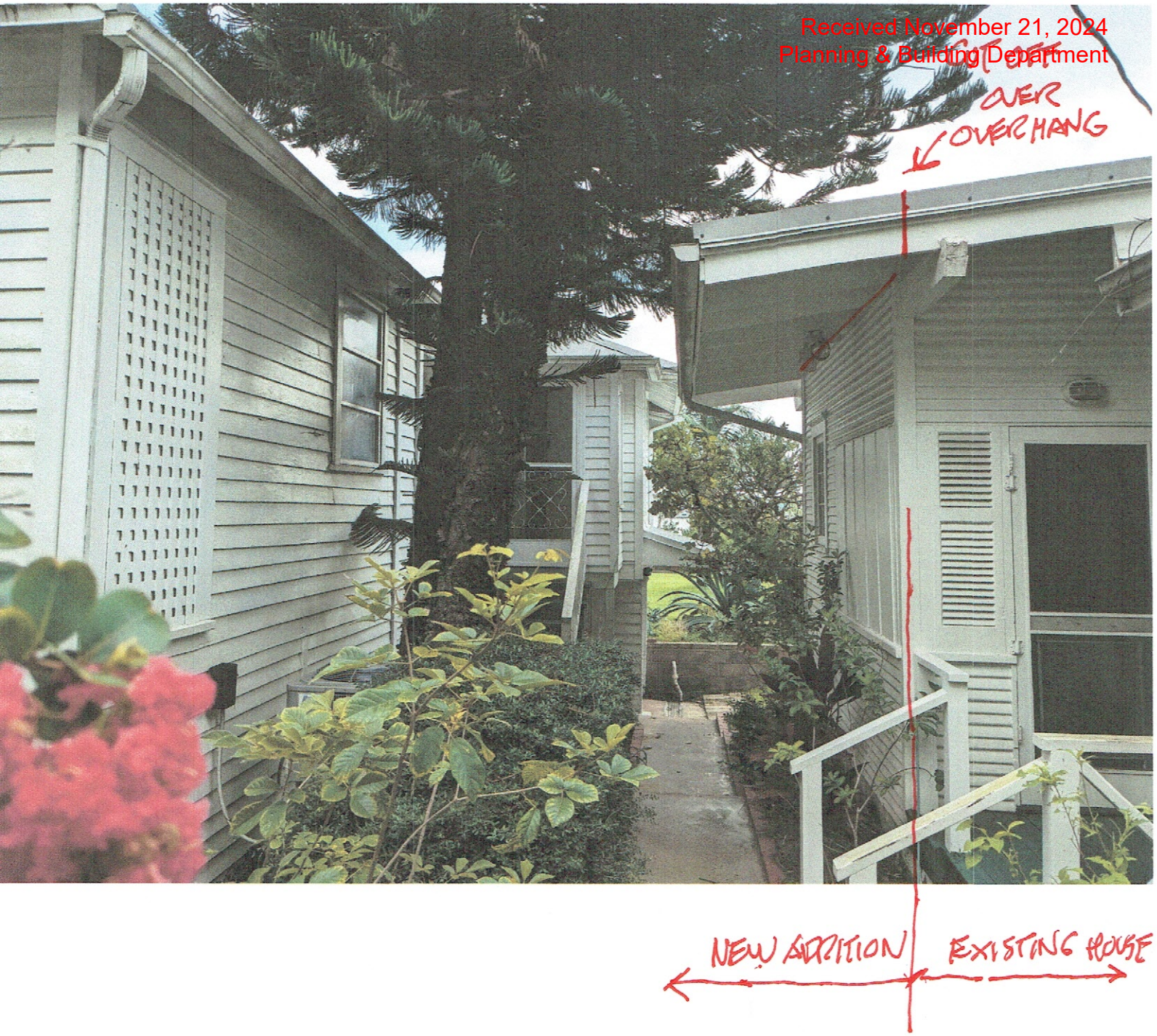
Received November 21, 2024
Planning & Building Department



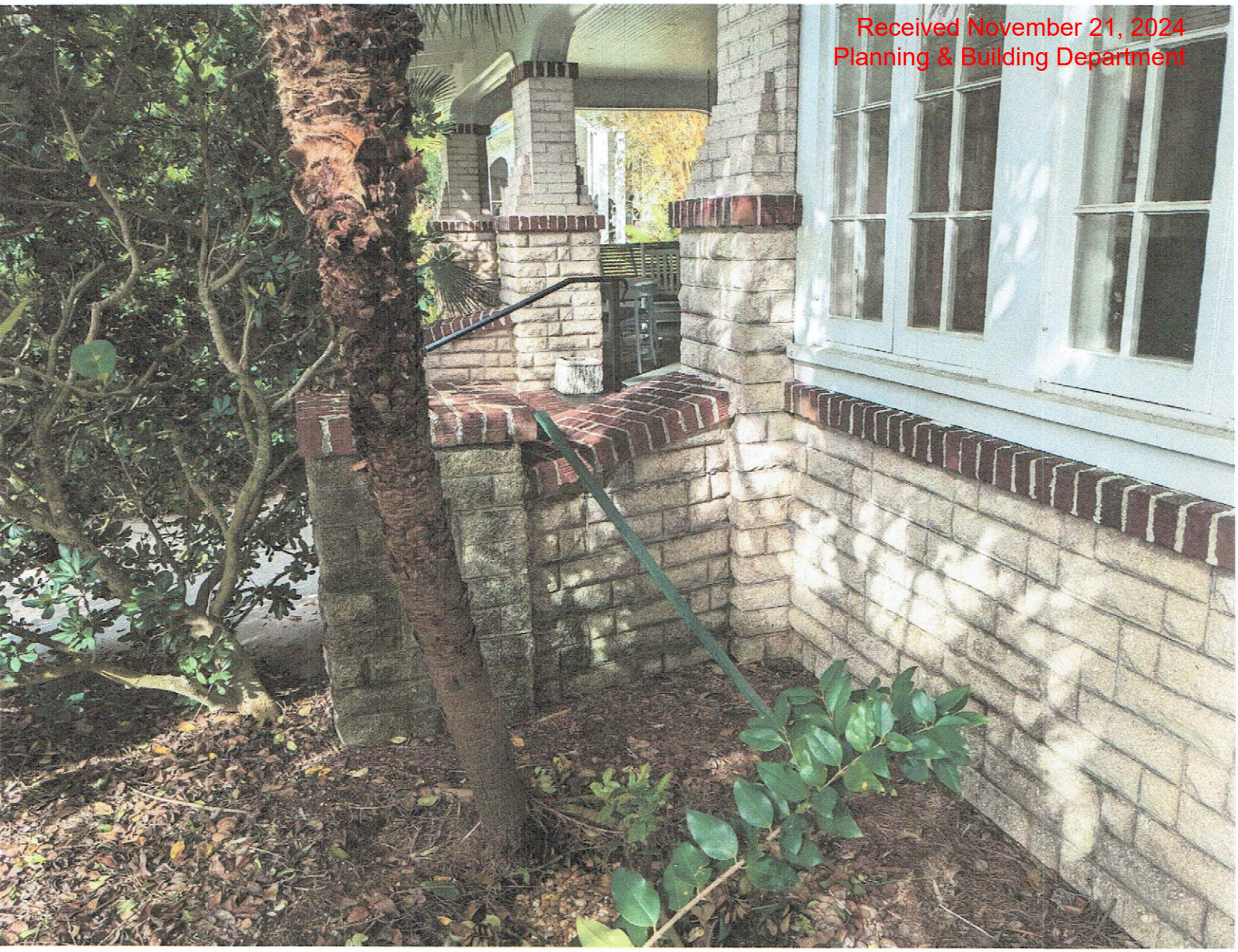
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JOB NO.: 04-011

MAP SHOWING SURVEY OF A PARCEL BEING DESCRIBED AS FOLLOWS:

(LEGAL DESCRIPTION AS PROVIDED TO SURVEYOR)

IN THE CITY OF ST. AUGUSTINE, LOT 10 OF BLOCK 44A, ACCORDING TO THE OFFICIAL MAP OF THE CITY OF ST. AUGUSTINE MADE BY ROBERT RANSON, C.E., DATED JANUARY 1, 1905, AND ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA. THIS LOT IS BOUNDED ON THE NORTH BY THE LOT FORMERLY OF JOSEPH SANCHEZ, ON THE SOUTH BY HERNANDEZ STREET, ON THE WEST BY THE LOT OF HOWATT, AND ON THE EAST BY THE MATANZAS RIVER, MEASURING ON THE EAST AND WEST SIDES 100 FEET MORE OR LESS WITH ALL RIPARIAN RIGHTS.

LEGEND:

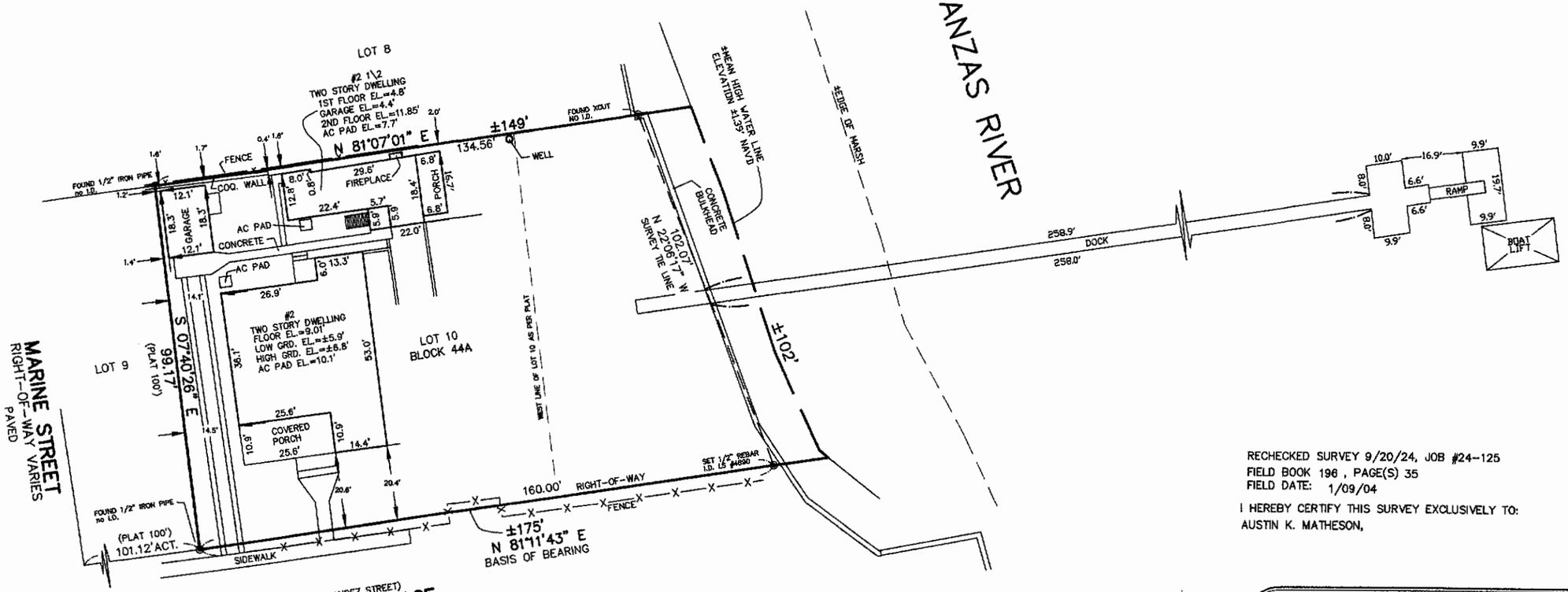
- △ – DENOTES CENTRAL ANGLE
- R – DENOTES RADIUS
- T – DENOTES TANGENT DISTANCE
- L – DENOTES LENGTH OF ARC
- C.B.– DENOTES CHORD BEARING
- C.D.– DENOTES CHORD DISTANCE
- ℄ – DENOTES CENTERLINE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.



RECHECKED SURVEY 9/20/24, JOB #24-125
FIELD BOOK 196 , PAGE(S) 35
FIELD DATE: 1/09/04

I HEREBY CERTIFY THIS SURVEY EXCLUSIVELY TO:
AUSTIN K. MATHESON,

FLOOD ELEVATION CERTIFICATE:

THIS PROPERTY LIES IN FLOOD ZONE 99.5% AE (EL8) & 0.5% VE (EL10)
AS SHOWN ON THE FLOOD INSURANCE RATE
MAP (F.I.R.M.), COMMUNITY PANEL NO.
125145 12109C0318J , MAP DATED
12/07/18

FOR CITY OF ST. AUGUSTINE, FL.

NOTES:

CORNERS AS NOTED

THIS IS A BOUNDARY AND LOCATION SURVEY

NORTH IS ASSUMED, BASED ON THE R\W OF TREMERTON PLACE REFERENCE BEARING AS SHOWN

ELEVATIONS ARE BASED ON UNITED STATES COASTAL AND GEODETIC SURVEY (U.S.C. & G.S.) NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988)

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE OPINION, LEGAL DESCRIPTION WAS PROVIDED BY CLIENT, NO RECORD OF EASEMENTS WERE PROVIDED TO SURVEYOR.

NO UNDERGROUND UTILITIES OR STRUCTURES LOCATED

11-6-24 4

BRANDT WILSON PLS
PROFESSIONAL LAND SURVEYOR
1835 GREEN SPRINGS CIRCLE, #A
FLEMING ISLAND, FL., 32003
1-(904)471-7512

CERTIFICATION: I HEREBY CERTIFY, that the survey shown hereon was made under my direction and supervision and is correct to the best of my knowledge and belief and that it meets the standards as set forth in Chapter 5J-17, Florida Administrative Code, pursuant to

R. BRANDT WILSON , P.L.S. FL CERT. No. LS4690

Not valid without the signature and the original raised seal of a florida licensed surveyor and mapper

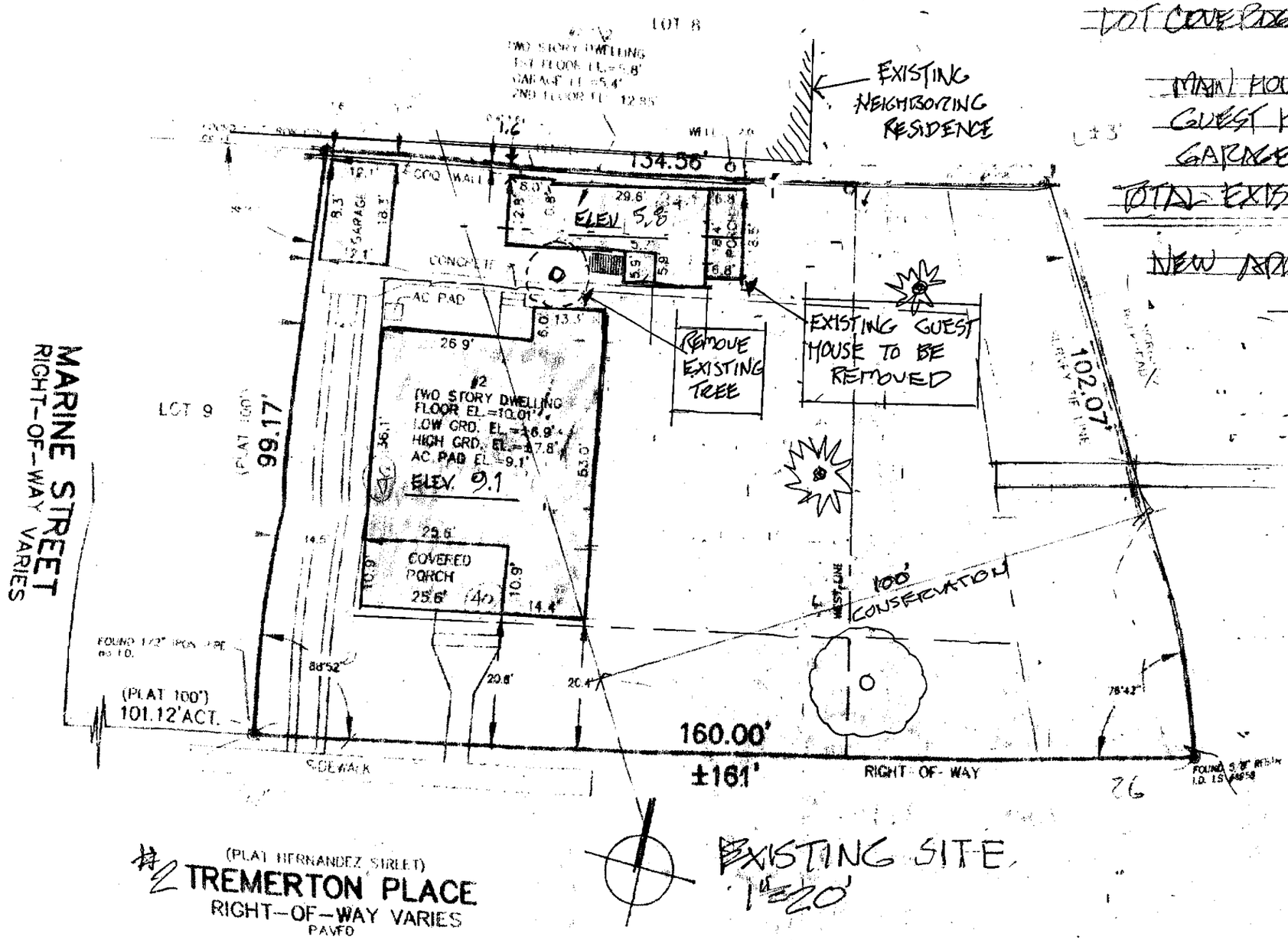
DRAWN BY:	BW	JOB NO.:	04-011
SCALE:	1" = 20'	SHEET NO.	1 OF 1

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LOT SIZE ——— 14,819 S.F.
ZONING RS-1
FRONT - 20
SIDE - 15
REAR 20
LOT COVERAGE 25%

MAIN HOUSE ——— 2036 S.F
GUEST HOUSE — 798 S.F.
GARAGE — 221 S.F.
TOTAL EXISTING — 3055 S.F. 20%

NEW ADDITIONS CAN BE
741 S.F.



EXISTING SITE
1"=20'

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

REMODEL + ADDITION
#2 TREMERTON PL.
ST. AUGUSTINE FL.

Date: 10-22-2024
Scale: AS NOTED
Drawn: L
File:

SHEET
A-1

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RESIDENCE NEXT DOOR

EL. 5.8'

EXISTING 2 STORY GUEST HOUSE TO BE REMOVED

EXISTING GARAGE TO REMAIN

REMOVE PART OF WALL

REMODEL EXISTING KITCHEN

REMOVE EXISTING WINDOWS AND INSTALL FR. DOORS

REMOVE BATH & CLOSETS

EXISTING TO REMAIN

EL. 11.85'

BEDROOM
DINING ROOM
KITCHEN
REF
CLOSET
CLOSET
BATH
CLOSET
SITTING ROOM
CLOSET
CLO
BATH
BEDROOM
FOYER
LIVING ROOM
PORCH
FLOOR 24 ROOM
DECK
LAUNDRY
WORK
DW

REMODEL (E) 1 STORY
3/16"=1'-0"

10-22-2024

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REMODEL + ADDITION
#2 RESIDENCE OF
ST. AUGUSTINE, FL.

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File:

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EXISTING SOUTH ELEVATION



EXISTING EAST ELEVATION

10-22-2024

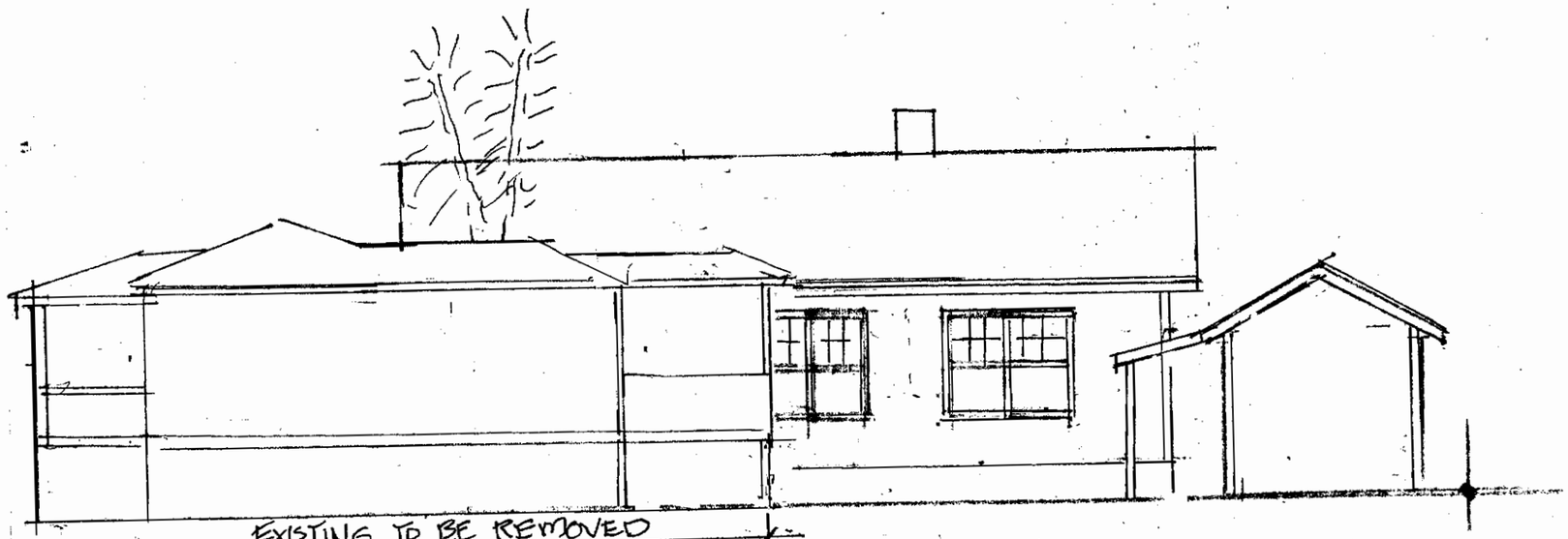
LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

REMODEL + ADDITION
#2 ISENHEIMER PL.
ST. AUGUSTINE, FL.

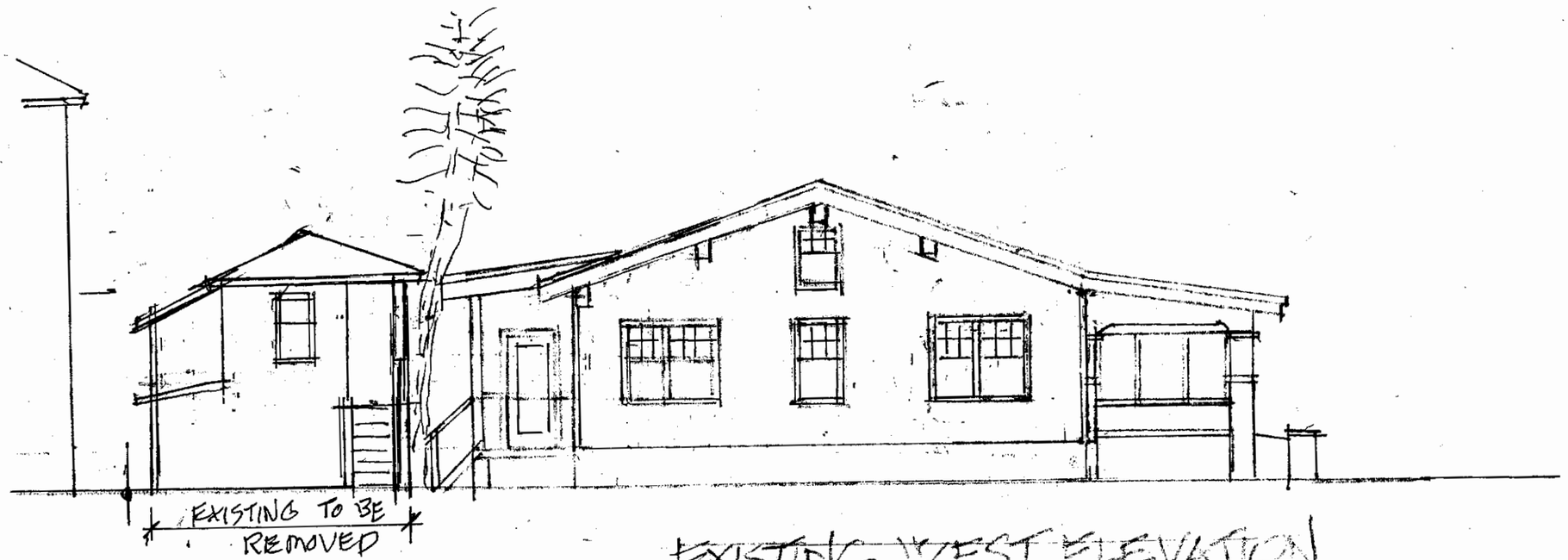
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A3

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EXISTING NORTH ELEVATION



EXISTING WEST ELEVATION

11-13-24

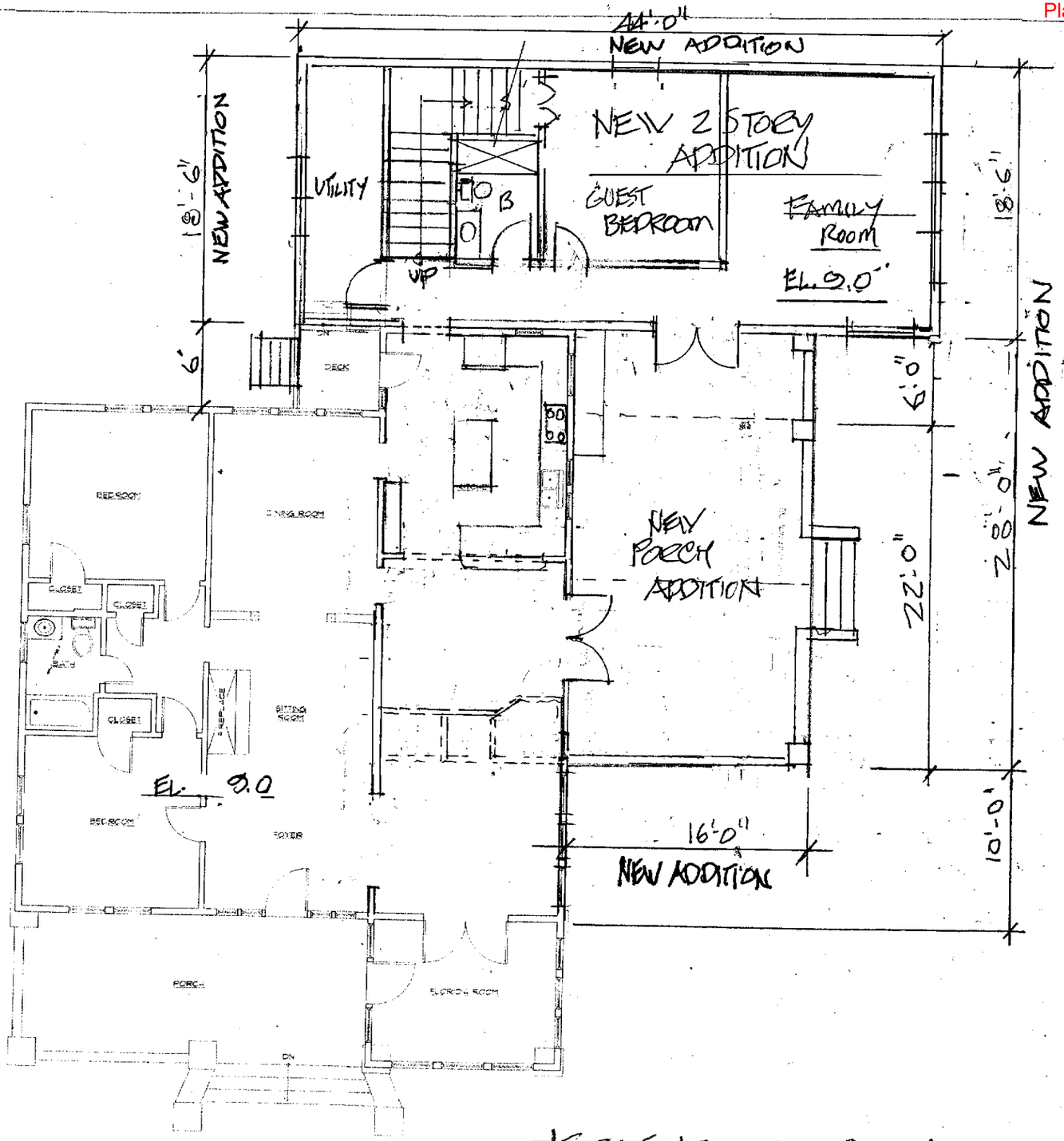
LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9505

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#2 ISENBERTON PL.
ST. AUGUSTINE, FL.

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Scale: AS NOTED
Drawn: T
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FIRST FLOOR PLAN
1/8" = 1'-0"

10-22-2024

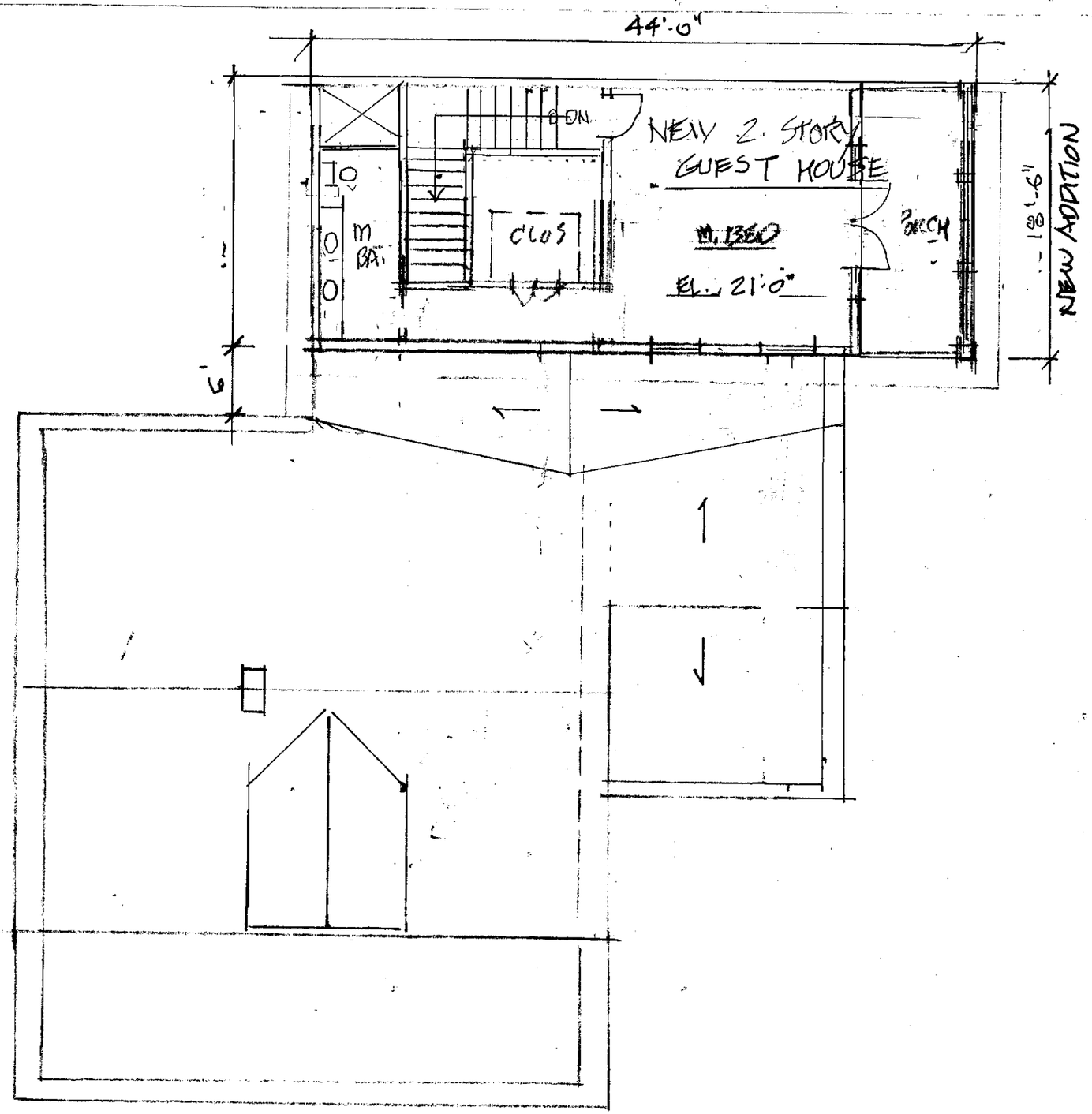
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ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

REMODEL + ADDITION
#2 TISEMERSTON PL.
ST. AUGUSTINE, FL.

Date:
Scale: AS NOTED
Drawn: L
File:

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SECOND FLOOR PLAN

1/4"=1'-0"

10-22-24-2

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REMODEL + ADDITION
#2 TRESMERITON PL.
ST. AUGUSTINE, FL.

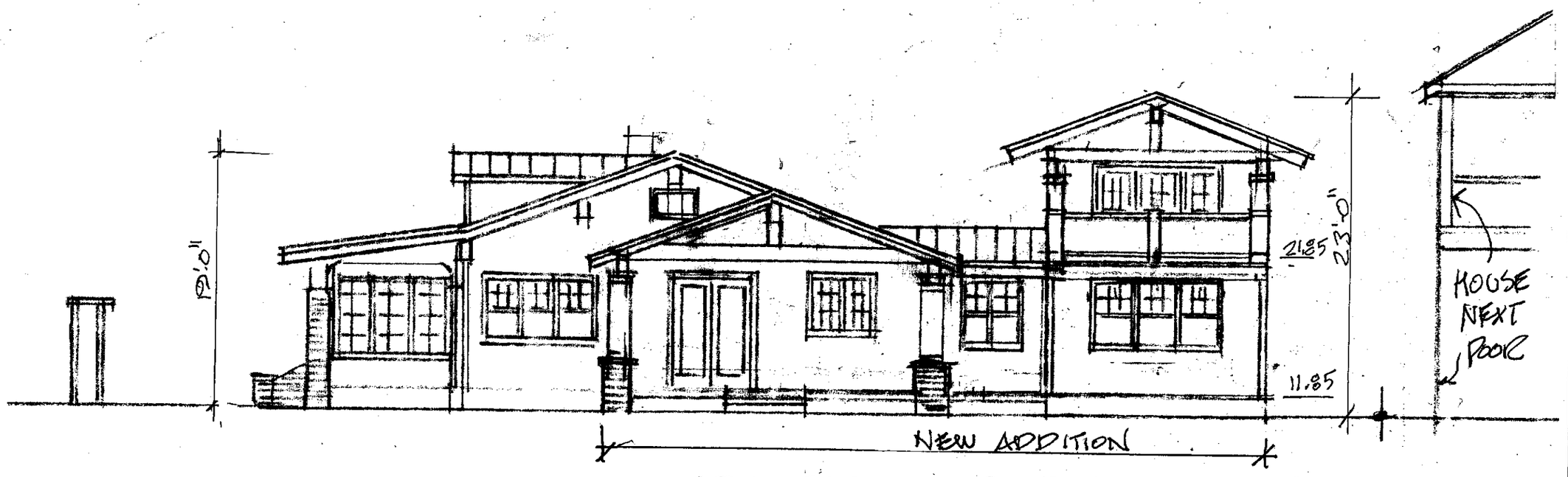
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Drawn:
File:

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SOUTH ELEVATION



PROPOSED EAST ELEVATION

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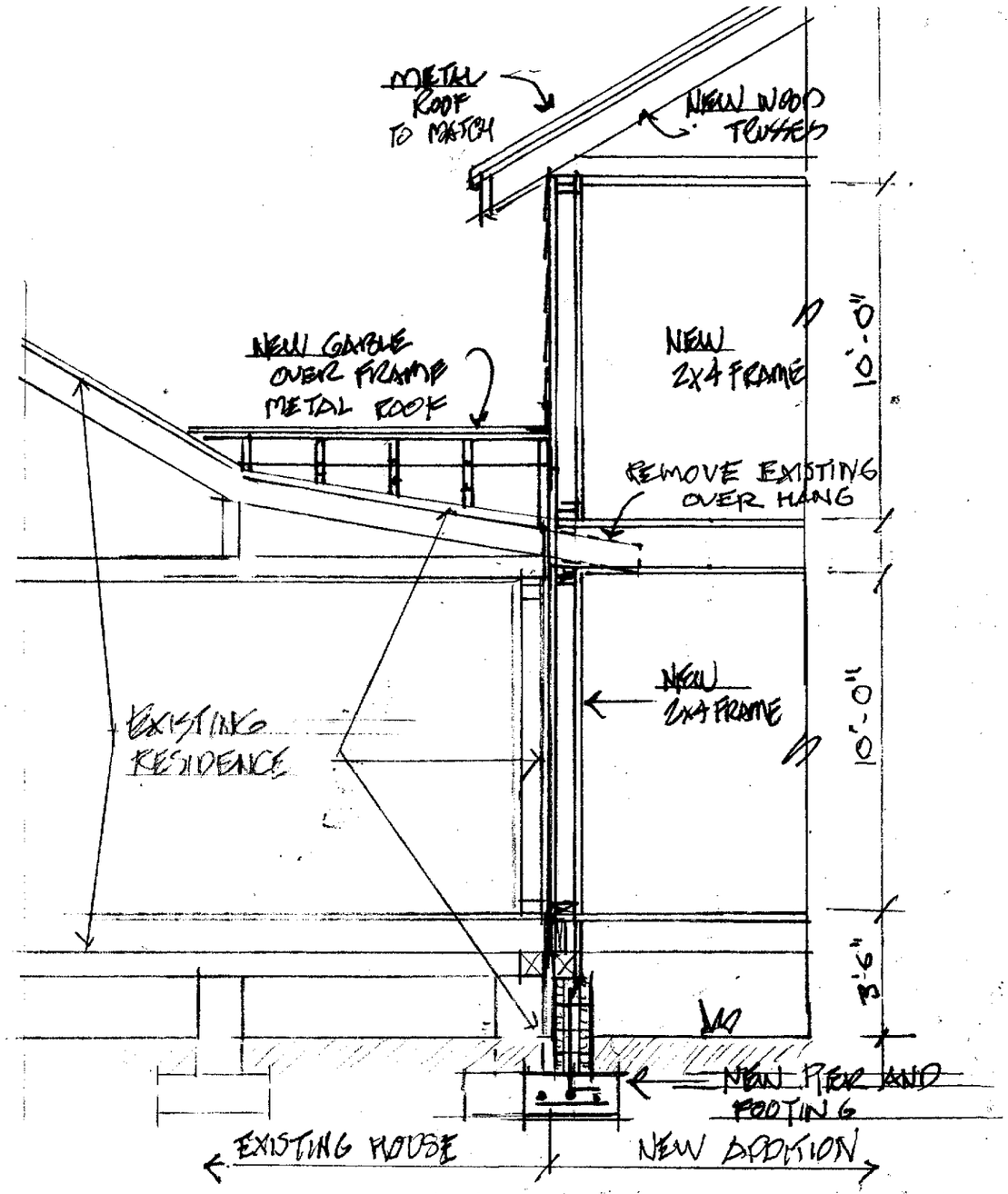
REMODEL + ADDITION
#2 TISEMERSTON PL.
ST. AUGUSTINE FL.

Date:
Scale: AS NOTED
Drawn: L
File:

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SECTION @ NEW ADDITION

11-6-24

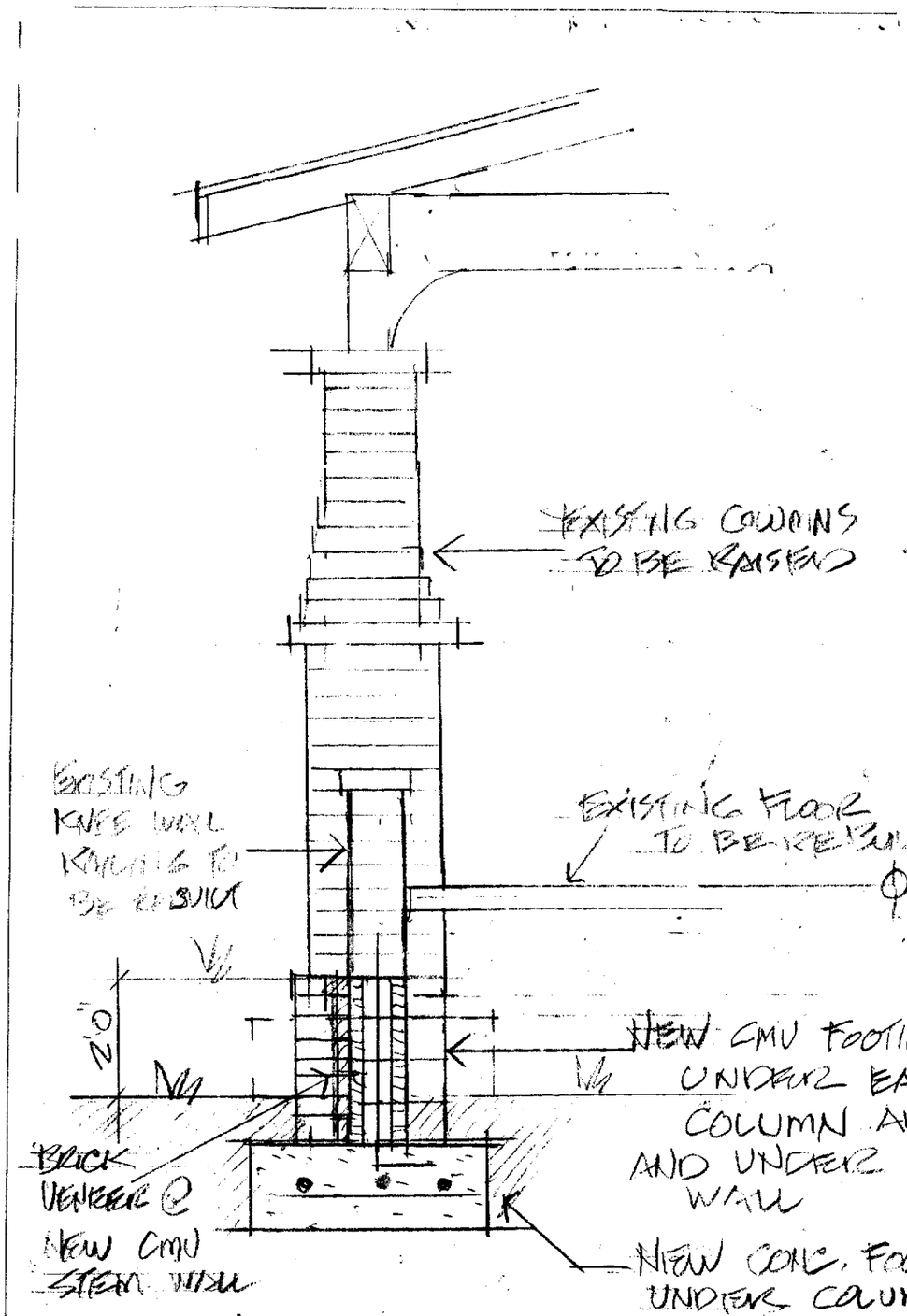
LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

REMODEL + ADDITION
#2 TISEMERSTON PL.
ST. AUGUSTINE, FL.

Date: 10-6-24
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File:

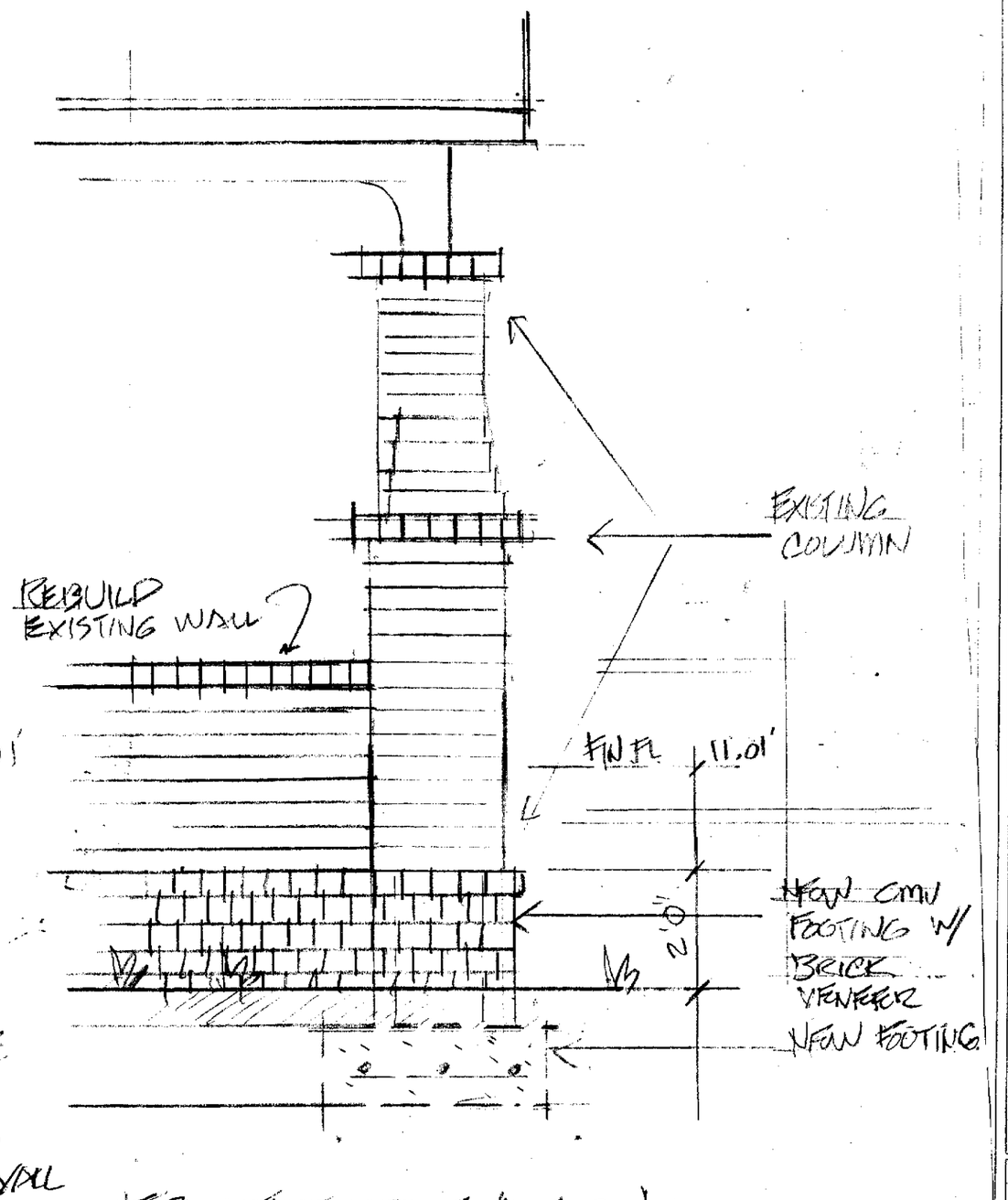
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NEW SECTION @ COLUMN

PORCH TO BE RAISED W/ HOUSE



FRONT ELELEVATION of PORCH

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REMODEL + ADDITION
#2 TESSEMERTON PL
ST. AUGUSTINE, FL

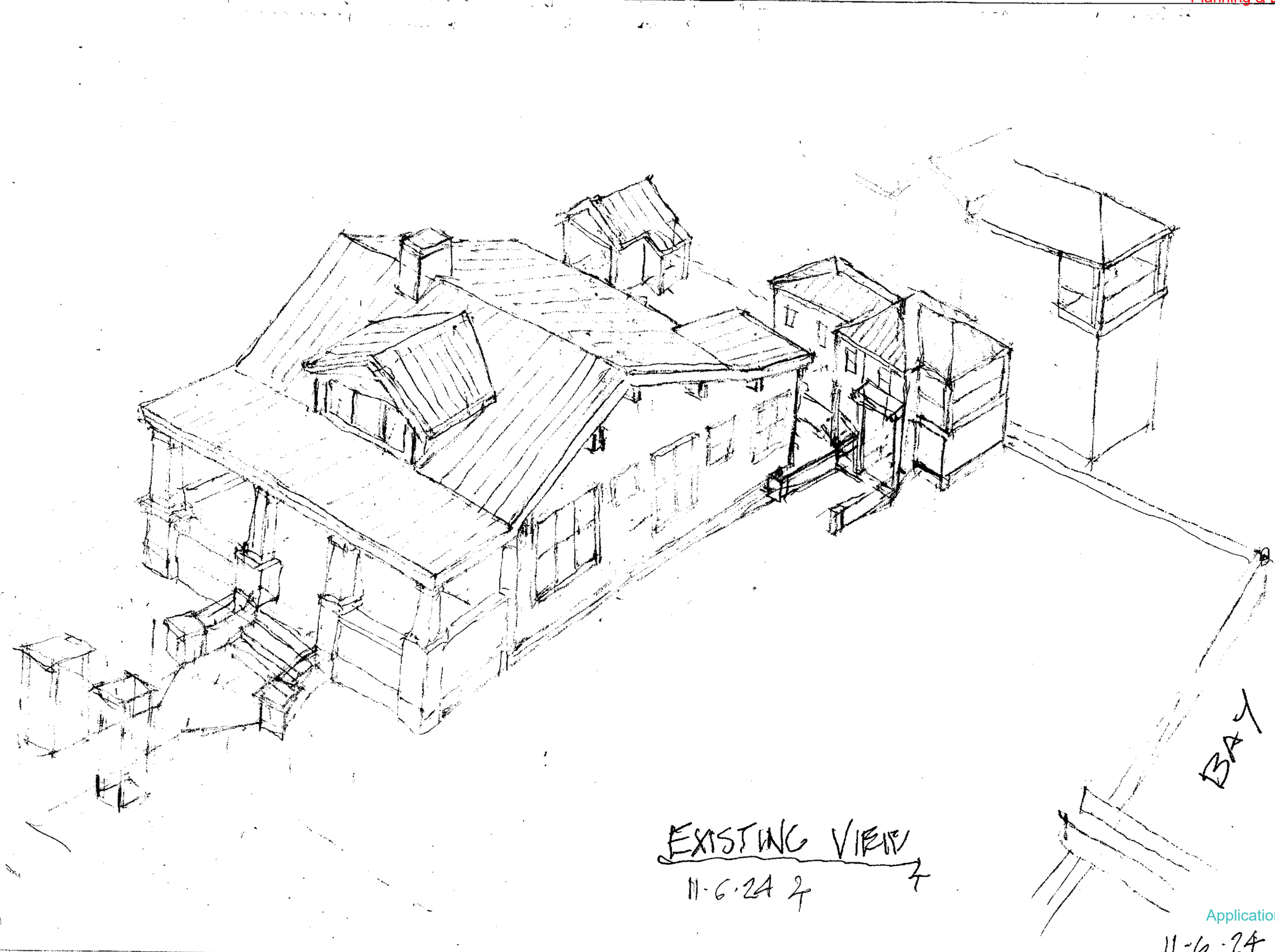
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A9

11-13-24

Application Packet, Page 30

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EXISTING VIEW
11-6-24

11-6-24

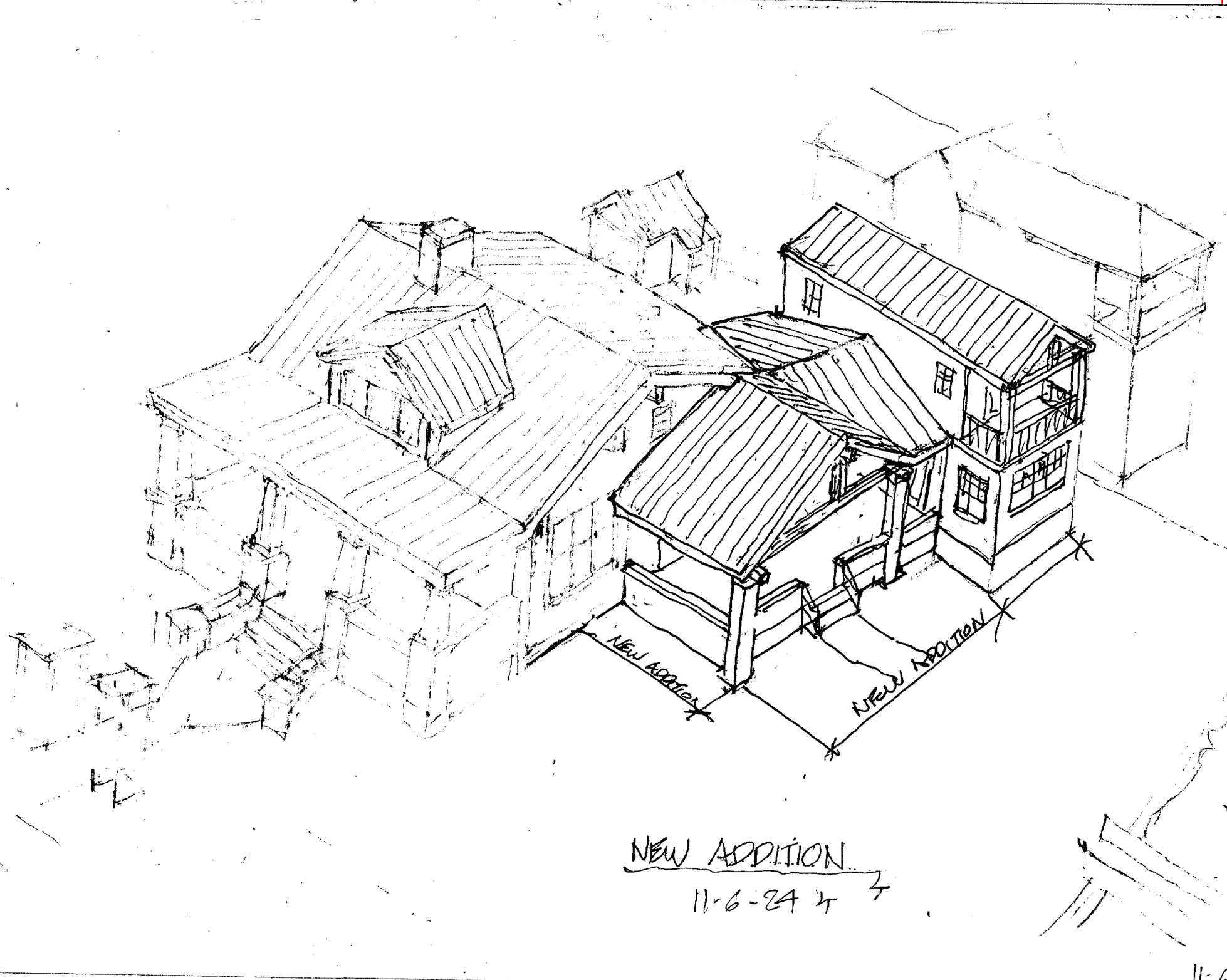
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ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

REMODEL + ADDITION
#2 ISENHOWER
ST. AUGUSTINE, FL

Date:
Scale: AS NOTED
Drawn: L
File: L.

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REMODEL + ADDITION
#2 TISEMERSTON PL.
ST. AUGUSTINE, FL.

Date:
Scale: AS NOTED
Drawn: L
File:

SHEET
A-1

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JELD-WEN WINDOWS & DOORS

Custom™ Wood Wood Windows Double-Hung

Architectural Design Manual

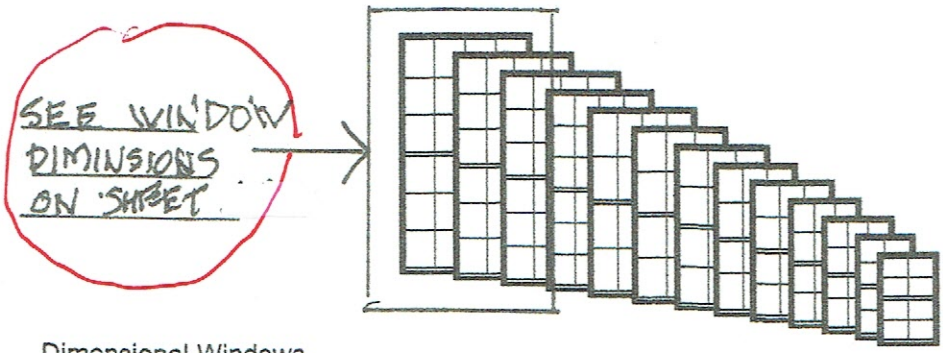
March 2022

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JELD-WEN WINDOWS & DOORS

CUSTOM WOOD
WOOD WINDOWS
DOUBLE-HUNG

GENERAL INFORMATION



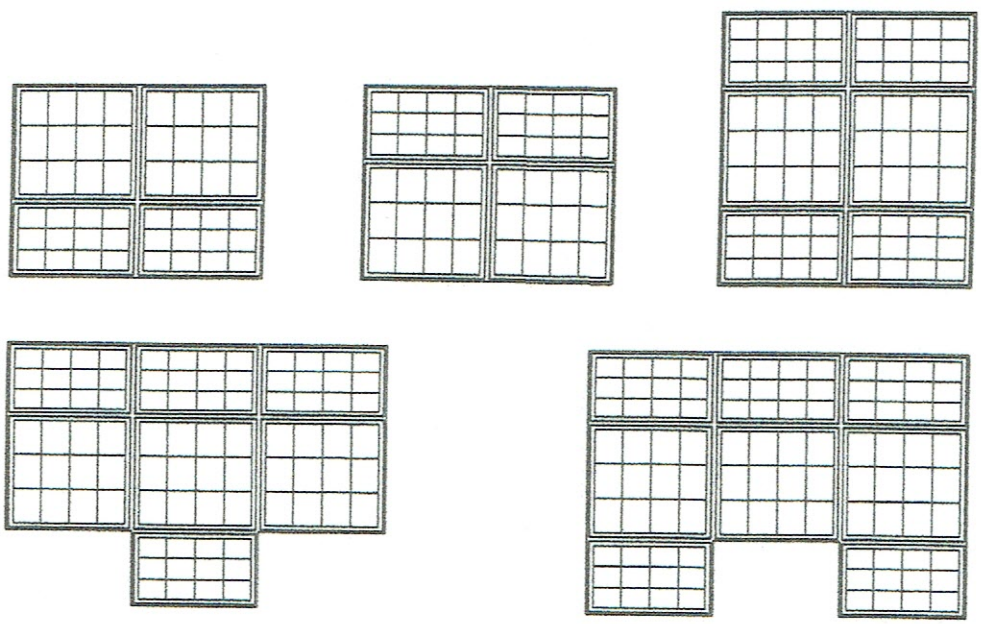
Dimensional Windows

Custom™ Wood Double-Hung windows may be specified as "dimensional" by adjusting the desired rough opening width or height in 1/16" increments from standard.

Custom™ Wood Double-Hung windows are available as operating or stationary (non-venting) configurations and feature fully operating upper and lower sashes.

Multiple Assemblies

Custom™ Wood Double-Hung windows may be mulled above, below, or beside other clad-wood Double-Hung windows or other clad-wood window products to fulfill a variety of architectural design needs.



Product specifications may change without notice.
Questions? Consult JELD-WEN customer service.

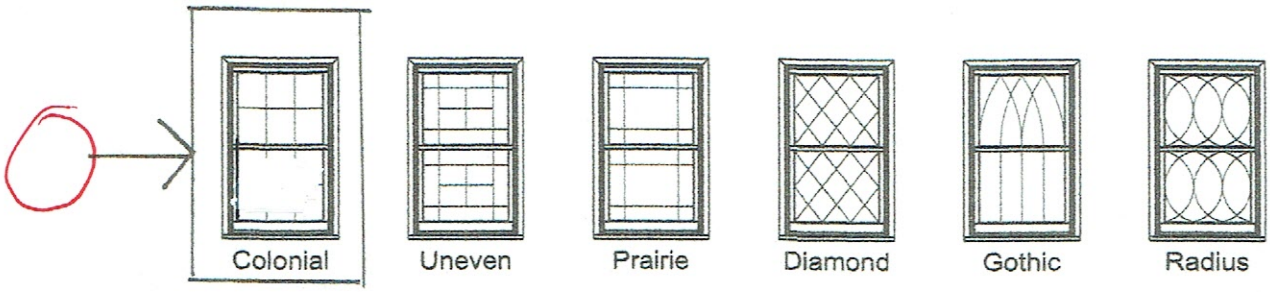
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2

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GRID PATTERNS

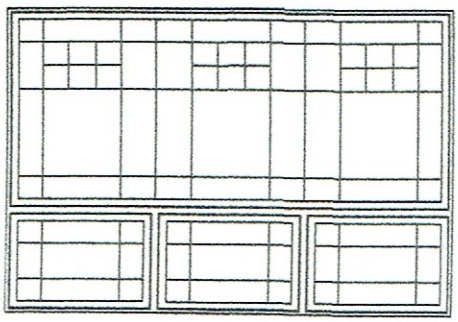
Custom™ Wood Double-Hung Windows are available with removable grilles, Grilles Between Glass (GBG), or Simulated Divided Lites (SDL) in various widths and styles.

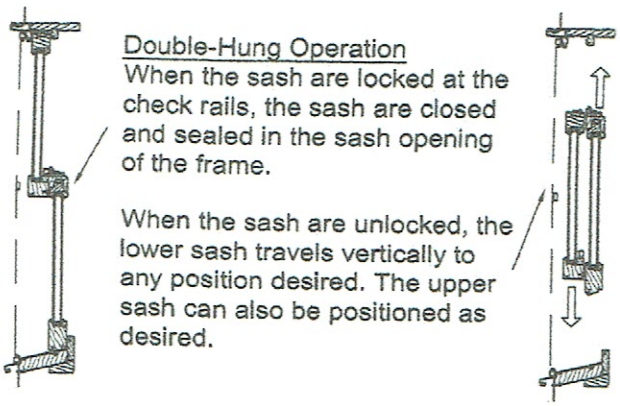
Special grid patterns can include a wide variety of straight line and radius patterns. Non-standard patterns are subject to factory approval.



Bar Alignment

Alignment of bars from product to product is often required. Wood grilles, GBG, and SDL may be specifed with bars aligned.





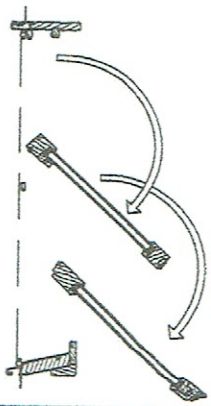
Double-Hung Operation

When the sash are locked at the check rails, the sash are closed and sealed in the sash opening of the frame.

When the sash are unlocked, the lower sash travels vertically to any position desired. The upper sash can also be positioned as desired.

Sash Tilt for Washing

The Custom™ Double-Hung window will allow the sash to be tilted or removed for easy cleaning.



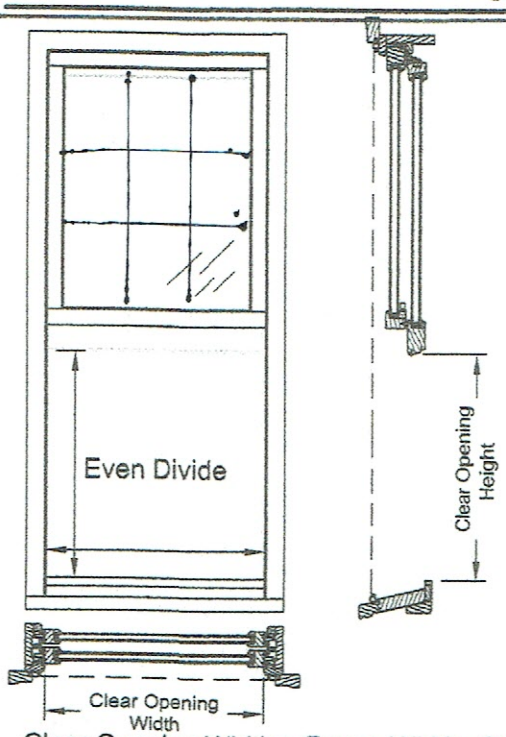
Product specifications may change without notice.
Questions? Consult JELD-WEN customer service.

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JELD-WEN WINDOWS & DOORS

CUSTOM WOOD
WOOD WINDOWS
DOUBLE-HUNG

CLEAR OPENING LAYOUTS



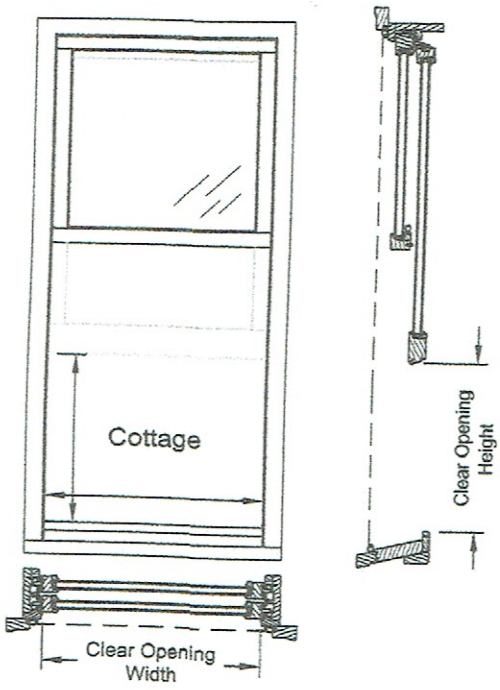
Clear Opening Width = Frame Width - 3 9/32"
Clear Opening Height = (Frame Height / 2) - 4 13/16"

Values given are for WZ3 Non-Impact PG35 units. If other ratings are selected, subtract the required value as below:

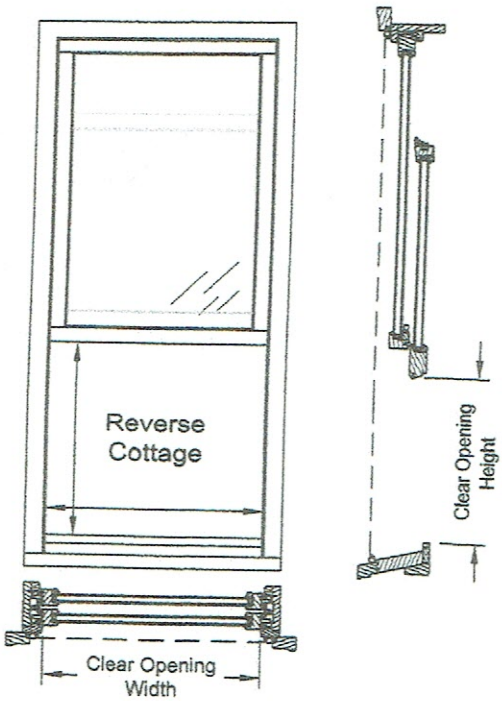
WZ3 Non-Impact PG50
WZ4 Non-Impact
WZ3 Impact
Clear Opening Height - 3/8"

WZ4 Impact
Clear Opening Height - 25/32"

*Bottom Vent dimension as shown in QuickQuote ordering system.



Clear Opening Width = Frame Width - 3 9/32"
Clear Opening Height = Frame Height - Bottom Vent* - 5 15/32"



Clear Opening Width = Frame Width - 3 9/32"
Clear Opening Height = Bottom Vent* - 4 27/32"

Product specifications may change without notice.
Questions? Consult JELD-WEN customer service.

Scale: NTS

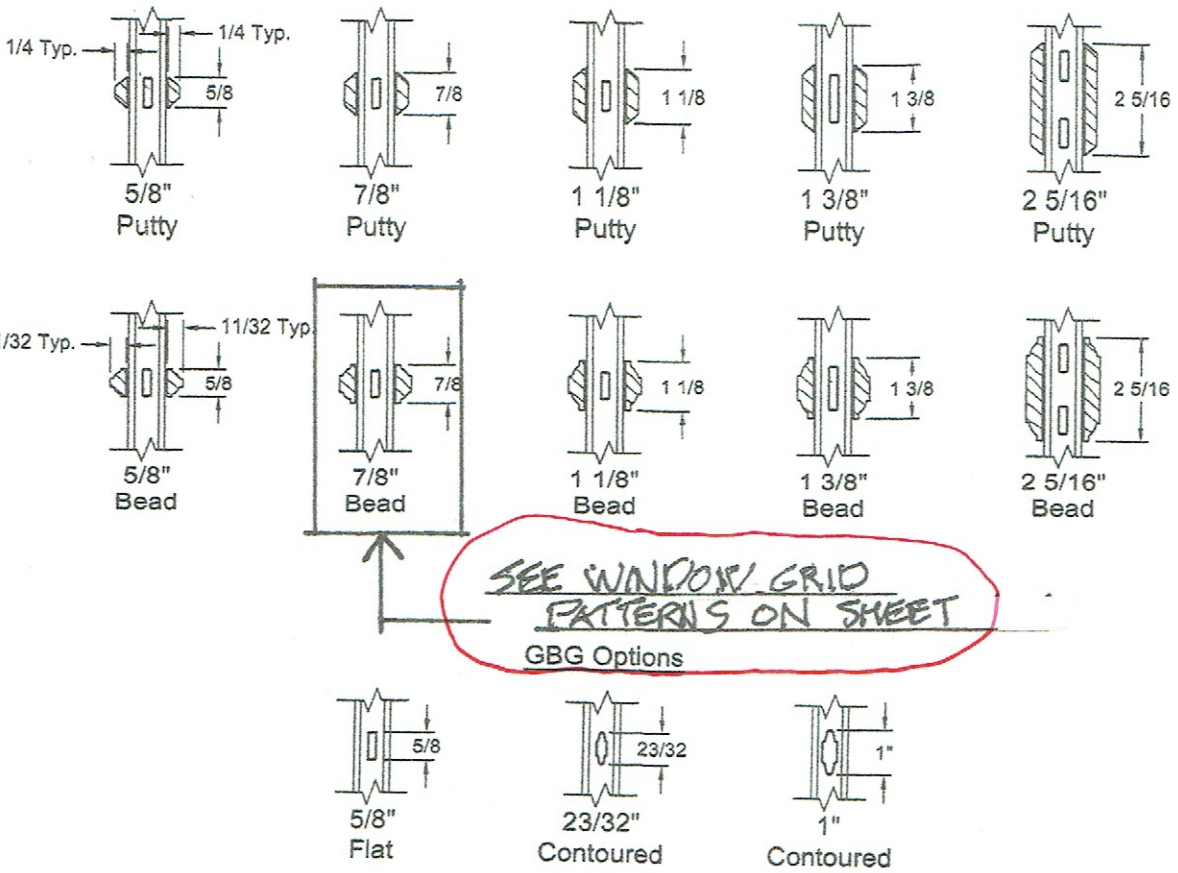
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JELD-WEN WINDOWS & DOORS

CUSTOM WOOD
WOOD WINDOWS
DOUBLE-HUNG

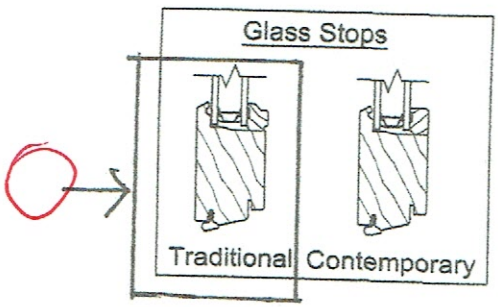
GRID & GLASS STOP OPTIONS

Exterior ← SDL Options → Interior



SEE WINDOW GRID PATTERNS ON SHEET

GBG Options



Various combinations of the SDL bars shown are available.

Product specifications may change without notice.
Questions? Consult JELD-WEN customer service.

Scale: 3" = 1' - 0"

5

Received November 21, 2024
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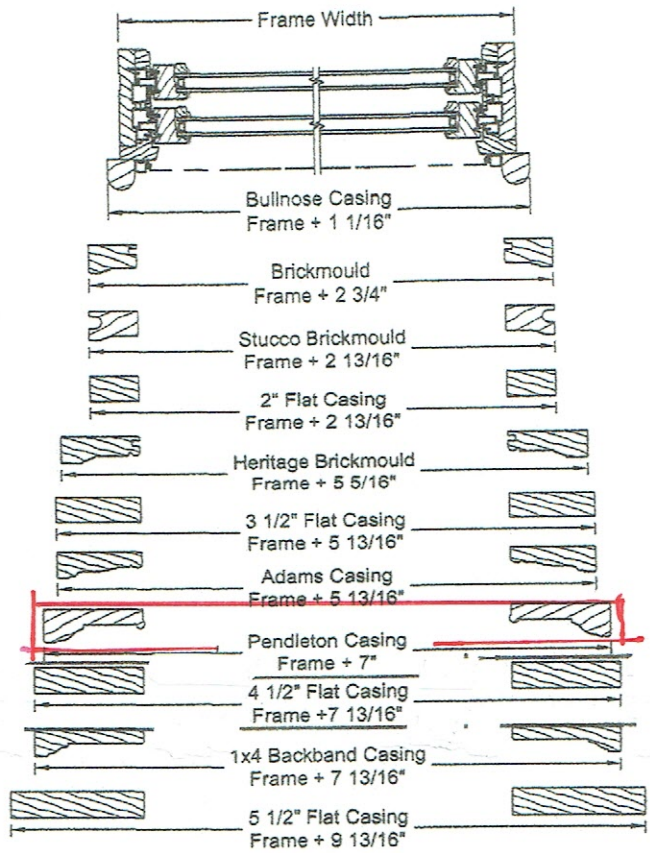
UNIT SIZING

Rough Opening
The frame size of the window plus 3/4".

Masonry Opening
The overall size of the window, including trim, plus 1/2".

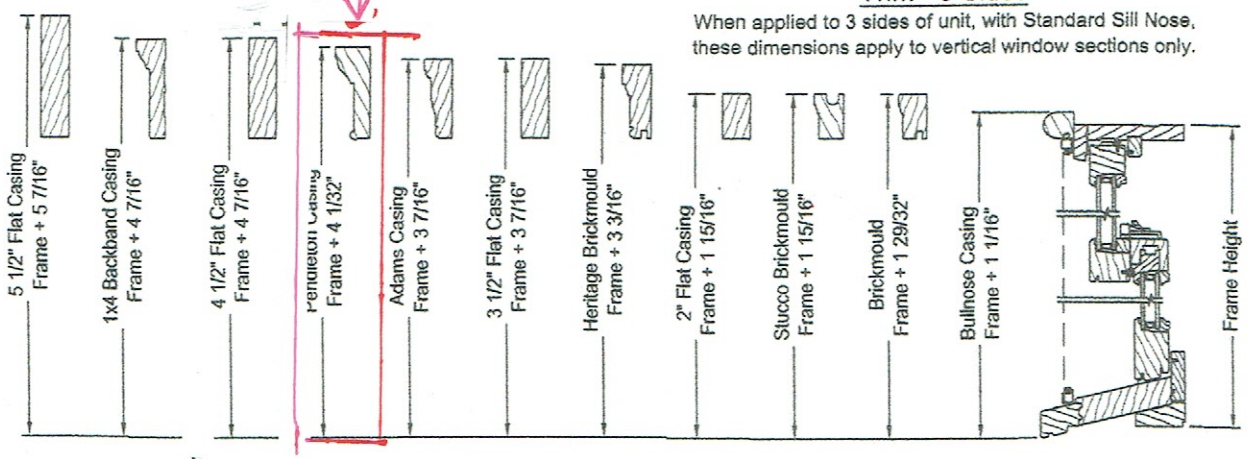
Trim - 4 Sides

When applied to 4 sides of unit, these dimensions apply to both vertical and horizontal window sections.



Trim - 3 Sides

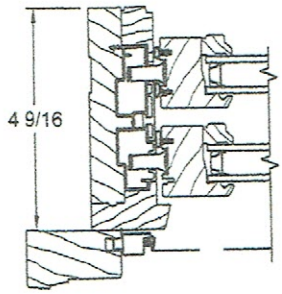
When applied to 3 sides of unit, with Standard Sill Nose, these dimensions apply to vertical window sections only.



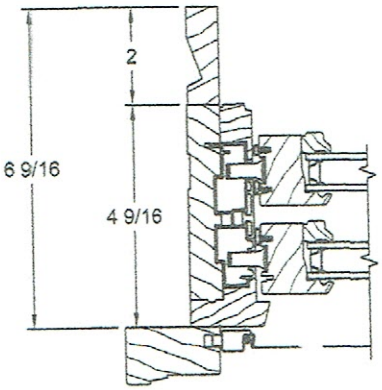
Received November 21, 2024
Planning & Building Department

JAMB EXTENDER, SILL NOSE, & PREP FOR STOOL OPTIONS

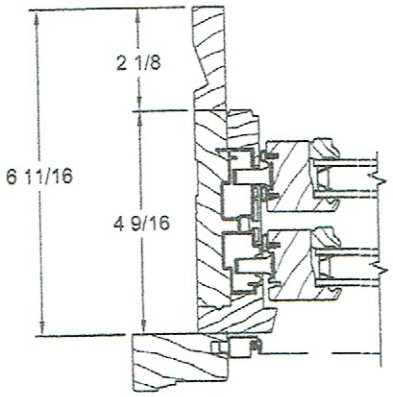
Jamb Extender Options



4 9/16" Jamb Width
4/4 Jamb Thickness

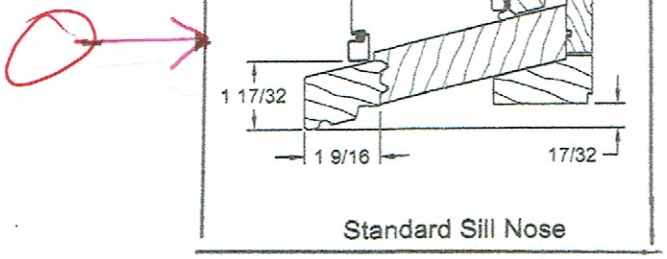


6 9/16" Jamb Width
4/4 Jamb Thickness

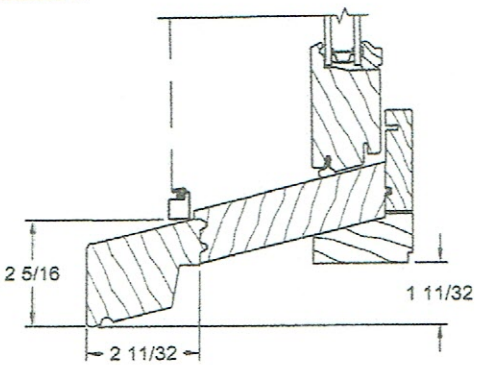


6 11/16" Jamb Width
4/4 Jamb Thickness

Sill Nose Options

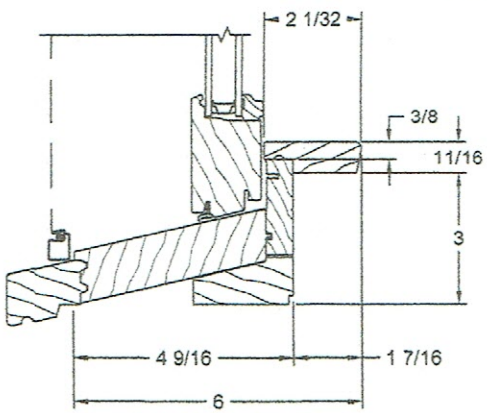


Standard Sill Nose

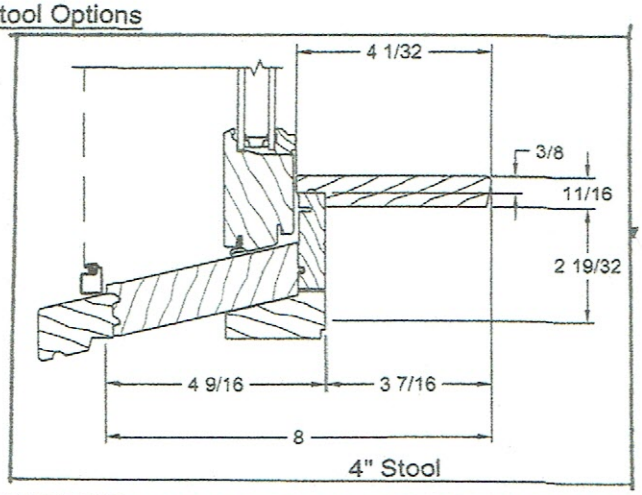


Extended Sill Nose

Prep for Stool Options



2" Stool



4" Stool

Product specifications may change without notice.
Questions? Consult JELD-WEN customer service.

Scale: 3" = 1' - 0"

October 2, 2024

Austin Matheson
305-401-4754
akmatheson@gmail.com

RE: Request for Zoning Verification Letter at 2 Tremerton Place / PID 201290-0000

The following letter is written in response to a request for zoning verification regarding the above-referenced property. The property at 2 Tremerton Place is currently by two single-family structures, has a has a Residential Low Density Future Land Use designation, and a Residential Single-Family-One: RS-1 zoning designation. The surrounding properties also have the same Future Land Use and zoning designations.

Below are relevant sections from the City of St. Augustine's Code of Ordinances related to the proposed redevelopment at 2 Tremerton Place.

Sec. 28-118. - Destruction of a nonconforming use.

A building which has been damaged by any means may be repaired or reconstructed and used as before the time of damage, provided that such repair or reconstruction is substantially completed within twelve (12) months of the date of such damage, unless the building on the property is demolished after approval by the historic architectural review board and the property is leased or used by the City of St. Augustine for a public purpose, in which case the period for repair or reconstruction may be extended for up to five (5) years upon approval of the city commission. This section does not apply to buildings listed on the Florida Master Site File and which have been denied a certificate of demolition by the historic architectural review board. If a building is demolished after denial of a certificate of demolition, any new construction on the property must be in conformity with the regulations of the district in which it is located at the time any application for building permit is made.

Sec. 28-120. - Nonconforming characteristics of use.

If characteristics of use, excluding off-street parking requirements pursuant to section 28-373, but including off-street loading or other matters pertaining to the use of land, structures or premises are made nonconforming by this chapter as adopted or amended, no change shall thereafter be made in such characteristics of use which increases nonconformity with the

regulations set out in this chapter; however, changes may be made which do not increase or which decrease such nonconformities. If a building is demolished after denial of a certificate of demolition by the historic architectural review board, any new construction on the property must be in conformity with the regulations of the district in which it is located at the time any application for building permit is made.

This section of code is what would permit the submitted intended redevelopment narrative as the proposal is for a single-family home addition and removal of the accessory dwelling unit. This proposal greatly reduces the number of non-conforming characteristics of use.

Sec. 28-161. - Residential, single-family-one: RS-1.

Intent. This district is intended to apply to those neighborhoods designated for single-family dwellings and uses compatible with low density single-family uses, so as to create and maintain a stable low intensity residential character.

(1) *Permitted uses and structures.* Single-family dwelling; home office, private.
(2) *Permitted accessory uses and structures.* See section 28-348.
(3) *Permissible uses by exception.* See section 28-347.
(4) *Minimum lot requirements (width and area):*
    a. Minimum lot width, seventy-five (75) feet.
    b. Minimum lot area, one-quarter acre (10,890 square feet).
(5) *Maximum lot coverage by all buildings and structures.* Twenty-five (25) percent.
(6) *Minimum yard requirements:*
    a. Front, twenty (20) feet minimum.
    b. Side, fifteen (15) feet minimum.
    c. Rear, twenty (20) feet minimum.
(7) *Maximum height of structures.* Thirty-five (35) feet.

If you have any additional questions or require additional information, please call our office at (904) 825-1065.

Zoning Verification Completed by:

Jacob Fredriksson, CNU-A
Planning Manager
Planning and Building Department

Received 10/23/2024
Planning & Building Department

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB Control No: 1660-0008
Expiration Date: 06/30/2026

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION

FOR INSURANCE COMPANY USE

A1. Building Owner's Name: AUSTIN K. MATHESON

Policy Number:

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: #2 TREMERTON PLACE

Company NAIC Number:

City: ST. AUGUSTINE State: FL ZIP Code: 32084

A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: LOT 10, BLOCK 44A CITY OF ST. AUGUSTINE

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): RESIDENTIAL

A5. Latitude/Longitude: Lat. 29d53'03.8"N Long. 81d18'30.6" W Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983 ☐ WGS 84

A6. Attach at least two and when possible four clear photographs (one for each side) of the building (see Form pages 7 and 8).

A7. Building Diagram Number: 5

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s): 0.00 sq. ft.

b) Is there at least one permanent flood opening on two different sides of each enclosed area? ☐ Yes ☐ No ☒ N/A

c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade:
Non-engineered flood openings: 0 Engineered flood openings: 0

d) Total net open area of non-engineered flood openings in A8.c: 0.00 sq. in.

e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instructions): sq. ft.

f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): 0.00 sq. ft.

A9. For a building with an attached garage:

a) Square footage of attached garage: 0.00 sq. ft.

b) Is there at least one permanent flood opening on two different sides of the attached garage? ☐ Yes ☒ No ☐ N/A

c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade:
Non-engineered flood openings: 0 Engineered flood openings:

d) Total net open area of non-engineered flood openings in A9.c: 0.00 sq. in.

e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): 0.00 sq. ft.

f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): 0.00 sq. ft.

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1.a. NFIP Community Name: ST. JOHNS B1.b. NFIP Community Identification Number: 125147

B2. County Name: ST. JOHNS B3. State: FL B4. Map/Panel No.: 12109C0301 B5. Suffix: J

B6. FIRM Index Date: 12/07/2018 B7. FIRM Panel Effective/Revised Date: 12/07/2018

B8. Flood Zone(s): AE B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): ELEV. 8

B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9:
☐ FIS ☒ FIRM ☐ Community Determined ☐ Other:

B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source:

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No
Designation Date: N/A ☐ CBRS ☐ OPA

B13. Is the building located seaward of the Limit of Moderate Wave Action (LiMWA)? ☐ Yes ☒ No

Received 10/23/2024
Planning & Building Department

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: #2 TREMERTON PLACE

City: ST. AUGUSTINE State: FL ZIP Code: 32084

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, AO, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, A99. Complete Items C2.a–h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters.
Benchmark Utilized: H15 RESET, ST. JOHNS COUNTY Vertical Datum: NAVD 1988

Indicate elevation datum used for the elevations in items a) through h) below.
☐ NGVD 1929 ☒ NAVD 1988 ☐ Other:

Datum used for building elevations must be the same as that used for the BFE. Conversion factor used? ☐ Yes ☒ No
If Yes, describe the source of the conversion factor in the Section D Comments area.

		Check the measurement used:
a) Top of bottom floor (including basement, crawlspace, or enclosure floor):	9.00	☒ feet ☐ meters
b) Top of the next higher floor (see Instructions):		☐ feet ☐ meters
c) Bottom of the lowest horizontal structural member (see Instructions):		☐ feet ☐ meters
d) Attached garage (top of slab):		☐ feet ☐ meters
e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area):	10.10	☒ feet ☐ meters
f) Lowest Adjacent Grade (LAG) next to building: ☐ Natural ☐ Finished	5.90	☒ feet ☐ meters
g) Highest Adjacent Grade (HAG) next to building: ☐ Natural ☐ Finished	6.80	☒ feet ☐ meters
h) Finished LAG at lowest elevation of attached deck or stairs, including structural support:	5.90	☒ feet ☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state law to certify elevation information. *I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.*

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No

☐ Check here if attachments and describe in the Comments area.

Certifier's Name: ROBERT BRANDT WILSON License Number: FL LS4690

Title: PROFESSIONAL LAND SURVEYOR

Company Name: BRANDT WILSON PLS

Address: 1835 GREEN SPRINGS CIRCLE, A

City: FLEMING ISLAND State: FL ZIP Code: 32003

Signature: R. Brandt Wilson Date: 09/20/2024

Telephone: (904) 471-7512 Ext.: Email: brandtpls@aol.com



Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):
THE LATITUDE AND LONGETUDE WAS DERIVED FROM GOOGLE EARTH PRO.
AC UNIT IS LOCATED ON THE NORTH SIDE OF THE GUEST HOUSE.

Received 10/23/2024
Planning & Building Department

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: #2 TREMERTON PLACE City: ST. AUGUSTINE State: FL ZIP Code: 32084	**FOR INSURANCE COMPANY USE** Policy Number: Company NAIC Number:

SECTION E – BUILDING MEASUREMENT INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO, ZONE AR/AO, AND ZONE A (WITHOUT BFE)

For Zones AO, AR/AO, and A (without BFE), complete Items E1–E5. For Items E1–E4, use natural grade, if available. If the Certificate is intended to support a Letter of Map Change request, complete Sections A, B, and C. Check the measurement used. In Puerto Rico only, enter meters.

Building measurements are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

E1. Provide measurements (C.2.a in applicable Building Diagram) for the following and check the appropriate boxes to show whether the measurement is above or below the natural HAG and the LAG.

a) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (C2.b in applicable Building Diagram) of the building is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge*

☐ Check here if attachments and describe in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Telephone: _____ Ext.: _____ Email: _____

Comments:

Received 10/23/2024
Planning & Building Department

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
#2 TREMERTON PLACE

City: ST. AUGUSTINE State: FL ZIP Code: 32084

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION G – COMMUNITY INFORMATION (RECOMMENDED FOR COMMUNITY OFFICIAL COMPLETION)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Section A, B, C, E, G, or H of this Elevation Certificate. Complete the applicable item(s) and sign below when:

G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by state law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2.a. ☐ A local official completed Section E for a building located in Zone A (without a BFE), Zone AO, or Zone AR/AO, or when item E5 is completed for a building located in Zone AO.

G2.b. ☐ A local official completed Section H for insurance purposes.

G3. ☐ In the Comments area of Section G, the local official describes specific corrections to the information in Sections A, B, E and H.

G4. ☐ The following information (Items G5–G11) is provided for community floodplain management purposes.

G5. Permit Number: _____ G6. Date Permit Issued: _____

G7. Date Certificate of Compliance/Occupancy Issued: _____

G8. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G9.a. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters Datum: _____

G9.b. Elevation of bottom of as-built lowest horizontal structural member: _____ ☐ feet ☐ meters Datum: _____

G10.a. BFE (or depth in Zone AO) of flooding at the building site: _____ ☐ feet ☐ meters Datum: _____

G10.b. Community's minimum elevation (or depth in Zone AO) requirement for the lowest floor or lowest horizontal structural member: _____ ☐ feet ☐ meters Datum: _____

G11. Variance issued? ☐ Yes ☐ No If yes, attach documentation and describe in the Comments area.

The local official who provides information in Section G must sign here. *I have completed the information in Section G and certify that it is correct to the best of my knowledge. If applicable, I have also provided specific corrections in the Comments area of this section.*

Local Official's Name: _____ Title: _____

NFIP Community Name: _____

Telephone: Ext.: _____ Email: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Comments (including type of equipment and location, per C2.e; description of any attachments; and corrections to specific information in Sections A, B, D, E, or H):

Received 10/23/2024
Planning & Building Department

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: #2 TREMERTON PLACE City: ST. AUGUSTINE State: FL ZIP Code: 32084	**FOR INSURANCE COMPANY USE** Policy Number: Company NAIC Number:

SECTION H – BUILDING'S FIRST FLOOR HEIGHT INFORMATION FOR ALL ZONES (SURVEY NOT REQUIRED) (FOR INSURANCE PURPOSES ONLY)

The property owner, owner's authorized representative, or local floodplain management official may complete Section H for all flood zones to determine the building's first floor height for insurance purposes. Sections A, B, and I must also be completed. Enter heights to the nearest tenth of a foot (nearest tenth of a meter in Puerto Rico). ***Reference the Foundation Type Diagrams (at the end of Section H Instructions) and the appropriate Building Diagrams (at the end of Section I Instructions) to complete this section.***

H1. Provide the height of the top of the floor (as indicated in Foundation Type Diagrams) above the Lowest Adjacent Grade (LAG):

a) **For Building Diagrams 1A, 1B, 3, and 5–9.** Top of bottom floor (include above-grade floors only for buildings with subgrade crawlspaces or enclosure floors) is: _____ ☐ feet ☐ meters ☐ above the LAG

b) **For Building Diagrams 2A, 2B, 4, and 6–9.** Top of next higher floor (i.e., the floor above basement, crawlspace, or enclosure floor) is: _____ ☐ feet ☐ meters ☐ above the LAG

H2. Is **all** Machinery and Equipment servicing the building (as listed in Item H2 instructions) elevated to or above the floor indicated by the H2 arrow (shown in the Foundation Type Diagrams at end of Section H instructions) for the appropriate Building Diagram?

☐ Yes ☐ No

SECTION I – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and H must sign here. *The statements in Sections A, B, and H are correct to the best of my knowledge.* **Note:** If the local floodplain management official completed Section H, they should indicate in Item G2.b and sign Section G.

☐ Check here if attachments are provided (including required photos) and describe each attachment in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Telephone: _____ Ext.: _____ Email: _____

Comments:

Received 10/23/2024
Planning & Building Department

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
#2 TREMERTON PLACE

City: ST. AUGUSTINE State: FL ZIP Code: 32084

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

Instructions: Insert below at least two and when possible four photographs showing each side of the building (for example, may only be able to take front and back pictures of townhouses/rowhouses). Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." Photographs must show the foundation. When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo One

Photo One Caption: FRONT LEFT SIDE VIEW 09/20/2024

Clear Photo One



Photo Two

Photo Two Caption: LEFT SIDE VIEW 09/20/2024

Clear Photo Two

Received 10/23/2024
Planning & Building Department

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

BUILDING PHOTOGRAPHS

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
#2 TREMERTON PLACE

City: ST. AUGUSTINE State: FL ZIP Code: 32084

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

Insert the third and fourth photographs below. Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo Three

Photo Three Caption: REAR VIEW 09/20/2024

Clear Photo Three



Photo Four

Photo Four Caption: RIGHT SIDE VIEW 09/20/2024

Clear Photo Four

Received 10/22/2024
Planning & Building Department

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB Control No. 1660-0008
Expiration Date: 06/30/2026

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

A1. Building Owner's Name: AUSTIN K. MATHESON

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: #2 1/2 TREMERTON PLACE

City: ST. AUGUSTINE State: FL ZIP Code: 32084

A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: LOT 10, BLOCK 44A CITY OF ST. AUGUSTINE

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): RESIDENTIAL GUEST HOUSE

A5. Latitude/Longitude: Lat. 29d53'04.5"N Long. 81d18'30.5" W Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983 ☐ WGS 84

A6. Attach at least two and when possible four clear photographs (one for each side) of the building (see Form pages 7 and 8).

A7. Building Diagram Number: 7

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s): 0.00 sq. ft.

b) Is there at least one permanent flood opening on two different sides of each enclosed area? ☐ Yes ☐ No ☒ N/A

c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade:
Non-engineered flood openings: 0 Engineered flood openings: 0

d) Total net open area of non-engineered flood openings in A8.c: 0.00 sq. in.

e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instructions): sq. ft.

f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): 0.00 sq. ft.

A9. For a building with an attached garage:

a) Square footage of attached garage: 180.00 sq. ft.

b) Is there at least one permanent flood opening on two different sides of the attached garage? ☐ Yes ☒ No ☐ N/A

c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade:
Non-engineered flood openings: 0 Engineered flood openings:

d) Total net open area of non-engineered flood openings in A9.c: 0.00 sq. in.

e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): 0.00 sq. ft.

f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): 0.00 sq. ft.

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1.a. NFIP Community Name: ST. JOHNS B1.b. NFIP Community Identification Number: 125147

B2. County Name: ST. JOHNS B3. State: FL B4. Map/Panel No.: 12109C0301 B5. Suffix: J

B6. FIRM Index Date: 12/07/2018 B7. FIRM Panel Effective/Revised Date: 12/07/2018

B8. Flood Zone(s): AE B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): ELEV. 8

B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9:
☐ FIS ☒ FIRM ☐ Community Determined ☐ Other:

B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source:

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No
Designation Date: N/A ☐ CBRS ☐ OPA

B13. Is the building located seaward of the Limit of Moderate Wave Action (LiMWA)? ☐ Yes ☒ No

Received 10/22/2024
Planning & Building Department

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: #2 1/2 TREMERTON PLACE

City: ST. AUGUSTINE State: FL ZIP Code: 32084

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, AO, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, A99. Complete Items C2.a–h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters.
Benchmark Utilized: H15 RESET, ST. JOHNS COUNTY Vertical Datum: NAVD 1988

Indicate elevation datum used for the elevations in items a) through h) below.
☐ NGVD 1929 ☒ NAVD 1988 ☐ Other:

Datum used for building elevations must be the same as that used for the BFE. Conversion factor used? ☐ Yes ☒ No
If Yes, describe the source of the conversion factor in the Section D Comments area.

		Check the measurement used:
a) Top of bottom floor (including basement, crawlspace, or enclosure floor):	5.80	☒ feet ☐ meters
b) Top of the next higher floor (see Instructions):	11.85	☒ feet ☐ meters
c) Bottom of the lowest horizontal structural member (see Instructions):		☐ feet ☐ meters
d) Attached garage (top of slab):	5.40	☒ feet ☐ meters
e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area):	7.70	☒ feet ☐ meters
f) Lowest Adjacent Grade (LAG) next to building: ☐ Natural ☐ Finished	5.40	☒ feet ☐ meters
g) Highest Adjacent Grade (HAG) next to building: ☐ Natural ☐ Finished	7.30	☒ feet ☐ meters
h) Finished LAG at lowest elevation of attached deck or stairs, including structural support:	5.40	☒ feet ☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state law to certify elevation information. *I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.*

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No

☐ Check here if attachments and describe in the Comments area.

Certifier's Name: ROBERT BRANDT WILSON License Number: FL LS4690

Title: PROFESSIONAL LAND SURVEYOR

Company Name: BRANDT WILSON PLS

Address: 1835 GREEN SPRINGS CIRCLE, A

City: FLEMING ISLAND State: FL ZIP Code: 32003

Signature: R Brandt Wilson Date: 09/20/2024

Telephone: (904) 471-7512 Ext.: Email: brandtpls@aol.com



Place Seal Here

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):
THE LATITUDE AND LONGETUDE WAS DERIVED FROM GOOGLE EARTH PRO.
AC UNIT IS LOCATED ON THE SOUTH SIDE OF THE GUEST HOUSE.

Received 10/22/2024
Planning & Building Department

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
#2 1/2 TREMERTON PLACE

City: ST. AUGUSTINE State: FL ZIP Code: 32084

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION E – BUILDING MEASUREMENT INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO, ZONE AR/AO, AND ZONE A (WITHOUT BFE)

For Zones AO, AR/AO, and A (without BFE), complete Items E1–E5. For Items E1–E4, use natural grade, if available. If the Certificate is intended to support a Letter of Map Change request, complete Sections A, B, and C. Check the measurement used. In Puerto Rico only, enter meters.

Building measurements are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

E1. Provide measurements (C.2.a in applicable Building Diagram) for the following and check the appropriate boxes to show whether the measurement is above or below the natural HAG and the LAG.

a) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (C2.b in applicable Building Diagram) of the building is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge*

☐ Check here if attachments and describe in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Telephone: _____ Ext.: _____ Email: _____

Comments:

Received 10/22/2024
Planning & Building Department

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: #2 1/2 TREMERTON PLACE City: ST. AUGUSTINE State: FL ZIP Code: 32084	**FOR INSURANCE COMPANY USE** Policy Number: _____ Company NAIC Number: _____

SECTION G – COMMUNITY INFORMATION (RECOMMENDED FOR COMMUNITY OFFICIAL COMPLETION)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Section A, B, C, E, G, or H of this Elevation Certificate. Complete the applicable item(s) and sign below when:

G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by state law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2.a. ☐ A local official completed Section E for a building located in Zone A (without a BFE), Zone AO, or Zone AR/AO, or when item E5 is completed for a building located in Zone AO.

G2.b. ☐ A local official completed Section H for insurance purposes.

G3. ☐ In the Comments area of Section G, the local official describes specific corrections to the information in Sections A, B, E and H.

G4. ☐ The following information (Items G5–G11) is provided for community floodplain management purposes.

G5. Permit Number: _____ G6. Date Permit Issued: _____

G7. Date Certificate of Compliance/Occupancy Issued: _____

G8. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G9.a. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters Datum: _____

G9.b. Elevation of bottom of as-built lowest horizontal structural member: _____ ☐ feet ☐ meters Datum: _____

G10.a. BFE (or depth in Zone AO) of flooding at the building site: _____ ☐ feet ☐ meters Datum: _____

G10.b. Community's minimum elevation (or depth in Zone AO) requirement for the lowest floor or lowest horizontal structural member: _____ ☐ feet ☐ meters Datum: _____

G11. Variance issued? ☐ Yes ☐ No If yes, attach documentation and describe in the Comments area.

The local official who provides information in Section G must sign here. *I have completed the information in Section G and certify that it is correct to the best of my knowledge. If applicable, I have also provided specific corrections in the Comments area of this section.*

Local Official's Name: _____ Title: _____

NFIP Community Name: _____

Telephone: Ext.: _____ Email: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Comments (including type of equipment and location, per C2.e; description of any attachments; and corrections to specific information in Sections A, B, D, E, or H):

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Planning & Building Department

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
#2 1/2 TREMERTON PLACE

City: ST. AUGUSTINE State: FL ZIP Code: 32084

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION H – BUILDING'S FIRST FLOOR HEIGHT INFORMATION FOR ALL ZONES (SURVEY NOT REQUIRED) (FOR INSURANCE PURPOSES ONLY)

The property owner, owner's authorized representative, or local floodplain management official may complete Section H for all flood zones to determine the building's first floor height for insurance purposes. Sections A, B, and I must also be completed. Enter heights to the nearest tenth of a foot (nearest tenth of a meter in Puerto Rico). ***Reference the Foundation Type Diagrams (at the end of Section H Instructions) and the appropriate Building Diagrams (at the end of Section I Instructions) to complete this section.***

H1. Provide the height of the top of the floor (as indicated in Foundation Type Diagrams) above the Lowest Adjacent Grade (LAG):

a) **For Building Diagrams 1A, 1B, 3, and 5–9.** Top of bottom floor (include above-grade floors only for buildings with subgrade crawlspaces or enclosure floors) is: _____ ☐ feet ☐ meters ☐ above the LAG

b) **For Building Diagrams 2A, 2B, 4, and 6–9.** Top of next higher floor (i.e., the floor above basement, crawlspace, or enclosure floor) is: _____ ☐ feet ☐ meters ☐ above the LAG

H2. Is **all** Machinery and Equipment servicing the building (as listed in Item H2 instructions) elevated to or above the floor indicated by the H2 arrow (shown in the Foundation Type Diagrams at end of Section H instructions) for the appropriate Building Diagram?

☐ Yes ☐ No

SECTION I – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and H must sign here. *The statements in Sections A, B, and H are correct to the best of my knowledge.* **Note:** If the local floodplain management official completed Section H, they should indicate in Item G2.b and sign Section G.

☐ Check here if attachments are provided (including required photos) and describe each attachment in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Telephone: _____ Ext.: _____ Email: _____

Comments:

Received 10/22/2024
Planning & Building Department

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
#2 1/2 TREMERTON PLACE

City: ST. AUGUSTINE State: FL ZIP Code: 32084

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

Instructions: Insert below at least two and when possible four photographs showing each side of the building (for example, may only be able to take front and back pictures of townhouses/rowhouses). Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." Photographs must show the foundation. When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo One

Photo One Caption: FRONT SOUTH SIDE VIEW 09/20/2024 Clear Photo One



Photo Two

Photo Two Caption: EAST SIDE VIEW 09/20/2024 Clear Photo Two

Received 10/22/2024
Planning & Building Department

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

BUILDING PHOTOGRAPHS

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
#2 1/2 TREMERTON PLACE

City: ST. AUGUSTINE State: FL ZIP Code: 32084

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

Insert the third and fourth photographs below. Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo Three

Photo Three Caption: SOUTH VIEW 09/20/2024

Clear Photo Three

Photo Four

Photo Four Caption:

Clear Photo Four

Public Records of St. Johns County, FL Clerk # 2012013008, O.R. 3533 PG 1923,
03/09/2012 at 08:45 AM REC. $13.00 SUR. $14.00 Doc. D $.70

This Document Prepared by and Return to:

Thomas G. Christmann, Esq.
Clayton-Johnston, P.A.
18 NW 33rd Court
Gainesville, FL 32607

Parcel Nos. 201290-0000

$27.00
$ .70
$27.70

SPECIAL WARRANTY DEED

This Indenture, made this 6th day of March, 2012, between Caleb J. King, an unmarried person, of the County of Alachua, State of Florida, Grantor, and **Caleb J. King, as Trustee of the Caleb J. King Revocable Trust dated February 24, 1998,** (hereinafter referred to as the "Trust Agreement"), whose address is 5014 NW 27th Court, Gainesville, Florida 32606, Grantee,

Witnesseth,

That said Grantor, for and in consideration of the sum of 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, has granted, bargained and sold to the said Grantee, and Grantee's heirs, successors and assigns forever, as a tenant in common in and to the following described land, situate, lying and being in St. Johns County, Florida, to-wit:

COPY

> In the City of St. Augustine, Lot 10 of Block 44-A, according to the official map of the City of St. Augustine, made by Robert Renson, C.E., dated January 1, 1905, and on fuile in the Office of the Clerk of Court of St. Johns County, Florida. This Lot is bounded on the North by Lot formerly of Joseph Sanchez, on the South by Hernandex Street, on the West by Lot of Howatt, and on the East by the Matanzas River, measuring on East and West sides 100 feet more or less and with all Riparian Rights. As described in the Public Records of St. Johns County, Florida, in Official Records Book 306, Page 718, "Parcel I".
>
> Subject to Convenants, Restrictions, Easements, and Reservations of record, if any; however, this reference does not operate to reimpose same: Subject to Zoning Ordinances that may affect subject property.
>
> Subject to taxes for 2012, and subsequent years.

TO HAVE AND TO HOLD the said Property in fee simple upon the trusts and for the uses and purposes herein and in said Trust Agreement set forth, with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunder appertaining.

Full power and authority is hereby granted by this Deed to the Trustee or her successors to protect, conserve, sell, lease, encumber and otherwise manage and dispose of said Property or any part thereof.

Note to property Appraiser. Homestead Property. The Trust grants to the Grantor of said trust and the Grantor's spouse the right to possess and a beneficial interest for life in any property described

herein in which the Grantor or the Grantor's spouse resides. This beneficial interest is intended to qualify such property under Section 196.031 and 196.041, Florida Statutes, for all homestead exemptions for which the Grantor and the Grantor's spouse are otherwise eligible

In no case shall any party dealing with said Trustee in relation to said Property, or to whom said Property or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said Property, or be obliged to see that the terms of the Trust Agreement have been complied with, or be obliged to inquire into the necessity or expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said Trust Agreement. Every deed, trust deed, mortgage, lease or other instrument executed by said Trustee in relation to said Property shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of delivery thereof the trust created by this Indenture and by said Trust Agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the terms, conditions and limitations contained in this Indenture and in said Trust Agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that the Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, her or their predecessor in trust.

COPY

The Trustee shall have no obligation whatsoever with respect to any matter in any way related to the Property, whether in contract, tort or otherwise, except to the extent of property held by the Trustee pursuant to the Trust Agreement, and all persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each beneficiary under the Trust Agreement and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said Property, and such interest is hereby declared to be personal property, and no beneficiary under the Trust Agreement shall have any title or interest, legal or equitable, in or to said Property as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

AND the Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said Property in fee simple; that the Grantor has good right and lawful authority to sell and convey said Property; that the Grantor hereby fully warrants the title to said Property and will defend the same against the lawful claims of all persons whomsoever.

The preparer of this instrument was neither furnished with, nor requested to review, an abstract on the described Property and therefore express no opinion as to condition of title.

This deed was prepared without the benefit of a survey.

Grantor and Grantee are used for singular or plural, as context requires.

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
Printed Name: Thomas G Christmann

Caleb J. King, Grantor

Witness
Printed Name: Lois S. MARINO

STATE OF FLORIDA
COUNTY OF ALACHUA

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared to me **Caleb J. King**, an unmarried person, known to be the person described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 6 day of March, 2012.

Notary Public in and for the State of Florida

NOTARY PUBLIC STATE OF FLORIDA
THOMAS G. CHRISTMANN
MY COMMISSION # DD 978303
EXPIRES: April 19, 2014
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	2012900000
Location Address	2 TREMERTON PL SAINT AUGUSTINE 32084-0000
Neighborhood	City/Bayfront (ICW) (SF) (612.42)
Tax Description*	CITY OF ST AUGUSTINE LOT 10 BLK 44-A OR3533/1923 *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	20-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.380
Homestead	Y

No Image Available

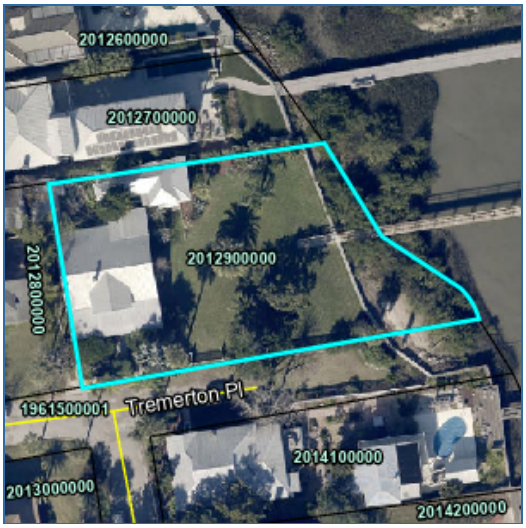
Owner Information

Owner Name	Kng Caleb J Revocable Trust D:02/24/98 100% King Caleb J Trustee 100%
Mailing Address	2 TREMERTON PL SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
Homestead		$50,000

Map



Valuation Information

	2024
Building Value	$283,596
Extra Features Value	$41,262
Total Land Value	$1,500,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$1,824,858**
Total Deferred	$1,124,971
Assessed Value	**$699,887**
Total Exemptions	$50,000
Taxable Value	**$649,887**

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	$399,609	$43,563	$1,100,000	$0	$0	$1,543,172	$679,502	$913,670	$629,502
2022	$273,514	$29,987	$784,000	$0	$0	$1,087,501	$659,711	$477,790	$609,711
2021	$149,030	$29,987	$700,000	$0	$0	$879,017	$640,496	$288,521	$590,496
2020	$161,802	$29,987	$600,000	$0	$0	$791,789	$631,653	$210,136	$581,653
2019	$162,471	$3,622	$600,000	$0	$0	$766,093	$617,452	$198,641	$567,452
2018	$165,918	$3,719	$600,000	$0	$0	$769,637	$605,939	$213,698	$555,939
2017	$170,642	$4,215	$600,000	$0	$0	$774,857	$593,476	$231,381	$543,476
2016	$174,098	$14,105	$600,000	$0	$0	$788,203	$588,597	$249,606	$538,597
2015	$161,455	$15,226	$600,000	$0	$0	$776,681	$584,505	$242,176	$534,505
2014	$123,340	$16,347	$542,500	$0	$0	$682,187	$579,866	$152,321	$529,866
2013	$125,672	$9,745	$542,500	$0	$0	$677,917	$564,565	$163,352	$514,565

Building Information

Building 1
Building Value $208,560
Year Built 1900
Actual Area 1994
Conditioned Area 1650
Use Single Family Residence
Style 01
Exterior Wall Wood

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

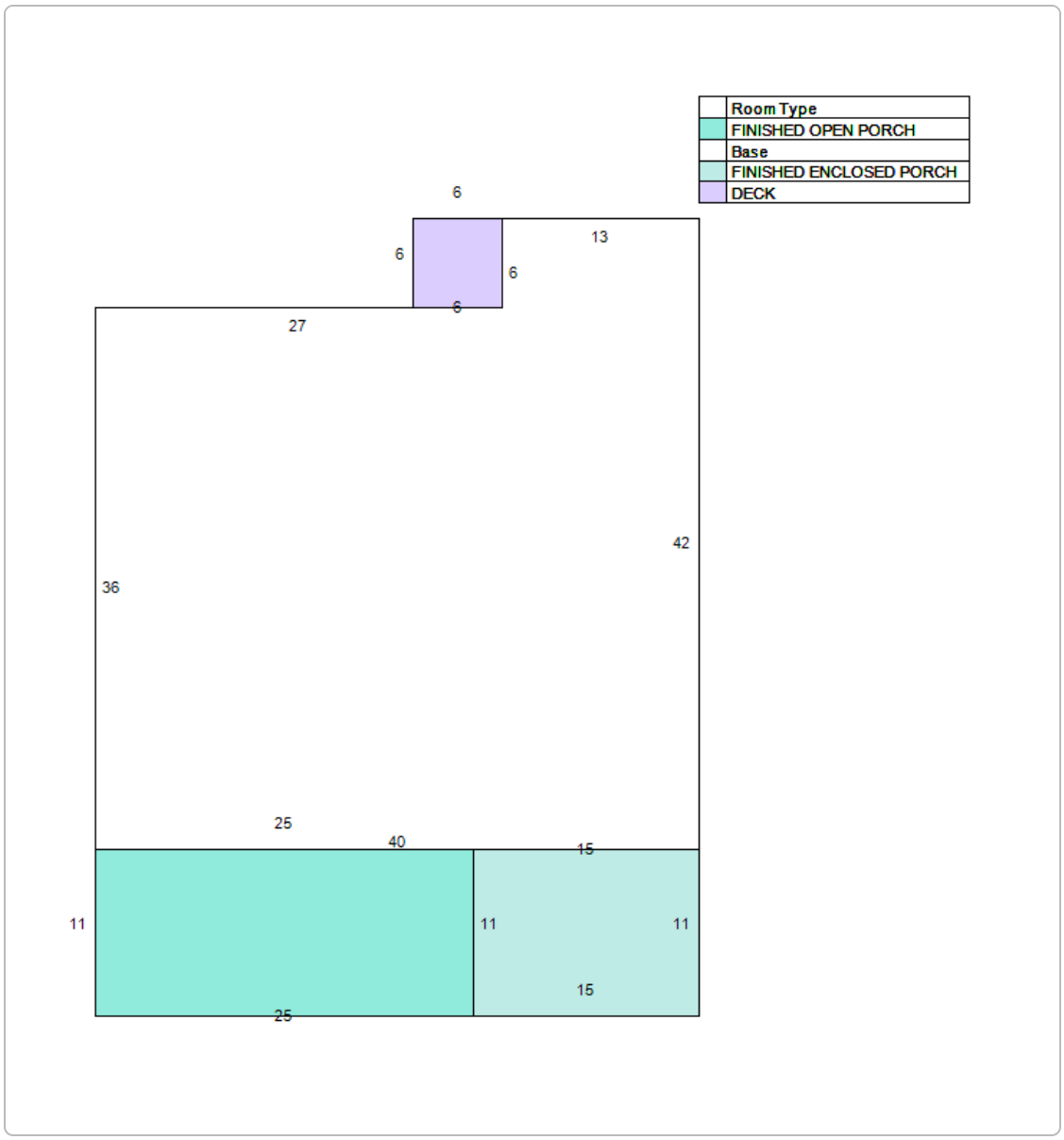
Description	Square Footage
BASE AREA	1518
FINISHED DECK	36
FINISHED ENCLOSED PORCH	165
FINISHED OPEN PORCH	275
Total SqFt	1994

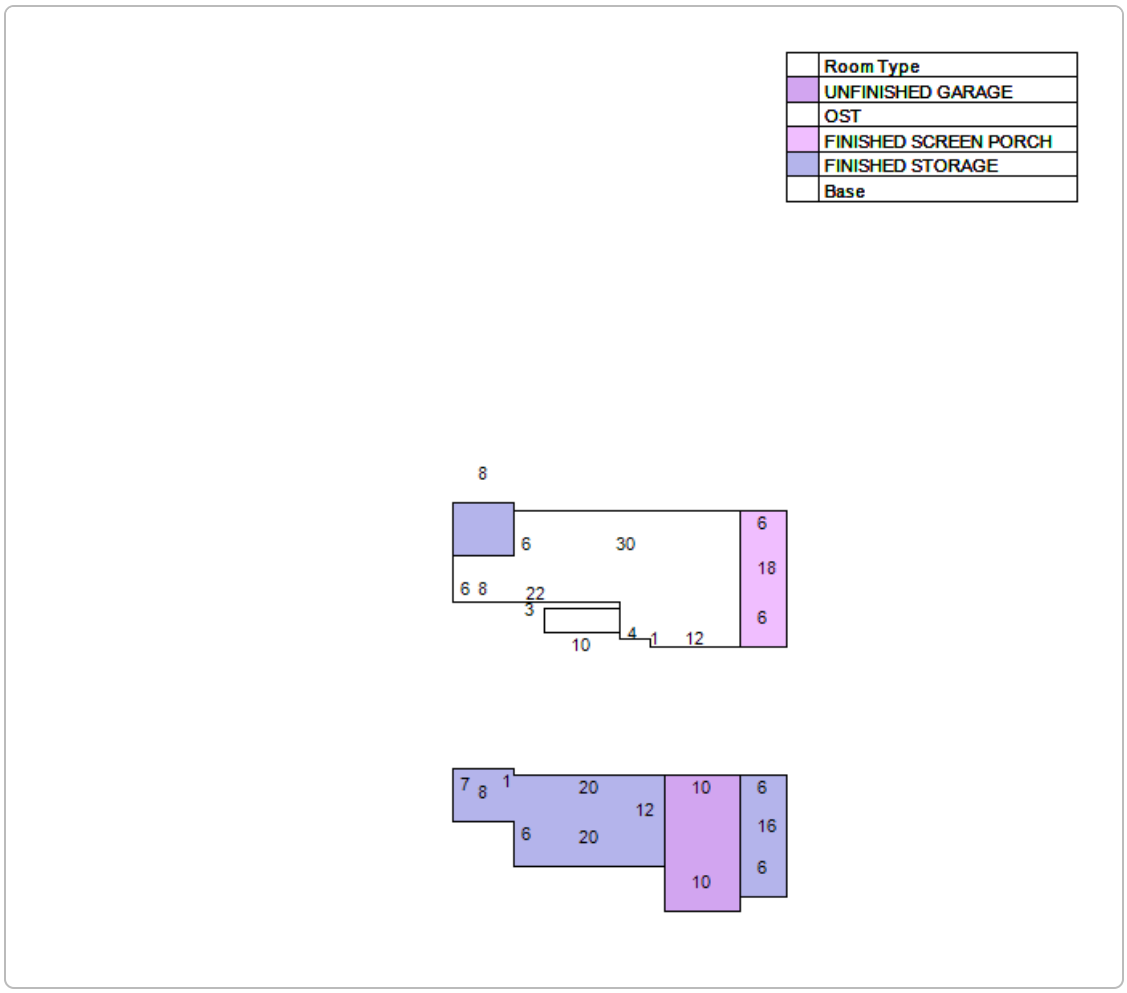
Building 2
Building Value $75,036
Year Built 1935
Actual Area 1266
Conditioned Area 500
Use Single Family Residence
Style 01
Exterior Wall Wood

Roof Cover Metal
Roof Structure Gable Hip
Interior Flooring Pine Wood
Interior Wall Drywall
Heating Type Forced Air
Air Conditioning Window
Bedrooms 0
Baths

Description	Square Footage
BASE AREA	500
FINISHED STORAGE/UTILITY	56
FINISHED SCREEN PORCH	108
OUTSIDE STAIRS	30
FINISHED STORAGE/UTILITY	296
UNFINISHED GARAGE	180
FINISHED STORAGE/UTILITY	96
Total SqFt	1266

Sketch Information


Room Type
FINISHED OPEN PORCH
Base
FINISHED ENCLOSED PORCH
DECK
6
6
6
13
6
27
42
36
25
40
15
11
11
11
15
25



Extra Feature Information

Code Description	Status	Value
Garage - Average (Mix)		3402
Bulkhead - Low (Mix)		900
Boat Dock - Average (Mix)		36960

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	100	150	100	FF	$1,500,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/9/2012	3/6/2012	$100.00	WARRANTY DEED	3533	1923	U	I	KING CALEB J	KING CALEB J REVOCABLE TRUST D:02/24/98
	1/20/2004	$1,130,000.00	WARRANTY DEED	2126	817	Q	I	DUVALL DONNA L	KING CALEB J
	1/7/1992	$219,000.00	TRUSTEES DEED	921	1076	U	I	BARNETT BANK OF ST JOHNS CO TRUSTEE	DUVALL DONNA L

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.
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CITY OF ST AUGUSTINE

MEMORANDUM

To: Historic Architectural Review Board

Date: November 21, 2024

Re: Planning and Building Permits – Historic Preservation Districts

During the month of October 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

46 Avenida Menendez (Removal & replacement of existing wall sheathing and finishes on the second floor of restaurant and HVAC grills)

40 Charlotte Street (Remove damaged joist and replace with new joists)

94 Kings Ferry Way (Roof repair – replacing (6) 8’ metal with Armour Rib panels, FL27567.2)

107 La Quinta Place (Remove existing roof and replace with metal roof, FL36904.2 R10)

64 Lemon Street (Install new metal 5V crimp roof over existing shingle roof on house, FL36904.3)

83 Lincoln Street (Interior/Exterior Renovation – Remove a back stoop and add small addition under the existing roof line. Replace all windows & exterior doors, repair and replace damaged siding with wood siding to match existing siding)

44 Macaris Street (Install 3 new windows facing in the garage not seen from the road and 1 door)

102 M L King (Add one control rely to the fire alarm system for required additional relay to accommodate the elevator mod requirement for recall function)

150 M L King (Interior/Exterior Renovation – Construct new addition at rear of existing structure, FL239)

44 Sylvan Dr (Tear off shingles replace with HARP approved metal roof, FL14645.6)

35 Treasury Street (Interior renovation to building, window, doors, and balcony)

100 Washington Street (Interior and exterior renovation of windows, doors, and roof)

SIGNS

22 Cathedral Place (The Plaza Suite: One wooden wall sign 1' x 6' total 6sf. One wooden hanging sign 2.33' x 2' total 4.66sf, with pre-approved fonts and colors)

51 Cordova Street, Suite A & B (Art Collective: One (1) hanging sign 20" x 24" with pre-approved fonts and colors)

Kaeli Dickinson
Planning & Building Clerk

CITY OF ST AUGUSTINE EST. 1565

Historic Architectural Review Board

Planning Division Memorandum
Planning and Building Department

TO: Historic Architectural Review Board

DATE: November 21, 2024

RE: Discussion related to the update of the city's 2014 Vision Plan.

As you are aware, the city engaged the Northeast Florida Regional Council (NEFRC) to help us update the 2014 Vision Plan. Since the September Historic Architectural Review Board (HARB) meeting several workshops around the city have been held to garner as much input as possible related to the Vision to determine the areas that need updating.

The first three (3) meetings have had the highest turnout. They were held at the St. Johns County Main Library, September 12th, St. Augustine Yacht Club, September 16th, and at the Galimore Center, October 2nd. Additionally, two (2) meetings were held at The Waterworks building and on West King Street respectively. These meetings were not as well attended; however, the participants were very engaged and provided feedback.

At each of these meetings the attendees have been asked to participate in a PowerPoint presentation with built in participation questions related to demographic information and the subject under discussion. If attendees preferred to participate by taking a paper survey that option has also been available at each meeting. The first meeting was a general introduction to the update process and each subsequent meeting discussed a specific theme, such as Sustainability and Resiliency, Vitality and Livability, and Character and Authenticity. The meetings have also encouraged attendees to participate in "breakout" discussions to document specific concerns and preferences. Print outs of the information garnered from these meetings is attached for your review. Included are the questions and answers from the formal presentation as well as a listing of comments from the "breakout" sessions.

Participants have tended to be older, retired, and homeowners. They have attended from all areas of the city even newer subdivisions. Mostly fulltime and longer-term residents. Obviously, the attendees at these meetings represent a limited sampling of opinions.

Therefore, the city has also launched an online survey to provide more opportunity for the public to participate and provide input into this update process. The survey opened on Friday, October 25th and will remain available to participate until Sunday, December 22nd. As of Tuesday, November 12th **397** people have already taken the survey.

The feedback from the Public Workshops so far prioritizes certain concepts. This information will get collated with the survey results to ultimately provide direction for the Vision update.

But so far:

- The principle of balance remains important.
- The four (4) 2014 Vision strategies ranked as Vitality, Authenticity, Character, and Livability respectively remain key components of the Vision.
- The city should prioritize protecting neighborhoods, businesses, cultural and historic resources and the natural environment.
- Economic objectives should be prioritized by workforce development first, housing stability, protection of culturally significant economic assets and smart growth principles.
- Priorities for mobility and walkability should be higher density development, easier to drive, complete streets/traffic calming, pedestrian only corridors and more sidewalks, bike paths and trails.
- Priorities for sustainable practices include community gardens, renewable energy, building design, waste reduction, and conservation.
- Priorities for St. Augustine to diversify its economy include developing advanced industries, promoting green technology, investing in workforce development and education, promoting tourism and culture and supporting small businesses, and
- The sense of priorities for the city includes education, residents, recreation and culture, business and tourists/visitors of the choices to rank.

Again, these summary statements represent items from a very small sampling of individuals that have come and participated at our Vision update Public Workshops. This list provides a summary so far and is subject to change based on additional information and feedback.

Additionally, attached for your information and discussion as requested by the Planning and Zoning Board (PZB) is also some baseline demographic information to start to compare then and now information from the United States Census Bureau, Flagler College enrollment and employment, Florida School for the Deaf and Blind (FSDB) enrollment, city Visitor Information Center, and vehicle garage parking numbers, and Tourist Department revenue.

This information provides the HARB with a snapshot of available information to compare data and to identify trends overtime that may provide insight into the Vision update for the next 10 years.

This information will be provided to each of the city's citizen boards and the City Commission at their respective November meetings in preparation for the joint meeting with the Planning and Zoning Board (PZB), the Historic Architectural Review Board (HARB) and the Corridor Review Committee (CRC) in December. This joint meeting will give the Boards an opportunity to discuss proposed updated language, and hopefully come to a consensus, so that the update can be discussed and approved by the City Commission in January 2025.

The January 2025 timeframe is important to the city as we approach the next required Evaluation and Appraisal Report (EAR) of the city's Comprehensive Plan which is due to the state in December of 2025. The city's Vision Plan sets the tone and direction of the Comprehensive Plan and other important documents such as the city's Strategic Plan.

Also attached is the city's 2014 Vision Plan for your information and a summary of the Vision that was included as a reference for the city's 2040 Comprehensive Plan adopted in 2020.

Thank you for your attention to this matter. If you have any questions or require additional information, please do not hesitate to call me at (904) 209-4320 or email at askinner@citystaug.com.

Amy McClure Skinner, AICP
Director
Planning and Building Department

Data

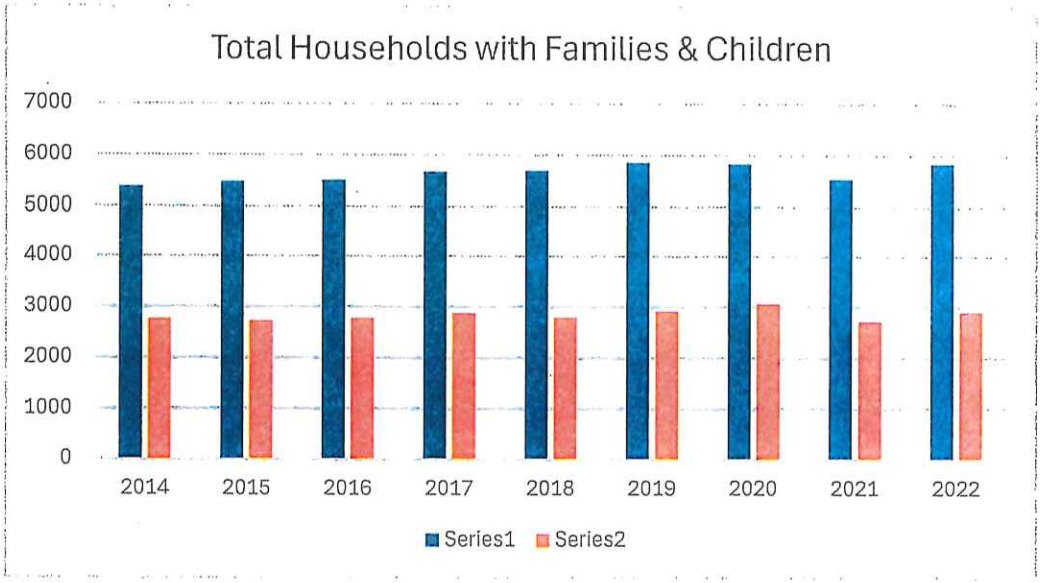
United States Census Data - QuickFacts
St. Augustine city, Florida

Fact	2010	2020	2023
Population	12,899	14,329	15,596
Age and sex			
Persons under 5	417 (3.2%)		156 (1%)
Persons under 18	1,809 (14%)		1,185 (7.6%)
Persons over 65	2,767 (21.5%)		4,086 (26.2%)
Female, percent	7,165 (55.5%)		8,703 (55.8%)
Male, percent	5,734 (44.5%)		6,893 (44.2%)
Race and Hispanic			
White, alone	12,718 (98.6%)		13,272 (85.1%)
Black or African American, alone	1,294 (10%)		764 (4.9%)
Asian, alone	115 (0.9%)		328 (2.1%)
Two or more races	181 (1.4%)		998 (6.4%)
Hispanic/Latino	541 (4.2%)		1,357 (8.7%)
Characteristics			
Veterans			1,104
Foreign born			1,310 (8.4%)
Housing			
Owner occupied	55.4%		65.9%
Median value	$250,000		$355,400
Median monthly costs	$1,375		$1,686
Median gross rent			$1,355
Families & Living Arrangements			
Households	6,831		5,833
Persons per household	1.89		2.24
Living in same house 1 yr ago			74.9%
Language other than English			12.0%

Fact	2010	2020	2023
Computer and Internet			
Households w/computer			94.9%
Households w/broadband			89.5%
Education			
High school graduate	90%		94.2%
Bachelor's degree or higher	38%		42.3%
Health			
With disability under 65			11.2%
Persons w/out health insurance			13.3%
Economy			
In labor force 16+ years	6,418 (49.7%)		8,593 (55.1%)
In labor force female 16+	3,182 (24.7%)		7,970 (51.1%)
Food service sales	191,883 (2012)		301,387(2017)
Total health care revenue	105,092 (2012)		143,098(2017)
Total transportation revenue	36,650 (2012)		41,703 (2017)
Total retail sales	545,501 (2012)		743,879(2017)
Total retail sales per capita	$42,290		$51,235
Transportation			
Mean travel time to work	17.1 minutes		20.5 minutes
Income and Poverty			
Median household income	$45,612 (2016)		$72,806
Per capita income	$27,787 (2016)		$42,903
Persons in poverty	20.4%		12.6%
Businesses			
All employer firms	3,431		1,279
Men-owned employer firms			697
Minority-owned employer firms			141
Nonminority owned			961
Nonveteran owned			1,015
Geography			
Population per sq-mile	1,376	1,505	
Land area in sq-miles	9.43	9.52	

2014	5383	2769
2015	5477	2726
2016	5505	2774
2017	5662	2874
2018	5689	2793
2019	5852	2919
2020	5828	3072
2021	5538	2726
2022	5833	2908

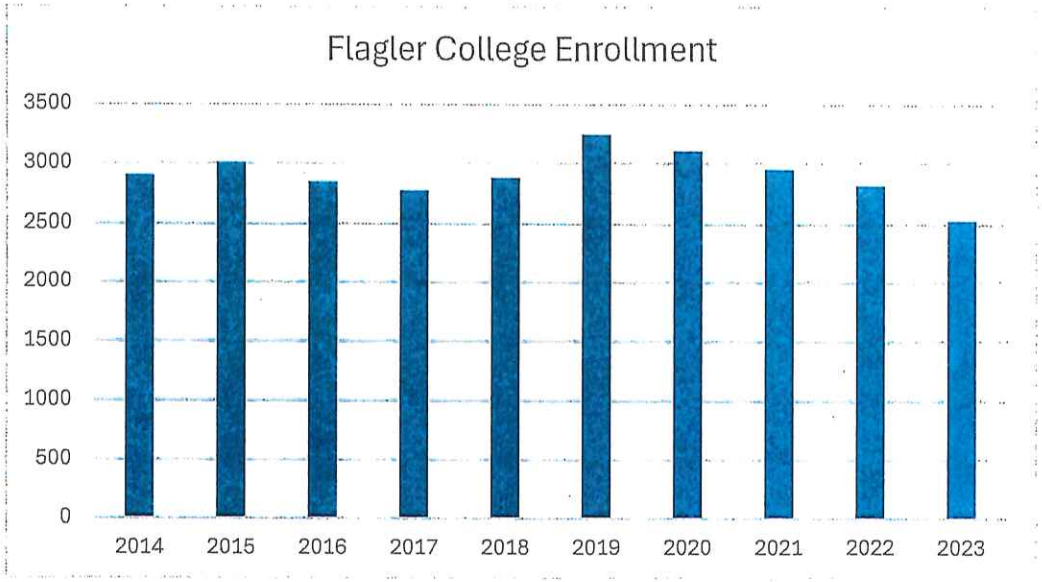
5641 avg 2840 avg

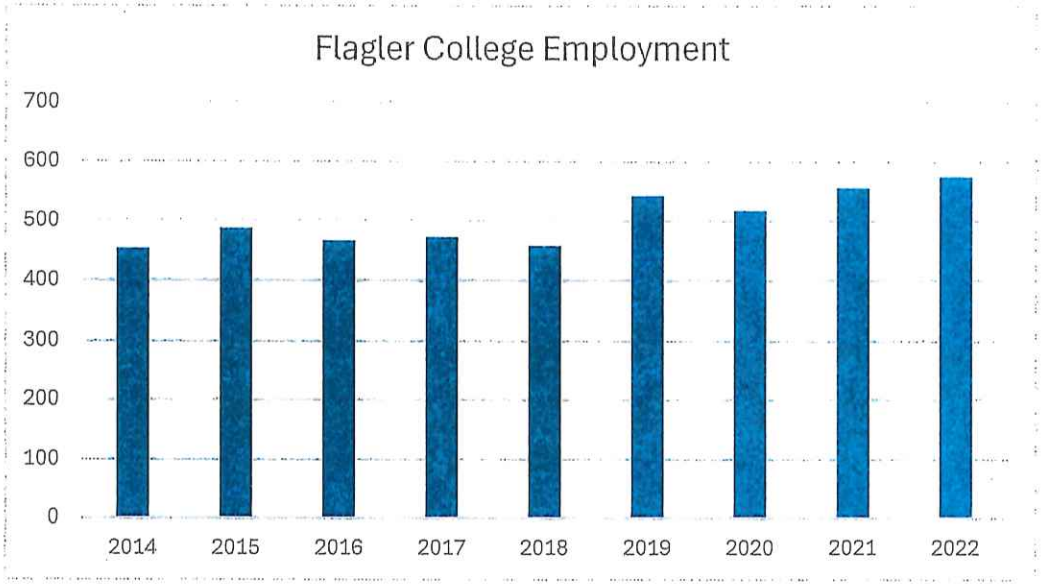


Source: US Census Bureau- American Community Survey

2014	2896
2015	2999
2016	2840
2017	2769
2018	2875
2019	3239
2020	3104
2021	2950
2022	2815
2023	2530

2902 avg



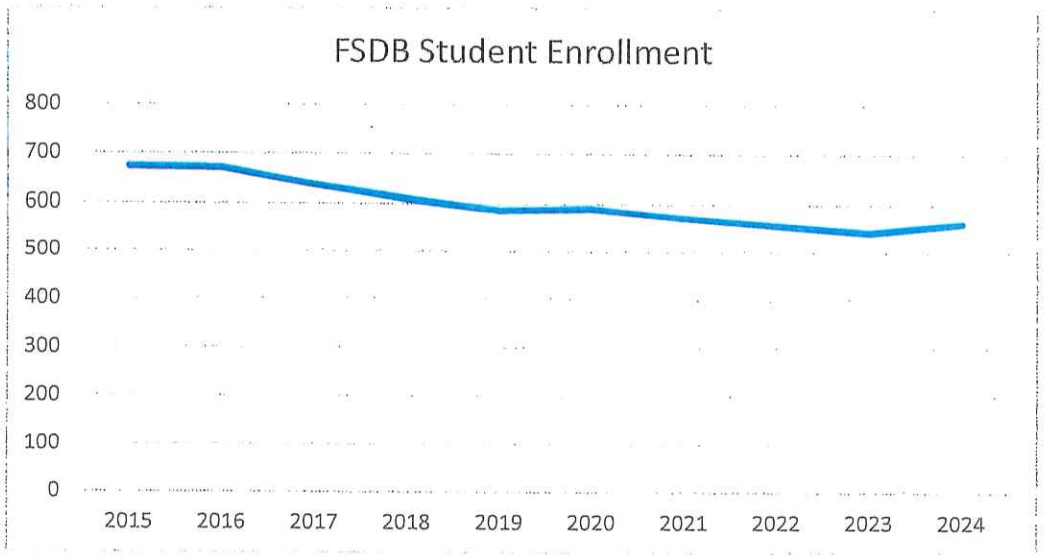


2014	453
2015	486
2016	466
2017	471
2018	457
2019	542
2020	517
2021	555
2022	574

502 avg

2015	673
2016	671
2017	636
2018	608
2019	585
2020	589
2021	569
2022	554
2023	540
2024	558

598 avg



Visitor Information Center (VIC) – Visitation Numbers/Vehicle Parking Count

Year	Total	*Average	Highest Month	Lowest Month	Vehicles Parked	*Average
2009	343,796	28,650	April	October	298,369	24,864
2010	306,026	25,502	July	January	331,678	27,640
2011	412,176	34,348	March	February	352,735	29,395
2012	382,986	31,916	December	August	297,815	24,818
2013	450,051	37,504	March	September	347,854	28,988
2014	466,015	38,835	March	September	372,784	31,065
****2015**	507,518	42,293	*December	August	398,458	33,205
2016	518,178	43,182	December	October	414,386	34,532
2017	508,024	42,335	December	September	406,894	33,908
2018	497,417	41,451	December	January	400,321	33,360
2019	529,756	44,146	December	September	419,443	34,954
*****2020**	390,829	32,569	December	April/May	323,614	26,968
2021	597,699	49,808	December	February	455,998	38,000
2022	633,826	52,819	December	September	509,222	42,435
2023	658,205	54,850	December	September	521,657	43,471
	7,202,502				**5,851,228**	
	480,167 15 yr annual average				**390,082** 15 yr annual average	

*Monthly average
**City of St. Augustine 450th Celebration
***Covid Pandemic Shutdowns

***Note:** Starting in 2015 through 2023 the highest month for visits to the VIC is December, but the second highest monthly visitation count within this same timeframe except for 2020 (Covid) and 2021 was March. In 2021 the second highest month for visitors to the VIC was July.

VIC Visitor Counts
Series1
Series2
1.2
1
0.8
0.6
0.4
0.2
0
100000
80000
60000
40000
20000
0
November 2008
March 2009
July 2009
November 2009
March 2010
July 2010
November 2010
March 2011
July 2011
November 2011
March 2012
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March 2019
July 2019
November 2019
March 2020
July 2020
November 2020
March 2021
July 2021
November 2021
March 2022
July 2022
November 2022
March 2023
July 2023
November 2023
March 2024
July 2024

Net TDT Revenue to the Tourism Department by Fiscal Year

	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24
October	$ 509,136	$ 514,347	$ 698,904	$ 550,334	$ 763,934	$ 791,701	$ 748,068	$ 764,027	$ 1,433,249	$ 1,472,774	$ 1,502,822
November	$ 498,947	$ 579,382	$ 586,391	$ 639,941	$ 755,703	$ 734,460	$ 828,129	$ 734,256	$ 1,411,921	$ 1,419,713	$ 1,554,762
December	$ 505,390	$ 591,460	$ 661,923	$ 717,944	$ 825,934	$ 888,565	$ 964,804	$ 900,241	$ 1,848,637	$ 1,878,754	$ 2,089,638
January	$ 516,745	$ 626,358	$ 694,843	$ 680,039	$ 765,515	$ 827,594	$ 904,473	$ 754,128	$ 1,339,161	$ 1,707,915	$ 1,731,678
February	$ 670,639	$ 753,236	$ 822,038	$ 867,985	$ 902,098	$ 1,004,681	$ 1,012,638	$ 950,746	$ 1,829,297	$ 1,947,956	$ 1,994,649
March	$ 896,659	$ 1,004,443	$ 1,113,134	$ 1,113,824	$ 1,256,045	$ 1,435,691	$ 691,517	$ 1,479,331	$ 2,580,026	$ 2,778,964	$ 2,903,360
April	$ 779,200	$ 908,428	$ 847,147	$ 1,012,714	$ 1,095,414	$ 1,191,039	$ 254,852	$ 1,437,785	$ 2,337,424	$ 2,439,606	$ 2,109,250
May	$ 811,926	$ 930,949	$ 1,000,835	$ 980,862	$ 1,006,706	$ 1,037,134	$ 424,308	$ 1,430,279	$ 1,862,167	$ 1,899,752	$ 2,005,957
June	$ 871,532	$ 953,672	$ 991,427	$ 907,327	$ 1,145,753	$ 1,230,856	$ 988,383	$ 1,702,388	$ 2,188,339	$ 2,263,926	$ 2,248,389
July	$ 976,791	$ 1,057,944	$ 1,216,382	$ 1,190,258	$ 1,247,647	$ 1,334,808	$ 1,143,383	$ 1,954,847	$ 2,517,580	$ 2,584,377	$ 2,413,376
August	$ 667,456	$ 717,172	$ 659,211	$ 685,034	$ 783,857	$ 805,973	$ 765,057	$ 1,331,818	$ 1,515,709	$ 1,405,773	
September	$ 457,387	$ 557,588	$ 586,244	$ 558,117	$ 736,935	$ 563,578	$ 708,515	$ 946,292	$ 1,336,608	$ 1,392,580	
Total	**$ 8,161,807**	**$ 9,194,979**	**$ 9,878,478**	**$ 9,904,379**	**$ 11,285,541**	**$ 11,846,081**	**$ 9,434,127**	**$ 14,386,139**	**$ 22,200,117**	**$ 23,192,091**	**$ 20,553,881**
Per Penny	$ 2,040,452	$ 2,298,745	$ 2,469,619	$ 2,476,095	$ 2,821,385	$ 2,961,520	$ 2,358,532	$ 3,596,535	$ 4,440,023	$ 4,638,418	
Per Penny Growth	10.6%	12.7%	7.4%	0.3%	13.9%	5.0%	-20.4%	21.4%*	23.5%	4.5%	0.8%

Yellow = Introduction of Category 5 and reallocation of 4% TDT revenue

Green = 5% TDT Levied

*FY21 per penny growth is compared to FY19 per penny growth

Vision Plan Public Workshop Summaries

St. Augustine Vision Plan Survey

12 September 2024

Summarized Results

1. What do you think were the four (4) themes of the 2014 Vision Plan?
- Safe_community Retain_authenticity Vibrant_economy
- Mobility Livable traffic Tourist
- Balance Mobility Tourism
- Mobility Accessibility_to_all
- Mobility
- Livability Mobility Authenticity Character
- Mobility Tourism Community_members
- Livability Vitality Authenticity Character
- Mobility Transportation Green_ways
- Mobility Accessability Tourism Livability
- Livability Mobility History Residents_vs_neighbor
- sustainability, parking/mobility, tourism, livability
- parking/transportation, quality of life, resilience, accessibility
- livability, vitality, authenticity, character
- livability, vitality, authenticity, character
- livability, vitality, authenticity, character
- traffic, sewer+water
- livability, vitality, authenticity, character

2. What is your age?
    a. 17 and Under - 0
    b. 18 – 34 - 0
    c. 35 – 54 - 1
    d. 55+ - 21

3. What is your employment status?
    a. Retired - 19
    b. Full-Time - 1
    c. Part-Time - 2
    d. Student – 0
    e. Not Currently Employed - 0

4. What is your household income?
    a. Under $34k - 3
    b. $35 – 64.9k - 1
    c. $65 - $99.9k - 3
    d. $100 - $149.9k - 4

e. $150 - $199k - 0
f. Over $200k - 2

5. What part of St. Augustine do you live in?
    1. Ravenswood - 1
    2. Oyster Creek - 0
    3. Fort Mose Gardens - 1
    4. Greater Fullerwood - 1
    5. Nelmar Terrace - 2
    6. Magnolia – 0
    7. Uptown - 1
    8. Flagler Model Land - 2
    9. Spanish Quarters - 0
    10. Lincolnville - 1
    11. Old City South - 2
    12. North Davis Shores - 1
    13. South Davis Shores - 3
    14. Lighthouse Park - 0
    15. Different Neighborhood in St. Augustine - 4
    16. None – I do not live in St. Augustine - 3

6. If your neighborhood was not shown in the previous question, what neighborhood do you live in?

- Madeira
- St Augustine Beach
- South Ponte Vedra
- Abbott Tract
- Whisper Ridge
- Maderia
- The preserve of Anastasia Island, of the edge of St. A.
- Marsh Creek
- Water St.

7. Do you own or rent your home in St. Augustine?
    a. Own - 22
    b. Rent - 0
    c. I don't live in St. Augustine - 0
    d. Prefer not to say - 0

8. How long have you lived in St. Augustine?
    a. 1 year or less - 0

b. 2-5 years - 2
c. 6-10 years - 3
d. 11-15 years - 2
e. 16+ years - 14
f. I don't live in St. Augustine - 1

9. What does *livability* mean to you?

- Safe Opportunities
- Respect
- User_friendly
- Flood_control Traffic_flow
- Resident_ficused
- Walkability Safety Peaceful
- Residents_rule
- Safety
- Ease
- Friendliness Community Flood_control
- Neighbors
- Sustainable Flood_control
- No_tourists
- safe; walkable and good environments - more concern for resident's issues.
- walkable - not flooded sidewalks
- ability to get around the city + enjoy the cultural offerings, work if needed, diversity, respect, safety, public transportation, affordable housing
- safety
- not sure
- less congested streetsl fewer cards and increased public transportation
- traffic flow
- focus on the fact that people live and work here - it is NOT just a tourist town that people visit
- shop_nearby
- No_trollies
- Subtainable, recycling, clean, safe
- Respect, safety, public transportation, affordable housing
- Accessibility
- Flood control
- Walking
- community

10. Over the next 10 years, should *livability* be a key theme for St. Augustine?
    a. Yes - 19
    b. No - 0
    c. Undecided - 3

11. What does *authenticity* mean to you?

- Genuine
- History
- Not_commercialized
- Honest_local_government
- Historical_accuracy
- Historical_accuracy
- History
- Small
- No_big_brand_stores History Not_disney
- Historical_nature
- Honest Open
- Giving concern for the historical emphasis upon which the City relies based on the interests of tourism.
- city reflects it's rich history & marine life
- real history, cultural diversity, natural areas
- Is what defined as 'historic' service and of relacence to the majority of the community
- not sure - real history - not Disney
- maintaining the city's historical character.
- History
- That the historic resources here are preserved & that we aren't full of fake history to attract tourists
- That is what makes to tourism
- Perserveration
- Not_disney
- "not a tourist trap"
- Honest local government
- A friendly place – easy to find where you are going
- Preservation
- Local_business
- Not Disney.
- history

12. Over the next 10 years, should *authenticity* be a key theme for St. Augustine?
    a. Yes - 16
    b. No - 2
    c. Undecided - 4

13. What does *character* mean to you?

- Cohesion
- Historic_accuracy
- Small_town Neighborliness
- Unique
- Transparency

- Honesty
- Panache
- Architecture Culinary Landscape
- Mobility
- Forward_thinking Lasting_value
- Blend_in
- Character pretains to originality to me.
- preserve the architecture of the city and if rebuilding or modifying, follow the historical design of city
- Truthfulness in government, historical accuracy
- Are residents and taxpayers first in the minds of the city?
- Unique identity embodied/projected
- Historical accuracy.
- Architecture
- That we are a small southern town with a unique history.
- Authentic
- Like_no_other_town
- Work_for_the_residents
- Small town: less development
- Southern
- Small_town

14. Over the next 10 years, should *character* be a key theme for St. Augustine?
    a. Yes - 19
    b. No - 0
    c. Undecided - 3

15. What does *vitality* mean to you?

- Healthy_Opportunities Healthy_relationships
- Sustainability Local_energy
- Responsible_growth_and_ac
- Activitviez_for_locsls
- Music
- Community_pride
- Thriving
- Music Art Theatre
- Climate_adaptation Resiliency
- Variety_of_food
- Vitality means "of importance" to me.
- desirable, vibrat, local activities, good energy
- Diversity of opportunity, to work + play
- Residents and taxpayers are primary to the city
- vibrant; resilient?
- Livability - not growth

- That is an economically healthy town where its residents want to participate in the activities here.
- Culture
- Lively
- Bike_lanes
- Culture
- Activities for locals. Musical Theatre
- Economically_healthy
- Economic development
- Healthy physical ecosystem

16. Over the next 10 years, should *vitality* be a key theme for St. Augustine?
    a. Yes - 17
    b. No - 0
    c. Undecided - 4

17. Please rank the four themes in order of their importance for the future of St. Augustine.

Average ranking of 1-4:

- Livability: 1.56
- Character: 2.35
- Authenticity: 2.56
- Vitality: 2.94

Other suggestions regarding outreach

- Need themes for the meetings / advertised/social media/ etc
- Other ways to participate

Public Comments "At Large"

- Flooding
- Aging Infrastructure
- Resiliency and Survivability of the town itself
- Enterprise Zones
- Resiliency
- Livability – should be currently focused
- Not Disney
- Need more Themes. Are we stuck to one?
- Is the city following the current 2014 Vision Plan
- Expand internal sustainability efforts (what is the city doing for residential, smaller projects)
- Drainage
- Issues of the city maintaining current issues
- Transportation issue (Parking garages to alleviate mobility)
- Connect STAR and the Black History Museum need to be on the route
- Overdevelopment of Multifamily
- Flooding – funding connects to best choices
- Strip malls
- NO DISNEY
- No Tourists
- Authenticity – Where do strip malls come in?
- Character – Authentic
- Vitality – Creativity
- Vibrancy – concerts, plaza, lively energy
- Current themes overlap
- City should provide annual detail on the current vision
- Public Transportation
- Current Vision should not change
    - Current vision not followed
- Nightlife Ordinance
    - Lost
    - Worked on it to maintain vitality
    - Strike a balance between residents vs. tourists
        - Amenities missing for residents

St. Augustine Vision Plan

16 September 2024

***<u>RESIDENT ONLY ANSWERS</u>* – Resiliency and Sustainability**

QUESTION	RESIDENTS ONLY ANSWERS
1. What is your age?	17 and under: 0 18 - 34 years: 3 35 - 54: 8 55+: 24
2. What is your employment status?	Full-Time: 9 Part-Time: 7 Retired: 18 Student: 0 Not currently employed: 0
3. What part of St. Augustine do you live in?	1 - Ravenswood: 0 2 - Oyster Creek: 2 3 - Fort Mose Gardens: 0 4 - Greater Fullerwood

QUESTION	RESIDENTS ONLY ANSWERS
	5 - Nelmar Terrace 4 6 - Magnolia 3 7 - Uptown 0 8 - Flagler Model Land 0 9 - Spanish Quarter 0 10 - Lincolnville 0 11 - Old City South 2 12 - North Davis Shores 13 - South Davis Shores 2 14 - Lighthouse Park 6 Different neighborhood in St. Augustine 14 None - I do not live in St. Augustine 7 0
4. If your neighborhood was not shown in the previous question, what	North Davis Shores N/A Fullerwood Madeira.

QUESTION	RESIDENTS ONLY ANSWERS
neighborhood do you live in?	Oyster creek Lighthouse park The Preserve (SE edge of City on Anastasia Island)
5. Do you own or rent your home in St. Augustine?	Own 21 Rent 1 Prefer not to say 1 I don't live in St. Augustine 0
6. Are you a full-time or part-time resident of St. Augustine?	Full-time resident 17 Part-time resident 0 I don't live in St. Augustine 0
7. How long have you lived in St. Augustine?	1 year or less 2 2 - 5 years 7 6 - 10 years 4 11 - 15 years 4 16+ years 21

QUESTION	RESIDENTS ONLY ANSWERS
	I don't live in St. Augustine 0
8. Should the City focus on adapting to or mitigating weather events?	Mitigating 10 Adapting 23 Unsure 6
9. Should the City focus on improving aged infrastructure projects or build new resilient infrastructure?	Improve aged infrastructure 20 Build new resilient infrastructure 14 Unsure 1
10. How would you prioritize what the City should focus on protecting?	Cultural & Historic Resources #1 - 2.06 Natural Environment #2 - 2.06 Businesses #3 - 2.13 Neighborhoods #4 - 3.31
11. How should the City help local businesses become more resilient and sustainable?	Awareness and education Building codes Assure safe environment for customers. Improve infrastructure and utility resiliency. Better traffic flow. More parking options Prioritize small, locally owned businesses and limited chain stores, big box stores. Education Parking Fast response time after storm events Improve the streets by paving them with new asphalt. Building side walks around oyster creek.

QUESTION	RESIDENTS ONLY ANSWERS
	Safe environment Traffic lights and cross walks Educate Education Limit the number of businesses Improve drainage in City especially south of King Street, on Cordova St, and Davis Shores - All areas that flood streets in a normal rain. Building Codes Incentives Educate & support & let them make their own creative solutions, there are smart people who want to do good for St. Aug Education Education Cut red tape Resources before storms Improve infrastructure Crime control We need less bars - wine shops, more galleries and art related and cultural emphasis. Education helps w/ funding Recyling More interested in helping residents. They are making a profit and can finance their own measures. building rodes Improve the walkability/ bikeability on both sides of the bridge of lions More walkability and bikeability Improve flooding mitigation Information Offer incentives to become more energy efficient, resource efficient, etc. Building Codes Keep regular parking downtown - stop eliminating street parking. Information Parking

QUESTION	RESIDENTS ONLY ANSWERS
	Tax benefits to increase grants to improve buildings improve drainage Parking Building Codes Use shuttle/ hop on/hop off better historical and cultural protective enhancement Partner program Building codes Promotion employment research new ways to pave streets etc to mitigate global warming affordable access Parking garage less parking requirement – more biking /walkability Mobility Parking Traffic Parking Improve walking and bike paths mobility Keep St. Augustin dog friendly
12. How would you prioritize these economic objectives?	Smart Growth Practices 1.65 Protection of Culturally Significant Economic Assets 2.35 Housing Stability 2.62 Workforce Development 3.31
13. How would you prioritize the City's efforts to focus on mobility and promote walkability?	More sidewalks and bike paths/trails 2.09 Pedestrian-only corridors 2.61 Complete streets/traffic calming 2.72 Easier to drive 3.10 Higher density development 3.83

QUESTION	RESIDENTS ONLY ANSWERS		
14. Do you support green infrastructure?	Yes 25 No 0 Unsure 8		
15. How would you prioritize the following heat reduction strategies?	Tree Planting and Tree Restoration Smart Surfaces Reduce concrete surfaces	1.18 2.38 2.41	1.18 2.38 2.41
16. How would you prioritize the following sustainable practices?	Conservation Waste Reduction Building Design Renewable Energy Community Gardens	1.61 2.89 3.08 3.48 3.58	

Meeting #2 Resiliency Verbatim

September 16, 2024

Raising seawalls – Davis Shores

Some people are raising houses

City denying some seawalls

Providing a program for those who can't afford

People wanting to put in development

Approved only if they provide a sustainable environment – native plants

Don't assume car traffic will disappear

Improve flow of vehicle traffic

Traffic light – A1A/ Anastasia Park Blvd

Better healthcare – continuity often - hospital not being run well

Integrated program for the homeless – dignified opportunities

Healthcare, jobs, shelter

Healthcare for the homeless (Baltimore_

Building codes/smart growth

Adapting and mitigating

Restoration

Building, implementing, and natural barriers

Go beyond "sustaining" to regenerative development and restoration of what has already been degraded

Use natural systems/ environmental services as a priority over using "manmade" fixes

Connect with Chamber

Engage the youth

Stop promoting tourism as much. That will solve many of the problems

Address traffic issues – increasing with population traffic circle @ A1A and Anastasia Park Rd.

Flooding in downtown, all over, in neighborhoods (South Davis Shores)

Displacement of residents

Workforce housing, reduction in rent/owner prices

Gold cars & access outside of traditional cars

Bike racks – lighting & security cameras

Reduction of vacation rentals

Prioritize quality of life of residents (top priority)

Prioritize local involvement to support businesses during slow or off-season vs promoting tourism year round

More police – safety considerations

Bridge of Lions – regular openings causes bottlenecks

Traffic in the neighborhoods

Parking

Metrics to establish boundaries for flooding

Building standards improved

How can we use land used to create equity / density

How do we get to interim improvement?

Improved vehicle traffic flow

Dog friendly

Sidewalk

Bike lanes

Bike lane for bridge (pedestrians)

Third spaces (open spaces)

Strengthening preservation/ historic

Protect our neighborhoods

Make city livable for people who live here

Less tourism

Less fake history

More preservation

Tax break on historic properties

How to make it easier?

1 electronic billboard advertisement for parking shuttle

Create/improve/implement easily accessible mass transit

Music, art, culture – support and connect

Address flooding issues from normal rain

St. George/ bridge/ Cordova/ Bridge- Cordova

Keep diverse downtown stores – real business

Impact of losing parking downtown

Survey generic answers

Promote people who live here -focusing walkers

Mitigating/adapting – both

Hard to say infrastructure improvements

Survey...

Tree planting

Use more (vision)

Better building design

Survey not neutral

No parking problem – where it is

"Polar extremes" Nova special documentary

10 year window – need longer term with 10 year steps for longer term solutions ex Fort Lauderdale

Tide station need local data

Grant from FEMA/USGS

Other ....in floodplain – FEMA PROGRAM

Contradiction with raising properties and heigh limits

Local license plates/passes vs parking garage from tourist

Covered walkways for shade/rain

Long term maintenance trash breaks

Run off causing flooding

St. Augustine Vision Plan Survey Results

2 October 2024

Summarized Resident Survey Results – Livability & Vitality

1. What is your age?
   a. 17 and Under - **0**
   b. 18 – 34 - **1**
   c. 35 – 54 - **2**
   d. 55+ - **11**

2. What is your employment status?
   a. Retired - **6**
   b. Full-Time - **6**
   c. Part-Time - **3**
   d. Student - **0**
   e. Not Currently Employed - **0**

3. What part of St. Augustine do you live in?
   1. Ravenswood - **0**
   2. Oyster Creek - **0**
   3. Fort Mose Gardens - **0**
   4. Greater Fullerwood - **3**
   5. Nelmar Terrace - **1**
   6. Magnolia - **0**
   7. Uptown - **2**
   8. Flagler Model Land - **0**
   9. Spanish Quarter - **3**
   10. Lincolnville - **4**
   11. Old City South - **0**
   12. North Davis Shores - **0**
   13. South Davis Shores - **0**
   14. Lighthouse Park - **1**
   15. Different Neighborhood in St. Augustine - **1**
   16. None – I do not live in St. Augustine - **0**

4. If your neighborhood was not shown in the previous question, what neighborhood do you live in?
   - Flagler Model Land

5. Do you own or rent your home in St. Augustine?
   a. Own - **12**
   b. Rent - **3**
   c. I don't live in St. Augustine – **0**
   d. Prefer not to say - **0**

6. Are you a full-time or part-time resident of St. Augustine?
    a. Full-time resident - **15**
    b. Part-time resident - **1**
    c. I don't live in St. Augustine - **0**

7. How long have you lived in St. Augustine?
    a. 1 year or less - **1**
    b. 2-5 years - **4**
    c. 6-10 years - **3**
    d. 11-15 years - **1**
    e. 16+ years - **7**
    f. I don't live in St. Augustine - **0**

8. Is it easier to get downtown than it was a few years ago?
    a. Yes - **3**
    b. No - **6**
    c. Same - **5**
    d. Unsure - **2**

9. Over the past few years, have you felt safer riding a bicycle and/or walking around St. Augustine?
    a. Yes - **6**
    b. No - **5**
    c. Same - **3**
    d. Unsure - **1**

10. As St. Augustine considers mobility options for Downtown, would you rather:

    a. Take a free and convenient shuttle to Downtown - **15**

    b. Pay to park Downtown - **0**

11. What tourism experiences in St. Augustine would you like to promote?

- Culinary, Historic,
- African American History, live jazx
- Guided walking tours
  Family life museums
- Eco friendly
- The Arts, Nature
- Golf Cart tours
- Beach shuttles
- None. Stop promoting St Augustine.

- Adult learning at Flagler
- More public access for kayaking and canoeing. Trolley is great, Fountain of Youth,
- Beauty of trees
- Fishing tours
- Walking tours
- Historical visits
- Cultural programs
- History - walking/lectures exhibits
- Guided walking tours
- Treasure Chest hands on history experience
- Electric eco-friendly vehicle tours
- Beach shuttles
- History Tours

12. Please prioritize ways St. Augustine can diversify its economy?

- Support small businesses – **1.53**
- Promote tourism and culture – **2.79**
- Invest in workforce development/education – **2.81**
- Promote green technology – **3.53**
- Develop advanced industries – **4.07**

13. How can St. Augustine promote the diversity of people, places, and economic opportunities?

- Training, and programming
- Encourage small business
- By telling the stories of both longtime residents and those who are new to the area.
- What drew you to St. Augustine.
- Greater homestead exemption so that the local community can continue to live here.
- Ethnic festivals Merit based city and coubty hiring - not nepotism and good oke boy network
- LGBTQIA+ Community center
- Equal treatment for all people
- Prioritizing community over tourism
- More affordable housing for those who work on our City
- Encourage historical and educational events
- Attract people with a common interest in the uniqueness of this Historic town
- Hire city and county jobs based on merit and not nepitism/ good ole boy network lGBTQ events
- LGBTQIA+ equal rights
- Home ownership assistance
- Equal rights for all humans
- Grants for small businesses owned by minority people
- Disabled help

14. What should St. Augustine invest in?
    - Community events – **1.86**
    - Support local artists – **2.20**
    - Public art – **2.79**
    - Art education – **2.93**

15. Part A) How do you think St. Augustine prioritizes the following
    - Tourists/Visitors – **1.27**
    - Business – **2.00**
    - Recreation and Culture – **3.20**
    - Residents – **4.13**
    - Education – **4.40**

16. Part B) How should St. Augustine prioritize the following?
    - Residents – **1.57**
    - Recreation and Culture – **2.71**
    - Business – **3.43**
    - Tourists/Visitors - **3.64**
    - Education – **3.64**

Meeting #3 Livability and Vitality

October 2, 2024

Vitality

Increase mobility, concept of breezeway trail/development

Preserve existing natural space

Balance tourism with residents' needs

Commuter rail – access to JAX and airport

Address blight, repair, clean up (business)

Increase more pedestrian-only corridors (especially in historic district)

Promote NE FL Regional Airport

Safety in residential areas, deconflict from tourist use. Enhance dusk until dawn restrictions to maintain order: character of neighborhood.

Maintain and enhance seawall

Apply for and use more grant dollars, want more implemented in the community

Preserve natural resources, create more access

Maintain character, look, feel of community

Balance of short-term rental vs residents

Ensure zoning is consistent

Residents should be allowed in age in place, if they choose

We want younger families, schools should be accessible, funding, and improve the system

Safe spaces to all people -diversity

Potential center

Sign/ design ordinance, maintain consistent look and feel

Livability

Enforcement residential parking of the law – eg. Parking enforcement. Could fund additional projects

Small businesses- San Marcos – beautification district? Maybe tax cuts?

Flow of traffic

Old houses of deceased folks to waste – squatter homes

Keep homeless feeding out of parks

Enforcements of noise ordinances

Issues for tourists and residents

2014 Vision – need for pedestrian corridors in the historic area – Spanish St.

Need low-income housing /housing that is affordable to people

Homeless support – feeding folks inside not in the weather

Expanding street outreach

Medical care/water/ good more localized and closer to city center

More recycling

Last vision everyone wanted livability

This is where residents live

Living town – ppl live downtown

*we want people to be able to live downtown longterm

-regulation on airbns – killing neighborhoods

Random businesses – something should be done

Reduce homeless/presence in livability

City doing fine

City take over building

Enforced maintenance on old buildings

Already have strict regs on demolition

Convert buildings to more positive uses

Address homestead exemption (rn. Cap at 50K)

non-homestead is at 10%

TDD $ - how can we bring this $ to the city instead of just county – think about the impact on water, infrastructure; etc.

Not enough public access for rec – paddling, fishing, rec.

What has your experience been opening/ expanding a business is St. Augustine?

Great experience with business in City

36 years

1. Promote City history/culture
2. Expanded to museums
3. Retail

Balance growth of downtown w business challenges – ask other owners what their challenges are – work together to address them.

Short- & long-term rentals. Had great experience working meeting the city. Always responsive to questions and concerns. Great leadership in the city. Always responsive to questions and concerns. Great leadership in the city.

Other comments

Golf cart tour/ taxi

Needs central location for taxis, pedicabs; etc

City had answers, but didn't always know how to ask - need list

Should be more regulations for consideration of residents seems pro business /tourism – need more laws/rules on noise, times; etc.

More support for independent tour guides

Indy tour guide

"no barriers" from city

Need standards

Non-profit – better interactions with tours and tour guides

Museum

To better represent authentic history

To tell better stories that are FACTUAL

Less tax burden on residents, increase on tourists

Idea: water feature park – interactive park with water likes/increase seawall events

Increase support other districts – not just downtown support move business for residents and tourists

Better utilize downtown square – pop-ups/events – increase foot traffic for nearby businesses

Water taxi? System may help alleviate traffic

Reusable prices

Peak season/major events

Better pump out systems (availability and awareness) for visitors. Critical to environment.

Short term rental restrictions negative impact

Homeowners -limits their ability to add on for aging parents/ college kids

For fear of short term rental properties

St. Augustine Vision – October 16, 2024

Character and Authenticity – Verbatim notes

Character:

- Stop issuing PUDs
- Stop development – need to handle current infrastructure
    - Build and maintain existing roads
- St. Augustine has a "small town" feel
    - Quaint/intimate feeling
- Lack of skyscrapers is a good thing
- Larger fines for demolition of historic properties
    - Properties need to be brought to a certain standard
- Enforce, enforce, enforce codes, laws, and regulations
- Empower code enforcement officer with the authority to enforce codes, laws, and regulations
    - Currently code enforcement officers need City Council approval on these issues
- Example: corner of Vannon and Court Theophilia – abandoned property
    - Owners/developers let the properties sit and dilapidate so they can be demolished
- **Abandoned** buildings (both residential and commercial) make the city look **rundown**
- No more permits for small mobility vehicles (i.e., scooters)
    - But this detracts from the City's Mobility Plan which includes the addition of multi-modal transportation
- Bring back authentic history to St. George Street
- Maintain homes so they have historic character

Authenticity

- Protect all neighborhoods
- Recognize all historic neighborhoods
- Ravenswood has no protections
- Tear downs and incompatible new houses
- Enforce, enforce, enforce, current LODS, regs, and laws
- Empower code enforcement officers to write citations vs warnings
- More playgrounds/less bars
- More family oriented
- More family events
- Make sure development honors the authenticity of the city
- Give things time to develop
- Increase fines to deter demo and other work without permits
- Don't change City's character to increase profit
    PUD's
- Get vacant houses into use
- Too many gold carts tours
- App to congestion
- Look at closing streets and allowing outdoor dining and shopping

Existing 2014 Vision Plan and Summary



CITY OF ST. AUGUSTINE

VISION PLAN

2014 AND BEYOND

Prepared by: Vision 2014 & Beyond Steering Committee
Prepared for: City of St. Augustine City Commission

Completed June 2015

CITY OF ST. AUGUSTINE
VISION 2014 AND BEYOND

To: Nancy Shaver, Mayor
Leanna Freeman, Commissioner
Todd Neville, Commissioner
Nancy Sikes-Kline, Commissioner
John Regan, City Manager

From: The *Vision 2014 & Beyond* Steering Committee

June 8, 2015

For well over a year, The *Vision 2014 & Beyond* Steering Committee engaged in a open dialogue with the St. Augustine community through surveys, town halls, and many neighbor-to-neighbor conversations with one aim: to understand the trends and forces that will shape the future for the City of St. Augustine.

Then, after many hours working to define the future our community desires, taking into account the needs, hopes, expectations, and values of our residents, property owners, businesses and visitors, we developed a roadmap to that future: The 2014 & Beyond Vision Plan.

We believe this vision plan articulates a shared vision, the underlying principle that will guide our efforts, the results we seek to achieve through this effort, and specific goals and objectives to focus our future work.

We thank you for the opportunity to participate in the initiative and look forward to a bright future for the Nation's Oldest City.

The *Vision 2014 & Beyond* Steering Committee
Roxanne Horvath, Vice Mayor/Commissioner
Steering Committee Chair

Steering Committee Members
(Original committee members serving throughout the visioning initiative)*

Katherine Batenhorst
Jeanette Berk*
Cathy Brown
Vaughn Cochran*
Rob DePiazza
Linda Dixon*
George Jacunski
Phillip McDaniel
Jan Miller*
Ryan Murphy
Grant Misterly*
Rhey Palmer*
Jeanne Prickett*
Pat Reilly
Wolfgang Schau
Tracy Upchurch*
Len Weeks*
Greg White
Andy Witt*
Carolyn Wright

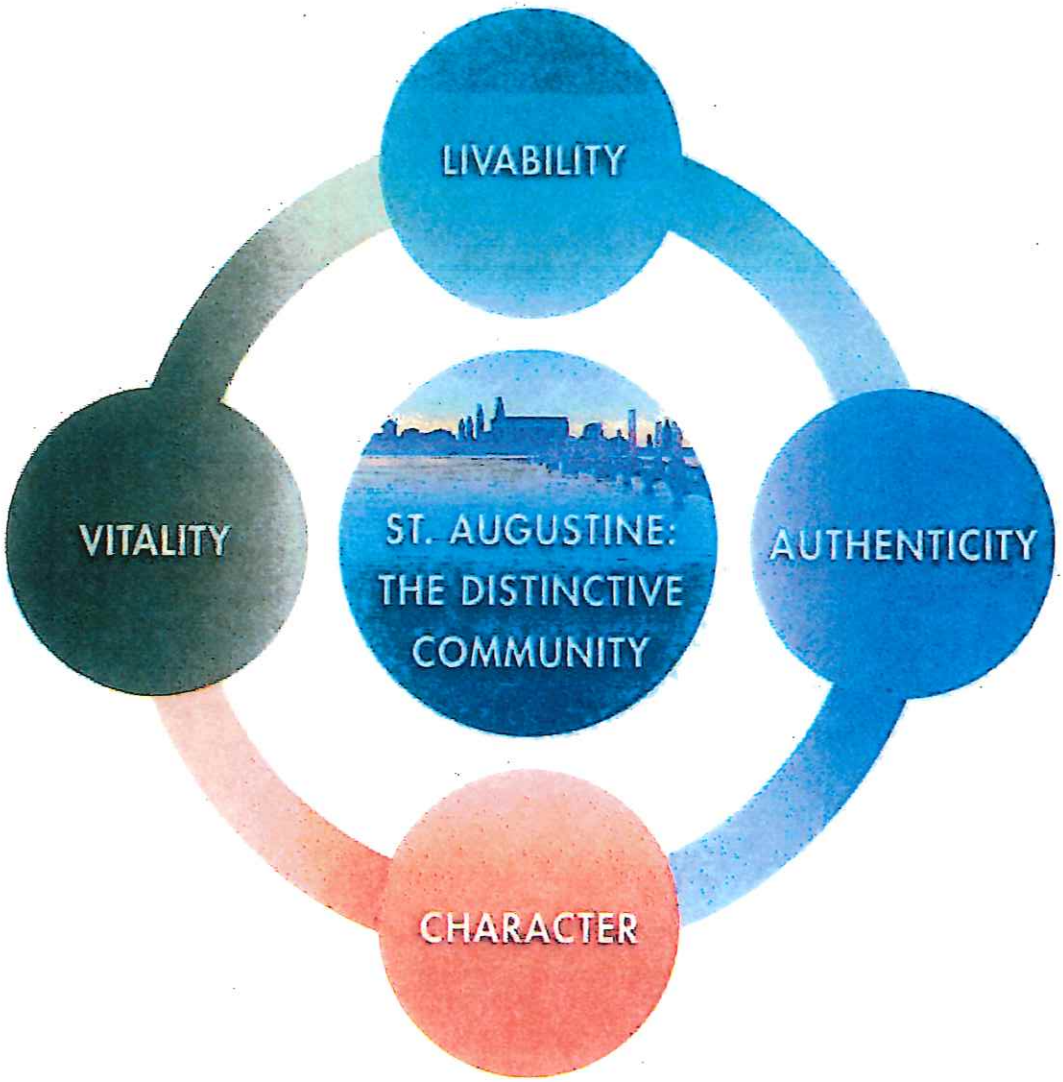
Facilitator
Herb Marlow, Analytica Consulting

THE VISION STATEMENT

St. Augustine will be a livable, authentic, waterfront city that builds upon its rich history and environment to create a distinctive community character founded on a healthy and vibrant economy, a diverse mix of people and experiences, and a valuing of its natural assets.

GUIDING PRINCIPLE: BALANCE

The development and execution of the Vision Plan will consistently seek to develop and use a set of governing principles, practices, and processes that balance the interests of residents, businesses, institutions, and visitors which contribute to a livable, authentic, character based, and vital community.



THE FOUR APPROACHES

The Steering committee reached consensus that there are four approaches critical to the success of the *Visioning 2014 & Beyond* Vision Plan.

A CALL TO ACTION

Time and time again, whether among ourselves or in community dialogue, we heard "we have been saying this for years" or "the 1995 vision said this and nothing was done." The fact that the same challenges were repeatedly identified by various studies with no results was a familiar statement.

We recognize that much of what is proposed will take time to implement, and acknowledging that we don't want to engage in "ready...fire...aim" approaches, we still need to "fire."

There are actions that can be initiated now and those should be identified and implemented quickly. Also, recognizing that trying to do everything at once means nothing gets done, we have identified the priority that should be the first focus of the City. We believe creating progress on this first priority will generate the confidence, trust, and energy to address other goals and objectives. Communication of this progress in multiple ways will be critical.

THE FIRST PRIORITY

In order to ascertain the first priority, we analyzed two critical concerns.

The first was livability. Residents, businesses, and visitors all want a City that is livable, a City that retains those important quality of life aspects critical for resident and visitors alike.

There was agreement that the community wants a more vibrant and dynamic city, and there was agreement that a strong and viable business community is critical to sustain the City. As these concerns were analyzed, we identified one barrier that stands in the way of successfully addressing these two concerns: the lack of mobility.

Traffic and parking were consistently identified in every conversation with every group, thus we recommend that the first priority of the City be developing and implementing a holistic solution that encompasses parking solutions, alternative means of transport, creative uses of existing assets, and accessibility.

THE NEED FOR BALANCE

A constant voice throughout the community was the value placed on St. Augustine as a living community and the need to manage the tensions and pressures that all living communities have as they seek to make choices about their future.

St. Augustine experiences the natural tension present in communities with an extensive tourism industry, the pressures of large numbers of visitors vs. the daily experience of residential life in such a community. St. Augustine certainly has those tensions.

Tourism undergirds much of our economy, bringing both benefits and costs, and while tourism generates much of the tension mentioned before, we also recognize that the industry brings economic benefits and is the source of the many quality of life features that would not otherwise exist in a similar sized city.

Therefore we stress as our core principle the practice of balance where the values and needs of all community members be heard, understood and considered as decisions are made and policies established. This requires a process in which balanced solutions or decisions are the explicit goal.

EXECUTION AND ACCOUNTABILITY

A vision is just that, a vision, if there is no action. For this vision plan to become realized, we all must assume responsibility for it.

We propose an annual community review of progress toward the goals and objectives stated in this vision plan so there may be a discussion of accomplishments and renewed commitment to priorities. We leave to the Commission the decision as to the format for this review, but we do encourage that it be as public and participatory as feasible. To review status, the Commission will need to ensure that there is a measurement system in place to measure progress.

STRATEGIC RESULTS

This Vision Plan is intended to produce four results:

LIVABILITY

The City of St. Augustine is a safe and pleasant place to live where the experiences and services that make life enjoyable and rewarding are accessible. It is a welcoming and compassionate community that embraces diversity in all senses of that term. The intent of this theme is that St. Augustine be an even more desirable place to live by offering the full range of experiences that make a city highly livable.

AUTHENTICITY

The City of St. Augustine has protected its rich layers of history while adding to those layers as a living and dynamic community which is fully engaged in today's world. The intent of this theme is that St. Augustine remain a work, live, play city that is multi-generational and culturally diverse and that it will manage change while also protecting its distinctive features.

CHARACTER

The City of St. Augustine has protected its historic physical character by maintaining its built scale, its architecture, its intensity and density of uses, and its natural environment. It has also maintained and strengthened its social and cultural character through continued development as an arts and culture hub, a culinary destination, and a small town of both historical and architectural depth. It is the intent of the Vision Plan to protect, retain or enhance those features of the city (be they natural, built, or human) which make St. Augustine a historic and distinctive community.

VITALITY

It is the Vision Plan's intent to enhance the level of economic activity in the City so as to encourage the development of diverse existing and new entrepreneurial economic drivers, maintain and restore a rich and healthy physical eco-system, and support a diverse group of people who find St. Augustine home.

ROADMAP

Following, in a strategy map format, is the work proposed by the Vision Plan to realize the vision and achieve the four strategic results.

CITY OF ST. AUGUSTINE • 2014 & BEYOND VISION PLAN ROADMAP

VISION: THE DISTINCTIVE COMMUNITY

PRINCIPLE: BALANCE

	LIVABILITY	AUTHENTICITY	CHARACTER	VITALITY
STRATEGIC RESULTS	Maintain the quality of life for residents by focusing on City policies and resources to enhance livability.	Encourage and facilitate development and redevelopment in ways that are consistent with the look and feel of the various areas of the City.	Maintain St. Augustine as a small residential community while protecting its historic features and scale, distinctive neighborhoods, hospitality, and natural environment.	Secure the vitality and sustainability of St. Augustine for the future through policies and practices that support economic vitality, environmental assets, and human diversity.
GOALS	Improve mobility. Increase diversity of people, places, and economic opportunity. Establish a greater sense of place.	Promote those local features that are found only in St. Augustine. Encourage the growth of small businesses and experiences that are historically accurate or consistent with respect to St. Augustine. Recognize and promote historic diversity.	Strengthen the distinctiveness of various neighborhoods and districts. Improve the City aesthetics.	Promote attracting visitors who value the City's unique blend of history, arts, architecture, and culinary features. Support regional cooperation in economic development. Promote a vibrant arts and cultural life. Promote and enforce policies and practices to maintain a rich and healthy physical ecosystem. Recognize and promote diversity in the cultures and histories that comprise St. Augustine of the past and present. Create incentives to ensure a balance in the development of business, recreation, education, and culture for residents and visitors.
OBJECTIVES	Establish as the first priority of the City the implementation of a comprehensive mobility plan with funding strategies to address all transportation modes: visitor and resident parking, ADA* accessibility, visitor way finding and intercept. Develop budget and metrics that align with vision. Participate in the homelessness strategy developed by the County.	Expand the use of neighborhood empowerment zoning standards and tools to support the interests and goals of the various areas of the City. Establish a heritage tourism task force as recommended by the 2003 NHTP** report. Among its assignments should be: overhauling the training, testing, and enforcement of the City's tour guide program that will result in historically comprehensive tours that capture the distinctiveness of St. Augustine, and developing an incentive program to encourage historically accurate and diverse businesses. Complete historic preservation plan and put policies in place to promote historic and cultural diversity and encourage and facilitate redevelopment in ways that are consistent with the current and historic look of the City and with the vision.	Review the event management policies and procedures with the intention of promoting diversity and neighborhood protection. Develop and promote a brand identity and accompanying message that features the distinctiveness of our neighborhoods, art communities, culinary experiences, and historical diversity. Eliminate overhead cabling. Eliminate billboards. Re-design entry corridors into distinctive destinations.	Increase City participation in regional economic development strategies and activities. Develop a sustainability report on our ecosystem to address protection of natural assets, foreseeable environmental changes, and potential responses. Develop a comprehensive Utility and Infrastructure Plan to remedy deficiencies, increase efficiency and resiliency, and reduce environmental and aesthetic impacts including overhead utility lines. Complete a study of the fair and accurate economic contribution to the City of tourism.

*ADA - Americans with Disabilities Act **NTHP - National Trust for Historic Preservation



For more information, contact:

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St. Augustine, Florida 32085

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City of St. Augustine

Vision Plan – 2014 and Beyond

The Vision Statement

St. Augustine will be a livable, authentic, waterfront city that builds upon rich history and environment to create a distinctive community character founded on a healthy vibrant economy, a diverse mix of people and experiences, and a valuing of its natural assets.

Guiding Principle: Balance

The development and execution of the Vision Plan will consistently seek to develop and use a set of governing principles, practices, and processes that balance the interests of residents, businesses, institutions, and visitors which contribute to a livable, authentic, character based, and vital community.

The first priority identified is livability. Residents, businesses, and visitors all want a City that is livable, a City that retains those important quality of life aspects critical for resident and visitors alike. This first priority also includes mobility which means developing and implementing a holistic solution that encompasses parking solutions, alternative means of transport, creative uses of existing assets, and accessibility.

The need for balance is a value recognized throughout the community as a living community and the need to manage the tensions and pressures that all living communities, such as, St. Augustine have as they seek choices about their future.

St. Augustine experiences the natural tension present in communities with an extensive tourism industry, the pressures of large numbers of visitors vs. the daily experience of residential life in such a community.

Tourism undergirds much of our economy, bringing both benefits and costs, and while tourism generates much of the tension mentioned before, we also recognize that the industry brings economic benefits and is the source of the many quality of life features that would not otherwise exist in a similar sized city.

Therefore we stress as our core principle the practice of balance where the values and needs of all community members be heard, understood and considered as decisions are made and policies established.

Summarized from Vision Plan
Prepared by the Vision 2014 & Beyond Steering Committee
Completed June 2015

Strategic Results

The Vision Plan is intended to produce four results:

LIVABILITY

The City of St. Augustine is a safe and pleasant place to live where the experiences and services that make life enjoyable and rewarding are accessible. It is a welcoming and compassionate community that embraces diversity in all senses of that term. The intent of this theme is that St. Augustine be an even more desirable place to live by offering the full range of experiences that make a city highly livable.

AUTHENTICITY

The City of St. Augustine has protected its rich layers of history while adding to those layers as a living and dynamic community which is fully engaged in today's world. The intent of this theme is that St. Augustine remain a work, live, play city that is multi-generational and culturally diverse and that it will manage change while also protecting its distinctive features.

CHARACTER

The City of St. Augustine has protected its historic physical character by maintaining its built scale, its architecture, its intensity and density of uses, and its natural environment. It has also maintained and strengthened its social and cultural character through continued development as an arts and culture hub, a culinary destination, and a small town of both historical and architectural depth. It is the intent of the Vision Plan to protect, retain, or enhance those features of the city (be they natural, built or human) which make St. Augustine a historic and distinctive community.

VITALITY

It is the Vision Plan's intent to enhance the level of economic activity in the City so as to encourage the development of diverse existing and new entrepreneurial economic drivers, maintain and restore a rich and healthy physical eco-system, and support a diverse group of people who find St. Augustine home.

Backup Data

CITY OF ST AUGUSTINE-PARKING INVENTORY AS OF SEPTEMBER, 2024

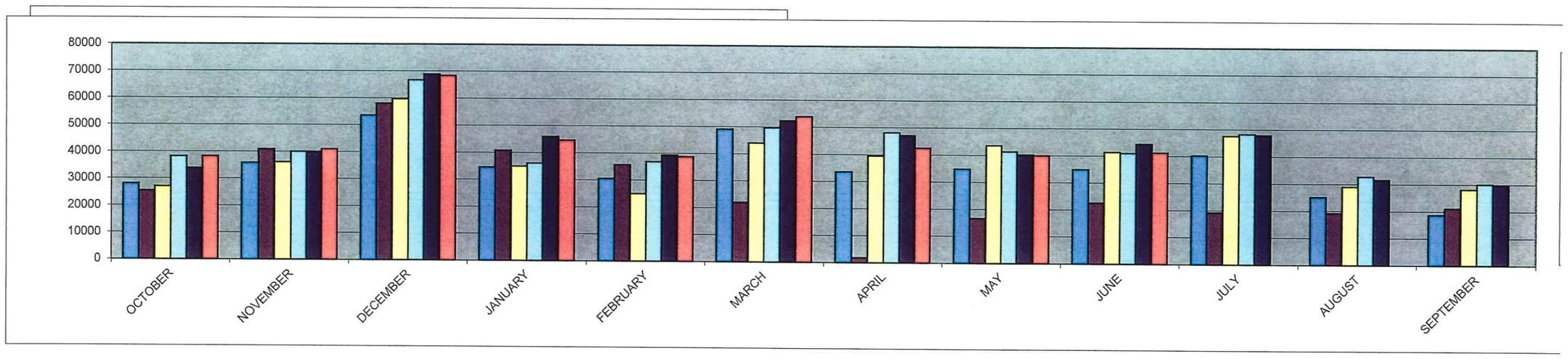
*** THIS INFORMATION WAS GATHERED BY AN EMPLOYEE OF THE CITY OF ST AUGUSTINE**
*** THIS INFORMATION WAS GATHERED BY COUNTING LEGALLY PARKED VEHICLES IN DESIGNATED PARI * THIS INFORMATION DOES NOT GUARANTEE THAT THERE ARE METERED SPACES AT ALL TIMES.**
*** THIS INFORMATION DOES NOT INCLUDE LOADING/UNLOADING ZONES, COMMERCIAL DELIVERY ZONES, RESIDENTIAL RESERVED SPACES, TAXI CAB SPACES OR MARKED HANDICAPPED SPACES**

STREET	SPACES	GENERALIZED LOCATION	CITY OR LEASE	INCLUDES	ADDITIONAL
AVENIDA MENENDEZ	42	BAYFRONT S WATER	**CITY**		PUBLIC ROADWAY
AVENIDA MENENDEZ	20	BAYFRONT S (EAST)	**CITY**		PUBLIC ROADWAY
MARINE ST	10	BRANCH OFF AVENIDA	**CITY**		PUBLIC ROADWAY
AVENIDA MENENDEZ	21	BAYFRONT N WATER	**CITY**		PUBLIC ROADWAY
AVENIDA MENENDEZ	12	BAYFRONT N (EAST)	**CITY**		PUBLIC ROADWAY
CHARLOTEE	16	CATHEDRAL TO AVENIDA	**CITY**		PUBLIC ROADWAY
TOQUES	44	HYPOLITA TO CUNA	**CITY**		PARKING LOT
TOLOMATO	17	CORDOVA TO SPANISH	**CITY**		PARKING LOT
CATHEDRAL	42	CORDOVA TO CHARLOTTE	**CITY**		PUBLIC ROADWAY
KING	40	CORDOVA TO CHARLOTTE	**CITY**		PUBLIC ROADWAY
ST GEORGE ST	6	KING TO ARTILLERY	**CITY**		PUBLIC ROADWAY
CORDOVA	19	KING TO BRIDGE	**CITY**		PUBLIC ROADWAY
GRANADA ST	12	KING TO BRIDGE	**CITY**		PUBLIC ROADWAY
CEDAR ST	14	MLK AVE TO GRANADA	**CITY**		PUBLIC ROADWAY
BAAS LOT	18	CORNER OF CEDAR/GRANADA	**LEASED**		PRIVATE LOT
DESOTO PL	4	CORNER OF DESOTO/GRANADA	**CITY**	**2 EV CHARGING SPACES**	PUBLIC ROADWAY
LIGHTNER LOT	33	GRANADA TO CORDOVA	**CITY**		PARKING LOT
LIGHTNER ROW	38	GRANADA TO CORDOVA	**CITY**	**RESERVED SPACES**	PARKING LOT
GRANADA LOT	91	CORNER OF GRANADA/BRIDGE	**CITY**	**RESERVED SPACES**	PARKING LOT
MALAGA ST	17	KING TO US1	**CITY**	**2 EV CHARGING SPACES**	PUBLIC ROADWAY
EXCELSIOR	18	CORNER OF MLK AVE/PARK PL	**LEASED**		PRIVATE LOT
VALENCIA ST	15	CORDOVA TO SEVILLA	**CITY**		PUBLIC ROADWAY
MARKLAND ST	10	KING TO VALENCIA	**CITY**		PUBLIC ROADWAY
SEVILLA ST	10	VALENCIA TO CARRERA	**CITY**		PUBLIC ROADWAY
FORT	112	CASTILLO DE SAN MARCOS	**LEASED**		FEDERAL PROPERTY
TOTAL SPACES	**681**				

*** LOTS THAT HAVE RESERVED SPACES HAVE SIGNAGE THAT DESIGNATES ENFORCEMENT AND PARKING FOR TIMES THAT THE SPACES ARE RESERVED OR METERED.**

VISITOR INFORMATION CENTER VEHICLE COUNT

	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24
OCTOBER	8937	4538	20250	23555	25174	24925	29632	23486	23506	27257	30298	29451	22418	25198	28064	25474	27015	38239	33866	38301
NOVEMBER	9546	9519	20068	26007	24207	25908	28792	23648	27936	29285	30665	33725	36025	32932	35829	40857	36097	40003	39999	40984
DECEMBER	10819	5414	17181	28393	28236	26730	28689	32553	36578	43665	43689	49031	53920	53757	53606	58022	59656	66689	68904	68392
JANUARY	8906	7301	21265	18741	21745	20129	23334	20421	25180	23310	31868	28931	32337	26684	34604	40799	34938	36108	46017	44661
FEBRUARY	10562	5906	21023	27206	25242	25501	27529	21757	27658	24337	28589	30939	28660	29426	30588	35688	24978	36842	39304	38785
MARCH	17575	10163	23813	37438	33766	35225	42302	35612	44728	44437	42138	46954	45702	46812	49052	22056	44038	49698	52317	53889
APRIL	11993	8007	27990	29357	32519	35908	36713	29321	30285	36474	36049	37017	40286	33921	33626	1828	39515	48191	47125	42503
MAY	7349	7160	19257	21251	21687	27595	27546	20136	27681	38726	32527	32553	32438	27925	34874	16624	43627	41340	40264	40015
JUNE	5578	3101	19003	18066	18746	23625	26435	21290	25366	25751	27545	28196	31006	31007	34947	22558	41368	40996	44457	41235
JULY	7381	25000	22152	22866	25577	33676	35909	27816	32810	34856	34338	40348	40010	38589	40326	19326	47596	48278	47924	
AUGUST	4594	10205	14645	18010	19389	28040	21995	19511	24261	23748	26286	27868	25282	27306	25170	19230	28974	32754	31623	
SEPTEMBER	3232	18550	23017	16527	22081	24416	23859	22264	21865	20938	34466	29373	18810	26764	18757	21152	28196	30084	29857	
TOTAL	106472	114864	249664	287417	298369	331678	352735	297815	347854	372784	398458	414386	406894	400321	419443	323614	455998	509222	521657	408765



VIC visitation

January 2009	30009	January 2010	17142	January 2011	22947	January 2012	25526	January 2013	31475	January 2014	29138	January 2015	39835		
February 2009	30023	February 2010	20343	February 2011	21171	February 2012	27196	February 2013	34573	February 2014	34580	February 2015	35736		
March 2009	40266	March 2010	28392	March 2011	52878	March 2012	44515	March 2013	55910	March 2014	55546	March 2015	52673		
April 2009	45465	April 2010	30069	April 2011	45891	April 2012	36651	April 2013	37856	April 2014	45593	April 2015	45061		
May 2009	31170	May 2010	22260	May 2011	34433	May 2012	25170	May 2013	34601	May 2014	38726	May 2015	40659		
June 2009	28292	June 2010	29673	June 2011	33044	June 2012	26613	June 2013	31708	June 2014	32189	June 2015	34431		
July 2009	39409	July 2010	47105	July 2011	44886	July 2012	34770	July 2013	41013	July 2014	43570	July 2015	42923		
August 2009	24129	August 2010	25560	August 2011	27493	August 2012	24689	August 2013	30326	August 2014	29685	August 2015	32858		
September 2009	19457	September 2010	18049	September 2011	29824	September 2012	27830	September 2013	27331	September 2014	26173	September 2015	43083		
October 2009	16155	October 2010	20158	October 2011	29358	October 2012	29383	October 2013	34071	October 2014	37873	October 2015	36814		
November 2009	18344	November 2010	22797	November 2011	29560	November 2012	34920	November 2013	36606	November 2014	38331	November 2015	42156		
December 2009	21077	December 2010	24478	December 2011	40691	December 2012	45723	December 2013	54581	December 2014	54611	December 2015	61289		
	343,796		306,026		412,176		382,986		450,051		466,015		507,518		
January 2016	36164	January 2017	40421	January 2018	33355	January 2019	43255	January 2020	50999	January 2021	43672	January 2022	45135		
February 2016	38674	February 2017	35825	February 2018	36783	February 2019	38235	February 2020	44610	February 2021	31222	February 2022	46052		
March 2016	58693	March 2017	57128	March 2018	58515	March 2019	61315	March 2020	25350	March 2021	55047	March 2022	62123		
April 2016	46271	April 2017	50358	April 2018	42401	April 2019	42033	April 2020	0	April 2021	49394	April 2022	60239		
May 2016	40691	May 2017	40546	May 2018	34906	May 2019	40475	May 2020	3580	May 2021	54533	May 2022	51675		
June 2016	35245	June 2017	38758	June 2018	38759	June 2019	43684	June 2020	28197	June 2021	51710	June 2022	51245		
July 2016	50435	July 2017	50013	July 2018	48236	July 2019	50408	July 2020	24157	July 2021	59495	July 2022	60348		
August 2016	34835	August 2017	31603	August 2018	34133	August 2019	31463	August 2020	24037	August 2021	36218	August 2022	40943		
September 2016	36716	September 2017	23513	September 2018	33455	September 2019	23446	September 2020	26440	September 2021	35245	September 2022	37605		
October 2016	28023	October 2017	31498	October 2018	35080	October 2019	31843	October 2020	33768	October 2021	47799	October 2022	42332		
November 2016	45031	November 2017	41165	November 2018	44786	November 2019	51071	November 2020	45121	November 2021	50003	November 2022	49999		
December 2016	67400	December 2017	67196	December 2018	67008	December 2019	72528	December 2020	74570	December 2021	83361	December 2022	86130		
	518,178		508,024		497,417		529,756		390,829		597,699		633,826		
January 2023	57521	January 2024	55826												
February 2023	49130	February 2024	48481												
March 2023	65396	March 2024	67374												
April 2023	58906	April 2024	53129												
May 2023	50330	May 2024	50019												
June 2023	55571	June 2024	51544												
July 2023	59905	July 2024	52764												
August 2023	39529	August 2024	39011												
September 2023	37321														
October 2023	47876														
November 2023	51230														
December 2023	85490	658,205													

7,202,502
480,167

CITY OF ST. AUGUSTINE, FLORIDA

Historic Architectural Review Board

Meets on the third Thursday of each month at 1 p.m.

Meeting Schedule 2025

January 16, 2025
February 20, 2025
March 20, 2025
April 17, 2025
May 15, 2025
June 18, 2025**
July 17, 2025
August 21, 2025
September 18, 2025
October 16, 2025
November 20, 2025
December 18, 2025

** Date changed due to Holiday conflict

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