CITY OF ST AUGUSTINE EST. 1565

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

AMENDED

A G E N D A

THURSDAY, DECEMBER 19, 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) November 21, 2024 Regular Meeting
4. Modification and approval of Agenda
5. Recommended Expedited Hearing Items (to be recommended one week in advance)
6. Continued Items from the previous HARB meetings

a)	Certificate of Demolition (Partial) HP2024-0050 Continued from September 18, 2024 ADMINISTRATIVELY WITHDRAWN	Liannys Sanchez - Applicant and Owner 65-1/2 Saragossa Street For after-the-fact partial demolition of a residential building, constructed c.1918-1920,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) HP2024-0066 Continued from October 17, 2024	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.
c)	HP2024-0072 Continued from November 21, 2024	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.

7. Certificate of Appropriateness

   a) HP2024-0076 — Len Weeks Construction.Design.Development, L.L.C. - Applicant
   Karpeles Manuscript Library Incorporated - Owner
   105 Saint George Street
   To construct a covered patio space in the rear courtyard.

8. Opinion of Appropriateness

   *a) HP2024-0074 — Bradshaw Building LLC - Applicant
   REQUESTING CONTINUANCE TO JANUARY 16, 2025 — Kresge And Kids LLC - Owner
   312 Saint George Street
   To remove the existing rear shed structure and construct a new garage with habitable space along Cordova Street.

9. Certificate of Demolition and Partial Demolition

   a) HP2024-0075 — David Cox & Josephine Mcelroy - Applicant and Owner
   71 Valencia Street
   To demolish a residential building, constructed c. 1971, that is recorded in the Florida Master Site File and a non-contributing building in the Model Land Company National Register Historic District.

10. Planning and Building Staff Communications

    a) Staff Approved Permits Report

11. Other Business

12. Next Scheduled Meeting Date(s):

    a) January 16, 2025 - Regular Meeting

    b) January 22, 2025 - Special 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
November 21, 2024

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, November 21, 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

James Whitehouse was to present item 8 on the agenda, he requested that this item be heard prior to 6.a. if possible.
Mr. MacDonald was not in favor of shifting the agenda because people time their appearance at meetings based on the agenda.
Mr. Weaver had a personal view that city items should go to the end of the agenda in deference to the public.
Ms. Courtney advised that FDOT had requested to be at the beginning of the meeting.

3. Approval of Minutes

MOTION

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

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

MOTION

Mr. Weaver MOVED to APPROVE the October 17, 2024 minutes as presented. The motion was SECONDED by Mr. Beach.

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

4. Modification and approval of Agenda

MOTION

Mr. Weaver MOVED to APPROVE the following modifications to the agenda; item 7.c. HP2024-0066 and item 7.a. HP2024-0050 would be continued to the December 19, 2024 meeting; item 7.b. HP2024-0065 was withdrawn; and item 7.d. HP2024-0055 would be continued to a date to be determined. The motion was SECONDED by Ms. Potter.

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

MOTION CARRIED UNANIMOUSLY

5. Public Comments related to Expedited Hearing items:
5. (a) Ad Valorem Tax Exemption Part III HP2024-0059 – Elaine Darnold – Applicant Elaine H. and Kenneth W. Darnold – Owner 121 Kings Ferry Way
Parts I & II Approved and Part III Continued on October 17, 2024

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.

Ms. Courtney read the staff report and said 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 RECOMMENT 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)

Kenneth Darnold had agreed to waive his presentation as this item was expedited.

Ex Parte Communication: none

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

There was consensus with the Board for approval.

MOTION

Mr. Weaver MOVED to APPROVE item 5.a. Ad Valorem Tax Exemption Part III HP2024-0059 121 Kings Ferry Way without conditions. The motion was SECONDED by Mr. Beach.

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

6. Certificate pf Appropriateness – City Owned Property

6. (a) HP2024-0073 – City of St. Augustine & FDOT - Applicant City of St. Augustine, State of Florida, & United States Government - Owner
111 Avenida Menedez & PID's 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.

Ms. Courtney read the staff report and said staff does not make recommendations regarding City projects. The HARB should make a determination based on the evidence provided.

Ian Pond reviewed the application for the Board

Ex Parte Communication: none

Public hearing was opened

BJ Kalaidi asked when the project would be completed.

Mr. Pond and Karen Falkenberry advised that it would take at least one year to complete the project.

Public hearing was closed.

The Board discussed:

- Was a Certificate of Appropriateness the correct application or would the Demolition and Partial Demolition be the better application
- Supported the C.O.A. application
- Demolition and partial demolition were heard only in the HP 1-5 districts
- There had been some research in the area already
- There would be archeological observers present throughout the project
- Any work prior to starting the project to find any areas of archeological concern
- There was a cultural resource assessment survey prior to this stage of the project to evaluate the National Register eligibility of the project to include the existing seawall
- The State Historic Preservation Office (SHPO) would most likely be involved in the project
- Previous work had shown good faith on the part of the FDOT
- Liked the design of the wall
- Agreed that the wall design was consistent with the south wall
- The proposed height of the wall would help to protect the city
- How would the traffic circulation in the area be dealt with
- There was no expectation of blocking any lanes in the area and all supplies would be delivered at times when the traffic was at a minimum
- Would the seawall be high enough to discourage flooding in the Castillo parking lot
- The National Park Service would be working on their own project, the FDOT project did not extend all the way to the Castillo
- An analysis had been conducted and the proposed wall would be eight and one-half feet high, which was seven feet higher than it was currently and would have a life of seventy-five years
- There were models available to predict how long the proposed wall height would be effective
- Confirmed that the height of the wall would meet up with the bridge and the wall would abut the bridge

MOTION

Mr. Weaver MOVED to APPROVE application HP2024-0073 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. The motion was SECONDED by Ms. Potter.

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

7. Continued Items from the Previous HARB Meetings

7. (a) HP2024-0050 Certificate of Demolition (Partial)– Liannyz Sanchez – Applicant and Owner
65 ½ Saragossa Street
Continued form September 18, 2024

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

This item was administratively continued to the December 19, 2024 meeting. See item 4.

7. (b) Certificate of Demolition (Partial) HP2024-0065 – A. Kroll Construction– Applicant – Donna R & Scott G. Wendler - Owner 132 King Street
Continued from October 17, 2024

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.

This item was withdrawn.

7. (c) Certificate of Demolition (Partial) HP2024-0066 – Arkon Builders Corp – Applicant - First United Methodist Church - Owner 118 King Street
Continued from October 17, 2024

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

This item requested a continuance to the December 19, 2024 meeting. See item 4.

7. (d) Opinion of Appropriateness HP2024-0055 – Rogers Towers, P.A. – Applicant – Kasa, Hospitality, Inc. - Owner 24 Cathedral Place/Charlotte Street
Continued from September 18, 2024

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.

This item requested a continuance to a later date to be determined. See item 4.

8. Certificates of Appropriateness

8. (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.

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 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.

Milan Milanovic and Mark Angelo reviewed the application.

Ex Parte Communication: none

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

The Board discussed:

- The cupola would be the most efficient way to mask equipment and capture the air flow needed
- Changes could be made in the future if necessary
- Preferred the dormer idea to keep the roof ridge clean

- Agreed the dormer was a better option
- The cupola would be from a different period
- Using the dormer would be difficult
- A chimney instead of a cupola would maintain the historic value of the building
- There was an existing chimney that could be copied
- A masonry finish or veneer for the chimney
- Minimally intrusive in the shape of a chimney was the best option

MOTION

Mr. Weaver MOVED to APPROVE application HP2024-0071 to construct a structure using the dimensions proposed for the cupola and a stucco veneer, providing a drawing to staff for administrative review. The motion was SECONDED by Ms. Potter.

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

8. (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 pavered parking.

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 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.

James Whitehouse reviewed the application.

The Board presented their Ex Parte Communication.

Public hearing was opened.

BJ Kalaidi was concerned that the work had been done without the permit in place. She wanted a solution for the future to keep those types of situations from happening. from happening

Public hearing was closed.

The Board discussed:

Ms. Potter said this area was rich in historic artifacts, she asked how that aspect would be dealt with.

Mr. Whitehouse advised that there was no plan to disturb the land only to drill holes in the bottom of the pool and then fill the pool. He said that they were coordinating with Ms. White.

- It was not a good idea to bring in heavy equipment into archeological areas
- The intent was not to disturb any area along the bayfront or the alley way on the side of the building
- Some of the information presented in the application was related to a different project
- The A-14 form for archeological had been submitted on November 6
- Working without a permit went before the code enforcement
- Felt that there should be landscape screening to hide the cars in the parking lot
- The pool in the front of the hotel was a defining feature
- The depth of the pool in question was approximately 8 feet deep
- Felt the damage would have been done when the pool was constructed
- Screening the parking with landscape was a good idea
- Felt that this would be an improvement as the hotelier was losing parking on the

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street with other developments in the area
- Drilling and filling the pool was not the issue, doing the work without a permit was a problem as it was required
- The archeology paperwork was filed but not complete
- There was a recommendation to continue the application
- Only a certificate of appropriateness was before the board and the archeology was a separate issue
- A proper approach would have negated this situation
- The board had the right to rule on that part of the application
- Needed guidance to accomplish the goals that the board had put forward
- Drilled holes in the pool were okay, needed to provide a landscape plan as well as the plan for the replacement wall

MOTION

Mr. Weaver MOVED to CONTINUE application HP2024-0072 at 120 Avenida Menendez to the December 19, 2024 HARB meeting when the applicant will provide a landscape plan to properly screen the parking area and the signed document from Dr. White for completion of the archeology phase of the project. Should there be a safety concern in the interim the applicant would be able to make the area safe for the public. The motion was SECONDED by Mr. Beach.

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

9. Certificate of Demolition and Partial Demolition

9. (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.

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 cab take the following actions for a Certificate of Demolition and 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. CONTINUE to allow the applicant time to consider an alternative window replacement that is more appropriate in design.

Doug Stewart reviewed the application.

Ex Parte Communication: none

14 letters were sent out, 2 were returned in favor, 0 were returned opposed, and 0 had comments.

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

The Board discussed:

Mr. Weaver advised the board that he had participated in the update of the Model Land Company National Historic District. He said that this building would be added to the National Register when the update was completed.

- There was an attempt to repair the windows, but parts were not available
- Was there a metal contemporary window that would be compatible
- Felt that aluminum would be a better alternative, but would not match the profile of the current windows
- Marvin window had different styles that could be used for replacement
- Would a twin window in the larger openings be acceptable to the Board
- If the location of the window was not in the front of the building, that would be an acceptable solution
- The glass turning the corner was a nice feature and should try to be preserved
- No impact glass was in the plan
- Needed to maintain egress in certain windows
- False muntin in the middle could be achieved
- Thinness of the profile and the look of the aluminum was important
- Fiberglass window would work budget wise for the owner as some of the other window styles are not Florida approved yet
- Using the twin window option was the best way to finish the project

MOTION

Ms. Duncan MOVED to APPROVE application HP2024-0067 at 50 Valencia Street to replace all of the windows with the Marvin Essential product with pebble grey or white and the applicant will provide that for the staff to determine the exterior and interior finish, all of the windows would have the thin frame, all of the large windows would be fixed windows and twin single hung windows for the large windows with a minimal divider in between. The motion was SECONDED by Mr. Weaver.

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

9. (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.

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 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. 1950's 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 existing 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 salvageable 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.

Austin Matheson and Les Thomas reviewed the application

The Board presented their Ex Parte Communication.

13 letters were sent out, 2 were returned in favor, 0 were returned opposed and 0 had comments.

Mr. Weaver asked how the Board should review the application as this building was considered a local landmark. The Demolition and Partial Demolition were on the application; however, he was concerned that there would be more that would fall under the purview of the HARB.

Ms. Courtney clarified what would be included in the application for demolition and partial demolition.

Les Thomas provided an additional review of the project for the board.

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

The Board discussed:

- The height of the new addition would be approximately twenty-three feet, and the existing ridge was nineteen feet
- Drawings showed an accurate scale
- The existing garage was not higher than the main house
- There was a small window on the east elevation that would be removed
- The plan was accurately drawn but not accurately stated
- This building was a local landmark, not a national register building
- If the Board wanted the window to stay, it could stay; however, the plans showed the window being removed
- There would be an archaeological study completed
- Supported the proposed demolition
- Raising the house would be a challenge because of matching the different brick
- The rear setback was not met; however, the building was being moved further from the property line than currently placed
- There was a zoning letter in the application packet, and it appeared that there was no need to go before the PZB as the letter indicated the same
- The new addition would be ok in the matter of scale
- Agreed with what had been said thus far
- Clarified that there would be three windows removed instead of two
- When it was a landmark building with so many changes, what impact did that have
- The changes would make the home more usable
- The changes should not affect the landmark status of the house
- This would add a great space to the area

MOTION

3. **Mr. Beach MOVED to APPROVE application HP2024-0070 2 Tremerton Place for partial demolition of an existing landmark status building with the following conditions: 1. That care be taken to avoid damage to the existing house exterior and interior and the historic elements during the alterations, including elevation of the house and removal of the approved elements and the proposed construction of the addition, and 2. For exterior and interior salvageable 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. The motion was SECONDED by Mr. Weaver.

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

10. Planning and Building Staff Communications

10 (a) Staff Approved Permit Report

(Provided for informational purposes)

11. Other Business

11. (a) Information and Discussion related to the update of the 2014 Vision Plan

Amy Skinner provided an update on the vision plan she said that there had been several workshops, and the feedback had been very positive and the surveys that were online had proved to be successful with 430 people taking the survey. She said that the survey would be open until December 22, 2024. She provided some points for the board to consider for discussion in the joint meeting with PZB and CRC.

11. (b) Reminder of the joint HARB meeting scheduled with the CRC and PZB for Wednesday, December 11, 2024 at 9:00am

Ms. Skinner advised the Board that the meeting date had been changed to December 18, 2024 at 9 am.

12. Next Scheduled Meeting Date(s):

12.(a) December 11, 2024 – Joint Meeting with the CRC and PZB to discuss 2024 Vision Plan Update

See item 11 B

12.(b) December 19, 2024 – Regular Meeting

Ms. Courtney advised the Board of the proposed 2025 meeting schedule which were held on the third Thursday of the month except June 18, 2025

MOTION

Mr. Weaver MOVED to APPROVE the PROPOSED 2025 Calendar of meetings. The motion was SECONDED by Mr. Beach and PASSED by UNANIMOUS VOICE VOTE

13. Adjournment

There being no further business, the meeting was adjourned at 4:44 P.M.[2]

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Gaere MacDonald, Chairperson

[1] Break 4:19 – 4:29 pm
[2] Transcribed by Michele Fudo

For the December 19, 2024 HARB Meeting

Item 6(b) - Certificate of Demolition (Partial) Application: HP2024-0066
Address: **118 King Street**
Applicant: **Arkon Builders Corp**
Property Owner: **First United Methodist Church**
Project description: **For partial demolition and possible reconstruction of the west tower of a church building, constructed between 1910 and 1917, that is recorded in the Florida Master Site File and contributing to the Model Land Company National Register Historic District.**

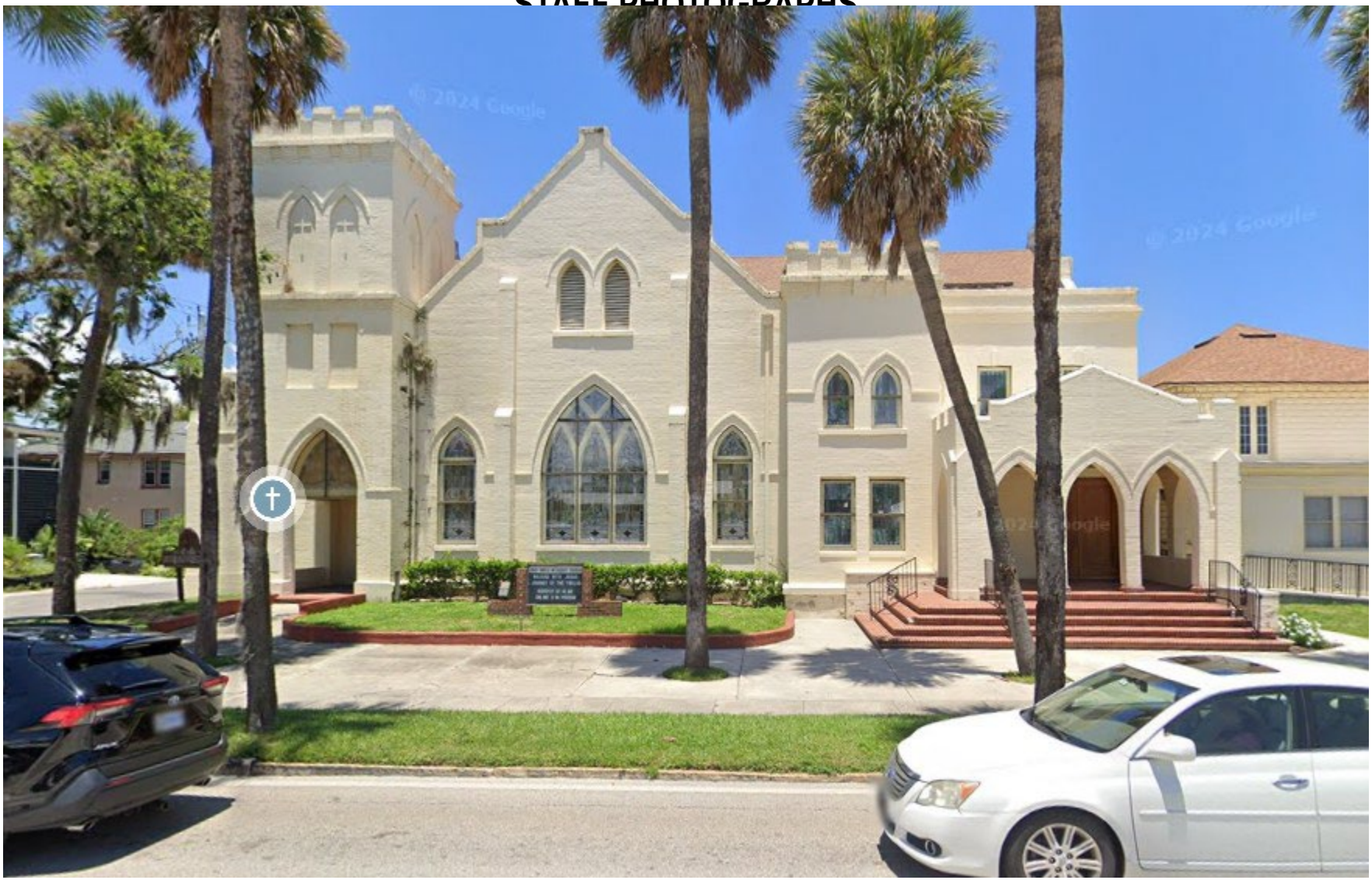
1. This application was continued at the October 17, 2024 HARB meeting to allow the applicant time to obtain a more detailed condition assessment, consider alternatives to demolition of the upper portion of the existing tower, and/or provide plans for reconstruction of the tower. The applicant requested a continuance at the November 21, 2024 meeting for additional time.
2. The applicant received reminders that additional information was due by December 9, 2024; however, no new information was submitted by the deadline. If the applicant attends the meeting and submits new information, it may be reviewed during the meeting at the Board's discretion.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **CONTINUE** a **Certificate of Demolition for Partial Demolition** at **118 King Street** to allow the applicant additional time to provide necessary information including a structural condition assessment report and replacement plans.

Candice Seymour
Candice Seymour, Historic Preservation Planner

118 KING STREET
STAFF PHOTOGRAPHS



Front (South) Elevation

118 KING STREET
STAFF PHOTOGRAPHS

Front (South) Elevation

118 KING STREET
STAFF PHOTOGRAPHS

West Elevation

118 KING STREET
STAFF PHOTOGRAPHS

Southwest Elevation

118 KING STREET
STAFF PHOTOGRAPHS

West Elevation Details

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

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

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

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

Instructions for Locating:

813== County: St. Johns 808==

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

868==

Owner of Site: Name: First United Methodist Church;

Address: 118 King Street

St. Augustine, Fla. 32084 902==

Occupant or Manager: 904==

Type of Ownership: Institutional 848== Zoning: CPO

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

UTM: 17 (zone) 469260 (easting) 3306620 (northing) 890== Location: T07S (T) R30E (R) S18 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(x) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(x) Altered 858==

( ) Unaltered 858==

(x) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

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

II. SITE DESCRIPTION, continued.

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

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

Architect: 872==

Builder: 874==

Style: Masonry, vernacular 964==

Plan Type: Irregular 966==

Exterior Fabrics: Brick, stucco

854==

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

Features of Structure: (942)

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

Foundation: Brick wall, concrete block wall 942==

Roof Type: Stepped gable, intersecting 942==

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

Porches & Balconies:

942==

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

Materials: (882)

Chimney: Brick 882==

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

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

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Institutional 864==

Relationship to Surroundings: On corner lot.

859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Religion

920==

Statement of Significance: (911==)

ARCHITECTURE

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

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

HISTORY

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

(over)

V. BIBLIOGRAPHY

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

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

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

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

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

☐ Original
☒ Update

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

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

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

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

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	118		King	Street	

Cross Streets (nearest / between) ____
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 1992 — Plat or Other Map ____
City / Town (within 3 miles) St. Augustine — In City Limits? ☒yes ☐no ☐unknown — County St. Johns
Township 7N — Range 30E — Section 18 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: ____
Tax Parcel # 2014500000 — Landgrant ____
Subdivision Name Model Land Company — Block ____ — Lot ____
UTM Coordinates: Zone ☐16 ☐17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐
Other Coordinates: X: ____ Y: ____ Coordinate System & Datum ____
Name of Public Tract (e.g., park) ____

HISTORY

Construction Year: 1917 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use: Church/Temple/Synagogue — From (year): 1917 — To (year): 2020
Current Use: Church/Temple/Synagogue — From (year): 1917 — To (year): 2020
Other Use ____ — From (year): ____ — To (year): ____
Moves: ☐yes ☒no ☐unknown Date: ____ Original address ____
Alterations: ☒yes ☐no ☐unknown Date: ____ Nature: windows, doors, encl porch
Additions: ☒yes ☐no ☐unknown Date: ____ Nature: connected to adj bldg, ADA ramps
Architect (last name first): ____ Builder (last name first): ____
Ownership History (especially original owner, dates, profession, etc.)

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

DESCRIPTION

Style: Gothic Revival — Exterior Plan: Rectangular — Number of Stories 2
Exterior Fabric(s): 1. Concrete block 2. Stucco 3. brick
Roof Type(s): 1. Hip 2. Gable 3. ____
Roof Material(s): 1. Asphalt shingles 2. ____ 3. ____
Roof secondary strucs. (dormers etc.) 1. Flat extension 2. square tower

Windows (types, materials, etc.)
replacement single/paired/grouped 1/1 & 2/2 sash & single pane fixed & multilight casement or fixed, some stucco sills, some brick sills & eyebrows

Distinguishing Architectural Features (exterior or interior ornaments)
front facing gable parapet, towers w battlements, brick exterior, pointed arch windows, hip roof massing, pilasters, decorative cornice banding

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)
sits on paved parking lot, corner lot, low hedges around bldg perimeter

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

HISTORICAL STRUCTURE FORM

Site #8 SJ01032

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Brick 2. Concrete block 3. Masonry
Foundation Type(s): 1. Continuous 2. _____
Foundation Material(s): 1. Concrete, Generic 2. _____
Main Entrance (stylistic details)

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

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

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

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource

This 1917 Gothic Revival building is 2 stories with Concrete block exterior and Hip roof. It appears to be in good condition.

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

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

☒other methods (describe) City Staff

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

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐yes ☐no ☒insufficient information
Appears to meet the criteria for National Register listing as part of a district? ☒yes ☐no ☐insufficient information
Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

This building has retained its historic massing and materials, and contributes to the district. Despite alterations it may be individually eligible as a good example of its style and possible social connections.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
1. Architecture 3. _____ 5. _____
2. Community planning & developm 4. _____ 6. _____

DOCUMENTATION

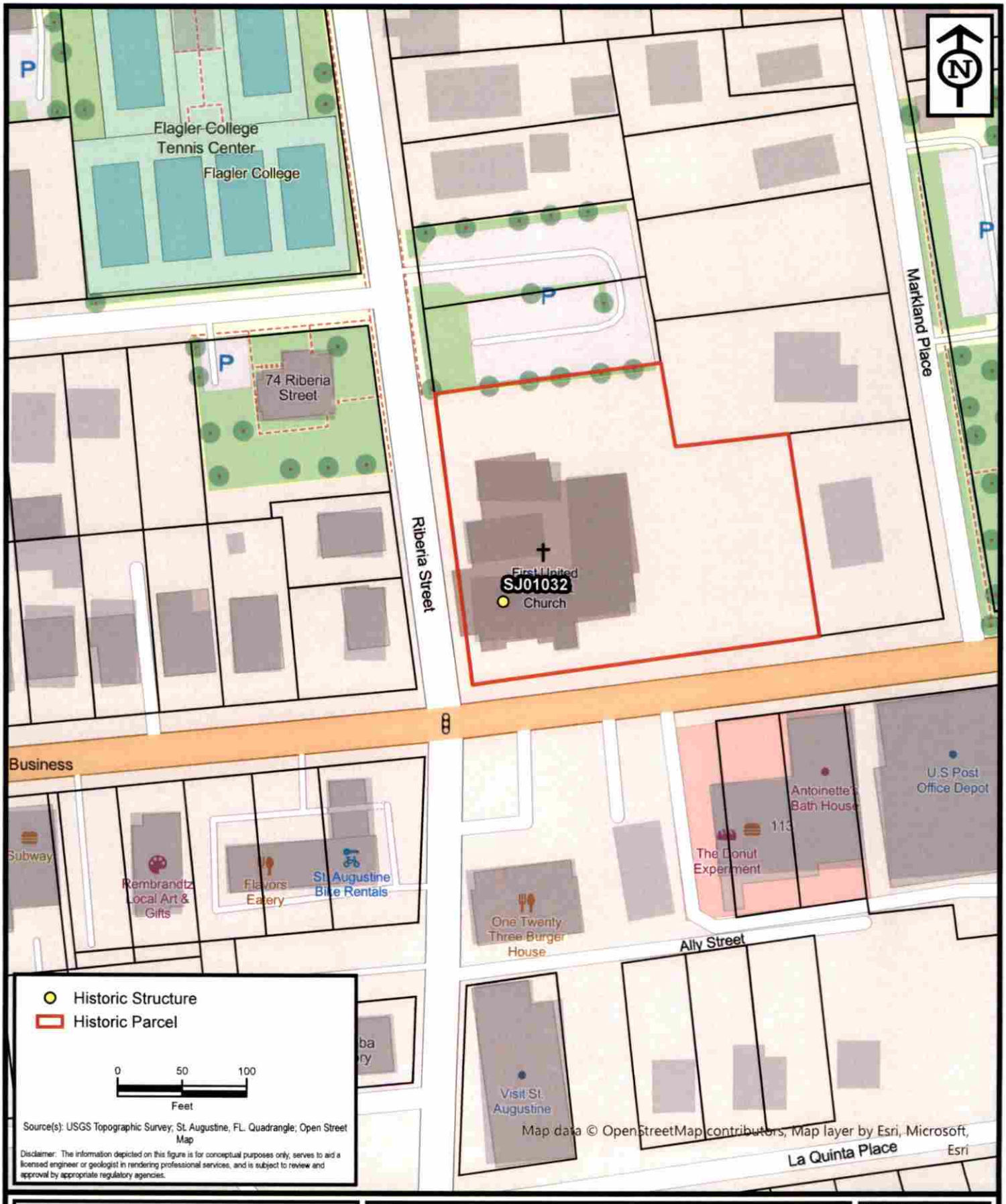
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____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

RECORDER INFORMATION

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

Required Attachments

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
❸ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



ENVIRONMENTAL SERVICES, INC.
A Terracon COMPANY
7220 FINANCIAL WAY, SUITE 100 JACKSONVILLE, FL 32256
PH. (904) 470-2200 FAX (904) 470-2112

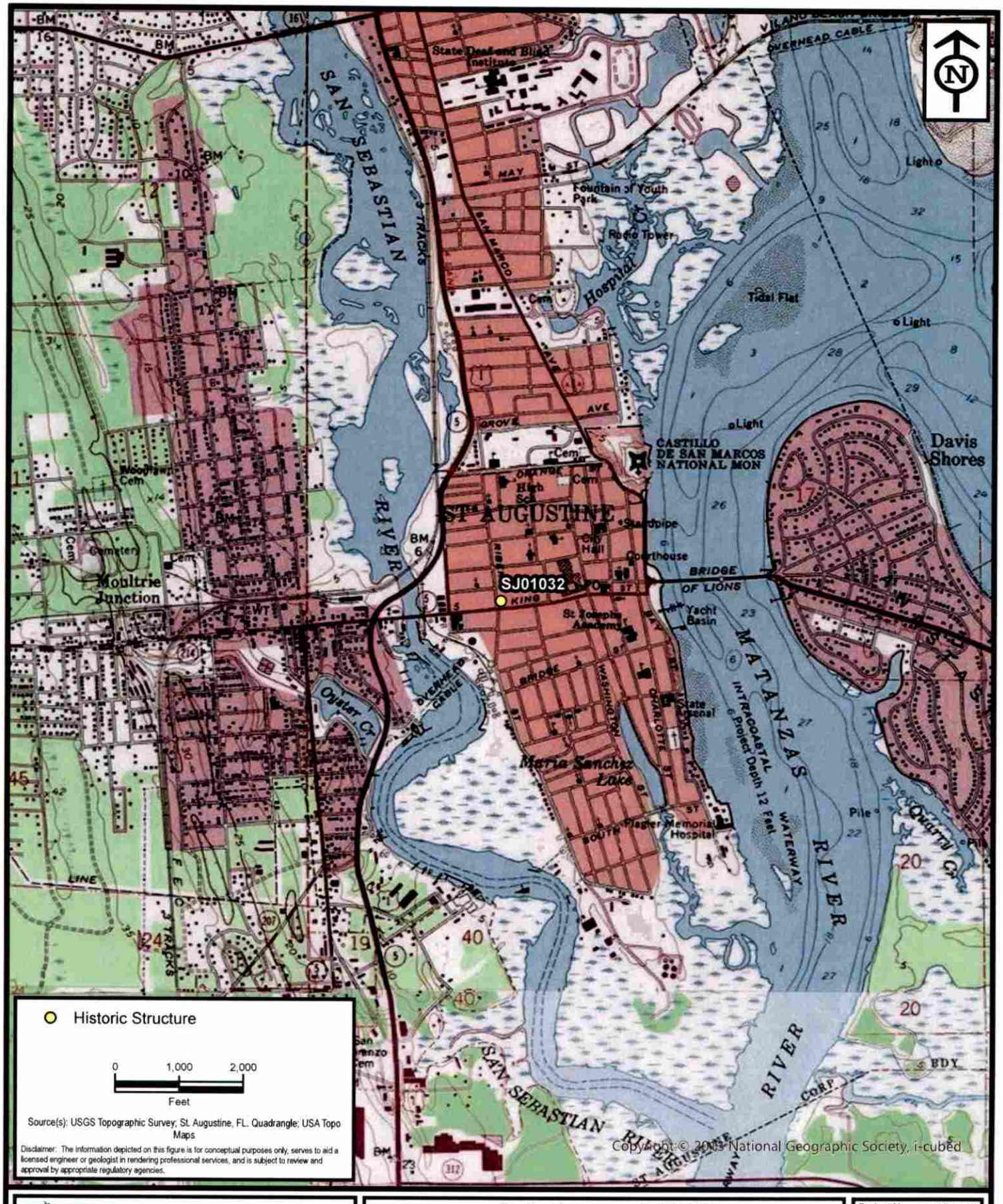
Parcel Location - SJ01032

St. Augustine Historic Resource Mitigation & Survey Update

St. Johns County, Florida

Project No.	HK207093
Date	Dec 2020
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	2

Path: N:\GIS\Projects\2020\HK Jacksonville\HK207093_StAugResourceMitigation\Maps\HK207093_StAugResourceMitigation\HK207093_StAugResourceMitigation.aprx Date: 12/18/2020 1:10 PM



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St. Augustine Historic Resource Mitigation & Survey Update

St. Johns County, Florida

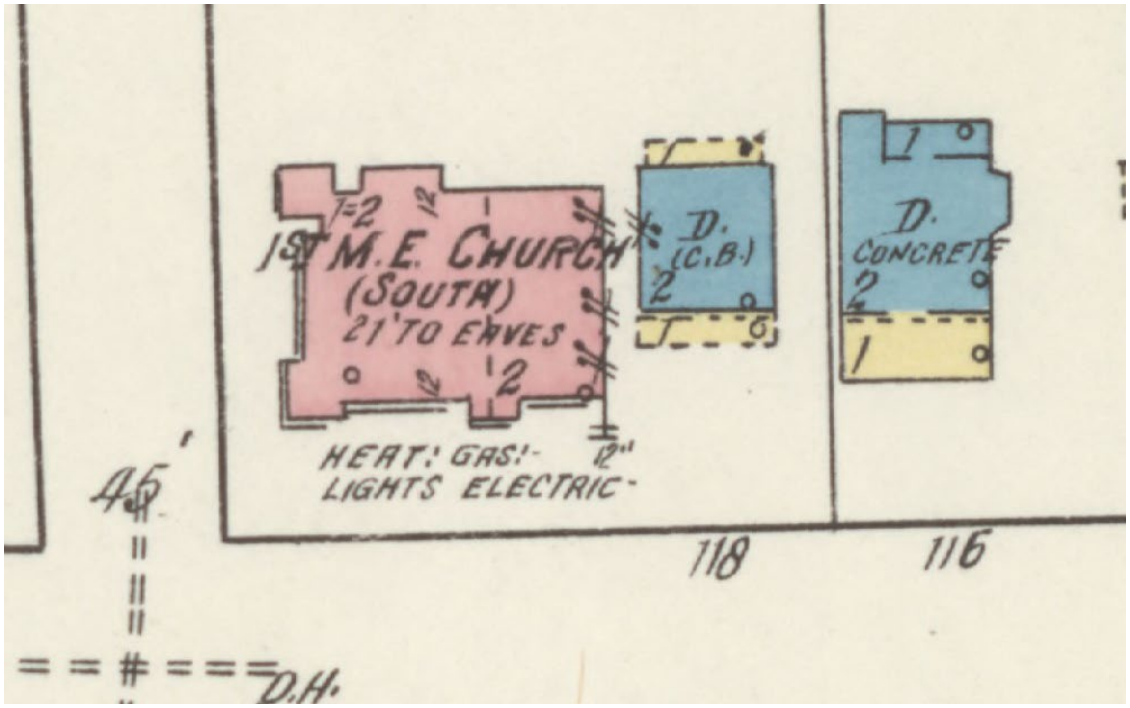
Project No.	HK207093
Date	Dec 2020
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	**1**

Path: N:\GIS\Projects\2020\HK Jacksonville\HK207093_StAugResourceMitigation\Maps\HK207093_StAugResourceMitigation\HK207093_StAugResourceMitigation.aprx Date: 12/18/2020 1:10 PM

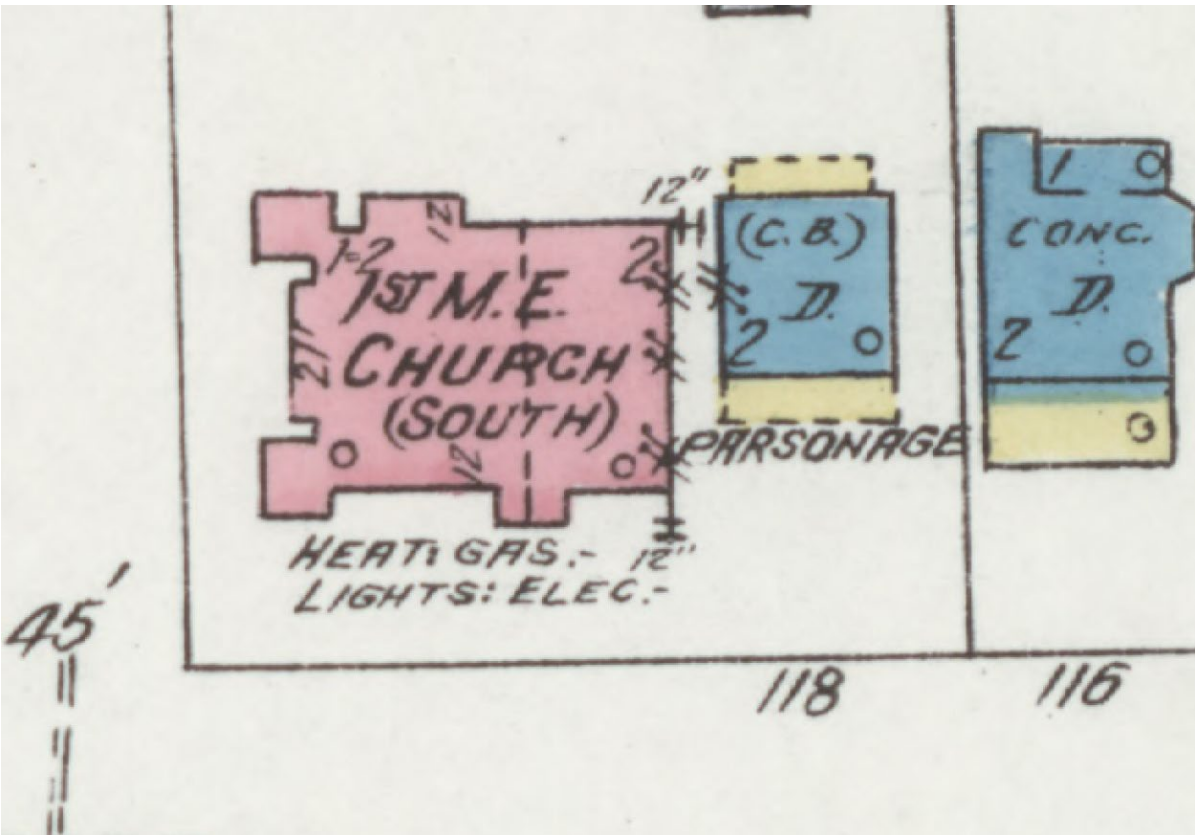
FIRST UNITED METHODIST CHURCH
SUNDAY SERVICE ON
YOUTUBE AT
FUMC.FT.ST.AUGUSTINE
OR ON FACEBOOK
REV JOANA JORDAN SERVANT

FIRST UNITED METHODIST CHURCH
SUNDAY SERVICE ON
YOUTUBE AT
FUMC 5 W AUGUSTINE
OR ON FACEBOOK
REV JUANA JORDAN GERMAN

SANBORN MAPS
118 (120) King Street

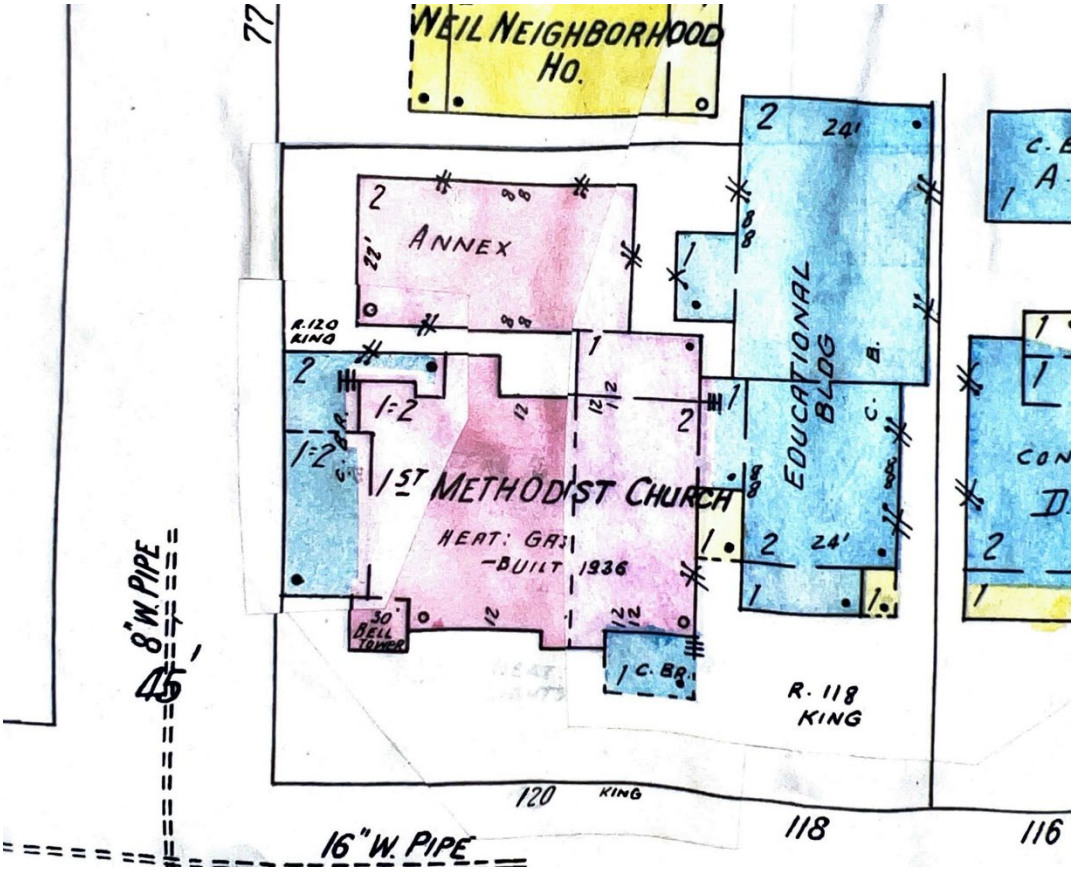


1917



1924

SANBORN MAPS
118 (120) King Street



1930 updated to 1965

FOR THE DECEMBER 19, 2024 HARB MEETING

COD (Partial) HP2024-0066 – 118 King Street

No New Information Received

November 25, 2024

Freddy Restrep
100 Island Cottage Way Ste 101
St Augustine, FL 32080

cc: Jill Murphy

Re: Certificate of Demolition (Partial) - 118 KING ST - HP2024-0066

Dear Freddy Restrep,

On October 17, 2024, the Historic Architectural Review Board (HARB) met and discussed your application 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.

Specifically, based upon evidence presented, the HARB CONTINUED your application to the December 19, 2024 meeting as described in the attached copy of the executed Order.

All additional materials for the continued item must be submitted to the Planning and Building Department 10 days before the meeting, to be received by December 9, 2024.

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

Sincerely,

Amy McClure Skinner, AICP
Director, Planning & Building

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

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

TYPE OF REQUEST:

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

IN THE MATTER OF:

Case No.:	HP2024-0066
Applicant:	Freddy Restrep
Owner:	First United Methodist Church
Address:	118 King St
Parcel Number:	2014500000

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

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON THURSDAY, NOVEMBER 21 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, November 21, 2024, Historic Architectural Review Board meeting and testified under oath, or ☒ was not present.

2. A public hearing was held, with notice given as required by law, and ☐ members of the public testified under oath, or ☒ no members of the public spoke on this issue.

3. The subject property has a zoning classification of CL-2

4. The above-described Certificate of Demolition is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action MEETS / DOES NOT MEET the requirements of Section 28-89, City of St. Augustine Code, and APPROVES / DENIES / CONTINUES the Applicant's request 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..
Subject to the following conditions:

- An approved Certificate of Demolition expires one year from the date of the order. In accordance with Ordinance No. 2017-06, the owner of the property may request either a one-time six month administrative extension, or may apply for a one year extension from the Historic Architectural Review Board. The extension request must be filed in writing with the Planning and Building Department during regular office hours no later than 30 days before the expiration the Certificate of Demolition.
- Dec. 19, 2024
-
-
-
-

DONE AND ORDERED, at a public hearing on the 21st day of November, A.D., 2024, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2024-0066 **REQUEST** **APPROVED / DENIED / CONTINUED**

Sign Name

Gaere MacDonald

Print Name

HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 21st day of November, A.D., 2024.

MICHELE FUDO
Commission # HH 448184
Expires September 26, 2027

Notary Public, State of Florida

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

Candice Seymour

From: 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

October 21, 2024

Freddy Restrep
100 Island Cottage Way Ste 101
St Augustine, FL 32080

cc: Jill Murphy

Re: Certificate of Demolition (Partial) - 118 KING ST, Saint Augustine, FL, 32084 - HP2024-0066

Dear Freddy Restrep,

On October 17, 2024, the Historic Architectural Review Board (HARB) met and discussed your application 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.

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

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

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

Sincerely,

Amy McClure Skinner, AICP
Director, Planning & Building

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

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

TYPE OF REQUEST:

- ☐ Certificate of Appropriateness
- ☒ Certificate of 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.:	HP2024-0066
Applicant:	Freddy Restrep
Owner:	Jill Murphy
Address:	118 King St
Parcel Number:	2014500000

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

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 CL-2

4. The above-described Certificate of Demolition is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action MEETS / DOES NOT MEET the requirements of Section 28-89, City of St. Augustine Code, and APPROVES / DENIES / CONTINUES the Applicant's request 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..
Subject to the following conditions:

- An approved Certificate of Demolition expires one year from the date of the order. In accordance with Ordinance No. 2017-06, the owner of the property may request either a one-time six month administrative extension, or may apply for a one year extension from the Historic Architectural Review Board. The extension request must be filed in writing with the Planning and Building Department during regular office hours no later than 30 days before the expiration the Certificate of Demolition.
- To November 21, 2024
-
-
-
-

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. HP2024-0066 **REQUEST** **APPROVED / DENIED / CONTINUED**

Sign Name

Gaere Mac Donald
Print Name

HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 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.

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Demolition (Partial)

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

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

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

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

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

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

Information attached by applicant includes:

Letter of Concern

HARB APPLICATION AGREEMENT

In filling out this application:

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

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

Project Address: 118 King St St Augustine FL 32084

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

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

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

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

(Can add additional signature page if needed)

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

Received 9/12/2024
Planning & Building Department

ARKON BUILDERS
100 ISLAND COTTAGE WAY ST AUGUSTINE FL 32080
RG291104105

Hardship on Current Field Conditions

Date: Sep 10, 2024

To: HARB

Dear Sir/Madam,

Site: FUMC 118 King St St Augustine FL 32084

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

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

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

Sincerely,

Freddy Restrepo

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

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

Click Here to Open Cyclomedia Viewer in a New Tab

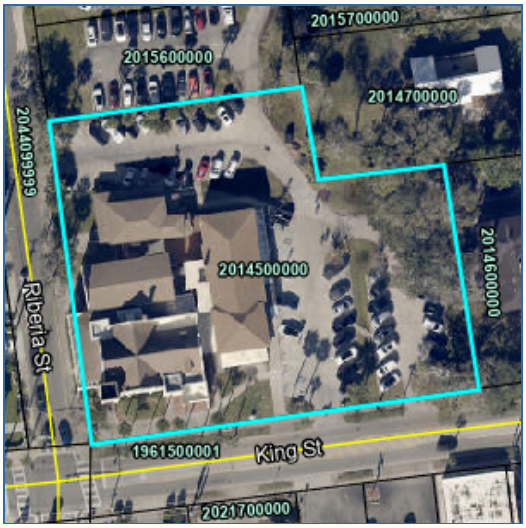
Owner Information

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

Exemption Information

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

Map



Valuation Information

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

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

Historical Assessment Information

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

Building Information

Building 1
Building Value $346,972
Year Built 1911
Actual Area 5078
Conditioned Area 4656
Use Churches
Style 04
Exterior Wall Concrete Block, Jumbo Brick
Roof Cover Composite Shingle
Roof Structure Wood Truss
Interior Flooring Hardwood
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms
Baths

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

Building 2
Building Value $159,106
Year Built 1928
Actual Area 2963
Conditioned Area 2473
Use Single Family Residence
Style 01
Exterior Wall Wood
Roof Cover Composite Shingle
Roof Structure Gable Hip
Interior Flooring Pine Wood
Interior Wall Drywall
Heating Type Forced Air
Air Conditioning Window
Bedrooms
Baths

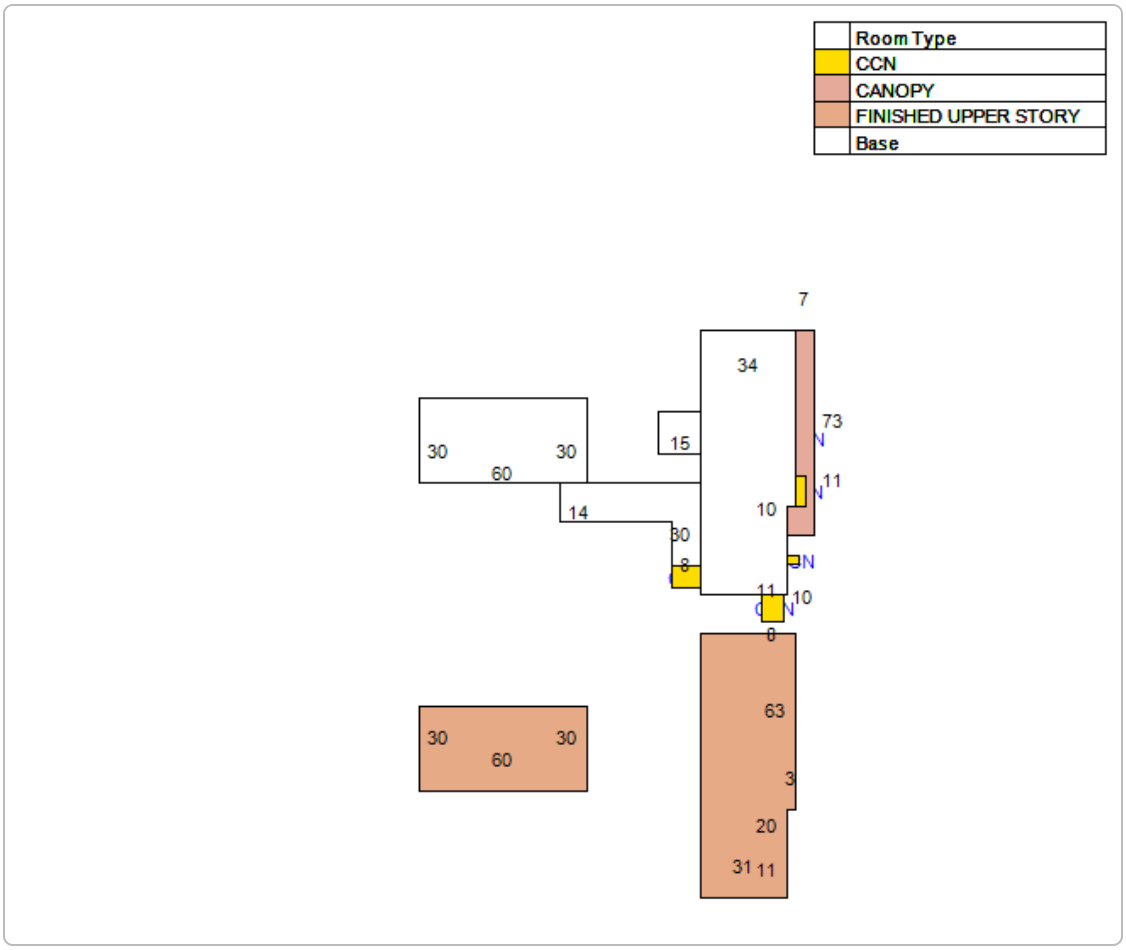
Description	Square Footage
BASE AREA	1118
FINISHED UPPER STORY	1118
BASE AREA	237
FINISHED OPEN PORCH	490
Total SqFt	2963

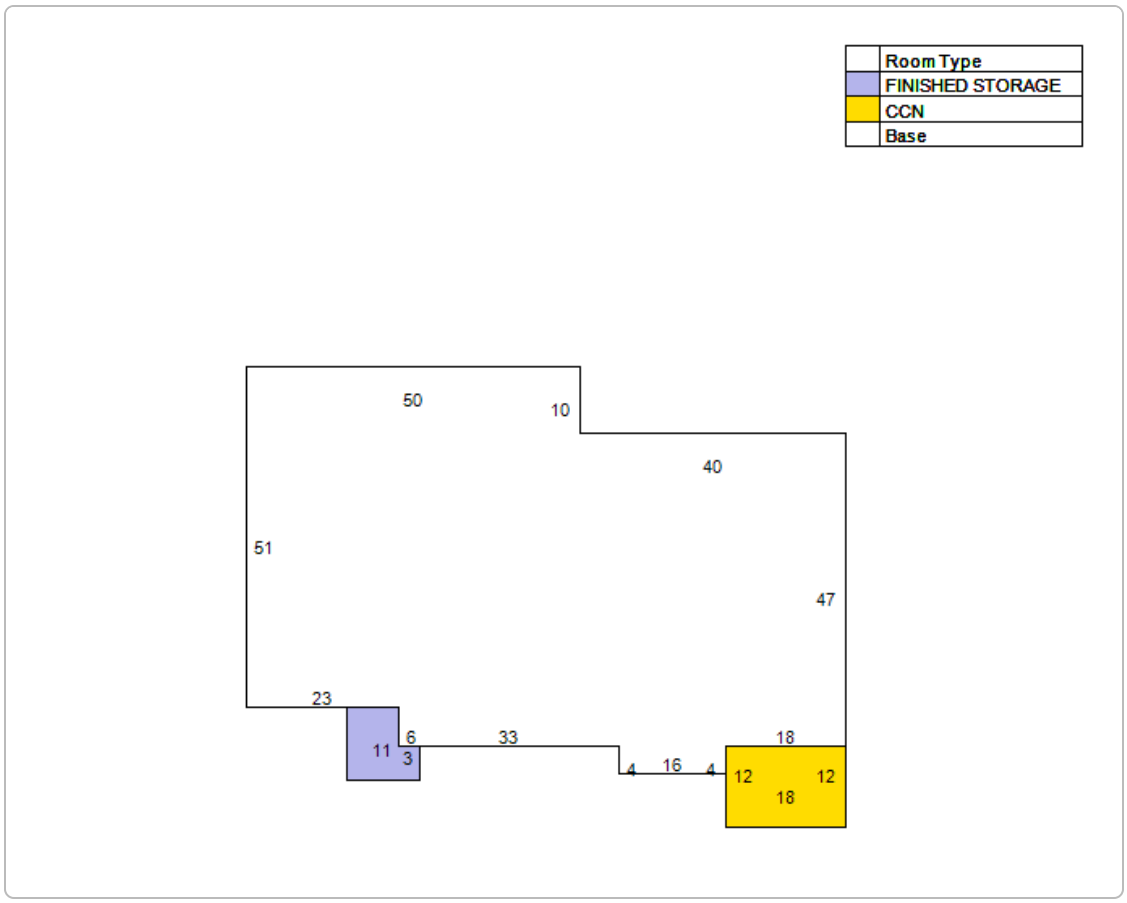
Building 3
Building Value $1,259,587
Year Built 1911
Actual Area 11648
Conditioned Area 10891
Roof Cover Composite Shingle
Roof Structure Wood Truss
Interior Flooring Hardwood
Interior Wall Drywall
Heating Type Air Duct

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

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

Sketch Information




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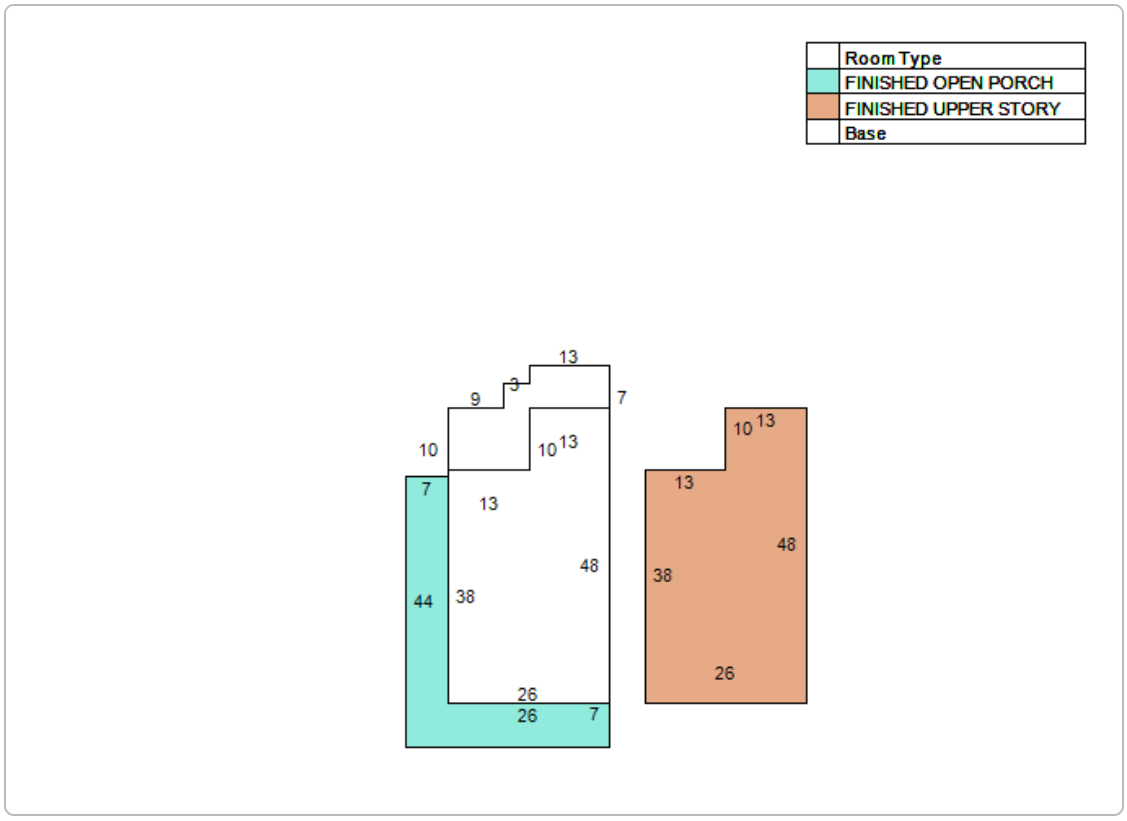
10
40
51
47
23
6
33
18
11
3
4
16
4
12
12
18


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

Extra Feature Information

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

Land Information

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

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 9/25/2024, 1:41:19 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

Detail by Entity Name

Florida Profit Corporation
ARKON BUILDERS CORP

Filing Information

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

Principal Address

100 ISLAND COTTAGE WAY
SUITE 101
ST AUGUSTINE, FL 32080

Changed: 06/03/2022

Mailing Address

100 ISLAND COTTAGE WAY
SUITE 101
ST AUGUSTINE, FL 32080

Changed: 06/03/2022

Registered Agent Name & Address

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

Address Changed: 01/24/2023

Officer/Director Detail

Name & Address

Title P

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

Annual Reports

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

Document Images

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

Florida Department of State, Division of Corporations

Detail by Street Address

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

Filing Information

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

Principal Address

118 KING STREET
ST. AUGUSTINE, FL 32084

Mailing Address

118 KING STREET
ST. AUGUSTINE, FL 32084

Registered Agent Name & Address

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

Name Changed: 03/17/2021

Address Changed: 01/31/2024

Officer/Director Detail

Name & Address

Title Office & Property Administrator

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

Title Treasurer

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

Annual Reports

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

Document Images

01/31/2024 -- ANNUAL REPORT	View image in PDF format
02/06/2023 -- ANNUAL REPORT	View image in PDF format
01/31/2022 -- ANNUAL REPORT	View image in PDF format
03/17/2021 -- ANNUAL REPORT	View image in PDF format
03/09/2020 -- ANNUAL REPORT	View image in PDF format
01/07/2019 -- ANNUAL REPORT	View image in PDF format
02/07/2018 -- ANNUAL REPORT	View image in PDF format
02/15/2017 -- ANNUAL REPORT	View image in PDF format
03/09/2016 -- ANNUAL REPORT	View image in PDF format
02/23/2015 -- ANNUAL REPORT	View image in PDF format
04/18/2014 -- ANNUAL REPORT	View image in PDF format
04/10/2013 -- ANNUAL REPORT	View image in PDF format
01/23/2012 -- ANNUAL REPORT	View image in PDF format
02/17/2011 -- ANNUAL REPORT	View image in PDF format
02/26/2010 -- ANNUAL REPORT	View image in PDF format
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07/12/2005 -- ANNUAL REPORT	View image in PDF format
07/14/2004 -- ANNUAL REPORT	View image in PDF format
06/09/2003 -- ANNUAL REPORT	View image in PDF format
03/28/2002 -- ANNUAL REPORT	View image in PDF format
03/08/2001 -- ANNUAL REPORT	View image in PDF format
05/11/2000 -- ANNUAL REPORT	View image in PDF format
04/01/1999 -- Domestic Non-Profit	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST AUGUSTINE EST. 1565

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for December 19, 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. *Continued from November 21, 2024.*

Architectural Style:	Mid-Century Modern: Monterey	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 application was continued at the November meeting to allow the applicant time to provide a more detailed site plan. The Board approved the filling of the existing pool once archaeological requirements had been met, but asked that a site plan including landscape elements be submitted before final approval of the new parking area.
2. An A-14 application was submitted by the applicant and has been approved by Archaeological staff with monitoring requirements.
3. The applicant has submitted a new site plan, elevations, and conceptual drawing which includes constructing planters along the top of the existing east wall, adding a landscape buffer space to the southeast corner of the property, and placing planter pots north of the existing masonry wall for addition buffering.
4. The Architectural Guidelines for Historic Preservation (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. The proposed landscaping would help to screen the new additional parking area once occupied by the pool and pool deck.
5. Specific plants were not detailed by the applicant; however, the applicant was made aware of the pre-approved plants list within the AGHP. Staff may administratively approve any listed pre-approved or native Florida plants. The applicant may wish to provide a specific list of proposed plants for the Board's consideration, particularly if they are not Native or listed in the AGHP.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a Certificate of Appropriateness at **120 Avenida Menendez** if the Board finds expansion of the existing parking lot and associated landscaping 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.
4. Provide landscape buffer with Native Palms, wall planter, and potted plants from southeast corner north along the east property line.

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.
- 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...

- 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.
- Place parking facilities directly adjacent to historic buildings where automobiles may cause damage to the buildings or to 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

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

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

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐yes ☒no ☐insufficient information
Appears to meet the criteria for National Register listing as part of a district? ☒yes ☐no ☐insufficient information
Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) 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

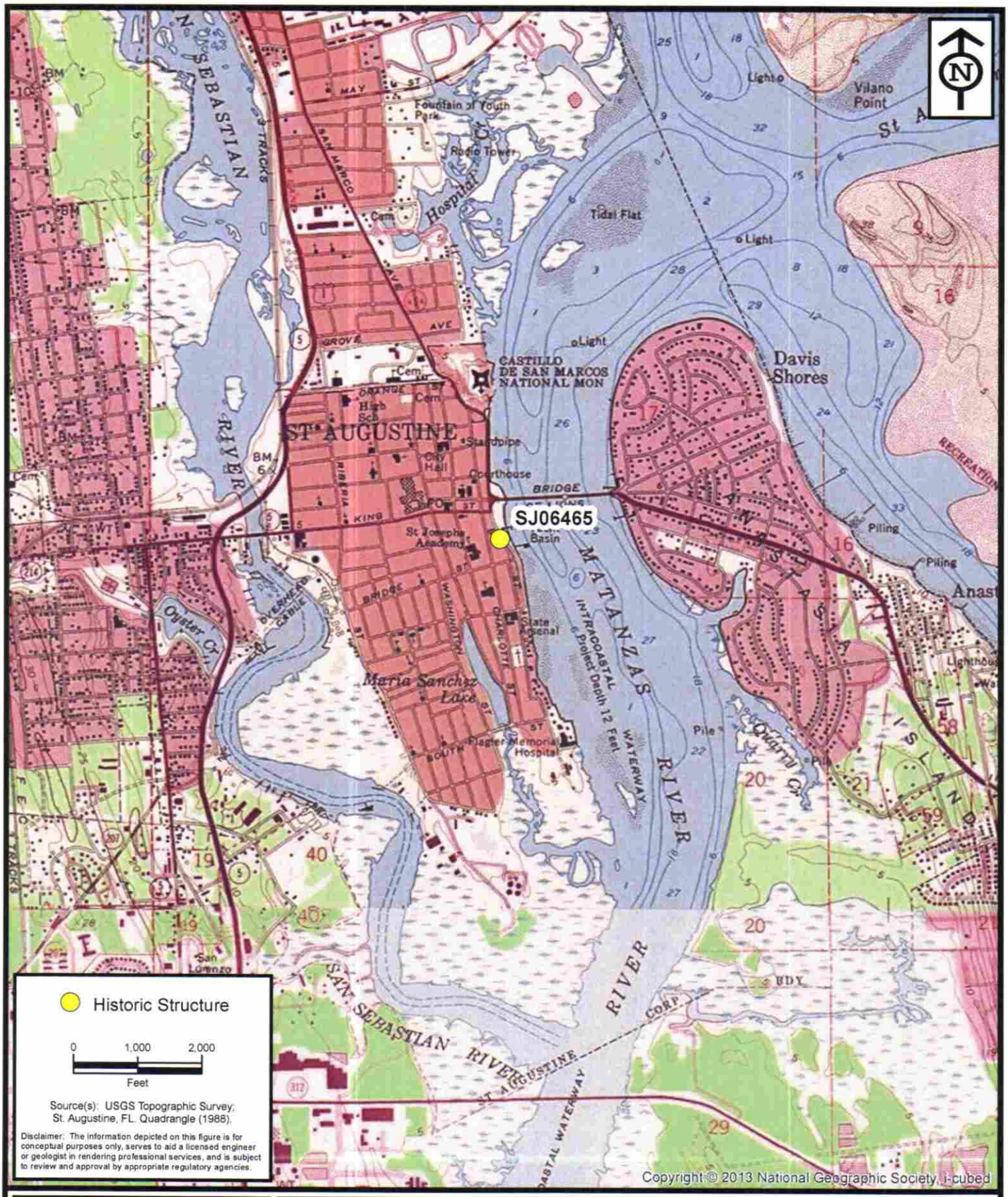
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____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

RECORDER INFORMATION

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

Required Attachments

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED
❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
❸ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE
If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



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

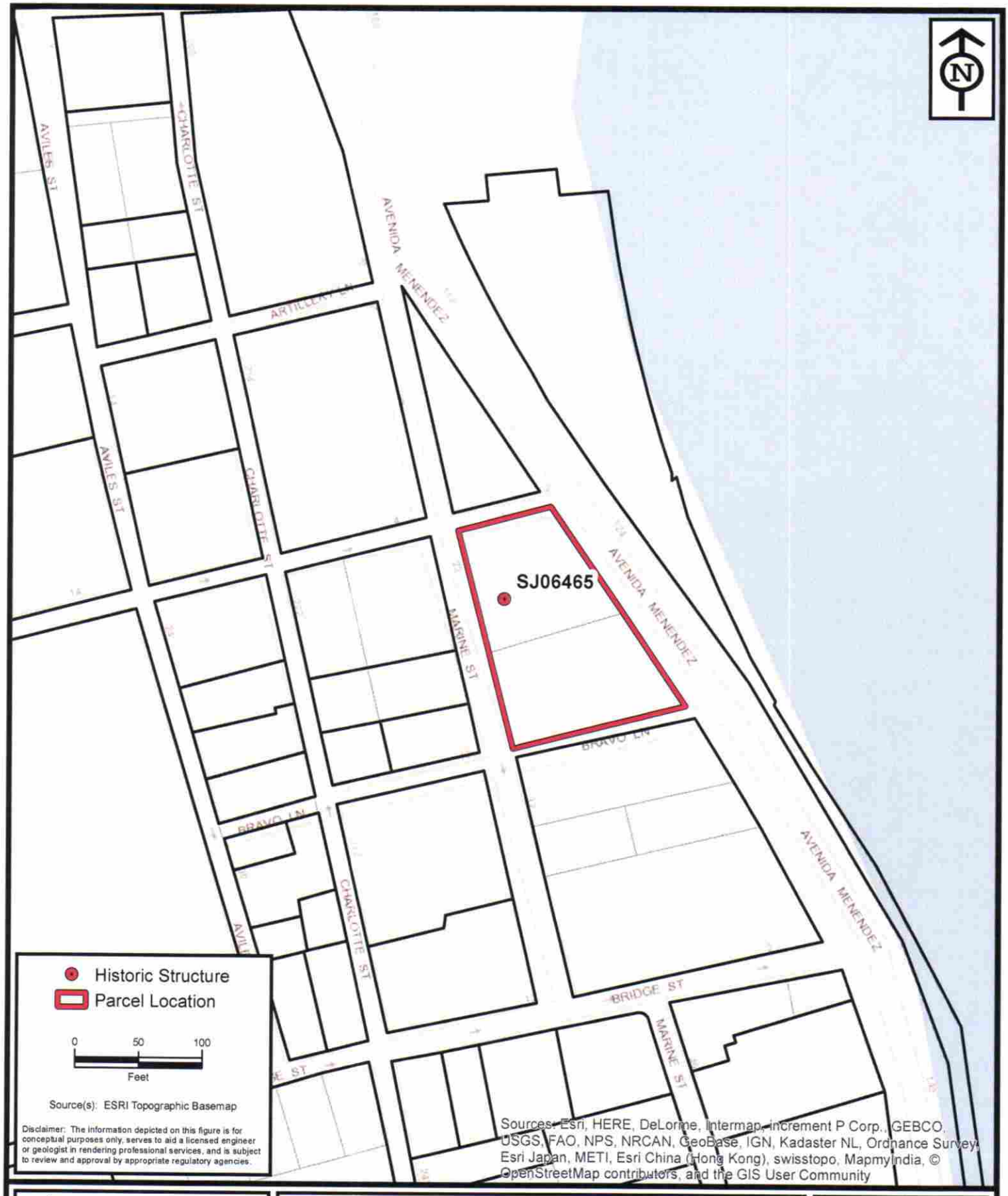
Project Location - SJ06465

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
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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

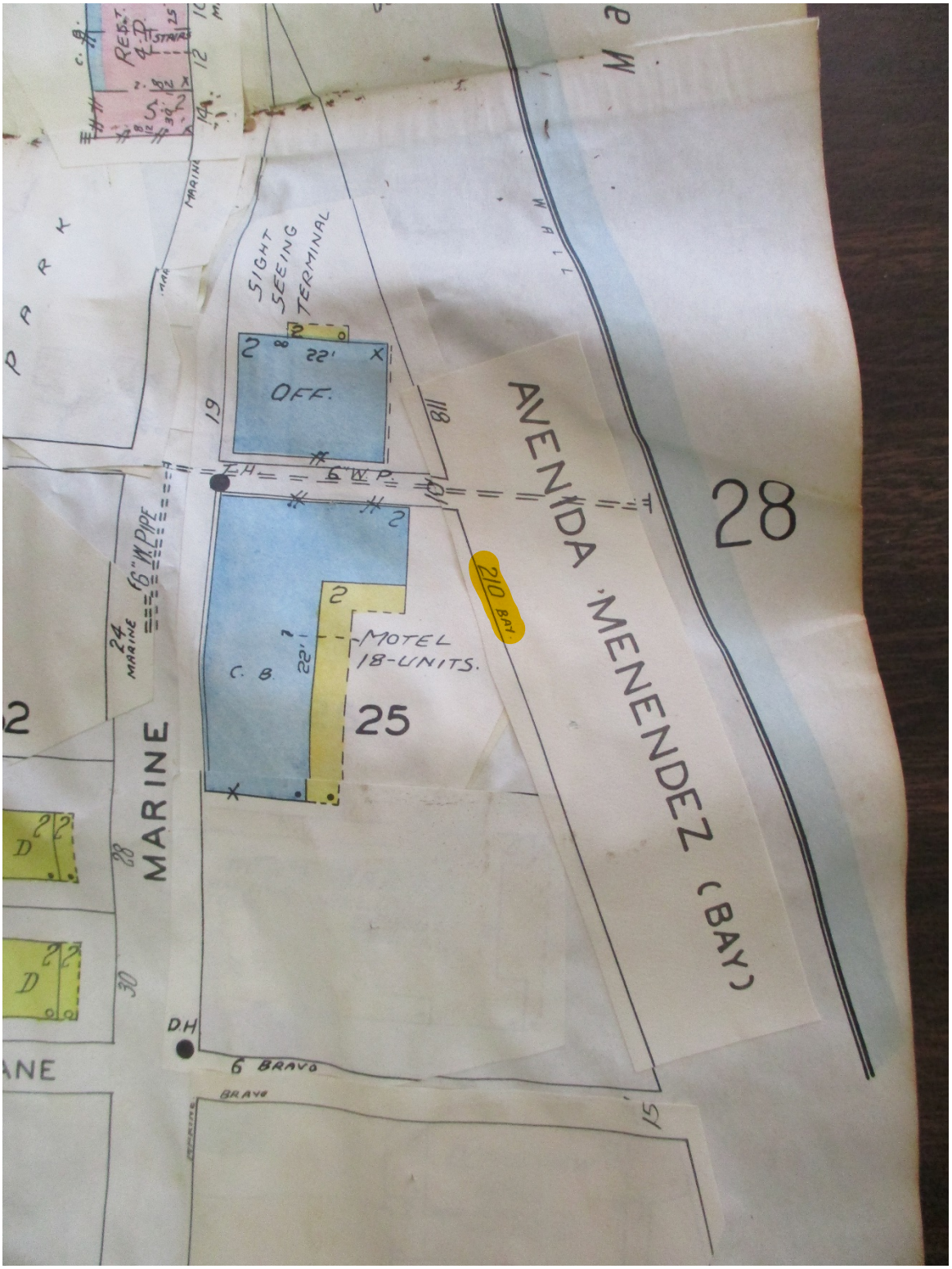
Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ06465\Parcel.mxd Date: 6/28/2016 1:00:40 PM

CLEARANCE 9'-0"
120

STOP
ONE WAY

1930 Sanborn Map, Revised 1965: 120 Avenida Menendez

(labeled as #210 Bay/Avenida Menendez)



FOR THE DECEMBER 19, 2024 HARB MEETING

COA HP2024-0072 – 120 Avenida Menendez

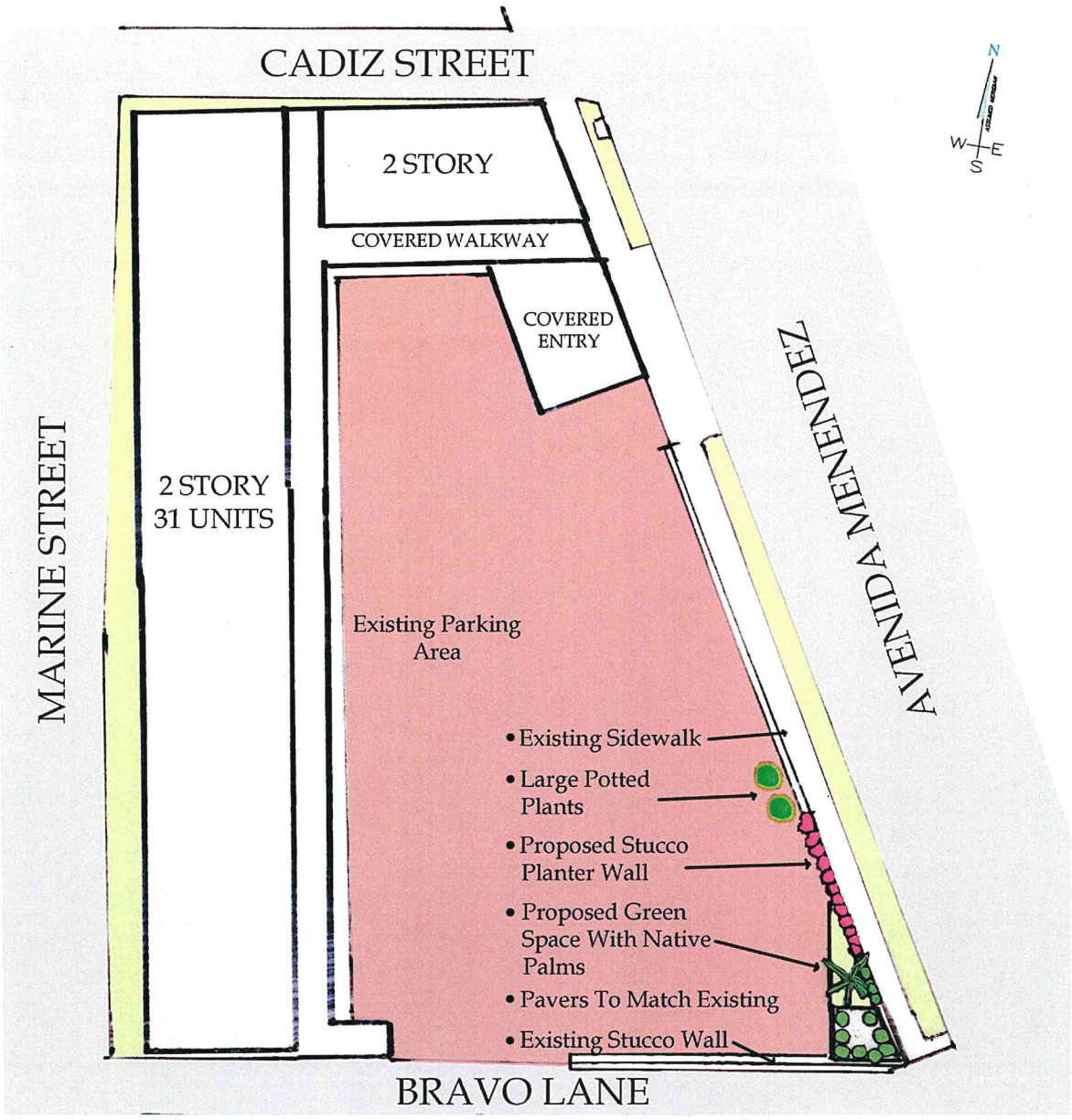
New Documents Provided by the Applicant

Received December 6, 2024
Planning and Building Department

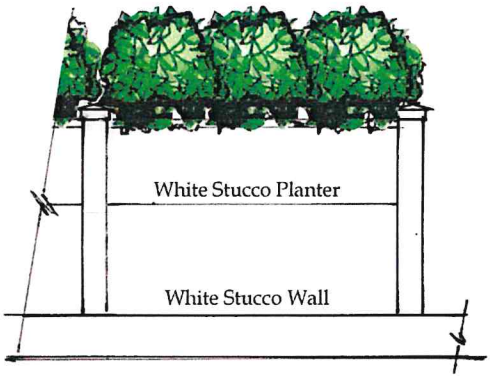
Rendering of Proposed Stucco Planter Wall

ROB FLOREZ DESIGN

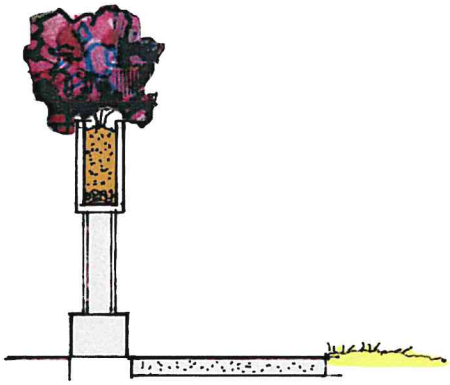
Received December 6, 2024
Planning and Building Department



Proposed Stucco Planter Wall & Greenspace Plan
Scale: 1"= 20'-0"



Proposed Stucco Planter Wall



Planter Wall Section

ROB FLOREZ DESIGN (904)-377-2040

November 25, 2024

KEVIN HENSLEY
15 FAIRWAY RD
JACKSONVILLE BEACH, FL 32250

cc: J Prabhu LLC

Re: Certificate of Appropriateness - 120 AVENIDA MENENDEZ - HP2024-0072

Dear KEVIN HENSLEY,

On November 21, 2024, the Historic Architectural Review Board (HARB) met and discussed your application To fill in an existing pool area at the southeast corner of the site to expand existing pavered parking.

Specifically, based upon evidence presented, the HARB CONTINUED your application to the December 19, 2024 meeting as described in the attached copy of the executed Order.

All additional materials for the continued item must be submitted to the Planning and Building Department 10 days before the meeting, to be received by December 9, 2024.

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

Sincerely,

Amy McClure Skinner, AICP
Director, Planning & Building

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

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

TYPE OF REQUEST:

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

IN THE MATTER OF:

Case No.:	HP2024-0072
Applicant:	KEVIN HENSLEY
Owner:	J Prabhu LLC
Address:	120 AVENIDA MENENDEZ
Parcel Number:	1983900000

Re: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, To fill in an existing pool area at the southeast corner of the site to expand existing pavered parking.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON THURSDAY, NOVEMBER 21, 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, November 21, 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 HP-2

4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action MEETS / DOES NOT MEET the requirements of Section 28-89, City of St. Augustine Code, and APPROVES / DENIES / CONTINUES the Applicant's request To fill in an existing pool area at the southeast corner of the site to expand existing pavered parking..

Subject to the following conditions:

- To December 19, 2024
-
- To Provide a plan and elevation for the wall and landscaping to
- screen new parking
-
- - Applicant Can proceed w/ filling of pool once archaeological
- requirements are met

DONE AND ORDERED, at a public hearing on the 21st day of November, A.D., 2024, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2024-0072 **REQUEST** **APPROVED / DENIED / CONTINUED**

Sign Name

Gaere MacDonald

Print Name

HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 21st day of November, A.D., 2024.

MICHELE FUDO
Commission # HH 448184
Expires September 26, 2027

Notary Public, State of Florida

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

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Appropriateness

Case Number: HP2024-0072 **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 ZAJNI Owner's Signature: Tony Zajni

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

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

(Can add additional signature page if needed)

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

Received 11/8/2024
Planning & Building Department

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 D DOBOSZ
Notary Public - State of Florida
Commission # HH 514211
My Comm. Expires Apr 10, 2028
Bonded through National Notary Assn.

Notary Signature: _____

My Commission expires: APRIL 10, 2028

Received 11/1/2024
Planning & Building Department

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.

Received 11/1/2024
Planning & Building Department

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.

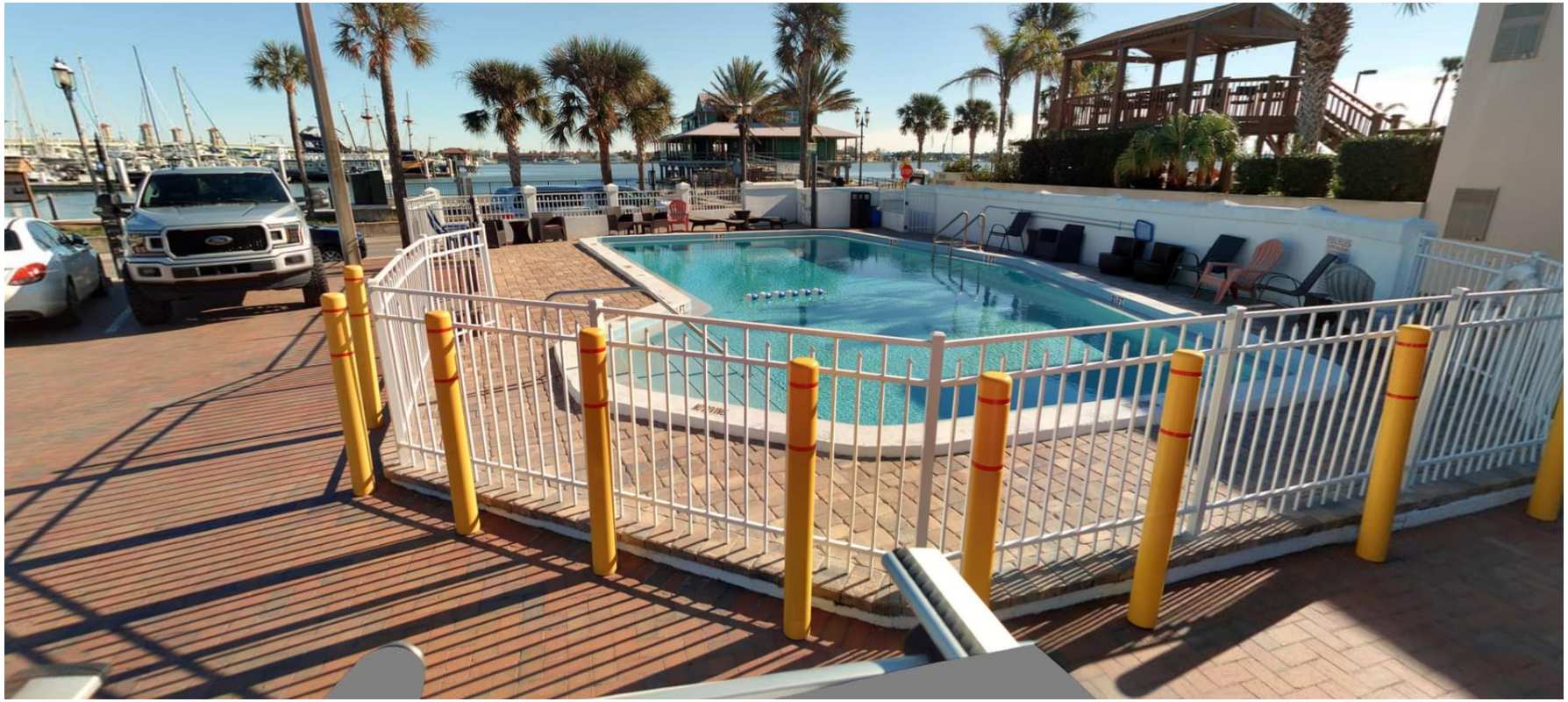
Fire Procedures:

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

Received 11/1/2024
Planning & Building Department

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

Received 11/1/2024
Planning & Building Department



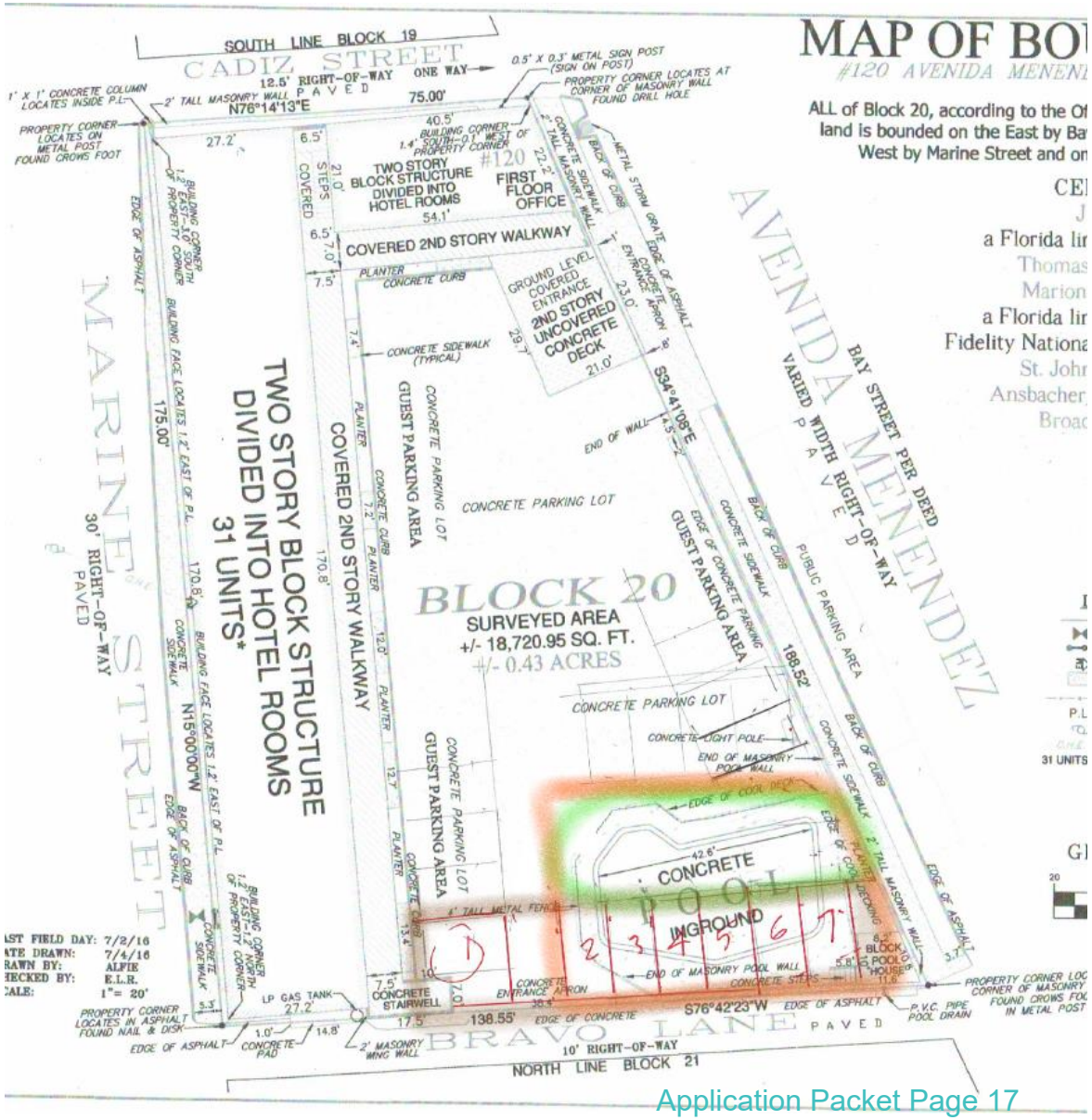
Received 11/1/2024
Planning & Building Department

Received 11/1/2024
Planning & Building Department

Received November 7, 2024
Planning and Building Department

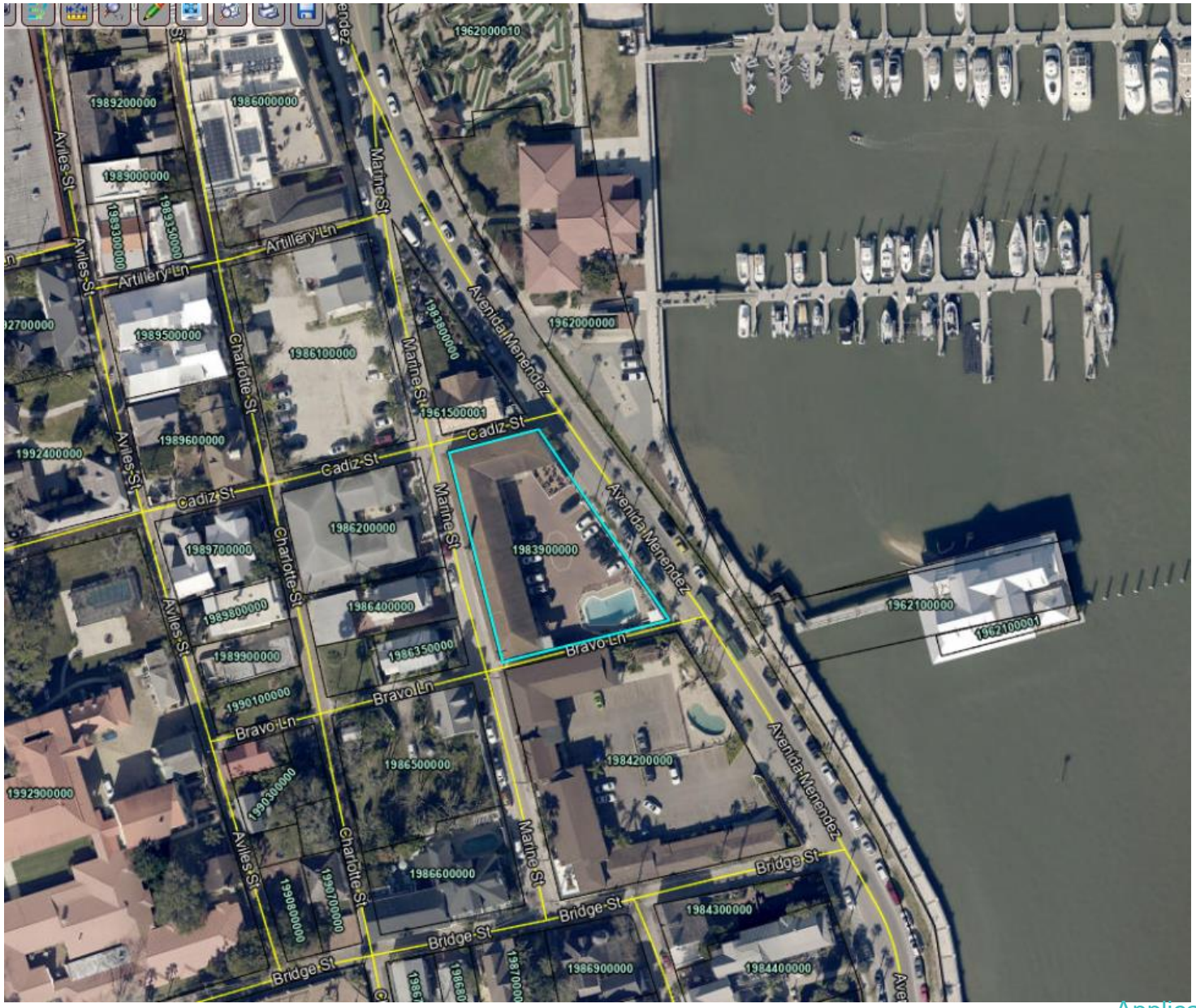
120 Avenida Menendez

Request to Remove Pool and Add Additional Parking



Received November 7, 2024
Planning and Building Department

120
Avenida
Menendez



120 Avenida Menendez

Received November 7, 2024
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120 Avenida Menendez

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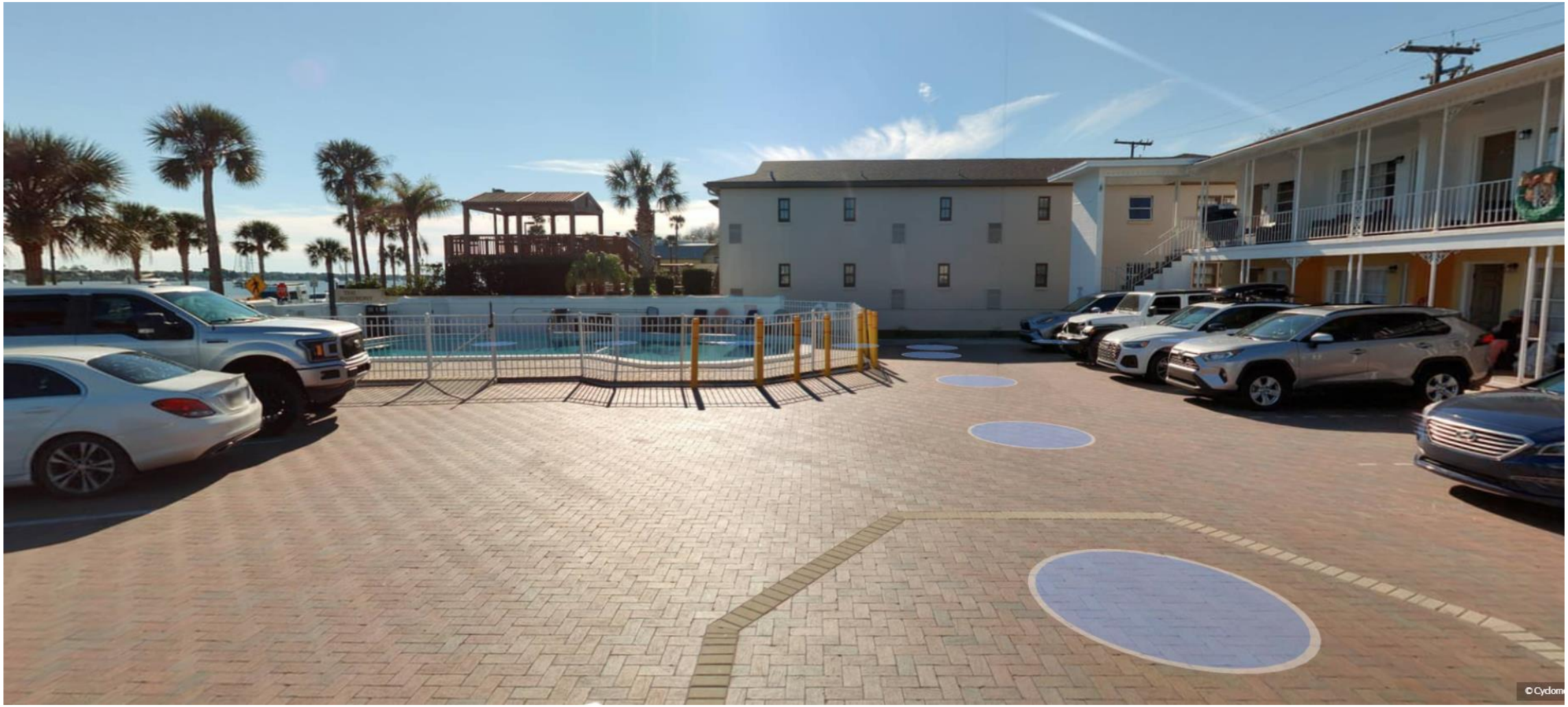
120 Avenida Menendez



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Planning and Building Department

120 Avenida Menendez

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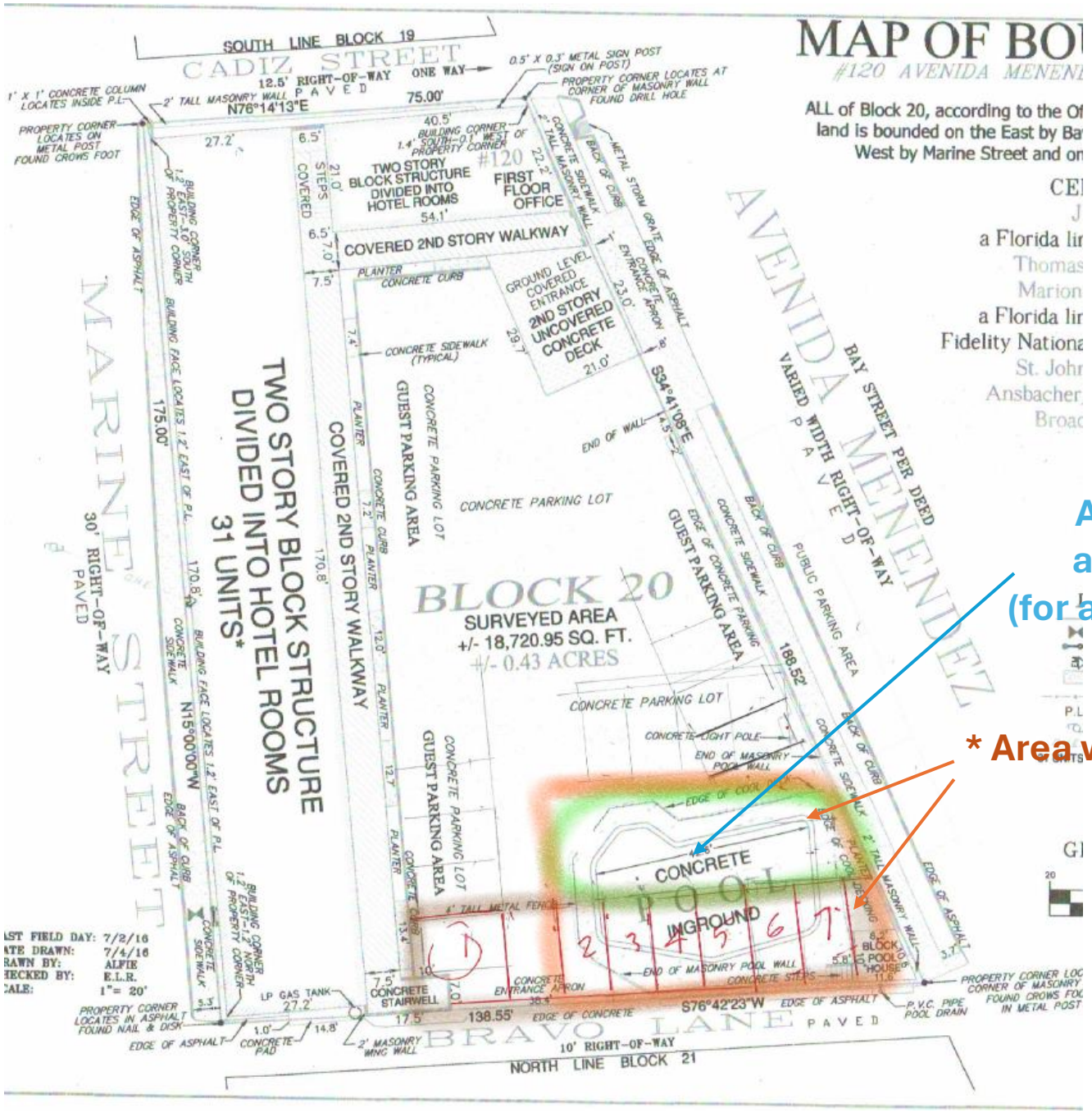
120 Avenida Menendez



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

*** Area 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)

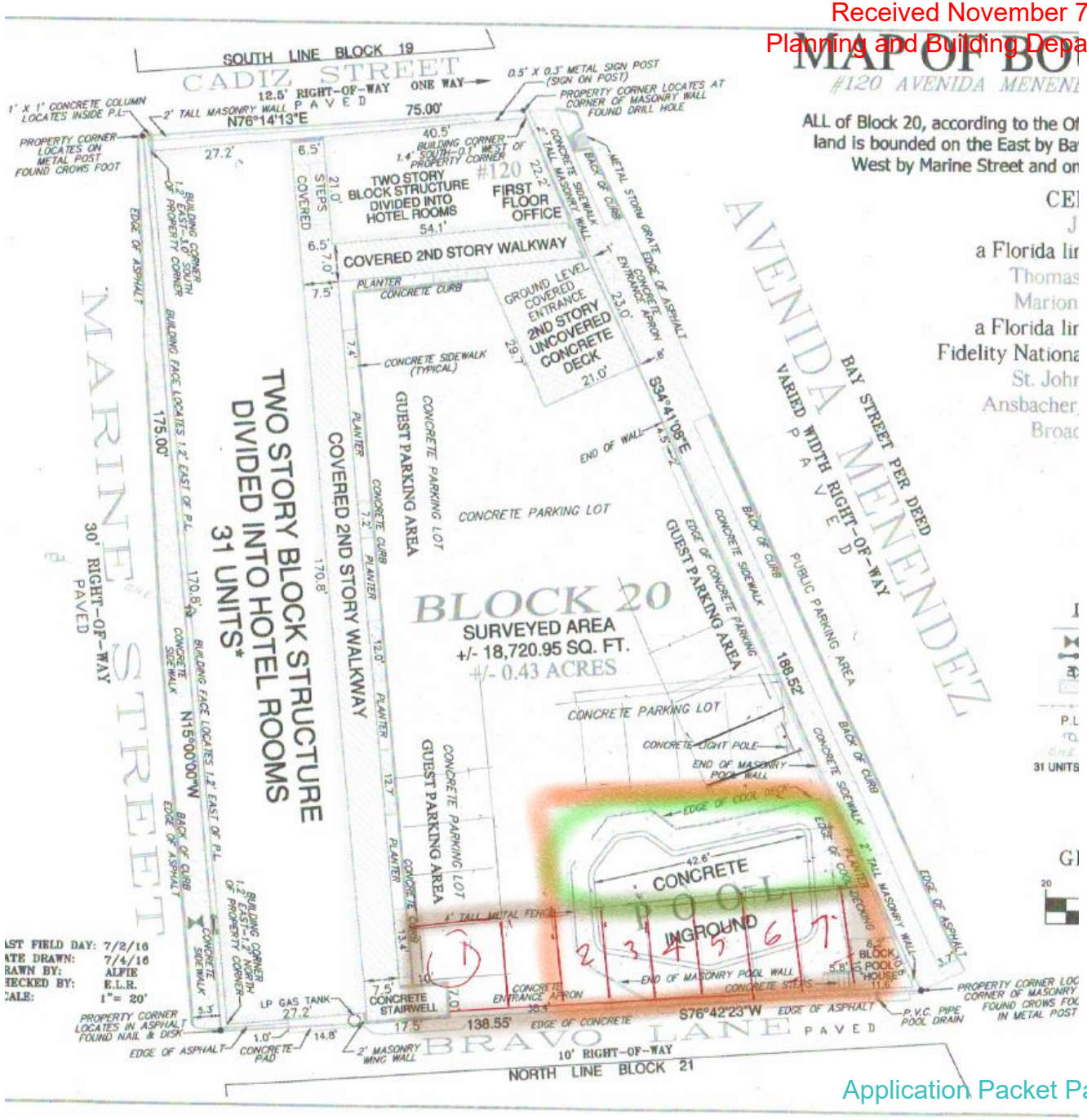
Received November 7, 2024
Planning and Building Department

120 Avenida Menendez

Request to Remove Pool and

Add Additional Parking

(with matching pavers)



Received November 7, 2024
Planning and Building Department

120 Avenida Menendez

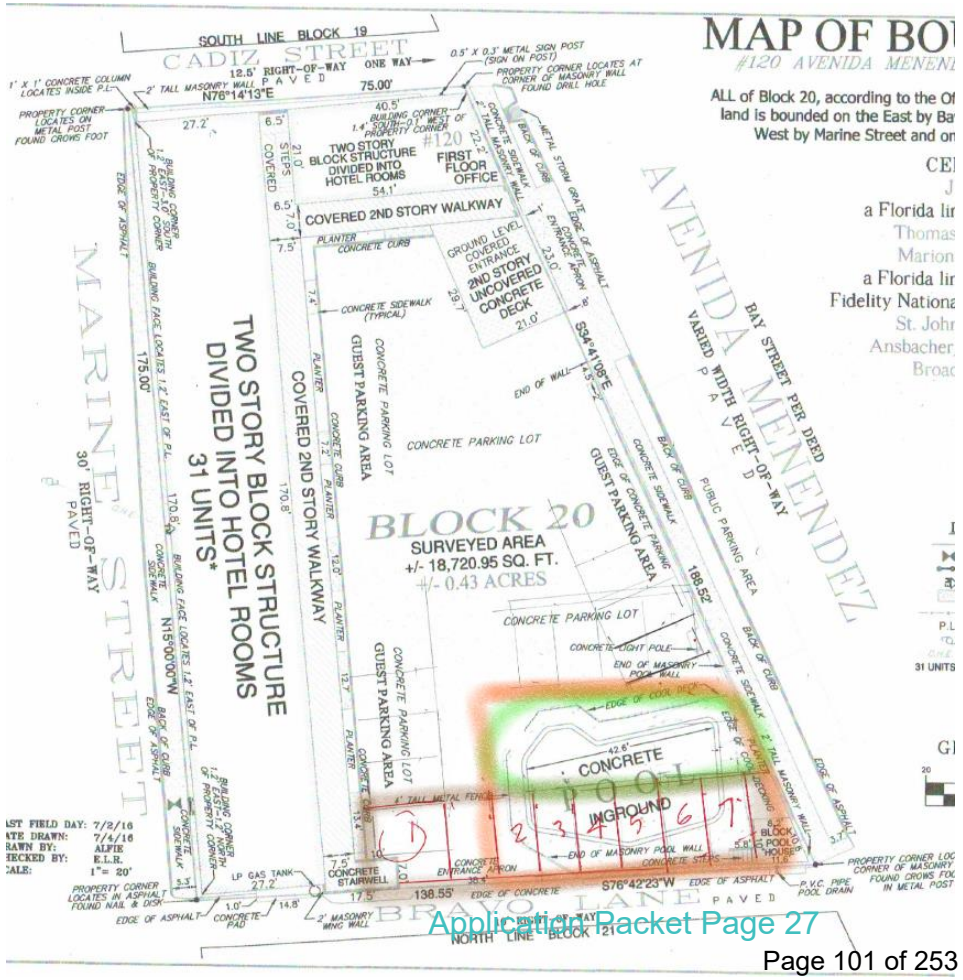
Request to Remove Pool and

Add Additional Parking

(with matching pavers)

Received November 7, 2024
Planning and Building Department

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

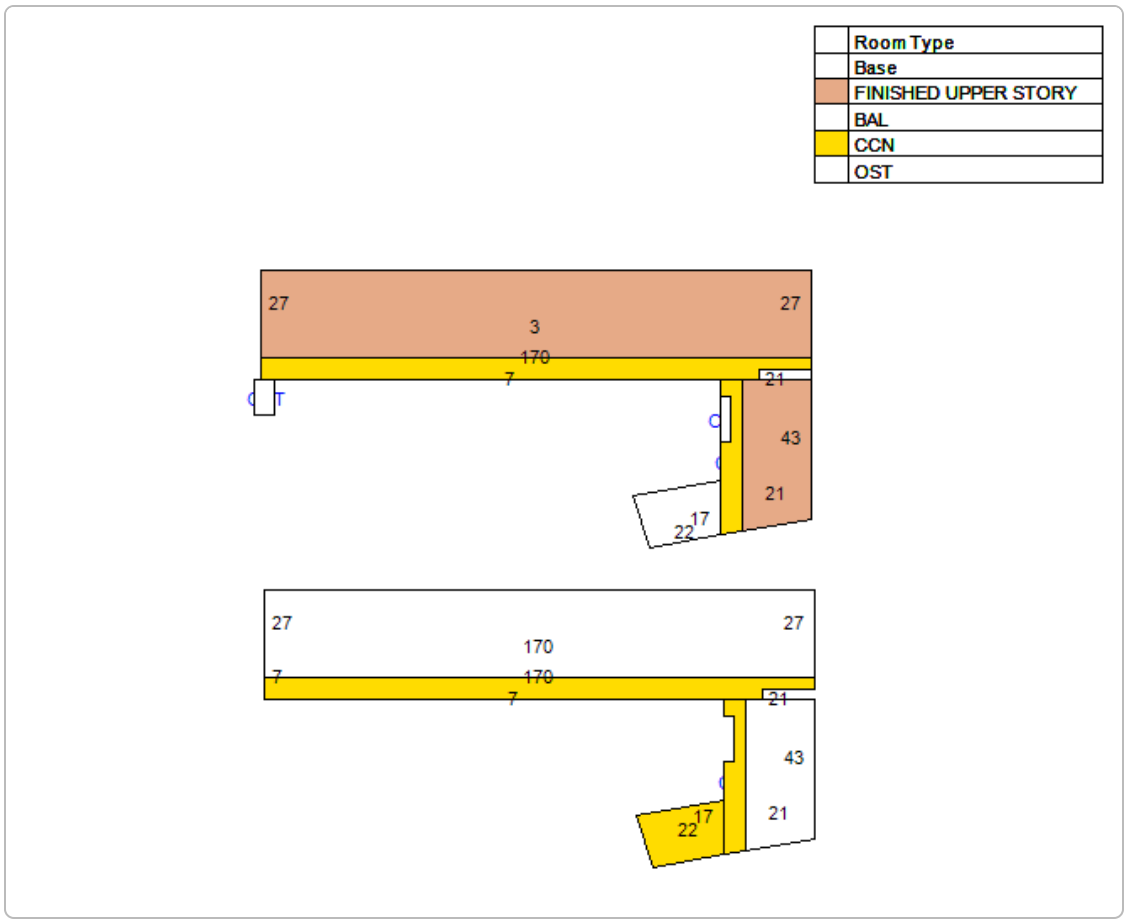
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$1,074,301	$80,033	$0	$0	$0	$3,169,300	$1,797,116	$1,372,184	$1,797,116
2023	$1,102,949	$84,661	$1,602,590	$0	$0	$3,172,200	$1,633,742	$1,538,458	$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.

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Last Data Upload: 11/1/2024, 1:21:37 AM

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Developed by SCHNEIDER GEOSPATIAL

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 December 19, 2024 Meeting

Application HP2024-0076 Address: 105 St. George Street

Applicant: Len Weeks Construction.Design.Development, L.L.C.

Property Owner: Karpeles Manuscript Library Incorporated

Project description: To construct a covered patio space in the rear courtyard.

Architectural Style:	Spanish Colonial/American Territorial	Florida Master Site File:	SJ02522
National Register:	St. Augustine NRHD: Contributing	Construction date:	c. 1816+
Archaeology Zone:	IA	Zoning District:	HP-2
Parcel number:	1968300000		
Agenda Item:	7(a)	Previous Action(s):	COA 1998-0654

STAFF SUMMARY AND ANALYSIS:

1. This property is located on the east side of St. George Street one lot south of Hypolita Street and backs up to The Court. The two-story building, known as the Augustus Poujoud-George Burt House is a prime example of the convergence of Second Spanish Period and American Territorial architecture according to the Florida Master Site file.
2. The HARB approved a Certificate of Appropriateness in 1998 for a 1-story rear addition to the building which was completed around 2000.
3. The applicant is seeking to construct a covered patio space which will take up a majority of the rear yard. The Architectural Guidelines for Historic Preservation (AGHP) categorizes porches, colonnades, arcades, and similar open-air covered spaces as accessory structures. Based upon the description in the AGHP, the proposed construction is similar to a "gallery" which projects out from the façade (in this case, the rear elevation), often with a distinctly separate roof, and is enclosed by a colonnade.
4. The new hipped roof is proposed to tie into the existing roof of the rear addition, though stepped down to meet the 15' maximum height for accessory structures, and will have cedar shakes to match existing. An ashlar stone finish matching the existing building is proposed for the square column supports and partial wall on the north elevation. The applicant may consider a more simplified design for this addition, as recommended by the AGHP, to avoid creating a false sense of historic appearance.
5. Plans submitted by the applicant indicate that all lot coverage, setback, and height requirements for HP-2 have been met.
6. Due to the location of the addition in the rear walled courtyard, the roofline will be only minimally visible from the courtyard of the adjacent property to the north, and the addition will be visible through the gate from The Court. The addition is shorter in both width and height than the existing building, making it overall subordinate in mass and scale as required by the AGHP; however, the addition appears disproportionately long in relation to the existing house, adding a footprint equivalent to nearly 59% of the existing building footprint. The AGHP recommends that accessary buildings have a footprint no greater than 40% of the existing primary structure and discourages the intrusion of accessory structures into yards or open spaces associated with a primary structure. These concerns could be mitigated by shortening the length of the addition and/or detaching it from the building to limit its architectural impact to the primary structure and reduce its coverage of the courtyard space.
7. Construction of the new covered space requires demolition of two existing wood trellises along the north and south property lines as well as removal of the existing central fountain which appear to have been installed with the 1960s restoration of the building and have not been maintained. The AGHP states that fountains are generally not appropriate for pre-1821 sites. According to proposed plans, the covered area will be repaved with tabby concrete to meet AGHP requirements.
8. Additional landscaping details were not provided and may be heard under a separate application if necessary. The Board may consider approving a less detailed landscaping plan that could be administratively approved if pre-approved or Florda native plants are proposed.
9. This property is located within Archaeology Zone IA and an A-14 application should be submitted well in advance of the building permit application to facilitate the archaeological review process.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can take the following actions for a Certificate of Appropriateness at **105 St. George Street:**

1. **APPROVE** if the Board finds that the proposed new covered patio space meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design that is minimally visible from rights-of-ways and is subordinate in mass and scale to the existing structure: OR,
2. **CONTINUE** to allow the applicant time to modify the proposed design as recommended by the HARB to be more compatible with the Colonial building.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Remove existing:
    a. Wood Trellises
    b. Fountain
    c. Concrete and tabby pavement
2. Construct new covered patio:
    a. Squared openings
    b. Columns and walls in ashlar stone finish and colors to match existing structure
    c. Hipped cedar shake roof to tie into the roof of the existing addition.
    d. New tabby concrete paving
    e. Landscaping to be approved under separate application if necessary.

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Secretary of the Interior's Standard's for Rehabilitation 2, 4, 5, 6, 8, 9, and 10 apply.

2. Retention of Distinguishing Architectural Character
4. Retention of Significant Later Alterations and Additions
5. Sensitive Treatment of Distinctive Features and Craftsmanship
6. Repair or Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence
8. Protection and Preservation of Significant Archaeological Resources
9. Compatible Contemporary Design for New Alterations and Additions
10. Reversibility of New Alterations and Additions

Accessory Buildings including porches

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

Do...

- Preserve existing accessory buildings that are significant to the primary building or to the site.
- Protect and maintain the masonry, wood and architectural metal that comprise porches through appropriate surface treatments such as cleaning, rust removal, limited paint removal and re-application of protective coatings.
- Repair and replace, where necessary, deteriorated architectural features of wood, terra cotta, tile, brick and other historic materials.
- Repair will also generally include the limited replacement in kind, or with compatible substitute material, of those extensively deteriorated or missing parts of repeated features where there are surviving prototypes such as balustrades, columns and stairs.
- Design and construct a new porch when the historic porch is completely missing. It may be a restoration based on historical, pictorial and physical documentation; or it may be new design that is compatible with the historic character of the building.
- Design and install additional porches when required for the new use in a manner that preserves the historic character of the building, such as by limiting such alterations to non-character-defining elevations.
- Retain garages and porte cocheres. If enclosures of garages and porte cocheres are undertaken, preserve significant features. Use materials similar in size, proportion and detail to the original.

Don't...

- Fail to provide adequate protection to materials on a cyclical basis so that deterioration of porches results.
- Fail to undertake adequate measures to assure the protection of porches.
- Use a substitute material that does not convey the visual appearance of the surviving parts of the porch or that is physically or chemically incompatible. This includes replacing spindles or band-sawn balusters with square cut lumber, rounded railings with flat, chamfered posts and round columns with square, or wooden railing with ornamental iron for a "Spanish" appearance.
- Introduce a new porch that is incompatible in size, scale, material and color.
- Install porches that are incompatible in size and scale with the historic building or which obscure, damage or destroy character-defining features.

Pre-1821

Accessory buildings must be smaller in mass and scale than the primary building. These buildings should have a foot print no greater than 40% of the foot print of the primary building, and whether attached or detached, may not be more than one story high. Accessory buildings may not intrude into the yard or open space associated with a primary building, and should be located near side and rear property lines to enclose open space.

Loggias and galleries are the distinctive feature of the St. Augustine Plan. They serve as outdoor rooms, and protect windows and doors from sun and rain. Loggias are inset into the facade and are enclosed by a colonnade. Loggias are not appropriate on the street facade of the building. The colonnade usually is in the same plane as the building wall. Floors for loggias and galleries may be either poured coquina concrete or tabby. Galleries project out from the facade, often with a distinctly separate roof. A gallery is also enclosed by a colonnade.

Colonnades are usually simple wood posts, but masonry columns may be appropriate. Masonry columns may be topped with arches. The appropriate proportion for arched colonnades is for the height to be approximately equal to the width or diameter of the arch. Posts and columns may be plain or have simple chamfers or moldings. Columns supporting an upper story wall are usually broad while those supporting only a roof should be lighter. All columns are square and may have a square base and capital.

Both loggias and galleries may be two story. Columns and arches on second floors should be shorter than those on the ground floor.

Chamfered wood posts are the most appropriate but masonry columns may be used. Posts or columns may support a second story wood porch or an extension of the main roof. Masonry columns may carry round arches which may support a second story wall, either of masonry or wood. Arches should be of appropriate proportion, with the height approximately equal to the width.

LIST OF ATTACHMENTS:

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

Staff Photographs
105 Saint George Street

Front Elevation

Staff Photographs
105 Saint George Street

Front Elevation

Staff Photographs
105 Saint George Street

North Elevation

South Elevation

Staff Photographs
105 Saint George Street

North Elevation, Addition Location

Staff Photographs
105 Saint George Street

Rear (east) Elevation (New Roof Structure to Tie in Here)

Staff Photographs
105 Saint George Street

Rear Elevation from The Court

Staff Photographs
105 Saint George Street

Rear Elevation from The Court

Staff Photographs
105 Saint George Street

Rear Gate to Courtyard

Staff Photographs
105 Saint George Street

Courtyard Views / Location of New Covered Patio

Staff Photographs
105 Saint George Street

Courtyard Views / Location of New Covered Patio

Staff Photographs
105 Saint George Street

Courtyard Views / Location of New Covered Patio

Staff Photographs
105 Saint George Street

Courtyard Views / Location of New Covered Patio

Staff Photographs
105 Saint George Street

Courtyard Views / Location of New Covered Patio

Staff Photographs
105 Saint George Street

Context: The Court

Staff Photographs
105 Saint George Street

Other Manuscript Museum Locations

Page 1 HISTORICAL STRUCTURES FORM Site 8 SJ2522
X orginal FLORIDA MASTER SITE FILE
__ update Recorder # _____

SITE NAME: Augustus Poujoud-George Burt
HISTORICAL CONTEXTS: 19th century
NAT. REGISTER CATEGORY: building / /
OTHER NAMES OR MSF NOS:
COUNTY: St. Johns OWNERSHIP TYPE: commercial
PROJECT NAME: DHR NO:
LOCATION: (Attach copy of USGS map, sketch-map of immediate area)
ADDRESS: 105 St. George St., St. Augustine, Florida
VICINITY OF/ROUTE TO: East side of St. George St. between Hypo
lita & Treasury Streets
SUBDIVISION: Day BLOCK: LOT: 1 & 2
PLAT OR OTHER MAP:
TOWNSHIP: 7S RANGE: 30E SECTION: 18
IRREGULAR SEC? __ Y __ N LAND GRANT:
USGS 7.5' MAP:
UTM: ZONE: 17 EASTING: 469785 NORTHING:3306920
COORDINATES: LATITUDE ____D ____M ____S LONGITUDE ____D ____M ____S

HISTORY
ARCHITECT:
BUILDER:
CONSTRUCTION DATE: +1816 RESTORATION DATE(S): 01/01/68
MODIFICATION DATE(S):
MOVE: DATE: / / ORIG LOCATION:
ORIGINAL USE(S): priv. resid
PRESENT USE(S): commercial

DESCRIPTION
STYLE: Spanish Colonial-American Territorial
PLAN: EXTERIOR: rectangular
INTERIOR:
NO.: STORIES: 2 OUTBLDS: PORCHES: DORMERS:
STRUCTURAL SYSTEM(S): stone (coquina) wall

EXTERIOR FABRIC(S): stucco, scored

FOUNDATION: TYPE stone wall
PORCHES: balcony
ROOF: TYPE hip SURFACE wood shingles
SECONDARY STRUCS. shed rear porch; shed fron bal cony; hip on re
CHIMNEY: NO. 2 MTLS brick, (may also be coqui LOCNS end interior
WINDOWS: DHS 9/6

EXTERIOR ORNAMENT: scored stucco, chamfered wood posts spin
CONDITION: SURROUNDINGS: urban, narrow streets
NARRATIVE (general, interior, landscape, context; 3 lines only)

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

RECORDER'S EVALUATION OF SITE
AREA OF SIGNIFICANCE: architecture, tourism, commerce, health-medicine, law

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

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

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

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

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

RECORDER INFORMATION: NAME
DATE / / AFFILIATION

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

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

SUPPLEMENT FOR FMSF SITE FORMS

Site 8 SJ 2522

SITE NAME Augustus Poujoud-George Burt House
NATURE OF SITE X standing structure __archaeological site __both

A. NARRATIVE DESCRIPTION OF SITE

The house at 105 St. George Street, which dates from the 1820s, is a good example of St. Augustine architecture at the confluence of the Second Spanish and American Territorial Periods. Harking back to the earlier period is the construction right at the street line, the overhanging balcony, and the use of coquina, a porous native shellstone quarried on nearby Anastasia Island. Signs of the newer are the center hall plan, the entrance with transom lites, and the ashlar scoring on the stucco finish over the coquina.

The house is two stories high with a hip roof of wood shingles intersecting with a secondary hip on a small L at the rear of the north side. There is a two-story open rear porch with chamfered posts, turned balusters and an exterior staircase. A separate shed roof extends over the rear porch. The front balcony also has a separate shed roof. Exterior doors are of 6 and 8 panels.

The double hung 9/6 sash are covered with protective metal grates matching the window muntin shapes. The blinds have fixed louvers with wrought-iron S-shaped holdbacks.

There are two large brick end interior lateral slope chimneys, one on the north side, one on the south, with corbeled tops and double arched caps. They are said to be constructed of coquina up to the top of the second story.

The paved walled courtyard at the rear features two arbors and a small pool with statues of St. Francis and St. Fiacre. There is a square well, popular in the American Teritorial Period, finished with ashlar-scored stucco.

The house as it appears today is the result of extensive restoration and remodeling in 1968-9, before it was opened to the public as a house museum. Only the central door on the street facade was retained. Doors at both ends, and one just around the south corner, were recast as windows.

The section of the colonial city of St. Augustine bounded on the north by Hypolita Street and on the south by Cathedral Place is today an area that combines a commercial business district, tourist attractions, and some residential units. The buildings date from colonial times to the present, with a sprinkling from each period, with no one style having a visual dominance in the area. The neighborhood has been touched by restoration efforts over the years. Some older buildings have been remodeled and some new ones have been constructed in the St. Augustine Colonial Revival style. The ambiance of the area is different than that found in the restored area just to the north. This area has narrow colonial street patterns and six colonial buildings which are scattered along five streets. But as a business district it is faced with modern problems of

traffic and parking—the result being that large areas have been leveled and blacktopped for parking lots. The streetscape has been damaged by the destruction of landscaping, and the putting of backs of buildings on public display. A once-famous colonial stretch on the east side of Charlotte Street, for instance, is now mainly taken up with backs of motels. The eastern section of this area was burned over by major fires in 1887 and 1914, leaving developments in later architectural styles in an area earlier known for its colonial ambiance. The area is bordered on the west by the Ponce de Leon Hotel (now Flagler College) and on the east by the seawall and bayfront, long a famous scenic attraction. It is part of the National Landmark District, and listed on the National Register of Historic Places.

B. DISCUSSION OF SIGNIFICANCE

This house is an example of the merging of the Spanish and American influence in St. Augustine. Its interior incorporates later styles while the exterior shows Spanish influence. It is constructed of native shellstone (coquina). The narrow streets with houses and their courtyard walls built to the street line reflect requirements of royal decrees for New World towns. Except for a two-decade interlude (1763-1783) of British ownership, St. Augustine was a Spanish colonial outpost for two and one-half centuries. In 1821, when ceded to the United States, the city's Iberian defensive environmental elements were well established and have retained that character to the present.

This section of the walled colonial city traditionally has been one of the main commercial and hotel districts in St. Augustine since the mid-19th century. The area was first developed in the late 17th century as the colonial community expanded northward towards the newly-completed Castillo de San Marcos. The entire city was destroyed in 1702 by the invading South Carolinians, but by mid-century, the Rosario defense line had been erected along present-day Cordova Street and numerous residences had been rebuilt on all streets, particularly between Charlotte Street and the bay. By the end of the colonial period (1821), this area was one of the most densely populated in the city, and a number of buildings from the Spanish era have survived: Fornell, Sanchez, Joaneda, and Perez-Snow Houses.(1) In the Territorial Period, the huge Florida House was constructed along Treasury Street between Charlotte and St. George Streets, and the Methodist Church was located immediately to the north on Charlotte Street. The post-Civil War years brought intense commercialization to St. George, Charlotte, and part of Hypolita Streets. By this time Spanish Street had become one of several Black residential neighborhoods outside Lincolnville with its school on the Dragoon Barracks lot and its own church south of the Magnolia Hotel. The bayfront was a residential area with several boarding houses and a bathhouse and yacht club projected into the bay from the seawall. This section of the colonial city, particularly the blocks between the bay and St. George Street, was ravaged by major fires in 1887 and 1914, and consequently it has the lowest percentage of 19th century buildings within the old city. The older structures lie along Spanish Street and the west side of St. George Street south of Treasury Street, two areas untouched by the devastating fires.(2)

By the end of the First Spanish Period, in 1764, there was a store house on this property owned by the heirs of Don Manual Garcia de Fuentes. Under the terms of the Treaty of Paris of 1763, Spaniards had to sell their property to British subjects, and this created a glut on the real estate market. Many properties were conveyed to Jesse Fish, the local representative of a New York mercantile firm who had long resided in St. Augustine and was remaining through the change of flags. He was to sell them, as the market stabilized, and forward the money to the former owners. The Garcia House was among these.(3)

Fish presumably had the house torn down as his account book lists two sales of stone from the Garcia property. The lot he divided in two, selling part in 1764 to Jacob Kip, who was an agent for Fish and in 1781 became one of 19 elected members of the Commons House of Assembly of East Florida.(4)

The other part of the lot was sold in 1768 to Spencer Man, an attorney and clerk of the Court of Common Pleas. Man held several other government posts during the British period, although Governor Tonyn criticised him as one of the principal leaders of a "desperate faction" which "endeavored by every infernal artifice to dash this province into the same rebellious state with the other Colonies."(5)

When fleeing Tories flooded into St. Augustine late in the revolution, creating a great housing shortage, Man allowed someone to build a house on his lot. But before the wooden building was completed it became clear that the British would have to evacuate St. Augustine, so the work was stopped. What had been left was soon gone, as the 1788 Rocque map shows no house, merely part of the property being used as the King's lot and stables.(6)

With the return of Spanish rule, the property was claimed by Jose de Landa of Havana, who sold it in 1794 to Francisco Xavier Sanchez (1736-1807), a native Floridian who owned a large cattle ranch at Diego Plains, north of the city, as well as other large tracts, town lots and houses.(7)

Sanchez lived for many years with a free black woman, Beatrice de Piedra, by whom he had nine children. In 1787 he married Maria del Carmen Hill (whose two sisters married his two brothers) by whom he had eleven children.

At his death he left property to both his white and black children.(8)

The property on St. George Street was left to his black daughter, Catalina Rose, married to Francisco Sanchez from the kingdom of Granada (no relation to her father) in 1809.(9)

The heiress built a wooden house on the site by 1816, when it was sold to Maria Antonia Hill, the sister-in-law of Francisco Xavier Sanchez.(10)

By the time of Maria Antonia's death, or soon afterwards, the extant coquina house was built on the property at 105 St. George Street, though specific documentation in this transition period has yet to be discovered.

On March 18, 1829, following advertisement in the East Florida Herald, the estate of the late Mrs. Mary A. Sanchez was sold by her surviving executor, John M. Hanson.

Hanson was born in Maine in 1800. He moved to St. Augustine and became a partner in the dry-goods firm of Dickenson and Hanson in 1821. In 1824 he was appointed Marshall of the Middle District of Florida. In 1835 he was elected to the Legislative Council. He became a Colonel in the Indian Wars, and in 1839 the schooner "Col. Hanson," named in his honor, was launched in Jacksonville. In the 1840s he owned a sugar cane plantation on the site of the Florida Memorial College campus on West King Street. In 1845 he became a St. Johns County Commissioner and in 1850 was appointed Collector of Customs at St. Augustine. (11)

The purchaser of the house at 105 St. George Street for $380 was Augustus Poujoud (1779-1860) a native of France who had married into the Sanchez family. Poujoud later operated Buena Esperanza plantation in the southwest section of town. Poujoud Point takes its name from him. He later left St. Augustine, and was living in Charleston at the time of his death.(12)

In 1834 Poujoud sold the house on St. George Street to a prominent South Carolinian, James Louis Petigru (1789-1863), a famous wit, and acknowledged leader of the Charleston bar.

Petigru succeeded Robert Y. Hayne as attorney general of South Carolina in 1822. He later codified the laws of the state, and Petigru College, the law school at the University of South Carolina, is named in his honor.

But his fame was not based on the public offices he held. According to one biographer: "He was the greatest private citizen South Carolina has ever produced." He is remembered for his principled political stands, even in the

face of public hostility. In the 1830's he was a leader of the anti-nullification forces in South Carolina. In the 1860s—like his contemporaries Sam Houston in Texas and Richard Keith Call in Florida—he was an opponent of secession. In 1861 President Lincoln sent two friends to Charleston to find the extent of Union sentiment there. They reported that the only admitted Unionist they could find was Petigru.

While visiting in Columbia, a stranger asked Petigru if he would point out the insane asylum. Pointing to the Baptist Church, where the Secession Convention was then in session, he said, "There it is."(13)

A South Carolina planter later had this recollection:

> "On a visit to Charleston I was at the Mills House when the 'Star of the West' was fired on and beaten off by the Confederates. Crowds went to the Battery. On my return I met Mr. James L. Petigru, a life-long Union man. He put his arm in mine as we walked on together and on my asking him 'How all this would end?' he said 'Alston, don't you know that the whole world is against slavery? So, if the South is to fight for that, rest assured it is lost, never mind which side wins,' and he was right...."(14)

Petigru retained the respect of friend and foe alike. The Confederate firebrand, Robert Barnwell Rhett, described him as: "My friend in early manhood, my better friend in advanced life, whom neither time nor fortune, private duties nor troubles, nor the angry public contests and differences of more than thirty years ever induced to say to me an unkind word or to do an unkind act."

Union General William Tecumseh Sherman wrote to Petrigru's grandson: "There is no family anywhere for which I would like to manifest love and respect more than for that of James Louis Petigru of Charleston."

In 1919 President Woodrow Wilson was in Paris negotiating the settlement of World War I. Disgusted with the demands of his negotiating partners, he wired the postmaster of Charleston and asked him to send back, by cable, the epitaph on the grave of James Louis Petigru in St. Michael's churchyard. These were the words that Wilson drew strength from as he continued the negotiations:

> "Unawed by Opinion,
> Unseduced by flattery;
> Undismayed by Disaster,
> He confronted Life with Antique Courage:
> And death with Christian Hope:
> In the great Civil War
> He withstood his People for his Country:
> But his people did Homage to the Man
> Who held his Conscience higher than their Praise:
> And his Country
> Heaped her Honours upon the Grave of the Patriot,
> To Whom, living,
> His own righteous Self-Respect sufficed
> Alike for Motive and Reward."

Petigru owned the house on St. George Street for 7 years, selling it for $500 in 1841 to John Gué.(15)

Gué held it until 1850 when he sold it to Henry and Caroline Woolf of Baltimore. Mrs. Woolf was a member of the Marin family of St. Augustine.(16)

In 1852 the Woolfs sold the house to George Burt (1817-93). A native of Rutland, Vermont, Burt became a prominent businessman in 19th century St. Augustine. He was a wholesale and retail merchant and bookseller, and became a large property owner here. He served as Mayor of St. Augustine in 1867-8, and also was elected city alderman and county commissioner. He was vice president of both the Free Public Library and the Historical Society. He was the first corresponding secretary and treasurer of the Florida Historical Society and Senior Warden of Trinity Episcopal Church.

In 1849 he married Lucy Rockwell Peck (1827-57), daughter of the late Dr. Seth S. Peck (1790-1841)—whose nearby colonial home at 143 St. George Street is also maintained today as a house museum.(17)

When George Burt died in 1893, the property passed to his only surviving child, Miss Anna G. Burt (1850-1931) who lived her early life at 105 St. George Street, but spent her last years at the Peck House, which she inherited from an aunt and left to the city upon her death.

The Sanchez House was used as rental property for many years. The 1904 and 1907 city directories list it as the residence of Davis E. Thompson, realtor and former journalist. The St. Augustine Record gave this biographical sketch of him in 1934:

> "The late D. E. Thompson, the first editor of the St. Augustine Record, was born April 30, 1861, in Geneva, Georgia. He moved from Jacksonville to St. Augustine in the summer of 1899, and purchased several local papers including the Herald, which was a daily, and therefore considered the immediate predecessor of the Record. These were merged into the Record Company with the Flagler interests. He continued as part owner and manager and editor of the Record, until 1904 when a question of policy caused his resignation, says John D. Thompson, elder son of Mr. Thompson...
>
> "After leaving the Record Company, my father opened brokerage offices in Jacksonville, and St. Augustine, which the panic of 1907 closed up. He then represented the Equitable Life Assurance Society of New York for several years. His health failed, and he was an invalid until his death, July 10, 1914."(18)

In 1907 part of the building was also used as a medical office by Dr. Edgar S. Estes.

The 1911-12 directory lists 105 St. George Street as the residence of Albert Usina, who operated a shoe store at 158 St. George Street. Part of the building was used by Mrs. Salina Ally for a fancy goods shop. In 1914-15 the store part was occupied by the Oriental goods shop of A. B. Mondul & Co.

In 1917 part of the building was used as a medical office by Dr. DeWitt Webb, a prominent late 19th and early 20th century St. Augustinian.

Dr. Webb was born in Clinton, N. Y. in 1840. He graduated from Dutchess County Academy at Poughkeepsie, N. Y. in 1857 and later from the College of Physicians and Surgeons in New York City where a fellow student was Dr. Andrew Anderson of St. Augustine.

Webb served two years in the New York State House of Representatives, then moved to Florida in 1880. Here he sparked the founding of the St. Augustine Historical Society and Institute of Science, which he served as president from 1883-1917. The Webb Memorial building next door to the Oldest House, was constructed in his memory in 1923.

During his tenure as Acting Assistant Surgeon and Medical Officer at Fort Marion (Castillo de San Marcos) he gained the friendship of the Indians imprisoned there and acquired a great deal of knowledge which served him well some years later, when he was sent by the United States government into the Everglades to investigate conditions among the Seminoles.

He was an active member of the St. Augustine Free Public Library Association, and served as Secretary of the Board of Trustees from 1896-1917. He was president of the staff of physicians at Flagler Hospital, and for fifteen years was special physician in charge at the State School for the Deaf and Blind, during which time only one death occurred among the students, this from an incurable malady beyond the reach of medical science. For a number of years he was superintendent of the Sunday School of Flagler Memorial Church, where he also served as an elder.

In 1903, Dr. Webb was elected to the Florida State Legislature as representative from this district—one of the few men to have served in the legislatures of two different states. From 1911-12 he was Mayor of St. Augustine. He refused renomination because of the demands of his profession and other responsibilities. He died in April 1917, and is buried in Evergreen Cemetery. (19)

The 1920-1 city directory lists 105 St. George Street as the clothes cleaning shop of George C. Lopez. Later in the 1920's it served as the real estate office of A. L. Slater.

An additional occupant, according to the 1930 directory, was the Lawson Co., which manufactured and sold wooden toys for children. This was an enterprise of Edward and Kate Lawson who were for many years prominent members of the St. Augustine Historical Society. Edward Lawson was the author of a number of publications including a biography of Ponce de Leon which won the praise of Samuel Eliot Morison. Mrs. Lawson, under her maiden name of Kate Swan, had been a newspaper feature writer in New York and Washington and wrote much of the history included in the July 4, 1937 "Restoration Edition" of the St. Augustine Record.(20)

That special edition included an article entitled "George Burt's House Stands Out As Relic; Saved From Demolition as Other Structures Were Lost." It reported:

"At No. 105 St. George Street is an old coquina house, the only one that was saved when the ruthless boom took possession of St. George Street from Treasury to Cuna and all the old historic houses were torn down to make way for the type of building now occupying their sites.

"This house, which instantly attracts attention, was only kept from destruction through determination of A. L. Slater and Miss Anna G. Burt's co-operation. Although Miss Burt's name is attached to the Old Spanish Treasury, where she spent much of her life and her declining years, Miss Burt's father owned No. 105 St. George Street, and her girlhood was passed there. Her interest in old homes was keen and when Mr. Slater wanted to take No. 105 St. George and preserve it from following the way all the other old buildings along there had gone, Miss Burt came to his aid. Although this house is all coquina and has never even had the stone floors overlaid with plank floors, Mr. Slater considered the ancient shingles of the roof a fire hazard. Moss a foot long, he states, grew along the edges.

"Such growths as that may have given rise to the statement of one old author who said plants grew on St. Augustine roofs.

"A fireproof roof was next put on the old house. Only an apparent miracle saved it when the Magnolia Hotel burned. With a tall wood building overshadowing it at the north, Mr. Slater still felt the old house needed more protection. Again Miss Burt agreed and the result was the high brick wall that marks the property line on the north, and is to all intents and purposes a firewall for the old house.

"Miss Burt's father, George Burt, made many investments in St. Augustine and was a leading shop keeper in the 1840s. In one issue of the Florida Herald and Democrat his advertisements fill several columns in 1847.

"This house, with its old rooms, makes attractive studio and gift shop locations."(21)

Among the occupants during the 1930's were the Gay Bonnett Shop, run by Mrs. Ethel E. Woolston, the music teacher Margaret C. Manford, and the Tropical Gift Shop, run by Mrs. Martha Goodman.

A photograph taken in 1928 or 1932 shows the building being used as Republican campaign headquarters, decorated with posters supporting Herbert Hoover for President and W. J. Howey for Governor.

In 1940 the Florida National Bank of Jacksonville as trustee for the Estate of Anna G. Burt sold the property for $7,000 to Mary Louise Tatlow. The sale was subject to the restriction that she and future owners "shall at no time hereafter cause or procure, permit or suffer any change or changes to be made in the main building... which would change the type of architecture of said building or materially change said building in any way. These restrictions shall continue to run with the land..."(22)

Mary Louise Tatlow operated the Little Jug and Rug Shop in the building through the 1940s, and sold the property in 1950 to Alberta T. Hunt.(23)

Mrs. Hunt was the wife of R. B. Hunt who worked for the Florida East Coast Railway and served many years as Chairman of the Board of Public Instruction. R. B. Hunt School, on Anastasia Island, is named in his honor. Mrs. Hunt owned the house on St. George Street until 1968 when she sold it to the Independent Life Insurance Company.(24)

Jacob F. Bryan III, president of the company, announced plans in June, 1968 to restore the building. Restoration architect was Lea Wells, whose offices had formerly been in the building. George Auchter was the contractor.(25)

In 1969 the Florida Times-Union reported on the completed restoration:

"A North Florida insurance firm may have pioneered a whole new trend by business and industry in setting up a "living memorial" through financing restoration in the ancient city of St. Augustine.

"Sanchez House, a showplace furnished with rich period antiques and an insurance museum, has recently been restored to original splendor by Independent Life Insurance Co., Jacksonville.

"The front entrance is just a step or two from the narrow, historic St. George Street. Most beautiful is the entrance at the rear which leads through a spacious court-yard with formal gardens, a well, and flowing fountain.

"Persian rugs, each over 100 years old, cover the random-width floors. Antiques collected on world tours by Jacob Bryan III, president of Independent Life, furnish the interior.

"One of the rooms on the first floor has been set aside as an insurance museum where items related to the field of endeavor are displayed; another is for company offices. Unusual displays include a $3 bill issued by the Adrian Insurance Co. in January 1883 at a time when insurance companies were allowed to issue currency.

"Copies of an insurance policy written in Queen Elizabeth's time are also on display along with "fire signs" used by various insurance companies to inform firefighters which houses were protected by fire insurance.

"If the sign was not displayed," Bryan explained, "the fire department just didn't fight the fire."

"Bryan, who last week was appointed by Gov. Claude Kirk to the St. Augustine Historical Restoration and Preservation Commission, credits the former owner, Miss Anna Burt, with having saved the house from being torn down to make way for an advancing business area and another time by having a 30-foot brick wall constructed between the house and the one located just north of the property for fear of fire.

"She was the sole surviving daughter of George Burt, a prominent merchant in St. Augustine during the 19th century.

"Independent Life purchased the property about two years ago for $50,000 and after careful research renovated and recreated an aura of beauty and elegance in the dwelling.

"Besides being a showplace depicting the era in which the house was built, it is a fully functional home. Modern bathrooms and a compact kitchen have been installed. It is the only restored home to be fully air-conditioned, Bryan said. These facilities are carefully hidden from view so as not to destroy the authentic theme so carefully preserved for history.

"Tours of the home are available to the public at no cost. The house is open from 10 a.m. to 4 p.m. Except on Thursday and Sundays.

"Cost of the restoration, Bryan said, is estimated at $223,000.

"The Sanchez House is a major restoration project by an independent business. It is located at the edge of the restoration area on St. George Street.

"Business and industry can make a great contribution to American history by aiding in the restoration and development of this nation's oldest city," Bryan said enthusiastically.

"Travels had brought him to other famous and well-toured areas, he added, but "St. Augustine will one day get the recognition it deserves as being the oldest city (in the United States)—and most accurately restored."

"We owe it to history," he concluded."(26)

In 1971 the American Association for State and Local History presented an award to the Insurance Company for its "sense of public responsibility in restoring the early 19th century Sanchez House in St. Augustine."

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1. Juan Jose Elixio de la Puente, "Plano . . . de la Plaza de San Agustine," January 22, 1764; Mariano de la Rocque, "Plano Particular de la Ciudad de San Agustin," April 25, 1788; East Florida Papers, Escrituras, 1784-1821; John Bostwick, et. al, "A Sub-Surface Archaeological Survey of the Northern Colonial City," (St. Augustine: HSAPB, 1978); Albert Manucy, The Houses of St. Augustine, 1565-1821 (St. Augustine, 1962), pp. 22-25 and 41-47.

2. Anon., "Copy of a Plan of the City of St. Augustine," 1833; 1885 and 1894 Birds-Eye Views; St. Augustine Record, April 7, 1914; July 4, 1937; February 5, 1950; May 14, 1950; Sanborn Fire Insurance Map, 1884-1958; St. Augustine City Directory, 1885, 1899, 1904.

3. Block and Lot File, Historic St. Augustine Preservation Board, Block 9, Lot 2.

4. Wilbur H. Siebert Loyalists in East Florida 1774 to 1785, (Boston, 1972) Volume II, p. 365.

5. Ibid., pp. 13 and 17.

6. Ibid., p. 64.

7. HSAPB Block and Lot file.

8. St. Augustine Historical Society, biographical file, "Sanchez."

9. SAHS biographical card "Francisco Sanchez from Kingdom of Granada."

10. Transactions recorded in the Alvarez Ledger, a bound manuscript with the printed title Bdl. No. 409, Book or Register of City Lots at the St. Augustine Historical Society.

11. SAHS biographical cards, "Hanson."

12. St. Johns County Courthouse, Deed Book H, pp. 234-5.

13. Petigru information from Helen Kohn Hennig, Great South Carolinians, (Chapel Hill, 1940), pp. 318-337.

14. A. R. Childs (ed.), Rice Planter and Sportsman: The Recollections of J. Motte Alston, (Columbia, 1953), p. 129.

15. Deed Book O, p. 366.

16. Deed Book P, p. 241.

17. Deed Book T, p. 34. SAHS biographical files, "Burt" and "Peck."

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

19. El Escribano, October, 1966, (Vol. 3, No. 4), p. 14.

20. St. Augustine Record, March 9, 1960.

21. St. Augustine Record, July 4, 1937.

22. Deed Book 127, pp. 341-3.

23. Deed Book 188, p. 293.

24. Official Records Book 117, p. 97.

25. St. Augustine Record, June 20, 1968, p. 1.

26. Florida Times-Union, September 14, 1969, p. B-4.

ADDENDUM

Additional information about the house at 105 St. George Street, its owners and occupants, may be found in:

Robert Dow, "George Burt's Oath of History," East-Florida Gazette (Vol. 5, No. 4), January 1982, pp. 1 and 3.

St. Augustine News, November 4, 1843—George Burt, for the last 2 years a bookkeeper at B. E. Carr & Co., has opened his own store.

And in the St. Augustine Record:

January 18, 1906, p. 2—Fine China Importer at Coquina Villa, 105 St. George Street.

April 27, 1909, p. 8—New Jersey Hat Co. closes for season.

December 8, 1909, p. 5—Chinese restaurant opening at Coquina Villa.

January 3, 1918, p. 4—Maurice Rogero opens dry cleaners at Coquina Inn.

September 29, 1920, p. 1—Bootleg raid at 105 St. George Street.

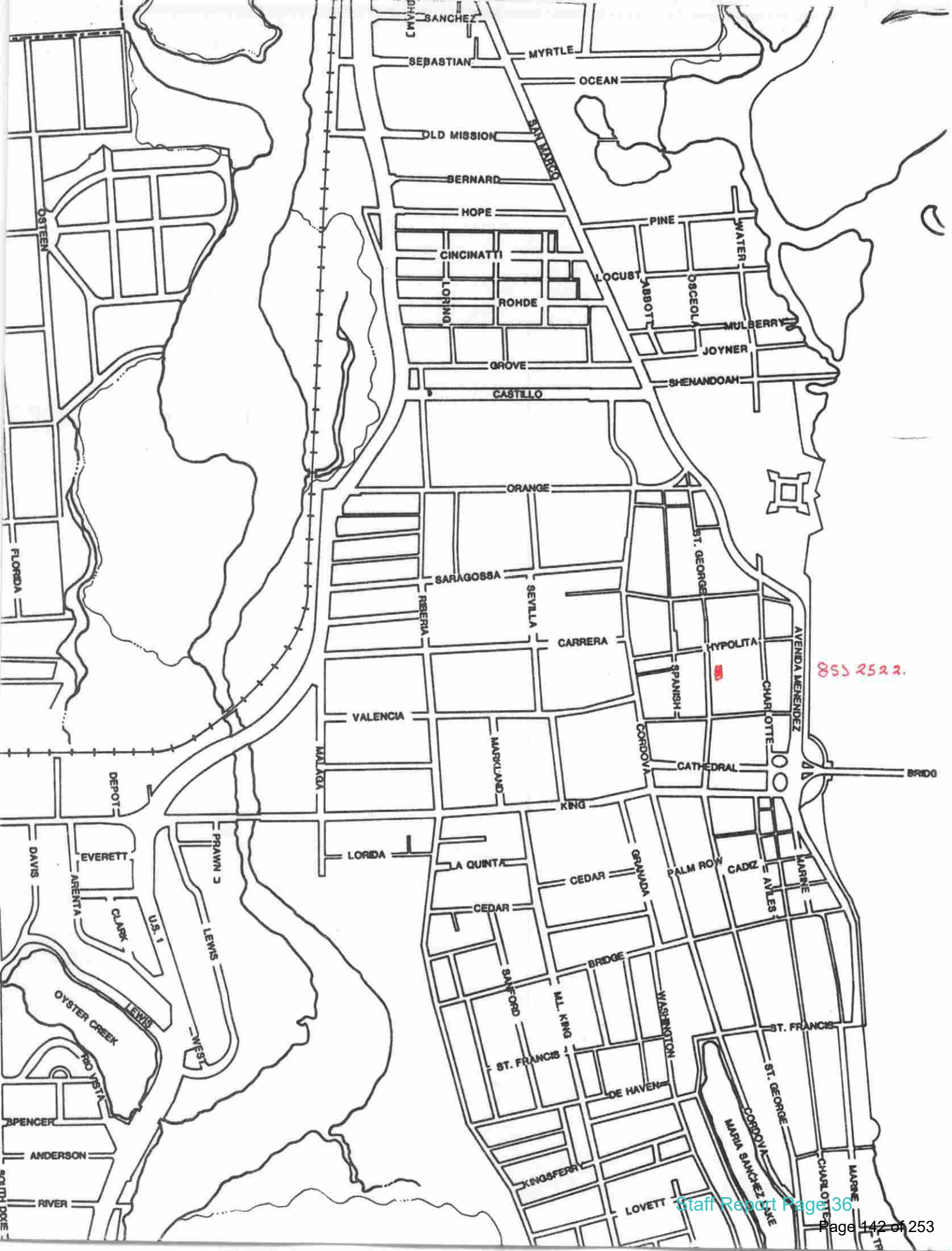
December 29, 1924, p. 8—Radio Sales Co. at 105 St. George.

August 21, 1925, p. 4—Pope-Meitin realty opens at 105 St. George.

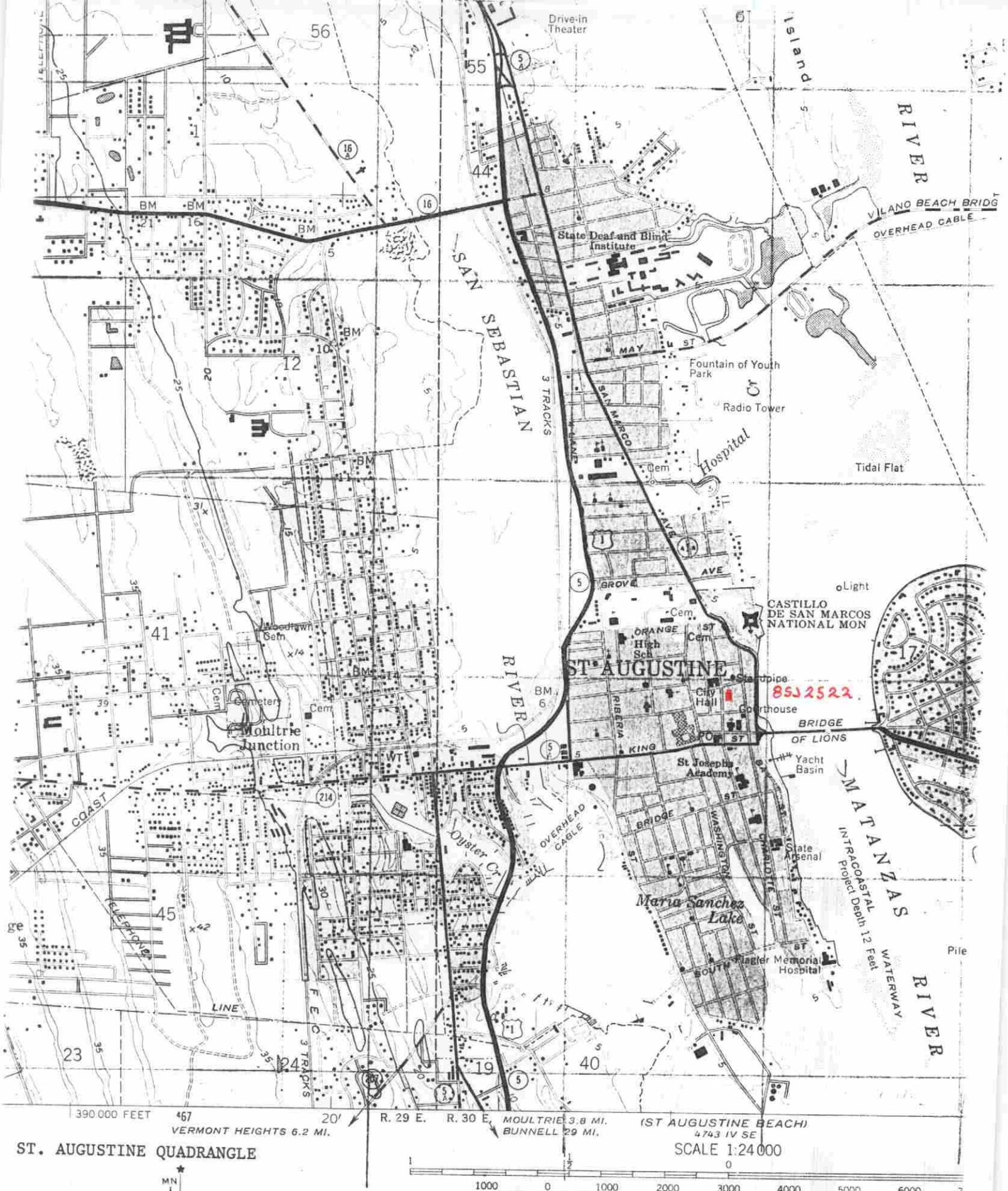
March 1, 1927, p. 8—Slater asks concrete safety zone around 105 St. George.

November 20, 1944, p. 8—Allied War Relief Thrift Shop at 105 St. George.

August 29, 1981, p. 1B—Burt-Peck papers now at St. Augustine Historical Society.


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

853 2522.



ST. AUGUSTINE QUADRANGLE

☐ Original
☒ Update

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

Site #8 SJ02522
Field Date 5-3-2016
Form Date 5-3-2016
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) Poujoud-Burt House — Multiple Listing (DHR only)
Survey Project Name Inv. of Structures within the St. Augustine NRHD — Survey # (DHR only)
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☐private-individual ☒private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	105		St George	Street	

Cross Streets (nearest / between)
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 1956 — Plat or Other Map
City / Town (within 3 miles) St. Augustine — In City Limits? ☒yes ☐no ☐unknown — County St. Johns
Township 7S — Range 30E — Section 18 — ¼ section: ☐NW ☐SW ☐SE ☐NE Irregular-name:
Tax Parcel # 1968300000 — Landgrant
Subdivision Name — Block — Lot
UTM Coordinates: Zone ☐16 ☒17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1816 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Cabin) From (year): To (year):
Current Use Commercial From (year): To (year):
Other Use museum From (year): To (year):
Moves: ☐yes ☒no ☐unknown Date: Original address
Alterations: ☒yes ☐no ☐unknown Date: Nature restoration date 01/01/68
Additions: ☐yes ☐no ☐unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

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

DESCRIPTION

Style Spanish Colonial — Exterior Plan Rectangular — Number of Stories 2
Exterior Fabric(s) 1. Stucco 2. 3. Scored
Roof Type(s) 1. Hip 2. 3.
Roof Material(s) 1. Wood shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.
Windows (types, materials, etc.) single wood DHS 9/6 with wood trim inset into stucco wall; stone sill; 15 "light" metal security frame on exterior, pattern matches window pattern
Distinguishing Architectural Features (exterior or interior ornaments) scored stucco (1 x 2 block), symmetrical facade; centrally located entries

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

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

HISTORICAL STRUCTURE FORM

Site #8 SJ02522

DESCRIPTION (continued)

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

Structural System(s): 1. Stone 2. _____ 3. (coquina)

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

Foundation Material(s): 1. Stone 2. generic concrete

Main Entrance (stylistic details) centrally located single wood panel door with 5-light transom on first and second floor

Porch Descriptions (types, locations, roof types, etc.) balcony w/ decorative beams supports and turned spindles; chamfered wood posts support a shed roof with wood shingles

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 integrity and would contribute to a district.

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

1. _____ 3. _____ 5. _____

2. _____ 4. _____ 6. _____

DOCUMENTATION

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

1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Patricia Davenport Affiliation Environmental Services, Inc.

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

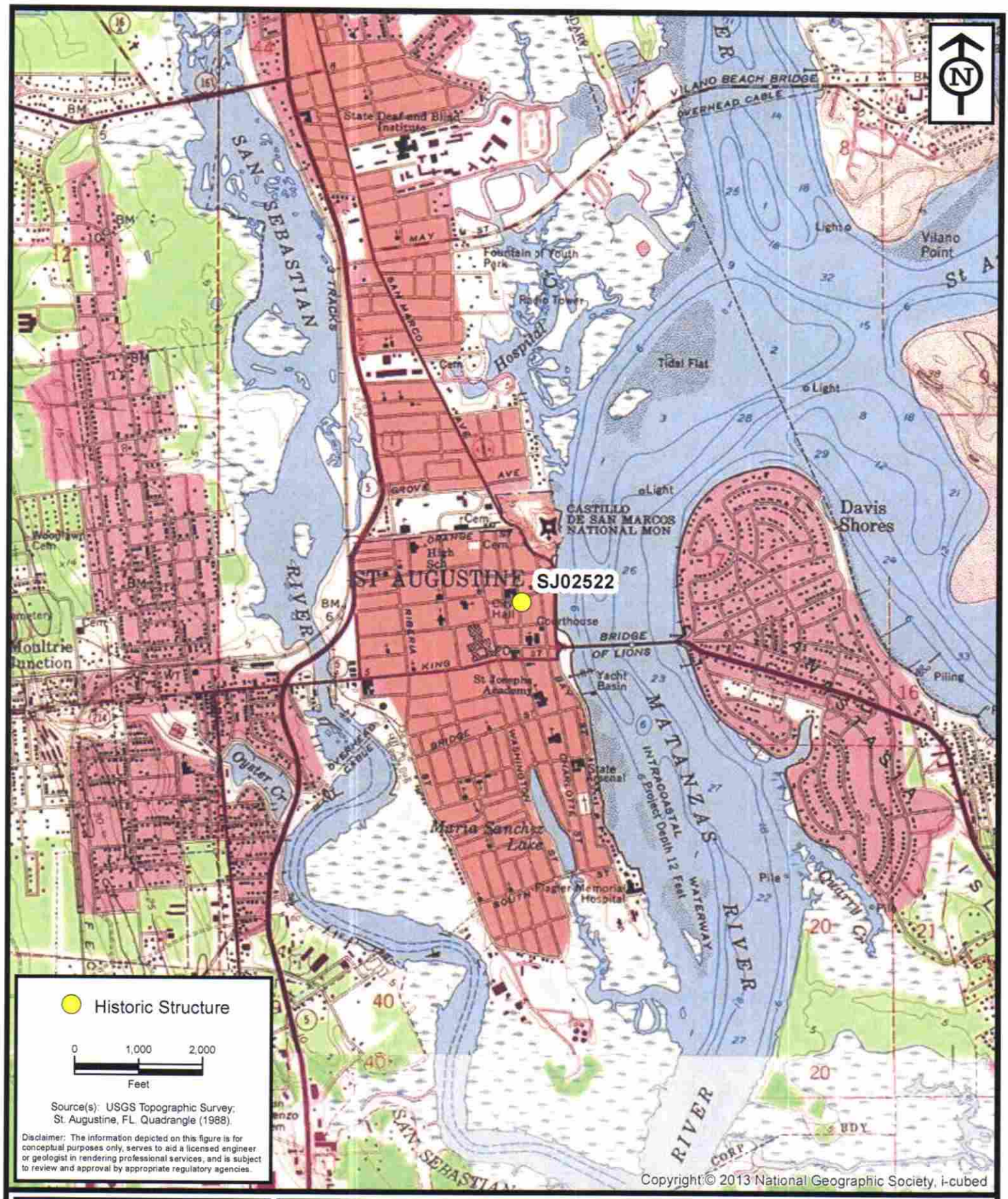
Required Attachments

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

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

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

If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



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

Project Location - SJ02522

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

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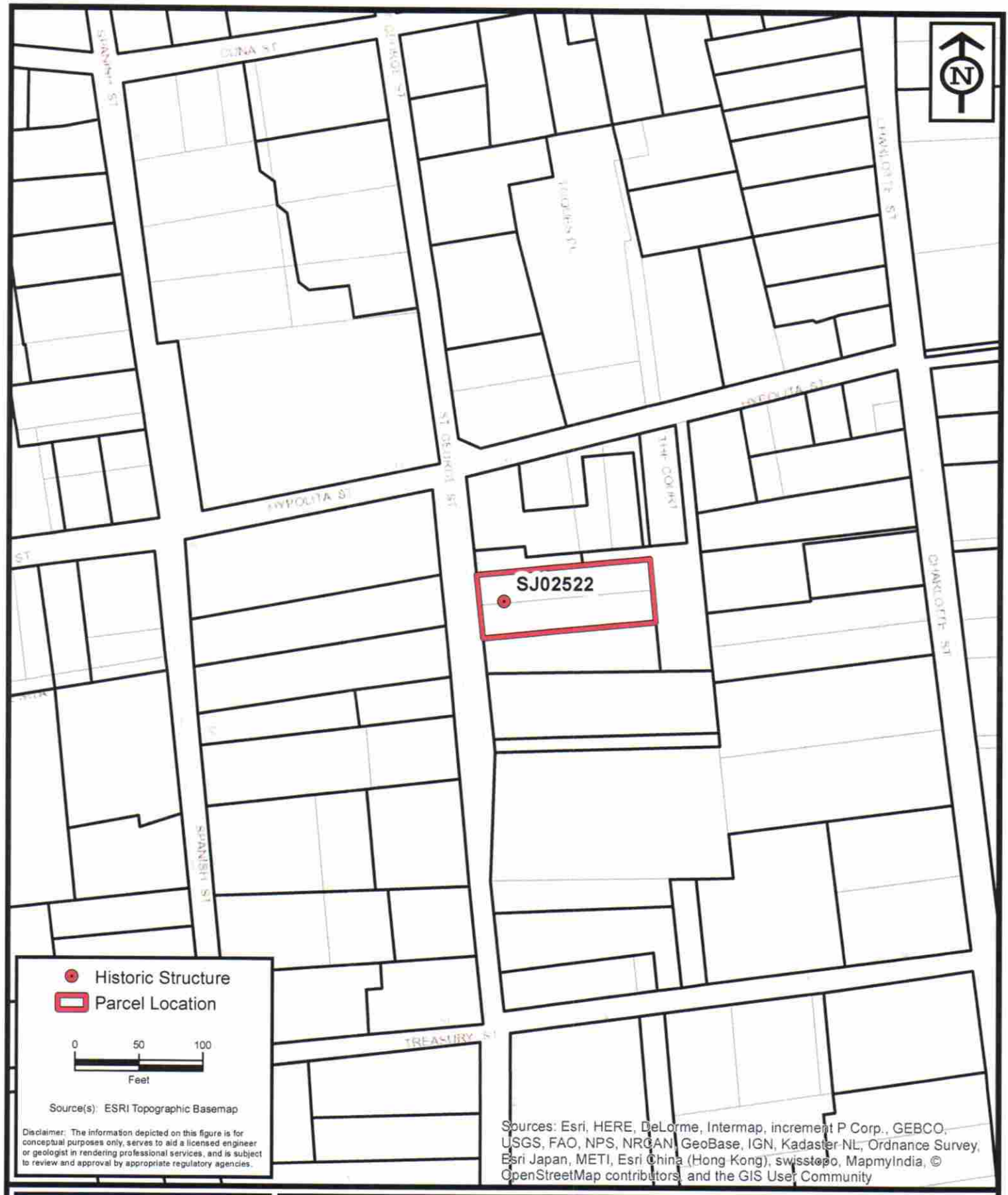
SJ02522



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

Parcel Location - SJ02522

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\SJ02522\Parcel.mxd Date: 1/29/2016 4:37:26 PM

SJ02522

☐ Original
☒ Update

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

Site#8 SJ02522
Field Date 9-15-2020
Form Date 5-30-2021
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) Augustus Poujoud-George Burt — Multiple Listing (DHR only) _____
Survey Project Name St. Augustine NHL NPS HIM — Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☒private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	105		St George	Street	

Cross Streets (nearest / between) Between Hypolita St and Treasury St
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 2015 — Plat or Other Map Location map
City / Town (within 3 miles) St. Augustine — In City Limits? ☒yes ☐no ☐unknown — County St. Johns
Township 7S — Range 30E — Section 18 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 1968300000 — Landgrant _____
Subdivision Name _____ — Block _____ — Lot _____
UTM Coordinates: Zone ☐16 ☒17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1816 ☐approximately ☐year listed or earlier ☒year listed or later
Original Use Private Residence (House/Cottage/Ca — From (year): 1816 — To (year): unkn.
Current Use Commercial — From (year): 1969 — To (year): 2021
Other Use Museum/Gallery/Planetarium — From (year): 1969 — To (year): 2021
Moves: ☐yes ☐no ☐unknown Date: _____ Original address _____
Alterations: ☒yes ☐no ☐unknown Date: 1-1-1968 Nature restoration
Additions: ☒yes ☐no ☐unknown Date: _____ Nature _____
Architect (last name first): Wells, Lea — Builder (last name first): Auchter, George
Ownership History (especially original owner, dates, profession, etc.)

2021 May - Pounds Michael R,Pamela B Etal; for additional information see Supplement for FMSF Site Forms

Is the Resource Affected by a Local Preservation Ordinance? ☒yes ☐no ☐unknown Describe Local and National Hist. Distr

DESCRIPTION

Style Other — Exterior Plan Rectangular — Number of Stories 2
Exterior Fabric(s) 1. Stucco 2. _____ 3. _____
Roof Type(s) 1. Hip 2. _____ 3. _____
Roof Material(s) 1. Wood shingles 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.)

DHS 9/6

Distinguishing Architectural Features (exterior or interior ornaments)

Symmetrical facade; ashlar scored stucco; shed roof shelters balcony; one story addition to the east.

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

The masonry privacy walls extends along the north border of the property.

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 SJ02522

DESCRIPTION (continued)

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

Structural System(s): 1. Masonry - General 2. _____ 3. Dressed coquina

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

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

Main Entrance (stylistic details)

Centrally located on west facade; single leaf wood panel door has five transom lights; accessible directly form street.

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

Two-story open porch on east facade is accessible form interior and by exterior stairs.

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

Narrative Description of Resource

The two-story section of the house is constructed of dressed coquina; the walls are stuccoed and decorated with ashlar type score; the hip roof is covered with wood shingles, chamfered wood posts support a shed roof over the balcony.

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) Filed survey

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)

The two-story building is an example of merging Spanish and American styles; retains its integrity; and contributes to the significance of St. Augustine National Historic District and St. Augustine Town Plan National Landmark District.

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

1. Architecture
2. Community planning & developm
3. Tourism
4. Archaeology-historic
5. Ethnic heritage
6. Exploration/settlement

DOCUMENTATION

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

1) Document type All materials at one location Maintaining organization University of Florida
Document description various File or accession #'s Digital Collection

2) Document type All materials at one location Maintaining organization Florida Division of Historical Resources
Document description FMSF files File or accession #'s _____

RECORDER INFORMATION

Recorder Name K. Ziedina; S. Kim; M. Hylton III Affiliation University of Florida

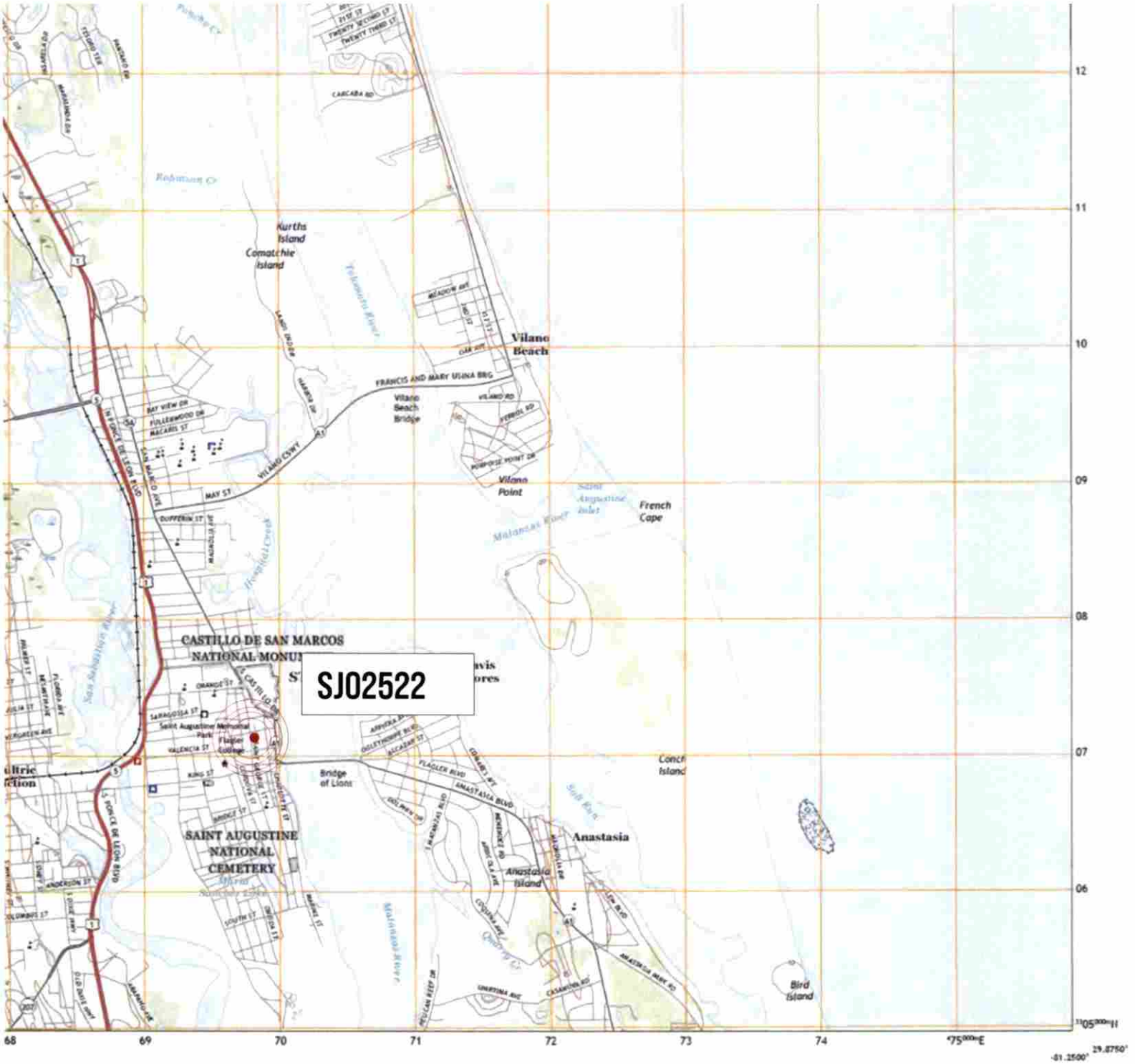
Recorder Contact Information UF Historic Preservation Program; 3522941438, mhylton@ufl.edu
(address / phone / fax / e-mail)

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.



SCALE 1:24 000

KILOMETERS 1000 500 0 METERS 1000 2000

MILES 1000 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000 FEET

CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the National Geospatial Program US Topo Product Standard, 2011. A metadata file associated with this product is draft version 0.6.18

QUADRANGLE LOCATION

1 Durbin
2 South Ponte Vedra Beach
3 Bakersville
4 Elkton
5 Saint Augustine Beach
6 Saint Augustine Beach OE E

ADJOINING QUADRANGLES

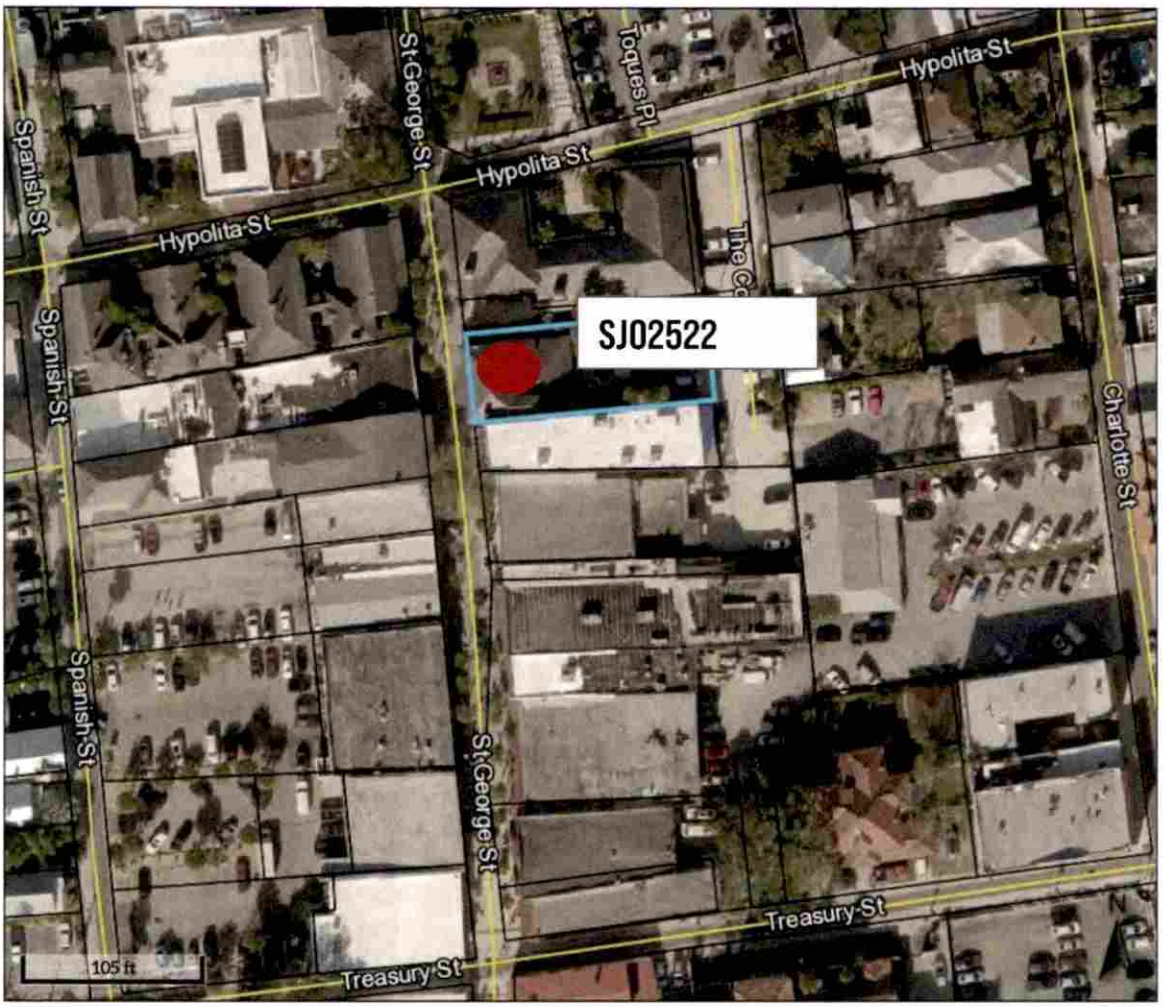
Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and 1 000-meter grid:Universal Transverse Mercator, Zone 17R

SAINT AUGUSTINE, FL
2018

UF Historic Preservation UNIVERSITY of FLORIDA	**St. Augustine NHL NPS HIM** **Cultural Resources Survey** **St. Johns County, Florida**	**FMSF: SJ02522** **Date: 03/22/2021** ● **Historic Building**

PROPERTY APPRAISER
Eddie Creamer

St. Johns County, FL



Overview

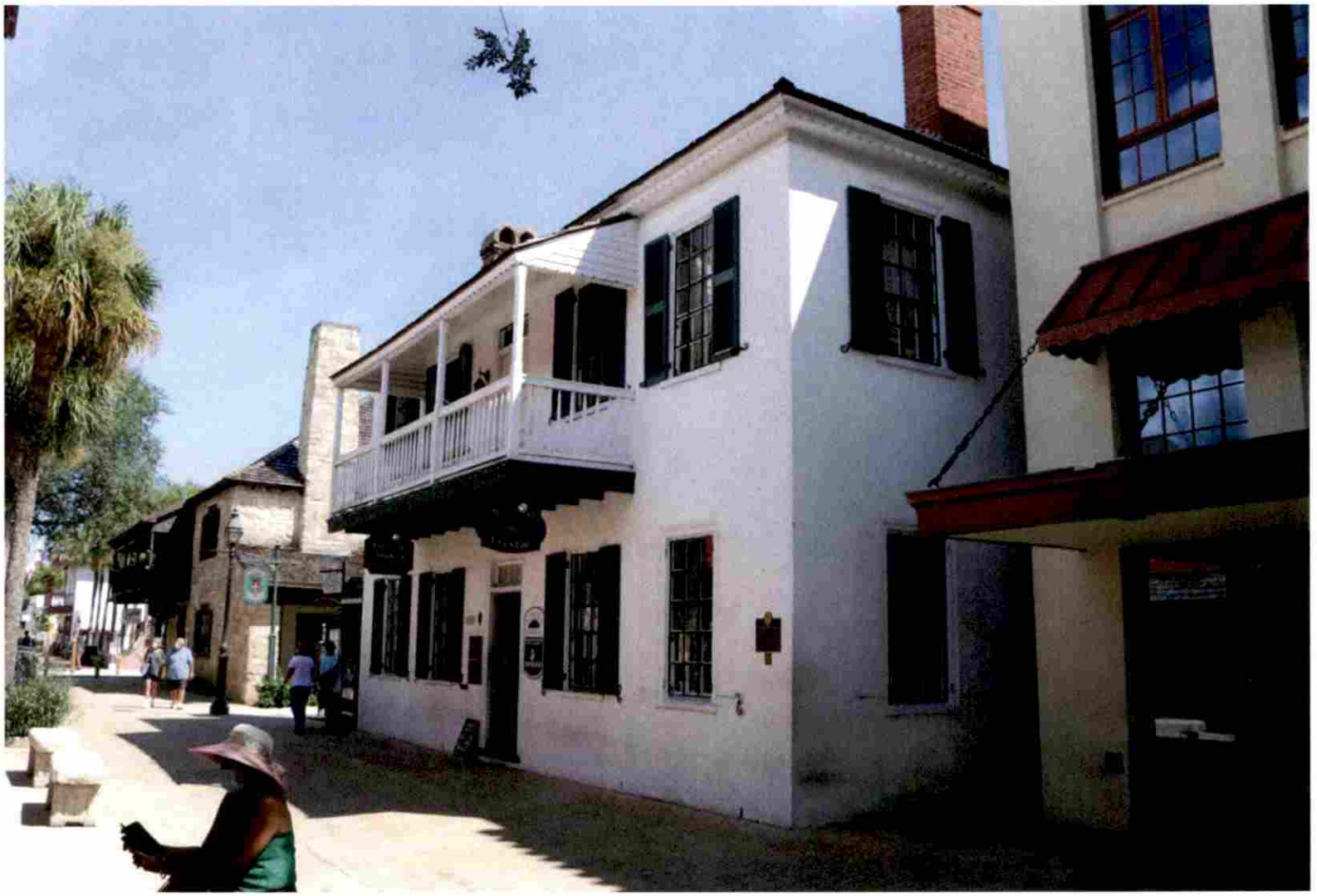
Legend

☐ Parcels

Parcel ID	1968300000	**Physical Address**	105 ST GEORGE ST SAINT AUGUSTINE
Property Class	1200 - Mixed Use (Store/Office/Residential Combo)	**Mailing Address**	POUNDS MICHAEL R,PAMELA B ETAL 63 WILLOW DR SAINT AUGUSTINE FL 32080-0000
Taxing District	City of St Augustine		
Acres	0.16		

N

UF Historic Preservation UNIVERSITY of FLORIDA	**St. Augustine NHL NPS HIM** **Cultural Resources Survey** **St. Johns County, Florida**	**FMSF: SJ02522** **Date: 03/13/2021** ● **Historic Building**



UF Historic Preservation UNIVERSITY of FLORIDA	**St. Augustine NHL NPS HIM** Cultural Resources Survey St. Johns County, Florida	FMSF: SJ02522 Date: 03/18/2021 Historic Building

UF Historic Preservation UNIVERSITY of FLORIDA	**St. Augustine NHL NPS HIM** **Cultural Resources Survey** St. Johns County, Florida	FMSF: SJ02522 Date: 03/18/2021 Historic Building

TOURS • MAPS • INFO
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105 St. George St.
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Sunburst
Crystal

Sunburst
Crystal
Far East
Traders
105
SUNBURST
CRYSTAL
103 St. George St.
SWAROVSKI

Sunburst
Crystal
Far East
Traders
105
SWAROVSKI

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Far East Traders
Oriental Arts & Crafts
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Sunburst Crystal
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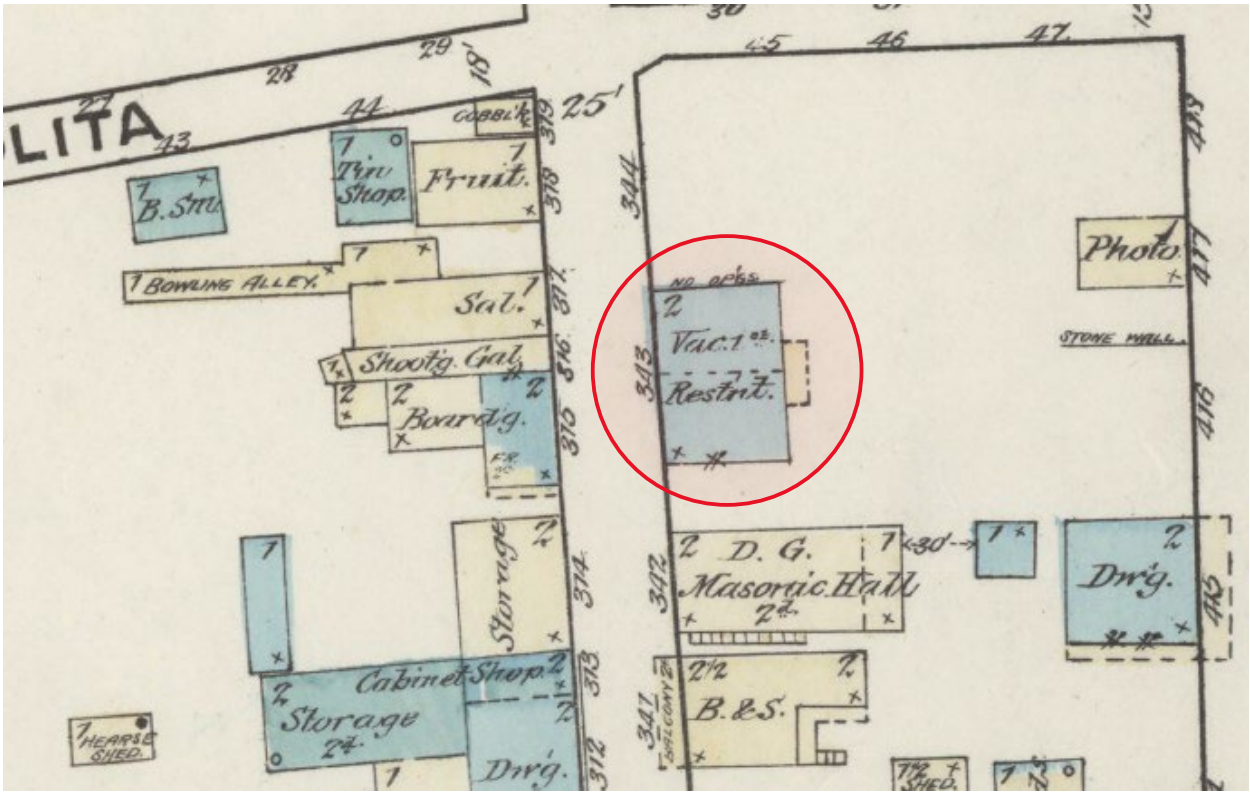
SANBORN MAPS
105 ST. GEORGE STREET



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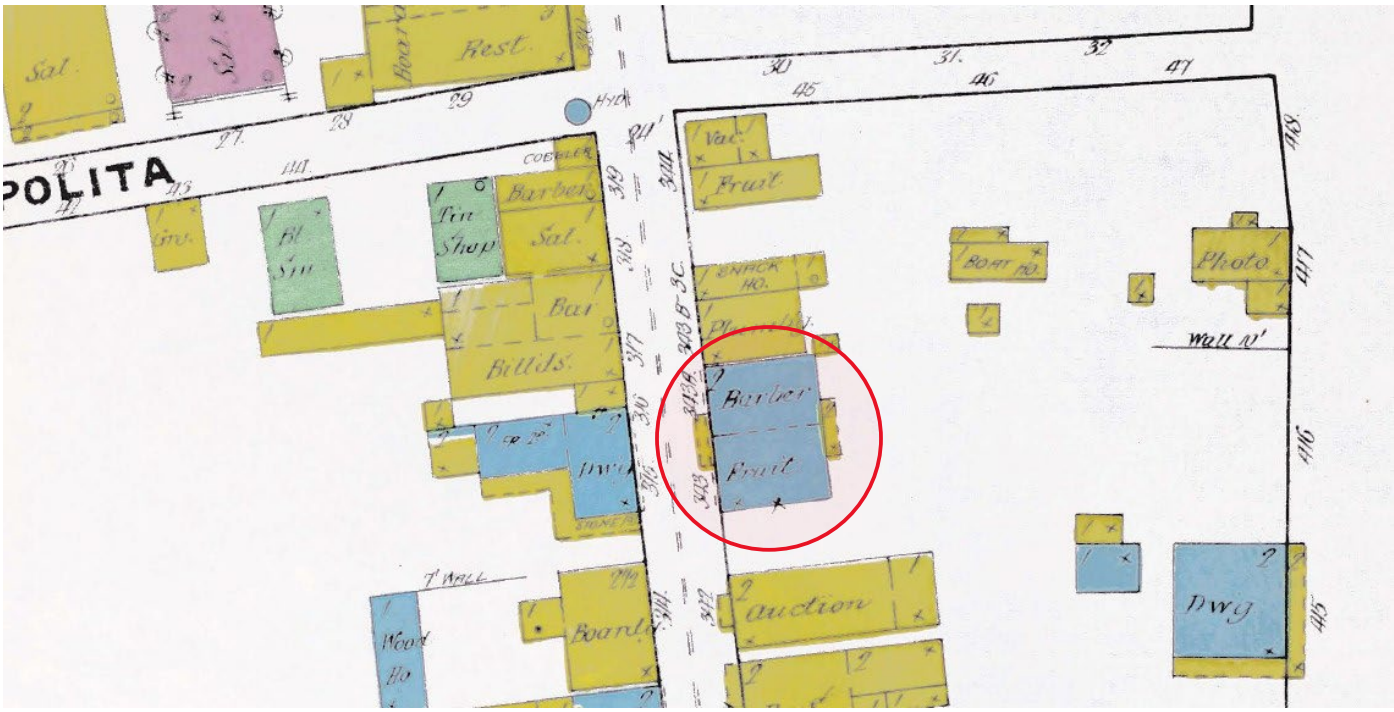
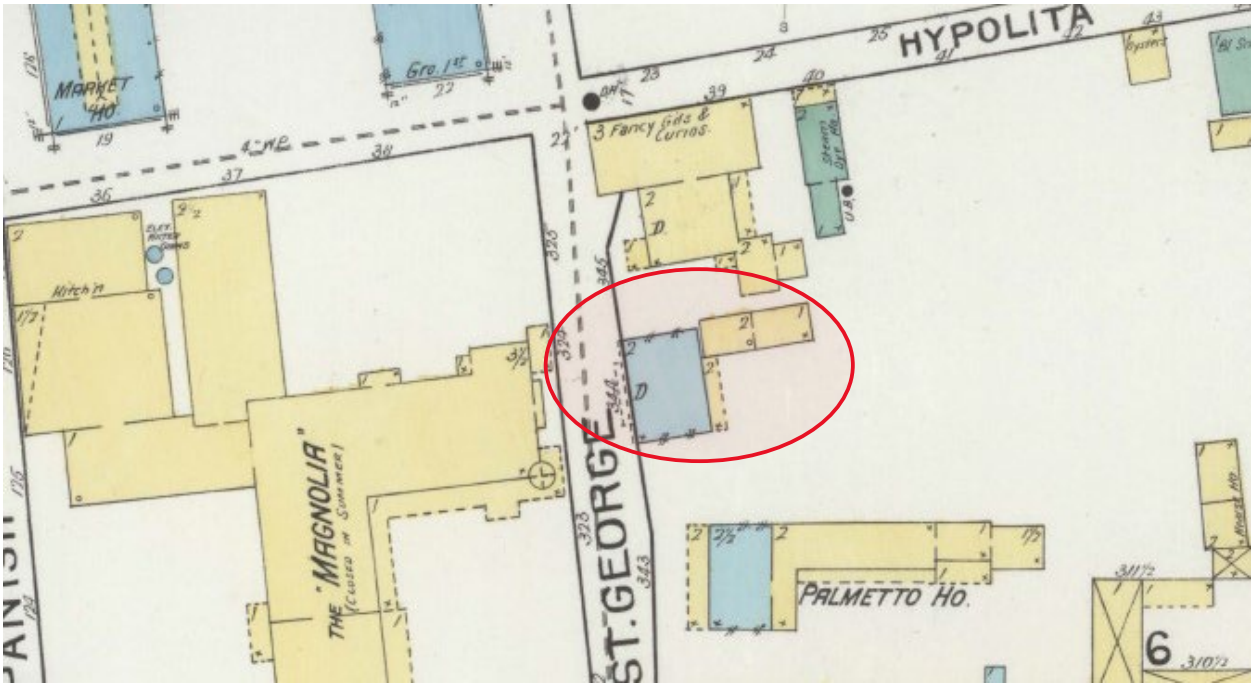


1888

SANBORN MAPS
105 ST. GEORGE STREET



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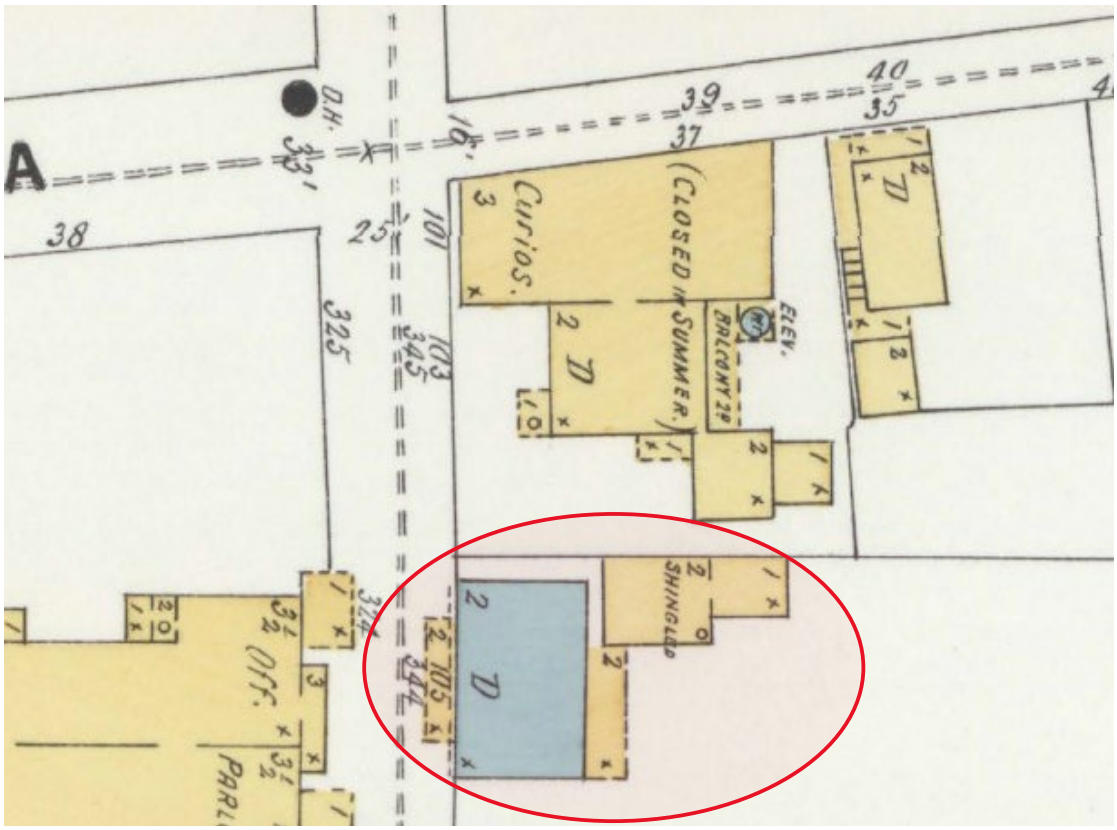

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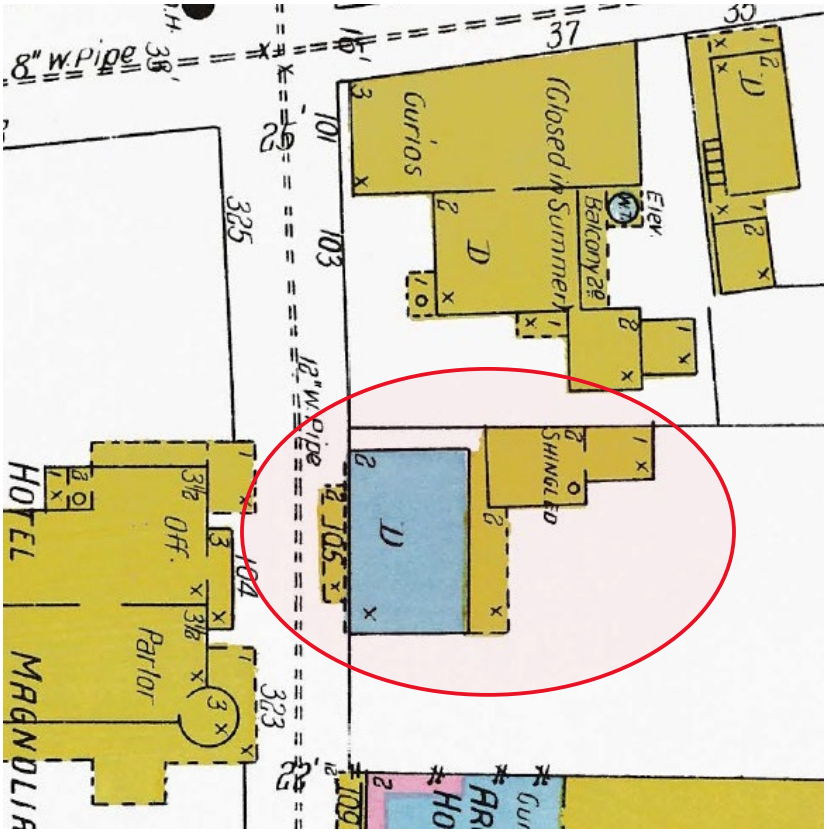
SANBORN MAPS
105 ST. GEORGE STREET



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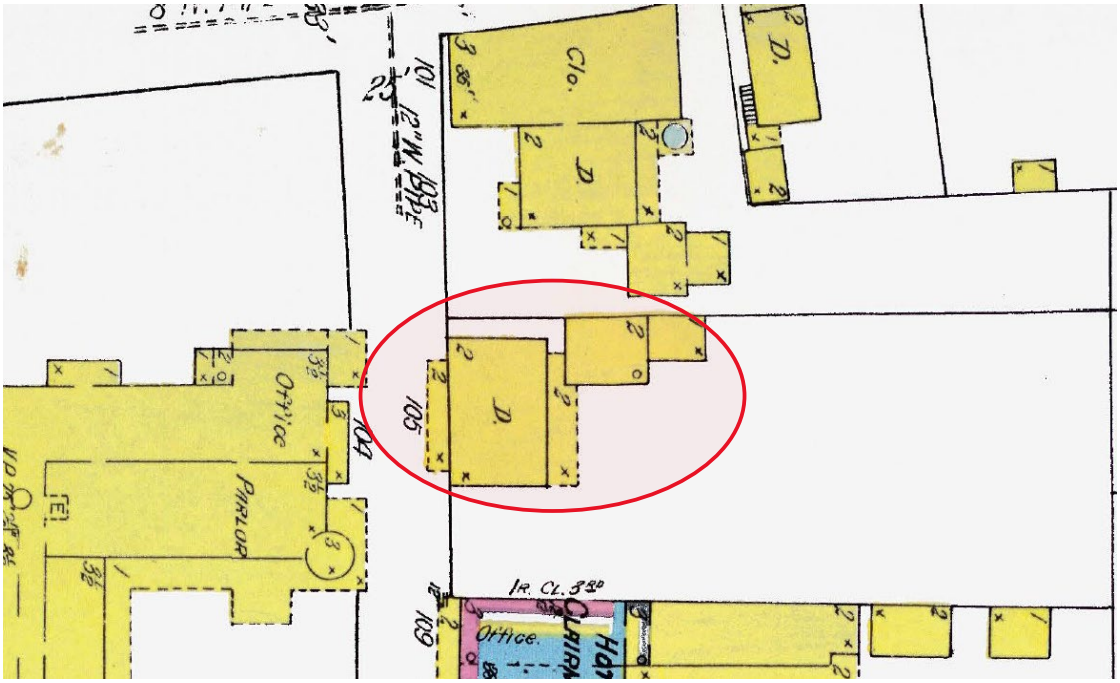

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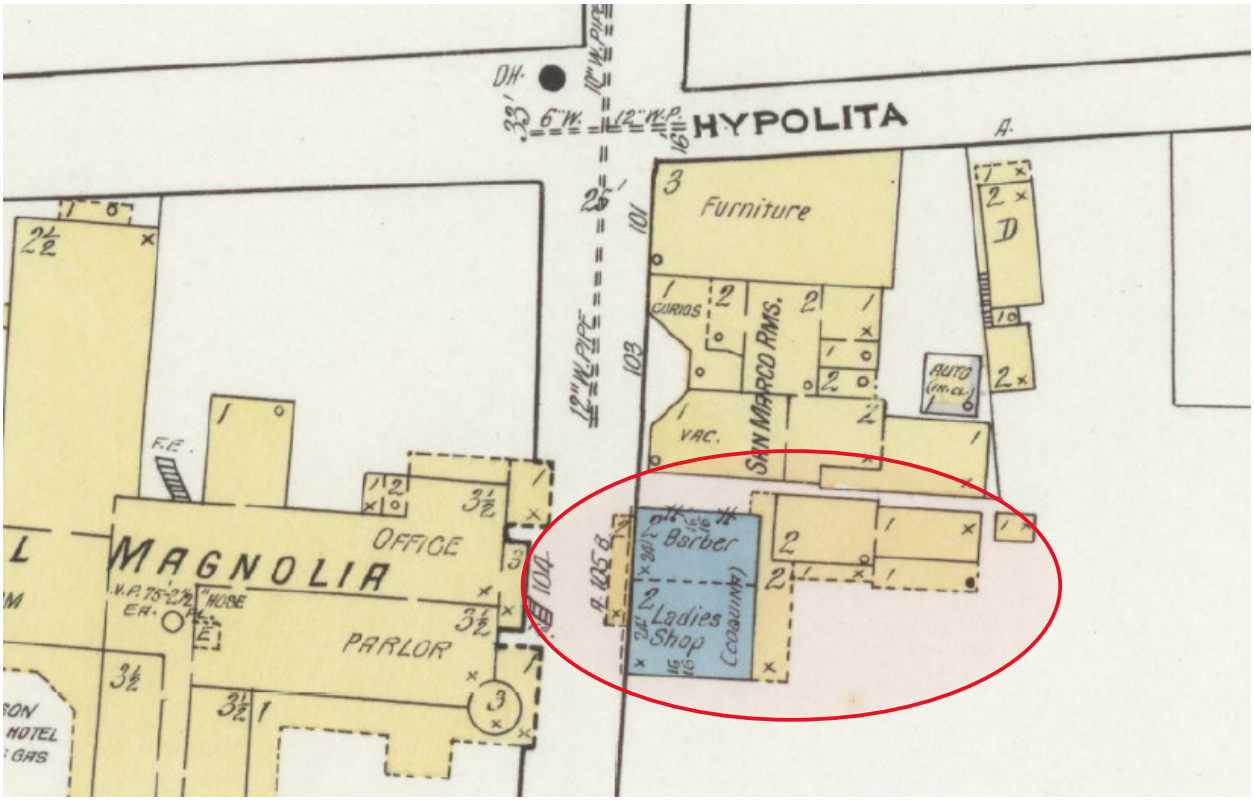
105 ST. GEORGE STREET



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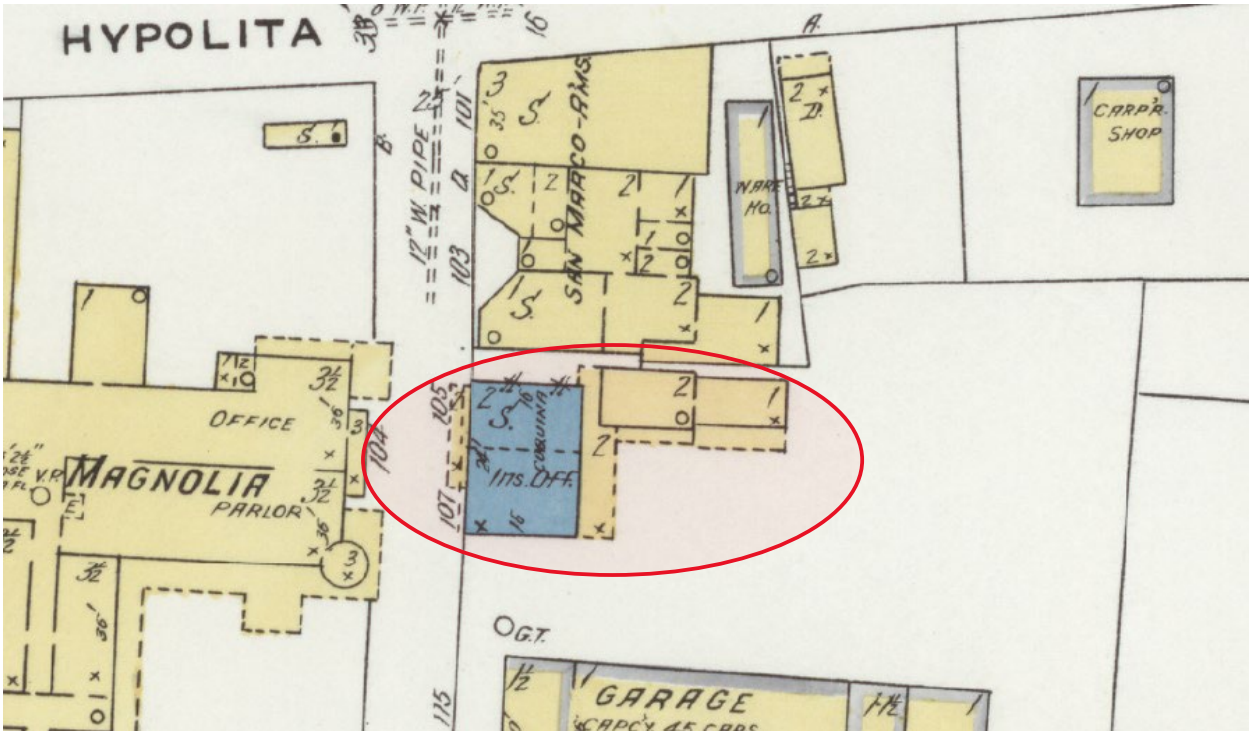
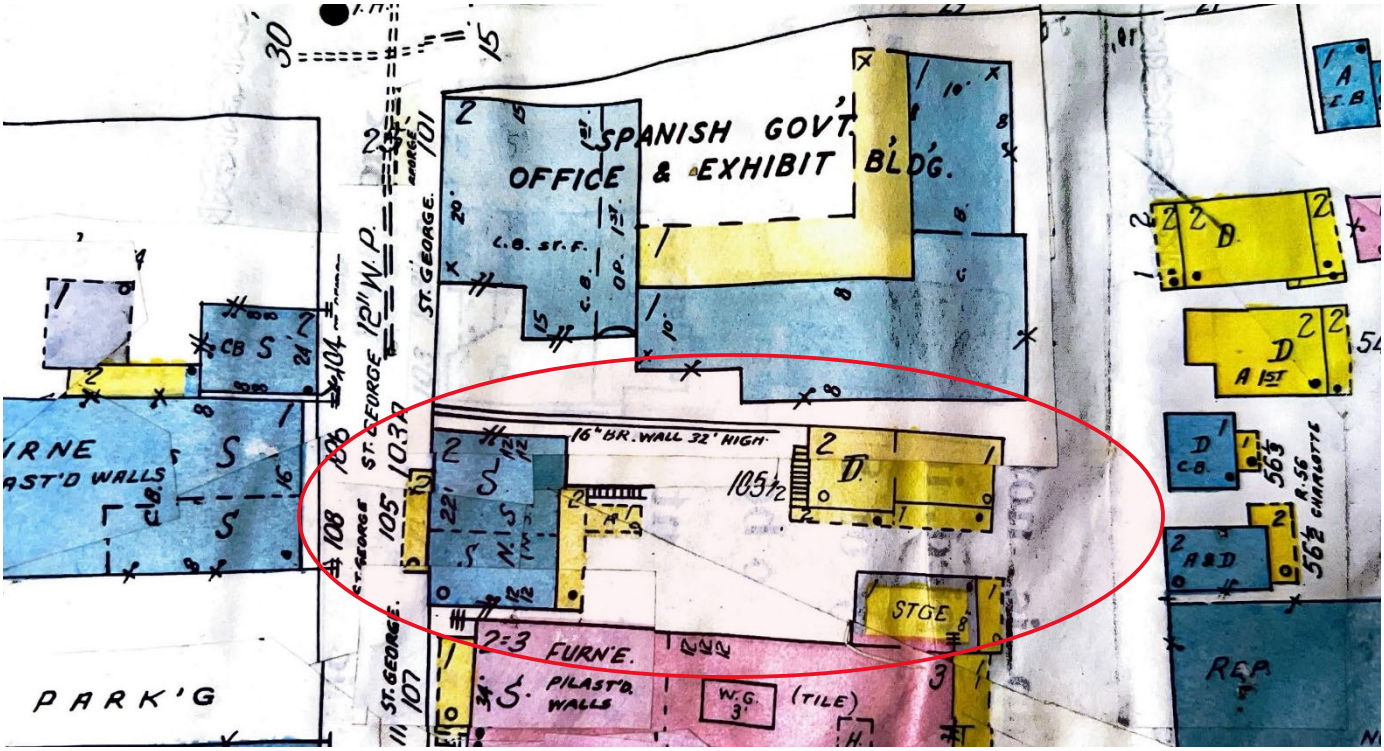


1924

SANBORN MAPS
105 ST. GEORGE STREET



1930 Updated to 1965

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Appropriateness

Case Number: HP2024-0076 **Meeting Date: Thursday, December 19, 2024**

1. NAME OF APPLICANT: Len Weeks
   Business (if applicable):
   Address: 62 Hypolita Street
   City: ST AUGUSTINE State: FL Zip Code: 32084
   Daytime Telephone: 9046691670 E-Mail Address: lenweeks@LWCDD.com

2. NAME OF PROPERTY OWNER: Karpeles Manuscript Library Incorporated
   Business (if applicable):
   Address: 3445 FOX MEADOW CT
   City: Longwood State: FL Zip Code: 32779
   Daytime Telephone: 407-376-7705 E-Mail Address: cherylballeman@gmail.com

3. PROJECT LOCATION: 105 SAINT GEORGE ST, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: 3-40 DAY SUB CITY LOTS 1 & 2 OR5891/679

5. SCOPE OF WORK: To construct a covered patio space in the rear courtyard.

Information attached by applicant includes:

- Application Agreement
- Existing Photographs
- Plans

Received 11/19/2024
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: 105 St. George Street, St. Augustine, FL 32084

Applicant's Name: Len Weeks Applicant's Signature: Len Weeks

Owner's Name: Mark Karpeles Owner's Signature: Mark Karpeles

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

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

(Can add additional signature page if needed)

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

Certificate of Appropriateness

Sufficiency Checklist

Case Number HP2024-0076

105 SAINT GEORGE ST, Saint Augustine, FL, 32084

Checklist Item	Checklist Item Description	Status	Comments
ROOFS AND ROOFING - Brochure or sample of proposed roof surface	Brochure or sample of proposed roof surface including applicable colors, patterns, material, texture	Need	
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	
EXTERIOR FINISHES - Brochure or sample of proposed finish	Brochure or sample of proposed finish including applicable colors, patterns, material, texture, dimensions of reveals, mortar width/color as applicable	Need	
FOUNDATION - Material sample, scaled detail drawing, and/or brochure	Material sample, scaled detail drawing, and/or brochure showing the proposed material(s), colors, finish, pattern, and construction details	Need	
EXTERIOR ELECTRICAL/MECHANICAL - Brochure, sample, or scaled drawing	Brochure, sample, or scaled drawing showing the materials, light intensity and source, hardware, colors/finish	Need	
EXTERIOR ELECTRICAL/MECHANICAL - For new equipment, scaled drawing	For new equipment, scaled drawing showing proposed project with context site and/or building	Need	
PARKING, LANDSCAPE OR OTHER SITE FEATURE - Details of proposed features	Details of proposed features including material, finish, height, spacing, shapes, patterns, hardware, construction details such as a section drawing	Need	Detailed drawings showing the full height, length, and width of the proposed new structure should be provided.
PARKING, LANDSCAPE OR OTHER SITE FEATURE - Plant material list	Plant material list with identification, quantity, size at planting and maturity, spacing	Need	If applicable.

Other Details Necessary for Review

N/A

Received 11/19/2024
Planning & Building Department

105
SANCHEZ HOUSE
SUNBURST
CRYSTAL
105 St. George St.
SWAROVSKI

Received 11/19/2024
Planning & Building Department

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Planning & Building Department

Received 11/19/2024
Planning & Building Department

Received 11/18/2024
Belmont Building Department

Received 11/18/2024
Planning & Building Department

Received 1/16/2024
Planning & Building Department

Received 12/3/2024
Planning & Building Department

Len WEEKS
CONSTRUCTION ■ DESIGN ■ DEVELOPMENT
General Contractors
CGC 011558

P.O. BOX 3225
62 HYPOLITA STREET
ST. AUGUSTINE, FLORIDA 32085
PHONE 904-824-1626
FAX 904-829-1806
lenweeks@lwcdd.com

November 27, 2024

HARB Application HP2024-0076
105 St George St.

RE: 105 St. George St Addition

Candice Seymore and the HARB Board

Submitted through the Portal on 12/2/24

Dear HARB,

I am the General Contractor working on renovations at 105 St. George St. The building will become the Karpeles Manuscript Museum when completed.

After we completed a Friday review in 2023, and prior to the Karpeles closing on this property, we thought that we had all the answers we needed to finalize construction plans and obtain a building permit. Unfortunately, when we applied for a building permit in February 2024, the rules had changed on 1/1/24, and now they need to add a fire sprinkler system to the building to meet the new code. We have been working with Matthews DCCM to design the main fire line to come into the building from the rear alley. We do not want to damage the existing coquina walls or remove any of the concrete pavement on the south side of the building, which is stabilizing the coquina building, to bring in a new 4” water main. One reason to ask for this addition is to allow us to bring the new water line in through this new structure and avoid any damage to the existing structure.

The Karpeles museum is a non-profit museum, and they do not charge admission. One of their main missions is to offer small group gatherings and lectures about manuscripts and other museum related items. This includes numerous small groups of schoolchildren. The museum is full of exhibits, and they do not have room in the historic building to hold these lectures. Therefore, they plan to hold them outside in the courtyard area. They are asking to add a pavilion type structure to hold these lectures, and other museum related small gatherings.

Received 12/3/2024
Planning & Building Department

They are therefore asking for HARB's approval for this secondary structure to assist in the installation of the fire line and hold future gatherings in the courtyard though inclement weather and the heat of the sun.

The rear addition that was constructed in early 2000 needs a new roof. It is our hopes to replace that cedar shake roof and install a new cedar shake roof to match the addition, all at the same time.

There is a 2-story building 3' from this building on the south side and a 6' high wall on the north and east sides of the property. Very little of this new building will be visible from outside the property.

If this addition is approved to move forward with a building permit, we will come back with a future HARB application detailing the landscaping, additional courtyard and lighting details under a separate staff review, or HARB application if required.

I look forward to addressing any questions you will have at the December HARB meeting.

Thank you,

Len Weeks

Received 12/3/2024
Planning & Building Department

CITY OF ST AUGUSTINE EST. 1565

Certificate of Appropriateness

Sufficiency Checklist

Case Number HP2024-0076

105 SAINT GEORGE ST, Saint Augustine, FL, 32084

Checklist Item	Checklist Item Description	Status	Comments
ROOFS AND ROOFING - Brochure or sample of proposed roof surface	Brochure or sample of proposed roof surface including applicable colors, patterns, material, texture	Need	submitted
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	"
EXTERIOR FINISHES - Brochure or sample of proposed finish	Brochure or sample of proposed finish including applicable colors, patterns, material, texture, dimensions of reveals, mortar width/color as applicable	Need	" stucco will be white: scored to match existing
FOUNDATION - Material sample, scaled detail drawing, and/or brochure	Material sample, scaled detail drawing, and/or brochure showing the proposed material(s), colors, finish, pattern, and construction details	Need	N/A
EXTERIOR ELECTRICAL/MECHANICAL - Brochure, sample, or scaled drawing	Brochure, sample, or scaled drawing showing the materials, light intensity and source, hardware, colors/finish	Need	will submit in next application.
EXTERIOR ELECTRICAL/MECHANICAL - For new equipment, scaled drawing	For new equipment, scaled drawing showing proposed project with context site and/or building	Need	
PARKING, LANDSCAPE OR OTHER SITE FEATURE - Details of proposed features	Details of proposed features including material, finish, height, spacing, shapes, patterns, hardware, construction details such as a section drawing	Need	Detailed drawings showing the full height, length, and width of the proposed new structure should be provided.
PARKING, LANDSCAPE OR OTHER SITE FEATURE - Plant material list	Plant material list with identification, quantity, size at planting and maturity, spacing	Need	If applicable.

Other Details Necessary for Review

N/A

See attached NARATIVE on LWCDD letterhead.

Received 12/3/2024
Planning & Building Department

CITY OF ST AUGUSTINE. EST. 1565

Owner's Authorization For Agent

Ken Weeks is/are hereby authorized TO ACT ON BEHALF OF KARPELES MANUSCRIPT MUSEUM, the owner(s) of those lands described within ☑ the attached application, or ☐ described within the previously filed Application number: HP-2024-0076, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's HARB & PZB Board, for an application related to the structure located at: 105 ST. George ST.

BY: [signature]
Signature of Owner

MARK KARPELES
Print Name of Owner

805-450-4866
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 27th day of November, 2024

By Mark Karpeles

Identification verified: Drivers License

Oath sworn: _____ Yes ✓ No

Notary Signature: [signature]

My Commission expires: 4/17/2027

Marcus Thompson
Comm.: HH 387377
Expires: April 17, 2027
Notary Public - State of Florida

Rev:120219 jw

Received 12/3/2024
Planning & Building Department

CITY OF ST AUGUSTINE. EST. 1565

Owner's Authorization For Agent

SCHAFFER WEEKS is/are hereby authorized TO ACT ON BEHALF OF KARPELES MANUSCRIPT MUSEUM, the owner(s) of those lands described within ☑ the attached application, or ☐ described within the previously filed Application number: HP2024-0076, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's HARB & PZB Board, for an application related to the structure located at: 105 ST. George ST.

BY: [signature]
Signature of Owner

MARK KARPELES
Print Name of Owner

805-450-4866
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 27th day of November, 2024

By Mark Karpeles

Identification verified: Drivers License

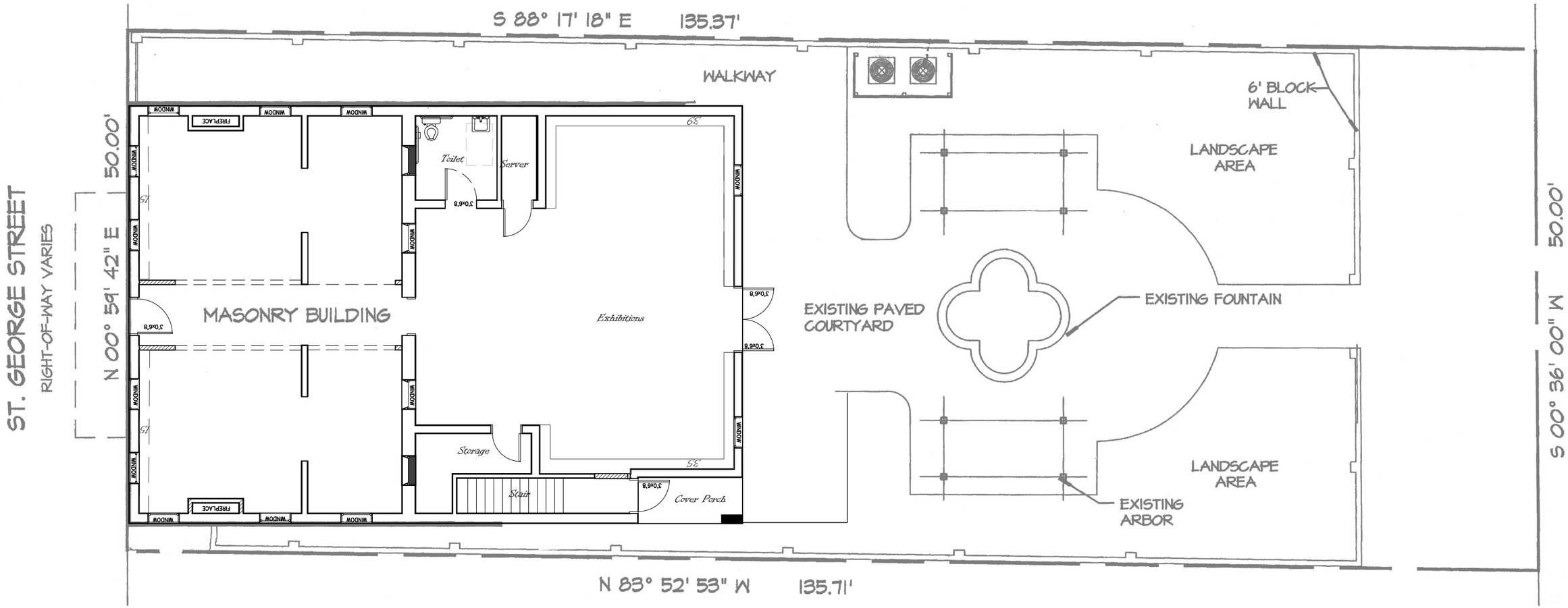
Oath sworn: _____ Yes ✓ No

Notary Signature: [signature]

Marcus Thompson
Comm.: HH 387377
Expires: April 17, 2027
Notary Public - State of Florida

My Commission expires: 4/17/2027

Rev:120219 jw



Leo WEEKS
CONSTRUCTION ■ DESIGN ■ DEVELOPMENT
General Contractors
CGC 011558

DIXON
Design Studio LLC
ARCHITECTS
182 BLANCO STREET
ST. AUGUSTINE, FL 32084
(904) 829-9277

105 St. George Street

Existing Site Plan

SK-1

Addition

DATE: 11.27.2024

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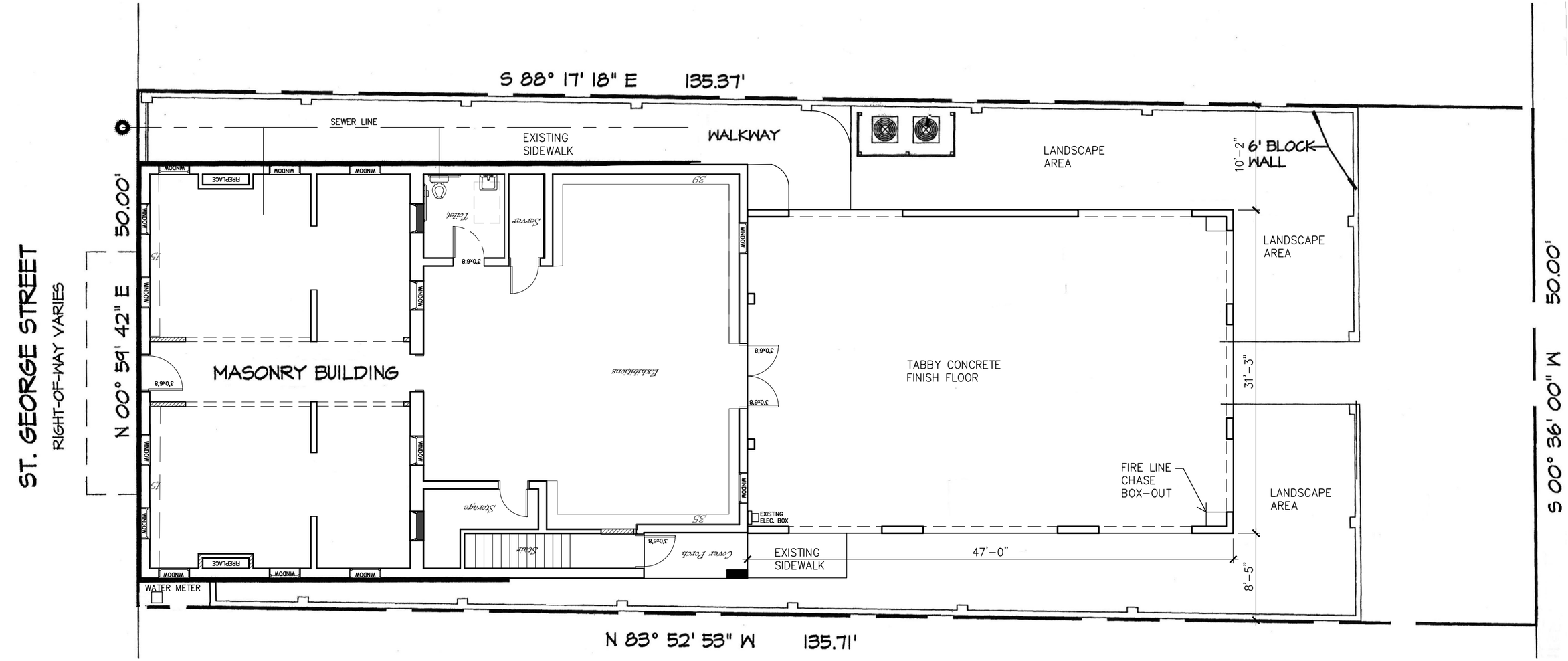

Lot Coverage Percentage

TOTAL LOT SQ. FT.	6,776 SQ. FT.
TOTAL BUILDING SQ. FT. EXISTING 1st. FLR.	2,493 SQ. FT. 36.79%
TOTAL BUILDING SQ. FT. NEW ADDITION	1,469 SQ. FT. 21.68%
TOTAL LOT COVERAGE	58.47% MAX 70%

Set Back

FRONT	0'
SIDE	3'
REAR	3'
ZONE CLASS	HP-2

N

105 St. George Street

Proposed Site Plan

Leo WEEKS CONSTRUCTION • DESIGN • DEVELOPMENT General Contractors CGC 011558

DIXON Design Studio LLC ARCHITECTS
182 BLANCO STREET
ST. AUGUSTINE, FL 32084
(904) 829-9277

SK-2

Addition

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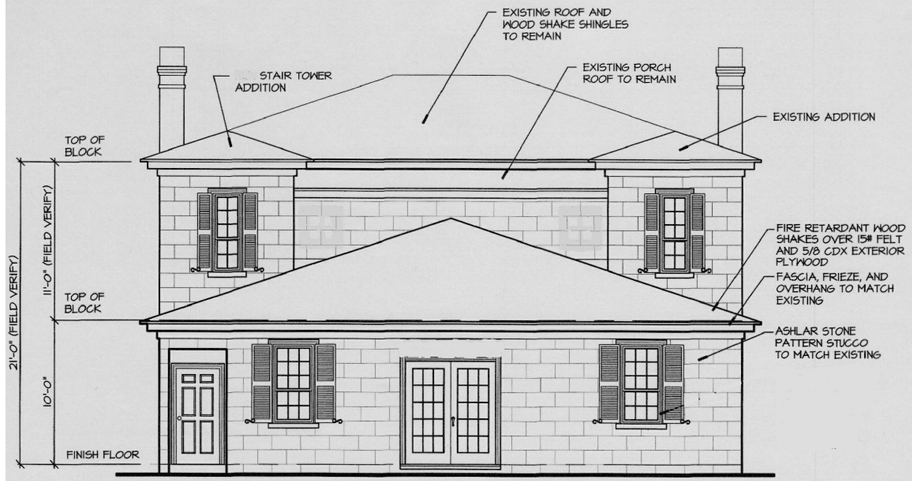
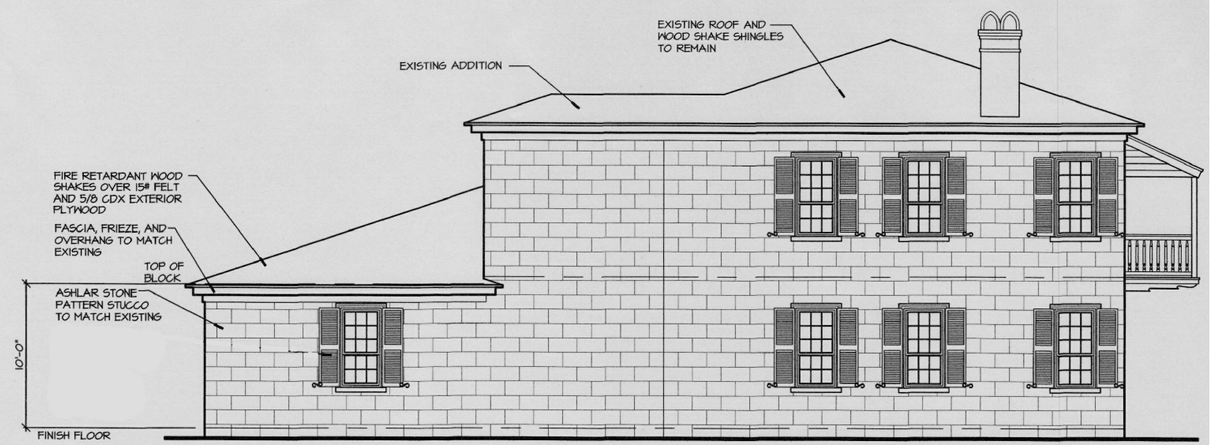
DATE: 11.27.2024



EAST ELEVATION

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

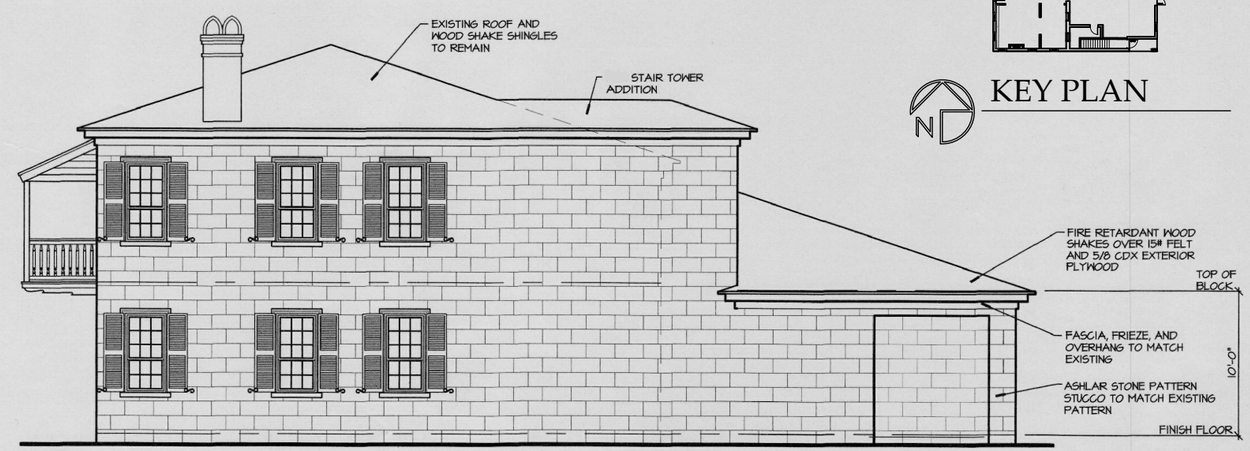


NORTH ELEVATION

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

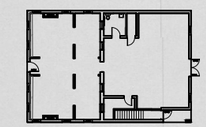
WEST ELEVATION

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



SOUTH ELEVATION

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



KEY PLAN

DIXON Design Studio LLC
ARCHITECTS
182 BLANCO STREET
ST. AUGUSTINE, FL 32084
(904) 829-9277

105 St. George Street

Existing Elevation

SK-3

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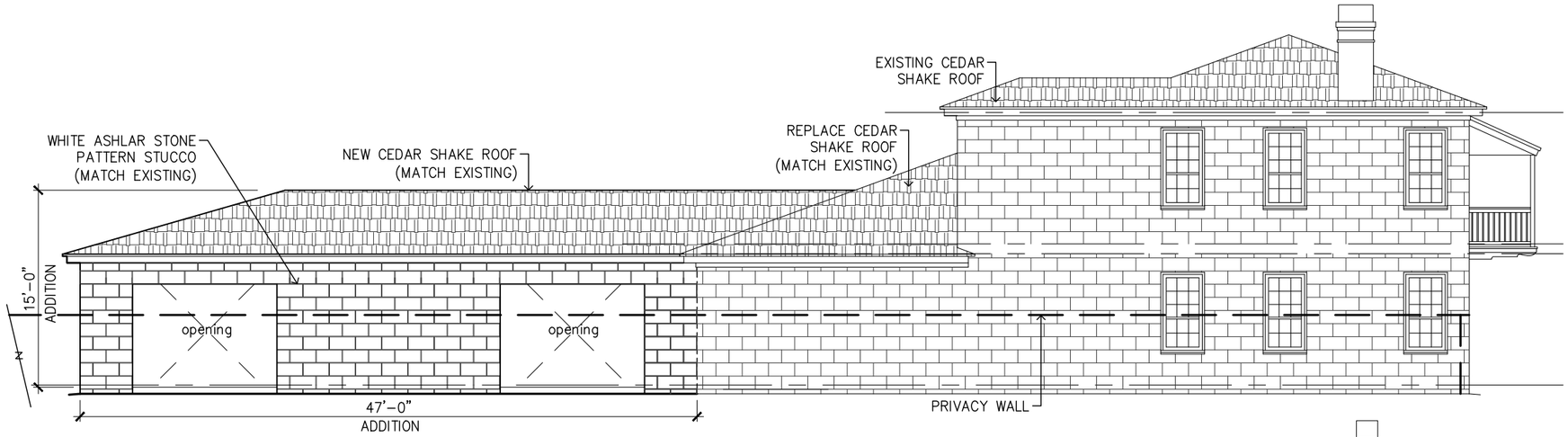
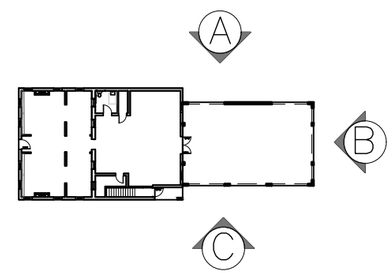
Addition

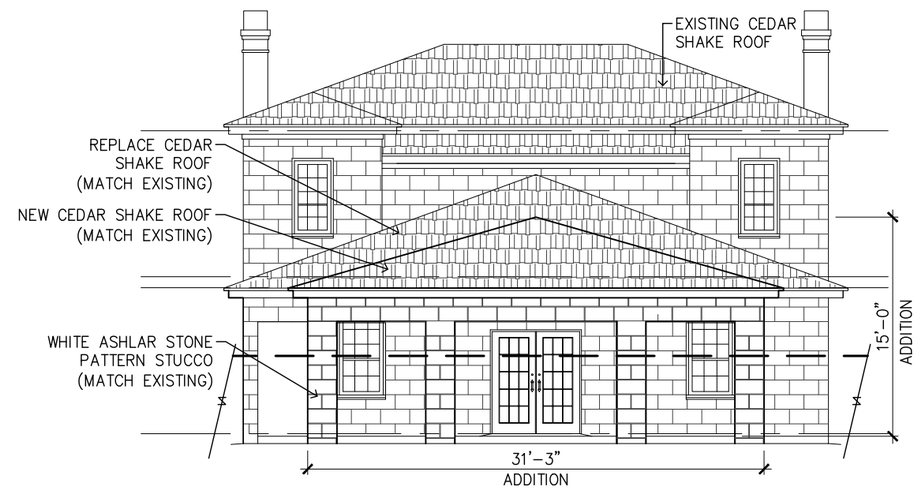
DATE: 11.27.2024



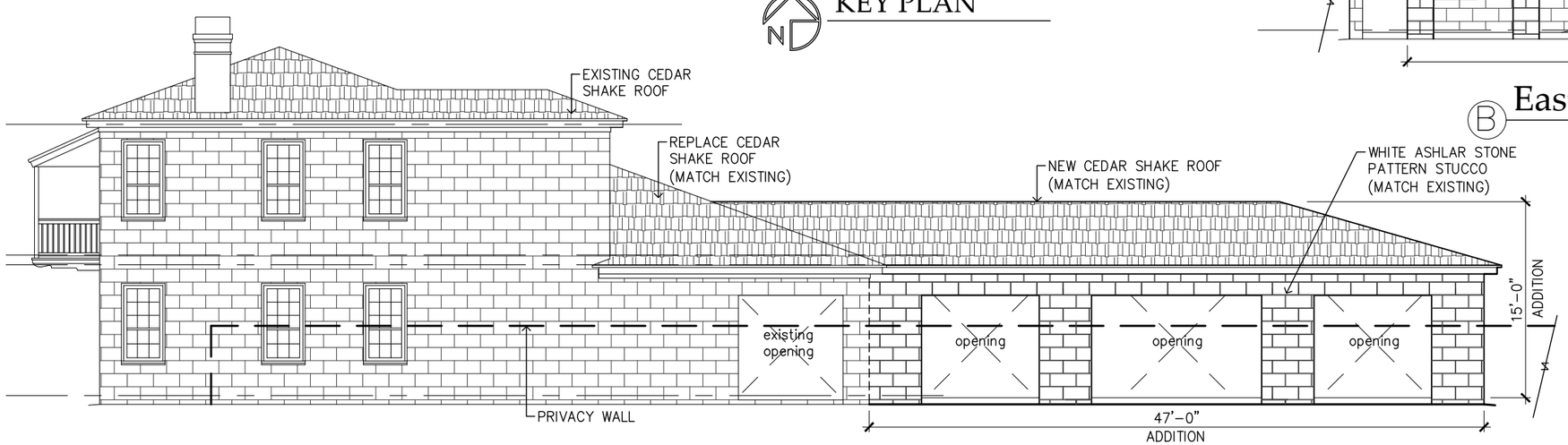
A North Elevation



KEY PLAN



B East Elevation



C South Elevation

Jon WEEKS CONSTRUCTION ■ DESIGN ■ DEVELOPMENT
General Contractors
CGC 011558

DIXON Design Studio LLC
ARCHITECTS
182 BLANCO STREET
ST. AUGUSTINE, FL 32084
(904) 829-9277

105 St. George Street

Proposed Elevation

SK-4

Addition

DATE: 11.27.2024

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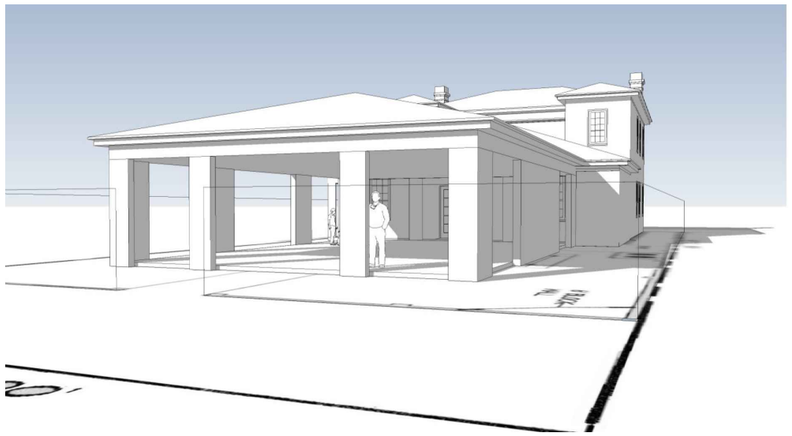
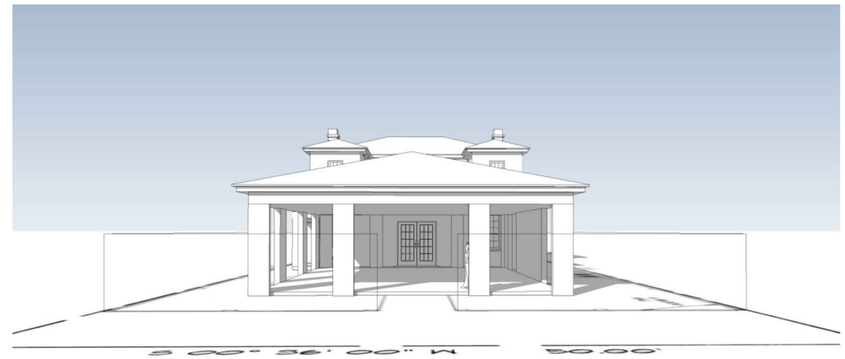


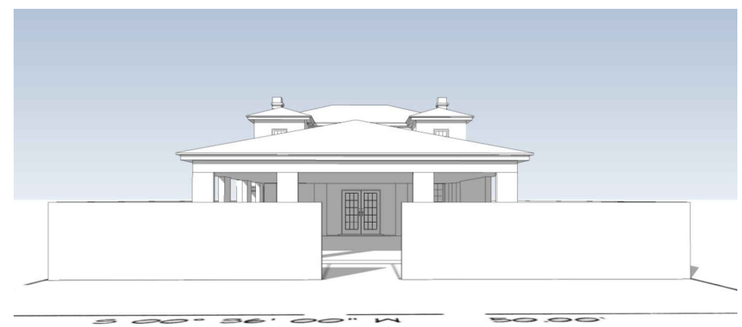
Ⓐ North/East Elevation
Proposed Elevation



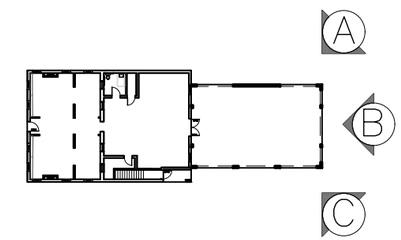
Ⓑ East Elevation
Proposed Elevation

Ⓒ South/East Elevation
Proposed Elevation

Ⓑ East Elevation
Existing Elevation



Ⓑ East Elevation
Proposed Elevation



KEY PLAN

105 St. George Street

Perspective Elevation

Lee Weeks General Contractors CGC 011558

DIXON Design Studio LLC ARCHITECTS
182 BLANCO STREET
ST. AUGUSTINE, FL 32084
(904) 829-9277

SK-5

Addition

DATE: 11.27.2024

© COPYRIGHT 2024 DIXON DESIGN STUDIO LLC

Instr #2024006500 BK: 5891 PG: 679, Filed & Recorded: 1/26/2024 9:34 AM #Pgs:4
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $35.50 Doc. D $31,500.00

Rec: $36.50 Doc: $31,500.00

In, Return and Prepared by:
Carol Lagasse
ESTATE TITLE OF ST. AUGUSTINE, INC.
71 CARRERA STREET
ST AUGUSTINE, FL 32084
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
196830-0000
File No.: 64690

SPECIAL WARRANTY DEED

This Special Warranty Deed, Made the 26 day of January, 2024, by

MICHAEL POUNDS, PAMELA B. POUNDS, husband and wife, RICHARD S. PINTO, and MARY DEE STENSGAARD, husband and wife,
whose post office address is:

63 Willow Dr St Augustine, FL 32080,
, hereinafter called the "Grantor", to

KARPELES MANUSCRIPT LIBRARY INCORPORATED, A CALIFORNIA CORPORATION, whose post office address is:

3445 Foxmeadow Ct Longwood FL 32779,
, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Four Million Five Hundred Thousand Dollars and No Cents ($4,500,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **St Johns** County, Florida, to wit:

LOTS 1 AND 2 OF THE A. B. DAY SUBDIVISION OF BLOCK 9, CITY OF ST. AUGUSTINE, FLORIDA AS PER MAP RECORDED IN MAP BOOK 3, PAGE 40, ST. JOHNS COUNTY, FLORIDA.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

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

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

GRANTOR WILL WARRANT and forever defend the right and title to the above-described real property unto the Grantee against the claims of all persons, claiming by, through or under Grantor, but not otherwise.
(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

COPY

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES

TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness 1 Signature

Witness 1 Printed Name and Post Office Address:
Carol A Lagusse
71 Carrera ST
ST Augustine FL 32084

Witness 2 Signature
MARIONE Lagusse
Witness 2 Printed Name and Post Office Address:
71 Carrera St.
St. Augustine Fl
32084

Mary Dee Stensgaard
MARY DEE STENSGAARD

COPY

State of Florida
County of St Johns

The foregoing instrument was acknowledged before me by means of ☑ physical presence or

☐ online notarization, this 16 day of January, 2024 by

MARY DEE STENSGAARD He/

She/They is/are ☐ Personally Known OR ☑ Produced drivers license(s) as Identification.

Notary Public Signature (SEAL)
Printed Name:
My Commission Expires: _____
☐ Online Notary (Check Box if acknowledgment done by Online Notarization)

FLORIDA NOTARY ASSOCIATION SINCE 1978

Carol A. Lagasse
Notary Public
State of Florida
Comm# GG976125
Expires 7/21/2024

File No.: 64690

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES

TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness 1 Signature

Witness 1 Printed Name and Post Office Address:
Carol A Lagasse
71 Carrera ST
St Augustine FL 32084

RICHARD S. PINTO

Witness 2 Signature
Marlene Lagasse
Witness 2 Printed Name and Post Office Address:
71 Carrera St
St. Augustine Fl
32084

COPY

State of Florida
County of St Johns

The foregoing instrument was acknowledged before me by means of ☑ physical presence or

☐ online notarization, this 10 day of January, 2024 by

RICHARD S. PINTO He/

She/They is/are ☐ Personally Known OR ☑ Produced drivers license(s) as Identification.

Notary Public Signature (SEAL)
Printed Name:
My Commission Expires: _____
☐ Online Notary (Check Box if acknowledgment done by Online Notarization)

Carol A. Lagasse
Notary Public
State of Florida
Comm# GG976125
Expires 7/21/2024

Page 3 of 4

File No.: 64690

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES

TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness 1 Signature

MICHAEL POUNDS

Witness 1 Printed Name and Post Office Address:
Carol A Lagasse
71 Carrera ST
ST Augustine FL 32084

PAMELA B. POUNDS

Witness 2 Signature

Witness 2 Printed Name and Post Office Address:
Lois B Rollins
71 Carrera ST
ST Augustine FL 32084

COPY

State of Florida
County of St Johns

The foregoing instrument was acknowledged before me by means of ☑ physical presence or

☐ online notarization, this 25 day of January, 2024 by

MICHAEL POUNDS AND PAMELA B. POUNDS He/

She/They is/are ☐ Personally Known OR ☑ Produced drivers license(s) as Identification.

Notary Public Signature (SEAL)
Printed Name:
My Commission Expires: _____
☐ Online Notary (Check Box if acknowledgment done by Online Notarization)

FLORIDA NOTARY ASSOCIATION SINCE 1978

Carol A. Lagasse
Notary Public
State of Florida
Comm# GG976125
Expires 7/21/2024

File No.: 64690

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	1968300000
Location Address	105 ST GEORGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	COSA Mixed Use St George St (COM) (610.23)
Tax Description*	3-40 DAY SUB CITY LOTS 1 & 2 OR5891/679 *The Description above is not to be used on legal documents.
Property Use Code	Non-Profit, Charitable & Orphanages (7500)
Subdivision	Day, Property of A.B.
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.160
Homestead	N

No Image Available

Owner Information

Owner Name	Karpeles Manuscript Library Incorporated 100%
Mailing Address	3445 FOXMEADOW CT LONGWOOD, FL 32779-0000

Exemption Information

Exemption Type	Status	Amount
Non-Profit		$1,288,011

Map

Valuation Information

	2025
Building Value	$508,535
Extra Features Value	$31,476
Total Land Value	$748,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$1,288,011**
Total Deferred	$0
Assessed Value	**$1,288,011**
Total Exemptions	$1,288,011
Taxable Value	**$0**

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

Historical Assessment Information

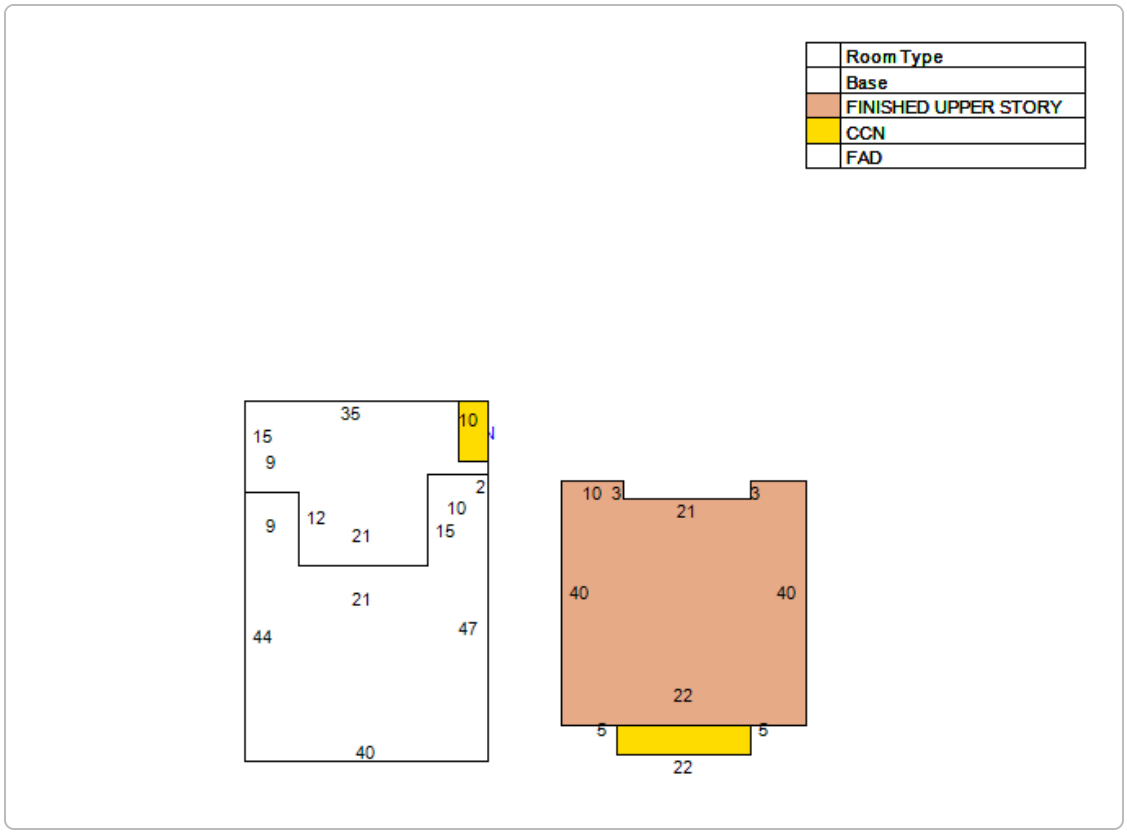
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$669,842	$33,328	$748,000	$0	$0	$1,451,170	$819,223	$631,947	$819,223
2023	$280,987	$17,773	$714,000	$0	$0	$1,012,760	$744,748	$268,012	$744,748
2022	$202,256	$21,911	$680,000	$0	$0	$904,167	$677,044	$227,123	$677,044
2021	$212,368	$22,869	$680,000	$0	$0	$915,237	$615,495	$299,742	$615,495
2020	$242,711	$23,825	$680,000	$0	$0	$946,536	$559,541	$386,995	$559,541
2019	$189,581	$24,632	$612,000	$0	$0	$826,213	$508,674	$317,539	$508,674
2018	$151,730	$16,637	$544,000	$0	$0	$712,367	$462,431	$249,936	$462,431
2017	$101,153	$15,731	$544,000	$0	$0	$660,884	$420,392	$240,492	$420,392
2016	$101,153	$15,822	$265,200	$0	$0	$382,175	$382,175	$0	$382,175
2015	$101,153	$15,912	$265,200	$0	$0	$382,265	$374,776	$7,489	$374,776
2014	$59,502	$16,003	$265,200	$0	$0	$340,705	$340,705	$0	$340,705

Building Information

Building	1	**Roof Cover**	Wood Shingle
Building Value	$508,535	**Roof Structure**	Wood Truss
Year Built	1809	**Interior Flooring**	Pine Wood
Actual Area	4007	**Interior Wall**	Drywall
Conditioned Area	3847	**Heating Type**	Air Duct
Use	Non-Profit, Charitable & Orphanages	**Air Conditioning**	Central
Style	04	**Bedrooms**	
Exterior Wall	Concrete Block	**Baths**	

Description	Square Footage
ADDITION	772
FINISHED CANOPY	50
FINISHED UPPER STORY	1537
FINISHED CANOPY	110
BASE AREA	1538
Total SqFt	4007

Sketch Information



Extra Feature Information

Code Description	Status	Value
Masonry Wall (Mix)		10159
Concrete Paving - Under 8" (COM)		4317
Fountain - Excellent (Mix)		17000

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Non-Profit, Charitable & Orphanages	50	136	6800	SF	$748,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
1/26/2024	1/26/2024	$4,500,000.00	WARRANTY DEED	5891	679	U	I	POUNDS MICHAEL R,PAMELA B ETAL	KARPELES MANUSCRIPT LIBRARY INCORPORATED
	10/1/1989	$0.00		835	607	U	I		POUNDS MICHAEL R,PAMELA B ETAL
	9/1/1989	$0.00		831	1636	U	I		

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Contact Us

Developed by SCHNEIDER GEOSPATIAL

Detail by Entity Name

Foreign Not For Profit Corporation
KARPELES MANUSCRIPT LIBRARY INCORPORATED

Filing Information

Document Number	F94000000176
FEI/EIN Number	59-3132767
Date Filed	01/13/1994
State	CA
Status	ACTIVE
Last Event	CANCEL ADM DISS/REV
Event Date Filed	10/06/2005
Event Effective Date	NONE

Principal Address

105 St. George St.
St. Augustine, FL 32084

Changed: 02/28/2024

Mailing Address

3445 Foxmeadow Ct.
Longwood, FL 32779

Changed: 06/22/2023

Registered Agent Name & Address

Karpeles, Mark B
105 St. George St.
St. Augustine, FL 32084

Name Changed: 06/22/2023

Address Changed: 02/28/2024

Officer/Director Detail

Name & Address

Title CEO

KARPELES, MARK
3445 Foxmeadow Ct.
Longwood, FL 32779

Title CFO

ALLEMAN, CHERYL
115 International Parkway
Suite 101
Lake Mary, FL 32746

Title D

RUTHERFORD, JENNIFER MRS.
P.O. BOX 1021
PORT ORCHARD, WA 98336

Annual Reports

Report Year	Filed Date
2022	03/12/2022
2023	06/22/2023
2024	02/28/2024

Document Images

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10/06/2005 -- REINSTATEMENT	View image in PDF format
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03/29/1996 -- ANNUAL REPORT	View image in PDF format
02/13/1995 -- ANNUAL REPORT	View image in PDF format

Florida Department of State, Division of Corporations

Candice Seymour

From: Stephen Bradshaw <steve@clinkit.app>
Sent: Tuesday, December 10, 2024 11:39 AM
To: Candice Seymour
Subject: Re: 312 St. George Street - Opinion of Appropriateness application for the December 19, 2024 Historic Architectural Review Board Meeting

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

Good morning! Can we go ahead and apply for a continuance for this application and get scheduled for the January meeting?

Thanks,

Steve

From: Candice Seymour <cseymour@citystaug.com>
Sent: Monday, December 9, 2024 8:45:59 AM
To: Stephen Bradshaw <steve@clinkit.app>
Subject: RE: 312 St. George Street - Opinion of Appropriateness application for the December 19, 2024 Historic Architectural Review Board Meeting

See you tomorrow! Happy Monday!

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

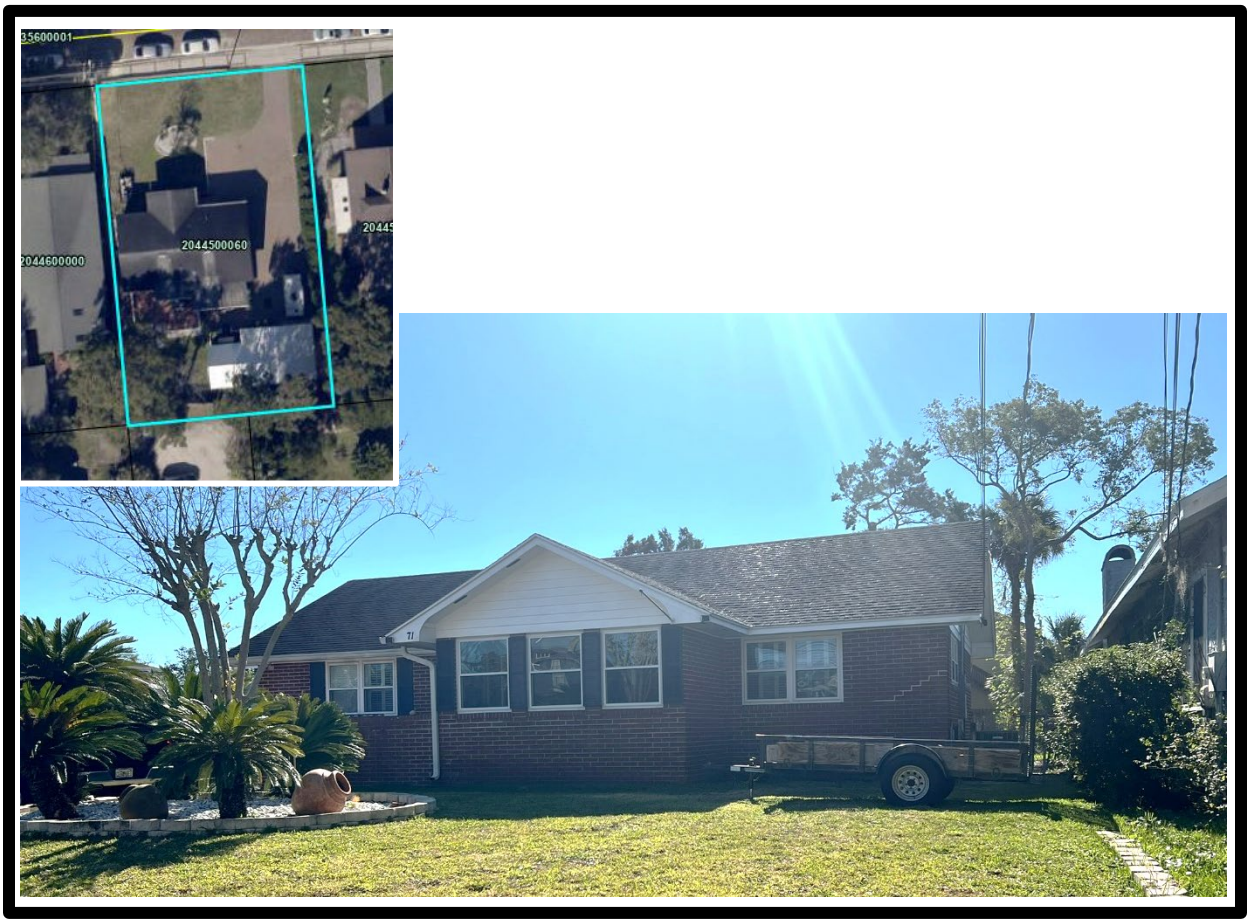
Please Note: Florida has a very broad Public Records Law. Unless specifically exempt by state law, written communications to city officials or staff regarding official city business are public records available to the public and media upon request. If your email communication is related to official government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

From: Stephen Bradshaw <steve@clinkit.app>
Sent: Saturday, December 7, 2024 10:01 AM
To: Candice Seymour <cseymour@citystaug.com>

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for December 19, 2024 Meeting



Application HP2024-0075 Address: 71 Valencia Street

David Cox & Josephine Mcelroy – Applicant and Owner

Project description: To demolish a residential building, constructed c. 1971, that is recorded in the Florida Master Site File and a non-contributing building in the Model Land Company National Register Historic District.

Architectural Style:	Ranch	Florida Master Site File:	SJ07253
National Register:	Model Land Co. NRHD: Non-Contributing	Construction date:	c. 1971
Archaeology Zone:	N/A	Zoning District:	RG-1
Parcel number:	2044500060		
Agenda Item:	9(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

This property is located on the south side of Valencia Street on the block between Riberia and Malaga Streets. The one-story Ranch Style home features a cross-gable roof with asphalt shingles, a brick exterior, side entry steps to the enclosed front porch, and 1/1 vinyl replacement windows.

The applicant is proposing full demolition due to concerns about the building's structural condition. A detached accessory dwelling unit in the southeast corner of the property (71-1/2 Valencia Street) is proposed to remain.

Detailed analysis and additional comments can be found in the staff responses to the Demolition Review Criteria on page 3 of this staff report. Any full demolition of a structure aged 50 years or older requires review and approval by the HARB.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a **Certificate of Demolition** at **71 Valencia Street** because it is not a local landmark or otherwise designated as a historic building.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Demolition of a residential building.

DEMOLITION REVIEW CRITERIA (AGHP):

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

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

3. The impact of the loss of the structure on the streetscape. The building does not have a unique typology for the area but is very similar in pattern to other post-WWII Ranch-style houses seen in several St. Augustine neighborhoods.

4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. No design requirements are in place for this area; however, it is encouraged not to replicate historic styles and to use inspiration of the immediate context area to design a compatible building with respect to height, mass, scale, rhythms, materials, site plans, etc. Any redevelopment plans must consider the Tree and Landscape Ordinance and meet zoning requirements.

5. The historical or cultural merit of the structure. The building is listed on the Florida Master Site File but is not contributing to the Model Land Company district in which it is located because its construction date is outside the period of significance. The property appears to have been constructed for Arthur L. Marsh who resided at the property from 1973 through 1980. Author, folklorist, and civil rights activist Stetson Kennedy resided here from the mid-2000s until his death in 2011. According to property appraiser records, Mr. Kennedy's wife, Sandra Parks, owned the property until sale to the current owners in 2020.

6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. The building is not designated as historic and is not eligible for individual designation or to be considered contributing to a historic district according to the Model Land Company National Register District nomination update which is still under review.

7. Whether or not the structure is representative of a style or type of architecture or a method of construction. The building is an example of the simple type Ranch buildings constructed during the post-WWII era. The building is not unusual or particularly unique.

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

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

10. ***The justification for the proposed demolition.*** The applicant cited several structural concerns in their application and provided detailed drawings which appear to indicate settlement, water, and termite damage. They plan to redevelop the property, retaining the secondary residential unit on the property and constructing a new single-family home. A conceptual drawing of the desired design was provided in the application packet.

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

Eligibility for Demolition Review (Section 28-87(3), CoSA Code of Ordinances)

The review of all applications for demolition or partial demolition permits for historic or regulated structures. Also, review all applications for demolition or partial demolition permits for primary structures within historic preservation zoning districts and National Register districts for potential designation as an historic landmark, and review of partial demolition permits for regulated structures not eligible for administrative approval. Privately owned single-family residential structures that qualify for complete demolition by statute and are not otherwise exempt pursuant to F.S. ch. 553.79(25), will be processed consistent with state law.

National Register Status (Section 28-89(6), CoSA Code of Ordinances)

Applications for certificate of demolition of a building or structure that is of exceptional significance including a local historic landmark, has been a contributing property to a National Register of Historic Places District or has been individually listed on the National Register of Historic Places shall require the following with the burden of proof to be on the applicant. The board may also require the following of structures considered to be contributing to the historical character of the city: 1) requiring submittal of a condition assessment report performed by a qualified professional; 2) requiring the applicant to prove "undue economic hardship" to justify demolition; and 3) allowing HARB the option to deny the demolition request if an undue economic hardship is not proven and removal of the building or structure will be detrimental to the historic and architectural character of the city.

Local Landmark Designation (Section 28-87(3) & (10), CoSA Code of Ordinances)

HARB is assigned the authority of reviewing all applications for demolition permits for primary structures… for potential designation as an historical landmark. Local "historical landmarks" are defined as a building, object, site or structure of the highest historical, architectural, cultural or archaeological importance and whose demolition, removal, relocation, or alteration would constitute an irreplaceable loss to the character and quality of the city.

Conditions for Demolition Approval (Section 28-89(5), CoSA Code of Ordinances)

HARB has the discretion in its review of an application for Certificate of Demolition to require, as conditions for approval, one or more of the following:

- Design of Replacement Building - *As a condition of issuing a certificate of demolition, the board may require the replacement design be approved by the board and that no permit be issued for the demolition of said structure until drawings sufficient for a building permit and all necessary requirements for the construction of a new building have been submitted for the new construction.*
- Architectural Salvage **-** *As a condition of issuing a certificate of demolition, the board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties.*
- Archival Documentation - *The board may also require at the applicant's expense the recording of the structure for archival purposes prior to demolition. The recording may include, but shall not be limited to, photographs and measured drawings.*

The building was built by 1971 and is thus more than 50 years old. The building is not in a Historic Preservation Zoning District, contributing to National Register Historic District, or individually listed on the National Register of Historic Places but is recorded on the Florida Master Site File.

The requirements for review have been sufficiently met.

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

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File
3. Polk City Directory Research

Staff Photographs
71 Valencia Street

Front (North) Elevation

Staff Photographs
71 Valencia Street

Staff Photographs
71 Valencia Street

Staff Photographs
71 Valencia Street

Staff Photographs
71 Valencia Street

Staff Photographs
71 Valencia Street

Staff Photographs
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Staff Photographs
71 Valencia Street

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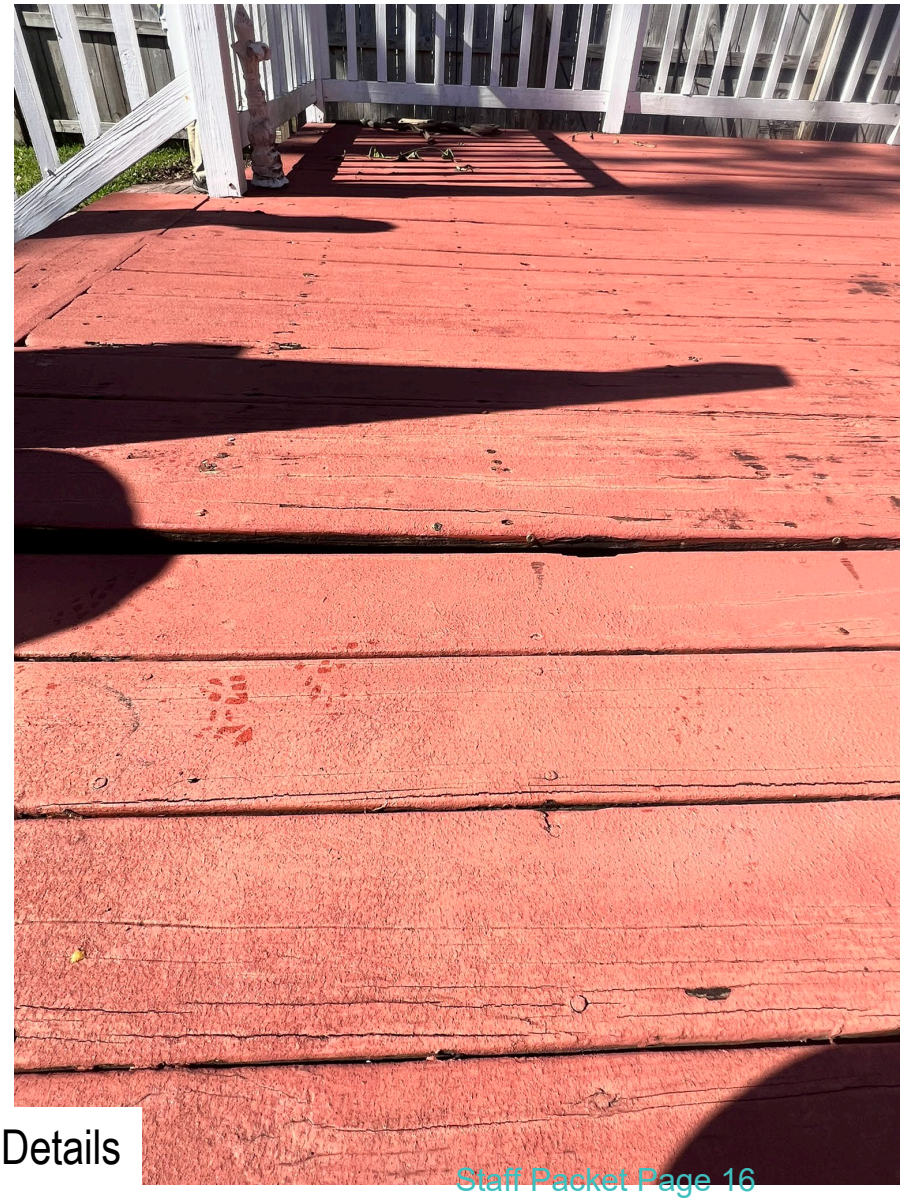
71 Valencia Street

Staff Photographs
71 Valencia Street



Exterior Details

Staff Photographs
71 Valencia Street

Exterior Details

Staff Photographs
71 Valencia Street

Exterior Details

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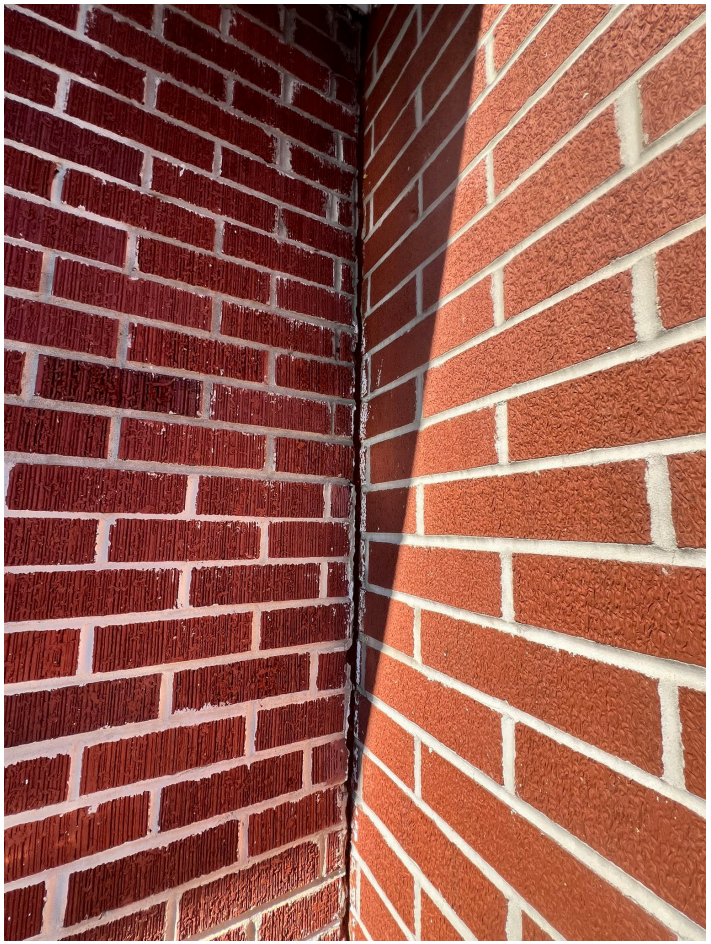
71 Valencia Street

Staff Photographs
71 Valencia Street

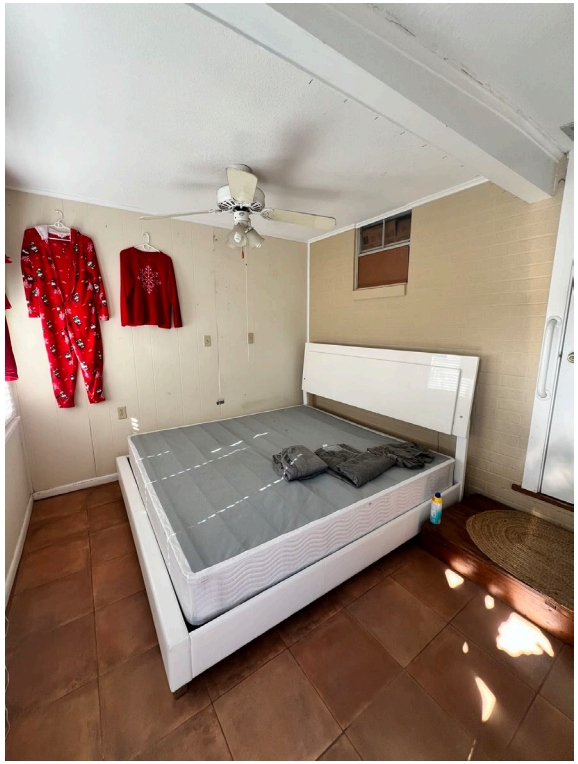
Exterior Details

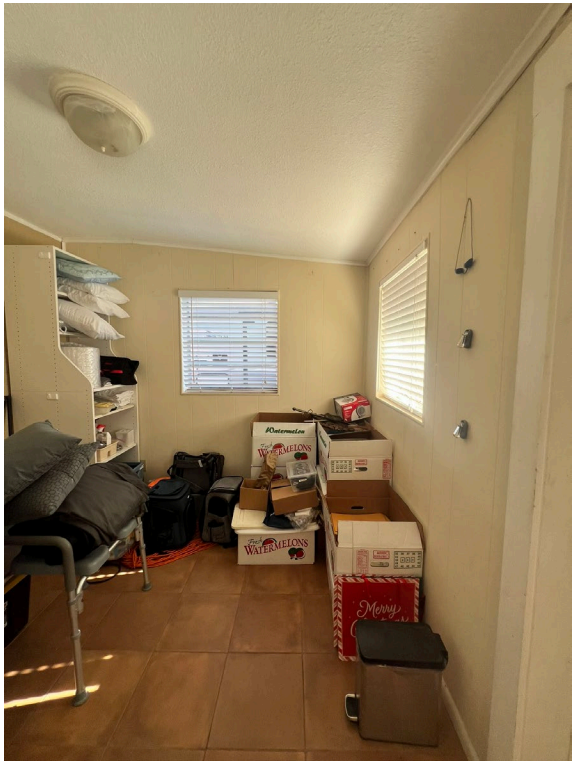
Staff Photographs
71 Valencia Street



Exterior Details

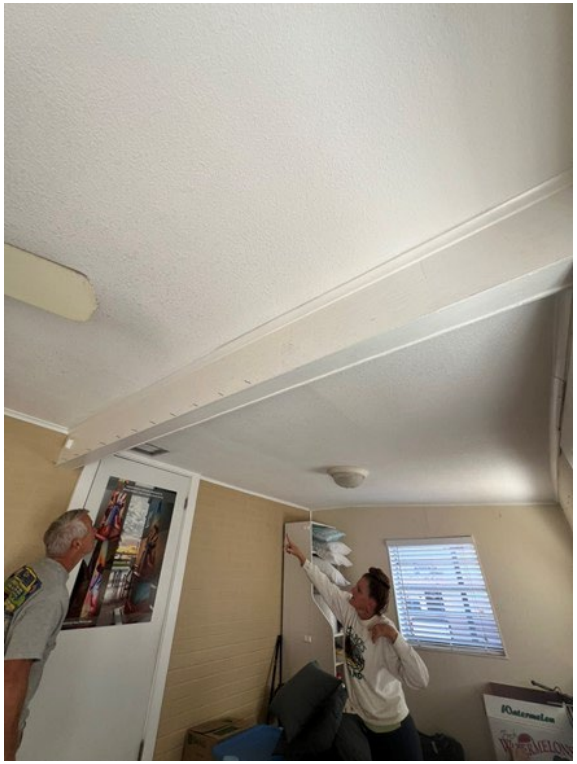
Staff Photographs
71 Valencia Street

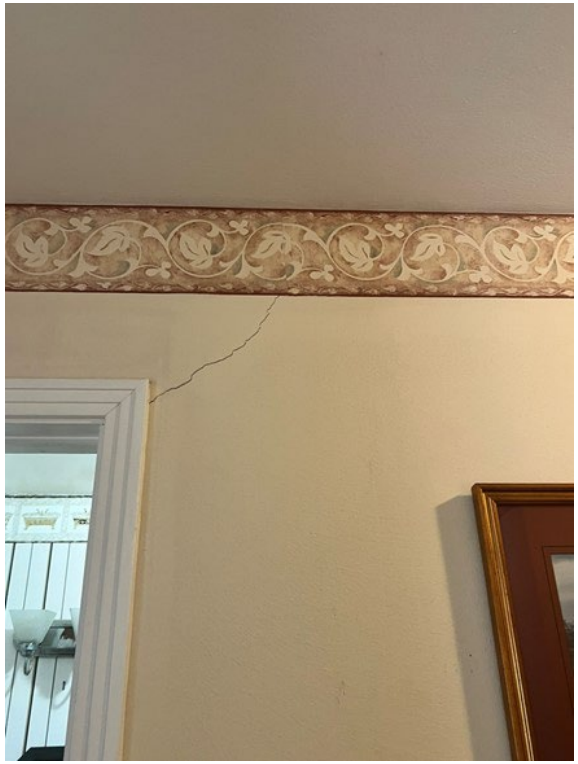




Interior

Staff Photographs
71 Valencia Street





Interior

Staff Photographs
71 Valencia Street

Interior

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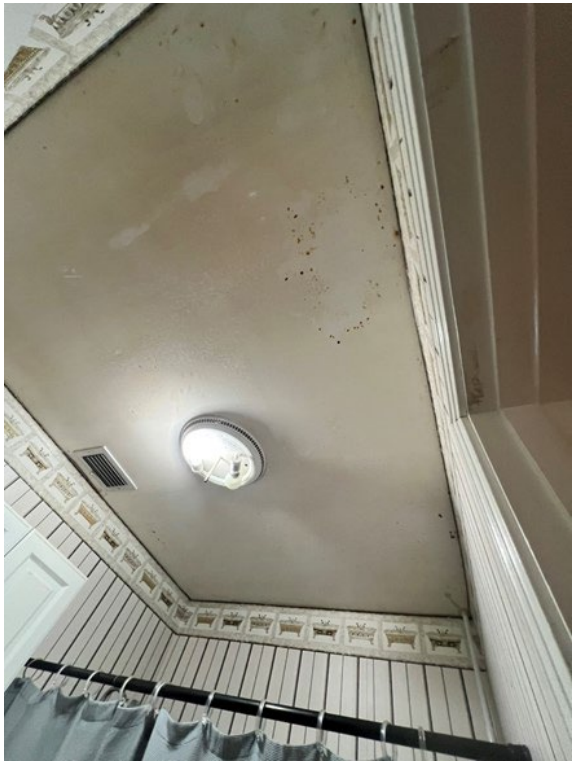
71 Valencia Street



Interior

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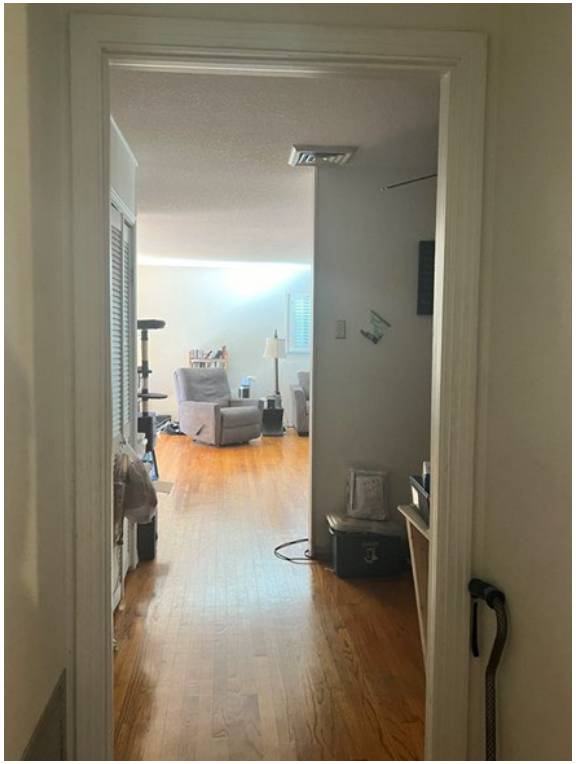
71 Valencia Street



Interior

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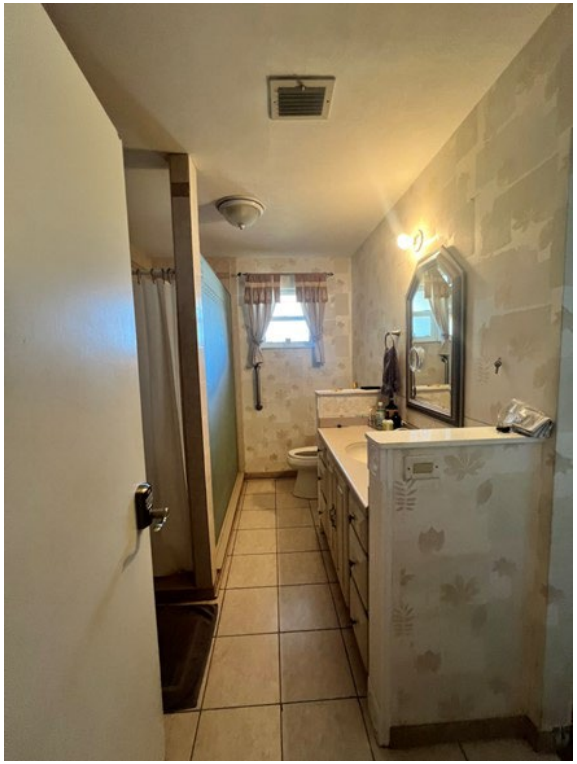
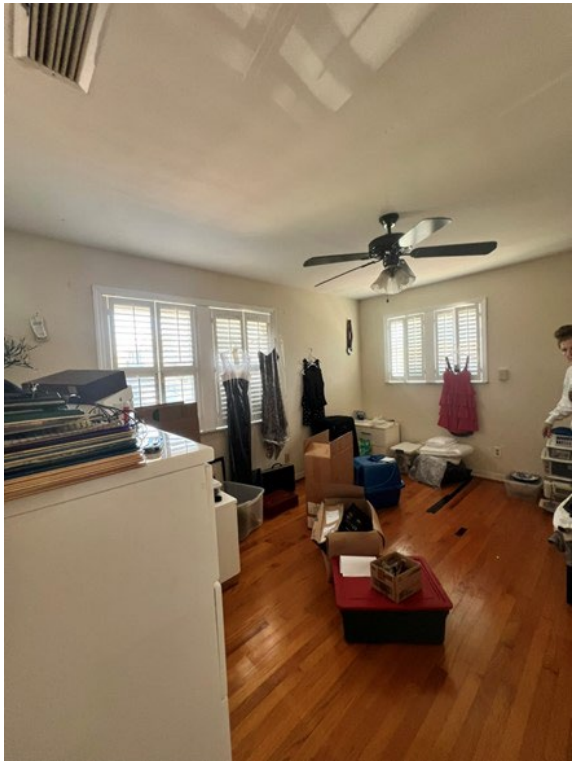
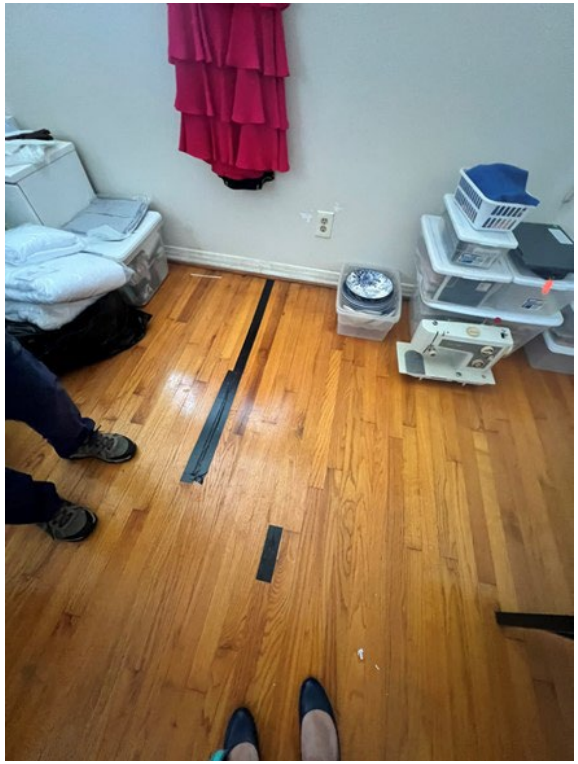
71 Valencia Street

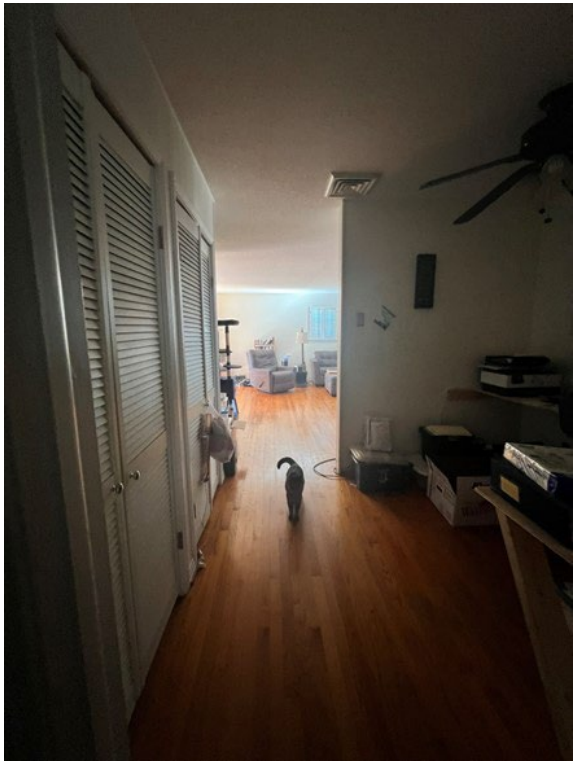


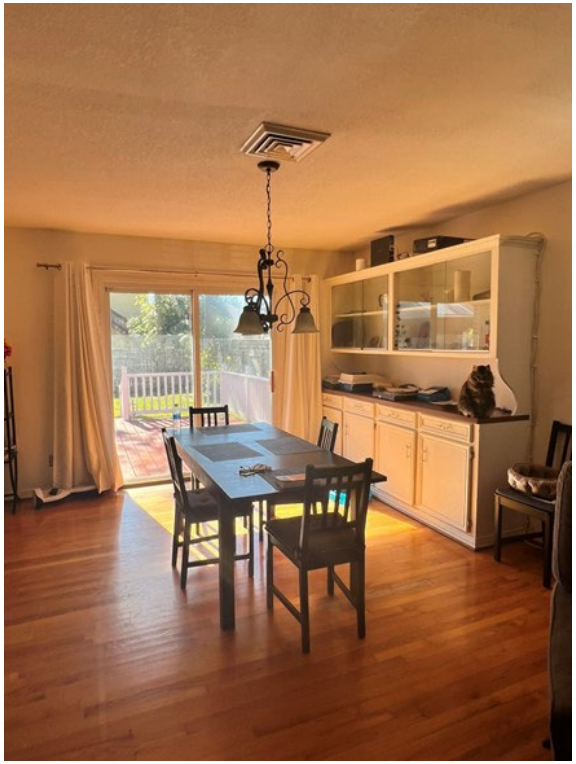




Interior

Staff Photographs
71 Valencia Street





Interior

Staff Photographs
71 Valencia Street

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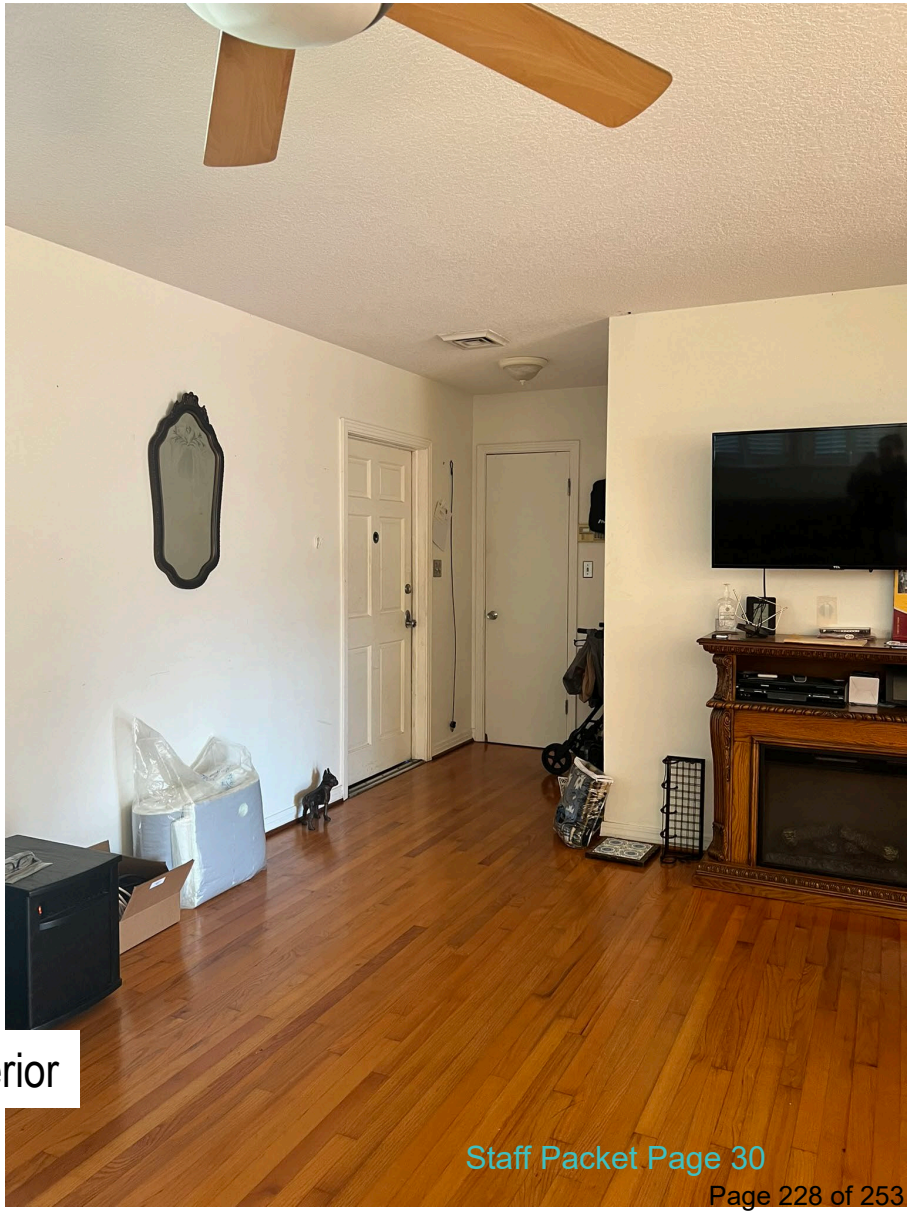


Interior

Staff Photographs
71 Valencia Street

Staff Photographs
71 Valencia Street

Front Entry Porch

Staff Photographs
71 Valencia Street

Staff Photographs
71 Valencia Street

Context

Cultural Resource Detailed Report

12/13/2024

SJ7253 - 71 Valencia Street

Historic Structure

SHPO Evaluation
Not Evaluated by SHPO

Address
71 Valencia ST

Year Constructed
1971

Condition
Good

Structure Uses
Private Residence (House/Cottage/Cabin)

Style
Ranch

Stories
1

Exterior Plan
Rectangular

Structural Systems
Wood frame

Foundation Materials
Brick

Exterior Fabrics
Brick
Weatherboard

Roof Type
Gable

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 1971 Ranch building is 1 story with Brick exterior and Gable roof. It appears to be in good condition.

71 Valencia Street (c. 1971)
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
+1973	A.L. Marsh		Not Listed
1975	Arthur L. Marsh	(o)	Retired
1979-80	Arthur L. Marsh (wife: Ruth)	(o)	Retired
1984-85	Vacant		
1990	Lorna MacDonald	(o)	Manager, Raintree
1995	Bryan Fraser		
2000	Bryan Fraser		
2005	Sandra Parks		

St. Johns County Property Appraiser documents indicate that Stetson Kennedy was deceased in 2011 and transferred ownership to Sandra Parks. The property remained in her name until 2020 when it was purchased by the applicant.

\+ First entry found for this address
(o) Owner

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Demolition (Full)

Case Number: HP2024-0075 **Meeting Date: Thursday, December 19, 2024**

1. NAME OF APPLICANT: David Cox
   Business (if applicable):
   Address: 71 Valencia Street
   City: SAINT AUGUSTINE State: FL Zip Code: 32084-3541
   Daytime Telephone: 3367499469 E-Mail Address: david_cox_1@yahoo.com

2. NAME OF PROPERTY OWNER: David Cox and Josephine McElroy
   Business (if applicable):
   Address: 71 Valencia Street
   City: SAINT AUGUSTINE State: FL Zip Code: 32084-3541
   Daytime Telephone: 3367499469 E-Mail Address: david_cox_1@yahoo.com

3. PROJECT LOCATION: 71 VALENCIA ST, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: 1-170 MODEL LAND CO SUB CITY W35FT LOT 6 & ALL LOT 7 BLK G-1 OR4904/1247

5. SCOPE OF WORK: To demolish a residential building, constructed c. 1971, that is recorded in the Florida Master Site File and a non-contributing building in the Model Land Company National Register Historic District.

Information attached by applicant includes:

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

Received 11/19/2024
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: 71 Valencia Street, St Augustine, FL 32084

Applicant's Name: David Cox Applicant's Signature: David Cox

Owner's Name: David Cox Owner's Signature: David Cox

Owner's Name: Josephine McElroy Owner's Signature: Josephine McElroy

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

(Can add additional signature page if needed)

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

Received 11/19/2024
Planning & Building Department

Full Demolition of 71 Valencia Street, Saint Augustine, FL 32084

ISSUES

Foundation Issues:

- Bricks are cracking and twisting at two corners of the house.
- Chinking is coming out from between the bricks around the entire house,
- Several window frames are bowing up and/or in.
- The current foundation will not support a 2nd story addition due to the footers poured incorrectly.
- The plaster/sheet rock is cracking on some walls in the house.

Mold Issues:

- The crawlspace under the house floods during almost every major storm. This is a major contributing factor to our mold issues.
- There is mold in most closets, on the ceilings and especially in the bathrooms

Termite Damage:

- We currently have a termite infestation in our home. We can see the termite damage to the wood floors but we are not able to assess the damage to the wooden studs in the walls, to the wooden support beams and joist under the house, or to the roof trusses.

ECONOMIC HARDSHIP DUE TO NOT DEMOLISHING AND BUILDING

- The house needs a new A/C (Approx 11 years old).
- The house needs a new roof (Approx 23 years old).
- The house needs old galvanized plumbing replaced (Approx 53 years old).
- The house needs new wiring (Approx 53 years old).
- The house needs new windows (Various ages, some single pane, some with blown seals).
- The large back deck is rotting and needs replaced (Age unknown).
- The previous owner told us that the back room flooded in hurricane Mathew. Recent storms have come close.
- Two separate contractors recently looked at completely remodeling the house for us. Both contractors gave us ball park figures of $300 dollars a square foot, this does not to include the cost of fixing the unknown foundation and termite issue/damage.

After careful consideration we decided we would be better off demolishing the house and acting as our own contractor when building a new home. Our numbers/figures have shown us that this is the most cost effective option. We plan to build a Mediterranean style home that should fit in well with the downtown architecture.

Received 11/19/2024
Planning & Building Department

Windows

Old single pane windows

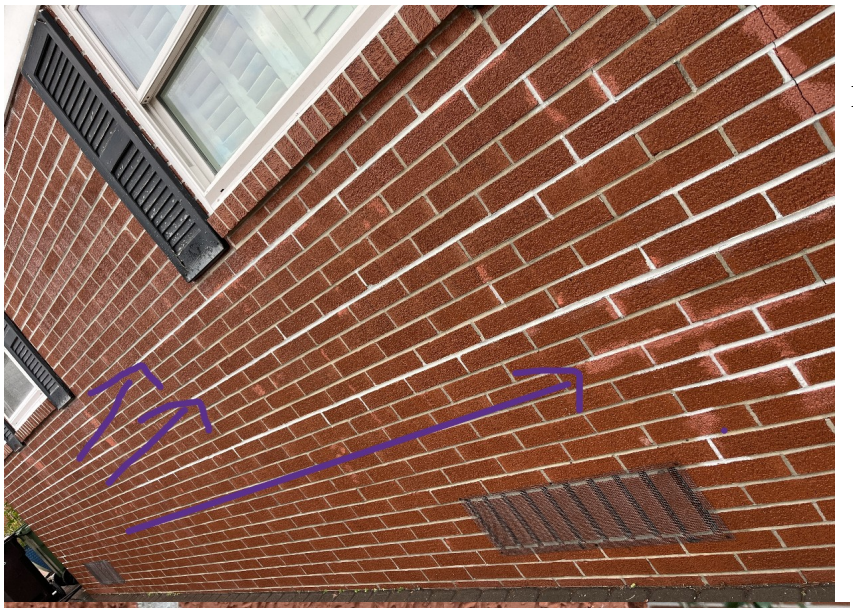
Old single pane windows

Bowing window continues to get worse each year. Chinking between bricks.

Received 11/19/2024
Planning & Building Department

Chinking of mortar

West Wall mortar filled in



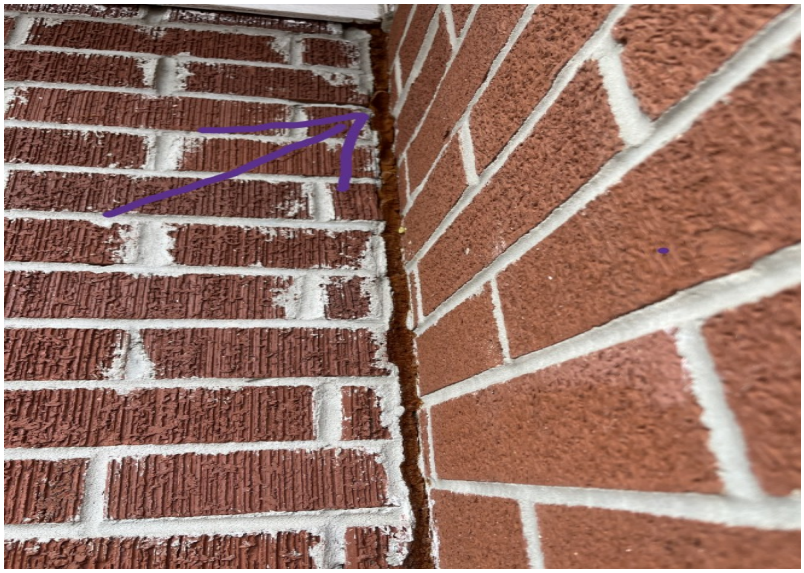
East wall mortar filled in

Corner of house twisting

Received 11/19/2024
Planning & Building Department

inside patio Chinking window bowing

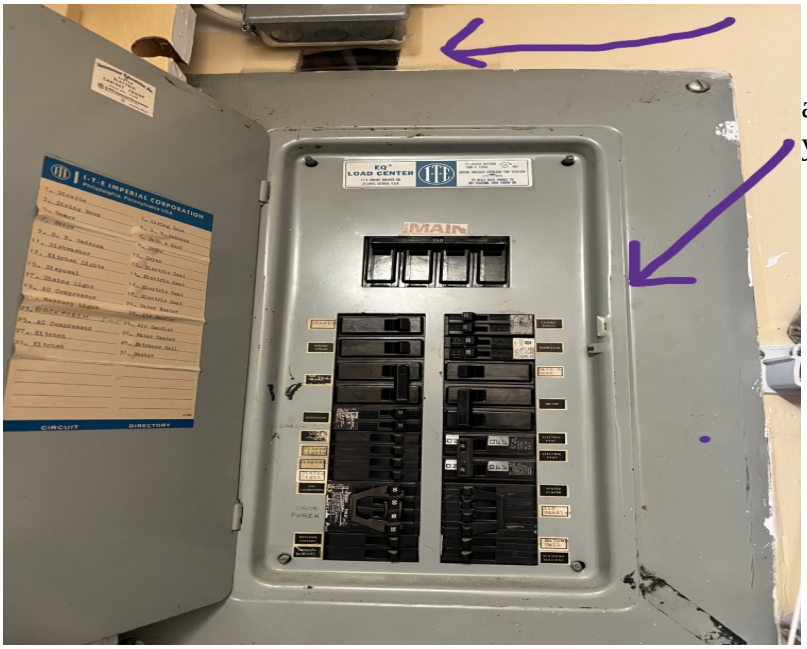
Exterior porch chinking



Wall separating

Received 11/19/2024
Planning & Building Department

Electrical



Old electrical panel and wires, outlets, and weird wiring additions along the years

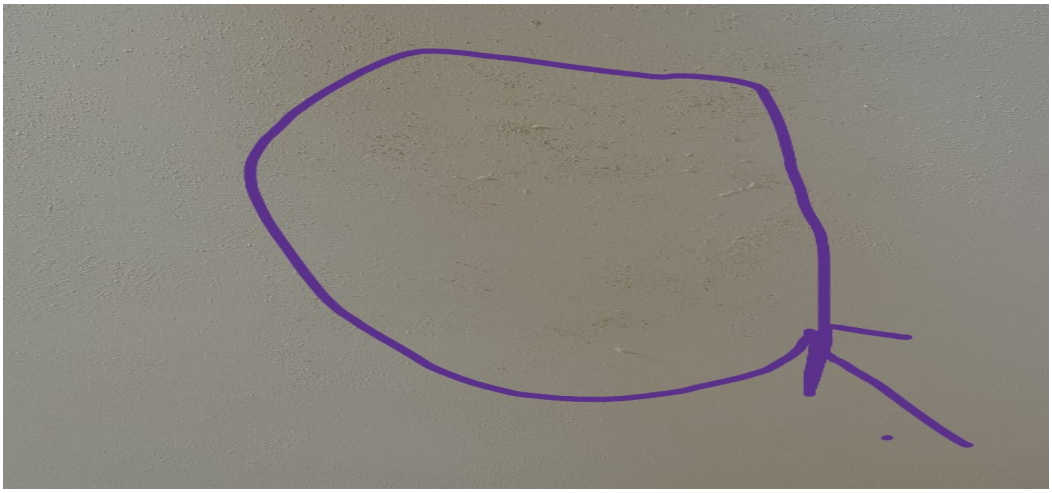
old Exterior electric

Old electric box and chinking on back end of house

Received 11/19/2024
Planning & Building Department

Mold

Mold in M bath

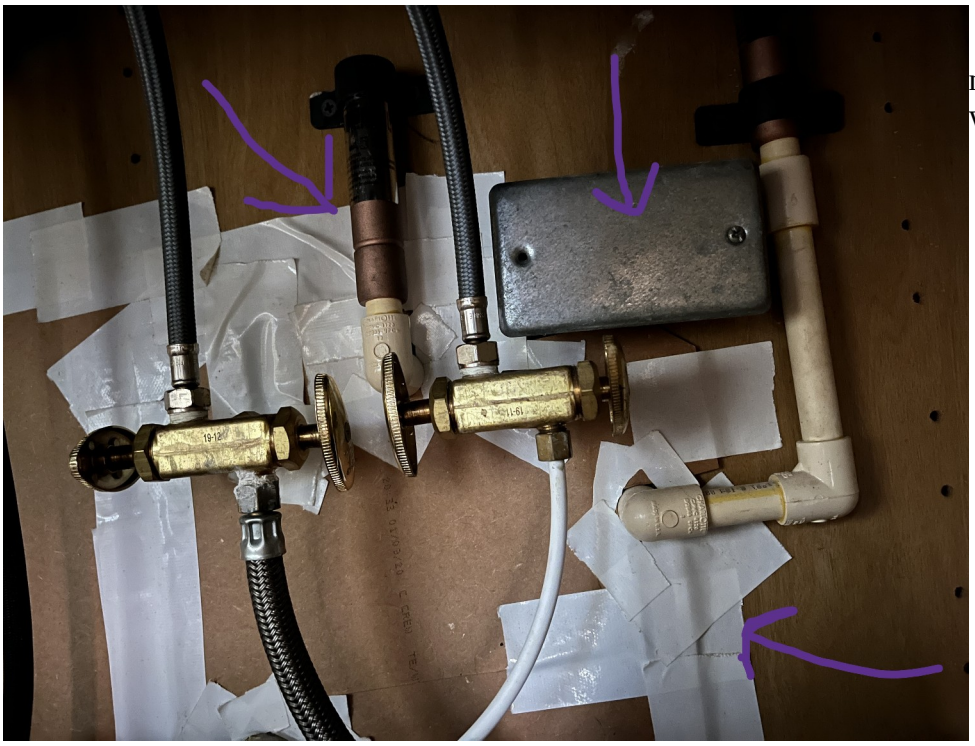


Mold in M bath

Mold in Hall bath

Received 11/19/2024
Planning & Building Department

Plumbing and AC



Old plumbing mixed with new . Wall not patched when work was done

Old AC and not lifted in flood area

Received 11/19/2024
Planning & Building Department

Roof and deck

old roof

Rotting deck

Deck lifting and separating

Received 11/19/2024
Planning & Building Department

TERMITES

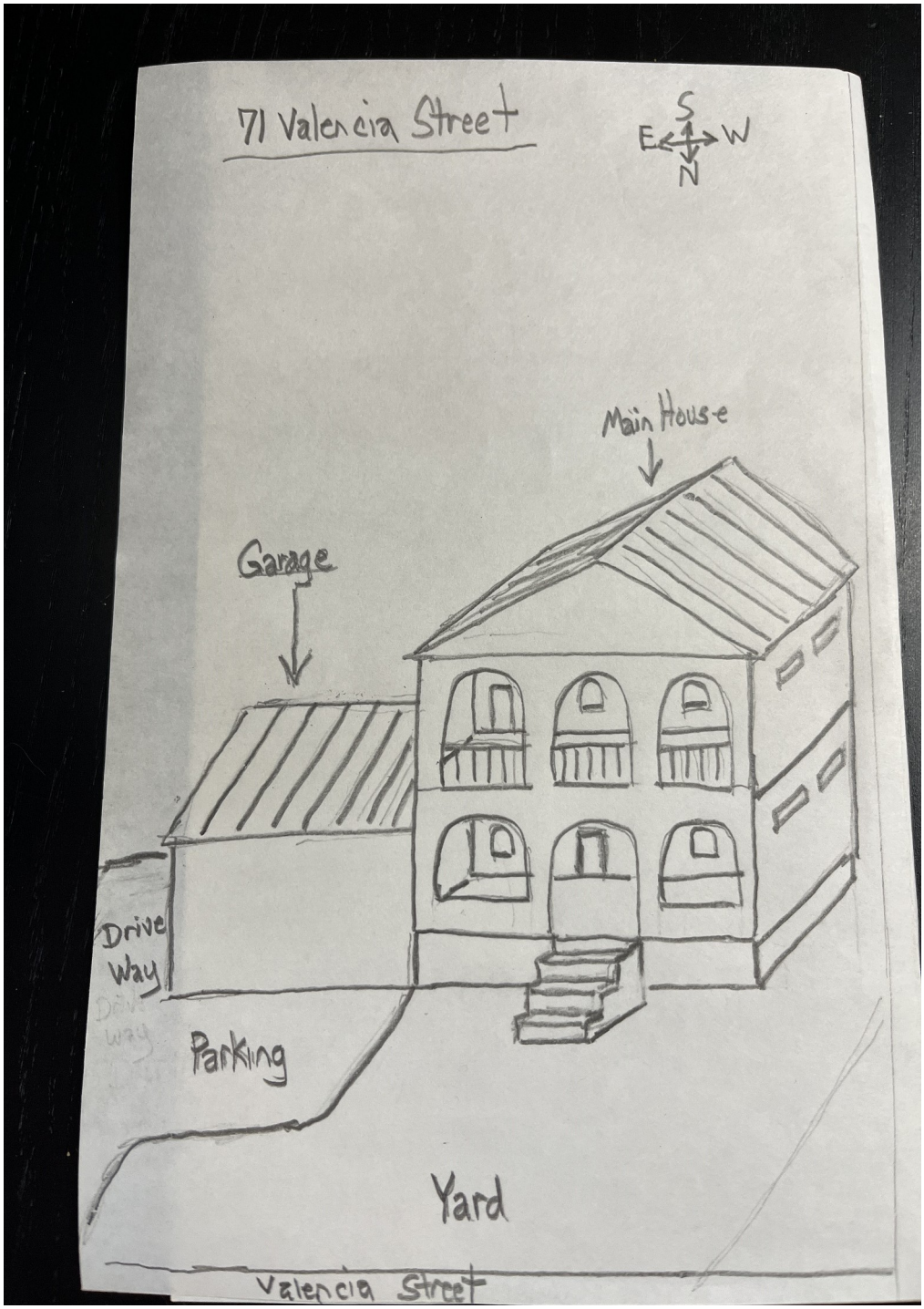
active termites in MBR

active termites in built in cabinet

active termites in hall

Received 11/19/2024
Planning & Building Department

Our Image of our Spanish New Home



Instr #2020021886 BK: 4904 PG: 1247, Filed & Recorded: 3/18/2020 12:49 PM #Pgs:2
Brandon Patty,Clerk of the Circuit Court St. Johns County FL Recording $18.50 Doc. D $3,675.00

Rec: $18.50 Doc: $3675.00 ($525,000.00)

In, Return and Prepared by:
Carol Lagasse
ESTATE TITLE OF ST. AUGUSTINE, INC.
71 CARRERA STREET
ST AUGUSTINE, FL 32084
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
204450-0060
File No.: 62793

WARRANTY DEED

This Warranty Deed, Made the 17th day of March, 2020, by

SANDRA A. PARKS, unmarried whose post office address is:
159 Marine St, #303, St. Augustine, FL 32084,
hereinafter called the "Grantor", to

DAVID COX and JOSEPHINE MCELROY, husband and wife whose post office address is:
Po Box 3365 St Augustine Fl 32085,
hereinafter called the "Grantee".

COPY

WITNESSETH: That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents ($10.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **St Johns** County, Florida, to wit:

ALL OF LOT 7 AND THE WEST 35 FEET OF LOT 6, BLOCK 1 OF MODEL LAND COMPANY'S SUBDIVISION OF BLOCK "G" OF THE CITY OF ST. AUGUSTINE, AS PER PLAT FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT FOR ST. JOHNS COUNTY, FLORIDA, IN MAP BOOK 1, AT PAGE 170, ST. JOHNS COUNTY, FLORIDA.

The property is the homestead of the Grantor(s).

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

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

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2019, reservations, restrictions and easements of record, if any.
(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Witness Signature: Carol A Lagasse

Printed Name: Carol A Lagasse

Witness Signature: _____

Printed Name: IRENE ARRIOLA

Sandra A. Parks
SANDRA A. PARKS

COPY

State of Florida
County of St Johns

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 17th day of March, 2020 by SANDRA A. PARKS. He/She/They is/are ☐ Personally Known OR ☑ Produced drivers license as Identification.

Carol A Lagasse
Notary Public Signature
Printed Name:

My Commission Expires: _____
(SEAL)

☐ Online Notary (Check Box if acknowledgment done by Online Notarization)

CAROL A LAGASSE
Notary Public - State of Florida
Commission # GG 013684
My Comm. Expires Jul 21, 2020
Bonded through National Notary Assn.

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	2044500060
Location Address	71 1/2 VALENCIA ST 71 VALENCIA ST SAINT AUGUSTINE 32084-0000
Neighborhood	Model Land/City (0800) (610.31)
Tax Description*	1-170 MODEL LAND CO SUB CITY W35FT LOT 6 & ALL LOT 7 BLK G-1 OR4904/1247 *The Description above is not to be used on legal documents.
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	Model Land Co's Subdivision Of Block G
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.280
Homestead	Y

Click Here to Open Cyclomedia Viewer in a New Tab

Owner Information

Owner Name	Cox David Et AL 100% Mcelroy Josephine 100%
Mailing Address	71 VALENCIA ST SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
Homestead		$50,000
Veteran		$5,000

Map

Valuation Information

	2025
Building Value	$274,858
Extra Features Value	$981
Total Land Value	$360,400
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$636,239**
Total Deferred	$100,800
Assessed Value	**$535,439**
Total Exemptions	$55,000
Taxable Value	**$480,439**

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	$281,913	$981	$360,400	$0	$0	$643,294	$511,317	$186,977	$456,317
2023	$259,398	$981	$360,400	$0	$0	$620,779	$485,164	$190,615	$430,164
2022	$275,358	$2,789	$302,736	$0	$0	$580,883	$460,796	$175,087	$405,796
2021	$202,647	$2,789	$256,785	$0	$0	$462,221	$438,068	$79,153	$383,068
2020	$257,374	$2,789	$256,785	$0	$0	$516,948	$352,882	$214,566	$302,382
2019	$243,048	$2,789	$256,785	$0	$0	$502,622	$344,948	$208,174	$294,448
2018	$249,483	$2,789	$256,785	$0	$0	$509,057	$338,516	$221,041	$288,016
2017	$252,701	$3,233	$256,785	$0	$0	$512,719	$331,553	$231,666	$281,053
2016	$205,280	$3,233	$222,998	$0	$0	$431,511	$324,734	$157,277	$274,234
2015	$188,198	$3,233	$202,725	$0	$0	$394,156	$322,477	$122,179	$271,977
2014	$161,994	$3,233	$202,725	$0	$0	$367,952	$319,918	$98,534	$269,418

Building Information

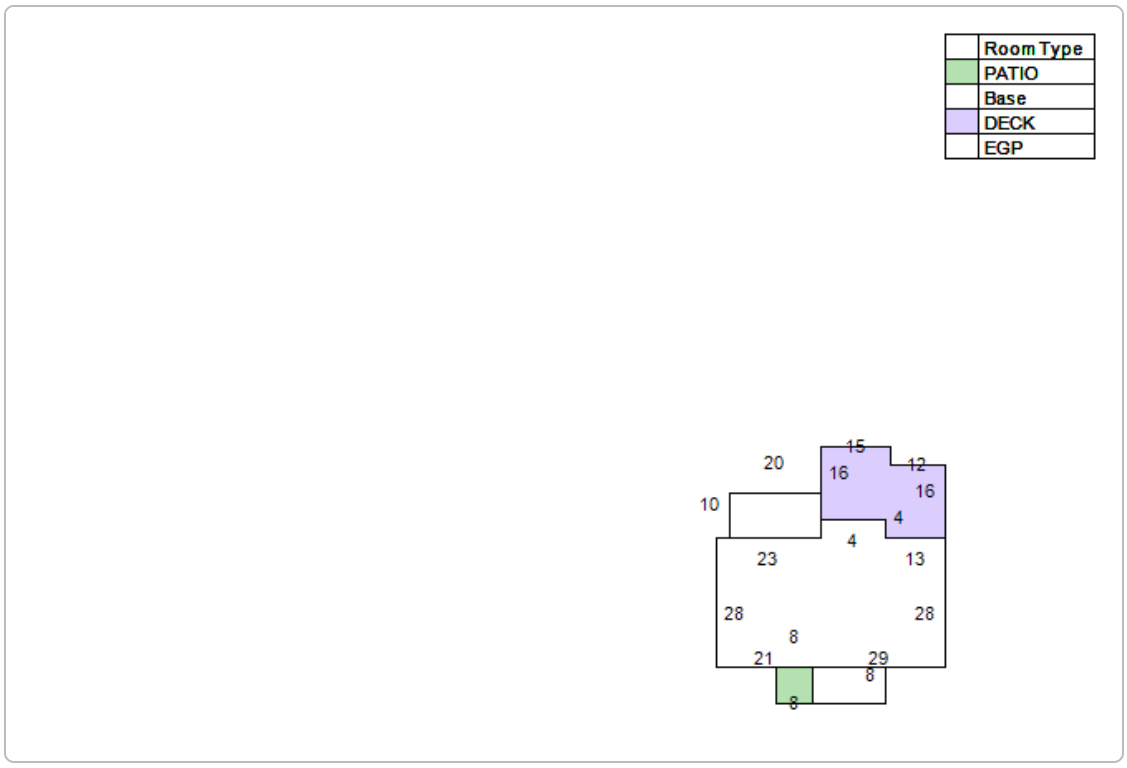
Building	1	**Roof Cover**	Composite Shingle
Building Value	$175,832	**Roof Structure**	Gable Hip
Year Built	1971	**Interior Flooring**	Pine Wood
Actual Area	2284	**Interior Wall**	Drywall
Conditioned Area	1456	**Heating Type**	Air Duct
Use	Single Family Residence	**Air Conditioning**	Central
Style	01	**Bedrooms**	3
Exterior Wall	Brick	**Baths**	3

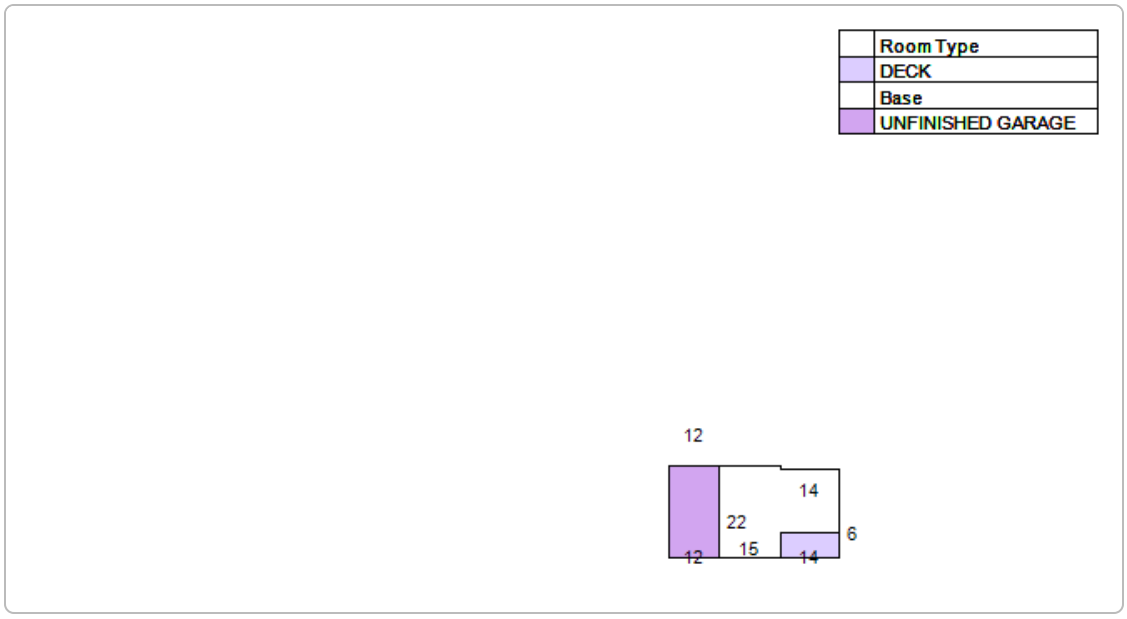
Description	Square Footage
UNFINISHED ENCLOSED PORCH	200
FINISHED DECK	436
BASE AREA	1456
UNFINISHED ENCLOSED PORCH	128
PATIO/SLAB	64
Total SqFt	2284

Building	2	**Roof Cover**	Metal
Building Value	$99,026	**Roof Structure**	Gable Hip
Year Built	2002	**Interior Flooring**	Wood Laminate
Actual Area	888	**Interior Wall**	Drywall
Conditioned Area	540	**Heating Type**	Air Duct
Use	Single Family Residence	**Air Conditioning**	Central
Style	01	**Bedrooms**	1
Exterior Wall	Concrete Stucco	**Baths**	1

Description	Square Footage
UNFINISHED GARAGE	264
BASE AREA	540
FINISHED DECK	84
Total SqFt	888

Sketch Information





Extra Feature Information

Code Description	Status	Value
Masonry Wall (Mix)		981

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	85	141	85	EF	$360,400

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/18/2020	3/17/2020	$525,000.00	WARRANTY DEED	4904	1247	Q	I	PARKS SANDRA A	COX DAVID ET AL
5/8/2014	5/7/2014	$0.00	WARRANTY DEED	3877	1497	U	I	PARKS SANDRA	PARKS SANDRA A ***
10/6/2011	8/27/2011	$0.00	DEATH CERTIFICATE	3480	754	U	I	KENNEDY WILLIAM STETSON (DECD)	PARKS SANDRA (SURV SPOUSE)
	8/15/2005	$499,500.00	WARRANTY DEED	2516	493	Q	I	MACDONALD LORNA A FKA FRASER	PARKS SANDRA A
	2/1/1989	$0.00		813	382	U	I		FRASER LORNA A
	10/1/1987	$82,000.00		759	2085	Q	I		
	10/1/1987	$0.00		759	2084	U	I		
	1/1/1987	$0.00		734	36	U	I		
	4/1/1982	$60,000.00		536	251	U	I		

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

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CITY OF ST AUGUSTINE

MEMORANDUM

To: Historic Architectural Review Board

Date: December 19, 2024

Re: Planning and Building Permits – Historic Preservation Districts

During the month of November 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

44 Avenida Menedez (Install walk-in cooler)

160 Avenida Menedez (Run gas line for exterior water heater and range, no digging required)

85 Bridge Street (Remove and replace size for size 7 windows, FL 15816.13 picture window and FL 15819.8 double hung)

20 Desoto Place (Install 5V Crimp Metal roof over existing roof – FL36904.2)

1 King Street (Install fabricated metal railings)

91 Saint George Street (Electrical service replacement)

97 Saint George Street (100 amp 1 phase service upgrade to 200 amp 1 phase service)

136 Saint George Street (Install interior emergency lighting and exit light, not visible from the outside)

35 Treasury Street (Install fire alarm system and fire sprinkler system NFPA13 and 13R)

100 Washington Street (Install fire alarm system)

28 Water Street (Re-roof main house, cottage, and pool house with 53sf asphalt shingle and 8 sf or modified bitumen - Modified Bitumen: FL19979, Shingle: FL10674)

62 ½ Valencia Street (Remove and replace existing roof cover with architectural shingles – FL16305.1, FL21350.1)

DEMOLITIONS

95 Oneida Street (Interior demolition and removal of exterior aluminum cladding)

SIGNS

5 Saint George Street (Silver Feather Jewelry: One (1) wall mounted face change sign 1' x 6' total of 6sf. One (1) hanging face change sign 2' x 3' total of 6sf)

Kaeli Dickinson

Planning and Building Clerk