

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 Kasam Hospitality, Inc. - Owner
Continued from September 18, 2024 24 Cathedral Place/Charlotte Street
To construct three-story commercial buildings on the west side of Charlotte Street and south side of Treasury Street to flank a new parking garage on the existing parking lot and to modify 22 Cathedral Place with an elevated roof structure with columns all related to an adaptive use project on the existing buildings.
 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.



For the January 22, 2025 Historic Architectural Review Board (HARB) Special Meeting

Opinion of Appropriateness Application: HP2024-0055

Address: 24 Cathedral Place/Charlotte Street

Applicant: Rogers Towers, P.A.

Property Owner: Kasam Hospitality, Inc.

1. Recognizing the significance and potential impact of the proposed project and the prominent location right next to the Plaza in the downtown, within the St. Augustine Town Plan National Historic Landmark area, the St. Augustine National Register Historic District, and Historic Preservation Two (HP-2) Zoning District, this special meeting is to provide an opportunity for the HARB members and applicant team more time for discussion on the appropriate style and design elements for the associated new construction.
2. This special public meeting will be conducted in a workshop format, with the HARB members and applicant team seated together, to allow more of a conversation on the direction of the proposed project's design. An approval of the Opinion of Appropriateness Application is not being requested at this special meeting.
3. A set of new conceptual plans were provided for this meeting, which incorporates distinct design elements. A portion of the new conceptual design is inspired by Mediterranean Influence styles, which some of the HARB members at the previous meetings had suggested may be more appropriate for the proposed new development. In addition, St. Augustine Style elements, which reflect one or more of the three distinctive Colonial periods, were also incorporated in another portion of the new conceptual design. This new concept is in response to the concern of compatibility and on how the project will tie in with the existing Colonial era or inspired buildings, just north of the project area, and the Architectural Guidelines for Historic Preservation's (AGHP) requirement for new construction within HP-2, as well as with the c. 1927 Mediterranean Revival bank tower anchor building for the project and existing buildings at the corner of Cathedral Place and Charlotte Street.
4. A list of questions that the applicant team is hoping to be addressed by the HARB is included at the front of the applicant packet. In addition, a summary of the two distinct directions that were taken previously by the applicant team, with some of the associated renderings that were reviewed by the HARB at past meetings, are also included.
5. On September 18, 2024, the HARB heard the new Opinion of Appropriateness application (HP2024-0055), when it was continued. Plans reviewed were inspired by Mediterranean Influence styles. The staff report and attachments are included on the following pages for additional context and reference.
6. Opinion of Appropriateness (OOA) application HP2022-0039 was the first application on the proposed project, which was heard at the June 16, 2022 HARB meeting, continued by the HARB, and was subsequently heard at an August 11, 2022 special meeting. Plans reviewed at these two meetings were inspired by Victorian styles.
7. Minutes from both the September 18, 2024 and the August 11, 2022 HARB meetings are included in the attachments at the end of this memo packet. All previous staff report and application packets reviewed at the past meetings referenced above are available on the City's website, with direct links provided in the applicant packet.

Please contact me with any questions or if you need any further information in advance of this special meeting.

Thank you,

Julie Courtney

Historic Preservation Officer

Planning & Building Department

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LIST OF ATTACHMENTS:

1. Staff report from the HARB September 18, 2024 Meeting
2. Staff photographs
3. Google StreetViews
4. 3-D Views
5. Florida Master Site File
6. Sanborn Maps (1924, 1930, 1957 and 1965 revisions)
7. 1788 Roque Map
8. AGHP: Mediterranean Influence Style description pages
9. City Code Sec 28-286 PUD Purpose and Intent
10. Planning & Zoning Board (PZB) July 2, 2024 Meeting Final Order
11. Memo for August 11, 2022 Special Meeting
12. Minutes from the HARB August 11, 2022 Special Meeting
13. Minutes from the HARB September 18, 2024 Meeting



CITY OF
ST. AUGUSTINE
EST. 1565

**CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for September 18, 2024 Meeting**



Application HP2024-0055

Address: 24 Cathedral Place

Applicant: Rogers Towers, P.A.

Property Owner: Kasam Hospitality, Inc.

Project description: To construct three-story commercial buildings on the west side of Charlotte Street and south side of Treasury Street to flank a new parking garage on the existing parking lot and to modify 22 Cathedral with an elevated roof structure with columns for work related to an adaptive use project on the existing buildings.
(Amended version uploaded 9.16.24 and reviewed at the September 18, 2024 meeting)

Architectural Style:	Mediterranean Revival (#24); Spanish Renaissance Revival (#22)	Florida Master Site File:	SJ0400
National Register:	St. Augustine Town Plan Historic District: Contributing	Construction date:	1927 (24 Cathedral); c. 1938 (22 Cathedral)
Archaeology Zone:	IA	Zoning District:	PUD (HP-2)
Parcel number:	1971600000, 1972000000		
Agenda Item:	8(a)	Previous Action(s):	PZB2024-0041 OOA HP2022-0039 (Heard, but not approved)

STAFF SUMMARY AND ANALYSIS:

1. This is an Opinion of Appropriateness (OOA) application where HARB is to make a determination if the general concept, preliminary construction plans, details or specifications of a project meet the architectural requirements of the Architectural Guidelines for Historic Preservation (AGHP), but that the information submitted is insufficient to meet the requirements for a Certificate of Appropriateness (COA) application or to obtain a building permit. The proposed project scope is related to an adaptive use project for the existing buildings at 22-24 Cathedral Place and new construction of a parking garage that is fronted by a three-story commercial building on the surface parking lot parcel that is bounded by Charlotte and Treasury Streets. If the reader is new to this project or 22-24 Cathedral Place, a context of the property is included below on page 4.
2. According to the Architectural Guidelines for Historic Preservation, new buildings in HP-2 are required to be in the form of St. Augustine Style reconstructions with all the permutations of development from 1565 to 1821." However, the existing adjacent buildings to the proposed project area are in other architectural styles, including 12 and 8 Cathedral Place (both c. 1888 buildings) and 1 Anderson Circle (c. 1899-1904) across Charlotte Street, which are now all in the Mediterranean Revival style, and 124 Charlotte Street (c. 1888), a Masonry Vernacular building. Some of these were later altered when their original Victorian, Moorish or Colonial Revival detailing was replaced with other architectural elements.
3. On June 16, 2022, the HARB heard the first OOA submitted for this project and continued the application, when it was next [reviewed at a special public HARB meeting on August 11, 2022](#) and also continued. For reference, the staff memo that outlined HARB's concerns from the June meeting and minutes from the August 2022 meeting are included in the attachments. Some of the concerns from the August 2022 meeting included:
 - a. Although the project was being proposed as a Planned Unit Development (PUD) that allows more flexibility in the required design and zoning regulations (discussed further below), there was continued discussion how the overall style that was not in keeping with the AGHP's requirement for new buildings in HP-2 (See #2).
 - b. There were too many random styles and elements drawn from previously existing late 19th/turn of the 20th century buildings, with no common thread.
 - c. Instead of the styles and detailing as was proposed in the submitted plans reviewed, many of the members voiced support for designs focusing on the Mediterranean Influence styles, which evolved out of the three distinctive Colonial periods, as this styling was used for 24 Cathedral, the anchor building of the project, and the adjacent buildings noted under #2.
 - d. Height, scale, and mass of the proposed buildings were too large and not at a pedestrian scale, so was not compatible with the surrounding area. There were not enough undulations and breaks in the elevations of the building that fronted Charlotte and Treasury Streets, both in height and along the wall plane that seemed to be mostly uniform overall.
 - e. Drawings visibly labeled with dimensions, a scale study with massing outlined, and a streetscape study showing the proposed buildings with the adjacent existing buildings (to include the structures that stand behind the proposed buildings and their dimensions) were requested.
4. Because of the PUD component, the City Attorney advised the Planning & Zoning Board (PZB) was to hear the application before HARB. After a public hearing at the May 7 and June 4, 2024 Planning & Zoning Board meetings, the PZB recommended approval of the new PUD language, dated June 26, 2024, at the July 2, 2024 meeting. The PZB is responsible for making recommendations on PUDs to the City Commission, who is responsible for adopting the PUD

STAFF SUMMARY AND ANALYSIS (continued):

or its amendment. A PUD document must address how the proposed project deviates from the AGHP and zoning requirements of HP-2. The application reviewed by PZB includes the existing PUD language and the proposed new PUD is too big to include in the printed attachments but may be viewed at this link: <https://staugustinefl.portal.civicclerk.com/event/964/files/attachment/5346>.

5. **At the PZB hearings noted above, the PZB board deferred to the HARB to determine if the design's massing, scale, and heights were appropriate and made a finding that HARB should give special attention to the proposed rooftop pergola during their review.** The HARB should understand how the building height was measured, as shown on the plans.
6. For this OOA, conceptual elevations and renderings were provided, but did not include elevations for the existing 22-24 Cathedral Place or views from south looking toward their front facades. The applicant should verify if no alterations are now proposed for the exterior of either building. Drawings should also be provided to show how the large rooftop pergola for the pool and cabana seating atop the new structures will appear from the Plaza, especially the east end.
7. To the rear of these buildings, construction of a parking garage is proposed in the area of the existing surface parking lot to be flanked by rows of three-story buildings bounded by Charlotte Street to the east and Treasury Street to the north. The proposed new buildings now copy the various architectural styles, sections of elevations, and detailing from the 24 Cathedral tower, and some of St. Augustine's iconic historic buildings, including the Hotels Ponce de Leon and Casa Monica. Details or specifications of the proposed finishes were not provided, but photos of architectural details from these buildings show stucco, terra cotta, balconies with wood and decorative metal railings, and clay barrel tile roofing elements. The proposed materials will need to be clarified.
8. The proposed parking garage structure's entrance/exit is off of Charlotte Street and is largely concealed by the proposed buildings flanking it. At the rear of the property, part of the parking structure's west elevation with vented exterior walls will be exposed when viewed at certain points on Treasury Street. A submitted rendering indicates that the view of the exposed portion may be limited because of the narrow street and existing and proposed adjacent structures.
9. The AGHP's section on New Construction should be reviewed when considering the appropriateness of the application. Some key recommendations include: "New construction should complement historic architecture", "...respect and reinforce the existing patterns of development in the local historic preservation zoning districts", "...pick up significant themes such as height, materials, roof form, massing, setbacks, and the rhythm of openings to ensure that a new building blends with its context.", "New construction adjacent to historic buildings can dramatically alter the historic setting of neighboring buildings or the district. Such construction should not create a false sense of historical development through the use of conjectural features or stylistic elements drawn from other buildings. New construction is appropriate as long as it does not destroy significant historic features, including designed landscapes, and complements the size, color, material, and character of adjacent buildings and their historic setting."
10. In addition, if the HARB finds that the use of the various Mediterranean Influence architectural styles is appropriate, the individual styles proposed should be reviewed with the AGHP's overview of each style to ensure that the design elements are appropriate to that style.
11. Overall, while the submitted plans, elevations, and renderings help provide a good visualization of the proposed project scope, they are preliminary. This is the first review by the HARB of these plans that were created with the new direction in design of a very large project that involves the adaptive use of existing historic buildings and multiple new buildings in a very visible and important area of the Town Plan National Register Historic District and National Historic Landmark. While a PUD may allow for variations to the AGHP recommendations, great care should be taken that the modifications and new construction is compatible to the adjacent buildings, surrounding streetscape, and historic district. Any redevelopment or new building plans will require additional zoning review.
12. An archaeological review application should be submitted well in advance of the permitting process to avoid any potential construction delays.

CONTEXT OF THE PROPERTY:

1. **24 Cathedral Place:** Facing the Plaza de la Constitución from the north side of Cathedral Place, the eight-story tall Mediterranean Revival style building is the tallest in the downtown area. Designed by architect F.A. Hollingsworth, construction began in 1926, soon after the Bridge of Lions was started, for the First National Bank of St. Augustine. After its demise with the financial bust in 1929, the building was later acquired by the Exchange Bank (1939), the Atlantic Bank (1970), the First Union National Bank (1985), and later that year to private investors.
2. **22 Cathedral Place:** Designed by Jacksonville architect, Roy Benjamin, and built starting in 1938, the existing building contains the front façade and the remaining front portion of the building that once held the ticket and foyer areas of the former Matanzas Theatre. After the adjacent bank acquired the theatre and neighboring Abstract Company properties so it could expand to the east, the atmospheric styled auditorium portion of the building, which held over 1,000 seats, was demolished around 1969 for parking spaces.
3. The property (PID1972000000 and a portion of 1971600000) was rezoned a Planned Unit Development (PUD) in 2013. Per City Code (Section 28-286), the purpose of a PUD “is to provide an option, and process for the provision of unique individually planned developments that are consistent with the Comprehensive Plan and the categories outlined in the Comprehensive Plan, but may allow for more creative, flexible, and innovative designs for projects than the regular zoning districts allow.” Further, the PUD process is to “Demonstrate the coordinating of architectural styles, building forms, and building relationships within a planned development, as well as, the planned developments relationship with the existing and preferred architectural context surrounding the project.” A “PUD is a zoning category that can be beneficially utilized in order to create site-specific regulations to address specific development or topographic conditions, historic or architectural features, existing structures, neighborhood patterns or transitioning uses of land. PUDs may be created as in-fill development or redevelopment...” The full Code’s PUD Purpose and Intent section is in the attachments.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **CONTINUE** an **OPINION OF APPROPRIATENESS** at 24 Cathedral Place to allow time for the applicant to respond to recommended changes to the design provided by the HARB and provide additional details as requested.

Julie Courtney
Julie Courtney, Historic Preservation Officer

SUMMARY SCOPE OF WORK:

Construct three-story commercial buildings on the west side of Charlotte Street and south side of Treasury Street to flank a new parking garage on the existing parking lot for work related to an adaptive use project on the existing buildings, and to incorporate a landscape design.

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Secretary of the Interior's Standard's for Rehabilitation 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10 apply.

1. Compatible new use
2. Retention of Distinguishing Architectural Character
3. Recognition of Historic Period
4. Retention of Significant Later Alterations and Additions
5. Sensitive Treatment of Distinctive Features and Craftsmanship
6. Repair or Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence
7. Cleaning with Gentlest Possible Method
8. Protection and Preservation of Significant Archaeological Resources
9. Compatible Contemporary Design for New Alterations and Additions
10. Reversibility of New Alterations and Additions

New Construction

New construction should complement historic architecture. Through sound planning and design, it can respect and reinforce the existing patterns of development in the local historic preservation zoning districts. Successful infill design does not have to imitate demolished or existing buildings to be successful. Rather, it picks up significant themes such as height, materials, roof form, massing, setbacks, and the rhythm of openings to ensure that a new building blends with its context.

The setting of existing historic buildings should be preserved when new construction is undertaken. The relationship of the new construction to adjacent buildings, landscape and streetscape features, and open spaces should be considered. New construction adjacent to historic buildings can dramatically alter the historic setting of neighboring buildings or the district. Such construction should not create a false sense of historical development through the use of conjectural features or stylistic elements drawn from other buildings. New construction is appropriate as long as it does not destroy significant historic features, including designed landscapes, and complements the size, color, material, and character of adjacent buildings and their historic setting.

Site Plans and Building Setbacks

Buildings in historic districts often share common front and side setbacks. Commercial buildings are generally set directly on the property lines, creating a wall effect. In locating new buildings, the front and side setbacks should be maintained and aligned with the facades of surrounding historic buildings.

Height, Width and Massing

The height of buildings, particularly at the block level, should be similar. The height of new construction should be compatible with surrounding historic buildings.

The width of new construction should be compatible with surrounding historic buildings.

The overall size, shape and massing of new construction should be compatible with surrounding historic buildings.

Horizontal Rhythms

Repeated elements on neighboring buildings is characteristic of buildings in Florida. Divisions between upper and lower floors, uniform porch heights, and alignment of windows and window sills are examples of such rhythms. New construction in historic districts should maintain or extend these strong shared streetscape elements in blocks where they appear.

Roof Forms

Similar roof form and pitch are characteristics of buildings in historic districts. Nearly all residential buildings have pitched roofs, with gable or hip the predominant type. Gambrel, pyramidal and clipped gable (jerkinhead) are also found. In contrast, commercial buildings generally have flat roofs with parapets. Roof designs should be compatible with surrounding buildings. Sloped roofs with pitches similar to those of nearby buildings are appropriate for new residential construction. Flat roofs with the roof plane hidden from view on the front facade are appropriate for new commercial buildings.

Proportion of Openings

Window openings in historic districts often share similar size, spacing and shape. On many buildings, particularly the Colonial Revival and other classically inspired styles, windows are stacked, with a narrow space between them. Other styles, particularly the Queen Anne, exhibit randomly placed openings. Storefronts have wide horizontal windows and little or no spacing between openings, providing a greater transparent area. In designing new construction, the proportion of spacing to openings on adjacent buildings should be maintained.

Materials

Materials that are compatible in quality, color, texture, finish and dimension to those common to the district should be used.

Architectural Styles for New Construction

Buildings may not use distinctive design elements and features from a period different from the one being reproduced. While it may be appropriate for some later period details to be included on an earlier period building to reflect its evolution over time, it is never appropriate to place earlier period features on a later period building.

HP-2 and HP-3

Reconstructions in the St. Augustine Style with all the permutations of development from 1565 to 1821, are the only forms of new construction permitted in Historic Preservation-Two and -Three (HP-2 and HP-3). All new structures, regardless of use, shall conform to the design characteristics described in The Houses of St. Augustine 1565-1821, by Albert Manucy, or as documented and verified for pre-1821 St. Augustine structures by the St. Augustine Historical Society, Historic American Building Survey or other accredited authority. * New construction within these districts must reproduce designs reflecting one of the three distinctive Colonial periods: First Spanish (1702-1763), British (1764-1783) or Second Spanish (1784-1821). Reproductions reflecting First Spanish Period design are recommended. See sections below regarding pre-1821 designs for new construction.

Pre-1821 Designs for New Construction

*** Pre-1821 Site Plans**

For buildings constructed in the St. Augustine Style, the front facade is located directly on the street. If the finished floor elevation requires it, the building may be set back the width of one step. If more steps are required, they must be within the building.

The remainder of the front property line is enclosed by a wall or fence. Most properties should be completely enclosed by a wall or fence.

Buildings are usually oriented to the south or east, with the building constructed on the north or west property line. This arrangement provides both shade and a usable side yard.

On all First Spanish Period and most Second Spanish Period buildings, the entrance to the house is through a gate into the yard, loggia or porch. The door into the building itself is under the loggia or porch or faces the yard. The British introduced doors into the street facade, although in many instances the Spanish style entry was retained.

*** Pre-1821 Building Plans**

There are three basic building plan types in the St. Augustine Style. These are the Common Plan, St. Augustine Plan and the Wing Plan.

The Common Plan is a simple one or two room building used by both the Spanish and the British. Quite often, the longer dimension of the building was perpendicular to the street. This type of building grew and expanded with the fortune and family of the owner, usually in single file.

The St. Augustine Plan is an adaptation of the Common Plan to the Florida climate. A loggia or gallery, usually located on the south or east facade, provides shade and shelters doors and windows. A Common Plan building could be converted to the St. Augustine Plan by the addition of a loggia or gallery. The British retained this building plan and adapted it for several new buildings.

The Wing Plan is an expansion of a Common Plan or St. Augustine Plan building through the addition of a wing. This plan may be L-shaped or (less commonly) U-shaped. Usually, a gallery on the inside of the building connects the rooms.

In general, facades should be simple and balanced, often symmetrical, and almost devoid of decoration. There is a rhythm of solids and voids, with a greater proportion of solid wall to doors and windows.

Pre-1821 Design Considerations

In Colonial St. Augustine, the design tools of the builder were the compass and tradition. The use of T-squares, angles and grids was unknown. Proportions were often determined by circles, arcs and the tradition of the "Golden Rectangle" of classical Greece.

The Spanish building tradition - the large openings, shaded facades and covered loggias serving as outdoor rooms - reflects the need for shade and cooling breezes in the hot climates of both southern Europe and Florida. The British building tradition - chimneys, glazed windows and dormers, and direct entries - reflects the need for warmth and light in the cooler climates of northern Europe and British North America.

Due to the climate in St. Augustine, some Spanish design elements were retained and replicated by the British. Likewise, some features introduced by the British were absorbed into Second Spanish Period design.

Pre-1821 Spanish buildings exhibit different proportions than pre-1821 British buildings. This is caused by the use of different systems of measurement. The British system is based on the English foot and yard that are familiar to us today. The Spanish system is based on the *vara*, which is approximately 33.33 inches. The British system has given us expressions of measurement such as the "ten foot pole" and "six feet under," and the common six feet high privacy fence. The Spanish equivalent, the two vara wall, is five and one-half feet high. The difference in measurements is important to consider in matters of scale and proportion. In massing and in height-to-width ratios, historically correct measurements and proportions are essential.

Wall heights of Spanish buildings can vary widely from wall heights in British buildings. While the six and one-half vara (eighteen feet, one-half inch) wall is within half an inch of a British eighteen feet high wall, the four vara (eleven feet, one inch) wall is nearly one foot off both the British ten feet and twelve feet walls.

Interior doors on Spanish buildings are commonly one vara (33.33 inches) wide, while interior doors on British buildings are commonly thirty-three inches wide. However, the next larger size British door is thirty-six inches wide, while the next larger size Spanish door is one and one-third varas (44 inches wide).

The most common street doors on Spanish buildings are one and one-half varas (50 inches) wide, while the most common street doors on British buildings are forty-two or forty-eight inches wide.

To avoid confusion, all dimensions in these guidelines are provided in inches and feet.

Post-1821 Designs for New Construction

Post-1821 Site Plans

Commercial buildings are constructed directly on the street, in close proximity to one another, and frequently cover the entire lot.

Buildings in all of the other post-1821 styles are usually not constructed directly on the street, although the size of yards varies from style to style, from building to building in the same style, and from neighborhood to neighborhood.

Post-1821 Building Plans

Vernacular (Frame and Masonry) buildings are usually regular, rectangular or L, and less commonly, irregular; one to two and one-half stories.

Greek Revival buildings are regular, rectangular or nearly square; one to two and one-half stories.

Gothic Revival buildings are rectangular or L; one and one-half to two and one-half stories.

Commercial buildings are usually rectangular; one to three stories.

St. Augustine Colonial Revival buildings are regular, rectangular or L; two to two and one-half stories.

Shotgun houses are rectangular; one story.

Italianate buildings are rectangular or square; two to three stories.

Second Empire buildings are rectangular or L; one and one-half to two and one-half stories.

Romanesque Revival buildings are rectangular or irregular; two to three stories.

Queen Anne buildings are irregular; one and one-half to two and one-half stories.

Mediterranean Influence buildings are irregular; typically two stories.

Moorish Revival buildings are irregular; two to four stories.

Italian Renaissance buildings are regular or rectangular; two to four stories.

Spanish Colonial Revival buildings are irregular; one or two stories.

Mission buildings are irregular; two stories.

Classical Revival and Colonial Revival buildings are regular, rectangular or nearly square; two to two and one-half stories.

Garage Apartments are usually rectangular, or less commonly L-shaped; two stories.

Bungalows are regular or rectangular with the narrow end oriented toward the street; one or two stories.

Tudor buildings are regular or rectangular; one to two and one-half stories.

Post-1821 Design Considerations

All post-1821 buildings are designed based on the inches, feet and yards familiar to us today.

****Please refer to the AGHP's individual sections on each of the above Architectural styles for more information on typical design elements.***

STAFF PHOTOGRAPHS – January 2025

24 Cathedral Place and Charlotte Street



Adjacent to the east end of the Plaza, looking north along Charlotte Street

STAFF PHOTOGRAPHS – January 2025

24 Cathedral Place and Charlotte Street

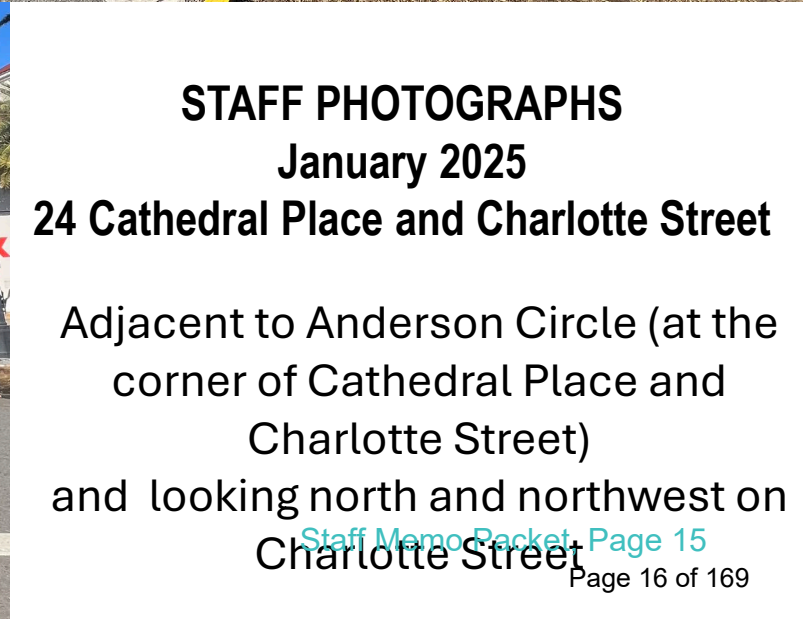


Adjacent to the east end of the Plaza, near Anderson Circle,
looking north along Charlotte Street

STAFF PHOTOGRAPHS – January 2025 24 Cathedral Place and Charlotte Street



Adjacent to the east end of the Plaza, near Anderson Circle,
looking northwest from Charlotte Street



STAFF PHOTOGRAPHS

January 2025

24 Cathedral Place and Charlotte Street

Adjacent to Anderson Circle (at the
corner of Cathedral Place and
Charlotte Street)
and looking north and northwest on
Charlotte Street

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STAFF PHOTOGRAPHS– January 2025
24 Cathedral Place and Charlotte Street



Looking north down Charlotte Street, near Anderson Circle

STAFF PHOTOGRAPHS– January 2025

24 Cathedral Place and Charlotte Street



Looking north and south down
Charlotte Street,
and at the intersection
of Treasury Street

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STAFF PHOTOGRAPHS – January 2025 24 Cathedral Place and Charlotte Street



Looking southwest at intersection of
Charlotte and Treasury Streets



STAFF PHOTOGRAPHS – January 2025

24 Cathedral Place and Charlotte Street



Looking southwest from Treasury Street

STAFF PHOTOGRAPHS – January 2025

24 Cathedral Place and Charlotte Street



Looking southeast from Treasury Street



STAFF PHOTOGRAPHS 22-24 Cathedral Place



STAFF PHOTOGRAPHS

24 Cathedral Place



Looking north from Cathedral Place at front façade / south elevation

STAFF PHOTOGRAPHS

22-24 Cathedral Place



STAFF PHOTOGRAPHS

22-24 Cathedral Place



STAFF PHOTOGRAPHS

22-24 Cathedral Place



STAFF PHOTOGRAPHS 22-24 Cathedral Place



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22-24 Cathedral Place



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STAFF PHOTOGRAPHS 22-24 Cathedral Place



STAFF PHOTOGRAPHS 24 Cathedral Place



Looking northwest from Cathedral Place at east elevation and front facade
and northeast from the Plaza

STAFF PHOTOGRAPHS

24 Cathedral Place



Looking west and southwest at east (side) and rear elevations

STAFF PHOTOGRAPHS

24 Cathedral Place



Looking south at rear elevation







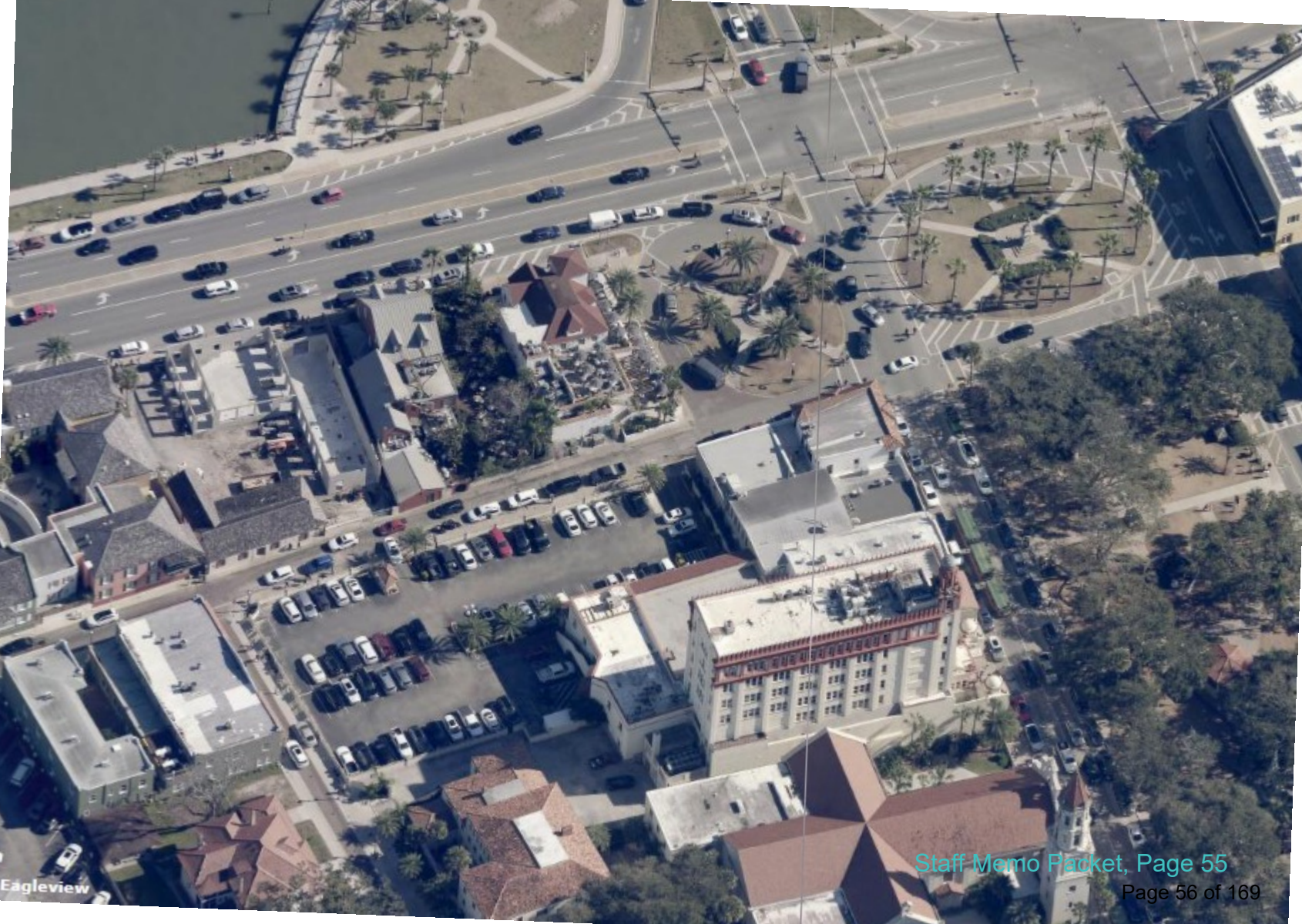












I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 855400 1009==
 Site Name: Atlantic Bank Building 830== Survey Date: 7809 820==
 Address: 24-28 Cathedral Place, St. Augustine, FL 32084 905==
 Instructions for Locating: _____
 _____ 813== County: St. Johns 808==
 Location: City of St. Augustine 10 West 72.8 of lots 5&6, and 868==
 (subdivision) (block) (lot)
all 7, east 162.2 of lot 8 and east 135 feet of lot 9 (except 221/248 868==
 Owner of Site: Name: Exchanged Bank of St. Augustine ;
 Address: P.O. Box 291
 St. Augustine, FL 32084 902==
 Occupant or Manager: _____ 904==
 Type of Ownership: Commercial 848== Zoning: HP-2
 NR Classification Category: Building 916== Recording Date: _____ 832==
 UTM: 17 469860 3306760 890== Location: T07S R30E S18 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 Specialists) ;
 Address: H.S.A.P.B. 818==

I. 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==		

II. SITE DESCRIPTION, continued.

Original Use: Commercial 838== Present Use: Commercial 850==
 Date: +1927 844== Period: 20th cent. 845== Culture: American 840==
 Architect: Hollingsworth, F.A., St. Augustine, FL 32084 872==
 Builder: San Marco Construction Company - St. Augustine, FL 32084 874==
 Style: Mediterranean Revival 964==
 Plan Type: _____ 966==
 Exterior Fabrics: Stucco, cast terra cota _____ 854==
 Structural Systems: Reinforced masonry 856==
 Features of Structure: (942)
 Window Type: DHS 1/1 942==
 Foundation: _____ 942==
 Roof Type: Flay, parapet 942==
 Secondary Roof Structures: Tower hoods, hip 942==
 Porches & Balconies: _____ 942==
 Chimney Location: _____ 942==
 Materials: (882)
 Chimney: _____ 882==
 Roof Surfacing: Flat, built up 882==
 Ornament Exterior: Cast terra cota, ceramic tile, wrought iron carved brackets, pilasters, finial, broken pediment, cornices. 882==
 Quantitative Data: (950-954)
 Chimneys: _____ 952== Dormers: _____ 954== Stories: 8 950==
 Other: _____ 956==
 Surroundings: Commercial 864==
 Relationship to Surroundings: Faces plaza and is beside cathedral. _____ 859==

III. PHOTOGRAPHY

Photographic Records Numbers: _____ 860==
 Contact Prints



IV. SIGNIFICANCE

Areas of Significance: Architecture, Banking, Medicine, Commerce, Women,

Law

920==

Statement of Significance: (911==)

ARCHITECTURE

This eight-story Mediterranean Revival building at 24-28 Cathedral Place was constructed in 1927. The tall structure was designed by F. A. Hollingsworth of St. Augustine and built by San Marco Construction Company of the city. Mediterranean elements include the clay tile hoods above the first floor doors and windows, cast terra cotta ornamentation, stucco exterior, wrought iron balconets, crenellated parapet, and ceramic tile. The facade is decorated by four spiral fluted terra cotta pilasters topped with pointed pinnacles. Two of the pilasters extend from a carved-bracketed balcony. Two truncated pilasters accent the decorative tile work in the tympanum. Matching acanthus leaves decorate the base of the smaller pilasters and accent a section of the larger. A tower arises from the southwest corner. The square-block base consists of an attached bracketed balcony below an arched window bounded by spiral fluted terra cotta pilasters. The block is surrounded by corinthian pilasters, four to a side, which support a correct modillion cornice and a broken cornice and broken pediment above which is a turned spindle balustrade. The domed tower above consists of a row of corinthian columns separated by a row of arched windows. The building faces the Plaza, dominating the skyline.

The Plaza area--a central green with surrounding buildings on the bay-front--is an essential feature of the St. Augustine town plan listed on the National Register of Historic Places. The Plaza has been the favorite place for the town's monuments from colonial through modern times, and it has been a periodic focal point for community improvement drives, tree plantings, etc. It has included many different features over the years, including an alligator pond and an open bandstand popular for music and political rallies. The Plaza is bordered by churches, commercial and governmental buildings representing a range of construction dates of over 180 years. The buildings around the Plaza have changed over time. There have been rebuildings on sites after fires and demolitions, and the scale, mass and style of the surrounding buildings have changed over the years. The area includes St. Augustine's tallest building, the Atlantic (formerly First National) Bank. There have been conscious attempts over the years to model or remodel buildings in Spanish or St. Augustine Colonial Revival style. The skyline above the Plaza is lined with the Spanish Renaissance Revival towers and domes of the

(over)

V. BIBLIOGRAPHY

1. "Real Ordenanzas para nuevas poblaciones," Hispanic American Historical Review, Vol. 4 (November, 1921), pp. 743-53; Anon., "S. Augustini pars et terrae Florida," 1588; Archivo General de Indias 54-5-9/47 and 49 (Stetson Collection).

2. Juan Jose Elixio de la Puente, "Plano . . . de la Plaza de San Agustin," January 22, 1764; Mariano de la Rocque, "Plano Particular de la Ciudad de San Agustin," April 25, 1788; Ramon de la Cruz, "Inventario," June 4, 1821, East Florida Papers, Bundle 260, No. 1.

Flagler era. The area has been augmented by the creation of additional adjacent green areas west of Government House with public monuments put in after World War I. The Plaza is not only a famous scenic site for tourists, it is also located at the center of the town's commercial, religious and governmental life. As a result, traffic and parking problems plague the area, and many significant buildings in adjacent areas have been demolished for parking lots.

HISTORY

The concept of a plaza or public square has been central to Spanish urban planning in the new world since the late 16th century. According to a 1572 royal ordinance, the plaza was to function as the principal recreational and meeting area in the community and was to be surrounded by the most important governmental and ecclesiastical buildings. The St. Augustine Plaza dates from this period, although only one of the stipulated buildings, the Governor's Mansion, actually fronted the Plaza before the early 18th century.(1) In the 18th and early 19th centuries, the plaza became surrounded by a cluster of newer civic and religious structures, including the Bishops' House (later the British Statehouse and Spanish provisional church) at the corner of St. George and King, the Accountancy and Treasury building at the corner of Cathedral and Charlotte, the public school at the corner of St. George and Cathedral, and the parish church (now the Basilica-Cathedral). The Plaza itself contained several colonial structures, most notably the non-extant stone guardhouse at the eastern section and the still standing constitution monument at the then center of the square.(2) Construction of Trinity Episcopal Church and the Public and Fish markets were major changes introduced in the 1820's and 1830's, although the "Public Square" went only as far as Aviles (Hospital) Street just west of the above markets. In the 1870's trees, plants, and fountains were added to beautify the "Plaza de Constitucion," a Confederate monument was erected, and the Plaza was extended east to Charlotte Street. By the late 1880's, the Plaza was ringed by large structures, notably the St. Augustine Hotel. Smaller commercial buildings replaced the hotel after the devastating fire destroyed the hostelry and severely damaged the Public Market and Cathedral in 1887. In 1893, Cathedral Place was extended from St. George Street to Cordova Street, thus forming a smaller Plaza to the west of Government House. Although the massive 18th century coquina Rosario redoubt had been earlier demolished to widen Cordova Street, the west Plaza area was still engulfed by the monumental Flagler hotels on the south and west and by a cigar factory on the north. Dramatic alterations were seen in the Plaza area in the 1920's. A bandstand was built in the center of the Plaza, the Ponce de Leon statue was unveiled to the east, the tall First National Bank building was constructed, and the Bridge of Lions was opened at the east end, formerly the Plaza basin. In the last two decades, demolition of the Bishops' House and Bishop Block have altered the view in the northwest corner of the Plaza.(3)

This commercial building at 24-28 Cathedral Place was built

of the St. Augustine Hotel. Since no major hotel had been erected since the construction of the Magnolia in 1848, an urgent need for new accommodations was realized by the business men of the city. The following describes the evolution of the St. Augustine Hotel:

"To meet this need, a partnership was formed between Andrew Anderson, Frank H. Palmer, and Edward E. Vaill to erect a new, first-rate tourist house to be known as the St. Augustine Hotel. Each of the three men put up \$11,000 to cover construction costs, and each would share equally in the profits, although Anderson remained a silent partner while Palmer and Vaill managed the hotel. Vaill eventually became proprietor of the St. Augustine Hotel, buying out Anderson's interest (in 1875). The fine wooden building with its carpenter's gingerbread ornamentation stood on one of the best locations in town facing the north side of the plaza and overlooking the bayfront. It immediately eclipsed the Magnolia and Florida House as the most desirable establishment in town. Yet even after its opening the local newspaper continued to argue that still more hotel space was needed in St. Augustine to accommodate the rising number of seasonal guests."(4)

Captain Edward E. Vaill had retired to St. Augustine in 1868 after a colorful and distinguished career at sea. The landmark St. Augustine Hotel beside the Plaza was destined to become his ruin. A fire in the boiler room completely destroyed the structure, consuming neighboring buildings as well. Since Henry M. Flagler was constructing his luxury hotels at the time, he suggested that Vaill erect commercial buildings on the site instead of rebuilding another hostelry. With a \$38,000 loan from Flagler, Vaill built a group of concrete structures in Moorish Revival style. The investment did not prove to be a success and Vaill sold his interest back to Flagler before leaving St. Augustine for New York.(5)

The Vaill Block, as it came to be known, consisted of two two-story structures with a one-story span in between. The corner two-story portion was remodeled in the 1920's by F. A. Hollingsworth to its Mediterranean Revival appearance. A portion of the one-story section remains and has retained its commercial function. The rest of the Vaill Block has been replaced by this building and a movie theater.(6)

Sanborn Maps indicate that the two-story section of the Vaill Block that occupied a portion of this site was used for "D. G. and Clo", "Off", and "Groc." Other listings include hotel supplies, hardware and paints, and plumbing. This mammoth building replaced the Vaill building and

HISTORY OF THE ATLANTIC BANK OF ST. AUGUSTINE

In 1934, a group of local business and professional men, headed by Mr. Herbert E. Wolfe, acquired the building, assets and charter of the People's Bank for Savings located at the corner of Charlotte and Cathedral Streets. The charter was immediately amended to allow commercial banking, and on October 2, 1934, The Exchange Bank of St. Augustine formally opened its doors for business in the 1,300 square feet of office space acquired in the purchase.

The working staff consisted of two active officers, and one employee. The usual services of a commercial bank of that era were rendered, including checking accounts, savings accounts paying 1% interest per annum, safe deposit boxes (a few of which are still being used in the main vault, Section A), and of course mortgage loans as well as commercial loans.

The statement of condition at the close of the first business day indicated deposits of \$67,527.48. (On the bank's 20th anniversary in 1954, total deposits were \$12,634,812.62.)

In 1939 the present building, formerly the First National Bank of St. Augustine, was acquired from the mortgage holder, and the offices of The Exchange Bank of St. Augustine were moved to these quarters. Because of growing pains, the addition to the north, presently housing the Installment Loan, Bookkeeping, Proof and Transit Departments, was built in 1956. Realizing the need for expanded quarters again in 1964, plans were commenced to expand in the easterly direction by acquiring the old Matanzas Theatre and Abstract Company properties, with construction of that wing completed in 1970.

Also in 1969, negotiations were commenced between The Exchange Bank of St. Augustine and the Atlantic Bancorporation for the Bancorporation to acquire the controlling ownership of this bank. Approval was granted by the regulatory authorities, and on October 5, 1970, the assets and properties of The Exchange Bank of St. Augustine were officially transferred to the Bancorporation, and the bank became the Atlantic Bank of St. Augustine.

From its humble beginning, we now have facilities with 40,000 square feet of banking house and a parking area, and have expanded our services to include Installment Loans, Certificates of Deposit, Trust Department, Drive-In Windows and a remote Motor Bank which will soon become a full-fledged branch bank. We now consider the Atlantic Bank of St. Augustine a FULL SERVICE BANK, able to handle all of the financial needs of the citizens of St. Augustine and St. Johns County. Deposits at the present time are in excess of \$37,000,000.00.

We have come a long way, and are proud of our position in the community. For many years, even to our competitors, we have been and are known as THE FRIENDLY BANK. You, our employee, help us maintain that enviable reputation as you assist our customers with courtesy, efficiency and a smiling face.

HISTORY OF THE FIRST UNION BANK BUILDING

The main structure of the First Union National Bank Building was conceived and erected by Mr. F. A. Hollingsworth, a registered architect, who was commissioned to design a building for the First National Bank of St. Augustine. Work was commenced in 1926, shortly after the Bridge of Lions was started and the building was completed in 1928.

The enormity of the structure and its lobby, were typical of the banks built during the era, the time of Florida's "BIG BOOM", of which you may have heard. The construction is entirely made of hollow tile brick over a steel frame and stucco on the outside decorative covering, with terra cotta spread throughout the exterior design, in keeping with the Spanish atmosphere of the historic city of St. Augustine.

The inside design with its massive marble columns and floors lends a feeling of security to the premises as a bank. The Main flooring is made of marble slabs. The round vault door was constructed by Diebold Corporation and is the original vault that was set in during construction. The door weighs approximately sixteen (16) tons, yet it is so perfectly balanced it may be easily moved with one hand. When closed, this door causes the main vault to be air-tight, water-tight and sound-proof.

The additions on the north side of the bank were constructed in 1956 and the eastern portion was added in 1970. This eastern addition was designed by Bank-Building Corporation of America, the world's largest financial buildings designer, and was constructed by the firm of Foxworth and Parker, who were local contractors.

The original owners, First National Bank of St. Augustine, occupied these quarters for only a very brief time before falling victim to the bust that followed the boom, in 1929.

During the following ten years, the building was used as a warehouse, a mercantile store and as a temporary Post Office, while the governor's Mansion was being restored, for future use as a Post Office.

Then in 1939, it was acquired by Mr. Herbert E. Wolfe, who was the owner of the Exchange Bank of St. Augustine and it again became a bank and the top floors were rented as office space. The building at that time had two elevators that were hand operated and until last year, were the only one in this area of the State of Florida that still employed Elevator Operators.

The bank name was changed to Atlantic Bank of St. Augustine after the assets and properties were acquired by Atlantic Bancorporation in 1970. It was operated under Atlantic Bank of St. Augustine until 1986. In November of 1985, First Union National Bank of North Carolina purchased the assets and properties of Atlantic Bancorporation of Florida and it became a branch of First Union National Bank of Florida - Saint Augustine Main Branch and remains so today.

In December of 1985, First Union National Bank sold the Bank Building to private investors, Howard Davis and Dr. Richard Stoval, and First Union National Bank became tenants, occupying the entire main floor and portion of second floor.

The building again experienced a face lift in 1987, using the firm of A. D. Davis Construction Company; local contractors; the facade being restored to resemble the original look of 1929. First Union National Bank remodeled their inside quarters, changing the floor plan to enable us to serve our customers in a more efficient manner. The beauty of the main lobby was not altered, it was restored and the interior painted and all the marble cleaner with a bright new look for the '80's.

We hope you enjoyed our small history of the bank and the building, we thank you for your interest shown in this gracious old building.

The main structure of the Atlantic Bank Building was conceived and erected by Mr. F. A. Hollingsworth, a registered architect, who was commissioned to design a building for the then First National Bank of St. Augustine. Work was commenced in 1926, shortly after the Bridge of Lions was started, and the building was completed in 1928.

The enormity of the structure and its lobby were typical of a bank built during that era, the time of Florida's "Big Boom" of which you may have heard. The construction is entirely of hollow tile blocks over a steel frame, and stucco as the outside decorative covering with terra cotta spread throughout the exterior design, in keeping with the Spanish atmosphere of historic St. Augustine.

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During the following ten years, the building was used as a warehouse, a mercantile store, and as a temporary Post Office while the Governor's Mansion was being restored. Then in 1939, it was acquired by The Exchange Bank of St. Augustine who has been the successive owner since that time.

The bank name was changed to Atlantic Bank after the assets and properties were acquired by Atlantic Bancorporation in 1970.

First Union building on 'Registry'

By DOUG SHAVER
and GREG HOYELER
Staff Writers

A 60-year-old building described as the "most monumental work" of pioneer architect F.A. Hollingsworth was rededicated during a low-key ceremony Friday afternoon.

"I've always thought St. Augustine had just the right number of skyscrapers — one," said historian David Nolan in remarks preceding the ribbon-cutting that celebrated the First Union Bank Building's addition to the National Historic Registry.

The designation coincided with a renovation of the six-story structure, which opened as the First National Bank in the 1920s.

"We've gone back and restored the common spaces and the offices to as close as we could to what they were when it was built," said architect Howard Davis during an interview before the ceremony.

Davis and Dr. Richard Stoval, partners in Davis-Stoval Ltd., purchased the building in December 1985 and began the renovation project the following spring. The project was funded by industrial revenue bonds issued by the St. Johns County Industrial Development Authority.

"The National Registry status recognizes it as a contributing factor in the history of St. Augustine," Davis said.

Nolan said the bank represented "an important chapter in the rediscovery of Spanish architecture in the United States."

He said the rediscovery in St. Augustine began with Hollingsworth's design of the Zorayda Castle here in the late 19th century. He noted that Hollingsworth also designed what is now the St. Augustine Beach city building, planned the reconstruction of the St. Francis Barracks — now the state Arsenal — after a fire in 1915, and designed other noted structures in the Oldest City before getting the commission for what came to be the city's tallest building.

Renovation of the 50,000-square-foot building included remodeling of offices and hallways throughout the six stories, replacement of roof spindles, modernizing of the heat and air-conditioning systems, and installation of a fire sprinkler system.

The parking lot behind the building also was upgraded, increasing



By JIM LANE, Staff

Mrs. H.E. Wolfe and Mayor Kenny Beeson cut a ceremonial ribbon at entrance to the First Union Bank Building as owners Howard Davis, left, and Richard Stoval look on.

the capacity from about 40 spaces to more than 60.

Also, the elevators were converted from manual to automatic operation.

About half of the building is leased to the First Union Bank, successor to the Atlantic Bank of Florida, which acquired it from the Exchange Bank in 1970.

The original owner, First National Bank, was a victim of the Depression in 1929. During most of the 1930s the building housed a succession of enterprises including a warehouse, mercantile store and post office.

The Exchange Bank bought the building in 1939 and stayed there until its assets were acquired by the At-

lantic Bancorporation in 1970.

Now, space not occupied by the bank is being leased for offices to professionals such as lawyers, doctors and accountants.

"We think that downtown St. Augustine is something that you should be proud of and is a viable place to do business," Davis said. "The business community has to support it."

Besides Davis, Stoval and bank officials, those attending Friday's ceremony included St. Augustine Mayor Kenny Beeson, City Commissioner Vicki Sellner, County Commission chairman Larry Hartley, County Commissioner Sarah Bailey, and Mrs. H.E. Wolfe, widow of the president of the Exchange Bank.

ERRAT: SMITH, F.W. OR
ZORAYDA CASTLE OR VILLA ZORAYDA

St Aug. Record Sept 8-9, 1979

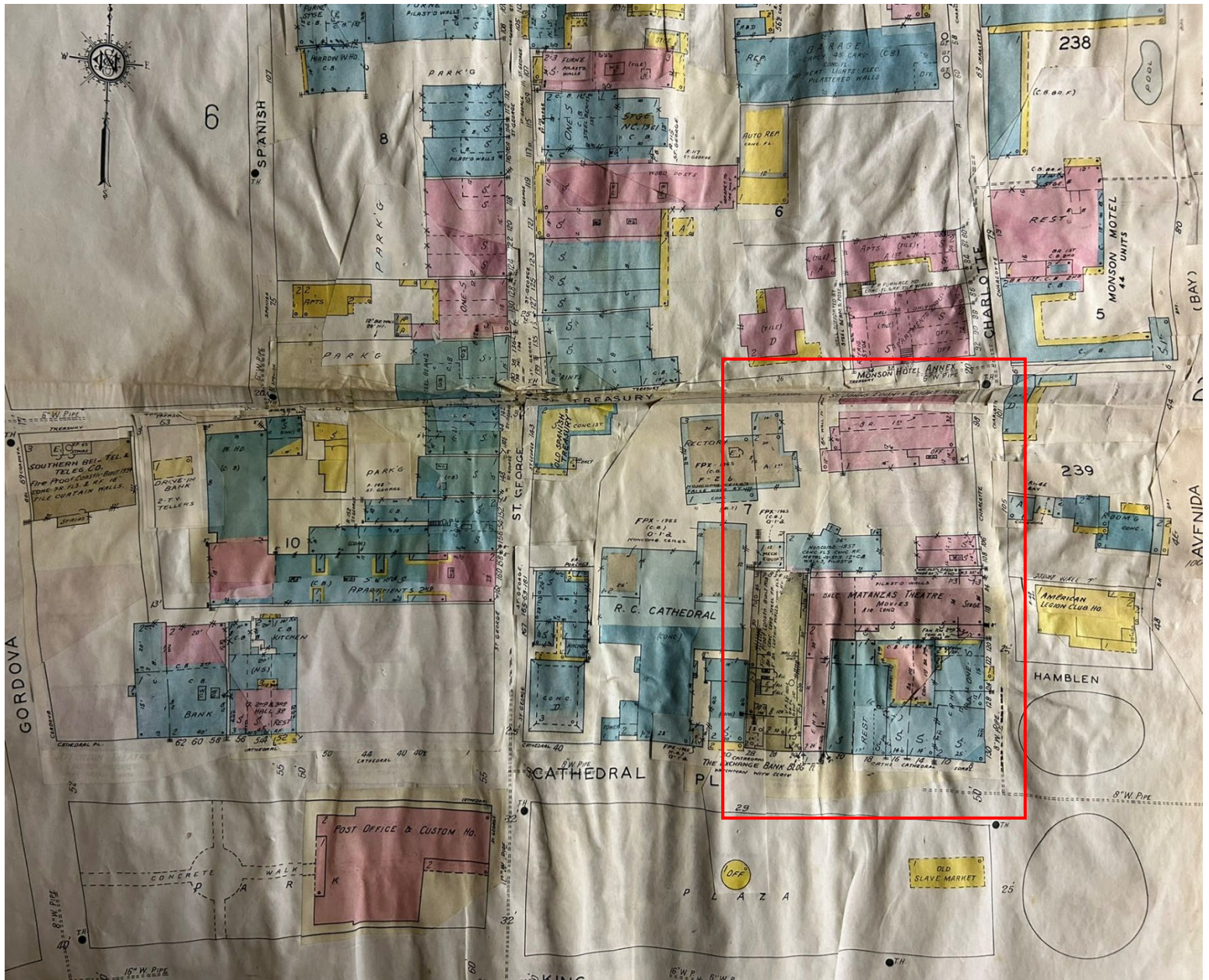


Atlantic Bank towers over bayfront scene of oldest city

Staff Memo Packet, Page 65

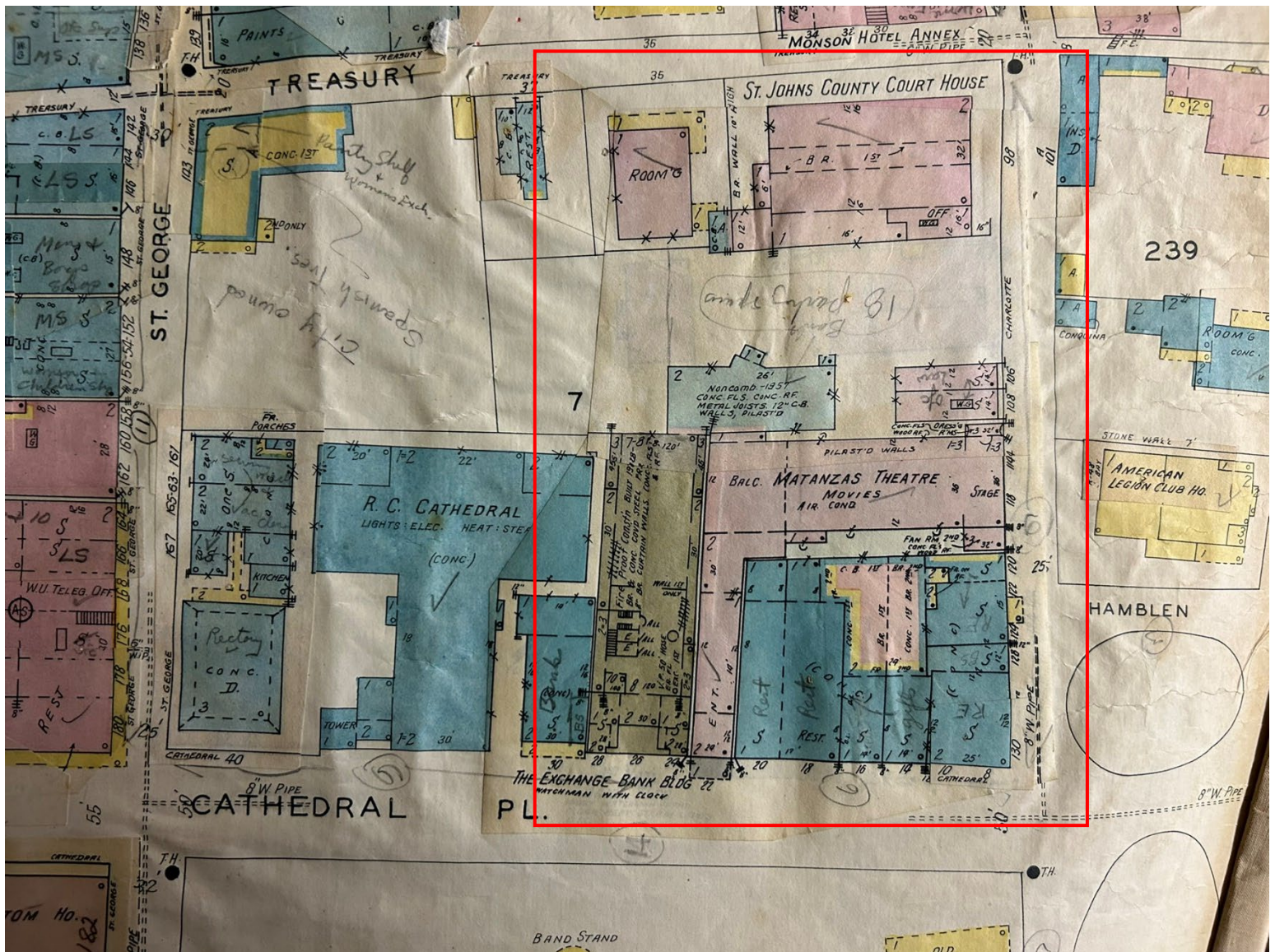
SANBORN MAPS (1930 basemap, revised to 1965)

24 Cathedral Place



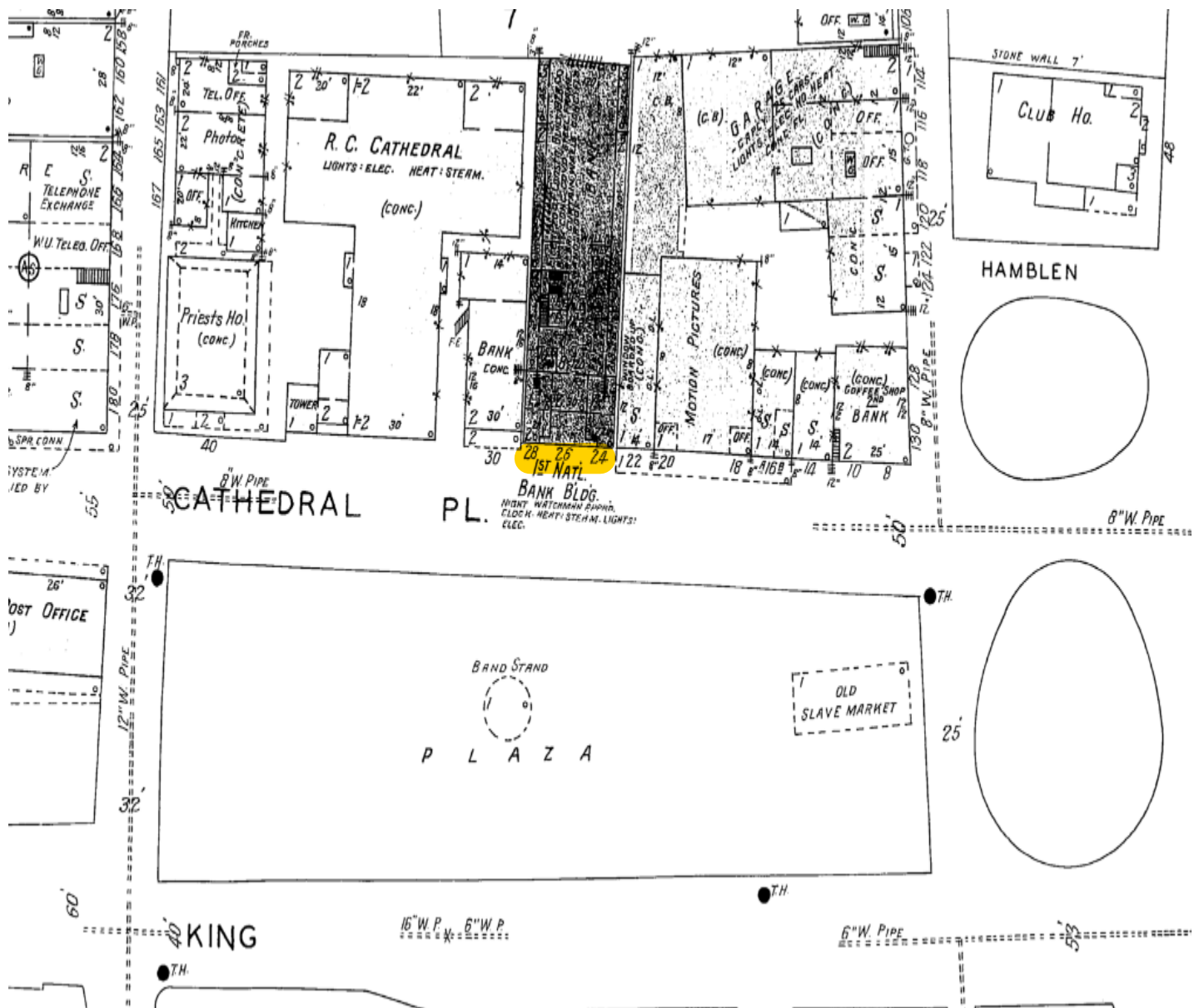
SANBORN MAPS (1930 basemap, revised to 1957)

24 Cathedral Place



ProQuest® Digital Sanborn Maps, 1867-1970

Saint Augustine Apr. 1930, Sheet 7



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SANBORN MAPS (1924)

24 Cathedral Place (Bank tower not shown on this map)



1788 ROCQUE MAP



Mediterranean Influence Styles (1885-1940)

Mediterranean-influenced styles of architecture include **Mediterranean Baroque, Spanish Renaissance Revival, Moorish Revival, Italian Renaissance (Venetian Renaissance), Spanish Colonial Revival and Mission**. Florida's Spanish heritage and semi-tropical climate favored the use of Mediterranean designs. The roots of Mediterranean-influenced architecture in Florida can be traced to the Spanish Renaissance Revival, Italian Renaissance and Moorish Revival churches and hotels built in St. Augustine in the 1880s.

Identifying features of Mediterranean-influenced architecture include clay tile roofs; stucco exterior walls; straight or arched windows; iron window grilles and balconies; arcades; ceramic tile decoration; and ornate, low relief carvings highlighting arches, columns, window surrounds, cornices and parapets. In St. Augustine, windows are usually tall casements or double hung sash. Fanlights are sometimes used over doors. An arch motif is common on windows, doors and porch colonnades.

The Spanish Renaissance Revival style was brought to St. Augustine by Henry Flagler, and makes extensive use of poured coquina concrete walls, red terra cotta tile roofs, complex building massing, monumental entries, towers, turrets, vertical windows and doors, galleries, loggias and balconies, intricate detailing, and rounded arches.

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

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

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

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

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

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

Moorish Revival (1883-1928)

The Moorish Revival style resulted from Victorian interest in the Middle and Far East. Boston architect Franklin Smith introduced this style to Florida in 1883 with the construction of the Villa Zorayda in St. Augustine which was inspired by the Alhambra Castle in Grenada, Spain.

The defining features of this style include a flat roof surrounded by a parapet heavily decorated with cast concrete crenelations. The design often features a pavilion tower, onion dome or minaret. Exterior walls are generally covered by stucco or unfinished concrete, and seldom feature ornament. Door and window surrounds frequently reveal a variety of decorative treatments including a horseshoe arch motif. Other common features are wood and metal balconies and ornamental tile work.

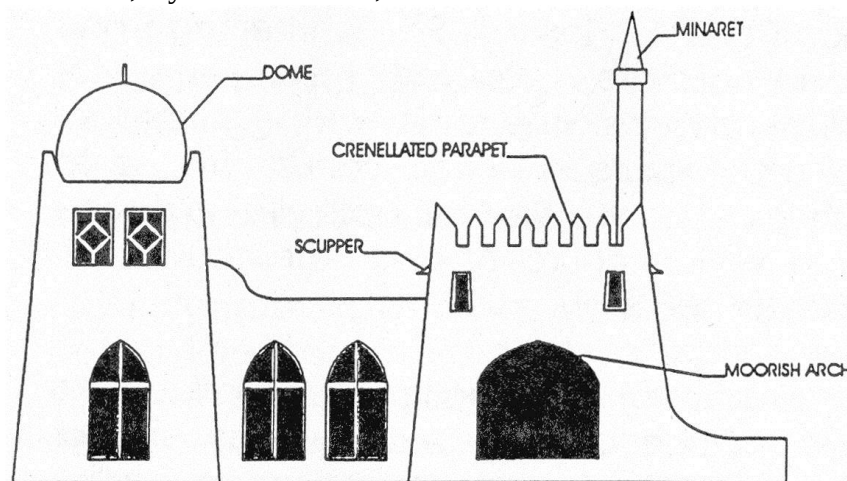
Buildings are not constructed directly on the street, although the size of yards varies. Building plans are rectangular, square, U-shaped or irregular. Buildings range from two to four stories.

Foundations are continuous, and may be poured concrete, coquina or brick. Construction is masonry or wood frame. Exterior finishes include unfinished poured concrete or concrete block, brick, coquina, rusticated concrete block, stucco or drop siding.

The most common roof type is flat with a parapet; although stepped gable, shed and hip are also used. Parapets are heavily decorated with cast concrete ornamentation. Secondary roof structures include towers, minarets and onion domes. Flat roofs are built-up. Pitched roofs are covered with composition shingles, clay tile or metal. Chimneys are poured concrete, brick or stone.

Windows are double hung sash six-over-six, six-over-two, four-over-one, two-over-two, two-over-one, one-over-one, five pane casement and two pane casement. Other multi-pane and fixed plate windows are also used. French doors, transoms, sidelights and attic louvers are also common. Stylized wood and metal balconies are used.

Detailing includes decorative parapets, towers, onion domes or minarets; horseshoe arches; decorative door and window surrounds; stylized balconies; and ornamental tile work.



Moorish Revival

Italian Renaissance (1914-1930)

This style, also known as Italian Renaissance Revival, was inspired by the Italian Renaissance palaces and estates of Florence, Venice and Rome. Although Florida contains fine examples of Italian Renaissance, this style did not match the popularity of the contemporary Spanish styles.

Identifying features of this style include a low-pitched hip roof, usually covered with ceramic tiles; wide, overhanging boxed eaves commonly containing decorative brackets beneath them; a symmetrical facade; second story windows that are generally smaller and less elaborate than the first story windows; and a recessed central entrance, usually displaying an arched opening that is sometimes accentuated by small classical columns or pilasters.

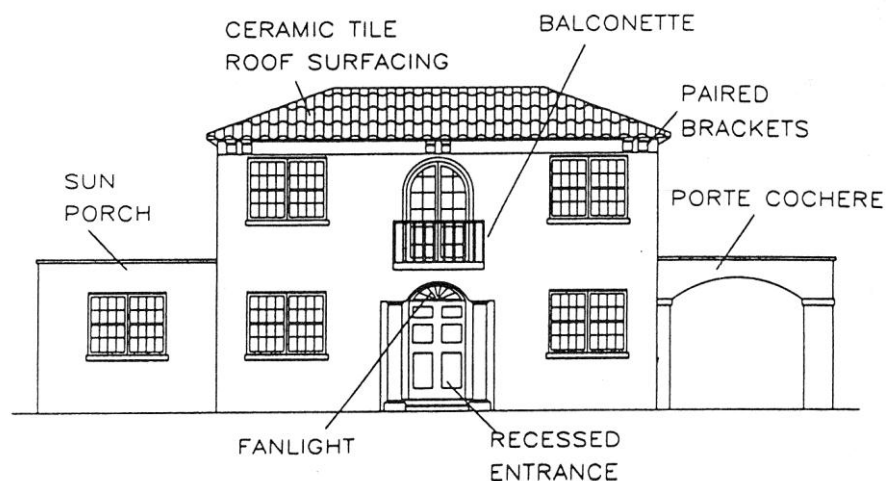
The **Venetian Renaissance** Revival style was brought to St. Augustine by Henry Flagler, and makes extensive use of poured coquina concrete walls, white and gold terra cotta tile roofs, complex building massing, monumental entries, towers, turrets, vertical windows and doors, galleries, loggias and balconies, intricate detailing, and both rounded and ogee arches.

Buildings are not constructed directly on the street, although the size of yards varies. Building plans are regular or rectangular. Buildings are two to four stories.

Foundations are continuous concrete. Exterior finishes are buff brick, stone or stucco. Roof types are gable, or low-pitched hip with eaves. Roof surfaces are covered with interlocking tile. Chimneys are brick.

Windows are double hung sash or fixed multi-pane, both in a multitude of configurations. Second story windows are generally smaller and less elaborate than first story windows.

Detailing includes broad overhanging roof with boxed eaves supported by decorative brackets; roof surfaced by terra cotta tile; arched doors, windows and porches; entrance accented by small classical columns or pilasters; quoins; pedimented windows; classical door surrounds; belt courses; rusticated first story.



Italian Renaissance

Spanish Colonial Revival (1915-1940)

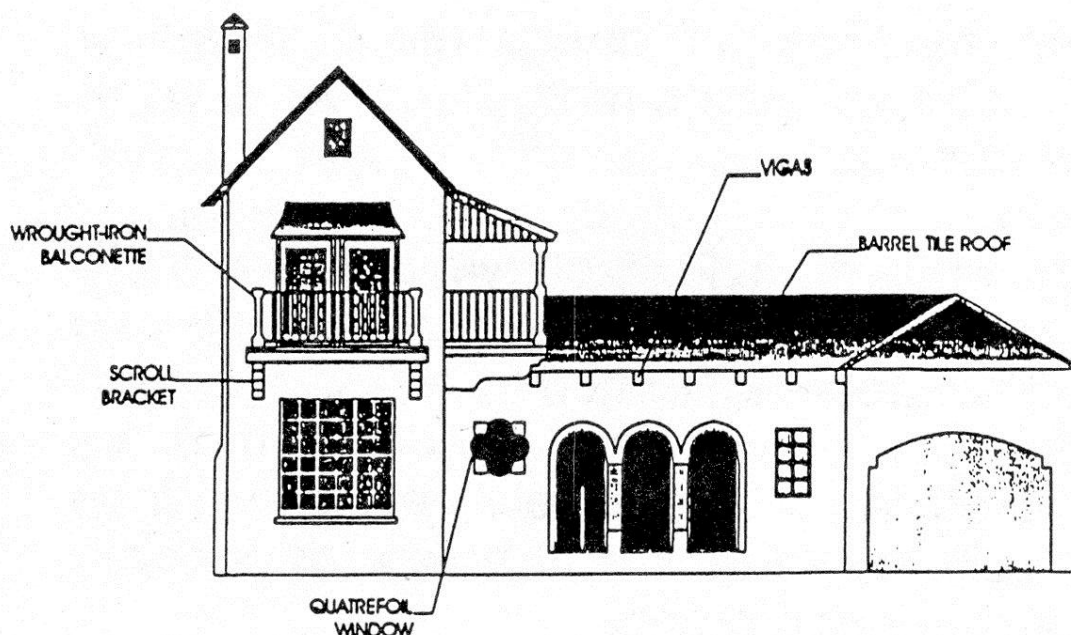
Spanish Colonial Revival, also known as Spanish Revival and Spanish Eclectic, drew from the architecture of Spain and its New World colonies. Architect Bertram Grosvenor Goodhue studied prototypes in Spain and Spanish America and developed the sophisticated, accurate interpretation of Spanish architecture.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

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

Buildings are not usually constructed directly on the street, although the size of yards varies. Building plans are rectangular or irregular. Buildings are typically two to four stories. Foundations are continuous masonry or brick. Construction is unfinished poured coquina concrete or masonry. Exterior finishes are brick, stucco or the unfinished coquina concrete.

Roofs are gable, hip, or flat with a parapet. Pitched roof surfaces are covered with composition shingles, barrel tile or interlocking tile. Flat roof surfaces are built up. Chimneys are brick. Windows are double hung sash five-over-five, one-over-one, and fixed multi-pane casement. Fanlights and transoms are common. Iron window grilles, balconies and balconets are common.

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



Spanish Colonial Revival

Mission (1919-1940)

The Mission style originated in California during the 1880's in response to increased interest in that state's Spanish colonial heritage. The Mission style became popular in Florida during the Land Boom of the 1920s. It is associated with a wide variety of buildings including churches, train stations, government buildings and private residences. Elements of the style, particularly the shaped parapet and the quatrefoil window, are frequently found on less formally designed buildings.

Identifying features of the Mission style are shaped parapets with coping; bell towers; quatrefoil windows; red barrel tile; and arcades.

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

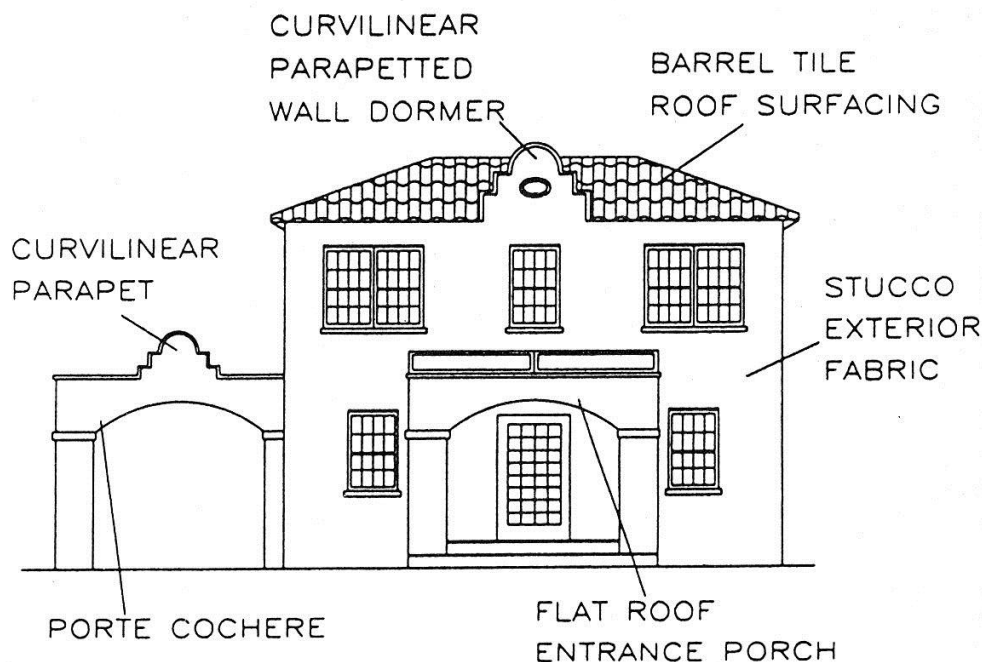
Building plans are L-shaped, T-shaped or irregular. Buildings are one or two stories.

Foundations are continuous concrete or coquina. Construction is masonry or wood frame. Exterior finishes are stucco or unfinished coquina blocks.

Roof types are hip or flat with a shaped parapet and towers. Flat roof surfaces are built-up. Pitched roof surfaces are covered with barrel tile. Chimneys are brick or coquina block.

Windows are double hung sash six-over-six, three-over-one, one-over-one, or multi-pane casement. Quatrefoil windows, fanlights and sidelights are common.

Detailing includes plaster and terra cotta detailing, and quatrefoil windows.



Mission

St. Augustine, FL City Code under DIVISION 9. - PLANNED UNIT DEVELOPMENT: PUD

Sec. 28-286. Purpose and intent.

The purpose of the planned unit development (PUD) zoning district is to provide an option, and process for the provision of unique, individually planned developments that are consistent with the Comprehensive Plan and the categories outlined in the Comprehensive Plan, but may allow for more creative, flexible, and innovative designs for projects than the regular zoning districts allow. The PUD process is a voluntary process initiated by an applicant to provide flexibility for their project, while at the same time providing an opportunity for the city planning and zoning board (PZB) and city commission to integrate potential benefits, limitations and regulations as it deems necessary to protect the public health, safety and general welfare.

The PUD process is designed to:

- (a) Promote more efficient and economic uses of land, including bypassed lands, land ripe for urban infill, and potential redevelopment projects;
- (b) Encourage a more compatible and harmonious development of contiguous lands;
- (c) Provide flexibility to meet changing needs, technologies, economics, and consumer preferences;
- (d) Provide a process to assess a development's impact on the proposed site, the surrounding neighborhoods or areas, and the city as a whole;
- (e) Demonstrate the coordinating of architectural styles, building forms, and building relationships within a planned development, as well as, the planned developments relationship with the existing and preferred architectural context surrounding the project;
- (f) Provide an environment of consistent character compatible with the surrounding areas; and,
- (g) Permit specific limitations and requirements in excess of those included in other zoning districts, based on the unique characteristics of the individual site, where necessary to the public health, safety, or welfare, or for the protection or preservation of lands, neighborhoods or areas of the city deemed unique or historic based on the proposed location of the planned development.

The intent of a planned unit development (PUD) is to permit this flexibility from the strict application of traditional zoning district regulations by identifying each waiver, variance or exception to such regulation and providing an alternative development condition for that specific PUD. A PUD is a zoning category that can be beneficially utilized in order to create site-specific regulations to address specific development or topographic conditions, historic or architectural features, existing structures, neighborhood patterns or transitioning uses of land. PUDs may be created as in-fill development or redevelopment, or may be developed as traditional residential subdivisions of vacant land. The regulations found in this section may be generally applicable to all PUDs, while others, such as section 28-291, are intended for traditional residential or mixed use subdivisions of vacant land. Amendments to existing PUDs shall comply with the same requirements as found herein for PUD rezoning.

(Code 1964, § 33-70; Ord. No. 05-37, § 1, 12-12-05; Ord. No. 13-08, § 1, 5-13-13; Ord. No. 16-07, § 1, 2-8-16)

BEFORE THE
PLANNING AND ZONING BOARD FOR THE
CITY OF ST. AUGUSTINE, FLORIDA

TYPE OF REQUEST:

- | | |
|--|--|
| ☐ Appeal (28-29) | ☐ Preliminary Subdivision Plat Approval (23-38) |
| ☐ Conservation Overlay Zone Development (11-29) | ☒ PUD Modification/Amendment (28-30) |
| ☐ Use by Exception (28-2) | ☒ Rezoning (28-30) |
| ☐ Final Development Plan (____) | ☐ Variance (28-29) |
| ☐ Land Use Plan Amendment (28-30) | ☐ Other (____) |

IN THE MATTER OF:

Case No.: PZB2024-0041
Applicant: Ellen Avery-Smith c/o Rogers Towers, P.A.
Owner: Kasam Hospitality, Inc
Address: 24 Cathedral Pl, Saint Augustine, Florida, 32084
Parcel Number: 197160-0000; 197200-000

Re: PUD Modification/Amendment, pursuant to Section 28-30, City of St. Augustine Code, To rezone approximately 1.06 acres of property from the 24 Cathedral Place Planned Unit Development (PUD) (Ordinance No. 2013-22) to the Amended and Restated 24 Cathedral Place Planned Unit Development (PUD).

THE PLANNING AND ZONING BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON TUESDAY, JULY 2, 2024, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant and/or representative ☒ was present at the Tuesday, July 2, 2024, Planning and Zoning Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☒ members of the public testified under oath, or ☐ no members of the public spoke on this issue.
3. The subject property has a land use designation of Historic Preservation, and a zoning classification of Planned Unit Development (PUD).
4. The above-described PUD Modification/Amendment is subject to Section 28-30 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Planning and Zoning Board determined that the requested action MEETS / **DOES NOT MEET** the requirements of Section 28-30, City of St. Augustine Code, and APPROVES / **DENIES** / **CONTINUES** the Applicant's request To rezone approximately 1.06 acres of property from the 24 Cathedral Place Planned Unit Development (PUD) (Ordinance No. 2013-22) to the Amended and Restated 24 Cathedral Place Planned Unit Development (PUD)..

Subject to the following findings by the PZB:

- ① Modified language for "C. Proposed Development. 5. f." to be completed
- through collaboration between City staff & applicant based on Board. discussion.
- ② The HARB to give special attention to proposed rooftop pergola during their review.

Subject to the following conditions:

- Recommends approval to St. Augustine City Commission.

DONE AND ORDERED, at a public hearing on the 2nd day of July,
A.D., 2024, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. PZB2024-0041

REQUEST

APPROVED / DENIED / CONTINUED

Sign Name

Charles Pappas

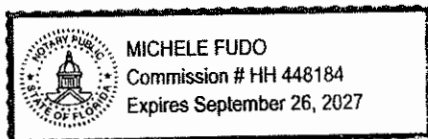
Print Name

PLANNING AND ZONING BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Charles Pappas, who is personally known to me and who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 2nd day of July, A.D., 2024.



Michele Fudo
Notary Public, State of Florida



For the August 11, 2022 HARB Special Meeting
Opinion of Appropriateness Application: HP2022-0039
Address: 22 – 24 Cathedral Place
Applicant: Troy Blevins
Property Owner: Kasam Hospitality, Inc.

1. This Opinion of Appropriateness (OOA) application was heard at the June 16, 2022 HARB meeting and continued by the HARB, then continued at the July 21, 2022 without being heard per the applicant's request. Recognizing the significance of the proposed project based on the large scale and the prominent location in the downtown, within the Historic Preservation Two (HP-2) Zoning District, the St. Augustine Town Plan National Historic Landmark area, and National Register Historic District, HARB members expressed the desire to have more time for discussion with the applicant. A special meeting was called.
2. At the June meeting some of the concerns expressed by the board included the following:
 - a If a PUD could provide flexibility of different architectural styles than the Architectural Guidelines for Historic Preservation (AGHP) requirement that new buildings in HP-2 and HP-3 be in the form of St. Augustine Style reconstructions "with all the permutations of development from 1565 to 1821," as well as certain zoning requirements such as allowed maximum building heights and lot coverage. (Staff restated that a PUD does allow for flexibility if approved and that the PUD amendment would need to articulate how the new buildings deviated from the AGHP and zoning requirements.)
 - b Looking at the context of the subject and existing buildings around the project area, with many from the early 20th Century, some members stated that requiring new buildings to be in the Colonial style would not make sense.
 - c Others felt that there were too many different architectural styles proposed with the design of the new buildings.
 - d That the height, scale, and massing was too intensive for the surrounding streetscape, and that no relief was given along the Charlotte and Treasury Street facades that were proposed to be built right to the street:
 - e Since the proposed project area is so important, the true impact of the proposed height (3-1/2 stories) for all the new buildings must be understood. This design height and its consistent use down the street did not fit within the existing tapering of heights from the Plaza down Charlotte Street and down Treasury Street.
 - f Infill was desired over the large existing surface parking lot; however, separation between / definition of the buildings, some relief along the facades, and at least small areas of green space was needed.
 - g Conceptual streetscape views did not show the proposed buildings from a pedestrian point of view, only a bird's eye, which distorted how the height, scale, and mass would appear to people interacting with the buildings at ground level. Members requested additional streetscape views showing the proposed buildings within the existing context of adjacent buildings and a better understanding of the view of the parking garage from Treasury Street.
 - h The proposed raised rooftop design on #22 Cathedral Place was not appropriate for the building or HP district and should be removed from the design.
 - i After members expressed concern that the HARB and applicant could spend many meetings to get to an approval for a Certificate of Appropriateness (COA) and that the City Commission could in turn deny the proposed different architectural styles and zoning elements in the PUD amendment, the City Attorney suggested that the amendment could be reviewed after an OOA approval, and approved if the commission saw fit, with the condition that HARB approval of a COA and any other outstanding PZB approvals would still be needed.
3. For this meeting, the applicant provided multiple new conceptual streetscape views from a pedestrian's vantage point, along with the historic photos and Sanborn map views that were used as inspiration for the proposed new building designs, as requested. Only slight changes were visible when studying the newly submitted floor plan views, with some small recessed areas from the street along the Charlotte and Treasury Street facades now included.
4. Overall, most of the originally proposed design elements appear to remain. Many of the additional HARB concerns need to be addressed and more extensive changes to the proposed design will be needed for it to be compatible with the existing context and streetscape. The June 16 staff report follows to provide background of the existing buildings and AGHP recommendations.

STAFF RECOMMENDATION:

Based on a review of the AGHP, previous HARB discussion at an earlier meeting, and without the support of evidence to the contrary, staff finds that the board can **CONTINUE** an **OPINION OF APPROPRIATENESS** at **22 - 24 Cathedral Place** to allow time for the applicant to respond to recommended changes to the design provided by the HARB and provide additional details as requested.

Julie Courtney

Julie Courtney, Historic Preservation Officer

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Special Meeting August 11, 2022

The Historic Architectural Review Board met in formal session at 1:04 P.M., Thursday, August 11, 2022, in the Alcazar Room at City Hall, St. Augustine, Florida. Catherine Duncan, Chairperson, called the Special meeting to order, and the following were present:

1. ROLL CALL:

Catherine Duncan, Chairperson
Gaere MacDonald, Vice-Chairperson
Jon Benoit
Paul Weaver, III
Brad Beach

City Staff:

Julie Courtney, Historic Preservation Officer
Amy Skinner, Director, Planning and Building Dept.
Isabelle Lopez, City Attorney
Elyse Wiemann, Recording Secretary

2. General Public Comments for Items not on the Agenda

(None)

3. Opinion of Appropriateness

3. (a) HP2022-0039 (Continued at June 16 and July 21, 2022 Regular HARB meetings)- Troy Blevins– Applicant Kasam Hospitality, Inc– Owner 22-24 Cathedral Place

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

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

Troy Blevins, Ellen Avery-Smith and Mike Koppenhafer reviewed the application.

Board discussion:

- Asked if the first building past Tradewinds was two or three stories
- Thought two stories would be potentially better than three
- Questioned if all the parking was being eliminated in front of the building
- No street parking would be in front of the building
- Questioned if the buildings on Charlotte Street would be above or seen from the vista
- Questioned the height of the buildings
- Questioned the heights of surrounding buildings in the area to know exactly how much of the proposed buildings would be seen
- Questioned the distance from the first floor to the sidewalk

Applicant response:

- The first building was three stories tall
- After speaking with Public Works would have to replace the eleven parking spaces that were in front

- Thought parking would resemble Hypolita and Treasury Streets
- Height of the buildings from the street to the top were provided in the original application packet
- Thought there would be very little observed from the Bayfront
- Harry's Seafood restaurant was thirty-two feet tall
- Roof line of the proposed building was at thirty-two feet with parapets, which will vary in heights to help break it up
- Thought the Board's previous opinion was to break it up depending on the elevations
- The distance was between eighteen and twenty-four inches with a nine-foot elevation with seven at the street

Mr. Blevins said they were wanting to work as a team. He said any recommendation would be helpful.

Ellen Avery-Smith informed the Board she was involved with drafting the Planned Unit Development (PUD). She noted the compact for the area restaurants, the Charlotte Street landscaping, parking and some public parking would be addressed in the PUD. She said they were not in HARB's purview but wanted to note the PUD would include architectural renderings, the landscape plan, and the requirements for the City's PUD Ordinance.

Ms. Duncan asked if there was a height limit on the current PUD in place.

Ms. Avery-Smith said it was the existing building, which was 130 feet to the peak, and at the level of occupancy, it was 112 feet high.

Mr. Belvin said height was not addressed other than the main building.

Ms. Duncan asked how the Board was to measure the height when there was a height limitation.

Ms. Skinner said it started at the flood plain. She said it was one foot above base flood elevation to the highest point or the peak of the roof or the top of the parapet.

Ms. Duncan said the first floor would be a total of nine foot.

Ms. Avery Smith said they would respect the height of the existing buildings as those would not be modified and would need to respect the FEMA flood regulations and City Code.

Mr. Blevins said they were at nine feet with the existing building and the new one would be even with it.

Ms. Duncan asked if there was a survey that showed that information and asked to have that for the next meeting.

Mr. Weaver pointed out the Hilton Garden Inn had to be raised and the windows were at different elevations and felt that the difference in fenestration was noticeable.

Mr. Koppenhafer discussed the application and said the desire was to hide the parking garage and felt it was a nod to the Vail Block drawing from 1878. He said he wanted the space to feel like it had always been there. He was in favor of softening the space by adding landscaping with vertical and horizontal elements. He said the two-dimensional renderings showed the different heights of the buildings. He said the intent was to break the space up and the desire was to demonstrate what it would look like by providing the streetscape images.

Ms. Duncan asked how tall the coquina wall was at Harry's Seafood as it looked exaggerated.

Mr. Koffenhafer said the parking garage entry would be standard at seven foot and the coquina wall was about eight or nine feet tall.

Ms. Duncan asked how the buildings were being constructed and the types of materials that would be used and the thickness.

Mr. Koffenhafer said it was ten feet on center, floor to floor with block and plank (Concrete Masonry Unit) with a hollow board plank on top. He said as long as there were an eight and half to nine-foot ceiling heights the rest would be taken up with the structure. He said their building would be smaller with a floor-to-floor ten-foot height except for the lobby which was an open two-story space. He said each structure was historic to the property and could be a nod to those styles.

The Board provided ex parte communication during individual testimony.

Public hearing was opened.

Leslee Keys provided documentation for the Board to review¹. She felt the applicant was eradicating the last 100 years of the City's Historic Preservations history and creating a Victorian era that was noted to not be the important timeframe in St. Augustine especially for the Town Plan National Historic District, which was Spanish Colonial. She said the skyline was in multiple national publications, and the one skyscraper should be left as the only skyscraper and should be protected. She said the Plaza de la Constitution was the center of the town and very important. She said the infill construction in this location was very important and should be done carefully. She said the Victorian era had been done outside the historic district and it did not need to be done in the National Historic Landmark District.

Judith Fagan spoke in opposition to the application and said there was no longer a place for residents, and it had begun to resemble a historical Disneyland. She said if we do not learn from history we are doomed to fail. She said she was not opposed to change but residents should be considered.

¹ Documents attached to the packet.

She said adding a parking garage in the middle of the City would be devastating to the already congested downtown area. She encouraged the Board to help find a solution to the problem.

BJ Kalaidi stated she was very concerned with the Boards decision related to the application and referred to page four in the staff report. She agreed the Plaza was the most important location within the City and thought the surrounding buildings should complement it and not distract from it. She was unsure as to why a parking garage was needed. She encouraged the Board to be very careful and to make sure it fit with the City's history.

Public hearing was closed.

Board Discussion:

- Appreciated the testimony and comments by the public
- Spanish Town Plan was thought to be an abstract as the National Historic Landmark
- Rocque map identified a hierarchical town with the tallest in the center and then decreased in scale and mass
- Project did not need to be Spanish Colonial; however, should keep in character of the Town Plan and the Spanish Colonial architecture
- Map identified buildings were set on the property line and was densely developed
- Victorian era hotels and 20th Century buildings were out of scale with the Colonial buildings
- City had reduced the scale of the buildings to a Colonial scale
- Felt it should be kept in the Mediterranean style in association with the Exchange Bank Building
- Exteriors of Spanish Colonial buildings were masonry, stucco, three to five bays wide

- Main concern was Victorian scale was wider and taller
- Would be supportive if it kept with the Colonial architecture with a Mediterranean theme and if it kept with the Town Plan
- Felt rooftop appurtenances should be eliminated
- Questioned how the buildings would impact the Exchange Bank building as it was historic
- Should discuss the Secretary of the Interior's Guidelines and archeology
- Concerned with how much was going in such a small space
- Had minor changes to the front elevations on the main road since last meeting
- Felt the proposed design was forced and did not respond to the surrounding context of today
- Design should not look back to past history but look forward to the City's future
- Trying to conceal the three-level parking garage by adding another three-story element
- Parking garages in town were below grade; asked if the proposed parking garage be dropped down reducing the scale
- Should have a common thread throughout all the buildings
- Felt this was a zoning change and asked why a rezoning was being done
- Asked if they were held to the height restrictions in the HP 2 District

Ms. Avery-Smith said there was an existing PUD that would be modified; however, that was permitted under the City's Land Development Code.

Mr. Benoit said the zoning managed the scale. He asked if they were held in the PUD to the scale and density as defined by the HP 2 District.

Ms. Skinner advised they were not. She said a PUD was to encourage creativity and as

long as it was consistent with the Comprehensive Plan Land Use for the area, which was Historic Preservation Land Use and encouraged a mixed-use district.

Mr. Benoit said it was not referring to the HP 2 District around it, which was restricted of total lot coverage by 70%, 50% main structure, 2 ½ stories, maximum of thirty-five feet, and the other 20% was accessory building up to 1 ½ stories. He said looking at the cubic or square footage of space throughout HP 2, there was a certain managed yield; however, the proposal had 95% lot coverage or more and almost everywhere had three stories. He questioned the benefit to the City.

Board discussion continued:

- Exceeded the thirty-five-foot height limit
- Proposed drawing had a parapet at forty-two feet and an even higher appurtenance
- Had an outdoor entertainment space
- Used past historic photos to draw from but eliminated the setbacks and was now three stories
- Thought it was difficult to maintain the character with setbacks and height
- Asked applicant to soften the street on Charlotte
- Parking had been eliminated and landscape was added
- Every corner had been maximized and surpassed almost everything in the existing zoning
- Felt it would be difficult to make 65,000 square feet look Spanish Colonial
- To obtain more Board support should change the scale
- Felt the applicant was asking for a huge increase in the useable space

Applicant response:

- City Code allowed thirty-five feet plus additional footage for mechanical equipment and architectural features

- Felt the Board should focus on the AGHP guidelines
- Details of the PUD was not in the purview of the Board
- PUD would be modified in the future
- Wanted to discuss the vision of the property
- Idea was to provide parking for the hotel and the public; however, parking was not in the purview of the Board

Ms. Duncan asked if there was a thirty-five-foot height limit on the property and would it have to be approved before it could be higher. She asked if HARB was able to have input on the modification to the PUD.

Ms. Skinner said HARB's input related to the design elements of the project. She said it was a PUD and was allowed to be creative and other elements were allowed to be introduced to the project. She said the PUD Ordinance stated, "a streetscape for the block the project was on and the facing block should be included for the HP areas". She said what needed to be reviewed was streetscape, demonstrating compatibility, proportions, form and rhythm with the surrounding area, also details of colors, materials and design themes could also be required.

Mr. Benoit felt the proposal was far outside what would normally be allowed. He said there was a one story next to the proposed and then a two story across from it. He said if they felt three-story building was compatible, he disagreed.

Board discussion continued:

- Buildings should be in the spirit of the Colonial scale
- Would be beneficial to have infill but thought the massing was over the top
- The town was busy because it replicated the Spanish Colonial City
- Original gems in the City were underneath the proposed project

- Questioned if it needed to be Spanish or British Colonial and asked if new construction had to be built in that style
- Felt there might be flexibility as there were other styles in the area but Victorian did not fit
- Questioned if building was at ten feet since hurricane Matthew flooded at nine feet
- Flood maps had been reset with a new base flood at eight feet and a freeboard at nine feet
- Thought removal of parking on Charlotte Street was good as it was difficult to maneuver the street
- Parking for the public was moved to the garage but asked how the public would be able to use those

Applicant Response:

- 22 and 44 Cathedral Place was at nine foot six inches
- Building did not flood during the hurricane
- Most of the Vail block existing buildings flooded

Ms. Lopez said she thought the parking details would be included in the PUD.

Board discussion continued:

- Felt it could be an opportunity for British or Spanish Colonial style to anchor the corner in HP 2
- The town was more in the Colonial style and was successful
- Felt it was impossible to have a garage in the Colonial style, but could develop a parking area with setbacks to get it away from Charlotte Street
- Was noted two months ago project was very intensive and expected to see the input from the Board
- Unsure why a Courthouse was being used to design a new hotel
- All documentation provided showed the buildings fronting the Plaza and not a

side street and the proposed buildings were for a side street

- Expected high performance for the City as this was a real functional town
- Buildings should not compete with the real history
- Streetscapes coming over the Bridge of Lions was most important
- Wanted the drawings larger in order to clearly read the elevations and understand the concept
- Questioned how the buildings were designed with the guidelines in mind

Applicant response:

- Buildings designs were based on buildings that in history, had been on the block prior to being burnt down
- Trying to create something that worked within the vocabulary of this part of the City
- Felt from past meetings what had been presented was acceptable but was willing to design what was requested
- Using the courthouse because it previously had been on that property
- Most successful project would be one that worked for the owner and that HARB agreed with, and was special for residents and tourist
- AGHP showed three-story Spanish Colonial buildings
- Off-site parking was not required in this zoning category; however, felt the parking garage would be beneficial
- Wanted to have a consensus on the style direction
- Wanted to shield the mechanical units to not be seen from the street

Ms. Duncan said the concern with the height was because the Vail Block rendering was fronting the Plaza and the proposed was fronting the side street.

Mr. Blevins said they wanted to do work and do what was best for the City but also wanted it to be functional. He said they were willing to work with what was functional and wanted

it to be something to be proud of for generations.

Mr. Benoit said the issue was they were trying to use all the square feet they could. He said he did not want to be locked into a style but wanted to focus on the guidelines. He said the guidelines indicated 40% of the main structure could be on the main property line; however, the structures were 100% on both property lines. He questioned how this was compatible in both scale and form when none of the compatible measuring tools in the guidelines had not been followed. He stated this was a rezoning and there were only two reason for a rezoning: opportunity or hardship.

Ms. Avery-Smith said she understood the concerns with the mass, density, and scale but the PUD modification was not being discussed. She said PUD would be a separate application that would be heard by the Planning and Zoning Board (PZB). She felt the style of the building needed to be narrowed down and asked if that was British or Spanish Colonial. She said once an architectural style was determined the rest could be answered.

Mr. MacDonald apologized that the style was not determined at previous meetings and thought a style could have been determined.

Mr. Benoit said he did not feel a style should be determined as the scale was not compatible and that should be the main focus.

Mr. MacDonald said the applicants wanted to work with them to find a solution that worked for the City. He said mass was clearly noted and thought the Board should provide what could be acceptable in styles in order to provide a better proposal. He asked if Mediterranean Revival, British or Spanish Colonial was better.

Mr. Weaver said the benchmark for the project was 24 Cathedral Place which style was Mediterranean Revival. He said he

provided a list of the different buildings around it that were in the same style. He said the City had moved past the Victorian style and with the PUD they could be creative. He said Mediterranean Revival's roots were in Spanish Colonial and it could be a compromise. He said he thought the scale, setbacks, rhythm of opening were important but questioned if lot coverage was a huge concern.

Mr. Beach felt a massing study would be beneficial and help determine the direction moving forward. He said the primary element that needed to be reviewed was the volume.

Ms. Duncan said the applicants should provide the elevations and heights of the other buildings from the corner down Charlotte Street. She advised them to look at different residential buildings as that was similar to a hotel. She advised starting with the guidelines which stated it needed to be Spanish Colonial was a starting point.

Mr. Weaver said he thought they were beyond the Spanish Colonial style.

Mr. Blevins said if he had understood that was what was asked for, he would have brought a new proposal. He said they were willing to do whatever was needed and what was good for the City.

Mr. MacDonald agreed that the mass and style were related and thought Spanish Revival or Mediterranean Revival could fit.

Mr. Blevins said the only building that was close to what was suggested was the one to the left in the rendering, which was more of the Moorish style than Mediterranean.

Mr. Weaver suggested the middle three buildings in the rendering were not in that style and should be revised. He said it should be more in the Mediterranean style which related back to Colonial period. He said the Victorian hotel on Treasury Street should also be revised to have a unified theme.

Mr. Blevins said the design came from the history they have had with the Board on other projects in the City. He said they were asking for a clearly defined direction in order to bring back a better proposal.

Ms. Duncan said it was the massing, rhythm, how the building turned the corner, and how the building ended, but did not want to designate a particular style. She asked if the east elevation walking down Treasury Street was provided.

Mr. Blevins said they had provided the heights and elevations in the first application.

Mr. MacDonald said thus far he thought Spanish Revival, Mediterranean Revival, and thought the Moorish style would also be compatible and a nice nod to the Ponce hotel.

Mr. Benoit noted they were asking for a tremendous increase in cubic footage which could be leased, rented or sold. He said a concession for him would be to eliminate courthouse building on the corner and having a pedestrian plaza. He said there would not be a bar/restaurant on the third floor. He said in terms of use, it was a large use on the Plaza. He recommended if scale and zoning would not be discussed, it should be under the thirty-five-foot height limit, which was in line with the Code.

Ms. Avery-Smith said the existing PUD included a building that was 135 feet tall. She said the PUD was not limited to thirty-five feet; however, they understood there was a lot of work that needed to be done. She said they were seeking a PUD modification which would include some benefits to the City, but also needed to be financially feasible to the owner.

Ms. Duncan said the drawings should indicate exactly what the buildings would look like and not block real historic buildings. She asked if there was a thirty-five-foot height limit or were they allowed to build as high as the bank building.

Ms. Lopez replied the PUD was specific to the existing building. She suggested moving away from historic buildings and focusing on the mass, scale, and compatibility based on the code and stay within the Moorish, Mediterranean leaning towards to the Spanish Colonial style.

Mr. Weaver said they were trying to provide measurables, which could help everyone.

Mr. Blevins showed a photo with the heights of the buildings and asked if they needed to expand.

Ms. Duncan said she wanted an entire streetscape as the photos were difficult to read as shown. She said it needed to be more of a continuous sheet.

Ms. Lopez said there were streetscapes that could be viewed if they needed a guide.

MOTION

Mr. Weaver MOVED to CONTINUE the application 2022-0039 22-24 Cathedral Place to the October 20, 2022 HARB meeting. The motion was SECONDED by Mr. MacDonald.

VOTE ON MOTION:

AYES: Weaver, MacDonald, Beach, Benoit, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

4. Other Business

(None)

5. Next Scheduled Meeting Date

5. (a) Wednesday, August 17, 2022 at 1:00p.m. (Regular meeting date moved to accommodate a scheduling conflict)

6. Adjournment

There being no further business, the meeting was adjourned at 3:37 P.M.²



Catherine Duncan, Chairperson

² Transcribed by Elyse Wiemann

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting September 18, 2024

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

1. ROLL CALL:

Brad Beach, Vice-Chairperson
Paul Weaver, III
Catherine Duncan
Linda Potter
Barbara Wingo

Alternate

Absent

Gaere MacDonald, Chairperson (Excused)

City Staff:

Julie Courtney, Historic Preservation Officer
Candice Seymour, Historic Preservation Planner
Amy Skinner, Director Planning and Building
Isabelle Lopez, City Attorney
Michele Fudo, Recording Secretary

2. General Public Comments for Items not on the Agenda

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

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

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

3. Approval of Minutes

MOTION

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

VOTE ON MOTION:

AYES: Duncan, Potter, Weaver, Beach, Wingo

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

4. Modification and approval of Agenda

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

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

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

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

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

AYES: Duncan, Weaver, Potter, Wingo, Beach

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

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

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

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

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

Ex Parte Communication: none

Mitchell Turner and Autumn Martinage

James Whitehouse representing Turner Ace Hardware reviewed the application.

Ms. Potter asked what would be replacing the building.

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

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

The Board discussed:

- The building was an ancillary structure

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

MOTION

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

VOTE ON MOTION:

AYES: Weaver, Wingo, Potter, Duncan, Beach

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

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

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

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

8. Opinion of Appropriateness

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

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

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

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

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

Freemont Latimer presented his landscape plan for the Board.

John Regan summarized some of the public benefits of this project

The Board presented their Ex Parte Communication.

Public hearing was opened.

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

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

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

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

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

There was a brief break due to technical difficulties.²

Public hearing was closed.

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

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

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

² Break 4:18 – 4:23

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

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

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

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

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

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

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

reworking the project to reduce the massing of the building.

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

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

Mr. Weaver listed the items the board had consensus.

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

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

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

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

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

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

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

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

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

MOTION

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

VOTE ON MOTION:

AYES: Weaver, Potter, Duncan, Wingo, Beach

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

9. Planning and Building Staff Communications

(Provided for informational purposes)

10. Other Business

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

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

10. (b) Brief discussion regarding roofing materials

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

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

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

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

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

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

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



January 2, 2025

Ellen Avery-Smith
Shareholder
Rogers Towers, P.A.
100 Whetstone Place, Suite 200
St. Augustine, FL 32086

RE: The Exchange Hotel – Design Submittal Summaries

Ellen,

As requested, I have listed out a few important items that I would like HARB to comment upon.

Please provide direction on the appropriate design style for the project to follow. Provide the concept of that direction as it relates to the features and accents to the building.

How will the existing historic tower relate to the directed style?

Can you define the difference between copying a design element and taking the inspiration of the design element when adding it to the new building.

Can we add palm trees to the right of way on Charlotte Street which are similar to the palms along other rights of way such as Avenida Menendez or Cathedral Place?

If you need anything further, please don't hesitate to call.

Thank you,

Mike Koppenhafer, AIA

22 & 24 Cathedral P.
St Augustine, FL, 32084

MIKE KOPPENHAFFER, AIA - LICENSE # 0014945

REVISIONS:

DATE _____

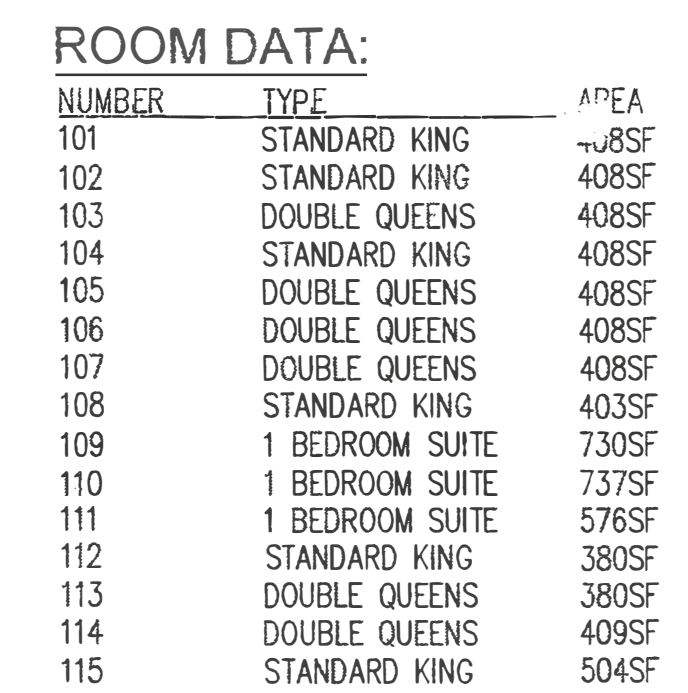
GROUND FLOOR
PLAN

DRAWN BY: DL
CHECKED BY: MSK
PROJECT NO.: 2022-1

$$A - I$$

DD

Applicant Packet, Page 2
Page 97 of 169



<u>PARKING SPACES:</u>	
GROUND FLOOR	=27
SECOND FLOOR	=43
THIRD FLOOR	=43
FOURTH FLOOR	=45
TOTAL PARKING	=158

1
A2.01

GROUND FLOOR PLAN

N.T.S

AREA CALCULATIONS:

TOTAL SITE	=41,843.20 S.F
GUEST ROOMS AND ASSOC. SPACES	=56,109.90 S.F
PARKING GARAGE	=51,832.93 S.F
COMMERCIAL AREAS	=63,783.65 S.F

12-14-24



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

THE EXCHANGE HOTEL
24 CATHEDRAL

Date: _____
Scale: AS NOTED
Drawn: 4
File: _____

SHEET
A-2

12-14-24



LES THOMAS
ARCHITECT

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

THE EXCHANGE HOTEL

24 CATHEDRAL

Date: _____
Scale: AS NOTED
Drawn: 2
File: _____

SHEET

A-3

12-14-24

LES THOMAS
ARCHITECT

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

THE EXCHANGE HOTEL
24 CATHEDRAL

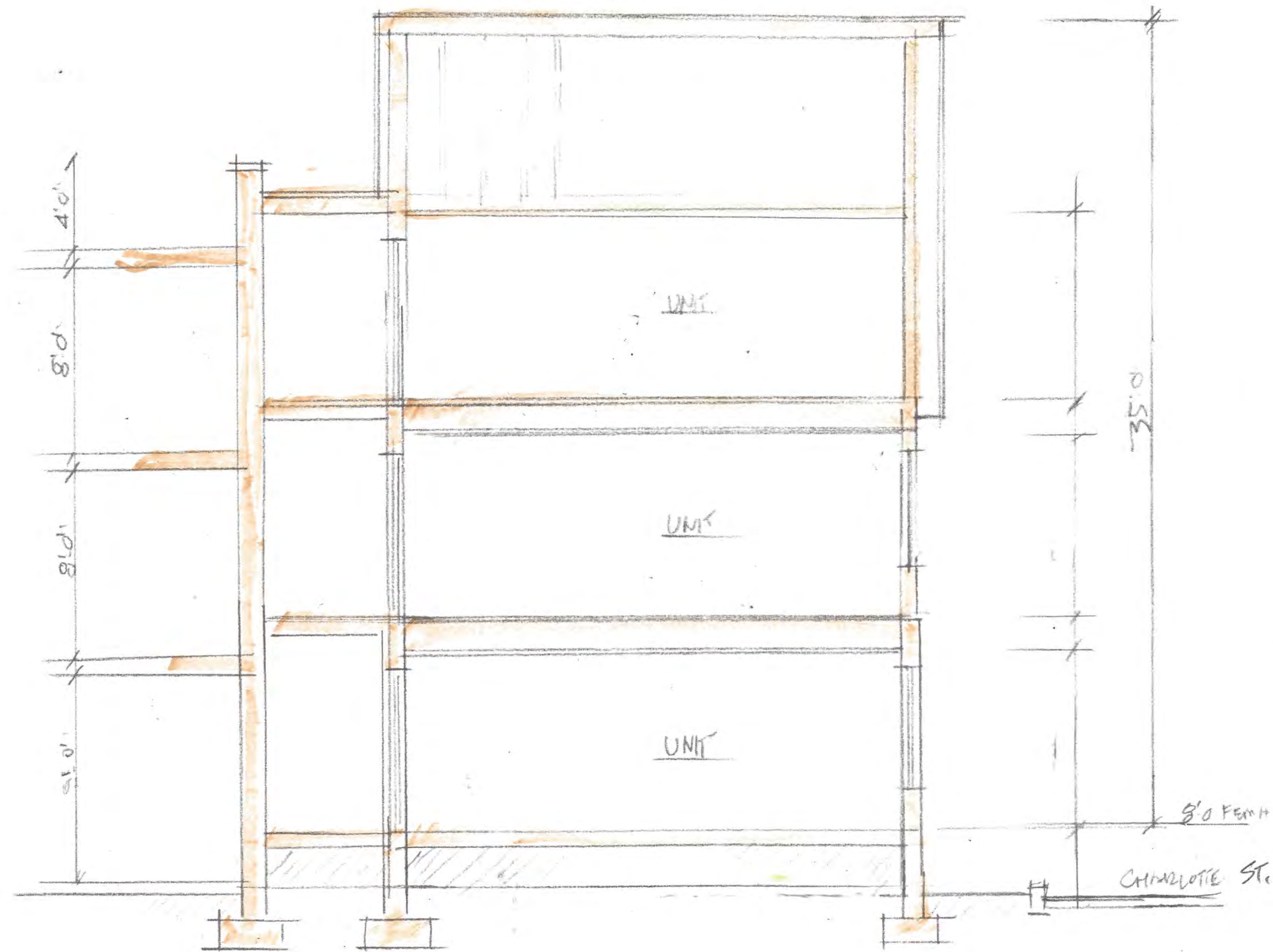
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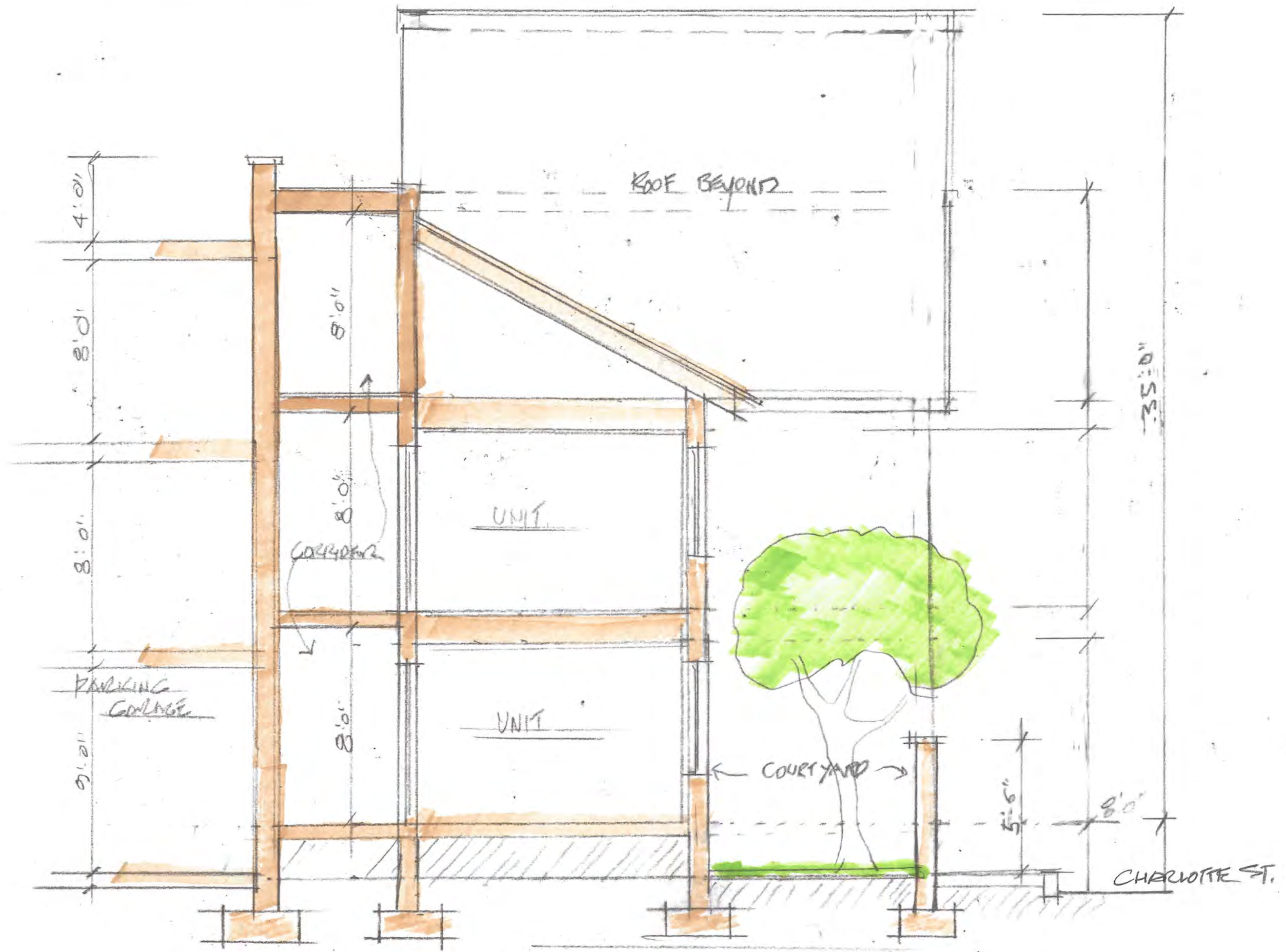
A-4

12-14-24





SECTION A



SECTION B

THE EXCHANGE HOTEL

24 CATHEDRAL

LES THOMAS
ARCHITECT

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

Date:
Scale: AS NOTED
Drawn: 3
File:

SHEET

A-5

12-14-24



January 2, 2025

Ellen Avery-Smith
Shareholder
Rogers Towers, P.A.
100 Whetstone Place, Suite 200
St. Augustine, FL 32086

RE: The Exchange Hotel – Design Submittal Summaries

Ellen,

As you may recall we have submitted 24 Cathedral Place to the HARB board twice. I offer a design summary of those two submittals below.

Submittal #1 “The Victorian”

The team spent many hours reviewing the 24 Cathedral parcel in order to develop a design scheme for the proposed hotel. We reviewed the old sandborn maps and historic images from the city archive. The property and most of the block/surrounding blocks were used as hotels in many past images. Indeed, the old St. Augustine Hotel was on this very property. This hotel was 4 stories, wood framed and Victorian in design. Many of the surrounding structures were also from the Victorian era. Other notable structures on this block were the old Court House and the Florida House. Nearly all of the structures were lost in fires (1887, 1915). Only the shell of the Cathedral survived over the years. So, we took the Victorian inspiration and developed it into the original HARB submittal.

We took inspiration from the original buildings of long ago and created similar styled elements to include in the new building addition. We noted the inspiration from the Florida House, St. Augustine hotels, and the old courthouse.

The HARB members decided that the Victorian theme was not appropriate for this parcel and encouraged us to pursue a design style patterned from the original Mediterranean Revival style of the historic tower.

Submittal #2 "The Mediterranean"

At the direction of the HARB members we created a design theme to compliment the historic Mediterranean tower.

In our submittal to the city the Mediterranean revival style was accented by the same period revival styles of Moorish and Spanish. These two accented styles are also dominant in the standing buildings in the city.

The proposed new hotel building that fronts Charlotte and Treasury streets was layered in the three similar revival designs. This allowed the long façade to be reduced in length and scale. The use of the styles allowed a playful elevation to be created with variations in the walls, windows, roofs and materials. We believed this to be a better solution than the Victorian Theme and one that was even more delicate in the design at the pedestrian level.

Without going into further detail this is a short summary of the design direction with some specific notations on the styles.

If you need anything further, please don't hesitate to call.

Thank you,



Mike Koppenhafer, AIA

MEDITERRANEAN

(Reviewed by the HARB at the
SEPTEMBER 18, 2024 MEETING)



Received 4/8/2025
Planning & Building Department

















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
Preservation Approach for Ad Valorem
Tax Exemption | ☒ Opinion of Appropriateness |

IN THE MATTER OF:

Case No.: HP2024-0055
Applicant: Ellen Avery-Smith
Owner: Kanti Patel
Address: 24 Cathedral Place
Parcel Number: 197160-0000 & 197200-0000

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

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

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

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

Subject to the following conditions:

- Nov. 21, 2024
- _____
- _____
- _____
- _____
- _____
- _____
- _____

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

Case No. HP2024-0055

REQUEST

APPROVED / DENIED / CONTINUED

Sign Name

Print Name

HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

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

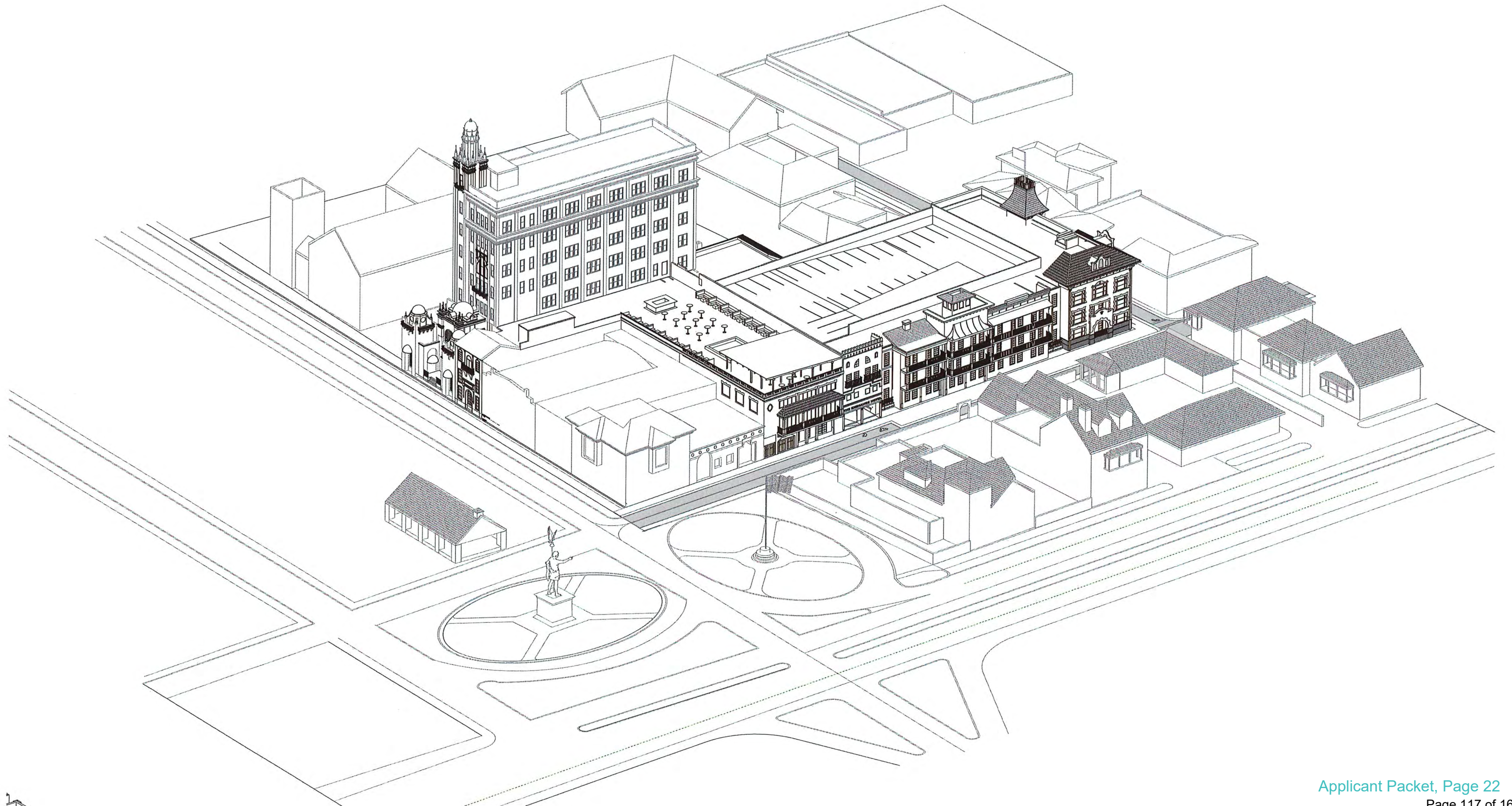


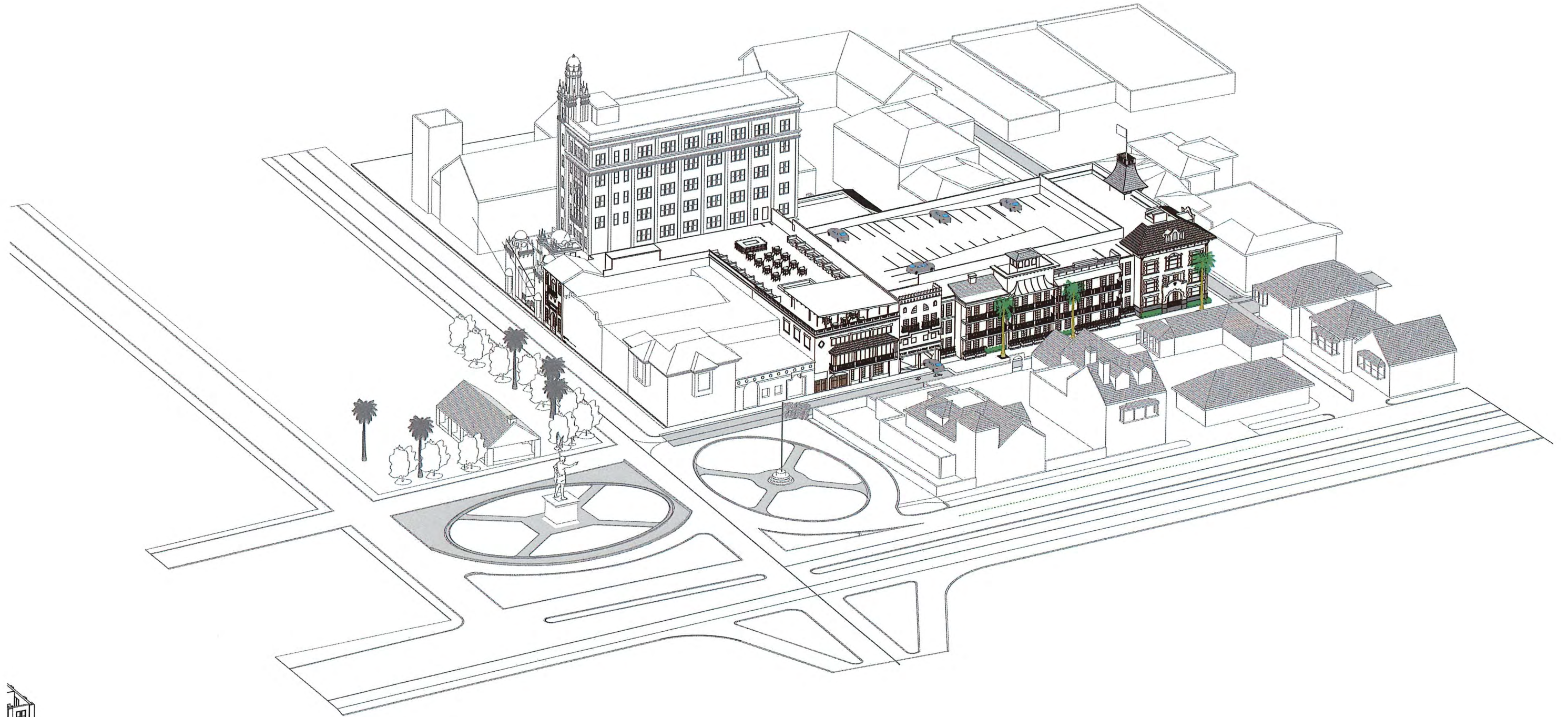
Notary Public, State of Florida

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

VICTORIAN

(Reviewed by the HARB at the JUNE 16
and AUGUST 11, 2022 MEETINGS)

























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.: HP2022-0039
Applicant: Troy Blevins
Owner: Kasam Hospitality, Inc.
Address: 22-24 Cathedral Place
Parcel Number: 1971600000

RE: Opinion of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, 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.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON AUGUST 11, 2022, 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 August 11, 2022, 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 PUD (HP-2).
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 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.

Subject to the following conditions:

- Continue to the October 20, 2022 HARB meeting.
- _____
- _____
- _____
- _____
- _____
- _____
- _____

DONE AND ORDERED, at a public hearing on the 11 day of August, A.D., 2022, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2022-0039

REQUEST APPROVED / DENIED / **CONTINUED**

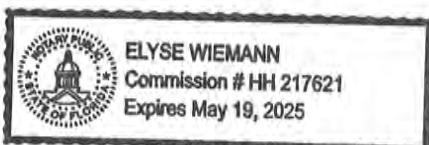
Catherine Duncan
Sign Name

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 11th day of August, A.D., 2022.



Elyse Wiemann
Notary Public, State of Florida

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.: HP2022-0039
Applicant: Troy Blevins
Owner: Kasam Hospitality, Inc.
Address: 22-24 Cathedral Place
Parcel Number: 1971600000

RE: Opinion of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, 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.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON JUNE 16, 2022, 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 June 16, 2022, 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 PUD (HP-2).
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 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.

Subject to the following conditions:

- Continued to July 21st 2022 meeting to respond to Board feedback
- _____
- _____
- _____
- _____
- _____
- _____
- _____

DONE AND ORDERED, at a public hearing on the 16th day of June, A.D., 2022, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2022-0039

REQUEST APPROVED / DENIED / **CONTINUED**

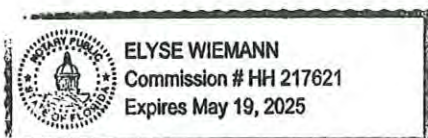
Catherine Duncan
Sign Name

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 16th day of June, A.D., 2022.



Elyse Wiemann
Notary Public, State of Florida

GENERAL VIEWS OF EXISTING PROJECT AREA AND ADJACENT SURROUNDINGS
INCLUDED FOR REFERENCE FROM APPLICATION PACKET
SUBMITTED FOR THE SEPTEMBER 18, 2024 HARB MEETING

Mediterranean renderings that were included with the September 2024 review are at the front of this meeting's application packet.

See links below for access to all previous meeting documents from the City's website by clicking on the links below:

Documents Reviewed at the September 18, 2024 HARB meeting:

- **FULL Application Packet (only portion is included within the following pages)**
<https://staugustinefl.portal.civicclerk.com/event/942/files/attachment/5637>
- **Staff Report**
<https://staugustinefl.portal.civicclerk.com/event/942/files/attachment/5639>

Documents Reviewed at the August 11, 2022 HARB meeting:

- **Application Packet**
<https://staugustinefl.portal.civicclerk.com/event/679/files/attachment/2392>
- **Staff Report**
<https://staugustinefl.portal.civicclerk.com/event/679/files/attachment/2391>

Documents Reviewed at the June 16, 2022 HARB meeting:

- **Application Packet**
<https://staugustinefl.portal.civicclerk.com/event/583/files/attachment/2264>
- **Staff Report**
<https://staugustinefl.portal.civicclerk.com/event/583/files/attachment/2263>

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



☒ OPINION ☐ CERTIFICATE OF APPROPRIATENESS



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

BDAC Project No. _____

Receipt No. _____

Meeting Date: _____

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

1. NAME OF APPLICANT Ellen Avery-Smith, Esq.
Business (if applicable) Rogers Towers, P.A.
Address 100 Whetstone Place, Suite 200
City St. Augustine State Florida Zip Code 32086
Daytime telephone 904-825-1615 E-mail Address eaverysmith@rtlaw.com
The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER Kanti Patel
Business (if applicable) Kasam Hospitality, Inc.
Address 32 Aveninda Menendez
City St. Augustine State Florida Zip Code 32084
Daytime telephone (required) 904-826-5504 E-mail address kanti.patel@jalaramhotels.com
3. PROJECT STREET ADDRESS 24 Cathedral Place
4. LEGAL DESCRIPTION: Lot _____ Block _____ Subdivision _____ Parcel 197160-0000 & 197200-0000
5. EXISTING USE Building, Vacant Lot PROPOSED USE Hotel
6. PROPOSED PROJECT WORK

A. DEMOLITION (If historic architectural features will be permanently removed a Certificate of Demolition is required and must be heard simultaneous with this application) ☐ YES ☒ NO

B. REHABILITATION (check repair or replace and provide a description on the line provided)

REPAIR REPLACE

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

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

- ☒ New building_____
- ☐ New addition_____
- ☐ New roof structures (dormers, chimneys, etc.)_____
- ☐ New porch/deck/balcony_____
- ☐ New awning/canopy_____
- ☐ New entrances_____
- ☐ New window opening/sashes_____
- ☐ New exterior lighting_____
- ☐ New fence/wall/gate_____
- ☒ New parking/walkways/other site features_____
- ☐ Exterior utility service/mechanical equipment_____

D. PAINT COLORS (check one)

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

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

See attached narrative.

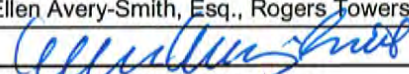
8. AGREEMENT

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

In filling out this application, I understand that it becomes part of the Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge.

I further understand that if this application is for an Opinion of Appropriateness, I must still obtain a Certificate of Appropriateness before project work can begin. If this application is for a Certificate of Appropriateness and it is approved, I am required to obtain other development approvals, archaeological review, and a building permit as necessary prior to starting project work. Once a hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. Subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling any hearing will also be assessed to the applicant.

PRINT APPLICANT'S NAME Ellen Avery-Smith, Esq., Rogers Towers, P.A.

SIGNATURE OF APPLICANT 

DATE 8/16/24

PRINT OWNER'S NAME Kanti Patel, Kasam Hospitality, Inc.

SIGNATURE OF OWNER _____

DATE _____

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

HARB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: 24 Cathedral Place

Applicant's Name: Ellen Avery-Smith

Applicant's Signature: 

Owner's Name: Kanti Patel

Owner's Signature: 



Owner's Authorization For Agent

Ellen Avery-Smith/Rogers Towers, P.A. is/are hereby authorized TO ACT ON BEHALF
OF Kasam Hospitality, Inc., the owner(s) of those lands described within
☒ the attached application, or ☐ described within the previously filed
Application number: _____, and as described in the attached deed or
other such proof of ownership as may be required, in applying to the City
of St. Augustine's Historic Architectural Review Board, for an application
related to the structure located at:
24 Cathedral Place

BY: [Signature]
Signature of Owner
Kanti Patel
Print Name of Owner
904-826-5504
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 12th day of August, 2024

By Kanti Patel

Identification verified:

Oath sworn: ✓ Yes No

Notary Signature: [Signature]

My Commission expires: Mar 30, 2026



Holden Baker
Comm.: HH 247012
Expires: Mar. 30, 2026
Notary Public - State of Florida

24 Cathedral Place – Summary of History and Architecture

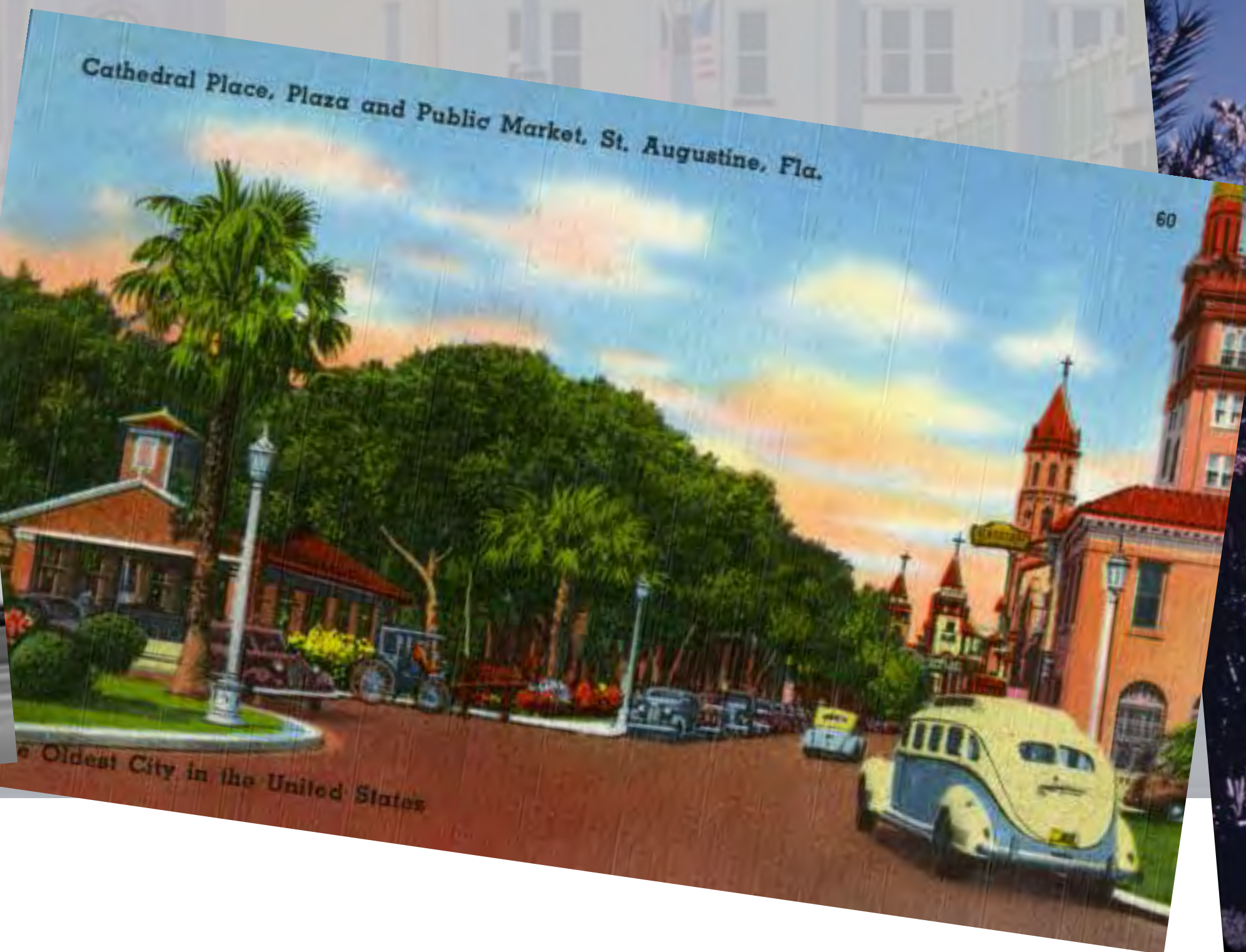
The existing building, located at 24-28 Cathedral Place in downtown St. Augustine, was constructed in 1927 as the First National Bank of St. Augustine. It is designed in the “Mediterranean Revival” architectural style and borders the City’s downtown “Plaza”, which has been an essential feature of the St. Augustine town plan since colonial times. The concept of a plaza or public square has been central to Spanish urban planning since the 16th century. According to a 1572 royal ordinance, the plaza was to function as the principal recreational and meeting area in the community and was to be surrounded by the most important government and ecclesiastical buildings. In the 18th, 19th and 20th centuries, the plaza became surrounded by major structures including the Trinity Episcopal Church, the Cathedral Basilica, Government House, the Casa Monica (Cordova Hotel), Alcazar and Ponce de Leon (Flagler College) hotels, the former Bishop’s Building and the St. Augustine Hotel. As quoted in the Florida Master Site File, the new St. Augustine Hotel, which faced the north side of the Plaza and extended down Charlotte St., was the “most desirable establishment in town”, but “more hotel space was needed in St. Augustine to accommodate the rising number of seasonal guests”. Not much has changed in the last 150 years. The proposed “Exchange Hotel” would continue this historic pattern of development of “significant and monumental” buildings located in and around the Plaza. The existing, eight story, building at 24-28 Cathedral Place will be the focal point of the new hotel development. The proposed new construction along Charlotte and Treasury Streets will be an extension of the existing bank building and designed in the same architectural style in order to blend into the downtown’s authentic and distinctive character.

The architectural style of the new buildings within the Property will be similar to that of the existing historic building. A majority of the parking garage proposed for the site will be wrapped by the new buildings, so it will not be visible from the exterior of the Property. The Florida Master Site File describes the building located at 24-28 Cathedral Place, as “Mediterranean Revival”. The AGHP does not specifically address “Mediterranean Revival” but does identify “Mediterranean Influence”. The “Mediterranean Influence” includes Moorish Revival, Italian Renaissance, Spanish Colonial Revival, Mission, Mediterranean Baroque and Spanish Renaissance Revival. The AGHP goes on to state that “the roots of Mediterranean influenced architecture in Florida can be traced to the Spanish Renaissance Revival, Italian Renaissance and Moorish Revival churches and hotels built in St. Augustine in the 1880s. The existing building at 24-28 Cathedral Place is characterized by clay tile hoods above the first-floor doors and windows, cast terra cotta ornamentation, stucco exterior, wrought iron balconets, crenellated parapets, and ceramic tile. The façade is decorated by four spiral fluted terra cotta pilasters topped with pointed pinnacles. Other buildings around the plaza that exhibit these architectural characteristics are, the Casa Monica Hotel, the Lyon Building and the Ponce de Leon Hotel (Flagler College). The proposed new construction along Charlotte and Treasury Streets is intended to be an extension of the existing “Exchange Bank” building, which will be the focal point and main entrance to the proposed hotel. The proposed architectural style of the new construction will be characterized by

the same architectural elements as exhibited in the existing Exchange Bank building and other prominent buildings around the Plaza and in complete compliance with the AGHP guidelines.

The proposed project will include a maximum of 120 hotel rooms in the existing building located at 24 Cathedral Place and in additional buildings to be constructed on the Property; the previously approved Grand Ballroom at Cathedral Place (also known as The Treasury on the Plaza) special event venue and other special event venue space within the hotel buildings; meeting rooms, restaurants, lounge, spa and exercise facilities, and other amenities associated with the hotel; a minimum of 155 spaces of parking (some of which will be publicly available) for the aforementioned uses; and other uses described in the Planned Unit Development rezoning package related to the property.

24 Cathedral Place (The Exchange Hotel) Historical Architecture Review Board HARB | September 19, 2024



The Exchange Hotel

24 Cathedral Place, St. Augustine, Florida
ML+H Project No. 23.21.0

08.16.24



ROGERS | TOWERS



Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE • PLANNING
www.halback.com | Florida Qualifier LA6667110

Past HARB Meeting Comments

Concerns:

- HP-2 AGHP Design Style - Question on appropriateness
- Direction to follow Mediterranean Revival, Moorish Revival and Spanish Revival styles
- Height, Scale, and Mass concerns
- Show us eye level views
- Need larger drawings
- Show detail elements
- Have a common thread between design features



The Exchange Hotel

24 Cathedral Place, St. Augustine, Florida
ML+H Project No. 23.21.0

HARB Meetings – What We heard.

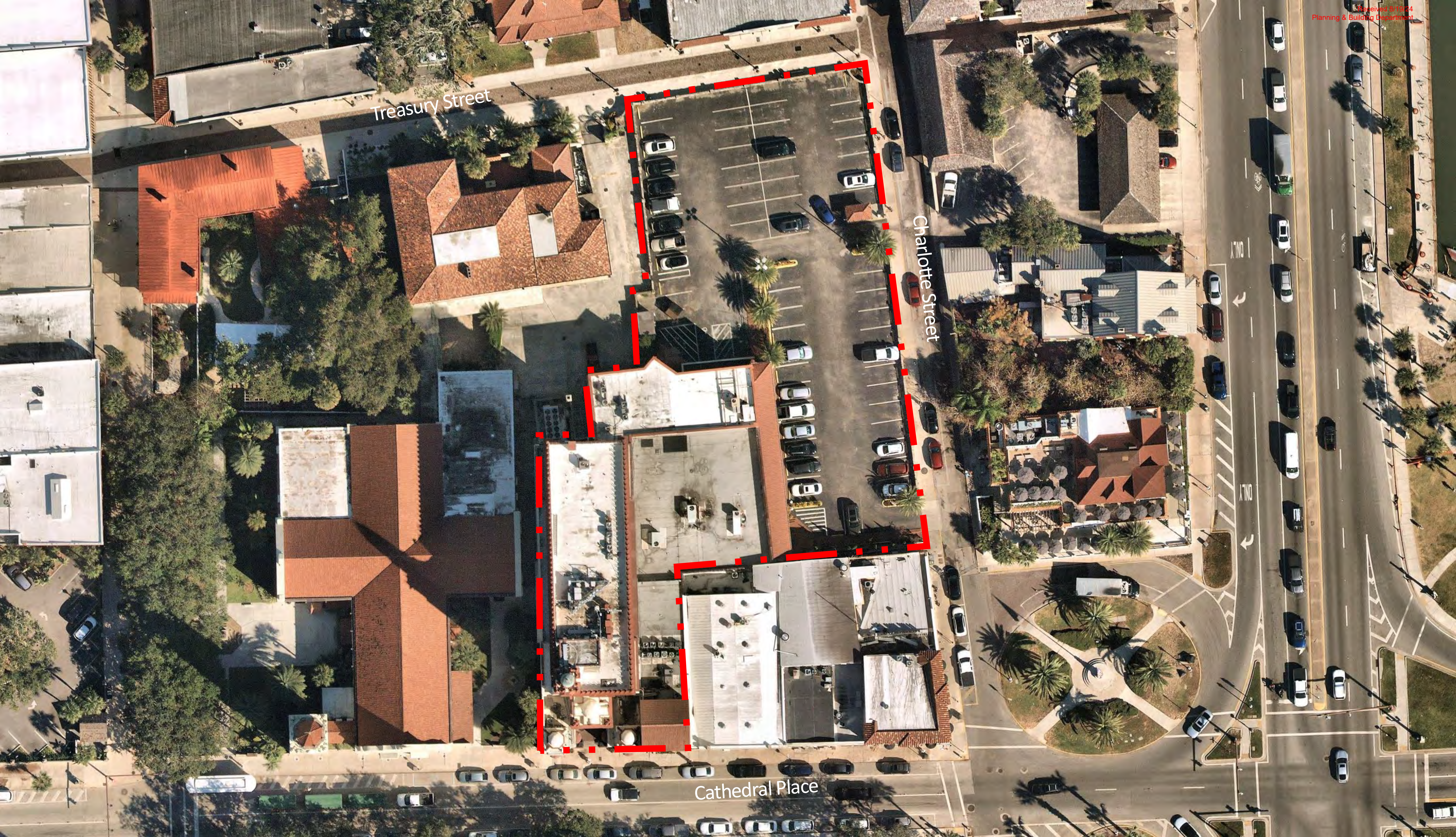
08.16.24



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The Exchange Hotel

24 Cathedral Place, St. Augustine, Florida
ML+H Project No. 23.21.0

Existing Conditions

08.16.24





The Exchange Hotel

24 Cathedral Place, St. Augustine, Florida
ML+H Project No. 23.21.0

Existing Conditions

08.16.24



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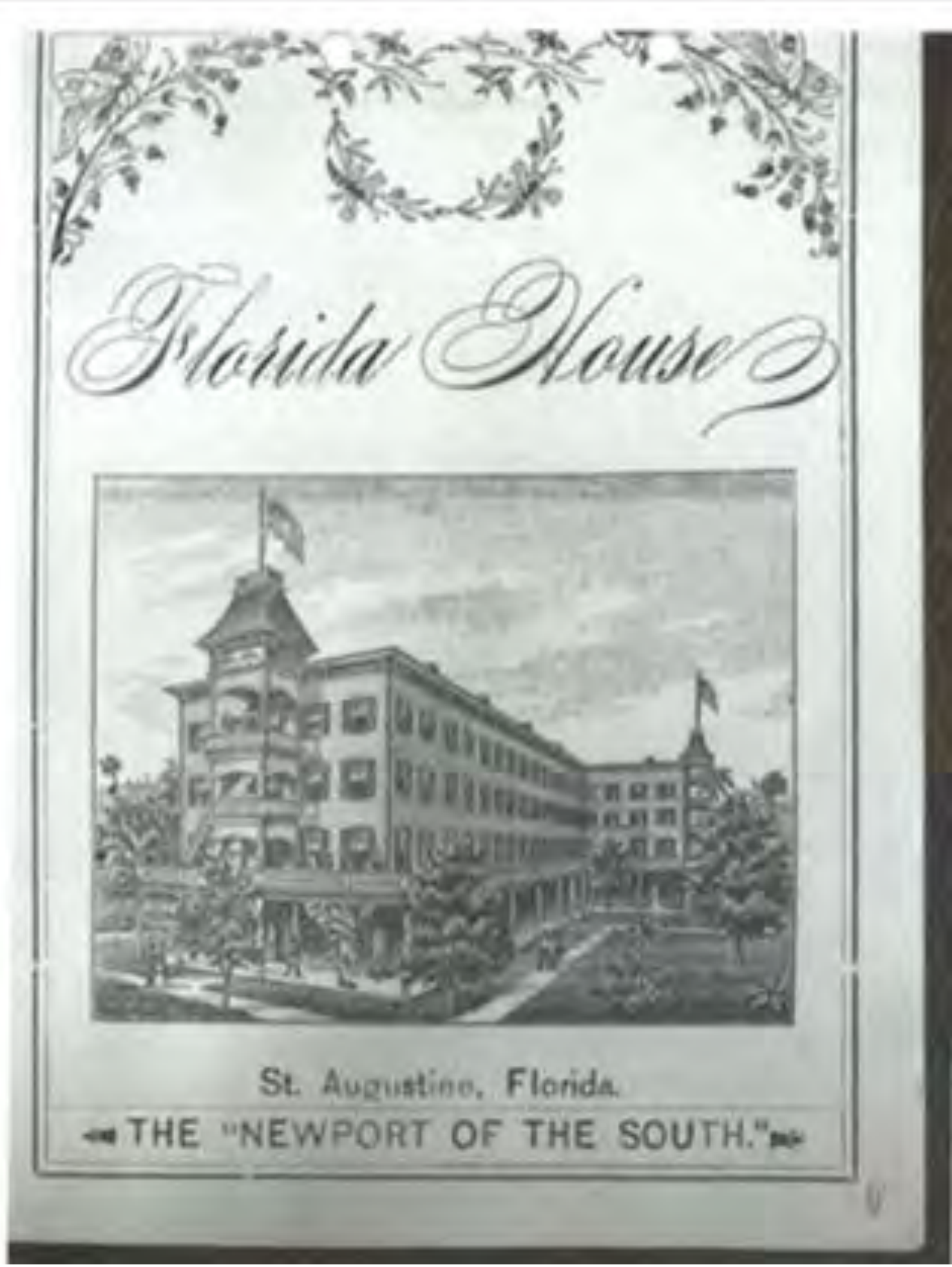
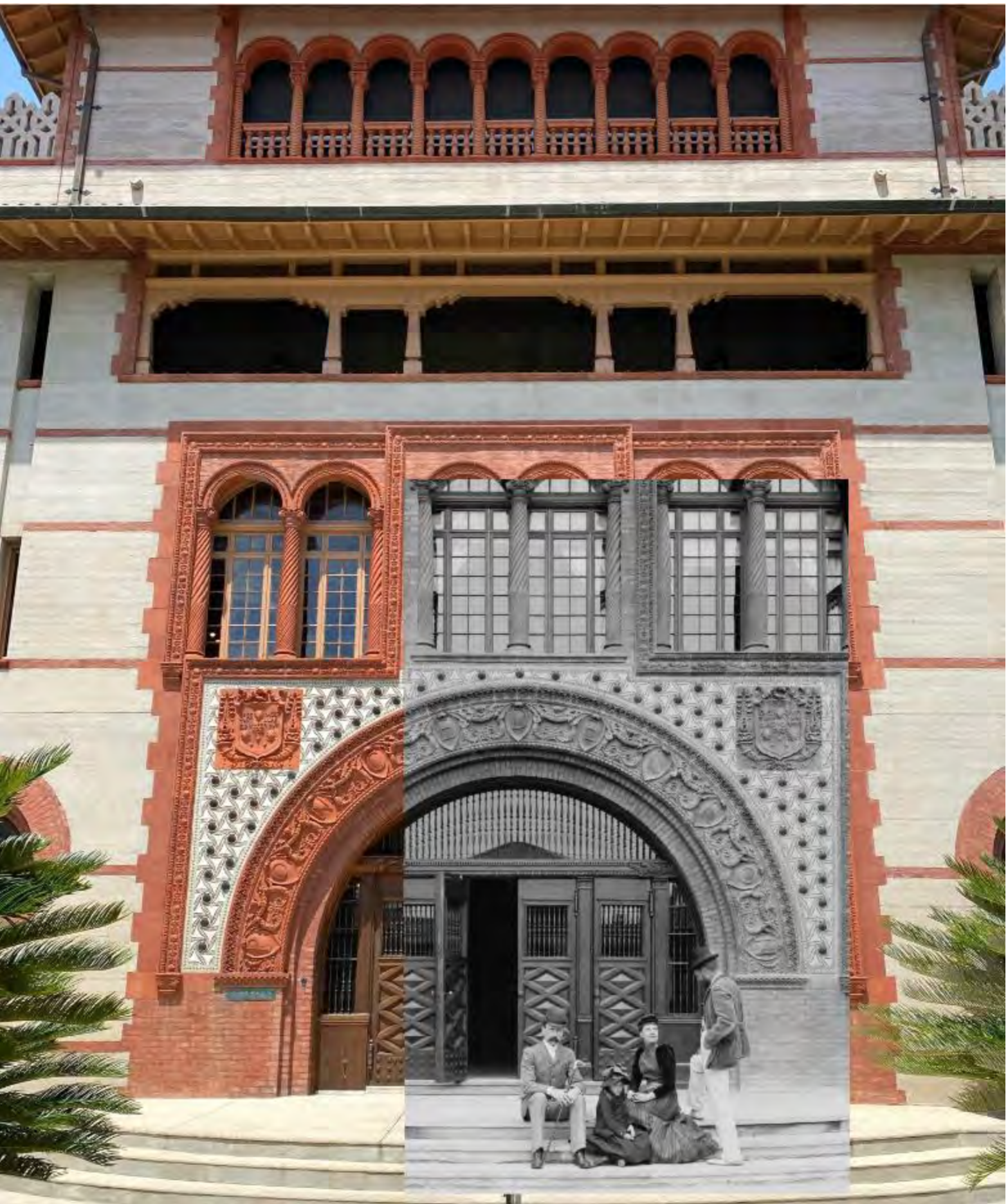
The Exchange Hotel

24 Cathedral Place, St. Augustine, Florida
ML+H Project No. 23.21.0

Existing Conditions

08.16.24





The Exchange Hotel

24 Cathedral Place, St. Augustine, Florida
ML+H Project No. 23.21.0

Historical References

ARCHITECTURE

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The Exchange Hotel

24 Cathedral Place, St. Augustine, Florida
ML+H Project No. 23.21.0

Streetscape

ARCHITECTURE

08.16.24



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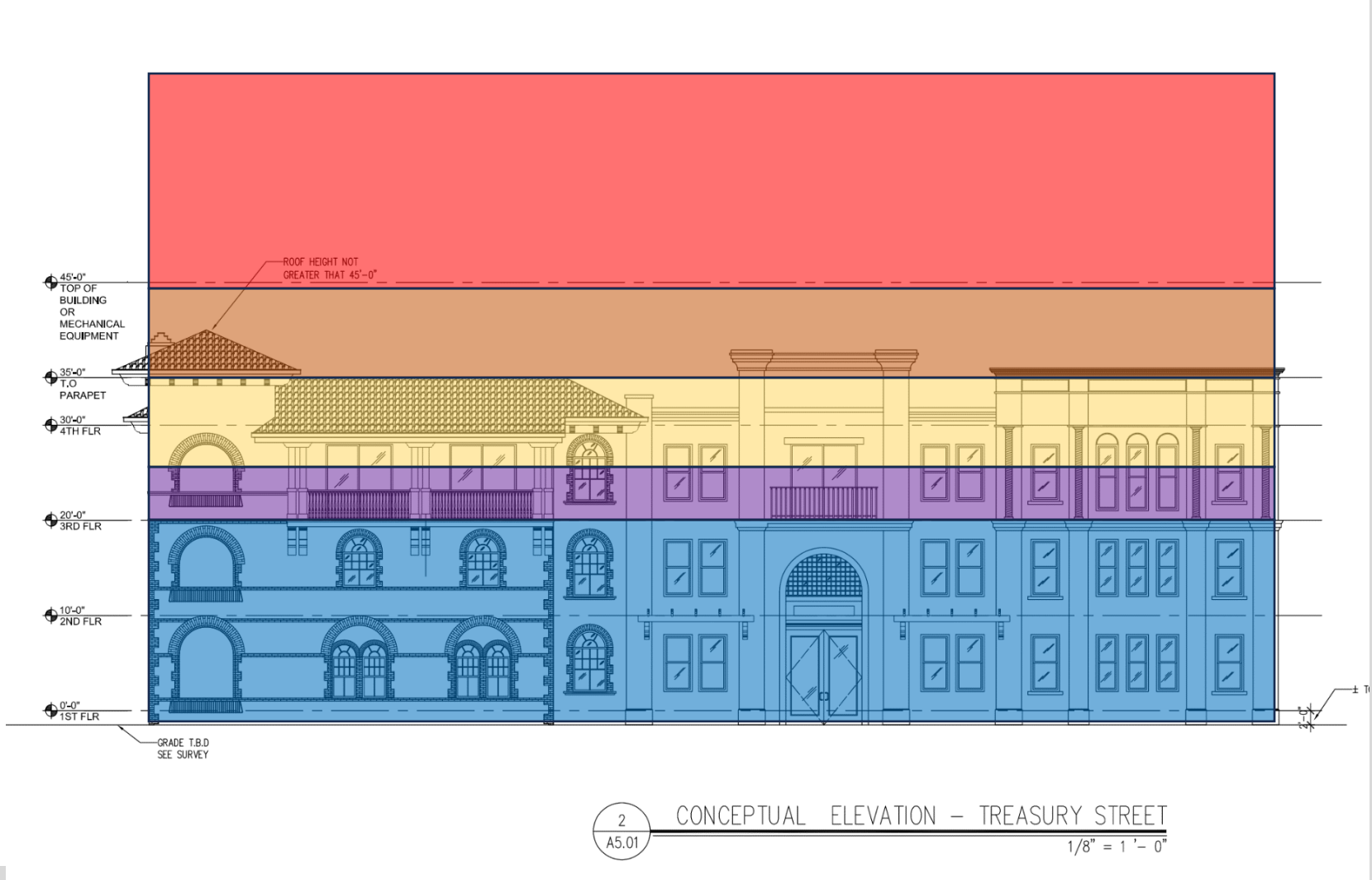


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APPROXIMATE BUILDING HEIGHTS

Heights are approximated from Google Earth; May 3, 2024

- 45' +
- 35' -45'
- 25'-35'
- 20'-25'
- < 20'



Treasury Street Elevation



The Exchange Hotel

24 Cathedral Place, St. Augustine, Florida
ML+H Project No. 23.21.0

Overview Plan with Context

08.16.24



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Existing



The Exchange Hotel

24 Cathedral Place, St. Augustine, Florida
ML+H Project No. 23.21.0

Architecture

FACADE

08.16.24





Today



The Exchange Hotel

24 Cathedral Place, St. Augustine, Florida
ML+H Project No. 23.21.0

Architecture

FACADE

08.16.24



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Today



The Exchange Hotel

24 Cathedral Place, St. Augustine, Florida
ML+H Project No. 23.21.0

Streetscape Plan Charlotte, Looking North

ARCHITECTURE

08.16.24



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Today



The Exchange Hotel

24 Cathedral Place, St. Augustine, Florida
ML+H Project No. 23.21.0

Streetscape Plan Charlotte, Looking South

ARCHITECTURE

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The Exchange Hotel

24 Cathedral Place, St. Augustine, Florida
ML+H Project No. 23.21.0

Streetscape Plan Treasury, Looking West

ARCHITECTURE

08.16.24



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Treasury Street - 2013



Treasury Street - 2022



Treasury Street - proposed



The Exchange Hotel

24 Cathedral Place, St. Augustine, Florida
ML+H Project No. 23.21.0

Streetscape Plan

STREETSCAPE + SITE

08.16.24



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The Exchange Hotel

24 Cathedral Place, St. Augustine, Florida
ML+H Project No. 23.21.0

Streetscape Plan

STREETSCAPE + SITE

08.16.24



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Cathedral Place - 2023



Cathedral Place - proposed



The Exchange Hotel

24 Cathedral Place, St. Augustine, Florida
ML+H Project No. 23.21.0

Site Operations: After Cathedral / King Renovations

STREETSCAPE + SITE

08.16.24



Instr #2018006576 BK: 4496 PG: 846, Filed & Recorded: 1/30/2018 2:31 PM #Pgs:5

Hunter S. Conrad, Clerk of the Circuit Court St. Johns County FL Recording \$44.00 Doc. D \$70,000.00

After Recording, Return to:

Kasam Hospitality, Inc.
32 Avenida Menendez
St. Augustine, Florida 32084

Tax Parcel No. 197160 0000 and 197200 0000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made as of this 30 day of January, 2018, by **VIRTU CATHEDRAL ASSOCIATES, L.L.C.**, a Delaware limited liability company, whose address is 5973 Avenida Encinas, #220, Carlsbad, California 92008, hereinafter called the "Grantor," to **KASAM HOSPITALITY, INC.**, a Florida corporation, whose address is 32 Avenida Menendez, St. Augustine, Florida 32084, hereinafter called the "Grantee."

WITNESSETH: That Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration, to it in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, hereby grants, sells and conveys with special warranty to Grantee, its successors and assigns forever, the following described Property:

(i) that certain land, situate, lying and being in the County of St. Johns, State of Florida, as more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof (the "Land");

(ii) together with all buildings, structures, and other improvements situated on the Land (the "Improvements");

(iii) together with all Grantor's right, title and interest in and to any rights and appurtenances pertaining to the Land; and

(iv) together with all right, title and interest of Grantor in and to streets, alleys, or rights-of-way immediately adjacent to the Land;

The foregoing collectively being the "Property".

BK: 4496 PG: 847

Such conveyance being made to Grantee is **SUBJECT TO** the permitted exceptions set forth on Exhibit "B" attached hereto and by this reference made a part hereof, provided the reference to which shall not be construed to grant new rights to other persons or cause such matters to be re-imposed hereby to the extent any have been released, expired or are no longer enforceable.

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

AND the Grantor hereby covenants with Grantee and binds itself, its successors and assigns unto Grantee, its successors and assigns, that except as to the exceptions described on Exhibit "B", Grantor does hereby warrant the title to said Land, and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise.

COPY

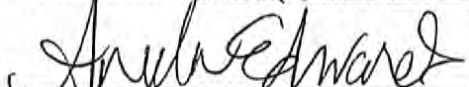
BK: 4496 PG: 848

IN WITNESS WHEREOF, Grantor has caused these presents to be executed by the undersigned, on the day first above written.

Signed, sealed and delivered in the presence of:


Printed Name: Mark Grose

VIRTU CATHEDRAL ASSOCIATES, L.L.C.,
a Delaware limited liability company


Printed Name: Andrea Edwards

By: Virtu Investments, L.L.C.,
an Arizona limited liability company,
its manager

By: 
Scott McWhorter, Manager

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of ~~California~~ UTAH)
County of SUMMIT) ss

On Jan 22 2018, before me, BECKY GIAUQUE,
Notary Public, personally appeared SCOTT McWhorter
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of UTAH that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Becky Giauque (Seal)

BK: 4496 PG: 849

EXHIBIT A
to
Special Warranty Deed

PROPERTY DESCRIPTION

A parcel of land in Block 10 of the City of St. Augustine, Florida, as shown on Official Maps of the City of St. Augustine of 1905 and 1923, said maps being recorded in the public records of St. Johns County, Florida, said parcel of land being more fully described as follows:

BEGINNING at the Northeast corner of said Block 10 at the intersection of the now existing South line of Treasury Street with the now existing West line of Charlotte Street; thence South 7 degrees 39 minutes 13 seconds East, on said West line of Charlotte Street 76.70 feet to an angle point in said line; thence continuing on said West line of Charlotte Street South 5 degrees 59 minutes 54 seconds East, 168.21 feet; thence South 85 degrees 48 minutes 05 seconds West, on a South line of that land described in Official Records Book 115, page 185, public records of said County, 127.48 feet; thence South 4 degrees 02 minutes 51 seconds East, on the Easterly line of said land described in Official Records Book 115, page 185 a distance of 87.97 feet; thence South 89 degrees 15 minutes 23 seconds West, on the now existing North line of Cathedral Place, 73.33 feet; thence North 1 degree 00 minutes 36 seconds West, on the West line of that land described in Deed Book 130, page 253 of said public records, 155.96 feet; thence North 86 degrees 47 minutes 33 seconds East, on the South line of Lot 8 of said Block 10, a distance of 31.65 feet; thence North 5 degrees 40 minutes 54 seconds West, on the West line of that land described in Deed Book 229, page 140, public records of said County, 32.80 feet; thence North 84 degrees 50 minutes 43 seconds East, on the North line of said land described in Deed Book 229, page 140, a distance of 27.70 feet; thence North 5 degrees 40 minutes 54 seconds West, on the East line of that land described in Deed Book 229, page 137, public records of said County, 36.43 feet; thence North 81 degrees 33 minutes 52 seconds East, on the South line of that land described in Official Records Book 221, page 248, public records of said County, 9.00 feet; thence North 5 degrees 40 minutes 54 seconds West, on the East line of said land described in Official Records Book 221, page 248, a distance of 94.00 feet; thence North 81 degrees 33 minutes 52 seconds East, on said South line of Treasury Street, 118.56 feet to the Point of Beginning.

EXHIBIT B
to
Special Warranty Deed

Permitted Exceptions

1. Taxes for the year 2018 and any taxes and assessments levied or assessed subsequent to the date hereof. Said taxes become a lien as of January 1, 2018, but are not due and payable until November of 2018 and are not delinquent until April 1, 2019.

Property ID#197160 0000

Property ID#197200 0000

2. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.
3. Easement Agreement granted to Jack Shuler, Jr. and Sandra N. Shuler, his wife by instrument recorded in Official Records Book 879, Page 1952, of the Public Records of St Johns County, Florida.
4. Terms, provisions and conditions of Lease Agreement by and between Virtu Cathedral Associates, LLC a Delaware limited liability company, as Lessor, and New Cingular Wireless PCS, LLC, a Delaware limited liability company By: AT&T Mobility Corporation its: Manager, as Lessee, filed 10/10/2013, recorded in Official Records Book 3801, Page 451, as affected by Subordination, Non-Disturbance and Attornment Agreement recorded in Official Records Book 3942, Page 1085, of the Public Records of St. Johns County, FL.
5. Terms, provisions and conditions of Lease Agreement by and between Virtu Cathedral Associates, LLC a Delaware limited liability corporation, as Lessor, and Verizon Wireless Personal Communications LP, a Delaware limited partnership d/b/a Verizon Wireless, as Lessee, filed 05/13/2013, recorded in Official Records Book 3729, Page 1293, and First Amendment recorded in Official Records Book 4024, Page 709, together with Subordination Non-Disturbance and Attornment Agreement(s) recorded in Official Records Book 3795, Page 1895, Official Records Book 3801, Page 1035, Official Records Book 3808, Page 1245, Official Records Book 3945, Page 1434, of the Public Records of St. Johns County, FL.
6. Existing unrecorded leases and all rights thereunder of the lessees, and of any person claiming by, through or under lessees.

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1971600000
Location	22 CATHEDRAL PL
Address	24 CATHEDRAL PL
	SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug E of St George (COM) (610.08)
Tax Description*	CITY OF ST AUGUSTINE W72.8FT OF LOTS 5 & 6 & 7 & E 162.2FT OF LOT 8 & E135FT OF LOT 9 (EX PT IN OR221/248) BLK 10 OR4496/846
	*The Description above is not to be used on legal documents.
Property Use Code	Office Buildings (Multi-Story) (1800)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.850
Homestead	N



Owner Information

Owner Name	Kasam Hospitality Inc 100%
Mailing Address	32 AVENIDA MENENDEZ
	SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2025
Building Value	\$6,494,135
Extra Features Value	\$126,868
Total Land Value	\$2,218,020
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$8,839,023
Total Deferred	\$0
Assessed Value	\$8,839,023
Total Exemptions	\$0
Taxable Value	\$8,839,023

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

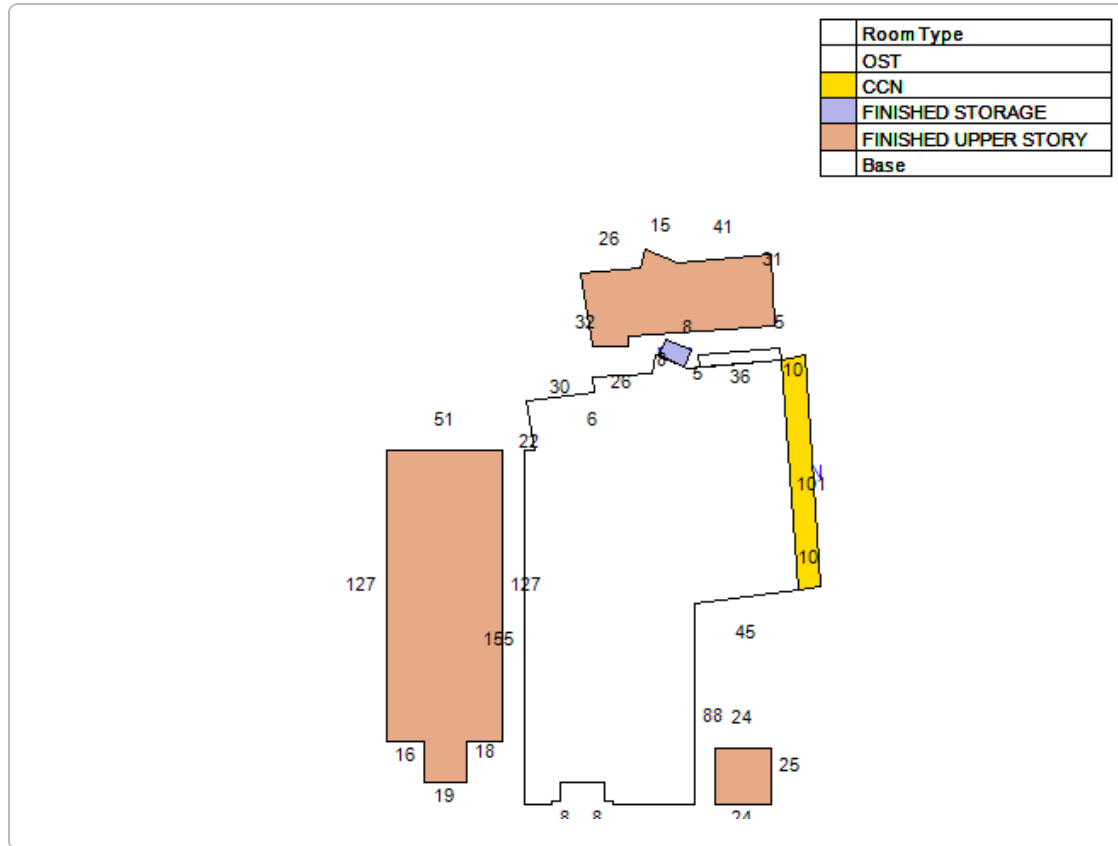
Historical Assessment Information

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	\$6,693,955	\$136,452	\$2,218,020	\$0	\$0	\$9,048,427	\$8,585,717	\$462,710	\$8,585,717
2023	\$6,676,286	\$145,126	\$2,218,020	\$0	\$0	\$9,039,432	\$7,805,197	\$1,234,235	\$7,805,197
2022	\$4,931,631	\$112,526	\$2,218,020	\$0	\$0	\$7,262,177	\$7,095,634	\$166,543	\$7,095,634
2021	\$4,115,103	\$117,453	\$2,218,020	\$0	\$0	\$6,450,576	\$6,450,576	\$0	\$6,450,576
2020	\$5,079,411	\$121,210	\$2,218,020	\$0	\$0	\$7,418,641	\$7,418,641	\$0	\$7,418,641
2019	\$5,133,151	\$125,421	\$2,218,020	\$0	\$0	\$7,476,592	\$7,476,592	\$0	\$7,476,592
2018	\$4,031,573	\$76,133	\$2,957,360	\$0	\$0	\$7,065,066	\$3,119,364	\$3,945,702	\$3,119,364
2017	\$1,981,857	\$63,213	\$1,312,329	\$0	\$0	\$3,357,399	\$2,835,785	\$521,614	\$2,835,785
2016	\$2,086,165	\$63,223	\$1,182,944	\$0	\$0	\$3,332,332	\$2,577,986	\$754,346	\$2,577,986
2015	\$2,190,474	\$63,233	\$1,109,010	\$0	\$0	\$3,362,717	\$2,343,624	\$1,019,093	\$2,343,624
2014	\$2,287,534	\$63,243	\$1,513,494	\$0	\$0	\$3,864,271	\$2,915,657	\$948,614	\$2,915,657

Building Information

Building	1	Roof Cover	Built Up, Clay Tile
Building Value	\$3,636,784	Roof Structure	Rigid Frame
Year Built	1928	Interior Flooring	Carpet, Ceramic Tile
Actual Area	29220	Interior Wall	Drywall
Conditioned Area	27921	Heating Type	Air Duct
Use	Office Building (Multi-Story) Class A	Air Conditioning	Central
Style	04	Bedrooms	
Exterior Wall	Concrete Stucco	Baths	
Description		Square Footage	
BASE AREA		17911	
FINISHED UPPER STORY		2591	
FINISHED STORAGE/UTILITY		92	
FINISHED UPPER STORY		6819	
FINISHED CANOPY		1024	
OUTSIDE STAIRS		183	
FINISHED UPPER STORY		600	
Total SqFt		29220	
Building	2	Roof Cover	Clay Tile
Building Value	\$2,857,351	Roof Structure	Rigid Frame
Year Built	1928	Interior Flooring	Carpet, Ceramic Tile
Actual Area	26035	Interior Wall	Drywall
Conditioned Area	26035	Heating Type	Air Duct
Use	Office Building (Multi-Story) Class C	Air Conditioning	Central
Style	04	Bedrooms	
Exterior Wall	Concrete Stucco	Baths	
Description		Square Footage	
BASE AREA		26035	
Total SqFt		26035	

Sketch Information



	Room Type

Extra Feature Information

Code Description	Status	Value
Sprinkler Wet (COM)		55035
Masonry Wall (Mix)		5454
Concrete Paving - Under 8" (COM)		5400
Asphalt Paving (COM)		17550
Curb (COM)		2880
Handicap Ramp (COM)		1304
Pole Light (COM)		7800
Storage Building (Mix)		945
4+ Passenger Elevator (Mix)		30500

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Office Buildings Multi-Story	0	0	36967	SF	\$2,218,020

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
1/30/2018	1/30/2018	\$10,000,000.00	WARRANTY DEED	4496	846	Q	I	VIRTU CATHEDRAL ASSOCIATES LLC	KASAM HOSPITALITY INC
	7/23/2003	\$0.00	OTHER INSTRUMENT	2005	573	U	I	VIRTU CATHEDRAL ASSOCIATES LLC	
	11/13/2001	\$4,200,000.00	WARRANTY DEED	1675	1278	Q	I	CATHEDRAL PLACE ASSOCIATES LTD	VIRTU CATHEDRAL ASSOCIATES LLC
	6/1/1993	\$1,655,000.00	WARRANTY DEED	997	1312	U	I	FNB PROPERTIES INC	CATHEDRAL PLACE ASSOCIATES LTD
	1/14/1992	\$1,000,000.00	CERTIFICATE OF TITLE	921	1339	U	I	DAVIS-STOVAL LIMITED PTNRSHIP	FNB PROPERTIES INC
	12/1/1985	\$1,800,000.00		693	154	Q	I		DAVIS-STOVAL LIMITED PTNRSHIP
	12/1/1985	\$0.00		693	152	U	I		

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

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St. Johns County, FL

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Homestead Compliance

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1972000000
Location Address	CHARLOTTE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug E of St George (COM) (610.08)
Tax Description*	CITY OF ST AUGUSTINE LOTS 10 & 11 (EX W9FT) BLK 10 OR4496/846 *The Description above is not to be used on legal documents.
Property Use Code	Parking Lots (2810)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.210
Homestead	N

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Owner Information

Owner Name	Kasam Hospitality Inc 100%
Mailing Address	32 AVENIDA MENENDEZ SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2025
Building Value	\$0
Extra Features Value	\$31,338
Total Land Value	\$614,250
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$645,588
Total Deferred	\$0
Assessed Value	\$645,588
Total Exemptions	\$0
Taxable Value	\$645,588

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	\$0	\$33,114	\$614,250	\$0	\$0	\$647,364	\$606,250	\$41,114	\$606,250
2023	\$0	\$34,746	\$614,250	\$0	\$0	\$648,996	\$551,136	\$97,860	\$551,136
2022	\$0	\$28,533	\$472,500	\$0	\$0	\$501,033	\$501,033	\$0	\$501,033
2021	\$0	\$30,385	\$472,500	\$0	\$0	\$502,885	\$502,885	\$0	\$502,885
2020	\$0	\$32,766	\$472,500	\$0	\$0	\$505,266	\$505,266	\$0	\$505,266
2019	\$0	\$35,148	\$472,500	\$0	\$0	\$507,648	\$507,648	\$0	\$507,648
2018	\$0	\$27,778	\$756,000	\$0	\$0	\$783,778	\$204,791	\$578,987	\$204,791
2017	\$0	\$31,726	\$167,796	\$0	\$0	\$199,522	\$186,174	\$13,348	\$186,174
2016	\$0	\$31,736	\$139,830	\$0	\$0	\$171,566	\$169,249	\$2,317	\$169,249
2015	\$0	\$31,745	\$122,118	\$0	\$0	\$153,863	\$153,863	\$0	\$153,863
2014	\$0	\$31,755	\$122,118	\$0	\$0	\$153,873	\$153,873	\$0	\$153,873

Extra Feature Information

Code Description	Status	Value
Asphalt Paving (COM)		13230
Pool House (Mix)		2008
Masonry Wall (Mix)		6982
Masonry Wall (Mix)		2722
Curb (COM)		986
Pole Light (COM)		2450
Pole Light (COM)		2960

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Parking Lots	79	118	9450	SF	\$614,250

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
1/30/2018	1/30/2018	\$10,000,000.00	WARRANTY DEED	4496	846	Q	I	VIRTU CATHEDRAL ASSOCIATES LLC	KASAM HOSPITALITY INC
	11/13/2001	\$4,200,000.00	WARRANTY DEED	1675	1278	Q	I	CATHEDRAL PLACE ASSOCIATES LTD	VIRTU CATHEDRAL ASSOCIATES LLC
	6/1/1993	\$1,655,000.00	WARRANTY DEED	997	1312	U	I	FNB PROPERTIES INC	CATHEDRAL PLACE ASSOCIATES LTD
	1/14/1992	\$857,142.00	CERTIFICATE OF TITLE	921	1339	U	I	DAVIS-STOVAL LIMITED PTNRSH	FNB PROPERTIES INC
	12/1/1985	\$1,800,000.00		693	154	Q	I		DAVIS-STOVAL LIMITED PTNRSH

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

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Detail by Entity Name

Florida Profit Corporation
KASAM HOSPITALITY, INC.

Filing Information

Document Number P01000024310
FEI/EIN Number 59-3709883
Date Filed 03/08/2001
State FL
Status ACTIVE

Principal Address

24 Cathedral Place
ST. AUGUSTINE, FL 32084

Changed: 01/25/2022

Mailing Address

32 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

Changed: 09/05/2017

Registered Agent Name & Address

Old City Law, PLLC
1 Riberia Street
ST. AUGUSTINE, FL 32084

Name Changed: 02/07/2024

Address Changed: 01/03/2019

Officer/Director Detail

Name & Address

Title DP

PATEL, KANTIBHAI M
32 AVANIDA MANANDEZ
ST AUGUSTINE, FL 32084

Title S/T/D

Patel, Kalavati K
 32 AVENIDA MENENDEZ
 ST. AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2022	01/25/2022
2023	01/22/2023
2024	02/07/2024

Document Images

02/07/2024 -- ANNUAL REPORT	View image in PDF format
01/22/2023 -- ANNUAL REPORT	View image in PDF format
01/25/2022 -- ANNUAL REPORT	View image in PDF format
04/07/2021 -- ANNUAL REPORT	View image in PDF format
04/30/2020 -- ANNUAL REPORT	View image in PDF format
01/03/2019 -- ANNUAL REPORT	View image in PDF format
03/16/2018 -- ANNUAL REPORT	View image in PDF format
09/13/2017 -- Off/Dir Resignation	View image in PDF format
09/05/2017 -- Reg. Agent Change	View image in PDF format
09/05/2017 -- Off/Dir Resignation	View image in PDF format
09/05/2017 -- Off/Dir Resignation	View image in PDF format
03/02/2017 -- ANNUAL REPORT	View image in PDF format
03/01/2016 -- ANNUAL REPORT	View image in PDF format
01/12/2015 -- ANNUAL REPORT	View image in PDF format
03/19/2014 -- ANNUAL REPORT	View image in PDF format
06/12/2013 -- ANNUAL REPORT	View image in PDF format
04/30/2012 -- ANNUAL REPORT	View image in PDF format
04/21/2011 -- ANNUAL REPORT	View image in PDF format
04/13/2010 -- ANNUAL REPORT	View image in PDF format
03/24/2009 -- ANNUAL REPORT	View image in PDF format
02/22/2008 -- ANNUAL REPORT	View image in PDF format
02/13/2007 -- ANNUAL REPORT	View image in PDF format
01/24/2006 -- ANNUAL REPORT	View image in PDF format
01/24/2006 -- ANNUAL REPORT	View image in PDF format
03/03/2005 -- ANNUAL REPORT	View image in PDF format
01/20/2004 -- ANNUAL REPORT	View image in PDF format
04/24/2003 -- ANNUAL REPORT	View image in PDF format
08/19/2002 -- ANNUAL REPORT	View image in PDF format
03/08/2001 -- Domestic Profit	View image in PDF format