

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

AMENDED

A G E N D A

THURSDAY, JANUARY 16, 2025 - 1:00 PM

ALCAZAR ROOM

-
1. Roll Call
 2. General Public Comments for Items not on the Agenda
 3. Approval of Minutes
 - a) December 19, 2024 - Regular Meeting
 4. Modification and approval of Agenda
 - *5. Recommended Expedited Hearing Items (to be recommended one week in advance)
 - a) Ad Valorem Tax Exemption Jennifer and Bradley Aufdenberg - Applicant and Owner
HP2023-0075 24 Nelmar Avenue
To modify the approved Part II of a Historic Preservation Ad Valorem Tax Exemption application to include replacement of the existing clay and concrete tile roof with a new clay tile roof on a residential building, constructed c. 1924, that is recorded in the Florida Master Site File and a contributing building to the Nelmar Terrace National Register Historic District.
 6. Continued Items from the previous HARB meetings
 - *a) HP2024-0074 Bradshaw Building LLC - Applicant
CONTINUED FROM Kresge And Kids LLC - Owner
DECEMBER 19, 2024 312 Saint George Street
REQUESTED CONTINUANCE To remove the existing rear shed structure and construct a new
TO FEBRUARY 20, 2025 garage with habitable space along Cordova Street.
 7. Certificate of Appropriateness
 - a) HP2024-0079 Azman & Maria M Dayakli - Applicant and Owner
56 Charlotte Street
To construct a storage shed in the rear yard.

- b) HP2024-0082 CPT Joel Palmer - Applicant
U.S. Barracks - Owner
88 (82) Marine Street
For site changes including new pavers along Marine Street, installation of new exterior lighting, and refacing an existing information board.

8. Certificate of Demolition and Partial Demolition

- a) HP2024-0080 John Valdes & Associates, Inc. - Applicant
Danmac LLC - Owner
156 Avenida Menendez
For partial demolition of a building, constructed c. 1839-1930, that is recorded in the Florida Master Site File and contributing to the St. Augustine National Register Historic District including removal of the later c. 1890 and 1930 additions along Avenida Menendez from the c. 1830s portion of the building addressed 59 Marine Street.

- b) HP2024-0081 Mary & Scott Siefken - Applicant and Owner
47 Abbott Street
For partial demolition of a residential building, constructed c. 1885-1894, that is recorded in the Florida Master Site File and a contributing building to the Abbott Tract National Register Historic District, including removal of later one and two-story rear additions to allow for construction of a new two-story rear addition, exposure and repair of the existing pier foundation, and demolition of a detached shed structure.

9. Planning and Building Staff Communications

- a) Staff Approved Permits Report

10. Other Business

11. Next Scheduled Meeting Date(s):

- a) Wednesday, January 22, 2025 (2:00 P.M.) - Special Meeting
- b) February 20, 2025 - Regular Meeting

12. Adjournment

Notices: In accordance with Florida Statute 286.0105: "If any person decides to appeal any decision made by the Historic Architectural Review Board with respect to any matter considered at this scheduled meeting or hearing, the person will need a record of the proceedings, and for such purpose the person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending notice not later than seven days prior to the proceeding at the address given on the notice. Telephone: (904) 825-1007 or 1-800-955-8771 (TDD).

~ Please note that one or more members of the City Commission or its appointed boards or committees may attend this meeting and participate, however they may not engage in a discussion or debate amongst themselves on any issue that will likely come before their respective elected or appointed body. ~ The materials prepared and presented are part of the City's ongoing Florida Public Records and Government in the Sunshine compliance, and are not intended to be relied upon or to reach investors or the trading markets.

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting December 19, 2024

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, December 19, 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
Absent Catherine Duncan (Excused)
Linda Potter
Barbara Wingo

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

2. General Public Comments for Items not on the Agenda

None

3. Approval of Minutes

MOTION

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

VOTE ON MOTION:

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

4. Modification and approval of Agenda

Item 6.a. was administratively withdrawn.

6.b. was withdrawn by the applicant.

Item 8.a had requested a continuance to the January 16, 2025 Regular Meeting.

MOTION

Mr. Weaver MOVED to APPROVE the modifications to the agenda to include the following changes; to administratively withdraw item 6.a. to withdraw item 6.b. per the applicants request, and to continue item 8.a to the January 16, 2025 meeting The motion was SECONDED by Mr. Beach.

VOTE ON MOTION:

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

5. Public Comments related to Expedited Hearing items:

NONE

6. Continued Items from Previous Meetings

6. (a) Certificate of Demolition (Partial)
HP2024-0050 – Liannys Sanchez –
Applicant and Owner
65 ½ Saragossa Street
Continued from 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 District, and recorded in the Florida Master Site File, including replacement of historic windows in a different material and design.

This item was Administratively Withdrawn. See item 4.

6. (b) 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 and 1917, that is recorded in the Florida Master Site File and contributing to the Model Land Company National Register Historic District.

This item had been withdrawn by the applicant. See item 4.

6. (c) HP2024-0072 – KLT Construction, Inc – Applicant
J Prabhu, LLC – Owner
120 Avenida Menendez
Continued from November 21,2024

To fill in an existing pool area at the southeast corner of the site to expand existing paved 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 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.

James Whitehouse reviewed the application.

Ex Parte Communication: none

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

The Board discussed:

- It appeared that the requested information had been provided
- Needed clarification for what materials would be used to build the planter boxes and how wide they would be and also would the plants survive in this environment
- The planters would be placed where the existing wall was and would be the same width as those walls; there would be some landscaping on the inside of the walls
- The applicant would be working with staff
- The plants would be ones that were listed on the approved planting list provided in the code

Mr. Weaver asked the staff to provide clarification with the archeology report. He wanted to know if there had been any inspection or monitoring of the project.

Ms. Seymour advised that the report was not complete; however, there appeared to be no areas of concern.

Mr. Whitehouse stated he had been in contact with the archeology department and advised that no new digging had been done so nothing new had been disturbed.

Ms. Seymour recapped that the A-14 application was not complete when work was started. She advised that the application had since been completed.

MOTION

Mr. Beach MOVED to APPROVE application HP2024-0072 as presented. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:

AYES: Beach, Weaver, Potter, Wingo, MacDonald

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. Certificates of Appropriateness

7. (a) HP2024-0076 – Len Weeks Construction.Design.Development, LLC – Applicant
Karpeles Manuscript Library
Incorporated – Owner
105 Saint George Street

To construct a covered patio space in the rear courtyard.

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

Len Weeks reviewed the application.
Ex Parte Communication: none

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

The Board discussed:

Mr. Weaver said that this was a very significant building that had been restored in the 1960's. He referenced the staff report that spoke to authenticity and using a simple

finish on the building. He said that he agreed with the staff, that the addition did not appear to be fluid with the rest of the building and wanted to know if there could be a break in the roof design. He thought that the roof line looked like a solid line and gave the impression of a large mass.

Mr. Weeks told the Board that the roof dropped down behind the building.

Mr. Beach agreed that the detached structure with a connected cover was a better option, he said that another choice would be to reduce the area of the covered patio which would be more in proportion with the building.

Ms. Potter asked how the size of the pavilion had been determined. She also asked for clarification of the uses of the area as the website indicated that there was space for special events.

Mr. Weaver said that the space was being created to keep the interior space free as it was designed for museum displays. He said that the outside area would be used for classes and lectures.

Mr. MacDonald reviewed suggested changes to the drawings provided by Mr. Weeks, which were changing the roof line while still leaving the building connected to the patio. He made some suggestions as to the materials used and asked if the applicant would have to return or could the new design be administratively approved.

Mr. Weeks liked the board suggestions and added that if necessary, he would return with the landscape plan.

MOTION

Mr. Weaver MOVED to APPROVE Certificate of Appropriateness HP2024-0076 at 105 St. George Street to construct a covered patio space in the rear courtyard with two conditions: 1) there be a smooth finish on the addition and 2) based on preliminary drawings, to be

added to the record, that there be a break in the roof and a cricket feature added to the proposed design, and finally that the arches be segmented. The motion was **SECONDED** by Mr. Beach.

VOTE ON MOTION:

AYES: Weaver, Beach, Potter, Wingo, MacDonald

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. Opinion of Appropriateness

8. (a) HP2024-0074 – Bradshaw Building LLC – Applicant

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.

This item requested a continuance to the January 16, 2025 Regular Meeting. See item 4.

9. Certificates of Demolition and Partial Demolition

9. (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.

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

David Cox and Josephine McElroy

The Board presented their Ex Parte Communication.

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

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

The Board discussed:

- Staff confirmed that the building was not contributing
- Rear of the house was very low and flooded regularly
- The footings were inadequate and this made it difficult to lift the house
- There would be a new home constructed on the property
- Since the structure was not a contributing structure in the Model Land Company, would the applicant be required to show evidence of the deterioration prior to demolition
- There was a special exception if the structure was in an historic district
- The replacement should match the scale of the neighborhood
- Agreed that mass and scale needed to be taken into consideration
- If care was not taken with the plans, the charm of the area would be lost

MOTION

Mr. Weaver **MOVED** to **APPROVE** Certificate of Demolition, a full demolition, HP2024-0075 at 71 Valencia Street to demolish the building with the condition that building permit be pulled within one year. The motion was **SECONDED** by Ms. Potter.

VOTE ON MOTION:

AYES: Weaver, Potter, Wingo, Beach, MacDonald

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

10. Planning and Building Staff Communications

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

(Provided for informational purposes)

Ms. Courtney advised that the Pena Peck house had a few issues that needed to be dealt with regarding the shutters.

11. Other Business

12. Next Scheduled Meeting Date(s):

12.(a) January 16, 2025

12.(b) January 22, 2025 Special Meeting

13. Adjournment

There being no further business, the meeting was adjourned at 2:19 P.M.¹

Gaere MacDonald, Chairperson

¹ Transcribed by Michele Fudo



**CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for January 16, 2024 Meeting**



Application HP2023-0075

Address: 24 Nelmar Avenue

Applicant & Owner: Jennifer and Bradley Aufdenberg

Project description: To modify the approved Part II of a Historic Preservation Ad Valorem Tax Exemption application to include replacement of the existing clay and concrete tile roof with a new clay tile roof on a residential building, constructed c. 1924, that is recorded in the Florida Master Site File and a contributing building to the Nelmar Terrace National Register Historic District. (Parts I & II were heard and approved by the HARB on October 19, 2023)

Architectural Style:	Mediterranean Influence: Spanish Colonial Revival	Florida Master Site File:	SJ01425
National Register:	Nelmar Terrace NRHD: Contributing	Construction date:	1924 - 1930
Archaeology Zone:	IIA	Zoning District:	RS-1
Parcel number:	1544300000		
Agenda Item:	5(a)	Previous Action(s):	Parts I & II COA Approved Oct 19, 2023

STAFF SUMMARY AND ANALYSIS:

1. Parts I and II of an ad valorem tax exemption application were heard and approved by the Historic Architectural Review Board (HARB) at the October 19, 2023 meeting. Pages from that staff report follow for reference.
2. In the application packet for Part II, it was noted that clay tiles (possibly original) were on the north wing, while concrete tiles were on the south wing. Proposed work related to the roof for this earlier review was to replace the tiles that were broken, approximated at 15 tiles, with matching tiles. The underlayment was said to have been replaced in 2010.
3. With this amendment, wholesale replacement of all roof tiles are proposed due to leaking and discovering more tiles were damaged than were known earlier. New handmade clay barrel tiles are proposed to replace both the existing clay and concrete tiles, and be laid in the same cap and pan configuration as the original tile roof. Staff communicated with both the building owner and roofing contractor, who noted the existing roof had different types of tiles, in different colors, materials, and conditions.
4. Staff was informed that the handmade tile was selected for its compatibility in most closely matching the clay material, barrel profile, and overall dimension the clay tile that existed on the roof. Staff observed that the existing clay tile is more of a uniform terracotta color in comparison with the proposed new handmade clay tiles, which has a range of color variations. The darker color tiles will be used for the pan (bottom), so that the orange and red tiles will be used on the cap (top tile), which is more visible.
5. When comparing the size and shape of the proposed with the existing tile, staff also noted that the height of the arch for the new clay tiles was shorter (3" to top of barrel of proposed compared to 4 1/4" to top of barrel of the original tile) than the existing clay tile, but match in length, and are the same approximate width. Dimensions and specifications of the proposed tiles are included with the application packet. Photos of the existing tile on the historic house and the proposed tile that is being installed on the detached garage that was recently built were also provided by the applicant.
6. Overall, the proposed new roof tiles will be very similar in appearance as the original existing clay tiles and be a significantly improved replacement for the later concrete tiles, which are noticeably different in color and configuration. Care will be taken to salvage the intact tiles for use elsewhere, according to the building owner.
7. As noted in the Secretary of the Interior's Standards (SOIS) for Rehabilitation Guidelines "latitude is given [in the SOIS for Rehabilitation Guidelines] to replace extensively deteriorated, damaged, or missing features using either traditional or substitute materials. Of the four treatments, only Rehabilitation includes an opportunity to make possible an efficient contemporary use through alterations and additions."

STAFF RECOMMENDATION:

Based on a review of the Secretary of the Interior's Standards, the previous review of Parts I and II, and without the support of evidence to the contrary, staff finds the board can **APPROVE** an **Amendment** to the **CERTIFICATE OF APPROPRIATENESS for the Historic Preservation Ad Valorem Tax Exemption at 24 Nelmar Avenue if the HARB finds:**

1. The proposed amended scope of work to the existing roof is generally consistent with the Secretary of the Interior's Standards for Rehabilitation

With the additional recommendation:

The existing roof tiles will be salvaged to be used on another project if possible.

Julie Courtney

Julie Courtney, Historic Preservation Officer

STAFF SUMMARY AND ANALYSIS FROM OCTOBER 2023 REPORT FOR CONTEXT:

1. This Certificate of Appropriateness (COA) application is to review the submitted Parts I and II of an ad valorem tax exemption application. Interior and exterior alterations to real property are eligible for inclusion to the real property valuation for the tax exemption if approved. Because this building is a contributing property to the Nelmar Terrace National Register Historic District, the HARB can find that it is a qualifying property and fulfills the requirement of Part I. For Part II, the HARB is to determine if the proposed rehabilitation work is consistent with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. Once the rehabilitation is complete, Part III is to be submitted for review by the HARB to certify the requirements for a historic preservation ad valorem tax exemption have been met. The HARB will then recommend that the City Commission grant or deny the exemption of the assessed value of the improvement for ten years. Subsequently, St. Johns County can hear the application.
2. Fronting Magnolia Avenue and located on the northeast corner with Nelmar Avenue, this residential building named "Los Robles" (Spanish for "The Oaks") was designed by architect Wallace Neff of California and constructed between 1924 and 1930. According to the Florida Master Site File (FMSF) report for the building in 1979 by David Nolan, the house "is one of the outstanding houses in St. Augustine" and "a premier example of the Mediterranean style." A 1929 *National Geographic* magazine article featured the newly constructed house.
3. Architectural Features: The house's off-centered block with front facing gable roof is two stories with one story wings extending on either side that have side gable roofs. Terra cotta colored clay barrel tiles cover the gabled roofs on the north half of the building, including the two-story portion of the house, while cement barrel tiles are on the gable roofs to the south, with the faded coloring of the cement tiles especially noticeable when looking at aerial views of the property. Exterior walls are covered in smooth stucco. A curved exterior staircase descends from the upper story across the front of the two-story block, creating a covered front entrance with an arched opening to the rounded arch plank door with a single square lite. A matching wood-framed screen pocket door is another unique feature. A large, splayed chimney is to the south of the entrance, at the intersection of where a lower one-story wing angles back towards the rear. An even more massive, but shorter splayed chimney is at the end of the south wing, while two smaller chimneys project from the north and south side of the second story. Under the front facing 2nd story gable, a balconette is inset in the upper exterior wall, which projects slightly over the lower level with a series of thick corbels underneath. Windows are wood and include 6-lite casements, paired casements that are each divided with three lites and triple narrow casements on the one-story wings, a portal window on both the front and rear of the upper level, and paired fixed-lite arched windows at the rear of the lower level. At the rear of the two-story block, a pair of French doors leads to a balcony on the upper level, while paired arched Dutch doors lead to another smaller balcony with metal railing, and an arched single French door with sidelights is below. Other exterior wood doors at the rear include paired French doors on the one-story wings and planked folding doors to the attached garage on the north wing.
4. Interior: Unique features are found throughout. A center stair with metal railing is set back from the entrance. A large living room with exposed Cypress ceiling trusses and beams is to the south side of the stair and the dining room behind with exposed beams extending across the ceiling. The kitchen and other service spaces, with the exception of a bedroom, are to the north of the stair. Another bedroom and bathroom are in the south wing, while the master bedroom and bathroom are upstairs. Two small corner fireplaces are found upstairs and a larger one in the living room that has a single row of decorative tile in place of the mantel. Another fireplace is centered on the south wing bedroom. All have low brick surrounds and are without mantels. Walls are plaster and feature arched openings between public spaces and inset arched wall openings with wood shelves are found in multiple areas. Built-in wood cabinets and drawers are on the upper level. Flooring includes what is likely the original square tile floors that have been painted in the living and dining room, and south bedroom, wood flooring and square bathroom tile is on the upper level, and more recent faux-wood vinyl composition flooring is in the north wing. Many doors and hardware look to be original or from older periods.
5. Site features: Mature trees and landscaping are dominant features of the large lot. Brick pavers in a basket weave pattern are found on the front walk from the street, a driveway to attached garage on north wing and the connected pathway to the front entrance, and a narrow patio space adjacent to the rear or east of the house running along the south wing. Also, to the east/rear of the house, a tear-drop shaped driveway in coquina concrete extends from Nelmar Avenue.
6. The house shows evidence of being maintained over the years by previous owners, and said to be kept in same family. The conditions listed under Part II of the application range from good to poor, with details provided for each exterior

CONTINUATION OF STAFF SUMMARY AND ANALYSIS FROM OCTOBER 2023 REPORT FOR CONTEXT:

Additionally, the original interior layout is intact and many of the interior features appear to be original, while a few some spaces like the kitchen and some materials have had alterations over time. Many of the windows have been previously replaced, but are still compatible to the building's architecture. The southern half of the roof has been replaced with concrete tiles that are similar to the original clay barrel tiles, but are significantly faded, which is a common issue with concrete products.

7. The new owners are committed to preserving the special architectural and historic integrity with the work proposed. Much of what is proposed is repair or replacement with compatible elements. As noted in the Secretary of the Interior's Standards (SOIS) for Rehabilitation Guidelines "latitude is given [in the SOIS for Rehabilitation Guidelines] to replace extensively deteriorated, damaged, or missing features using either traditional or substitute materials. Of the four treatments, only Rehabilitation includes an opportunity to make possible an efficient contemporary use through alterations and additions."
8. **HOUSE VALUATION / ESTIMATE PROJECT INVESTMENT**
Value of building per SJCPA (2022): \$277,180
Taxable Value per SJCPA (2022): \$566,565
Estimated Value of Proposed Project*: \$232,000 with understanding that once full extent of work required is understood, the result could be higher overall cost. Much of the interior work will be done by the new homeowners, so labor is not included in the estimate.
9. In Part II of the application, the numbering system for exterior changes corresponded with the site plan, and interior work was keyed to the floor plan.
10. For ad valorem projects, it is important to document how much historic material is being replaced and take care to not remove what can be repaired or replace more than is necessary.
11. If the proposed project scope changes, an amendment to this application must be submitted and approved.
12. All work to the property must first have required approvals and permits, including for work done to the building (exterior and interior), new fencing, and tree removal, or projects that require archaeology review.

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

SOIS In Relation to the Proposed Scope of Work Outlined in PART II of Application Packet:

1. **Compatible New Use:** A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.: The use of the property will not be changed from a single-family residential building, resulting in minimal changes to the existing building's interior layout or the exterior.
2. **Retention of Distinguishing Architectural Character:** The historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.: Overall, limited repair or replacement with elements in a similar design/material as needed is listed for building elevations and the interior in the project scope. The exterior of the original structure will largely remain intact., with the exception of an exterior door proposed to replace paired casement windows of the rear/east elevation at lower level's north bedroom. Broken roof tiles will be replaced with in-kind and roof deck repaired. Gutters, a paired casement garage window, and deteriorated bulk-head doors to the basement will be replaced with compatible. An original iron light fixture at the front entrance that is deteriorated by corrosion, and more recently added fixtures on the rear/east elevation will be replaced with ones that are keeping with the architectural style. On the interior, the existing floorplan will not be changed, with rooms kept in their existing locations. However, some modifications are proposed for some room layouts, as specified by floorplans submitted for the north bedroom and 2 of the 3 bathrooms, and elevations for the kitchen, which will require modest removal of some walls and compatible replacement of fixtures and kitchen cabinets. More significant modifications are proposed to the interior space of the detached garage, which is not utilized for automobiles, to include being divided with a new laundry room and closet. Base cabinets in the butler's pantry will be reconfigured due to the existing

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

awkward layout. The original square tile flooring in the primary lower level rooms will be carefully stripped and repainted. The later vinyl flooring in the kitchen, butler's pantry, and north bathroom, which likely had the original linoleum tile floors in poor condition underneath, will be replaced. New electrical, plumbing, and HVAC is proposed and work on investigating possible ways to run the lines has begun.

3. **Recognition of Historic Period:** Each property shall be recognized as a physical record of its time, place and use. Changes that create false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.:

The major exterior and interior features are proposed to largely remain intact, with repair mostly proposed rather than replacement unless otherwise noted, thereby retaining areas/elements that were added over time. Part II of the application details the extent of the areas that may need to be replaced due to deterioration or areas proposed to be changed.

4. **Retention of Significant Later Alterations and Additions:** Most properties change over time; those changes have acquired historic significance in their own right shall be retained and preserved.: As noted above and in Scope of Work below, the house does not appear to have been extensively altered over time. The design of the exterior of the existing house will largely remain unchanged and minor interior configurations are proposed for mostly service type rooms that will stay within the existing spaces, with little changes to the house's overall floorplan. More recent alterations to the fireplaces will be reversed.

5. **Sensitive Treatment of Distinctive Features and Craftsmanship:** Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.: The owner/applicant has submitted documentation and a detailed project scope to reflect that this is planned with the proposed work. See Part II's attachments and addendum.

6. **Repair or Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence:** Deteriorated historic features shall be repaired rather than replaced. Where the severity of the deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.:

Part II of the application details elements that are being retained and selectively repaired or replaced as needed. For example, the original, but damaged Tunis tile found above the living room's fireplace opening will be recreated or replaced with tiles of similar size and design.

7. **Cleaning with the Gentlest Possible Method:** Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.: Part II of the application indicates no chemical or harsh physical treatments. A soda blast paint removal treatment is proposed for the original clay tile floors.

8. **Protection and Preservation of Significant Archaeological Resources:** Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.: The property is located in Archaeological Zone IIA. An A14 Archaeological Review application should be submitted for any ground disturbing activity 3" or more in depth and over 100 sq ft in size, such as possible plumbing projects or future construction of a detached garage.

UPDATED: Depending on the ground disturbing activities, what resources have the potential of being disturbed, and the requirement for mitigation measures, this may result in compliance requirements that exceeds the level of review and work that the City Archaeology program provides.

9. **Compatible Contemporary Design for New Alterations and Additions:** New additions, exterior alterations, or related new constructions shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.: From the information submitted with Part II of the application, no additions are planned, and replacement is limited to damaged features, a paired casement window to be removed for an exterior door, new flooring to replace later vinyl and damaged original linoleum, kitchen cabinets and bathroom fixtures that may not be original, and plumbing/electrical/mechanical

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

systems. Proposed room configurations will not damage the historic character of the house. With the introduction of central air conditioning to the building, extreme care should be taken to ensure potential condensation problems are thought through to prevent damage to the historic building fabric. A detached garage may be constructed at a later date and care should also be taken that it meets this standard.

- 10. Reversibility of New Alterations and Additions:** New additions and related or adjacent new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.: Historic materials are proposed to be retained and repaired, with limited replacement as needed or for secondary spaces such as kitchen and bathrooms. For elements that are deemed too deteriorated for repair, matching or compatible materials in style, texture, dimensions are proposed.

See more detailed recommendations from the Secretary of the Interior's Standards (SOIS) for Rehabilitation Guidelines on page 8-10.

SUMMARY SCOPE OF WORK:

Proposed to Exterior and Interior of Existing Building:

For more details, see Application Packet PART II - FEATURES 1-22 (plans and details are provided in the attachments and amendments listed in the addendum) and summarized above under SOIS #2 of page 4 in this report.

1. Elements are to be largely retained and selectively repaired as needed, with little proposed to be replaced beyond deteriorated features on the exterior (a number of roof tiles, bulkhead doors, and front entry light fixture) and a paired casement window to be replaced with exterior door on rear/east elevation.
SEE AMENDMENT PACKET FOR UPDATED ROOF SCOPE OF WORK
2. Non-historic interior elements proposed to be removed and replaced with new flooring, cabinets, and fixtures for the kitchens and bathrooms.
3. Minor room configurations are proposed for two bathrooms, the kitchen, the north bedroom, and the attached garage.
4. New electrical, plumbing, and mechanical systems

Proposed to Site:

5. A large Live Oak tree may need removal due to its proximity to the house
6. Detached garage may be constructed at a later date **(WAS CONSTRUCTED)**

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Spanish Colonial Revival (1915-1940)

Spanish Colonial Revival, also known as Spanish Revival and Spanish Eclectic, drew from the architecture of Spain and its New World colonies. Architect Bertram Grosvenor Goodhue studied prototypes in Spain and Spanish America and developed the sophisticated, accurate interpretation of Spanish architecture. This style was popular in the southwest, California and Florida during the 1920s, and virtually defined the 1920s Florida Boom. *Locally, this style is often erroneously referred to as "Mediterranean Revival."*

Identifying features of the style include red clay barrel tile or Spanish tile; wrought iron work, including balconies and balconets; stucco exterior finishes; paneled doors; decorative vents and rondels; arcades; and low-pitched, usually gable roofs with little or no eave overhang.

Buildings are not usually constructed directly on the street, although the size of yards varies.

Building plans are rectangular or irregular. Buildings are typically two to four stories.

Foundations are continuous masonry or brick. Construction is unfinished poured coquina concrete or masonry. Exterior finishes are brick, stucco or the unfinished coquina concrete.

Roofs are gable, hip, or flat with a parapet. Pitched roof surfaces are covered with composition shingles, barrel tile or interlocking tile. Flat roof surfaces are built up. Chimneys are brick.

Windows are double hung sash five-over-five, one-over-one, and fixed multi-pane casement. Fanlights and transoms are common. Iron window grilles, balconies and balconets are common.

Detailing includes plaster and terra cotta highlighting of arches, columns, window surrounds, cornices, and parapets; wrought iron grilles, balconies and balconets. Decorative carving on the facade, fountains, arcades and patios are also common.

Historic Preservation Property Tax Exemption

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

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

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

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

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

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

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

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

Secretary of the Interior's Standards for Rehabilitation

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

Secretary of the Interior's Standards for Rehabilitation: Guidelines

Choosing Rehabilitation as a Treatment

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

Identify, Retain, and Preserve Historic Materials and Features

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

Protect and Maintain Historic Materials and Features

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

Repair Historic Materials and Features

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

Replace Deteriorated Historic Materials and Features

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

Design for the Replacement of Missing Historic Features

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

Alterations/Additions for the New Use

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

Energy Efficiency/Accessibility Considerations/Health and Safety Code Considerations

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

City of St. Augustine Code of Ordinances

Sec. 2-381. - Title.

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

Sec. 2-382. - Intent.

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

- (1) Encourage restoration, rehabilitation and renovation of historic structures located in historic preservation districts in St. Augustine; historic structures listed on the National Register of Historic Places; and designated historical landmarks; and
- (2) Encourage visible rehabilitation that will make blocks and neighborhoods more attractive, focus attention on them and improve property values on the rest of the block or in the neighborhood, therefore enhancing their appeal as places to live, to work or to visit.

Sec. 2-383. - Definitions.

- (1) *Assessed value* shall mean the determination of the value of an improvement or property by the St. Johns County Property Appraiser in the manner provided by law.
- (2) *Contributing property* shall mean a building, site, structure or object which adds to the historical architectural qualities, historic associations or archaeological values for which a district is significant because (a) it was present during the period of significance of the district and possesses historic integrity reflecting its character at that time; (b) is capable of yielding important information about the period; or (c) it independently meets the National Register of Historic Places criteria for evaluation.
- (3) *Government or non profit* use shall mean that the occupant or user of at least sixty-five (65) percent of the usable space of a historic building or of the upland component of an archaeological site is an agency of the federal, state or local government, or a non-profit organization certified by the Department of State under F.S. § 627.013.
- (4) *Historical landmark* shall mean a building, object, site or structure of the highest historical, architectural, cultural or archeological importance.
- (5) *Historic property* shall mean a building, object, site or structure which is: (a) individually listed in the National Register of Historic Places; (b) a contributing property in a National Register-listed historic district; (c) designated as a historic property or landmark under the provisions of City Code section 28-87(10); or (d) a contributing property in a historic preservation district designated under the provision of City Code chapter 28, article III, division 3, historic preservation districts.

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

Sec. 2-384. - Exemption.

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

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

Sec. 2-385. - Exemption period.

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

Sec. 2-386. - Procedures.

- (a) Application for exemption. Application for the property tax exemption shall be made on the two-part Historic Preservation Property Tax Exemption Application, DOS Form No. HR3E101292, or its equivalent, as adopted by the State of Florida. Part 1, the Preconstruction Application, shall be submitted before improvements are initiated, and Part 2, the Request for Review of Completed Work, shall be submitted upon completion of the improvements. Said Application shall be completed in accordance with the instructions promulgated by the Department of State of the State of Florida.
- (b) **Upon receipt of the completed preconstruction application and all required supporting materials, the historic preservation office shall determine whether the property for which an exemption is requested is a qualifying property. The historic preservation office shall refer the application to the board, which shall determine whether the proposed improvements are consistent with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (latest edition), U.S. Department of the Interior, National Park Service.**
- (c) On completion of the review of a preconstruction application, the historic preservation office shall notify the applicant and the city commission in writing of the results of the review and shall make recommendations for correction of any planned work deemed to be inconsistent with the standards cited above.
- (d) Each review of a preconstruction application or application for review of completed work conducted by the board shall be completed within sixty (60) days of the time that the complete application is submitted to the historic preservation office.
- (e) Upon receipt of the request for review of completed work and all required supporting materials, the board shall conduct a review to determine whether or not the completed improvements are in compliance with the work described in the approved preconstruction application, subsequent approved amendments, if any, and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. The board reserves the right to inspect the completed work to verify such compliance.
- (f) **On completion of the review of a request for review of completed work, the board shall recommend that the city commission grant or deny the exemption. The recommendation, and the reasons therefore, shall be provided in writing to the applicant and to the city commission. The recommendation shall advise the applicant of their right to a fair hearing pursuant to procedures set forth by the city.**

Sec. 2-387. - Evaluation of improvements.

- (a) The board shall apply the recommended approaches to rehabilitation as set forth in the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings in evaluating the eligibility of improvements to the historic property.
- (b) For improvements intended to protect or stabilize severely deteriorated historic properties or archaeological sites, the board shall apply the following additional standards:
 - (1) Before applying protective measures which are generally of a temporary nature and imply future historic preservation work, an analysis of the actual or anticipated threats to the property shall be made by the chief building official.
 - (2) Protective measures shall safeguard the physical condition or environment of a property or archaeological site from further deterioration or damage caused by weather or other natural, animal or human intrusions.
 - (3) If any historic material or architectural features are removed, they shall be properly recorded and, if possible, stored for future study or reuse.
 - (4) Stabilization shall reestablish the structural stability of a property through the reinforcement of loadbearing members or by arresting material deterioration leading to structural failure. Stabilization shall also reestablish weather resistant conditions for a property.
 - (5) Stabilization shall be accomplished in such a manner that it detracts as little as possible from the property's appearance. When reinforcement is required to reestablish structural stability, such work shall be concealed wherever possible so as not to intrude upon or detract from the aesthetic and historical quality of the property, except where concealment would result in the alteration or destruction of historically significant material or spaces.

Sec. 2-388. - Appeals.

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

Sec. 2-389. - Commencement of work.

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

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

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

Sec. 2-391. - Covenant.

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

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

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

LIST OF ATTACHMENTS:

1. Staff Photographs, taken December 2024 and September 2023
(FOR THIS AMENDMENT PACKET, ONLY RELEVANT PHOTOS OF ROOF AREAS WERE INCLUDED)
2. Florida Master Site File
3. Sanborn Map
4. State Statutes for the Tax Exemption for Historic Properties

See <https://staugustinefl.portal.civicclerk.com/event/740/files/attachment/4621> for full staff report packet and <https://staugustinefl.portal.civicclerk.com/event/740/files/attachment/4622> for full application packet of Part I and II Ad Valorem Application approved by the HARB on October 19, 2023.

STAFF PHOTOGRAPHS – December 2024
24 Nelmar Avenue



Existing clay tile and proposed new clay tile
(see application packet for variation of colors that are
standard with this handmade tile)

[Staff Report Packet](#), Page 15

STAFF PHOTOGRAPHS – December 2024
24 Nelmar Avenue



Existing Concrete Tile on south wing



Existing Clay Tile on center two-story portion and north wing

Rear/East Elevation

STAFF PHOTOGRAPHS – December 2024
24 Nelmar Avenue



Rear/East Elevation

Existing Concrete Tile
on south wing



Existing Clay Tile on center two-story portion and north wing



STAFF PHOTOGRAPHS – December 2024 24 Nelmar Avenue

Rear/East Elevation
with newly constructed detached garage building
in northeast corner of lot





Magnolia Ave

Magnolia Ave

Magnolia Ave

Google



STAFF PHOTOS - SEPTEMBER 2023
24 NELMAR AVENUE



STAFF PHOTOGRAPHS
24 Nelmar Avenue



West/Front Elevation

STAFF PHOTOGRAPHS

24 Nelmar Avenue



Front/West Elevation

STAFF PHOTOGRAPHS

24 Nelmar Avenue



Front/West Elevation

STAFF PHOTOGRAPHS

24 Nelmar Avenue



Rear/East Elevation

STAFF PHOTOGRAPHS
24 Nelmar Avenue



Roof deck on east elevation: accessed from 2nd Floor

STAFF PHOTOGRAPHS

24 Nelmar Avenue



Roof deck on east elevation:
accessed from 2nd Floor



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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM _____ 802== Site No. 8SJ1425 1009==
 Site Name: 24 Nelmar Avenue 830== Survey Date: 7906 820==
 Address: 24 Nelmar Avenue, St. Augustine, Fla. 32084 905==
 Instructions for Locating: _____
 _____ 813== County: St. Johns 808==
 Location: Nelmar Terrace 64 and 65 868==
 (subdivision) (block) (lot)
 _____ 868==
 Owner of Site: Name: Johnson-Berg, Ethel M. S. ;
 Address: 24 Nelmar Avenue
 St. Augustine, Fla. 32084 902==
 Occupant or Manager: _____ 904==
 Type of Ownership: Private 848== Zoning: RSE
 NR Classification Category: Building 916== Recording Date: _____ 832==
 UTM: 17 469365 3308780 890== Location: T07S R30E N7 812==
 (zone) (easting) (northing) (T) (R) (S)
 Map Reference: USGS St. Augustine 7.5 MIN 1956 (PR 1979) 809==
 Recorder: Name & Title: Nolan, David (Historic Sites Specialist) ;
 Address: H.S.A.P.B. 818==

II. SITE DESCRIPTION

Condition of Site:	Threats to Site:
(x) <u>Excellent</u> 863==	() <u>Zoning</u> 878==
() <u>Good</u> 863==	() <u>Development</u> 878==
() <u>Fair</u> 863==	() <u>Deterioration</u> 878==
() <u>Deteriorated</u> 863==	() <u>Borrowing</u> 878==
	() <u>Transportation</u> 878==
Integrity of Site:	() <u>Fill</u> 878==
(x) <u>Altered</u> 858==	() <u>Dredge</u> 878==
() <u>Unaltered</u> 858==	() <u>Other</u> 878==
(x) <u>Original Site</u> 858==	
() <u>Restored - Date:</u> 858==	
() <u>Moved - Date:</u> 858==	

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

II. SITE DESCRIPTION, continued.

Original Use: Priv. Residence 838== Present Use: Priv. Residence 850==
Date: +1930 844== Period: 20th Cent. 845== Culture: American 840==
Architect: _____ 872==
Builder: _____ 874==
Style: Mediterranean Revival 964==
Plan Type: Irregular 966==
Exterior Fabrics: Stucco _____ 854==
Structural Systems: Wood frame 856==
Features of Structure: (942)
Window Type: Casement 3/pane, shutters 942==
Foundation: _____ 942==
Roof Type: Gable 942==
Secondary Roof Structures: _____ 942==
Porches & Balconies: Open 2nd floor balcony _____ 942==
Chimney Location: Offset, lateral slope; end, exterior, ridge, end, 942==
Materials: (882) exterior, front slope
Chimney: Brick stuccoed 882==
Roof Surfacing: Clay tile 882==
Ornament Exterior: _____ 882==
Quantitative Data: (950-954)
Chimneys: 5 952== Dormers: _____ 954== Stories: 2 950==
Other: _____ 956==
Surroundings: Residential 864==
Relationship to Surroundings: On corner lot _____ 859==

III. PHOTOGRAPHY

Photographic Records Numbers: _____ 860==
Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Real Estate, Agriculture, Banking

920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Mediterranean Revival residence at 24 Nelmar Avenue (formerly 30 Nelmar) was constructed between 1924 and 1930, and is one of the outstanding houses in St. Augustine. The irregular floor plan of the house opens onto an inner courtyard and it also has an open second-story balcony. It is a premier example of the Mediterranean style house with its stuccoed walls and clay tile roof. Located on a corner lot, this house was featured in National Geographic in 1929.

Nelmar Terrace is a development of the World War I period and the 1920's. Houses in the area show the influence of the Colonial Revival, Bungalow, and Mediterranean Revival styles popular at the time. The substantial houses with spacious lawns on tree-lined streets form one of the city's pleasant residential neighborhoods. The area is bounded on the north by the campus of the Florida School for the Deaf and the Blind; on the south by the old city limits; on the west by the commercial district of San Marco Avenue; and on the east by Macaris Creek. The area is threatened generally by commercial encroachment from the west and by traffic along San Marco Avenue and May Street (Highway 1A). There is a drainage problem when it rains.

HISTORY

In the early 18th century, the northeast corner of Nelmar Terrace Subdivision was the southern section of the Macaris Indian village. During the first decade of the nineteenth century, the Spanish government issued three land grants in this area, two of which formed the northern border of the colonial defense perimeter known as the Mil y Quinientos (The Fifteen Hundred). This boundary, later San Carlos Avenue, was the northern city limits of St. Augustine until the mid-1920's.(1) During the 1830's and early 1840's, Thomas Douglas, a justice of the Florida Supreme Court, acquired a large tract of land which became known as the Douglas Plantation, which presently includes all of Nelmar Terrace Subdivision, and constructed a plantation house and other buildings in the eastern section. C. M. Fuller, a local real estate developer, purchased the Nelmar Terrace Tract in 1913 and began selling lots and constructing houses two years later. Nelmar Terrace presently remains an almost exclusively residential neighborhood.(2)

This outstanding example of Mediterranean Revival architecture at 24
(over)

V. BIBLIOGRAPHY

1. American State Papers; Public Lands, 5 Vols. (Washington: Duff Green, 1834) IV, 58, 377; V, 57-58, 377, 414; Works Project Administration, Spanish Land Grants in Florida, 5 Vols. (Tallahassee, 1940), III, 15; V, 38-39, 62-64.
2. F. M. Dorr, "St. Augustine and Vicinity, 1860"; St. Johns County Court House, Deed Records, Deed Book J, pp. 48-49; Deed Book L, p. 37; Deed Book M, p. 90; Deed Book N, pp. 93, 101; Deed Book S, p. 18; Deed Book T, pp. 347-349; Deed Book U, pp. 54, 214.
3. St. Augustine City Directory, 1914-15, 1920-21, 1924-25, 1927-28, 1930; Historic Properties Inventory Research File.

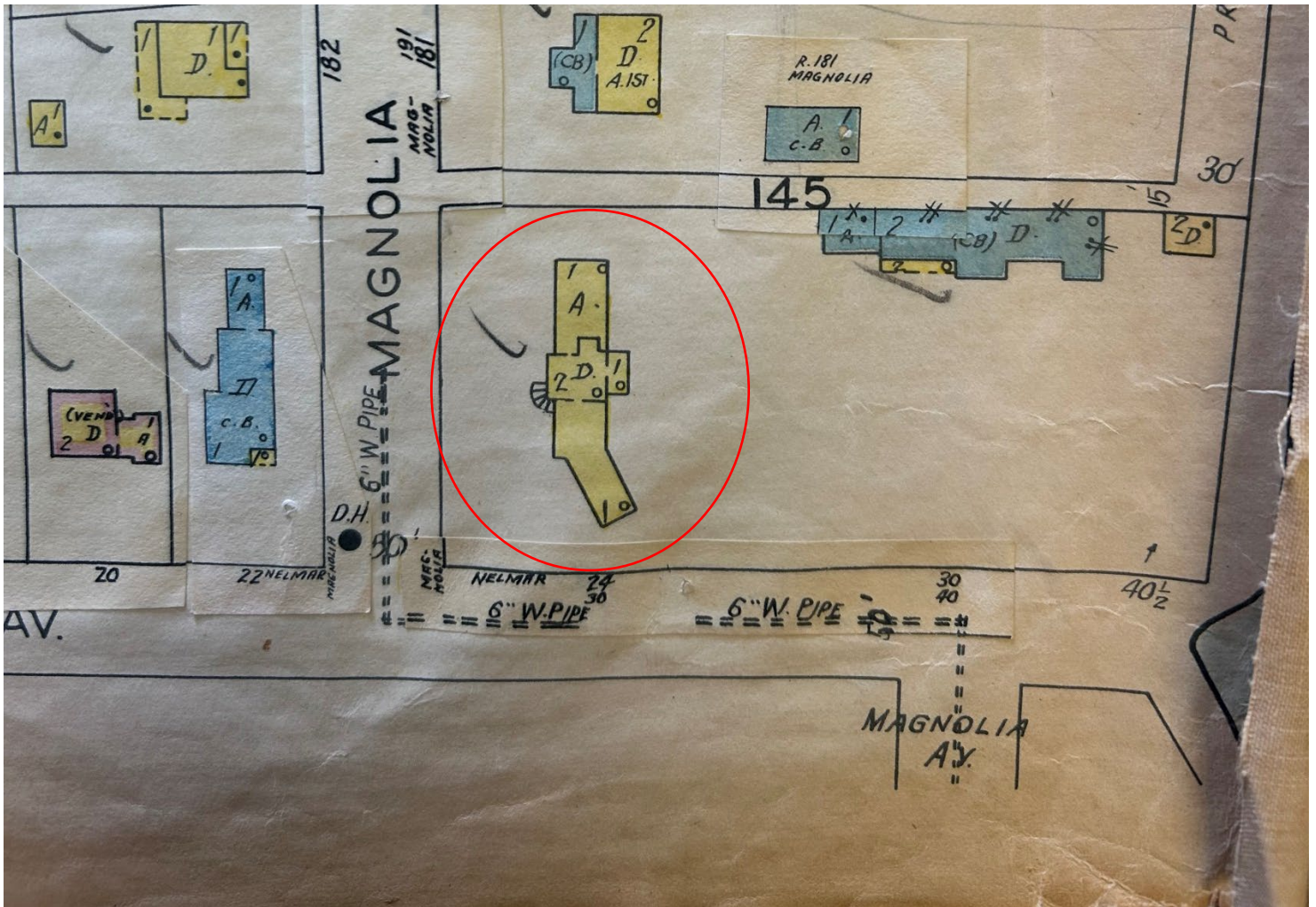
Nelmar Avenue (formerly 30 Nelmar) was the residence of L. Orrin Larson, a prominent real estate developer. As vice president of Fullerwood Development Company, he and Charles M. Fuller were responsible for the development of the northeastern section of North City areas of Fullerwood Park Subdivision and Nelmar Terrace Subdivision. Larson, public accountant and income tax specialist, was also partners with DeWitt C. Reed in the real estate and insurance business on Cathedral Place. In the late 1920's Larson was elected chairman of Bankers Trust Company and continued as vice president and general manager of Nix Produce Company in Hastings, Florida, which later led to his position as agricultural marketing agent for the county in 1930.(3)



24 Nelmar Avenue

1930 Sanborn Map, Revised to 1957

(Since no revisions were made to the map sheet for this building footprint, one can defer there were no changes from the 1930 map record)



CHAPTER 1A-38
TAX EXEMPTIONS FOR HISTORIC PROPERTIES

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

1A-38.001 Purpose.

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

1A-38.002 Definitions.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1A-38.003 Application for Exemption.

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

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

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

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

(c) Be approved by the Division.

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

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

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

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

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

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

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

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

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

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

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

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

1A-38.004 Evaluation of Property.

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

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

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

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

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

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

1A-38.005 Evaluation of Improvements.

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

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

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

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

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

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

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

1A-38.006 Covenant.

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

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

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

(b) Be approved by the Division.

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

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

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

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

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

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

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

1A-38.007 Certification of Local Historic Preservation Office.

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

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

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

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

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

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

**Historic Preservation Property Tax Exemption Application
Amendment Sheet**

Property Identification Number 154430-0000
Address of property: Street 24 Nelmar Ave
City St Augustine County St Johns Zip Code 32084

1. Amendment Description: Indicate all changes in the project work, giving the originally proposed treatment and the amended work item description (use additional blank sheets if necessary):

Please Reference Feature 1 Roof: Replacement of original Spanish Clay Tile (9.5"W x 18.25L x 4.25H) North wing and concrete tile on South Wing with similar style Artisian Blend SantaFe hand made clay tile (9.5"W x 18.25L x 3"H).

2. Attach photographs and drawings as necessary to illustrate the proposed changes.

Jennifer Aufdenberg Jennifer Aufdenberg 12/16/2024
Name Signature Date

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

Title Organization name

Mailing Address _____

City _____ State _____ Zip Code _____

Daytime Telephone Number (____) _____

Local Historic Preservation Office or Division Use Only

The ☐ Local Historic Preservation Office or ☐ Division has reviewed the Amendment Sheet for the above named property and hereby:

☐ Determines that the work described in this Amendment to the Historic Preservation Property Tax Exemption Application for the property **is consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings**, and the criteria set forth in Chapter 1A-38, F.A.C.

☐ Determines that the work described in this Amendment to the Historic Preservation property Tax Exemption Application for the property **is not consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings**, and the criteria set forth in Chapter 1A-38, F.A.C. All work not consistent with the referenced Standards, Guidelines and criteria is identified in the Review Comments. *Recommendations to assist the applicant in bringing the proposed work into compliance with the Standards, Guidelines and criteria are provided in the Review Comments.*

Page Two – Amendment Sheet --Historic Preservation Property Tax Exemption Application

Review Comments: _____

Additional Review Comments attached? Yes ☐ No ☐

Signature _____

Typed or printed name _____

Title _____

Date _____

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

TYPE OF REQUEST:

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

IN THE MATTER OF:

Case No.: HP2023-0075
Applicant: Jennifer and Bradley Aufdenberg
Owner: Jennifer and Bradley Aufdenberg
Address: 24 Nelmar Avenue
Parcel Number: 1544300000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to review parts I and II of a Historic Preservation Ad Valorem Tax Exemption application, including restoration and rehabilitation of existing architectural elements for a residential building, constructed c. 1924, that is recorded in the Florida Master Site File, and is a contributing building to the Nelmar Terrace National Register Historic District.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON OCTOBER 19, 2023, 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 October 19, 2023 Historic Architectural Review Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☐ members of the public testified under oath, or ☒ no members of the public spoke on this issue.
3. The subject property has a zoning classification of RS-1.
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action MEETS / **DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and APPROVES / **DENIES** / **CONTINUES** the Applicant's request to review parts I and II of a Historic Preservation Ad Valorem Tax Exemption application, including restoration and rehabilitation of existing architectural elements for a residential building, constructed c. 1924, that is recorded in the Florida Master Site File, and is a contributing building to the Nelmar Terrace National Register Historic District.

Subject to the following conditions:

- (1) fill requirement for qualifying property (Part 1)
- (2) Meet the Secretary of Interior standards (Part 2)
- as designed/proposed.
- _____
- _____
- _____
- _____
- _____

DONE AND ORDERED, at a public hearing on the 19th day of October, A.D., 2023, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2023-0075

REQUEST APPROVED / **DENIED** / **CONTINUED**

Catherine Duncan
Sign Name

Catherine Duncan
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, Catherine Duncan, 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 19th day of October, A.D., 2023.



Michele Fudo
Notary Public, State of Florida

Feature 1

Feature: Roof

Approx. date of Feature: 1924 & 2010

Describe existing feature and its condition:

Spanish clay (N side) and concrete tile (S Side) roof in good condition with approx. 15 broken tiles. Underlayment is in good condition (replaced in 2010).

Photo no. 1 (clay tile) 2 (concrete)

Describe work and impact on existing feature:

N wing is original clay tiles (Pic 1), S wing is concrete tiles (Pic 2). There are approximately 15 broken tiles on both N and S side that need to be replaced. Tiles will be replaced with replica of existing.



No. 1 Original



No. 2 Concrete

Feature 2

Feature: Mailbox

Approx. date of Feature: unknown

Describe existing feature and its condition:

Condition is fair but does not appear to be in character of home and exposes interior to exterior elements.

Photo no. 3 (outside) 4 (inside)

Location S1

Describe work and impact on existing feature:

Mail slot (Pic 3/4) does not appear to be of homes original character and is allowing pests to enter home. Replace with black iron mail slot that is completely enclosed on the interior wall.



No. 3 Exterior



No. 4 Interior

AMENDMENTS (December 16, 2024)

Roof (Reference: Feature 1)

Replace original Spanish Clay Tile (9.5" W x 18.25 L x 4.25 H) North wing and Concrete tile on South Wing with similar style Santa Fe Artisan Blend, handmade clay tile (9.5" W x 18.25" L x 3"H).

Proposed Tile



ARTISAN
BLEND

Dimensions
L: 18"; W: 7"- 9"; H: 3"
Pieces / sq
180
Weight piece
6.8 lbs
Pieces/pallet*
570 (*Quantity may vary)

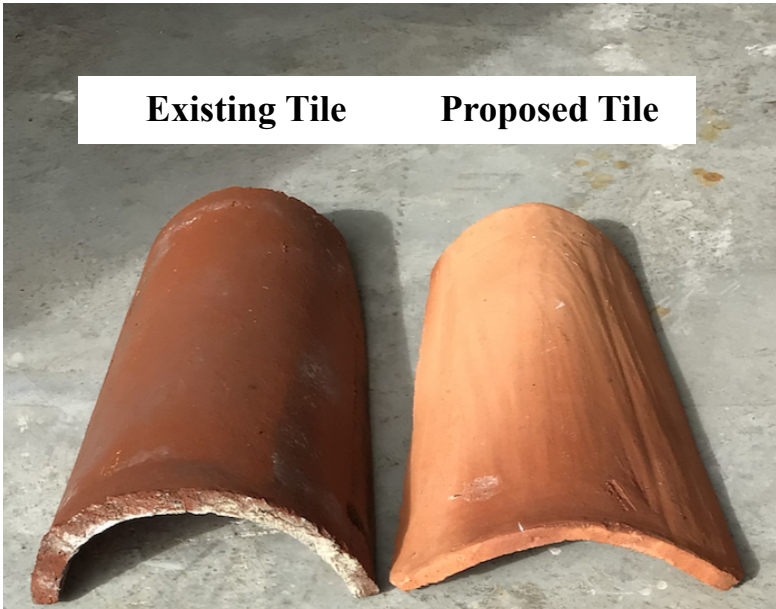


COLORS



Existing Tile

Proposed Tile

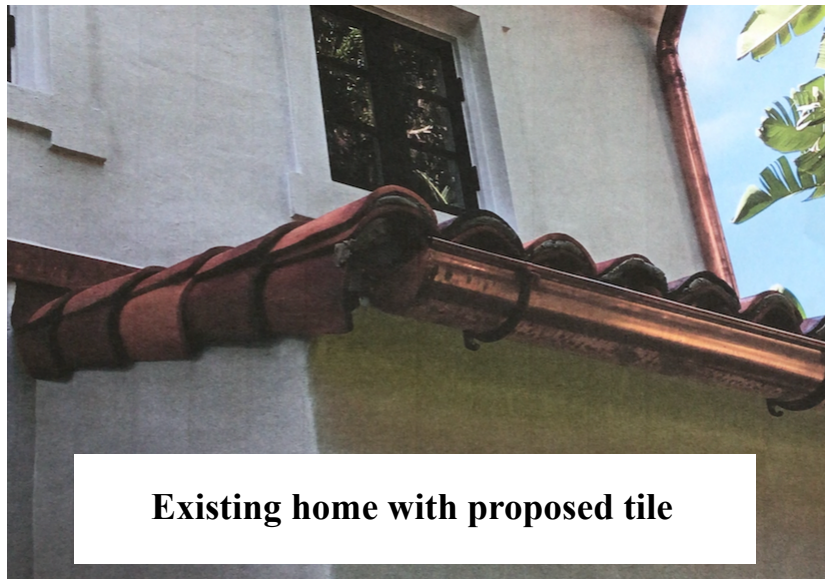






Existing home with proposed tile

**PHOTOS ON THIS
PAGE ARE OF
ANOTHER HOUSE:**
PROVIDED TO
SHOW PROPOSED
HAND-MADE CLAY
TILES INSTALLED
ON A ROOF



Existing home with proposed tile



Existing home with proposed tile

From: [Jennifer Aufdenberg](#)
To: [Julie Courtney](#)
Subject: Re: 24 Nelmar roof
Date: Friday, January 10, 2025 8:44:39 AM
Attachments: [PastedGraphic-1.png](#)
[PastedGraphic-2.png](#)
[PastedGraphic-3.png](#)
[PastedGraphic-1.png](#)

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Profile of original tiles (VIEW OF EXISTING TILES ON HISTORIC HOUSE ROOF)



Profile of new tiles (VIEW OF NEWLY BUILT DETACHED GARAGE WITH PROPOSED TILES):



On Jan 9, 2025, at 9:37 AM, Jennifer Aufdenberg <jaufdenberg@me.com> wrote:

Good Morning! We are replacing existing with ‘barrel’ tiles. From what I’m reading ‘cap and pan’ tiles are 2 different tiles, the pan being flatter. We are using the same tile, one facing up, one facing down. This is exactly how the original was installed. And the reason for replacing was the leaks combined with insurance ‘not liking’ 2 different tiles, clay and concrete, but mainly the leaks. I chose these specific tiles as they are a better quality, hand made, more substantial clay tile than any other we had access to. I’m available to talk this morning if you have any other questions. Jennifer

Image of what roof looked like as they are removing the tile (VIEW OF HISTORIC HOUSE):



This is an image of them installing the new tile (VIEW OF NEWLY BUILT DETACHED GARAGE WITH PROPOSED TILES):



On Jan 8, 2025, at 5:09 PM, Julie Courtney <jcourtney@citystaug.com> wrote:

Thank you for your replies. I guess that is the thing that may stick out the most is the change from the barrel (which seems to be on the original) to the cap and pan (which may have been how the concrete tiles were laid). Was there a reason to go with the cap and pan configuration? Did that have anything to do with resiliency or just the desired look?

Julie

From: Jennifer Aufdenberg <jaufdenberg@me.com>

Sent: Wednesday, January 8, 2025 4:36 PM

To: Julie Courtney <jcourtney@citystaug.com>

Subject: Re: 24 Nelmar roof

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I was wrong on the language.... What I do know is all the tile is the same in a barrel shape, as was the original. I can pull pictures off the ring camera if you need any.

Sent from Jennifer's iPad

On Jan 8, 2025, at 4:23 PM, Bradley Aufdenberg <jaufdenberg@me.com> wrote:

Hi Julie. I'm where I can't talk. But can type... old and new tile is considered a barrel shape. The new is being installed exactly like the old was removed. The 'pan' is inverted tile laying on the roof and the cap is placed over that with a 2x4 bracing it. Basically, it's two layers of tile. There were several rotted sections where they replaced the boards. Hence, the leaking. It was the leaking we discovered after moving in in October that has led to the replacement of the roof.

A-Z has taken extreme measures to preserve them. I believe he will be using them on another site in St Augustine but not positive.

Please let me know if there's anything else I can do! Thanks so much for everything!

Jennifer

Sent from my iPhone



CURVED MISSION BARREL

T₅ Red Clay

Dimensions*

A:19.69"; B:8.66"; C:6.41"

Pieces / sq 168

Weight piece 5.62 lbs

Weight pallet 1545,4 lbs

Units per pallet 275

*The Tile dimensions indicated in this chart, allow a tolerance of approximately 2%



RED

T5R



JASPEE RED

T5J



HISPANIA

T5H



GALIA

T5V



TOSSAL

T5O



AITANA

T5I



LUCENTUM

T5L



CASTELL

T5CS



BROWN

T5M



MILENIUM

T5MI



PAJA

T5P



FLAMED PAJA

T5E

The name of the colors shown in the pictures, only represent the finishes of the models identified as Curved Mission Barrel.



ARTISAN BLEND

Dimensions

L: 18"; W: 7"- 9"; H: 3"

Pieces / sq

180

Weight piece

6.8 lbs

Pieces/pallet*

570 (*Quantity may vary)



COLORS



SANTAFÉ TILE CORPORATION

8825 NW 95th Street, Medley, Florida 33178 USA • Phone: 305-885-9002 / 1-888-305-8111 (toll-free)

www.santafetile.com / Email: info@santafetile.com

Application Packet, Page 12

Page 56 of 323



DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (RER)
BOARD AND CODE ADMINISTRATION DIVISION

MIAMI-DADE COUNTY
PRODUCT CONTROL SECTION
11805 SW 26 Street, Room 208
Miami, Florida 33175-2474
T (786) 315-2590 F (786) 315-2599
www.miamidade.gov/economy

NOTICE OF ACCEPTANCE (NOA)

Santafe Tile Corporation
8825 NW 95 Street
Medley, FL. 33178

SCOPE:

This NOA is being issued under the applicable rules and regulations governing the use of construction materials. The documentation submitted has been reviewed and accepted by Miami-Dade County RER - Product Control Section to be used in Miami-Dade County and other areas where allowed by the Authority Having Jurisdiction (AHJ).

This NOA shall not be valid after the expiration date stated below. The Miami-Dade County Product Control Section (in Miami-Dade County) and/or the AHJ (in areas other than Miami Dade-County) reserve the right to have this product or material tested for quality assurance purposes. If this product or material fails to perform in the accepted manner, the manufacturer will incur the expense of such testing and the AHJ may immediately revoke, modify, or suspend the use of such product or material within their jurisdiction. RER reserves the right to revoke this acceptance, if it is determined by Miami-Dade County Product Control Section that this product or material fails to meet the requirements of the applicable building code.

This product is approved as described herein, and has been designed to comply with the Florida Building Code including the High Velocity Hurricane Zone of the Florida Building Code.

DESCRIPTION: Artisan Blend – Handmade Barrel Clay Roof Tile

LABELING: Each unit shall bear a permanent label with the manufacturer's name or logo, city, state and following statement: "Miami-Dade County Product Control Approved", unless otherwise noted herein.

RENEWAL of this NOA shall be considered after a renewal application has been filed and there has been no change in the applicable building code negatively affecting the performance of this product.

TERMINATION of this NOA will occur after the expiration date or if there has been a revision or change in the materials, use, and/or manufacture of the product or process. Misuse of this NOA as an endorsement of any product, for sales, advertising or any other purposes shall automatically terminate this NOA. Failure to comply with any section of this NOA shall be cause for termination and removal of NOA.

ADVERTISEMENT: The NOA number preceded by the words Miami-Dade County, Florida, and followed by the expiration date may be displayed in advertising literature. If any portion of the NOA is displayed, then it shall be done in its entirety.

INSPECTION: A copy of this entire NOA shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at the request of the Building Official.

This NOA renews NOA# 22-0726.05 and consists of pages 1 through 5.
The submitted documentation was reviewed by Alex Tigera.



NOA No.: 23-0125.03
Expiration Date: 05/09/28
Approval Date: 04/20/23
Page 1 of 5

ROOFING ASSEMBLY APPROVAL

Category: Roofing
Sub Category: Roofing Tiles
Material: Clay

1. SCOPE

This approves a roofing system using **Artisan Blend – Handmade Barrel Clay Roof Tile** manufactured by **MNS Inversiones LTDA** in **Cucuta, Colombia** and is distributed by **Santafe Tile Corporation**, as described in Section 2 of this Notice of Acceptance. For locations where the pressure requirements, as determined by applicable Building Code, do not exceed the design pressure values obtained by calculations in compliance with RAS 127 using the values listed in section 4 herein. The attachment calculations shall be done as a moment based system.

2. PRODUCT DESCRIPTION

<u>Manufactured by</u> <u>Applicant</u>	<u>Dimensions</u>	<u>Test</u> <u>Specifications</u>	<u>Product</u> <u>Description</u>
Artisan Blend – Handmade Barrel Tile	L = 18” W = 9” Thickness: 0.55”	ASTM C1167 Type 1 Grade 2	High profile two-piece tapered clay roof tile. For direct deck, adhesive set applications.
Trim Pieces	Length: varies Width: varies varying thickness	ASTM C1167	Accessory trim, clay roof pieces for use at hips, rakes, ridges and valley terminations manufactured for each tile profile.

2.1 MANUFACTURING LOCATION

2.1.1. Cucuta, Colombia

2.2 EVIDENCE SUBMITTED

<u>Test Agency</u>	<u>Test Identifier</u>	<u>Test Name/Report</u>	<u>Date</u>
American Test Lab of South Florida	RT1116.01-12 RT0120.01-23 RT0201.01-22	TAS 101 ASTM C 1167 TAS 101	11/16/12 01/28/23 02/24/22



NOA No.: 23-0125.03
Expiration Date: 05/09/28
Approval Date: 04/20/23
Page 2 of 5

3. LIMITATIONS:

- 3.1 Fire classification is not part of this acceptance.
- 3.2 For mortar or adhesive set tile applications, a static field uplift test in accordance with TAS 106 shall be required in the HVHZ, refer to applicable building code.
- 3.3 Applicant shall retain the services of a Miami-Dade County Certified Laboratory to perform quarterly test in accordance with TAS 112, appendix 'A'. Such testing shall be submitted to the Miami-Dade County Product Control Section for review.
- 3.4 Minimum underlayment shall be in compliance with the applicable Roofing Applications Standards listed section 4.1 herein.
- 3.5 30/90 hot mopped underlayment applications may be installed perpendicular to the roof slope unless stated otherwise by the underlayment material manufacturers published literature.
- 3.6 This acceptance is for wood deck applications. Minimum deck requirements shall be in compliance with applicable building code.

4. INSTALLATION

- 4.1 Clay Barrel Tile and its components shall be installed in strict compliance with Roofing Application Standard RAS-120.
- 4.2 Data For Attachment Calculations.

Table 1: Average Weight (W) and Dimensions (l x w)			
Tile Profile	Weight-W (lbf)	Length-l (ft)	Width-w (ft)
Artisan Blend – Handmade Barrel Tile	6.5	1.5	0.75

Table 2: Aerodynamic Multipliers - λ (ft ³)		
Tile Profile	λ (ft ³) Batten Application	λ (ft ³) Direct Deck Application
Artisan Blend – Handmade Barrel Tile	N/A	0.23

Table 3: Restoring Moments due to Gravity - M_g (ft-lbf)						
Tile Profile	2":12"	3":12"	4":12"	5":12"	6":12"	7":12" or Greater
Artisan Blend – Handmade Barrel Tile	Direct Deck	Direct Deck	Direct Deck	Direct Deck	Direct Deck	Direct Deck
	3.98	3.93	3.87	3.78	3.69	3.59



NOA No.: 23-0125.03
Expiration Date: 05/09/28
Approval Date: 04/20/23
Page 3 of 5

**Table 6: Attachment Resistance Expressed as a Moment - M_f (ft-lbf)
for Single Patty Adhesive¹ Set Systems**

Tile Profile	Tile Application	Minimum Attachment Resistance
Artisan Blend – Handmade Barrel Tile	ICP Adhesives Polyset® AH-160	66.1 ²
1. See foam adhesive manufacturer's component approval for installation requirements		
2. Medium paddy placement weight 35 grams of ICP Adhesives Polyset® AH-160 for the pan tiles. 18.9g on each side of the cap tiles.		

**Table 7: Attachment Resistance Expressed as a Moment - M_f (ft-lbf)
for Mortar Set Systems**

Tile Profile	Tile Application	Minimum Attachment Resistance
Artisan Blend – Handmade Barrel Tile	QUIKRETE Roof Tile Mortar FL-15	102.4
3. Application per The Quikrete Company current NOA		

5. LABELING

- 5.1 All tiles shall bear the imprint or identifiable marking of the manufacturer's name or logo as detailed below, or following statement: "Miami-Dade County Product Control Approved".

**artisan
blend**

**LABEL FOR ARTISAN BLEND – HANDMADE BARREL TILE
(LOCATED ON THE TOPSIDE OF TILE)**

6. BUILDING PERMIT REQUIREMENTS:

- 6.1 Application for building permit shall be accompanied by copies of the following:
- 6.1.1 This Notice of Acceptance.
 - 6.1.2 Any other documents required by Building Official or Applicable building code in order to properly evaluate the installation of this system.



NOA No.: 23-0125.03
Expiration Date: 05/09/28
Approval Date: 04/20/23
Page 4 of 5

PROFILE DRAWING



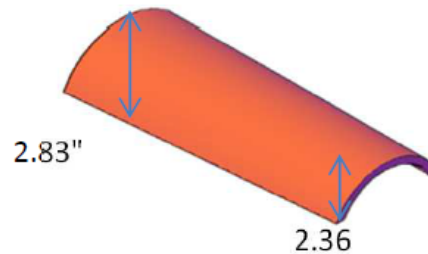
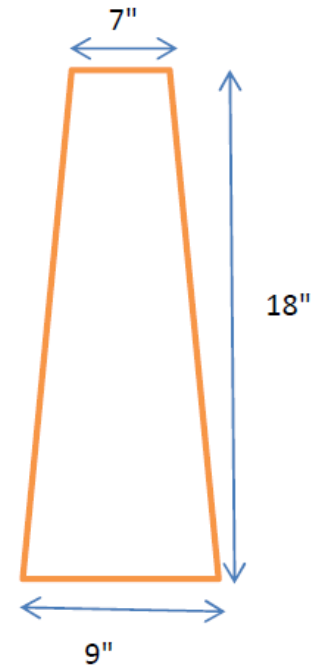
Product Technical Data Sheet

Product Name: Artisan Blend - Handmade Barrel tile

Texture: Rustic

Color: Red Blend

Heigh 1	2.36"
Heigh 2	2.83"
Length	18"
Width 1	7"
Width 2	9"
Thickness	0.55"
Weight	6.83 lbs



Pieces Per Square 180

ARTISAN BLEND – HANDMADE BARREL TILE

END OF THIS ACCEPTANCE



NOA No.: 23-0125.03
Expiration Date: 05/09/28
Approval Date: 04/20/23
Page 5 of 5


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FLORIDA DEPARTMENT OF
Business & Professional Regulation

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Product Approval
USER: Public User

[Product Approval Menu](#) > [Product or Application Search](#) > [Application List](#) > **Application Detail**

► OFFICE OF THE
SECRETARY

FL #	FL2019-R14				
Application Type	Revision				
Code Version	2023				
Application Status	Approved				
	*Approved by DBPR. Approvals by DBPR shall be reviewed and ratified by the POC and/or the Commission if necessary.				
Comments					
Archived	☐				
Product Manufacturer	Santafe Tile Corporation				
Address/Phone/Email	8825 NW 95 Street Medley, FL 33178 (305) 885-9002 info@santafetile.com				
Authorized Signature	Margarita Noguera info@santafetile.com				
Technical Representative	Margarita Noguera				
Address/Phone/Email	8825 NW 95th Street Medley, FL 33178 (305) 885-9002 info@santafetile.com				
Quality Assurance Representative	Margarita Noguera				
Address/Phone/Email	8825 NW 95th street Medley, FL 33178 (305) 885-9002 Ext 100 mnoguera@santafetile.com				
Category	Roofing				
Subcategory	Roofing Tiles				
Compliance Method	Certification Mark or Listing				
Certification Agency	Miami-Dade BCCO - CER				
Validated By	Miami-Dade BCCO - VAL				
Referenced Standard and Year (of Standard)	<table> <thead> <tr> <th><u>Standard</u></th><th><u>Year</u></th></tr> </thead> <tbody> <tr> <td>ASTM C1167</td><td>2011</td></tr> </tbody> </table>	<u>Standard</u>	<u>Year</u>	ASTM C1167	2011
<u>Standard</u>	<u>Year</u>				
ASTM C1167	2011				
Equivalence of Product Standards					
Certified By	Approved Testing Lab FL2019_R14_Equiv_New_Y2021_NOA_Santafe_Spanish_S_21061405_Ends_Feb_1_2026.pdf				

Product Approval Method

Method 1 Option A

Date Submitted

02/07/2024

Date Validated

02/26/2024

Date Pending FBC Approval

Date Approved

03/04/2024

Summary of Products

FL #	Model, Number or Name	Description
2019.1	Spanish "S" Clay Roof Tile	Spanish "S" Clay Roof Tile
Limits of Use Approved for use in HVHZ: Yes Approved for use outside HVHZ: Yes Impact Resistant: N/A Design Pressure: N/A Other: Refer to Concrete and Clay Roof Tile Installation Manual (Florida Roofing, Sheet Metal and Air Conditioning Contractors Association, Inc. and Miami Dade NOA# 21-0614.05		Certification Agency Certificate FL2019_R14_C_CAC_New Y2021 - NOA Santafe Spanish S.pdf Quality Assurance Contract Expiration Date 02/01/2026 Installation Instructions FL2019_R14_II_New Y2021 - NOA Santafe Spanish S.pdf Verified By: Miami-Dade BCCO - CER Created by Independent Third Party: Evaluation Reports FL2019_R14_AE_New Y2021 NOA Santafe Spanish S 21061405 Ends Feb 1 2026.pdf Created by Independent Third Party: Yes

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Under Florida law, email addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. *Pursuant to Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an email address if they have one. The emails provided may be used for official communication with the licensee. However email addresses are public record. If you do not wish to supply a personal address, please provide the Department with an email address which can be made available to the public. To determine if you are a licensee under Chapter 455, F.S., please click [here](#).

Product Approval Accepts:

Rec: \$27.00; Doc: \$6965.00 (\$995,000.00)

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):

154430-0000

File No.: 64735

WARRANTY DEED

This Warranty Deed, Made the 24th day of August, 2023, by **THOMAS R. FOGARTY, and MARY ANN FOGARTY**, each conveying **separate non homestead property** whose post office address is:

136 Waverly Place #2B, New York, NY 10014, hereinafter called the "Grantor", to

JENNIFER AUFDENBERG and BRADLEY AUFDENBERG, a married couple,

whose post office address is:

1350 Fryston St, St Johns, FL 32259
, hereinafter called the "Grantee".

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

LOTS NUMBERED 64 AND 65 OF NELMAR TERRACE, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN BOOK OF MAPS #2, PAGE 1 OF THE PUBLIC RECORDS OF 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.

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 2022, 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.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

2 Witness Signature: Joseph Robinson 1 THOMAS R. FOGARTY
2a Printed Name: Joseph Robinson
3 Witness Signature: SHEILA R. RULE
3a Printed Name: SHEILA R. RULE

State of New York

4 County of Kings

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 526 day of August, 2023 by THOMAS R. FOGARTY. He/She/They is/are ☐ Personally Known OR ☒ Produced 9 Drivers license as Identification.

6 [Signature]
Notary Public Signature (SEAL)
6a Printed Name: Kenny Jean-Baptiste
My Commission Expires: September 18, 2025
☐ Online Notary (Check Box if acknowledgment done by Online Notarization)

7 + 8

Page 2 of 3

[Signature]
KENNY JEAN-BAPTISTE
Notary Public, State of New York
No. 01JES 4420
Qualified in Kings County
Commission Expires September 18, 2025

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

2 Witness Signature: [Signature] 1 Mary Ann Fogarty
29 Printed Name: BARBARA BOYER MARY ANN FOGARTY

3 Witness Signature: Hector Mercado
39 Printed Name: Hector Mercado

State of New York

4 County of NEW YORK

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 58th day of August, 2023 by MARY ANN FOGARTY. He/She/They is/are ☐ Personally Known OR ☒ Produced PENN. DRIVER'S as Identification.

LIC. 29 721647

69 Pauline Dana-Bashian
Notary Public Signature (SEAL)
Printed Name: PAULINE DANA-BASHIAN
My Commission Expires: 11-13-2026
☐ Online Notary (Check Box if acknowledgment done by Online Notarization)

PAULINE DANA-BASHIAN
Notary Public, State of New York
No. 31-02DA4727783
Qualified in New York County
Commission Expires November 13, 2026

Page 3 of 3

7+8

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

Homestead Compliance

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 1544300000
Location Address 24 NELMAR AVE
SAINT AUGUSTINE 32084-0000
Neighborhood Nelmar Terrace & Genoply Tract (707)
Tax Description* 2-1 NELMAR TERRACE LOTS 64 & 65 OR5818/1818
*The Description above is not to be used on legal documents.
Property Use Code Single Family (0100)
Subdivision Nelmar Terrace
Sec/Twp/Rng 53-7-30
District City of St Augustine (District 452)
Millage Rate 18.72
Acreage 0.540
Homestead Y

[Click Here to Open Cyclomedia Viewer in a New Tab](#)



Owner Information

Owner Name [Aufdenberg Jennifer,Bradley](#) 100%
[Aufdenberg Bradley](#) 100%
Mailing Address 24 NELMAR AVE
SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
Homestead		\$50,000

Map



Valuation Information

	2025
Building Value	\$234,105
Extra Features Value	\$0
Total Land Value	\$660,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$894,105
Total Deferred	\$246,398
Assessed Value	\$647,707
Total Exemptions	\$50,000
Taxable Value	\$597,707

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	\$237,707	\$0	\$660,000	\$0	\$0	\$897,707	\$628,842	\$318,865	\$578,842
2023	\$251,736	\$0	\$660,000	\$0	\$0	\$911,736	\$623,222	\$288,514	\$623,222
2022	\$277,180	\$0	\$517,440	\$0	\$0	\$794,620	\$566,565	\$228,055	\$566,565
2021	\$218,059	\$0	\$297,000	\$0	\$0	\$515,059	\$515,059	\$0	\$515,059
2020	\$244,168	\$0	\$264,000	\$0	\$0	\$508,168	\$508,168	\$0	\$508,168
2019	\$228,030	\$0	\$264,000	\$0	\$0	\$492,030	\$492,030	\$0	\$492,030
2018	\$218,529	\$0	\$198,000	\$0	\$0	\$416,529	\$291,273	\$175,756	\$240,773
2017	\$224,863	\$0	\$181,500	\$0	\$0	\$406,363	\$285,282	\$171,581	\$234,782
2016	\$228,030	\$0	\$181,500	\$0	\$0	\$409,530	\$279,414	\$180,616	\$228,914
2015	\$234,365	\$0	\$181,500	\$0	\$0	\$415,865	\$277,472	\$188,893	\$226,972
2014	\$183,334	\$0	\$163,350	\$0	\$0	\$346,684	\$275,270	\$121,914	\$224,770

Building Information

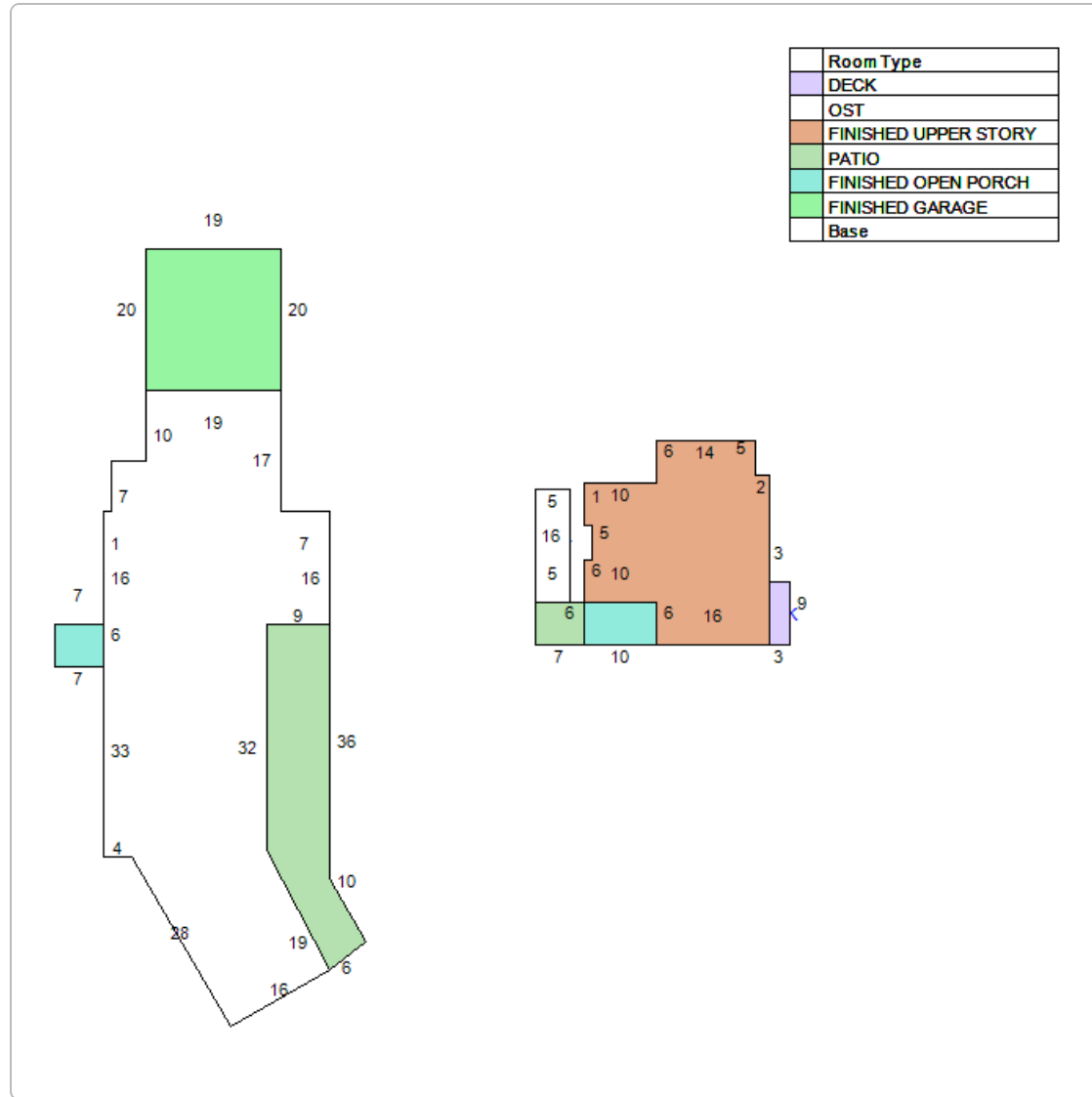
Building	1
Building Value	\$234,105
Year Built	1918
Actual Area	3657
Conditioned Area	2629
Use	Single Family Residence
Style	01
Exterior Wall	Stucco

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

Description	Square Footage
BASE AREA	2010
FINISHED GARAGE	380
FINISHED OPEN PORCH	42
PATIO/SLAB	397
FINISHED UPPER STORY	619
FINISHED OPEN PORCH	60

Description	Square Footage
PATIO/SLAB	42
OUTSIDE STAIRS	80
FINISHED DECK	27
Total SqFt	3657

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	150	158	150	EF	\$660,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
9/1/2023	8/26/2023	\$0.00	AFFIDAVIT	5818	1817	U	I	FOGARTY MARY ANN	FOGARTY MARY ANN
9/1/2023	8/24/2023	\$995,000.00	WARRANTY DEED	5818	1818	Q	I	FOGARTY THOMAS ET AL	AUFDENBERG JENNIFER, BRADLEY
4/17/2018	4/17/2018	\$0.00	LETTERS OF ADMN	4532	1301	U	I	FOGARTY BARBARA S (DECD)	FOGARTY THOMAS (SURV JT)
9/15/2020	2/20/2018	\$0.00	LETTERS OF ADMN	5043	909	U	I	FOGARTY BARBARA (DEC'D)	FOGARTY BABABARA ESTATE
4/17/2023	2/21/2014	\$0.00	WILL	4532	1302	U	I	FOGARTY BARBARA S	FOGARTY THOMAS ET AL
	3/1/2010	\$100.00	QUIT CLAIM DEED	3291	880	U	I	FOGARTY BARBARA LIVING TRUST/SAME CO-TRUSTEES	FOGARTY BARBARA S & FOGARTY THOMAS R

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
12/11/2009	12/9/2009	\$0.00	TRUSTEES DEED	3267	1790	U	I	JOHNSON-BERG ETHEL S TRUST AGR/BY CO-TRUSTEES	FOGARTY BARBARA LIVING TRUST/SAME CO-TRUSTEES
	3/22/1999	\$100.00	WARRANTY DEED	1397	499	U	I	JOHNSON-BERG ETHEL S TRUSTEE	JOHNSON-BERG ETHEL S TRUSTEE
	10/28/1998	\$0.00	DEATH CERTIFICATE	3078	126	U	I	JOHNSON-BERG JOHN RAYMOND (DECD)	JOHNSON-BERG ETHEL S (SURV SPOUSE)
	10/28/1994	\$0.00	QUIT CLAIM DEED	1079	938	U	I	JOHNSON-BERG ETHEL M S	JOHNSON-BERG ETHEL S

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

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

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[Contact Us](#)

Developed by
 **SCHNEIDER**
 GEOSPATIAL

Re: 312 St. George Street - Opinion of Appropriateness application for the December 19, 2024 Historic Architectural Review Board Meeting

From Stephen Bradshaw <steve@clinkit.app>
Date Mon 1/6/2025 1:15 PM
To Candice Seymour <cseymour@citystaug.com>
Cc Kaeli Dickinson <kdickinson@citystaug.com>

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.

Hey Candice!

Yes, I need another continuance. Sorry, we are trying to work with the client to solidify some things and it's taking some time.

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From: Candice Seymour <cseymour@citystaug.com>
Sent: Monday, January 6, 2025 1:12:42 PM
To: Stephen Bradshaw <steve@clinkit.app>
Cc: Kaeli Dickinson <kdickinson@citystaug.com>
Subject: RE: 312 St. George Street - Opinion of Appropriateness application for the December 19, 2024 Historic Architectural Review Board Meeting

Hi Steve,

I have not seen any new submittals for this application. Are you still working on plans? If so, you may need to request another continuance—today is the deadline for new information to be included in the staff report and distributed to the Board later this week.

Feel free to reach out to me with any questions!

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





CITY OF
ST. AUGUSTINE
EST. 1565

**CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for January 15, 2025 Meeting**



Application HP2024-0079

Address: 56 Charlotte Street

Applicant: Azman & Maria M Dayakli

Property Owner: Azman & Maria M Dayakli

Project description: To construct a storage shed in the rear yard.

Architectural Style:	Spanish Colonial Interpretation/ Garage Apartment	Florida Master Site File:	8SJ0536
National Register:	St. Augustine NRHD: Contributing	Construction date:	c. 1917-1924
Archaeology Zone:	IA	Zoning District:	HP-2
Parcel number:	1970400000		
Agenda Item:	7(a)	Previous Action(s):	COA 1994-0139 COA 1995-0930

STAFF SUMMARY AND ANALYSIS:

1. This property is located on the west side of Charlotte Street on the block between Hypolita and Treasury Streets. The Garage Apartment structure was modified to reflect a Spanish Colonial interpretation with a masonry street wall, gate and entry courtyard.
2. The applicant is seeking to construct a prefabricated storage shed in the northwest corner of the property as described in the scope of work below.
3. Detached accessory buildings should be simplified versions of the primary building in design, materials, detail and ornamentation according to the Architectural Guidelines for Historic Preservation (AGHP). While the roof materials and colors are similar to those extant on the primary structure, the shed does not share any other characteristics, such as the stucco finish or other Spanish Colonial references, with the existing building's design. The Board should include the colors as proposed or modified at the Board's recommendation in any action taken for this application because the shed colors are not pre-approved.
4. The shed meets all zoning requirements as proposed with 3' rear and side yard setbacks and a maximum height of 9' 6". Accessory structures shall not exceed 15' in height.
5. A more inconspicuous location may mitigate the overall impact of the shed's installation. The proposed location of the shed would make it clearly visible from Charlotte Street at the end of the existing driveway. The applicant expressed a willingness to consider the staff's suggestion that the shed location be moved to the southwest corner of the property where it may be visible from the rear of adjacent properties but would not be clearly visible from any rights-of-way.
6. This property is located within Archaeology Zone IA. While it appears that no concrete foundation is proposed, any ground-disturbing activity, including any footers, piers, or foundations, may trigger archaeological review.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **take the following actions for a Certificate of Appropriateness at 56 Charlotte Street:**

1. **APPROVE** if the Board finds that the shed meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design that minimally impacts the streetscape with the following condition:
 - a. The shed be constructed 3' from the side and rear of the southwest property corner.
2. **CONTINUE** the application to allow the applicant time to consider a more appropriate location and/or shed design/materials and provide additional details.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Install Storage Shed:
 - a. 8' wide x 10' long
 - b. 9' 6" max height
 - c. T-111 siding
 - d. Sliding window on north elevation
 - e. Shakeswood brown asphalt shingles
 - f. Southern Breeze body color
 - g. Ground Coffee trim color

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.

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.

Detached accessory buildings should be simplified versions of the primary building in design, materials, detail and ornamentation. For non-habitable buildings, windows should be kept to a minimum whenever possible. Simple outbuildings should be painted white.

COA HP2024-0079
56 Charlotte Street
January 16, 2025

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File

Staff Photographs 56 Charlotte Street



East Elevation

Staff Photographs 56 Charlotte Street



East Elevation



Staff Photographs 56 Charlotte Street



East Elevation View from Charlotte to Proposed Location [Staff Report Page 7](#)

Staff Photographs 56 Charlotte Street



Rear Courtyard

Staff Photographs 56 Charlotte Street



Northwest Corner of Rear Courtyard (Proposed Location) [Staff Report Page 9](#)

Staff Photographs 56 Charlotte Street



Southwest Corner of Rear Courtyard (Staff Recommended Location)

Staff Photographs 56 Charlotte Street



Views of Project Site

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM _____ 802== Site No. 88J536 1009==
 Site Name: 56 Charlotte Street 830== Survey Date: 7809 820==
 Address: 56 Charlotte Street, St. Augustine, FL 32084 905==
 Instructions for Locating: _____
 _____ 813== County: St. Johns 808==
 Location: City of St. Augustine 9 East 90 feet of Lot 11, Block 868==
 (subdivision) (block) (lot)
9 (Except North 3 feet) 868==
 Owner of Site: Name: St. Augustine Restoration Foundation, Inc. ;
 Address: 5 Cordova Street
 St. Augustine, FL 32084 902==
 Occupant or Manager: _____ 904==
 Type of Ownership: Private 848== Zoning: HP-2
 NR Classification Category: Building 916== Recording Date: _____ 832==
 UTM: 17 469870 3306910 890== Location: T07S R30E S18 812==
 (zone) (easting) (northing) (T) (R) (S)
 Map Reference: USGA 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:	Threats to Site:
() <u>Excellent</u> 863==	() <u>Zoning</u> 878==
(X) <u>Good</u> 863==	() <u>Development</u> 878==
() <u>Fair</u> 863==	() <u>Deterioration</u> 878==
() <u>Deteriorated</u> 863==	() <u>Borrowing</u> 878==
	() <u>Transportation</u> 878==
Integrity of Site:	() <u>Fill</u> 878==
(X) <u>Altered</u> 858==	() <u>Dredge</u> 878==
() <u>Unaltered</u> 858==	() <u>Other</u> 878==
(X) <u>Original Site</u> 858==	
() <u>Restored - Date:</u> 858==	
() <u>Moved - Date:</u> 858==	

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

II. SITE DESCRIPTION, continued.

Original Use: Priv. Res. 838== Present Use: Priv. Res. 850==
Date: +1924 844== Period: 20th cent. 845== Culture: American 840==
Architect: _____ 872==
Builder: _____ 874==
Style: Garage Apartment 964==
Plan Type: Rectangular 966==
Exterior Fabrics: Stucco, shell dash & plain, BEC ceiling boards 854==
Structural Systems: Masonry, brick 856==
Features of Structure: (942)
Window Type: DHS 1/1 942==
Foundation: Brick wall 942==
Roof Type: Hip 942==
Secondary Roof Structures: Porch, hip 942==
Porches & Balconies: Open balacony 942==
Chimney Location: End, interior, lateral slope 942==
Materials: (882)
Chimney: Brick stuccoed 882==
Roof Surfacing: Composition shingles (diamond shape) 882==
Ornament Exterior: Jigsawn rafters & balacony supports; wooden balcony 882==
Quantitative Data: (950-954)
Chimneys: 2 952== Dormers: _____ 954== Stories: 2 950==
Other: _____ 956==
Surroundings: Mixed Commercial/Residential 864==
Relationship to Surroundings: Near restored area. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: _____ 860==
Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Politics/Government, Commerce,

Women

920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Garage Apartment at 56 Charlotte Street was constructed between 1917 and 1924. It consists of a wooden balcony with jigsawn rafters and balcony supports. The exterior is stucco, both shell dash and plain. It is located near the restored area.

The section of the colonial city of St. Augustine bounded on the north by Hypolita Street and on the south by Cathedral Place is today an area that combines a commercial business district, tourist attractions, and some residential units. The buildings date from colonial times to the present, with a sprinkling from each period, with no one style having a visual dominance in the area. The neighborhood has been touched by restoration efforts over the years. Some older buildings have been remodeled and some new ones have been constructed in the St. Augustine Colonial Revival style. The ambiance of the area is different than that found in the restored area just to the north. This area has narrow colonial street patterns and six colonial buildings which are scattered along five streets. But as a business district it is faced with modern problems of traffic and parking--the result being that large areas have been leveled and blacktopped for parking lots. The streetscape has been damaged by the destruction of landscaping, and the putting of backs of buildings on public display. A once-famous colonial stretch on the east side of Charlotte Street, for instance, is now mainly taken up with the backs of motels. The eastern section of this area was burned over by major fires in 1887 and 1914, leaving developments in later architectural styles in an area earlier known for its colonial ambiance. The area is bordered on the west by the Ponce de Leon Hotel (now Flagler College) and on the east by the seawall and bayfront, long a famous scenic attraction. It is part of the National Landmark District, and listed on the National Register of Historic Places.

HISTORY

This section of the walled colonial city traditionally has been one of the main commercial and hotel districts in St. Augustine since the mid-19th century. The area was first developed in the late 17th century as the colonial community expanded northward towards the newly-completed Castillo de San Marcos. The entire city was destroyed in 1702 by the invading South

(over)

V. BIBLIOGRAPHY

1. Juan Jose Elixio de la Puente, "Plano . . . de la Plaza de San Agustín," January 22, 1764; Mariano de la Rocque, "Plano Particular de la Ciudad de San Agustín," 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;

Carolinians, but by mid-century, the Rosario defense line had been erected along present-day Cordova Street and numerous residences had been rebuilt on all streets, particularly between Charlotte Street and the bay. By the end of the colonial period (1821), this area was one of the most densely populated in the city, and a number of buildings from the Spanish era have survived: Fornell, Sanchez, Burt, Joaneda, and Perez-Snow Houses.(1) In the Territorial period, the huge Florida House was constructed along Treasury Street between Charlotte and St. George Streets, and the Methodist Church was located immediately to the north on Charlotte Street. The post-Civil War years brought intense commercialization to St. George, Charlotte, and part of Hypolita Streets. The Magnolia Hotel on St. George Street and the County Courthouse on Charlotte Street were also constructed in the late 19th century. By this time Spanish Street had become one of several exclusive Black residential neighborhoods outside Lincolnville with its school on the Dagoon 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)

This garage apartment at 56 Charlotte Street was used in the 1940's as Abernethy-Kitcher Typewriter Shop. Marie J. and Albert C. are listed as residents.(3) From 1966 until 1979, Mrs. Jess Playter wife of Foreign Service Officer Harold Playter, resided in the apartment.(4)

Sanborn Fire Insurance Maps indicate the site was occupied in 1884 by a two-story frame building used for "storage" and a one-story frame building, use unspecified. The larger building evolved into a "boarding house" and the smaller is listed as "Wood Ho" on the 1888 map. These structures are replaced by 1899 with a two-story frame building used for "shoes" through 1904 and changed to "B & S" (boots and shoes) by 1910. The building was probably destroyed in the 1914 fire.

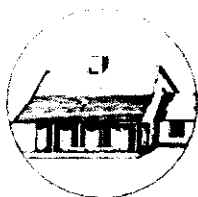
ARCHAEOLOGY

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

February 5, 1950; May 14, 1950; Sanborn Fire Insurance Map, 1884-1958; St. Augustine City Directory, 1885, 1899, 1904.

3. City Directory, 1947-49.
4. Ibid., 1966; Record, July 28, 1979.
5. Record, Tuesday, April 7, 1914.

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **SJ00536**
 Field Date 4-26-2016
 Form Date 4-26-2016
 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) 56 Charlotte Street 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 56 Direction _____ Street Name Charlotte Street Type Street Suffix Direction _____
 Address: 56 Charlotte Street
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name ST. AUGUSTINE USGS Date 1956 Plat or Other Map _____
 City / Town (within 3 miles) St. Augustine In City Limits? ☒ yes ☐ no ☐ unknown County St. Johns
 Township 7S Range 30E Section 18 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 1970300000 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 1924 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Current Use Commercial & residence From (year): _____ To (year): _____
 Other Use Office From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature exterior and roof
 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 Colonial Revival Exterior Plan Rectangular Number of Stories 2
 Exterior Fabric(s) 1. Stucco 2. BEC ceiling board 3. _____
 Roof Type(s) 1. Hip 2. _____ 3. _____
 Roof Material(s) 1. Composition shingles 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. porch, hip
 Windows (types, materials, etc.) single wood DHS 2/2 and single 12/12 wood on first floor

Distinguishing Architectural Features (exterior or interior ornaments) jigsawn rafters and balcony supports; wooden balcony; bracketed eaves

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) faux single car garage wall with arched garage doors; walled front and rear courtyards

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date

SHPO - Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info

Date

Init.

KEEPER - Determined eligible: ☐ yes ☐ no

Date

☐ Owner ObjectionNR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see *National Register Bulletin* 15, p. 2)

DESCRIPTION (continued)

Chimney: No. 2 Chimney Material(s): 1. Brick 2. stuccoed
 Structural System(s): 1. Brick 2. Masonry - General 3. _____
 Foundation Type(s): 1. Slab 2. wall
 Foundation Material(s): 1. Brick 2. masonry
 Main Entrance (stylistic details) single wood panel door centrally located on facade

Porch Descriptions (types, locations, roof types, etc.) open balcony with square wood posts and hip roof, supported by wood beams

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) contributes to contiguous fabric of 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

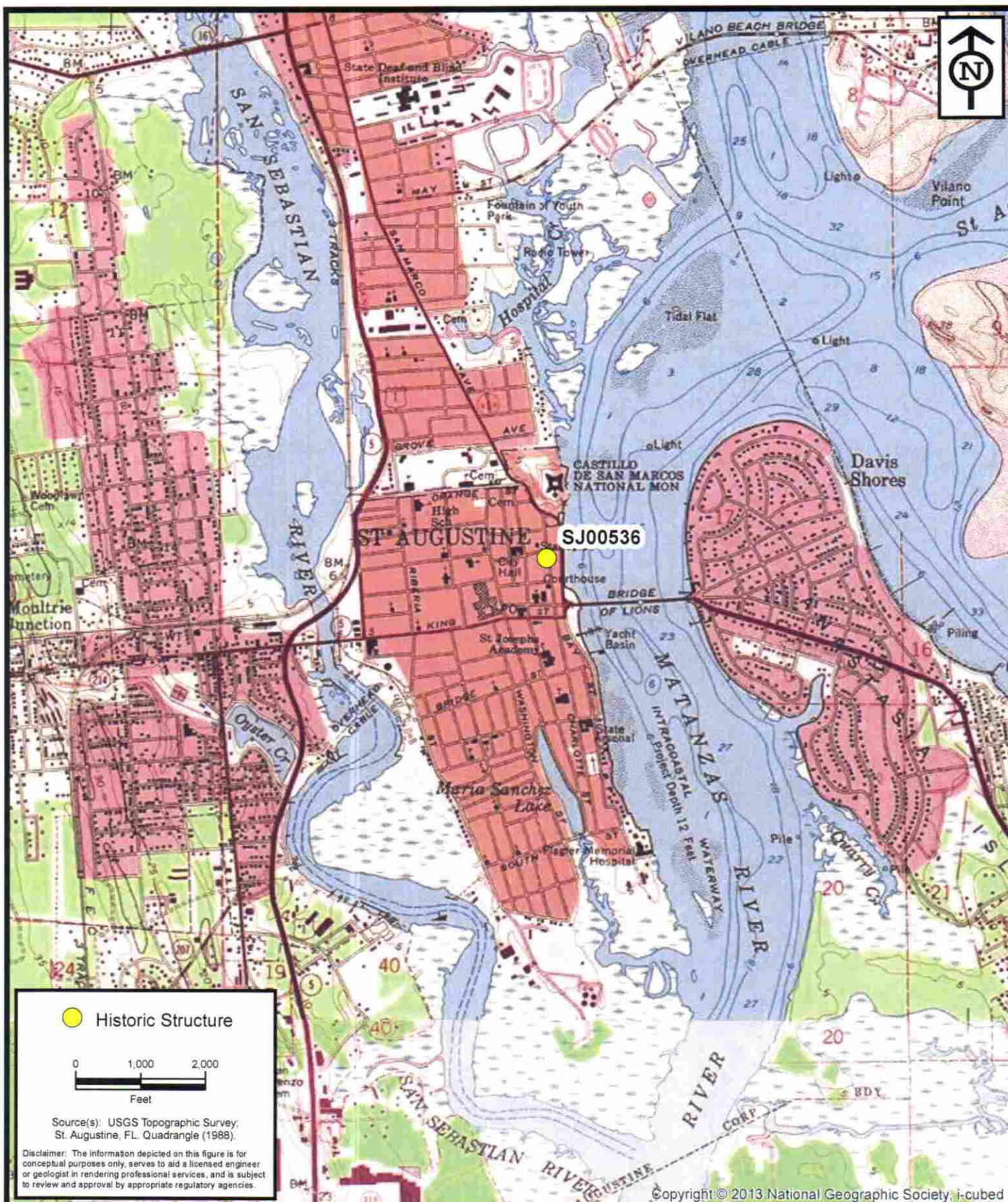
1) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____
 2) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____

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

- ① USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED
- ② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
- ③ 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.**

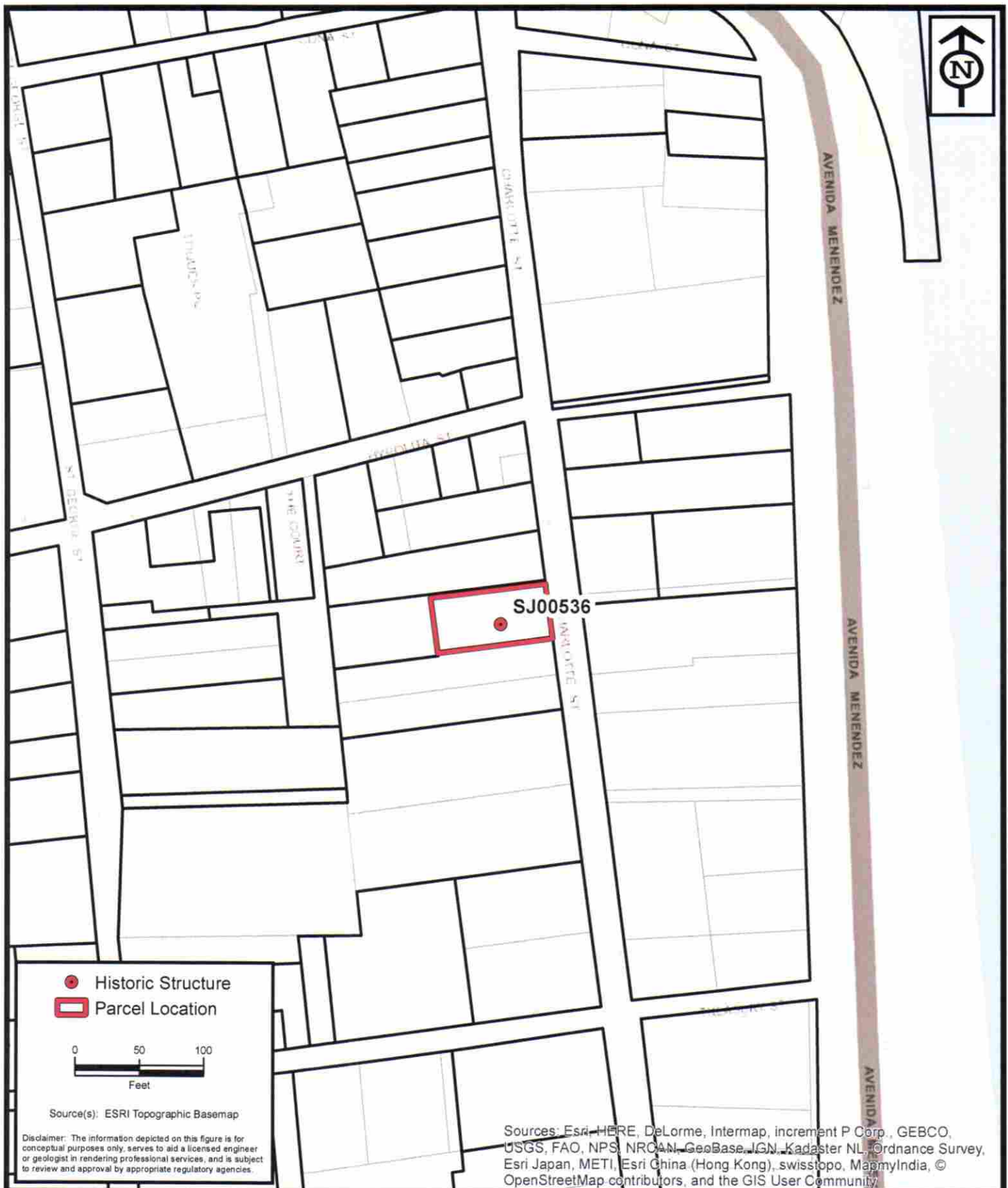
7220 Financial Way, Suite 100
Jacksonville, Florida 32256
(904) 470-2200
(904) 470-2112 Fax

www.environmentalservicesinc.com

Project Location - SJ00536
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

Staff Report Page 18



**ENVIRONMENTAL
SERVICES, INC.**

7220 Financial Way, Suite 100
Jacksonville, Florida 32256
(904) 470-2200
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Checked By:	JRN
Approved By:	PD
Figure:	2

Staff Report Page 19

SJ00536

FILM 5062

KODAK



Page 20

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VIN-TIQUES
THE OLD • THE NEW
THE UNEXPECTED

TOW AWAY
ZONE
UNAUTHORIZED VEHICLES
PARKED IN THIS ZONE
AT OWNERS RISK
1-800-4-A-TOY
1-800-4-A-TOY

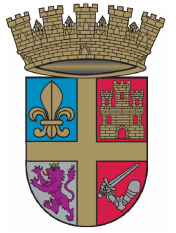


Staff Report Page 22

Page 93 of 323



CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



Certificate of Appropriateness

Case Number: HP2024-0079

Meeting Date: Thursday, January 16, 2025

1. NAME OF APPLICANT: MARIA & AZMAN DAYAKLI
Business (if applicable):
Address: 56 charlotte street
City: ST AUGUSTINE State: FL Zip Code: 32084
Daytime Telephone: 2014707181 E-Mail Address: marianyc1@gmail.com
2. NAME OF PROPERTY OWNER: MARIA & AZMAN DAYAKLI
Business (if applicable):
Address: 56 charlotte street
City: ST AUGUSTINE State: FL Zip Code: 32084
Daytime Telephone: 2014707181 E-Mail Address: marianyc1@gmail.com
3. PROJECT LOCATION: 56 Charlotte St, Saint Augustine, FL, 32084
4. LEGAL DESCRIPTION:

CITY OF ST AUG E90FT OF LOT 11 BLK 9 (EX N3FT & S2FT) OR4738/1436
--
5. SCOPE OF WORK:

To construct a storage shed in the rear yard.

Information attached by applicant includes:

- Application Agreement
- Site Plan
- Additional Information

HARB APPLICATION AGREEMENT

In filling out this application:

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

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

Project Address: 56 Charlotte Street ST. AUGUSTINE FL 32084

Applicant's Name: AZMAN & MARIA DAYAKLI Applicant's Signature: [Signature]

Owner's Name: AZMAN DAYAKLI Owner's Signature: [Signature]

Owner's Name: MARIA DAYAKLI Owner's Signature: [Signature]

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

(Can add additional signature page if needed)

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

Maria Dayakli

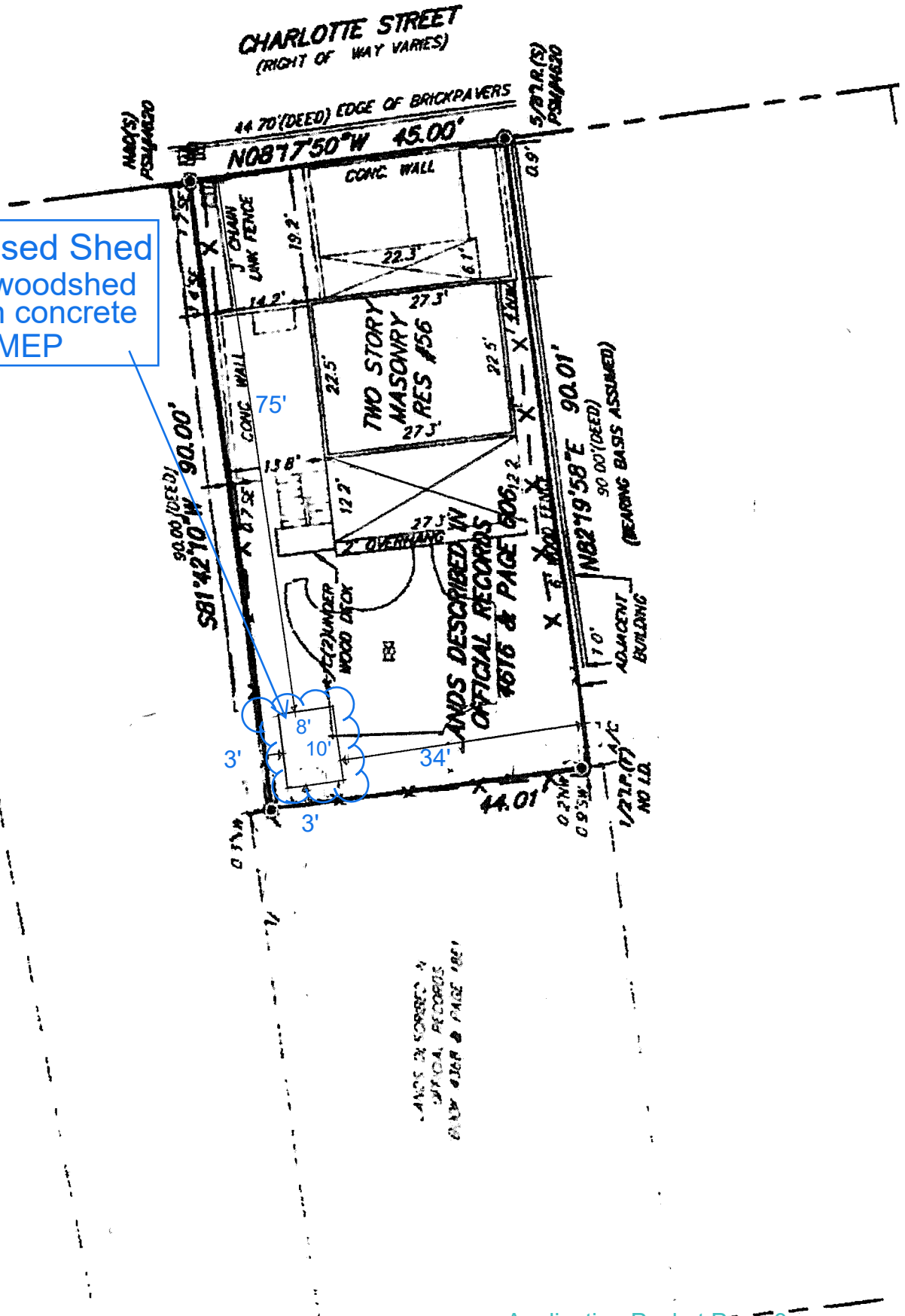
56 Charlotte Street

BEFORE THE PLANNING AND BUILDING DEPARTMENT OF THE CITY OF ST. AUGUSTINE, FLORIDA, AS FOLLOWS: THE SOUTH FIVE FEET OF THE WEST TWENTY-FIVE FEET OF THE NORTH AND WEST BOUNDARIES OF SAID LAND AND ALSO ALL THE WATER PIPES LOCATED ON OR UNDER THE LAND CONVEYED HEREBY AND CONNECTED WITH THE LAND OWNED BY THE ADJACENT TO THE LAND CONVEYED HEREBY ON THE WEST TOGETHER WITH THE RIGHT AND PRIVILEGE TO REPAIR, MAINTAIN, REPLACE, CLEAN OR REMOVE SAID FENCES AND PIPES AND THE ADJACENT TO THE LAND CONVEYED HEREBY FOR SUCH PURPOSE.

IN WITNESS WHEREOF, I, MARIA DAYAKLI, HAVE HEREBY SET MY HAND AND SEAL AT THE CITY OF ST. AUGUSTINE, FLORIDA, AS FOLLOWS: THE SOUTH FIVE FEET OF THE WEST TWENTY-FIVE FEET OF THE NORTH AND WEST BOUNDARIES OF SAID LAND AND ALSO ALL THE WATER PIPES LOCATED ON OR UNDER THE LAND CONVEYED HEREBY AND CONNECTED WITH THE LAND OWNED BY THE ADJACENT TO THE LAND CONVEYED HEREBY ON THE WEST TOGETHER WITH THE RIGHT AND PRIVILEGE TO REPAIR, MAINTAIN, REPLACE, CLEAN OR REMOVE SAID FENCES AND PIPES AND THE ADJACENT TO THE LAND CONVEYED HEREBY FOR SUCH PURPOSE.

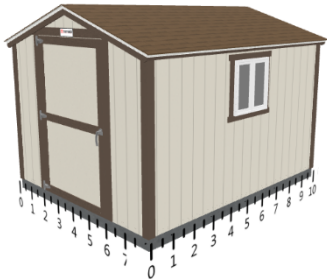
Proposed Shed
8x10 woodshed
Not on concrete
No MEP

CERTIFIED TO
AZUAN DAYAKLI & MARIA M. DAYAKLI
CENTERSTATE BANK
GNN & PATROL, PA
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

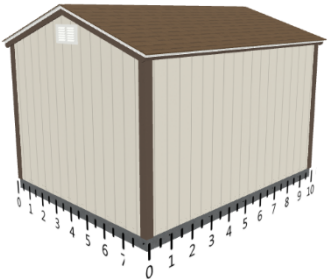




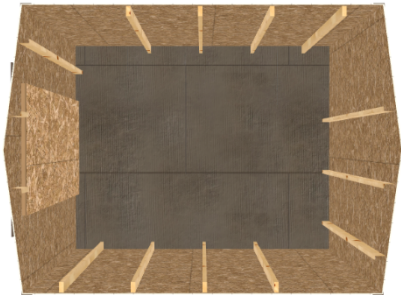
maria dayakli
56 CHARLOTTE ST
SAINT AUGUSTINE FL 32084
Q9969611-9941410



Wall D



Wall C



Wall B

Wall A

Base Details/Permit Details

Building Size & Style

SR-600 - 8' wide by 10' long

Door

4' x 6'2" Single Shed Door, Left Hinge Placement

Paint Selection

Base: Southern Breeze, Trim: Ground Coffee

Roof Selection

Shakewood Dimensional Premium Shingle

Drip Edge

White

Is a permit required for this job?

Yes

Who is pulling the permit?

Tuff Shed

Optional Details

High Wind

High Wind - Home Depot

Windows

2'x2' Insulated Horizontal Sliding Window

Floor and Foundation

80 Sq Ft 3/4" Treated Floor Decking Upgrade

4 Ea Shed Anchor into Dirt - Auger or MR88

Vents

16"x8" Wall Vent - White

Jobsite/Installer Details

Do you plan to insulate this building after Tuff Shed installs it?

No

Is there a power outlet within 100 feet of installation location?

Yes

The building location must be level to properly install the building. How level is the install location?

Within 4" of level

Will there be 18" of unobstructed workspace around the perimeter of all four walls?

Yes

Can the installers park their pickup truck & trailer within approximately 200' of your installation site?

Yes

Substrate Shed will be installed on?

Dirt/Gravel

Customer Signature: _____ Signed by: maria dayakli Date: 11/14/2024
A3E62139A2E64F3...

UNINHABITED UTILITY SHED UP TO 12' WIDE x UP TO 24' LONG
SR600, TR700, PR

NOTES:

1. BUILDING CODE: FLORIDA BUILDING CODE, 8th EDITION (2023)
BUILDINGS ARE NOT FOR HIGH-VELOCITY HURRICANE ZONES (HVHZ)
2. DESIGN LOADING:

WIND SPEED: $V_{ult} = 155$
 $V_{asd} = 120$
EXPOSURE: C
ROOF LIVE LOAD: 20 PSF
ROOF DEAD LOAD: 10 PSF
FLOOR LIVE LOAD: MIN. 50 PSF (SEE NOTE 5, DETAIL 1, SHEET 3)
RISK CATEGORY: I

COMPONENT AND CLADDING: ROOF: 29/-58 PSF (ZONE 1)
29/-77 PSF (ZONE 2)
29/-101 PSF (ZONE 3)
WALL: 31/-34 PSF (ZONE 4)
31/-42 PSF (ZONE 5)

HEADER NAILING:
HEADER TO STUD - 4-16d END NAIL DOUBLED HEADER
- 16d @ 16" STAGGERED FACE NAIL

NAILING:
REFER TO SHEET 2 FOR WALL AND ROOF SHEATHING NAILING.

MAX WALL HEIGHT FOR EACH SHED:
SR600 - 5'-8¼" (68¼")
TR700 - 6'-8¼" (80¼")
PR - 6'-8¼" (80¼")

SHED SIZE CHART				
WIDTH	PITCH	SIDEWALL HEIGHT	OVERALL HEIGHT	MID-ROOF HEIGHT
6'	4/12	5'-8 ¼"	7'-5 13⁄16"	6'-11 ⅞"
8'	4/12	5'-8 ¼"	7'-9 1⅄16"	7'-1 1⅄16"
10'	4/12	5'-8 ¼"	8'-1 9⁄16"	7'-3 1⅄16"
12'	4/12	5'-8 ¼"	8'-5 ½"	7'-5"
6'	4/12	6'-8 ¼"	8'-5 13⁄16"	7'-11 ⅞"
8'	4/12	6'-8 ¼"	8'-9 1⅄16"	8'-1 1⅄16"
10'	4/12	6'-8 ¼"	9'-1 9⁄16"	8'-3 1⅄16"
12'	4/12	6'-8 ¼"	9'-5 ½"	8'-5"

ROOF SHEATHING (7⁄16" OSB)			
WIDTH	LENGTH	FIELD NAILING	EDGE NAILING
6'	6'-24'	8d NAILS @ 6" O.C.	8d NAILS @ 6" O.C.
8'	8'-24'	8d NAILS @ 6" O.C.	8d NAILS @ 6" O.C.
10'	10'-24'	8d NAILS @ 6" O.C.	8d NAILS @ 6" O.C.
12'	12'-24'	8d NAILS @ 6" O.C.	8d NAILS @ 6" O.C.

NOTES:
USE GALVANIZED 0.113"Øx2⅜" RING SHANK NAILS OR 8d COMMON NAILS

3⁄8" SMARTSIDE NAILING REQUIREMENTS 7/16" OSB NAILING REQUIREMENTS			
SIDEWALL NAILING (MIN. 2'-0" RETURN EACH END)			
WIDTH	LENGTH	FIELD NAILING	EDGE NAILING
6'	6'-24'	8d NAILS @ 6" O.C.	8d NAILS @ 3" O.C.
8'	8'-24'	8d NAILS @ 6" O.C.	8d NAILS @ 3" O.C.
10'	10'-24'	8d NAILS @ 6" O.C.	8d NAILS @ 3" O.C.
12'	12'-24'	8d NAILS @ 6" O.C.	8d NAILS @ 3" O.C.

3⁄8" SMARTSIDE NAILING REQUIREMENTS 7⁄16" OSB NAILING REQUIREMENTS			
END WALL NAILING (MIN. 2'-0" RETURN EACH END)			
WIDTH	LENGTH	FIELD NAILING	EDGE NAILING
6'	6'-24'	8d NAILS @ 6" O.C.	8d NAILS @ 3" O.C.
8'	8'-24'	8d NAILS @ 6" O.C.	8d NAILS @ 3" O.C.
10'	10'-24'	8d NAILS @ 6" O.C.	8d NAILS @ 3" O.C.
12'	12'-24'	8d NAILS @ 6" O.C.	8d NAILS @ 3" O.C.

SIDING TABLE NOTES:

1. NAILING IS FOR 3⁄8" SMARTSIDE PANEL, 3⁄8" SMARTSIDE WITH FOIL BACKER, 7⁄16" OSB, AND 7⁄16" OSB WITH FOIL BACKER.
2. MINIMUM 2'-0" RETURN FROM EACH END OF EACH WALL.
3. NO SINGLE OPENING GREATER THAN 8'-0"
4. * 6' WIDE X 6'-9' LENGTH BUILDINGS ARE BASED ON 3-SIDED DIAPHRAGM. THE END WALL OPPOSITE OF THE OPENING MUST BE FULLY SHEATHED, IN THE 3-SIDED DIAPHRAGM CASES. THE END WALL WITH THE OPENING DOES NOT HAVE A MIN. RETURN WALL ON EACH SIDE OF THE OPENING.
5. USE COMMON OR GALVANIZED BOX NAILS.
6. ON THESE BUILDINGS 6' X 10' THE 3' DOOR IN THE END WALL WILL NEED TO BE OFF SET. THERE WILL BE A 2' PANEL ON ONE SIDE AND A 1' PANEL ON THE OTHER SIDE OF THE DOOR. THE WALL MUST BE SHEATHED WITH 7⁄16" OSB ON BOTH FACES.

FL PRODUCT APPROVALS

PRODUCT TYPE	MANUFACTURER	MODEL	FL PRODUCT #
SIDING (PANEL)	LP BUILDING SOLUTIONS	SIDING	FL9190.3
SIDING (LAP)	JAMES HARDIE BUILDING PRODUCTS, INC	LAP	FL10477.1
SIDING (CEMENT)	JAMES HARDIE BUILDING PRODUCTS, INC	CEMENT STUCCO	FL13223.2
IMPACT SLIDING WINDOW	ECO IMPACT SLIDER	IMPACT SLIDER	NOA 20-1119.09
SLIDING WINDOW	TAFCO CORP.	SLIDER	FL20743.1
TUFF SHED DOUBLE DOOR	TUFF SHED, INC.	SHED DOOR	FL22202.1
TUFF SHED DOUBLE DOOR (HVHZ)	TUFF SHED, INC.	SHED DOOR	FL22202.2
TUFF SHED SINGLE DOOR	TUFF SHED, INC.	SHED DOOR	FL22202.3
TUFF SHED SINGLE DOOR (HVHZ)	TUFF SHED, INC.	SHED DOOR	FL22202.4
STEEL DOOR INSWING	JELD-WEN	6 PANEL/3068	FL11136.1
STEEL DOOR OUTSWING	JELD-WEN	6 PANEL/3068	FL11136.2
FULL LITE DOOR	JELD-WEN	EXTERIOR DOOR	FL17454.1
9 LITE DOOR INSWING	JELD-WEN	EXTERIOR DOOR	FL12509.2
9 LITE DOOR OUTSWING	JELD-WEN	EXTERIOR DOOR	FL12509.4
FLOOD VENTS	SMART VENT PRODUCTS, INC	VENT	FL5822.6
RIDGE VENTS	GAF COBRA RIDGE RUNNER	RIDGE VENT	NOA 22-0726.06
RIDGE VENTS	GAF COBRA RIDGE VENT3	RIDGE VENT	FL6267.1
IMPACT RESISTANT OVERHEAD GARAGE DOOR	OVERHEAD GARAGE CORP.	GARAGE DOOR	FL14170.6
ROOF UNDERLAYMENT (HVHZ)	GAF	FELTBUSTER	FL10626.1
ROOF UNDERLAYMENT (NON-HVHZ)	GAF	FELTBUSTER	FL10626.2
ASPHALT SHINGLES (HVHZ)	GAF	SHINGLES	FL10124.1
ASPHALT SHINGLES (NON-HVHZ)	GAF	SHINGLES	FL10124.2

7. BUILDING SIZES BELOW REQUIRE SHEATHING ON BOTH SIDES OF WALL WITH OPENING (7⁄16" OSB ON INSIDE OF WALL):

6'X22'-24' WITH NO OPENING ON END WALL WITH 6' OF SHEAR
6'X14'-24' WITH 2' OF OPENING ON END WALL WITH 4' OF SHEAR
6'X10' WITH 3' OF OPENING ON END WALL WITH 2' OF SHEAR (SEE NOTE 6)
8'X20'-24' WITH 2' OF OPENING ON END WALL WITH 6' OF SHEAR
8'X18'-24' WITH 3' OF OPENING ON END WALL WITH 5' OF SHEAR
8'X14'-22' WITH 4' OF OPENING ON END WALL WITH 4' OF SHEAR
10'X24' WITH 3' OF OPENING ON END WALL WITH 7' OF SHEAR
10'X20'-24' WITH 4' OF OPENING ON END WALL WITH 6' OF SHEAR
10'X16'-24' WITH 5' OF OPENING ON END WALL WITH 5' OF SHEAR
10'X14'-24' WITH 6' OF OPENING ON END WALL WITH 4' OF SHEAR
12'X20'-24' WITH 5' OF OPENING ON END WALL WITH 7' OF SHEAR
12'X20'-24' WITH 6' OF OPENING ON END WALL WITH 6' OF SHEAR
12'X16'-24' WITH 7' OF OPENING ON END WALL WITH 5' OF SHEAR
12'X14'-24' WITH 8' OF OPENING ON END WALL WITH 4' OF SHEAR
8. THE END WALL OF 6' WIDE X 12'-24' LONG BUILDINGS MAY HAVE A SINGLE 2' OPENING CENTERED ON THE WALL.



Order #. _____

Customer: _____

Site Address: _____

Building Size: _____

P.O. # _____

Drawn By: TB

Date: 11/30/23

Checked By: _____

Date: _____

Scale: N.T.S.

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TUFF SHED, INC.
ENGINEERING DEPARTMENT

RICHARD J. WILLIS, P.E.
RWILLIS@TUFFSHED.COM
1777 S. HARRISON STREET
DENVER, COLORADO 80210
(303) 753-8833

TITLE

PROJECT NOTES

NAILING REQUIREMENTS

FBC, 8th EDITION (2023)

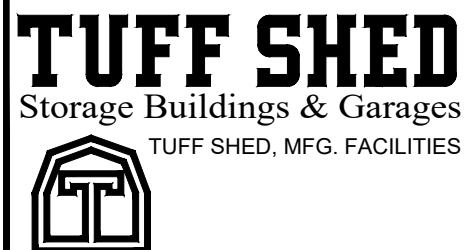
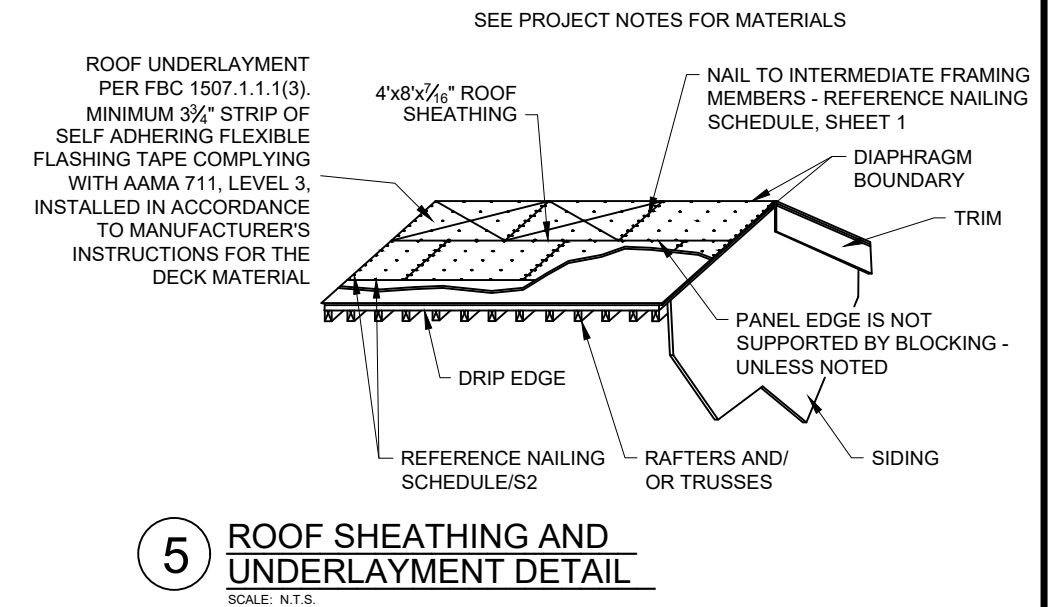
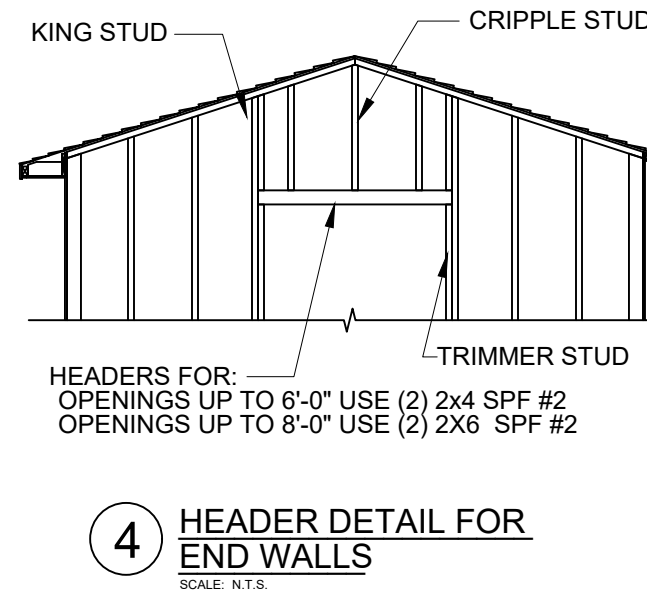
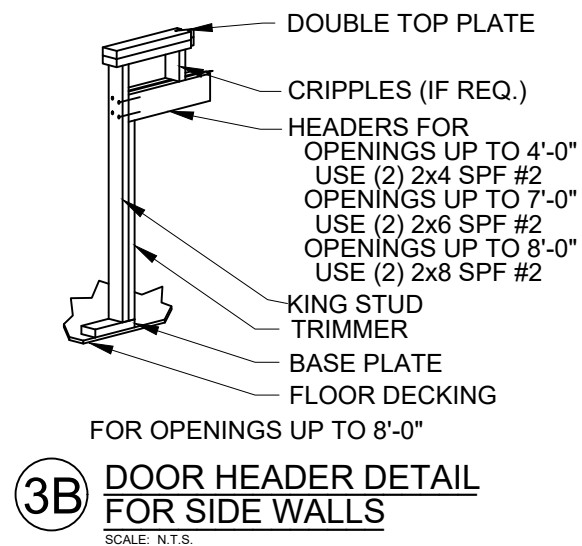
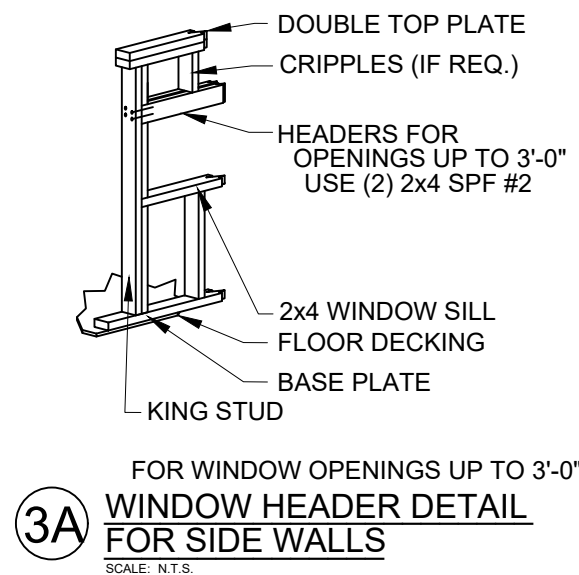
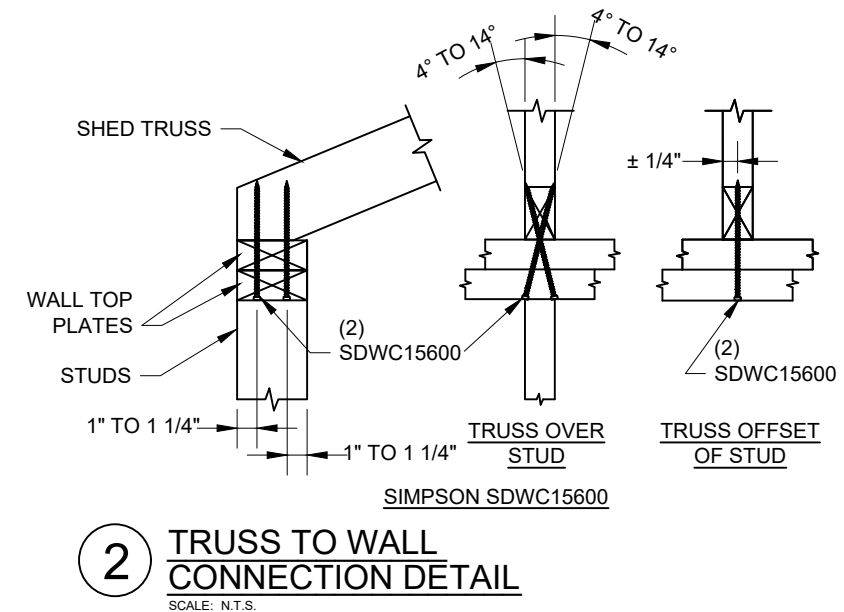
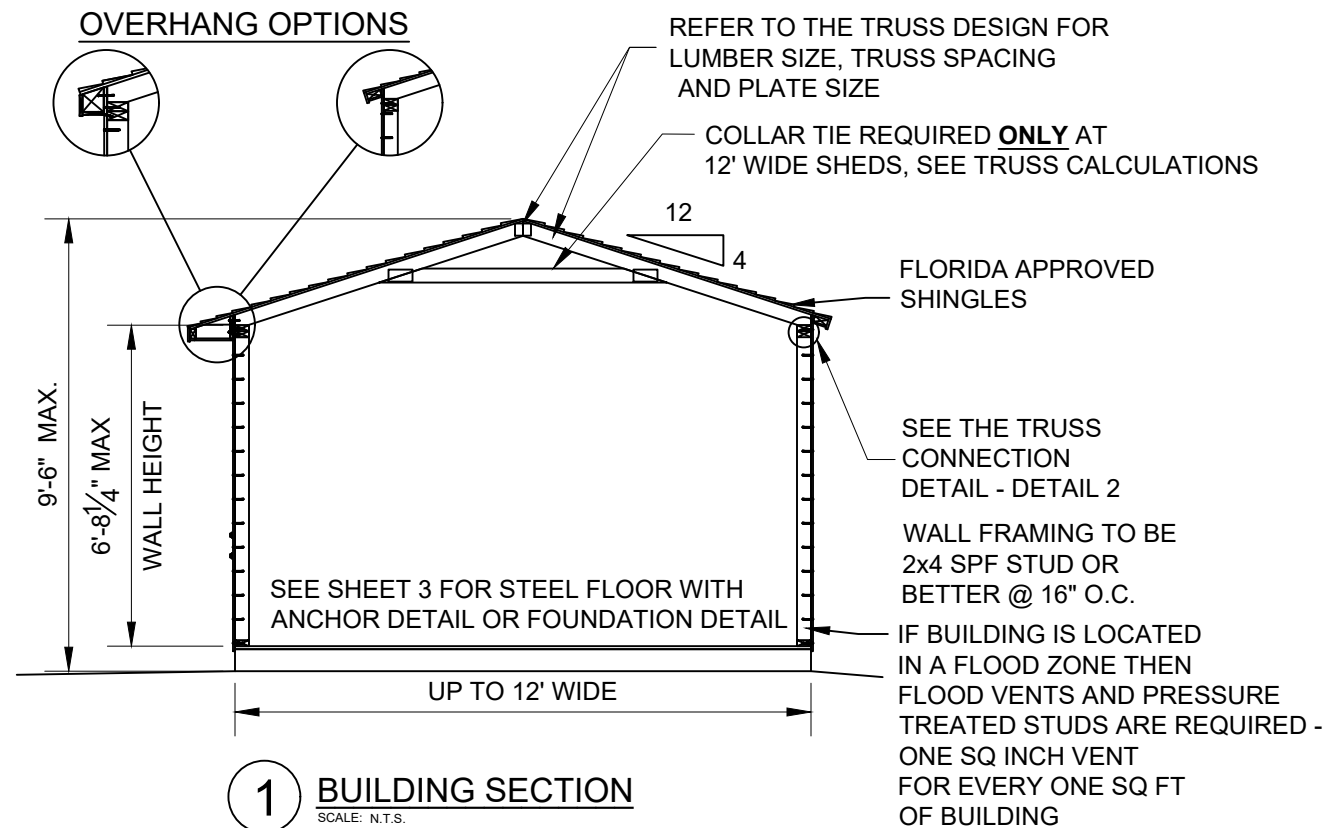
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DRAWING NO.
FL-PR-SR-TR-01

REV. LEVEL 01

SHEET 1

PAGE 1 OF 4



Order #. _____
Customer: _____
Site Address: _____
Building Size: WIDTH - LENGTH - HEIGHT - SQ. FT. AREA

P.O. # _____
Drawn By: TB
Date: 11/30/23
Checked By: _____
Date: _____
Scale: N.T.S.

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TITLE

BUILDING SECTIONS
HEADER FRAMING DETAILS

FBC, 8th EDITION (2023)

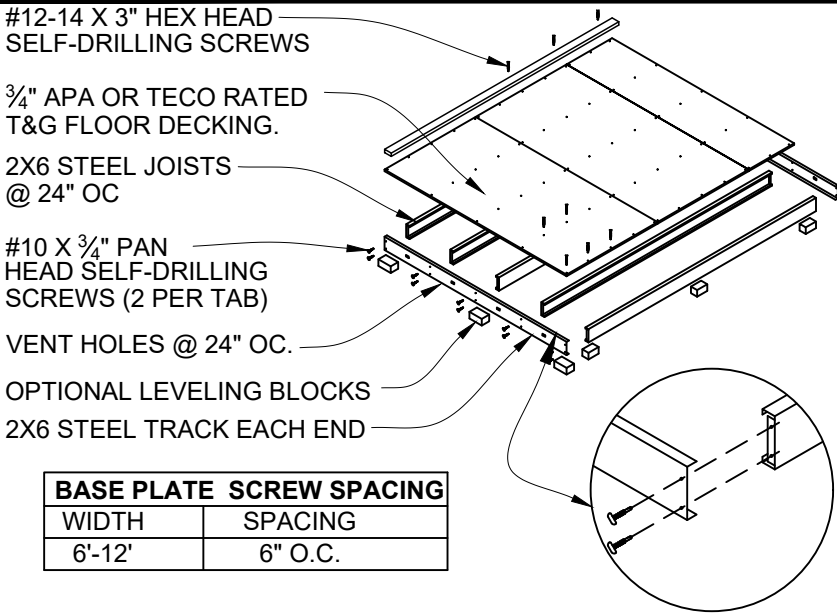
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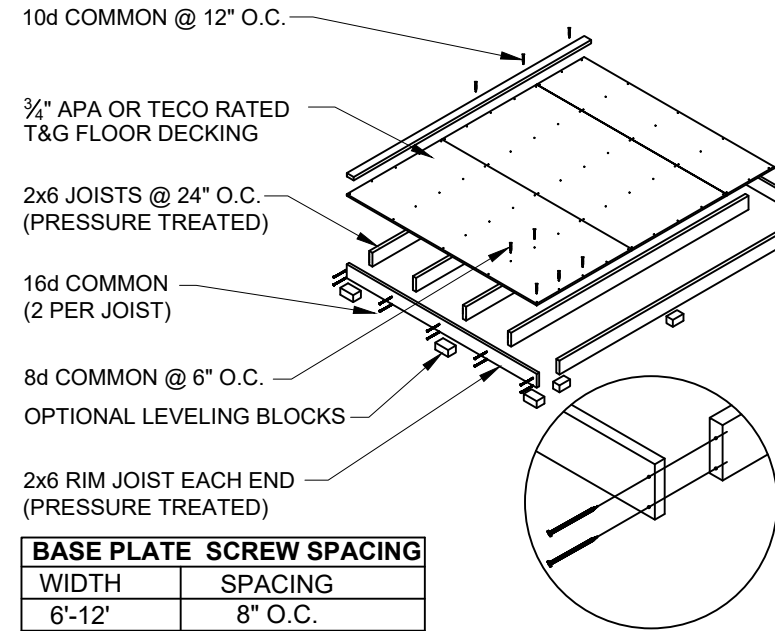
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SHEET 2

PAGE 2 OF 4



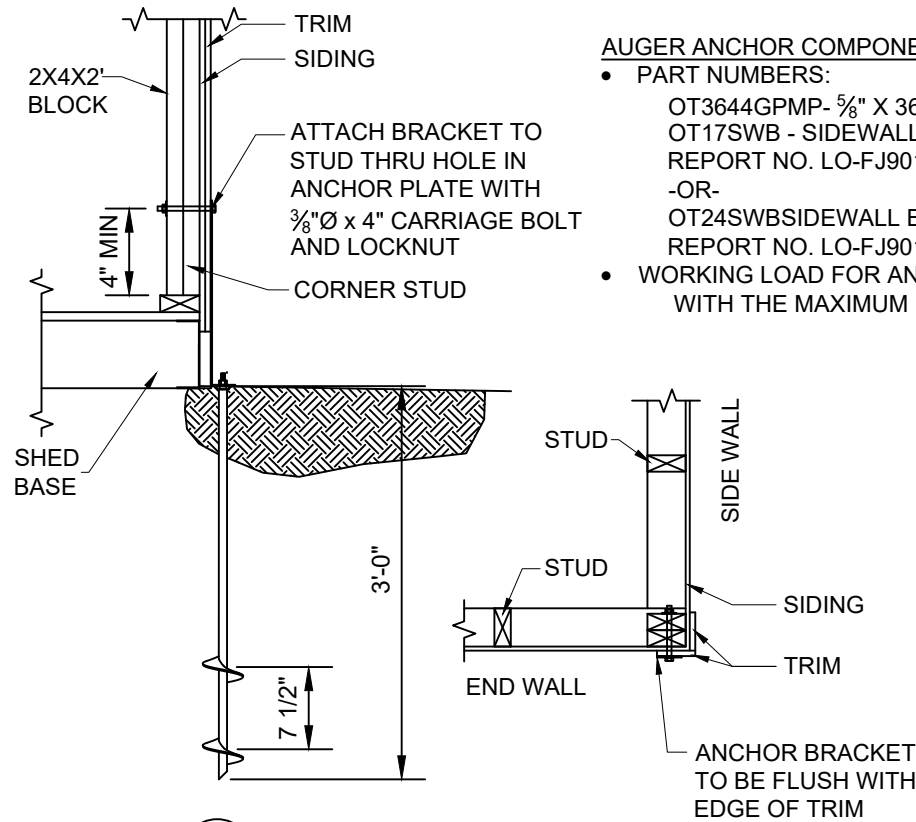
- STEEL SHED FOUNDATION:
600T125-054 - 16 GAUGE STEEL TRACKS G140 ZINC COATED
600S137-054 - 16 GAUGE STEEL JOISTS G140 ZINC COATED @ 24" O.C.
(SUPPLIER: ALLIED STUDCO (JOIST: 600S137-054 / TRACK: 600T125-054) ICC ER-4943P.
- 3/4" APA OR TECO RATED TONGUE AND GROOVE FLOOR DECKING. 24" MAX PANEL SPAN. STAGGER PANEL LAYOUT.
- FASTEN FLOOR DECKING TO JOIST & TRACKS USING #8 x 1 5/8" ZINC PLATED SCREWS @ 12" O.C. NO BLOCKING REQUIRED. ALL EDGES SHALL LIE ON FLOOR JOISTS. STAGGER PANEL LAYOUT PER APA CONDITION 1.
- FASTEN SOLE PLATE THROUGH FLOOR DECKING INTO JOISTS OR TRACKS WITH #12-14 X 3" GALVANIZED SELF-DRILLING SCREWS. REFERENCE SPACING CHART.
- ALLOWABLE FLOOR LIVE LOAD: 75 PSF FOR STEEL JOISTS CONTINUOUSLY SUPPORTED. 50 PSF FOR JOISTS ON BLOCKS AS SHOWN.
- USE OPTIONAL CONCRETE BLOCKS AS REQUIRED TO LEVEL BUILDING:
SUGGESTED SIZES: 2" x 8" x 16", 4" x 8" x 16", OR 8" x 8" x 16".
BLOCKS UNDER JOISTS SPACED @ 8'-0" O.C. MAXIMUM.
BLOCKS UNDER TRACK SPACED @ 4'-0" O.C. MAXIMUM.



- WOOD SHED FOUNDATION:
2x6 #2 PRESSURE TREATED SPRUCE-PINE-FIR RIM JOISTS
2x6 #2 PRESSURE TREATED SPF JOISTS @ 24" O.C.
- 3/4" APA OR TECO RATED TONGUE AND GROOVE FLOOR DECKING. 24" MAX PANEL SPAN. NO BLOCKING REQUIRED. ALL EDGES SHALL LIE ON FLOOR JOISTS. STAGGER PANEL LAYOUT PER APA CONDITION 1. NAIL PLYWOOD TO JOISTS AND RIM JOISTS:
BORDER: 8d COMMON SPACED @ 6" O.C.
EDGE: 8d COMMON SPACED @ 6" O.C.
FIELD: 8d COMMON SPACED @ 12" O.C.
- FASTEN SOLE PLATE THROUGH FLOOR DECKING INTO JOISTS OR RIM JOISTS WITH 10d COMMON SPACED @ 12" O.C.
- ALLOWABLE FLOOR LIVE LOAD: 40 PSF
- USE OPTIONAL CONCRETE BLOCKS AS REQUIRED TO LEVEL BUILDING:
SUGGESTED SIZES: 2" x 8" x 16", 4" x 8" x 16", OR 8" x 8" x 16".
BLOCKS UNDER JOISTS SPACED @ 8'-0" O.C. MAXIMUM.
BLOCKS UNDER RIM JOISTS SPACED @ 4'-0" O.C. MAXIMUM.

1 OPTIONAL STEEL SHED BASE DETAIL

SCALE: N.T.S.



AUGER ANCHOR COMPONENTS BY OLIVER TECHNOLOGIES

- PART NUMBERS:
OT3644GPMP- 5/8" X 36" (36" IMBED) GALVANIZED AUGER
OT17SWB - SIDEWALL BRACKET FOR USE WITH THRU BOLTS
REPORT NO. LO-FJ90129-A
-OR-
OT24SWBSIDEWALL BRACKET FOR USE WITH THRU BOLTS
REPORT NO. LO-FJ90129-B
- WORKING LOAD FOR ANCHOR SYSTEM IS 3,150 LBS WITH THE MAXIMUM LOAD OF 5,080 LBS

AUGER ANCHORS		
WIDTH	LENGTH	# OF ANCHORS
6'	6'-24'	4 ANCHORS
8'	8'-18'	4 ANCHORS
8'	20'-24'	6 ANCHORS
10'	10'-14'	4 ANCHORS
10'	16'-22'	6 ANCHORS
10'	24'	8 ANCHORS
12'	12'-18'	6 ANCHORS
12'	20'-24'	8 ANCHORS

4-ANCHORS PROVIDE (1) AT EA. CORNER OF THE BUILDING.
6-ANCHORS PROVIDE (1) AT EA. CORNERS OF THE BUILDING AND (1) AT THE CENTER OF EA. SIDE WALL.
8-ANCHORS PROVIDE (1) AT EA. CORNERS OF THE BUILDING AND (1) AT THE CENTER OF EACH WALL.

3 OPTIONAL AUGER ANCHOR DETAIL

SCALE: N.T.S.

3/8" X 3" SIMPSON TITEN HD BOLT, GALVANIZED, WITH 3/4" WASHER
EMBEDMENT DEPTH = MIN 2 1/2"
MIN. EDGE DISTANCE = 6"
ANCHOR SPACING: RE: TITEN HD ANCHOR BOLTS TABLE, SHEET 3

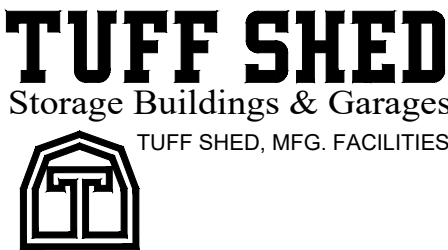
4 OPTIONAL SIDEWALL BRACKET DETAIL

SCALE: N.T.S.

TITEN HD ANCHOR BOLTS (INTO CONCRETE) RE: DETAIL 3, SHEET 3

WIDTH	LENGTH	QTY
6'	6'-14'	4
6'	16'-20'	6
6'	22'-24'	8
8'	8'-10'	4
8'	12'-16'	6
8'	18'-22'	8
8'	24'	10
10'	10'-12'	6
10'	14'-16'	8
10'	18'-22'	10
10'	24'	12
12'	12'-14'	8
12'	16'-18'	10
12'	20'-24'	14

- NOTES:
- ANCHORS TO BE SIMPSON TITEN HD ANCHORS. ANCHORS MAY BE GALVANIZED OR STAINLESS STEEL.
 - PROVIDE (1) ANCHOR AT EA. CORNER OF THE BUILDING. THE REMAINING ANCHORS EQUALLY SPACED ALONG THE LENGTH OF THE BUILDING. (1/2 THE REMAINING ANCHORS ON EA. LENGTH SIDE EQUALLY SPACED).



Order #. _____

Customer: _____

Site Address: _____

Building Size: WIDTH - LENGTH - HEIGHT - SQ. FT. AREA _____

P.O. # _____

Drawn By: TB

Date: 11/30/23

Checked By: _____

Date: _____

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TITLE

DETAILS

FBC, 8th EDITION (2023)

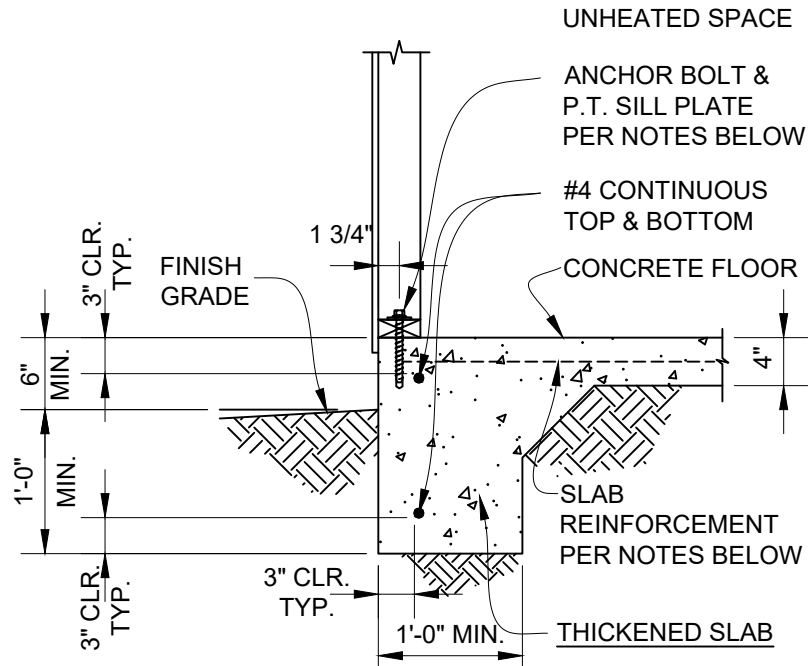
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DRAWING NO.
FL-PR-SR-TR-01

REV. LEVEL 01

SHEET 3

PAGE 3 OF 4



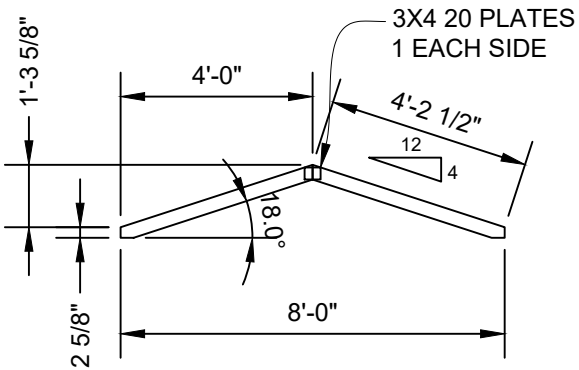
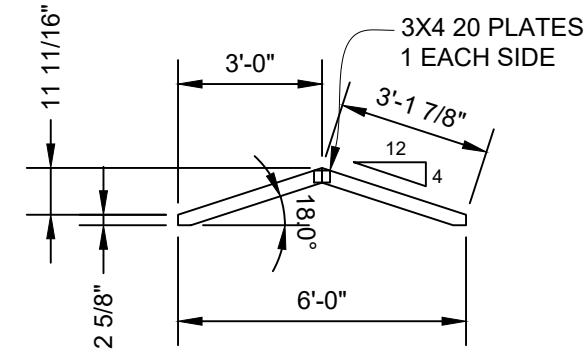
- CONTINUOUS FOOTING NOTES
1. TOP OF SLAB TO BE 6" MIN. ABOVE GRADE. SLAB REINFORCEMENT SHALL BE WWF 6X6 W1.4xW1.4 . LOCATE AT MID-DEPTH OF SLAB.
-OR-
SLAB REINFORCEMENT SHALL BE FIBERMESH 150 OR BLENDED FIBERMESH150. FIBERMESH SHOULD BE DISPERSED UNIFORMLY THROUGH CONCRETE W/ MIN. 1 POUND PER CUBIC YARD OF CONCRETE.
 2. ALL FOOTING FORMS SHALL BE INSPECTED FOR SIZE AND REINFORCING BEFORE POURING CONCRETE.
 3. FOOTINGS SHALL BEAR ON UNDISTURBED NATURAL, COMPETENT SOIL, OR PROPERLY COMPACTED STRUCTURAL FILL. ALLOWABLE SOIL BEARING PRESSURE IS 1000 PSF AT 12" BELOW GRADE.
 4. CONCRETE: MINIMUM 28 DAY COMPRESSIVE STRENGTH, $f_c = 2500$ PSI.
 5. REINFORCING STEEL: A615, GRADE 40 OR GRADE 60. ALL REINFORCING STEEL SHOWN TO BE CONTINUOUS MAY BE LAPPED A MINIMUM OF 38 BAR DIAMETERS OR 24" MINIMUM, WHICHEVER IS LARGER.
 6. SEISMIC DESIGN CATEGORY: A
 - A. ATTACH PRESSURE TREATED SOLE PLATE TO THE FOOTING USING $\frac{1}{2}$ "Ø X 8" LONG SIMPSON TITEN HD ANCHOR WITH WASHERS.
 - B. EXPANSION BOLTS SHALL BE EMBEDDED AT LEAST 5" INTO THE CONCRETE AND SHALL BE SPACED NOT MORE THAN 6' OC.
 - C. THERE SHALL BE A MINIMUM OF 2 BOLTS PER SOLE PLATE PIECE WITH 1 BOLT LOCATED NOT MORE THAN 12" NOR LESS THAN 7 BOLT DIAMETERS FROM EACH END OF EACH PIECE.

NOTE: FOR BUILDINGS 18' AND LONGER OR ANY BUILDING DESIGNED AS A 3-SIDED DIAPHRAGM, ADD SIMPSON SSTB16 ANCHORS AND HDU2 HOLD DOWNS AT EACH CORNER OF THE END WALLS. FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS.

1

OPTIONAL CONCRETE FOUNDATION DETAIL

SCALE: N.T.S.



DESIGN LOADS:
TOP CHORD LIVE LOAD = 20 PSF
TOP CHORD DEAD LOAD = 10 PSF
COLLAR TIE DEAD LOAD = 5 PSF

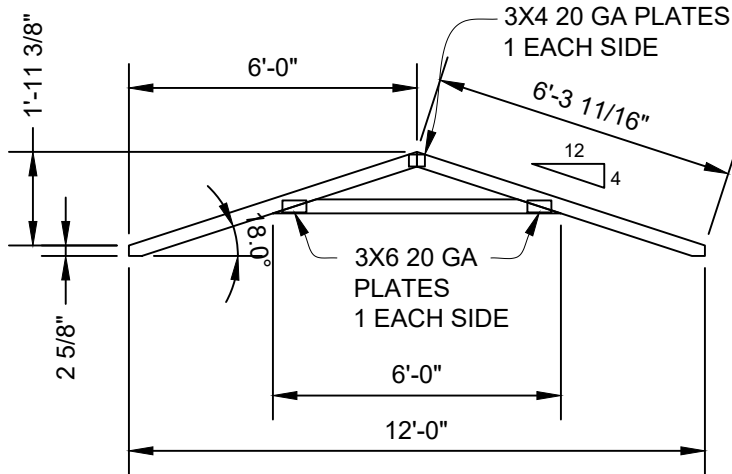
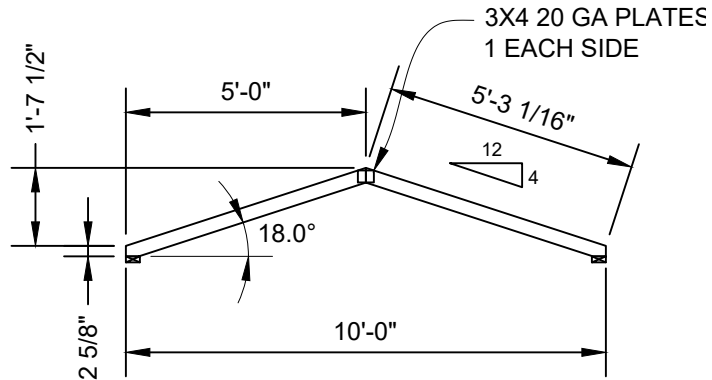
MAXIMUM DEFLECTION (12 FT. SPAN)
VERT LL: 0.06 in.
VERT TL: 0.08 in.

NOTES:
FBC, 8th EDITION (2023)
ANSI/TPI 1-2014
TRUSSES TO BE SPACED @ 24" OC
MATERIAL TO BE 2X4 SPRUCE PINE FIR GRADE #2 OR BETTER
PLATES ARE TO BE PRESSED IN THE WOOD PER TPI.

REP MEMBER INCREASE: YES
LUMBER D.O.L.: 1.25

WIND:
ASCE 7-22, 155 mph, Exposure C, D.O.L.=1.60

PLATES ARE MANUFACTURED BY EAGLE METAL PRODUCTS,
ICC-ES #ESR-1082.



6' SPAN
REACTIONS:
MAX. VERTICAL: 180 LBS.
MAX. UPLIFT: -160 LBS.

NOTE:
TRUSS MAY BE USED ON BUILDING LENGTHS UP TO 12FT UNLESS CEILING JOIST OR OTHER TENSION TIE IS PROVIDED.

8' SPAN
REACTIONS:
MAX. VERTICAL: 240 LBS.
MAX. UPLIFT: -195 LBS.

NOTE:
TRUSS MAY BE USED ON BUILDING LENGTHS UP TO 14FT UNLESS CEILING JOIST OR OTHER TENSION TIE IS PROVIDED.

10' SPAN
REACTIONS:
MAX. VERTICAL: 300 LBS.
MAX. UPLIFT: -250 LBS.

NOTE:
TRUSS MAY BE USED ON BUILDING LENGTHS UP TO 20FT UNLESS CEILING JOIST OR OTHER TENSION TIE IS PROVIDED.

12' SPAN
REACTIONS:
MAX. VERTICAL: 390 LBS.
MAX. UPLIFT: -290 LBS.

NOTE:
TRUSS MAY BE USED ON BUILDING LENGTHS UP TO 24FT UNLESS CEILING JOIST OR OTHER TENSION TIE IS PROVIDED.

ALL PERSONS FABRICATING, HANDLING, ERECTING OR INSTALLING THIS TRUSS ARE TO DO SO IN ACCORDANCE TO THE RECOMMENDATIONS OF THE LATEST VERSION OF THE BCSI.



Order #.	
Customer:	
Site Address:	
Building Size:	WIDTH - LENGTH - HEIGHT - SQ. FT. AREA

P.O. #	
Drawn By:	TB
Date:	11/30/23
Checked By:	
Date:	
Scale:	N.T.S.

THESE DRAWINGS AND THE DESIGN ARE THE PROPERTY OF TUFF SHED, INC. THESE DRAWINGS ARE FOR A BUILDING TO BE SUPPLIED AND BUILT BY TUFF SHED. ANY OTHER USE IS FORBIDDEN BY BOTH TUFF SHED AND THE ENGINEER OF RECORD

TUFF SHED, INC.
ENGINEERING DEPARTMENT

RICHARD J. WILLS, P.E.
RWILLS@TUFFSHED.COM
1777 S. HARRISON STREET
DENVER, COLORADO 80210
(303) 753-8833

TITLE
TRUSS DETAILS
FBC, 8th EDITION (2023)
155C

DRAWING NO.	FL-PR-SR-TR-01
REV. LEVEL	01
SHEET	4
PAGE	4 OF 4

Prepared by and return to:

Scott Patrou
Ginn & Patrou, PA
770 A1A Beach Boulevard
Suite D
Saint Augustine Beach, FL 32080
(904) 461-3000
File No 19-8

Parcel Identification No 197030-0000

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 30 day of June, 2019 between Jocelyn Fern Jeffries and Adam B. Hessel, Individually and as Co-Trustees of Priscilla Caine Revocable Living Trust dated August 6, 2006, whose post office address is P.O. BOX 1917, Dublin, OH 43017, of the County of Franklin, State of Ohio, Grantor, to Azman Dayakli and Maria M. Dayakli, husband and wife, whose post office address is 39-09 Brookside Avenue, Fair Lawn, NJ 07410, of the County of Bergen, State of New Jersey, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in St. Johns, Florida, to-wit:

A part of Lot 11, Block 9, CITY OF ST. AUGUSTINE, St. Johns County, Florida, according to the official map of St. Augustine, dated 1905 and described as follows:

Beginning at a concrete fence post located on the West line of Charlotte Street for the Southeast corner of said Lot 11; run thence Northerly and along the West line of Charlotte Street, a distance of 44.7 feet to a steel fence post being 3.0 feet Southerly from the Northeast corner of said Lot 11; run thence Westerly on a line parallel to and 3.0 feet distant from the North line of said Lot 11, measured at right angle, a distance of 90.0 feet to a steel fence post; run thence Southerly on a line parallel to the West line of Charlotte Street, a distance of 45.0 feet to an iron pipe on the South line of said Lot 11; run thence Easterly along the South line of said Lot 11, a distance of 90.0 feet to the Point of Beginning. Excepting therefrom the South 2 feet of the above described land.

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

Subject to taxes for 2019 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

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

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

Signed, sealed and delivered in our presence:

Helen Drivas
WITNESS
Witness printed name: Helen Drivas

Arnell Soler
WITNESS
Witness printed name: Arnell Soler

Priscilla Caine Revocable Living Trust

By: Jocelyn Fern Jeffries
Jocelyn Fern Jeffries, Co-Trustee

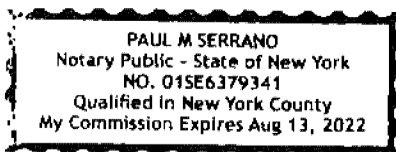
By: Jocelyn Fern Jeffries
Jocelyn Fern Jeffries, Individually

STATE OF NEW YORK
COUNTY OF NEW YORK

The foregoing instrument was acknowledged before me this 30th day of May, 2019, by Jocelyn Fern Jeffries, Co-Trustee of Priscilla Caine Revocable Living Trust dated August 6, 2006.

Paul M. Serrano
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: ✓
Type of Identification
Produced: NYS Enhanced ID



Munawwer A Khan
 WITNESS

Witness printed name: Munawwer A Khan

Steve Gelger
 WITNESS

Witness printed name: Steve Gelger

Priscilla Caine Revocable Living Trust

By: Adam B. Hessel
 Adam B. Hessel, Co-Trustee

By: Adam B. Hessel
 Adam B. Hessel, Individually

STATE OF OHIO
 COUNTY OF FRANKLIN

The foregoing instrument was acknowledged before me this 30th day of May, 2019, by Adam B. Hessel, Co-Trustee of Priscilla Caine Revocable Living Trust dated August 6, 2006.

Munawwer A Khan
 Signature of Notary Public
 Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: Ohio Driver License
 Type of Identification
 Produced: Ohio Driver License # SV37155



MUNAWWER A. KHAN
 Notary Public, State of Ohio
 My Commission Expires 08-21-2022

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID

Location Address

Neighborhood

Tax Description*

Property Use Code

Subdivision

Sec/Twp/Rng

District

Millage Rate

Acreage

Homestead

1970300000

56 CHARLOTTE ST
SAINT AUGUSTINE 32084-0000

COSA Mixed Use E of St George (COM) (610.22)

CITY OF ST AUG E90FT OF LOT 11 BLK 9 (EX N3FT & S2FT)
OR4738/1436

*The Description above is not to be used on legal documents.

Owner Occupied Mixed Use (Store/Office/Residential Combo) (1205)

City of St Augustine

18-7-30

City of St Augustine (District 452)

18.72

0.090

Y



Owner Information

Owner Name

Mailing Address

Dayakli Azman, Maria M 100%

Dayakli Maria M 100%

56 CHARLOTTE ST

SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
Homestead		\$50,000

Map



Valuation Information

	2025
Building Value	\$278,128
Extra Features Value	\$6,884
Total Land Value	\$594,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$879,012
Total Deferred	\$225,257
Assessed Value	\$653,755
Total Exemptions	\$50,000
Taxable Value	\$603,755

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	\$285,352	\$7,358	\$594,000	\$0	\$0	\$886,710	\$610,531	\$326,179	\$560,531
2023	\$234,052	\$5,104	\$594,000	\$0	\$0	\$833,156	\$570,765	\$312,391	\$520,765
2022	\$225,514	\$6,504	\$316,800	\$0	\$0	\$548,818	\$534,156	\$64,662	\$484,156
2021	\$166,885	\$3,639	\$316,800	\$0	\$0	\$487,324	\$487,324	\$50,000	\$437,324
2020	\$205,017	\$3,639	\$316,800	\$0	\$0	\$525,456	\$525,456	\$0	\$525,456
2019	\$42,556	\$2,880	\$237,600	\$0	\$0	\$283,036	\$226,056	\$56,980	\$226,056
2018	\$44,225	\$2,880	\$158,400	\$0	\$0	\$205,505	\$205,505	\$0	\$205,505
2017	\$47,914	\$2,880	\$158,400	\$0	\$0	\$209,194	\$186,928	\$22,266	\$186,928
2016	\$53,969	\$2,880	\$142,560	\$0	\$0	\$199,409	\$199,409	\$0	\$199,409
2015	\$55,863	\$2,880	\$128,700	\$0	\$0	\$187,443	\$187,443	\$0	\$187,443
2014	\$33,416	\$2,880	\$128,700	\$0	\$0	\$164,996	\$164,996	\$0	\$164,996

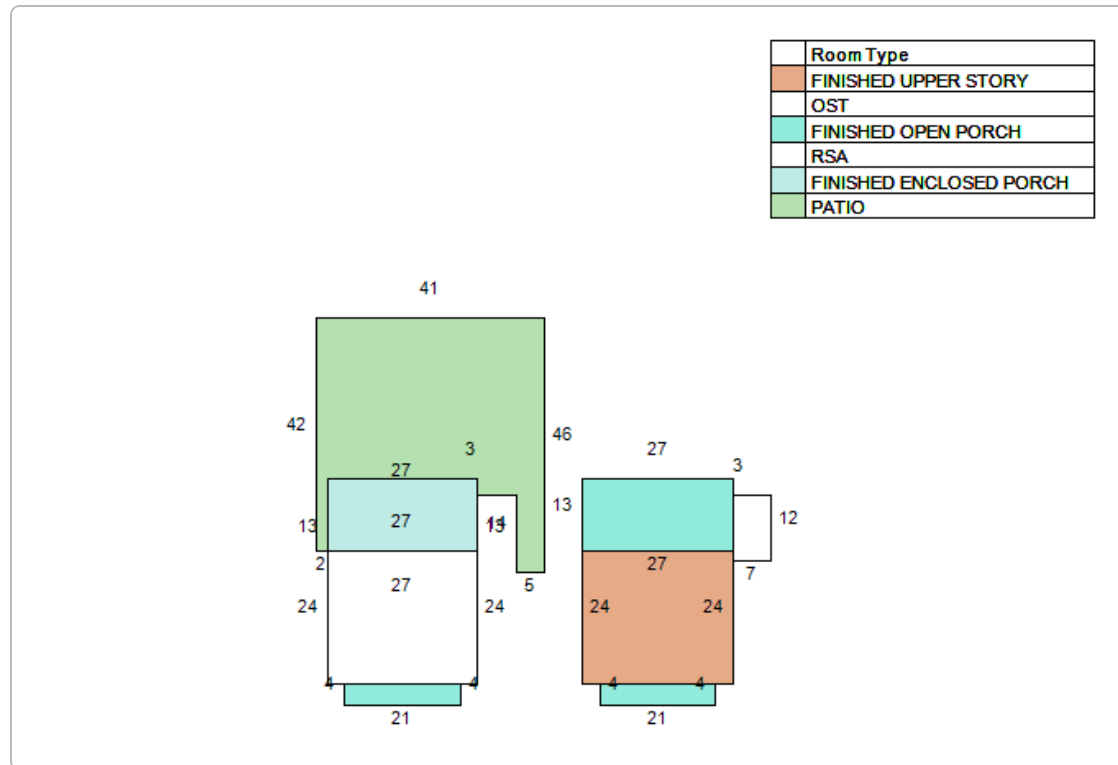
Building Information

Building 1
Building Value \$278,128
Year Built 1930
Actual Area 3571
Conditioned Area 1577
Use Mixed Use (City/Historical)
Style 04
Exterior Wall Concrete Stucco

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

Description	Square Footage
PATIO/SLAB	1321
FINISHED ENCLOSED PORCH	351
RESTAURANT	648
FINISHED OPEN PORCH	351
OUTSIDE STAIRS	84
FINISHED OPEN PORCH	84
FINISHED UPPER STORY	648
FINISHED OPEN PORCH	84
Total SqFt	3571

Sketch Information



Extra Feature Information

Code Description	Status	Value
Masonry Wall (Mix)		3195
Brick Pavers (COM)		2856
Wood Fence - 6' and Above (COM)		833

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Mixed Use (Store/Office/Residential Combo)	27	90	1980	SF	\$297,000
Mixed Use (Store/Office/Residential Combo)	17	90	1980	SF	\$297,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
6/10/2019	5/30/2019	\$660,000.00	WARRANTY DEED	4738	1436	Q	I	CAINE PRISCILLA REVOCABLE LIVING TRUST D:8-9-2006	DAYAKLI AZMAN,MARIA M
9/25/2018	7/12/2018	\$0.00	OTHER INSTRUMENT	4616	606	U	I	CAINE PRISCILLA REVOCABLE LIVING TRUST D:8-9-2006	CAINE PRISCILLA REVOCABLE LIVING TRUST D:8-9-2006
6/22/2015	6/17/2015	\$100.00	CORRECTIVE QUITCLAIM	4045	1080	U	I	CAINE PRISCILLA E	CAINE PRISCILLA REVOCABLE LIVING TRUST D:8-9-2006
7/18/2014	7/1/2014	\$0.00	QUIT CLAIM DEED	3905	1295	U	I	CAINE PRISCILLA E	CAINE PRISCILLA REVOCABLE TRUST
10/9/2013	2/21/2013	\$0.00	DEATH CERTIFICATE	3801	216	U	I	CAINE RICHARD BURTON	CAINE PRISCILLA E (JANOFF)
	8/12/2002	\$100.00	QUIT CLAIM DEED	1798	1393	U	I	CAINE RICHARD	CAINE RICHARD & PRISCILLA
	2/17/1998	\$100.00	WARRANTY DEED	1296	1136	U	I	CAINE RICHARD & PRISCILLA	CAINE RICHARD
	9/1/1984	\$100,000.00		656	860	Q	I		CAINE RICHARD,PRISCILLA
	4/1/1983	\$50,000.00		580	750	Q	I		

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



**CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for January 15, 2025 Meeting**



Application HP2024-0082

Address: 88 (82) Marine Street

Applicant: CPT Joel Palmer

Property Owner: U.S. Barracks

Project description: For site changes including new pavers along Marine Street, installation of new exterior lighting, and refacing an existing information board.

Architectural Style:	Spanish Colonial	Florida Master Site File:	8SJ10A
National Register:	St. Augustine NRHD: Contributing	Construction date:	c. 1767+
Archaeology Zone:	IC	Zoning District:	HP-1
Parcel number:	2009400000		
Agenda Item:	7(b)	Previous Action(s):	COA 2000-0195 COA 2002-2204 COA 2006-0083 COA 2013-0123

STAFF SUMMARY AND ANALYSIS:

1. This project is comprised of several locations within the U.S. Government owned St. Francis Barracks (82 Marine Street) property, formally addressed 88 Marine Street, which takes up the block on the west side of Marine Street between St. Francis Street and San Salvador Street and encompasses several historic structures and the National Cemetery.
2. The applicant is seeking site changes as detailed in the scope of work below.
3. Proposed lamp posts are to match existing lamp posts that are appropriate for the surrounding streetscape. Estimated locations were provided by the applicant. These may change slightly based upon how wide the light from the fixtures is cast. A photometric plan is advised if more than the three (3) fixtures proposed are desired. The AGHP states that the most appropriate lighting color is soft white. If LED lighting is proposed, it should be within 2800-3000K.
4. While the application described the refacing of the existing sign board, the applicant is proposing to reface the existing low brick planter wall with coquina to be more consistent with the coquina wall along the east side of Marine Street. The Architectural Guidelines for Historic Preservation (AGHP) recommend site features that are compatible with the character of the district or neighborhood in size, scale, materials and color. Both the brick and coquina materials are compatible with the architectural character along the streetscape.
5. Refacing/repaving of the existing walkway and loggia space along the east side of the St. Francis Barracks would be the most visually impactful change proposed with this application. It is unclear when the existing concrete steps and large square pavers were installed, and the original paving material for this space is unknown, though the colonial period of the structure would suggest tabby and/or coquina as the most probable materials used. Use of clay bricks that are an appropriate size to match historic brick is important for compatibility with the existing architecture. The AGHP states that floors for loggias and galleries may be either poured coquina concrete or tabby, and appropriate paving materials are poured coquina concrete, tabby, loose coquina, crushed shells, river gravel, and brick or stone on sand. Asphalt and plain concrete are not appropriate.

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 **88 Marine Street** if the Board finds that the proposed site alterations, as proposed or modified at the HARB's recommendation, meet the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Install New Lamp Post Lighting:
 - a. Two just west of sea wall along east side of parking lot
 - b. One along west side of dirt lot on Charlotte Street
 - c. To match existing lamp posts on Charlotte Street
2. Reface Brick Wall Around Existing Sign Board
 - a. Low coquina pillars and wall similar to the existing coquina wall along Marine Street
 - b. Sign and brick pavers to remain as existing
3. Resurface and repave sidewalk and loggia space in front of St. Francis Barracks
 - a. Remove existing square concrete pavers
 - b. Install brick pavers

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.
- Remove or trim plants in close proximity to the building that may cause deterioration of historic fabric.
- Minimize disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archaeological resources.
- Survey and document areas where the terrain will be altered to determine the potential impact to important landscape features or archaeological resources.
- Provide continued protection of wood, masonry and architectural metals which comprise site features through appropriate cleaning, rust removal, limited paint removal, and re-application of protective coatings.
- Repair features of the site by reinforcing historic materials.
- Replace in kind an entire feature of the site that is too deteriorated to repair if the overall form and detailing are still evident. Physical evidence from the deteriorated feature should be used as a model to guide the new work. This could include a walkway or fountain. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.
- Replace deteriorated or damaged landscape features in kind.

- Design and construct a new feature of a site when the historic feature is completely missing, such as an outbuilding, terrace or driveway. It may be based on historical, pictorial and physical documentation; or be a new design that is compatible with the historic character of the building and the site.

Don't...

- Remove or radically change site features which are important in defining the overall historic character of the property so that the character is diminished.
- Introduce heavy machinery into areas where it may disturb or damage important landscape features or archaeological resources.
- Fail to survey the building site prior to the beginning of rehabilitation work which may result in damage to or destruction of important landscape features or archaeological resources.
- Use a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the site feature or that is physically or chemically incompatible.
- Construct a new site feature that is incompatible with the district or building because of its size, scale or materials.
- Destroy the relationship between buildings and their setting by widening historic streets, changing paving material or by introducing inappropriately located new streets and parking lots that are incompatible with the character of the historic area.
- Install street lighting, benches, new plant materials, fencing, walkways, and paving material such as asphalt and pebble that are out of scale or are inappropriate to the historic district.
- Change the appearance of a building or site by removing historic plants, trees, fencing, walkways, outbuildings and other features before evaluating their importance.
- Add conjectural landscape features to the site such as period reproduction lamps, fences, fountains or vegetation that is historically inappropriate, thus creating a false sense of historic development.
- Create a false historic appearance because the replacement feature is based on insufficient historical, pictorial or physical documentation.
- Introduce a new landscape feature, including plant material, that is visually incompatible with the site, or that alters or destroys the historic site patterns or vistas.

Pre-1821

Site features of modern design and materials (plastic, metal, vinyl and similar materials) are not appropriate in public spaces.

Floors for loggias and galleries may be either poured coquina concrete or tabby.

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

Electrical and Mechanical Equipment

Pre-1821

Lighting fixtures must be simple colonial fixtures, usually rectangular, and made of pierced tin or black metal with glass. They may be attached to walls or posts, or suspended under loggia or balcony roofs. Modern fixtures are permitted only to supplement colonial fixtures and must be as unobtrusive as possible. Modern lighting fixtures are not permitted on street facades unless completely screened, and are not permitted in any location where they are visible from the street. Fixtures mounted in trees, on the ground or on the inside of a wall or fence below the top of the wall or fence may be appropriate. Light levels should be kept low to preserve the historic ambiance. Flashing, flickering or blinking lights are not appropriate. The most appropriate lighting color is soft white. Heavily toned light colors and the use of colored glass in light fixtures are not appropriate.

COA HP2024-0082
88 (82) Marine Street
January 16, 2025

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File

Staff Photographs 88 Marine St



East Elevation 82 Marine Street

Staff Photographs 88 Marine St



Northeast Elevation 82 Marine Street

Staff Photographs 88 Marine St



Parking Lot Location of Two Proposed Lamp Posts



Staff Photographs 88 Marine St



Parking Lot Location of Two Proposed Lamp Posts

Staff Photographs 88 Marine St



Parking Lot Location of Two Proposed Lamp Posts

Staff Photographs 88 Marine St



Parking Lot Location of Two Proposed Lamp Posts (from Avenida Menendez)

Staff Photographs 88 Marine St



Existing Sign Along Marine Street
Landscape Wall to be Refaced with Coquina



Staff Photographs 88 Marine St



Coquina Wall for reference

Staff Photographs 88 Marine St



Lamp Post Location (Charlotte Street)



Staff Photographs 88 Marine St



Lamp Post Style to be Used on Marine and Charlotte Streets

Staff Report Page 15

Staff Photographs 88 Marine St



Existing Walkway/Loggia Pavement



Existing Sidewalk Pavement

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 85510(A) 1009==
Site Name: St. Francis Barracks 830== Survey Date: 7808 820==
Address: 82 Marine Street, St. Augustine, Fla. 32084 905==
Instructions for Locating: _____
813== County: St. Johns 808==
Location: City of St. Augustine 42 868==
(subdivision) (block) (lot)
868==
Owner of Site: Name: U. S. Barracks ;
Address: _____
Occupant or Manager: State of Fla.-Dept. of Military Affairs-Guard (occupant) 904==
Type of Ownership: Private 848== Zoning: _____
NR Classification Category: Building 916== Recording Date: _____ 832==
UTM: 17 470070 3306180 890== Location: T07S R30E 20 812==
(zone) (easting) (northing) (T) (R) (S)
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:		Threats to Site:	
() <u>Excellent</u>	863==	() <u>Zoning</u>	878==
(☒) <u>Good</u>	863==	() <u>Development</u>	878==
() <u>Fair</u>	863==	() <u>Deterioration</u>	878==
() <u>Deteriorated</u>	863==	() <u>Borrowing</u>	878==
		() <u>Transportation</u>	878==
Integrity of Site:		() <u>Fill</u>	878==
(x) <u>Altered</u>	858==	() <u>Dredge</u>	878==
() <u>Unaltered</u>	858==	() <u>Other</u>	878==
(x) <u>Original Site</u>	858==		
() <u>Restored - Date: 1922</u>	858==		
() <u>Moved - Date:</u>	858==		

II. SITE DESCRIPTION, continued.

Original Use: Religious 838== Present Use: Military 850==
 Date: +1737 844== Period: 18th Cent 845== Culture: Spanish, British American 840==
 Architect: _____ 872==
 Builder: _____ 874==
 Style: Colonial 964==
 Plan Type: H-shape front building with L shaed rear and side buildings 966==
 Exterior Fabrics: Stucco, wood drop siding with cornerboards; BEC
ceiling boards 854==
 Structural Systems: Masonry 856==
 Features of Structure: (942)
 Window Type: DHS, 6/6, 12/12 942==
 Foundation: _____ 942==
 Roof Type: Gable 942==
 Secondary Roof Structures: Gables on H, shed porch 942==
 Porches & Balconies: _____ 942==
 Chimney Location: End, exterior (1); offset lateral slope (1); ridge (3) 942==
 Materials: (882) Offset rear slope; end, interior rear slope (2)
 Chimney: Brick 882==
 Roof Surfacing: Composition shingles 882==
 Ornament Exterior: Iron work on windows, jigsawn windows walk on roof,
square pillars 882==
 Quantitative Data: (950-954)
 Chimneys: 1 952== Dormers: _____ 954== Stories: 2½ 950==
 Other: _____ 956==
 Surroundings: _____ 864==
 Relationship to Surroundings: _____
 _____ 859==

III. PHOTOGRAPHY

Photographic Records Numbers: _____ 860==
 Contact Prints _____

FLORIDA MASTER SITE FILE

Site Inventory Form

FDAHRM 802==

Site No. 1009==

Site Name St. Francis Barracks 830== Survey Date 7808 820==

Instruction for locating (or address) 82 Marine Street

St. Augustine, Fl 32084 813==

Location: City of St. Augustine / 42 / 868==
subdivision name block no. lot no.

County: St. Johns 808==

Owner of Site: Name: U.S. Barracks ;

Address: 902==

Occupant, Tenant, or Manager: (occupant)

Name: State of Florida-Dept. of Military Affairs-Florida National Guard 904==

Type of Ownership Private 848== Recording Date 832==

Recorder:

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

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

818==

Condition of Site: Integrity of Site: Original Use Religious 838==

Check one

Check one or more

- ☐ Excellent 863==
☒ Good 863==
☐ Fair 863==
☐ Deteriorated 863==
☒ Altered 858==
☐ Unaltered 858==
☒ Original Site 858==
☐ Restored () Date: () 858==
☐ Moved () Date: () 858==

Present Use Military 850==

Dates: Beginning 844==

Culture/Phase Spanish 840==

Developmental Stage Historic, 842==

NR Classification Category: Building 916==

Threats to Site:

Check one or more

- ☐ Zoning () 878==
☐ Development () 878==
☐ Deterioration () 878==
☐ Borrowing () 878==
☐ Other (See Remarks below): 878==
☐ Transportation () 878==
☐ Fill () 878==
☐ Dredge () 878==

Areas of Significance: 910==

Significance:

911==

ARCHITECT _____ 872==

BUILDER _____ 874==

STYLE AND/OR MODE Colonial 964==

PLAN TYPE H-Shape Front Building with L Shaped Rear & Side Buildings 966==

EXTERIOR FABRIC(S) Stucco; Wood Drop Siding with Cornerboards; BEC Ceiling Boards 854==

STRUCTURAL SYSTEM(S) Masonry 856==

FOUNDATION: 942==

ROOF TYPE: Gable 942==

SECONDARY ROOF STRUCTURE(S): Gables on H, Shed Porch 942==

CHIMNEY LOCATION: Offset Rear Slope; End Interior Rear Slope (2); End Exterior (1); Offset Lateral Slope (1); Ridge (3) 942==

WINDOW TYPE: DHS 6/6, 12/12 942==

CHIMNEY: Brick 882==

ROOF SURFACING: Composition Shingles 882==

INTERIOR WALLS: 882==

ORNAMENT INTERIOR: 882==

ORNAMENT EXTERIOR: Iron Work on Windows; Jigsaw Windows Walk on Roof, Square Pillars, 882==

NO. OF CHIMNEYS 9 952== NO. OF STORIES 2½ 950==

OTHER (SPECIFY) 954==

Map Reference (incl. scale & date) USGS St. Augustine 7.5 MIN 1956 (PR 1970) 809==

Latitude and Longitude: ° ' " ° ' " 800==

LOCATION SKETCH OR MAP

N

Township	Range	Section
T07S	R30E	20

812==

UTM Coordinates;

17	470070	3306180	890==
Zone	Easting	Northing	

Contact Print

FLORIDA MASTER SITE FILE

Site Inventory Form

FDAHRM 802==

Site No. 1009==

Site Name ST. FRANCIS BARRACKS 830== Survey Date 820==

Instruction for locating (or address) 82 Marine St

Location: City of Aug / 42 / no lot #'s this block
subdivision name block no. lot no.

County: ST 808==

Owner of Site: Name: U.S. BARRACKS ;

Address: 902==

Occupant, Tenant, or Manager:
Name: State of Florida Dept of Military Affairs - Florida National Guard 904==

Type of Ownership government 848== Recording Date 832==

Recorder:
Name & Title: DN ;

Address: 818==

Condition of Site: Integrity of Site: Original Use Religious 838==

Check one

Check one or more

- ☐ Excellent 863==
☒ Good 863==
☐ Fair 863==
☐ Deteriorated 863==

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

Present Use Military 850==

Dates: Beginning 844==

Culture/Phase Spanish 840==

Developmental Stage 842==

NR Classification Category: Bldg. 916==

Threats to Site:

Check one or more

- ☐ Zoning () 878==
☐ Development () 878==
☐ Deterioration () 878==
☐ Borrowing () 878==
☐ Other (See Remarks below): 878==

- ☐ Transportation () 878==
☐ Fill () 878==
☐ Dredge () 878==

Areas of Significance: 910==

Significance: MARKER: St. Francis Barracks (State Arsenal) / Erected about 1600 / burned Dec. 13, 1915 / Reconstructed 1922 / Arsenal Building Commission of the State of Florida / Cary A. Hardee, Governor / H. Clay Crawford, Secretary of State / Charles P. Lovell, The Adjutant General / F.A. Hollingsworth, Architect / Southern Construction Company of Pensacola, Florida Contractors.

911==

owned by US Govt + leased to State of Florida.

Photographic Record Numbers 860==

ARCHITECT _____ 872==
 BUILDER _____ 874==
 STYLE AND/OR MODE Colonial 964==
 PLAN TYPE H-Shape front bldg. with L shaped rear + side bldgs. 966==
 EXTERIOR FABRIC(S) Stucco; wd. deepside w/ corbel. BEC 854==
 STRUCTURAL SYSTEM(S) Masonry 856==
 FOUNDATION: _____ 942==
 ROOF TYPE: gable 942==
 SECONDARY ROOF STRUCTURE(S): Gables on H, shed porch 942==
 CHIMNEY LOCATION: offset rear slope; end int. rear slope; end ext. (i); offset lat slope (i); ridge (s) 942==
 WINDOW TYPE: DHS 6/6, 12/12 942==
 CHIMNEY: Brick 882==
 ROOF SURFACING: Comp shi 882==
 INTERIOR WALLS: _____ 882==
 ORNAMENT INTERIOR: gypsum windows walls on roof 882==
 ORNAMENT EXTERIOR: square pillars, ironwork on windows 882==
 NO. OF CHIMNEYS 9 952== NO. OF STORIES 2 1/2 950==
 OTHER (SPECIFY) _____ 954==
 Map Reference (incl. scale & date) _____ 809==
 Latitude and Longitude: _____ 800==

LOCATION SKETCH OR MAP CHIMNEYS N
 rear bldg - 4 brick chimneys,
 (2 offset rear slope, 2 end int rear slope)
 wd deepside w/ corbel + stucco (first floor outside)
 gable roof w/ shed porch
 side bldg. - 3 brick chimneys (ridge)
 front bldg. - 1 brick chimney - end ext.
 - L stuccoed, offset lat slope
 on front H.

Township	Range	Section
		20
		812==

UTM Coordinates;

17 470070 3306180 890==
 Zone Easting Northing

Contact Print

HISTORY OF THE STATE ARSENAL

"An old Spanish Monastery," that is the first thought to strike visitors when they view the State Arsenal building - and they are correct, but few realize that the well preserved structure is now headquarters for the Military Department, State of Florida. And many St. Augustinians do not know that it has served as military headquarters for other armed groups long before the Florida National Guard came into being.

Located at the corners of Marine, St. Francis and Charlotte Streets, the building is one of our city's best preserved. It is historically rich and fits in so well with restoration plans for old St. Augustine. The Arsenal, as it seems to be better known, is old St. Augustine.

Early records relate that the Franciscan Monastery Nuestra Senora de la Concepcion originally occupied the spot, having been constructed of logs in the year 1588, following the arrival of the Rev. Alonza de Reynoso with a number of other priests and lay brothers in late 1577. An old map, dated four years after the disastrous visit of Sir Francis Drake in 1586 when he destroyed the City, shows construction indicated on the present site of the Arsenal.

The Convent and the fortifications were destroyed by fire in 1599. Acting upon local advice, in 1602 the King of Spain sent 800 ducats to restore the buildings. The Guardian of the Convent was made Parish Priest and Chaplain of the Fort. In 1610 the newly built wood Convent was selected as the Capitular House of the Province of Santa Elena de la Florida. The See of Rome chartered the religious province here under the Order of Franciscans. On December 14, 1630 the King made special provision for the maintenance of this Convent, known as "Immaculate Conception", and its missions. He ordered money annually drawn from Mexico to furnish them with supplies and clothing. It has been reported that in 1634, 35 priests and a number of laymen were attached to the Franciscan Monastery. They ministered to 44 settlements between St. Augustine and Chesapeake Bay. They are said to have converted more than 30,000 Indians.

During the War of the Spanish Succession, in 1702 Governor Moore of South Carolina set fire to the City, and the Convent along with other important buildings were destroyed once more. The Convent library, valued at 600 pounds sterling, was also destroyed by the Governor. In spite of many adversities, the religious headquarters were able to continue, quartered in log cabins and thatched roof housing similar to those used by the Indians at the time.

The existing walls of the Monastery, the L-shaped building to the south and west of the Arsenal, were constructed at the time the Castillo de San Marcos was built. Appalachian Indians and convicts from Mexico were employed in rebuilding the Monastery. The coquina

rock was quarried on Anastasia Island (at site of the proposed 400th Anniversary Celebration Amphitheatre) and ferried across the Bay. Both structures were completed during the administration of Don Alonzo Fernandez de Huerra, who was appointed royal governor in 1755.

By the Treaty of 1763 between England and Spain, Florida was ceded to England. In 1767 work was begun by the British on a two-story building intended as a barracks for officers. This building was completed in 1771. The walls were constructed of coquina rock, quarried from the coquina pits on Anastasia Island, and are the existing walls of the large building known as "The State Arsenal".

When England gained possession of Florida, the Friars, along with most of the Spanish population of the City, left St. Augustine. In an effort to protect Church property from the British, the Convent was conveyed to John Gordon, an English Catholic, for a consideration of \$1,500. Finding that the Convent had the best well water in the City, the British chose to ignore Gordon's agreement with the Church and converted the building into military barracks. Later a large two-story barracks was built adjacent to the Convent with wood imported by boat from New York.

Florida was returned to Spain by the Treaty of 1783 and Spanish troops took over the Convent and the wood barracks for military use. The Franciscans made an attempt to return to their buildings but the opposing influence of Governor Zespedes prevailed and they were refused. Two Franciscans did come, however, one to teach and one to serve as Chaplain of the garrison. According to records, the last Franciscans left Florida in 1795. In 1792 the two-story wooden barracks which had been built by the English burned and the Spanish troops were housed in the Convent itself. The troops remained quartered there until the United States gained control of Florida in 1821.

The first use of the Convent by the United States was as a jail. In 1832 Congress authorized the St. Francis Barracks as a military reservation and a year later it was occupied by a regiment of Light Artillery.

During the Seminole War, troops were sent from the barracks on patrols to the south among the harried plantations along the Mosquito and Tomoko River Districts, as well as on missions along the St. Johns River.

During the War between the States, Union troops were quartered in the barracks, and other facilities were added. It remained a military post following the cessation of hostilities and the personnel there added a military flavor to the City. During the time that

Geronimo's Indians were imprisoned in the Fort, soldiers of the barracks were their guard.

In 1867 the barracks were remodelled by the War Department. The Saturday afternoon dress parades always drew crowds.

The adjoining National Cemetery became known as a local attraction with particular interest in the Major Dade monument and the pyramids where the remains of his troops were buried. Soldiers from many wars, including the Korean Conflict, are buried there. The large apartment house opposite was originally the military hospital.

The barracks remained a military post until 1900 when it was abandoned by the U. S. Army. The buildings served for a year as an abode of the orphans and Sisters of the Convent, Church of St. Mary's Home maintained by the Sisters of St. Joseph in Jacksonville, which were destroyed by the devastating fire in that city on May 3, 1901.

The reservation continued unoccupied by soldiers until 1907 when it was leased to the State of Florida for military purposes and the State Military Headquarters were moved to the City from Tallahassee. In 1915 fire gutted the main structure and it stayed in partial ruins for some time. In 1921, Congress donated the reservation to the State for military purposes exclusively, under certain conditions. In 1921, the State appropriated money for improvements and F. A. Hollingsworth, local architect, under the direction of the Adjutant General, Charles P. Lovell, drew the plans for the restoration and modernization of the old barracks, modeling them after the lines of the former structure. Since then all construction work on the reservation, to include expansion and remodeling of the Arsenal itself, has adhered to traditional lines.

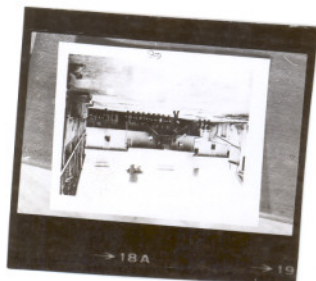
The Arsenal, at one time considered a sacred spot and later a barracks for military troops, has one of the most interesting histories of any building in the United States, as well as being one of the oldest.

Through the years many great men have prayed at this site, and fought and suffered for their country on this same threshold. The one goal strived for in this ancient building has always been, and always will be, to safeguard our country in time of war and to work for the betterment of our country in time of peace.



82 Marine

SA-42





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St. Francis Barracks formerly used by the United States Government as a post, St. Augustine, Fla.



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St. Augustine, Fla. St. Francis Barracks & Monastery.



CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



Certificate of Appropriateness

Case Number: HP2024-0082

Meeting Date: Thursday, January 16, 2025

1. NAME OF APPLICANT: CPT Joel Palmer
Business (if applicable):
Address: 82 Marine Street
City: St. Augustine State: FL Zip Code: 32084
Daytime Telephone: 352-3181913 E-Mail Address: joelapalmer1992@gmail.com
2. NAME OF PROPERTY OWNER: Joel Palmer
Business (if applicable):
Address: 82 Marine Street
City: St. Augustine State: FL Zip Code: 32084
Daytime Telephone: 352-3181913 E-Mail Address: joelapalmer1992@gmail.com
3. PROJECT LOCATION: 88 Marine St, Saint Augustine, FL, 32084
4. LEGAL DESCRIPTION: CITY OF ST AUGUSTINE BLK 42
5. SCOPE OF WORK: For site changes including new pavers along Marine Street, installation of new exterior lighting, and refacing an existing information board.

Information attached by applicant includes:

- Application Agreement
- Existing Photographs with examples of proposed materials

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: 82 Marine St. St. Augustine, FL 32084

Applicant's Name: CPT Joel Palmer

Applicant's Signature: _____

Owner's Name: DMA/ CPT Joel Palmer

Owner's Signature: _____

Owner's Name: _____

Owner's Signature: _____

Owner's Name: _____

Owner's Signature: _____

(Can add additional signature page if needed)

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



Certificate of Appropriateness Sufficiency Checklist

Case Number HP2024-0082
88 MARINE ST, Saint Augustine, 32084

<u>Checklist Item</u>	<u>Checklist Item Description</u>	<u>Status</u>	<u>Comments</u>
PARKING, LANDSCAPE OR OTHER SITE FEATURE - Scaled site plan	Scaled site plan showing the property line, building footprints, sidewalks, driveways and other major site features and proposed feature (smaller projects may not require a scaled site plan if limited to a small area)	Need	A full site plan showing the location of each change on the property will help the Board understand the changes overall.
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	A rendering or drawing of the proposed coquina sign design is needed. The specifications for the new paving materials should be provided. HARB generally only approves true clay brick or stone pavers.
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





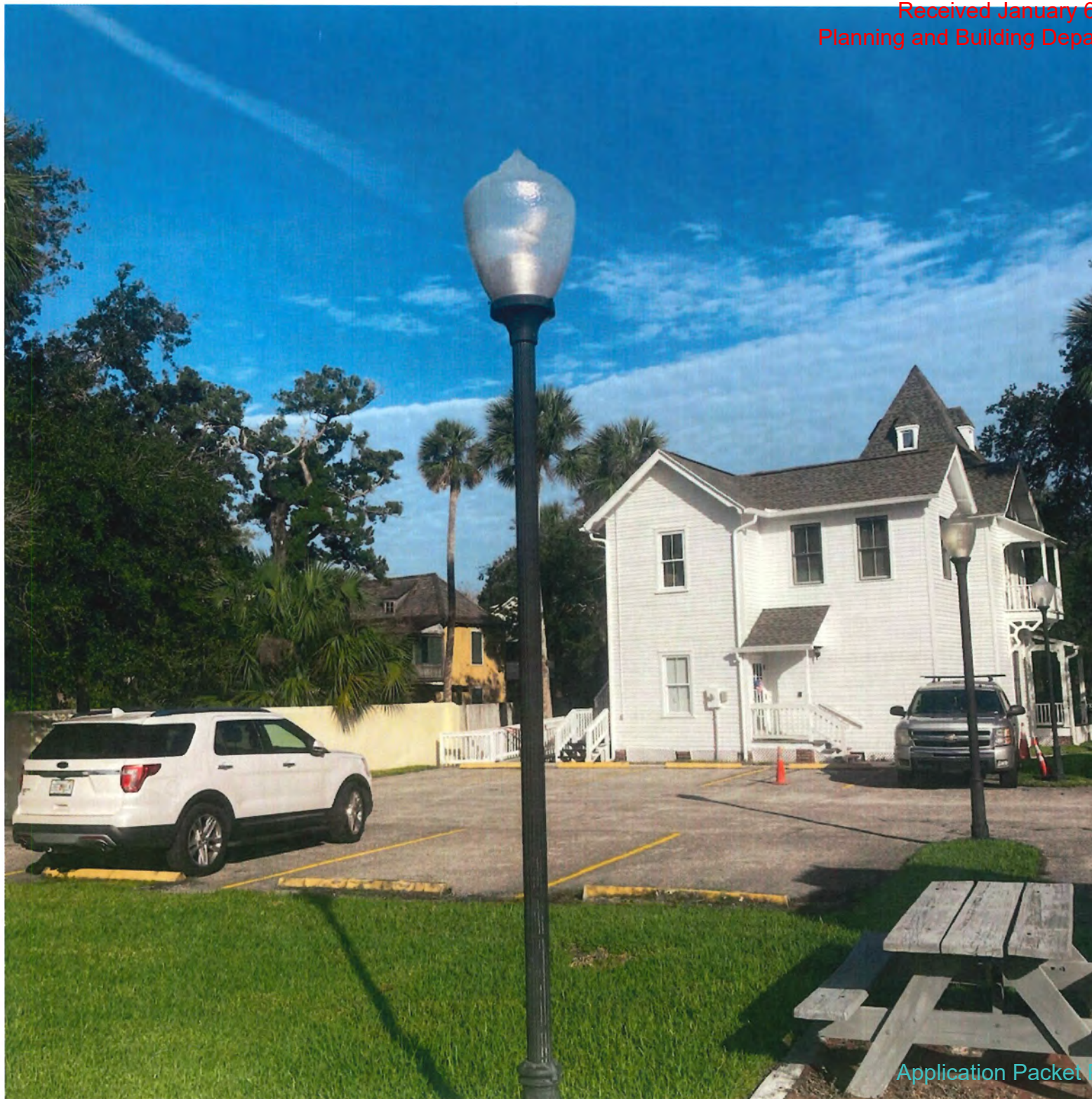




This Same Light Pole design
For the Front Parking lot
MARINE ST Front Parking lot
2 lights



charlotte
st.
Parking
lot
lights
—
use same
Design





Charlotte st BACK Parking
Add Light Pole

Charlotte St.
Parking Lot
install Light Pole

Light Pole



















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Valuation Information

	2025
Building Value	\$7,337,876
Extra Features Value	\$0
Total Land Value	\$2,542,320
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$9,880,196
Total Deferred	\$0
Assessed Value	\$9,880,196
Total Exemptions	\$9,880,196
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	\$7,551,197	\$0	\$2,542,320	\$0	\$0	\$10,093,517	\$10,093,517	\$10,093,517	\$0
2023	\$7,685,741	\$0	\$2,033,856	\$0	\$0	\$9,719,597	\$9,719,597	\$9,719,597	\$0
2022	\$6,817,411	\$0	\$2,033,856	\$0	\$0	\$8,851,267	\$8,851,267	\$8,851,267	\$0
2021	\$6,462,708	\$0	\$2,033,856	\$0	\$0	\$8,496,564	\$8,496,564	\$8,496,564	\$0
2020	\$6,636,832	\$0	\$2,033,856	\$0	\$0	\$8,670,688	\$8,670,688	\$8,670,688	\$0
2019	\$6,176,952	\$0	\$2,033,856	\$0	\$0	\$8,210,808	\$8,196,368	\$8,210,808	\$0
2018	\$5,649,885	\$0	\$1,989,603	\$0	\$0	\$7,639,488	\$7,451,244	\$7,639,488	\$0
2017	\$5,792,307	\$0	\$1,989,603	\$0	\$0	\$7,781,910	\$6,773,858	\$7,781,910	\$0
2016	\$5,514,212	\$0	\$1,989,603	\$0	\$0	\$7,503,815	\$6,158,053	\$7,503,815	\$0
2015	\$5,643,278	\$0	\$1,989,603	\$0	\$0	\$7,632,881	\$5,598,230	\$7,632,881	\$0
2014	\$3,099,697	\$0	\$1,989,603	\$0	\$0	\$5,089,300	\$5,089,300	\$5,089,300	\$0

Building Information

Building 1
Building Value \$4,806,835
Year Built 1925
Actual Area 44160
Conditioned Area 37497
Use Government Buildings
Style 04
Exterior Wall Concrete Block, Wood

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

Description	Square Footage
BASE AREA	20627
FINISHED UPPER STORY	16870
FINISHED OPEN PORCH	6375
FINISHED STORAGE/UTILITY	288
Total SqFt	44160

Building 2
Building Value \$645,812
Year Built 1900
Actual Area 7528
Conditioned Area 5724
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 Air Duct
Air Conditioning Central
Bedrooms 0
Baths

Description	Square Footage
BASE AREA	2406
FINISHED UPPER STORY	912
UNFINISHED ENCLOSED PORCH	497
FINISHED UPPER STORY	2406
UNFINISHED ENCLOSED PORCH	297
FINISHED OPEN PORCH	441
FINISHED STORAGE/UTILITY	128
FINISHED OPEN PORCH	441
Total SqFt	7528

Building 3
Building Value \$317,419
Year Built 1900
Actual Area 3764
Conditioned Area 2856
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 Air Duct
Air Conditioning Central
Bedrooms 0
Baths

Description	Square Footage
BASE AREA	1428
FINISHED OPEN PORCH	252
FINISHED UPPER STORY	1428
FINISHED OPEN PORCH	252
FINISHED STORAGE/UTILITY	136
UNFINISHED ENCLOSED PORCH	268
Total SqFt	3764

Building 4
Building Value \$333,160
Year Built 1900
Actual Area 3980
Conditioned Area 3104
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 Air Duct
Air Conditioning Central
Bedrooms 0
Baths

Description	Square Footage
BASE AREA	1512
FINISHED OPEN PORCH	290
FINISHED OPEN PORCH	290
FINISHED UPPER STORY	1512
FINISHED SCREEN PORCH	296
BASE AREA	80
Total SqFt	3980

Building 5
Building Value \$180,977
Year Built 1920
Actual Area 2311
Conditioned Area 2169
Use Single Family Residence
Style 01
Exterior Wall Wood

Roof Cover Composite Shingle
Roof Structure Gable Hip
Interior Flooring Hardwood
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms 0
Baths

Description	Square Footage
BASE AREA	1132
FINISHED UPPER STORY	1037
FINISHED OPEN PORCH	126
FINISHED OPEN PORCH	16
Total SqFt	2311

Building 6
Building Value \$314,935
Year Built 1930
Actual Area 4130
Conditioned Area 3936
Use Duplex
Style 01
Exterior Wall Wood

Roof Cover Composite Shingle
Roof Structure Gable Hip
Interior Flooring Hardwood
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms 0
Baths

Description	Square Footage
FINISHED UPPER STORY	1260
BASE AREA	2676
FINISHED OPEN PORCH	170
FINISHED OPEN PORCH	24
Total SqFt	4130

Building 7
Building Value \$313,515
Year Built 1930
Actual Area 4118
Conditioned Area 3915
Use Duplex
Style 01
Exterior Wall Wood

Roof Cover Composite Shingle
Roof Structure Gable Hip
Interior Flooring Hardwood
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms 0
Baths

Description	Square Footage
FINISHED UPPER STORY	1207
BASE AREA	2708
FINISHED OPEN PORCH	203
Total SqFt	4118

Building 8
Building Value \$228,908
Year Built 1930
Actual Area 2208
Conditioned Area 1936
Use Government Buildings
Style 04
Exterior Wall Concrete Block

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

Description	Square Footage
BASE AREA	1122
FINISHED STORAGE/UTILITY	28
FINISHED OPEN PORCH	112
FINISHED UPPER STORY	814
FINISHED SCREEN PORCH	132
Total SqFt	2208

Building 9
Building Value \$82,084
Year Built 1938
Actual Area 900
Conditioned Area 900
Use Single Family Residence
Style 01
Exterior Wall Wood

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

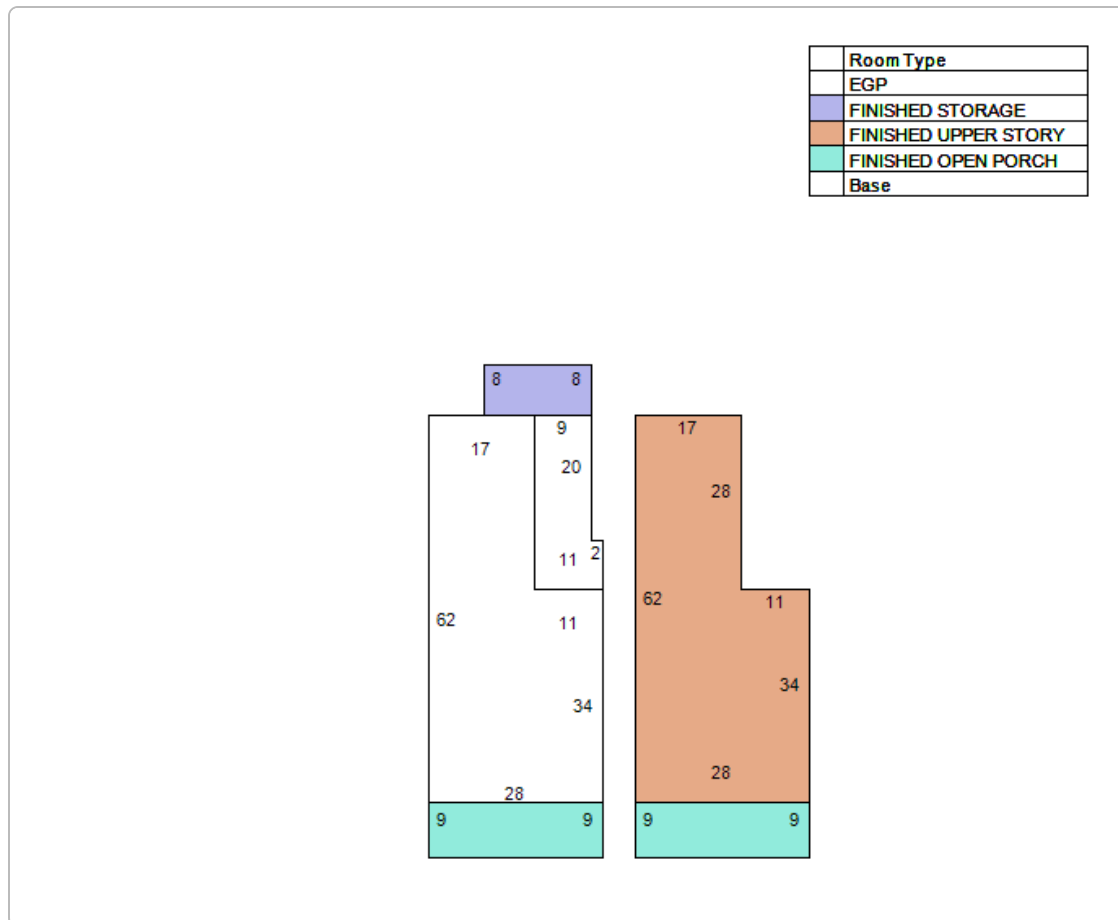
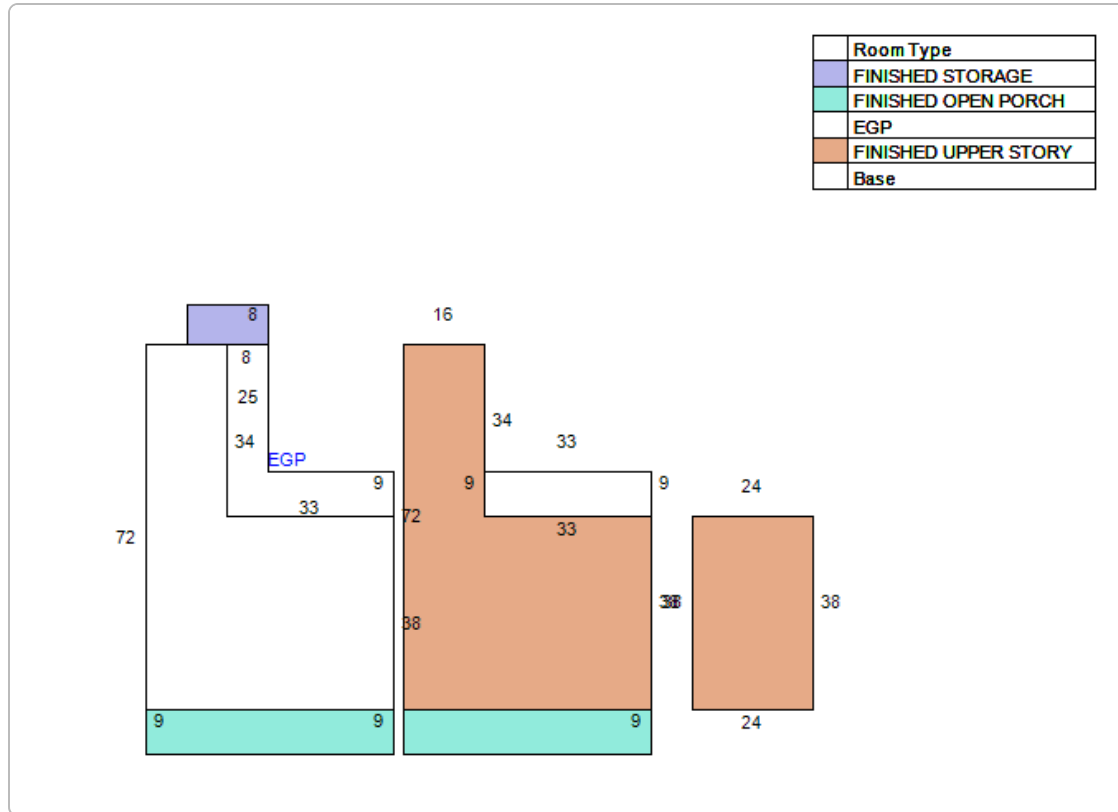
Description	Square Footage
BASE AREA	900
Total SqFt	900

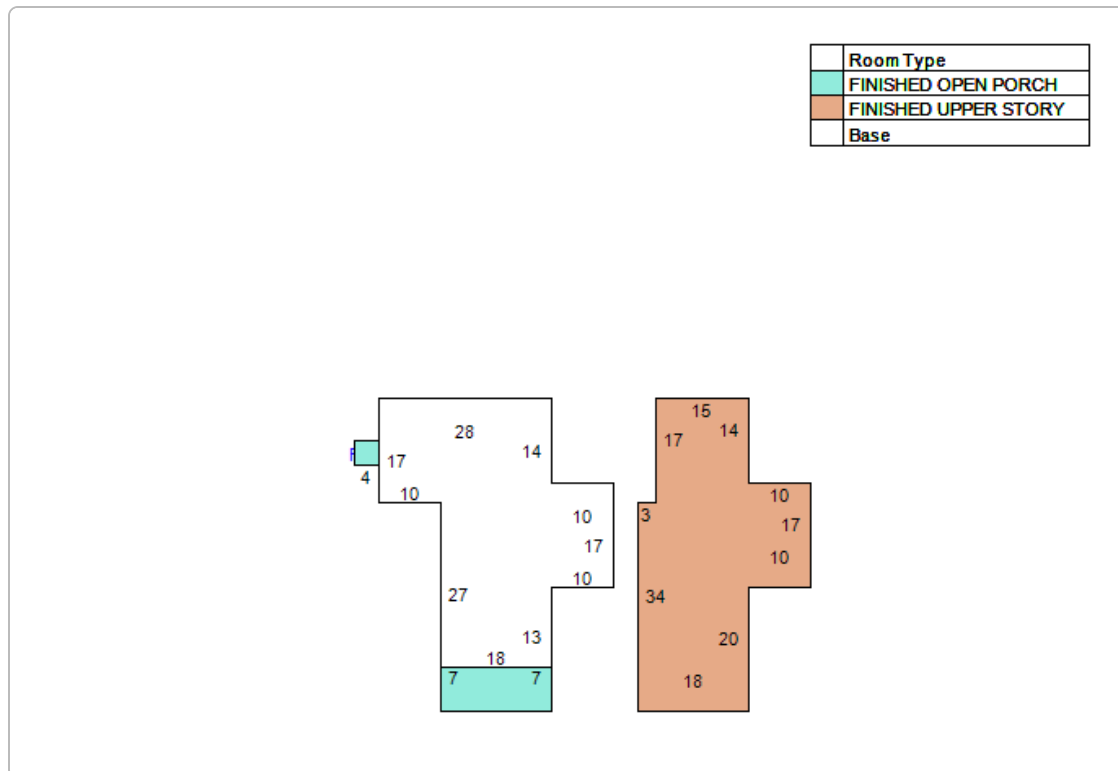
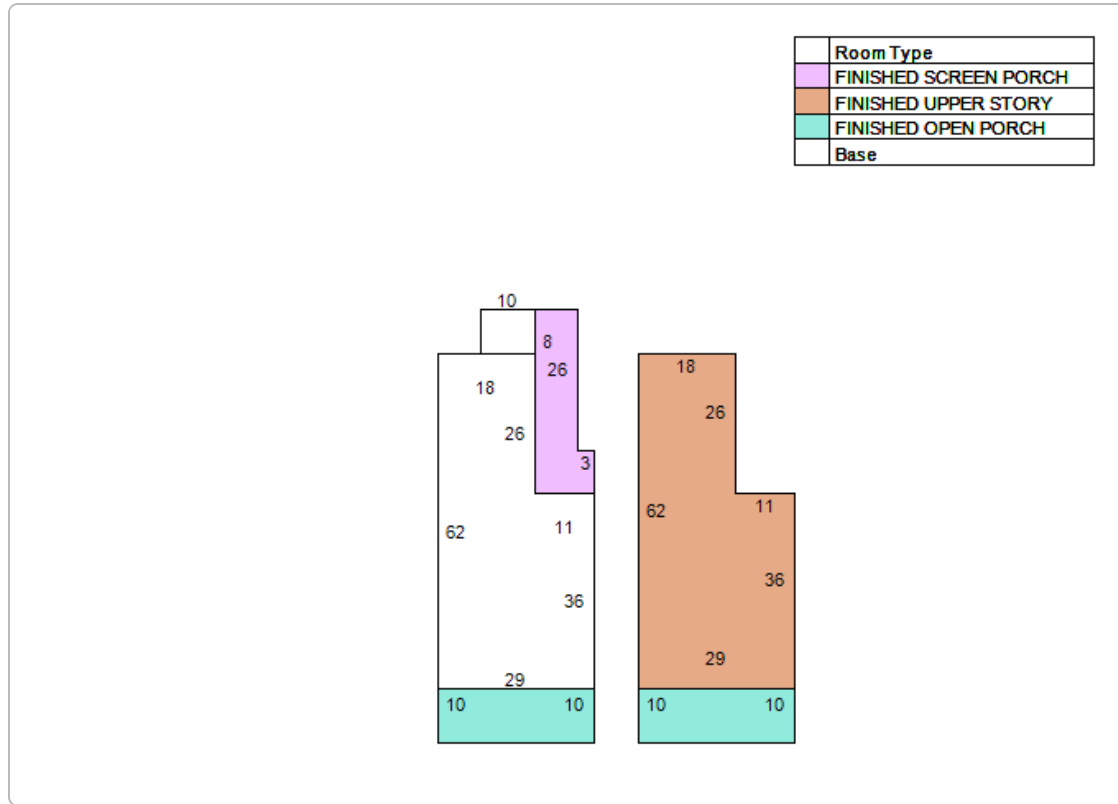
Building 10
Building Value \$114,231
Year Built 1938
Actual Area 3000
Conditioned Area 3000
Use Garage
Style 04
Exterior Wall Wood

Roof Cover Slate
Roof Structure Gable Hip
Interior Flooring Concrete Finish
Interior Wall
Heating Type None
Air Conditioning None
Bedrooms
Baths

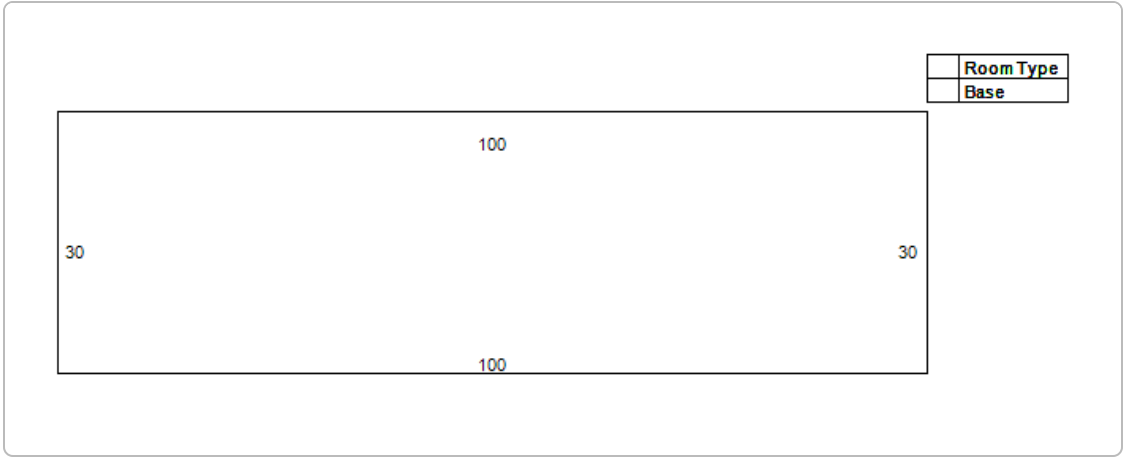
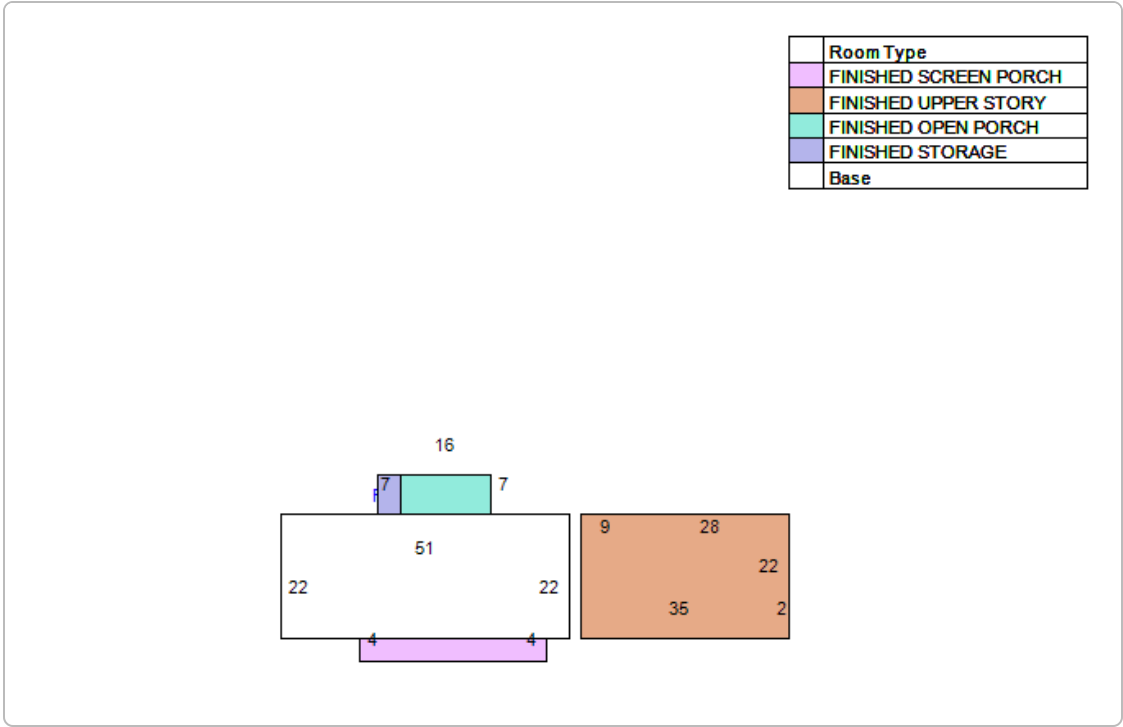
Description	Square Footage
BASE AREA	3000
Total SqFt	3000

Sketch Information

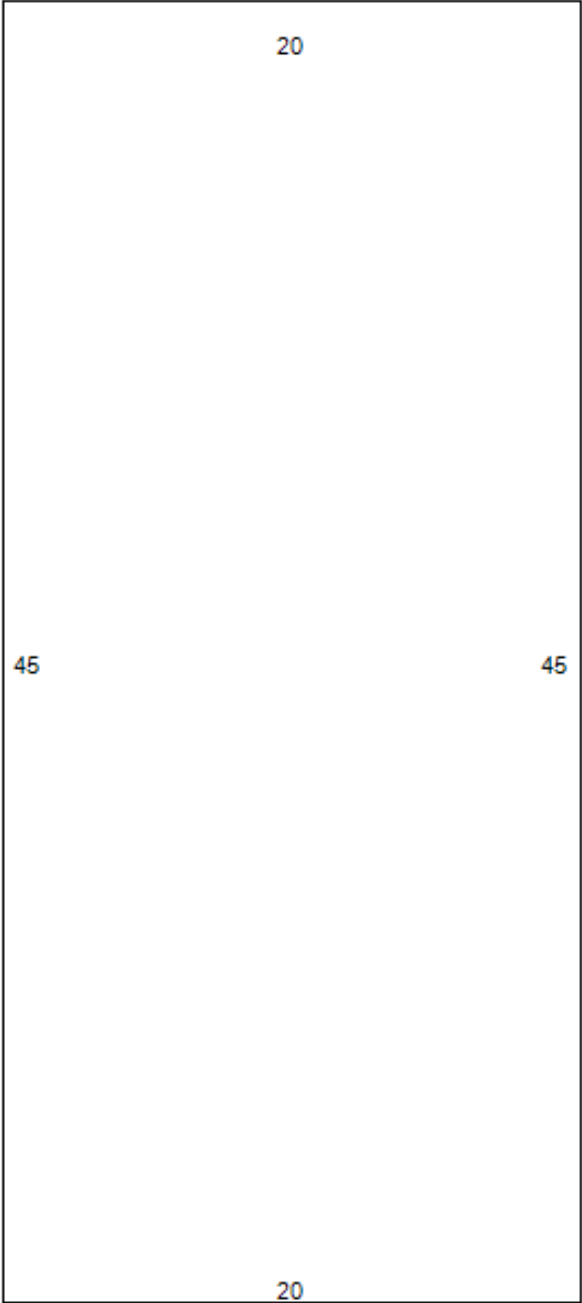


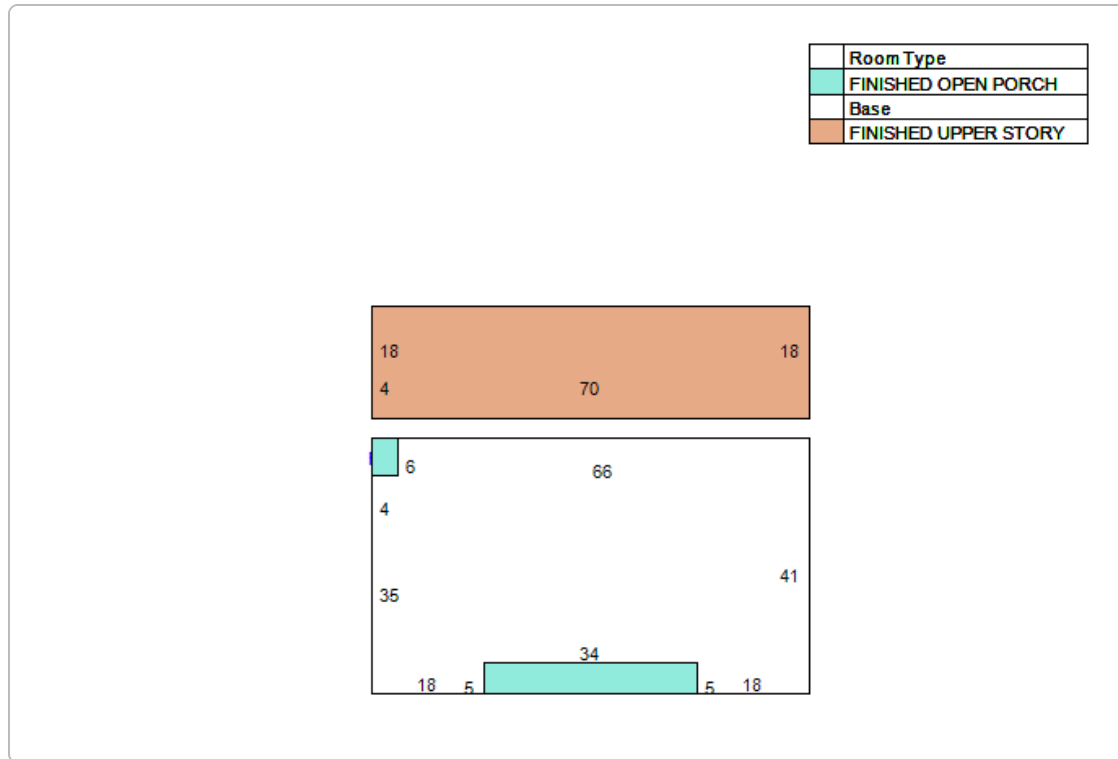
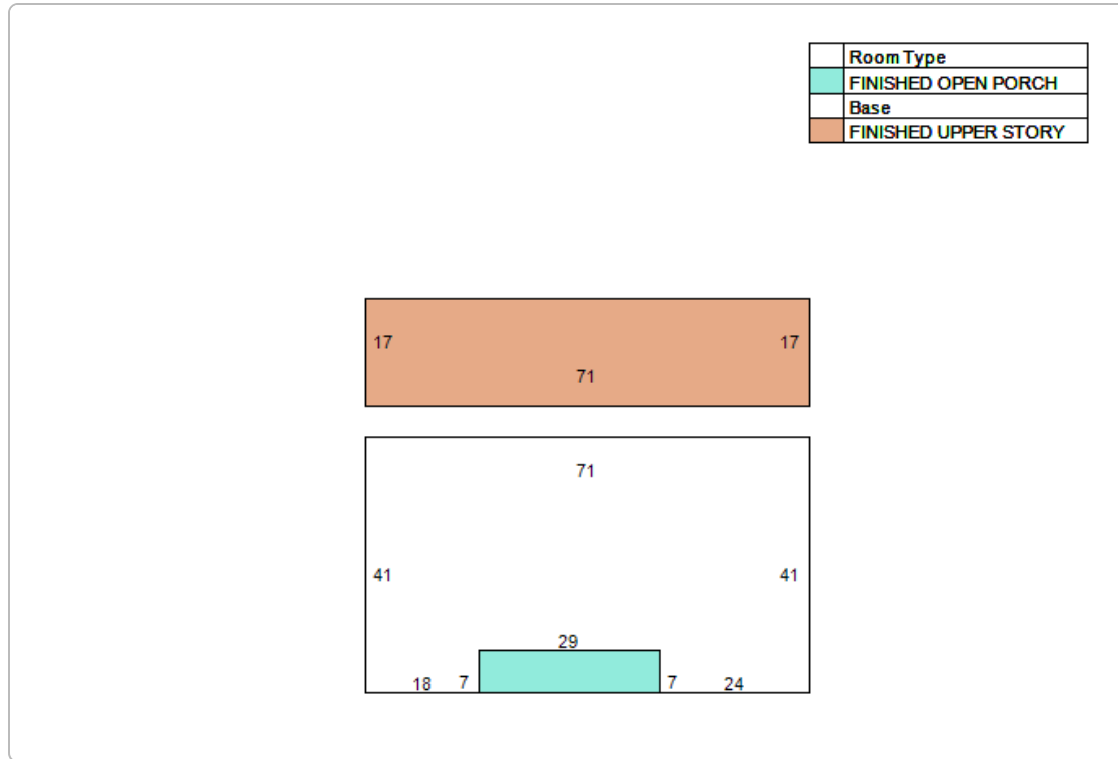


	Room Type
	FINISHED STORAGE
	FINISHED OPEN PORCH
	FINISHED UPPER STORY
	Base



	Room Type
	Base





Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Military	847	195	169488	SF	\$2,542,320

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

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**CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for January 16, 2025 Meeting**



Application HP2024-0080

Address: 156 Avenida Menendez

John Valdes & Associates, Inc. – Applicant

Danmac LLC – Owner

Project description: For partial demolition of a building, constructed c. 1839-1930, that is recorded in the Florida Master Site File and contributing to the St. Augustine National Register Historic District including removal of the later c. 1890 and 1930 additions along Avenida Menendez from the c. 1830s portion of the building addressed 59 Marine Street.

Architectural Style:	Mediterranean Revival/Frame Vernacular	Florida Master Site File:	8SJ0201 (156) 8SJ1271 (59)
National Register:	St. Augustine NRHD: Contributing x2	Construction date:	c. 1839, c. 1890, c. 1924-1930
Archaeology Zone:	IB	Zoning District:	HP-1
Parcel number:	1984800000		
Agenda Item:	8(a)	Previous Action(s):	COD 2004-1149 OOA 2005-1171 COA 2005-1460 COD HP2023-0068

STAFF SUMMARY AND ANALYSIS:

This multi-unit residential structure sits on a through-lot fronting both Avenida Menendez and Marine Streets on the block between Bridge and St. Francis Streets. The building is recorded on the Florida Master Site File and listed as contributing to the St. Augustine National Register Historic District under the addresses 156 Avenida Menendez and 59 Marine Street. This west-facing oldest portion of the building constructed c. 1839, is a Frame Vernacular style with 1/1 wood windows, a 5v crimp metal roof, and wood shingled exterior. East-facing 156 Avenida Menendez is a masonry Mediterranean Revival structure with a stucco exterior, flat roof with parapet and a tile eave across the front with exposed rafter tails, and wood awning windows. A wood frame addition, likely added c. 1890, bridges the two addresses.

The applicant is seeking approval to remove 156 Avenida Menendez and the c. 1890s addition while retaining 59 Marine Street for rehabilitation. An Opinion of Appropriateness, presented and approved in October of 2023, first introduced the possibility of removing the later additions to the building to save the c.1839 portion. The meeting minutes and final order are provided for reference. If approved, the Board may condition issuance of the demolition permit upon approval of the Certificate of Appropriateness for the rehabilitation of 59 Marine Street and the new proposed structure at 156 Avenida Menendez, the full plans for which have not yet been provided. A Certificate of Relocation will also be required if 59 Marine Street is moved on the lot.

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 156 Avenida Menendez** if the HARB determines that the applicant has provided sufficient information to justify demolition of 156 Avenida Menendez while retaining 59 Marine Street and with the condition that the applicant salvage useable materials in accordance with Sec. 28-89(5).

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Remove 1930s masonry (156 Avenida Menendez) and 1890s additions to the 1839 structure addressed 59 Marine Street

DEMOLITION REVIEW CRITERIA (AGHP):

- 1. Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district.** The structure is located within the Historic Preservation-One (HP-1) zoning district and is subject to the Architectural Guidelines for Historic Preservation (AGHP). Approval of a Certificate of Appropriateness for the rehabilitation and new construction proposed on the site will be required prior to commencement of that work.
- 2. The contribution of the structure to the mass and scale of the streetscape.** The building has a similar mass and scale to the adjacent two-story structures along the streetscape as well as several others along Avenida Menendez. The immediately adjacent buildings on Avenida Menendez have been elevated and are closer to the street making 156 Avenida Menendez appear slightly less massive. Along Marine Street, the close proximity of the building to the street makes it a prominent feature along the streetscape compared to those immediately adjacent; however, several other two-story structures, and 6'+ property walls are also built to the property line.
- 3. The impact of the loss of the structure on the streetscape.** The architectural style of structures along Avenida Menendez varies, including Frame Vernacular, Spanish Colonial, Mediterranean Revival, and Moorish Revival. Demolition of 156 Avenida Menendez will remove a contributing structure from the streetscape and new construction could look drastically different.
- 4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape.** No plans sufficient for a Certificate of Appropriateness have been submitted for the new construction along Avenida Menendez nor for the rehabilitation of 59 Marine Street, though conceptual drawings for Marine Street have been provided. The applicant should consider the mass and scale of the streetscape, the history of the structure, setbacks, and other zoning requirements in the plans for future development. Conceptual drawings for 59 Marine Street show the restored front porch; however, the HARB discussed retaining the enclosed porch, which was likely captured with the 1890s addition. The property is in Archaeology Zone IB and ground disturbing activities, including demolition and new construction, will require archaeological review before work commences.
- 5. The historical or cultural merit of the structure.** Both 59 Marine Street and 156 Avenida Menendez are individually recorded in the Florida Master Site File and separately designated as contributing to the St. Augustine National Register Historic District. The Florida Master Site File for 59 Marine Street mentions the 1930s addition extending from the east side; however, the 156 Avenida Menendez Florida Master Site File makes no mention of the wood frame portions of the building.
- 6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood.** Although the application is for partial demolition, removal of 156 Avenida Menendez may be considered full demolition of a contributing structure because it is separately listed as contributing to its district. In November of 2004, the HARB heard and subsequently denied a request to fully demolish 156 Avenida Menendez (including 59 Marine Street) because no proposed replacement plans were provided although replacement was proposed. Full demolition of contributing structures generally requires a Condition Assessment Report by a FL licensed architect or engineer. No report has been provided.
- 7. Whether or not the structure is representative of a style or type of architecture or a method of construction.** The building is an example of a residential structure with a use (from single to multi-family) and building footprint that has evolved over time. 59 Marine Street may be representative of American Territorial architecture and 156 Avenida Menendez is a more commonplace Mediterranean Revival style.
- 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 Mediterranean Revival masonry architecture is common throughout St. Augustine and is seen within the HP-1 Zoning District, in parts of the Model Land neighborhood, and in Davis Shores.
- 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 portion of the building to be demolished is not of such design or craftsmanship that it could not be reproduced; however, some extant historic materials, such as the 1920s coquina concrete block of the masonry addition, would be hard to replicate and may be difficult to acquire. New construction will look substantially different along the streetscape.
- 10. The justification for the proposed demolition.** The applicant has expressed concern for the structural integrity of the building, though no formal condition assessment report has been provided. A letter from LaRue House Movers indicates that the masonry portion of the would be unsafe to lift based upon existing visible cracking. The applicant seeks to rehabilitate 59 Marine Street, by removing the 1890s and 1920s rear additions, restoring the now-enclosed two-story front porch, relocating the entry stair to the side, and possibly elevating the building as seen in the conceptual drawings provided by the applicant. A new residential structure is proposed for the east side of the lot to replace 156 Avenida Menendez with a 20' courtyard between the structures. Full plans for the rehabilitation and new construction have not been submitted for a required Certificate of Appropriateness.

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 c. 1839 with the latest addition constructed c. 1924-1930 and is thus more than 50 years old. The building is located within the HP-1 zoning district, is recorded in the Florida Master Site File under two separate addresses, and each address is designated as contributing to the St. Augustine National Register Historic District.

The requirements have been sufficiently met.



**UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:**

Defined as an onerous and excessive financial burden that would be placed upon a property owner by the denial of a certificate of demolition or a similar burden which would be placed on a property owner by conditions which the Commission seeks to place on the granting of a certificate. (Section 28-2 CoSA Code of Ordinances)

Is applicant entitled to a Certificate of Demolition independent of any hardship? ☐ Yes ☒ No

Did applicant submit evidence of undue economic hardship? ☐ Yes ☒ No

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

COD HP2024-0080  
156 Avenida Menendez  
January 16, 2025

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File survey
3. Sanborn Map(s)
4. Minutes from October 2023 Meeting
5. Final Order October 19, 2023



## STAFF PHOTOGRAPHS 156 Avenida Menendez



East Elevation (156 Avenida Menendez)



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**STAFF PHOTOGRAPHS**  
**156 Avenida Menendez**



West Elevation (59 Marine Street)





**STAFF PHOTOGRAPHS**  
**156 Avenida Menendez**



West Elevation (59 Marine Street)





# STAFF PHOTOGRAPHS

## 156 Avenida Menendez



North Elevation



**STAFF PHOTOGRAPHS**  
**156 Avenida Menendez**



**South Elevation**



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# STAFF PHOTOGRAPHS

## 156 Avenida Menendez



South Elevation





# STAFF PHOTOGRAPHS

## 156 Avenida Menendez



Exterior Details





# STAFF PHOTOGRAPHS

## 156 Avenida Menendez



Exterior Details



## STAFF PHOTOGRAPHS

### 156 Avenida Menendez



Exterior Details



**STAFF PHOTOGRAPHS**  
**156 Avenida Menendez**



Exterior Details



## STAFF PHOTOGRAPHS

### 156 Avenida Menendez



Exterior Details



# STAFF PHOTOGRAPHS

## 156 Avenida Menendez



Exterior Details



# STAFF PHOTOGRAPHS

## 156 Avenida Menendez



Exterior Details





## STAFF PHOTOGRAPHS 156 Avenida Menendez



Exterior Details



# STAFF PHOTOGRAPHS

## 156 Avenida Menendez



Interior Photographs





**STAFF PHOTOGRAPHS**  
**156 Avenida Menendez**



Interior Photographs



**STAFF PHOTOGRAPHS**  
**156 Avenida Menendez**



Interior Photographs





**STAFF PHOTOGRAPHS**  
**156 Avenida Menendez**



Interior Photographs





**STAFF PHOTOGRAPHS**  
**156 Avenida Menendez**



Interior Photographs

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**STAFF PHOTOGRAPHS**  
**156 Avenida Menendez**



Interior Photographs



# STAFF PHOTOGRAPHS

## 156 Avenida Menendez



Interior Photographs



# STAFF PHOTOGRAPHS

## 156 Avenida Menendez



Interior Photographs



**STAFF PHOTOGRAPHS**  
**156 Avenida Menendez**



Interior Photographs



**STAFF PHOTOGRAPHS**  
**156 Avenida Menendez**



Interior Photographs



**STAFF PHOTOGRAPHS**  
**156 Avenida Menendez**



Interior Photographs



**STAFF PHOTOGRAPHS**  
**156 Avenida Menendez**



Interior Photographs



**STAFF PHOTOGRAPHS**  
**156 Avenida Menendez**



Interior Photographs



**STAFF PHOTOGRAPHS**  
**156 Avenida Menendez**



Interior Photographs



## STAFF PHOTOGRAPHS 156 Avenida Menendez



Context Photographs (Marine Street)

1980

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

## I. LOCATION &amp; LEGAL DESCRIPTION

FDAHRM 802== Site No. 855201 1009==  
 Site Name: 156 Avenida Menendez 830== Survey Date: 7808 820==  
 Address: 156 Avenida Menendez, St. Augustine, FL 32084 905==  
 Instructions for Locating: \_\_\_\_\_  
 \_\_\_\_\_ 813== County: St. Johns 808==  
 Location: City of St. Augustine 22 Lot pt 6 868==  
                   (subdivision) (block) (lot)  
 \_\_\_\_\_ 868==  
 Owner of Site: Name: Charles, Ann C. & Michael H. Charles ;  
                   Address: 59 Marine Street  
                               St. Augustine, FL 32084 902==  
 Occupant or Manager: \_\_\_\_\_ 904==  
 Type of Ownership: Private 848== Zoning: HP-1  
 NR Classification Category: Building 916== Recording Date: \_\_\_\_\_ 832==  
 UTM: 17 470090 3306350 890== Location: T07S R30E S17 812==  
           (zone) (easting) (northing) (T) (R) (S)  
 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:                | Threats to Site:                |
| ( ) <u>Excellent</u> 863==        | ( ) <u>Zoning</u> 878==         |
| (x) <u>Good</u> 863==             | ( ) <u>Development</u> 878==    |
| ( ) <u>Fair</u> 863==             | ( ) <u>Deterioration</u> 878==  |
| ( ) <u>Deteriorated</u> 863==     | ( ) <u>Borrowing</u> 878==      |
|                                   | ( ) <u>Transportation</u> 878== |
| Integrity of Site:                | ( ) <u>Fill</u> 878==           |
| (x) <u>Altered</u> 858==          | ( ) <u>Dredge</u> 878==         |
| ( ) <u>Unaltered</u> 858==        | ( ) <u>Other</u> 878==          |
| (x) <u>Original Site</u> 858==    |                                 |
| ( ) <u>Restored - Date:</u> 858== |                                 |
| ( ) <u>Moved - Date:</u> 858==    |                                 |



## II. SITE DESCRIPTION, continued.

Original Use: Priv. Res. 838== Present Use: Other: Apartments 850==  
 Date: +1930 844== Period: 20th cent. 845== Culture: American 840==  
 Architect: \_\_\_\_\_ 872==  
 Builder: \_\_\_\_\_ 874==  
 Style: Mediterranean Revival 964==  
 Plan Type: Rectangular 966==  
 Exterior Fabrics: Stucco \_\_\_\_\_ 854==  
 Structural Systems: Masonry, concrete block 856==  
 Features of Structure: (942)  
 Window Type: Awning, metal 942==  
 Foundation: Concrete block wall 942==  
 Roof Type: Flat, parapet 942==  
 Secondary Roof Structures: \_\_\_\_\_ 942==  
 Porches & Balconies: \_\_\_\_\_ 942==  
 Chimney Location: Center 942==  
 Materials: (882)  
 Chimney: Brick 882==  
 Roof Surfacing: Built-up 882==  
 Ornament Exterior: Clay tile cornice, jigsawn rafters, iron works 882==  
 Quantitative Data: (950-954)  
 Chimneys: 1 952== Dormers: \_\_\_\_\_ 954== Stories: 2 950==  
 Other: \_\_\_\_\_ 956==  
 Surroundings: Residential 864==  
 Relationship to Surroundings: Faces the waterfront. \_\_\_\_\_ 859==

## III. PHOTOGRAPHY

Photographic Records Numbers: \_\_\_\_\_ 860==  
 Contact Prints \_\_\_\_\_





#### IV. SIGNIFICANCE

Areas of Significance: Architecture, Tourism

920==

Statement of Significance: (911==)

##### ARCHITECTURE

This two-story Mediterranean Revival apartment house at 156 Avenida Menendez was constructed between 1924 and 1930. Mediterranean elements include the claytile cornice, stucco finish, flat parapet roof, and iron work. Jigsawed rafters add another distinctive touch. The house faces the bayfront and is located in one of the oldest areas of the city.

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

##### HISTORY

This section of the walled colonial city was first occupied in the 17th century as the early settlement expanded south towards the St. Francis convent. All structures were destroyed in 1702 by the invading South Carolinians, but by mid-century, houses had been rebuilt on all streets except present-day Cordova Street, then the course of the early 18th century Rosario defense line. The northern boundary of the area, Bridge Street, led to one of three late colonial San Sebastian River ferry crossings. The British demolished numerous buildings here, but were the first to build along the bayfront on the east side of Marine Street. The Spanish filled this low-

(over)

#### V. BIBLIOGRAPHY

1. Kathleen Deagan, et. al, "A Sub-Surface Survey of the St. Augustine City Environs," (Tallahassee, 1976); Juan Jose Elixio de la Puente, "Plano . . . de la Plaza de San Agustin," January 22, 1764; Mariano de la Rocque, "Plano Particular de la Ciudad de San Agustin," April 25, 1788; East Florida Papers, Escrituras, 1784-1821; Albert Manucy, The Houses of St. Augustine, 1565-1821 (St. Augustine, 1962), pp. 22-25 and 41-47.

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

3. St. Augustine City Directory, 1930.



lying land in the 1790's, and substantial residences were thereafter erected on the reclaimed land. The Spanish crown owned considerable property in this section of the colonial city, such as a school building near the southeast corner of Bridge and St. George Streets and the vacant land west of St. George Street where crops were raised by the garrison. Nine colonial buildings have survived in this section, particularly in clusters along Marine and St. Francis Streets: Sanchez, Marin, Puello, Jones and the two Rovira Houses on Marine; Tovar and Oldest House on St. Francis; and the St. Francis Inn on corner of St. George and St. Francis. The Llambias House and the St. Francis Barracks lie on the south side of St. Francis Street.(1) The area remained essentially residential throughout the American period, although several religious structures were built along St. George Street (the non-extant 19th century Presbyterian Church and the 20th century Cathedral Parish School complex) and along Cordova Street (the 20th century Synagogue). Several boarding houses were scattered throughout the area, most notably the St. Francis Inn building and the Valencia Hotel. Taken as a whole, this section has a high concentration of 18th and 19th century buildings on all streets except Cordova which was developed primarily in the 1920's.(2)

This apartment house at 156 Avenida Menendez, originally built as a private residence, was once occupied by Robert W. Creese, a jockey.(3)

#### ARCHAEOLOGY

For archaeological significance of the wall see Master Site File Form 8SJ10.



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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM \_\_\_\_\_ 802== Site No. 8SJ1271 1009==  
Site Name: 59 Marine Street 830== Survey Date: 7808 820==  
Address: 59 Marine Street, St. Augustine, FL 32084 905==  
Instructions for Locating: \_\_\_\_\_  
\_\_\_\_\_ 813== County: St. Johns 808==  
Location: City of St. Augustine 22 \_\_\_\_\_ pt 6 868==  
(subdivision) (block) (lot)  
\_\_\_\_\_ 868==  
Owner of Site: Name: Charles, Anne Mrs. ;  
Address: 59 Marine Street  
St. Augustine, FL 32084 902==  
Occupant or Manager: \_\_\_\_\_ 904==  
Type of Ownership: Private 848== Zoning: HP-1  
NR Classification Category: Building 916== Recording Date: \_\_\_\_\_ 832==  
UTM: 17 470080 3306350 890== Location: T07S R30E S17 812==  
(zone) (easting) (northing) (T) (R) (S)  
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:   |       | Threats to Site:   |       |
|----------------------|-------|--------------------|-------|
| ( ) Excellent        | 863== | ( ) Zoning         | 878== |
| (X) Good             | 863== | ( ) Development    | 878== |
| ( ) Fair             | 863== | ( ) Deterioration  | 878== |
| ( ) Deteriorated     | 863== | ( ) Borrowing      | 878== |
|                      |       | ( ) Transportation | 878== |
| Integrity of Site:   |       | ( ) Fill           | 878== |
| (X) Altered          | 858== | ( ) Dredge         | 878== |
| ( ) Unaltered        | 858== | ( ) Other          | 878== |
| (X) Original Site    | 858== |                    |       |
| ( ) Restored - Date: | 858== |                    |       |
| ( ) Moved - Date:    | 858== |                    |       |

## II. SITE DESCRIPTION, continued.

Original Use: Priv. Res. 838== Present Use: Priv. Res. 850==  
Date: +1839 844== Period: 19th cent. 845== Culture: American 840==  
Architect: 872==  
Builder: 874==  
Style: Frame Vernacular 964==  
Plan Type: Rectangular 966==  
Exterior Fabrics: Wood, shingles, butt 854==  
Structural Systems: Wood frame 856==  
Features of Structure: (942)  
Window Type: Casement, DHS 2/2 metal 942==  
Foundation: Brick piers; stone piers (coquina) 942==  
Roof Type: Gambrel 942==  
Secondary Roof Structures: Dormer, gable 942==  
Porches & Balconies: 942==  
Chimney Location: 942==  
Materials: (882)  
Chimney: 882==  
Roof Surfacing: Metal, 5-V crimp 882==  
Ornament Exterior: Rejas 882==  
Quantitative Data: (950-954)  
Chimneys: 952== Dormers: 1 954== Stories: 2½ 950==  
Other: 956==  
Surroundings: Residential 864==  
Relationship to Surroundings: House on street line. In one of the oldest sections of the city. 859==

## III. PHOTOGRAPHY

Photographic Records Numbers: 860==  
Contact Prints



#### IV. SIGNIFICANCE

Areas of Significance: Architecture, Families, Military

920==

Statement of Significance: (911==)

##### ARCHITECTURE

This two and one-half story Frame Vernacular residence at 59 Marine Street was constructed in 1839. Distinctive features include the window rejas, the gambrel roof, and the gable dormer overlooking the street. The building now serves as an apartment house with a post-1930's addition extending from the east side. The new addition and the top floor apartment windows overlook the bay. The older portion of the house is set on both brick and coquina piers. It abuts the street and is in an area boasting several colonial structures.

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

##### HISTORY

This section of the walled colonial city was first occupied in the 17th century as the early settlement expanded south towards the St. Francis convent. All structures were destroyed in 1702 by the invading South Carolinians, but by mid-century, houses had been rebuilt on all streets except present-day Cordova Street, then the course of the early 18th century Rosario defense line. The northern boundary of the area, Bridge Street, led to one  
(over)

#### V. BIBLIOGRAPHY

1. Kathleen Deagan, et. al, "A Sub-Surface Survey of the St. Augustine City Environs," (Tallahassee, 1976); Juan Jose Elixio de la Puente, "Plano . . . de la Plaza de San Agustín," January 22, 1764; Mariano de la Roque, "Plano Particular de la Ciudad de San Agustín," April 25, 1788; East Florida Papers, Escrituras, 1784-1821; Albert Manucy, The Houses of St. Augustine, 1565-1821 (St. Augustine, 1962), pp. 22-25 and 41-47.
2. Anon., "Copy of a Plan of the City of St. Augustine," 1833; 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Maps, 1888-1958.

of three late colonial San Sebastian River ferry crossings. The British demolished numerous buildings here, but were the first to build along the bayfront on the east side of Marine Street. The Spanish filled this low-lying land in the 1790's, and substantial residences were thereafter erected on the reclaimed land. The Spanish crown owned considerable property in this section of the colonial city, such as a school building near the south-east corner of Bridge and St. George Streets and the vacant land west of St. George Street where crops were raised by the garrison. Nine colonial buildings have survived in this section, particularly in clusters along Marine and St. Francis Streets: Sanchez, Marin, Puello, Jones and the two Rovira Houses on Marine; Tovar and Oldest House on St. Francis; and the St. Francis Inn on corner of St. George and St. Francis. The Llambras House and the St. Francis Barracks lie on the south side of St. Francis Street.(1) The area remained essentially residential throughout the American period, although several religious structures were built along St. George Street (the non-extant 19th century Presbyterian Church and the 20th century Cathedral Parish School complex) and along Cordova Street (the 20th century Synagogue). Several boarding houses were scattered throughout the area, most notably the St. Francis Inn building and the Valencia Hotel. Taken as a whole, this section has a high concentration of 18th and 19th century buildings on all streets except Cordova which was developed primarily in the 1920's.(2)

This house at 59 Marine Street first appears on a deed transaction in June 1839, when a "dwelling house and lot" is conveyed by Michael Neligan and his wife to three children, Michaelina, Henry H., and Camilla for "love and affection". The house was not mentioned in the previous transaction of January 1839 between Michael Neligan and Mathias Leonardy, grantees, and B. A. Putnam.(3) The property was owned in 1838 by Kingsley B. Gibbs, a member of a prominent family whose roots in the city can be traced to the arrival of George Gibbs III in 1821.(4) In 1886 the son, Henry, ran a boarding house at this residence.(5) In 1870 the house and property was owned by Daniel Mickler who is mentioned in the 1885 Webb's Florida as an Army captain leading a company during the Indian wars. An 1899 City Directory lists him as residing at this address. Members of the Mickler family have been prominent St. Augustine citizens since the Territorial Period (1821-1845). Since 1930 an addition on the east has increased the building's potential as an apartment house. Anne Charles, owner, manages the apartments known as Bahia Tierra.(6)

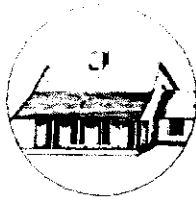
#### ARCHAEOLOGY

For archaeological significance of the walled colonial city see Master Site File Form 88J10.

- 
3. St. Johns County Courthouse Deed Records, Book O, 101; Book N, p. 338.
  4. Deed Records, Book N., p. 337; Margaret Gibbs Watt, Tenax Propositi: The Gibbs Family of Long Ago and Near at Hand 1337-1967 (Jacksonville, 1967), pp. 17, 2.
  5. Webb's City Directory, 1886.
  6. Deed Records, Book 5, p. 321; Wanton S. Webb, ed., Webb's Historical, Industrial, and Biographical Florida (New York, 1885), p. 197; St. Augustine City Directory, 1899, 1978.



☐ Original  
☒ Update



# HISTORICAL STRUCTURE FORM

## FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 SJ001271  
 Field Date 5-19-2016  
 Form Date 5-19-2016  
 Recorder # \_\_\_\_\_

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

Site Name(s) (address if none) 59 Marine Street 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 59 Direction \_\_\_\_\_ Street Name Marine Street Type Street Suffix Direction \_\_\_\_\_  
 Address: 59  
 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 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: \_\_\_\_\_  
 Tax Parcel # 1984800000 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: 1839 ☒ approximately ☐ year listed or earlier ☐ year listed or later  
 Original Use Private Residence (House/Cottage/Cabin) From (year): \_\_\_\_\_ To (year): \_\_\_\_\_  
 Current Use Apartment From (year): \_\_\_\_\_ To (year): \_\_\_\_\_  
 Other Use \_\_\_\_\_ From (year): \_\_\_\_\_ To (year): \_\_\_\_\_  
 Moves: ☐ yes ☐ no ☒ unknown Date: \_\_\_\_\_ Original address \_\_\_\_\_  
 Alterations: ☒ yes ☐ no ☐ unknown Date: \_\_\_\_\_ Nature interior, windows, roof  
 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 Frame Vernacular Exterior Plan Rectangular Number of Stories 2-3  
 Exterior Fabric(s) 1. Wood shingles 2. \_\_\_\_\_ 3. \_\_\_\_\_  
 Roof Type(s) 1. Gambrel 2. \_\_\_\_\_ 3. \_\_\_\_\_  
 Roof Material(s) 1. Sheet metal: 5V crimp 2. \_\_\_\_\_ 3. \_\_\_\_\_  
 Roof secondary strucs. (dormers etc.) 1. Gable dormer 2. \_\_\_\_\_  
 Windows (types, materials, etc.) single and paired wood 1/1 and 2/1, 3-light metal awning

Distinguishing Architectural Features (exterior or interior ornaments) symmetrical facade, central entry divides units

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) flush with ROW -- and same parcel as 156 Avenida Menendez

#### DHR USE ONLY

#### OFFICIAL EVALUATION

#### DHR USE ONLY

|                                          |                                                                                                                                                                                           |
|------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| NR List Date _____                       | SHPO - Appears to meet criteria for NR listing: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info Date _____ Init. _____                |
| <input type="checkbox"/> Owner Objection | KEEPER - Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no Date _____                                                                                         |
|                                          | NR Criteria for Evaluation: <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (see <i>National Register Bulletin 15</i> , p. 2) |

**DESCRIPTION (continued)**

Chimney: No. \_\_\_\_\_ Chimney Material(s): 1. \_\_\_\_\_ 2. \_\_\_\_\_  
 Structural System(s): 1. Wood frame 2. Masonry - General 3. Wood frame  
 Foundation Type(s): 1. Piers 2. \_\_\_\_\_  
 Foundation Material(s): 1. Brick 2. Coquina  
 Main Entrance (stylistic details) single wood door recessed slightly; opening has pedimented and wood trim entry

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

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) 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 \_\_\_\_\_

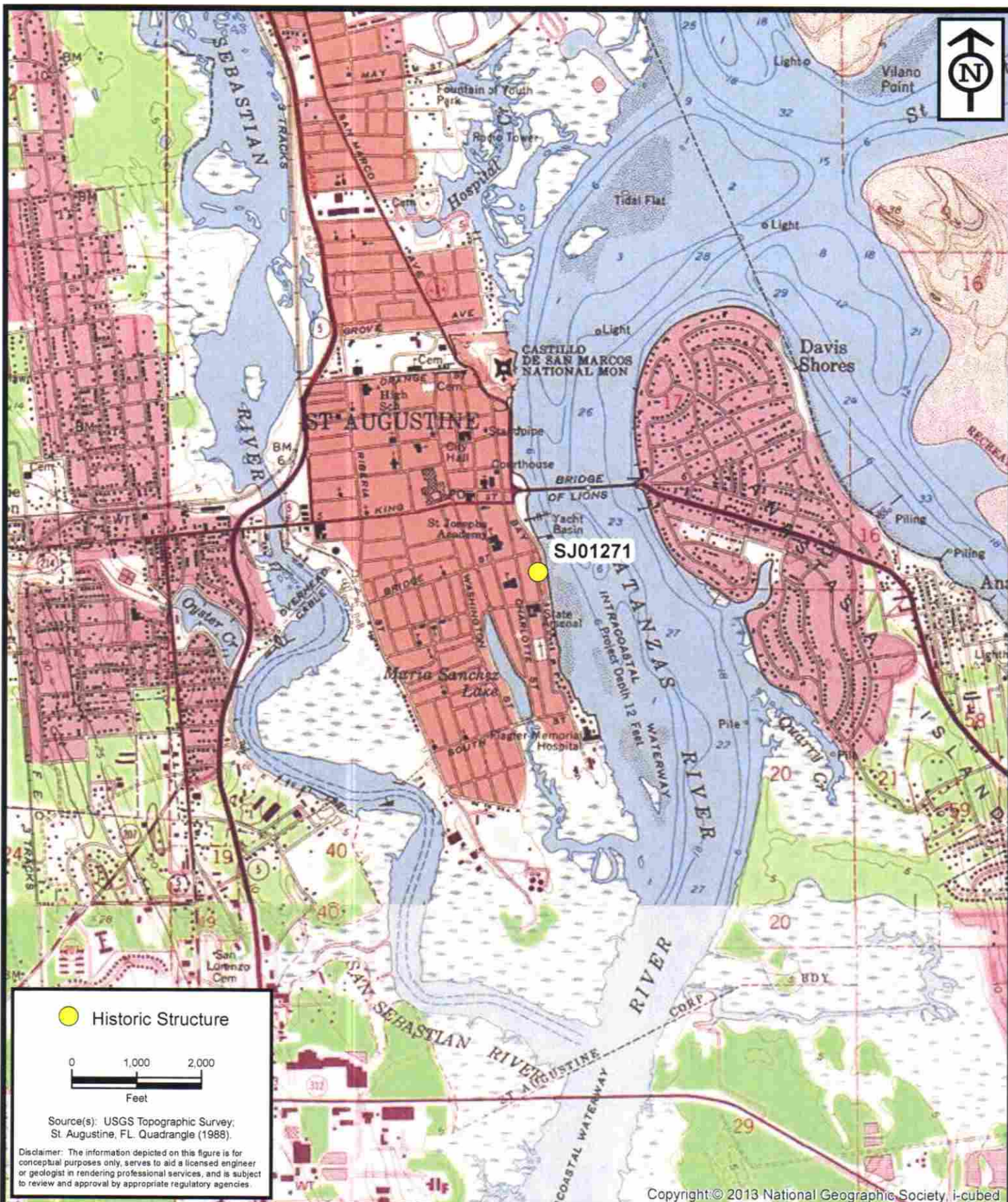
**RECORDER INFORMATION**

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**

- ① USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED
- ② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
- ③ 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 - SJ01271  
**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          |

Staff Report Page 47





Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



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Parcel Location - SJ01271  
**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          |

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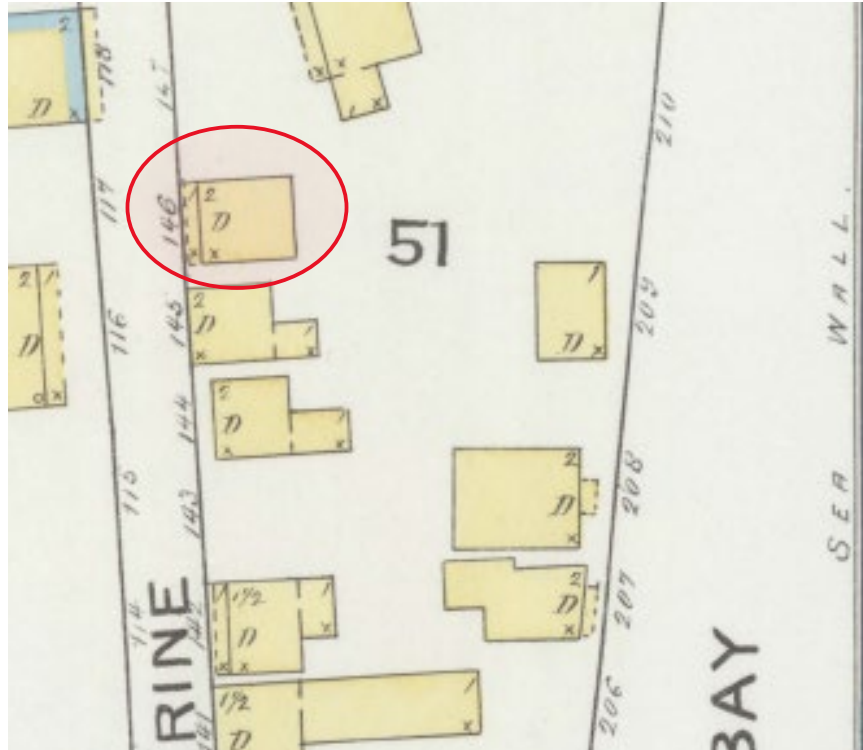


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**SANBORN MAPS**  
**156 AVENIDA MENENDEZ / 59 MARINE STREET**



1893



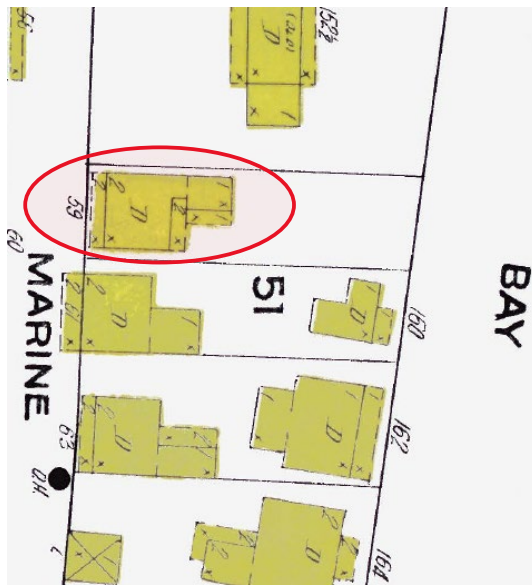
1899

# SANBORN MAPS

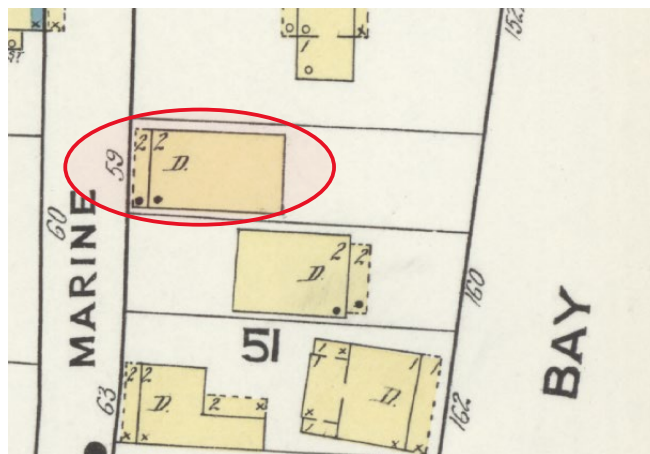
## 156 AVENIDA MENENDEZ / 59 MARINE STREET



1904



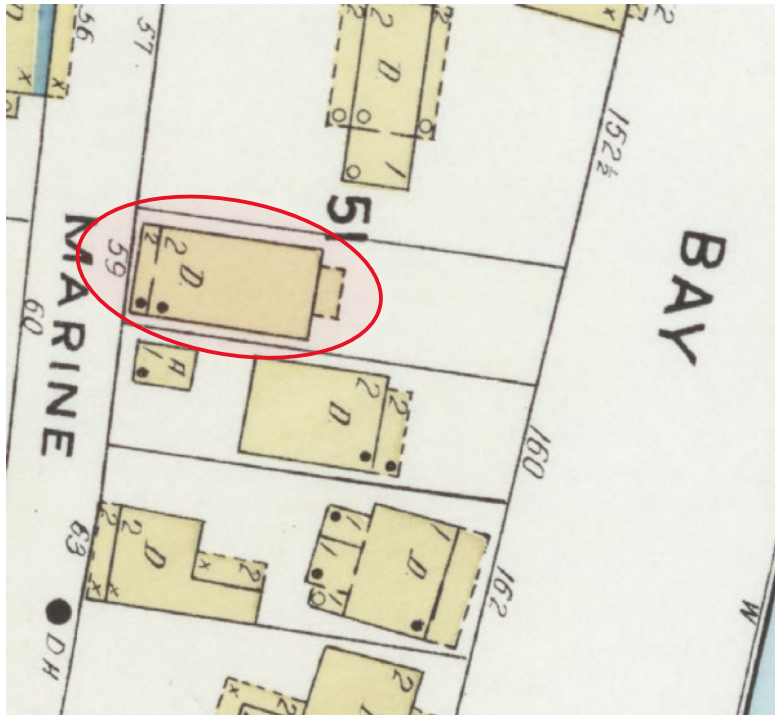
1910



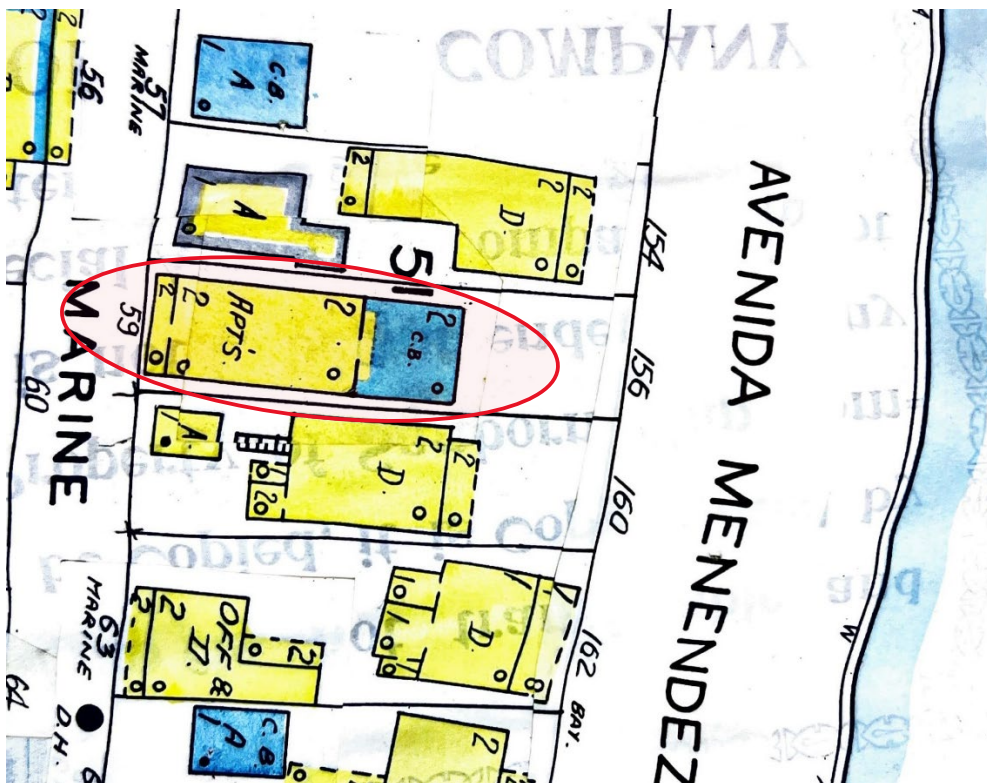
1917



**SANBORN MAPS**  
**156 AVENIDA MENENDEZ / 59 MARINE STREET**



1924



1930 updated to 1965

**7. (c) HP2023-0071 – The Vestry of Trinity Church of St. Augustine, Inc. - Applicant and Owner 2 Artillery Lane**

**To modify an existing parking area with new paving materials and landscaping.**

Mr. Benoit recused himself from the application.<sup>1</sup>

Ms. Courtney read the staff report and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can APPROVE a Certificate of Appropriateness at 2 Artillery Lane for the plans submitted with this application, if the board finds it meets the Secretary of the Interior's Standards 8 and 9, with the following conditions:

1. That coquina concrete is used in areas that concrete pavement is specified on the approved plans
  2. Any changes to the planting materials on the landscape plan include plants listed in the AGHP or are Florida natives
- Meredith Schwartz reviewed the application

Ex Parte Communication :

(None)

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

The Board discussed:

- The purpose was to increase parking space
- Regular concrete was used on the aprons
- Coquina shell dashed concrete should be used to become compliant
- Trees that were removed would be replaced and additional landscaping was required
- Wall on St. George Street would remain

- Needed to coordinate with the City Archaeologist
- Irrigation was recommended but felt that it should be added as a condition

**MOTION**

**Mr. MacDonald MOVED to APPROVE application HP2023-0071 with the stipulation that the area that is marked as concrete will be done with shell aggregate concrete and would supply irrigation for the future trees being planted to ensure their survival. The motion was SECONDED by Mr. Beach.**

**VOTE ON MOTION:**

**AYES: MacDonald, Beach, Duncan**

**NAYES: NONE**

**MOTION CARRIED UNANIMOUSLY**

**8. Opinion of Appropriateness**

**8. (a) HP2023-0074 – John Valdes & Associates, Inc. – Applicant Keith G. & Tina M. Andrews – Owner 156 Avenida Menendez**

**To remove later additions, elevate, and relocate the existing structure along Marine Street; and, construct a new residential building along Avenida Menendez .**

Ms. Seymour read the staff report and said Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can CONTINUE an Opinion of Appropriateness at 156 Avenida Menendez to allow the applicant time to provide additional information including:

1. Site plan showing proposed placement of existing and new structures on the lot
2. Scaled streetscape line drawing elevation and building footprint comparisons of existing and proposed structures

<sup>1</sup> Recusal form attached to original minutes



3. More developed conceptual information on proposed architectural style and mass and scale for the new construction along Avenida Menendez.

4. More information on proposed project scope for residential structure fronting Marine Street, including details on the elevation of the structure

The Board provided their ex parte communication.

John Valdes reviewed the application.

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

After a series of questions and answers with the applicant, the Board discussed the following items:

- Remove later additions to the structure
- Elevate and relocate the existing structure
- Construct a new building on Avenida Menendez
- There was a possibility of not removing the later front addition
- There would be no parking on Marine Street

#### **MOTION**

**Mr. Benoit MOVED to APPROVE Opinion of Appropriateness HP2023-0074 with the condition 1) to remove later additions, elevate and relocate the existing structure along Marine Street, and construct a new residential building along Avenida Menendez 2) to not assume that the front later addition will be removed and 3) no parking on Marine Street. The motion was SECONDED by Beach.**

#### **VOTE ON MOTION:**

**AYES: Benoit, Beach, MacDonald, Duncan**

**NAYES: NONE**

**MOTION CARRIED UNANIMOUSLY<sup>2</sup>**

#### **9. Continued Items from the previous HARB meetings**

##### **9. (a) Certificate of Appropriateness**

**HP2023-0067 Continued from September 21, 2023 Best Roofing & Waterproofing, LLC– Applicant - Maria Pellecer - Owner 295 St. George Street**

**To replace the existing asphalt shingle roof with a metal roof material**

Ms. Seymour advised the Board that no additional information was submitted by the applicant.

#### **MOTION**

**Mr. Benoit MOVED to CONTINUE application 2023-0067. The motion was SECONDED by Mr. Beach. MOTION PASSED by UNANIMOUS VOICE VOTE**

##### **9. (b) Certificate of Appropriateness**

**HP2023-0064 Continued from September 21, 2023**

**REQUESTING CONTINUANCE TO NOVEMBER 16, 2023**

**Southern Construction – Applicant Baijanti & Brothers Estates Inc – Owner 52 Charlotte Street**

**To remove the existing driveway and walkways and install pervious pavers**

Applicant requested continuance to November HARB meeting. See MOTION under Item 4

##### **9. (c) Certificate of Appropriateness**

**HP2023-0065**

**Continued from September 21, 2023**

**REQUESTING CONTINUANCE**

<sup>2</sup> 3:14 p.m. – 3:28 p.m. Break



October 19, 2023

John Valdes & Associates, Inc  
1395 US 1 South Suite A-1  
St. Augustine, FL 32084

cc: Keith G. & Tina M. Andrews

Re: Opinion of Appropriateness – 156 Avenida Menendez – HP2023-0074

Dear Mr. Valdes,

On October 19, 2023, the Historic Architectural Review Board (HARB) met and discussed your application to remove later additions, elevate, and relocate the existing structure along Marine Street; and, construct a new residential building along Avenida Menendez.

Specifically, based upon evidence presented, the HARB **APPROVED** your application as described in the attached copy of the executed Order.

Please contact the Planning and Building Department at (904) 825-1065 with any questions and for the proper permits, archaeology review, fees and requirements to proceed with the approved elements of your project in accordance with the Historic Architectural Review Board's decision. 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 applications must meet all city standards prior to permit issuance.

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.: HP2023-0074  
Applicant: John Valdes & Associates, Inc  
Owner: Keith G. & Tina M. Andrews  
Address: 156 Avenida Menendez  
Parcel Number: 1984800000

RE: Opinion of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to remove later additions, elevate, and relocate the existing structure along Marine Street; and, construct a new residential building along Avenida Menendez.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON OCTOBER 19, 2023, 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 October 19, 2023, 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-1.
4. The above-described Opinion 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 remove later additions, elevate, and relocate the existing structure along Marine Street; and, construct a new residential building along Avenida Menendez.

Subject to the following conditions:

- - Front later addition (enclosed porch) may not be removed
- - No parking along Marine Street
- 
- 
- 
- 
- 
- 

DONE AND ORDERED, at a public hearing on the 19<sup>th</sup> day of October, A.D., 2023, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2023-0074

REQUEST **APPROVED** / DENIED / CONTINUED

Catherine Duncan  
Sign Name

Catherine Duncan  
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, Catherine Duncan, 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 19<sup>th</sup> day of October, A.D., 2023.

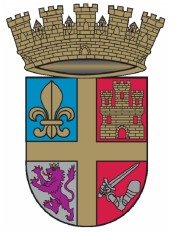
Michele Fudo  
Notary Public, State of Florida







**CITY OF ST. AUGUSTINE**  
**HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION**



**Certificate of Demolition (Partial)**

**Case Number: HP2024-0080**

**Meeting Date: Thursday, January 16, 2025**

1. NAME OF APPLICANT: John Valdes & Associates  
Business (if applicable):  
Address: 1395 US Highway 1 S Suite A  
City: Saint Augustine State: FL Zip Code: 32084  
Daytime Telephone: 9046691230 E-Mail Address: lucy@johnvaldes.com
2. NAME OF PROPERTY OWNER: Dan Cava  
Business (if applicable):  
Address: 160 Avenida Menendez  
City: Saint Augustine State: FL Zip Code: 32084  
Daytime Telephone: 304-669-3020 E-Mail Address: dancavatoyota@gmail.com
3. PROJECT LOCATION: 156 Avenida Menendez, Saint Augustine, FL, 32084
4. LEGAL DESCRIPTION: CITY OF ST AUGUSTINE LOT 6 BLK 22 OR3427/613 & 5855/89
5. SCOPE OF WORK: 

For partial demolition of a building, constructed c. 1839-1930, that is recorded in the Florida Master Site File and contributing to the St. Augustine National Register Historic District including removal of the later c. 1890 and 1930 additions along Avenida Menendez from the c. 1830s portion of the building addressed 59 Marine Street.

***Information attached by applicant includes:***

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

# HARB APPLICATION AGREEMENT

In filling out this application:

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

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

Project Address: 156 AVENIDA MENENDEZ / 59 MARINES

Applicant's Name: JOHN VALDES Applicant's Signature: [Signature]

Owner's Name: IAN CAVA Owner's Signature: [Signature]

Owner's Name: \_\_\_\_\_ Owner's Signature: \_\_\_\_\_

Owner's Name: \_\_\_\_\_ Owner's Signature: \_\_\_\_\_

(Can add additional signature page if needed)

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





156 AVENIDA MENENDEZ

Application Packet Page 3

Page 233 of 323

Received 12/16/24  
Planning & Building Department





Received 12/16/24  
Planning & Building Department





## JOHN VALDES & ASSOCIATES, INC.

Building Contractors • Project Managers / Consultants • Restoration / Renovation Specialist

Historical Review Board Member;

Thank you for your time, energy, and the expertise you bring to HARB. Being a long-time COSA board member, (including on HARB), I appreciate what you do, and the little thanks that you receive

I am presently working with the building at 156 Avenida Menendez / 59 Marine Street, which is under contract by Dan Cava, who recently purchased the adjoining home at 160 Avenida Menendez. (We will be lifting and moving 160 Avenida Menendez slightly forward, and you will be seeing us back before your board to discuss those plans soon).

In the course of discussions regarding 160 Avenida Menendez, Mr. Cava naturally expressed concern in the deteriorated condition of the adjacent property, (156 Avenida Menendez), and expressed an interest to purchase and perhaps renovate it. Introductions were made, a price agreed-upon— so here we are.

Mr. Cava and Mr. & Mrs. Keith & Tina Andrews (present owners of 156 Avenida Menendez / 59 Marine Street), asked me, John Valdes & Associates, to explore either restoration or demolition of the building.

As part of our exploratory analysis of the structure, we permitted for removal of the interior plaster from the exterior walls of the building on both the first and second floor and exposed the hidden wall structure.

Our historical research and limited exploratory demolition discovered three separate portions, or phases, of building and additions: 1), original (circa 1839), 2). the first addition to the east— now, mid-section, from approximately 1900, and 3). the most recent, circa 1930's eastern elevation— a masonry portion with a Mediterranean Revival facade.

We also found—as we suspected—exposed portions of the original “knob & tube” electrical system which was dangerously near failure; we found a failing, antiquated plumbing system, a compromised foundation/floor system, as well as extensive termite and other wood-destroying-organism (WDO) damage.

Having said that, the exciting news is that our inspection also exposed that the original 1839 Territorial building's wall structure, (hidden behind the two later additions, and facing Marine Street) remained substantially in place and restorable.

The prominent 1930s masonry addition to the east elevation of the building has been determined to be structurally unstable and not a good candidate to be lifted or restored. An earlier, wood-frame addition (circa 1890-1910's per Sanborn maps) is heavily damaged from termite activity and should also be removed to allow for the access to lift and restore of the original Territorial structure. Please see the attached additional analysis below.

I am excited to share with you that we have the opportunity to restore an 1839 territorial building, and we have a willing buyer who is on board with funding the preservation of that structure.

Mr. Cava has instructed me, with Mr. & Mrs. Andrews cooperation, to pursue necessary HARB approval to remove the later two additions, in order to lift and restore the historically-significant, original structure.

Mr. Cava's intent would be to use the restored building as a guest house, while constructing a new HARB approved single-family residence on Avenida Menendez.

\*Note: This use would replace a five-apartment boarding house!

If your Opinion is favorable in allowing us to move forward to a Certificate of Appropriateness for partial demolition, Mr. Cava will close on the property and Les Thomas Architect will prepare the necessary drawings and other documentation to return to HARB. At that time, we will provide all the necessary documentation to satisfy the requirements of the city's Historic Architectural Review Board, to include elevations of the restored structure, and the new home to be constructed on the east-facing, waterfront portion of the property.

We have an exciting opportunity to remove a potentially dangerous and definitely failing building from our bayfront and historic core, while saving and preserving a significant 1839 structure!

I hope you are as excited at the opportunity as we are.

Kindest regards,

JOHN

John Valdes, President  
John Valdes & Associates Inc.  
Saving Our History, One Building at a Time Since 1989

Received 12/16/24  
Planning & Building Department



**HISTORIC ARCHITECTURAL REVIEW BOARD  
APPLICATION OVERVIEW  
156 Avenida Menendez  
St. Augustine Florida**

**REQUEST:** Opinion of Appropriateness / Consideration to approve the demolition of two additions (on the Avenida Menendez side) to the original remaining 1839 Territorial structure (at 59 Marine Street) allowing for the original building's elevation, restoration and preservation (see photos 1 through 4).

**SUBJECT PROPERTY:** 59 Marine Street / 156 Avenida Menendez, St. Augustine, FL

**PROPERTY DESCRIPTION & USE:**

Two-and-a-half story masonry/wood frame, 5-unit boarding house (see legal description and master site file report).

**AGE and DESCRIPTIONS of ORIGINAL CONSTRUCTION:**

**ORIGINAL STRUCTURE: (SEE PHOTOS 2, 3, AND 5)**

Reported construction in 1839, 59 Marine Street is a 25ft wide by 30ft deep (see photo #2) two-story, wood-frame home on masonry piers with two-story west (Marine Street elevation) porches located directly on 59 Marine Street (see photos #3 and #5).

**CONDITION:**

The rough-sawn hand-hewed cypress and yellow-pine timber that was used to balloon-frame the original structure has suffered widespread damage from wood-destroying organisms but remains in restorable condition (see photos #7 through #12).

There has also been localized disruption to the original structure, caused by later modifications—particularly the introduction of bathrooms—and the integrating of the later additions on to the building.

The framing and sheathing of the original structure can be saved and integrated into a renovated functional structure. The existing cypress shingle on the exterior is in very poor condition and will require replacement with cedar shingle as part of the restoration process (see photos #5 and #6).

The existing foundation is in very poor condition. It would be replaced as part of the lifting and re-foundationing of the structure to increase its survivability during high water events.

**RECOMMENDATION:**

We strongly recommend the restoration of the original 1839 Territorial structure.

## **AGE and DESCRIPTIONS of ADDITIONS**

### **FIRST (Remaining) ADDITION:**

(Constructed Est. 1890 to 1910) is a 25ft x15ft two-and-a-half story wood-frame addition (see photos #2, #3, #5, #13, and #14) to the east side of the original structure and the modification of the roof to create the additional attic space for a fifth apartment.

### **CONDITION:**

The milled yellow-pine timber used to construct the wood frame additions to the building have suffered considerable termite damage (particularly the third-floor attic apartment and roof system) as well as subterranean termite damage to the ground floor sub-structure.

Repair would require considerable reconstruction and replacement.

### **RECOMMENDATION:**

We recommend Demolition and Removal of the late 19th century (1890-1900) wood-frame additions to the original structure with restoration emphasis being placed on the 1839 structure.

### **SECOND (Remaining) ADDITION:**

(Constructed est 1930+) is a 25 ft x 20ft two-story masonry Mediterranean revival style addition (see photos #1, #2, #4, #15, and #16) to the east side of the earlier wood frame addition facing Avenida Menendez and recognized as 156 Avenida Menendez. The masonry addition was constructed on or about 1930, and was used as part of the expanded five-unit boardinghouse.

### **CONDITION:**

The 1930 masonry addition to the East elevation (156 Avenida Menendez) is in very poor structural condition and cannot be successfully lifted without very extensive reconstruction and re-enforcement (see attached document from Larue House Movers).

The termite damage to the wooden components of the floor systems and roof structure is wide-spread and would require very extensive remedial work.

### **RECOMMENDATION:**

We recommend the demolition and removal of the 1930 masonry addition to allow for access to lift and restore the original 1839 building.

Without the removal of the masonry addition, access to lift the wood frame structure is not possible (see attached Larue letter).

(Sources: Master Site file, Sanborn Maps and Field Interior Exploratory Demolition)





#1

#2





#3



NORTHWEST ELE.

\* 59 MARINE ST

#5



SOUTH ELEV.



#4

156 AVENIDA MEN



1930+-  
ADDITION

EAST ELEV.



#6

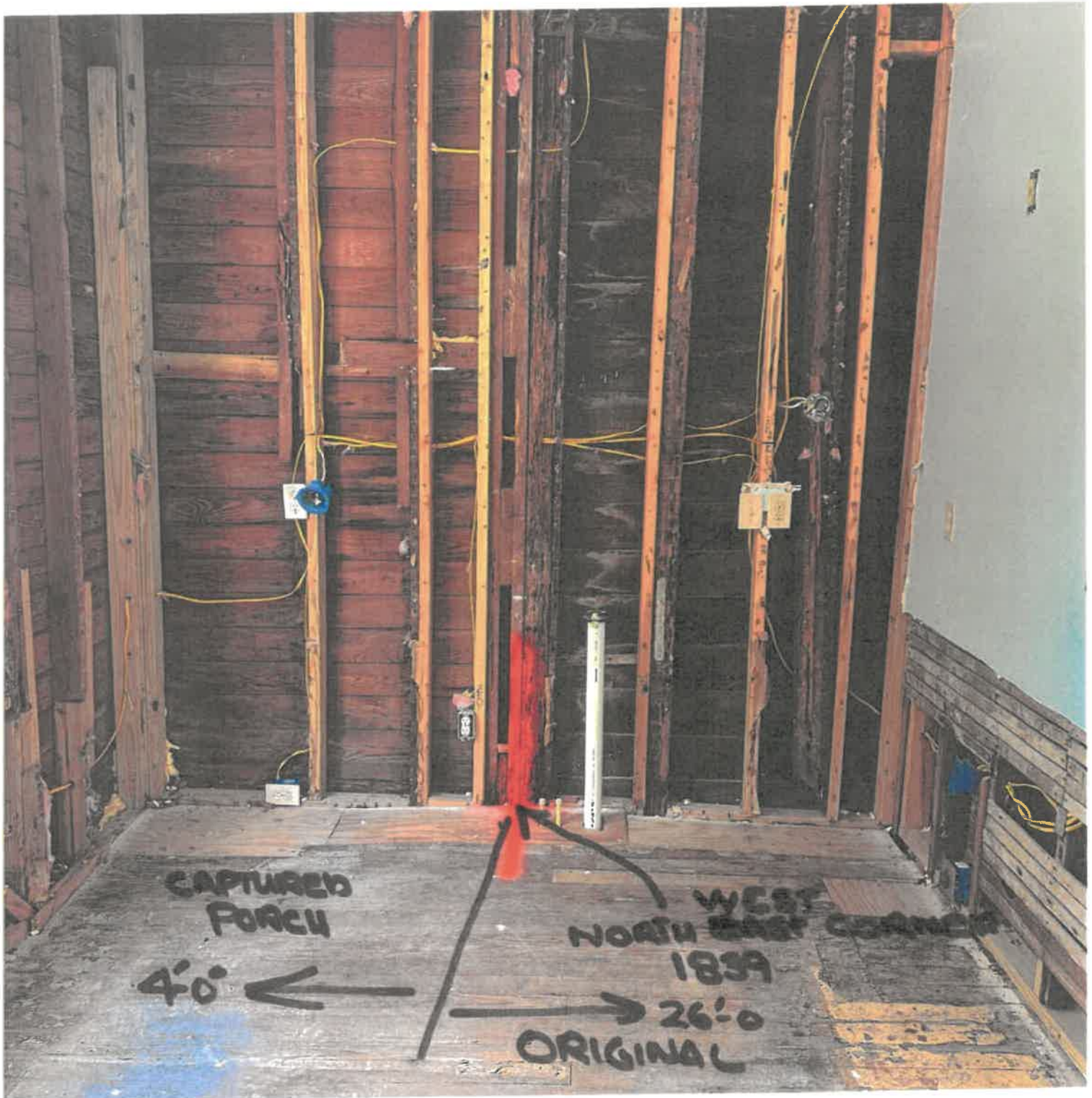


#4 METERS NOW  
APARTMENTS

SOUTH ELE



#7



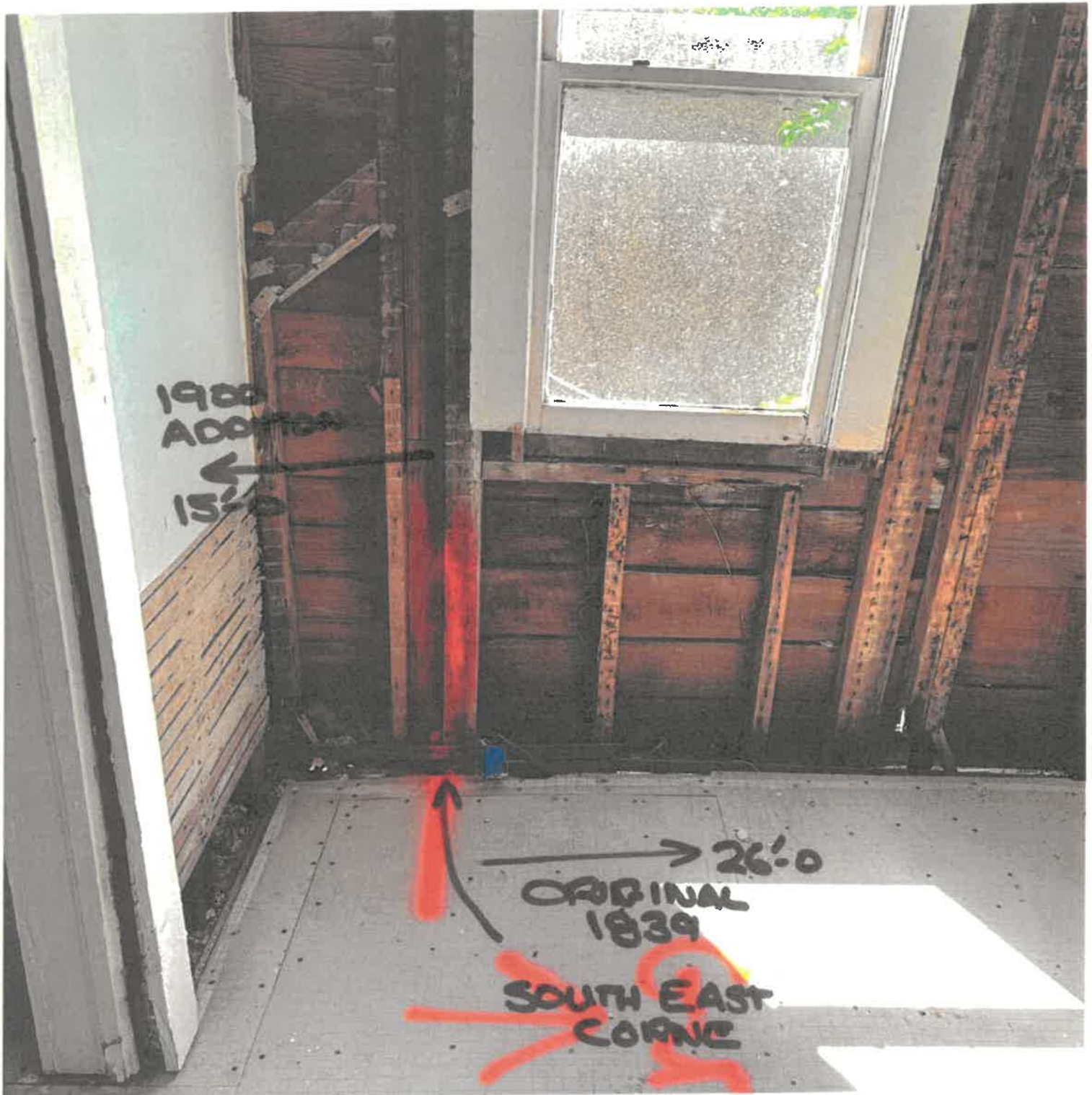


#8

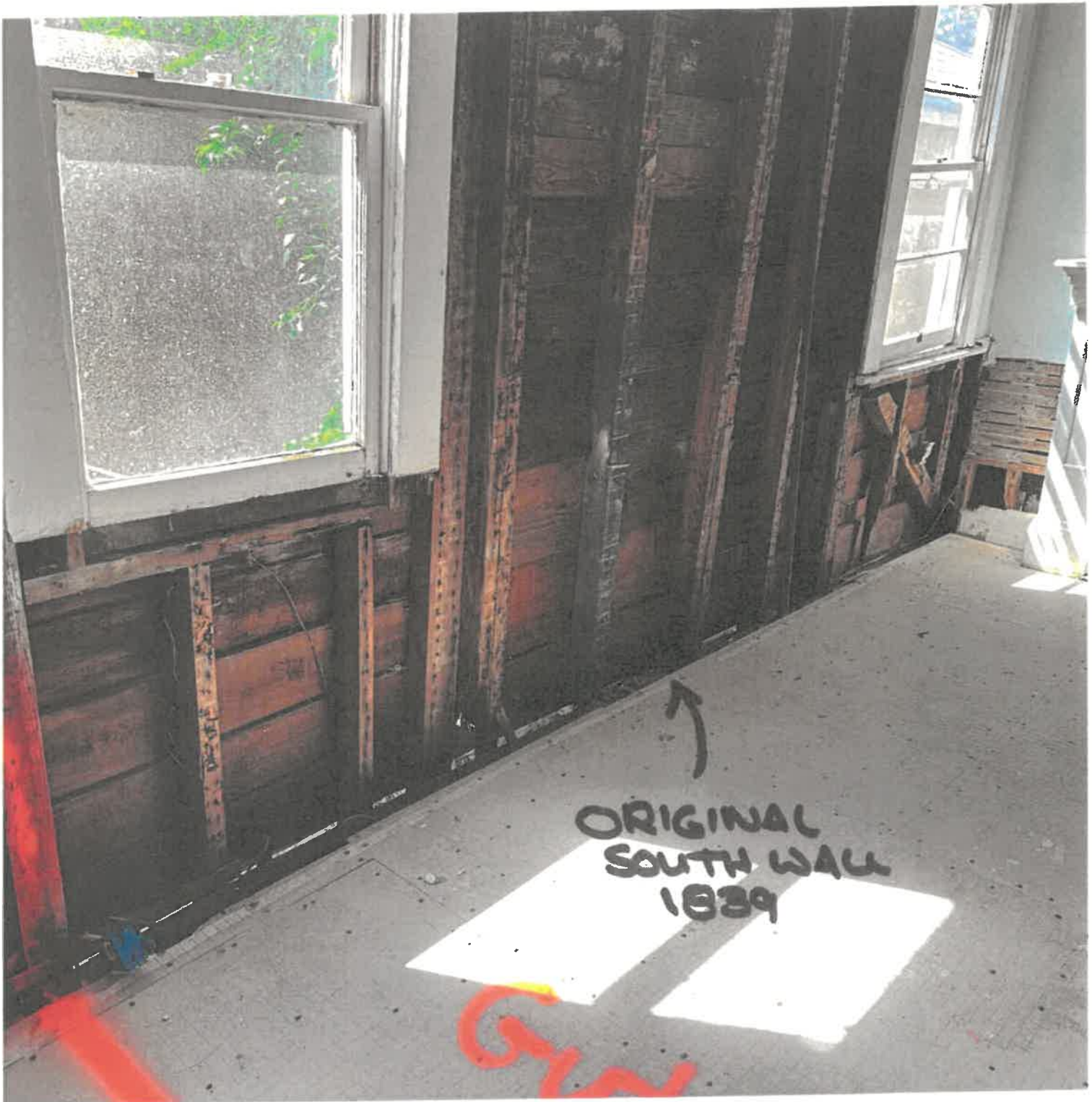




#9



10

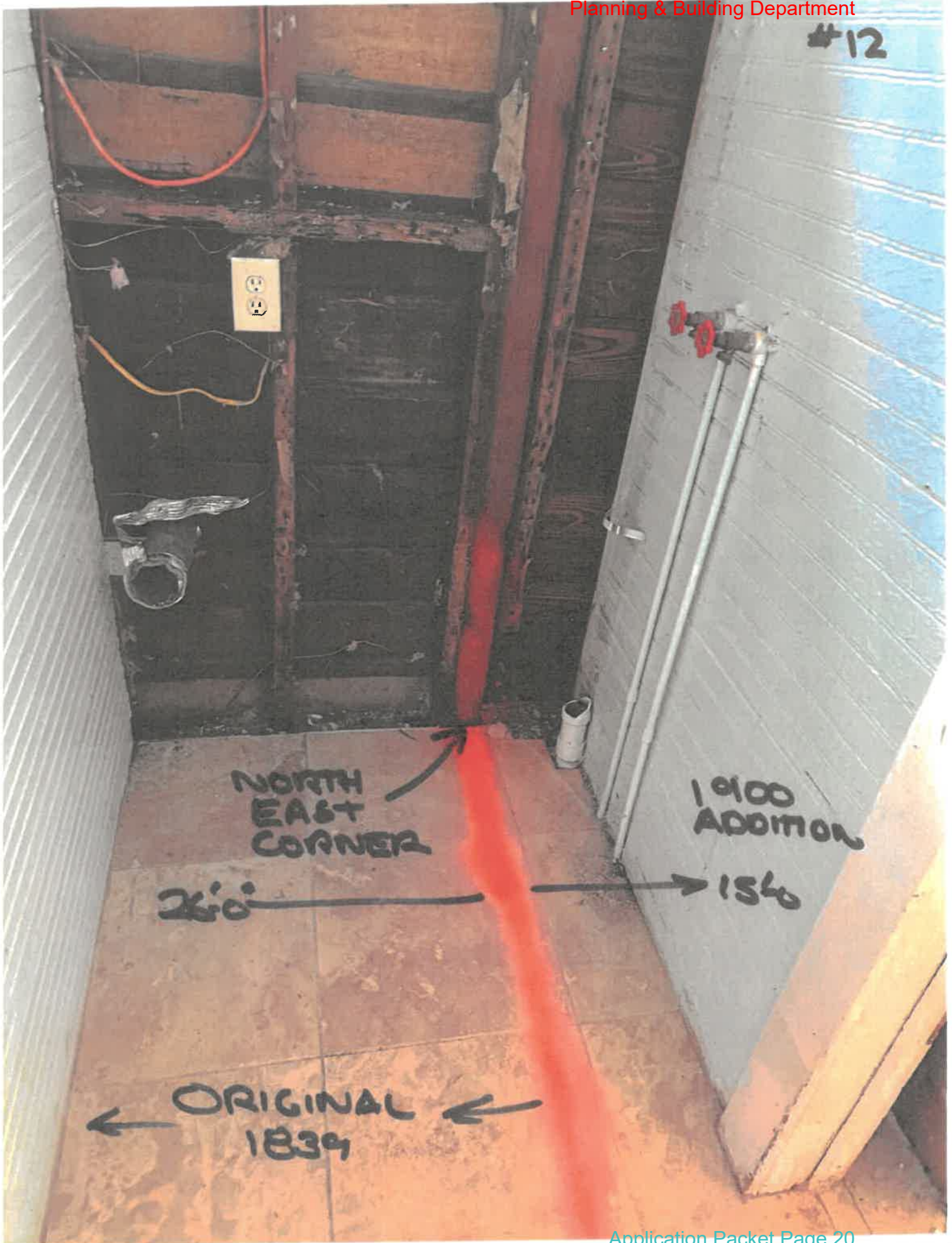




11



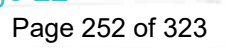
NORTH WALL  
ORIGINAL  
1839





#13







#15



DEBRI  
FROM DEMO

1930 Addition

16





**LaRue House Movers & Sons, Inc.**

315 South Vermont Ave  
Green Cove Springs, FL 32043  
904-284-3317 / Fax # 904-284-8644

[laruehousemovers@bellsouth.net](mailto:laruehousemovers@bellsouth.net)

A Family Business Since 1945

State Certified Building Contractor CBC056852\*\*Licensed Bonded & Insured



**ESTIMATE**

**DATE:** June 20, 2023

**TO:** John Valdes & Associates, INC.  
St. Augustine, FL 32080  
904-824-6150  
[john@johnvaldes.com](mailto:john@johnvaldes.com)

**ATTN:** John Valdes  
**RE:** 156 Avenida Menendez - Raise of house

We are pleased to submit an estimate on the above job which shall consist of LaRue House Movers & Sons, Inc. (hereinafter referred to as "Contractor") performing the following work for the above named Customer (hereinafter referred to as "Owner"):

We feel that the east 2 story masonry section is not structurally sound and would be unsafe to attempt to raise with the severe cracking in the masonry block work. Therefore we recommend that it be demolished. The west frame 2 story section may be a good candidate to raise. The north and south 2 story walls have failed and are bulging outward to a point that it would be unsafe to raise the building. To raise the building it would require exploratory demo on the north and south walls to determine if they could be pushed back in place and repair the failed framing. Assuming the walls can be corrected this is what we estimate the cost to raise the house would be.

We will raise one (1) wood frame 2 story house approximately 4'-5' off of the existing foundation and hold for Owner to construct a new foundation. Owner will have sixty (60) days to complete the foundation.

An Engineer may be required, Owner will be responsible for Engineer and Engineer's fees. If a compaction test is required or desired by Owner, it is the Owners responsibility to have test done.

Owner is responsible for the following:

Remove wall on east side of property, Demo the block addition; trim the cedar tree or remove it; Repair the north and south walls to make safe to raise the house and any other unforeseen framework that would make the building unsafe to raise; We would require access on the north and south properties for employees to carry materials; any and all right of way (including written permission from neighboring properties to access their properties); removing and replacing any shrubs-landscaping on property; disconnecting a/c unit, all duct-work; telephone wires and electrical wires (wires must be disconnected from structure) before start of job; cutting plumbing; Owner to remove all foundation debris; Owner is to supply any and all necessary permit(s).

All contractors' labor, material and services to be performed for the sum of:

Raise of house: **\$62,000.00**





|                 |                                         |  |                                                 |
|-----------------|-----------------------------------------|--|-------------------------------------------------|
| SHEET           | BUILDING RENOVATION                     |  | LES THOMAS<br>ARCHITECT                         |
|                 | 154 MARINE STREET                       |  |                                                 |
| Date            | 154 MARINE ST., ST. AUGUSTINE, FL 32084 |  | 32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508 |
| Scale: AS NOTED |                                         |  |                                                 |
| Drawn:          |                                         |  |                                                 |
| File:           |                                         |  |                                                 |





LES THOMAS  
ARCHITECT

32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

BUILDING RENOVATION

154 MARINE STREET

154 MARINE ST., ST. AUGUSTINE, FL 32084

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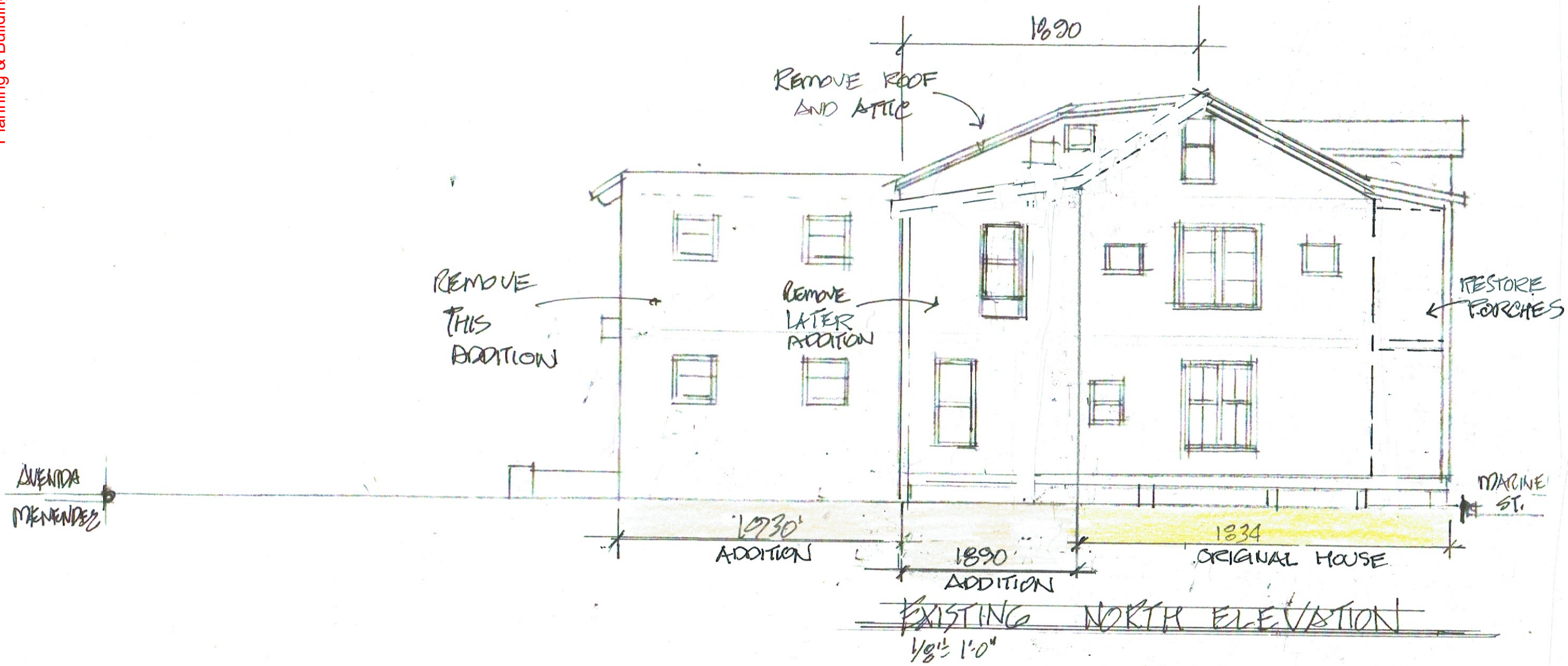
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12

12.16.24

Application Packet Page 27





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

BUILDING RENOVATION  
154 MARINE STREET  
154 MARINE ST., ST. AUGUSTINE, FL 32084

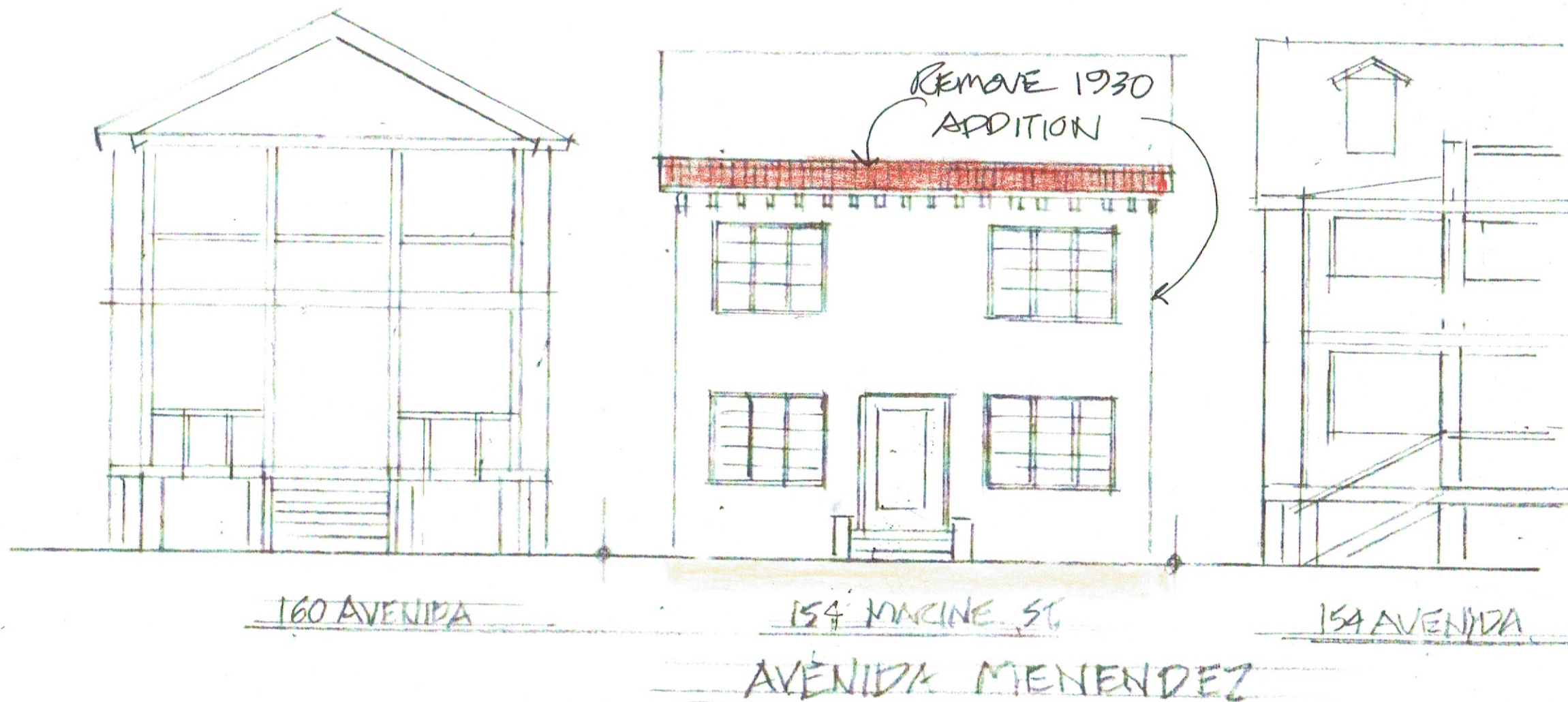
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MARINE ST

34'-0"



BUILDING RENOVATION

154 MARINE STREET

154 MARINE ST., ST. AUGUSTINE, FL 32084

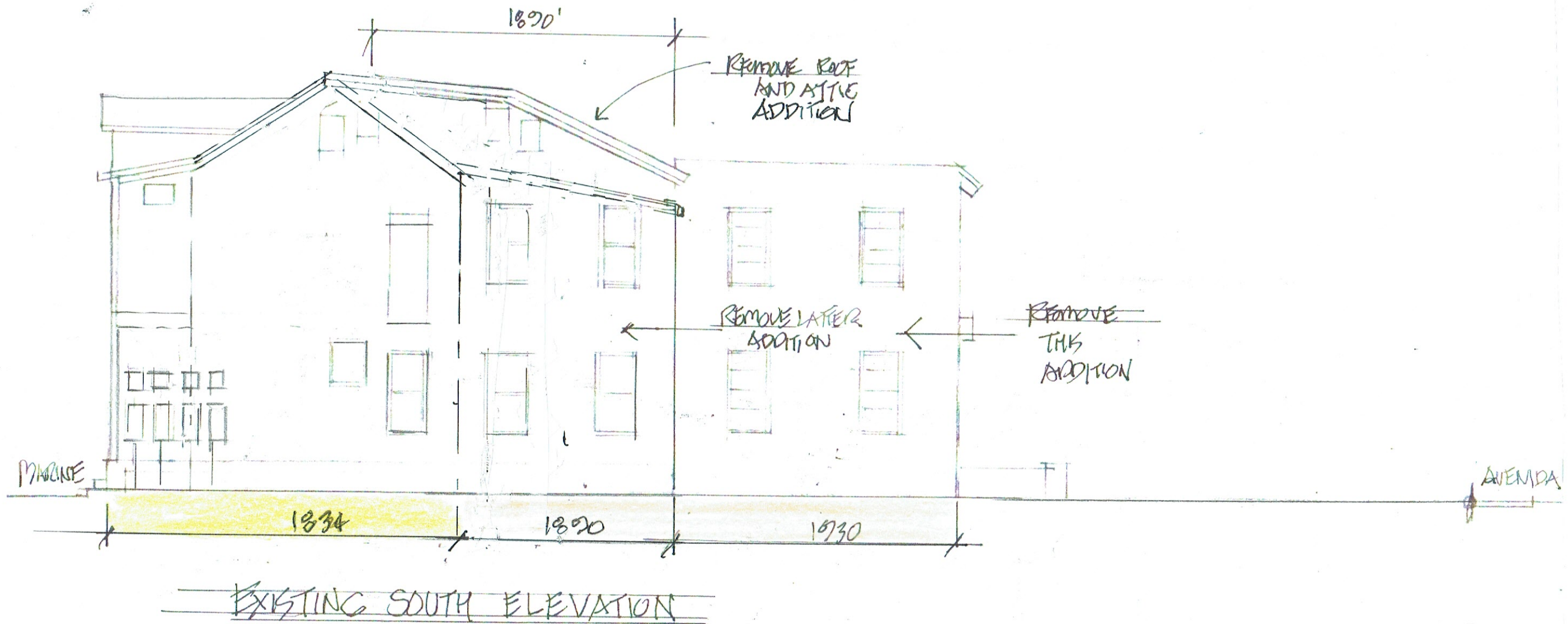
LES THOMAS  
ARCHITECT

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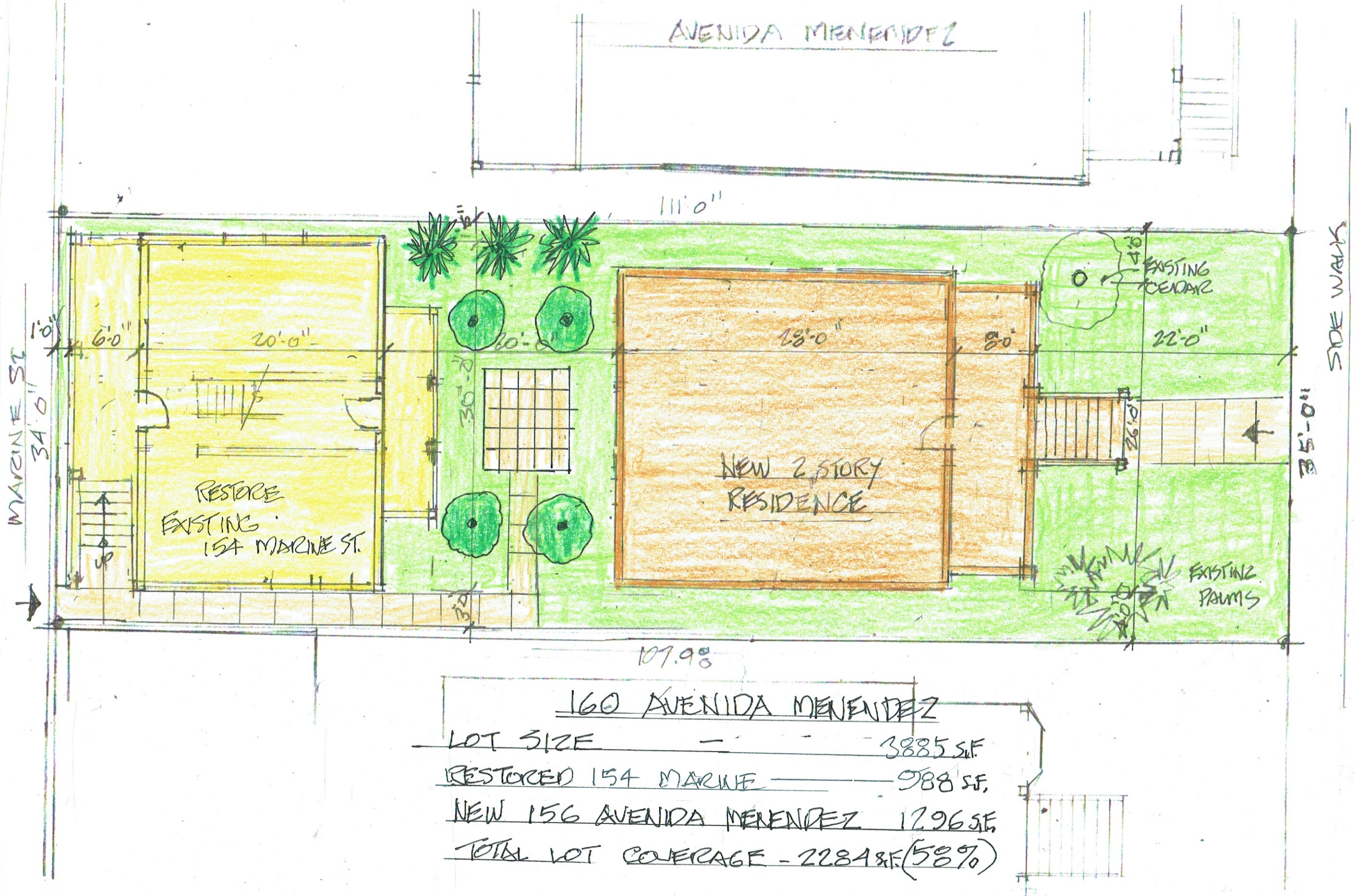


LES THOMAS  
ARCHITECT  
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

BUILDING RENOVATION  
154 MARINE STREET  
154 MARINE ST., ST. AUGUSTINE, FL 32084

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|                          |   |               |
|--------------------------|---|---------------|
| 160 AVENIDA MENENDEZ     |   |               |
| LOT SIZE                 | — | 3885 SF       |
| RESTORED 154 MARINE      | — | 988 SF        |
| NEW 156 AVENIDA MENENDEZ | — | 1296 SF       |
| TOTAL LOT COVERAGE       |   | 2284 SF (58%) |

BUILDING RENOVATION  
154 MARINE STREET  
154 MARINE ST., ST. AUGUSTINE, FL 32084

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

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

BUILDING RENOVATION  
154 MARINE STREET  
154 MARINE ST., ST. AUGUSTINE, FL 32084

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

BUILDING RENOVATION  
154 MARINE STREET  
154 MARINE ST., ST. AUGUSTINE, FL 32084

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BUILDING RENOVATION  
154 MARINE STREET

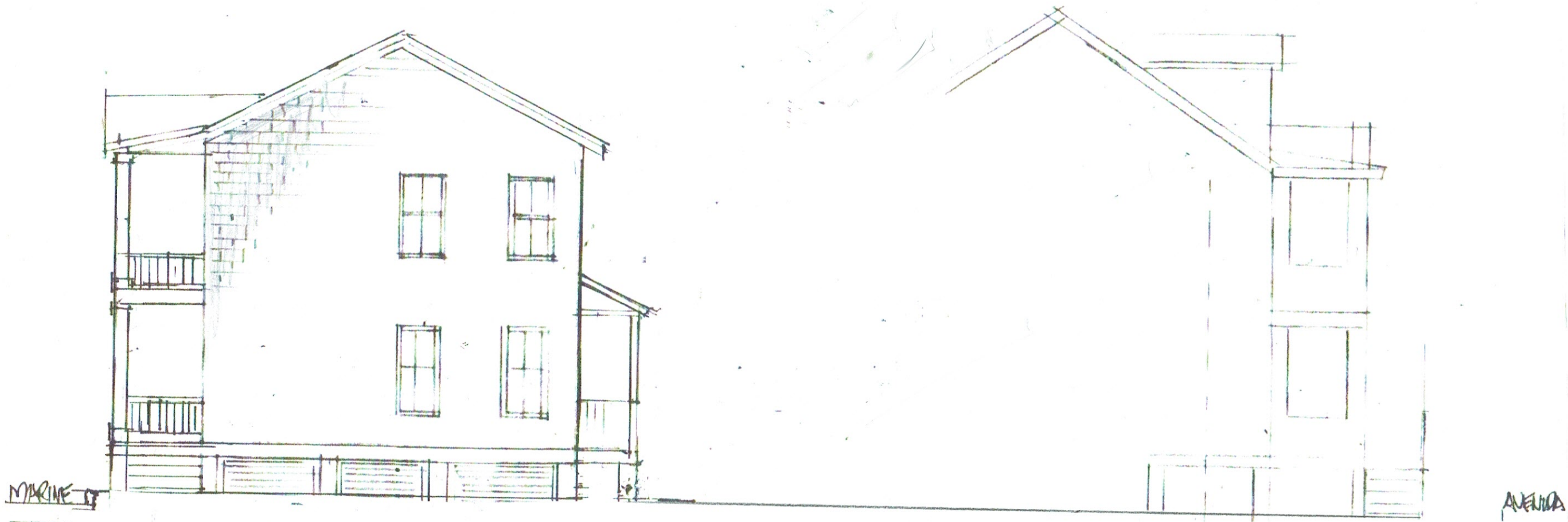
154 MARINE ST., ST. AUGUSTINE, FL 32084

LES THOMAS  
ARCHITECT

32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

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PROPOSED SOUTH ELEVATION

LES THOMAS  
ARCHITECT

32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

BUILDING RENOVATION  
154 MARINE STREET

154 MARINE ST., ST. AUGUSTINE, FL 32084

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SHEET

After Recording Return to:  
This Instrument Prepared by:  
Marlene Lagasse Rec; \$ 18.50 Doc: \$4893.00  
ESTATE TITLE OF ST. AUGUSTINE, INC.  
71 CARRERA STREET  
ST AUGUSTINE, FL 32084  
as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):  
198480-0000  
File No.: 64675

## WARRANTY DEED

This Warranty Deed, Made the 9 day of November, 2023, by

**KEITH G. ANDREWS and TINA M. ANDREWS, husband and wife**, whose post office address is:

510 Mulholland PARK PALATKA FL 32177

hereinafter called the "Grantor", to **DANMAC LLC, A WEST VIRGINIA LIMITED LIABILITY COMPANY**,  
whose post office address is:

2510 Whitehall Blvd Whitehall WV 26554

hereinafter called the "Grantee".

**WITNESSETH:** That said Grantor, for and in consideration of the sum of **Six Hundred Ninety Nine Thousand Dollars and No Cents (\$699,000.00)** 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:

IN THE CITY OF ST. AUGUSTINE AND BEING BOUNDED ON THE NORTH BY PROPERTY OF JACKSON AND MEASURING THEREON 100 FEET, MORE OR LESS, ON THE SOUTH BY PROPERTY OF MANUCY AND MEASURING THEREON 100 FEET, MORE OR LESS, ON THE EAST BY BAY STREET AND MEASURING THEREON 29 FEET 6 INCHES, MORE OR LESS, AND ON WEST BY MARINE STREET AND MEASURING THEREON 19 FEET 6 INCHES, MORE OR LESS, AND BEING KNOWN AND DESIGNATED AS LOT 6 OF BLOCK 22 OF THE CITY OF ST. AUGUSTINE, ACCORDING TO THE OFFICIAL MAP OF SAID CITY, DATED JUNE 12, 1923 AND FILED OCTOBER 4, 1923, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF 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 2023, 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.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES

**TWO SEPARATE DISINTERESTED WITNESSES REQUIRED**

Witness Signature: Carol A Lagasse

Printed Name: Carol A Lagasse

KEITH G. ANDREWS

Witness Signature: Kelley Lagasse

Printed Name: Kelley Lagasse

TINA M. ANDREWS

State of Florida

County of St Johns

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

☐ online notarization, this 9 day of November, 2023 by

KEITH G. ANDREWS and TINA M. ANDREWS. He/She/They is/are ☐ Personally Known OR

☒ Produced drivers license(s) as Identification.

Carol A Lagasse  
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

# 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         | 1984800000                                                                                                                    |
| Location Address  | 156 AVENIDA MENENDEZ<br>SAINT AUGUSTINE 32084-0000                                                                            |
| Neighborhood      | City/Bayfront (ICW) (SF) (612.42)                                                                                             |
| Tax Description*  | CITY OF ST AUGUSTINE LOT 6 BLK 22 OR3427/613 & 5855/89<br><i>*The Description above is not to be used on legal documents.</i> |
| Property Use Code | Multi-Family (Less than 10 Units) (0800)                                                                                      |
| Subdivision       | City of St Augustine                                                                                                          |
| Sec/Twp/Rng       | 17-7-30                                                                                                                       |
| District          | City of St Augustine (District 452)                                                                                           |
| Millage Rate      | 18.72                                                                                                                         |
| Acreage           | 0.080                                                                                                                         |
| Homestead         | N                                                                                                                             |

[Click Here to Open Cyclomedia Viewer in a New Tab](#)



## Owner Information

|                 |                                                 |
|-----------------|-------------------------------------------------|
| Owner Name      | <a href="#">Danmac LLC</a> 100%                 |
| Mailing Address | 2510 WHITEHALL BLVD<br>WHITEHALL, WV 26554-0000 |

## Map





## Valuation Information

|                               | 2025      |
|-------------------------------|-----------|
| Building Value                | \$56,552  |
| Extra Features Value          | \$104     |
| Total Land Value              | \$579,420 |
| Agricultural (Assessed) Value | \$0       |
| Agricultural (Market) Value   | \$0       |
| Just (Market) Value           | \$636,076 |
| Total Deferred                | \$0       |
| Assessed Value                | \$636,076 |
| Total Exemptions              | \$0       |
| Taxable Value                 | \$636,076 |

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 | \$62,835       | \$104               | \$579,420        | \$0               | \$0                 | \$642,359           | \$642,359      | \$0          | \$642,359     |
| 2023 | \$243,975      | \$104               | \$487,200        | \$0               | \$0                 | \$731,279           | \$266,604      | \$514,675    | \$216,604     |
| 2022 | \$284,560      | \$391               | \$487,200        | \$0               | \$0                 | \$772,151           | \$258,839      | \$563,312    | \$208,839     |
| 2021 | \$146,813      | \$391               | \$348,000        | \$0               | \$0                 | \$495,204           | \$251,300      | \$293,904    | \$201,300     |
| 2020 | \$149,301      | \$391               | \$348,000        | \$0               | \$0                 | \$497,692           | \$247,830      | \$299,862    | \$197,830     |
| 2019 | \$142,453      | \$391               | \$295,800        | \$0               | \$0                 | \$438,644           | \$242,258      | \$246,386    | \$192,258     |
| 2018 | \$149,079      | \$391               | \$295,800        | \$0               | \$0                 | \$445,270           | \$237,741      | \$257,529    | \$187,741     |
| 2017 | \$152,391      | \$391               | \$295,800        | \$0               | \$0                 | \$448,582           | \$232,851      | \$265,731    | \$182,851     |
| 2016 | \$159,017      | \$391               | \$295,800        | \$0               | \$0                 | \$455,208           | \$228,062      | \$277,146    | \$178,062     |
| 2015 | \$129,864      | \$391               | \$247,950        | \$0               | \$0                 | \$378,205           | \$226,477      | \$201,728    | \$176,477     |
| 2014 | \$127,214      | \$391               | \$225,330        | \$0               | \$0                 | \$352,935           | \$224,680      | \$178,255    | \$174,680     |

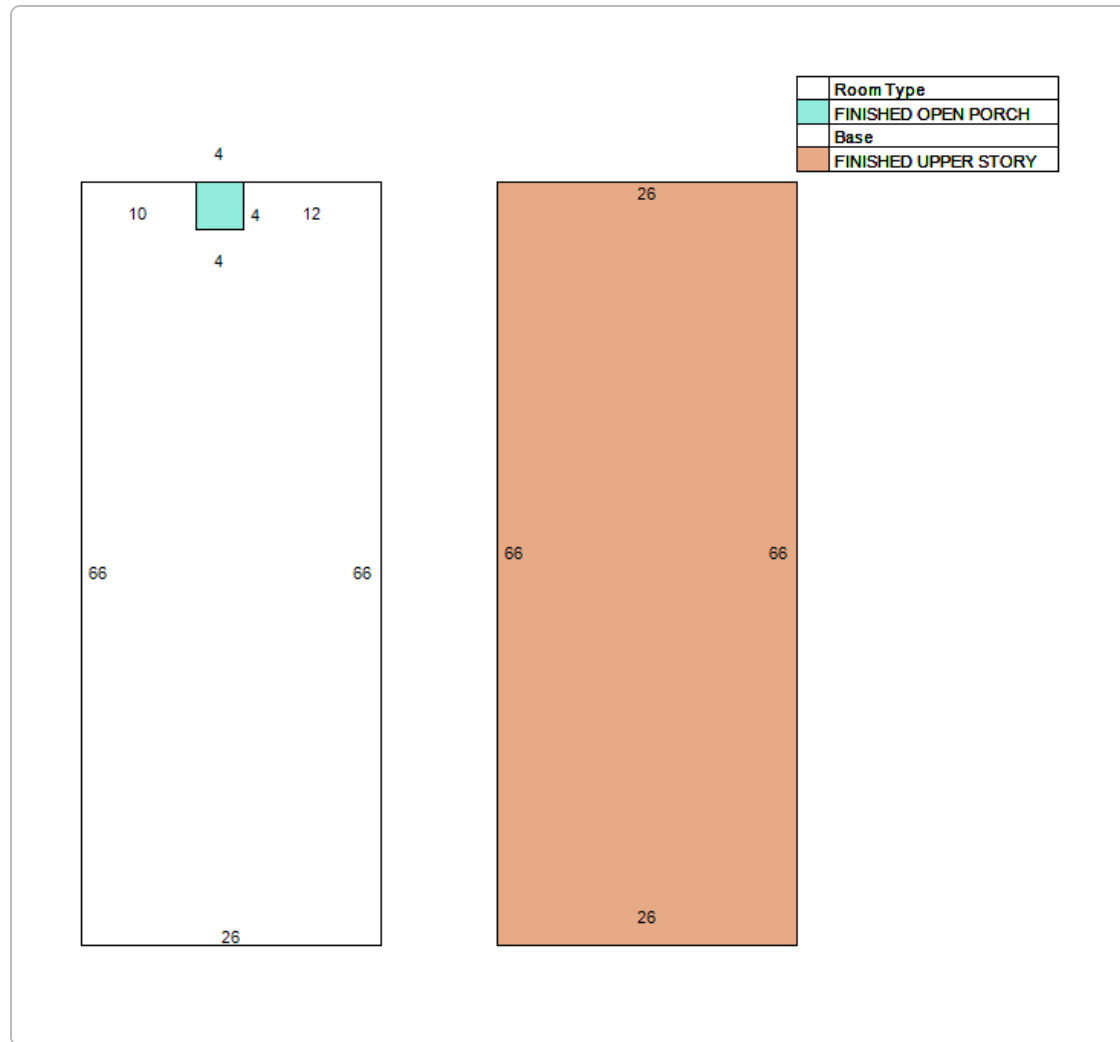
## Building Information

**Building** 1  
**Building Value** \$56,552  
**Year Built** 1839  
**Actual Area** 4290  
**Conditioned Area** 4274  
**Use** Duplex  
**Style** 01  
**Exterior Wall** Stucco, Wood Shingle

**Roof Cover** Metal  
**Roof Structure** Flat  
**Interior Flooring** Pine Wood  
**Interior Wall** Drywall  
**Heating Type** Forced Air  
**Air Conditioning** Window  
**Bedrooms** 5  
**Baths** 4

| Description          | Square Footage |
|----------------------|----------------|
| FINISHED UPPER STORY | 1716           |
| BASE AREA            | 1700           |
| FINISHED OPEN PORCH  | 16             |
| FINISHED UPPER STORY | 858            |
| Total SqFt           | 4290           |

## Sketch Information



### Extra Feature Information

| Code Description   | Status | Value |
|--------------------|--------|-------|
| Masonry Wall (Mix) |        | 104   |

### Land Information

| Use Description                   | Front | Depth | Total Land Units | Unit Type | Land Value |
|-----------------------------------|-------|-------|------------------|-----------|------------|
| Multi-Family (Less than 10 Units) | 29    | 108   | 3132             | SF        | \$579,420  |

### Sale Information

| Recording Date | Sale Date | Sale Price   | Instrument Type  | Book                 | Page                 | Qualification | Vacant/Improved | Grantor                      | Grantee                                    |
|----------------|-----------|--------------|------------------|----------------------|----------------------|---------------|-----------------|------------------------------|--------------------------------------------|
| 11/9/2023      | 11/9/2023 | \$699,000.00 | WARRANTY DEED    | <a href="#">5855</a> | <a href="#">89</a>   | Q             | I               | ANDREWS KEITH G,TINA M       | DANMAC LLC                                 |
| 4/13/2011      | 4/8/2011  | \$325,000.00 | WARRANTY DEED    | <a href="#">3427</a> | <a href="#">613</a>  | Q             | I               | STACKLUM DR MARGARET M TRUST | ANDREWS KEITH G,TINA M                     |
| 12/10/2009     | 4/17/2009 | \$100.00     | WARRANTY DEED    | <a href="#">3267</a> | <a href="#">46</a>   | U             | I               | STACKLUM MARGARET M          | STACKLUM DR MARGARET M TRUST               |
|                | 5/31/2000 | \$106,100.00 | WARRANTY DEED    | <a href="#">1501</a> | <a href="#">234</a>  | U             | I               | GRAUBARD ROBERT M            | STACKLUM MARGARET M                        |
|                | 4/20/2000 | \$0.00       | OTHER INSTRUMENT | <a href="#">1490</a> | <a href="#">286</a>  | U             | I               | GRAUBARD ROBERT M ETAL       | GRAUBARD ROBERT M ETAL & STACKLUM MARGARET |
|                | 4/6/1992  | \$100.00     | QUIT CLAIM DEED  | <a href="#">935</a>  | <a href="#">577</a>  | U             | I               | GRAUBARD ROBERT M            | GRAUBARD ROBERT M                          |
|                | 6/1/1991  | \$0.00       |                  | <a href="#">898</a>  | <a href="#">303</a>  | U             | I               |                              | GRAUBARD ROBERT M                          |
|                | 12/1/1989 | \$0.00       |                  | <a href="#">842</a>  | <a href="#">592</a>  | U             | I               |                              |                                            |
|                | 2/1/1989  | \$0.00       |                  | <a href="#">811</a>  | <a href="#">1182</a> | U             | I               |                              |                                            |
|                | 2/1/1987  | \$0.00       |                  | <a href="#">734</a>  | <a href="#">250</a>  | U             | I               |                              |                                            |
|                | 2/1/1987  | \$130,000.00 |                  | <a href="#">734</a>  | <a href="#">250</a>  | Q             | I               |                              |                                            |
|                | 2/1/1987  | \$130,000.00 |                  | <a href="#">734</a>  | <a href="#">250</a>  | Q             | I               |                              |                                            |



No data available for the following modules: Exemption Information.

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[Last Data Upload: 12/26/2024, 11:49:46 PM](#)

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 **SCHNEIDER**  
GEOSPATIAL



## Business Entity Details

### Main

|                     |                     |                  |                             |            |
|---------------------|---------------------|------------------|-----------------------------|------------|
| Name: DANMAC LLC    |                     |                  | Organization Number: 341598 |            |
| Type: LLC           | Sec Type:           | City: BRIDGEPORT | Class: P                    | Ch Type: D |
| Eff Date: 3/26/2015 | Fil Date: 3/26/2015 | Term Date:       | Term Reason:                | AW/Term: A |
| CH County: Harrison | Ch State: WV        | Bus Purp: 5311   | Ex Acres:                   | Term Yrs:  |
| Auth Shrs:          | Cap Stck:           | Status: Active   | Par Val:                    | MGMT: MBR  |
| In Compliance: Yes  |                     |                  |                             |            |

### Addresses

|                            |                           |                             |        |                  |           |            |
|----------------------------|---------------------------|-----------------------------|--------|------------------|-----------|------------|
| Principal Office Address:  | Name:                     | Addr1: 1221 JOHNSON AVE     | Addr2: | City: BRIDGEPORT | State: WV | Zip: 26330 |
| Designated Office Address: | Name:                     | Addr1: 2510 WHITE HALL BLVD | Addr2: | City: FAIRMONT   | State: WV | Zip: 26554 |
| Notice of Process Address: | Name: CAVA AND BANKO PLLC | Addr1: 117 EAST MAIN STREET | Addr2: | City: BRIDGEPORT | State: WV | Zip: 26330 |
| Mailing Address:           | Name:                     | Addr1: 2510 WHITE HALL BLVD | Addr2: | City: FAIRMONT   | State: WV | Zip: 26554 |
| Mailing Address:           | Name:                     | Addr1:                      | Addr2: | City:            | State:    | Zip:       |

### Officers

|            |                     |                         |        |                  |           |            |
|------------|---------------------|-------------------------|--------|------------------|-----------|------------|
| Organizer: | Name: DANIEL CAVA   | Addr1: 1 VINEYARD PLACE | Addr2: | City: BRIDGEPORT | State: WV | Zip: 26330 |
| Member:    | Name: DANIEL CAVA   | Addr1: 1 VINEYARD PLACE | Addr2: | City: BRIDGEPORT | State: WV | Zip: 26330 |
| Member:    | Name: MACHELLE CAVA | Addr1: 1 VINEYARD PLACE | Addr2: | City: BRIDGEPORT | State: WV | Zip: 26330 |

### DBAs





**CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD  
STAFF REPORT AND RECOMMENDATION  
Prepared for January 16, 2025 Meeting**



Application HP2024-0081

Address: 47 Abbott Street

Mary & Scott Siefken – Applicant and Owner

Project description: For partial demolition of a residential building, constructed c. 1885-1894, that is recorded in the Florida Master Site File and a contributing building to the Abbott Tract National Register Historic District, including removal of later one and two-story rear additions to allow for construction of a new two-story rear addition, exposure and repair of the existing pier foundation, and demolition of a detached shed structure.

|                      |                                    |                           |              |
|----------------------|------------------------------------|---------------------------|--------------|
| Architectural Style: | Frame Vernacular                   | Florida Master Site File: | SJ00104      |
| National Register:   | Abbott Tract NRHD:<br>Contributing | Construction date:        | c. 1885-1894 |
| Archaeology Zone:    | IIA                                | Zoning District:          | RS-2         |
| Parcel number:       | 1952900000                         |                           |              |
| Agenda Item:         | 8(b)                               | Previous Action(s):       | N/A          |

#### STAFF SUMMARY AND ANALYSIS:

Located on the east side of Abbott Street on the block between Mulberry and Locust Streets in Abbott Tract National Register Historic District, this Frame Vernacular residence, constructed between 1885 and 1894, features a front gable asphalt shingle roof, hip roofed two-story front porch with chamfered posts, brackets, and decorative balustrade, aluminum siding, and 6/6 wood windows.

The applicant is seeking partial demolition of the building as detailed in the scope of work below as well as construction of a new rear addition to replace that being demolished.

Detailed analysis and additional comments can be found in the staff responses to the Demolition Review Criteria on page 3 of this staff report. Any partial demolition of a structure that contributes to a National Register Historic District and does not use in-kind design/materials requires review and approval by the HARB and the HARB will review the addition design as shown in submitted plans as part of this application.

#### STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a **Certificate of Demolition for Partial Demolition** at **47 Abbott Street** if the Board finds that:

1. The proposed partial demolition and new addition maintains the historic character and integrity of the structure
2. The scope of work is compatible with the historic structure's building envelope
3. Proposed changes will not compromise the overall historic character and integrity of the structure.

*Candice Seymour*

Candice Seymour, Historic Preservation Planner

#### SUMMARY SCOPE OF WORK:

1. Partial demolition to include:
  - a. Removal of two-story rear addition
  - b. Removal of a one-story rear addition
  - c. Removal of existing shed
  - d. Removal of lower siding to expose existing pier foundation
2. Construction of a new two-story rear addition
  - a. ~30'w x 40' l, 1081sf
  - b. Repurpose of existing windows to front-facing portion of addition (if allowed by building code)
  - c. Roof, siding, and windows to match existing.



DEMOLITION REVIEW CRITERIA (AGHP):

1. **Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district.** N/A
2. **Whether or not the structure is within and contributing to a National Register Historic District.** Yes, this building contributes to the Abbott Tract National Register Historic District.
3. **The contribution of the architectural element(s) being proposed for removal to the historic integrity of the building and the streetscape.** The building has a similar mass and scale as the numerous two-story residential buildings that are in the neighborhood with a similar age.
4. **The impact of the loss of the architectural element(s) on the building and along the streetscape.** The building does not have a unique typology for the area but is very similar in pattern to other Frame Vernacular structures that have seen alterations and additions over time.
5. **Whether or not the architectural element(s) will be replaced, and the impact of replacement or lack thereof, on the building and along the streetscape.** The rear additions proposed for removal will be replaced with a large two-story addition. While exterior materials including the roof, siding, and windows are proposed to match the existing structure, this new addition will be ~440 sf larger in building area and taller than the original building with ~9' projecting south of the existing wall plain that would be visible from Abbott Street. The Architectural Guidelines for Historic Preservation (AGHP) generally recommends that additions be smaller in mass and scale than the primary structure or be connected by a hyphen to separate the addition from the original structure and limit impacts to the streetscape. The large mass and scale of the addition may be mitigated by its distance from the street and an existing tree which screens the southern side yard; however, removal of that tree would more clearly show the addition. The proposed addition design utilizes an irregular window pattern based upon interior layout unlike the existing structure with four evenly spaced windows on each elevation. Redevelopment plans need to consider the Tree and Landscape Ordinance and meet all zoning and archaeological review requirements. Based upon calculations for non-conforming lots of record, the addition would meet side yard setbacks as proposed.
6. **The historical or cultural merit of the structure and/or its architectural features.** No historic or cultural associations are known that would qualify the building for listing individually, although contributes to its district.
7. **The impact of the loss of the architectural element(s) on the historical or cultural integrity of the structure, district, and neighborhood.** Demolition of the shed and existing rear additions would do little to impact the streetscape, though the larger replacement addition will be clearly visible. Exposure of the pier foundation may change the overall look of the structure, though exposed piers is a common element of Frame Vernacular architecture.
8. **Whether or not the structure and the architectural element(s) proposed for demolition are representative of a style or type of architecture or a method of construction.** The elements proposed for demolition are not representative of a specific style of architecture that would be impacted by their loss.
9. **Whether or not the structure, or the architectural elements being removed, are the last surviving examples of its style or type of architecture or a method of construction.** The building typology is commonly found throughout St. Augustine particularly in Abbot Tract, North City, and Lincolnville.
10. **Whether or not the structure and/or architectural element(s) proposed for demolition are of such design, craftsmanship or materials that they either could not be reproduced or could be reproduced only with great difficulty or expense.** The shed, additions, and pier skirting are not of such craftsmanship or design that they could not be reproduced. The replacement rear addition will look significantly different, though the applicant has proposed repurposing two existing rear wood windows for use on the forward-facing portion of the addition if allowed by building code.
11. **The justification for the proposed partial demolition.** The applicant is proposing removal of the existing addition because they sit at different grades from the original structure and can hinder mobility. The applicant is proposing a large rear addition to increase building square footage to meet their needs. The rear shed shows signs of deterioration, and the applicant is proposing its removal after completion of the addition to open-up space in the rear yard. The skirting around the piers is proposed to allow the applicant to assess the condition of the piers and complete any necessary repairs. It is unclear whether the applicant will keep the piers exposed once repairs are complete.

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

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

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

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

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

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

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

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

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

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

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

~~~~~

The building was built by 1894, is not in a Historic Preservation Zoning District or individually listed on the National Register of Historic Places, but is recorded on the Florida Master Site File and listed as a contributing building in the Abbott Tract National Register Historic District. The replacement rear addition is not being constructed in-kind, lower siding may be permanently removed to expose the currently hidden brick piers, and the rear detached shed will be permanently removed.

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:

COD HP2024-0081
47 Abbott Street
January 16, 2025

LIST OF ATTACHMENTS:

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

Staff Photographs
47 Abbott Street



Front (West) Elevation

Staff Photographs 47 Abbott Street



Front (West) Elevation



Staff Photographs
47 Abbott Street



Rear (East) Elevation

**Staff Photographs
47 Abbott Street**



Southeast Elevation

Staff Photographs 47 Abbott Street



Southwest / West Elevations

Staff Report Page 11

Staff Photographs
47 Abbott Street



Shed proposed for demolition (noted on Sanborn Maps as 47-1/3 Abbott Street)

Staff Photographs 47 Abbott Street



Side Yard Location of New Addition

Staff Photographs 47 Abbott Street



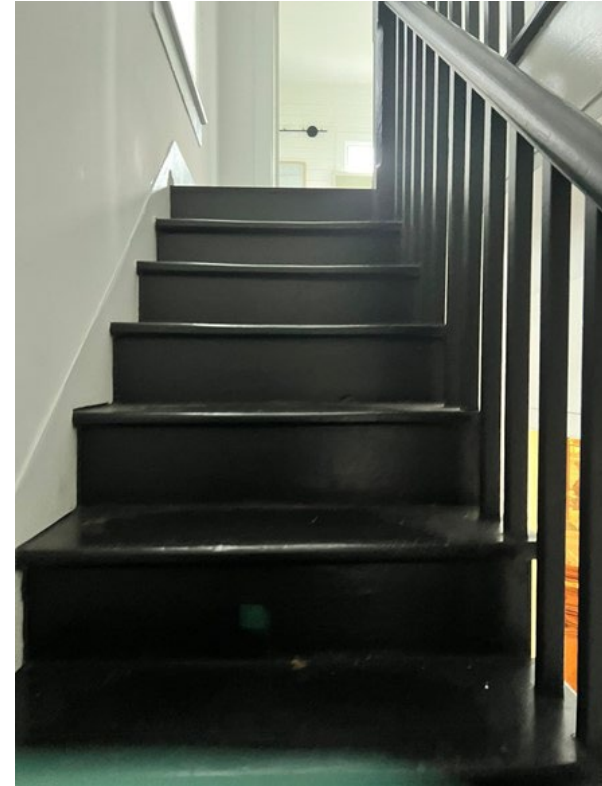
Interior of Portion to be Demolished

**Staff Photographs
47 Abbott Street**



Interior of Portion to be Demolished

Staff Photographs 47 Abbott Street



Interior of Portion to be Demolished

Staff Photographs 47 Abbott Street



Interior of Portion to be Demolished

Staff Photographs 47 Abbott Street



Context



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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM _____ 802== Site No. 8SJ104 1009==
 Site Name: 47 Abbott Street 830== Survey Date: 7808 820==
 Address: 47 Abbott Street, St. Augustine, Fla. 32084 905==
 Instructions for Locating: _____
 _____ 813== County: St. Johns 808==
 Location: Abbott Tract G 5 868==
 (subdivision) (block) (lot)
 _____ 868==
 Owner of Site: Name: Adams, Monroe C. & Marjorie ;
 Address: 47 Abbott Street
 St. Augustine, Fla. 32084 902==
 Occupant or Manager: _____ 904==
 Type of Ownership: Private 848== Zoning: RS2
 NR Classification Category: Building 916== Recording Date: 8010 832==
 UTM: 17 469616 3307675 890== Location: T07S R30E N18 812==
 (zone) (easting) (northing) (T) (R) (S)
 Map Reference: USGS St. Augustine 7.5 MIN 1956 (PR 1970) 809==
 Recorder: Name & Title: Harper, Robert W. (Assistant Curator) ;
 Address: H.S.A. P.B. 818==

II. SITE DESCRIPTION

Condition of Site:	Threats to Site:
() <u>Excellent</u> 863==	() <u>Zoning</u> 878==
() <u>Good</u> 863==	() <u>Development</u> 878==
(X) <u>Fair</u> 863==	(X) <u>Deterioration</u> 878==
() <u>Deteriorated</u> 863==	() <u>Borrowing</u> 878==
	() <u>Transportation</u> 878==
Integrity of Site:	() <u>Fill</u> 878==
(X) <u>Altered</u> 858==	() <u>Dredge</u> 878==
() <u>Unaltered</u> 858==	() <u>Other</u> 878==
(X) <u>Original Site</u> 858==	
() <u>Restored - Date:</u> 858==	
() <u>Moved - Date:</u> 858==	

II. SITE DESCRIPTION, continued.

Original Use: Priv. Residence 838== Present Use: Priv. Residence 850==
Date: +1894 844== Period: 19th Cent. 845== Culture: American 840==
Architect: _____ 872==
Builder: _____ 874==
Style: Frame vernacular 964==
Plan Type: Rectangular 966==
Exterior Fabrics: Wood, drop siding with cornerboards

854==
Structural Systems: Wood frame 856==
Features of Structure: (942)
Window Type: DHS 6/6 942==
Foundation: Brick piers 942==
Roof Type: Gable 942==
Secondary Roof Structures: porches 942==
Porches & Balconies: 2 story open porch on front

942==
Chimney Location: Offset ridge 942==
Materials: (882)
Chimney: Brick 882==
Roof Surfacing: Composition shingles 882==
Ornament Exterior: Chamfered wood posts, jigsawn rafters, decorative
balustrade 882==
Quantitative Data: (950-954)
Chimneys: 1 952== Dormers: _____ 954== Stories: 2 950==
Other: _____ 956==
Surroundings: Residential 864==
Relationship to Surroundings: _____

859==

III. PHOTOGRAPHY

Photographic Records Numbers: _____ 860==
Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Minorcans, Commerce, Families

920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Frame Vernacular residence at 47 Abbott Street was constructed between 1885 and 1894. Victorian elements include chamfered wood posts on the two-story open porch, jigsawed rafters, and decorative balustrades. The original wood siding harmonizes with the character of the Abbott Tract neighborhood.

Abbott Tract was developed between 1872 and 1930, although some newer homes are also in evidence. As a result of this long period of development, it contains a wide range of architectural styles, including Victorian styles ranging from simple Frame Vernacular to elaborate Queen Anne and an exotic Moorish Revival. Colonial Revival and Mediterranean Revival area also exemplified along with Masonry Vernacular structures in a commercial strip. The area has retained its residential character which is enhanced by the proximity of the North River to the east, the Mission grounds to the north, and the Castillo de San Marcos property to the south. A scattering of commercial establishments along San Marco Avenue forms its western boundary. The ambience of Water Street, on the easternmost portion of the subdivision, is derived from large elegant residences which line the riverside thoroughfare. The Victorian look of 19th century structures dominates the neighborhood with two and two and one-half story 20th century residences harmoniously contributing to the street's grandure.

HISTORY

Abbott Tract, one of the first areas to be settled outside colonial St. Augustine, evolved from three 19th century subdivisions. The property was once within the colonial defense perimeter known as Mil y Quinientos (The Fifteen Hundred).(1) Between 1800 and 1808 land grants were given to Jose Noda, Jose Garcia, Juan Gianopoly, Pedro Estopa, and Juan Villalonga.(2) During the Second Spanish Period Jose Noda, a native of the Canary Islands, purchased the Garcia property. In 1837 Peter Sken Smith, a land speculator from New York state, purchased the combined properties naming it the Noda Concession. The following year Smith divided the land into lots for private sale. Later called North City, the property extended north from Clinch Street, now the northern boundary of the fort green, to Joyner Street.(3) North of Smith's property was Davis' Range, land comprised of the three re-

(over)

V. BIBLIOGRAPHY

1. American State Papers; Public Lands, 5 Vols. (Washington: Duff Green, 1834), V, 414.
2. American State Papers, V, 414; Works Project Administration, Spanish Land Grants in Florida, 5 Vols. (Tallahassee, 1940), IV, 143; III, 53; III, 13.
3. Florida Herald Southern Democrat, July 15, 1839; St. Johns County Courthouse, Map Book No. 1, p. 53.
4. St. Johns County Courthouse, Deed Records, Book C, p. 186; Book F,

maining Spanish grants consolidated and purchased by Mary Ann and William Davis during the 1820's and 1830's.(4) This property was also subdivided into lots for resale but did not meet with the success of the rapidly developing Noda Concession. After the Civil War land developers Mary Ann and William Van Ness bought the northern portion of Davis' Range renaming it Van Ness Tract. Lucy Abbott, a spinster from South Carolina, invested in the Noda Concession and other properties and building as far north as Locust Street.(5) By 1923 her name was solely associated with the North City community. The settlement became home for a variety of inhabitants: bankers, physicians, retired generals, laborers, and a large Black community.(6)

The names of Masters, Felany, Usina, and Pacetti prevail on the list of property owners on Abbott Street in the 1880's.(7) By 1904 the street still consisted of numerous home owners and renters who descended from the New Smyrna colonists.(8) A large number of Blacks also resided on the street both as renters and home owners. Before 1900 Abbott Street was known as Washington Street.(9)

An early resident of this house at 47 Abbott Street was Charles D. Segui who owned and managed a bookstore on St. George Street.(11) Also listed at that address are his wife Maude, and Mrs. Michaelina Degui, a widow. A later resident was John J. Capo, an electrician, and his wife Florida.(12) Members of both families descend from Minorcan families who migrated to St. Augustine from New Smyrna in 1777. Before 1900 Abbott Street was known as Washington Street.(13)

p. 69; Book H, p. 105; Book O, p. 83; WPA, Spanish Land Grants in Florida, III, 13.

5. Deed Records, Book W. pp. 355-357.

6. Gould T. Butler "Official Map of the City of St. Augustine, 1923."

7. Deed Records, Book Y, p. 634; Book AAA, pp. 93, 137, 168, 467; Book BB, pp. 449, 651; Book CC, p. 22; Book DD, p. 201; Book FF, pp. 542, 544; Book MM, p. 36; Book WW, pp. 89, 291.

8. St. Augustine City Directory, 1904; Charles D. Manucy and Robert Ransom, Supplement to Official City Map, 1905, p. 16.

9. Deed Records, Book 2, p. 226.

10. City Directory, 1899, 1911-12.

11. Ibid., 1920-21.

12. Deed Records, Book 2, p. 226.

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 5.0 3/19

Site#8 **SJ00104**
 Field Date **10-1-2020**
 Form Date **10-22-2020**
 Recorder # **KP**

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

LOCATION & MAPPING

Street Number **47** Direction _____ Street Name **Abbott** Street Type **Street** Suffix Direction _____
 Address: _____
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name **ST. AUGUSTINE** USGS Date **1992** Plat or Other Map _____
 City / Town (within 3 miles) **St. Augustine** In City Limits? ☒ yes ☐ no ☐ unknown County **St. Johns**
 Township **7N** Range **30W** Section **18** ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # **1952900000** Landgrant _____
 Subdivision Name **Abbott Tract** Block _____ Lot _____
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting ☐ ☐ ☐ ☐ ☐ ☐ Northing ☐ ☐ ☐ ☐ ☐ ☐
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: **1894** ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use **Private Residence (House/Cottage/Ca** From (year): **1894** To (year): **2020**
 Current Use **Private Residence (House/Cottage/Ca** From (year): **1894** To (year): **2020**
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature: **doors**
 Additions: ☐ yes ☐ no ☒ unknown Date: _____ Nature: _____
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.)
Allen George A

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

DESCRIPTION

Style **Frame Vernacular** Exterior Plan **Rectangular** Number of Stories **2**
 Exterior Fabric(s): **1. Vinyl** 2. _____ 3. _____
 Roof Type(s) **1. Gable** 2. _____ 3. _____
 Roof Material(s): **1. Asphalt shingles** 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) **1. Hip extension** **2. shed extension**
 Windows (types, materials, etc.)
6/6 wood sash, single casement

Distinguishing Architectural Features (exterior or interior ornaments)

front facing gable roof, 2 story porch, vinyl exterior siding, symmetric facade, cornerboards

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

mature tree, single car grass drive, corrugated metal storage shed at rear

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date _____

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)

☐ Owner Objection

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
 Structural System(s): 1. Wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Piers 2. _____
 Foundation Material(s): 1. Obscured 2. _____

Main Entrance (stylistic details)

off-center multipanel w simple surround under 2nd story balcony

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

full width attached shed extension, masonry platform and steps, square support posts, lattice

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

Narrative Description of Resource

This 1894 Frame Vernacular resource is in good condition. It has a Gable roof, Vinyl siding, and is 2 stories.

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

This building has retained its historic massing and materials, and contributes to the district. There are no known significant architectural associations or features and as such it is not individually eligible.

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

1. _____ 3. _____ 5. _____
 2. _____ 4. _____ 6. _____

DOCUMENTATION

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

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

RECORDER INFORMATION

Recorder Name Patricia Davenport-Jacobs

Affiliation Environmental Services, Inc.

Recorder Contact Information 7254 Financial Way, Suite 100, Jacksonville, FL 32256/9044702200/9044702112
 (address / phone / fax / e-mail)

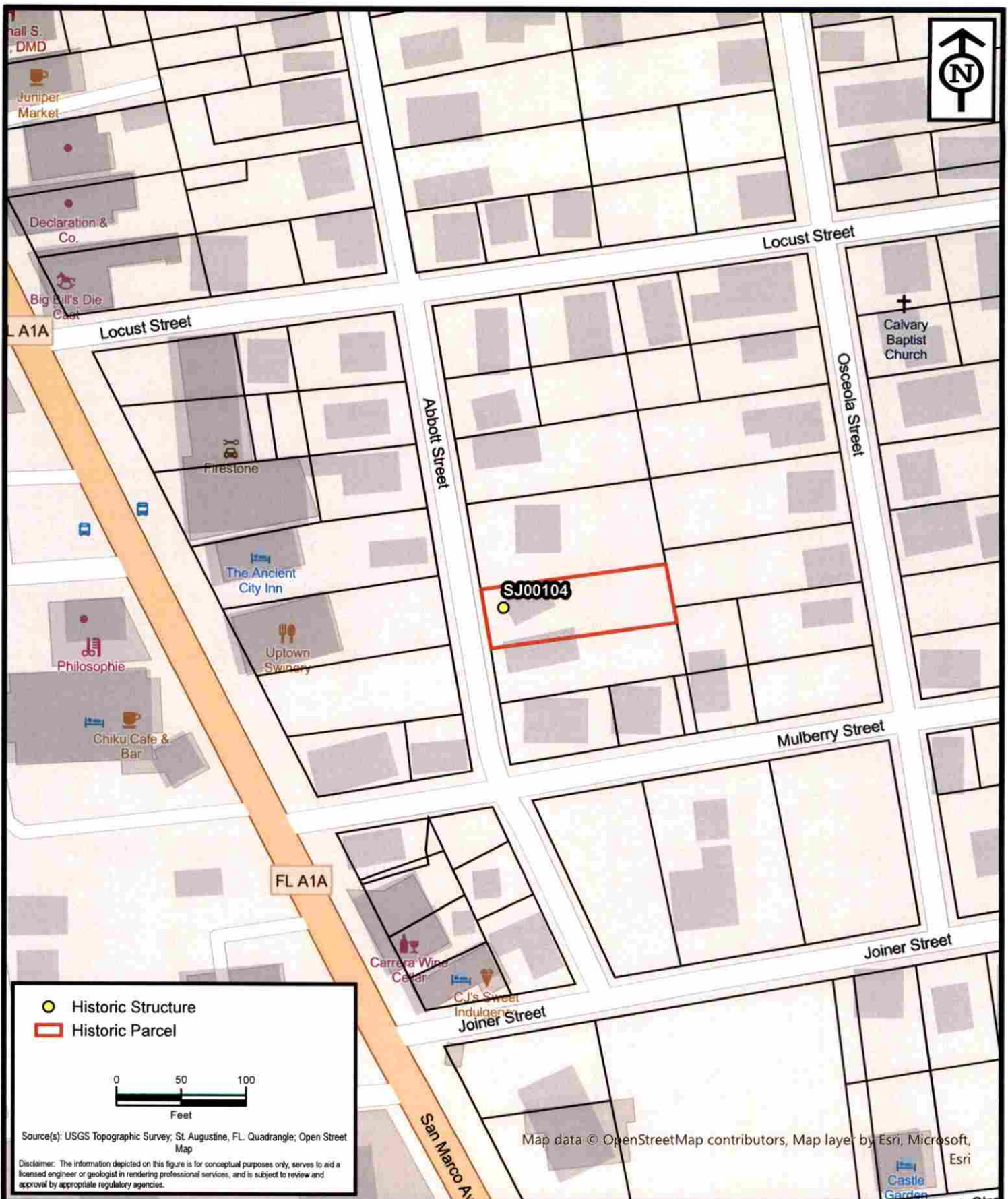
Required Attachments

① USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED

② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

③ 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.



Parcel Location - SJ00104

St. Augustine Historic Resource Mitigation & Survey Update

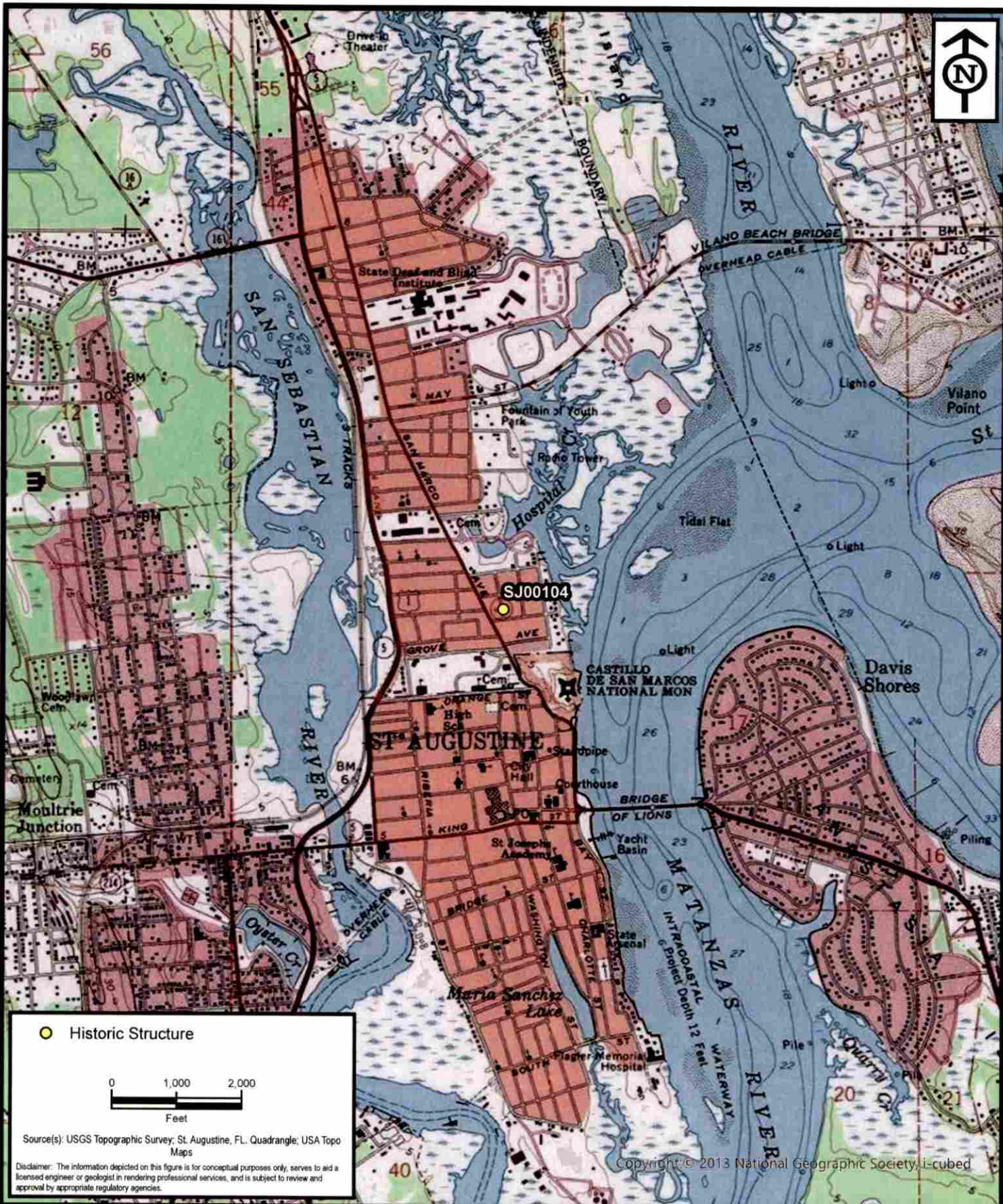
St. Johns County, Florida

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



ENVIRONMENTAL SERVICES, INC.
A Terracon COMPANY

7220 FINANCIAL WAY, SUITE 100 JACKSONVILLE, FL 32256
PH. (904) 470-2200 FAX (904) 470-2112



**ENVIRONMENTAL
SERVICES, INC.**
A Terracon COMPANY

7220 FINANCIAL WAY, SUITE 100
PH. (904) 470-2200

JACKSONVILLE, FL 32256
FAX (904) 470-2112

Project Location - SJ00104

St. Augustine Historic Resource Mitigation & Survey Update

St. Johns County, Florida

Project No. HK207093

Date Oct 2020

Drawn By AA

Checked By JRN

Approved By PDJ

Figure No. 1





Staff Report Page 28

Page 300 of 323

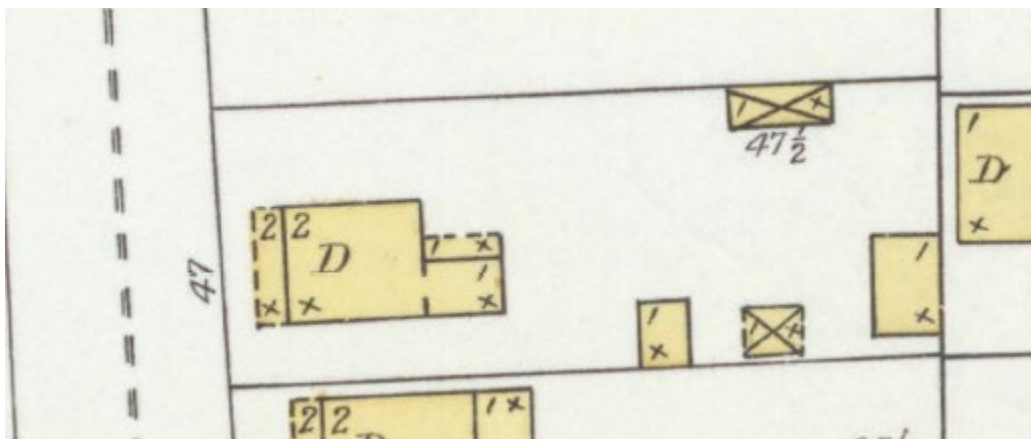




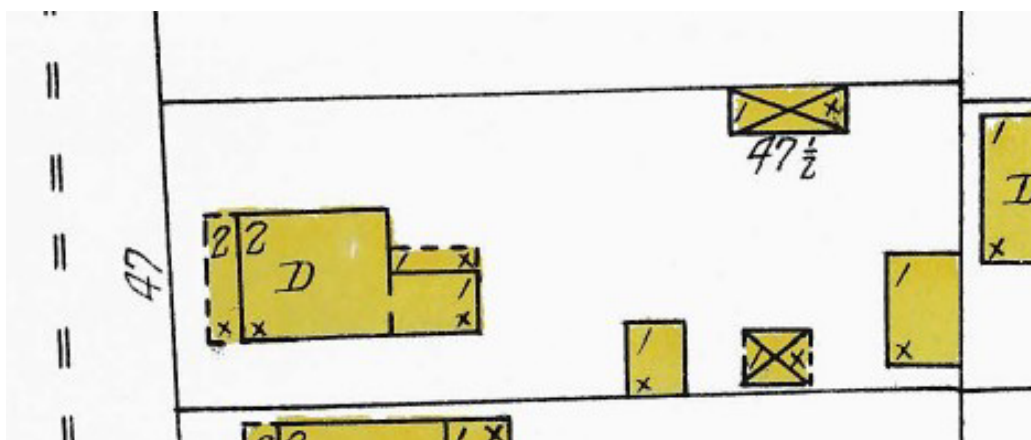


SANBORN MAPS

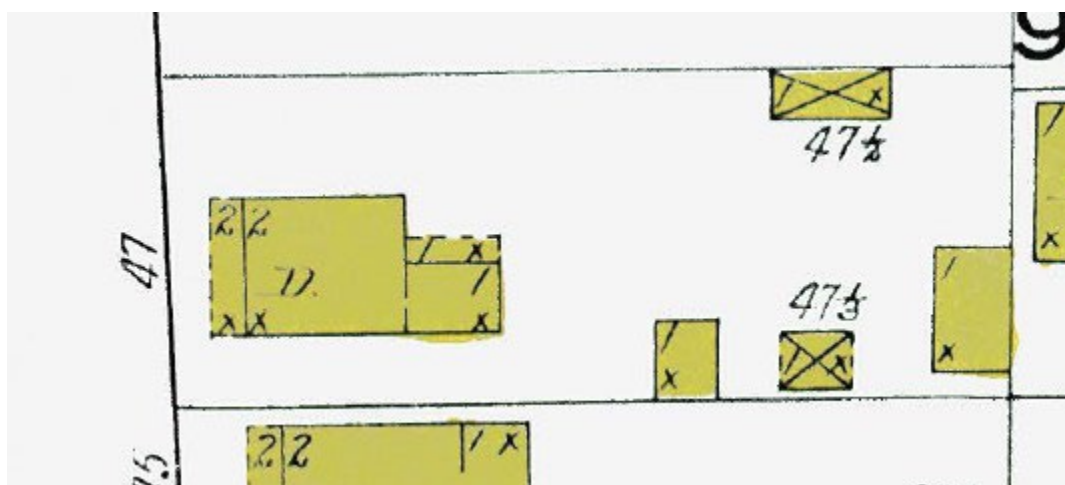
47 Abbott Street



1899



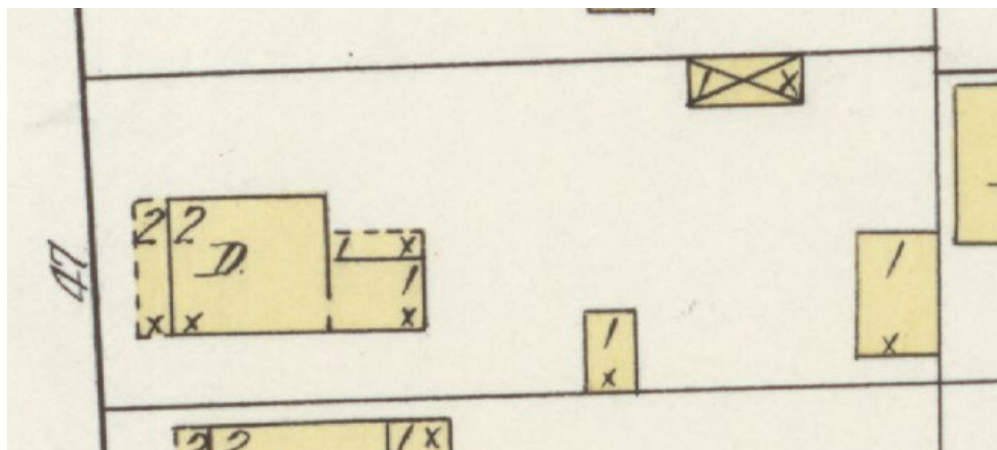
1904



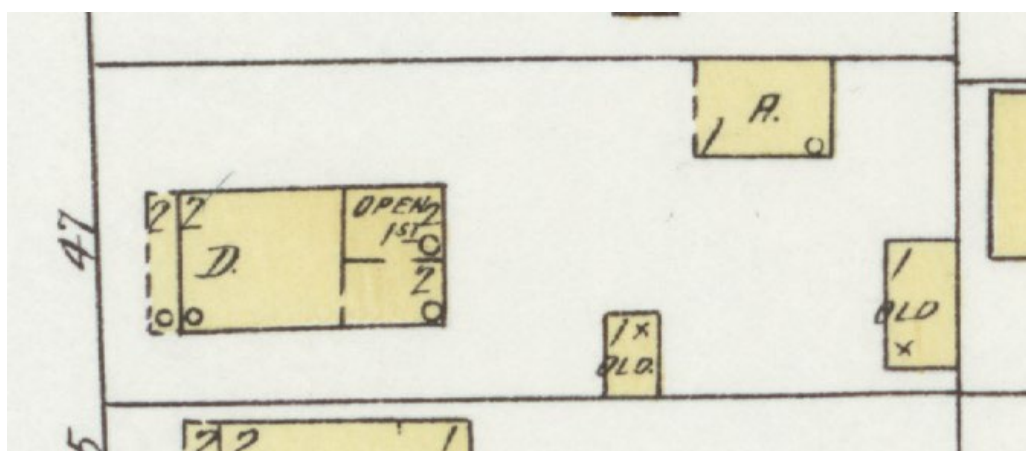
1910

SANBORN MAPS

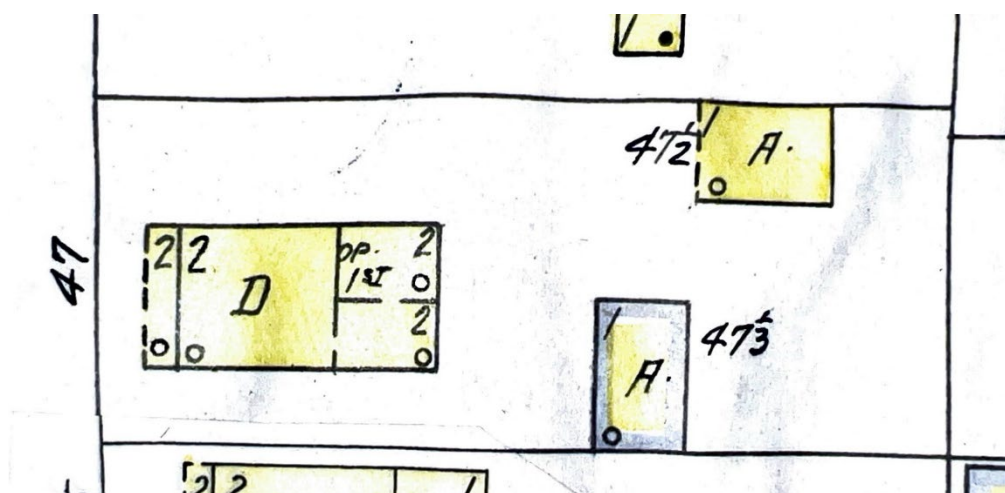
47 Abbott Street



1917



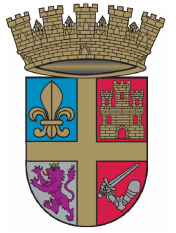
1924



1930 updated to 1965



CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



Certificate of Demolition (Partial)

Case Number: HP2024-0081

Meeting Date: Thursday, January 16, 2025

1. NAME OF APPLICANT: Scott Siefken
Business (if applicable):
Address: 47 Abbott St
City: St Augustine State: FL Zip Code: 32084
Daytime Telephone: 9042938184 E-Mail Address: swsiefken@att.net
2. NAME OF PROPERTY OWNER: Scott Siefken
Business (if applicable):
Address: 47 Abbott St
City: St Augustine State: FL Zip Code: 32084
Daytime Telephone: 9042938184 E-Mail Address: swsiefken@att.net
3. PROJECT LOCATION: 47 Abbott St, Saint Augustine, FL, 32084
4. LEGAL DESCRIPTION: ABBOTT TRACT CITY LOT 5 BLK G OR5958/564
5. SCOPE OF WORK:

For partial demolition of a residential building, constructed c. 1885-1894, that is recorded in the Florida Master Site File and a contributing building to the Abbott Tract National Register Historic District, including removal of later one and two-story rear additions to allow for construction of a new two-story rear addition, exposure and repair of the existing pier foundation, and demolition of a detached shed structure.

Information attached by applicant includes:

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

HARB APPLICATION AGREEMENT

In filling out this application:

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

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

Project Address: 47 Abbott Street

Applicant's Name: Scott Siefken Applicant's Signature: 

Owner's Name: Scott Siefken Owner's Signature: 

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

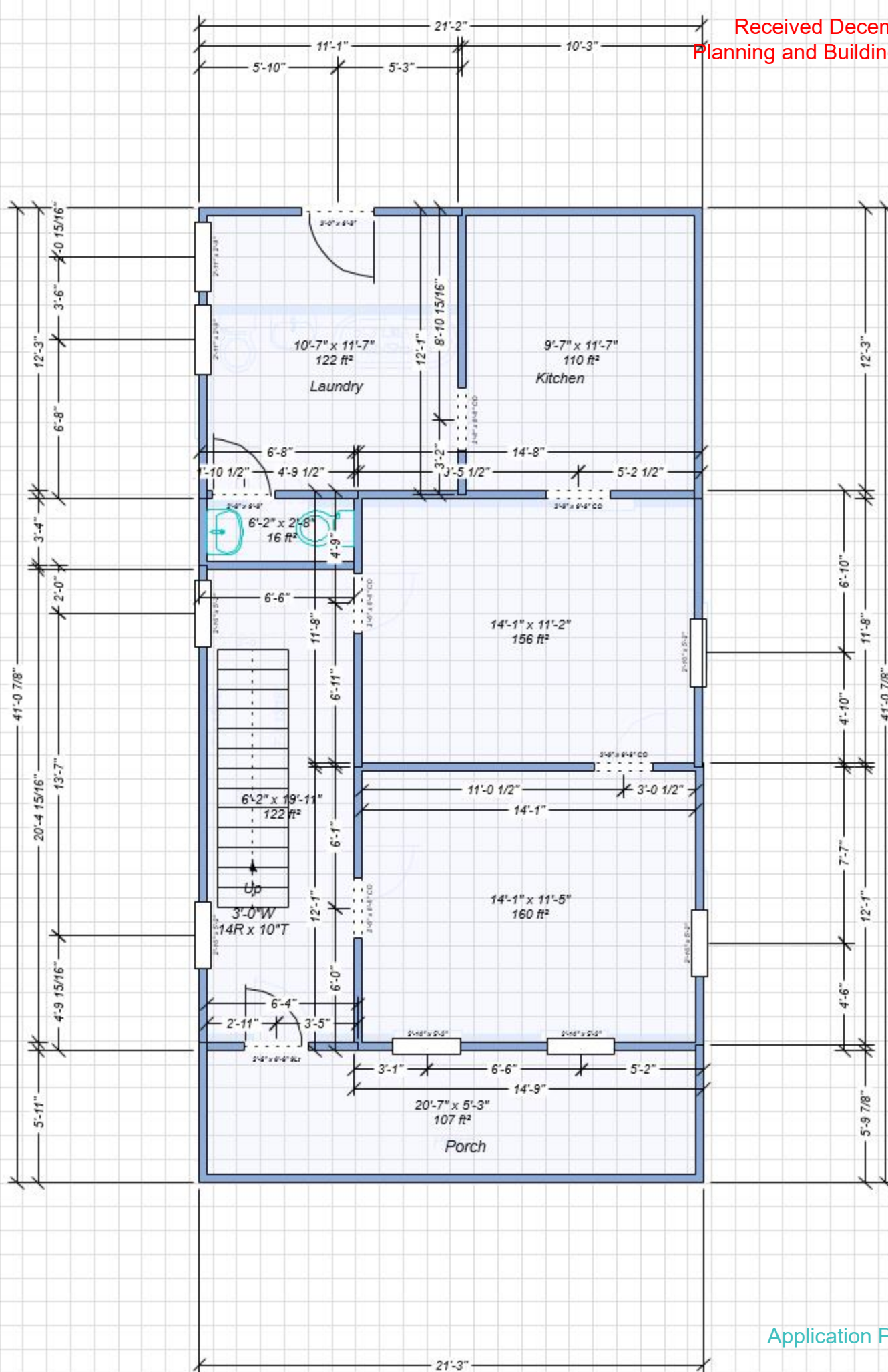
Owner's Name: _____ Owner's Signature: _____

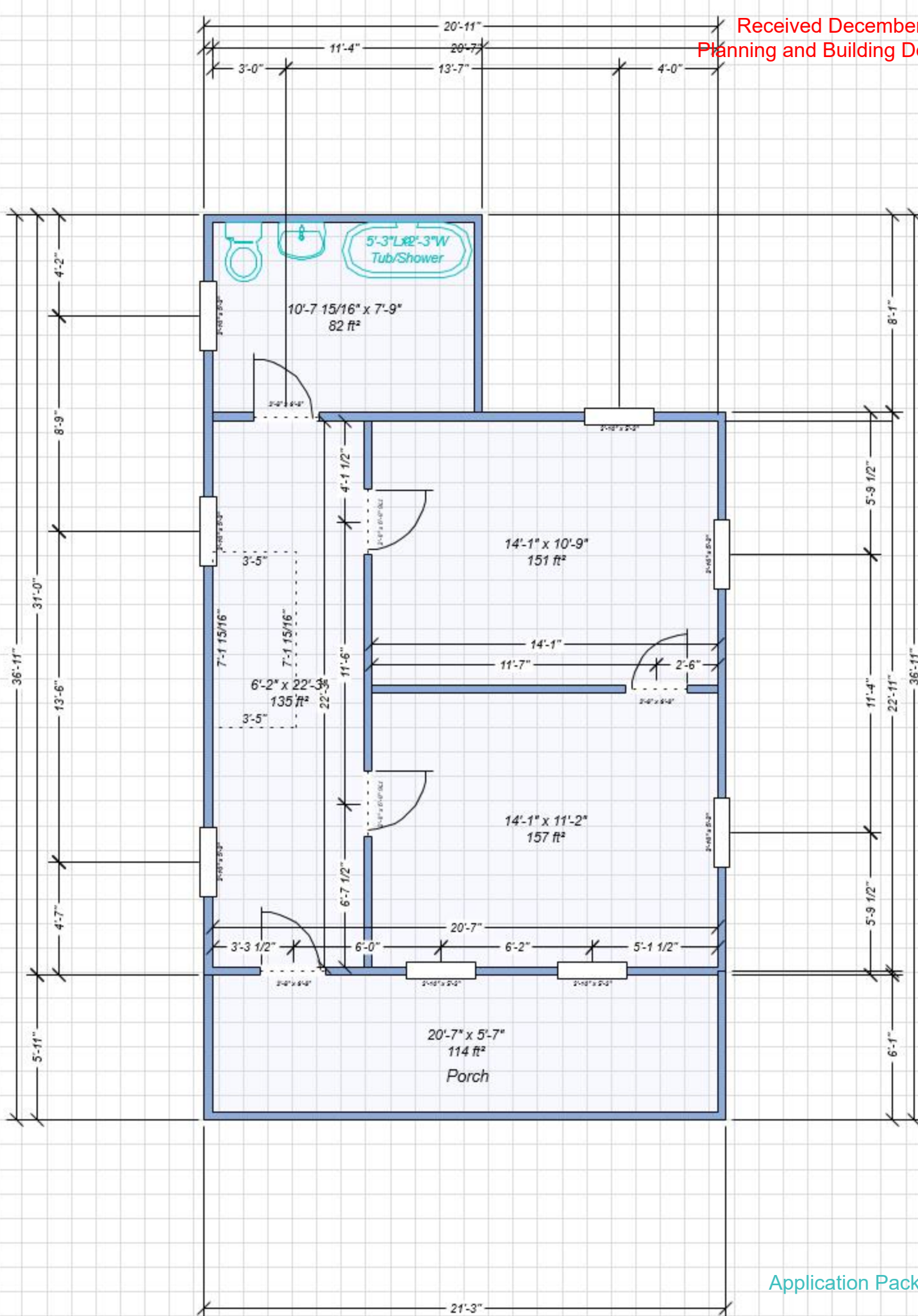
(Can add additional signature page if needed)

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







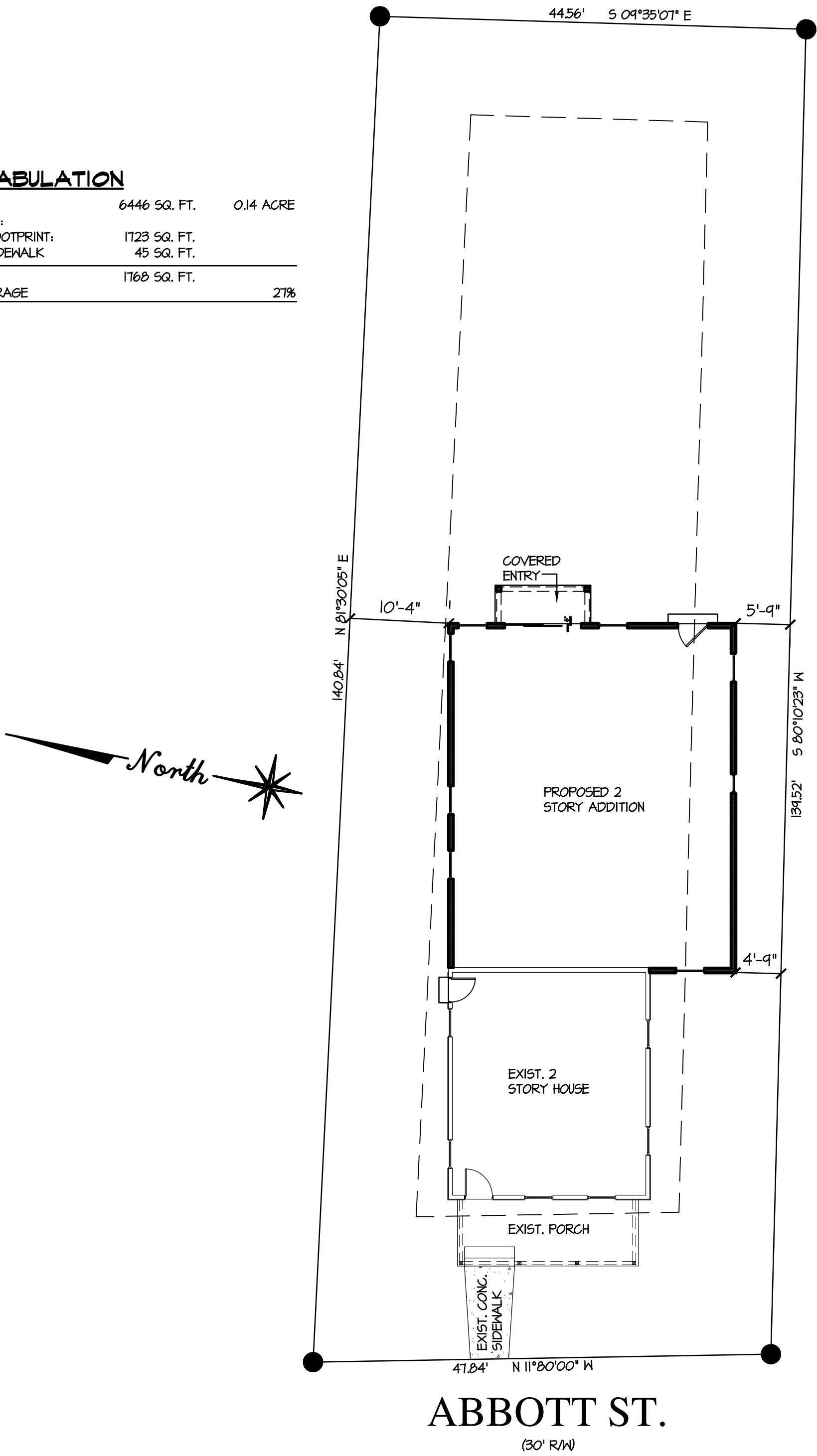


ADDITION & REMODEL

SCOTT & MARY SIEFKEN
47 ABBOTT ST.
ST. AUGUSTINE, FLORIDA 32084

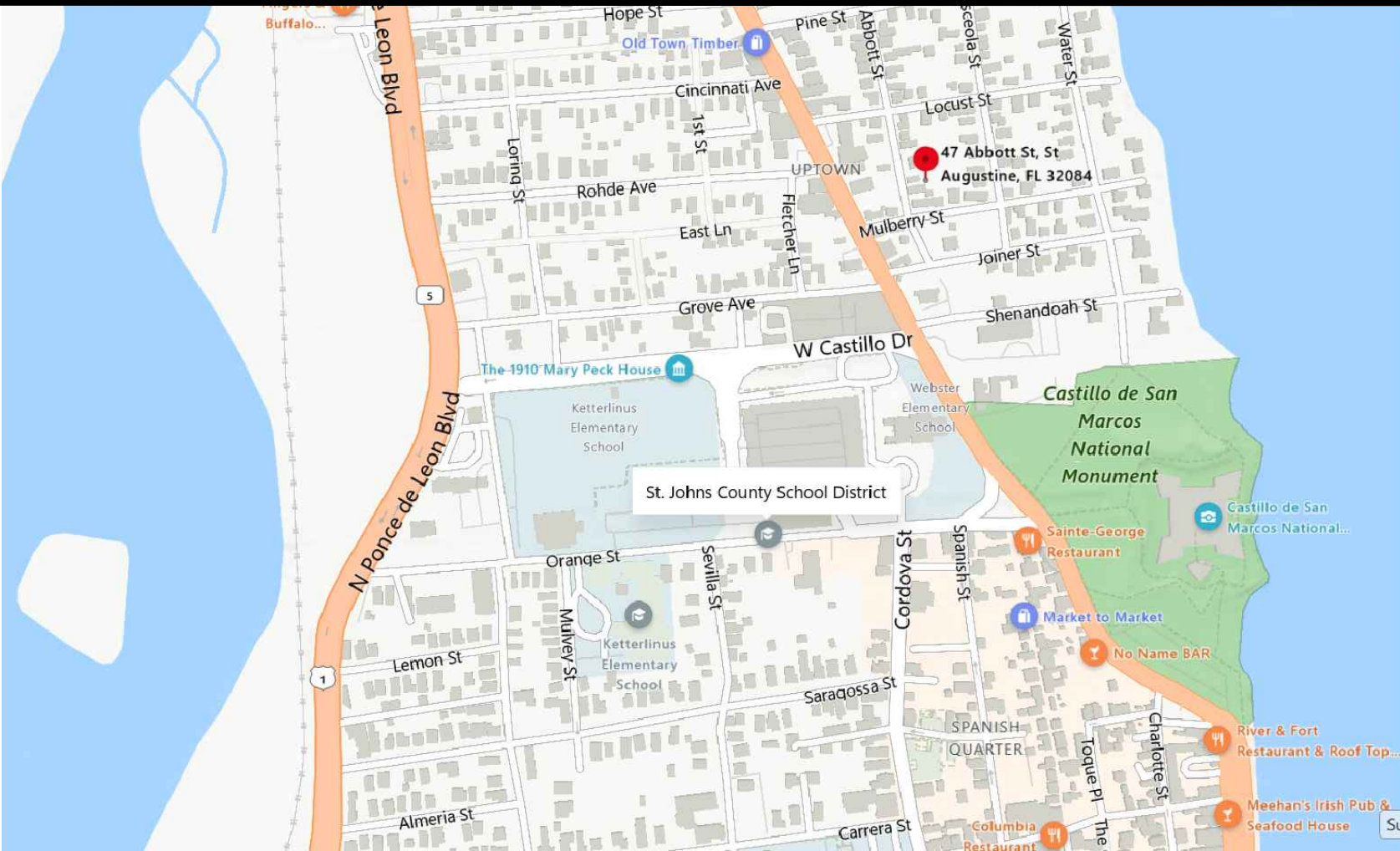
AREA TABULATION

LOT SIZE:	6446 SQ. FT.	0.14 ACRE
LOT COVERAGE:		
- HOUSE FOOTPRINT:	1723 SQ. FT.	
- CONC. SIDEWALK:	45 SQ. FT.	
TOTAL:	1768 SQ. FT.	
LOT COVERAGE:		27%



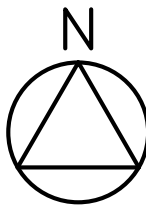
SITE PLAN

SCALE: 1" = 10'-0"



SITE VICINITY MAP

SCALE: NOT TO SCALE



GENERAL NOTES:

- ALL DIMENSIONS FROM EXISTING WALLS ARE FACE OF FINISH AND ALL DIMENSIONS FROM NEW WALLS ARE FACE OF STUD OR MASONRY, UNLESS OTHERWISE NOTED.
- WHERE DEMOLITION OF CERTAIN ITEMS LEAVE PENETRATIONS IN EXISTING-TO-REMAIN FLOORS, WALLS, CEILINGS, ETC., PATCH SUCH PENETRATIONS AS REQUIRED TO MEET ORIGINAL FINISH AND PROTECTION.
- ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.

SYMBOL LEGEND

- BUILDING SECTION DESIGNATION - SHEET WHERE SECTION IS FOUND
- DETAIL DESIGNATION - SHEET WHERE DETAIL IS FOUND
- WALL SECTION OR ELEVATION DESIGNATION - SHEET WHERE ELEVATION IS FOUND
- ROOM DESIGNATION - SEE FINISH SCHEDULE
- DOOR NUMBER DESIGNATION - SEE DOOR SCHEDULE
- WINDOW NUMBER DESIGNATION - SEE WINDOW SCHEDULE
- DATUM POINT FROM EXISTING FINISH FLOOR LEVEL, UNLESS OTHERWISE NOTED.

LIST OF DRAWINGS:

- C1 COVER SHEET / SITE PLAN
- D1 DEMOLITION PLAN
- A1 PROPOSED 1st & 2nd FLOOR F
- A2 ELEVATIONS
- A3 ELEVATIONS
- S1 FOUNDATION PLAN
- S2 ROOF PLAN
- S2 WALL SECTIONS
- S3 RESIDENTIAL ELEVATOR
- E1 ELECTRICAL PLAN
- W1 WINDOW FLASHING DETAILS



WHITE INK DESIGN
178 FIREFLY TRACE
ST. AUGUSTINE, FLORIDA 32092
(904) 859-9357
dwayne@White-Ink-Design.com
www.DesignWithaPlan.com

ADDITION & REMODEL
SCOTT & MARY SIEFKEN
47 ABBOTT ST.
ST. AUGUSTINE, FL 32084

CLIENT SIGNATURE

SHEET:

C1

DRAWN BY: DWAYNE WHITE

DATE: 10-16-24

THESE PLANS ARE FOR THE EXCLUSIVE USE
OF WHITE INK DESIGN AND ARE
NOT TO BE REPRODUCED



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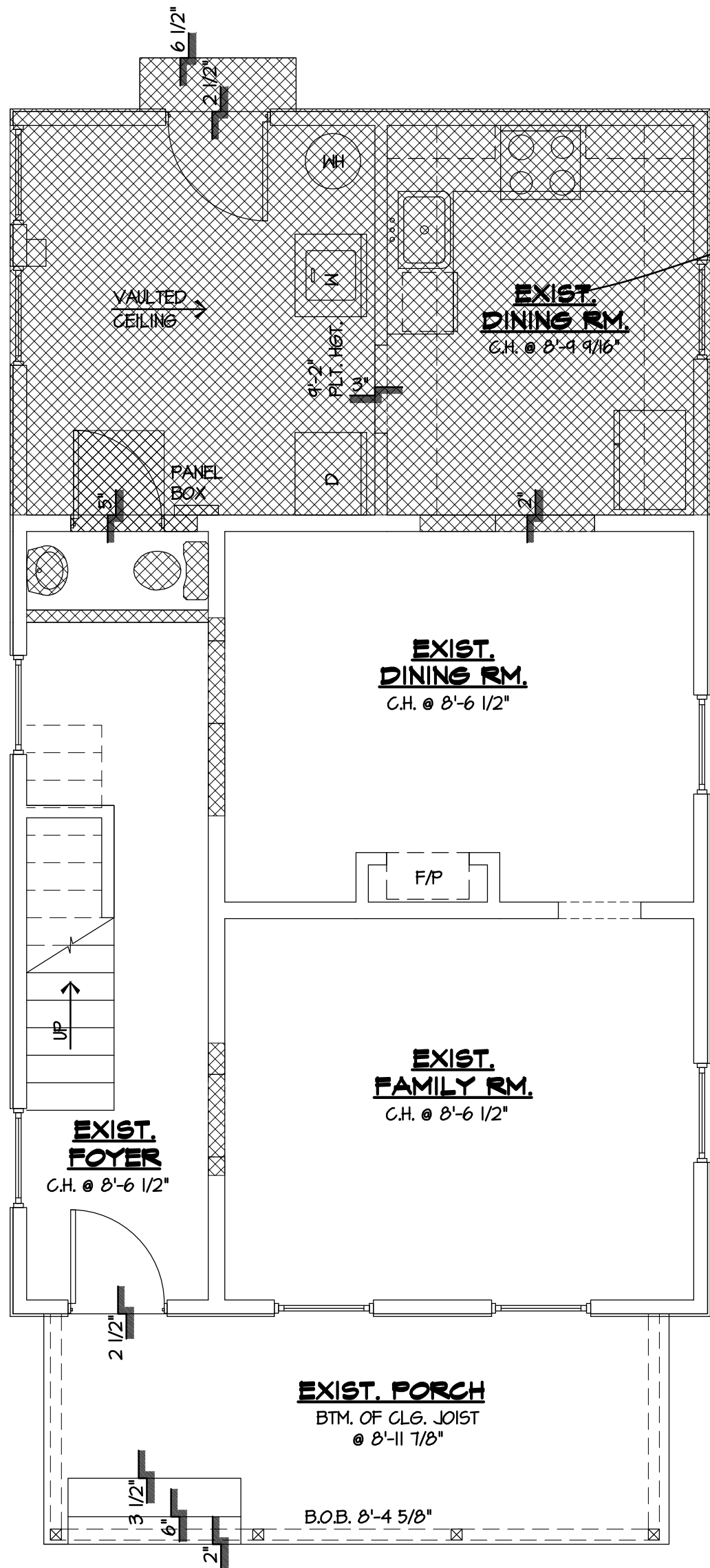
SHEET:

D1

DRAWN BY: DWAYNE WHITE

DATE: 10-16-24

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FIRST FLOOR DEMOITION PLAN

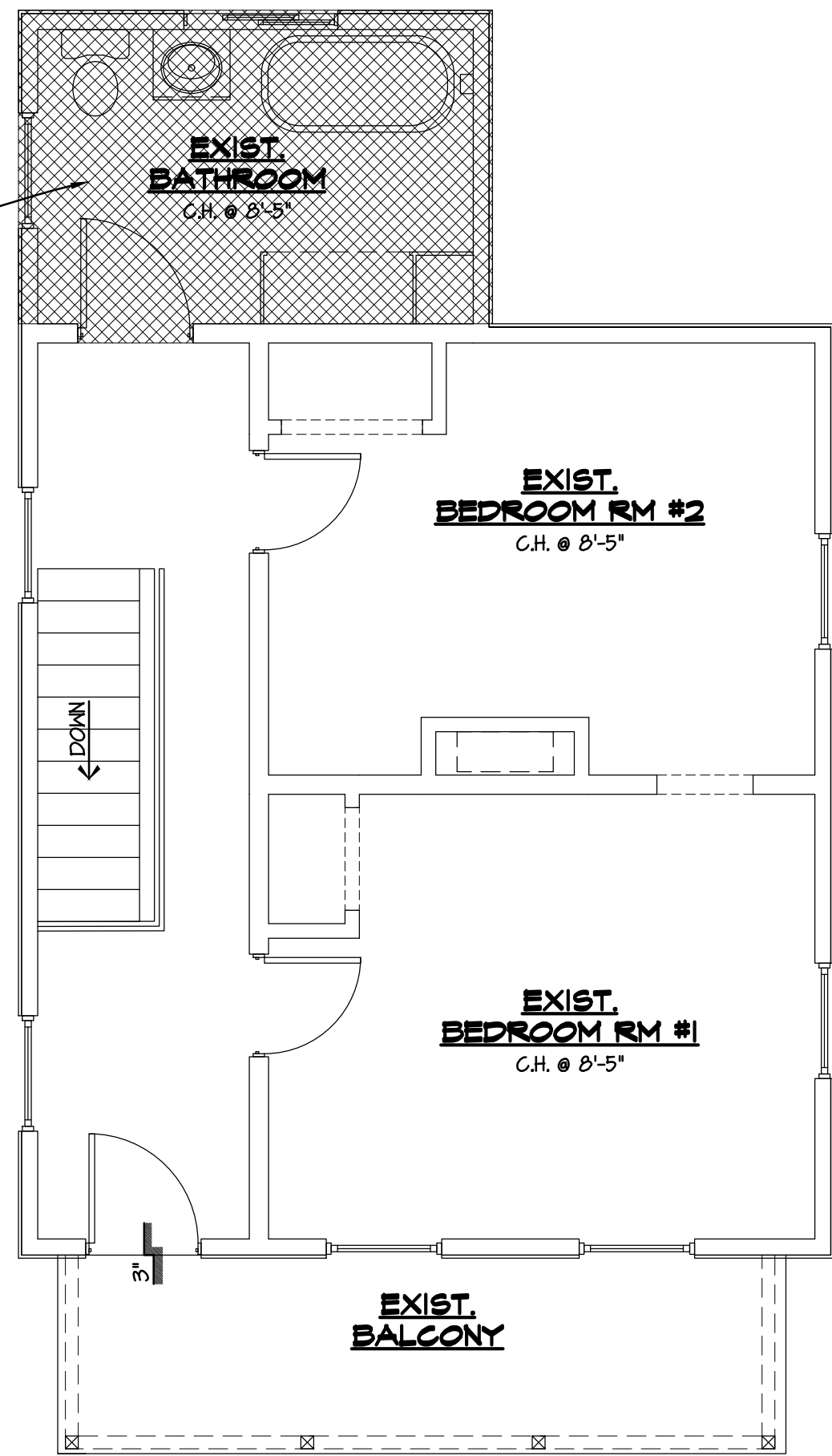
SCALE: 1/4" = 1'-0"

NOTE:
DEMO FIRST & SECOND
FLOOR INCLUDING
FOUNDATION

DEMOLITION NOTES



1. REMOVE EXISTING CONSTRUCTION AS INDICATED IN THE DRAWINGS UNLESS NOTED OTHERWISE.
2. DEMOLITION WORK SHALL BE EXECUTED IN CONFORMANCE WITH ALL CODES AND ORDINANCES AS SET FORTH BY ALL GOVERNING AUTHORITIES.
3. BRACE ALL EXISTING STRUCTURE OR STRUCTURAL ELEMENTS AS NECESSARY DURING DEMOLITION.



SECOND FLOOR DEMOLITION PLAN

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

ABBREVIATION:

MISC. INFO	ACRO.	DEFINITION
± 8'-1 1/8"	A.F.F. =	ABOVE FINISHED FLOOR
0'-0"	F.F.E. =	FINISHED FLOOR ELEVATION
± 0'-6"	B.F.F. =	BELOW FINISHED FLOOR
VARIES	B.O.B. =	BOTTOM OF BEAM
6"		STEP DOWN
H.B. 1	H.B.	HOSE BIB

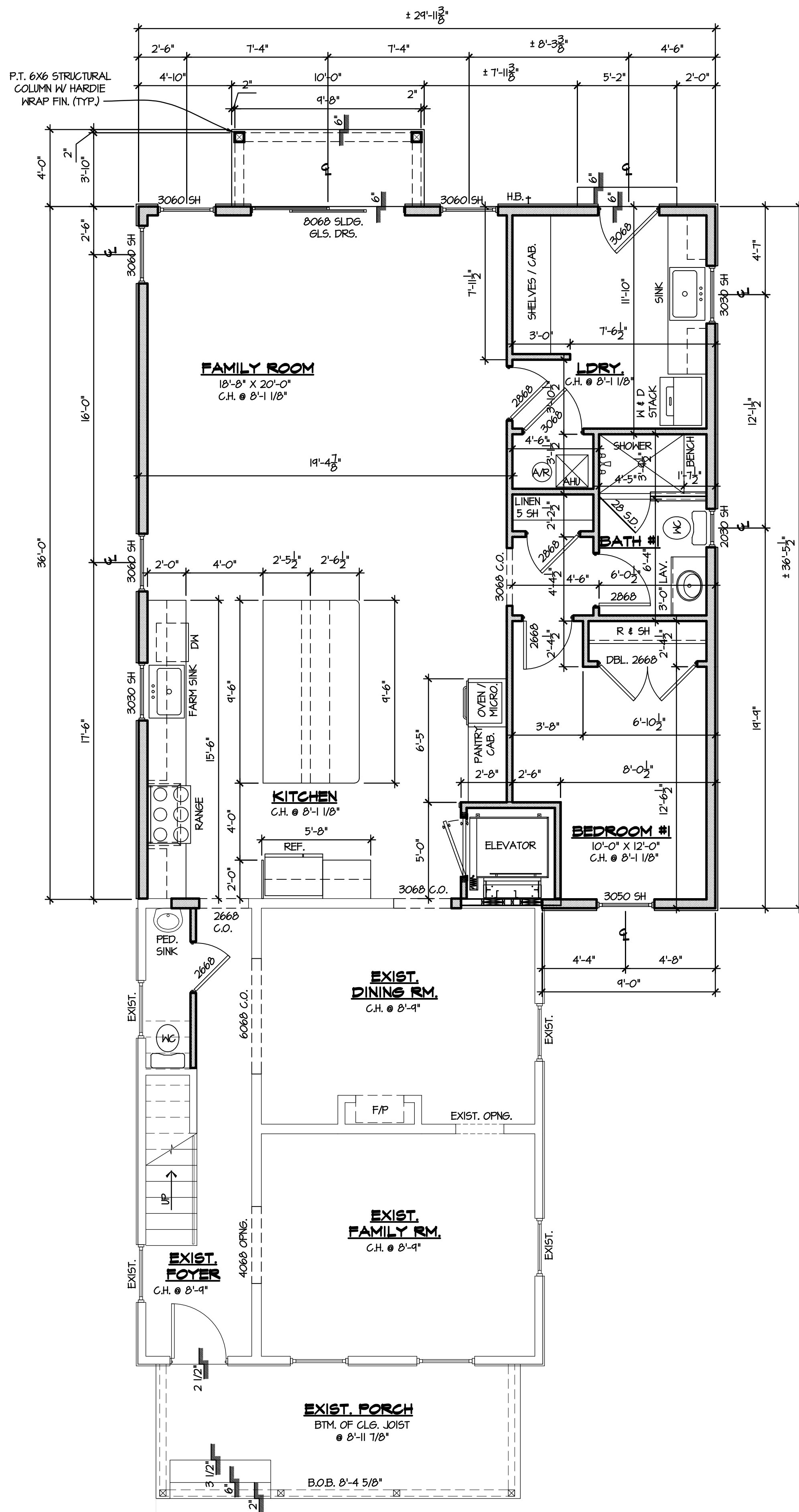
WALL LEGEND

	EXIST. 2X6 EXTERIOR WALL W/ VINYL LAP SIDING
	EXIST. 2X4 INTERIOR WALL
	EXIST. 2X6 INTERIOR WALL
	NEW 2X6 EXTERIOR WALL W/ LAP SIDING TO MATCH EXIST.
	NEW 2X4 INTERIOR WALL

AREA TABULATION

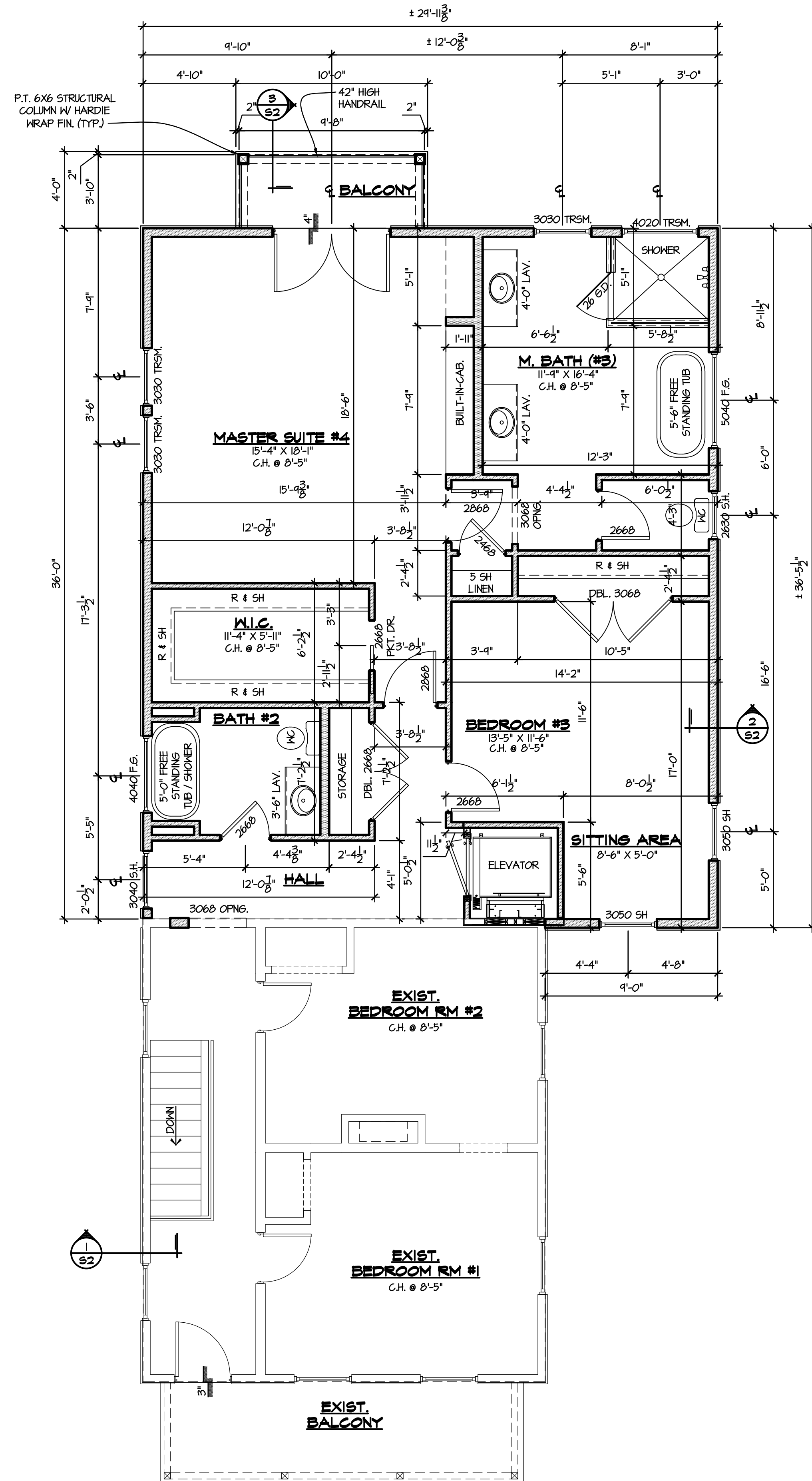
EXIST. FIRST FLOOR CONDITIONED	508 SQ. FTG.
EXIST. SECOND FLOOR CONDITIONED	480 SQ. FTG.
EXIST. FRONT PORCH	132 SQ. FTG.
EXIST. BALCONY	40 SQ. FTG.
TOTAL EXIST.	1260 SQ. FTG.

FIRST FLOOR ADDITION CONDITIONED	1081 SQ. FTG.
SECOND FLOOR ADDITION CONDITIONED	1081 SQ. FTG.
TOTAL ADDITION	2162 SQ. FTG.
TOTAL	3422 SQ. FT.



PROPOSED FIRST FLOOR PLAN

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



SECOND FLOOR PLAN

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

ADDITION & REMODEL
SCOTT & MARY SIEFKEN
47 ABBOTT ST.
ST. AUGUSTINE, FL 32084

CLIENT SIGNATURE

SHEET:

A1

DRAWN BY: DWAYNE WHITE

DATE: 10-16-24

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NOT TO BE REPRODUCED



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CLIENT SIGNATURE

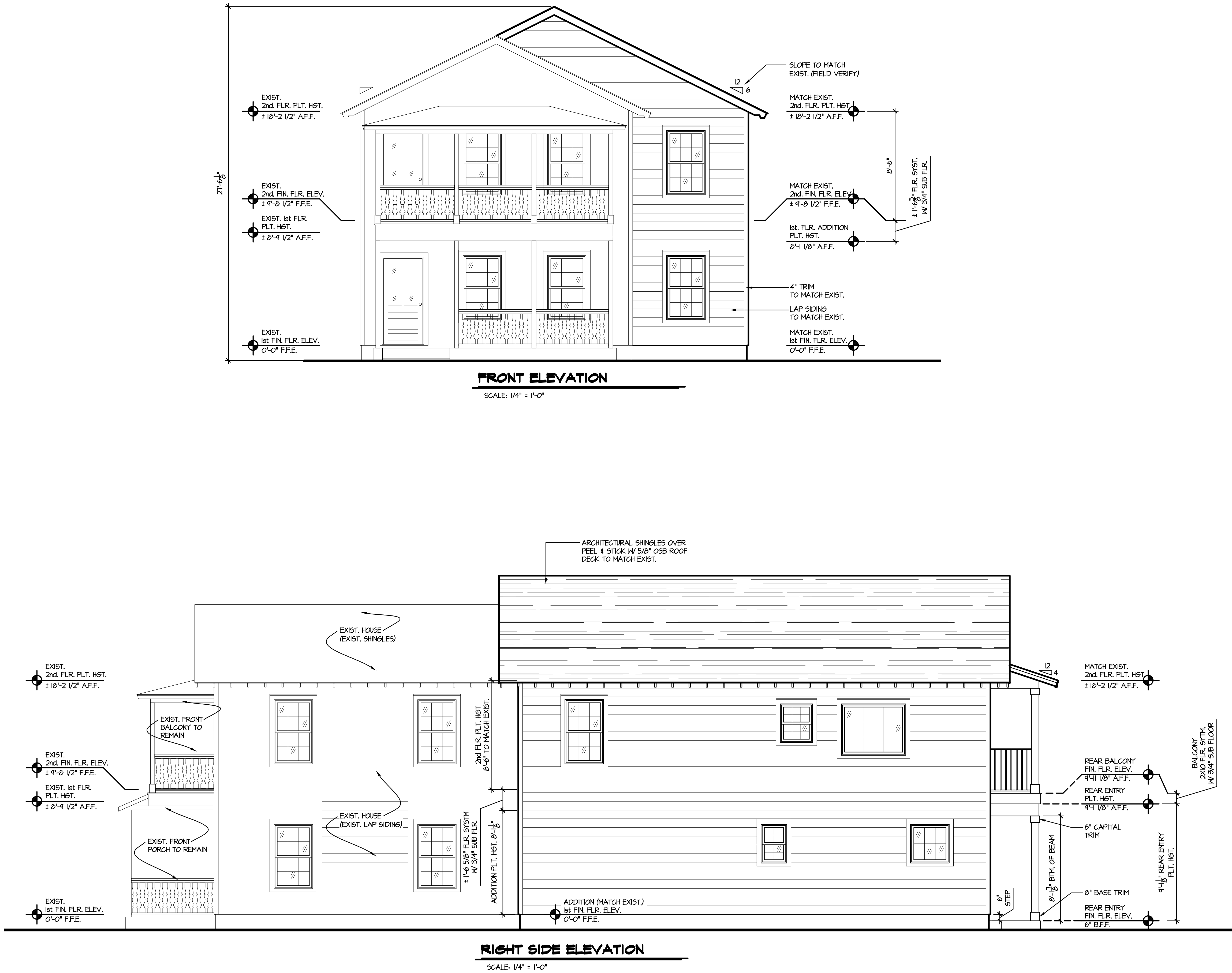
SHEET:

A2

DRAWN BY: DWAYNE WHITE

DATE: 10-16-24

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REAR ELEVATION

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



LEFT SIDE ELEVATION

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



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ADDITION & REMODEL
SCOTT & MARY SIEFFKEN
47 ABBOTT ST.
ST. AUGUSTINE, FL 32084

CLIENT SIGNATURE

SHEET:

A3

DRAWN BY: DWAYNE WHITE

DATE: 10-16-24

THESE PLANS ARE FOR THE EXCLUSIVE USE
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NOT TO BE REPRODUCED

Prepared by and return to:

Kathy Sertzel
Coastline Title of Pinellas
13100 Park Blvd
Suite A
Seminole, FL 33776
(727) 391-9200
File No: SEM-2024-3892
Consideration: \$650,000.00 ✓
Parcel Identification No: Property 1:
195290-0000

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 30th day of May, 2024 between Christian Robertson, a single man, and Bella Werner, a single woman, whose post office address is 4555 Polaris St. Jacksonville, FL 32205, Grantors, to Scott Siefken and Mary Siefken, Trustees of Siefken Living Trust dated August 1, 2011, whose post office address is 1665 Florida 16, St. Augustine, FL 32084, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in St. Johns, Florida, to-wit:

Lot 5, Block G, Abbott Tract, according to the map or plat thereof as recorded in the Public Records of St. Johns County, Florida.

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

Subject to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

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

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

Signed, sealed and delivered in our presence:

WITNESS #1

Sign: [Signature]

Print: Stacy Apostol

1650-302 Margaret St.
Jacksonville, FL 32204

(Witness #1 Address)

[Signature]

Christian Robertson
4555 Polaris St.
Jacksonville, FL 32205

[Signature]

Bella Werner
4555 Polaris St.
Jacksonville, FL 32205

WITNESS #2

Sign: [Signature]

Print: Richard S Darlow

1650-302 Margaret St.
Jacksonville, FL 32204

(Witness #2 Address)

STATE OF FLORIDA

COUNTY OF Dade

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 22 day of May, 2024, by Christian Robertson and Bella Werner.

Signature of Notary Public

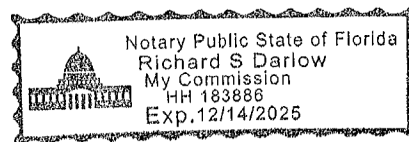
Print, Type/Stamp Name of Notary Richard S Darlow

Personally Known: _____ OR Produced Identification: ☒

Type of Identification

Produced: Florida Driver's Licenses

Seal



St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

Sales Questionnaire Form

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

[Sales Questionnaire](#)

2024 TRIM Notice

[2024 TRIM Notice \(PDF\)](#)

Summary

Parcel ID 1952900000
Location Address 47 ABBOTT ST
 SAINT AUGUSTINE 32084-0000
Neighborhood Abbott Tract (606)
Tax Description* ABBOTT TRACT CITY LOT 5 BLK G OR5958/564
**The Description above is not to be used on legal documents.*
Property Use Code Single Family (0100)
Subdivision Abbott Tract
Sec/Twp/Rng 18-7-30
District City of St Augustine (District 452)
Millage Rate 18.72
Acreage 0.150
Homestead Y

[Click Here to Open Cyclomedia Viewer in a New Tab](#)


Owner Information

Owner Name Siefken Living Trust D: 08/01/2011 100%
[Siefken Scott Trustee](#) 100%
[Siefken Mary Trustee](#) 100%
Mailing Address 47 ABBOTT ST
 SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
Homestead		\$50,000

Map



Valuation Information

	2025
Building Value	\$177,806
Extra Features Value	\$0
Total Land Value	\$264,576
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$442,382
Total Deferred	\$0
Assessed Value	\$442,382
Total Exemptions	\$50,000
Taxable Value	\$392,382

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

Historical Assessment Information

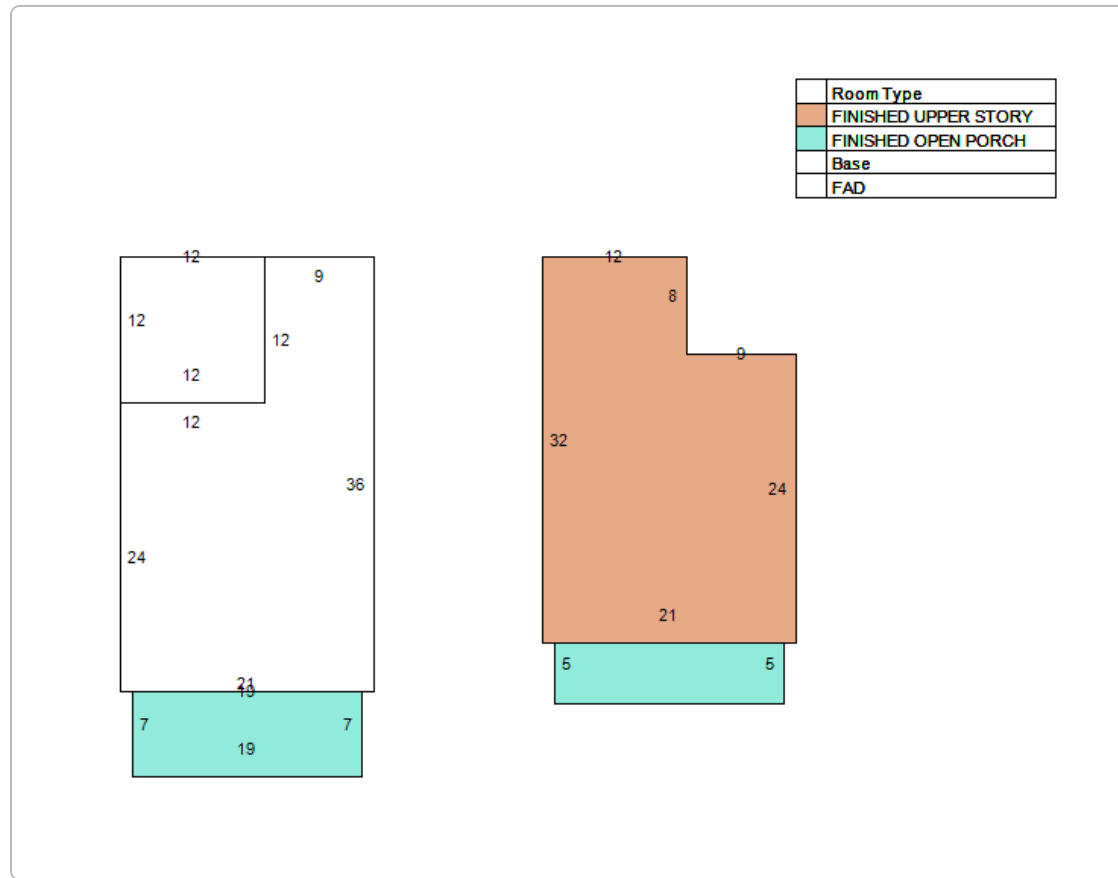
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	\$162,989	\$0	\$264,576	\$0	\$0	\$427,565	\$427,565	\$0	\$427,565
2023	\$168,916	\$0	\$241,680	\$0	\$0	\$410,596	\$408,088	\$2,508	\$408,088
2022	\$128,800	\$0	\$242,189	\$0	\$0	\$370,989	\$370,989	\$0	\$370,989
2021	\$86,399	\$951	\$190,800	\$0	\$0	\$278,150	\$278,150	\$0	\$278,150
2020	\$89,659	\$951	\$216,240	\$0	\$0	\$306,850	\$276,573	\$30,277	\$276,573
2019	\$81,323	\$951	\$216,240	\$0	\$0	\$298,514	\$251,430	\$47,084	\$251,430
2018	\$84,177	\$951	\$216,240	\$0	\$0	\$301,368	\$228,573	\$72,795	\$228,573
2017	\$81,597	\$736	\$172,992	\$0	\$0	\$255,325	\$207,794	\$47,531	\$207,794
2016	\$53,022	\$1,185	\$157,728	\$0	\$0	\$211,935	\$188,904	\$23,031	\$188,904
2015	\$45,438	\$1,185	\$125,928	\$0	\$0	\$172,551	\$171,731	\$820	\$171,731
2014	\$40,454	\$1,185	\$114,480	\$0	\$0	\$156,119	\$156,119	\$0	\$156,119

Building Information

Building	1	Roof Cover	Composite Shingle
Building Value	\$177,806	Roof Structure	Gable Hip
Year Built	1890	Interior Flooring	Pine Wood
Actual Area	1584	Interior Wall	Drywall
Conditioned Area	1356	Heating Type	Forced Air
Use	Single Family Residence	Air Conditioning	None
Style	01	Bedrooms	2
Exterior Wall	Aluminum Vinyl	Baths	1.5

Description	Square Footage
ADDITION	144
BASE AREA	612
FINISHED OPEN PORCH	133
FINISHED OPEN PORCH	95
FINISHED UPPER STORY	600
Total SqFt	1584

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	48	141	48	EF	\$264,576

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
5/31/2024	5/30/2024	\$650,000.00	TRUSTEES DEED	5958	564	Q	I	ROBERTSON CHRISTIAN ET AL	SIEFKEN LIVING TRUST D: 08/01/2011
4/30/2021	4/30/2021	\$275,000.00	PERSONAL REP	5253	409	U	I	ALLEN GEORGE A ESTATE	ROBERTSON CHRISTIAN ET AL
11/12/2020	1/24/2020	\$0.00	LETTERS OF ADMN	5096	519	U	I	ALLEN GEORGE A DECD	ALLEN GEORGE A ESTATE
	8/1/1984	\$0.00		653	1800	U	I		ALLEN GEORGE A

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

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CITY OF ST AUGUSTINE

MEMORANDUM

To: Historic Architectural Review Board

Date: January 16, 2025

Re: Planning and Building Permits – Historic Preservation Districts

During the month of December 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

56 ½ Carriera Street (Re-roof smaller dwelling on property that has two homes. FL11671.1, FL10626.1)

60 Cathedral Place (Replacing 60 ton split system AHU and condensers – like for like)

62 Cuna Street (Interior build-out of 1st floor for The Modern Rose Coffee Shop & Restaurant)

65 Cuna Street (Fence replacement)

1 King Street (Painting exterior with HC-59 Odessa Pink and repainting balcony ceiling with existing color)

74 King Street (Install new fire sprinkler system in existing west wing of Ponce Hall)

60 M L King Avenue (Revision (1): Siding replacement approx. 600sf FL13192.2 / Replace wooden staircase like for like)

14 Saint George Street (Cedar shake roof replace, FL13714)

72 Saint George Street (Repair fence on the property)

91 Saint George Street (Interior renovation and construct HARB approved pergola, installation of fence to hide AC unit with Coquina shell concrete underneath the AC unit area)

285 Saint George Street (Replace 4 windows with like windows – FL17494.4)

14 Saragossa Street (Re-roof accessory building on property – FL24397.1)

65 ½ Saragossa Street (Replace 5 windows on home – FL15906)

26 Toques Place (Install new aboveground fire sprinkler system in 8 unit building)

SIGNS

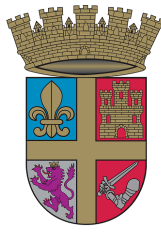
2 Saint George Street (Installing two (2) wall mounted signs 2' x 3' 6sf each for a total of 12sf)

DEMOLITIONS

None

Kaeli Dickinson

Planning & Building Clerk



CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

SPECIAL MEETING

A G E N D A

WEDNESDAY, JANUARY 22, 2025 - 2:00 PM

ALCAZAR ROOM

-
1. Roll Call
 2. General Public Comments for Items not on the Agenda
 3. Review and Discussion of Application
 - a) Opinion of Appropriateness Rogers Towers, P.A. - Applicant
HP2024-0055 Kasa, Hospitality, Inc. - Owner
Continued from September 24 Cathedral Place/Charlotte Street
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.
 4. Other Business
 5. 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.