CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

AMENDED

A G E N D A

THURSDAY, FEBRUARY 20, 2025 - 1:00 PM

ALCAZAR ROOM

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1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
   a) January 16, 2025 - Regular Meeting
4. Modification and approval of Agenda
5. *Recommended Expedited Hearing Items (to be recommended one week in advance)
   a) HP2025-0004 — San Marco Office LLC - Applicant and Owner
   6 Court Theophelia
   To demolish a commercial building, constructed c. 1956, that is not recorded in the Florida Master Site file and not located in a district.
6. Certificate of Appropriateness
   *a) HP2024-0079 CONTINUED FROM JANUARY 16, 2025 NO NEW INFORMATION RECEIVED — Azman & Maria M Dayakli - Applicant and Owner
   56 Charlotte Street
   To construct a storage shed in the rear yard.
   b) HP2025-0001 — Joseph P. Finnegan Jr. Living Trust - Applicant and Owner
   34 St. Francis Street
   To replace the existing asphalt shingle roof with a new metal panel roof.
   c) HP2025-0007 — Len Weeks Construction.Design.Development LLC - Applicant
   Robert Lichter Revocable Trust - Owner
   152 St. George Street
   To alter the existing storefront by relocating the front entry door and sign location and adding a new cornice trim, awning and paint.

7. Opinion of Appropriateness

a) HP2024-0074
CONTINUED FROM DECEMBER 19, 2024

Bradshaw Building LLC - Applicant
Kresge And Kids LLC - Owner
312 Saint George Street
To remove the existing rear shed structure and construct a new garage with habitable space along Cordova Street.

b) HP2025-0005

Open City Architecture, LLC - Applicant
Trinity Episcopal Church of St. Augustine - Owner
215 St. George Street
For preliminary review of site changes to the south elevation along Artillery Lane including a new storage shed, entry portico and breezeway, masonry wall, and labyrinth garden.

8. Certificate of Demolition and Partial Demolition

*a) HP2024-0081
CONTINUED FROM JANUARY 16, 2025
REQUESTING CONTINUANCE TO MARCH 20, 2025

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

b) HP2025-0006

20/20 Commercial Holdings Washington LLC - Applicant and Owner
142 Washington Street
For partial demolition of a residential building, constructed c. 1917-1924, that is recorded in the Florida Master Site File and a contributing building to the Lincolnville National Register Historic District, including modification of the one-story covered entry porch roof with window above to a balcony with access doors.

c) HP2025-0008

A V S Builders, Inc. - Applicant
Elliot C. Pacetti & Wanda L. Wicker - Owner
24 Macaris Street
For partial demolition of a residential building constructed c. 1924-1930 that is recorded in the Florida Master Site File and contributing to the Fullerwood Park Residential National Register Historic District, for work related to rehabilitation, including alterations to exterior siding, windows, roof, and removal of chimney and existing rear addition for expanded replacement addition.

d) HP2025-0003 — Jax IVC Real Estate Holdings,LLC - Applicant and Owner
95 Oneida Street
To partially demolish a residential building constructed ca. 1871-1885 that is recorded in the Florida Master Site File and a contributing building to the Lincolnville National Register Historic District, for work related to rehabilitation, including the two-story front porch and one-story rear wing and porch, modifications to the window and door fenestration, and replacement of windows and exterior materials.

e) HP2025-0002 — Jax IVC Real Estate Holdings, LLC - Applicant and Owner
93 Oneida Street
To demolish a residential building constructed c. 1871-1885 that is recorded in the Florida Master Site File and contributing to the Lincolnville National Register Historic District.

9. Opinion of Appropriateness - Large Project

a) HP2024-0055 CONTINUED FROM JANUARY 22, 2025 — Rogers Towers, P.A. - Applicant
Kasam Hospitality, Inc. - Owner
24 Cathedral Place/Charlotte Street
(PID 1971600000 and 19720000000)
To construct 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, related to an adaptive use project of the existing buildings.

10. Planning and Building Staff Communications
    a) Staff Approved Permits Report
11. Other Business
12. Next Scheduled Meeting Date(s):
    a) March 20, 2025 - Regular Meeting
13. Adjournment

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

Please note that one or more members of the City Commission or its appointed boards or committees may attend this meeting and participate, however they may not engage in a discussion or debate amongst themselves on any issue that will likely come before their respective elected or appointed body.

The materials prepared and presented are part of the City's ongoing Florida Public Records and Government in the Sunshine compliance, and are not intended to be relied upon or to reach investors or the trading markets.

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting
January 16, 2025

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, January 16, 2025, in the Alcazar Room at City Hall, St. Augustine, Florida. Gaere MacDonald, Chairperson, called the regular meeting to order, and the following were present:

1. ROLL CALL:

Gaere MacDonald, Chairperson
Brad Beach, Vice-Chairperson
Paul Weaver, III
Catherine Duncan
Linda Potter

City Staff:

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

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2. General Public Comments for Items not on the Agenda

BJ Kalaidi asked why the 24 Cathedral Place application was being heard separately from this meeting. She said they had requested a continuance to the January 16 meeting and said it appeared that they were getting special treatment.

Ms. Courtney explained that 24 Cathedral Place was a very large project and would take a long time to hear the item in a regular meeting; therefor it would allow the time and energy needed to hear the item. She said that the special meeting would be more of a workshop to allow for more open dialogue between the applicant and the board.

Mr. Weaver agreed that the fatigue factor was an issue for the board members and there would be a lot of public interest in the item, which would also add to the time spent on the item.

3. Approval of Minutes

MOTION
Mr. Beach MOVED to APPROVE the December 19, 2024 minutes as presented. The motion was SECONDED by Mr. Weaver.

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

4. Modification and approval of Agenda

Item 6.a HP2024-0074 requested a continuance to the February 20, 2025 meeting.

MOTION

Mr. Weaver MOVED to APPROVE the Agenda to include the request for continuance to February 20, 2025 for HP2024-0074. The motion was SECONDED by Mr. Beach.

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

5. Public Comments related to Expedited Hearing items:

5. (a) HP2023-0075 – Jennifer and Bradley Aufdenberg – Applicant & Owner 24 Nelmar Avenue

To modify the approved Part II of a Historic Preservation Ad Valorem Tax Exemption application to include replacement of the existing clay and concrete tile roof with a new clay tile roof on a residential building, constructed c. 1924, that is recorded in the Florida Master Site File and a contributing building to the Nelmar Terrace National Register Historic District.

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

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

With the additional recommendation: The existing roof files will be salvaged to be used on another project if possible.

Ms. Aufdenberg agreed that since this was an expedited item, she would waive the hearing.

The Board presented their Ex Parte Communication.

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

The Board discussed:

There was consensus with the Board that this was an excellent application and the proposed roof tiles would provide a consistent match with the existing roof tiles.

MOTION

Mr. Weaver MOVED to APPROVE the amendment to HP2023-0075 for the replacement of the existing roof tile with a new clay tile. The motion was SECONDED by Ms. Potter.

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

6. Continued Items from Previous Meetings

6. (a) HP2024-0074 – Bradshaw Building LLC – Applicant
Kresge And Kids LLC – Owner
312 St. George Street
Continued from December 19, 2024

To remove the existing rear shed structure and construct a new garage with habitable space along Cordova Street.

This item requested a continuance to the February 20, 2025 meeting. See item 4.

7. Certificates of Appropriateness

7. (a) HP2024-0079 – Azman & Maria M Dayakli – Applicant & Owner
56 Charlotte Street

To construct a storage shed in the rear yard.

Ms. Seymour read the staff report and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can take the following actions for a Certificate of Appropriateness at 56 Charlotte Street:

1. APPROVE if the Board finds that the shed meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design that minimally impacts the streetscape with the following condition:

    A. The shed be constructed 3' from the side and rear of the southwest property corner

CONTINUE the application to allow the applicant time to consider a more appropriate location and/or shed design/materials and provide additional details.

Azman and Maria Dayakli reviewed the application.

The Board presented their Ex Parte Communication.

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

The Board discussed:

- The shed design should more closely match the design of the house
- Would the prefabricated structure be allowed in HP-2

Ms. Courtney advised that this was not addressed in the AGHP and that the Board would have to decide if it was acceptable.

- The location should be shifted to the southwest corner of the lot
- It might be best to paint the shed a dark color to match the front porch of the house
- Of the three foundation options, auger, slab on grade, or footing foundation, questioned which would be used in the construction of the shed
- Confirmed with the applicant that moving the shed to the southwest corner was acceptable
- This was a temporary structure that could easily be removed
- The purpose of the shed was to store certain equipment out of sight
- Did not like this type of shed in the HP Districts; however, if it was removed from view it would not have much effect
- Felt that this was completely inappropriate for the HP area
- Thought that the view scape should be taken into consideration for the neighbors
- Consider a lean to near the fence
- This was National Historic District, and the proposed building was a low-quality prefab unit
- The expense would not be too high to build a shed using simple framing, plywood, lathe and stucco
- It appeared that there could be an opportunity to build under the stair
- Use the same wood that the fence is constructed with so that the building would become part of the landscape, but do not attach it to the fence
- The Board would need a drawing of the new proposed structure

MOTION

Mr. Weaver MOVED to CONTINUE application HP2024-0079 at 56 Charlotte Street to the February 20, 2025 meeting. The motion was SECONDED by Mr. Beach.

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

7. (b) HP2024-0082 – CPT Joel Palmer – Applicant
US Barracks – Owner
88 (82) Marine Street

For site changes to include new pavers along Marine Street, installation of new exterior lighting, and refacing an existing information board.

Ms. Seymour read the staff report and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can APPROVE a Certificate of Appropriateness at 88 Marine Street if the Board finds that the proposed site alterations, as proposed or modified at the HARS's recommendation, meet the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design.

CPT Joel Palmer and Donald Jones, District Construction Manager for the Florida National Guard, reviewed the application.

Ex Parte Communication: none

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

The Board discussed:

- Thought that the presentation looked nice and did not see any necessary changes
- The proposal was appropriate
- Wanted to see the photometrics for the lighting for staff to review
- Needed more detail for the proposed wall around the sign
- Supported the idea of using more traditional materials for the loggia
- Wanted a drawing of the sign to be presented to staff prior to construction
- This was a good concept
- The column would be replicated in style not scale
- The landscaping would remain

MOTION

Mr. Beach MOVED to APPROVE Certificate of Appropriateness HP2024-0082 with the following conditions; Photometrics be provided to staff based on the location of the site pole lights; that the color temperature for the lights would be between 2800 and 3000 Kelvin; A detailed drawing or elevation showing the scale proportion of the coquina low wall; the brick pavers throughout the property would match the city standards with brick and pattern, with all of the conditions to be reviewed by staff for approval. The motion was SECONDED by Ms. Duncan.

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

8. Certificates of Demolition

8. (a) HP2024-0080 – John Valdes & Associates, Inc. – Applicant
Danmac LLC – Owner
156 Avenida Menendez

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

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

Les Thomas and John Valdes reviewed the application.

Ex Parte Communication: none

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

Public hearing was opened.

Paul Thomas said that he was grateful for the new owners of Marine Street and said that he and the neighbors were in favor of the renovations.

BJ Kalaidi she felt that the historic character of Avenida Menendez had been changed. She discussed the sale of the property and was curious if the property would be eligible for ad valorem tax exemption. She felt that this was demolition by neglect.

Public hearing was closed.

The Board discussed:

- Felt that the older portion of the building was the anchor and agreed that the Mediterranean addition was inappropriate
- Supported the proposal
- Supported the proposal but thought that there should be a formal documentation of the existing structure on Avenida Menendez
- The 1839 portion of the building was a treasure and needed to be restored and preserved
- Was there a record of what the original front porch looked like as well as the fenestration so that there would be a match to the design and intent of the original building

Mr. Thomas advised that there were no photos available of this building and inside framing of the structure showed where the porch had been.

Mr. Valdes told the board that he had been looking for pictorial evidence of the territorial style building and said that the cedar shingle was period style from the turn of the last century.

- The connection between the two structures was important and would be a special place
- Agreed that the demolition was necessary
- Verified that there were two porches on the structure
- The age of the building would make the second story porch historic
- The stained-glass window was in a later addition and had been recycled into another project
- Needed to determine if a metal roof was appropriate for a territorial building
- Much of the block from the 1920 addition would be used, if possible, in the garden walls

MOTION

Mr. Weaver MOVED to APPROVE application HP2024-0080 for partial demolition at 156 Avenida Menendez, based on the findings that this was an inappropriate addition to an 1839 building. The motion was SECONDED by Ms. Potter.

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

8. (b) HP2024-0081 – Mary & Scott Siefken – Applicant & Owner
47 Abbott Street

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

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

finds that the board can APPROVE a Certificate of Demolition for Partial Demolition at 47 Abbott Street if the Board finds that:

1. The proposed partial demolition and new addition maintains the historic character and integrity of the structure

2. The scope of work is compatible with the historic structure's building envelope

3. Proposed changes will not compromise the overall historic character and integrity of the structure

Scott Siefken reviewed the application.

Ex Parte Communication: none

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

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

The Board discussed:

- Felt that the current additions needed to be removed; however, the scale of the new addition was not fitting for the existing structure
- The demolition would be necessary
- The proposed addition would not affect the integrity of the building however, it did not fit with the Secretary of the Interior's Standards
- Advised the applicant to consider a hyphen to help to mitigate the scale of the proposed addition
- The addition was overwhelming
- The AGHP said that additions should be smaller in scale than the original structure

Mr. Siefken asked the Board to advise on changes to make to the plans for the addition to bring it into the desired character of the neighborhood. He explained that the house had settled, and he wanted to stabilize the structure.

Mr. MacDonald asked if the house would be raised.

Mr. Siefken said that he wanted to restore it to its original height to offset the settling.

Ms. Courtney advised the applicant that there was staff available that would assist with the elevation information

Ms. Duncan advised lifting the house another foot above the minimum to allow for flooding

- Concerned about the window placement on the addition, there was no symmetry, and they did not match in size and height to the windows on the original building
- Thought that a hyphen with an additional entrance was a good idea
- Try to give some depth to the side of the proposed addition
- Agreed that the proposed addition looked like one big mass
- The setbacks were met, and the lot was non-conforming
- Agreed that the hyphen was a possibility
- The fenestration was out of balance
- Adding a porch down the side of the addition would help to break up the side
- A porch was a character defining feature of that area
- The desire was to have the addition be a foot in to make the new addition subordinate to the original structure

Mr. MacDonald asked if the applicant would agree to a continuance.

Mr. Weaver confirmed that the board agreed that the demolition was good.

Ms. Lopez explained how the new ordinance worked for the approval of partial demolition outside of the HP zones.

MOTION

DRAFT

Mr. Weaver MOVED to CONTINUE application HP2024-0081 Certificate of Partial Demolition to the February 20, 2025 meeting. The motion was SECONDED by Mr. Beach.

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

9. Planning and Building Staff Communications

9. (a) Staff approved permits report

10. Other Business

11. Next Scheduled Meeting Date(s):

11. (a) Wednesday, January 22, 2025 – Special Meeting

11. (b) February 20, 2025 – Regular Meeting

12. Adjournment

There being no further business, the meeting was adjourned at 3:01 P.M.[1]

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Gaere MacDonald, Chairperson

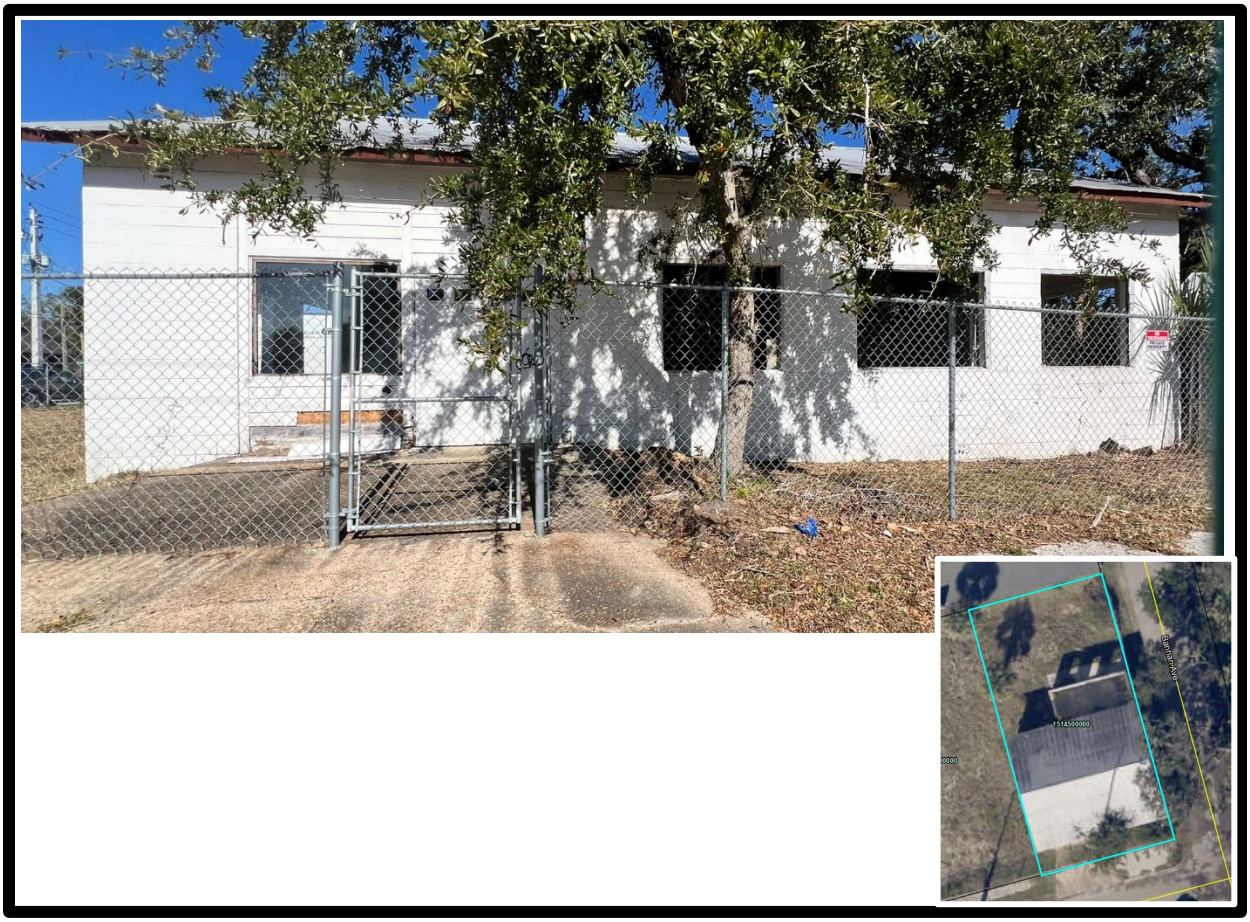
[1] Transcribed by Michele Fudo

DRAFT

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for February 20, 2025 Meeting



Application HP2025-0004 Address: 6 Court Theophelia

San Marco Office LLC – Applicant & Owner

Project description: To demolish a commercial building, constructed c. 1956, that is not recorded in the Florida Master Site file and not located in a district.

Architectural Style:	Masonry Vernacular	Florida Master Site File:	N/A
National Register:	N/A	Construction date:	c. 1956
Archaeology Zone:	N/A	Zoning District:	CM-2
Parcel number:	1514500000		
Agenda Item:	5(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

This Masonry Vernacular commercial building was constructed c. 1956, according to the St. Johns County Property Appraiser, and is located on the northwest corner of Court Theophelia and Bannon Streets. The 1930 Sanborn Fire Insurance Map, updated to 1965, lists the property address as 2 Court Theophelia; however, Polk City Directories list the address as either 3 Court Theophelia or 3 Theophelia Court.

The building features a side gable metal roof and painted concrete block walls. Most existing windows have been removed though some sliding and jalousie windows are visible on the north elevation, and the interior is open to the elements. A block addition on the north elevation sits without a roof and appears more like a courtyard addition. The property, including the adjacent vacant lot along San Marco Avenue, is secured by a chain link fence along 3 sides and the building sits close along Bannon Street where the only extant street-facing door, residential styled and framed into a larger opening, is located.

The applicant is seeking full demolition of the structure with no current plans for replacement.

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

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a **Certificate of Demolition** at **6 Court Theophelia** because it is not a local landmark or otherwise designated as a historic building.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Demolition of a residential building.

DEMOLITION REVIEW CRITERIA (AGHP):

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

2. The contribution of the structure to the mass and scale of the streetscape. The building has a similar mass and scale as the adjacent commercial buildings on the block.

3. The impact of the loss of the structure on the streetscape. The building does not have a unique typology for the area and is similar to other automotive/repair oriented structures along San Marco Avenue.

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

5. The historical or cultural merit of the structure. The building is listed not recorded in the Florida Master Site File nor located in a district. No historic or cultural associations are known that would qualify the building for individual listing in the National Register and more research is needed to determine whether it could contribute to a district.

6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. The building is not designated as historic, is not eligible for individual designation and not likely to be considered contributing to a historic district.

7. Whether or not the structure is representative of a style or type of architecture or a method of construction. The building is an example of a masonry commercial repair shop.

8. *Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction.* The building typology is commonly found throughout St. Augustine particularly along US Highway 1, San Marco Avenue, and Anastasia Boulevard.

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

10. *The justification for the proposed demolition.* The applicant did not provide clear justification for the demolition; however, the building is open to the elements and signs of transient activity were observed during a site visit. Any redevelopment of the property will require Land Development reviews including Entry Corridor design review and may require approval by the Corridor Review Committee.

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

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

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

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

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

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

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

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

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

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

The building was built by 1956 and is thus more than 50 years old. The building is not in a Historic Preservation Zoning District or National Register Historic District, individually listed on the National Register of Historic Places, or recorded on the Florida Master Site File.

The requirements for review have been sufficiently met.

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

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Sanborn Map(s)
3. Polk City Directory Research

Staff Photographs
6 Court Theophelia



View from San Marco Avenue (West Elevation)

Staff Photographs
6 Court Theophelia





West Elevation

Staff Photographs
6 Court Theophelia



View from Court Theophelia (South Elevation)

Staff Photographs
6 Court Theophelia



View from Bannon Street (East Elevation)

Staff Photographs
6 Court Theophelia



North Elevation

Staff Photographs
6 Court Theophelia



North Elevation

Staff Report, Page 12

Staff Photographs
6 Court Theophelia



Block Addition



Staff Report, Page 13

Staff Photographs
6 Court Theophelia



Block Addition



Staff Photographs
6 Court Theophelia





Interior

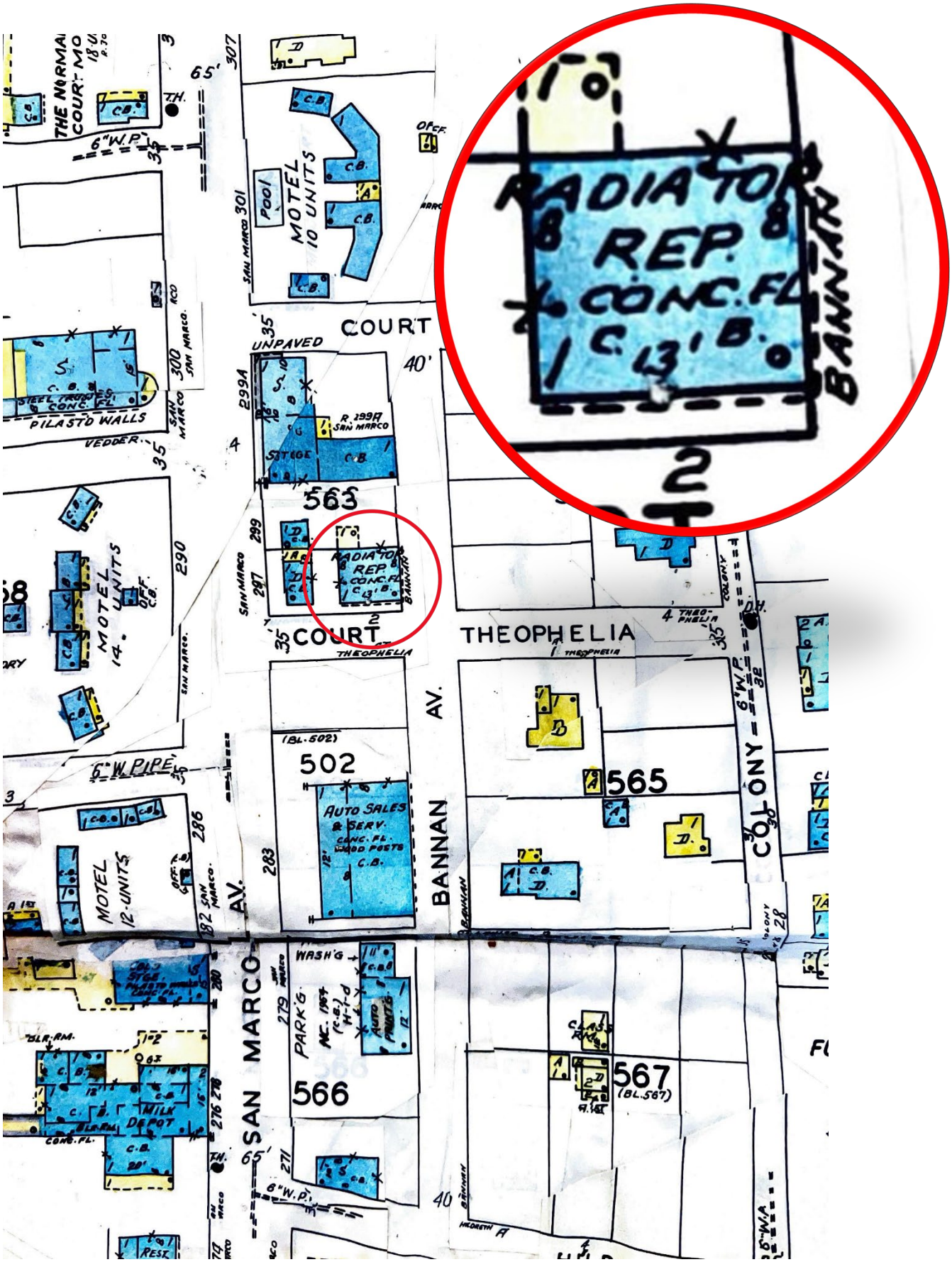
Staff Photographs
6 Court Theophelia





Interior

1930 SANBORN MAP UPDATED TO 1965
6 Court Theophelia



6 Court Theophelia (c. 1956)
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	COMMENTS
+1960	Newlon's Gas and Radiator Shop		Listed as 3 Court Theophelia
1965	Newlon's Gas and Radiator Shop		Listed as 3 Court Theophelia
1970	Newlon's Gas and Radiator Shop		Listed as 3 Theophelia Court
1975	Newlon's Gas and Radiator Shop		Listed as 3 Theophelia Court
1982	St. Augustine Welding & Repair		Listed as 3 Theophelia Court
1984-85	Carter Randy Welding & Repair		Listed as 3 Theophelia Court
1990			Not listed
1995	Not Verified		

\+ First entry found for this address

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Demolition (Full)

Case Number: HP2025-0004 **Meeting Date: Thursday, February 20, 2025**

1. NAME OF APPLICANT: Chris Shee
   Business (if applicable):
   Address: 6490 Nassau Street
   City: St. Augustine State: FL Zip Code: 32080-7638
   Daytime Telephone: 9048387153 E-Mail Address: CShee0121@gmail.com

2. NAME OF PROPERTY OWNER: Chris Shee
   Business (if applicable):
   Address: 6490 Nassau Street
   City: Saint Augustine State: FL Zip Code: 32080
   Daytime Telephone: 9048387153 E-Mail Address: cshee0121@gmail.com

3. PROJECT LOCATION: 6 Court Theophelia, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: 4-35 SAN MARCO COURTS E1/2 OF LOTS 1 THRU 4 BLK 3 OR4993/672

5. SCOPE OF WORK: To demolish a commercial building, constructed c. 1956, that is not recorded in the Florida Master Site file and not located in a district.

Information attached by applicant includes:

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

HARB APPLICATION AGREEMENT

In filling out this application:

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

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

Project Address: 6 Court Theophelia

Applicant's Name: San Marco Office, LLC Applicant's Signature: _____

Owner's Name: San Marco Office, LLC Owner's Signature: _____

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

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

(Can add additional signature page if needed)

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





There are no Replacement Building / Feature Drawings at this time.

Instr #2020058225 BK: 4993 PG: 672, Filed & Recorded: 7/20/2020 9:56 AM #Pgs:2
Brandon Patty,Clerk of the Circuit Court St. Johns County FL Recording $18.50 Doc. D $1,750.00

Prepared by and Return to:
Dawn M. Janson
Sea Glass Title, LLC
4475 US1 South, Ste 204
St. Augustine, FL 32086

SPECIAL WARRANTY DEED

Copy

THIS SPECIAL WARRANTY DEED is made on 17th day of July, 2020 between **JAM CRE, LLC, a Florida limited liability company,** having a business address at: 504 Mission Park Lane, St. Augustine, FL 32095 ("Grantor"), and **San Marco Office, LLC, a Florida limited liability company,** having a mailing address of: 200 Business Park Circle, Suite 105, St. Augustine, FL 32095("Grantee"):

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged has granted, bargained, sold, remised, released, conveyed and confirmed unto said "Grantee", it's successors and assigns forever, following described land, situated, lying and being in the County of **St. Johns, Florida,** to-wit:

The East ½ of Lots 1, 2, 3 and 4, Block 3, SAN MARCO COURTS, according to the Plat thereof as recorded in Map Book 4, Page 35, of the Public Records of St. Johns County, Florida.

AND

The West ½ of Lots 1, 2, 3 and 4, Block 3, SAN MARCO COURTS, according to the Plat thereof as recorded in Map Book 4, Page 35, of the Public Records of St. Johns County, Florida.

Subject, however, to all reservations, covenants, conditions, restrictions and easements of record and all applicable zoning ordinances and/or restrictions or requirements imposed by governmental authorities, if any.

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

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

And Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; and that said land is free of all encumbrances except taxes accruing subsequent to **December 31, 2019.** That it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

In Witness Whereof, Grantor has signed and sealed these presents on the date first above written.

JAM CRE, LLC, a Florida limited liability company

By: Joseph Spatarella
It's: Manager

By: Carol Spatarella
It's: Manager

COPY

Signed, sealed and delivered in our presence:

Witness Signature
Print Name: Zack McDonald

Witness Signature
Print Name: Timothy J. Pence

State of NORTH CAROLINA
County of BUNCOMBE

The Foregoing Instrument Was Acknowledged before me on July 16, 2020 by Joseph Spatarella and Carol Spatarella as Managers of JAM CRE, LLC, a Florida limited liability company, who is/are personally known to me or who has/have produced a valid driver's license as identification.

ALLISON BRUMBLE
NOTARY PUBLIC
HENDERSON COUNTY, NC
COMMISSION EXPIRES 7/23/2022

Notary Public
ALLISON BRUMBLE
(Printed Name)
My Commission expires: JULY 23, 2022

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click here.

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1514500000
Location Address	6 COURT THEOPHELIA SAINT AUGUSTINE 32084-0000
Neighborhood	San Marco Ave North (COM) (602.5)
Tax Description*	4-35 SAN MARCO COURTS E1/2 OF LOTS 1 THRU 4 BLK 3 OR4993/672 *The Description above is not to be used on legal documents.
Property Use Code	Stores (1100)
Subdivision	San Marco Courts
Sec/Twp/Rng	6-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.110
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	San Marco Office LLC 100%
Mailing Address	200 BUSINESS PARK CIR STE 105 SAINT AUGUSTINE, FL 32095-0000

Map



Valuation Information

	2025
Building Value	$49,378
Extra Features Value	$1,457
Total Land Value	$143,748
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$194,583**
Total Deferred	$65,037
Assessed Value	**$129,546**
Total Exemptions	$0
Taxable Value	**$129,546**

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

Historical Assessment Information

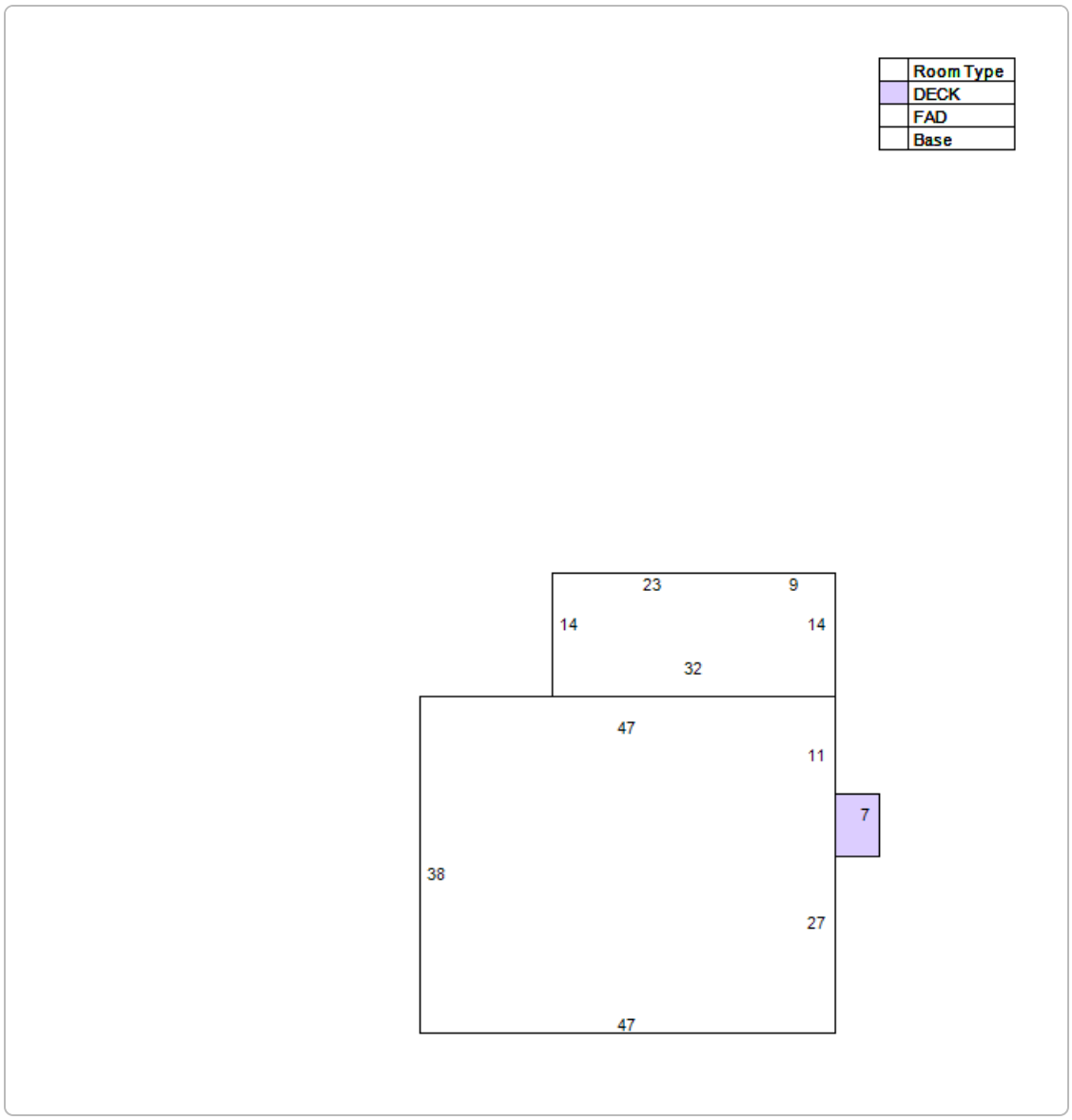
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$51,847	$1,517	$143,748	$0	$0	$197,112	$117,769	$79,343	$117,769
2023	$51,847	$1,641	$143,748	$0	$0	$197,236	$107,063	$90,173	$107,063
2022	$48,748	$1,664	$50,000	$0	$0	$100,412	$100,412	$0	$100,412
2021	$84,079	$1,807	$50,000	$0	$0	$135,886	$135,886	$0	$135,886
2020	$129,482	$1,921	$100,000	$0	$0	$231,403	$231,403	$0	$231,403
2019	$123,664	$1,168	$100,000	$0	$0	$224,832	$224,832	$0	$224,832
2018	$116,013	$663	$100,000	$0	$0	$216,676	$216,676	$0	$216,676
2017	$39,056	$663	$50,000	$0	$0	$80,600	$80,600	$0	$80,600
2016	$39,056	$663	$42,500	$0	$0	$76,200	$76,200	$0	$76,200
2015	$39,056	$663	$37,500	$0	$0	$77,219	$72,868	$4,351	$72,868
2014	$36,758	$663	$37,500	$0	$0	$69,000	$66,244	$2,756	$66,244

Building Information

Building	1
Building Value	$49,378
Year Built	1956
Actual Area	2269
Conditioned Area	2234
Use	Stores (Retail)
Style	04
Exterior Wall	Concrete Block
Roof Cover	Corrugated Steel
Roof Structure	Wood Truss
Interior Flooring	Concrete Finish, Ceramic Tile
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	0
Baths	

Description	Square Footage
BASE AREA	1786
ADDITION	448
FINISHED DECK	35
Total SqFt	2269

Sketch Information



Extra Feature Information

Code Description	Status	Value
Wood Fence - 6' and Above (COM)		386
Metal Fence - 6' (COM)		1071

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Stores	100	50	4791.6	SF	$143,748

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/20/2020	7/17/2020	$250,000.00	WARRANTY DEED	4993	672	Q	I	JAM CRE LLC	SAN MARCO OFFICE LLC
7/17/2017	7/6/2017	$550,000.00	WARRANTY DEED	4404	1440	Q	I	BURNETTE DOUGLAS G	JAM CRE LLC
	11/5/2007	$100.00	WARRANTY DEED	3006	166	U	I	BURNETTE DOUG TRUSTEE	BURNETTE DOUGLAS G
	9/16/2005	$250,000.00	WARRANTY DEED	2540	159	Q	I	BAKUN NICHOLAS & SANDRA	BURNETTE DOUG TRUSTEE
	11/7/2001	$95,000.00	WARRANTY DEED	1678	1525	Q	I	HEUSS SARAH M,HEUSS THOMAS L,NAGLE EARL	BAKUN NICHOLAS & SANDRA
	12/14/1998	$75,000.00	WARRANTY DEED	1371	1469	Q	I	MC DERMOTT NANCY M ETAL	HEUSS SARAH M,HEUSS THOMAS L,NAGLE EARL(JTRS)

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	1/12/1995	$100.00	OTHER INSTRUMENT	1093	651	U	I	MC DERMOTT NANCY M ETAL	MC DERMOTT NANCY N ETAL
	11/7/1994	$100.00	PERSONAL REP	1082	416	U	I	NEWLON LEE DECEASED 4/27/92,MARGARET EST 94-1	MC DERMOTT NANCY M ETAL

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 1/20/2025, 11:49:32 PM

Contact Us

Developed by SCHNEIDER GEOSPATIAL



Detail by Entity Name

Florida Limited Liability Company
SAN MARCO OFFICE LLC

Filing Information

Document Number	L20000201725
FEI/EIN Number	85-1907036
Date Filed	07/13/2020
Effective Date	07/16/2020
State	FL
Status	ACTIVE

Principal Address

200 BUSINESS PARK CIRCLE
SUITE 105
ST AUGUSTINE, FL 32095

Mailing Address

200 BUSINESS PARK CIRCLE
SUITE 105
ST AUGUSTINE, FL 32095

Registered Agent Name & Address

Ansbacher Law
8818 Goodbys Executive Drive
SUITE 100
Jacksonville, FL 32217

Name Changed: 02/19/2024

Address Changed: 04/30/2022

Authorized Person(s) Detail

Name & Address

Title MGR

Shee, Christopher
200 BUSINESS PARK CIR, STE 105
SAINT AUGUSTINE, FL 32095

Title MBR

KUZOIAN, STEPHEN B
38 PARK AVENUE
ST. AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2022	04/30/2022
2023	05/01/2023
2024	02/19/2024

Document Images

02/19/2024 -- ANNUAL REPORT	View image in PDF format
05/01/2023 -- ANNUAL REPORT	View image in PDF format
04/30/2022 -- ANNUAL REPORT	View image in PDF format
04/28/2021 -- ANNUAL REPORT	View image in PDF format
07/13/2020 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

For the February 20, 2025 HARB Meeting

Item 6(a) – Certificate of Appropriateness Application: HP2024-0079
Address: **56 Charlotte Street**
Applicant & Property Owner: **Azman & Maria Dayakli**
Project description: **To construct a storage shed in the rear yard.**

1. This application was continued at the January 16, 2025 to allow the applicant time to redesign the proposed shed in a more appropriate architectural style.
2. The applicant received reminders that additional information was due by December 9, 2024; however, no new information was submitted by the deadline. If the applicant attends the meeting and submits new information, it may be reviewed during the meeting at the Board's discretion.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **CONTINUE** a **Certificate of Appropriateness** at **56 Charlotte Street** to allow the applicant additional time to provide necessary information including redesigned plans for the proposed shed.

Candice Seymour
Candice Seymour, Historic Preservation Planner

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for February 20, 2025 Meeting



Application HP2025-0001 Address: 34 St. Francis Street

Applicant & Owner: Joseph P. Finnegan Jr. Living Trust

Project description: To replace the existing asphalt shingle roof with a new metal panel roof.

Architectural Style:	Italianate	Florida Master Site File:	SJ01867
National Register:	St Augustine NRHD: Contributing	Construction date:	c. 1885-1893
Archaeology Zone:	IB	Zoning District:	HP-1
Parcel number:	1991700000		
Agenda Item:	6(b)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

1. This Italianate residential structure is located on the north side of St. Francis Street on the block between St. George and Charlotte Streets.
2. The applicant is seeking to replace the existing asphalt shingle roof with a non-striated 5v crimp metal panel roof.
3. Pre-approved roof materials listed in the Architectural Guidelines for Historic Preservation (AGHP), including a 5v crimp metal panel in a galvalume finish, can be administratively approved, but only for Frame and Masonry Vernacular structures. The AGHP states that Italianate roofs are covered with wood shingles, composition shingles, diamond composition shingles, or corrugated metal.
4. The AGHP discourages replacement materials whose composition, size, shape, color and texture alter the appearance of the building. Sanborn map research indicates the structure originally had a tin or slate roof, though it is unclear which, and no other documentation details the original roof material or design.
5. The applicant is proposing the non-striated 5v crimp; however, if corrugated metal is an appropriate roof covering for Italianate structures, striations would more closely resemble corrugated metal. Impacts of the change from shingle to metal may also be mitigated by the roof's height and low pitch which limit its visibility from the street.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a Certificate of Appropriateness at **34 St. Francis Street** if the Board finds that the metal roof as proposed or modified by the HARB meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design that has limited visibility from the street with the following condition:

1. Existing wood shingles above windows and doorway remain wood,

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Remove existing gray asphalt shingles.
2. Install non-striated 5v crimp metal panels in a galvalume finish

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

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

Roofs and Roofing

Do...

- Identify, retain and preserve roofs and their functional and decorative features that are important in defining the overall historic character of the building. This includes the roof's shape, such as hip, gambrel and mansard; decorative features such as parapets, cornices, eaves, dormers, cupolas, towers, brackets, cresting, gutters and downspouts, chimneys, weather vanes and lightning rods; roofing material such as slate, wood, clay tile and metal; and the size, color and patterning of the material.
- Provide adequate roof drainage and ensure that the roofing material provides a weathertight covering for the building.
- Replace deteriorated roof surfacing with matching materials or new materials, such as composition shingles or tabbed asphalt shingles in dark shades that match the original in composition, size, shape, color and texture.
- Repair a roof by reinforcing the historic materials which comprise roof features. Repairs will also generally include the limited replacement in kind, or with compatible substitute material, of those extensively deteriorated or missing parts of features when there are surviving prototypes such as cupola louvers, dentils, and dormer roofing; or slates, tiles or wood shingles on the main roof.
- Replace in kind an entire feature of the roof that is too deteriorated to repair, if the overall form and detailing are still evident, using the physical evidence as a model to reproduce the feature. Examples can include a large section of roofing, a dormer or a chimney. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Don't...

- Install new materials, such as roll roofing, whose composition, size, shape, color and texture alter the appearance of the building. Examples of such changes are replacing hexagonal singles with rectangular shingles, replacing wood shingles with fiberglass shingles, or replacing sheet metal with shingles. Such changes should only be considered as part of a documented restoration to recreate the original appearance of the building.
- Use a substitute material for the replacement part that does not convey the visual appearance of the surviving parts or the roof, or that is physically or chemically incompatible.

Post-1821

Italianate roofs are gable or low pitched hip, frequently with a square cupola or tower. Roofs are covered with wood shingles, composition shingles, diamond composition shingles or corrugated metal. Roofs on commercial buildings are flat with a parapet, and are built-up. Chimneys are brick.

LIST OF ATTACHMENTS:

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

Staff Photographs
34 Saint Francis Street



Front (South) Elevation

Staff Photographs
34 Saint Francis Street



Southeast Elevation

Staff Photographs
34 Saint Francis Street



Southwest Elevation



Staff Report, Page 7

Staff Photographs
34 Saint Francis Street



View from Park Across the Street (context photo)

Staff Report, Page 8

Staff Photographs
34 Saint Francis Street



Aerial Photograph of Roof

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

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ1867 1009==

Site Name: 34 St. Francis Street 830== Survey Date: 7808 820==

Address: 34 St. Francis Street, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 32 (block) 11 (lot) 868==

868==

Owner of Site: Name: Davis, Charles L. & Elizabeth H.;

Address: 279 St. George Street

St. Augustine, FL 32084 902==

Occupant or Manager: Vacant 904==

Type of Ownership: Private 848== Zoning: HP-1

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

UTM: 17 (zone) 469960 (easting) 3306200 (northing) 890== Location: T07S (T) R30E (R) S18 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

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

Integrity of Site:

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

Threats to Site:

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

II. SITE DESCRIPTION, continued.

Original Use: Priv. Res. 838== Present Use: Priv. Res. 850==

Date: +1893 844== Period: 19th cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Italianate 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Concrete block (rusticated), novelty shingles 854==

Structural Systems: Wood frame, concrete block (rusticated) veneer 856==

Features of Structure: (942)

Window Type: DHS 6/6 942==

Foundation: 942==

Roof Type: Hip 942==

Secondary Roof Structures: Porch, shed; bay, hip 942==

Porches & Balconies: Two-story enclosed 942==

Chimney Location: Center, ridge 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Composition shingles 882==

Ornament Exterior: Jigsawn cornice brackets on the bay 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Residential 864==

Relationship to Surroundings: Near oldest house and St. Francis Barracks (Headquarters of the Department of Military Affairs & National Guard). 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Railroads, Commerce, Blacks, Women, Politics/Government, Social/Humanitarian 920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Italianate residence at 34 St. Francis Street was constructed between 1885 and 1893. The two-story bay with jigsawn cornice brackets create the Italianate appearance. Other distinctive features include novelty shingles and porch railings. The concrete veneer is similar to that of 28 St. Francis Street and also the St. Francis Inn cottage. It is believed that the concrete veneer of 28 St. Francis Street was added around 1890 (the 1893 Sanborn Map shows a concrete first floor of the former frame building) which would coincide with the construction of this house. The house is located in one of the oldest sections of town and is near the Oldest House and St. Francis Barracks (Headquarters of the Department of Military Affairs and the National Guard).

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

HISTORY

This section of the walled colonial city was first occupied in the 17th century as the early settlement expanded south towards the St. Francis convent. All structures were destroyed in 1702 by the invading South Carolin-

(over)

V. BIBLIOGRAPHY

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

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

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

This house at 34 St. Francis Street is near the approximate site of the wooden frame house of Antonio Proctor, a "free man of color" who spanned the British Period (1763-1783), Second Spanish Regime (1784-1821), and Territorial Era (1821-1845) in St. Augustine. The Indian interpretor owned a house and lots 9, 11, 12, and 13 from 1820 until 1830.(3) Proctor sold the "wooden home" to Waters Smith who conveyed the "ground and house" to Joseph Charles Lawton in 1831. No structure appears on the site on the 1833 map, and no house is listed in the 1836 land transaction between Samuel Blair, a marshall, and Joshua Joyner, developer of North City.(4) Joyner sold to Mateo Solana in 1838 a "lot of ground with all the buildings, fences, trees, and improvements thereon". The lot dimensions are the same as those in the Proctor/Smith transaction and the price is a substantial $1,100, indicating the existance of a house on the lot in question.(5) In 1872 John L. Wilson acquired the property along with adjacent lots purchased about the same time. The property remained in his name until sold by his heirs in 1923.(6) Frances and John L. Wilson were winter residents of St. Augustine who be me deeply involved with the community. A Record article describes Wilson business interests after his marriage in 1837 and the couple's introduction to St. Augustine.

> "The couple went to live in Philadelphia, where Mr. Wilson was engaged in the West Indies trade. When an earthquake destroyed Cape Haytien, Hayti, where Mr. Wilson held extensive business interests, he lost every dollar, but he

went to that country with his bride. He was soon engaged in exporting coffee and logwood to the firm of A. S. and W. G. Lewis, in Boston, brothers of Mrs. Wilson, and was commission merchant for the Boston firm for the sale of foodstuff in the West Indies. For many years Mr. Wilson was United States consul in Hayti. Mrs. Wilson made thirty voyages in sailing vessels between the West Indies and Boston, visiting her native city nearly every summer. They maintained a yellow fever hospital in Cape Haytien. Gradually Mr. Wilson closed out his interest in the West Indies and retired. In 1855 they came to Framingham and erected an extensive country house on Prospect street, where the woman lived until her death. For many years subsequently to 1868, on account of Mrs. Wilson's health, she and her husband passed the winters in St. Augustine, Florida. There they built a fine home and displayed their interest in the city by presenting a free library to its people, also a selection of choice volumnes in it. They had supervision of a home for old colored folk, and gave to the city a clock which was placed in the belfry of the Roman Catholic Cathedral. Mr. Wilson further showed his generosity by causing to be built the first road of oyster shells in St. Augustine.

"In Framingham they generously gave of their fortune to the First Parish (Unitarian) Church, the Home for Aged Men and Women, and endowed a free bed in Framingham Hospital.

"Mr. Wilson died in St. Augustine, April 7, 1899, but it was several years afterward before Mrs. Wilson gave up her winter residence. In the past few years she remained the year round on her estate on Prospect street, and daily enjoyed a drive in her carriage to town, rain or shine."(7)

A Tatler article aptly describes the Wilson's influence and industry in establishing a library in the city.

"St. Augustine may well pride herself upon her public library, practically free, as the small sum of twenty-five cents a year and five cents for renewing a card is the only cost. It is quite true that comparatively few books of reference are on its shelves, nevertheless the library has done incalculable good in the community.

"Mr. and Mrs. John L. Wilson may well be regarded as benefactors, as they first conceived it, interesting others and crowning the good work with the gift of the building the library now occupies, thus preserving one of the old

landmarks of the city, and giving the library a home that will last a century. In addition to this, several rooms of the building have been given for the scientific and historical collections, and the doners are greatly interested in securing one worthy of the place.

"The Library Association was first suggested by Mrs. John L. Wilson, who interested winter residents and visitors, who held a meeting on the 26th of April, 1874, when an organization was effected, with the first object to advance knowledge and general intelligence by establishing a free public library, and also to form a historical society to collect and preserve everything pertaining to the history of the city and State. It was also intended to establish a museum of natural history, to erect an edifice with rooms suitable for the different objects to be attained, and also to have a hall for public lectures and social entertainments.

"Mr. Holmes Ammidown was the first president, with Mr. John L. Wilson secretary and treasurer. At the time of the organization, it was necessary to pay $25 in order to become a member; that rule, however, has been modified, as members passed away and it became necessary to fill the places. This, however, does not increase the revenue of the association, while the needs of the library are constantly increasing. The library greatly needs a new dictionary and encyclopedia and other books of reference. There are no doubt many visitors to the city who would gladly contribute to such a worthy object were the matter brought to their notice. Will not some of the visitors take the matter in hand and aid the good work?

"The library building is a perfectly free gift from Mr. and Mrs. Wilson, in addition to many other generous gifts of money and books, besides managing the library for more than twenty years, and it seems only just that others should endeavor to supplement the good work."

Both the Wilson's worked closely with the Colored Industrial School, John as president and Frances as vice president of the Ladies Executive Board.(8) Residency changed frequently in the early years to include B. M. Lee, a clerk; W. H. Beemer, a painter with the Florida East Coast Railway; and Walter C. Birkett of the same occupation.(9) In 1917 the building served as the "Amity Apartments". In 1930 Hanna Erwin, the proprietress of a gift shop occupied the house. Kenneth E. Hoyt of the St. Augustine Illustrated and Sun Newspaper Office was a resident in 1951 with the 1949 City Directory listing the building as publishing offices for the Sun. Mrs. Cecile H. Pope, a widow, is listed as residing in the house from 1955 to 1971. It is currently owned by Elizabeth H. and Charles L. Davis, owners and managers of the St. Francis Inn.(10)

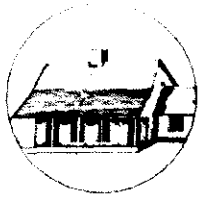
ARCHAEOLOGY

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

3. Malcom B. Johnson, Red, White, and Bluebloods (Tallahassee, 1976), pp. 118-128; St. Johns County Courthouse Deed Records, Book I-J, p. 13.
4. Deed Book I-J, p. 13; Book I-J, p. 191; Anonymous map, 1833; Book N, p. 72.
5. Deed Book N, p. 71.
6. Ibid., T, p. 503; Book 49, p. 363.
7. St. Augustine Record, March 8, 1920.
8. Tatler, March 13, 1897, O. 3; City Directory, 1885.
9. City Directory, 1899 through 1914-15.
10. Ibid., 1930 through 1979.

Page 1

☐ Original
☒ Update



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

Site #8 SJ01867
Field Date 5-19-2016
Form Date 5-19-2016
Recorder #

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

Site Name(s) (address if none) 34 St Francis Street — Multiple Listing (DHR only)
Survey Project Name Inv. of Structures within the St. Augustine NRHD — Survey # (DHR only)
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☐private-individual ☒private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

Street Number	Direction	Street Name	Street Type	Suffix Direction
34		Francis	Street	

Address:
Cross Streets (nearest / between)
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 1956 — Plat or Other Map
City / Town (within 3 miles) St. Augustine — In City Limits? ☒yes ☐no ☐unknown — County St. Johns
Township 7S — Range 30E — Section 17 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name:
Tax Parcel # 1991700000 — Landgrant
Subdivision Name — Block — Lot
UTM Coordinates: Zone ☐16 ☒17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐
Other Coordinates: X: — Y: — Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1893 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Cabin) — From (year): — To (year):
Current Use Private Residence (House/Cottage/Cabin) — From (year): — To (year):
Other Use — From (year): — To (year):
Moves: ☐yes ☒no ☐unknown Date: — Original address
Alterations: ☒yes ☐no ☐unknown Date: — Nature ext. fabric, enclosed porch
Additions: ☒yes ☐no ☐unknown Date: — Nature single car garage and 2nd story
Architect (last name first): — Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

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

DESCRIPTION

Style Italianate — Exterior Plan Rectangular — Number of Stories 2
Exterior Fabric(s) 1. Stucco 2. Concrete block 3. novelty shingles
Roof Type(s) 1. Hip 2. 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2. Shed porch; bay, hip
Windows (types, materials, etc.) single and bay wood 9/9 (thin 6/6 side bay) with wood trim and sills

Distinguishing Architectural Features (exterior or interior ornaments) Jigsawn cornice brackets on the bay

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

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

HISTORICAL STRUCTURE FORM

Site #8 SJ01867

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 2. _____
Structural System(s): 1. Concrete block 2. Wood frame 3. veneer
Foundation Type(s): 1. Continuous 2. slab
Foundation Material(s): 1. Concrete, Generic 2. _____
Main Entrance (stylistic details) single wood panel/plank door

Porch Descriptions (types, locations, roof types, etc.) two-story enclosed

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

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

1. _____	3. _____	5. _____
2. _____	4. _____	6. _____

DOCUMENTATION

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

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

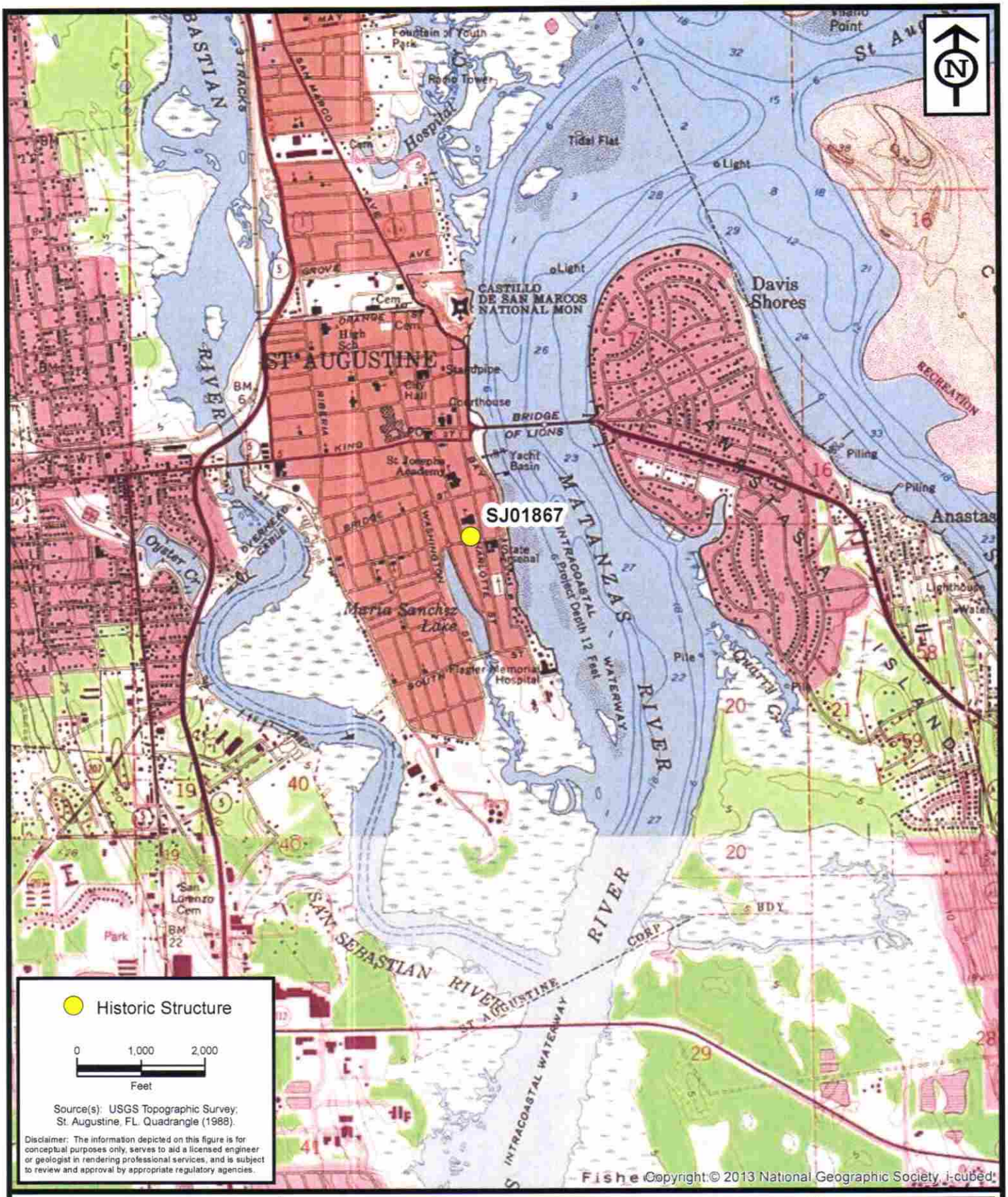
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

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

Required Attachments

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



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

Project Location - SJ01867

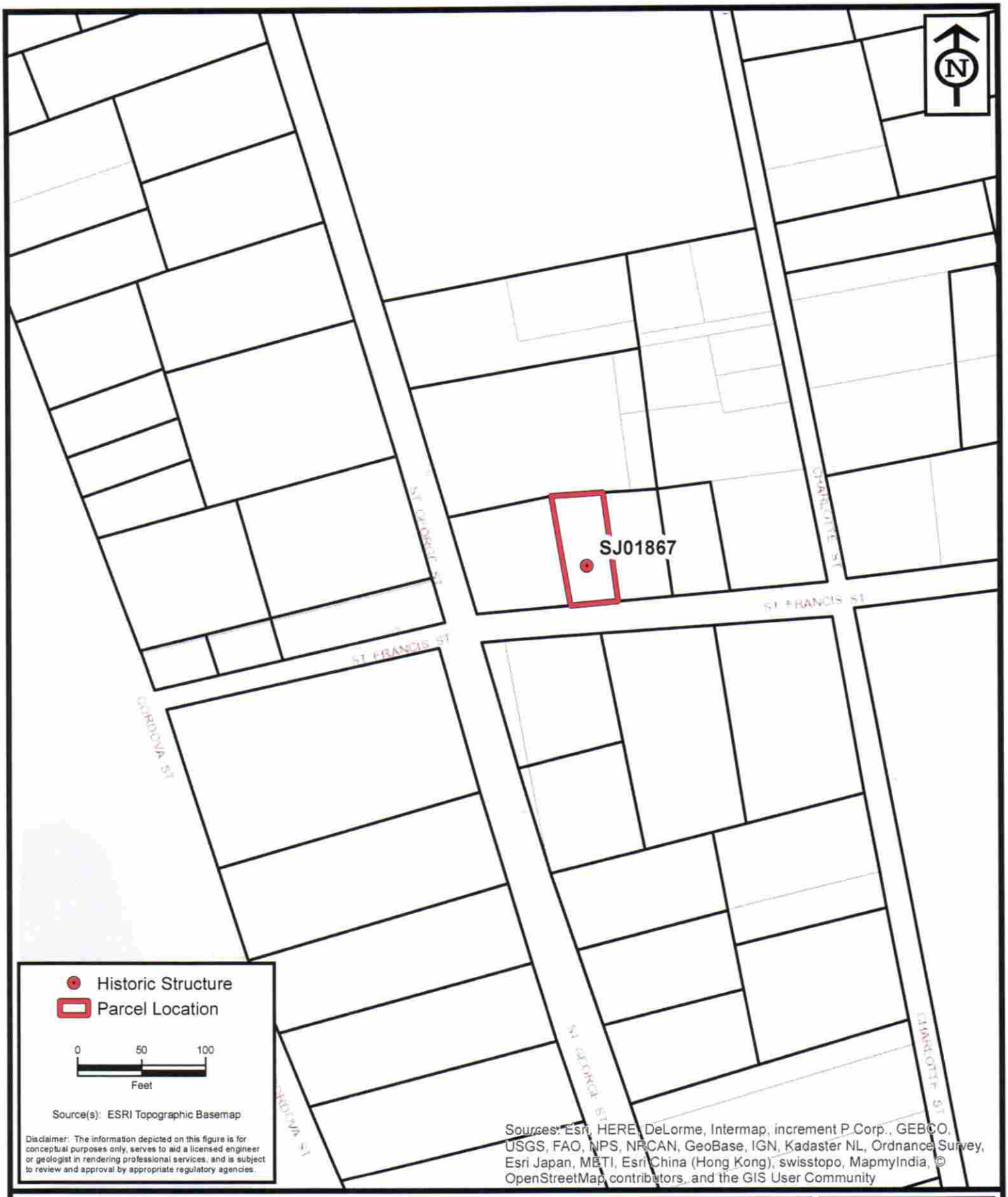
City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

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Date:	May 2016
Drawn By:	AVL
Checked By:	JRN
Approved By:	PD
Figure:	1

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SJ01867



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

Parcel Location - SJ01867

City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

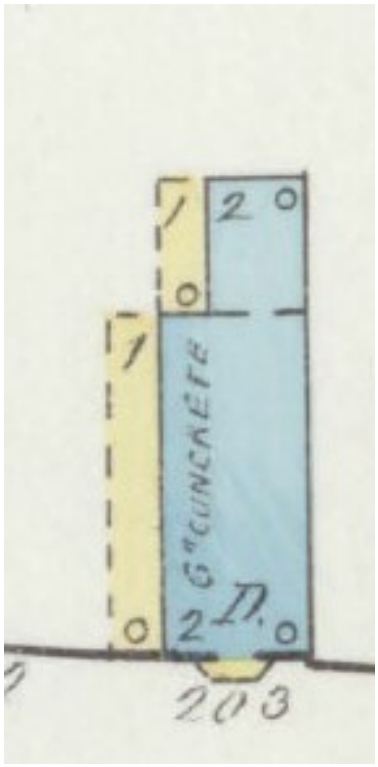
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Checked By:	JRN
Approved By:	PD
Figure:	2

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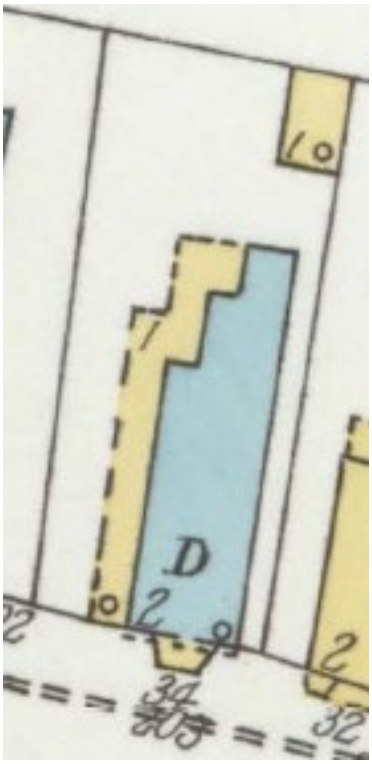
SJ01867


7A

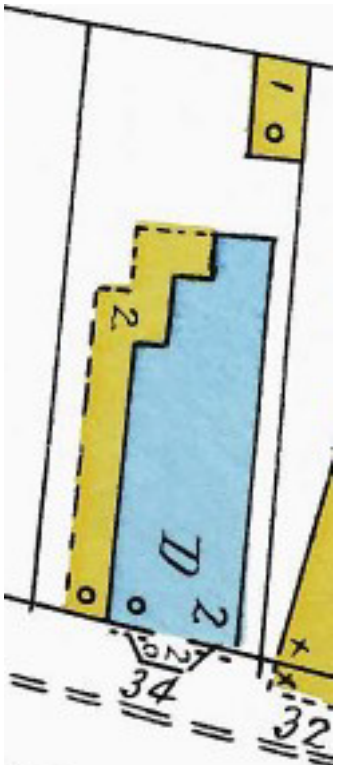
SANBORN MAPS
34 St. Francis Street



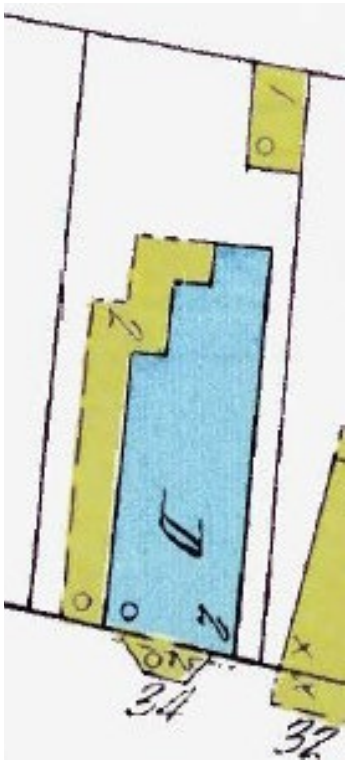
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1899



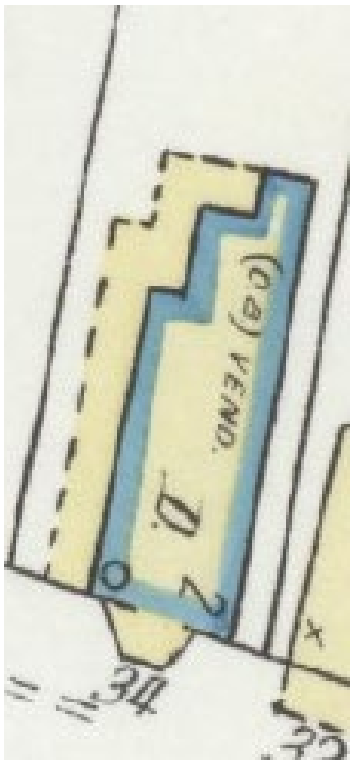
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1910

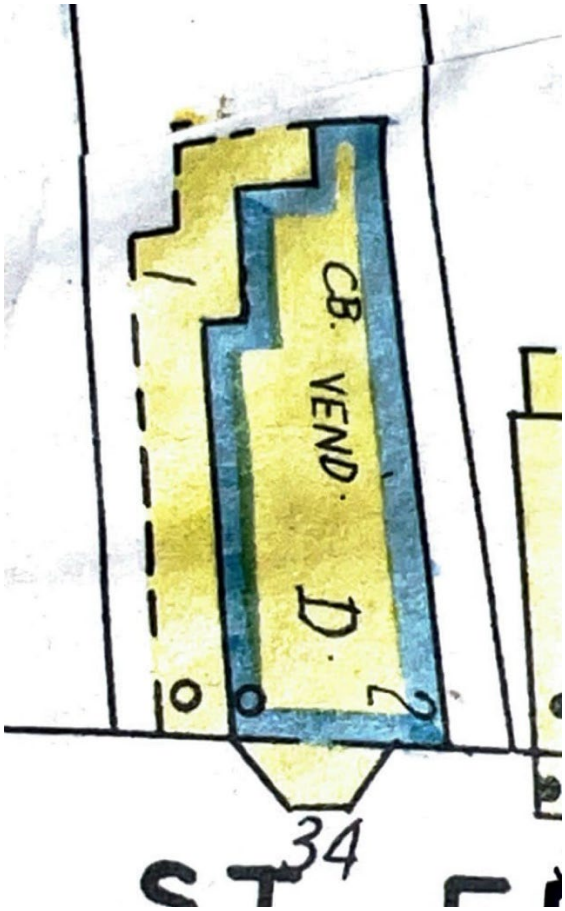


1917



1924

SANBORN MAPS
34 St. Francis Street



1930 Updated to 1965

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Appropriateness

Case Number: HP2025-0001 **Meeting Date: Thursday, February 20, 2025**

1. NAME OF APPLICANT: Joseph Finnegan
   Business (if applicable):
   Address: 34 Francis St.
   City: St. Augustine State: FL Zip Code: 32082
   Daytime Telephone: 9046699713 E-Mail Address: info@evergreenbcc.com

2. NAME OF PROPERTY OWNER: Joseph Finnegan
   Business (if applicable):
   Address: 34 Francis St.
   City: St. Augustine State: FL Zip Code: 32082
   Daytime Telephone: 9046699713 E-Mail Address: info@evergreenbcc.com

3. PROJECT LOCATION: 34 Saint Francis St, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: CITY OF ST AUGUSTINE LOT 11 BLK 32 OR3926/319

5. SCOPE OF WORK: To replace the existing asphalt shingle roof with a new metal panel roof.

Information attached by applicant includes:

- Application Agreement
- Existing Photograph
- Product Specifications

Received 1/03/25
Planning & Building Department

HARB APPLICATION AGREEMENT

In filling out this application:

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

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

Project Address: 34 Francis Street St. Augustine, FL 32084

Applicant's Name: Joseph Finnegan Applicant's Signature: Joseph Finnegan

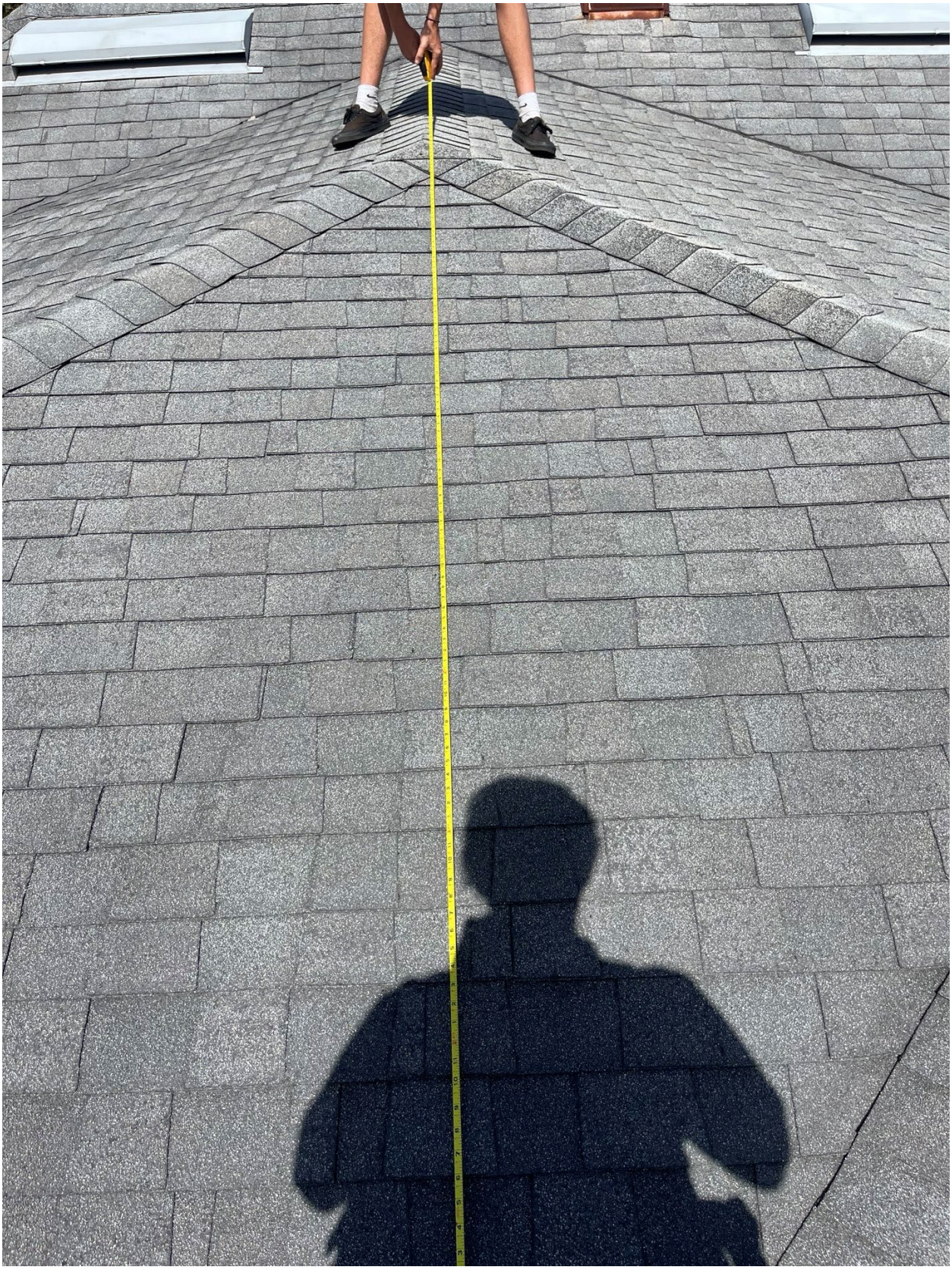
Owner's Name: Joseph Finnegan Owner's Signature: Joseph Finnegan

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

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

(Can add additional signature page if needed)

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















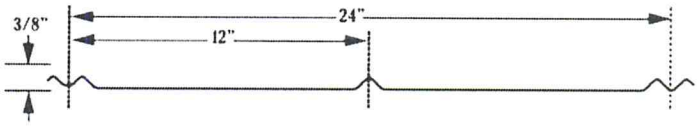


Received 1/03/25
Planning & Building Department

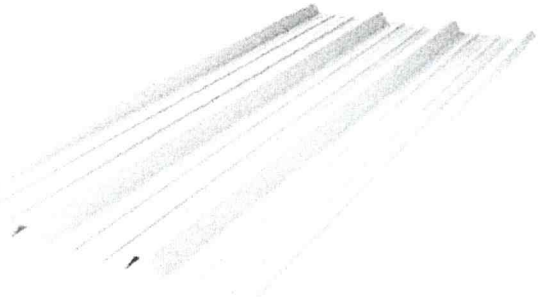
5V	**Profile:**	3/8 in. ribs at 12 in. o.c.; 24 in. coverage
	Description:	Non-structural, through fastened roof panel
	Material:	Min. 26 ga. (F_y = min. 50 ksi) ASTM A653 G90, ASTM A792 AZ50 steel coated with Fluropon® or WeatherXL or ASTM A792 AZ55 steel; or Min. 0.032 in. (F_y = min. 27 ksi) ASTM B209, 3105 H22 aluminum coated with Fluropon®; Shall conform with FBC Section 1507.4.3

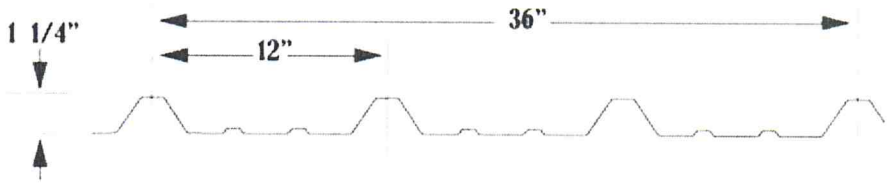
will use Non-Striated





PBR	**Profile:**	1-1/4 in. ribs at 12 in. o.c.; 36 in. coverage
	Description:	Non-structural, through fastened roof panel
	Material:	Min. 26 ga. (F_y = min. 80 ksi) ASTM A653 G90, ASTM A792 AZ50 steel coated with Fluropon® or WeatherXL or ASTM A792 AZ55 steel; Shall conform with FBC Section 1507.4.3





This evaluation report is provided for State of Florida product approval under Rule 61G20-3. The manufacturer shall notify CREEK Technical Services, LLC of any product changes or quality assurance changes throughout the duration for which this report is valid. This evaluation report does not express nor imply warranty, installation, recommended use, or other product attributes that are not specifically addressed herein.

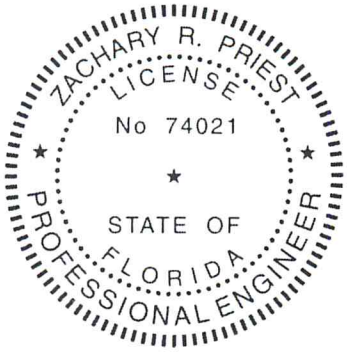
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LIMITATIONS

1. This report is not for use in the HVHZ.
2. Fire classification is not within the scope of this evaluation.
3. The roof deck, wood battens and their attachment shall be designed by others to meet the minimum design loads established for components and cladding and in accordance with FBC requirements.
4. Roof slope shall be in accordance with FBC Section 1507.4.2
5. Reroofing shall be in accordance with Section 1511.
6. Installation of the evaluated products shall comply with this report, the FBC, and the manufacturer's published application instructions. Where discrepancies exist between these sources, the more restrictive and FBC compliant installation detail shall prevail.
7. All products listed in this report shall be manufactured under a quality assurance program in compliance with Rule 61G20-3.

COMPLIANCE STATEMENT

This report has been prepared in accordance with F.A.C. Rule 61G20-3.



This item has been digitally signed and sealed by Zachary R. Priest, PE, on 6/24/2024.

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

Digitally signed by Zachary R. Priest
2024.06.24 15:26:09 -04'00'

Zachary R. Priest, P.E.
Florida Registration No. 74021
Organization No. ANE9641

CERTIFICATION OF INDEPENDENCE

CREEK Technical Services, LLC does not have, nor will it acquire, a financial interest in any company manufacturing or distributing products under this evaluation.

CREEK Technical Services, LLC is not owned, operated, or controlled by any company manufacturing or distributing products under this evaluation.

Zachary R. Priest, P.E. does not have, nor will acquire, a financial interest in any company manufacturing or distributing products under this evaluation.

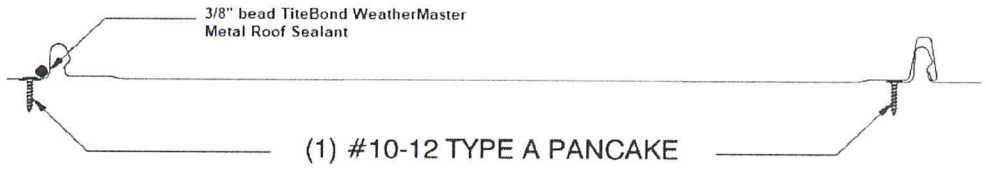
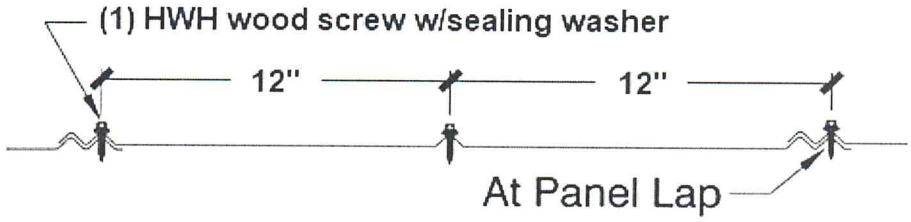
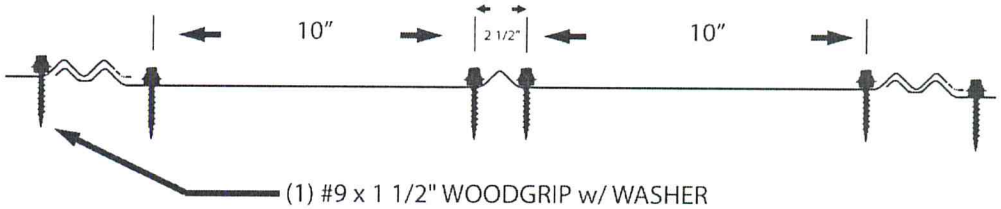
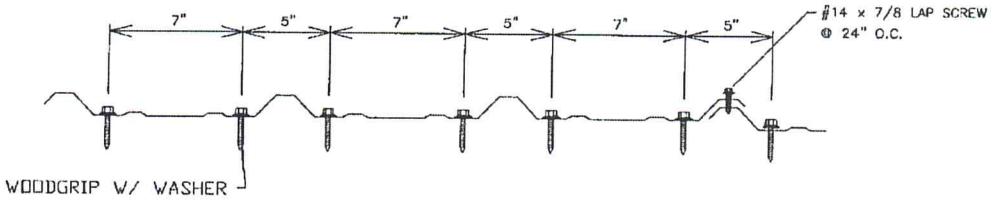
Zachary R. Priest, P.E. does not have, nor will acquire, a financial interest in any other entity involved in the approval process of the product.

APPENDICES

1) APPENDIX A – Installation (5 pages)
2) APPENDIX B – Approved Roof Systems (11 pages)
3) APPENDIX C – Design Wind Loads (4 pages)

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Fastening Details	
Nomenclature	Attachment
TCM-LOK	
5V Type 1	
5V Type 2	
5V Type 3	
PBR Type 1	

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APPROVED ROOF SYSTEMS

The following notes shall be observed when using the assembly tables below.

1. Maximum Design Pressure (*MDP*) was calculated using a 2:1 margin of safety per FBC Section 1504.9.
2. Refer to LIMITATIONS and sections of this evaluation when using the table(s) below.
3. Refer to INSTALLATION section of this report for installation detail when the information is not explicitly stated for the selected assembly.
4. The on-center (o.c.) spacing given is the maximum allowable attachment spacing for the rated system.
5. Unless otherwise specified, Steel Deck shall be designed by others in accordance with FBC requirements and shall be minimum 22 ga, Wide Rib Deck (Type WR) conforming to ANSI/SDI-RD1.0 & FBC and shall be attached to structural supports spaced maximum 5ft o.c. Panel seams shall be installed perpendicular to the steel deck ribs.
6. Wood Deck shall be designed by others in accordance with FBC requirements. 15/32 CDX plywood shall be minimum 15/32-inch thick, PS 1-19 Grade C-D, Exposure 1, APA Span-Rated plywood sheathing at maximum 24-inch span. 7/16 Oriented Strand Board (OSB) sheathing shall be minimum 7/16-inch thick, PS 2-18, APA Span-Rated, Exposure 1, OSB sheathing at maximum 24-inch span.
7. No. 2 SYP wood battens used over solidly sheathed decks shall be installed parallel to the eave and 90 degrees to the roof trusses/rafters. Wood battens shall be located under each fastener row.
8. Panel fasteners shall be installed through the battens and into the roof deck. Battens shall be secured in place with one (1) min. 0.113 in. x 2-3/8 in. ring shank nail installed max. 12 in. o.c. into the plywood deck.
9. No. 2 SYP wood battens shall be secured in place with one (1) min. 8d x 2-3/8 in. ring shank nail installed max. 4 in. o.c. into the plywood deck or two (2) min. #9 x 3 in. deck screws spaced max. 24 in. o.c. installed through the plywood deck and into the rafters/trusses.
10. No. 2 SYP wood battens shall be secured in place with one (1) min. 8d x 2-1/2 in. ring shank nail installed max. 4 in. o.c. into the plywood deck.
11. No. 2 SYP wood battens shall be secured in place with two (2) min. #9 x 3 in. deck screws spaced max. 24 in. o.c. installed through the plywood deck and into the rafters/trusses.

Roof System Numbers and Definitions	
L1-Al-W-#	Min. 0.032 Al TCM-LOK 1 in. over Wood Deck (New or Existing)
L1-S-W-#	Min. 26ga. steel TCM-LOK 1 in. over Wood Deck (New or Existing)
L1.5-S-W-#	Min. 24ga. steel TCM-LOK 1.5 in. over Wood Deck (New or Existing)
SL-Al-W-#	Min. 0.032 Al 1.5 SL-LOK over Wood Deck (New or Existing)
SL-S-W-#	Min. 24ga. steel 1.5 SL-LOK over Wood Deck (New or Existing)
SS-Al-W-#	Min. 0.040 Al 1.75 SS-LOK over Wood Deck (New or Existing)
SS-S-W-#	Min. 24ga. steel 1.75 SS-LOK over Wood Deck (New or Existing)
SS-S-S-#	Min. 24ga. steel 1.75 SS-LOK over Steel Deck (New or Existing)
1.5MS-W-#	Min. 24ga. steel 1.5 MS-LOK over Wood Deck (New or Existing)
2MS-W-#	Min. 24ga. steel 2 MS-LOK over Wood Deck (New or Existing)
2MS-S-#	Min. 24ga. steel 2 MS-LOK over Steel Deck (New or Existing)
5V-Al-W-#	Min. 0.032 Al 5V over Wood Deck (New or Existing)
5V-S-W-#	Min. 26ga. steel 5V over Wood Deck (New or Existing)
PBR-W-#	Min. 26ga. steel PBR over Wood Deck (New or Existing)
RIB-W-#	Min. 29ga steel Ultra Rib over Wood Deck (New or Existing)

Approved Systems for Min. 0.032 Al 1 in. TCM-LOK over Wood Deck (New or Existing)

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Approved Systems for Min. 24ga. steel 2 MS-LOK over Steel Deck (New or Existing)							
System No.	Deck	Fire Barrier	Insulation	Underlayment	Roof Panel	Panel Attachment	*MDP* (psf)
2MS-S-1	Min. 22ga. steel deck	OPTIONAL *Approved* fire barrier	Min. 1-inch *Approved* insulation board	As required per FBC	Min. 24ga. steel 2 MS-LOK Max. 18 in. coverage	2 in. ML Clips and Universal Bearing Plates spaced 24 in. o.c. at the panel seam secured with two (2) #14 PANCLIP SD-L fasteners per clip; Panels mechanically seamed with 180° double lock	**-112.25**
2MS-S-2	Min. 22ga. steel deck	OPTIONAL *Approved* fire barrier	Min. 1-inch *Approved* insulation board	As required per FBC	Min. 24ga. steel 2 MS-LOK Max. 18 in. coverage	2 in. ML Clips and Universal Bearing Plates spaced 6 in. o.c. at the panel seam secured with two (2) #14 PANCLIP SD-L fasteners per clip; Panels mechanically seamed with 180° double lock	**-168.5**

Approved Systems for Min. 0.032 Al 5V Crimp over Wood Deck (New or Existing)							
System No.	Deck	Battens (Note 7)	Fire Barrier	Underlayment	Roof Panel	Panel Attachment	*MDP* (psf)
5V-Al-W-1	Min. 15/32 CDX plywood	-	OPTIONAL *Approved* fire barrier	As required per FBC	Min. 0.032 Al 5V Crimp Max. 24 in. coverage	*5V Type 1* attachment with #9-15 Evergrip screws with sealing washers spaced 9 in. o.c.	**-127.5**
5V-Al-W-2	Min. 15/32 CDX plywood	-	OPTIONAL *Approved* fire barrier	As required per FBC	Min. 0.032 Al 5V Crimp Max. 24 in. coverage	*5V Type 1* attachment with #9-15 Evergrip screws with sealing washers spaced 6 in. o.c.	**-150**

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Instr #2014051872 BK: 3926 PG: 319, Filed & Recorded: 9/4/2014 2:46 PM #Pgs:2
Cheryl Strickland,Clerk of the Circuit Court St. Johns County FL
Recording $18.50 Doc. D $0.70

PREPARED BY & AFTER RECORDING, PLEASE MAIL TO:
Craig M. Herzog
Action Title Services of St. Johns County, Inc.
3670 US 1 South, Suite 110, St. Augustine, Florida 32086
File Number:14-10006
Consideration: $100.00 (One Hundred dollars and no cents)

[Space Above this Line for Recording Data]

This Warranty Deed

Made this **August 28, 2014 A.D.** By
Joseph P. Finnegan, Jr. and Margaret H. Finnegan, husband and wife hereinafter called the grantor,
to **Joseph P. Finnegan, Jr. and Margaret H. Finnegan, as Trustees of The Joseph P. Finnegan, Jr. Living Trust agreement dated February 1, 2005 and as Amended and Restated December 19, 2012,** whose post office address is:
34 Saint Francis Street, St. Augustine, FL 32084, hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of **$100.00 (One Hundred dollars and no cents)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **St. Johns County, Florida**, viz:

In the City of St. Augustine, Saint Johns County, Florida, beginning on the South property line of Block 32, on St. Francis Street at a point 167 feet 8 inches Westerly from the intersection of the property lines of Block 32, at the Southeast comer of said Block, said point of beginning being the Southwest corner of property now or formerly of Nobles; thence in a Northerly direction along the West line of the said property now or formerly of Nobles, 84 feet to a point which is 164 feet 4 inches West of the East property line of said Block 32 on Charlotte Street; thence Westerly 40 feet 8-1/2 inches to a point which is 85 feet 8 inches Northerly from the South property line of said Block 32 on St. Francis Street; thence Southerly 85 feet 8 inches to a point on South face of a concrete fence post on South property line of said Block 32; thence Easterly on the North line of St. Francis Street 37 feet to the point of beginning, said dimensions being either more or less.

COPY

Parcel ID Number: 199170-0000
The trustee herein named has the full power and authority to protect, conserve, and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described in the recorded instrument pursuant to F.S. § 689.071.

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

SUBJECT TO covenants, restrictions, easements, limitations and reservations of record, if any. However, this reference does not reimpose same. Subject to all applicable zoning ordinances and/or restrictions and prohibitions imposed by govenmental authorities, if any. Subject to taxes and assessments for the current year.

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to **December 31, 2013.**

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

[1]_____

Witness Printed Name: Craig M. Herzog

[2]_____

Witness Printed Name Randy Gorick

_____(Seal)
Joseph P. Finnegan, Jr.
Address: 34 Saint Francis Street
St. Augustine, FL 32084

_____(Seal)
Margaret H. Finnegan
Address: 34 Saint Francis Street
St. Augustine, FL 32084

State of FLORIDA
County of ST. JOHNS

The foregoing instrument was acknowledged before me this August 28, 2014, by Joseph P. Finnegan, Jr. and Margaret H. Finnegan, husband and wife, who is/are personally known to me or who has produced A VALID DRIVER'S LICENSE(S) as identification.

_____
Notary Public
Print Name: Craig Michael Herzog
My Commission Expires: 1/27/2018

[NOTARY SEAL]

COPY

CRAIG MICHAEL HERZOG
MY COMMISSION # FF 065825
EXPIRES: January 27, 2018
Bonded Thru Notary Public Underwriters

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click here.

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1991700000
Location Address	34 ST FRANCIS ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Aug (east of lake) (SF) (612)
Tax Description*	CITY OF ST AUGUSTINE LOT 11 BLK 32 OR3926/319 *The Description above is not to be used on legal documents.
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	City of St Augustine
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.080
Homestead	Y

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Owner Information

Owner Name	Finnegan Joseph P Jr Living Trust 100% Finnegan Joseph P Jr Trustee 100% Finnegan Margaret H Trustee 100%
Mailing Address	34 ST FRANCIS ST SAINT AUGUSTINE, FL 32084-5023

Exemption Information

Exemption Type	Status	Amount
Homestead		$50,000

Map



Valuation Information

	2025
Building Value	$319,105
Extra Features Value	$0
Total Land Value	$237,800
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$556,905**
Total Deferred	$210,085
Assessed Value	**$346,820**
Total Exemptions	$50,000
Taxable Value	**$296,820**

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	$330,233	$0	$237,800	$0	$0	$568,033	$328,232	$289,801	$278,232
2023	$320,281	$0	$237,800	$0	$0	$558,081	$310,956	$297,125	$260,956
2022	$214,460	$1,954	$168,986	$0	$0	$385,400	$294,885	$140,515	$244,885
2021	$162,218	$1,954	$150,880	$0	$0	$315,052	$279,919	$85,133	$229,919
2020	$179,563	$1,954	$126,280	$0	$0	$307,797	$268,820	$88,977	$218,820
2019	$181,977	$601	$126,280	$0	$0	$308,858	$266,590	$92,268	$216,590
2018	$188,343	$601	$126,280	$0	$0	$315,224	$260,971	$104,253	$210,971
2017	$196,352	$1,010	$126,280	$0	$0	$323,642	$249,630	$124,012	$199,630
2016	$202,763	$1,010	$114,800	$0	$0	$318,573	$239,065	$129,508	$189,065
2015	$185,922	$1,010	$88,560	$0	$0	$275,492	$231,511	$93,981	$181,511
2014	$143,666	$1,010	$79,704	$0	$0	$224,380	$224,380	$50,000	$174,380

Building Information

Building	1
Building Value	$280,018
Year Built	1870
Actual Area	2854
Conditioned Area	2133
Use	Single Family Residence
Style	01
Exterior Wall	Stucco
Roof Cover	Composite Shingle
Roof Structure	Gable Hip
Interior Flooring	Carpet
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	0
Baths	

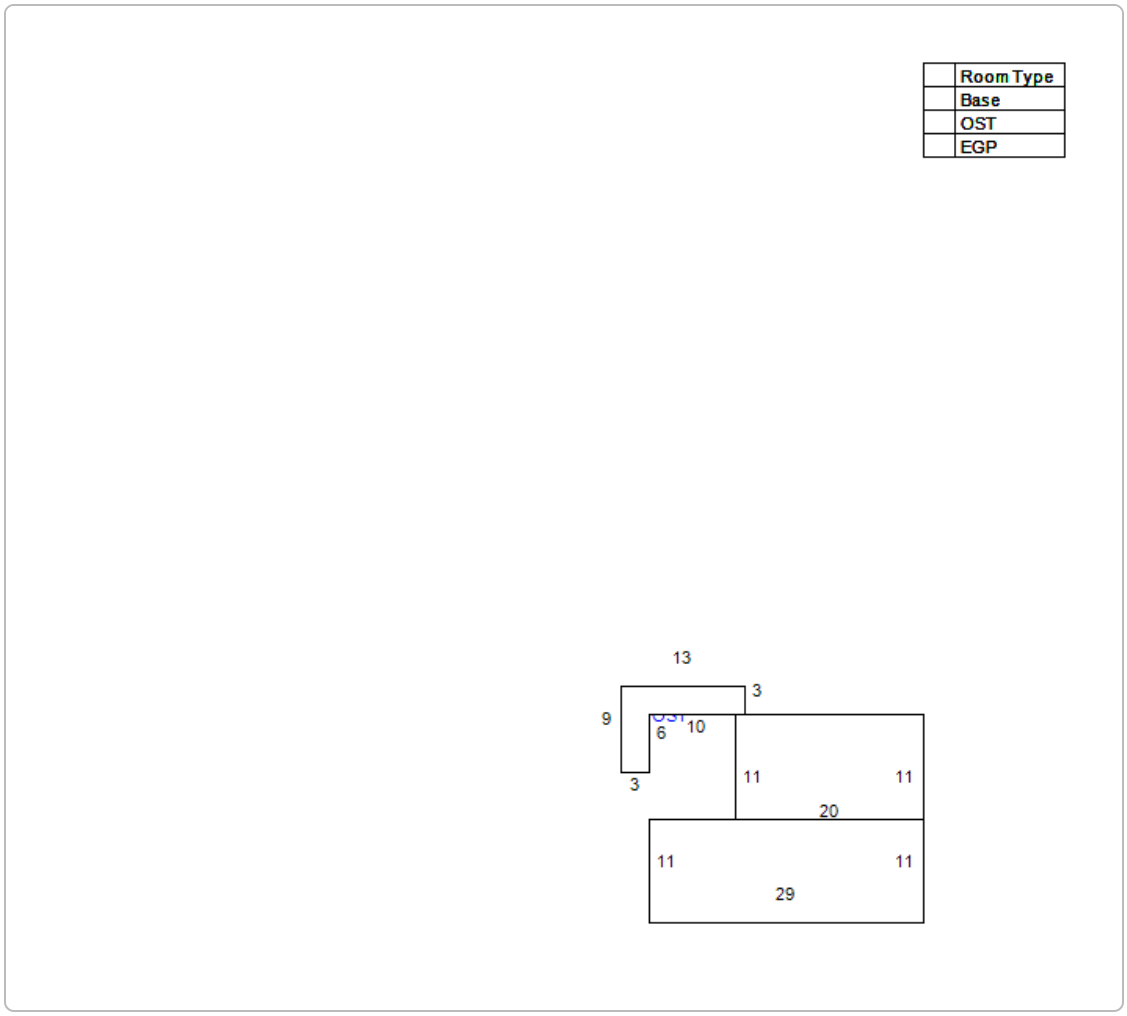
Description	Square Footage
FINISHED UPPER STORY	1220
FINISHED GARAGE	209
BASE AREA	913
UNFINISHED ENCLOSED PORCH	180
FINISHED OPEN PORCH	110
FINISHED SCREEN PORCH	180

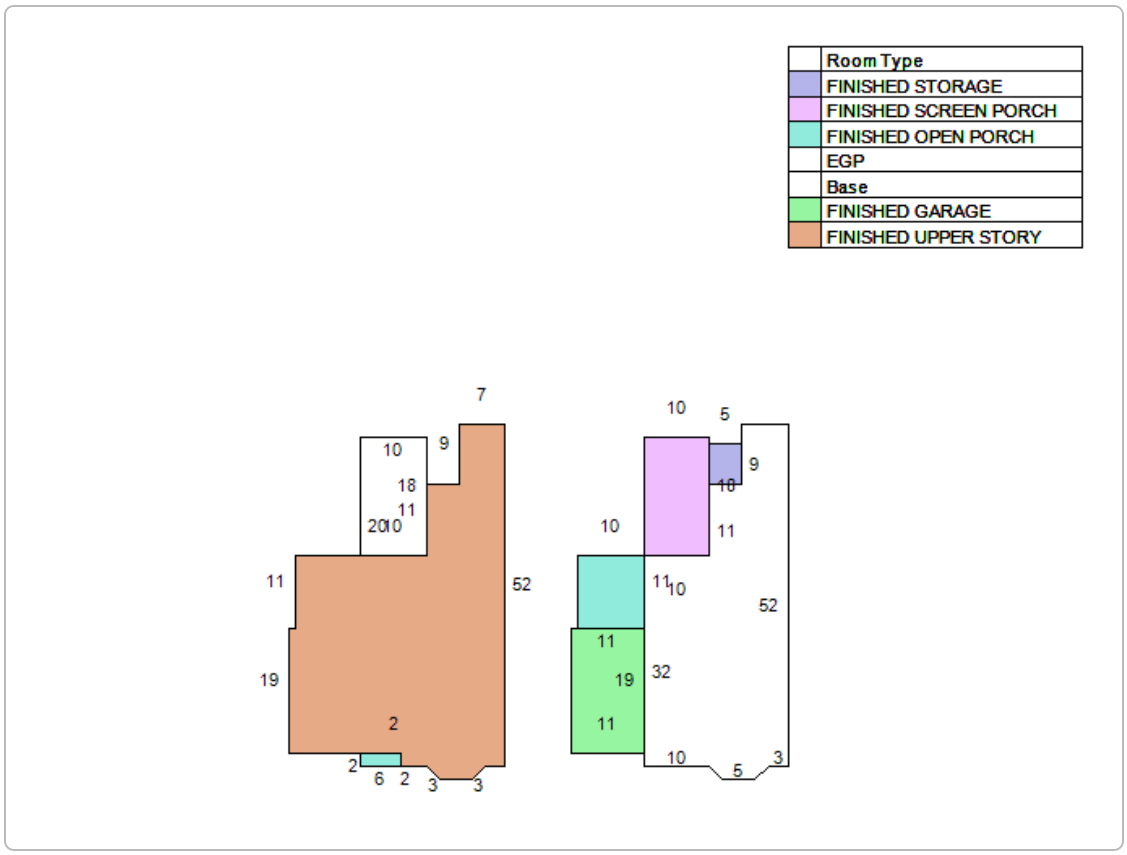
Description	Square Footage
FINISHED OPEN PORCH	12
FINISHED STORAGE/UTILITY	30
Total SqFt	2854

Building	2	**Roof Cover**	Composite Shingle
Building Value	$39,087	**Roof Structure**	Gable Hip
Year Built	1982	**Interior Flooring**	Carpet
Actual Area	596	**Interior Wall**	Drywall
Conditioned Area	220	**Heating Type**	Forced Air
Use	Single Family Residence	**Air Conditioning**	None
Style	01	**Bedrooms**	0
Exterior Wall	Concrete Stucco	**Baths**	

Description	Square Footage
UNFINISHED ENCLOSED PORCH	319
OUTSIDE STAIRS	57
BASE AREA	220
Total SqFt	596

Sketch Information





Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	20	78	20	EF	$118,900
Multi-Family (Less than 10 Units)	20	78	20	EF	$118,900

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
9/4/2014	8/28/2014	$100.00	WARRANTY DEED	3926	319	U	I	FINNEGAN JOSEPH P JR & MARGARET H	FINNEGAN JOSEPH P JR LIVING TRUST
	5/18/1992	$200,000.00	WARRANTY DEED	941	285	Q	I	DAVIS CHARLES L SURVIV SPOUSE OF ELIZABETH H	FINNEGAN JOSEPH P JR

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

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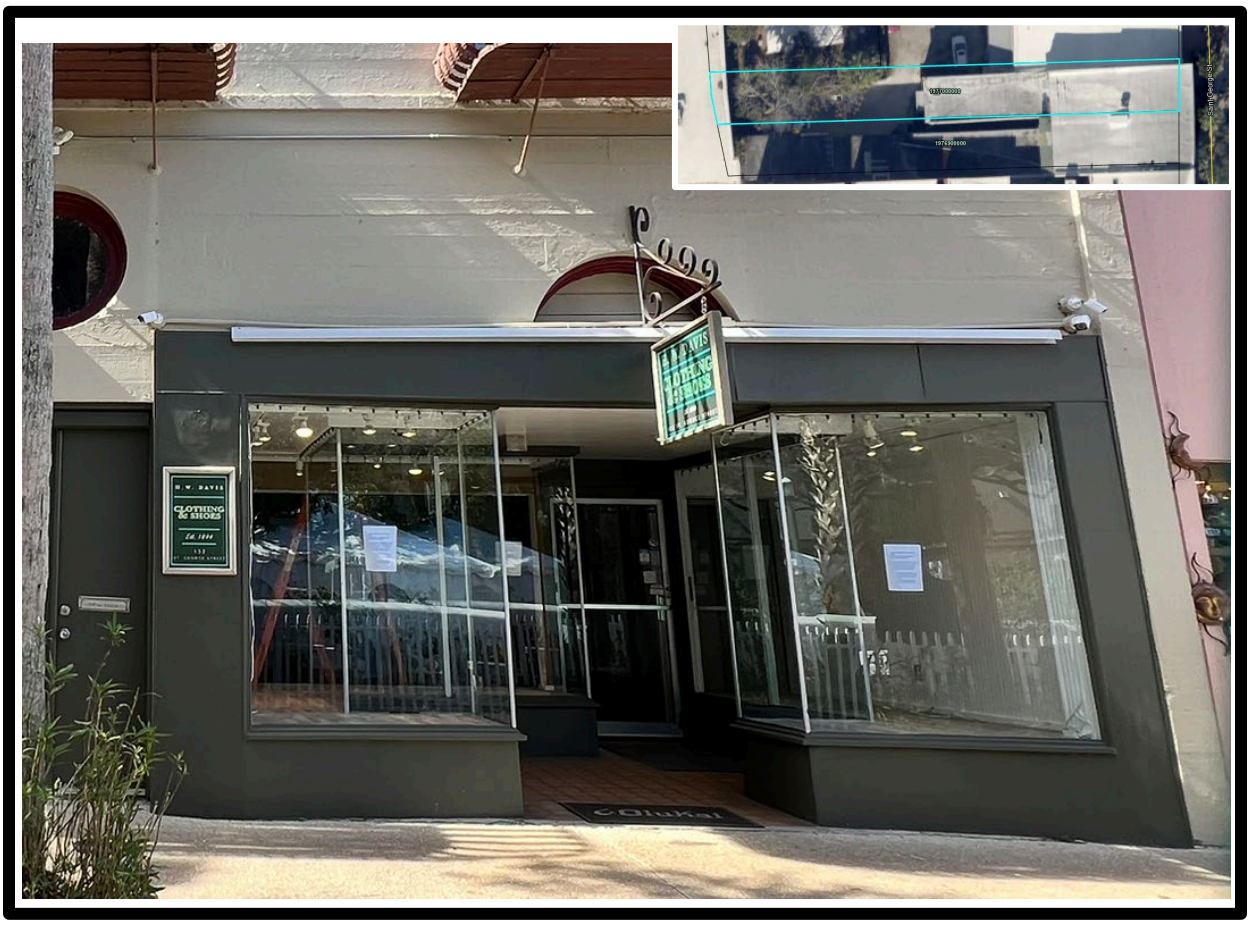
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CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for February 20, 2025 Meeting



Application: HP2025-0007 Address: 152 St. George Street

Applicant: Len Weeks Construction.Design.Development LLC

Property Owner: Robert Lichter Revocable Trust

Project description: To alter the existing storefront by relocating the front entry door and sign location and adding a new cornice trim, awning and paint.

Architectural Style:	Moorish Revival	Florida Master Site File:	SJ01910
National Register:	St. Augustine NRHD: Contributing	Construction date:	c. 1885-1888
Archaeology Zone:	IA	Zoning District:	HP-2
Parcel number:	1977000000		
Agenda Item:	6(c)	Previous Action(s):	COA 1992-0745

STAFF SUMMARY AND ANALYSIS:

1. This two-story Moorish Revival building is located on the west side of St. George Street on the block between Cathedral Place and Treasury Street within the Historic Preservation-Two (HP-2) zoning district. There are two first story storefronts on the subject building; however, only the northern storefront is proposed for modifications under this application.
2. The applicant seeks to reconfigure the existing storefront entry which currently has a large, covered entryway with display windows and an offset entry door as detailed in the scope of work below.
3. The Architectural Guidelines for Historic Preservation (AGHP) requires that storefronts be consistent with the architectural style of the building. According to the Florida Master Site File (FMSF), "the distinctive windows on the first floor have been altered in later remodeling." These alterations may have been done around the same mid-century timeframe as other alterations to other storefronts along the street. It is unclear what the original storefront windows looked like, though the Moorish Revival style of the building suggests that they may have had more intricate detailing than what currently exists.
4. While the proposed storefront maintains the footprint of the front window cases, it incorporates a more traditional design than existing. The Secretary of the Interior's Standards for Rehabilitation #4 recommends that alterations that have acquired historic significance in their own right shall be retained and preserved. The Board should consider whether the existing altered storefront and display cases are significant.
5. Drawings provided by the applicant show rear portions of the display windows replaced by a continuation of the showroom floor with the size and configuration of the front angled display window cases that face St. George Street proposed to remain. Windows will be supported by new wood framing with stucco kickplates to match existing with the addition of decorative wood paneling. A centrally located ¾ lite wood wntry door with sidelights will be installed between these windows.
6. Benjamin Moore colors "Bridal" and "Appalachian" proposed are not pre-approved colors and will require HARB approval. The most appropriate colors for this building are within the "Mediterranean Influence" palette of the Pre-approved Colors guide which does not include an aqua blue color similar to those proposed. See color study attached for close matches within the Pre-Approved Colors list. The applicant should be aware that color approval is also required for proposed signage, the design of which is not being heard with this application.
7. A striped Sunbrella fabric awning in pattern "White Aqua" is proposed. Historic photographs of the building indicate that the storefront once featured an awning. While the fabric and striped design are appropriate for the building, the aqua color is not a pre-approved color in the Mediterranean Influence color palette.
8. Proposed recessed ceiling light is more modern in appearance though less impactful than the existing track lighting interior to the display cases.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can take the following actions for a Certificate of Appropriateness at **152 St. George Street**:

1. **APPROVE** as submitted or modified by the HARB if the Board finds that the storefront alterations meet the Secretary of the Interior's Standards for Rehabilitation # 9 as a compatible contemporary design; OR,
2. **CONTINUE** to allow the applicant time to submit more appropriate colors and/or design elements.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Demo existing display entryway, construct new to capture additional interior space.
    a. Existing display cases along St. George Street to remain in same configuration
    b. New wood framing and stucco kickplates with wood paneling
    c. New concrete lintel with stucco to match existing and wood paneling
    d. New recessed lighting
2. Install new Aqua White striped Sunbrella awning with scalloped edge across storefront façade
3. Relocate existing sign bracket above new awning
4. Install new 6sf facia sign above doorway
5. Paint storefront BM632 and BM633 (locations of paint colors not specified)

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Secretary of the Interior's Standard's for Rehabilitation 2, 3, 4, 6, and 9 apply.

2. Retention of Distinguishing Architectural Character
3. Recognition of Historic Period
4. Retention of Significant Later Alterations and Additions
6. Repair or Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence
9. Compatible Contemporary Design for New Alterations and Additions

Storefronts

Do...

- Retain and repair existing storefronts, including windows, sash, doors, transoms and decorative features where such features contribute to the architectural and historic character of the building.
- Evaluate the overall condition of storefront materials to determine whether more than protection and maintenance are required.
- Repair storefronts by reinforcing the historic materials. Repairs will also generally include the limited replacement in kind, or with compatible substitute materials, of those extensively deteriorated or missing parts of storefronts where there are surviving prototypes such as transoms, kick plates and pilasters.
- Where original or early storefronts no longer exist or are too deteriorated to save, retain the commercial character of the building through contemporary design which is compatible with the scale, design, materials, color and texture of the historic buildings; or an accurate restoration of the storefront based on historic research and physical evidence.

Don't...

- Remove or radically change storefronts and their features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.
- Introduce a storefront or new design element on the ground floor, such as an arcade, which alters the architectural and historic character of the building and its relationship with the street or its setting, or which causes destruction of significant historic fabric.
- Use materials which detract from the historic or architectural character of the building.
- Alter the entrance through a significant storefront.
- Replace an entire storefront when repair of materials and limited replacement of its parts are appropriate.

- Use substitute material for the replacement parts that does not convey the same visual appearance as the surviving parts of the storefront or that is physically or chemically incompatible.
- Remove a storefront that is unrepairable and not replace it; or replace it with a new storefront that does not convey the same visual appearance.
- Create a false historical appearance because the replaced storefront is based on insufficient historical, pictorial and physical documentation.
- Introduce a new design that is incompatible in size, scale, material and color.

Post-1821
Storefronts on post-1821 commercial buildings should be consistent with the architectural and historic character of the building and the streetscape.

Windows and Window Treatments

Do...
- Retain and repair window openings, frames, sash, glass, lintels, sills, pediments, architraves, hardware, shutters and balconies where they contribute to the architectural and historic character of the building.
- Repair windows, shutters and balconies by patching, splicing, consolidating or otherwise reinforcing. Such repair may include replacement in kind of those parts that are either excessively deteriorated or are missing when there are surviving prototypes.
- Replace missing or irreparable windows on significant elevations with new windows that match the original in material, size, general muntin and mullion proportion and configuration, and reflective qualities of the glass.
- Design and install new windows, shutters and balconies when the historic windows, shutters and balconies are completely missing. The replacement may be an accurate restoration using historical, pictorial and physical documentation; or may be a new design that is compatible with the window openings and the historic character of the building.
- Install awnings that are historically appropriate to the style of the building or that are of compatible contemporary design. Awnings should follow the lines of window or door openings they are intended to cover.

Don't...
- Introduce or change the location or size of windows and other openings that alter the architectural and historic character of the building.
- Change the size or arrangement of window panes, muntins and rails where they contribute to the architectural and historic character of the building.
- Install metal or fiberglass awnings.
- Install awnings that obscure architecturally significant detailing or features.

Post-1821
Moorish Revival windows are double hung sash six-over-six, six-over-two, four-over-one, two-over-two, two-over-one, one-over-one, two pane casement and five pane casement. Fixed multi-pane and plate windows are also used. French doors, transoms, sidelights and attic louvers are also common. Stylized wood or iron balconies are common.

LIST OF ATTACHMENTS:

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

Staff Photographs
152 Saint George Street



Front (East) Elevation (only storefront on right is applicable)

Staff Photographs
152 Saint George Street



Awning on adjacent building to the south

Staff Photographs
152 Saint George Street



View from the north

Staff Report, Page 8

Staff Photographs
152 Saint George Street



Subject Storefront

Staff Photographs
152 Saint George Street



Subject Storefront

Staff Photographs
152 Saint George Street





Storefront Interior

Staff Photographs
152 Saint George Street



Storefront Interior

Staff Report, Page 12

Staff Photographs
152 Saint George Street



Sign to be elevated to allow for awning



Adjacent Storefront

Staff Photographs
152 Saint George Street



Door to residential units above

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

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ1910 1009==
Site Name: Misson Building / Tarlinsky Building 830== Survey Date: 7809 820==
Address: 152 St. George Street, St. Augustine, FL 32084 905==
Instructions for Locating:
813== County: St. Johns 808==
Location: City of St. Augustine (subdivision) 15 (block) North ½ of Lot 4 (lot) 868==
868==
Owner of Site: Name: Lichter, Lena (Estate);
Address: 485 Arricola Avenue
St. Augustine, FL 32084 902==
Occupant or Manager: Benjamin's Men Shop; Junior Department Store (occupant 904==
Type of Ownership: Private 848== Zoning: HP-2
NR Classification Category: Building 916== Recording Date: 832==
UTM: 17 (zone) 469760 (easting) 3306780 (northing) 890== Location: T07S (T) R30E (R) S18 (S) 812==
Map Reference: USGS St. Augustine 7.5 MIN 1956 (PR 1970) 809==
Recorder: Name & Title: Nolan, David (Historic Sites Specialist);
Address: H.S.A.P.B. 818==

II. SITE DESCRIPTION

Condition of Site:

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

Integrity of Site:

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

Threats to Site:

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

II. SITE DESCRIPTION, continued.

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

Date: +1888 844== Period: 19th cent. 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Moorish Revival 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Poured Concrete 854==

Structural Systems: Masonry, concrete, cast in place 856==

Features of Structure: (942)

Window Type: DHS 6/2, fixed sheet 942==

Foundation: Concrete continuous wall 942==

Roof Type: Flat, parapet 942==

Secondary Roof Structures: 942==

Porches & Balconies: 3 metal balconets 942==

Chimney Location: 942==

Materials: (882)

Chimney: 882==

Roof Surfacing: Built-up 882==

Ornament Exterior: Cast iron work, moorish parapet and window surrounds 882==

Quantitative Data: (950-954)

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

Other: Good example of moorish revival commercial building. 956==

Surroundings: Mixed Commercial/Institutional 864==

Relationship to Surroundings: Commercial building in commercial block, across from church. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Banking, Commerce, Tourism, Law, Politics/Government, Military 920==

Statement of Significance: (911==)

ARCHITECTURE

The two story Moorish Revival Style commercial building at 152-6 St. George Street was constructed between 1885 and 1888. It is built of poured concrete. The Moorish Revival style was introduced in St. Augustine by Franklin W. Smith, a wealthy Boston merchant and amateur architect, whose hobby was reproducing buildings from other countries. He drew inspiration from the Alhambra in Spain for his winter residence Villa Zorayda, built in St. Augustine in 1883. Smith also pioneered the use of poured concrete concrete construction here, which Henry Flagler later adopted for his great hotels and Churches. Hallmarks of the style found in the building at 152-6 St. George Street include Moorish window lines, a heavily ornamented parapet, and metal balconies matching those found on the Cordova Hotel. The distinctive windows on the first floor have been altered in later remodelings, and the natural concrete finish has been painted over on the front of the building.

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

(Over)

V. BIBLIOGRAPHY

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

2. Anon., "Copy of a Plan of the City of St. Augustine," 1833; 1885 and 1894 Birds-Eye Views; St. St. Augustine Record, April 7, 1914; July 4, 1937;

attraction. It is part of the National Landmark District, and listed on the National Register of Historic Places.

HISTORY

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

A two story building with a coquina first floor and a wood frame second floor previously occupied this site. The current building at 152-6 St. George Street originally housed a bank on the north side. It has gone through a number of commercial uses over the years: Millinery, curio shop, cigar store, pool hall, confectionery, barber shop, drug store, hardware store, and clothing shop. The upstairs has been used for professional offices, apartments, and storage.(3)

The original owner of the current building was E. Mission, a curiosity dealer, who purchased the property in 1885.(4)

Webb's Florida in 1885 gave this sketch of mission:

> "One of the attractive places of resort in St. Augustine is the courisity bazaar of Mr. E. Mission, situated on St. George Street, near the plaza and post office. He also manufactures Florida Curiosities, and has on exhibition an endless variety of souvenirs in alligator's teeth, wild boars' tusks, sea beaus, caves, hand painted souvenirs of Florida scenes and views, specimens of the taxidermist's

art, sea shells, and everything in which a stranger or tourist is interested. Mr. Misson is a native of Belgium. He came to the United States in 1837, since which time he has been in this line of business. He came to St. Augustine in 1879, and is now proprietor of one of the largest curiosity Stores here. He has a branch at Cape May, N.J., where he resides during the summer months."(5)

In January 1902 the St. Augustine Evening Record gave this report on a barbershop that was opened in the building:

"Among the enterprising young business men of St. Augustine Mr. Edward B. Genovar is in the foremost rank. Wide awake to business opportunities, progressive and keen of judgement he generally makes his investments pay. His latest innovation is a handsome barber shop which he has just opened in the Misson Building, St. George Street. There is no similar business in the immediate vicinity and Mr. Genovar considered the matter carefully before deciding that a barber shop was needed. Once convinced of this fact he lost no time in carrying into execution his plans, He ordered the latest and most expensive barber chairs, and handsome plate mirrors, sent to New York for two first class tonsorial artists, and put carpenters, painters and paper hangers to work to fit the room for its handsome fixtures. The shop is now open for business and two capable barbers are in charge. The walls are handsomely papered, the wood work glistening in fresh paint and varnish, and the walls adorned with beautiful French plate mirrors. The place is most inviting and will undoubtedly entice a large patronage. In addition to first class service, a shoe shine will accompany each hair or shave without extra cost."(6)

The building was purchased later in 1902 by Jacob Tarlinsley, a dry-goods merchant who for many years owned the Lorillard Villa on St. George Street. His heirs still own 152-6 St. George Street.(7)

Among the notable occupants of this building was W.A. MacWilliams, who had his law offices here in 1899. MacWilliams served in both houses of the State Legislature, and was president of the Florida State Senate in 1921. He also served as Adjutant-General of Florida and Brigadier-General of the Florida National Guard. He was one of the organizers, and later served as president, of the Florida State Bar Association. The MacWilliams Law Library, in the County Courthouse, is named in his hornor.(8)

ARCHAEOLOGY

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

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

3. Sanborn, 1884-1930.
4. St. Johns County Courthouse, Deed Book EE, p. 275.
5. Wanton S. Webb, et., Webb's Historical, Industrial & Biographical Florida (New York, 1885), p. 198.
6. St. Augustine Evening Record, Friday, January 3, 1902, p. 5.
7. Deed Books 7, pp. 48 & 113, p. 213
8. St. Augustine Record, October 21, 1934, p. 10.

☐ Original
☒ Update

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

Site #8 SJ01910
Field Date 4-29-2016
Form Date 4-29-2016
Recorder #

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

Site Name(s) (address if none) MISSION/1ARLINKSKY BUILDING — Multiple Listing (DHR only)
Survey Project Name Inv. of Structures within St. Augustine NRHD — Survey # (DHR only)
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☐private-individual ☒private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

Street Number	Direction	Street Name	Street Type	Suffix Direction
152		St George	Street	

Address:
Cross Streets (nearest / between)
USGS 7.5 Map Name ST. AUGUSTINE — **USGS Date** 1956 — **Plat or Other Map**
City / Town (within 3 miles) St. Augustine — **In City Limits?** ☒yes ☐no ☐unknown — **County** St. Johns
Township 7S — **Range** 30E — **Section** 18 — ¼ section: ☐NW ☐SW ☐SE ☐NE — **Irregular-name:**
Tax Parcel # 1977000000 — **Landgrant**
Subdivision Name — **Block** — **Lot**
UTM Coordinates: Zone ☐16 ☒17 — **Easting** ☐☐☐☐☐☐ — **Northing** ☐☐☐☐☐☐☐
Other Coordinates: X: — Y: — **Coordinate System & Datum**
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1888 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Commercial — From (year): — To (year):
Current Use Commercial — From (year): — To (year):
Other Use — From (year): — To (year):
Moves: ☐yes ☒no ☐unknown Date: — **Original address**
Alterations: ☒yes ☐no ☐unknown Date: — **Nature** storefront and openings
Additions: ☐yes ☐no ☒unknown Date: — **Nature**
Architect (last name first): — **Builder** (last name first):
Ownership History (especially original owner, dates, profession, etc.)

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

DESCRIPTION

Style Mediterranean Revival — **Exterior Plan** Rectangular — **Number of Stories** 2
Exterior Fabric(s) 1. Concrete-poured 2. 3.
Roof Type(s) 1. Flat 2. 3. parapet
Roof Material(s) 1. Built-up 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.
Windows (types, materials, etc.) paired wood 2/2 DHS 6/2, fixed sheet;
Distinguishing Architectural Features (exterior or interior ornaments) cast iron work, moorish parapet and windows surrounds
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

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

HISTORICAL STRUCTURE FORM

Site #8 SJ01910

DESCRIPTION (continued)

Chimney: No.____ Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Cast-in-place concrete 2. _____ 3. _____
Foundation Type(s): 1. Continuous 2. _____
Foundation Material(s): 1. _____ 2. _____
Main Entrance (stylistic details) two storefronts with respective metal and glass doors recessed; paired solid metal doors centrally located for 2nd floor
Porch Descriptions (types, locations, roof types, etc.) 3 metal balconys

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource See original form by David Nolan for additional history

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

DOCUMENTATION

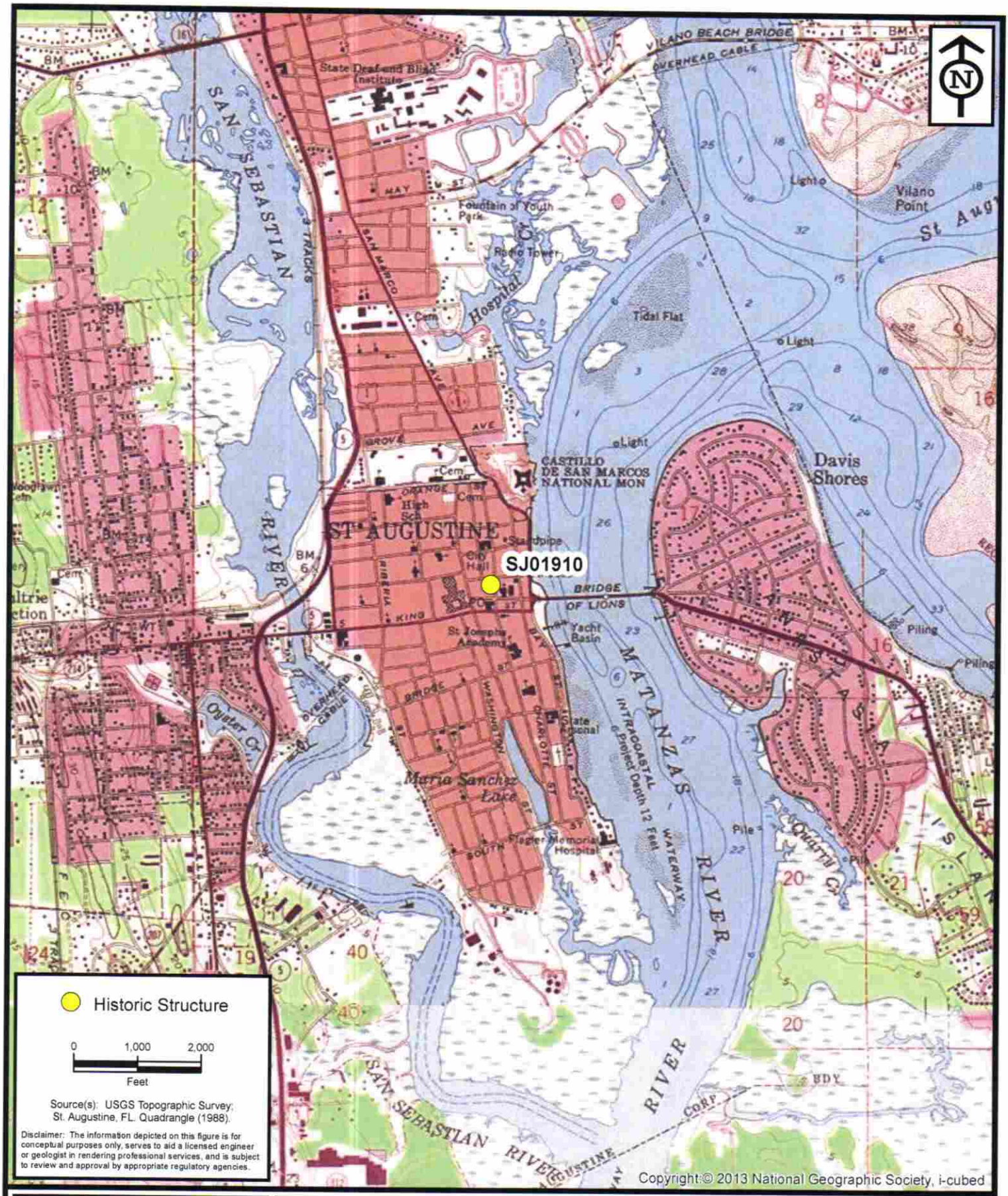
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____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

RECORDER INFORMATION

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

Required Attachments

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



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

Project Location - SJ01910

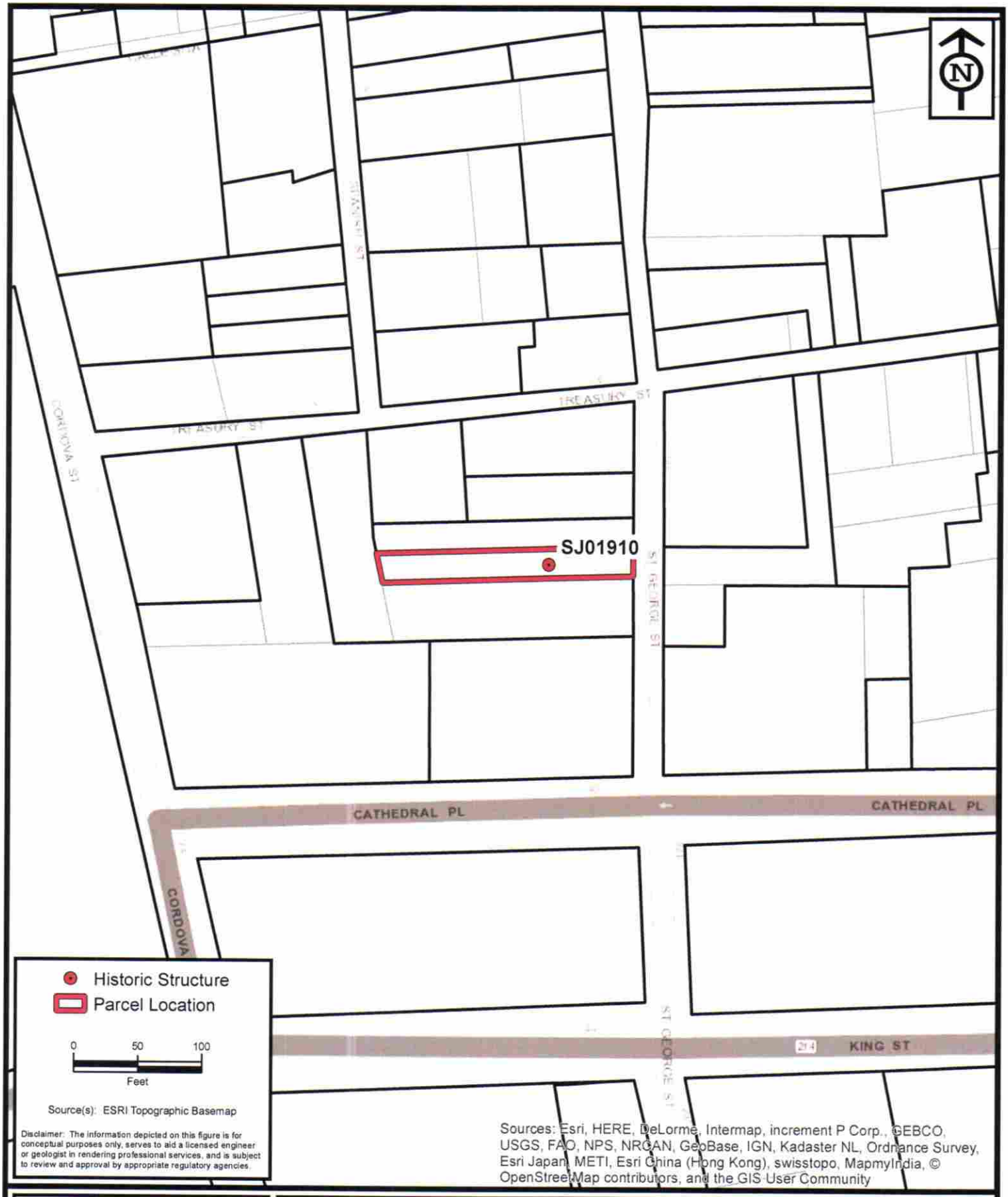
City of St. Augustine Historic Structure Survey

St. Johns County, Florida

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Date:	May 2016
Drawn By:	AVL
Checked By:	JRN
Approved By:	PD
Figure:	1

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SJ01910



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

Parcel Location - SJ01910

City of St. Augustine Historic Structure Survey

St. Johns County, Florida

Project:	AJ15441.00
Date:	May 2016
Drawn By:	AVL
Checked By:	JRN
Approved By:	PD
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SJ01910


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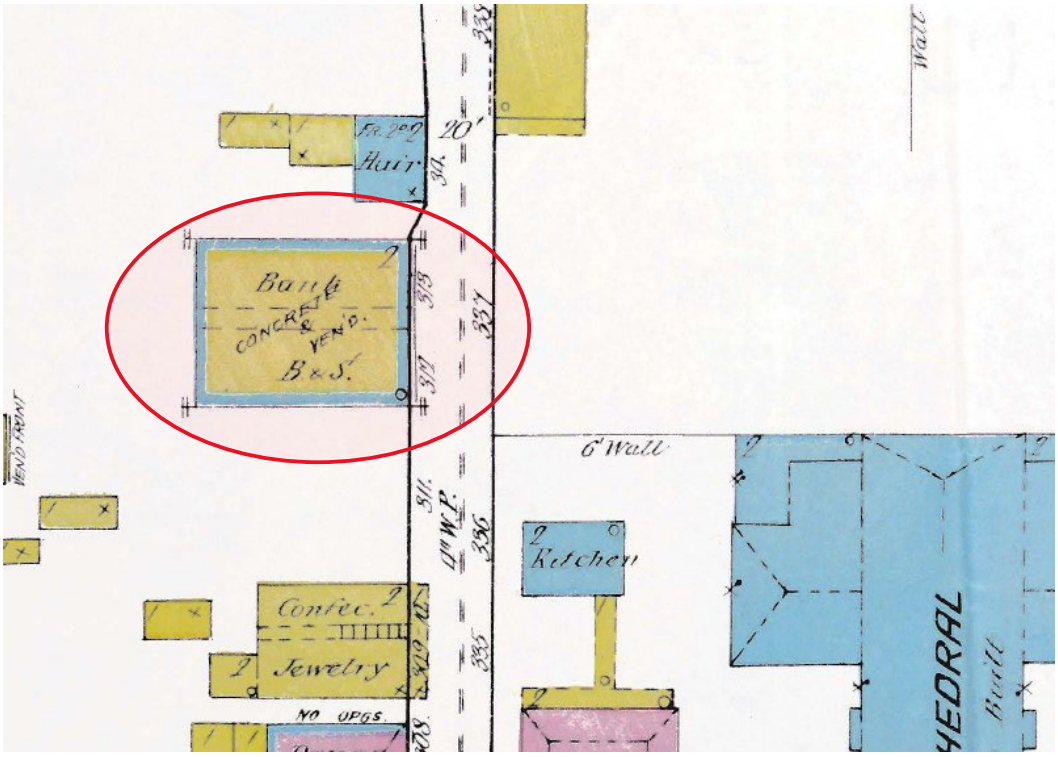

CLOTHING
& SHOES


CLOTHING
& SHOES

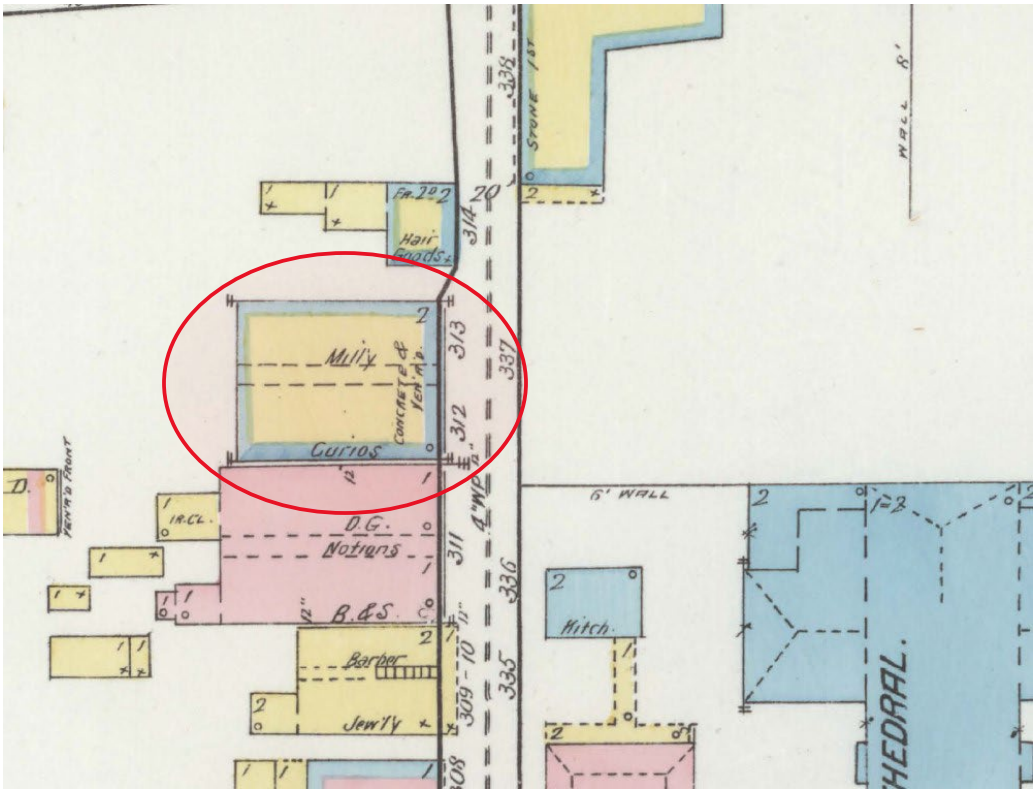


Staff Report, Page 30

SANBORN MAPS
152 St. George Street

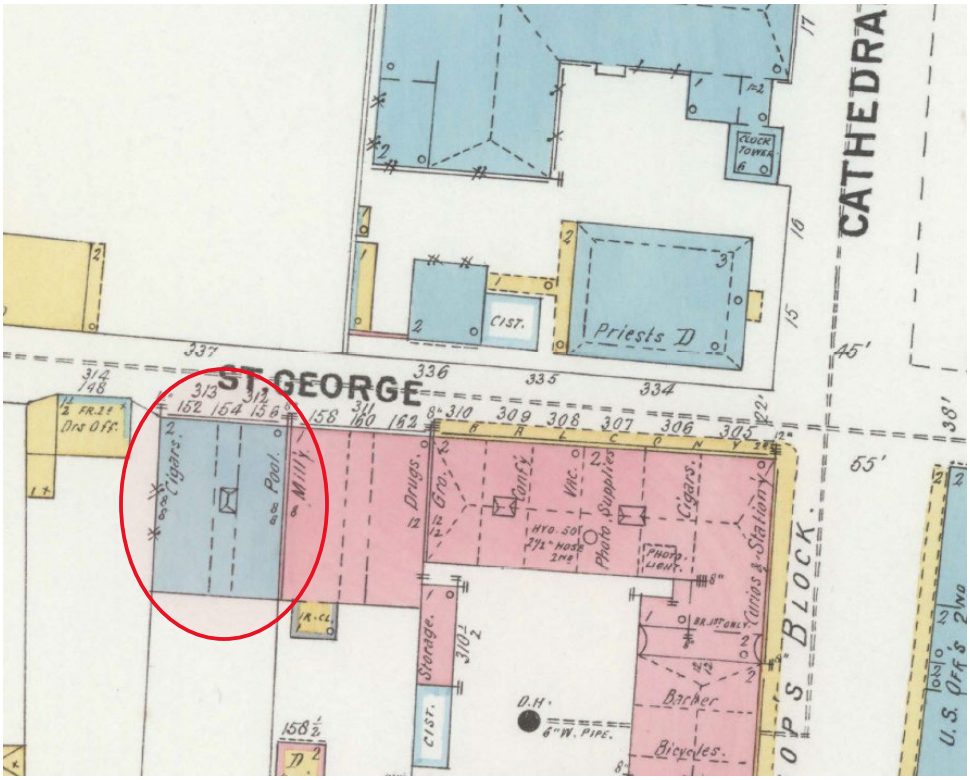


1888

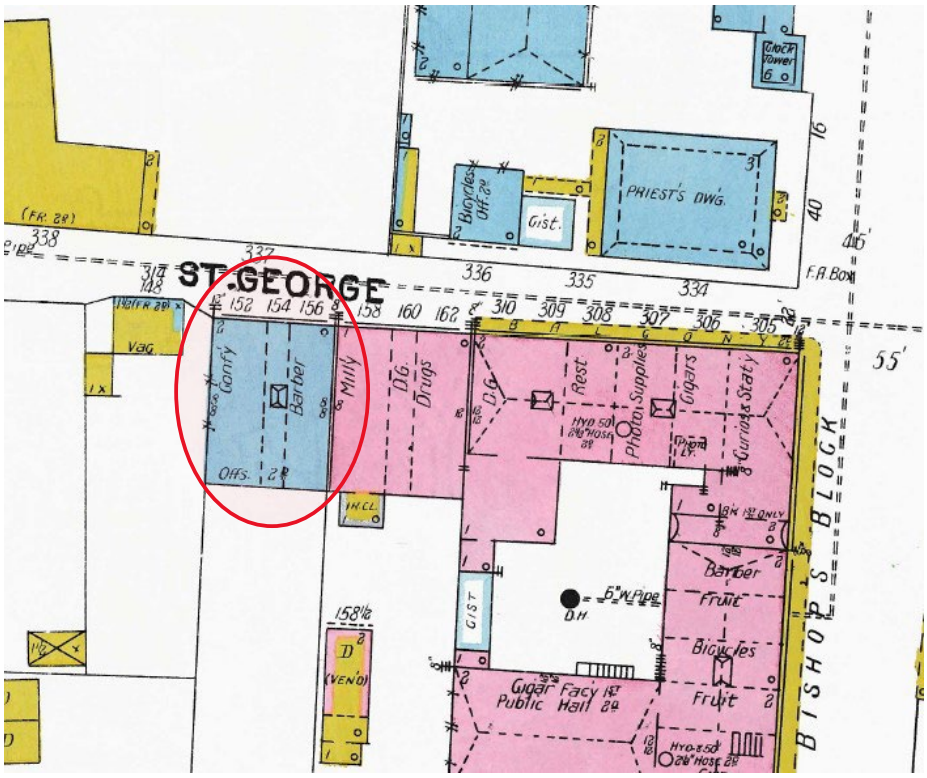


1893

SANBORN MAPS
152 St. George Street

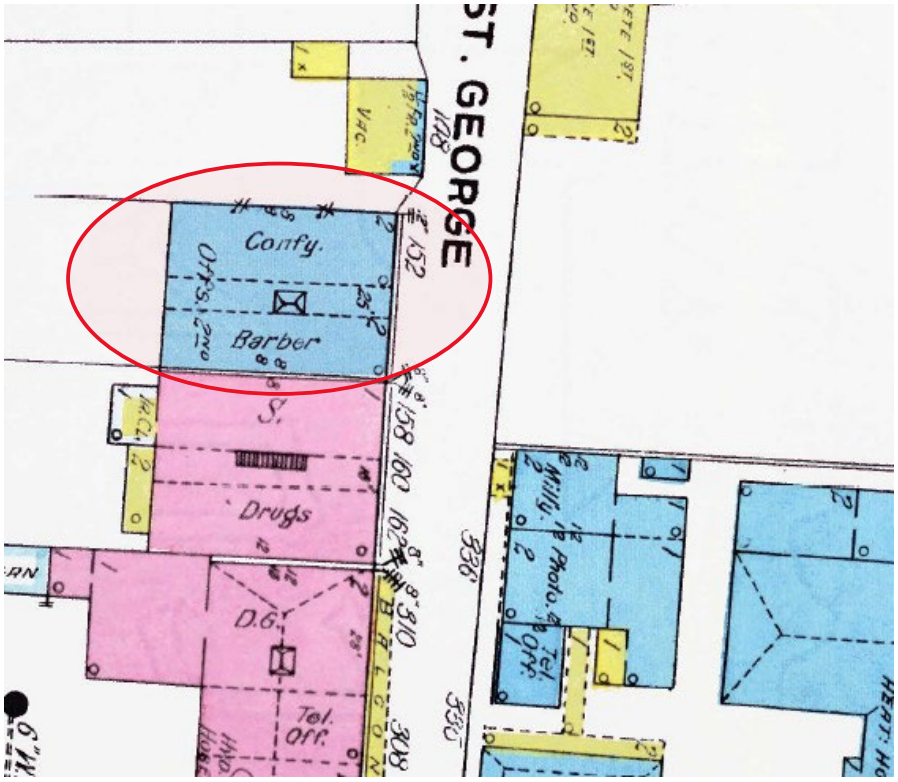


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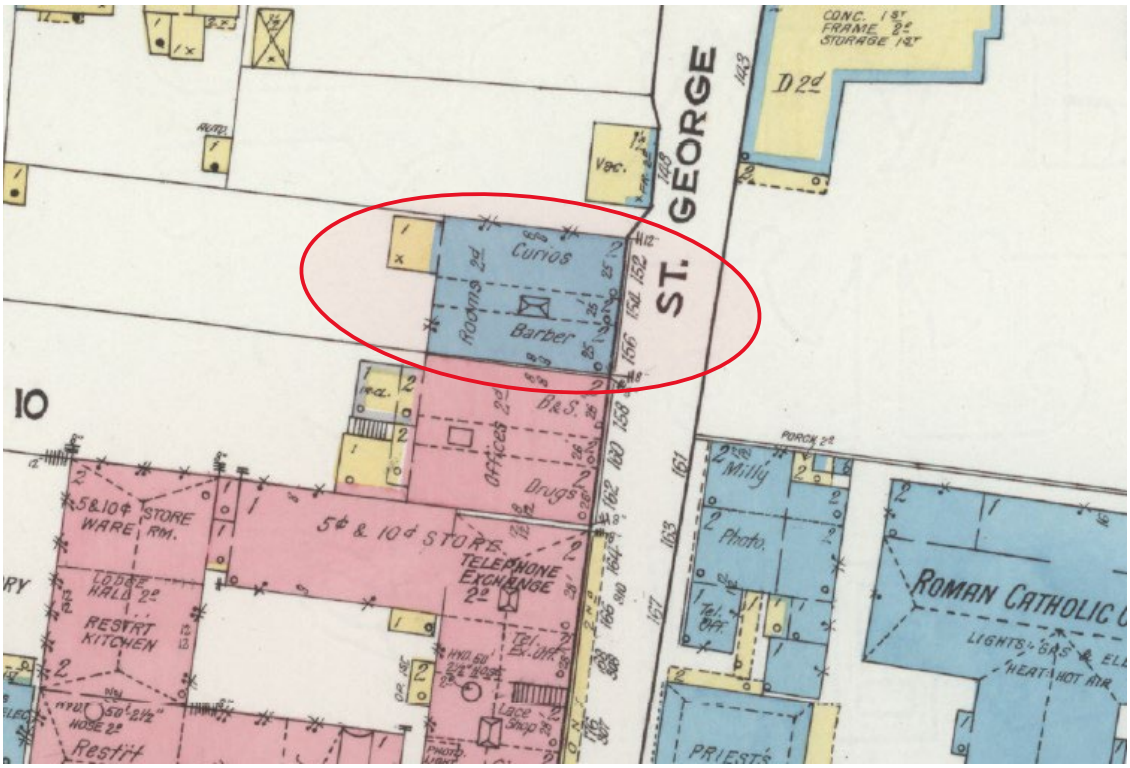


1904

SANBORN MAPS
152 St. George Street

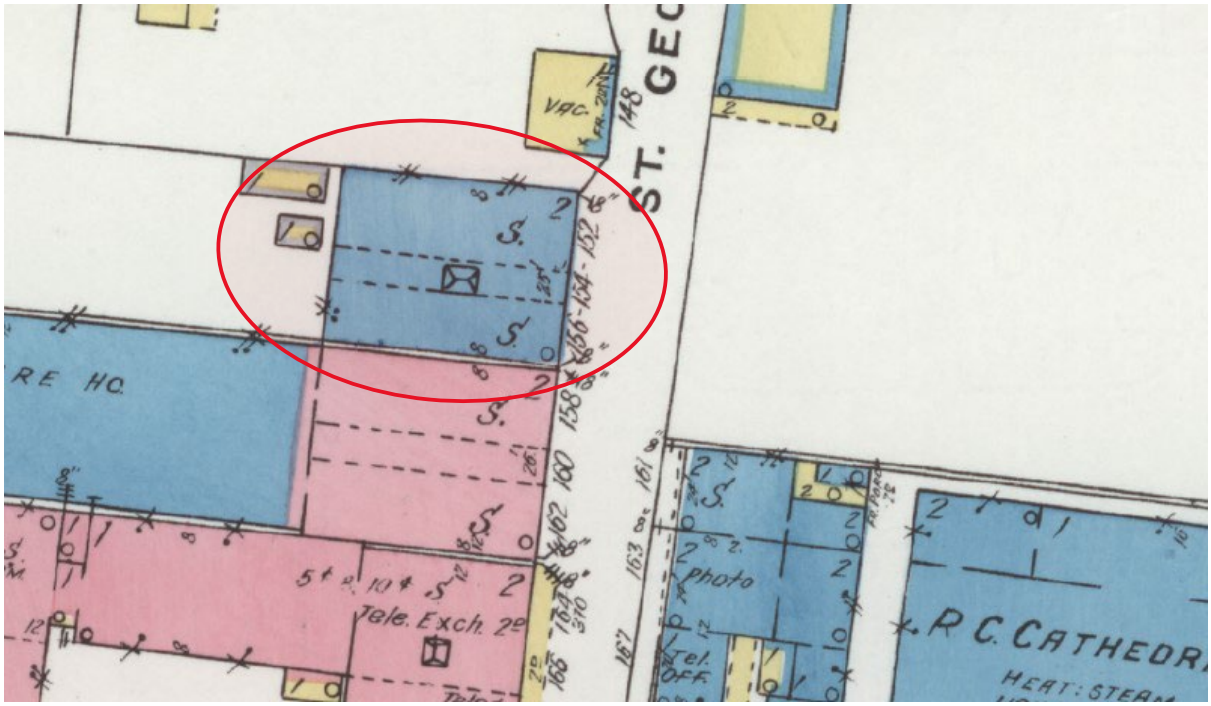


1910

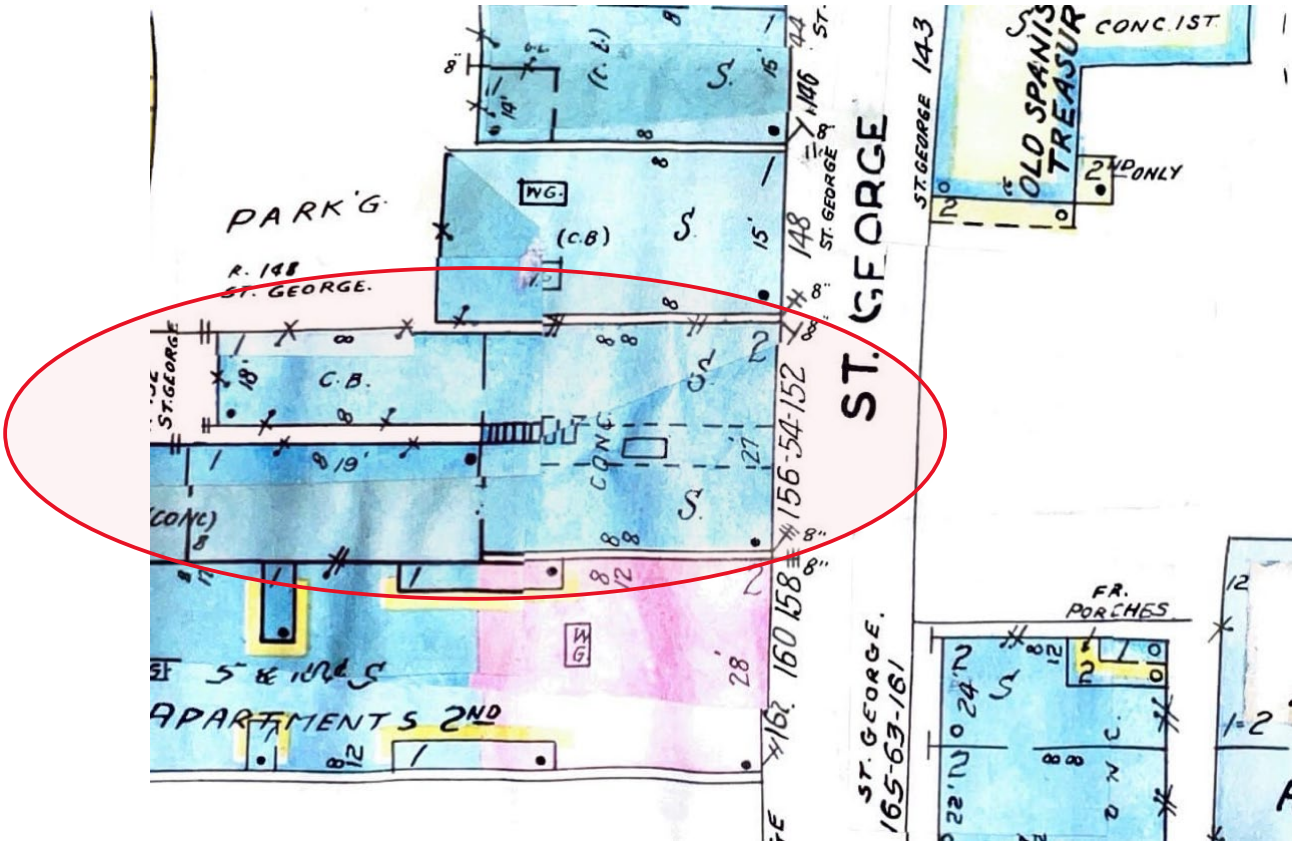


1917

SANBORN MAPS
152 St. George Street



1924



1930 Updated to 1965

COLOR STUDY
152 St. George Street

Proposed Colors	Closest Pre-approved Colors
Appalachian – BM633	Burma Jade – SW2862 (Post-War Romanticism, ca. 1945-1970) Grey Blue – BM744 (Pre-1821)
Bridal – BM632	Burma Jade – SW2862 (Post-War Romanticism, ca. 1945-1970) Grey Blue – BM744 (Pre-1821)

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Appropriateness

Case Number: HP2025-0007 **Meeting Date: Thursday, February 20, 2025**

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

2. NAME OF PROPERTY OWNER: Robert Lichter
   Business (if applicable):
   Address: 152 St. George Street
   City: St. Augustine State: FL Zip Code: 32084
   Daytime Telephone: 9046699764 E-Mail Address: hwd@bellsouth.net

3. PROJECT LOCATION: 152 Saint George St, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: CITY OF ST AUG N1/2 OF LOT 4 BLK 15 OR3834/1158

5. SCOPE OF WORK: To alter the existing storefront by relocating the front entry door and sign location and adding a new cornice trim, awning and paint.

Information attached by applicant includes:

- Application Agreement
- Existing Photograph
- Architectural Plans

HARB APPLICATION AGREEMENT

In filling out this application:

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

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

Project Address: 152 St. George Street, St. Augustine, FL 32084

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

Owner's Name: Robert Lichter Owner's Signature: _____

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

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

(Can add additional signature page if needed)

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

Certificate of Appropriateness

Sufficiency Checklist

Case Number HP2025-0007

152 Saint George St, Saint Augustine, FL, 32084

Checklist Item	Checklist Item Description	Status	Comments
EXTERIOR FINISHES - Brochure or sample of proposed finish	Brochure or sample of proposed finish including applicable colors, patterns, material, texture, dimensions of reveals, mortar width/color as applicable	Need	If non-approved color(s) are proposed, please include these in the application.
EXTERIOR FINISHES - Documentation of justification for changing	Documentation of justification for changing the siding, finish, or feature and the extent of the affected area	Need	
AWNING/CANOPY - Scaled detail of existing or proposed	Scaled detail of existing or proposed awning/canopy showing shape, placement, color, and construction details to include supporting structure, framing, hardware, and anchors/attachment details	Need	
EXTERIOR DOORS - For new openings, a scaled wall section	For new openings, a scaled wall section	Need	
EXTERIOR DOORS - Brochure, sample, or scaled drawing of proposed	Brochure, sample, or scaled drawing of proposed door(s) including material, all dimensions, finish, glazing, and hardware	Need	
EXTERIOR DOORS - Documentation of justification for changing	Documentation of justification for changing the existing door(s) and the extent of the affected area	Need	
EXTERIOR ELECTRICAL/MECHANICAL - Brochure, sample, or scaled drawing	Brochure, sample, or scaled drawing showing the materials, light intensity and source, hardware, colors/finish	Need	If new lighting fixtures are proposed, please provide an example of these.

Other Details Necessary for Review

N/A

CITY OF ST AUGUSTINE. EST. 1565

Owner's Authorization For Agent

Len Weeks, Nico Stearley & Schaffer Weeks is/are hereby authorized TO ACT ON BEHALF OF _____, the owner(s) of those lands described within ☑ the attached application, or ☐ described within the previously filed Application number: _____, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's HARB Board, for an application related to the structure located at: 152 St. George St.

BY: _____
Signature of Owner

Robert Lichter
Print Name of Owner

904-669-9764
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 29th day of January, 2025

By Robert Lichter

Identification verified:

Oath sworn: _____Yes ✓ No

Notary Signature: _____

My Commission expires: 4/17/2027

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

Rev:120219 jw

Received 11/4/25
Planning & Building Department

Received 1/21/25
Planning & Building Department

Received 1/21/25
Planning & Building Department

Len WEEKS
CONSTRUCTION ■ DESIGN ■ DEVELOPMENT
General Contractors
CGC 011558

P.O. BOX 3225
62 HYPOLITA STREET
ST. AUGUSTINE, FLORIDA 32084
PHONE 904-824-1626
FAX 904-829-1806
E-MAIL: sweeks@LWCDD.com

February 10th, 2025

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

Re: 152 St. George Street - Certificate of Appropriateness Application for the February 20, 2025 Historic Architectural Review Board Meeting
Case Number HP2025-0007
Responses to Certificate of Appropriateness Sufficiency Checklist

Dear Candice:

Attached is the Certificate of Appropriateness Sufficency Checklist provided to us by your email dated January 23rd, 2025, followed by responses by Len Weeks Construction Design Development (LWCDD):

EXTERIOR FINISHES - Brochure or sample of proposed finish	Brochure or sample of proposed finish including applicable colors, patterns, material, texture, dimensions of reveals, mortar width/color as applicable	Need	If non-approved color(s) are proposed, please include these in the application.

LWCDD Response: We dropped off color swatches to the City of St. Augustine Planning and Building Department and have also included a picture of the color swatch in this packet. We are requesting Benjamin Moore colors 632 or 633. These are the colors that Spartina uses on their other stores in Historic Districts and is very close to the trim colors that remain on the building now. The lower areas used to be painted a very similar paint color.

EXTERIOR FINISHES - Documentation of justification for changing	Documentation of justification for changing the siding, finish, or feature and the extent of the affected area

LWCDD Response: The interior of this building was renovated in the past and the store front/entry corridor is winding. The glass in the aluminum frames is not tempered and cracked. We want to replace the aluminum frames and build wood frames and replace the plate glass with tempered glass to meet today's building codes. The dropped ceiling above the entry has severe termite damage and this will be repaired after the glass is removed. There will be no structural changes or damage to the original poured in place concrete structure.

AWNING/CANOPY - Scaled detail of existing or proposed	Scaled detail of existing or proposed awning/canopy showing shape, placement, color, and construction details to include supporting structure, framing, hardware, and anchors/attachment details

LWCDD Response: Please see Attached Architectural Drawings

EXTERIOR DOORS - For new openings, a scaled wall section	For new openings, a scaled wall section

LWCDD Response: Please see Attached Architectural Drawings

EXTERIOR DOORS - Brochure, sample, or scaled drawing of proposed	Brochure, sample, or scaled drawing of proposed door(s) including material, all dimensions, finish, glazing, and hardware

LWCDD Response: Please see Attached Architectural Drawings, showing the proposed entry door with side light. This door will be 3'0" wide x 7'0" high. Additionally, please see attached door pull as requested by owner as shown on the attached Architectural Drawings.

EXTERIOR DOORS - Documentation of justification for changing	Documentation of justification for changing the existing door(s) and the extent of the affected area		

LWCDD Response: The existing door is an old Kawneer type of aluminum store front door used in malls. It is in bad shape and needs replacing. We would like to improve the look of the building by adding a new wood door with side lights.

EXTERIOR ELECTRICAL/MECHANICAL - Brochure, sample, or scaled drawing	Brochure, sample, or scaled drawing showing the materials, light intensity and source, hardware, colors/finish	Need	If new lighting fixtures are proposed, please provide an example of these.

LWCDD Response: There is only 1 light fixture. It will be a Halo 6" recessed LED Light with a warm light setting. The baffle trim allows the light source to be recessed. See attached cutsheet (Home Depot).

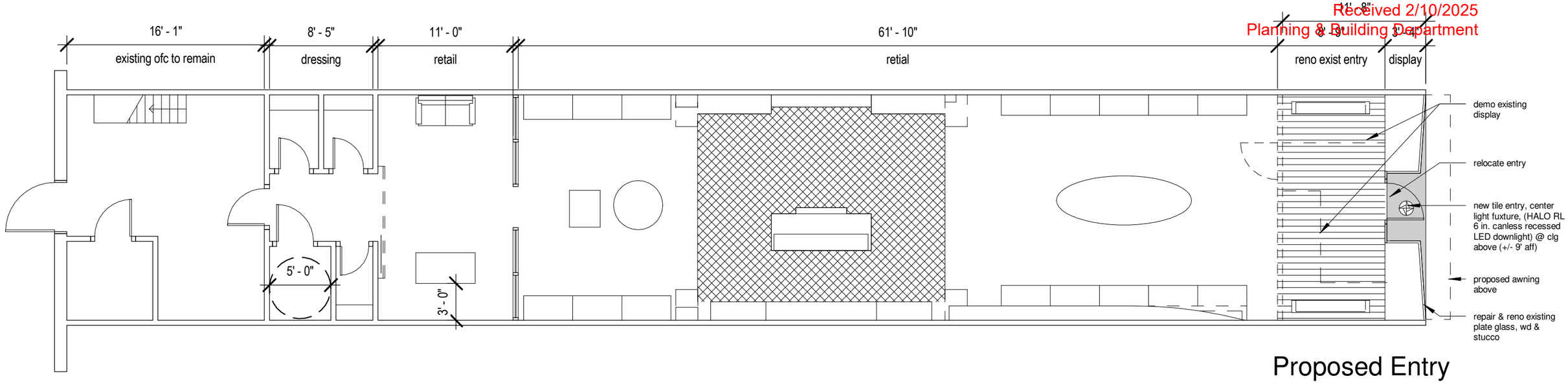
Should you have any additional questions please do not hesitate to call.

Thank you very much,

Schaffer Weeks
Project Manager / Estimator

Len Weeks
Construction • Design • Development
Office: 62 Hypolita Street, St. Augustine, FL 32084
Office #: 904.824.1626
Cell #: 904.669.1672
sweeks@LWCDD.com

Received 2/10/2025
Planning & Building Department



Proposed Entry

1/8" = 1'-0"

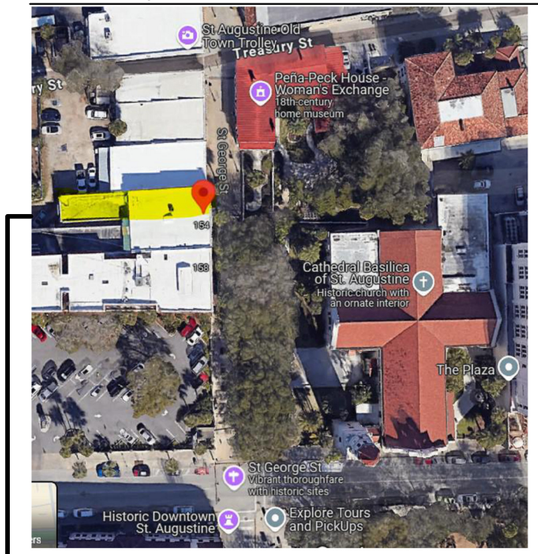
past east elevation w/ sim. paint (BM-632 or 633 proposed)



proposed awning & gold sign

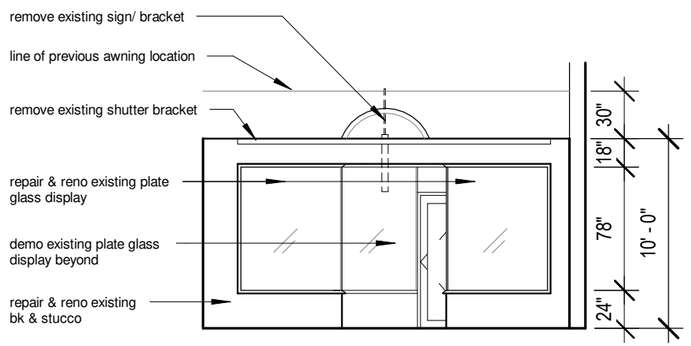


location map



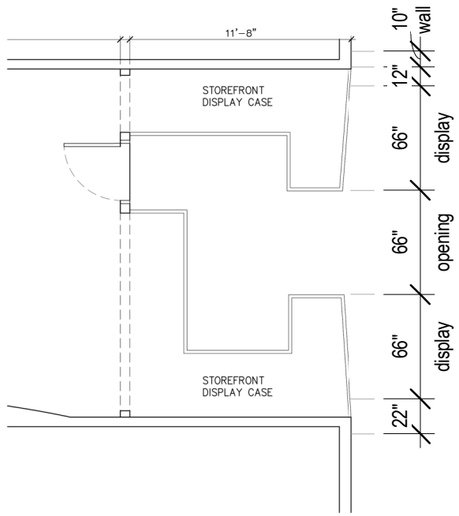
existing east elevation





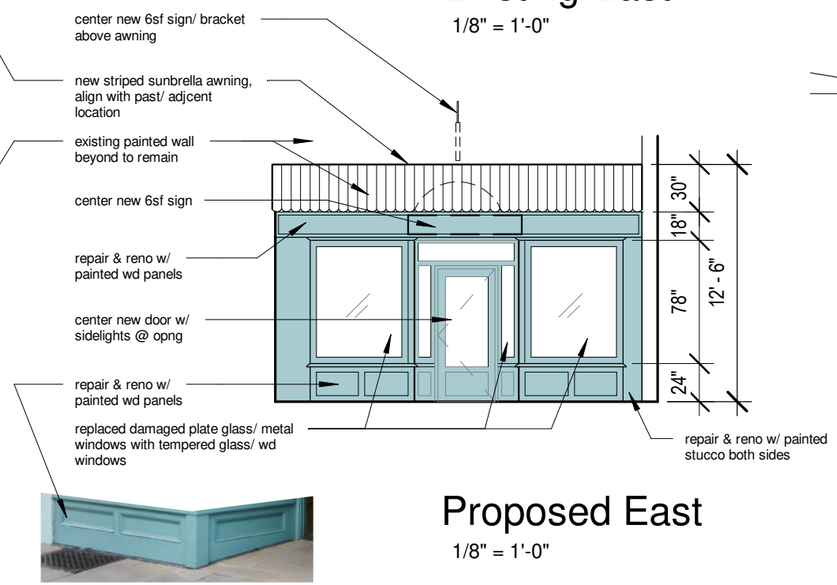
Existing East

1/8" = 1'-0"



Existing Entry

1/8" = 1'-0"



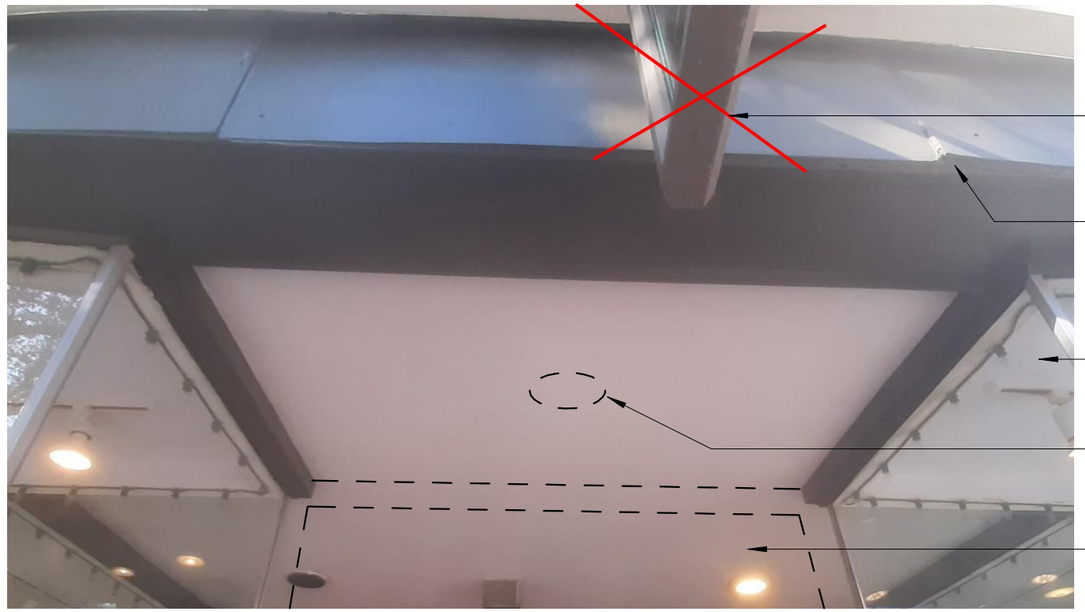
Proposed East

1/8" = 1'-0"

north

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

Received 2/10/2025
Planning & Building Department



remove existing sign/ bracket

repair & reno w/ painted wd panels

replace damaged plate glass/ metal windows with tempered glass/ wd windows

proposed light location centered @ door

proposed entry location

existing damage @ entry display





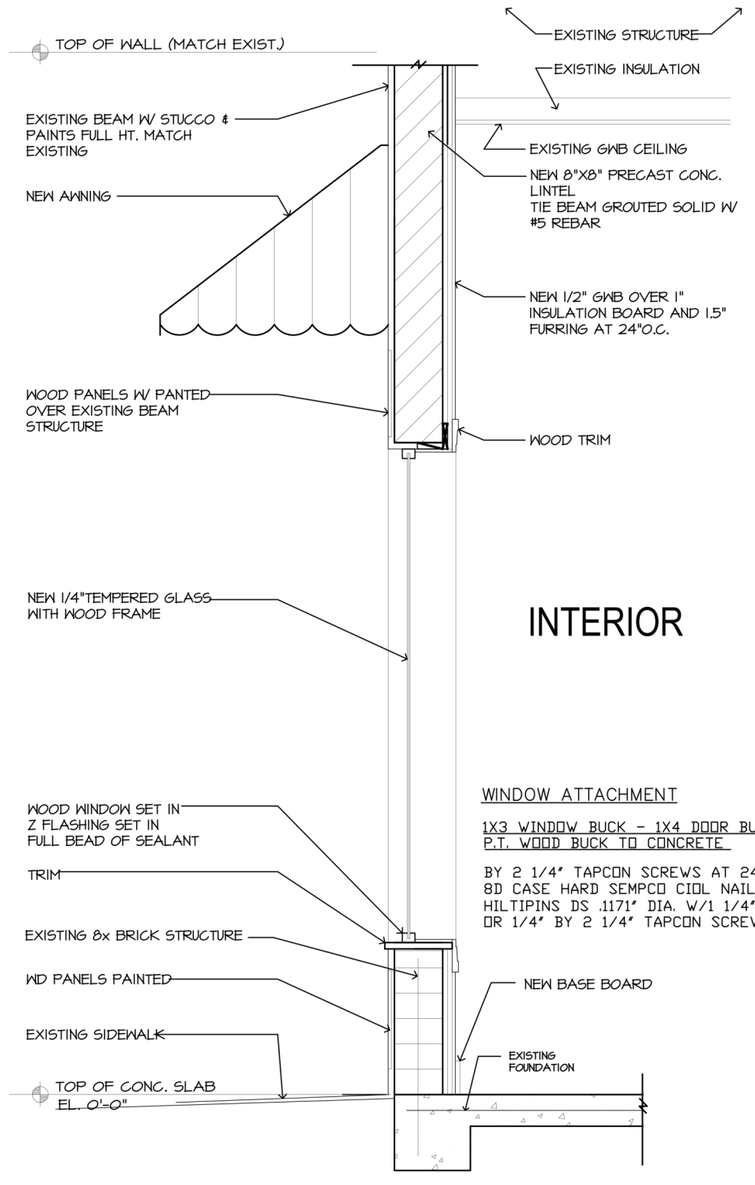
proposed entry



proposed painted wd door with sidelights and brass hardware

proposed awning to match mounting height and dimensions of adjacent neighbor's awning and sign/ bracket





proposed wall section

1/2" = 1'-0"

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

Received 2/10/2025
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632

OR

633

634

Benjamin Moore®

Product Details for Aqua White



Part #/Width

T378-47 (47")

Weight

8.8 oz/yd^2

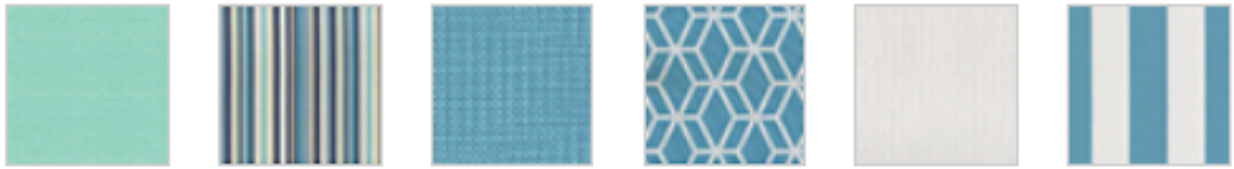
Repeat

8"

T378 Aqua White



Coordinating Tempotest Home Fabrics



Received 2/10/2025
Planning & Building Department

Internet # 326550080 Model # RL6LS9FSD2W1EWHDM UPC Code # 080083258987 Store SKU # 1010053013

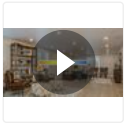
HALO

RL 6 in. Canless Recessed LED Downlight, 900/1200lm, 5CCT, D2W, 120V, DM

(572) Questions & Answers (140)











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Public Records of St. Johns County, FL Clerk # 2014001676, O.R. 3834 PG 1158,
01/09/2014 at 03:21 PM REC. $9.00 SUR. $9.50 Doc. D $.70

This instrument prepared with no
opinion of title given or requested
by: Michael A. Siragusa
Upchurch, Bailey and Upchurch, P.A.
Post Office Drawer 3007
St. Augustine, Florida 32085-3007
File # 5-13-411

WARRANTY DEED

THIS WARRANTY DEED, made this 8th day of January, 2014, by and between:

Robert Lichter, a married man conveying non-homestead real property
whose mailing address is 1041 San Rafael Street, St. Augustine, Florida 32080
(the "Grantor"), and

Robert Lichter and Karen Lichter, as Co-Trustees of "The Robert Lichter Revocable Trust" u/a dated January 8, 2014
whose mailing address is c/o 1041 San Rafael Street, St. Augustine, Florida 32080
(the "Grantee").

COPY

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantees and Grantees' successors and assigns forever, the following described real property ("Property") lying and being in St. Johns County, Florida, to-wit:

The commercial building located at 152 St. George Street, St. Augustine, St. Johns County, Florida, more fully described as: The North one-half (N1/2) of Lot 4, Block 15, City of St. Augustine, Florida, according to the map of said City on file on the Public Records of St. Johns County, Florida; and being the same land and improvements described in the Deed recorded in the Official Records Book 710, Page 374, Public Records of St. Johns County, Florida.

Parcel Identification # 197700-0000

Subject to: taxes for the year 2013 and subsequent; and all covenants, restrictions and easements of record, if any.

This transfer not subject to Florida documentary stamp tax pursuant to Rule 12B-4.013(29)(i), F.A.C., as a deed to a trustee from a grantor who has the power to revoke the trust instrument.

and said Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

The Trustees named herein are hereby fully vested with the power and authority to protect, conserve, sell, lease, encumber, and otherwise manage and dispose of the real property described herein pursuant to Section 689.071 of the Florida Statutes. In the event Robert Lichter or Karen Lichter should die, become incompetent, or otherwise fail to serve for any reason whatsoever, then the Trust names the survivor of them to act as the Successor Trustee, with all the powers and authority granted to the original Trustee.

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

Signed, sealed and delivered
in the presence of:

Roberta J. Halyburton
Witness Roberta J. Halyburton
(print name)

ROBERT LICHTER

Lori Aldrich
Witness LORI ALDRICH
(print name)

COPY

STATE OF FLORIDA
COUNTY OF ST. JOHNS

THE FOREGOING INSTRUMENT was acknowledged before me this 8 day of January, 2014, by Robert Lichter, who: (notary must check applicable box)

✓ is personally known to me.
___ produced current driver's license(s) as identification.

Karen Lansing Miller
Signature of Notary

(Seal)

KAREN A. LANSING-MILLER
MY COMMISSION # EE 117829
EXPIRES: August 27, 2015
Bonded Thru Notary Public Underwriters

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click here.

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1977000000
Location Address	152 ST GEORGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	COSA Mixed Use St George St (COM) (610.23)
Tax Description*	CITY OF ST AUG N1/2 OF LOT 4 BLK 15 OR3834/1158 *The Description above is not to be used on legal documents.
Property Use Code	Mixed Use (Store/Office/Residential Combo) (1200)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.110
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Lichter Robert Rev Trust 100% Lichter Robert Trustee 0% Lichter Karen Trustee 0%
Mailing Address	P.O. BOX 1439 SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2025
Building Value	$371,759
Extra Features Value	$0
Total Land Value	$552,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$923,759**
Total Deferred	$193,040
Assessed Value	**$730,719**
Total Exemptions	$0
Taxable Value	**$730,719**

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

Historical Assessment Information

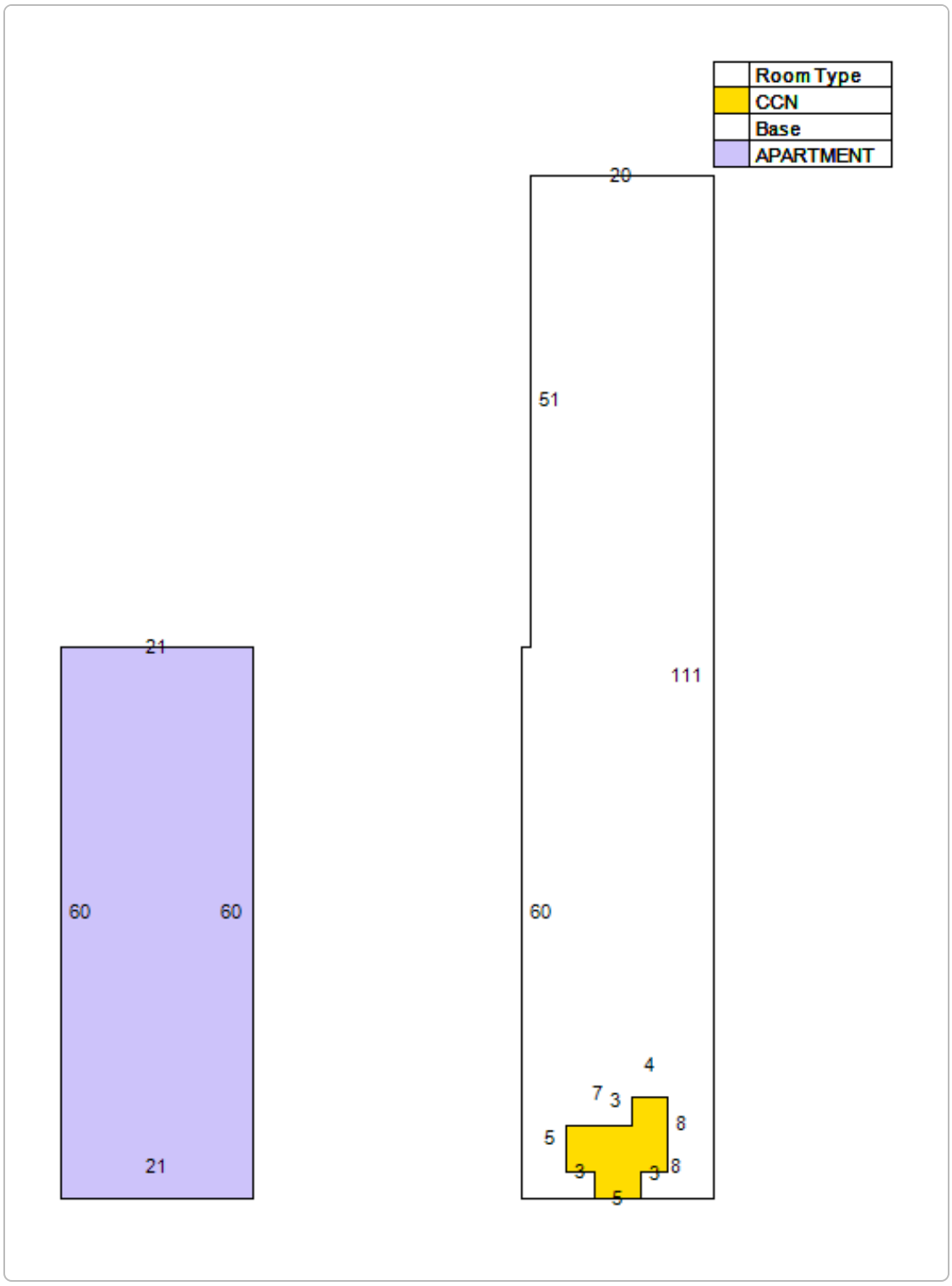
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$371,759	$0	$552,000	$0	$0	$923,759	$664,290	$259,469	$664,290
2023	$268,481	$0	$529,000	$0	$0	$797,481	$603,900	$193,581	$603,900
2022	$178,268	$0	$506,000	$0	$0	$684,268	$549,000	$135,268	$549,000
2021	$187,181	$0	$506,000	$0	$0	$693,181	$499,091	$194,090	$499,091
2020	$196,101	$0	$506,000	$0	$0	$702,101	$453,719	$248,382	$453,719
2019	$141,491	$0	$460,000	$0	$0	$601,491	$412,472	$189,019	$412,472
2018	$134,753	$0	$368,000	$0	$0	$502,753	$374,975	$127,778	$374,975
2017	$117,119	$0	$368,000	$0	$0	$485,119	$340,886	$144,233	$340,886
2016	$93,696	$0	$216,200	$0	$0	$309,896	$309,896	$0	$309,896
2015	$93,696	$0	$204,700	$0	$0	$298,396	$285,789	$12,607	$285,789
2014	$55,108	$0	$204,700	$0	$0	$259,808	$259,808	$0	$259,808

Building Information

Building	1
Building Value	$371,759
Year Built	1900
Actual Area	3540
Conditioned Area	3458
Use	Mixed Use (City/Historical)
Style	04
Exterior Wall	Concrete Stucco
Roof Cover	Built Up
Roof Structure	Rigid Frame
Interior Flooring	Carpet, Hardwood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	
Baths	

Description	Square Footage
APARTMENT	1260
BASE AREA	2198
FINISHED CANOPY	82
Total SqFt	3540

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Mixed Use (Store/Office/Residential Combo)	23	200	4600	SF	$552,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
1/9/2014	1/8/2014	$100.00	WARRANTY DEED	3834	1158	U	I	LICHTER ROBERT	LICHTER ROBERT REV TRUST
7/25/2012	7/24/2012	$100.00	TRUSTEES DEED	3591	1066	U	I	LICHTER VIOLET JOAN TRUST BY ROBERT LICHTER TRUSTEE	LICHTER ROBERT
	3/21/2011	$0.00	DEATH CERTIFICATE	3591	1070	U	V	LICHTER VIOLET JOAN (DECD)	
	4/5/2005	$100.00	WARRANTY DEED	2414	112	U	I	LICHTER VIOLET JOAN	LICHTER VIOLET JOAN TRUSTEE
	3/26/2003	$0.00	LETTERS OF ADMN	1933	168	U	I	LICHTER SIDNEY(DECD 11/18/02) & VIOLET JOAN	LICHTER VIOLET JOAN
	8/8/1994	$0.00	WILL	1933	161	U	I	LICHTER SIDNEY & VIOLET JOAN	LICHTER VIOLET JOAN & SIDNEY (WILL)
	7/1/1986	$0.00		710	374	U	I		LICHTER SIDNEY,JOAN
	6/1/1984	$0.00		652	1548	U	I		

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 1/22/2025, 12:16:28 AM

Contact Us

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CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for February 20, 2025 Meeting



Application HP2024-0074 Address: 312 St. George Street

Applicant: Bradshaw Building LLC

Property Owner: Kresge And Kids LLC

Project description: To remove the existing rear shed structure and construct a new garage with habitable space along Cordova Street.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ01949
National Register:	N/A	Construction date:	c. 1910-1917
Archaeology Zone:	IC	Zoning District:	HP-1
Parcel number:	2008300000		
Agenda Item:	7(a)	Previous Action(s):	COA 1992-0463 COA 2003-0297 COA 2004-0608

STAFF SUMMARY AND ANALYSIS:

1. This property is located on a through lot fronting both St. George and Cordova Streets in the Historic Preservation-One (HP-1) zoning district.
2. The applicant is seeking an Opinion of Appropriateness for alterations to the site and house as detailed in the scope of work below. The HARB must determine whether the general concept, preliminary construction plans, details or specifications of the project meet the architectural requirements of the Architectural Guidelines for Historic Preservation (AGHP), while recognizing that the information submitted is insufficient to meet the requirements for a Certificate of Appropriateness or to obtain a building permit.
3. Demolition of the existing rear shed structure is proposed. The shed seems to appear as an auto garage beginning with the 1924 Sanborn Map. Certificate of Appropriateness application 2004-0608 approved enclosing an existing metal carport which seems to be this same garage structure seen in the Sanborn Map indicating enclosure was complete.
4. Plans for a new two-story 30' x 16' garage/storage structure are limited. While accessory structures cannot exceed 1 story and 15' in height, a secondary main structure can be built on the same lot if a minimum distance of 20' is maintained from the primary structure. An architectural style for the new secondary structure is not clearly indicated. The AGHP recommends accessory buildings be compatible with the primary building in both design, materials and level of detail and ornamentation. A Frame Vernacular would be the most appropriate architectural style.
5. The proposed roof material is an Armor Rib metal panel in a galvalume finish, though it is not clear whether the new roof will be gable or hip. The existing roof of the primary building is a hipped 5v crimp metal panel roof that appears to be striated.
6. Not included in the original scope of work, the applicant is considering extending an existing enclosed porch space at the northwest corner of the structure 12' west while maintaining the existing fenestration of that elevation. Because a Certificate of Appropriateness is still required for the project prior to issuance of a building permit, the HARB may provide feedback on this proposed work to guide the applicant towards a more compatible design.
7. To gain the most constructive feedback, the applicant may consider providing additional details for the addition and proposed secondary structure including exterior cladding material(s), color(s), window and door specifications, and architectural details for the Board's consideration.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can take the following actions an Opinion of Appropriateness at **312 St. George Street:**

1. **APPROVE** if the Board finds that the general concept as proposed or modified by the HARB meets the architectural requirements of the AGHP with understanding from the applicant that a Certificate of Appropriateness application with full architectural and construction details must be approved by the HARB prior to issuance of a building permit; OR,
2. **CONTINUE** to allow the applicant time to submit additional details as required by the Board for approval.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Demolish existing rear shed structure
2. Construct a new two-story garage structure:
    a. 30'x16'
    b. Armor rib metal panel roof with galvalume finish
3. Not included in original application:
    a. Add 12' addition to west elevation (Cordova Street side) with façade to match existing.

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

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
8. Protection and Preservation of Significant Archaeological Resources
9. Compatible Contemporary Design for New Alterations and Additions
10. Reversibility of New Alterations and Additions

Opinion of Appropriateness

An Opinion of Appropriateness is the determination by HARB that the general concept, preliminary construction plans, details or specifications of a project meet the architectural requirements of these guidelines, but that the information submitted is insufficient to meet the requirements for a Certificate of Appropriateness or to obtain a building permit. Plan requirements for an Opinion of Appropriateness are the same as for a Certificate of Appropriateness - the more detail the better.

The applicant may request an Opinion of Appropriateness before completing final detailed drawings.

If a variance to the requirements of the zoning code is required, the applicant may request an Opinion of Appropriateness prior to applying to the Planning and Zoning Board for the zoning variance.

Accessory Buildings including porches

Accessory buildings, also known as secondary buildings, are located on the same lot as the primary building, are smaller than the primary building and are customarily incidental to the primary building. Accessory buildings may be attached or detached. Accessory buildings include garages, carports, porte cocheres, loggias, porches, galleries, porticoes, colonnades and other outbuildings.
Secretary of the Interior's Standard's for Rehabilitation 2, 4, 5, 6, 9 and 10 apply.

Do...

- Preserve existing accessory buildings that are significant to the primary building or to the site.
- Repair and replace, where necessary, deteriorated architectural features of wood, terra cotta, tile, brick and other historic materials.

- Repair will also generally include the limited replacement in kind, or with compatible substitute material, of those extensively deteriorated or missing parts of repeated features where there are surviving prototypes such as balustrades, columns and stairs.
- If enclosures are undertaken, maintain the openness of porches through the use of transparent materials such as glass or screens. Place enclosures behind significant detailing so that the detailing is not obscured.
- If additional interior space is needed or desired, place the addition at the rear of the building rather than enclosing a porch or porte cochere.

Don't...

- Use a substitute material that does not convey the visual appearance of the surviving parts of the porch or that is physically or chemically incompatible. This includes replacing spindles or band-sawn balusters with square cut lumber, rounded railings with flat, chamfered posts and round columns with square, or wooden railing with ornamental iron for a "Spanish" appearance.

Post-1821

Accessory buildings should be compatible with the primary building in both design, materials and level of detail and ornamentation. The mass, scale and lot coverage of accessory buildings must be in proportion to the primary building. Accessory buildings should not be more than one story high.

Open sided carports, and attached or modern appearing garages are not appropriate. Garages should be detached buildings whenever possible and must match the architectural style of the primary building. Garages are not appropriate for buildings constructed prior to 1861. Whenever possible, garages should appear as outbuildings with the garage doors not oriented to the street. Garage door openings should be as small as possible. Garages doors should be simple and unglazed, and should be wood or fiberglass painted to appear as wood. Metal doors may be appropriate for some later post-1880 buildings.

Additions

Do...

- Place functions and services required for a new use in non character defining interior spaces rather than constructing a new addition.
- Keep new additions to historic buildings and adjacent new construction to a minimum.
- Protect architectural details and features that contribute to the character of the building during construction.
- Construct the new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged or destroyed.
- Locate an attached exterior addition at the rear or on an inconspicuous side of an historic building, and limit its size and scale in relationship to the historic building.
- Design additional stories, when required for a new use, that are set back from the wall plane and are as inconspicuous as possible when viewed from the street.
- Design for new work should always be clearly differentiated from the historic building and should be compatible in terms of mass, materials, relationship of solids to voids, and color

Don't...

- Expand the size of an historic building by constructing a new addition when the requirements of the new use could be met by altering non-character-defining interior spaces.
- Attach a new addition so that the character-defining features of the historic building are obscured, damaged or destroyed.

- Design a new addition so that its size and scale are out of proportion to the historic building, thus diminishing its historic character.
- Duplicate the exact form, material, styling and detailing of the historic building in the new addition so that the new work appears to be part of the historic building.
- Imitate a historic style or period of architecture in new additions, especially those used for contemporary uses.
- Design and construct new additions that result in the diminution or loss of the historic character of the building including its design, materials, workmanship, location or setting.
- Use the same wall plane, roof line, cornice height, materials, siding lap or window type to make the new addition appear to be part of the historic building.
- Design new additions such as multi-story greenhouse additions that obscure, damage or destroy character-defining features of the historic building.

Post-1821

Additions to post-1821 buildings should reference design motifs from the historic building.

LIST OF ATTACHMENTS:

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

Staff Photographs
312 Saint George Street



West Elevation View from Cordova Street

Staff Photographs
312 Saint George Street



West Elevation Enclosed Carport/Garage Proposed for Demolition

Staff Photographs
312 Saint George Street



North Elevation Enclosed Carport/Garage Proposed for Demolition

Staff Photographs
312 Saint George Street





South and East Elevations Enclosed Carport/Garage Proposed for Demolition

Staff Photographs
312 Saint George Street



Site of New Two-Story Garage Structure from Northeast

Staff Photographs
312 Saint George Street



Site of New Two-Story Garage Structure from Northwest

Staff Photographs
312 Saint George Street



Rear (Cordova Street) Elevation

Staff Photographs
312 Saint George Street



Front (St. George Street) Elevation (no work proposed here)

Staff Photographs
312 Saint George Street



Rear (Cordova Street) Elevation (Addition to be extended at left)

Staff Photographs
312 Saint George Street





Context Photographs

Staff Photographs
312 Saint George Street



Context Photographs



Context Photographs

Staff Photographs
312 Saint George Street





Context Photographs

Staff Photographs
312 Saint George Street





Context Photographs

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

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ 1949 1009==

Site Name: 312 St. George Street 830== Survey Date: 7808 820==

Address: 312 St. George Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 39C (block) Re-subdivision (lot) 868==

of Lot 4, Lot 40 868==

Owner of Site: Name: Hazen, Walter A. and Martha;

Address: 312 St. George Street

St. Augustine, Fla. 32084 902==

Occupant or Manager: 904==

Type of Ownership: Private 848== Zoning: HP1

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

UTM: 17 (zone) 469970 (easting) 3305980 (northing) 890== Location: T07S R30E N20 (T) (R) (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(x) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(x) Altered 858==

( ) Unaltered 858==

(x) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

II. SITE DESCRIPTION, continued.

Original Use: Priv. Residence 838== Present Use: Priv. Residence 850==

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

Architect: 872==

Builder: 874==

Style: Frame vernacular 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Wood, shingles, butt + weatherboard, with cornerboards 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS, 1/1 942==

Foundation: Brick piers with lattice infill 942==

Roof Type: Hip, intersecting 942==

Secondary Roof Structures: Hip, porch 942==

Porches & Balconies: 1 story screened L-shaped porch on southeast (front) side; 2 story enclosed porch on south 942==

Chimney Location: Offset, front slope 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Composition shingles, composition roll 882==

Ornament Exterior: Round wood posts 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Residential/institutional 864==

Relationship to Surroundings: Looks out over Maria Sanchez Creek on west 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Women, Commerce

920==

Statement of Significance: (911==)

ARCHITECTURE

The two-story Frame Vernacular residence at 312 St. George Street was constructed between 1910 and 1917 and is one of the later houses built in this neighborhood. There are round wood posts on the one-story L-shaped screened porch on the front and south sides. Maria Sanchez Lake is visible from the west side of the house.

The area south of St. Francis Street between the Matanzas River and Maria Sanchez Lake has a large military complex on the north and a large health-care complex on the south, but is otherwise residential in nature. Construction dates in the area run from colonial through modern times. Development in the area proceeded generally from north to south and from east to west. The section along the east side of Maria Sanchez Lake was built on filled, previously marshy land. In addition to the colonial Llambias House and St. Francis Barracks, there are a few Victorian houses, representing early development in this area. But the bulk of the buildings are 20th century and show the influence of Bungalow, Mediterranean Revival and Colonial Revival styles popular in earlier decades. Tree-lined streets, walking distance from downtown, make this one of the city's pleasant and distinctive residential neighborhoods. Of particular note are a series of wood-shingle residences with palmetto porch posts on south St. George Street that were the work of architect Fred A. Henderich, whose family helped to develop the neighborhood. Also noteworthy is the fact that buildings in this area generally back up to Maria Sanchez Lake rather than face it, as the houses on the west side of the Lake do. The same thing is true along the Matanzas River, so maximum advantage is not taken of the waterfront property in this area. The area from St. Francis Street to San Salvador Street forms the southern section within the National Landmark District, listed on the National Register of Historic Places.

HISTORY

The presence of the church and the military dominates the historical development of the walled colonial city between St. Francis and San Salvador Streets. The northern section has been occupied since the Spanish constructed the church and convent of St. Francis in the late 16th century. The religious structures were destroyed by the South Carolinians in the 1702 attack on the city, but they were rebuilt out of coquina by mid-century. A

(over)

V. BIBLIOGRAPHY

1. Juan Jose Elixio de la Puente, "Plano . . . de San Agustin," January 22, 1764; Albert Manucy, The Houses of St. Augustine, 1565-1821 (St. Augustine, 1962), pp. 14-40.

2. Mariano de la Rocque, "Plano particular de la Ciudad de San Agustin de la Florida," April 25, 1788; Charles Loch Mowat, "St. Francis Barracks, St. Augustine," Florida Historical Quarterly, XXI (January, 1943); Rufus King Sewall, Sketches of St. Augustine (Gainesville, 1976), p. 16.

3. 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Maps, 1893-1930.

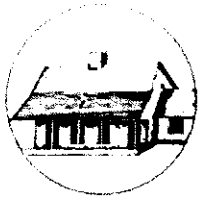
number of private residences were erected along St. Francis and Charlotte Streets, but this area was one of the poorer neighborhoods in the colonial community. The Rosario defense line, built in the early 18th century, enclosed this tract on the west and south and terminated at its easternmost stone bastion, Fort St. Francis.(1) The British significantly altered this section by converting the convent into military barracks, erecting a new frame barracks to the south, and demolishing most of the modest Spanish residences. With the exception of the extant colonial buildings along both sides of St. Francis Street (including the Llambias House) and the colonial barracks complex which became a permanent U. S. Military Reservation in 1832, this section remained undeveloped until the late 19th and early 20th centuries. The British and Spanish used the vacant land west of Charlotte Street as garden plots for the garrison, and the property south of the barracks was used as a military cemetery in the Territorial period, with the victims of the Dade Massacre being interred there. This burial ground became a National Cemetery in the 1880's.(2) After the Civil War, houses were built on Federal property for military personnel, and a Black residential neighborhood, one of several outside Lincolnville, developed along Charlotte Street. Several large private residences were constructed on St. Francis Street, notably the Stickney House at 282 St. George Street which for a brief time around World War I served as Flagler Hospital. St. George Street south of St. Francis Street was not cut through until the early 1890's, but the neighborhood did not fully develop until the first three decades of the 20th century. A few private residences were also built on Marine Street early in the century. Since 1907, the State of Florida has operated the old St. Francis Barracks complex as the State's Military Headquarters.(3)

From 1924 to 1934 the house at 312 St. George Street was the residence of Mabel C. LeRae, widow of Robert B., and masseuse by profession.(4)

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4. St. Augustine City Directory, 1924-25, 1927-28, 1930, 1934.

☐ Original
☒ Update



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

Site #8 SJ01949
Field Date 5-13-2016
Form Date 5-13-2016
Recorder #

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

Site Name(s) (address if none) 312 ST GEORGE STREET — Multiple Listing (DHR only)
Survey Project Name Inv. of Structures within the St. Augustine NRHD — Survey # (DHR only)
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☐private-individual ☒private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

Street Number	Direction	Street Name	Street Type	Suffix Direction
Address: 312		St George	Street	

Cross Streets (nearest / between)
USGS 7.5 Map Name ST. AUGUSTINE — **USGS Date** 1956 — **Plat or Other Map**
City / Town (within 3 miles) St. Augustine — **In City Limits?** ☒yes ☐no ☐unknown — **County** St. Johns
Township 7S — **Range** 30E — **Section** 20 — **¼ section:** ☐NW ☐SW ☐SE ☐NE — **Irregular-name:**
Tax Parcel # 20083000000 — **Landgrant**
Subdivision Name — **Block** — **Lot**
UTM Coordinates: Zone ☐16 ☒17 — Easting ☐☐☐☐☐☐ — Northing ☐☐☐☐☐☐☐
Other Coordinates: X: — Y: — **Coordinate System & Datum**
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1917 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Cabin) — From (year): — To (year):
Current Use Private Residence (House/Cottage/Cabin) — From (year): — To (year):
Other Use — From (year): — To (year):
Moves: ☐yes ☒no ☐unknown — Date: — Original address
Alterations: ☒yes ☐no ☐unknown — Date: — Nature roof, enclosures, ext.
Additions: ☐yes ☐no ☐unknown — Date: — Nature
Architect (last name first): — **Builder** (last name first):
Ownership History (especially original owner, dates, profession, etc.)

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

DESCRIPTION

Style Frame Vernacular — **Exterior Plan** Rectangular — **Number of Stories** 2
Exterior Fabric(s) 1. Weatherboard 2. Wood/Plywood 3. Wood shingles
Roof Type(s) 1. Hip 2. 3. intersecting
Roof Material(s) 1. Sheet metal:corrugated 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.
Windows (types, materials, etc.) single and paired wood DHS, 1/1, wood trim and operable louvered shutters

Distinguishing Architectural Features (exterior or interior ornaments) Round wood posts; three bay facade with wrap porch

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) normal setback with side drive to back yard

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

HISTORICAL STRUCTURE FORM

Site #8 SJ01949

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 2. _____
Structural System(s): 1. Wood frame 2. _____ 3. _____
Foundation Type(s): 1. Piers 2. _____
Foundation Material(s): 1. Brick 2. lattice infill
Main Entrance (stylistic details) single wood door with single pane oval light; centrally located on facade

Porch Descriptions (types, locations, roof types, etc.) 1-story L-shaped porch on southeast (front) side; 2-story enclosed porch on south

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource see original form by David Nolan for additional information

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

DOCUMENTATION

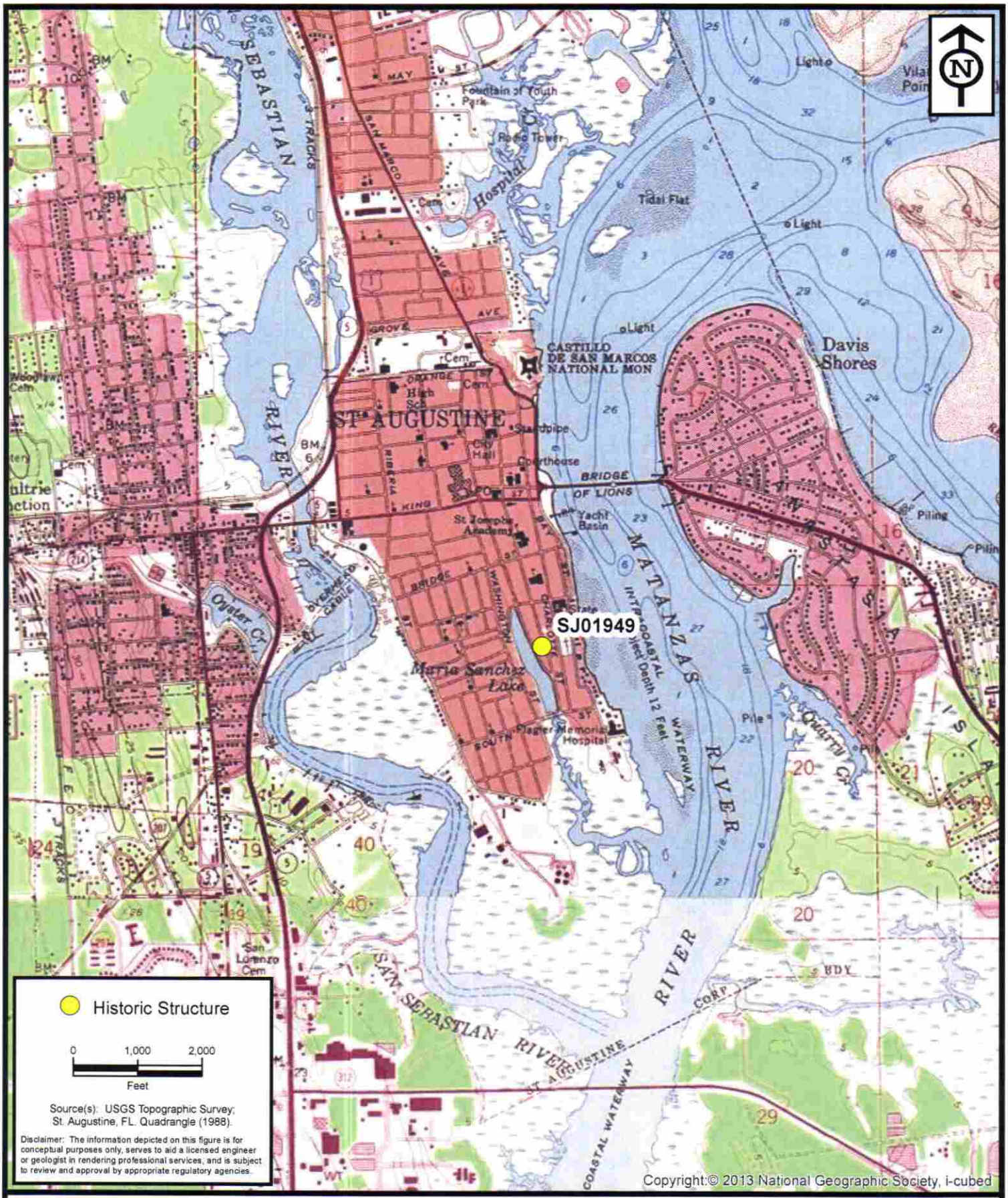
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____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

RECORDER INFORMATION

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

Required Attachments

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



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

Project Location - SJ01949

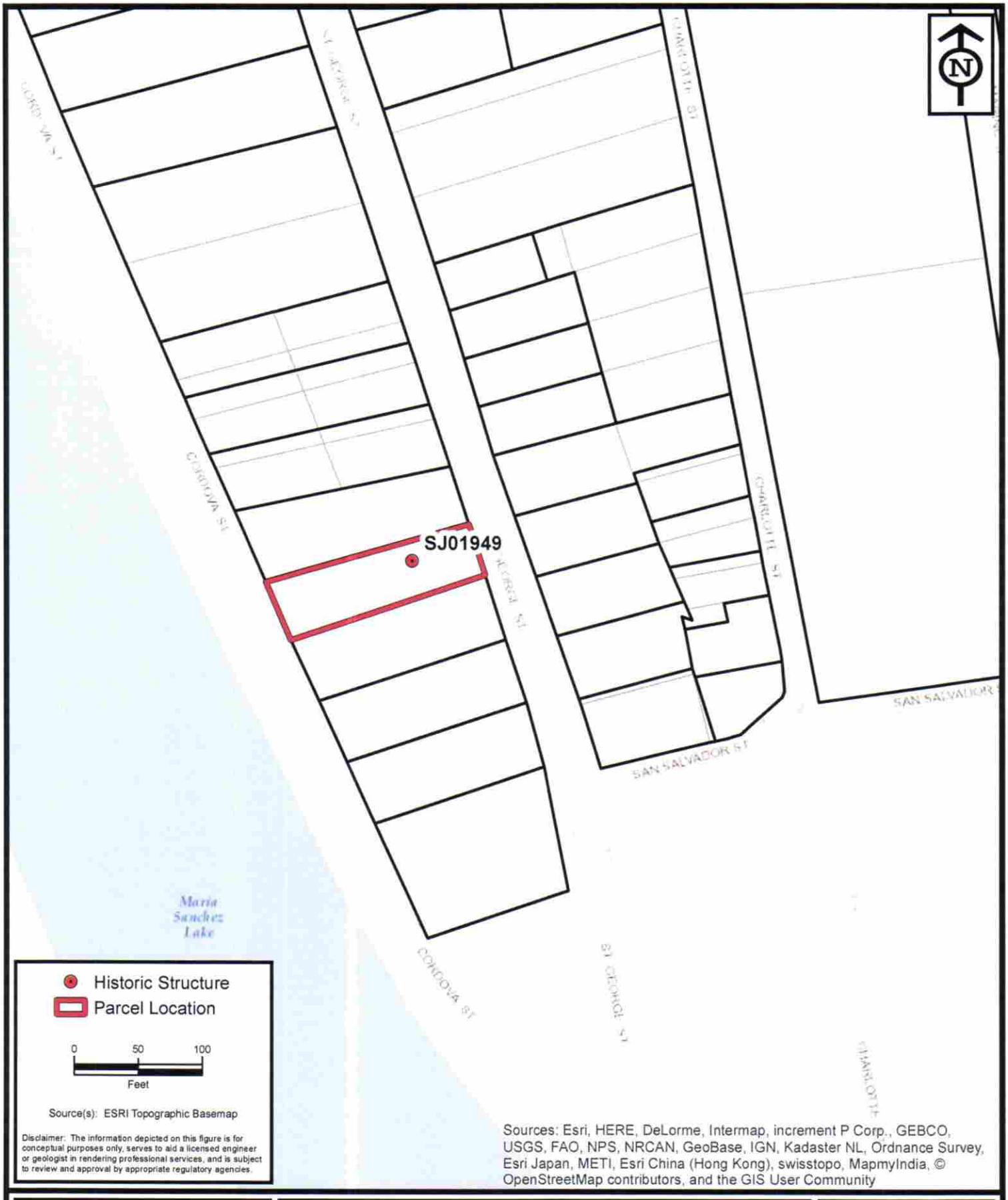
City of St. Augustine Historic Structure Survey

St. Johns County, Florida

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

Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ01949\Location.mxd Date: 1/29/2016 11:39:29 AM

SJ01949



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

Parcel Location - SJ01949

City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

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

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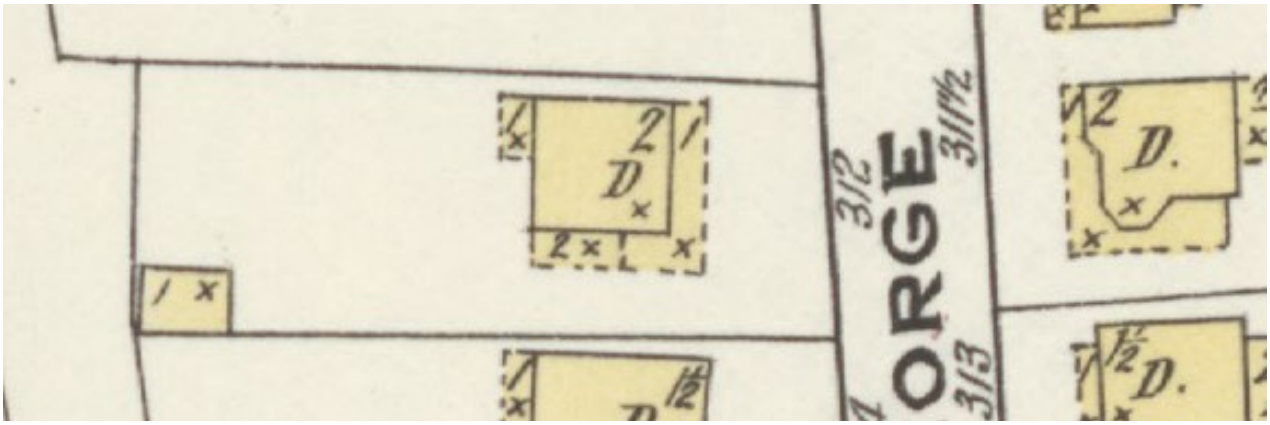

312
JERRY LEACH
904-669-1073
New World Realty
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AND PROPERTY MANAGEMENT, INC.
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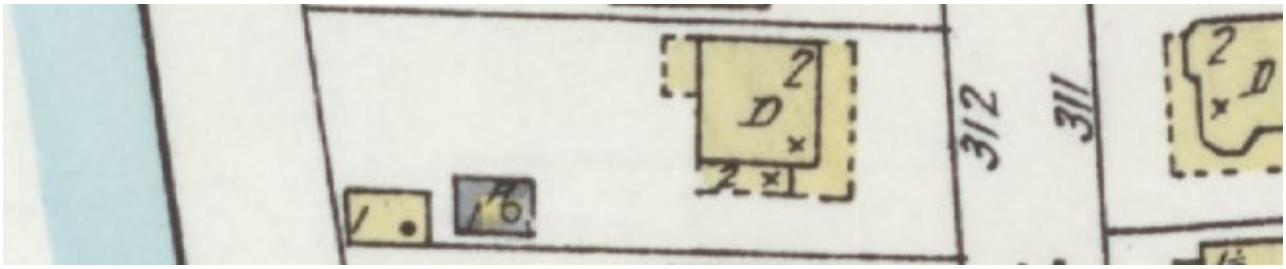


Staff Report, Page 31

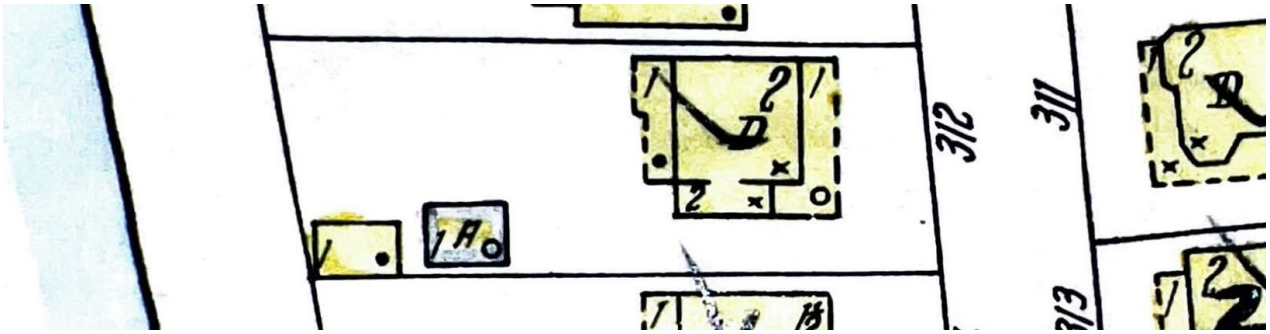
SANBORN MAPS
312 St. George Street



1917



1924



1930 updated to 1965

FOR THE FEBRUARY 20, 2025 HARB MEETING

OOA HP2024-0074 – 312 ST GEORGE STREET

New Information Submitted by the Applicant

Received 1/27/2025
Planning & Building Department

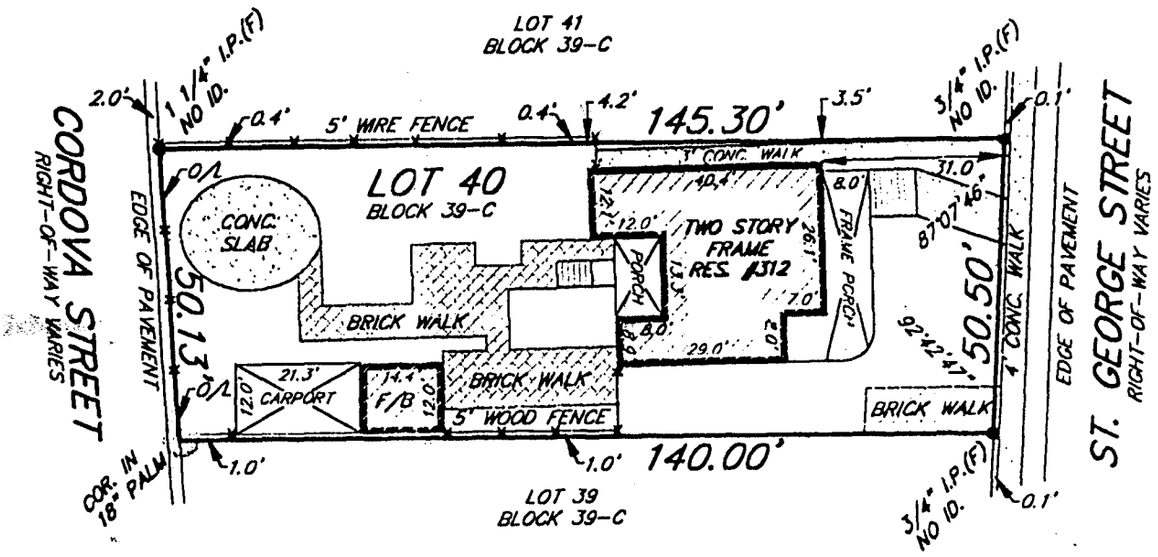
08/21/02 C:\DWG\02-JOBS\02-1955 09:54 CAD1

MAP SHOWING SURVEY OF

A PARCEL OF LAND DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 14, PAGE 446, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AS FOLLOWS:

BEGINNING AT A ONE-HALF INCH GALVANIZED IRON PIPE 51.67 FEET SOUTH OF A NAIL IN A BORDER RAIL WHICH IS THE NORTHEAST CORNER OF LOT 41 OF BLOCK 39-C, LOCATED EASTERLY 8.80 FEET FROM A PALMETTO, SOUTHERLY 20.33 FEET FROM A PALMETTO AND WESTERLY 3.80 FEET FROM A THREE-QUARTER INCH WATER PIPE; THENCE WESTERLY 145.3 FEET TO A ONE-INCH GALVANIZED IRON PIPE; THENCE SOUTH 50.13 FEET TO A THREE-EIGHTS INCH PIPE, THE NORTHWEST CORNER OF LOT FORMERLY OF O.H.P. PANT; THENCE EASTERLY 140.0 FEET TO A ONE-HALF INCH IRON PIPE AND FROM THENCE NORTHERLY 50.50 FEET TO THE PLACE OF BEGINNING. THE ABOVE LOT BEING DESCRIBED AS LOT 40, BLOCK 39-C OF THE OFFICIAL MAP OF THE CITY OF ST. AUGUSTINE.

CERTIFIED TO: KIMBERLY W BOYER/JANE CAMERON WHITE/ESTATE
TITLE & GUARANTY/OLD REPUBLIC NATIONAL TITLE INS CO
KIMBERLY JANE ELIZABETH BOYER



LEGEND

N.G.V.D.	–	NATIONAL GEODETIC VERTICAL DATUM
COR.	–	CORNER
CONC.	–	CONCRETE
F/B	–	FRAME UTILITY BUILDING
ID.	–	IDENTIFY
I.P.(F)	–	IRON PIN FOUND
N/A	–	NON APPLICABLE
O/L	–	ON LINE
RES.	–	RESIDENCE
R/W	–	RIGHT-OF-WAY
sq. ft.	–	SQUARE FEET

AREA = 0.165± ACRES
OR 7,168 sq. ft.

GRAPHIC SCALE
30 0 15 30
1"=30'

GENERAL NOTES:
- Encroachments as shown hereon are only those above ground, visible objects observed by the surveyor.
- No underground structures, utilities of foundations were located or determined by this survey.
- This survey does not reflect or determine ownership.
- This survey made without benefit of an abstract of title. No right-of-way or easements of record were furnished to this firm except as shown.
- All distances, bearings or angles are as field measured. Deed or plat measurements are noted if different.
- The certification of this survey is a professional opinion based on the existing field and documentary evidence available at the time this survey was prepared.
- This office has not abstracted this parcel of land for any recorded claims of title, easements or restrictions. This surveyor shall not beheld liable for the existence of any such claims.
- The specific rights implied by this survey are not transferable.
- The measurements for this survey were made in accordance with the United States Standards.
- For building setbacks call the approiate county codes enforcement office.
- Use of this survey for purposes other than that which it was intended, without written verification, will be at the user's sole risk and without liability to this surveyor. nothing hereon shall be intended to give any rights or benefits to anyone other than those the survey was prepared for.
- All disputes here under shall be resolved by binding arbitration in accordance with rules set forth by the American Arbitration Association.
- This survey is certified to the last field date.
- This surveyor's liability shall not exceed the fee as stated by this surveyor.

NOTES:
- According to the Federal Emergency Management Agency FIRM Map No: 12109C 0064 C effective date: 11-19-02, the property described hereon appears to lie in Zone AE 9
- Basis of bearing structure: FIELD ANGLES AS SHOWN
- Basis of elevations: N.G.V.D. 1929

JOB NO.	DATE	SCALE:	F.B./PAGE	TYPE
02-1955	08/16/02	1"=30'	525/35	BOUNDARY

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DEVINO & Associates, Inc.
ENGINEERS • SURVEYORS
3505 U.S. 1 SOUTH, SUITE #3
ST. AUGUSTINE, FLORIDA 32086
(904) 797-1867 FAX (904) 797-3049

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper. Additions or deletions to survey maps or reports by other than the signing party is prohibited without the written consent of the signing party.

NICHOLAS H. FRANKLIN, P.L.S. #4620
FOR DEVINO AND ASSOCIATES L.B. #6072

Received 1/27/2025
Planning & Building Department

08/21/02 C:\DWG\02-JOBS\02-1955 09:54 CAD1

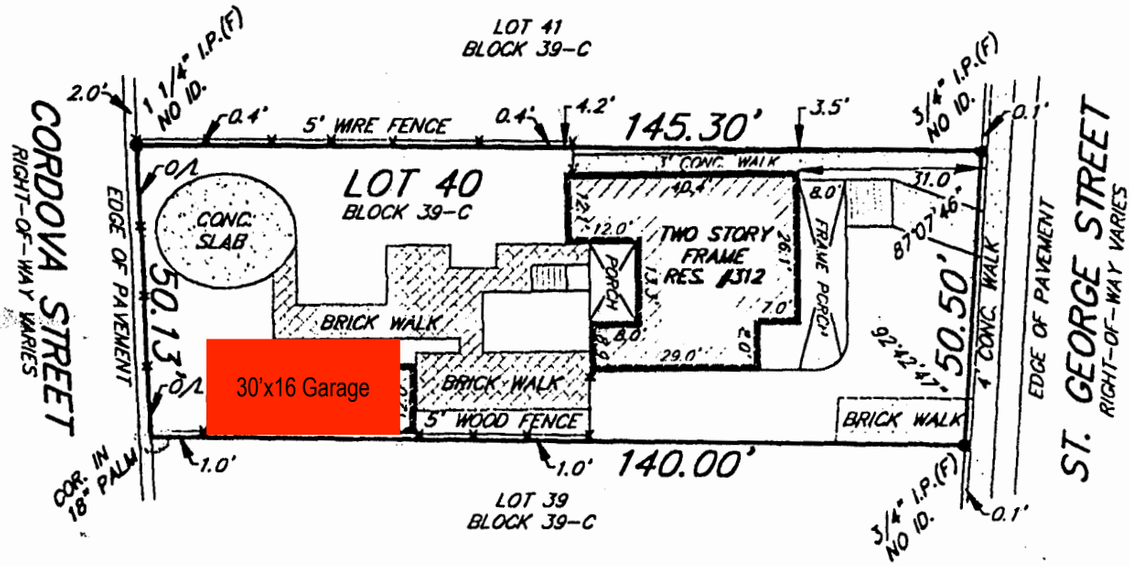
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CERTIFIED TO: KIMBERLY W BOYER/JANE CAMERON WHITE/ESTATE TITLE & GUARANTY/OLD REPUBLIC NATIONAL TITLE INS CO

KIMBERLY JANE ELIZABETH BOYER



LEGEND

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I.P.(F)	–	IRON PIN FOUND
N/A	–	NON APPLICABLE
O/L	–	ON LINE
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R/W	–	RIGHT-OF-WAY
sq. ft.	–	SQUARE FEET

AREA = 0.165± ACRES
OR 7,168 sq. ft.

GRAPHIC SCALE
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1"=30'

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- This office has not abstracted this parcel of land for any recorded claims of title, easements or restrictions. This surveyor shall not beheld liable for the existence of any such claims.
- The specific rights implied by this survey are not transferable.
- The measurements for this survey were made in accordance with the United States Standards.
- For building setbacks call the appraiate county codes enforcement office.
- Use of this survey for purposes other than that which it was intended, without written verification, will be at the user's sole risk and without liability to this surveyor. nothing hereon shall be intended to give any rights or benefits to anyone other than those the survey was prepared for.
- All disputes here under shall be resolved by binding arbitration in accordance with rules set forth by the American Arbitration Association.
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- This surveyor's liability shall not exceed the fee as stated by this surveyor.

NOTES:
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- Basis of bearing structure: FIELD ANGLES AS SHOWN
- Basis of elevations: N.G.V.D. 1929

JOB NO.	DATE	SCALE:	F.B./PAGE	TYPE
02-1955	08/16/02	1"=30'	525/35	BOUNDARY

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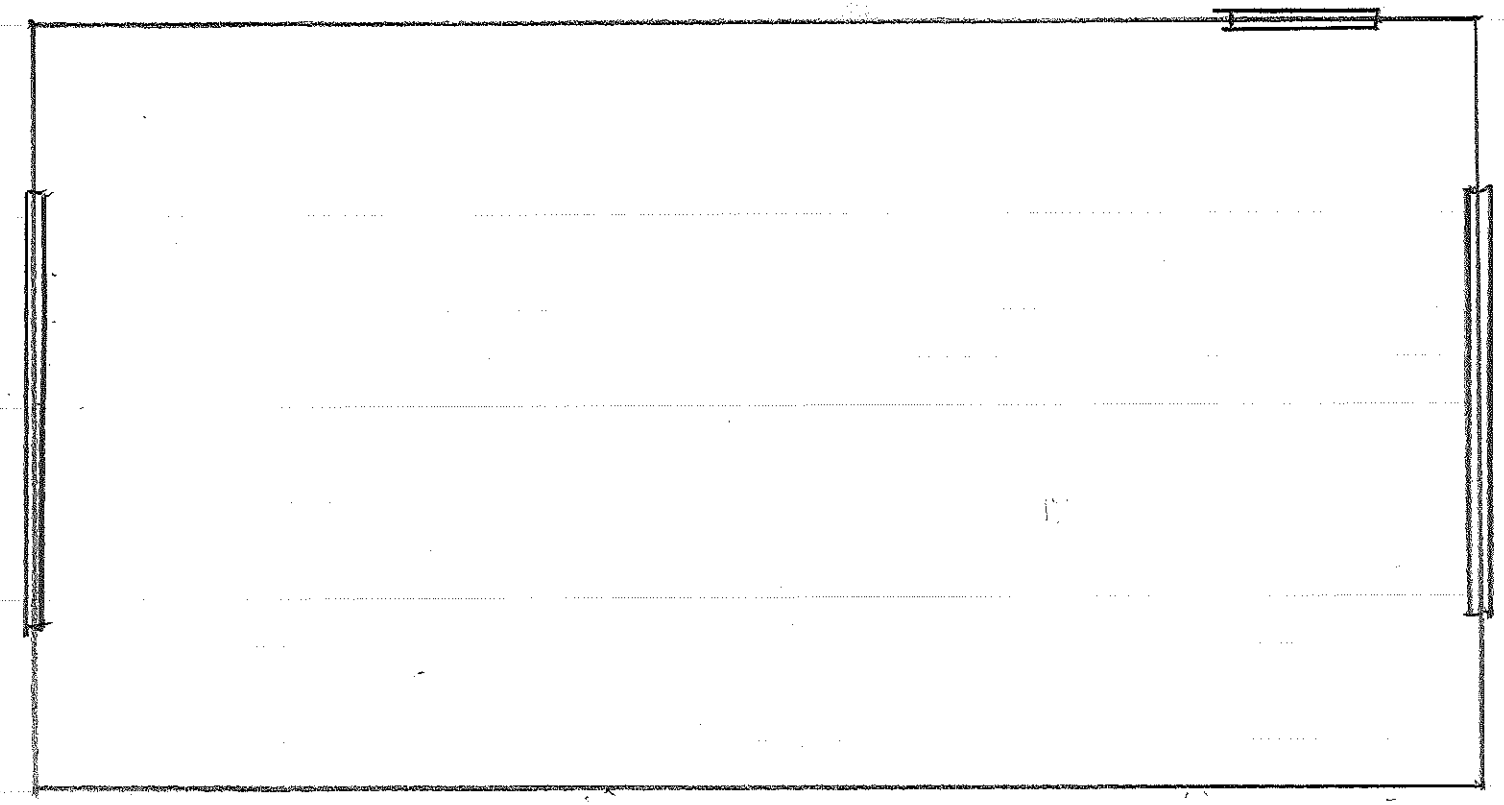
Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper. Additions or deletions to survey maps or reports by other than the signing party is prohibited without the written consent of the signing party.

NICHOLAS H. FRANKLIN, P.L.S. #4620
DEVINO AND ASSOCIATES L.B. #6072

Application Packet, Page 178

GARAGE FLOOR PLAN

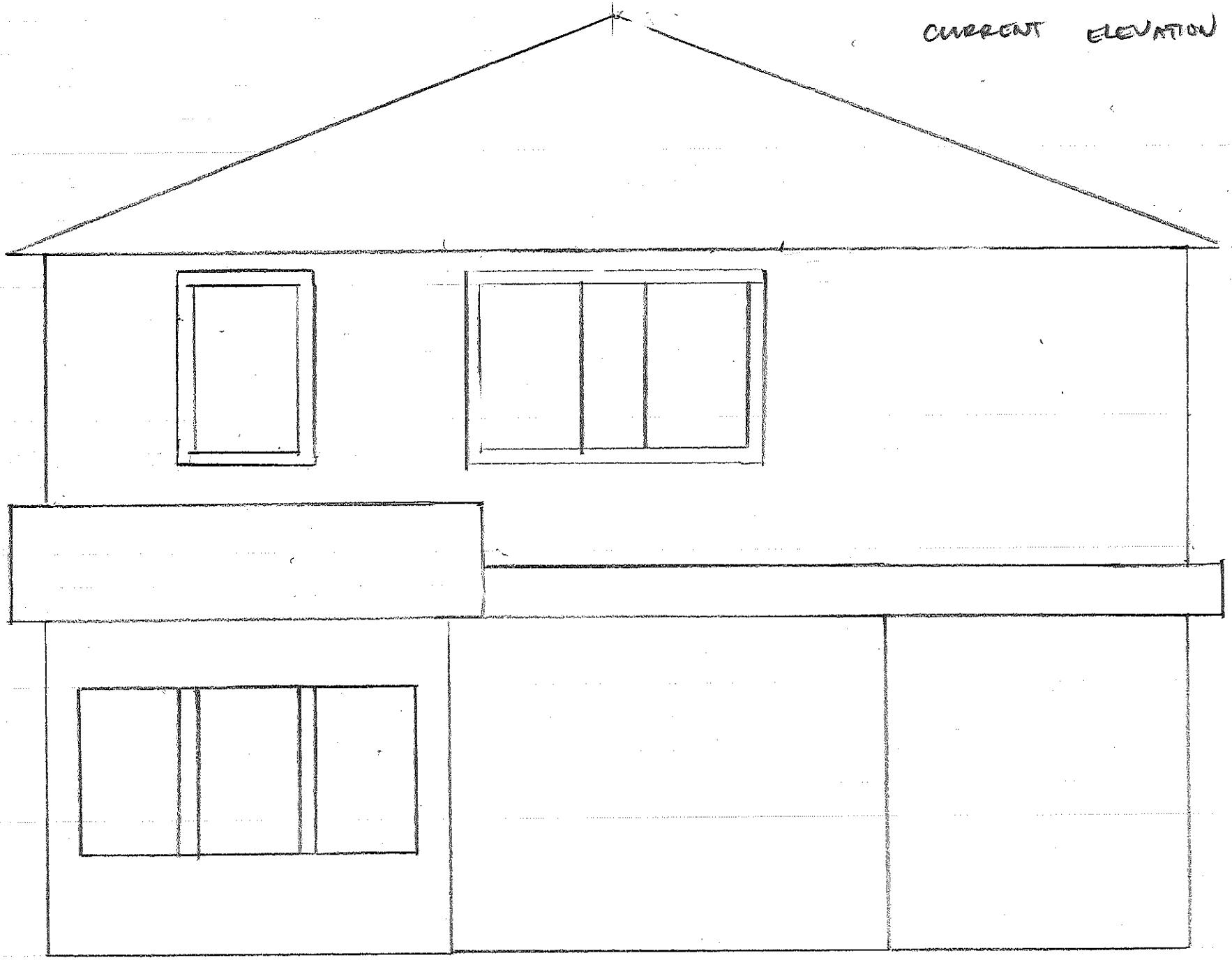
(2) GARAGE DOORS



SCALE 1/4" = 1'

Received 1/27/2025
Planning & Building Department

CURRENT ELEVATION

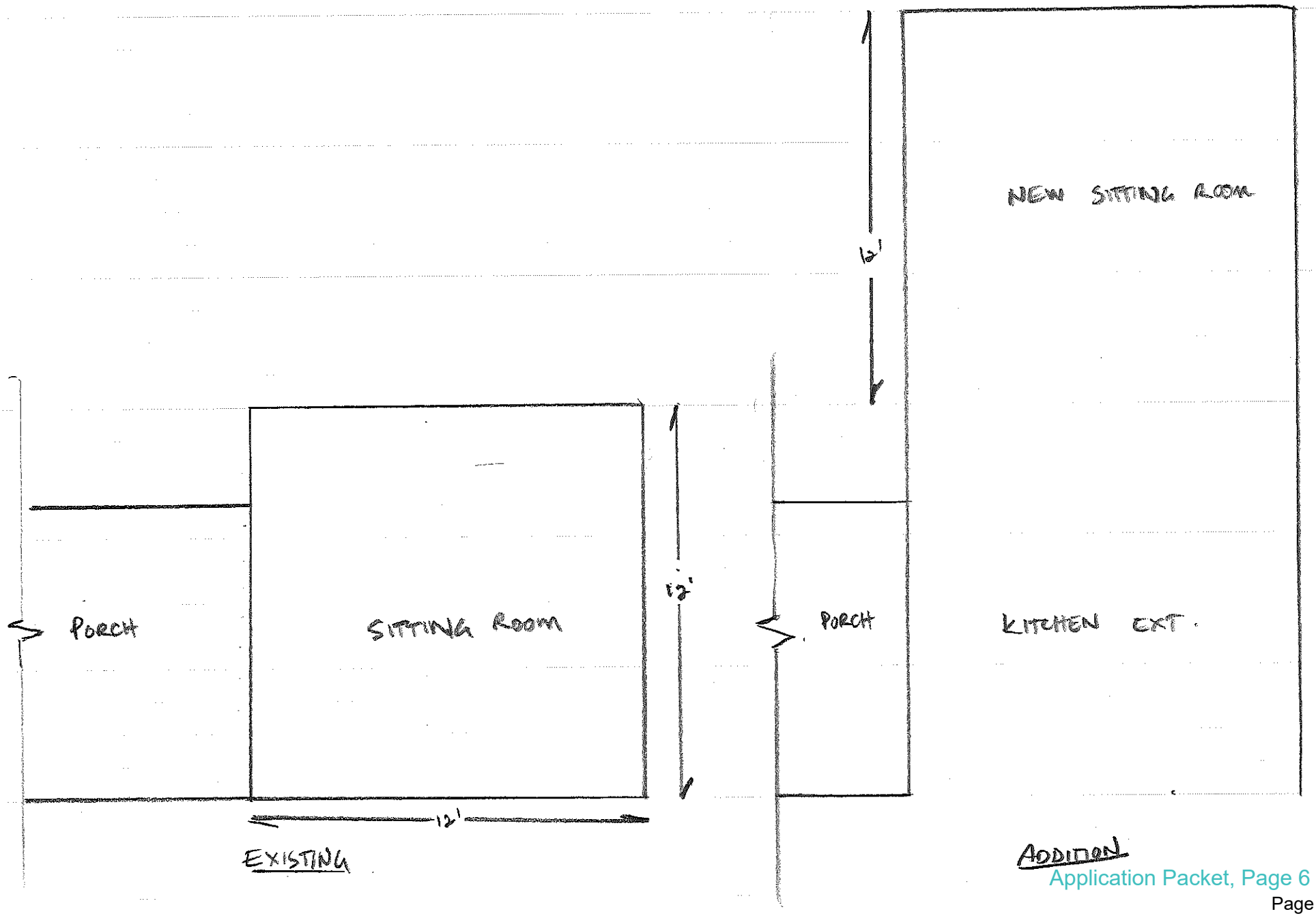


SCALE 1" = 1'

Received 1/27/2025
Planning & Building Department

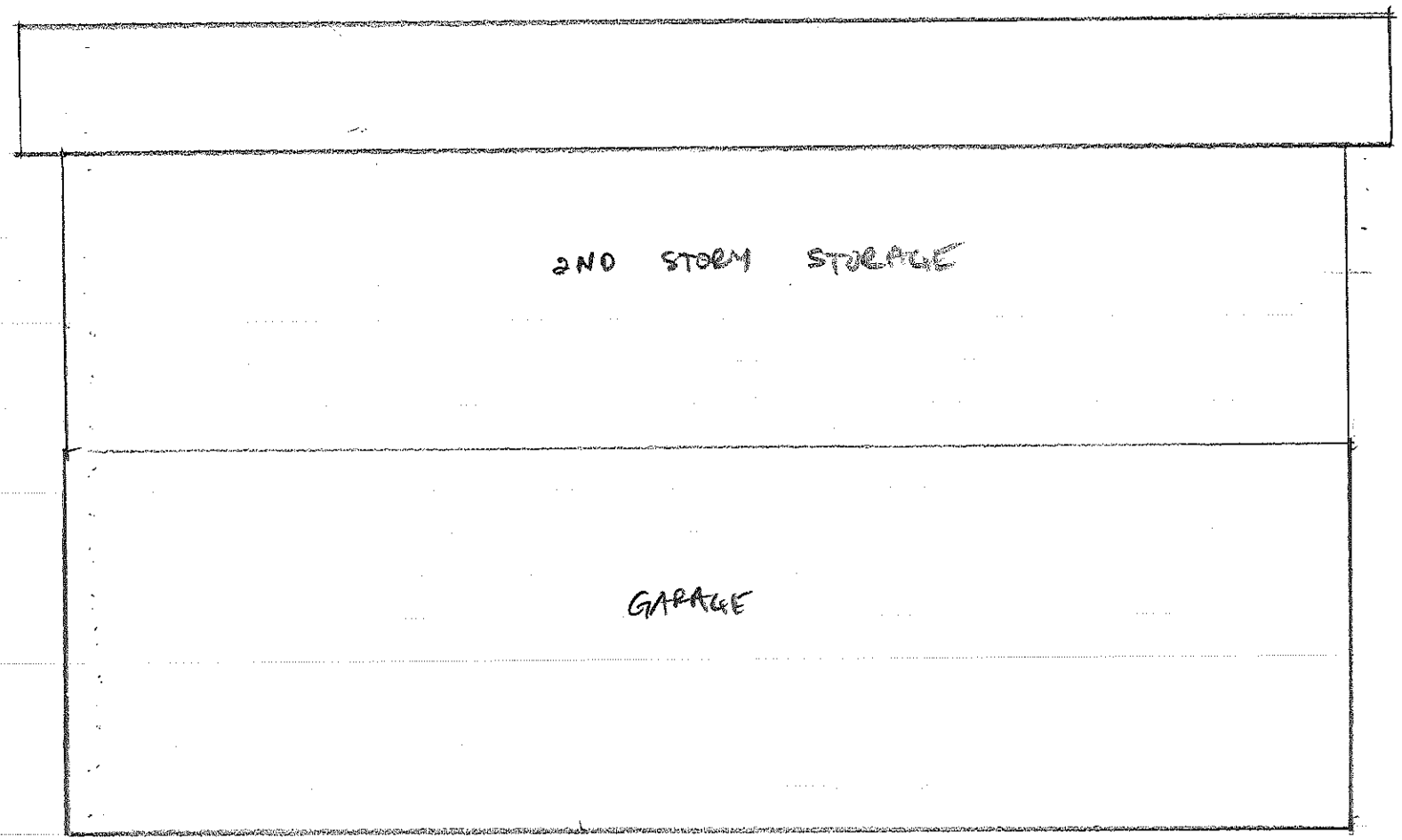
SCALE 1 = 1'

FLOOR PLAN



Received 1/27/2025
Planning & Building Department

NORTH ELEVATION



SCALE 1 = 1'

Received 1/27/2025
Planning & Building Department



Received 1/27/2025
Planning & Building Department

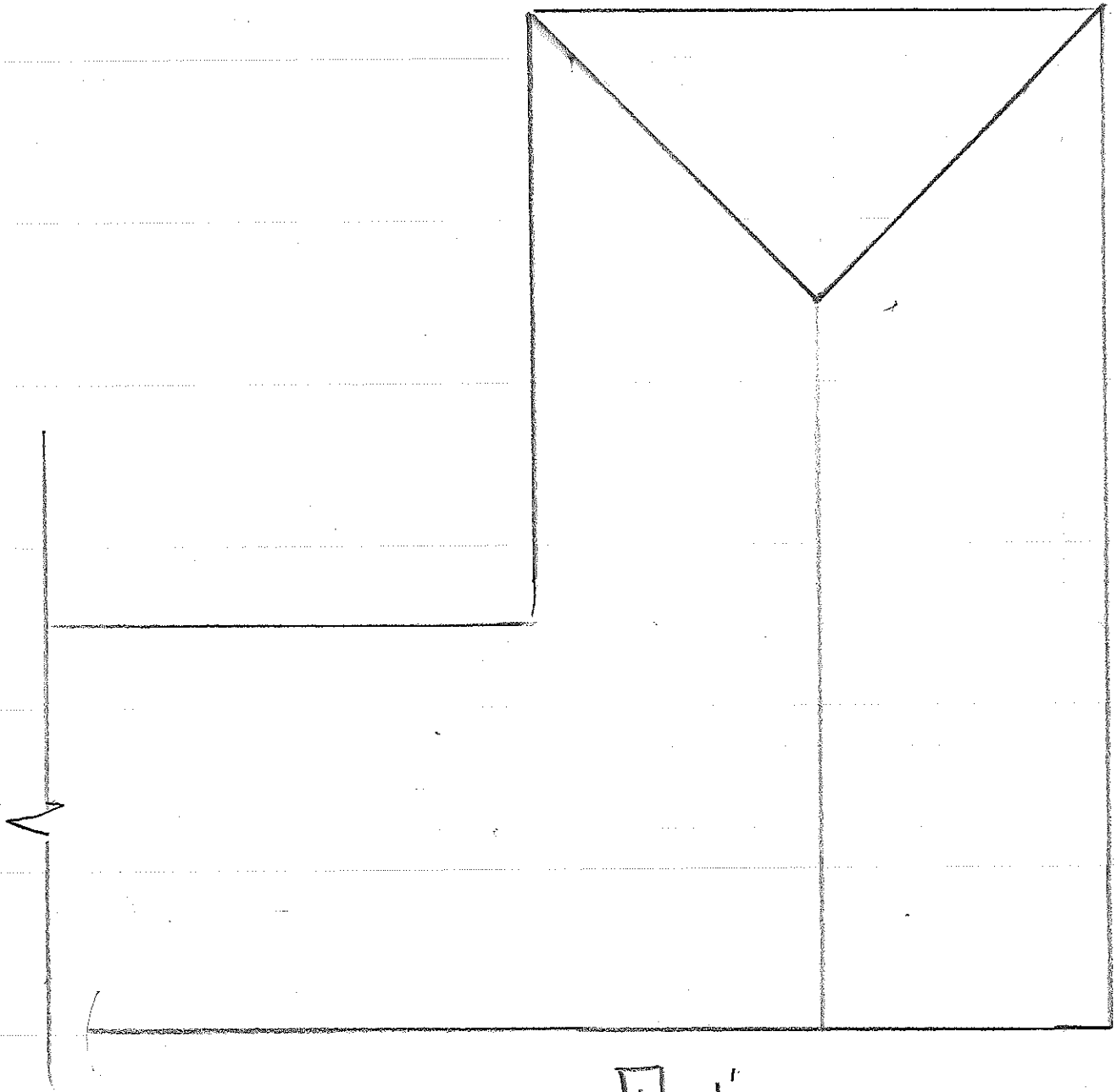
PROPOSED ELEVATION



SCALE 1" = 1'

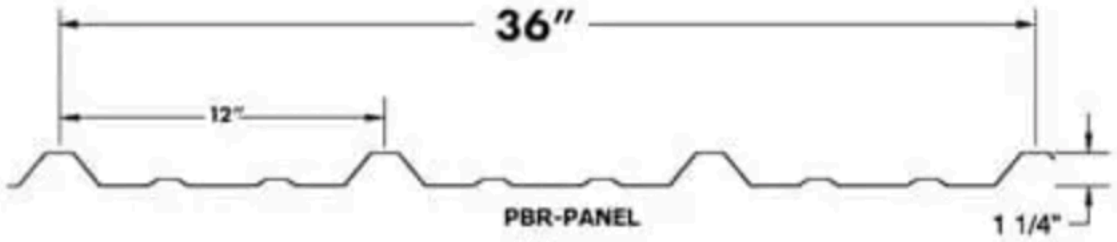
Received 1/27/2025
Planning & Building Department

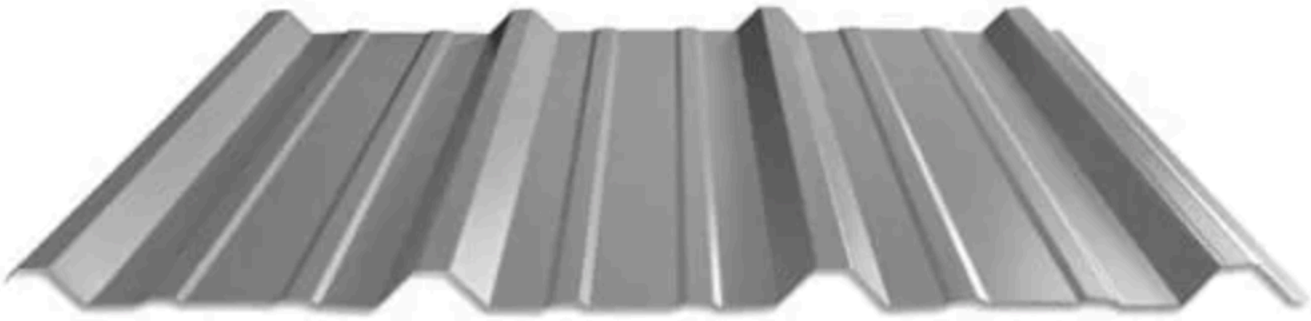
PROPOSED ROOF PLAN



SCALE 1/8" = 1'

Received 1/27/2025
Planning & Building Department


36"
12"
PBR-PANEL
1 1/4"



Standard Colors (29 GA & 26 GA)



Polar White SR .64 SRI 77
Ivory SR .69 SRI 84
Light Stone SR .56 SRI 65
Saddle Tan SR .47 SRI 53
Taupe SR .38 SRI 41
Ash Gray SR .46 SRI 52
Charcoal Gray SR .37 SRI 31
Burnished Slate SR .34 SRI 35
Cocoa Brown SR .35 SRI 37
Colony Green† SR .28 SRI 27
Evergreen
Hawaiian Blue SR .31 SRI 31
Rustic Red SR .36 SRI 38
Black† SR .31 SRI 31
Galvalume

Premium Colors*



Copper Metallic SR .51 SRI 58
Crimson Red† SR .31 SRI 31

Please make final color selection from actual metal chips.
Visit 1stcoastmrs.com for the most current information.

* Extended lead times and minimum orders apply.
† 26 gauge only.

Kynar Colors* (26 GA)



Regal White SR .85 SRI 83
Snow White SR .75 SRI 73
Almond SR .64 SRI 60
Sandstone SR .53 SRI 52
Surrey Beige SR .39 SRI 39
Brownstone SR .40 SRI 40
Buckskin* SR .37 SRI 35
Mansard Brown SR .28 SRI 28
Ash Gray SR .46 SRI 52
Tundra* SR .35 SRI 35
Slate Gray SR .15 SRI 15
Charcoal Gray SR .33 SRI 33
Medium Bronze SR .30 SRI 27
Aged Bronze* SR .28 SRI 27
Dark Bronze SR .24 SRI 23
Matte Black SR .25 SRI 25
Terra Cotta SR .48 SRI 45
Regal Red SR .49 SRI 48
Colonial Red SR .35 SRI 29
Patina Green* SR .44 SRI 43
Forest Green* SR .27 SRI 26
Evergreen SR .24 SRI 22
Regal Blue SR .25 SRI 24

Premium Colors*



Silver SR .57 SRI 56
Pre-Weathered Galvalume SR .27 SRI 24
Copper Metallic SR .51 SRI 58

Received 1/27/2025
Planning & Building Department

January 17, 2025

STEPHEN BRADSHW
369 TRAVINO AVE
St. Augustine, FL 32086

cc: CAROL KRESGE

Re: Opinion of Appropriateness - 312 Saint George St - HP2024-0074

Dear STEPHEN BRADSHW,

On January 16, 2025, the Historic Architectural Review Board (HARB) met and discussed your application To remove the existing rear shed structure and construct a new garage with habitable space along Cordova Street.

Specifically, based upon evidence presented, the HARB **CONTINUED your application to the February 20, 2025, meeting as described in the attached copy of the executed Order.**

All additional materials for the continued item must be submitted to the Planning and Building Department 10 days before the meeting, to be received by February 10, 2025.

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

Sincerely,

Amy McClure Skinner, AICP
Director, Planning & Building

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

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

TYPE OF REQUEST:

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

IN THE MATTER OF:

Case No.:	HP2024-0074
Applicant:	STEPHEN BRADSHW
Owner:	CAROL KRESGE
Address:	312 ST GEORGE ST
Parcel Number:	2008300000

Re: Opinion of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, To remove the existing rear shed structure and construct a new garage with habitable space along Cordova Street.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON THURSDAY, DECEMBER 19, 2024, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☐ was present at the Thursday, December 19, 2024, Historic Architectural Review Board meeting and testified under oath, or ☒ was not present.
2. A public hearing was held, with notice given as required by law, and ☐ members of the public testified under oath, or ☒ no members of the public spoke on this issue.
3. The subject property has a zoning classification of HP-1
4. The above-described Opinion of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request To remove the existing rear shed structure and construct a new garage with habitable space along Cordova Street..

Subject to the following conditions:

- February 20th, 2025
-
-
-
-
-
-

DONE AND ORDERED, at a public hearing on the 16th day of January, A.D., 2025, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2024-0074 **REQUEST** **APPROVED / DENIED / CONTINUED**

Sign Name

Caere MacDonald

Print Name

HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 16th day of January, A.D., 2025.

MICHELE FUDO
Commission # HH 448184
Expires September 26, 2027

Notary Public, State of Florida

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

Outlook

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

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

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

Hey Candice!

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

Get Outlook for iOS

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

Hi Steve,

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

Feel free to reach out to me with any questions!

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

CITY OF ST AUGUSTINE EST. 1565

December 26, 2024

STEPHEN BRADSHW
369 TRAVINO AVE
St. Augustine, FL 32086

cc: CAROL KRESGE

Re: Opinion of Appropriateness - 312 Saint George St - HP2024-0074

Dear STEPHEN BRADSHW,

On December 19, 2024, the Historic Architectural Review Board (HARB) met and discussed your application To remove the existing rear shed structure and construct a new garage with habitable space along Cordova Street.

Specifically, based upon evidence presented, the HARB **CONTINUED your application to the January 16, 2025, meeting as described in the attached copy of the executed Order.**

All additional materials for the continued item must be submitted to the Planning and Building Department 10 days before the meeting, to be received by January 6, 2025.

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

Sincerely,

Amy McClure Skinner, AICP
Director, Planning & Building

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

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

TYPE OF REQUEST:

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

IN THE MATTER OF:

Case No.:	HP2024-0074
Applicant:	STEPHEN BRADSHW
Owner:	CAROL KRESGE
Address:	312 ST GEORGE ST
Parcel Number:	2008300000

Re: Opinion of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, To remove the existing rear shed structure and construct a new garage with habitable space along Cordova Street.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON THURSDAY, DECEMBER 19, 2024, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☐ was present at the Thursday, December 19, 2024, Historic Architectural Review Board meeting and testified under oath, or ☒ was not present.

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

3. The subject property has a zoning classification of HP-1

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

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action MEETS / DOES NOT MEET the requirements of Section 28-89, City of St. Augustine Code, and APPROVES / DENIES / CONTINUES the Applicant's request To remove the existing rear shed structure and construct a new garage with habitable space along Cordova Street..

Subject to the following conditions:

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

DONE AND ORDERED, at a public hearing on the 19th day of DECEMBER, A.D., 2024, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2024-0074 **REQUEST** **APPROVED / DENIED / CONTINUED**

_____
Sign Name

Gaeve MacDonald
Print Name

HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 19th day of December, A.D., 2024.

MICHELE FUDO
Commission # HH 448184
Expires September 26, 2027

_____
Notary Public, State of Florida

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

Candice Seymour

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

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

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

Thanks,

Steve

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

See you tomorrow! Happy Monday!

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

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

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

ORIGINAL APPLICATION SUBMITTAL

OOA HP2024-0074 – 312 ST GEORGE STREET

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Opinion of Appropriateness

Case Number: HP2024-0074 **Meeting Date: Thursday, December 19, 2024**

1. NAME OF APPLICANT: STEPHEN BRADSHW
   Business (if applicable):
   Address: 369 TRAVINO AVE
   City: St. Augustine State: FL Zip Code: 32086
   Daytime Telephone: 810-728-2504 E-Mail Address: bamaready1023@gmail.com

2. NAME OF PROPERTY OWNER: CAROL KRESGE
   Business (if applicable):
   Address: 312 ST GEORGE ST
   City: St. Augustine State: FL Zip Code: 32086
   Daytime Telephone: 904-377-1704 E-Mail Address: bamaready1023@gmail.com

3. PROJECT LOCATION: 312 Saint George St, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: CITY OF ST AUG RE-SUB OF LOT 4 BLK 39-C LOT 40 OR5826/1795

5. SCOPE OF WORK: To remove the existing rear shed structure and construct a new garage with habitable space along Cordova Street.

Information attached by applicant includes:

- Application Agreement
- Site Plan
- Existing Photographs

Received 11/13/2024
Planning & Building Department

HARB APPLICATION AGREEMENT

In filling out this application:

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

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

Project Address: 312 St George St 32084

Applicant's Name: Stephen Bradshaw Applicant's Signature: [signature]

Owner's Name: CAROL KRESGE Owner's Signature: [signature]

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

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

(Can add additional signature page if needed)

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

Checklist Item	Checklist Item Description	Status	Comments
ROOFS AND ROOFING - Brochure or sample of proposed roof surface	Brochure or sample of proposed roof surface including applicable colors, patterns, material, texture	Need	
ROOFS AND ROOFING - Scaled drawing of existing and proposed conditions	Scaled drawing of existing and proposed conditions if roof or roof feature will change its shape, scale, size, profile, pattern (not necessary for roof sheathing changes only)	Need	
EXTERIOR FINISHES - Brochure or sample of proposed finish	Brochure or sample of proposed finish including applicable colors, patterns, material, texture, dimensions of reveals, mortar width/color as applicable	Need	
EXTERIOR FINISHES - Scaled drawing of existing and proposed conditions	Scaled drawing of existing and proposed conditions if full replacement material is proposed which will change the appearance of the building through its shape, scale, size, profile, pattern, and/or texture	Need	
EXTERIOR DOORS - Scaled elevation(s) showing the building façade and existing	Scaled elevation(s) showing the building façade and existing or proposed door (not necessary for just replacement door in existing door opening)	Need	
EXTERIOR DOORS - For new openings, a scaled wall section	For new openings, a scaled wall section	Need	
EXTERIOR DOORS - Brochure, sample, or scaled drawing of proposed	Brochure, sample, or scaled drawing of proposed door(s) including material, all dimensions, finish, glazing, and hardware	Need	
WINDOWS - For new openings, a scaled wall section with proposed window	For new openings, a scaled wall section with proposed window	Need	
WINDOWS - Brochure or sample showing the material	Brochure or sample showing the material, window type, all dimensions and profiles, finish, glazing, and hardware	Need	
WINDOWS - Scaled elevation of existing and proposed window	Scaled elevation of existing and proposed window; a “typical” elevation can be used if multiple windows are affected as long as the existing and proposed conditions are identical at each location	Need	
FOUNDATION - Scaled site plan showing building footprint	Scaled site plan showing building footprint and extent of existing and proposed foundation wall/piers/slab or infill	Need	
FOUNDATION - Material sample, scaled detail drawing, and/or brochure	Material sample, scaled detail drawing, and/or brochure showing the proposed material(s), colors, finish, pattern, and construction details	Need	

Checklist Item	Checklist Item Description	Status	Comments
EXTERIOR ELECTRICAL/MECHANICAL - Brochure, sample, or scaled drawing	Brochure, sample, or scaled drawing showing the materials, light intensity and source, hardware, colors/finish	Need	If exterior lighting or mechanical equipment such as exterior electrical or HVAC are proposed.
EXTERIOR ELECTRICAL/MECHANICAL - For new equipment, scaled drawing	For new equipment, scaled drawing showing proposed project with context site and/or building	Need	
FENCES/WALLS/GATES - Drawing of proposed fence/wall/gate	Drawing of proposed fence/wall/gate showing material, finish, height, spacing distance, shapes, patterns, hardware, construction section	Need	If applicable
PARKING, LANDSCAPE OR OTHER SITE FEATURE - Scaled site plan	Scaled site plan showing the property line, building footprints, sidewalks, driveways and other major site features and proposed feature (smaller projects may not require a scaled site plan if limited to a small area)	Need	
PARKING, LANDSCAPE OR OTHER SITE FEATURE - Details of proposed features	Details of proposed features including material, finish, height, spacing, shapes, patterns, hardware, construction details such as a section drawing	Need	
PARKING, LANDSCAPE OR OTHER SITE FEATURE - Plant material list	Plant material list with identification, quantity, size at planting and maturity, spacing	Need	
NEW CONSTRUCTION - Scaled site plan showing the property line & proposed constr	Scaled site plan showing the property line and proposed construction	Need	
NEW CONSTRUCTION - Scaled landscape plan	Scaled landscape plan	Need	
NEW CONSTRUCTION - Scaled elevation drawings showing existing building(s)	Scaled elevation drawings showing existing building(s) and major site features	Need	
NEW CONSTRUCTION - Scaled elevation drawings showing proposed building(s)	Scaled elevation drawings showing proposed building(s) and major site features	Need	
NEW CONSTRUCTION - Wall sections	Wall sections	Need	
NEW CONSTRUCTION - Refer to required details above for related	Refer to required details above for related roof, finishes, porches, doors, windows, foundation, electrical/mechanical	Need	
NEW CONSTRUCTION - Scaled elevation drawing (line drawing with minimal detail)	Scaled elevation drawing (line drawing with minimal detail) showing the existing and proposed streetscape	Need	This should be done in conjunction with adjacent structures along the streetscape to provide the Board with a height comparison.
NEW CONSTRUCTION - Scaled footprint diagram showing proposed building footprint	Scaled footprint diagram showing proposed building footprint(s) and surrounding existing building footprints	Need	This should be done in conjunction with adjacent structures along the streetscape to provide the Board with a height comparison.

Checklist Item	Checklist Item Description	Status	Comments
NEW CONSTRUCTION - Written summary describing existing and proposed conditions	Written summary describing existing and proposed conditions and project's consistency with zoning code	Need	

Other Details Necessary for Review

While Opinions of Appropriateness generally require less detail than Certificates of Appropriateness , the more information provided for the Board's consideration, the better. A proposed site plan, conceptual drawings, and proposed heights and square footage for the new construction should be provided detailing the proposed architectural style and general materials to be used. The Board cannot design the structure for the applicant and is only ready to provide feedback for known details.

Received 11/13/2024
Planning & Building Department

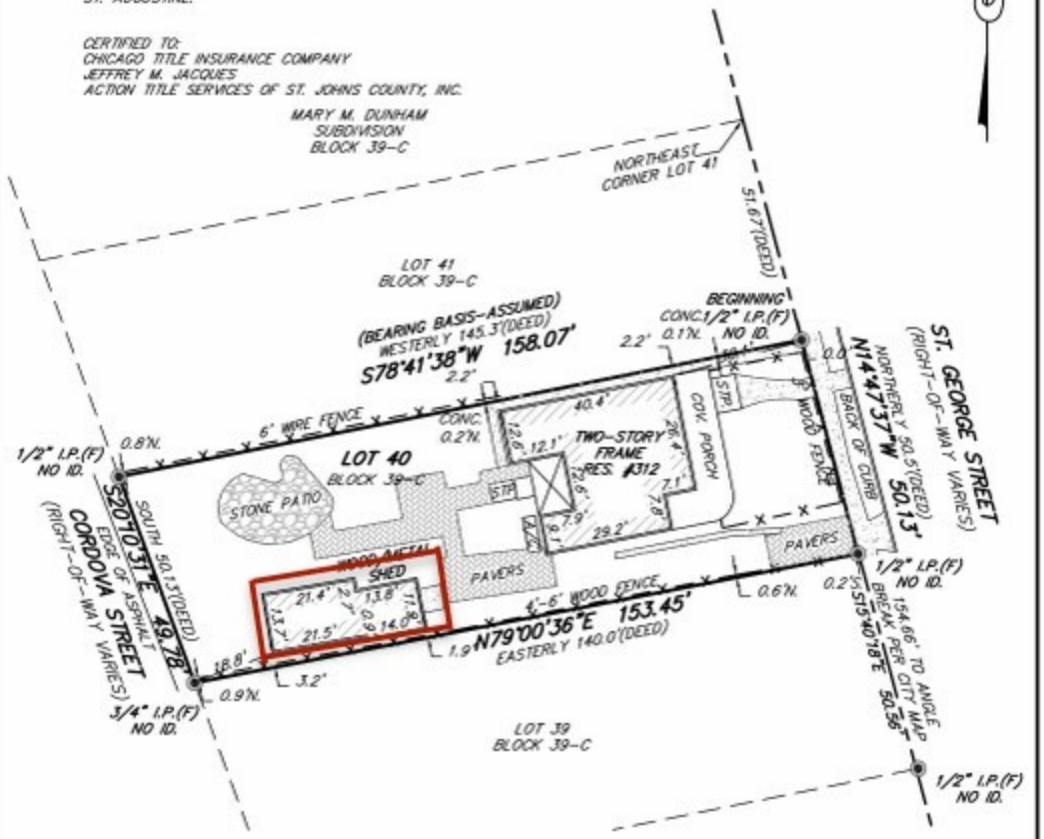
LEGAL DESCRIPTION (PROVIDED):

A PARCEL OF LAND DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 14, PAGE 446, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AS FOLLOWS:

BEGINNING AT A ONE-HALF INCH GALVANIZED IRON PIPE 51.67 FEET SOUTH OF A NAIL IN A BORDER RAIL WHICH IS THE NORTHEAST CORNER OF LOT 41 OF BLOCK 39-C, LOCATED EASTERLY 8.80 FEET FROM A PALMETTO, SOUTHERLY 20.33 FEET FROM A PALMETTO AND WESTERLY 5.80 FEET FROM A THREE-QUARTER INCH WATER PIPE; THENCE WESTERLY 145.3 FEET TO A ONE-INCH GALVANIZED IRON PIPE; THENCE SOUTH 50.13 FEET TO A THREE-EIGHTS INCH PIPE, THE NORTHWEST CORNER OF LOT FORMERLY OF O.H.P. FANT; THENCE EASTERLY 140.0 FEET TO A ONE HALF INCH IRON PIPE AND FROM THENCE NORTHERLY 50.50 FEET TO THE PLACE OF BEGINNING.

THE ABOVE DESCRIBED LOT BEING DESCRIBED AS LOT 40, BLOCK 39-C OF THE OFFICIAL MAP OF THE CITY OF ST. AUGUSTINE.

CERTIFIED TO:
CHICAGO TITLE INSURANCE COMPANY
JEFFREY M. JACQUES
ACTION TITLE SERVICES OF ST. JOHNS COUNTY, INC.



AREA = ±0.18 ACRES
OR ±7,725 sq. ft.

LEGEND

A/C	– AIR CONDITIONER PAD	RES.	– RESIDENCE
ID.	– IDENTIFICATION	℄	– CENTERLINE
N.G.V.D.	– NATIONAL GEODETIC VERTICAL DATUM	ϕ	– DENOTES NOT TO SCALE
sq. ft.	– SQUARE FEET	WM	– WATER METER
I.P.(F)	– IRON PIPE FOUND		– EXPOSED CONCRETE
I.R.(F)	– IRON ROD FOUND		– COVERED AREA
I.R.(S)	– 5/8" IRON ROD SET (LANDTECH)		

GRAPHIC SCALE
30 0 15 30
1"=30'

THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE PARTIES LISTED ABOVE AND ONLY FOR THIS PARTICULAR TRANSACTION. ANY USE OR REPRODUCTION OF THIS SURVEY WITHOUT THE EXPRESS PERMISSION OF THE SURVEYOR IS PROHIBITED. USE OF THIS SURVEY IN ANY SUBSEQUENT TRANSACTION IS NOT AUTHORIZED. THE SURVEYOR EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO PERSON OTHER THAN THOSE LISTED SHOULD RELY UPON THIS SURVEY.

GENERAL NOTES:
- Encroachments as shown hereon are only those above ground, visible objects observed by the surveyor.
- No underground structures, utilities or foundations were located or determined by this survey.
- This survey does not reflect or determine ownership.
- This survey made without benefit of an abstract of title. No right-of-way or easements of record were furnished to this firm except as shown.
- All distances, bearings or angles are as field measured. Deed or plat measurements are noted if different.
- The certification of this survey is a professional opinion based on the existing field and documentary evidence available at the time this survey was prepared.
- This office has not abstracted this parcel of land for any recorded claims of title, easements or restrictions. This surveyor shall not beheld liable for the existence of any such claims.
- The specific rights implied by this survey are not transferable.
- The measurements for this survey were made in accordance with the United States Standards.
- For building setbacks call the appropriate county codes enforcement office.
- Use of this survey for purposes other than that which it was intended, without written verification, will be at the user's sole risk and without liability to this surveyor. nothing hereon shall be intended to give any rights or benefits to anyone other than those the survey was prepared for.
- All disputes here under shall be resolved by binding arbitration in accordance with rules set forth by the American Arbitration Association.

NOTES:
- According to the Federal Emergency Management Agency FIRM Map No. 125145 0318 H effective date: 09/02/04, the property described hereon appears to lie in Zone AE 9'
- Basis of bearing structure: SEE SURVEY
- Job Address: 312 ST GEORGE STREET ST. AUGUSTINE, FL 32084
- Basis of elevations: N.A.

JOB NO.	LAST FIELD DATE	SCALE:	F.B./PAGE	CHK. BY:	DWG. BY:
16-0319	04/07/16	1"=30'	688/64	N.H.F.	M.P.F.

TYPE: BOUNDARY

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LANDTECH
Associates, Inc.
LAND SURVEYOR'S
5100 A1A SOUTH, SUITE A
ST. AUGUSTINE, FLORIDA 32080

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper. Additions or deletions to survey maps or reports by other than the signing party are prohibited without the written consent of the signing party.

NICHOLAS H. FRANKLIN, P.L.S. #4620

Received 11/13/2024
Planning & Building Department

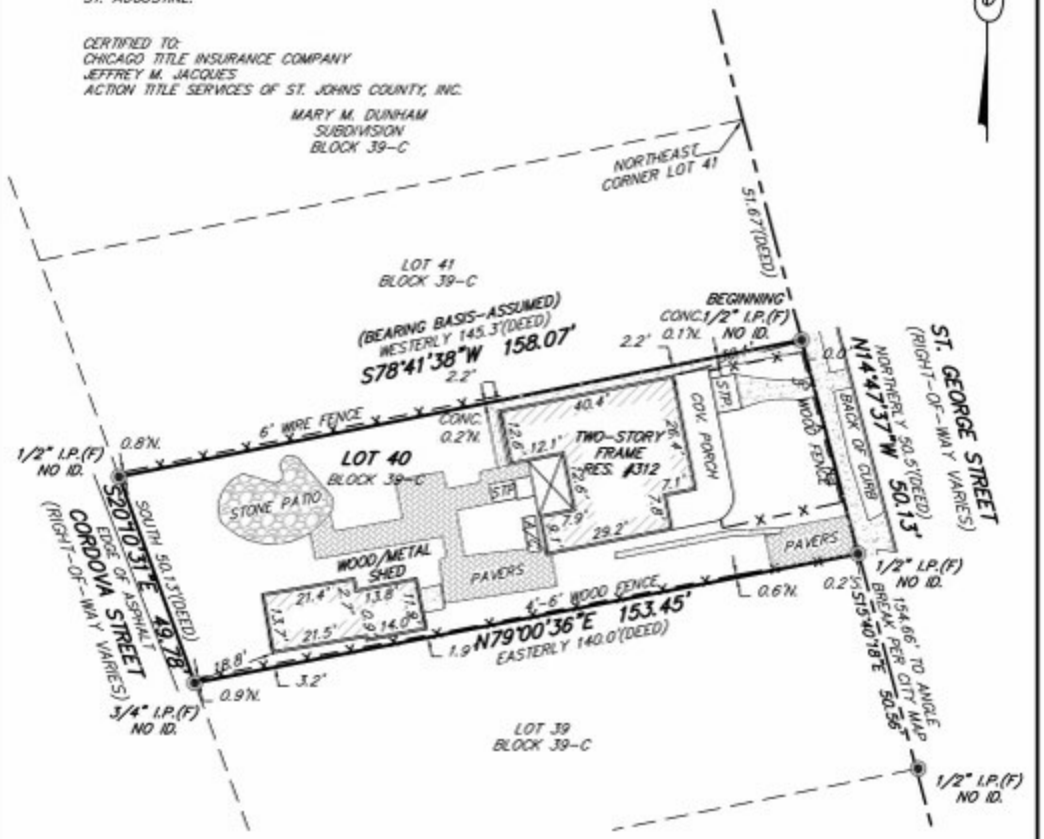
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OR ±7,725 sq. ft.

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30 0 15 30
1"=30'

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TYPE: BOUNDARY

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NICHOLAS H. FRANKLIN, P.L.S. #4620

Received 11/13/2024
Planning & Building Department



Received 11/13/2024
Planning & Building Department



Received 11/13/2024
Planning & Building Department



Received 11/13/2024
Planning & Building Department



Received 11/13/2024
Planning & Building Department



Instr #2023073711 BK: 5826 PG: 1795, Filed & Recorded: 9/18/2023 2:10 PM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $6,020.00

This instrument was prepared by:
Craig M. Herzog, CLC
Action Title Services of St. Johns County, Inc.
3670 US 1 South, Suite 110, St. Augustine, Florida 32086
File Number:25008
Consideration: $860,000.00
Documentary Stamps Paid: $6,020.00

This Warranty Deed

Made this **September 14, 2023 A.D.** By **Robert M. Blum and Theresa M. Blum, husband and wife** hereinafter called the grantor, to **Kresge and Kids, LLC, a Florida limited liability company** whose post office address is: **3733 Mountainside Trail, Evergreen, CO, 80439** hereinafter called the grantee:

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

COPY

Witnesseth, that Grantor, for the sum of **Ten Dollars and no cents ($10.00)** and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee the following described property:

A PARCEL OF LAND DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 14, PAGE 446, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AS FOLLOWS:

BEGINNING AT A ONE-HALF INCH GALVANIZED IRON PIPE 51.67 FEET SOUTH OF A NAIL IN A BORDER RAIL WHICH IS THE NORTHEAST CORNER OF LOT 41 OF BLOCK 39-C, LOCATED EASTERLY 8.80 FEET FROM A PALMETTO, SOUTHERLY 20.33 FEET FROM A PALMETTO AND WESTERLY 5.80 FEET FROM A THREE-QUARTER INCH WATER PIPE; THENCE WESTERLY 145.3 FEET TO A ONE-INCH GALVANIZED IRON PIPE; THENCE SOUTH 50.13 FEET TO A THREE-EIGHTS INCH PIPE; THE NORTHWEST CORNER OF LOT FORMERLY OF O.H.P FANT; THENCE EASTERLY 140.0 FEET TO A ONE- HALF INCH IRON PIPE AND FROM THENCE NORTHERLY 50.50 FEET TO THE PLACE OF BEGINNING.

THE ABOVE LOT BEING DESCRIBED AS LOT 40, BLOCK 39-C OF THE OFFICIAL MAP OF THE CITY OF ST. AUGUSTINE.

Parcel ID Number: 200830-0000

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

SUBJECT TO covenants, restrictions, easements, limitations and reservations of record, if any. However, this reference does not reimpose same. Subject to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes and assessments accruing subsequent to **December 31, 2022.**

[*signature page to follow*]

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

TWO DIFFERENT WITNESSES HAVE SIGNED BELOW (THE NOTARY MAY BE ONE OF THE TWO WITNESSES) AND NEITHER WITNESS NOR THE NOTARY IS RELATED TO THE GRANTOR(S) OR HAS A BENEFICIAL INTEREST IN THE SALE OF THIS PROPERTY DESCRIBED HEREIN. BOTH WITNESSES MUST PRINT THEIR MAILING ADDRESS PER §695.26 FLORIDA STATUES.

Signed, sealed and delivered in our presence:

[1] _____
Witness Printed Name: Craig M. Herzog
Witness 1 address: 3670 US 1 South, Suite 110
St. Augustine, FL 32086

[2] _____
Witness Printed Name: Jason Parsons
Witness 2 address: 3670 US 1 South, Suite 110
St. Augustine, FL 32086

_____(Seal)
Robert M. Blum
Address: 510 W. Minnesota Ave
DeLand, FL 32720

_____(Seal)
Theresa M. Blum
Address: 510 W. Minnesota Ave
DeLand, FL 32720

State of FLORIDA
County of St. Johns

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this September 13, 2023, by Robert M. Blum and Theresa M. Blum, husband and wife. Such person (notary must check applicable box):

☐ **is / are personally known to me.**
☒ **produced a current Florida Driver's license as identification.**
☐ **produced _____ as identification.**

CRAIG M. HERZOG MY COMMISSION EXPIRES JANUARY 27, 2026 #HH 189826 Bonded thru Notary Public Underwriters NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

_____
Notary Public
Notary Print Name: Craig M. Herzog
My Commission Expires: _____

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

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

Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	2008300000
Location Address	312 ST GEORGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Augustine (Cordova/St George St) (610.41)
Tax Description*	CITY OF ST AUG RE-SUB OF LOT 4 BLK 39-C LOT 40 OR5826/1795 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	City of St Augustine
Sec/Twp/Rng	20-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.170
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Kresge And Kids LLC 100%
Mailing Address	3733 MOUNTAINSIDE TRL EVERGREEN, CO 80439-0000

Map



Valuation Information

	2025
Building Value	$298,038
Extra Features Value	$5,841
Total Land Value	$411,475
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$715,354**
Total Deferred	$0
Assessed Value	**$715,354**
Total Exemptions	$0
Taxable Value	**$715,354**

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

Historical Assessment Information

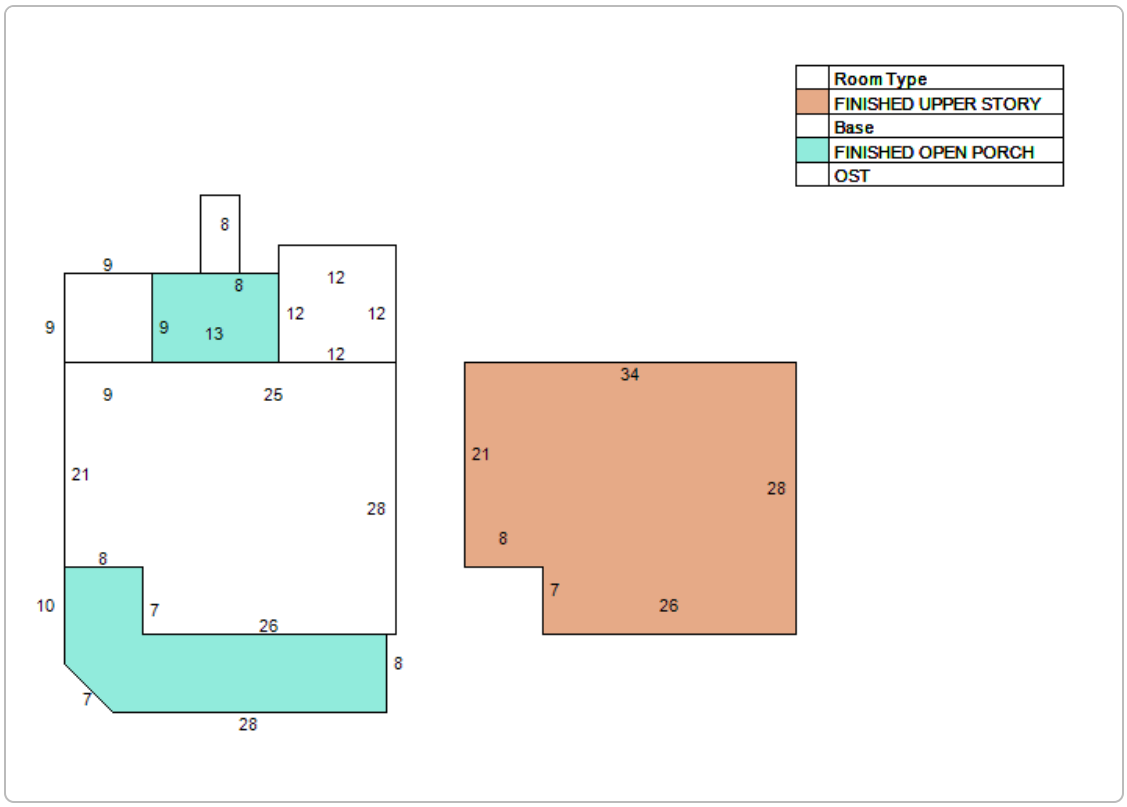
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$301,810	$6,074	$411,475	$0	$0	$719,359	$719,359	$0	$719,359
2023	$453,154	$3,917	$411,475	$0	$0	$868,546	$450,111	$468,435	$400,111
2022	$324,947	$2,308	$335,720	$0	$0	$662,975	$437,001	$275,974	$387,001
2021	$177,188	$2,390	$245,250	$0	$0	$424,828	$424,273	$50,555	$374,273
2020	$242,763	$2,472	$218,000	$0	$0	$463,235	$418,415	$94,820	$368,415
2019	$215,733	$2,525	$190,750	$0	$0	$409,008	$409,008	$50,000	$359,008
2018	$205,851	$2,607	$190,750	$0	$0	$399,208	$399,208	$0	$399,208
2017	$191,106	$3,450	$190,750	$0	$0	$385,306	$385,306	$50,000	$335,306
2016	$124,420	$1,708	$190,750	$0	$0	$316,878	$269,374	$47,504	$269,374
2015	$115,905	$1,775	$147,150	$0	$0	$264,830	$244,885	$19,945	$244,885
2014	$88,345	$1,843	$132,435	$0	$0	$222,623	$222,623	$0	$222,623

Building Information

Building	1
Building Value	$298,038
Year Built	1920
Actual Area	2481
Conditioned Area	2017
Use	Single Family Residence
Style	01
Exterior Wall	Wood, Wood Shingle
Roof Cover	Metal
Roof Structure	Gable Hip
Interior Flooring	Hardwood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	3
Baths	3

Description	Square Footage
OUTSIDE STAIRS	32
FINISHED OPEN PORCH	117
BASE AREA	144
BASE AREA	896
FINISHED UPPER STORY	896
BASE AREA	81
FINISHED OPEN PORCH	315
Total SqFt	2481

Sketch Information



Extra Feature Information

Code Description	Status	Value
Storage Building (Mix)		1575
Garage - Low (Mix)		4266

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	50	153	50	EF	$411,475

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
9/18/2023	9/14/2023	$860,000.00	WARRANTY DEED	5826	1795	Q	I	BLUM ROBERT M,THERESA M	KRESGE AND KIDS LLC
7/8/2022	6/29/2022	$100.00	LIFE ESTATE	5593	970	U	I	BLUM ROBERT M,THERESA M	BLUM ROBERT M,THERESA M
5/15/2017	5/12/2017	$525,000.00	WARRANTY DEED	4373	1792	Q	I	JACQUES JEFFREY M	BLUM ROBERT M,THERESA M
5/3/2016	5/2/2016	$485,000.00	WARRANTY DEED	4185	1648	Q	I	BOYER KIMBERLY W ETAL	JACQUES JEFFREY M
	8/20/2009	$100.00	QUIT CLAIM DEED	3231	998	U	I	WHITE JOHN R JR,BETTY JANE CAMERON & BOYER KIMBERL	BOYER KIMBERLY W ETAL
	3/22/2009	$100.00	QUIT CLAIM DEED	3177	1412	U	I	HELLMUTH KIMBERLY BOYER	WHITE JOHN RAMSEY
8/22/2007	7/5/2007	$100.00	WARRANTY DEED	2949	989	U	I	WHITE BETTY JANE CAMERON	BOYER KIMBERLY JANE & BOYER KIMBERLY JANE E
	8/23/2002	$290,000.00	WARRANTY DEED	1803	1861	Q	I	BOND ROBERT K SR,CATHERINE C	BOYER KIMBERLY W & WHITE JANE CAMERON ETAL
	3/27/1997	$245,000.00	WARRANTY DEED	1238	1902	Q	I	BRUST PAUL & WINNIE A	BOND ROBERT K SR & CATHERINE C
	7/1/1991	$75,200.00		901	1113	Q	I		BRUST PAUL,WINNIE A
	4/1/1991	$0.00		892	902	U	I		
	12/1/1990	$0.00		878	1001	U	I		
	11/1/1983	$76,500.00		612	578	Q	I		

No data available for the following modules: Exemption Information.

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SCHNEIDER GEOSPATIAL



Detail by Entity Name

Florida Limited Liability Company
KRESGE AND KIDS LLC

Filing Information

Document Number	L23000424308
FEI/EIN Number	N/A
Date Filed	09/12/2023
Effective Date	09/11/2023
State	FL
Status	ACTIVE

Principal Address

312 SAINT GEORGE STREET
SAINT AUGUSTINE, FL 32084

Mailing Address

3733 MOUNTAINSIDE TRAIL
EVERGREEN, CO 80439

Registered Agent Name & Address

KRESGE, CAROL
312 SAINT GEORGE STREET
SAINT AUGUSTINE, FL 32084

Authorized Person(s) Detail

Name & Address

Title MGR

KRESGE, CAROL
3733 MOUNTAINSIDE TRAIL
EVERGREEN, CO 80439

Annual Reports

Report Year	Filed Date
2024	04/28/2024

Document Images

04/28/2024 -- ANNUAL REPORT	View image in PDF format
09/12/2023 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for February 20, 2025 Meeting



Application HP025-0005 Address: 215 St. George Street

Applicant: Open City Architecture, LLC

Property Owner: Trinity Episcopal Church of St. Augustine

Project description: For preliminary review of site changes to the south elevation along Artillery Lane including a new storage shed, entry portico and breezeway, masonry wall, and labyrinth garden.

Architectural Style:	Gothic Revival	Florida Master Site File:	SJ01913
National Register:	St. Augustine NRHD: Contributing	Construction date:	c. 1825-1831
Archaeology Zone:	IB	Zoning District:	HP-2
Parcel number:	1992000000		
Agenda Item:	7(b)	Previous Action(s):	COA 1988-0586 COA 2004-0328 COA 2011-0001 COA 2017-0051 COA PL2021-0106

STAFF SUMMARY AND ANALYSIS:

1. This property is located on a lot bounded by King Street to the north, St. George Street to the west, and Artillery land to the south. The Gothic Revival church was constructed c. 1825-1831 and has seen several additions since its construction. The project location for this application is on the south side of one a c. 1954 addition along Artillery Lane.
2. The applicant is seeking an Opinion of Appropriateness for alterations to the site as detailed in the scope of work below. The HARB must determine whether the general concept, preliminary construction plans, details or specifications of the project meet the architectural requirements of the Architectural Guidelines for Historic Preservation (AGHP), while recognizing that the information submitted is insufficient to meet the requirements for a Certificate of Appropriateness (COA) or to obtain a building permit.
3. Several related applications have been approved by the HARB in this location including demolition of the covered storage space, construction of a new entryway, and ADA accessible sidewalks and ramps (not completed), and the now existing masonry and metal gates and fencing.
4. The information provided shows that the proposed new wall and breezeway/portico will match the existing wall and breezeway design which is appropriate with the architectural style of the building as recommended by the Architectural Guidelines for Historic Preservation (AGHP). The new storage shed is also proposed to match existing, though more detail, including exterior cladding and roof material specifications, should be provided with the COA application.
5. A labyrinth garden is proposed between the new portico and existing structure to the east. The HARB should determine whether the concept of the garden is appropriate for the HP-2 zoning district and architectural style of the building. Additional information, including proposed paving material(s), proposed landscape material(s), and outdoor furniture designs, will be required with the COA application. The AGHP states that the most appropriate paving materials are poured coquina concrete, tabby, loose coquina, crushed shells, river gravel, and brick or stone on sand. Asphalt and plain concrete are not appropriate. Proposed landscape materials should be Florida Native plants or listed in the pre-approved plant materials list within the AGHP.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **APPROVE** an Opinion of Appropriateness at **215 St. George Street** if the Board finds that the general concept as proposed or modified by the HARB meets the architectural requirements of the AGHP with understanding from the applicant that a Certificate of Appropriateness application with full architectural and construction details must be approved by the HARB prior to issuance of a building permit.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Continue existing property wall along the south elevation (facing Artillery Lane) east from the existing breezeway to screen new storage shed and existing HVAC units.
2. Relocate existing storage shed to the west behind the proposed wall.
3. Construct new two-bay breezeway/portico to match the existing breezeway
4. Create a labyrinth garden with associated landscaping and site furniture.

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

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
8. Protection and Preservation of Significant Archaeological Resources
9. Compatible Contemporary Design for New Alterations and Additions
10. Reversibility of New Alterations and Additions

Accessory Buildings including porches

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

Do...

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

Don't...

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

- Install porches that are incompatible in size and scale with the historic building or which obscure, damage or destroy character-defining features.

Post-1821
Accessory buildings should be compatible with the primary building in both design, materials and level of detail and ornamentation. The mass, scale and lot coverage of accessory buildings must be in proportion to the primary building. Accessory buildings should not be more than one story high.
Open sided carports, and attached or modern appearing garages are not appropriate. Garages should be detached buildings whenever possible and must match the architectural style of the primary building. Garages are not appropriate for buildings constructed prior to 1861. Whenever possible, garages should appear as outbuildings with the garage doors not oriented to the street. Garage door openings should be as small as possible. Garages doors should be simple and unglazed, and should be wood or fiberglass painted to appear as wood. Metal doors may be appropriate for some later post-1880 buildings.

Fences, Walls and Gates

Do...
- Retain and repair existing historic fences, walls and gates.

Don't...
- Remove historic fences and walls.
- Install cinder block walls; or ornate iron or wood, rough cedar, chain link, wire or post and rail fences.
- Install fences of inappropriate scale that obscure the overall design of the building or its individual features.

Post-1821
Fences, walls and gates must match the architectural style of the primary building. Original fences and walls should be replicated.

The only materials permitted are stucco over masonry, poured coquina or tabby concrete, coquina stone, wood and iron. The level of detail should be appropriate for style of the primary building. Fences should be painted white or left unpainted. Walls may be painted white or left natural.

American Territorial period (1821-1845) fences and walls should be at least five and one-half feet high. Later period fences should be at least four feet high, but should be less than five feet high adjacent to the street.

Parking, Landscaping and Site Features

Do...
- Retain distinctive features such as size, scale, mass, color and materials of buildings, including roofs, porches and stairways.
- Retain landscape features such as parks, gardens, street lights, benches, walkways, streets, alleys, and setbacks that have traditionally linked buildings to their environment.
- Use new plant materials, fencing, walkways, street lights, and benches that are compatible with the character of the district or neighborhood in size, scale, materials and color.
- Identify and retain plants, trees, fencing, walkways, street lighting and benches that reflect a property's history and development.
- Base new site work on documentation or physical evidence. Avoid conjectural changes to the site.
- Provide proper site and roof drainage to assure that water does not splash against the building or foundation walls, or drain toward the building.
- Landscape to provide shade, privacy, screening of non-historic features and erosion control.
- Minimize disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archaeological resources.
- Survey and document areas where the terrain will be altered to determine the potential impact to important landscape features or archaeological resources.
- Provide continued protection of wood, masonry and architectural metals which comprise site features through appropriate cleaning, rust removal, limited paint removal, and re-application of protective coatings.

- Evaluate the overall condition of materials and features to determine whether more than protection and maintenance are required.
- Repair features of the site by reinforcing historic materials.
- Design and construct a new feature of a site when the historic feature is completely missing, such as an outbuilding, terrace or driveway. It may be based on historical, pictorial and physical documentation; or be a new design that is compatible with the historic character of the building and the site.
- Design new onsite parking, loading docks or ramps when required by the new use so that they are as unobtrusive as possible and assure the preservation of the historic relationship between the buildings or buildings and the landscape.

Don't...

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

Post-1821

Plant materials should reflect the scale of the building. Only those plant materials known to have been introduced around the date of construction of the primary building should be planted. Design concepts that reflect the architectural style of the building should be used for landscape and garden design. Trees should be used to frame views and provide shade. The use of mid-yard planting beds, coarse textured plants and colorful flowers is appropriate for 19th century buildings. Foundation plantings are not appropriate for pre-1930 buildings.

Trees, shrubs and vine covered trellises are appropriate and effective ways of providing shade for patios and buildings.

Masonry bench seating is appropriate within loggias.

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

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

LIST OF ATTACHMENTS:

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

Staff Photographs
215 Saint George Street



Views of Project Area from Artillery Lane

Staff Photographs
215 Saint George Street



Views of Project Area from Artillery Lane

Staff Report, Page 8

Staff Photographs
215 Saint George Street



Views of Project Area from Artillery Lane

Staff Photographs
215 Saint George Street



Views of Project Area from Artillery Lane

Staff Photographs
215 Saint George Street





Proposed Portico to be Paired Version of Existing Breezeway

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

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ1913 1009==

Site Name: Trinity Episcopal Church 830== Survey Date: 7809 820==

Address: 223 St. George Street, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 33 (block) 1 & 2 (lot) 868==

868==

Owner of Site: Name: Trinity Episcopal Church of St. Augustine;

Address: 223 St. George Street

St. Augustine, FL 32084 902==

Occupant or Manager: 904==

Type of Ownership: Institutional 848== Zoning: HP-2

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

UTM: 17 (zone) 469200 (easting) 3306660 (northing) 890== Location: T07S (T) R30E (R) S18 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

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

Integrity of Site:

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

Threats to Site:

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

II. SITE DESCRIPTION, continued.

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

Date: +1831 844== Period: 19th cent. 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Gothic Revival 964==

Plan Type: Modified U-shape 966==

Exterior Fabrics: Stucco, plain & ashlar scored, wood shingles butt, stone (coquina). 854==

Structural Systems: Masonry, stone (coquina), brick, concrete block 856==

Features of Structure: (942)

Window Type: Fixed multipane, attic louver, casement, (diamond Multipane) 942==

Foundation: Stone (coquina), brick & concrete block wall (different parts of church building. 942==

Roof Type: Gable with parapet, intersecting 942==

Secondary Roof Structures: Steeple 942==

Porches & Balconies: 942==

Chimney Location: Offset, rear slope 942==

Materials: (882)

Chimney: Stuccoed 882==

Roof Surfacing: Composition shingles 882==

Ornament Exterior: Gothic arched loggia & entry way gothic arche leaded glass windows, buttressed walls. 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Mixed Commercial/Residential 864==

Relationship to Surroundings: Adjacent to Plaza on a corner lot. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Religion, Families, Art

920==

Statement of Significance: (911==)

ARCHITECTURE

This one-story Gothic Church at 223 St. George Street was constructed between 1825 and 1831. A St. Augustine Record article of Sunday, July 4, 1937 states that the original structure was 36 feet wide by 50 feet long. The chancel was expanded around 1850 and a vestry room added at the side. Sanborn Fire Insurance Maps show an addition in 1893 to include a western wing and remodeling of the southeast corner. The Record article also describes a 1902 rebuilding project resulting in the traditional cruciform shape of the existing structure. The extant portions of the original Church include the north porch and tower, and the coquina walls of the north transcept and baptistry. A Tatler article of January 6, 1906 (p. 22) describes the interior of the new building, including a Tiffany window of St. Peters Chapel. A second Tiffany window on the north wall of the western transcept depicts an angel holding a chalice, a memorial to Charlotte S. Vaill.

> "The season opens with a bright outlook for Tinity Church. The Rector, Rev. L. Fitz-James Hindry, has just completed his second year in St. Augustine and celebrated his second anniversary on New Year's day with a service in the morning, and an informal gathering of vestry and friends in the evening. Much valuable work has been accomplished during the past year. The Diocesan Journal shows that the number of permanent communicants has increased from 137 to 195, while the last confirmation class, consisting of 22 members, was the largest in the history of the Parish. By the untiring efforts of the Woman's Guild, and interested friends, the entire remaining debt on the church building has been wiped out. The interior of the church has also been much improved. The sanctuary has been entirely refurnished by several devoted parishioners, and we understand that new choir stalls, chancel rail and pulpit are ordered and will be placed as early as possible. These are the gifts of other and no less devoted parishioners. A beautiful brass memorial lecturn has also been placed in the chancel.

(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.

"The latest gift to be placed in the church is a Tiffany window, which has been placed in the Baptistry by Mr. J. H. Hewson. This window has a striking individuality, and must be seen and studied to be fully appreciated. The best time to see it is the early afternoon. The subject is taken from Acts X, 4, and represents the Angel appearing to the Roman centurion, Cornelius, with the message that his prayers and alms have come up for a memorial before God. The figure of the Angel is especially beautiful and full of delicate coloring. The church is to be congratulated upon the possession of this valuable window."

Gothic elements in the existing structure include the arched loggia and entry way, Gothic arch leaded glass windows, and buttressed walls. Stained glass windows line the aisle leading to the altar and triptych stained glass window. The north and east walls of the original Church form two sides of St. Peters Chapel, which comprises the northern transept. The exterior of the Church consists of plain and ashlar scored stucco, wood shingles, and coquina. The cedar shingle steeple has been a landmark beside the Plaza for over 150 years. The northern door of the sanctuary opens to the north facing the Plaza and commercial buildings.

The entrance to the Nave faces St. George Street. Expansion over the years included construction of Church buildings to the south. By 1917 a three-story Parish House replaced the original brick building. A concrete block building was constructed in 1954. Shortly after, the three-story brick Parish House was razed and an additional wing constructed to match the concrete block hall. The masonry structures are enhanced by an arched arcade and an open courtyard. The exterior is stucco. The southern complex extends to Artillary Lane.

The Plaza area--a central green with surrounding buildings on the bayfront--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 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 govern-

mental 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, Phe 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 intoduced 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 Church at 223 St. George Street begins its formal history during the British Period (1763-1783) when the first Protestant services in Florida were held in a wing of the English Constitution House. The building, called

the Bishop's Palace or Palacio Episcopal, was built during the First Spanish Period (1565-1763) on the site of the present Church and remodeled by the British as a State House.(4) The Reverend John Forkes was the first of several missionaries licensed by the Bishop of London for the new Church. Soon after his arrival in 1764 services were held in the former Spanish hospital-Church, La Soledad, located on the site now occupied by St. Joseph's Academy tennis courts. The Anglican Church was named St. Peter's and a wooden spire, clock and bells were added to the building.(5) After the Spanish return in 1784 the building fell into disrepair. From that time until the arrival of the United States no Protestant services were held. The charter of incorporation, approved in 1823 was for "Trinity Church" and the name of "St. Peter's" was temporarily forgotten. Wardens of the new congregation included prominent residents George W. Gibbs III and Waters Smith, Thomas H. Penn, Edward R. Gibson, James R. Hanham and Abraham Eustis. Other names in the early records include the future confederate general, Edmund Kirby-Smith, Abraham Dupont, Edward S. Vaill, Reginald White, and David L. Dunham. The cornerstone for the new Church House facing the Plaza was laid in 1825. Reuben Loring, father of General William Wing Loring, did the mas onry work and plastering. The first services were held in 1831 although the building still lacked a bell and an organ and required interior work. In 1850 the congregation reorganized under the name of "The Vestry of Trinity Church of St. Augustine".(6) When war plagued the country the Church was under the leadership of the Reverend L. R. Staudenmayer who created a furver either by failure to cooperate with the Union occupants(7) or his compliance with same.(8) In either event he left town and no official services were held until after the war.(9) In 1867 the interior was renovated and funds were raised for expenses incured for street paving. The following articles describe the events.

> "The interior of Trinity Church has been renovated; the woodwork has been very prettily grained; the seats have been re-cushioned and the floors carpeted; the organ which had been sent to Charleston for repair has been returned, and its sweet notes will again be heard next Sunday."

> "The Women's Guild of Trinity Church will hold a fair on the fourteenth day of February in the dining room of the Cordova, when they will offer for sale many beautiful pieces of embroidery, lace work and useful articles. They will also serve refreshments, and may have some entertainment. The proceeds of the fair will be applied to the liquidation of the debt incurred for paving the street around the church property. This amounts to about $700.00. $100.00 of this was earned recently leaving a balance of $600.00. As the pavement is a public benefit, the ladies

feel less hesitancy in asking the assistance of the public. Ladies interested in the church are invited to contribute fancy or useful articles, and everyone is invited to attend."(10)

In 1892 a society of littel girls called St. Monica's Guild presented the Church with a stained glass window commemorating Reverend Elisha Roote, a former rector and grandfather of prominent resident James E. Ingraham. The Munich-made Triptych window was installed over the altar.(11)

The following year, 1893, witnessed the addition of another aisle at right angles to the old one facing east and west. A short time later a cry went out for funds to build a new Church. The Tatler describes the need.

"The vestry and rector of Trinity parish have issued an appeal for contributions to build a new church, stating that the present edifice has become unfit for use. The Bishop of Florida, the rector of the parish and the treasurer of the vestry are empowered to collect funds and have charge of the work. The vestry propose to erect a church of pure Gothic architecture to cost about $50,000, with a seating capactiy for 600, upon the site of the present church. It is also proposed to use as much of the material in the present church as possible. The present church edifice was re-built in 1889; the west wing and chancel are entirely new. The cost of the improvement was over $6,000. At the time the church was re-built a number of the members of the parish thought it best to build an entirely new edifice, and one of the vestry had plans prepared. It was finally decided, with the Bishop's approval to enlarge the church and improve it as it is at present. The money for the improvement was raised by the women of the parish, Mrs. John D. Jones and Mrs. D. Edgar each contributing $1,000. Miss Lowe, who has since bequeathed $5,000 to the parish, gave $500. The ladies of the parish held a fair, earning about twelve hundred and fifty dollars, the Ladies' Aid Society contributed as much more, and other small sums were donated.

"The action of the vestry has developed some opposition among members who were instrumental in securing the present building, and who are willing to contribute to have the present church repaired, while others think the parish much too poor to undertake to raise such a large sum. The vestry do not contemplate immediate action other than securing funds for the purpose, and it will probably be several years before definite steps are taken."(12)

According to the Evening Record, some work was done before the major reconstruction of the Church.

> "Contractor Fishwick is making good progress on the guild room of Trinity Episcopal Church. The partitions and floors of the former rectory have been torn out and one room made of the entire building. A raised gallery will be placed at the west end of the room. Church entertainments will be held in the guild room, which will be spacious enough to accommodate a large gathering."(13)

By 1902 the Church was all but rebuilt leaving only portions of the original structure. A Chapel was fashioned within the old walls and named St. Peter's, commemorating the British Period Church. The north entrance opens into this section of the building. The Church was consecrated by the Rt. Rev. Edwin G. Weed, D. D., Bishop of Florida, on April 7, 1905.(14) Stained glass windows in the nave and transepts were given as memorials to loved ones. The windows in Trinity Church represent almost every style of the art, to include the Munich-made Triptych, the muted tone Austrian glass, the two Tiffany windows, and the round window over the western entrance which is a reproduction of a window typifying middle-ages style. A window from Willitt Studio in Philadelphia represents the finest American stain glass.(15) Around 1917 the need for a new Parish House was realized and Mrs. Samuel Morris offered to advance funds for the erection of a new hall in memory of her sister and brother-in-law. The old brick building was replaced by a three-story structure.(16) Additional buildings have since been constructed on land to the south of the original Church property. The 1884 Sanborn shows a large two-story residence, formerly the Bronson home, which possessed a large garden. In 1888 a three-story building with a four-story frame addition on the south part of the hotel shows on the 1904 map.(17) A portion of the hotel burned in the 1940's after which time the Church purchased the former hotel razing it for construction of new buildings.(18) The new offices, class rooms, and social hall extend to Artillary Lane, all constructed after 1954, the date of the first two-story masonry hall. Contributions from the Vaill family whose Church affiliations date to the inception of the Episcopal congregation, facilitated the construction.(19) Throughout the Church, memorials silently speak of the many members sho helped the Church grow from its early days to the present time.

ARCHAEOLOGY

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

3. Anon., "Copy of a Plan of the City of St. Augustine," 1833; John S. Horton, "View of St. Augustine, East Florida," 1855; 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Map, 1884-1958; St. Augustine Record, July 4, 1937 and February 5, 1950.
4. El Escribano, Vol. 4, No. 3, pp. 5-6.
5. Michael V. Gannon, The Cross in the Sand (Gainsville, 1965), p. 85.
6. Record, Sunday, March 12, 1950, p. 7.
7. Ibid.
8. Thomas Graham, The Awakening of St. Augustine (St. Augustine, 1978), p. 103.
9. Record, Sunday, March 12, 1950, p. 7.
10. El Escribano, "One Hundred Years Ago", July 1967, Vol. 4, No. e.
11. Tatler, January 16, 1892, p. 9.
12. Record, Sunday, July 30, 1939; Tatler, February 20, 1897, p. 4.
13. St. Augustine Evening Record, August 10, 1901, p. 3.
14. Record, March 12, 1930, p. 10.
15. Interview by Karen Harvey with the Rev. John Bywater, April 19, 1980.
16. Record, March 17, 1950, p. 10.
17. Ibid.; Sanborn, 1884, 1888, 1904.
18. St. Augustine Historical Society Miscellaneous File; Record, Sunday, March 12, 1950, p. 7.
19. Interview with the Rev. John Bywater.

SJ 1913

Page 1

☐ Original
☒ Update

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

Site #8 ~~SJ1918~~
Field Date June 12, 2012
Form Date June 19, 2012
Recorder # _____

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

Site Name(s) (address if none) Trinity Episcopal Church — Multiple Listing (DHR only) _____
Survey Project Name _____ — Survey # (DHR only) _____
National Register Category (please check one) ☐ building ☐ structure ☒ district ☐ site ☐ object
Ownership: ☐ private-profit ☒ private-nonprofit ☐ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Street Number	Direction	Street Name	Street Type	Suffix Direction
Address: 215		St. George	Street	

Cross Streets (nearest / between) Between King Street & Artillery Lane
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 1/16/1988 — Plat or Other Map Parcel
City / Town (within 3 miles) St. Augustine — In City Limits? ☒ yes ☐ no ☐ unknown — County St. Johns
Township 7S — Range 30E — Section S18 — ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE — Irregular-name: _____
Tax Parcel # 452 — Landgrant _____
Subdivision Name St. Augustine Town Plan — Block 33 — Lot 1 & 2
UTM Coordinates: Zone ☐ 16 ☒ 17 — Easting 469200 — Northing 330660
Other Coordinates: X: _____ Y: _____ — Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1831 ☐ approximately ☐ year listed or earlier ☐ year listed or later
Original Use Church/Cemetery Complex — From (year): 1831 — To (year): 2012
Current Use Church/Temple/Synagogue — From (year): 2012 — To (year): _____
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐ yes ☒ no ☐ unknown — Date: _____ — Original address 215 St. George Street
Alterations: ☒ yes ☐ no ☐ unknown — Date: 1902 — Nature Exterior and Interior U-Shape
Additions: ☒ yes ☐ no ☐ unknown — Date: 1954 — Nature Gothic loggia & assembly hall added
Architect (last name first): 1902 Snelling & Potter — Builder (last name first): _____
Ownership History (~~especially original owner~~, dates, profession, etc.) Diocese of Florida

Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown — Describe St. Augu Historical Reveiw Bd

DESCRIPTION

Style Gothic Revival — Exterior Plan U-shaped — Number of Stories 1
Exterior Fabric(s) 1. Coquina block 2. Stucco 3. _____
Roof Type(s) 1. Gable 2. _____ 3. _____
Roof Material(s) 1. Composition shingles 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. Steeple 2. _____
Windows (types, materials, etc.) 29 Leaded stained glass windows dating from 1859, Louis Comfort Tiffany window
Distinguishing Architectural Features (exterior or interior ornaments) Buttressed walls
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) Gothic arched loggia, Gothic Entry way, assembly hall, landscaped grounds with fountain

RECEIVED 2012 JUN 22 A 9:2

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

HISTORICAL STRUCTURE FORM

Site #8 SJ1913

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Stucco 2.

Structural System(s): 1. Masonry - General 2. Coquina block 3.

Foundation Type(s): 1. Continuous 2.

Foundation Material(s): 1. Other 2. Concrete Block

Main Entrance (stylistic details) Gothic Arched

Porch Descriptions (types, locations, roof types, etc.) A small Gothic style porch faces King Sstreet, and opens into the church's left Transept known as St. Peter's Chapel

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

Narrative Description of Resource Trinity Church maintains its historic building and takes action against threats to the structure and architectural features to keep it in good condition

Archaeological Remains N/A ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

☐other methods (describe)

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) ~~SJ~~1913
SJ1913

OPINION OF RESOURCE SIGNIFICANCE

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

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

Explanation of Evaluation (**required**, whether significant or not; use separate sheet if needed) National Register 7-0000847; US Dept. of Interior had listed Trinity on Natl. Reg. Historic Places.

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

1. Religion 3. Tourism 5.
2. Architecture 4. 6.

DOCUMENTATION

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

1) Document type Artifact collection-open to public Maintaining organization
Document description St. Augustine Historical Society Records File or accession #'s

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

RECORDER INFORMATION

Recorder Name Member Trinity Episcopal Parish Affiliation

Recorder Contact Information (address / phone / fax / e-mail) c/o Trinity Epsicopal Curch 215 St. George St. St. Augustine FL 32084; 904-824-2876;

Required Attachments

❶ **USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED**

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

❸ **PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE**
If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

Page 1

☐ Original
☒ Update

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

Site #8 SJ01913
Field Date 5-17-2016
Form Date 5-17-2016
Recorder # _____

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

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

LOCATION & MAPPING

Street Number	Direction	Street Name	Street Type	Suffix Direction
Address: 215		St George	Street	

Cross Streets (nearest / between) _____
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 1956 — Plat or Other Map _____
City / Town (within 3 miles) St. Augustine — In City Limits? ☒yes ☐no ☐unknown — County St. Johns
Township 7S — Range 30E — Section 18 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 1992000000 — Landgrant _____
Subdivision Name _____ — Block _____ — Lot _____
UTM Coordinates: Zone ☐16 ☒17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ — Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1831 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Cemetery/Church Complex — From (year): 1831 — To (year): 2012
Current Use Church/Temple/Synagogue — From (year): 2012 — To (year): _____
Other Use Church/Temple/Synagogue — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ Original address _____
Alterations: ☒yes ☐no ☐unknown Date: 1-1-1902 Nature Exterior and Interior U-Shape
Additions: ☒yes ☐no ☐unknown Date: 1-1-1954 Nature Gothic loggia & assembly hall
Architect (last name first): 1902 Snelling & Potter — Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.) Diocese of Florida

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

DESCRIPTION

Style Gothic Revival — Exterior Plan U-shaped — Number of Stories 1
Exterior Fabric(s) 1. Coquina block 2. Wood shingles 3. Stucco; plain&ashlar scored
Roof Type(s) 1. Gable 2. _____ 3. parapet; intersecting
Roof Material(s) 1. Composition shingles 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. Steeple 2. _____
Windows (types, materials, etc.) Fixed multipane, attic louver, casement, (diamond multipane); 29 stained glass windows from 1859, Louis Comfort Tiffany window
Distinguishing Architectural Features (exterior or interior ornaments) Gothic arched loggia & entryway goth arched leaded glass windows, buttressed walls

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) Gothic arched loggia, gothic entryway, assembly hall, landscaped ground with fountain/statuary

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

HISTORICAL STRUCTURE FORM

Site #8 SJ01913

DESCRIPTION (continued)

Chimney: No.____ Chimney Material(s): 1. Stucco 2. _____

Structural System(s): 1. Coquina block 2. Masonry - General 3. Brick, Concrete Block

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

Foundation Material(s): 1. Other 2. Concrete Block

Main Entrance (stylistic details) Ogee or three point arch frames entry; paired three panel wood doors with quatrefoil detail above doors in arch

Porch Descriptions (types, locations, roof types, etc.) Gothic style porch faces King Street and open into the Church's left Transept known as St.Peter's Chapel

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

Narrative Description of Resource See original form by David Nolan for additional history

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

☐other methods (describe) _____

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

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

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

1. Religion
2. Architecture
3. Tourism
4. _____
5. _____
6. _____

DOCUMENTATION

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

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

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

RECORDER INFORMATION

Recorder Name Patricia Davenport Affiliation Environmental Services, Inc.

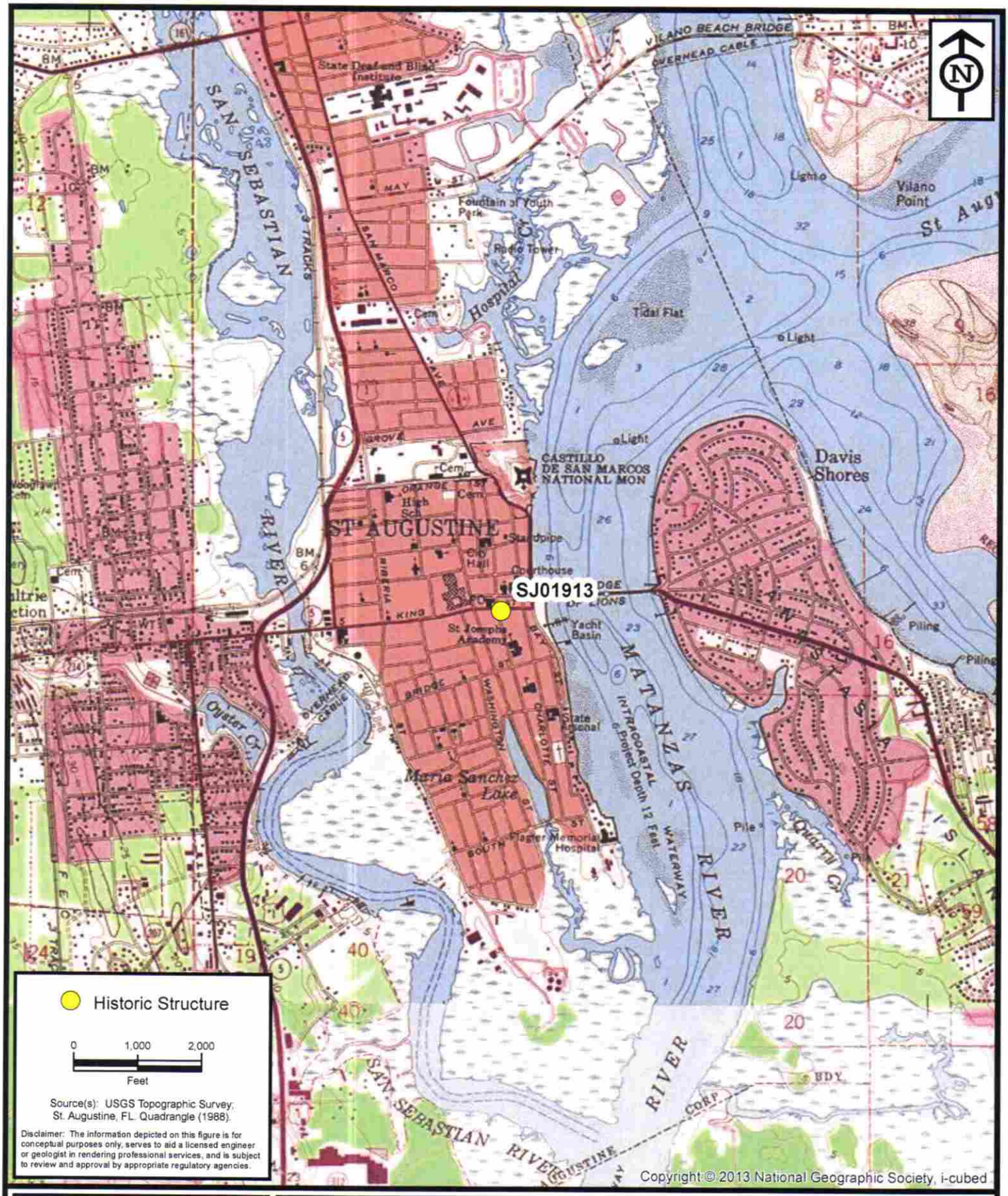
Recorder Contact Information (address / phone / fax / e-mail) 7220 Financial Way Ste. 100 Jacksonville, FL 32256 904-470-2200, pdavenport@esinc.cc

Required Attachments

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

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

❸ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE
If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



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

Project Location - SJ01913

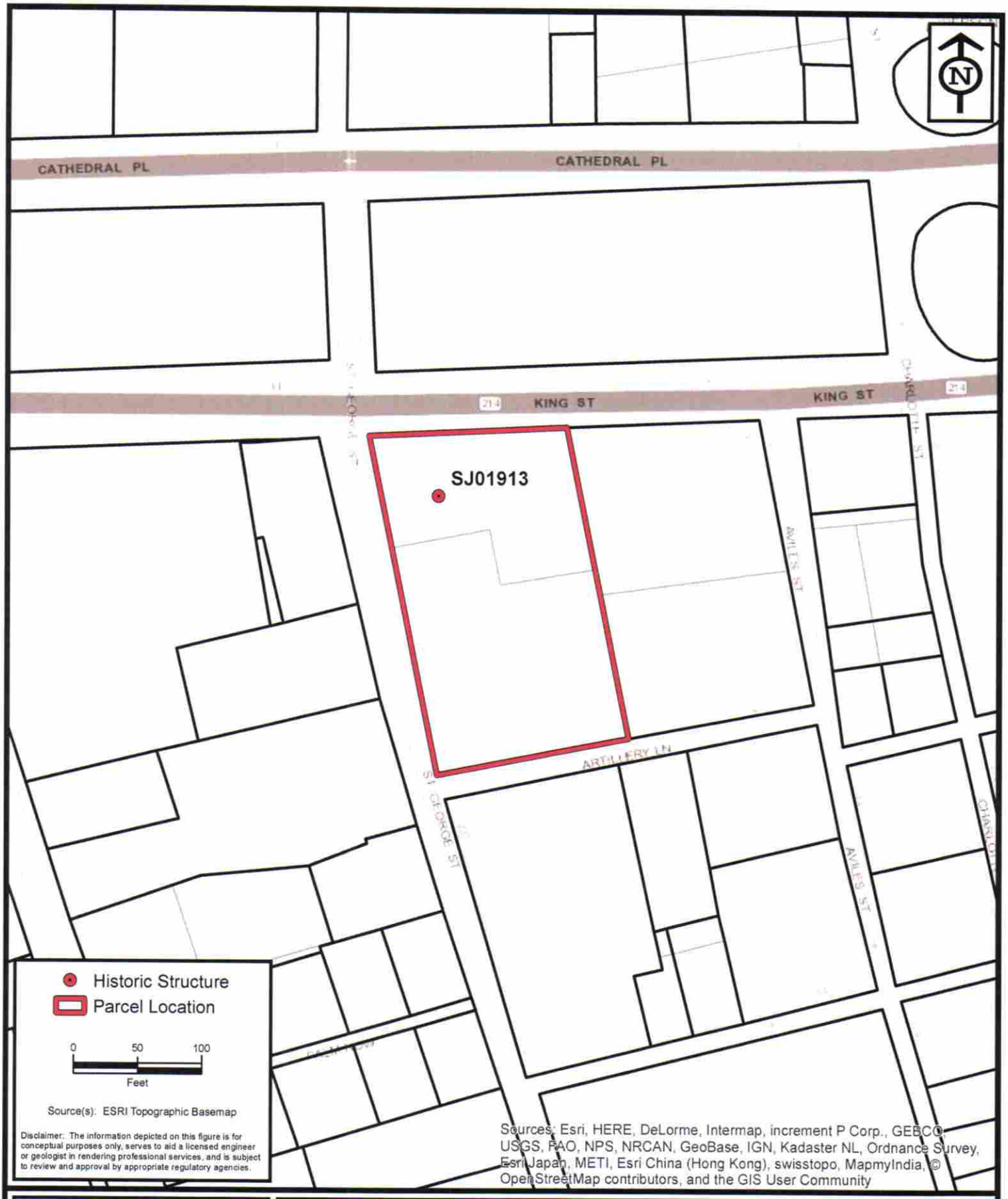
City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

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

Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ01913\Location.mxd Date: 1/29/2016 10:58:11 AM

SJ01913



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

Parcel Location - SJ01913

City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

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

Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ01913\Parcel.mxd Date: 2/1/2016 11:41:46 AM

SJ01913

SS 1913

Property Record Card

STRAP	1992000000	**Tax District**	452
Mailing Address		**Neighborhood Code**	610.03
215 SAINT GEORGE ST, SAINT AUGUSTINE, FL, 32084-0000		**Use Code/Description**	7100/Churches
		Sec-Town-Range	18 - 7 - 30
Site Address		**Property Map**	Click here for Desktop Click here for Mobile
215 ST GEORGE ST SAINT AUGUSTINE, 32084-0000			
Total Land Value	$561,204.00	**Acreage**	0.98
Total Building Value	$381,126.00	**Total Market(Just) Value**	$954,886.00
Total Extra Features	$12,556.00	**Assessed Value**	$954,886.00
Homestead Exempt	$0.00	**Taxable Value**	$0.00

Owner Name(s)	Legal Description
TRINITY EPISCOPAL CHURCH OF	CITY OF ST AUGUSTINE LOTS 1 &
Exemption(s)	2 BLK 33
02 Church/Religious	

Building Number 1

Site Address:	215 ST GEORGE ST SAINT AUGUSTINE, 32084-0000		
Building Type/Desc:	7100/Churches	**Building Model/Desc:**	04 /COMMERCIAL BLDGS
Year Built:	1917	**Heated/Cooled Area:**	20820
Gross Area:	15252	Building Sketch (Descriptions)	click here to see sketch
Building Value:	$381,126.00		

Structural Elements (Descriptions)

Building Number	Element Code	Element Description	Type Code	Type Description
1	EW	Exterior Wall	15	Concrete Stucco
1	RS	Roofing Structure	13	Wood Truss
1	RC	Roofing Cover	7	Composite Shingle
1	IW	Interior Walls	3	Drywall
1	IF	Interior Flooring	18	Slate
1	IF	Interior Flooring	5	Carpet
1	HT	Heating Type	1	Air Duct
1	AC	Air Conditioning	1	Central
1	FR	Frame	3	Masonry
1	PL	Plumbing	39	39 FIXTURES
1	EL	Electrical	3	Good
1	FN	Foundation	5	Concrete Perimeter Footing
1	FS	Floor System	1	Concrete Slab

Extra Features

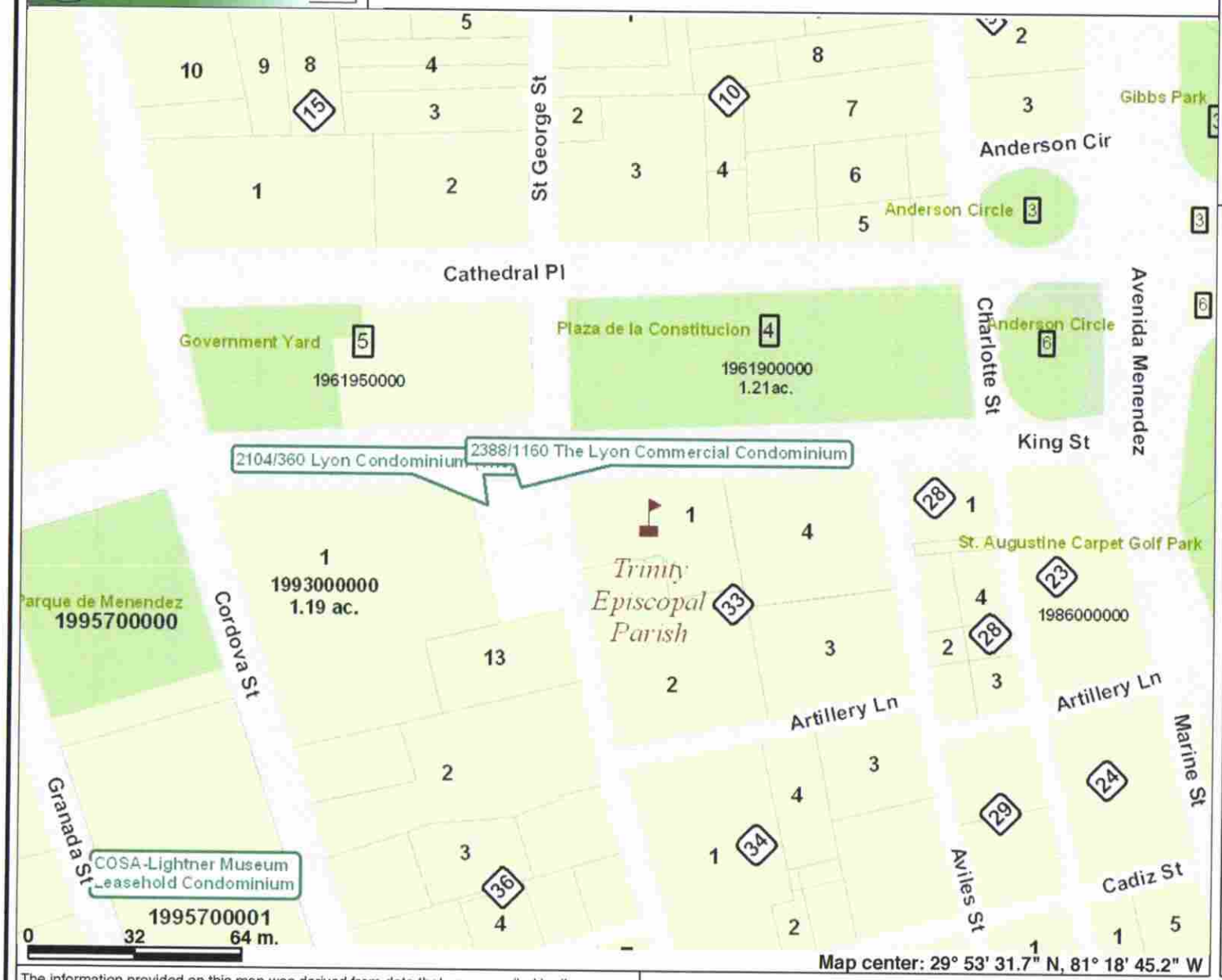
Code	Description	Year Built	Units	Unit Price	Adj Unit Price	Condition %	Depreciated Value
SCWAC	SPRNKL WET	1968	20820.00	1.41	1.41	23.0	$6,752.00
MSWALL	MS/CB WALL	1970	756.00	8.53	8.53	90.0	$5,804.00

Previous Parcel (1991900000) Next Parcel (1992100000)

Site # 8 SJ 1918
1913

Sharon Oneland, C.F.A.
Property Appraiser, St. Johns County
(904) 827-5500 (904) 827-5580 (Fax)

Trinity Church



Map center: 29° 53' 31.7" N, 81° 18' 45.2" W



Legend

- Parcels
- Rights of Way
- Water Bodies
- Condominiums
- Subdivision Boundaries (Name)
- Section-Township-Range (12-3-29)
- Railroad
- Major Road Centerlines
- Minor Road Centerlines

Scale: 1:1,803

The information provided on this map was derived from data that was compiled by the St.Johns County Property Appraiser's Office solely for the governmental purpose of property assessment. This information is not a survey and should not be relied upon by anyone for a determination of property ownership. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. www.sjcpa.us.

Notes: SJ1913

SS1913

NHL - first to Atlanta Regional office let her write NHL Program Dr. Junkin Lowe Th. D. from Judith Wilmot

March 19, 2013

Late 19th alteration since 1831

Call Jim Abbott on Monday 4/1 not until 4/8

Mr. J. Paul Loether
Chief
National Register of Historic Places &
National Historic Landmarks Program
National Park Service
1849 C Street NW
Washington DC 20240

Dear Mr. Loether:

I am writing to inquire about listing Trinity Parish of St. Augustine for a National Historic Landmark designation. The church held its first service in 1831, and was consecrated in 1834. The church is constructed from local coquina stone in a Vernacular Gothic style. Land developer, frontier speculator, entrepreneur and Vestry member Peter Mitchel, drew the design for the original church. The period of significance for the Vernacular Gothic building begins in 1837, and the building is a rare existing example of using coquina stone for a religious building in Territorial America. In addition to its architectural significance, the church has had among its members and leadership men and women who have held significant roles in the history of the nation.

Trinity Episcopal Church (file#SJ 1913) was added to the National Register in 1977 as a contributor to the St. Augustine Historic District, file # SJ 10 for its "architectural significance," and is a Florida Historic Landmark. Trinity sits on a corner site located on King and St. George Streets across from the public square. The church's vaulting, buttresses, and pointed arches were adapted to local materials. The church façade facing north onto the public plaza has existed for more than 182 years in an unaltered state. The wooden steeple erected in 1837, still retains its original form and foundation. Over the years, additional and improvements have been made to the church such as the addition of interior lighting, plumbing and heating without compromising the Gothic exterior.

– not NHL

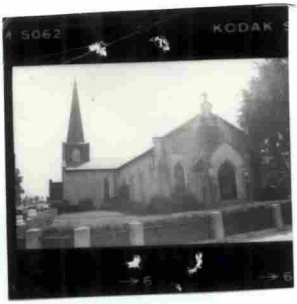
Trinity, Florida's oldest Episcopal Parish, dates to 1821, and the site upon which it stands formerly held the English Constitution House, which was destroyed when St. Augustine was returned to Spain. When Florida became a territorial procession of the United States on February 19, 1821, St. Augustine no longer had a "state religion" as it had under the rule of Spain and England. Trinity's warden and vestry purchased "a lot of ground fronting the public square and bounding on St. George St." An Act of Congress in 1827 secured site the to the church, and 70 years later, a second Act of Congress conveyed the land absolutely to the Diocese of Florida. Trinity has remained on this site in a prominent position on the public square in the oldest section of St. Augustine.

The original church was little changed from June 1831 when the first service was held until 1902, when the church was enlarged. "So endeared were the congregation to the memories surrounding the original structure that the plans were so made that as to permit the Gothic entrance on the Plaza to remain undisturbed." (Directory of St. Augustine, 1904, p. 38.) In 1923, the New York ecclesiastical architecture firm Snelling and Potter oversaw the expansion of the church to its current shape. The enlarged church maintains the Gothic style and is constructed of local coquina stone covered by stucco. In 1955, a two-story education facility and Parish Hall were added. Architecturally, the new facilities and cloistered walkways continue the Gothic features of the historic church building.

The first child baptized at Trinity was Edmund Kirby-Smith, son of the U.S. District Judge and Vestry member, Joseph Smith. Edmund Kirby-Smith became a Brigadier General in the Confederate Army, and surrendered as General of the Trans-Mississippi Department in 1865. Among those accepting his surrender was another Trinity Church member, Edmund Davis, who later became the Reconstruction Governor of Texas, and was nominated as Vice President in the 1890 Republican convention. Kirby-Smith's sister Frances married Lucien Webster a Union Officer she met in St. Augustine. Their letters are published in the book, The Websters: Letters of an American Army Family in Peace and War 1836-1853. Frances remained a Unionist after her husband's death, and after the war provided financial help for a former slave of the Smith Family, Alexander H. Darnes, who after his graduation from Howard University returned to Florida as the State's first African-American physician.

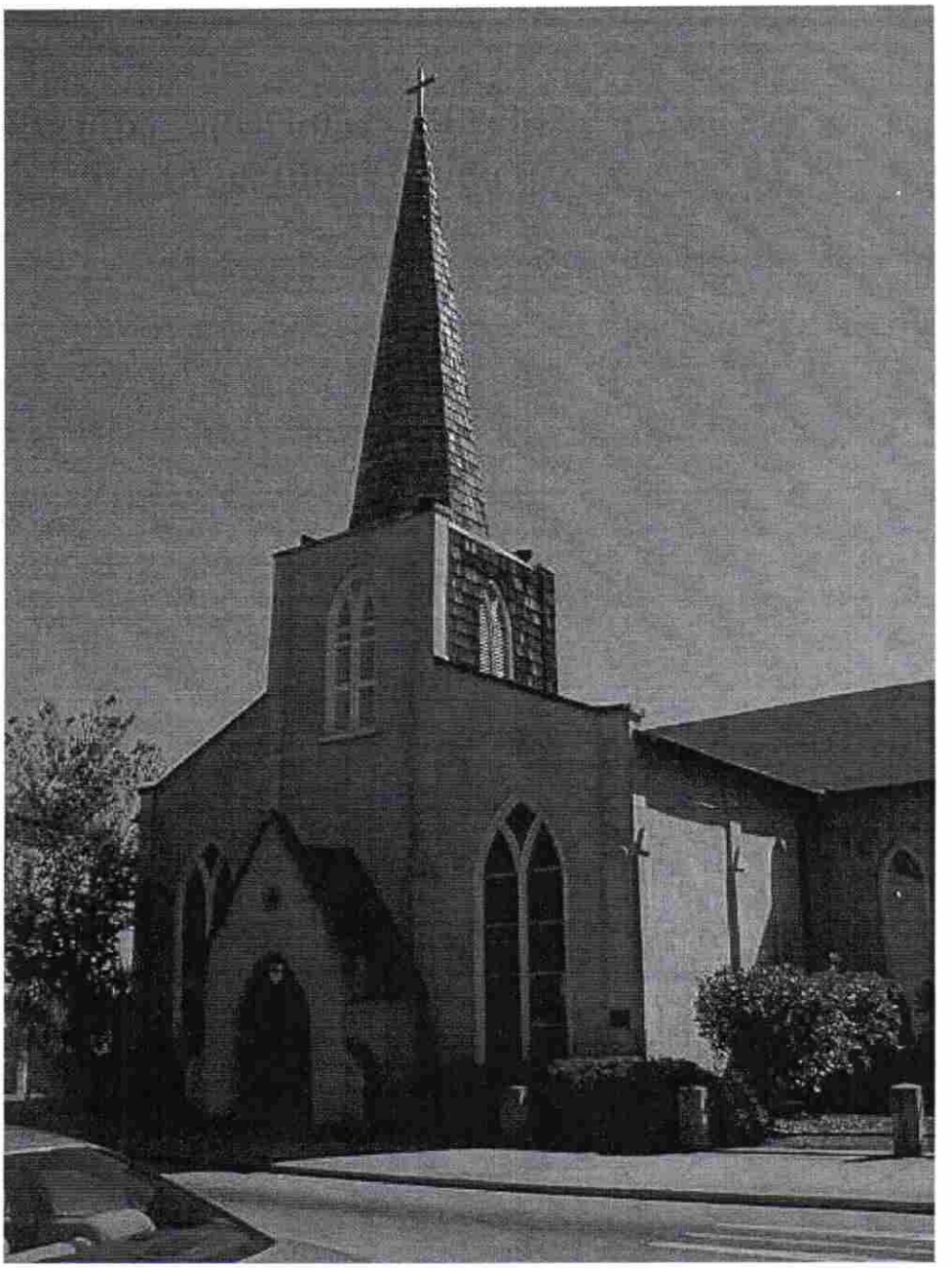
Lay leaders of Trinity with national importance include George Fairbanks a founder of the University of the South and the Historical Society of Florida. He is also author of the first comprehensive history of Florida and the first to draw on original documents. A lifelong Episcopalian, Fairbanks served as a Trinity Vestry member for more than 15 years. He also served as Delegate to every National Episcopal convention until his death.

Clergy connected to Trinity with national importance include John Freeman Young, the second Bishop of Florida, who translated the Christmas Carol "Silent Night." Young also encouraged Richard Upjohn to create the designs that resulted in the building of Carpenter Gothic Churches. The Rev. Henry Whipple, brother-in-law of George Fairbanks, served as rector of Trinity. Whipple known as "Apostle to the Indians" and Bishop of Minnesota, returned to St. Augustine in 1875, when Captain Richard H. Pratt invited him to preach to the prisoners (mostly from the Kiowa, Cheyenne, Comanche, Caddo and Arapaho Nations) at Fort Marion. Pratt attended Trinity, and he encouraged the prisoners' education, and among the prisoners that attended Trinity was David Pendleton Oakerdater, who in 1995 was designated a Saint by the Episcopal Church.

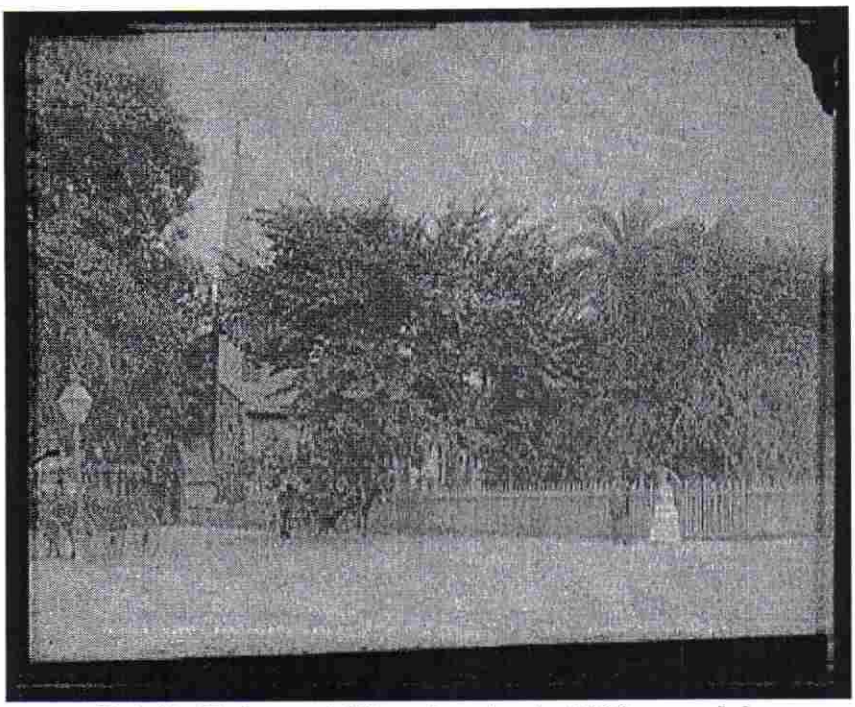

5062
KODAK

Site #8-SJ 1918
1913

Trinity Episcopal Church - St. Augustine Florida



Site #8-SJ 1913 ~~1918~~

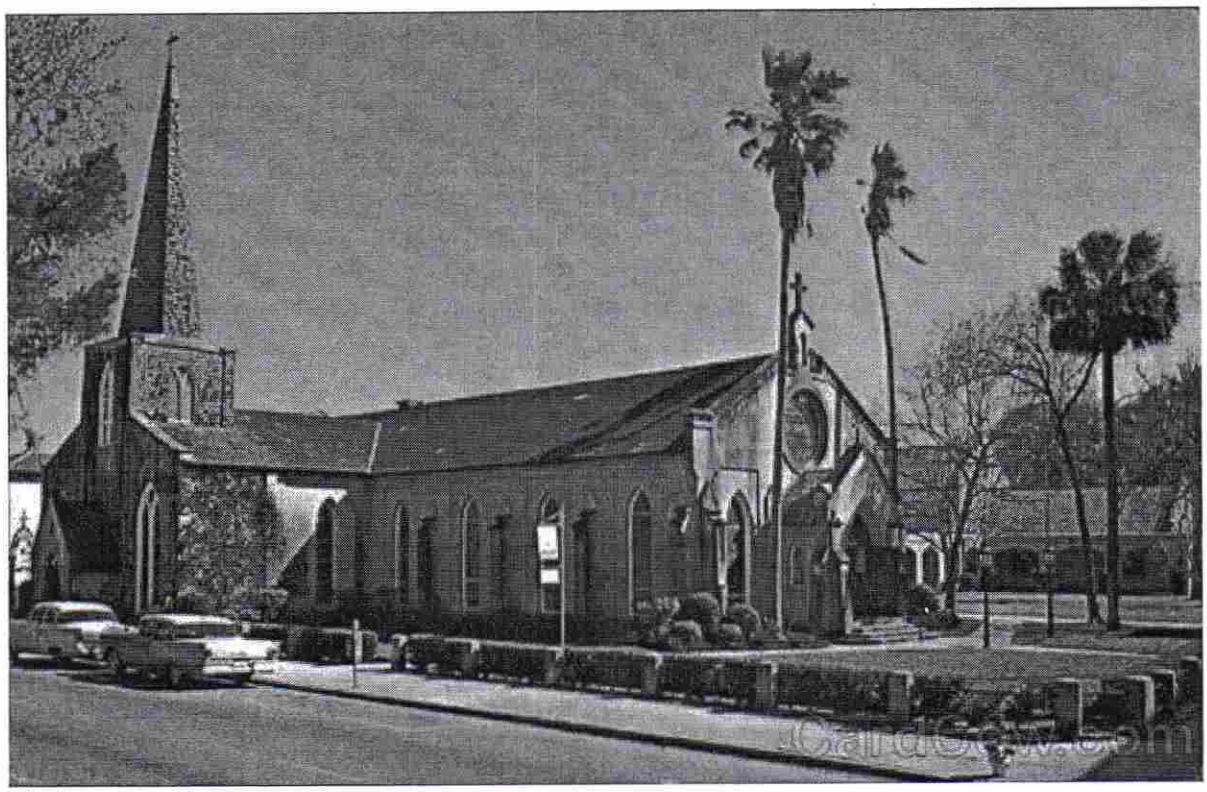


Trinity Episcopal Church prior to 1900 remodel
Library of Congress

St. Augustine FL

Trinity Episcopal Church
St. Augustine FL

Site # 8-SJ ~~1918~~
1913



Trinity Episcopal Parish

Diocese of Florida

Founded 1821

Sunday Services

7:30 am Eucharist
9:00 am Parish Family Eucharist
10:15 am Christian Education
11:15 am Eucharist
Wednesday 10:00 am Holy Eucharist

904-824-2876

AHEAD

PUBLIC PARKING

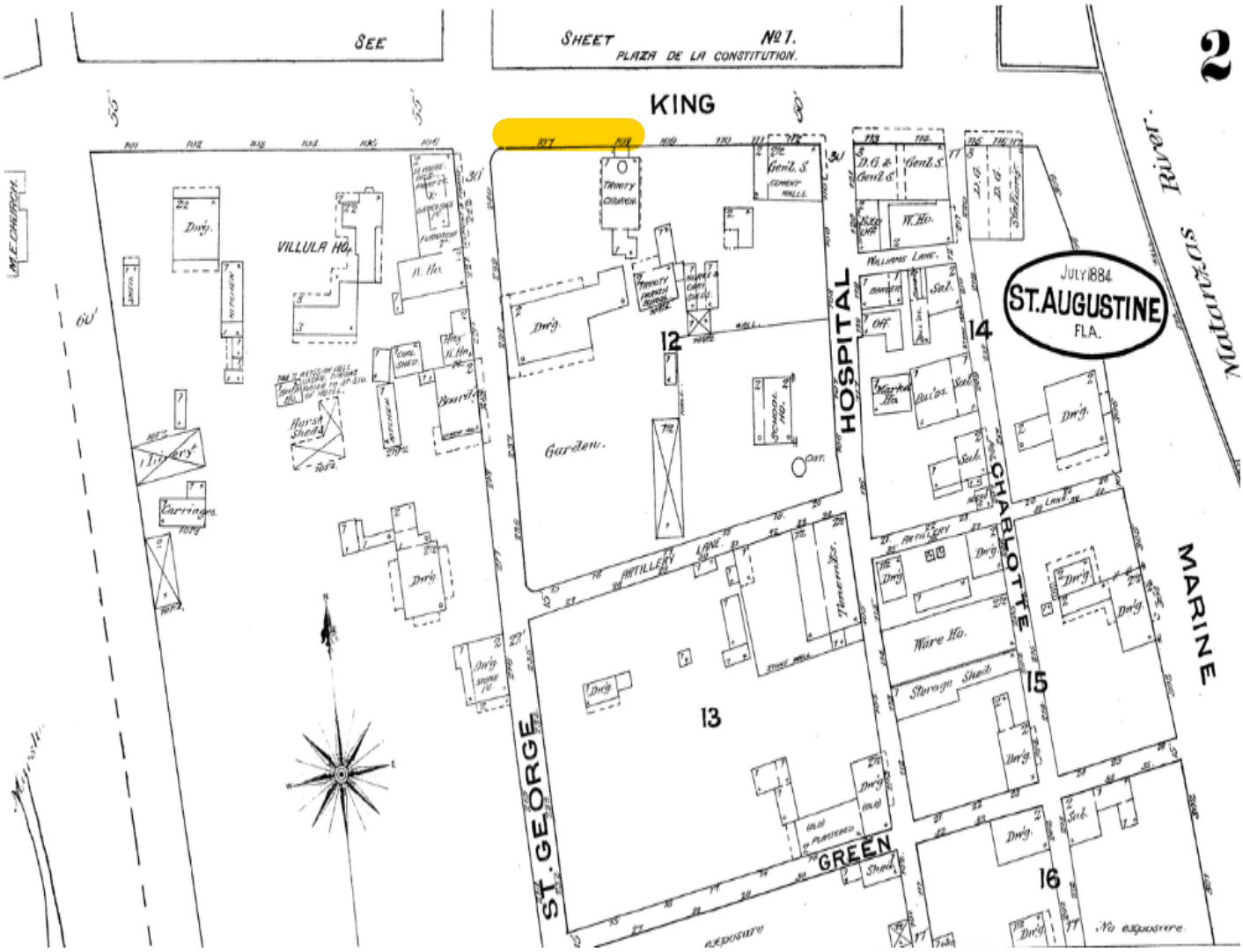

AHEAD
TRINITY
PARISH
CHURCH


CAUTION
AREA UNDER
CONSTRUCTION



ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine July 1884, Sheet 2



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ProQuest® Digital Sanborn Maps, 1867–1970 REVISED TO 1947

Saint Augustine Apr. 1930, Sheet 10



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Sanborn Map (1930 revised to 1961)
215 St. George Street



CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Opinion of Appropriateness

Case Number: HP2025-0005 **Meeting Date: Thursday, February 20, 2025**

1. NAME OF APPLICANT: R. Conner Dowling
   Business (if applicable):
   Address: 695 16th Street
   City: St. Augustine State: FL Zip Code: 32080
   Daytime Telephone: 9047705277 E-Mail Address: conner@opencityarchitecture.com

2. NAME OF PROPERTY OWNER: Trinity Parish
   Business (if applicable):
   Address: 215 St. George Street
   City: St. Augustine State: FL Zip Code: 32084
   Daytime Telephone: 9048242876 E-Mail Address: matt@trinitysta.org

3. PROJECT LOCATION: 215 Saint George St, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: CITY OF ST AUGUSTINE LOTS 1 & 2 BLK 33

5. SCOPE OF WORK: For preliminary review of site changes to the south elevation along Artillery Lane including a new storage shed, entry portico and breezeway, masonry wall, and labyrinth garden.

Information attached by applicant includes:

- Application Agreement
- Existing Photographs
- Architectural Plans

Received 1/17/25
Planning & Building Department

HARB APPLICATION AGREEMENT

In filling out this application:

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

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

Project Address: 215 St. George Street St. Augustine, FL 32084

Applicant's Name: R. Conner Dowling Applicant's Signature: R C D

Owner's Name: Matt Marino Owner's Signature: Matt Marino
Trinity Parish

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

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

(Can add additional signature page if needed)

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

Opinion of Appropriateness
Sufficiency Checklist

Case Number HP2025-0005
215 Saint George St, Saint Augustine, FL, 32084

Checklist Item	Checklist Item Description	Status	Comments
ROOFS AND ROOFING - Photographs of existing	Photographs of existing roof and affected features	Need	
PORCHES, DECKS, BALCONIES - Scaled site plan showing the building and existing	Scaled site plan showing the building and existing or proposed porch/deck/balcony and property lines if applicable	Need	
PORCHES, DECKS, BALCONIES - Scaled elevation showing the building and existing	Scaled elevation(s) showing the building and existing or proposed porch/deck/balcony	Need	
PORCHES, DECKS, BALCONIES - Scaled detail of existing or proposed	Scaled detail of existing or proposed porch/deck/balcony showing material, construction detail, finish details	Need	
FOUNDATION - Material sample, scaled detail drawing, and/or brochure	Material sample, scaled detail drawing, and/or brochure showing the proposed material(s), colors, finish, pattern, and construction details	Need	For new proposed shed
FENCES/WALLS/GATES - Scaled site plan showing the property line	Scaled site plan showing the property line, building footprints, sidewalks, driveways and other major site features and proposed fence/wall (smaller projects may not require a scaled site plan like short extensions of existing fences/walls)	Need	
PARKING, LANDSCAPE OR OTHER SITE FEATURE - Details of proposed features	Details of proposed features including material, finish, height, spacing, shapes, patterns, hardware, construction details such as a section drawing	Need	A list of hardscape materials should be provided
PARKING, LANDSCAPE OR OTHER SITE FEATURE - Plant material list	Plant material list with identification, quantity, size at planting and maturity, spacing	Need	

Other Details Necessary for Review

While it is understood that Opinion of Appropriateness applications require less detail than a Certificate of Appropriateness, staff reviews all Opinion Applications for as much detail as possible. The more specific the application is, the better the feedback from the Board.

Received 1/17/25
Planning & Building Department

Received 1/17/25
Planning & Building Department



Received 1/17/25
Planning & Building Department

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Planning & Building Department



Received 1/17/25
Planning & Building Department

Small Talk Therapy
904-733-8255

CLERGY PARKING ONLY

CLERGY PARKING ONLY

CLERGY PARKING

ACCESSIBLE ROUTE

Received 1/17/25
Planning & Building Department

THRIFT SHOP PORCH

PARKING LOT

ARTILLERY LANE

FELLOWSHIP HALL

20'-4"

13'-5"

NEW ENTRY PORTICO AND BREEZEWAY

BENCH

LABYRINTH GARDEN

8'-4"

5'-0"

12'-0"

8'-0"

8'-0"

HC

P

P

EXISTING BREEZEWAY

8'-4"

Site Wall

Landscaped Area

HVAC YARD

New Facilities Storage

ADMIN. OFFICE

FINANCE OFFICE

RECEPTION

LOBBY

THRIFT STORE INTAKE/STORAGE

MECHANICAL ROOM

FACILITIES OFFICE

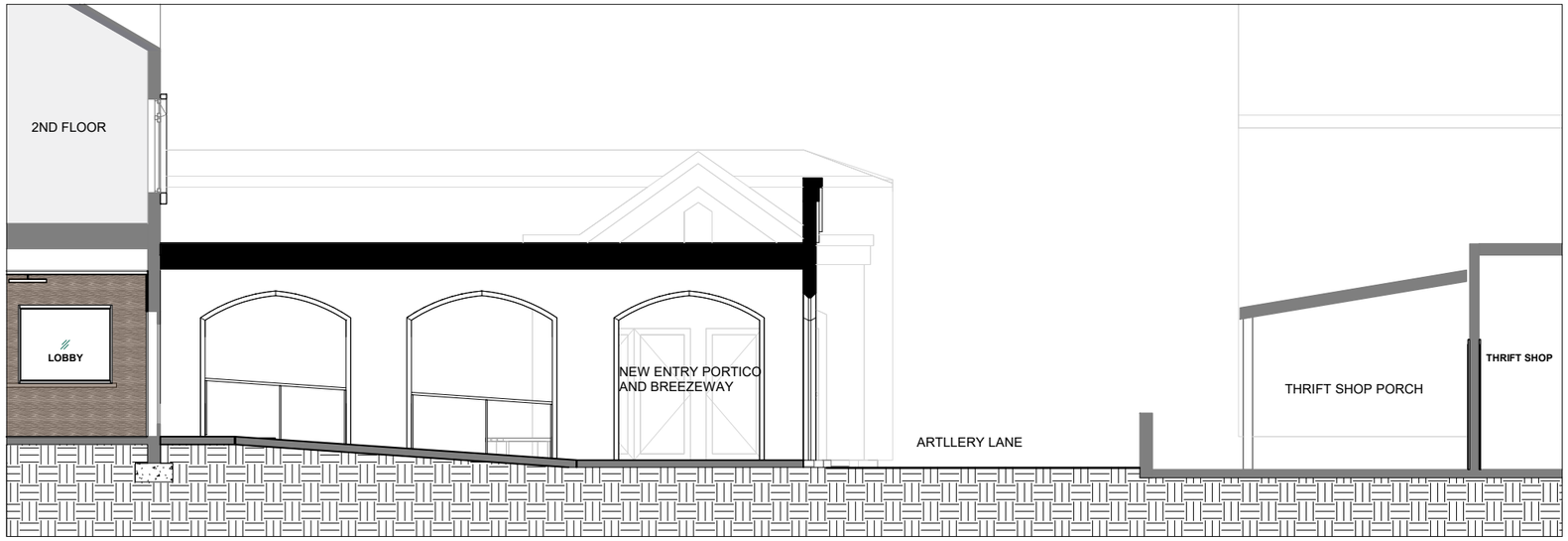
DN

COUNCILING ROOM

HINDRY HALL


Facilities storage
shed to match
existing storage shed
TRINITY PARISH
NEW ENTRY PORTICO
NEW COURTYARD

Received 1/17/25
Planning & Building Department





Instr #2015065288 BK: 4098 PG: 899, Filed & Recorded: 10/14/2015 2:36 PM #Pgs:3
George Lareau,Clerk of the Circuit Court St. Johns County FL Recording $27.00

RESTRICTIVE COVENANTS

Project Name: Trinity Episcopal Church Building Exterior Restoration Project
Grant Number: SC614

THESE COVENANTS are entered into this **5th** day of **October**, 20**15**, by **Trinity Episcopal Church**, hereinafter referred to as the Owner, and (**Name of Grant Recipient**) hereinafter referred to as the Grant Recipient, and shall be effective for a period of ten years from the date of recordation by the Clerk of the Circuit Court of (**Name of County**) County, Florida.

WHEREAS, the Owner is the fee simple titleholder of the Property located at 215 St. George St., Saint Augustine, Saint Johns County, Florida, as described in Exhibit A, attached to and made a part hereof and

WHEREAS, the Grant Recipient is to receive State Historic Preservation Grant assistance funds administered by the State of Florida, Department of State, Division of Historical Resources, R.A. Gray Building, 500 South Bronough Street, Tallahassee, Florida 32399-0250, hereinafter referred to as the Department, in the amount of **$55,056** to be used for the restoration and preservation of the property of the Owner as described in Exhibit A, and

WHEREAS, said State funds have been or will be expended for the purpose of preserving the historic qualities of the property or contributing to the historic character of the district in which the property is located,

Now THEREFORE, as part of the consideration for the State grant, the Owner and the Grant Recipient hereby make and declare the following restrictive covenants which shall run with the title to said Property and be binding on the Owner and its successors in interest, if any, for a period stated in the preamble above:

COPY

1. The Owner and the Grant Recipient agree to maintain the property in accordance with good preservation practices and the Secretary of the Interior's Standards for Rehabilitation.
2. The Owner and the Grant Recipient agree that no modifications will be made to the Property, other than routine repairs and maintenance, without advance review and approval of the plans and specifications by the Department's Bureau of Historic Preservation.
3. The Owner and the Grant Recipient agree that every effort will be made to design any modifications to the Property in a manner consistent with the Secretary of the Interior's Standards for Rehabilitation.
4. The Owner and the Grant Recipient agree that the Department, its agents and its designees shall have the right to inspect the Property at all reasonable times in order to ascertain whether the conditions of the Grant Award Agreement and these covenants are being observed.
5. The Owner and the Grant Recipient agree that these restrictions shall encumber the property for a period of ten years from the date of recordation, and that if the restrictions are violated within the ten year period, the Department shall be entitled to liquidated damages pursuant to the following schedule:
   a. If the violation occurs within the first five years of the effective date of these covenants, the Department shall be entitled to return of the entire grant amount.
   b. If the violation occurs after the first five years, the Department shall be entitled to return of the entire grant amount, less 10% for each year past the first five. For instance, if the violation occurs after the sixth anniversary of the effective date of these covenants, but prior to the seventh anniversary, the Department shall be entitled to return of 80% of the original grant amount.
6. The Owner agrees to file these covenants with the Clerk of the Circuit Court of (**Name of County**) County, Florida, and shall pay any and all expenses associated with their filing and recording.
7. The Owner and Grant Recipient agree that the Department shall incur no tax liability as a result of these restrictive covenants.

IN WITNESS WHEREOF, the Owner and Grant Recipient have read these Restrictive Covenants and have hereto affixed their signatures.

WITNESSES:

Melissa Morgan
Witness Signature

Trinity Episcopal Church
OWNER

Melissa Morgan
Witness Name Typed/Printed

215 Saint George Street
Owner's Address

Witness Signature

Saint Augustine, Florida 32084
City State Zip

Diane Hunter
Witness Name Typed/Printed

COPY

The State of Florida
County of St Johns

I certify that on this date before me, an officer duly authorized in the state and county named above to take acknowledgments, that David Weidner personally
(Name)

appeared as Rev David Weidner for Trinity Episcopal Church
(Officer) Rector **(Name of Corporation/Partnership)**

known to me to be or who proved to my satisfaction that he/she is the person described in and who executed the foregoing instrument.

Type of Identification Produced FL DL

Executed and sealed by me at St Aug, Florida on 10/14, ~~200~~ 2015

Notary Public in and for

JENNIFER A. MORRIS
Commission # FF 099315
Expires July 6, 2018
Bonded Thru Troy Fain Insurance 800-385 7019

The State of

My commission expires:

[SEAL]

Witness Signature

Trinity Episcopal Church
GRANT RECIPIENT

Melissa Morgan
Witness Name Typed/Printed

215 Saint George Street
Grant Recipient's Address

Witness Signature

Saint Augustine, **Florida** **32084**
City State Zip

Diane Hunter
Witness Name Typed/Printed

COPY

The State of Florida
County of _____

I certify that on this date before me, an officer duly authorized in the state and county named above to take acknowledgments, that David Weidner personally
(Name)

appeared as ~~Trustee~~ Rector for Trinity Episcopal Church
(Officer) **(Name of Corporation/Partnership)**

known to me to be or who proved to my satisfaction that he/she is the person described in and who executed the foregoing instrument.

Type of Identification Produced F.L.D.L.

Executed and sealed by me at St Aug, Florida on 10/14, 200 2015

Notary Public in and for

JENNIFER A. MORRIS
Commission # FF 099315
Expires July 6, 2018
Bonded Thru Troy Fain Insurance 800-385 7019

The State of _____

My commission expires: _____

[SEAL]

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click here.

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1992000000
Location Address	215 ST GEORGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug S of Plaza (COM) (610.03)
Tax Description*	CITY OF ST AUGUSTINE LOTS 1 & 2 BLK 33 *The Description above is not to be used on legal documents.
Property Use Code	Churches (7100)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.980
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



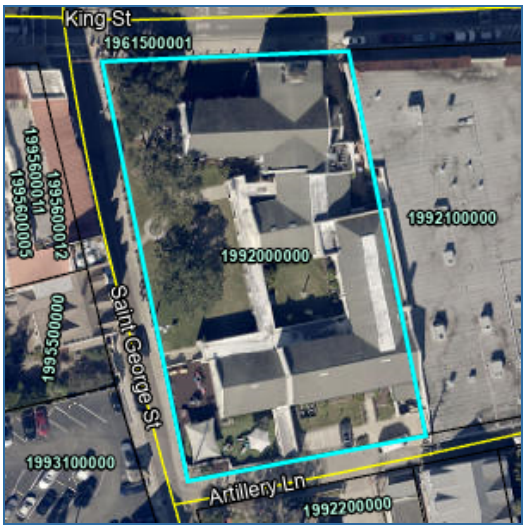
Owner Information

Owner Name	Trinity Episcopal Church Of 100%
Mailing Address	215 SAINT GEORGE ST SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
Church/Religious		$2,724,400

Map



Valuation Information

	2025
Building Value	$1,446,419
Extra Features Value	$21,779
Total Land Value	$2,142,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$3,610,198**
Total Deferred	$885,798
Assessed Value	**$2,724,400**
Total Exemptions	$2,724,400
Taxable Value	**$0**

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

Historical Assessment Information

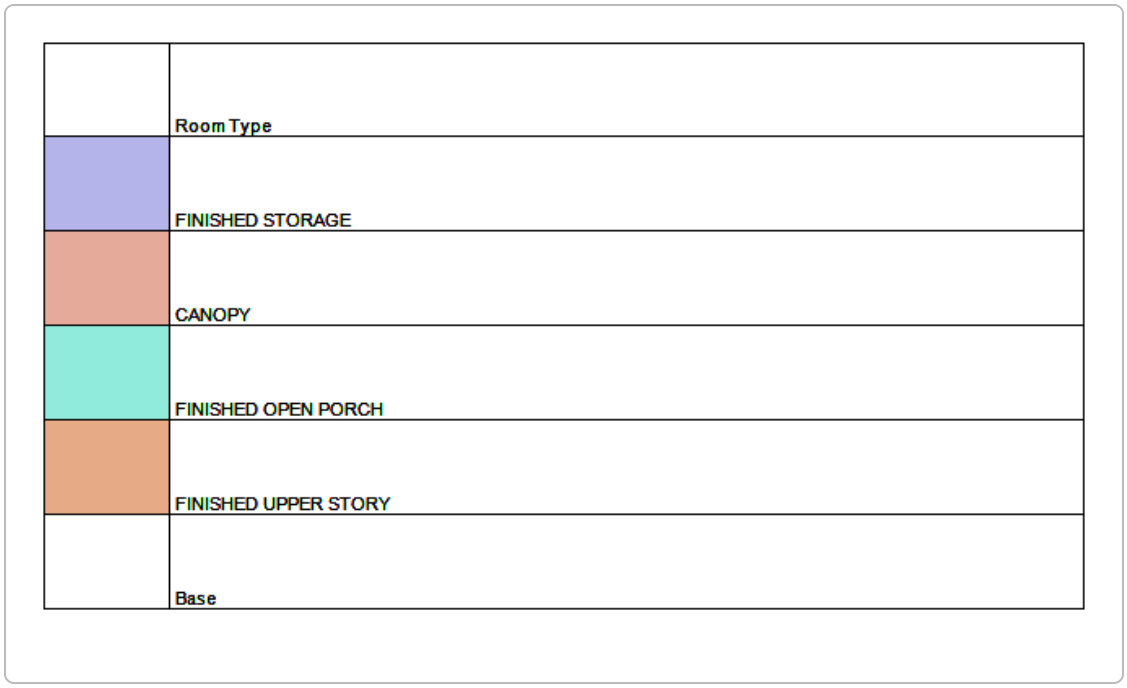
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$1,518,740	$23,822	$2,142,000	$0	$0	$3,684,562	$2,476,727	$3,684,562	$0
2023	$1,446,419	$25,863	$2,142,000	$0	$0	$3,614,282	$2,251,570	$3,614,282	$0
2022	$1,269,888	$12,556	$2,142,000	$0	$0	$3,424,444	$2,046,882	$3,424,444	$0
2021	$1,310,203	$12,556	$2,142,000	$0	$0	$3,464,759	$1,860,802	$3,464,759	$0
2020	$1,350,517	$12,556	$2,142,000	$0	$0	$3,505,073	$1,691,638	$3,505,073	$0
2019	$1,281,358	$12,556	$2,142,000	$0	$0	$3,435,914	$1,537,853	$3,435,914	$0
2018	$1,117,579	$12,556	$2,142,000	$0	$0	$3,272,135	$1,398,048	$3,272,135	$0
2017	$745,053	$12,556	$2,142,000	$0	$0	$2,899,609	$1,270,953	$2,899,609	$0
2016	$647,899	$12,556	$856,800	$0	$0	$1,517,255	$1,155,412	$1,517,255	$0
2015	$647,899	$12,556	$856,800	$0	$0	$1,517,255	$1,050,375	$1,517,255	$0
2014	$381,126	$12,556	$561,204	$0	$0	$954,886	$954,886	$954,886	$0

Building Information

Building	1
Building Value	$1,446,419
Year Built	1917
Actual Area	24365
Conditioned Area	20820
Use	Churches
Style	04
Exterior Wall	Concrete Stucco
Roof Cover	Composite Shingle
Roof Structure	Wood Truss
Interior Flooring	Carpet, Slate
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	
Baths	

Description	Square Footage
BASE AREA	9684
FINISHED UPPER STORY	11136
FINISHED OPEN PORCH	240
UNFINISHED CANOPY	3162
FINISHED STORAGE/UTILITY	143
Total SqFt	24365

Sketch Information



Extra Feature Information

Code Description	Status	Value
Sprinkler Wet (COM)		17697
Masonry Wall (Mix)		4082

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Churches	153	280	42840	SF	$2,142,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
10/14/2015	10/5/2015	$0.00	COVENANTS AND RESTRICTIONS	4098	899	U	I	TRINITY EPISCOPAL CHURCH	TRINITY EPISCOPAL CHURCH OF

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 1/20/2025, 11:49:32 PM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

Candice Seymour

From: Verizon.Notification.no_reply <swsiefken@att.net>
Sent: Monday, February 10, 2025 6:37 PM
To: Candice Seymour
Subject: Continuance of Partial Demolition of 47 Abbott Street

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

Candice,

I am requesting a continuance of the partial demolition permit at 47 Abbott Street to the March 20 meeting. While we have been working on a revised addition plan, we are unable to meet the deadline for the submission of the revised plan.

Thank you for the consideration.

Scott

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for February 20, 2025 Meeting



Application HP2025-0006 Address: 142 Washington Street

20/20 Commercial Holdings Washington LLC – Applicant & Owner

Project description: For partial demolition of a residential building, constructed c. 1917-1924, that is recorded in the Florida Master Site File and a contributing building to the Lincolnville National Register Historic District, including modification of the one-story covered entry porch roof with window above to a balcony with access doors.

Architectural Style:	Colonial Revival	Florida Master Site File:	SJ02352
National Register:	Lincolnville NRHD: Contributing	Construction date:	c. 1917-1924
Archaeology Zone:	IIC	Zoning District:	RS-2
Parcel number:	2113400000		
Agenda Item:	8(b)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

Located on the west side of Washington Street, this Colonial Revival residential building was constructed between 1917 and 1924 and is a contributing structure to the Lincolnville National Register Historic District. It was originally addressed 136 Washington Street.

The applicant is seeking approval to modify the existing covered entry porch with a second floor balcony as described in the scope of work below.

Additionally, a site visit revealed that the historic 6/1 wood windows were replaced with vinyl 4/1 windows with interior muntins without permits or approval. It was staff's intent to include this after-the-fact work in the application scope of work; however, it was not included for advertisement. The HARB may provide general guidance for appropriate replacement windows but must continue the application to allow for proper notification and advertisement of window review.

Detailed analysis and additional comments can be found in the staff responses to the Demolition Review Criteria on page 3 of this staff report. Any partial demolition of a structure contributing to a National Register Historic District that does not meet the threshold for administrative approval requires review and approval by the HARB for removal of historic features as well as new replacement features.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can take the following actions for a **Certificate of Demolition for Partial Demolition** at **142 Washington Street:**

1. **APPROVE** the proposed balcony and access door if the Board finds that the proposed replacement design maintains the historic character and integrity of the structure and is compatible with the historic structure's building envelope in accordance with SOIS for Rehabilitation #9; AND,
2. **CONTINUE** the application to allow for inclusion of after-the-fact window replacement within the application's scope of work.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Partial demolition to include:
    a. Replacement of hipped entry porch roof with a balcony:
        i. Maintaining existing 11'10" x 6' 8" footprint
        ii. Adding two additional load-bearing columns to match existing, one exterior to each existing column
        iii. Aluminum Handrail? (should be clarified)
    b. Replace two existing 6/1 windows (paired) with pair of 10-lite French doors (must have exterior muntins)
2. Partial demolition requiring continuance for advertising purposes:
    a. Wholesale replacement of existing 6/1 wood windows with 4/1 vinyl windows with interior muntins.

DEMOLITION REVIEW CRITERIA (AGHP):

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

2. Whether or not the structure is within and contributing to a National Register Historic District. Yes, the building contributes to the Lincolnville National Register Historic District.

3. The contribution of the architectural element(s) being proposed for removal to the historic integrity of the building and the streetscape. The symmetrical façade, columned entry porch, and 6/1 windows are distinct features of the building and its architectural style. The Sanborn Maps do not show the covered entry porch, suggesting the porch, while architecturally appropriate, may be a later addition.

4. The impact of the loss of the architectural element(s) on the building and along the streetscape. The building is one of few Colonial Revival Structures in Lincolnville and the only one of this style on the immediate streetscape. Alteration of the columned entry porch can be mitigated by utilizing appropriate matching column and railing designs consistent with the architectural style. Replacement of the appropriate 6/1 wood windows with an alternative interior muntin pattern alters a distinct Colonial Revival feature.

5. Whether or not the architectural element(s) will be replaced, and the impact of replacement or lack thereof, on the building and along the streetscape. Construction of the balcony with additional support columns is consistent with the Colonial Revival style. The applicant should confirm that the new columns will match existing as this is not clearly stated in the submitted drawings. A simple wood baluster or turned spindle railing may be more appropriate than the aluminum railing proposed. Archaeological review may be triggered by construction of footers for the new column. Replacement of the paired windows on the second story with paired French doors is also consistent with the architectural style as long as the proposed French doors are a simulated divided lite with exterior muntins.

Vinyl replacement windows that have been installed appear to be consistent in framing and depth; however, the original windows were 6/1 while the replacements are 4/1 with an interior muntin. The Architectural Guidelines for Historic Preservation (AGHP) states that Colonial Revival windows in St. Augustine may be 6/6 or 6/1 with functional shutters but continue stating the most common window configuration is 1/1 while 9/1, 8/8, 8/1, 6/6, 6/1, 4/4, 4/1, 3/1, 2/2, and 2/1 are also used. The HARB should advise whether the 4/1 lite pattern is a compatible design that maintains the historic character and integrity of the structure if a raised exterior muntin could be applied. If the applicant meets the Board's recommendations, then the application for the windows, which must be continued to allow for proper advertising, can be expedited at the next hearing.

6. The historical or cultural merit of the structure and/or its architectural features. No historic or cultural associations are known that would qualify the building for listing individually, although the structurecontributes to its district.

7. The impact of the loss of the architectural element(s) on the historical or cultural integrity of the structure, district, and neighborhood. Alterations to the covered entry porch appear to maintain the historic integrity of the structure and do not greatly affect/negatively impact the district and the neighborhood. Replacement of the existing windows removes part of the building original fabric but can be mitigated if replacement windows are an appropriate design.

8. Whether or not the structure and the architectural element(s) proposed for demolition are representative of a style or type of architecture or a method of construction. The building is one of few Colonial Revival Structures in Lincolnville and the only one of this style on the immediate streetscape. The symmetrical façade, columned entry porch, and 6/1 windows are distinct features of the building and its architectural style.

9. ***Whether or not the structure, or the architectural elements being removed, are the last surviving examples of its style or type of architecture or a method of construction.*** The building typology is found throughout St. Augustine particularly in the Model Land Company and Old City South neighborhoods.

10. ***Whether or not the structure and/or architectural element(s) proposed for demolition are of such design, craftsmanship or materials that they either could not be reproduced or could be reproduced only with great difficulty or expense.*** The architectural elements being altered do not have a unique architectural style or characteristics that would be difficult to reproduce but new elements may be significantly different in appearance.

11. ***The justification for the proposed partial demolition.*** The applicant proposes these changes in conjunction with interior renovations. The applicant stated that window replacement was necessary due to the condition of the windows and for energy efficiency purposes. A floorplan with numbered windows was provided by the applicant; however, no documentation of original window conditions was provided and would now be difficult to obtain since the work has been completed.

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

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

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

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

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

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

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

Criteria for Review of a Certificate of Partial Demolition (Section 28-89(3)d., CoSA Code of Ordinances)

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

Criteria for Regulated Structures (Section 28-89(4), CoSA Code of Ordinances)

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

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The building was built by 1924, is not in a Historic Preservation Zoning District or individually listed on the National Register of Historic Places, but is recorded on the Florida Master Site File and listed as a contributing building in the Lincolnville National Register Historic District. The new balcony design and replacement windows installed do not use in-kind features or materials.

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

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

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

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

Staff Photographs
142 Washington Street



Front (East) Elevation

Staff Report, Page 7

Staff Photographs
142 Washington Street



South Elevation

Staff Report, Page 8

Staff Photographs
142 Washington Street



South Elevation

Staff Photographs
142 Washington Street



South Elevation

Staff Photographs
142 Washington Street





Rear (West) Elevation

Staff Photographs
142 Washington Street





North Elevation

Staff Photographs
142 Washington Street





Window Details

Staff Photographs
142 Washington Street





Window Details

Staff Photographs
142 Washington Street





Porch Details

Staff Report, Page 15

Staff Photographs
142 Washington Street





Porch Details

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ2352 1009==

Site Name: 142 Washington Street 830== Survey Date: 7901 820==

Address: 142 Washington Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Keith Subdivision (subdivision) H (block) 4, 9, pt. 10 (lot) 868==

Merchlist SJ3248 868==

Owner of Site: Name: Mason, Robert L. and Isabelle M.;

Address: 142 Washington Street

St. Augustine, Fla. 32084 902==

Occupant or Manager: Mason, Robert L 904==

Type of Ownership: Private 848== Zoning: RS2

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

UTM: 17 (zone) 469883 (easting) 3305749 (northing) 890== Location: T07S (T) R30E (R) N19 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(x) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(x) Altered 858==

( ) Unaltered 858==

(x) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

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

II. SITE DESCRIPTION, continued.

Original Use: Priv. Residence 838== Present Use: Priv. Residence 850==

Date: +1924 844== Period: 20th Cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame vernacular 964==

Plan Type: L-shape 966==

Exterior Fabrics: Wood, shingles, butt 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS, 6/1 942==

Foundation: Concrete block wall 942==

Roof Type: Hip 942==

Secondary Roof Structures: Hip hood 942==

Porches & Balconies: 942==

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

Materials: (882)

Chimney: Brick, stuccoed 882==

Roof Surfacing: Composition shingles (diamond) 882==

Ornament Exterior: Round wood posts 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Residential 864==

Relationship to Surroundings: 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Blacks, Commerce, Religion

920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Frame Vernacular residence was constructed between 1917 and 1924. Significant details include round wood posts.

Keith Subdivision is a later development than the areas surrounding it. The 1885 and 1894 Birdeye maps of St. Augustine show it as an orange grove with an old plantation house and few other buildings. Over the years the orange grove was subdivided and developed, and most buildings there date from the first third of the twentieth century. One wing of the old plantation house survives today at 55 Keith Street. Aside from churches, the development is mostly residential. Most of the homes are modest woodframe structures, though there are also some houses built of locally produced coquina concrete block, popular in St. Augustine construction in the 1920's and 1930's. Threats to the area include traffic along South and Riberia Streets and Central Avenue. There is also a problem of housing deterioration in the area.

HISTORY

The southwestern end of the St. Augustine peninsula was called Buena Esperanza [Good Hope] during the Spanish occupation of the city. The early 18th century Indian village of Pocotalaca was scattered throughout this area and contained a mission church and redoubt. Bernardo Segui, a Minorcan merchant, acquired this property in the early 19th century and developed one of the first commercial orange groves in Florida.[1] In the 1830's, Augustus Poujaud, a local economic promotor, attempted but failed to promote residential construction on the northern fringes of the estate. In the 1870's, William Keith of Boston, Massachusetts, president of the St. Augustine City Council, purchased this northern section where he established his residence and cultivated citrus. His widow, Harriet, and son, Benjamin, began subdividing the estate in 1901. The east-west streets, Lovett [originally Cyprian after the Episcopal Church of the same name] and Keith, were cut through by 1910 and 1917 respectively. The area north of Keith Street was developed primarily by Blacks as an early 20th century expansion of Lincolnville while the section to the south was developed generally as a White neighborhood, contiguous to the racially similar neighborhood in the Buena Esperanza Subdivision.[2]

[over]

V. BIBLIOGRAPHY

1. Antonio de Arredondo, "Plano de la Ciudad de San Agustin de la Florida", May 15, 1737; Pablo Castello, "Plano del Presidio de San Agustin de la Florida", July 21, 1763; St. Johns County Courthouse, Deed Records, Book I-J, pp. 158 and 393.

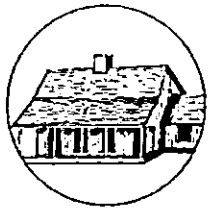
2. Deed Records, Book K, pp. 101 and 288; Book R, p. 46; Book X, p. 233; Map Book Q, pp. 20 and 27; Sanborn Fire Insurance Map, 1910, 1917; St. Augustine City Directory, 1904, 1910, 1917.

3. St. Augustine City Directory, 1899, 1911-12, 1924-25.

In 1899, 142 Washington Street was the residence of the Reverend W. D. Certain [Black], pastor of the St. Paul A. M. E. Church. In 1911 the house was occupied by Charles T. Meakins, superintendent for Southern Mutual Association, and in 1924 it was the resident of Stephen C. Middleton, State and County Tax Collector.[3]


SAFETY FILM 5062

☐ Original
☒ Update



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

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

Site#8 SJ02352
Field Date 12-9-2020
Form Date 1-11-2021
Recorder # MAP

Site Name(s) (address if none) 142 Washington Street — Multiple Listing (DHR only) _____
Survey Project Name St. Augustine Historic Resource Survey Update — Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☒private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	142		Washington	Street	

Cross Streets (nearest / between) _____
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 1992 — Plat or Other Map _____
City / Town (within 3 miles) St. Augustine — In City Limits? ☒yes ☐no ☐unknown — County St. Johns
Township 7N — Range 19W — Section 19 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 2113400000 — Landgrant _____
Subdivision Name Keith Subdivision — Block _____ — Lot _____
UTM Coordinates: Zone ☐16 ☐17 — Easting ☐☐☐☐☐☐ — Northing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ — Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1930 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use: Private Residence (House/Cottage/Ca — From (year): 1930 — To (year): 2020
Current Use: Private Residence (House/Cottage/Ca — From (year): 1930 — To (year): 2020
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown — Date: _____ — Original address _____
Alterations: ☒yes ☐no ☐unknown — Date: _____ — Nature: windows
Additions: ☐yes ☐no ☒unknown — Date: _____ — Nature: possible side addn
Architect (last name first): _____ — Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

Mason Isabelle M

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

DESCRIPTION

Style: Colonial Revival — Exterior Plan: Central Block, 1 wing — Number of Stories: 2
Exterior Fabric(s): 1. Shingles-wood — 2. _____ — 3. _____
Roof Type(s): 1. Hip — 2. _____ — 3. _____
Roof Material(s): 1. Asphalt shingles — 2. _____ — 3. _____
Roof secondary strucs. (dormers etc.) 1. Hip extension — 2. flat extension
Windows (types, materials, etc.)

symmetrical fenestration, single & paired 6/1 wood sash windows

Distinguishing Architectural Features (exterior or interior ornaments)

low pitch hip roof, wide overhanging eave, wood shingles, beltcourse, single story wing to south elevation w flat roof, hip extension over entry

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

central walkway from entry to street, single car drive, manicured lawn

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

HISTORICAL STRUCTURE FORM

Site #8 SJ02352

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Masonry 2. _____
Structural System(s): 1. Wood frame 2. _____ 3. _____
Foundation Type(s): 1. Continuous 2. _____
Foundation Material(s): 1. Concrete Block 2. _____
Main Entrance (stylistic details)

centrally located multi panel & light wood door, under hip extension roof

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

centrally located hip extension over entry stoop w rounded columns on masonry deck, masonry steps and iron railings

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

This 1930 2 story Colonial Revival style building is in good condition, and has a Hip roof and Wood shingles siding.

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

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

☒other methods (describe) City Staff

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

OPINION OF RESOURCE SIGNIFICANCE

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

No known architectural features or associations to meet individual criteria for listing; although it appears to meet criteria to be a contributing building within the district.

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

1. _____ 3. _____ 5. _____
2. _____ 4. _____ 6. _____

DOCUMENTATION

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

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

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

RECORDER INFORMATION

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

Required Attachments

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



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

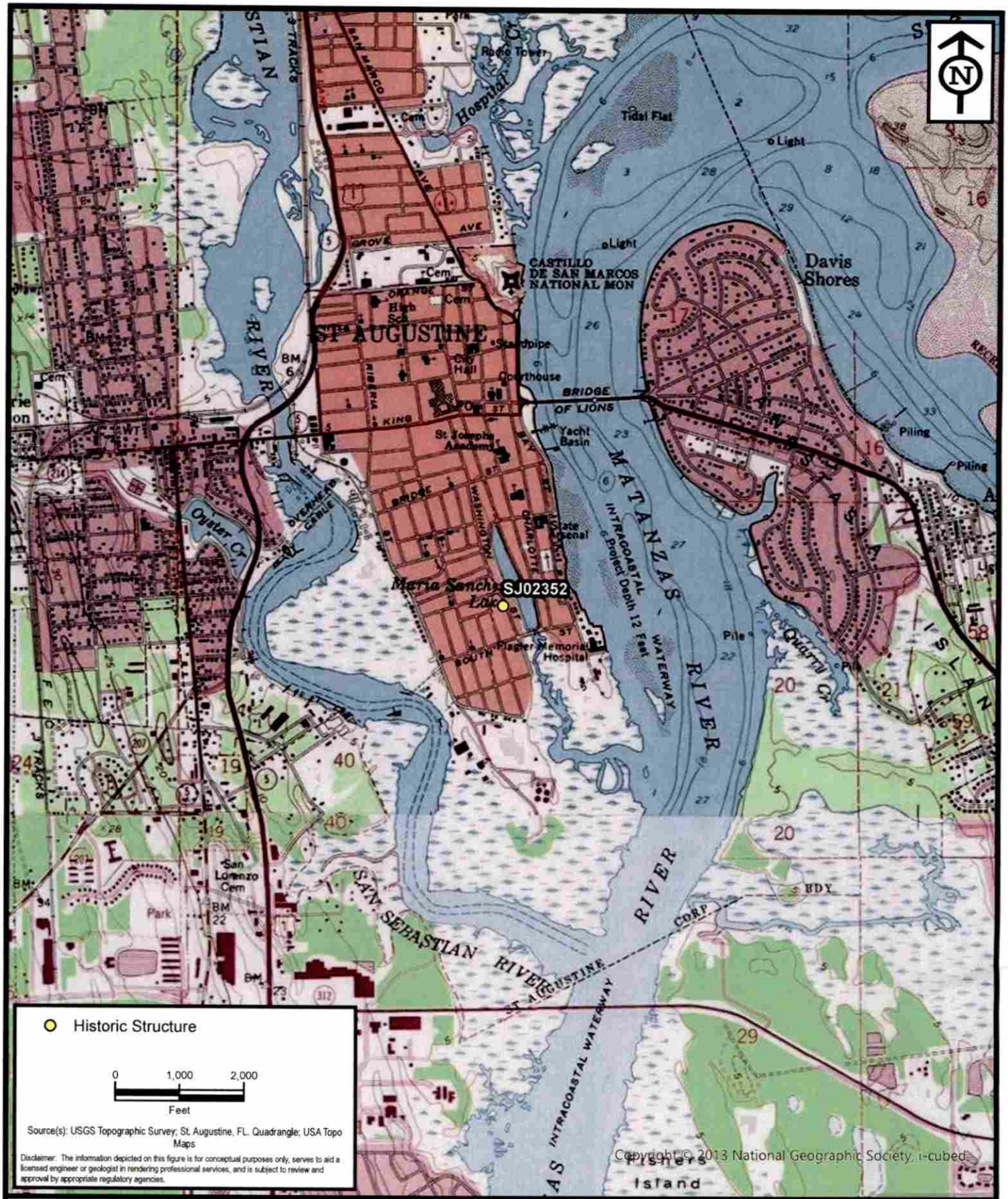
Parcel Location - SJ02352

St. Augustine Historic Resource Mitigation & Survey Update

St. Johns County, Florida

Project No.	HK207093
Date	Jan 2021
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	**2**

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

Project Location - SJ02352

St. Augustine Historic Resource Mitigation & Survey Update

St. Johns County, Florida

Project No.	HK207093
Date	Jan 2021
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	1

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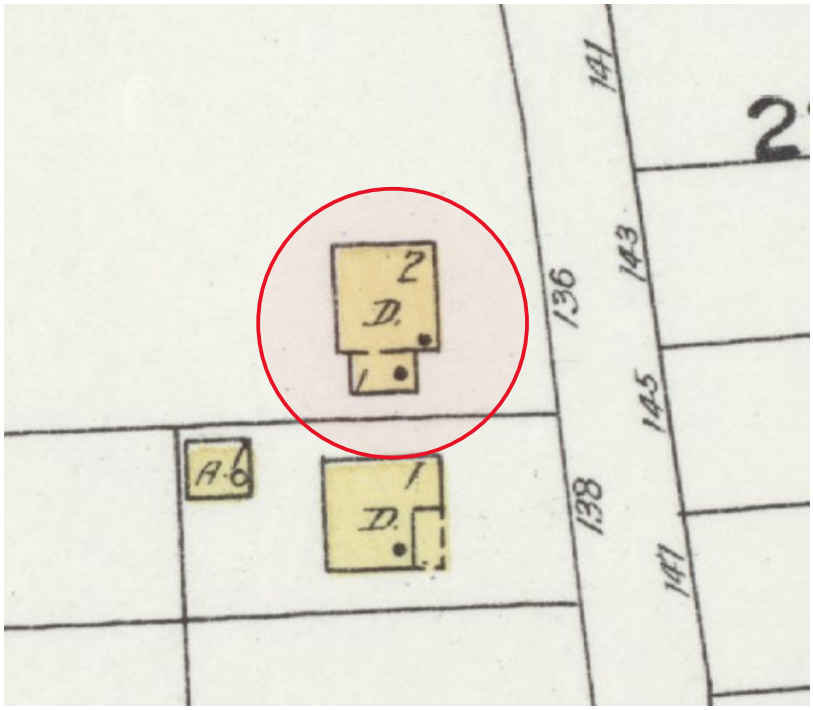

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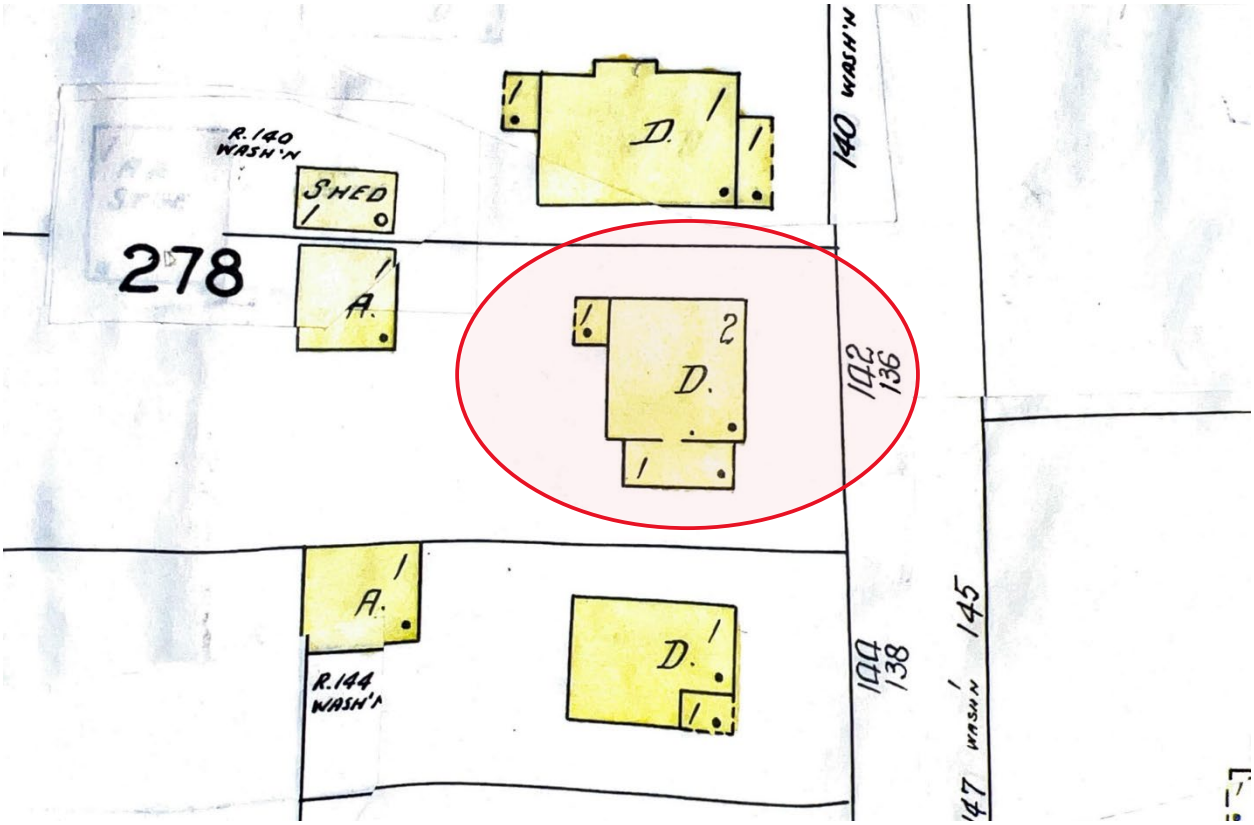

142



SANBORN MAPS
142 Washington Street



1924



1930 Updated to 1965

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Demolition (Partial)

Case Number: HP2025-0006 **Meeting Date: Thursday, February 20, 2025**

1. NAME OF APPLICANT: EDWARD JACKSON
   Business (if applicable):
   Address: 2380 DEERWOOD ACRES DR
   City: ST AUGUSTINE State: FL Zip Code: 32084
   Daytime Telephone: 9043477863 E-Mail Address: sjackson2020plumbingllc@gmail.com

2. NAME OF PROPERTY OWNER: EDWARD JACKSON
   Business (if applicable):
   Address: 2380 DEERWOOD ACRES DR
   City: ST AUGUSTINE State: FL Zip Code: 32084
   Daytime Telephone: 9043477863 E-Mail Address: sjackson2020plumbingllc@gmail.com

3. PROJECT LOCATION: 142 Washington St, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: 2/30 KEITH SUBDIVISION OF BLOCKS D E F H LOT 9 & S1/3 OF LOT 10 BLK H OR6041/1545

5. SCOPE OF WORK: For partial demolition of a residential building, constructed c. 1917-1924, that is recorded in the Florida Master Site File and a contributing building to the Lincolnville National Register Historic District, including modification of the one-story covered entry porch roof with window above to a balcony with access doors.

Information attached by applicant includes:

- Application Agreement
- Photograph of Existing Conditions
- Inspiration Photograph
- Proposed Replacement Building/Feature Drawings
- Floorplan with Window Locations*
- Replacement Window Specifications*

* For after-the-fact window replacement not included in original scope of work.

HARB APPLICATION AGREEMENT

In filling out this application:

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

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

Project Address: 142 Washington St, St Augustine, FL 32084

Applicant's Name: 20|20 Commercial Holdings Washington LLC Applicant's Signature: [signature]

Owner's Name: Edward Jackson Owner's Signature: [signature]

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

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

(Can add additional signature page if needed)

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


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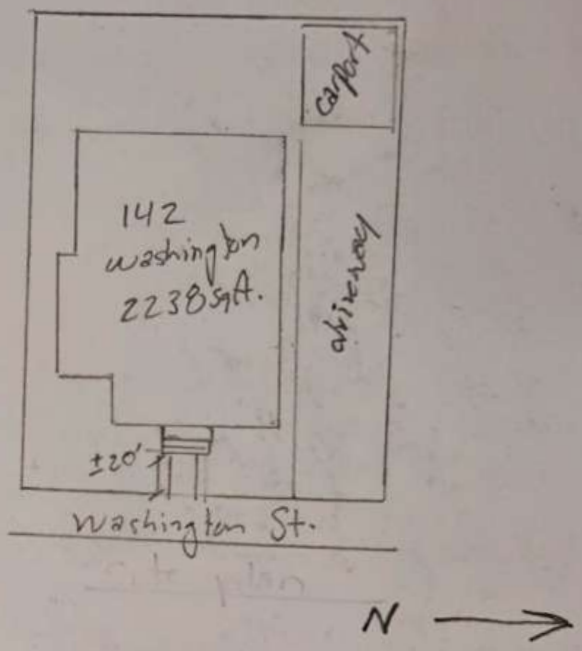
Owner: 2020 Comm. Holdings Wash.

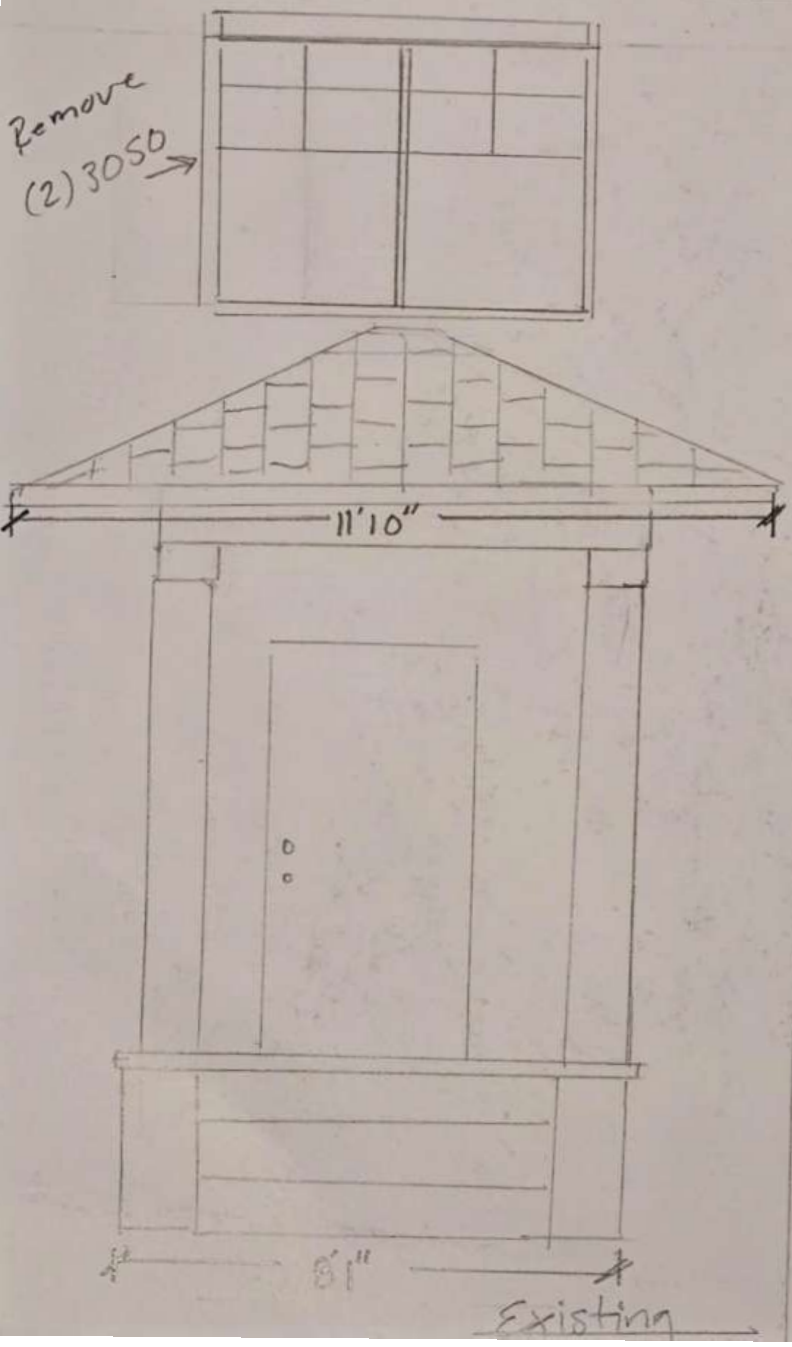
Address: 142 Washington St.

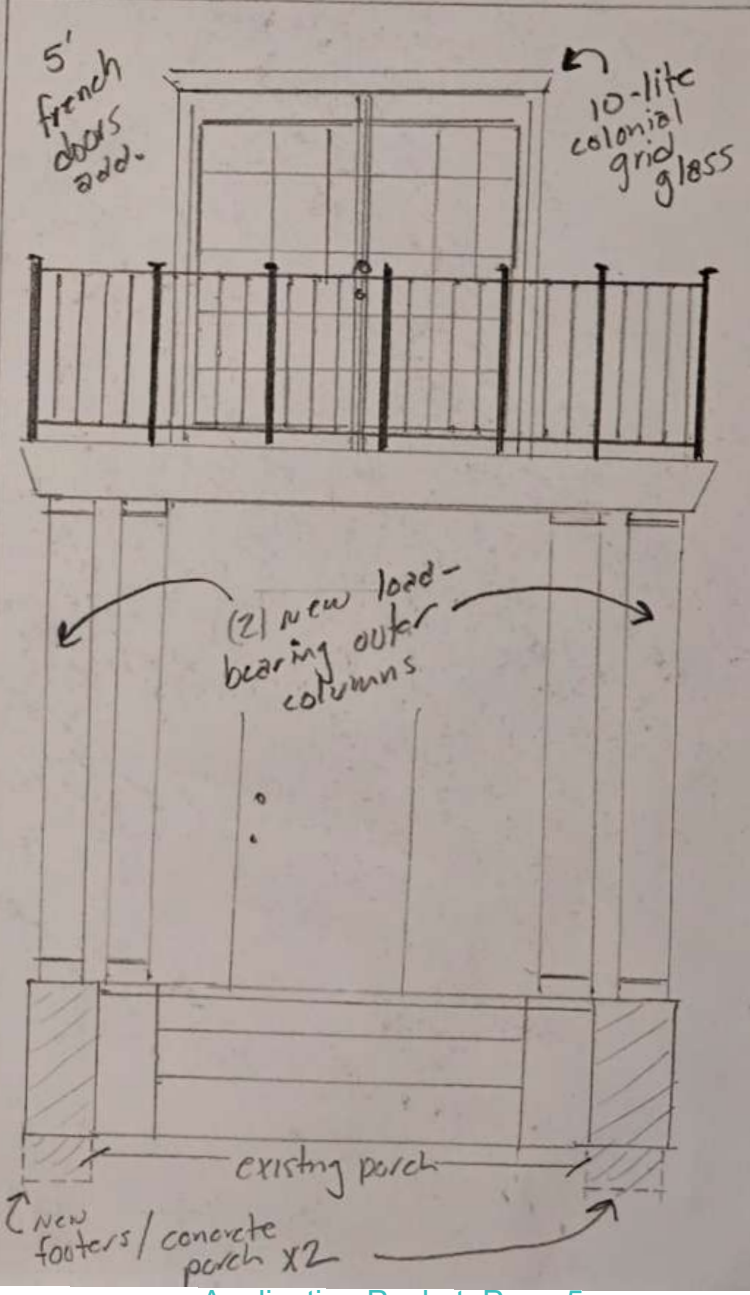
Scope: Covered porch to balcony mod.

Notes: Existing width & depth of roof line to remain the same for proposed open balcony. New footers/column pads added for support.

Roof/balcony size: 11'10" x 6' 8"







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Bedroom
12'9" x 14'9"

Bathroom
7'3" x 5'7"

Closet
1'11" x 4'9"

Closet

Bedroom
11'2" x 8'11"

Stairs (Down)

Open To Below

Bedroom
18'10" x 12'8"

Bathroom
6'1" x 12'8"

Closet

Closet Not Shown

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1500 **Vinyl** Collection

Single Hung Windows

BUILDER



Building choice into every view.

Ply Gem® WINDOWS

Application Packet, Page 8

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1500 Single Hung Windows



Upgrade your view

- High performance in a builder's window
- Traditional or contemporary frame design
- SDL or GBG grilles
- Sizes to meet your need
- Egress Size: 3050SH, 4040SL
- Limited Lifetime Warranty

When you build a lot of homes, you expect a lot from your windows. Quality. Performance. Value. A company you can count on. Our new 1500 vinyl windows offer all that and more, including a full range of options to meet your every need.

Color options

New exterior colors are on brickmould and flat casing only. *Some restrictions may apply.



Grille types

Also available with no grilles.

GBG Grilles



3/4" Flat, 5/8" or 1" Sculptured

SDL Grilles



7/8" or 1-1/4" SDL with Shadow Bar

Frame Options



Brickmould



Beveled



Flat

Window Anatomy



Multi-chamber construction with fusion-welded sash and frame

7/8" or 1" dual or triple pane insulated glass with Warm Edge spacer saves energy

Sloped sill drains water away from home exterior

Integral J-channel for simple, secure siding installation *(optional double utility trim)*

Glass options

Compare U-Factor ratings

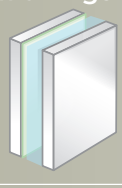
Visit 1500vinylcollection.com for more detailed information

Low-E



7/8" Low-E	.35	SHGC .29
One lite of Low-E		
7/8" Low-E^{SC}	.35	SHGC .22
One lite of solar cooling Low-E		
7/8" Low-E2+	.30	SHGC .28
One lite of Low-E and one lite of Interior Surface Low-E		

Low-E with Argon



7/8" HP	.32	SHGC .28
One lite of Low-E with argon		
7/8" HP^{SC}	.32	SHGC .22
One lite of solar cooling Low-E with argon		
7/8" HP2+	.28	SHGC .28
One lite of Low-E and one lite of Interior Surface Low-E with argon		

Triple-Glazed



7/8" HP2$_{Max}$	.25	SHGC .25
Two lites of Low-E with two chambers of argon		
7/8" HP3$_{Max}$	.23	SHGC .22
Two lites of Low-E, two chambers of argon, one lite of Interior Surface Low-E		
1" HP3$_{Max}$	.22	SHGC .22
Two lites of Low-E, two chambers of argon, one lite of Interior Surface Low-E		

Values reflect 3050 call size brickmould non-drywall glazed single window with 3mm glass, WarmEdge Spacer, no grilles.

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easyinstall

for a quick, correct fit

- Alignment clips
- Double utility trim
- Integral J-channel or flange
- Jamb extensions or drywall receiver options
- Accessory grooves
- Protective construction film

WindowHighlights

LIMITED LIFETIME WARRANTY

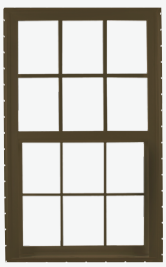
20 YEAR GLASS WARRANTY

H-LC 35 CERTIFIED

Optional H-LC 50 Upgrade in Limited Sizes



Interior



Exterior



Jamb Alignment Clips

Aligns and holds frame in place during installation; enables one person to center smaller windows.



Removable Meeting Rail

Patent pending meeting rail anchor makes removing rail simple; ideal for drywall applications.

Patent #: 9624713



Integral Mulls

Twins and triples with continuous head and sill frame allows a mix of operating and fixed windows.

Patent #: 9038333



Interlocking Sashes

Sashes lock tightly together to help keep out intruders and inclement weather.



Forced Entry Resistant Locks

Enhanced security locks meet tough AAMA forced entry requirements. ADA and auto-lock options available.



ADA Lock



Auto Lock

Building a house like every new.

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ENERGY STAR PARTNER

WindowSpecs

FRAME

3 1/2" dual wall brickmould frame depth
2 7/8" beveled frame depth
1 3/8" integral nail fin set back
Optional 1/2" flush flange for block installs
Optional 3 1/2" flat casing for rectangles and arches
Optional double utility trim simplifies siding installation
Custom and traditional sizing to meet your needs
Integral J-pocket simplifies siding installations
Interior/exterior accessory grooves
Sloped sill for water management
Screen clip Patent #: 61738783
Mixed operating and fixed integral mulls Patent #: 9038333

SASH

Interior glazed top glass
Exterior glazed bottom glass
Interlocking sash with dual pile weatherstripping
Inverted block & tackle or constant force coil balances
Recessed tilt-latch
Dual lift rails for easy operation
Easy to remove meeting rail Patent #: 9624713
Half screens (shipped separately)

GLASS

Double: Low-E, Low-E^{SC}, Low-E2+, Low-E2+^{SC}, HP, HP^{SC}, HP2+, HP2+^{SC}
LE^{PS}, LE2+^{PS}, HP^{PS} and HP2+^{PS}
Triple: HP2$_{Max}$, HP2$_{MAX}^{SC}$, HP3$_{MAX}$, HP3$_{MAX}^{SC}$
Optional Warm Edge+ spacers
Configurable STC values up to 35
Impact, tempered, obscure and rain options
Bronze Tint, Grey Tint and Black Spandrel options
EZ Clean option

GRILLES

GBG (Grilles Between Glass) 3/4" Flat, 5/8" or 1" Sculptured
SDL (Simulated Divided Lite) 7/8" or 1 1/4" with Shadow Bar
Colonial, Plaza, Prairie, Diamond, Gothic patterns available

LOCKS

Standard forced entry resistant cam lock
Self-latching forced entry resistant auto-lock option
ADA forced entry resistant auto-lock option

PERFORMANCE CERTIFICATIONS

FLORIDA APPROVED FL16103
For a list of Ply Gem's Florida approved products visit floridabuilding.org.

CANADIAN STANDARDS ASSOCIATION CERTIFIED

TDI TEXAS DEPARTMENT OF INSURANCE
WIN1769 non-impact, WIN1771 impact

		NAFS Product Performance								Housing Performance	
Product Type	Test Unit Size (inches)	Overall Rating	Air Infiltration (scfm/ft^2)	Air Exfiltration (scfm/ft^2)	Water Pressure (psf)	Structural Pressure (psf)	Test Standard(s)	Florida Approval	TDI Approval	AAMA 1701.2 Wind Zone	AAMA 1704 Egress Rated
Single Hung	36 x 62	H-LC35	0.17	0.16	5.43	+35/-35	NAFS 05, 08, 11	FL16103			
	35.5 x 73.5	H-LC30	0.17	0.16	4.59	+30/-30	NAFS 05, 08, 11	FL16103			
	40 x 72	H-LC25	0.13	0.11	3.76	+35/-35	NAFS 05, 08, 11	FL16103	WIN-1769	WZ II	Yes
	44 x 77.125	H-LC25	0.13	0.11	3.76	+25/-25	NAFS 05, 08, 11	FL16103	WIN-1769	WZ I	Yes
	35.5 x 73.5	H-LC35	0.17	0.16	7.52	+35/-35	NAFS 05, 08, 11	FL16103			
	36 x 74	H-LC50	0.13	0.11	7.52	+50/-50	NAFS 05, 08, 11	FL16103	WIN-1769	WZ III	Yes
	44 x 77.125	H-LC35	0.13	0.11	5.43	+40/-40	NAFS 05, 08, 11	FL16103	WIN-1769	WZ III	Yes
	36 x 74	H-LC35	0.17	0.16	5.43	+35/-35	NAFS 05, 08, 11	FL16103		WZ II	Yes
	36 x 74	H-LC50	0.17	0.16	7.52	+50/-50	NAFS 05, 08, 11	FL16103		WZ III	Yes
	36 x 84	H-LC50	0.11	0.06	7.52	+50/-50	NAFS 05, 08, 11	FL16103		WZ III	Yes
	40 x 72	H-LC50	0.11	0.05	7.52	+50/-50	NAFS 05, 08, 11	FL16103	WIN-1769	WZ III	Yes
	44 x 77.125	H-LC40	0.11	0.05	7.52	+40/-40	NAFS 05, 08, 11	FL16103	*In Process*	WZ III	Yes
	48 x 72	H-LC50	0.11	0.06	7.52	+50/-50	NAFS 05, 08, 11	FL16103		WZ III	Yes
	48 x 96	H-LC30	0.11	0.06	7.52	+30/-35	NAFS 05, 08, 11	FL16103	WIN-1769	WZ I	Yes
	48 x 96 (7-0 sash)	H-R25	0.16	0.06	3.76	+25/-30	NAFS 05, 08, 11	FL16103	WIN-1769	WZ I	Yes
	52.125 x 62	H-LC50	0.28	0.19	7.52	+50/-50	NAFS 05, 08, 11	FL16103			
	53 x 77.125	H-LC40	0.28	0.19	7.52	+40/-40	NAFS 05, 08, 11	FL16103		WZ III	Yes
	53 x 77.125	H-LC50	0.28	0.19	7.52	+50/-50	NAFS 05, 08, 11	FL16103		WZ III	Yes
	38 x 77.125	H-LC50	0.11	0.05	7.52	+50/-60	AAMA 506-06, 08	FL16103	WIN-1771	NA	NA
	52.125 x 62	H-LC50	0.28	0.19	7.52	+50/-60	AAMA 506-06, 08	FL16103		NA	NA
	52.125 x 71	H-LC50	0.28	0.19	7.52	+50/-50	AAMA 506-06, 08	FL16103			
Fixed Window	48 x 96	FW-LC55	0.01	0.01	12.11	+55/-55	NAFS 05, 08, 11	FL16104	WIN-1770	WZ III	No
	72 x 96	FW-CW40	0.02	0.01	12.11	+40/-45	NAFS 05, 08, 11	FL16104	WIN-1770	WZ III	No
	120 x 56	FW-LC45	0.00	0.00	12.11	+45/-50	NAFS 05, 08, 11	FL16104	WIN-1770	WZ III	No
	60 x 72	FW-LC50	0.00	0.00	12.11	+50/-60	AAMA 506-06, 08	FL16104	WIN-1768	NA	NA
Integral Mull (Twin)	71.5 x 73.5	H-R25	0.17	0.14	3.76	+40/-40	NAFS 05, 08, 11	FL16100			
	72 x 74	H-LC25	0.18	0.15	3.76	+35/-35	NAFS 05, 08, 11	FL16100	*In Process*	WZ II	Yes
	71.5 x 73.5	H-LC35	0.26	0.17	5.43	+35/-35	NAFS 05, 08, 11	FL16100		WZ II	Yes
	71.5 x 73.5	H-LC50	0.26	0.17	7.52	+50/-50	NAFS 05, 08, 11	FL16100		WZ III	Yes
	81 x 72	H-LC50	0.18	0.16	7.52	+50/-50	NAFS 05, 08, 11	FL16100	*In Process*	WZ III	Yes
	84.25 x 77.125	H-LC40	0.18	0.16	7.52	+40/-40	NAFS 05, 08, 11	FL16100	*In Process*	WZ III	Yes
Integral Mull (Triple)	107.5 x 73.5	H-R25	0.17	0.14	3.76	+40/-40	NAFS 05, 08, 11	FL16100			
	109 x 74	H-LC25	0.18	0.15	3.76	+35/-35	NAFS 05, 08, 11	FL16100	*In Process*	WZ II	Yes
	107.5 x 73.5	H-LC35	0.26	0.17	5.43	+35/-35	NAFS 05, 08, 11	FL16100		WZII	Yes
	107.5 x 73.5	H-LC50	0.26	0.17	7.52	+50/-50	NAFS 05, 08, 11	FL16100		WZ III	Yes
	121 x 77.125	H-LC45	0.16	0.14	7.52	+45/-45	NAFS 05, 08, 11	FL16100	*In Process*	WZ III	Yes

Compression Tape Glazing
Two-Sided Tape Glazing
Requires Tempered Glass
Impact Rated
Can contain any combination of Fixed or Single Hung units

Test Standards
ANSI/AAMA/NWWDA 101/I.S.2-97
ANSI/AAMA/WDMA 101/I.S.2-02 (NAFS-02)
AAMA/WDMA/CSA 101/I.S.2/A440-05 (NAFS-05)
AAMA/WDMA/CSA 101/I.S.2/A440-08 (NAFS-08)
AAMA/WDMA/CSA 101/I.S.2/A440-11 (NAFS-11)
AAMA 506-06
AAMA 506-08

Performance Class Designations
R- Residential
LC - Light Commercial

MADE IN USA

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3711125191103/Revl/MS/CG/0918

Instr #2024083636 BK: 6041 PG: 1545, Filed & Recorded: 10/25/2024 3:35 PM #Pgs:2 Doc. D $3,640.00
Brandon J. Patty,Clerk of the Circuit Court and County Comptroller St. JohnsCounty FL Recording $18.50

Rec: $18.50 Doc: $3640.00 ($520,000.00)

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

Property Appraisers Parcel I.D. (Folio) Number(s):
211340-0000
File No.: 65155

WARRANTY DEED

COPY

This Warranty Deed, Made the 25th day of October, 2024, by **ROBIN MASON**, aka Robin Retzlaff unmarried whose post office address is:

142 Washington ST St Augustine FL 32084,,
hereinafter called the "Grantor", to

20/20 COMMERCIAL HOLDINGS WASHINGTON, LLC, A FLORIDA LIMITED LIABILITY COMPANY, whose post office address is:

2380 Deerwood Acres Dr St Augustine FL 32084,,
hereinafter called the "Grantee".

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

LOT NINE (9) AND THE SOUTH ONE THIRD (S 1/3) OF LOT TEN (10), BLOCK "H", KEITH SUBDIVISION OF THE CITY OF ST. AUGUSTINE, COUNTY OF ST. JOHNS AND STATE OF FLORIDA AS PER PLAT RECORDED IN PLAT BOOK 2, PAGE 30 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

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

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

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

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2023, reservations, restrictions and easements of record, if any.
(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

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

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

Witness 1 Signature

ROBIN MASON

aka Robin Retzlaff

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

Witness 2 Signature

Witness 2 Printed Name and Post Office Address:
Shelby Hodges
100 Southpark Blvd Suite 201
St Augustine FL 32086

COPY

State of Florida
County of St Johns

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 25th day of October, 2024 by ROBIN MASON aka Robin Retzlaff. He/She/They is/are ☐ Personally Known OR ☑ Produced drivers license(s) as Identification.

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

CAROL A. LAGASSE
Notary Public
State of Florida
Comm# HH538205
Expires 7/21/2028

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click here.

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	2113400000
Location Address	142 WASHINGTON ST SAINT AUGUSTINE 32084-0000
Neighborhood	Keith Subdivision (SF & MH) (623)
Tax Description*	2/30 KEITH SUBDIVISION OF BLOCKS D E F H LOT 9 & S1/3 OF LOT 10 BLK H OR6041/1545 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Keith Subdivision, Plat of Block D,E,F,H
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.170
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	20/20 Commercial Holdings Washington LLC 100%
Mailing Address	2380 DEERWOOD ACRES DR SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2025
Building Value	$356,812
Extra Features Value	$1,176
Total Land Value	$292,500
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$650,488**
Total Deferred	$0
Assessed Value	**$650,488**
Total Exemptions	$0
Taxable Value	**$650,488**

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

Historical Assessment Information

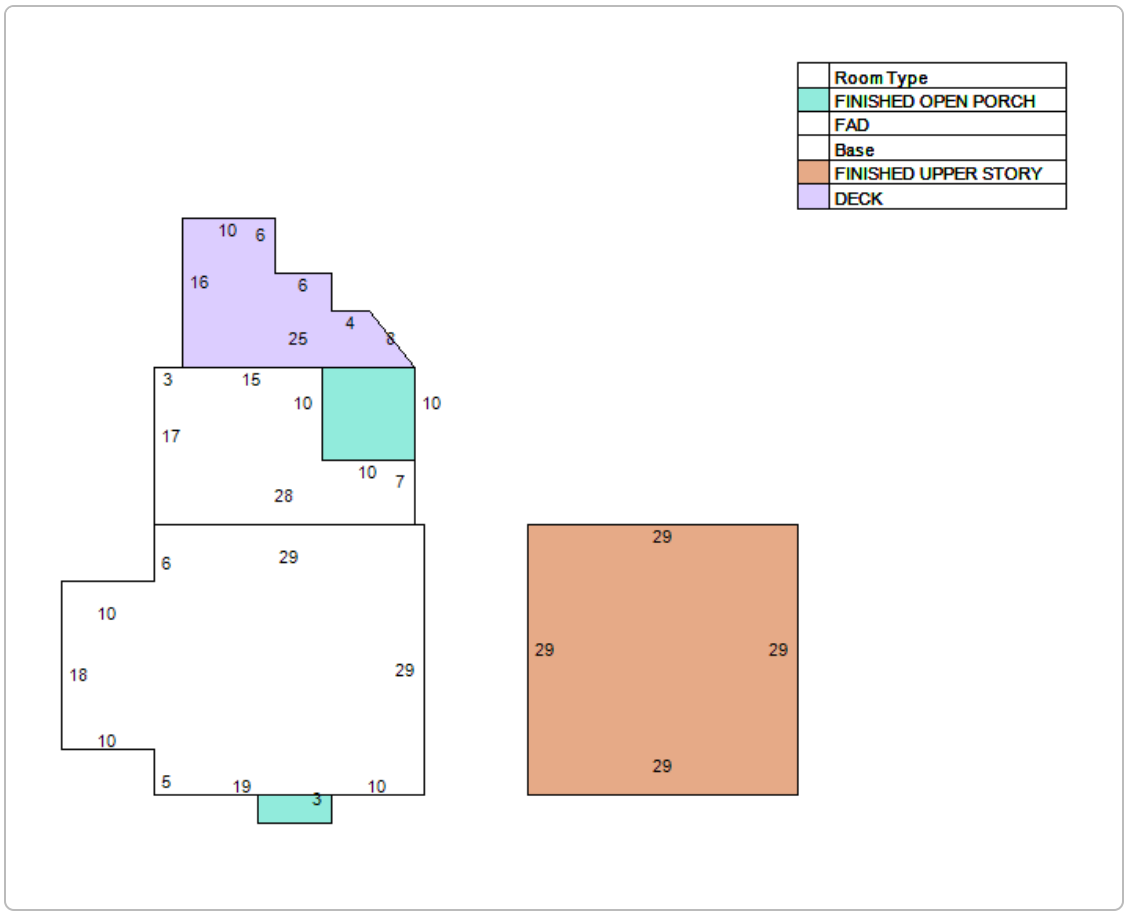
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$361,634	$1,176	$292,500	$0	$0	$655,310	$634,100	$121,210	$534,100
2023	$366,455	$1,176	$436,000	$0	$0	$803,631	$803,631	$100,000	$703,631
2022	$289,094	$2,156	$415,072	$0	$0	$706,322	$77,490	$679,332	$26,990
2021	$178,190	$2,156	$354,250	$0	$0	$534,596	$75,233	$509,863	$24,733
2020	$180,598	$2,156	$283,400	$0	$0	$466,154	$74,194	$441,654	$24,500
2019	$143,257	$1,401	$283,400	$0	$0	$428,058	$72,526	$403,558	$24,500
2018	$131,154	$1,401	$261,600	$0	$0	$394,155	$71,174	$369,655	$24,500
2017	$133,001	$1,929	$235,440	$0	$0	$370,370	$69,710	$345,870	$24,500
2016	$136,695	$1,929	$204,375	$0	$0	$342,999	$68,276	$318,499	$24,500
2015	$93,418	$3,532	$163,500	$0	$0	$260,450	$67,801	$235,950	$24,500
2014	$76,342	$3,532	$130,800	$0	$0	$210,674	$67,263	$186,174	$24,500

Building Information

Building	1
Building Value	$356,812
Year Built	1929
Actual Area	2621
Conditioned Area	2238
Use	Single Family Residence
Style	01
Exterior Wall	Wood, Wood Shingle
Roof Cover	Cement Fiber Shingle, Composite Shingle
Roof Structure	Gable Hip
Interior Flooring	Carpet
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	3
Baths	2

Description	Square Footage
FINISHED DECK	259
FINISHED UPPER STORY	841
BASE AREA	1021
ADDITION	376
FINISHED OPEN PORCH	100
FINISHED OPEN PORCH	24
Total SqFt	2621

Sketch Information



Extra Feature Information

Code Description	Status	Value
Storage Building (Mix)		336
Carport (Mix)		840

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	65	123	65	EF	$292,500

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
10/25/2024	10/25/2024	$520,000.00	WARRANTY DEED	6041	1545	U	I	MASON ROBIN	20/20 COMMERCIAL HOLDINGS WASHINGTON LLC
1/17/2023	4/9/2022	$0.00	ORDER DET HX REAL P	5695	679	U	I	MASON ISABELLE M ESTATE	MASON ROBIN
6/2/2009	9/5/1996	$0.00	DEATH CERTIFICATE	3201	15	U	I	MASON ROBERT LEROY (DECD)	MASON ISABELLE M

No data available for the following modules: Exemption Information.

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

STAFF REPORT AND RECOMMENDATION

Prepared for February 20, 2025 Meeting



Application: HP2025-0008 Address: 24 Macaris Street

A V S Builders, Inc. – Applicant Elliot C. Pacetti & Wanda L. Wicker - Owner

Project description: For partial demolition of a residential building constructed c. 1924-1930 that is recorded in the Florida Master Site File and contributing to the Fullerwood Park Residential National Register Historic District, for work related to rehabilitation, including alterations to exterior siding, windows, roof, and removal of chimney and existing rear addition for expanded replacement addition.

Architectural Style:	Bungalow	Florida Master Site File:	SJ01222
National Register:	Fullerwood Park Residential NRHD: Contributing	Construction date:	c. 1924-30
Archaeology Zone:	N/A	Zoning District:	RS-1
Parcel number:	1535200000		
Agenda Item:	8(c)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

This Bungalow style residence is located on the north side of Macaris Street on the block between Douglas and Rainey Avenues in the Fullerwood Park Residential National Register Historic District.

The applicant is seeking approval for already-permitted alterations as described in the scope of work below, as well as wholesale window replacement which was not clearly specified in the permit application or permitted drawings. A building permit application for this property was received in November of 2024 and not routed to Historic Preservation Staff for review. The scope of work provided in the building permit was for interior remodel and a rear addition which does not generally fall under Historic Preservation purview unless demolition is also required. Staff review of the proposed scope of work indicates that the window replacement, minor fenestration changes, and expansion of the rear addition can be administratively approved per the Partial Demolition Ordinance. All other elements of the scope of work must be reviewed by the HARB.

Detailed analysis and additional comments can be found in the staff responses to the Demolition Review Criteria on page 3 of this staff report. Any partial demolition of a structure contributing to a National Register Historic District requires review and approval by the HARB for removal of historic features as well as new replacement features.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a **Certificate of Demolition for Partial Demolition** at **24 Macaris Street** if the HARB can make the following findings:

1. the proposed replacement windows and siding and proposed roof and fenestration changes as proposed and/or modified by the HARB maintain the historic character and integrity of the structure and are compatible with the historic structure's building envelope.
2. removal of the chimney will not compromise the overall historic character and integrity of the structure.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Already permitted partial demolition to include:
    a. Slight modifications to fenestration:
        i. Shift one window towards the rear of the west elevation to add an additional window
        ii. Replace existing second story door on east elevation with a window
    b. Wholesale replacement of wood lap siding with Hardie Select Cerdarmill lap siding
    c. Removal of exterior chimney
    d. Removal of existing rear addition to accommodate an expanded rear addition
    e. Replace existing shingle roof with metal panel roof (Standing seam preferred per applicant. Specifications should be provided).
    f. Slight modifications to roofline:
        i. At rear to accommodate new addition
        ii. Continue roof slope to terminate at front porch shed roof to stop current water intrusion
2. Partial Demolition not clearly specified on approved plans:
    a. Wholesale replacement of original wood 3/1 windows with Anderson A Series 3/1 DHS with exterior muntins and fixed windows to fit existing openings and match original designs.

DEMOLITION REVIEW CRITERIA (AGHP):

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

2. Whether or not the structure is within and contributing to a National Register Historic District. Yes, the building contributes to the Fullerwood Park Residential National Register Historic District.

3. The contribution of the architectural element(s) being proposed for removal to the historic integrity of the building and the streetscape. The building has a similar mass and scale as the numerous one-story residential buildings that are in the neighborhood with a similar age. Removal of existing siding and windows will erode the original fabric of the building and demolition of the chimney will remove a visible feature from the east elevation.

4. The impact of the loss of the architectural element(s) on the building and along the streetscape. Loss of the windows and siding may be mitigated by appropriate replacements. Loss of the chimney will remove a feature visible along the streetscape and the HARB should determine whether demolition of the chimney risks the building's contributing status in a future update of the District.

5. Whether or not the architectural element(s) will be replaced, and the impact of replacement or lack thereof, on the building and along the streetscape. The Partial Demolition Ordinance allows for design review of replacement features. Staff has the following comments:

a. Window replacement and minor fenestration changes as proposed can be administratively approved because the replacement windows match the originals in type and design and the fenestration changes are on secondary elevations.
b. Expansion of the rear addition can be administratively approved due to its location at the rear of the building with minimal impacts to the streetscape.
c. The proposed Hardie replacement siding will look substantially different from the existing wood siding in both reveal and depth. A wood lap siding to match existing would be the most appropriate replacement; however, a smooth Hardie siding installed to match the existing reveal may also be sufficient. The applicant may consider salvaging enough wood siding to cover the front façade while utilizing Hardie on the sides and rear of the building to maintain the character of the portion of the building most visible form the street.
d. A metal panel roof is proposed to replace the existing composition shingle roof. The 1930 Sanborn Map, updated to 1965 indicates the original roof was slate or tin, though it is unclear which. The 1980 Florida Master Site File form lists composition shingles as the roof material. A metal panel roof design was not specified by the applicant, though they expressed a preference for a standing seam metal panel with concealed fasteners. The Architectural Guidelines for Historic Preservation (AGHP) states that Bungalow style roof surfaces are covered with composition shingles, diamond composition shingles, corrugated metal, metal v-crimp, or much less frequently built-up or roll. The HARB should determine whether a standing seam metal roof is appropriate for the Bungalow style structure.

6. The historical or cultural merit of the structure and/or its architectural features. No historic or cultural associations are known that would qualify the building for listing individually, although contributes to its district.

7. The impact of the loss of the architectural element(s) on the historical or cultural integrity of the structure, district, and neighborhood. Appropriate replacement materials can mitigate the impacts of partial demolition and help retain the historic architectural integrity of the structure and the district.

8. Whether or not the structure and the architectural element(s) proposed for demolition are representative of a style or type of architecture or a method of construction. The features proposed for replacement removal are not representative of a style, type of architecture, or method of construction not commonly found throughout St. Augustine.

9. ***Whether or not the structure, or the architectural elements being removed, are the last surviving examples of its style or type of architecture or a method of construction.*** The building typology is commonly found throughout St. Augustine particularly in the Old City South neighborhood.

10. ***Whether or not the structure and/or architectural element(s) proposed for demolition are of such design, craftsmanship or materials that they either could not be reproduced or could be reproduced only with great difficulty or expense.*** The windows, siding, and rear addition do not have a unique architectural style or characteristics that would be difficult to reproduce but new construction will be significantly different in appearance.

11. ***The justification for the proposed partial demolition.*** The proposed work is being completed in conjunction with interior renovations to the structure. The applicant proposed window and siding replacement to correct deterioration and increase energy efficiency.

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

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

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

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

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

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

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

Criteria for Review of a Certificate of Partial Demolition (Section 28-89(3)d, CoSA Code of Ordinances)

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

Criteria for Regulated Structures (Section 28-89(4), CoSA Code of Ordinances)

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

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The building was built by 1930, is not in a Historic Preservation Zoning District or individually listed on the National Register of Historic Places, but is recorded on the Florida Master Site File and listed as a contributing building in the Fullerwood Park Residential National Register Historic District. The replacement windows and doors installed do not use in-kind features or materials or match architectural elements of those previously existing.

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

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

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

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

Staff Photographs
24 Macaris Street



Front (South) Elevation

Staff Report, Page 7

Staff Photographs
24 Macaris Street



Front (South) Elevation

Staff Photographs
24 Macaris Street



West Porch Elevation (Hardie Siding already applied)

Staff Photographs
24 Macaris Street



West Elevation

Staff Photographs
24 Macaris Street



Northwest Elevation and Location of Expanded Addition

Staff Photographs
24 Macaris Street



North Elevation

Staff Photographs
24 Macaris Street

South Elevation
Chimney to be removed
Second-story door to be replaced with window



Staff Photographs
24 Macaris Street





Siding Deterioration

Staff Photographs
24 Macaris Street





East Porch Details (Hardie Siding already applied)

Staff Photographs
24 Macaris Street



Roof Detail

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ1222 1009==

Site Name: 24 Macaris 830== Survey Date: 7906 820==

Address: 24 Macaris, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Fullerwood (subdivision) 12 (block) E. 25' of 254 and (lot) 868==

all 255 868==

Owner of Site: Name: Murray, James E. and Roberta A.;

Address: 24 Macaris

St. Augustine, Fla. 32084 902==

Occupant or Manager: 904==

Type of Ownership: Private 848== Zoning: RS1

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

UTM: 17 (zone) 469166 (easting) 3309135 (northing) 890== Location: T07S (T) R30E (R) N7 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(x) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(x) Altered 858==

( ) Unaltered 858==

(x) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

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

II. SITE DESCRIPTION, continued.

Original Use: Priv. Residence 838== Present Use: Priv. Residence 850==

Date: +1930 844== Period: 20th Cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Bungalow 964==

Plan Type: L-shape 966==

Exterior Fabrics: Wood, weatherboard, with cornerboard, plywood siding 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS, 3/1, 8/8 (metal) 942==

Foundation: 942==

Roof Type: Gable 942==

Secondary Roof Structures: Hip porch, shed dormers 942==

Porches & Balconies: 1 story enclosed front porch 942==

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

Materials: (882)

Chimney: Brick stuccoed 882==

Roof Surfacing: Composition shingles 882==

Ornament Exterior: 882==

Quantitative Data: (950-954)

Chimneys: 1 952== Dormers: 1 954== Stories: 1½ 950==

Other: 956==

Surroundings: Mixed residential/institutional 864==

Relationship to Surroundings: Residential building across from campus of Florida School for the Deaf and Blind 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture

920==

Statement of Significance: (911==)

ARCHITECTURE

This one and one-half story Bungalow at 24 Macaris Street was constructed between 1924 and 1930.

Fullerwood Subdivision was developed in the pre-and post-World War I years by the Fullerwood Development Company. Houses in the neighborhood generally draw their inspiration from the Bungalow, Colonial Revival, and Mediterranean Revival styles popular at that time. Elements of all three styles contribute to the general ambiance of the neighborhood. Many of the homes in the subdivision were obviously built from the same plans. Lot sizes generally run 50' by 100', and the houses are set back on tree-lined streets, forming one of the city's pleasant residential neighborhoods. The area is bounded on the south by the campus of the Florida School for the Deaf and the Blind and on the east by marshland. Threats to the area include traffic and commercial encroachment from San Marco Avenue and drainage problems when it rains.

HISTORY

Fullerwood Park Subdivision evolved out of two early 19th century Spanish land grants and a large tract belonging to the Royal government. The early 18th century Indian village of Macaris and a British period plantation were located in the southeastern part of the subdivision.(1) Between 1844 and 1869, these lands formed the northern section of the large North City plantation belonging to Thomas Douglas, a Florida Supreme Court Justice. Charlotte B. Hildreth of Massachusetts purchased part of the plantation in 1869 and shortly thereafter built a large residence which at 65 Fullerwood Drive is one of the oldest buildings in North City. By 1914, Frank E. Wood, co-owner with C. M. Fuller of the Fuller-Wood Development Company, had acquired most of the former Douglas estate as well as the northern part of the Genopoly Tract to the south and began selling lots. Although some houses were built by 1924, most development took place within the following six years.(2)

V. BIBLIOGRAPHY

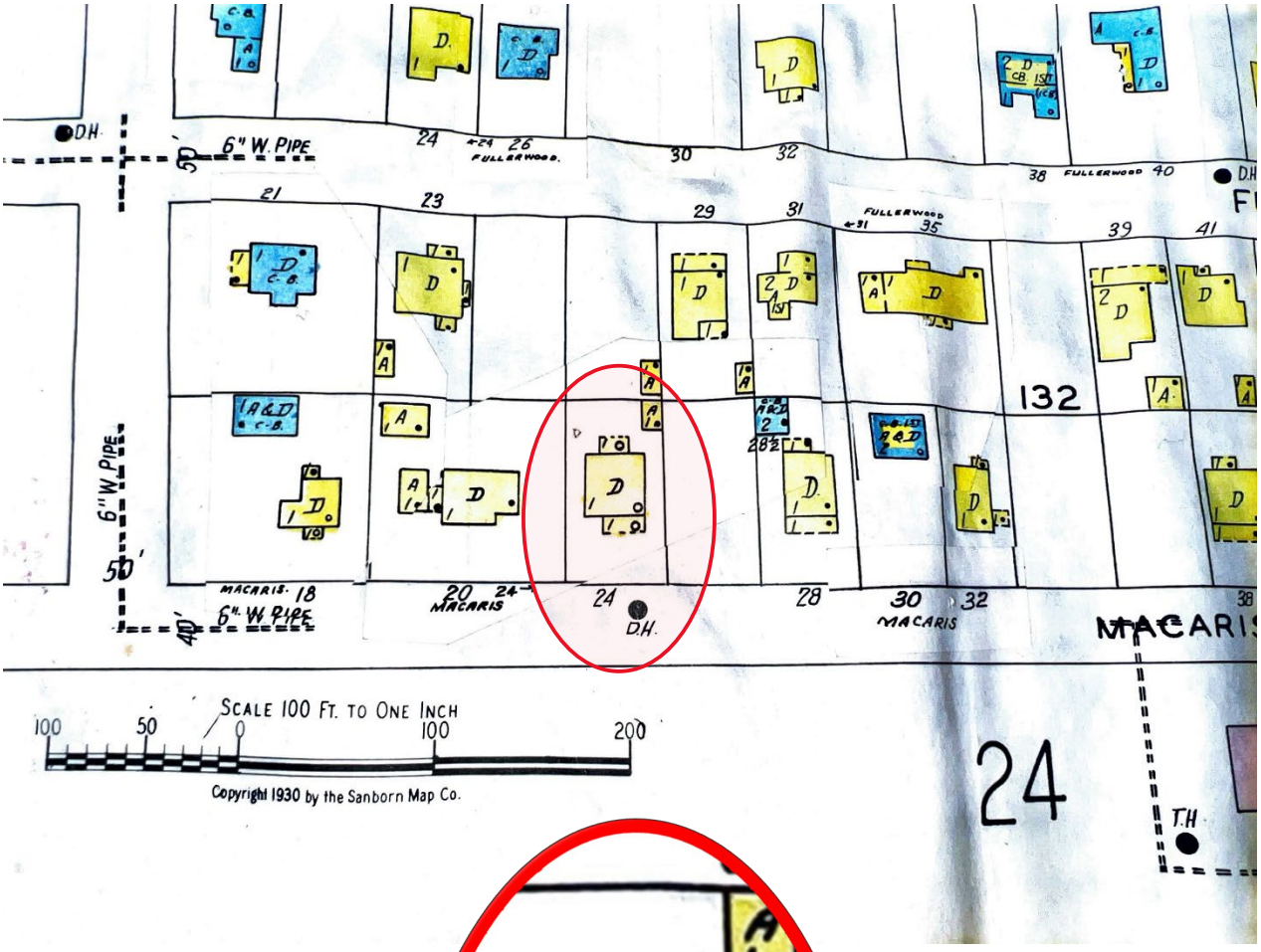
1. Pablo Castello, "Plano del Presidio de San Agustin de la Florida", July 21, 1763; American State Papers; Public Lands, 5 Vols. (Washington: Duff Green, 1834), IV, 160-161, 209-210, 212, 259, 270-271; Works Project Administration, Spanish Land Grants in Florida, 5 Vols. (Tallahassee, 1940), III, 179-181; St. Johns County Courthouse, Deed Records, Book S, p. 213.

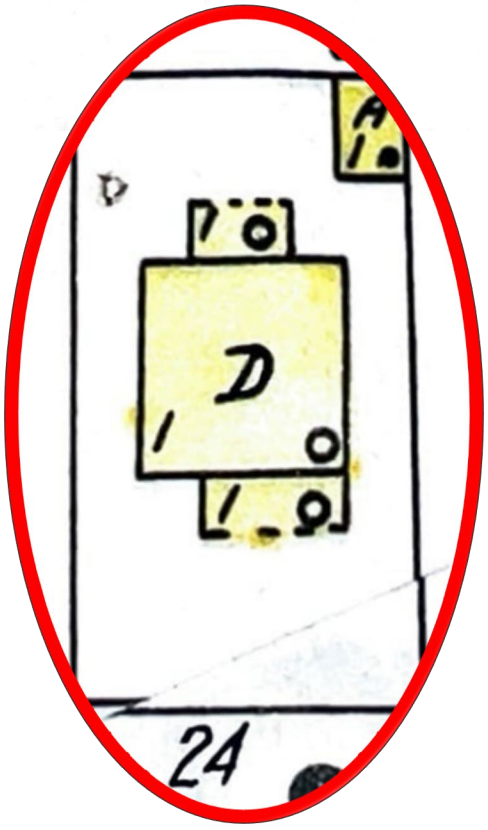
2. Deed Records, Book S, pp. 18, 56, 58, 121; Book T, p. 23; Book CC, pp. 164, 173; Book 28, pp. 385, 432; Book 30, p. 488; Map Book 2, p. 18; Sanborn Fire Insurance Map, 1924, 1930.





1930 SANBORN MAP UPDATED TO 1965
24 Macaris Street





CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Demolition (Partial)

Case Number: HP2025-0008 **Meeting Date: Thursday, February 20, 2025**

1. NAME OF APPLICANT: AVS Builders Inc
   Business (if applicable):
   Address: 124 Spanish Oaks ln
   City: st. Augustine State: fl Zip Code:
   Daytime Telephone: 904 219 2592 E-Mail Address: victor@avsbuildersinc.com

2. NAME OF PROPERTY OWNER: Elliot and wanda pacetti
   Business (if applicable):
   Address: 24 macaris st
   City: st. augustine State: fl Zip Code:
   Daytime Telephone: 904219 2592 E-Mail Address: victor@avsbuildersinc.com

3. PROJECT LOCATION: 24 Macaris St, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: 2-18 FULLERWOOD PARK SUB E25FT OF LOT 254 & ALL LOT 255 BLK 12 OR4349/469

5. SCOPE OF WORK: For partial demolition of a residential building constructed c. 1924-1930 that is recorded in the Florida Master Site File and contributing to the Fullerwood Park Residential National Register Historic District, for work related to rehabilitation, including alterations to exterior siding, windows, roof, and removal of chimney and existing rear addition for expanded replacement addition.

Information attached by applicant includes:

- Application Agreement
- Photographs of Existing Conditions
- Window Condition Assessment Form
- Replacement Window Specs and Example
- Hardi Siding Replacement Specs
- Plans approved under Building Department permit BP2024-1568 issued November 15, 2024

Received 1/22/2025
Planning & Building Department

HARB APPLICATION AGREEMENT

In filling out this application:

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

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

Project Address: 24 Macaris St

Applicant's Name: Victor Sarris Applicant's Signature: Victor Sarris

Owner's Name: Elliott & Wanda Pacetti Owner's Signature: _____

Owner's Name: Wanda Wicker Pacetti Owner's Signature: Wanda Wicker Pacetti

Owner's Name: Elliott C. Pacetti Owner's Signature: Elliott C. Pacetti

(Can add additional signature page if needed)

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

CITY OF
ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

Victor Sarris is/are hereby authorized TO ACT ON BEHALF OF Elliott & Wanda Pacetti, the owner(s) of those lands described within

[x] the attached application, or [ ] described within the previously filed Application number: HP2025-008 and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's _____ Board, for an application related to the structure located at:

24 Macaris St, St. Augustine, FL 32084

BY: _____
Signature of Owner

Elliott C. Pacetti
Print Name of Owner

(615) 579-6971
Telephone Number

State of Tennessee

County of Rutherford

Signed and sworn before me on this 24th day of January, 20 .

By Elliott Pacetti

Identification verified: yes

Oath sworn: _____ Yes X No

Notary Signature: Amanda Castle

My Commission expires: 06/23/2025

AMANDA CASTLE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Rev:120219 jw

Received 1/22/2025
planning & Building Department



Received 1/22/2025
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Received 1/28/2025
Planning & Building Department

Property Address: 24 Macaris St
Applicant Name: AVS Bldrs Inc.

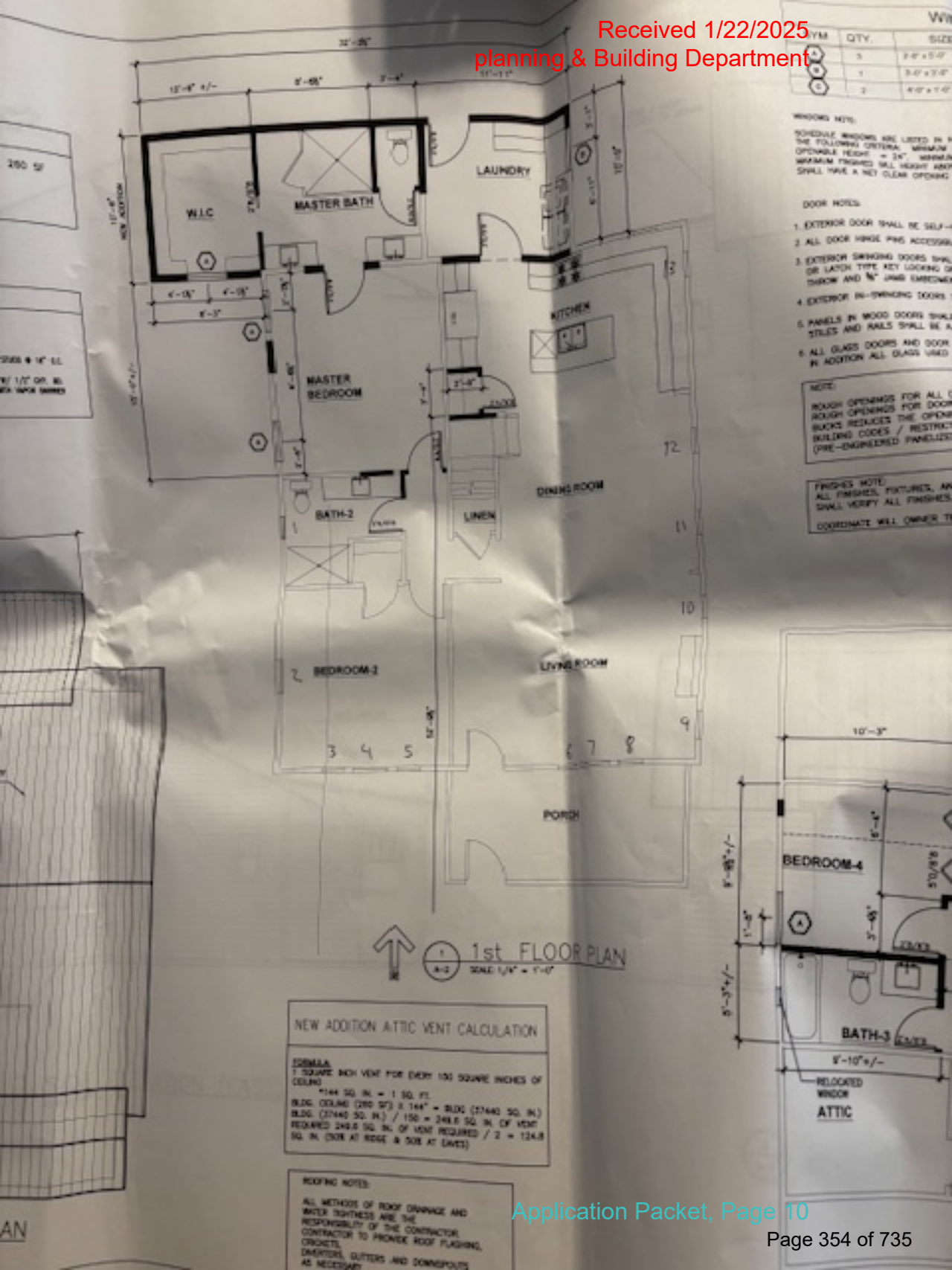
Assessment Date:
Assessed by:

Window Assessment - Window Condition Report

Window #	List and Describe Window Condition
1	Removed
2	Removed
3	Removed
4	Removed
5	Removed
6	Removed
7	Removed
8	Removed
9	Removed
10	Removed
11	Removed
12	Removed
13	Removed
14	
15	
16	
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18	
19	
20	

Window #	List and Describe Window Condition
21	
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40	

Received 1/22/2025
planning & Building Department



Received 1/22/2025
planning & Building Department

ANDERSEN WINDOWS & DOORS

MANNING BUILDING SUPPLIES

SOLD BY:

Manning Building Supplies, Inc.
10900 Philips Highway
Jacksonville, FL 32256
PH 904-268-7000 Fax: 904-260-0705

SOLD TO:

,

CREATED DATE
7/31/2024

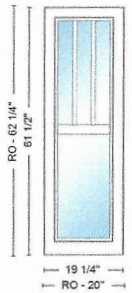
LATEST UPDATE
7/31/2024

OWNER
LEE GAUTNEY

Abbreviated Quote Report - Customer Pricing

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
AVS-24 MARCARIS	Unassigned Project	6191127		

ORDER NOTES: **DELIVERY NOTES:**



Item	Qty	Operation	Location	Unit Price	Ext. Price
100	1	Fixed	FRONT PORCH	$1,405.18	$1,405.18

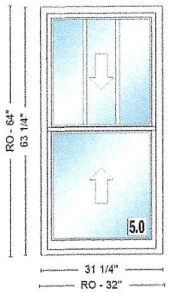
RO Size: 20" x 62 1/4" **Unit Size: 19 1/4" x 61 1/2"**

APW 1' 7 1/4"X5' 1 1/2", Unit, A Series Picture Window, Traditional (4 1/8" Bottom Rail), Standard Product Performance, 4 9/16" Frame Depth, Standard Flange, Black Exterior Frame, Black Exterior Sash/Panel, Pine w/Black - Painted Interior Frame, Fixed, Dual Pane Low-E4 SmartSun Standard Argon Fill Full Divided Light w/Energy Spacer Grille Alignment Required, Horizontal, A Series Double-Hung Windows - Equal Sash, 3 Wide, 1 High, 4 Total Grille Lights, Specified Equal Light Fractional Pattern, Black, Pine w/Black, Chamfer Exterior Grille Bar/ Chamfer Interior Grille Bar, 7/8" Grille Bar, Wide Grille Bar: 2 1/4" with Centered Horizontal Bar Placement 27.025" Chamfer Glass Stop Stainless Glass / Grille Spacer

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.26	0.17	YES

Application Packet, Page 11

Received 1/22/2025
planning & Building Department



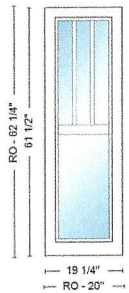
Item	Qty	Operation	Location	Unit Price	Ext. Price
200	1	AA	FRONT PORCH	$1,173.13	$1,173.13

RO Size: 32" x 64" **Unit Size: 31 1/4" x 63 1/4"**

ADH2854, Unit, 8 Degrees - Moderate, A Series Double-Hung, Traditional (4 1/8" Bottom Rail), Standard Product Performance, Equal Sash, 4 9/16" Frame Depth, Standard Flange, Black Exterior Frame, Black Exterior Sash/Panel, Pine w/Black - Painted Interior Frame, Pine w/Black - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 SmartSun Standard Argon Fill Full Divided Light w/Energy Spacer Division, 3 Wide, 1 High, Specified Equal Light Pattern, Black, Pine w/Black, Chamfer Exterior Grille Bar/ Chamfer Interior Grille Bar, 7/8" Grille Bar, Chamfer Glass Stop Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, Black, Full Screen, Aluminum

Insect Screen 1: A Series Double-Hung, ADH2854 8 Degrees - Moderate Full Screen Aluminum Black

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.27	0.18	YES	A1	27.1875	27.0000	5.10000



Item	Qty	Operation	Location	Unit Price	Ext. Price
300	1	Fixed	FRONT PORCH	$1,405.18	$1,405.18

RO Size: 20" x 62 1/4" **Unit Size: 19 1/4" x 61 1/2"**

APW 1' 7 1/4"X5' 1 1/2", Unit, A Series Picture Window, Traditional (4 1/8" Bottom Rail), Standard Product Performance, 4 9/16" Frame Depth, Standard Flange, Black Exterior Frame, Black Exterior Sash/Panel, Pine w/Black - Painted Interior Frame, Fixed, Dual Pane Low-E4 SmartSun Standard Argon Fill Full Divided Light w/Energy Spacer Grille Alignment Required, Horizontal, A Series Double-Hung Windows - Equal Sash, 3 Wide, 1 High, 4 Total Grille Lights, Specified Equal Light Fractional Pattern, Black, Pine w/Black, Chamfer Exterior Grille Bar/ Chamfer Interior Grille Bar, 7/8" Grille Bar, Wide Grille Bar: 2 1/4" with Centered Horizontal Bar Placement 27.025" Chamfer Glass Stop Stainless Glass / Grille Spacer

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.26	0.17	YES

Received 1/22/2025
planning & Building Department



Received 1/22/2025
planning & Building Department



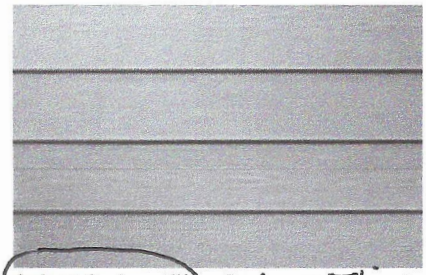
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Plsnning & Building Department

HardiePlank® Lap Siding Product Description

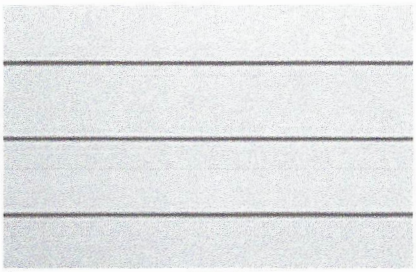
HardiePlank® lap siding is factory-primed fiber-cement lap siding available in a variety of styles and textures. Please see your local James Hardie® product dealer for product availability. HardiePlank lap siding comes in 12 ft. lengths. Nominal widths from 5 1/4 in to 12 in. create a range of exposures from 4 in to 103/4 in

HardiePlank lap siding is also available with ColorPlus® Technology as one of James Hardie's prefinished products. ColorPlus® Technology is a factory applied, oven-baked finish available on a variety of James Hardie siding and trim products. See your local dealer for details and availability of products, colors, and accessories.

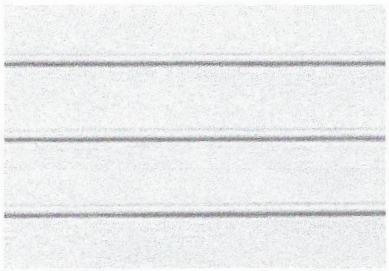
The HZ5® product line is right at home in climates with freezing temperatures, seasonal temperature variations, snow and ice. HZ5® boards are the result of our generational evolution of our time-tested products. We've evolved our substrate composition to be specifically designed to perform in conditions found in these climates. To ensure that its beauty matches its durability, we've engineered the surface for higher performance, giving it superior paint adhesion and moisture resistance. In addition, we've added a drip edge to the HardiePlank® HZ5® lap siding product to provide improved water management in conditions specific to HZ5® climates.



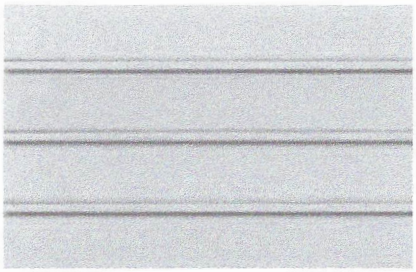
Select Cedarmill® 5/16" Thick



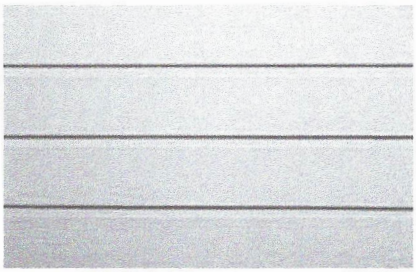
Smooth



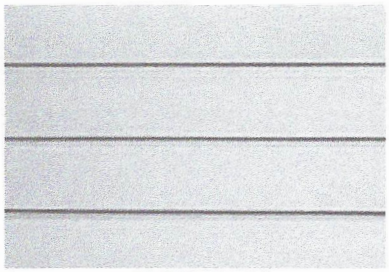
Beaded Cedarmill®



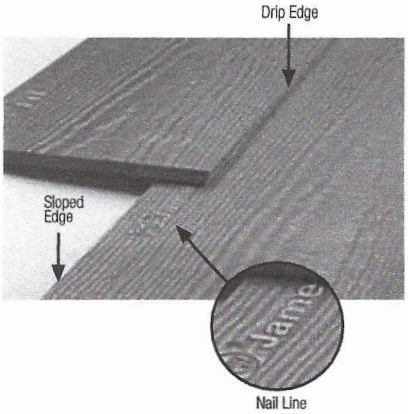
Beaded Smooth



Custom Colonial Roughsawn®



Custom Colonial Smooth®





PACETTI
HOME RENOVATIONS AND ADDITION

APPROVED

These plans have been reviewed for compliance with the City of St. Augustine Land Use & Development Codes. Any deviation from these plans or specifications related to the above codes must be reviewed and approved in advance in writing by the Planning & Building Department.
An approved set of these plans must be kept on the job site at all times.

Sarah Daugherty 11/14/2024

24 MACARIS ST.
ST. AUGUSTINE, FL

11.10.23

CONSTRUCTION DOCUMENTS

SURAGE & ASSOCIATES, LLC.
101 MARKETSIDE AVE. SUITE 404 #380
PONTE VEDRA, FLORIDA 32081
904-347-1811
SURAGEANDASSOCIATES.COM

Approved
These plans have been reviewed and found to be in substantial compliance with the provisions of the 2023 Florida Building Code and the City of St. Augustine building ordinances. Any deviations or revisions to these plans must be approved by the City of St. Augustine Building Official.

Richard "Buddy" Schauland 11/12/2024

Condition: The A/C unit shall be elevated to a minimum of 9' NAVD 1988. A new elevation certificate shall be submitted showing the new elevation prior to the final inspection.

Provide Elevation Certificate prior to scheduling the final inspection. Minimum finished floor elevation must be at the Design Flood Elevation.

All construction shall comply with NPDES including the use of perimeter silt barrier fences, waste materials washout/containing pits, stabilized driveways during construction, silt protection of storm drains, waterways, unprotected slopes, and all stormwater systems.

PROJECT NO P23102

INDEX OF DRAWINGS

SHEET	SHEET TITLE
A-00	COVER
A-0	GENERAL NOTES,AND DETAILS
D-1	DEMOLITION PLAN
A-1	SITE PLAN
A-2	1ST AND 2nd FLOOR PLAN
A-3	ELEVATIONS
A-4	SECTIONS AND DETAILS
S-1	GENERAL NOTES
S-2	FOUNDATIONS AND FRAMING PLANS
S-3	SECTIONS AND DETAILS
E-1	ELECTRICAL PLAN

STATE OF FLORIDA
LAWRENCE SURAGE
AR 95129
REGISTERED ARCHITECT

GENERAL NOTES

CONTRACTOR SHALL VERIFY THE SIZE AND LOCATION OF ALL MECHANICAL AND ELECTRICAL OPENINGS AND MAKE PROVISIONS FOR FLOOR STUB UPS SLEEVES, ECT PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS, COORDINATE FINISH MATERIALS SELECTED. IF DIFFERENT FROM THAT SHOWN ON ARCHITECTURAL DRAWINGS AND THE STRUCTURAL DRAWINGS PRIOR TO CONSTRUCTION.

INTERIOR DIMENSIONS SHOWN ARE TO THE FACE OF STUDS UNLESS OTHERWISE NOTED. CONTRACTOR TO VERIFY THESE DIMENSIONS AND COORDINATE WITH SIZE AND TYPE OF STUD WALL AND FINISH MATERIALS USED (EG. PANELING, BRICK, STONE, VENEER. ETC.)

EXTERIOR DIMENSIONS SHOWN FOR DOOR AND WINDOW OPENINGS ARE TO THE CENTERLINE OF OPENING. CONTRACTOR/BUILDER TO VERIFY THESE DIMENSIONS AND COORDINATE WITH ACTUAL SIZE AND TYPE OF DOORS AND WINDOWS SELECTED.

DEVIATIONS FROM THE APPROVED PLANS, OR CHANGES REQUIRING FIELD MODIFICATION OF A STRUCTURAL NATURE ARE NOT PERMITTED. THE SELLER SHALL BE HELD HARMLESS FOR ANY SUCH FIELD MODIFICATIONS.

ALL PERMITS, LICENSES AND COMPLIANCE THEREOF SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE SELLER IS HELD HARMLESS IN ALL RESPECTS IN THE ACQUISITION OF THE AFOREMENTIONED.

ALL MATERIALS COVERED IN THESE GENERAL NOTES ARE NOT NECESSARILY USED ON A SPECIFIC MODEL. MATERIALS REQUIRED ARE AS SHOWN ON PLANS.

APPROVAL OF THE FLOOD PLAIN MANAGEMENT OF THE ENVIRONMENTAL DEVELOPMENT DIVISION, COUNTY ENGINEER FACILITIES CONTROL DISTRICT MAY BE REQUIRED. COORDINATE CHANGES IF REQUIRED WITH PLANS

GARAGE WALLS LESS THAN 3'–0" FROM PROPERTY LINE SHALL HAVE 1 HOUR EXTERIOR PROTECTION WITH NO OPENINGS.

DIMENSIONS WHEN SHOWN, TAKE PRECEDENCE OVER USING SCALE ON PRINTS.

ALL CONSTRUCTION SHALL BE IN FULL COMPLIANCE WITH APPLICABLE FEDERAL; STATE AMD ;PCA; CODES & ORDINANCES.

THESE DRAWINGS, PLANS AND CONTENTS REPRESENT PROPRIETARY MATERIAL AND ARE NOT TO BE COPIED OR REPRODUCED.

STEEL FRAMING MATERIAL IS SUPPLIED WITH AS MANY OF THE DIFFERENT ITEMS CUT TO LENGTH AS POSSIBLE WHERE LARGE QUANTITIES OF THE SAME PARTS ARE REQUIRED. OTHER SMALL QUANTITY PARTS, VARIABLE LENGTH PARTS, AND CLIPS, PLATES, ANGLES, ECT SHALL BE FIELD CUT FROM SUPPLIED STOCK LENGTH PARTS.

ALL MATERIAL MUST BE STORED IN A SECURED AREA AND ON A FLAT PLANE AND PROTECTED FROM CONDITIONS THAT MAY CAUSE ANY PHYSICAL DAMAGE. IF MATERIAL DAMAGE (E.G. REUSE, DENTED, BENT OR TWISTED) OCCURS, IT IS THE RESPONSIBILITY OF THE PROJECT ENGINEER OR ARCHITECT TO DETERMINE WHAT IS DAMAGED. ANY DAMAGED MATERIAL SHALL BE REMOVED FROM THE JOB SITE IMMEDIATELY AND REPLACED BY THE CONTRACTOR/BUILDER.

NO DEVIATION FROM THESE PLANS WILL BE ACCEPTED. MODIFICATIONS TO PLANS, PREFABRICATED WALL PANELS, FLOOR TRUSSES, ROOF TRUSSES, OR ANY OTHER PREFABRICATED COMPONENT IS NOT PERMITTED.

SHEATHING NOTES

"WALL AND ROOF SHEATHING" MUST BE INSTALLED AS SHOWN. OMITTING SUCH MATERIAL VOIDS THE STRUCTURAL DESIGN OF THE HOME. MATERIALS SUBSTITUTED FOR THOSE SHOWN MUST HAVE EQUIVALENT DIAPHRAGM SHEAR STRENGTH AND STIFFNESS CHARACTERISTICS. OR THE CONTRACTOR MUST PROVIDE ADDITIONAL WIND BRACING AS REQUIRED BY THE CURRENT BUILDING CODE.

WHERE INDICATED AS "APA APPROVED" IN THESE DRAWINGS, "WALL SHEATHING" SHALL BE A MINIMUM 7/16 TH. THICK, EXPOSURE 1, SPAN RATED 24 / 16 BEARING AN APA APPROVED STAMP. VENEERED PLYWOOD, IF USED, SHALL BE A MINIMUM C–D, GROUP 1 WITH THE SAME RATING AS STATED ABOVE. FASTEN ROOF SHEATHING TO FRAMING MEMBERS WITH 8d NAILS OR #8–20 X 1–¼" LONG SELF–DRILLING SCREWS SPACED AT 12" O.C. IN FIELD OF PLYWOOD SHEETS AND 6" O.C. AT SEAMS AND EDGES OF PLYWOOD SHEET UNLESS NOTED OTHERWISE.

WHERE INDICATED AS "APA APPROVED" IN THESE DRAWINGS, "ROOF SHEATHING" SHALL BE A MINIMUM 7/16" THICK, EXPOSURE 1, SPAN RATED 24/16 BEARING AN APA APPROVED STAMP. VENEERED PLYWOOD, IF USED, SHALL BE A MINIM C–D, GROUP 1 WITH THE SAME RATING AS STATED ABOVE. FASTEN ROOF SHEATHING TO FRAMING MEMBERS WITH 8d NAILS OR #8–20 X 1–¼" LONG SELF–DRILLING SCREWS SPACED AT 12" O.C. IN FIELD OF PLYWOOD SHEETS AND 6" O.C. AT SEAMS AND EDGES OF PLYWOOD SHEET UNLESS NOTED OTHERWISE.

WHERE INDICATED AS "APA APPROVED' IN THESE DRAWINGS, "FLOOR DECKING" SHALL BE ¾" apa RATED STURD–I–FLOOR FOR MAXIMUM JOIST SPACING OF 24" O.C., TONGUE AND GROOVE DECKING SHALL BE GLUED TO JOIST USING ADHESIVES CONFORMING TO APA SPECIFICATIONS AFG–01. FASTEN FLOOR DECKING TO JOISTS USING #8–18 X 1 15 /16" LONG SELF–DRILLING SCREWS AT 12" O.C. IN FIELD OF PLYWOOD SHEET AND 6" O.C. AT SEAMS AND EDGES OF PLYWOOD SHEET. UNLESS NOTED OTHERWISE.

ABBREVIATIONS

ABOVE FINISHED FLOOR	A.F.F.
ACOUSTIC CEILING TILE	A.C.T.
ADJACENT	ADJ.
AIR HANDLER UNIT	A.H.U.
ALTERNATE	ALT.
ALUMINUM	ALUM.
APPROXIMATE	APPROX.
ARCHITECTURAL	ARCH.
ASPHALT	ASPH.
AUTOMATIC	AUTO.
BEAM	BM.
BENCH MARK	B.M.
BLOCKING	BLKG.
BOARD	BD.
BOTTOM	BOT.
BUILDING	BLDG.
CARD READER	C.R.
CARPET	CPT.
CEILING	CLG.
CENTERLINE	℄ or C.L.
CERAMIC TILE	C.T.
CLEAR	CL.
CENTER	CTR.
COLUMN	COL.
COMPRESSIBLE	COMP.
CONCRETE	CONC.
CONCRETE BLOCK	CONC. BLK.
CONCRETE MASONRY UNIT	CMU
CONNECTION	CONN.
CONTINUOUS	CONT.
CONTROL JOINT	C.J.
CORRIDOR	CORR.
CUBIC	CU.
DEGREE	DEG.
DETAIL	DET.
DIAMETER	DIA.
DIMENSION	DIM.
DIRECT–APPLIED EXTERIOR FINISH SYSTEM	D.E.F. S.
DISTANCE	DIST.
DIVIDER	DIV.
DOOR	DR.
DOWN	DN.
DRAWING	DWG.
DRINKING FOUNTAIN	D.F.
EACH	EA.
EXTERIOR INSULATION FINISH SYSTEM	EIFS
EXISTING DIMENSION	E.D.
ELECTRICAL	ELEC.
ELECTRICAL WATER COOLER	E.W.C.
ELEVATION	EL.
ENCLOSURE	ENCL.
EQUAL	EQ.
EQUIPMENT	EQUIP.
EXISTING	EXIST.
EXPANSION JOINT	E.J.
EXPOSED	EXP.
EXTERIOR	EXT.
FEET	FT.
FIELD VERIFY	F.V.
FINISH	FIN.
FIRE EXTINGUISHER CABINET	F.E.C.
FIRE EXTINGUISHER	F.E.
FIRE HOSE CABINET	F.H.C.
FIRE HOSE RACK	F.H.R.
FIXTURE	FIXT.
FLIGHT	FIDS
INFORMATION DISPLAY SYSTEM	
FLOOR	FL.
FLOOR DRAIN	F.D.
FLUORESCENT	FLUOR.
FRAME	FR.
GAUGE	GA.
GALVANIZED	GALV.
GLASS	GL.
GYPSUM BOARD	GYP.BD.
HARDWARE	HDW.
HEAD	HD.
HEIGHT	HT.
HOLLOW METAL	H.M.
HORIZONTAL	HORIZ.
INCHES	IN.
INSIDE DIAMETER	I.D.
INSULATION	INSUL.
INTERIOR	INT.
JANITOR	JAN.
JOINT	JT.
LAMINATED	LAM.
LAVATORY	LAV.
LINEAR FEET	L.F.
LOW POINT	L. PT.
MASONRY OPENING	M.O.
MATERIAL	MATL.
MAXIMUM	MAX.
MECHANICAL	MECH.
METAL	MTL.
MINIMUM	MIN.
MISCELLANEOUS	MISC.
MULLION	MULL.
NOMINAL	NOM.
NOT IN CONTRACT	N.I.C.
NOT TO SCALE	N.T.S.
NUMBER	NO.
ON CENTER	O.C.
OPENING	OPG.
OPPOSITE	OPP.
OUNCE	OZ.
OUTSIDE DIAMETER	O.D.
OVERALL	O.A.
PAIR	PR.
PANEL JOINT	P.J.
PLASTIC LAMINATE	PLAM
PLASTER	PLAS.
PLATE	PL.
PLUMBING	PLMBG.
PLYWOOD	PLYWD.
POLYVINYLCHLORIDE	P.V.C.
POINT	PT.
POUNDS	LBS.
POUNDS PER SQUARE INCH	PSI.
PRESSURE TREATED	P.T.
PROPERTY	PRPTY.
QUANTITY	QTY.
QUARRY TILE	Q.T.
RADIUS	R.
RECTANGULAR	RECT.
REINFORCEMENT	REINF.
REQUIRED	REQD.
REVISION	REV.
RIGHT HAND	R.H.
ROOF DRAIN	R.D.
ROOM	RM.
SEALED CONCRETE	S.C.
SCHEDULE	SCHED.
SECTION	SECT.
SHEET	SHT.
SIMILAR	SIM.
SQUARE FEET	S.F.
STAINLESS STEEL	S.S.
STANDARD	STD.
STATION	STA.
STEEL	STL.
STRUCTURAL	STRUCT.
SUSPENDED	SUSP.
SYMBOL	SYM.
TELEPHONE	TEL.
THICKNESS	THK.
TYPICAL	TYP.
UNDERWRITERS LABORATORIES UNLESS OTHERWISE NOTED	U.L. U.O.N.
VINYL BASE	V.B.
VERTICAL	VERT.
VINYL COMPOSITION TILE	V.C.T.
VINYL WALL COVERING	V.W.C.
VOLUME	VOL.
WATER CLOSET	W.C.
WEIGHT	WT.
WELDED WIRE FABRIC	W.W.F.
WOOD	WD.
WORKING POINT	W.P.

MATERIALS LEGEND

- CMU (CONCRETE MASONRY UNIT)
- CONCRETE
- WOOD BLOCKING
- BATT INSULATION
- RIGID INSULATION
- GYPSUM BOARD

PROJECT NOTES

THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT. AS SCOPE DOCUMENTS, THE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL COMPLETION AND PERFORMANCE OF THE CONTRACT FOR CONSTRUCTION. THE CONTRACTOR SHALL FURNISH ALL ITEMS OF MATERIALS AND LABOR REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.

VERIFY ALL EXISTING GRADES, DIMENSIONS, CONDITION ETC. RELATED TO EXISTING CONSTRUCTION AND CONTOURING. NEW GRADES TO BE ESTABLISHED BETWEEN OWNER AND CONTRACTOR FOR PROPER DRAINAGE.

VERIFY EXACT LOCATIONS OF ALL UTILITIES PRIOR TO START OF CONSTRUCTION. CAUTION SHALL BE TAKEN DURING EXCAVATION AND FOUNDATION WORK TO AVOID UTILITY LINES.

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL CODES AND REGULATORY AGENCIES. THEIR REQUIREMENTS MUST TAKE PRECEDENCE OVER THOSE SHOWN AND FIELD ADJUSTMENTS MADE ACCORDINALY.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS. ANY DISCREPANCY SHALL BE REPORTED TO THE OWNER FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY ERRORS THAT ARE NOT REPORTED.

THE DRAWINGS DOES NOT PROVIDE ANY FRAMING OR FINISH MATERIALS FOR INTERIOR OR EXTERIOR STAIR STRUCTURES, LANDINGS, HANDRAILS AND/OR GUARDRAILS OR ANY OTHER STAIR RELATED ITEMS. THE DESIGN AND CONSTRUCTION OF SUCH STAIR STRUCTURES MUST BE PROVIDED BY THE CONTRACTORS NECESSARY TO SATISFY LOCAL/GOVERNING BUILDING CODES/AUTHORITY.

THE DRAWINGS DOES NOT PROVIDE ANY FRAMING OR FINISH MATERIALS FOR FIREPLACES, CHIMNEYS, HEARTHS OR ANY OTHER FIREPLACE RELATED ITEMS. THE DESIGN AND CONSTRUCTION OF THE FIREPLACE MUST BE PROVIDED BY THE CONTRACTOR AS NECESSARY TO SATISFY LOCAL/GOVERNING BUILDING CODES/AUTHORITY.

THE DRAWINGS DOES NOT PROVIDE ANY FRAMING OR FINISH MATERIAL FOR INTERIOR MILLWORK OR CASEWORK ITEMS, COUNTERTOP, HARDWARE OR ANY OTHER CABINETRY RELATED ITEMS. THE DESIGN AND CONSTRUCTION OF BUILT–IN'S MUST BE PROVIDED BY THE CONTRACTOR AS NECESSARY AND VERIFY WITH OWNER.

ATTIC VENTILATION TO BE PROVIDED AS NECESSARY TO COMPLY WITH LOCAL/GOVERNING BUILDING CODES/ AUTHORITY THE SPECIFIC SIZE AND NUMBER OR VENTS REQUIRED TO COMPLY WITH APPLICABLE CODES TO BE DETERMINED BY THE CONTRACTOR AND VERIFIED WITH LOCAL BUILDING OFFICIALS PRIOR TO CONSTRUCTION.

THE CONTRACTOR MUST PROVIDE SAFETY GLAZING AS NECESSARY TO COMPLY WITH LOCAL/GOVERNING BUILDING CODES. THE CONTRACTOR MUST VERIFY APPLICABLE CODES REQUIREMENTS AND SAFETY GLAZING LOCATIONS PRIOR TO CONSTRUCTION.

THE CONTRACTOR MUST PROVIDE ANY ADDITIONAL DRAWINGS, CALCULATIONS AND/OR SPECIFICATION FOR ANY MECHANICAL, ELECTRICAL AND/OR PLUMBING ITEMS WHICH MAY BE REQUIRED FOR PERMITTING AND/OR CONSTRUCTION.

ENERGY CALCULATIONS MUST BE PROVIDED BY OTHERS AS REQUIRED BY LOCAL/GOVERNING CODES/AUTHORITY.

ADDITONAL NOTES

CONTRACTOR TO INSTALL WATER RESISTANT GYPSUM BOARD AT ALL PLUMBING AREAS (WET WALLS).

MASONRY FIREPLACES AND HEARTHS ARE NOT PERMITTED ON FLOOR SYSTEMS. ALL FIREPLACES ARE TO BE FACTORY BUILT TYPE UNITS AND ARE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND IN ACCORDANCE WITH UL 127 AND CHAPTER 10 OF THE 2003 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS FLOOR SYSTEM APPLICATIONS ARE DESIGNED TO SUPPORT 10 PSF DEAD LOAD, MAXIMUM.

S&A
SURAGE & ASSOCIATES, LLC.
101 MARKETSIDE AVE, SUITE 404 #380
PONTE VEDRA, FL 32081
904-347-1811
www.surageandassociates.com

PACETTI RESIDENCE RENOVATIONS AND ADDITION

24 MACARIS ST.
ST. AUGUSTINE, FL

STATE OF FLORIDA · LAWRENCE SURAGE · AR 95129 · REGISTERED ARCHITECT

REVISIONS

DATE ISSUED: 11.10.2023

PROJECT NUMBER
P23102

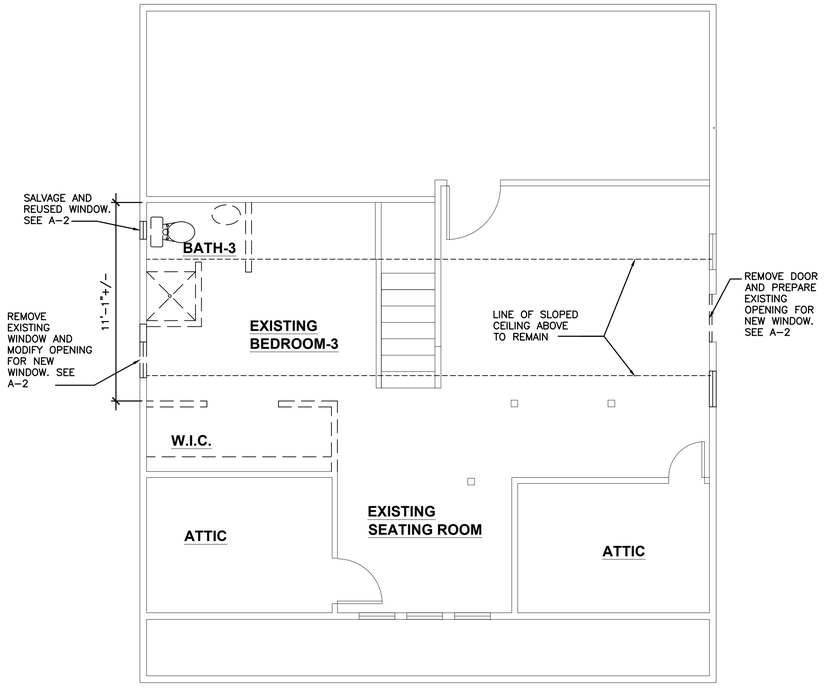
SHEET TITLE
GENERAL NOTES

SHEET NUMBER
A-0

WALL LEGEND

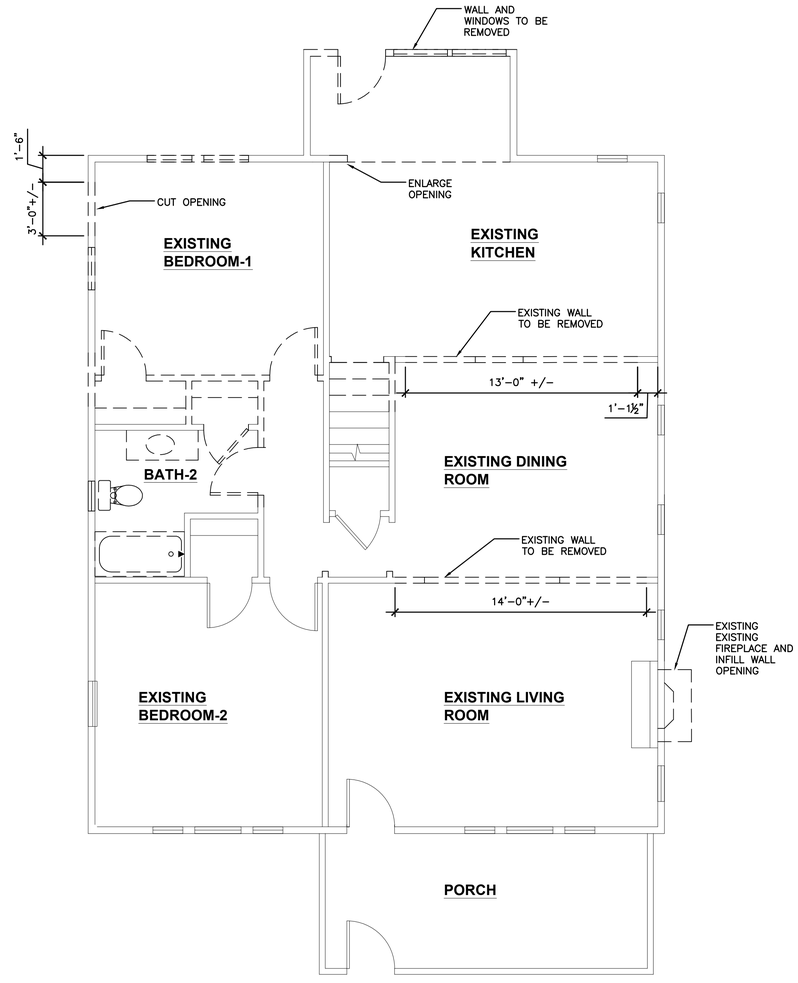
EXISTING BUILDING ELEMENTS TO REMAIN

EXISTING BUILDING ELEMENTS TO BE REMOVED



2 D-1 2nd DEMOLITION PLAN

SCALE: 1/4" = 1'-0"



1 D-1 1st DEMOLITION PLAN

SCALE: 1/4" = 1'-0"

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PACETTI RESIDENCE RENOVATIONS AND ADDITION

24 MACARIS ST.
ST. AUGUSTINE, FL

STATE OF FLORIDA
LAWRENCE SURAGE
AR 95129
REGISTERED ARCHITECT

REVISIONS

DATE ISSUED: 11.10.2023

PROJECT NUMBER
P23102

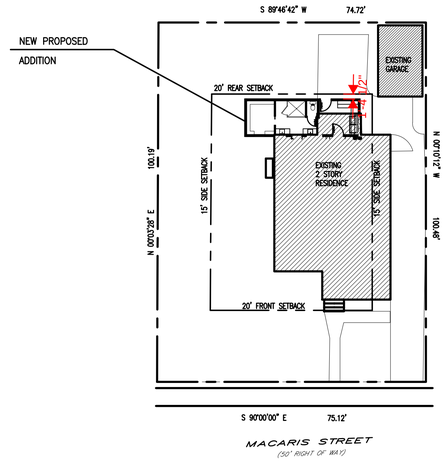
SHEET TITLE
DEMOLITION PLANS

SHEET NUMBER
D-1

LOT AREA TABULATION		
	AREA	PERCENTAGE
LOT AREA	7,527	(+/_)
EXISTING BUILDING COVERAGE	1,711 SF	22%
NEW BUILDING COVERAGE	260 SF	
TOTAL BUILDING COVERAGE	1,971 SF	26%
IMPERVIOUS COVERAGE	3,163 SF +/–	42%

NOTES

1. SETBACKS ARE MEASURED TO THE FURTHEST PROJECTION.
2. NEW ADDITION TOTAL HEIGHT 26'–10" +/–



N

1 / A–1 SITE PLAN
SCALE: 1" = 20'–0"

0 10' 20' 40'
SCALE: 1" = 20'–0"

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SHEET TITLE
SITE PLAN

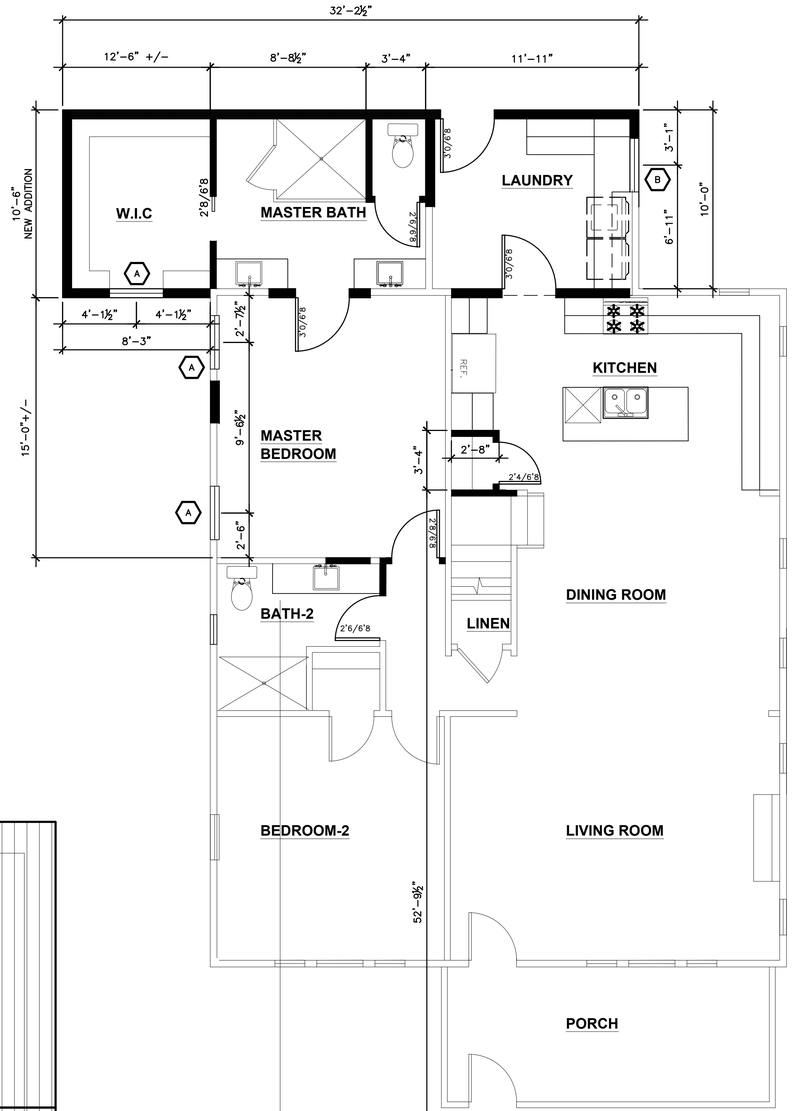
SHEET NUMBER
A-1

ADDITION AREA TABULATION

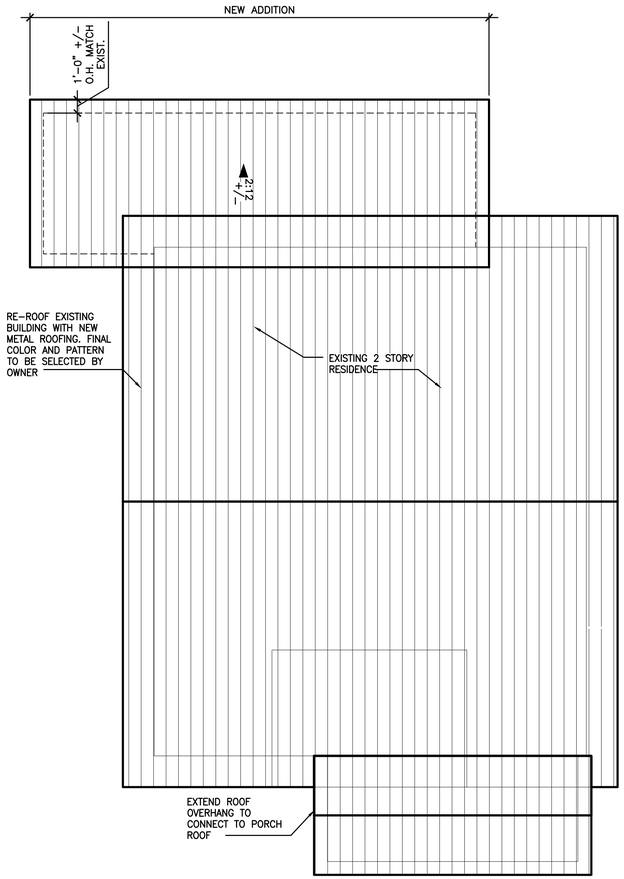
NEW ADDITION – CONDITIONED SPACE	260 SF

WALL LEGEND

- EXISTING BUILDING ELEMENTS TO REMAIN
- NEW INTERIOR PARTITIONS: 1/2" GYP. BD. ON 2x4 WOOD STUDS @ 16" O.C.
- NEW EXTERIOR WALL 2x6 WOOD STUDS WALL @ 16" O.C. W/ 1/2" GYP. BD. AT INTERIOR AND 7/16" EXTERIOR PLYWOOD SHEATHING WITH VAPOR BARRIER AND HARDI LAP SIDING TO MATCH EXISTING.



1 A–2 1st FLOOR PLAN
SCALE: 1/4" = 1'–0"



3 A–2 ROOF PLAN
SCALE: 3/16" = 1'–0"

NEW ADDITION ATTIC VENT CALCULATION

FORMULA:
1 SQUARE INCH VENT FOR EVERY 150 SQUARE INCHES OF CEILING
*144 SQ. IN. = 1 SQ. FT.
BLDG. CEILING (260 SF) X 144" = BLDG (37440 SQ. IN.)
BLDG. (37440 SQ. IN.) / 150 = 249.6 SQ. IN. OF VENT REQUIRED 249.6 SQ. IN. OF VENT REQUIRED / 2 = 124.8 SQ. IN. (50% AT RIDGE & 50% AT EAVES)

ROOFING NOTES:

ALL METHODS OF ROOF DRAINAGE AND WATER TIGHTNESS ARE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR TO PROVIDE ROOF FLASHING, CRICKETS, DIVERTERS, GUTTERS AND DOWNSPOUTS AS NECESSARY.

WINDOW SCHEDULE

SYM	QTY.	SIZE	TYPE	GLAZING	HD. HT.	REMARKS
A	3	3'-0" x 5'-0"	S.H. VINYL.	DBL. INSUL	-.	
B	1	3'-0" x 3'-0"	S.H. VINYL	DBL. INSUL	-	
C	2	4'-0" x 1'-0"	FIXED VINYL	DBL. INSUL	-	TEMPERED

WINDOWS NOTE:

SCHEDULE WINDOWS ARE LISTED IN NOMINAL SIZES. ALL SLEEPING ROOM WINDOWS SHALL MEET THE FOLLOWING CRITERIA: MINIMUM NET CLEAR OPENABLE AREA = 5.7 S.F. MINIMUM NET CLEAR OPENABLE HEIGHT = 24". MINIMUM NET CLEAR OPENABLE WIDTH = 20". MAXIMUM FINISHED SILL HEIGHT ABOVE FINSIH FLOOR = 44". GRADE FLOOR OR BELOW GRADE SHALL HAVE A NET CLEAR OPENING OF 5 S.F. (FBC 2020 RESIDENTIAL, R310 1.1).

DOOR NOTES:

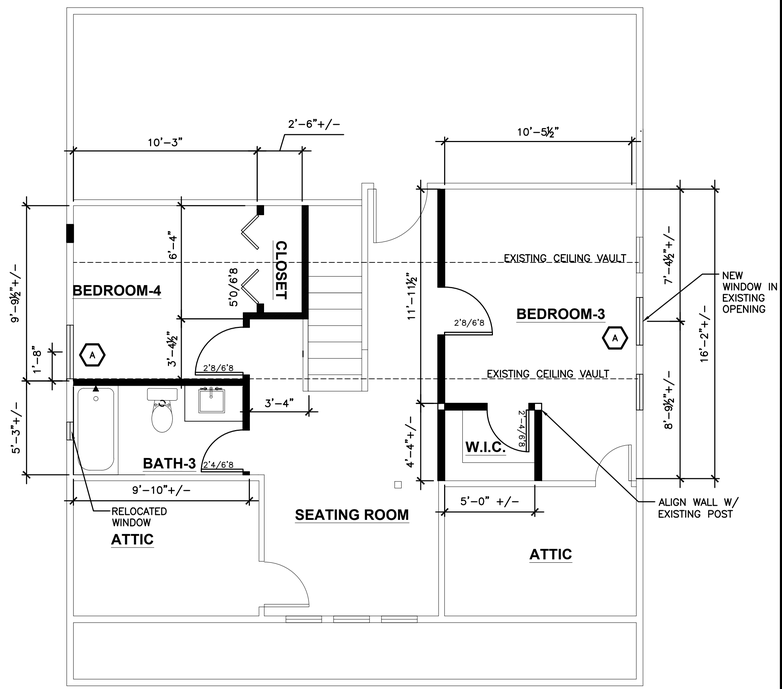
1. EXTERIOR DOOR SHALL BE SELF–CLOSING, TIGHT FITTING 1 ¾ MINMUM THICKNESS SOLID CORE.
2. ALL DOOR HINGE PINS ACCESSIBLE FORM THE OUTSIDE SHALL BE THE NON–REMOVABLE TYPE.
3. EXTERIOR SWINGING DOORS SHALL BE EQUIPPED WITH A LATCH AND KEY OPERATED DEADBOLT OR LATCH TYPE KEY LOCKING DEVICE DEADBOLTS SHALL HAVE A HARDENED INSERT 1" MINIMUM THROW AND ⅝" JAMB EMBEDMENT.
4. EXTERIOR IN–SWINGING DOORS SHALL HAVE ONE PIECE OR RIVETED DOOR STOPS.
5. PANELS IN WOOD DOORS SHALL BE MINIMUM ⅝" THICK AND NOT MORE THE 30 SQ. IN IN AREA STILES AND RAILS SHALL BE A MINIMUM 1 ⅜" THICK AND 3" IN WIDTH.
6. ALL GLASS DOORS AND DOOR PANELS SHALL BE SAFETY–GLAZED WITH TEMPERED GLASS IN ADDITION ALL GLASS USED WITHIN 24" DOORS SHALL BE TEMPERED.

NOTE:

ROUGH OPENINGS FOR ALL DOORS TO BE PER PLANS AND DELIVERED PRODUCT. ROUGH OPENINGS FOR DOORS DO NOT INCLUDE WOOD BUCKS INSTALLING WOOD BUCKS REDUCES THE OPENINGS WIDTH AND HEIGHT. CHECK LOCAL / GOVERNING BUILDING CODES / RESTRICTIONS OR REGULATIONS PRIOR TO REDUCING DOOR WIDTH. (PRE–ENGINEERED PANELIZED WALLS)

FINISHES NOTE:
ALL FINISHES, FIXTURES, AND CABINETS ARE SELECTED BY OWNER. GENERAL CONTRACTOR SHALL VERIFY ALL FINISHES, FIXTURES, AND CABINETS W/ OWNER PRIOR TO CONSTRUCTION.

COORDINATE WILL OWNER THE LOCATIONS OF EQUIPMENT THAT REQUIRES GAS SUPPLY.



2 A–2 2nd FLOOR PLAN
SCALE: 1/4" = 1'–0"

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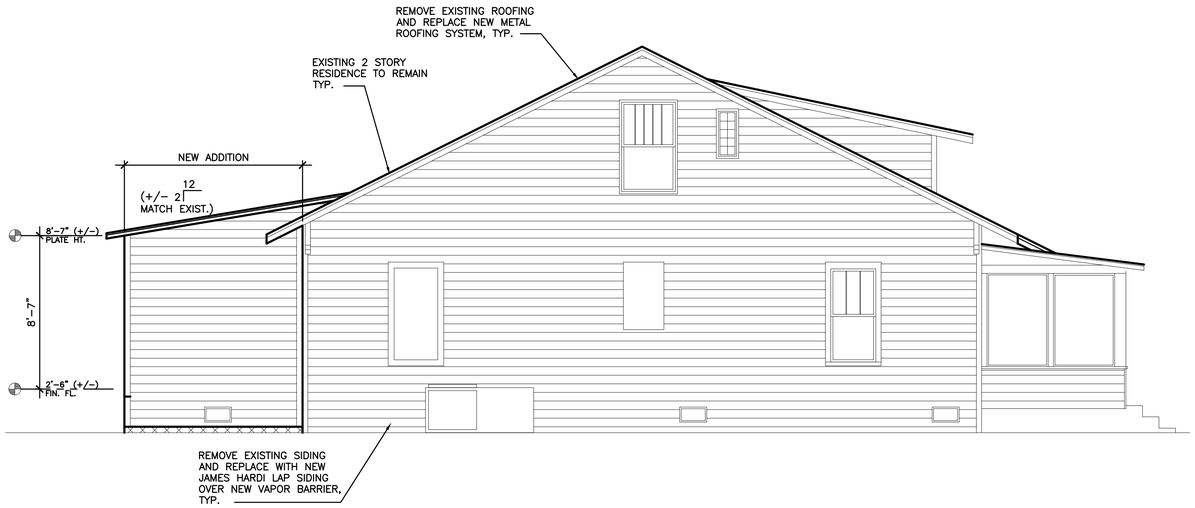
REVISIONS

DATE ISSUED: 11.10.2023

PROJECT NUMBER
P23102

SHEET TITLE
1ST AND 2ND FLOOR PLAN

SHEET NUMBER
A-2



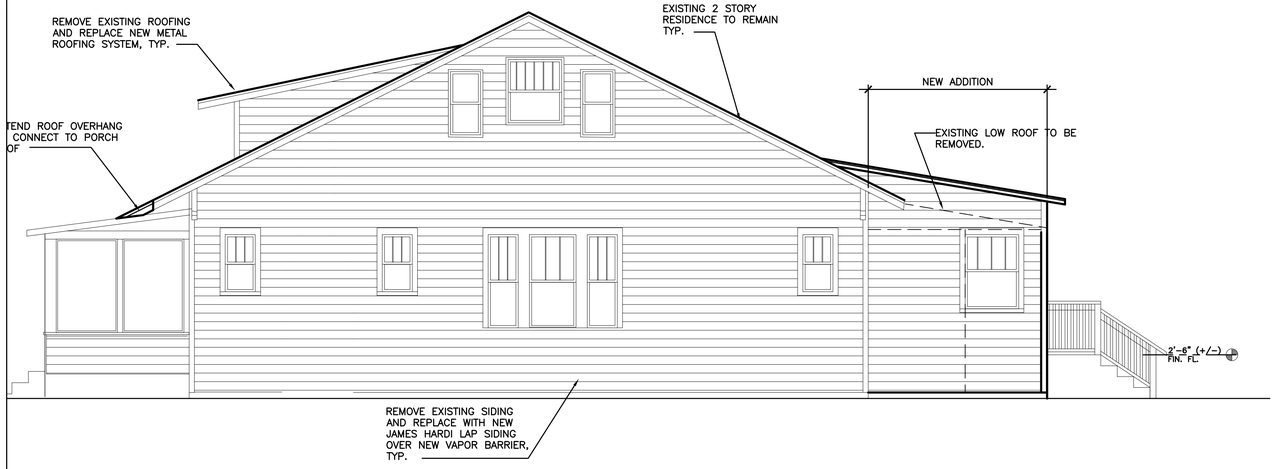
2 A-4 SIDE ELEVATION (WEST)

SCALE: 1/4" = 1'-0"



1 A-4 FRONT ELEVATION (SOUTH)

SCALE: 1/4" = 1'-0"



4 A-4 SIDE ELEVATION (EAST)

SCALE: 1/4" = 1'-0"



3 A-4 REAR ELEVATION (NORTH)

SCALE: 1/4" = 1'-0"

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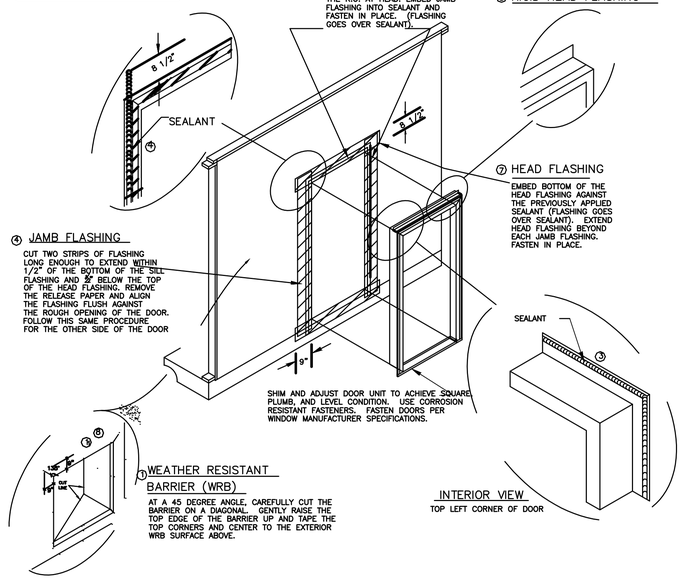
PROJECT NUMBER
P23102

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-3

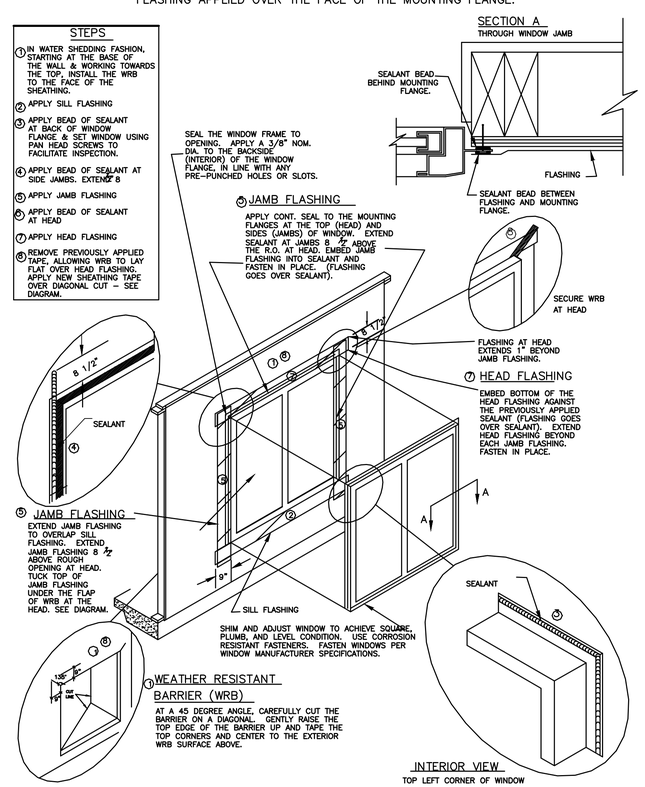
DOOR INSTALLATION
WEATHER RESITIVE BARRIER (WRB) APPLIED PRIOR TO THE DOOR INSTALLATION.
FLASHING APPLIED OVER THE FACE OF THE FRAME.

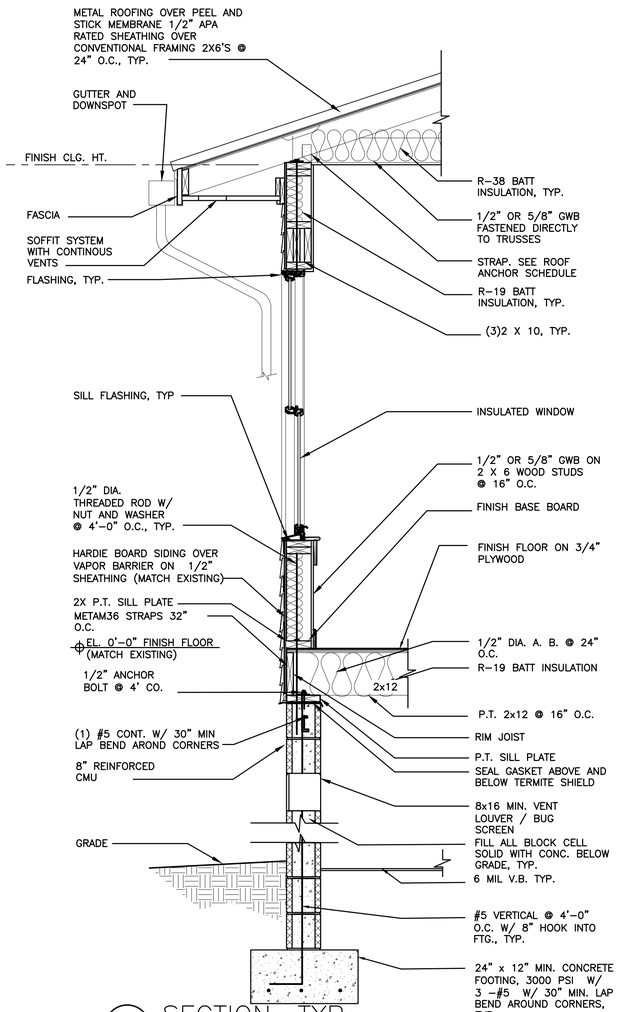
STEPS
1. IN WATER SHEDDING FASHION, STARTING AT THE BASE OF THE WALL & WORKING TOWARDS THE TOP, INSTALL THE WRB TO THE FACE OF THE SHEATHING.
2. INSTALL SILL FLASHING
3. INSTALL SILL PAN
4. INSTALL JAMB FLASHING
5. INSTALL HEAD FLASHING
6. INSTALL DOOR UNIT AS PER MANUFACTURER'S INSTRUCTION
7. INSTALL RIDGID HEAD FLASHING
8. APPLY SEALANT TO RIDGID HEAD FLASHING



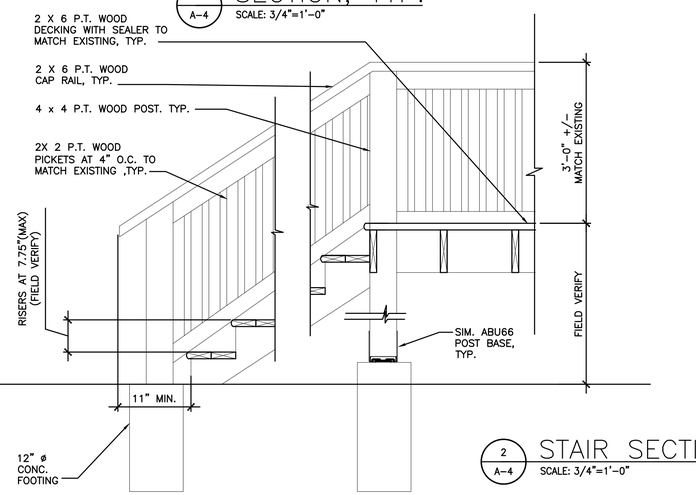
WINDOW INSTALLATION (METHOD A–1)
WEATHER RESITIVE BARRIER (WRB) APPLIED PRIOR TO THE WINDOW INSTALLATION.
FLASHING APPLIED OVER THE FACE OF THE MOUNTING FLANGE.

STEPS
1. IN WATER SHEDDING FASHION, STARTING AT THE BASE OF THE WALL & WORKING TOWARDS THE TOP, INSTALL THE WRB TO THE FACE OF THE SHEATHING.
2. APPLY SILL FLASHING
3. APPLY BEAD OF SEALANT AT BACK OF WINDOW FLANGE & SET WINDOW USING PAN HEAD SCREWS TO FACILITATE INSPECTION.
4. APPLY BEAD OF SEALANT AT SIDE JAMBS. EXTEND 8
5. APPLY JAMB FLASHING
6. APPLY BEAD OF SEALANT AT HEAD
7. APPLY HEAD FLASHING
8. REMOVE PREVIOUSLY APPLIED TAPE, ALLOWING WRB TO LAY FLAT OVER HEAD FLASHING. APPLY NEW SHEATHING TAPE OVER DIAGONAL CUT – SEE DIAGRAM.



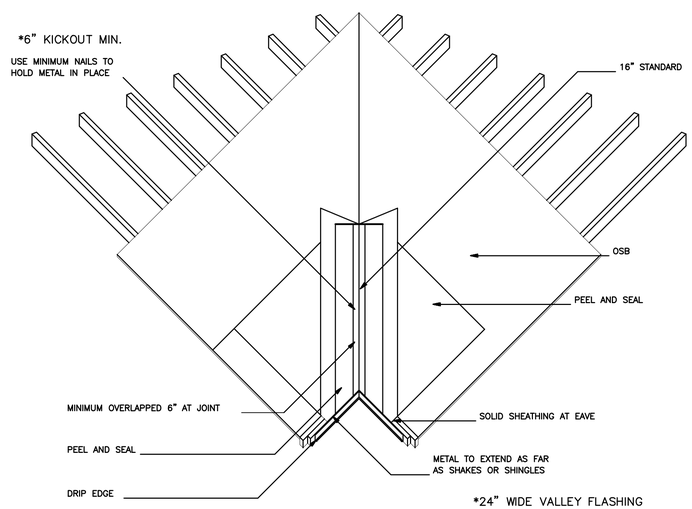


1 / A–4 SECTION, TYP.
SCALE: 3/4"=1'–0"



2 / A–4 STAIR SECTION
SCALE: 3/4"=1'–0"

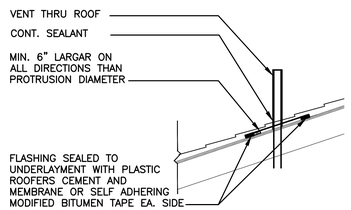
4 / A–4 DOOR DETAIL, TYP.
SCALE: NTS



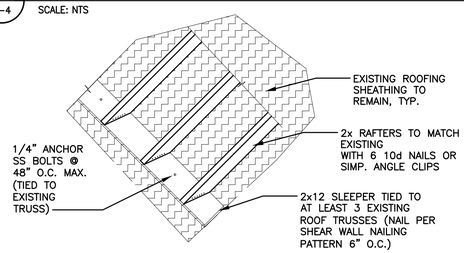
*24" WIDE VALLEY FLASHING
VALLEYS WILL BE INSTALLED PER SECTION R905.2.8.2 OF THE FLORIDA BUILDING CODE

6 / A–4 ROOF VALLEY FLASHING DETAIL
SCALE: NTS

3 / A–4 WINDOW DETAIL, TYP.
SCALE: NTS



5 / A–4 TYPICAL PIPE PENETRATION DETAIL
SCALE: NTS



7 / A–4 TYP. ROOF SLEEPER DETAIL
SCALE: NTS

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STATE OF FLORIDA · LAWRENCE SURAGE · REGISTERED ARCHITECT · AR 95129

REVISIONS

DATE ISSUED: 11.10.2023

PROJECT NUMBER
P23102

SHEET TITLE
SECTIONS AND DETAILS

SHEET NUMBER
A-4

DESIGN SPECIFICATIONS:

DESIGN CODE: 2023 FLORIDA BUILDING CODE (FBC)
OCCUPANCY: RESIDENTIAL GROUP R-3 (ONE AND TWO-FAMILY DWELLINGS)
CONSTRUCTION: TYPE V, UNPROTECTED
BASIC WIND SPEED: Vult= 130 MPH Vall= 101 MPH
RISK CATEGORY: II
WIND EXPOSURE: C
INTERNAL PRESSURE COEFFICIENT: ± 0.18 ENCLOSED BUILDING
MAXIMUM DESIGN WIND PRESSURES (PSF):

OPENING SIZE (SF)	EDGE ZONES (3'-0" FROM OUTSIDE CORNERS)	INTERIOR ZONE
0-10	+30.4 and (-)40.7	+30.4 and (-)33.0
11-20	+29.0 and (-)38.0	+29.0 and (-)31.6
21-51	+27.2 and (-)34.3	+27.2 and (-)29.8
51-100	+25.9 and (-)31.6	+25.9 and (-)28.4
>100	+22.7 and (-)25.2	+22.7 and (-)25.2

DESIGN LIVE LOADS:
ROOF: 20 PSF
FLOORS/STAIRS: 40 PSF

DESIGN DEAD LOADS:
ROOF: 15 PSF
PARTITION: 20 PSF
FLOORS: 10 PSF

NOTE: THE ASCE 7-22 LOAD RESISTANT FACTORED DESIGN (LRFD) COMPONENT AND CLADDING PRESSURES LISTED ABOVE MAY BE MULTIPLIED BY 0.6 (IN ACCORDANCE WITH ASCE 7-22 AND THE 2023 FLORIDA BUILDING CODE) TO OBTAIN THE UN-FACTORED ALLOWABLE STRESS DESIGN (ASD) PRESSURES. THE (ASD) PRESSURES MAY BE USED FOR SELECTION OF THE COMPONENTS & CLADDING ELEMENTS OF THE STRUCTURE ONLY IF THE DESIGN PRESSURES LISTED BY THE MFG. HAVE NOT BEEN FACTORED.

SOILS:

MINIMUM ALLOWABLE SOIL BEARING CAPACITY = 2500 PSF
SUBSURFACE SOIL CONDITIONS WERE NOT AVAILABLE AT THE TIME OF THIS DESIGN. THE OWNER SHALL PROVIDE TO THE CONTRACTOR A REPORT OF THE SUBSURFACE CONDITIONS. SOIL PREPARATIONS NOTED IN SAID REPORT SHALL BE FOLLOWED UNLESS MORE STRINGENT DESIGN IS SPECIFIED WITHIN THESE PLANS. THE FILL BELOW THE FOUNDATION SHOULD BE FREE OF DEBRIS, ORGANIC MATERIAL, COHESIVE SOILS OR ANY OTHER DELETERIOUS MATERIAL. SOIL MUST BE COMPACTED TO 95% MODIFIED PROCTOR MAXIMUM DRY DENSITY FOR A DEPTH OF 2'-0" BELOW THE BOTTOM OF THE FOOTING.

FOOTINGS AND FOUNDATIONS:

FOOTINGS AND FOUNDATIONS SHALL BE IN ACCORDANCE WITH FBC AND AS NOTED IN THESE PLANS.
WELDED WIRE REINFORCING (WWR): SHALL BE ASTM A185, FURNISH IN FLAT SHEET

MASONRY STEMWALLS:

MASONRY STEMWALLS SHALL BE IN ACCORDANCE WITH FBC AND AS NOTED IN THESE PLANS.
STEMWALL TO BE A MAXIMUM OF (6) COURSES TALL. CONTACT ENGINEER OF RECORD IF STEMWALL WILL EXCEED (6) COURSES IN HEIGHT.
STEMWALL AND MONOLITHIC FOOTINGS ARE INTERCHANGEABLE. WHERE THREADED RODS ARE EMBEDED 12" INTO STEMWALLS, THE TOP TWO COURSES OF STEMWALL MUST BE FILLED.

CONCRETE:

CAST-IN-PLACE CONCRETE: SHALL HAVE A COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS.
CONCRETE AND STEEL REINFORCEMENT SHALL BE IN ACCORDANCE WITH FBC.

SLAB ON GRADE

UNLESS NOTED OTHERWISE ON THE PLANS, SLAB THICKNESS IS 4". SLAB SHALL BE POURED OVER A 10 MIL. VAPOR BARRIER AND THE SOIL SHALL BE PREPARED FOR TERMITE PREVENTION PRIOR TO POURING. 6x6 W1.4xW1.4 WWR TO BE PLACED IN THE CENTER OF THE SLAB. WWR SHALL BE LAPPED 8". THE USE OF FIBERMESH SHALL BE ALLOWED IN LIEU OF WWR. MINIMUM FIBER LENGTH = 1/2".

STEEL REINFORCEMENT:

REINFORCING STEEL: SHALL BE ASTM A615, GRADE 60 STEEL REINFORCEMENT SHALL BE IN ACCORDANCE WITH FBC, ACI 318 AND AS NOTED IN THESE PLANS.
CONCRETE COVER SHALL BE IN ACCORDANCE WITH FBC AND AS FOLLOWS:
3" FOR CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH
2" FOR CONCRETE EXPOSED TO WEATHER OR IN CONTACT WITH GROUND
1-1/2" FOR CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND
VERTICAL AND HORIZONTAL REINFORCEMENT WILL BE LAPPED FOR 36 BAR DIAMETERS OR 24", WHICHEVER IS GREATER.
ALL REINFORCING STEEL SHALL BE PLACED IN ACCORDANCE WITH THE TYPICAL BENDING DIAGRAMS AND PLACING DETAILS OF ACI STANDARDS. ALL REINFORCING STEEL SHALL BE HELD SECURELY IN POSITION WITH STANDARD ACCESORIES DURING PLACING OF CONCRETE. SPLICES IN REINFORCING, WHERE PERMITTED, SHALL BE AS FOLLOWS:
MASONRY: 48 BAR DIA.
CORNER REINFORCEMENT SHALL BE LAPPED 30".

MASONRY:

MASONRY CONSTRUCTION SHALL BE IN ACCORDANCE WITH FBC AND IN ACCORDANCE WITH THE SPECIFICATIONS FOR MASONRY STRUCTURES, ACI 530.1-05.
ACI 3.5 D LIMITS THE GROUT LIFT HEIGHT TO 5' AND REQUIRES A 1-HOUR INITIAL SET TIME BETWEEN LIFTS.

VERTICAL FRAMING:

USE 2x4 STUDS FOR ALL EXTERIOR WALLS AND 2x4 STUDS FOR ALL INTERIOR WALLS, UNLESS NOTED OTHERWISE IN THESE PLANS.
SPACE STUDS @ 16" O.C. MINIMUM AT ALL EXTERIOR WALLS, INTERIOR BEARING WALLS AND INTERIOR SHEARWALLS.
SPACE STUDS @ 24" O.C. MINIMUM AT ALL INTERIOR NON-BEARING WALLS. USE SPF #2 (OR BETTER) FOR ALL WALLS U.N.O. IN THESE PLANS. USE SYP #2 TOP PLATES AND PT SYP #2 SILL PLATES. DOUBLE TOP PLATE SPLICES SHALL BE LAPPED A MIN. OF 4'-0" AND NAILED WITH A MINIMUM OF (2) 12d NAILS AT 8" ON CENTER. OTHER FASTENING CONNECTIONS AS SPECIFICED IN FBC SHALL BE USED.

**CONVENTIONAL STRAPPING:

WHERE "CONVENTIONAL STRAPPING IS SHOWN ON THESE PLANS, USE THE FOLLOWING:
SIMPSON SPH TOP AND BOTTOM OF EACH STUD W/ (6) 10d NAILS EACH END OF EACH STRAP @ EACH END OF EACH WALL, EACH KING STUD, AND @ MAX 32" O.C. . FIRST FLOOR SILL PLATES TO FOUNDATION W/ ½" ANCHOR BOLTS AT MAX 32" O.C. . SECOND FLOOR SILL PLATES TO FLOOR BEAMS WITH (2) .131X3" NAILS @ 12" O.C. & SECOND FLOOR WALL STUDS TO BEAMS BELOW W/ SIMPSON CS16 OR MSTA24 STRAPPING W/ (7) 10Dx1.5" NAILS EACH END OF EACH STRAP @ EACH END OF EACH WALL, EACH KING STUD, AND @ MAX 32" O.C.

THREADED ROD:

THIS SYSTEM USES A THREADED ROD CONTINUOUS FROM THE FOUNDATION TO THE DOUBLE TOP PLATE. THREADED RODS: SHALL BE IN ACCORDANCE WITH ASTM A 307 OR ASTM F 1554 GRADE 36. THE NUT AT THE DOUBLE TOP PLATE AND SILL PLATE SHALL RECEIVE A FINAL TIGHTENING AFTER THE ROOF SYSTEM IS INSTALLED, RIGHT BEFORE DRYWALL INSTALLATION.

WOOD:

WOOD FRAMING SHALL BE IN ACCORDANCE WITH FBC, EXCEPT AS NOTED IN THESE PLANS. WHERE WOOD JOIST OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR WITHOUT JOIST ARE CLOSER THAN 18" OR WOOD JOIST GIRDERS CLOSER THAN 12" TO THE EXPOSED GROUND OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIMETER OF THE BUILDING FOUNDATION, THE FLOOR ASSEMBLEY (INCLUDING POST, JOIST AND SUBFLOORS) SHALL BE PRESSURE TREATED. ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED. ALL PRESSURE TREATED WOOD, (I.E. FLOOR JOISTS, RAFTER TAILS, ECT.) SHALL BE PROTECTED FROM TOUCHING TRUSS PLATES, TRUSS HANGERS, ECT. WITH EITHER 3" PLY, FELT OR APPROVED EQUAL.

FLOOR JOISTS BRIDGING AND BLOCKING:

PROVIDE 2x_ BLOCKING AT BOTH ENDS OF ALL FLOOR JOIST. (BLOCKING SIZE TO MATCH JOIST DEPTH.)
PROVIDE BRIDGING FOR FLOOR JOIST WITH A DEPTH GREATER THAN 9.25" AND WHERE THE SPAN IS GREATER THAN 8'-0". BRIDGING SHALL BE INSTALLED AT 8'-0" O.C. MAX. JOISTS SHALL BE LATERALL SUPPORTED AT THE ENDS AND AT EACH SUPPORT BY SOLID BLOCKING EXCEPT WHERE THE ENDS OF JOISTS ARE NAILED TO A HEADER, LEDGER, OR RIM BOARD OR TO AN ADJOINING STUD. BLOCKING SHALL NOT BE LESS THAN A NOMINAL OF 2-INCHES IN THICKNESS.

FLOOR JOISTS NOTCHING AND BORING:

NOTCHES/HOLES IN FLOOR JOIST SHALL NOT BE LOCATED IN THE MIDDLE ONE THIRD OF THE JOIST SPAN. NOTCHES IN THE OUTER THIRDS OF THE SPAN SHALL NOT EXCEED 1" DEEP x 2" WIDE. HOLES SHALL NOT EXCEED 1-3/4" IN DIA. AND SHALL NOT BE PLACED WITHIN 2" OF ANY NOTCHES OR TOP AND BOTTOM OF THE JOIST.
THIS SYSTEM USES A THREADED ROD CONTINUOUS FROM THE FOUNDATION THROUGH THE DOUBLE TOP

STEEL:

ALL ANGLES, PLATES, AND MISC. STEEL SHOWN ON THESE DRAWINGS SHALL BE ASTM A36 MATERIAL.
ALL STRUCTURAL STEEL SHALL BE ASTM A992-GR50
STRUCTURAL STEEL TUBING SHALL BE ASTM A500 (GRADE B)
ALL FILLET WELDS SHALL CONFORM TO SECTION J2.2B OF AISC SPECIFICATIONS, EVEN WHEN SHOWN OTHERWISE ON ARCHITECTURAL OR STRUCTURAL DRAWINGS.
ALL WELDS ALONG THE LENGTH OF MEMBERS INDICATED ON ARCHITECTURAL OR STRUCTURAL DRAWINGS, BUT NOT SIZED SHALL BE A MINIMUM OF ⅜" FILLET, 2" EACH END AND 2" AT 12" o.c. BOTH SIDES.
ALL WELDS MADE TO PRIMARY MEMBERS SHALL BE MADE WITH E70XX ELECTRODES.

SUBFLOORS:

WHERE SUBFLOORING IS INDICATED IN THESE PLANS, USE ¾" T&G PLYWOOD GLUED WITH A CONSTRUCTION ADHESIVE AND FASTENED PER FBC.

ANCHOR BOLTS:

TYPICAL ANCHOR BOLTS ARE REQUIRED AT THE FOLLOWING LOCATIONS:
* SPACED @ 32" O.C. AT EXTERIOR WALL SILL PLATES.
* AT THE EXTERIOR WALL SILL PLATES WHERE THE THREADED ROD IS MORE THAN 6" FROM THE END OF THE PLATE.
* ANCHOR BOLTS ARE NOT REQUIRED AT INTERIOR BEARING WALL SILL PLATES.
* ANCHOR BOLTS SHALL BE USED UNDERNEATH FIRST FLOOR WINDOWS ON EACH SIDE BELOW EACH OPENING. ANCHOR BOLTS SHALL BE IN ACCORDANCE WITH ASTM A 307 OR ASTM F 1554 GRADE 36. WASHERS: SHALL BE IN ACCORDANCE WITH ASTM F 436 GRADE 36. NUTS: SHALL BE IN ACCORDANCE WITH ASTM A 563 GRADE A HEX.

ANCHORING ADHESIVE: SHALL BE ONE OF THE FOLLOWING PRODUCTS (DUAL CARTRIDGE INSTALLATION ONLY):
* SIMPSON STRONG-TIE CO., PRODUCT: EPOXY-TIE OR ACRYLIC-TIE

METAL CONNECTORS:

ALL METAL CONNECTORS SHALL BE SIMPSON STRONG-TIE CONNECTORS UNLESS OTHERWISE APPROVED BY THE ENGINEER OF RECORD
(E.O.R.) METAL CONNECTORS: ALL METAL CONNECTORS WHICH ARE EXPOSED TO EXTERIOR TREATED WOOD (I.E. ACQ TREATED) SHALL BE GALVANIZED OR STAINLESS STEEL. ALL METAL CONNECTORS WHICH ARE EXPOSED TO EXTERIOR TREATED WOOD (I.E. BORATE) SHALL BE Z-MAX COATED. NAILS: ALL NAILS EXPOSED TO EXTERIOR SHALL BE GALVANIZED OR STAINLESS STEEL. ALL NAILS EXPOSED TO FIRE-TREATED LUMBER SHALL BE STAINLESS STEEL.

HEADERS/JACK STUDS:

REFER TO THESE PLANS FOR HEADER AND JACK STUD REQUIREMENTS.

ROOF SHEATHING AND DIAPHRAM ATTACHMENT:

USE 5/8", 3/4" APA RATED SHEATHING FASTENED W/ 8d RINGSHANK NAILS @ 6" O.C. EDGES, 6" O.C. INTERMEDIATE.

EXTERIOR WALL & INTERIOR SHEARWALL SHEATHING:

PROVIDE APA RATED SHEATHING WHERE STUCCO, BRICK OR STONE VENEER, OR HARDIPLANK LAP SIDING ARE INDICATED ON PLANS.
PROVIDE APA RATED SHEATHING AT INTERIOR SHEARWALLS.
FASTEN 7/16" MIN. THICK SHEATHING W/ 8D COMMON NAILS SPACED 6" O.C. AT PANEL EDGES AND 6" O.C. AT INTERMEDIATE SUPPORTS, APPLIED HORIZONTALLY. REDUCE NAIL SPACING TO 3" O.C. AROUND ALL OPENINGS. USE 3" EDGE NAILING IN THE LOWER TOP PLATE ON ALL EXTERIOR WALLS.
SW-3 INDICATES 3" O.C. NAILING IS ALSO REQUIRED AT THE BOTTOM AND SIDE EDGES OF THE SHEATHING.

POST AND BEAM FRAMING:

ATTACH HEADERS TO POSTS W/ (2) SIMPSON CS16 OR MSTA24 FLAT STRAPS W/ (7) 10Dx1.5" NAILS TO HEADER AND (7) 10Dx1.5" NAILS TO POST.
NOTCH HEADERS UNDER TOP PLATES AND BEAR-ON-JACK STUDS OR USE SIMPSON HUC410 HANGER W/ (8) 16D TO WALL (8) 16D TO HEADER.
ANCHOR POSTS TO FOUNDATION W/ SIMPSON ABU POST BASE W/ (1) ⅝" THREADED ROD SET 7" INTO FOOTING AND (12) 16D NAILS TO POST OR USE (1) SIMPSON HTT16 W/ (1) ⅝" THREADED ROD SET 7" INTO FOOTING (18) 16D NAILS TO POST.

ROOF AND CEILING FRAMING:

ROOF ASSEMBLIES SHALL BE IN ACCORDANCE WITH FBC.
ALL CONVENTIONAL FRAMING SHALL BE SYP #2. REFER TO TRUSS SHOP DRAWINGS FOR TRUSS DETAILS. PROVIDE 1X4 PULIN BRACING ABOVE THE BOTTOM CHORD OF ROOF TURSSES AT THE SPACING INDICATED IN THE SHOP DRAWINGS. FASTEN W/ (2) 6D NAILS AT EACH TRUSS. PROVIDE SOLID BLOCKING AT ROOF SHEATHING JOINTS IN THE FIRST TWO RAFTERS OR TRUSS SPACES FROM THE GABLE ENDS.

GABLE ENDWALLS:

PROVIDE PLATFORM FRAMING IN ATTIC OR BALLOON FRAME WALL STUDS AT ALL GABLE ENDS, SEE PLANS.

GROUT:

THE GROUT SHALL BE IN ACCORDANCE WITH ASTM C 476 AND SHALL HAVE A MAXIMUM COURSE AGGREGATE SIZE OF 3/8" PLACED AT AN 8" TO 11" SLUMP AND HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 2000 PSI AT 28 DAYS WHEN TESTED IN ACCORDANCE WITH ASTM C 1019.

LAMINATED WOOD FRAMING:

FABRICATION AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH APA AND THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION:
MINIMUM ALLOWABLE STRESSES SHALL HAVE THE FOLLOWING PROPERTIES AND SHALL BE A DRY USE CONDITION:
GRADE: 2.0 E
FLEXURAL STRESS: 2800 PSI

MASONRY CONSTRUCTION:

CONCRETE MASONRY UNITS: SHALL BE HOLLOW UNIT MASONRY IN ACCORDANCE WITH ASTM C 90 AND SHALL HAVE A MINIMUM NET AREA COMPRESSIVE STRENGTH OF 1900 PSI WHEN USING TYPE M OR S MORTAR (ASTM C 270)
IN ACCORDANCE WITH ACI 530, THE 1900 PSI BLOCK IN COMBINATION WITH TYPE M OR S MORTAR PROVIDES A DESIGN COMPRESSIVE STRENTH (f'm) OF 1500 PSI.

SEE SECTION ABOVE FOR GROUT SPECIFICATIONS

DEFINITIONS:
GROUT POUR HEIGHT – THE TOTAL HEIGHT OF MASONRY TO BE GROUTED PRIOR TO ERECTION OF ADDITIONAL MASONRY.
GROUT POUR – CONSISTS OF ONE OR MORE GROUT LIFTS.
GROUT LIFT – THE LAYER OF GROUT PLACED IN A SINGLE CONTINUOUS OPERATION AND IS LIMITED TO 5 FEET (1524 MM).
RODDING – THE ACT OF COMPACTING FRESHLY POURED CONCRETE OR GROUT IN ITS FORM BY FREEING THE MASS OF AIR POCKETS WITH REPEATED STABS OF A ROD.
PUDDLING – THE PROCESS OF INDUCING COMPACTION OF GROUT BY USE OF A TAMPING ROD.
PUDDLE – THE ACT OF WORKING CONCRETE TO ELIMINATE HONEYCOMB, AND TO PRODUCE A DENSER MASS.
PUDDLE STICK – A STICK OR ROD USED TO CONSOLIDATE GROUT BY HAND.

MASONRY CONSTRUCTION AND INSPECTION GUIDELINES:
1. LAY UP MASONRY IN RUNNING BOND FOR SIZES AND REINFORCING PER PLANS AND ELEVATIONS.
2. FACE SHELLS OF BED JOINT SHALL BE MORTARED.
3. WEBS SHALL BE MORTARED AT CELLS TO BE GROUTED.
4. VERTICAL CELLS ARE TO BE ALIGNED WHERE THEY ARE TO BE GROUT FILLED UNLESS BOND IS SHIFTED DUE TO SITE CONDITIONS.
5. INSTALL HORIZONTAL JOINT REINFORCING AT 16 INCHES (407 MM) ON CENTER STARTING FIRST BLOCK ABOVE FOUNDATION.
6. MAINTAIN MINIMUM OF 1/2 INCH (12.7 MM) COVER ON JOINT REINFORCING TO EXTERIOR AND REINFORCING SHALL BE EMBEDDED IN MORTAR.
7. GROUT SPACES BOTH VERTICAL AND HORIZONTAL ARE TO BE SUBSTANTIALLY FREE OF DROPPINGS, DEBRIS, LOOSE AGGREGATE AND ANY MATERIAL DELETERIOUS TO MASONRY GROUT.
8. INSTALL REINFORCING IN GROUT CELLS PRIOR TO GROUTING.
9. GROUT SPACES ARE TO BE INSPECTED PRIOR TO PLACING GROUT.
10. FILL CELLS AS NOTED ON THE PLANS, ELEVATIONS AND DETAILS.
11. PLACE GROUT IN LIFT TO 60 INCHES IN HEIGHT (CLEAN OUT HOLES ARE NOT REQUIRED).
12. A REINFORCING BAR MAY BE USED TO ROD GROUT IN CELL, TO ENSURE THERE ARE NO VOIDS IN GROUT.
13. PLACE REINFORCING APPROXIMATELY 1 INCH (25 MM) TO THE SIDE OF DOWEL IN CELL (ACI 530-1.12.3.3)
14. GROUT SHOULD SET IN APPROXIMATELY 90 MINUTES DEPENDING ON GROUT SLUMP AND WEATHER CONDITIONS.
15. DO NOT BEND OR MOVE REINFORCEMENT AFTER GROUT HAS SET.
16. FILL ALL CELLS SOLID BELOW FINISH FLOOR ELEVATION.
17. PROVIDE LEVEL "B" QUALITY ASSURANCE, AS PER ACI 530-05 TABLE 1.15.2.

TOLERANCES
CENTER REINFORCING:
CENTERLINE LOCATION SHOULD BE WITHIN 1/2 INCH (13MM) OF CENTER OF MASONRY.
HORIZONTAL LOCATION SHALL BE WITHIN 2 INCHES (51 MM) OF THE CENTER OF THE CELL.
REINFORCING SHALL MAINTAIN POSITION WITHOUT BEING TIED.
DO NOT MOVE REINFORCING AFTER INITIAL SET OF GROUT.

REINFORCING AT EACH FACE:
MAINTAIN AT LEAST 1/4 INCH (6 MM) CLEAR OF MASONRY FOR FINE GROUT AND 1/2 INCH (13 MM) FOR COARSE GROUT.
REINFORCING SHALL BE PLACED 1 INCH CLEAR TO THE SIDE OF THE DOWELS.

BOND BEAMS:
HORIZONTAL REINFORCING SHALL BE 1/4 INCH (6 MM) CLEAR OF MASONRY FOR FINE GROUT AND 1/2 INCH (13 MM)FOR COARSE GROUT.
KNOCK OUT WEB BLOCKS SHALL BE USED FOR BLOCK AT THE TOP AND/OR THE BOTTOM OF THE BOND BEAMS, DEPENDING ON THE LOCATION.
WIRE MESH OR SOME OTHER MEANS SHALL BE USED TO PREVENT GROUT FROM ESCAPING FROM THE BOTTOM OF THE BOND BEAMS INTO CELLS WITHOUT VERTICAL REINFORCING.

DEEP FOUNDATIONS:

SHOULD DEEP FOUNDATIONS BE USED WITHIN THIS DESIGN, A LICENSED MATERIAL TESTING AGENCY SHALL VERIFY THE MIN. REQUIRED PILE LOADS AS SPECIFICED ON THE PLANS. A LOAD TEST WILL BE REQUIRED TO VERIFY CONDITIONS.

GENERAL NOTES

1. CODES USED: 2023 FLORIDA BUILDING CODE, ACI, NDS, APA AND ASCE-7-22. ALL LATEST EDITIONS USED.
2. ALL DESIGN, CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION OVER THE WORK.
3. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO COMMENCING CONSTRUCTION.
4. DETAILS FOUND WITHIN THESE DRAWINGS SHALL BE ASSUMED TO BE TYPICAL DETAILS FOR THIS JOB ONLY. DETAILS SHALL GOVERN CONSTRUCTION FOR THIS JOB UNLESS OTHERWISE NOTED ON THE PLANS.
5. DIMENSIONS ARE SHOWN FOR REFERENCE ONLY. REFER TO ARCHITECTURAL PLANS FOR ALL DIMENSIONS. IF DIMENSIONS CANNOT BE DETERMINED FROM THE ARCHITECTURAL PLANS, CONTACT THE ENGINEER OF RECORD.

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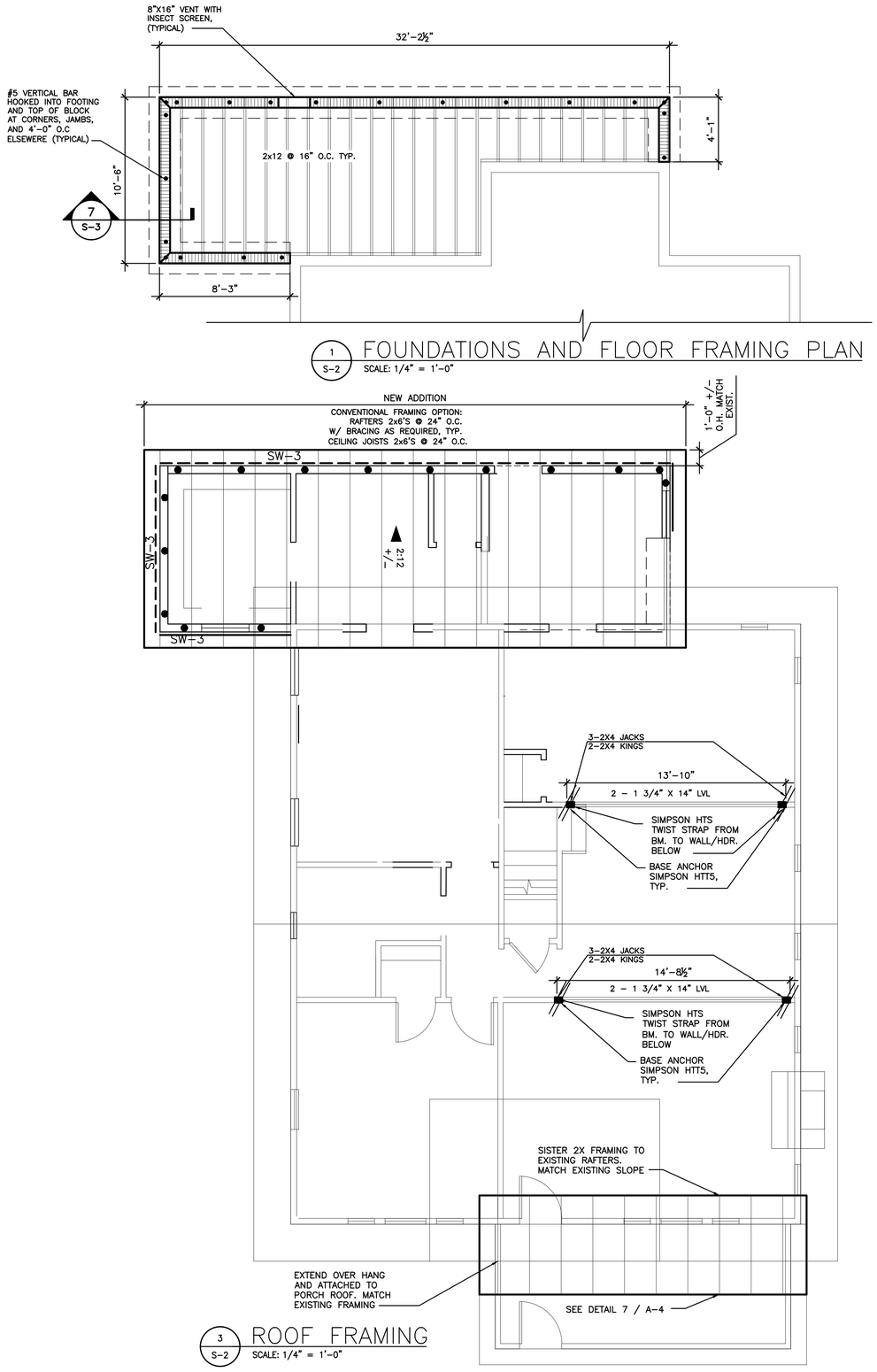
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DATE ISSUED: 11.10.2023

PROJECT NUMBER
P23102

SHEET TITLE
GENERAL NOTES

SHEET NUMBER
S-1



CONVENTIONAL FRAMING NOTES:

1. ALL CONVENTIONAL FRAMING SHALL BE SYP. NO. 2 OR BETTER.
2. ALL RAFTERS SHALL BE 2X10" s @ 16" O.C. U.N.O.
3. FASTEN ALL RAFT. TO PLATES WITH SIMP. H8 CLIPS w/ (5) 10d X 1.5" NAILS EACH END FOR SPANS UP TO 10 FT.
4. FASTEN ALL RAFTERS AT RIDGES WITH 2X6 COLLAR TIES. FACE-NAIL COLLAR TIES TO RAFTERS WITH (5) .131 X 3" NAILS.
5. FASTEN ALL JACK RAFT. TO HIPS AND VALLEYS w/(5) .131 X 3" TOE-NAILS.
6. ALL RIDGES, HIPS AND VALLEYS SHALL BE ONE (1) NOM. SIZE LARGER THAN ADJOINING RAFTERS U.N.O.
7. FASTEN RAFTERS TO CEILING JOISTS WITH (5) .131 X 3" NAILS.
8. FASTEN RAFTERS AND CEILING JOISTS TO PLATES WITH (3) .131 X 3" TOE-NAILS.
9. FASTEN ALL HIP AND VALLEYS TO PLATES WITH (2) SIMP. MTS12 TWIST STRAPS w/(7) 10d X 1.5" NAILS EACH END OF EACH STRAP.
10. FASTEN NAILERS TO EA. RAFTER W/ (3) 16d NAILS OR W/ ¼"ø WASHERS & #8X3" SCREWS.
11. BENEATH EACH HIP OR VALLEY TO PLATE CONN. USE MIN. (2) SYP.#2 STUDS BENEATH.
12. FROM POST TO PLATE/WALL, STRAP DOWN W/ (2) MSTA24 FLAT STRAPS.
13. ALL INTERIOR WALLS WITH POST FROM ABOVE TO BE STRAPED TO FDN. W/ CONVENTIONAL STRAPPING. SEE GENERAL NOTES.

SYMBOL KEY

- ● — ½" DIA. THREADED ROD LOCATION W/ 3X3X¼" WASHER @ 48" O.C. & ON EA. SIDE OF EA. OPENING & AT ENDS OF EA. WALL & WHERE SHOWN
- // — FASTEN (2) SIMPSON MSTA36 FLAT STRAPS
- △ — SIMPSON HTS TWIST STRAP FROM BM. TO WALL/HDR. BELOW
- SW-3 — SHEARWALL W/ 3" NAILING PATT. (SEE GENERAL NOTES)

TRUSS UPLIFT SCHEDULE:

USE (2) SIMPSON H8'S EA. END OF EACH TRUSS TYP.

FRAMING NOTES:

ALL EXTERIOR WALLS ARE 2X6 U.N.O., SEE ARCH. PLAN AND GENERAL NOTES.

ROOF TRUSS HURRICANE CLIP SCHEDULE FOR FRAMING

HURRICANE STRAPS ARE REQUIRED TO ATTACH EACH ROOF TRUSS TO THE WALL. LOCATE TYPICALLY AT EACH BEARING POINT OF EACH TRUSS TO HANDLE UPLIFT. CHOOSE CLIP FROM TABLE BELOW BASED ON THE UPLIFT REQUIREMENTS FROM THE MANUFACTURER. UNLESS NOTED OTHERWISE ON PLANS.

MARK	
1/H2.5	INDICATES 1-SIMPSON H2.5 HURRICANE TIE NAILED WITH 8-8D COMMON NAILS
2/H2.5	INDICATES 2-SIMPSON H2.5 HURRICANE TIE NAILED WITH 8-8D COMMON NAILS
1/MTS18	INDICATES 2-SIMPSON MTS18 TWIST STRAP NAILED WITH 14-10D X 1 1/2" NAILS
MFG	INDICATES TRUSS CONNECTION DESIGNED BY MANUFACTURER
2/MTS18	INDICATES 2-SIMPSON MTS18 TWIST STRAPS. EACH NAILED WITH 14-10D X 1 1/2" NAILS
2/HTS20	INDICATES 2-SIMPSON HTS20 HURRICANE TIES EACH NAILED WITH 24-10D X 1 1/2" NAILS
1/H10	INDICATES 1-SIMPSON H10 HURRICANE TIE EACH NAILED WITH 16-8D X 1 1/2" NAILS
2/H10	INDICATES 2-SIMPSON H10 HURRICANE TIE EACH NAILED WITH 16-8D X 1 1/2" NAILS

UPLIFT FROM TRUSS MANUFACTURER	REQUIRED HURRICANE CLIP ON WOOD-FRAMED WALL
0 TO 445 LBS	1/H2.5 (OPTION: 1/MTS18)
456 TO 910 LBS	2/H2.5 (OPTION: 1/MTS18)
911 TO 1000 LBS	1/MTS18
1001 TO 1455 LBS	1/MTS18 PLUS 1/H2.5
1456 TO 2000 LBS	2/MTS18
2001 TO 2900 LBS	2/MTS20

FOUNDATION NOTES:

1. REFER TO FLOOR PLAN FOR WALL LOCATIONS & DIMS.
2. FOOTINGS AND FOUNDATIONS SHALL BE IN ACCORDANCE WITH FBC CHAPTER 18
3. A SOILS INVESTIGATION REPORT IS RECOMMENDED TO VERIFY SUITABLE SUBSURFACE CONDITIONS
4. ASSUMED ALLOWABLE SOIL BEARING CAPACITY = 2,500 PSF
5. SOIL COMPACTION AND FILL SHALL BE IN ACCORDANCE WITH FBC 1804.2 AND SHALL BE COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR IN ACCORDANCE WITH ASTM D 1557
6. MONOLITHIC FOOTING MAY BE SUBSTITUTED FOR STEMWALL FOOTING DETAIL SEE TYPICAL FOR DETAILS.

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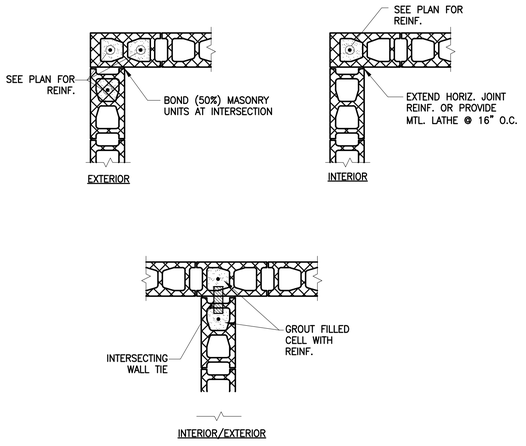
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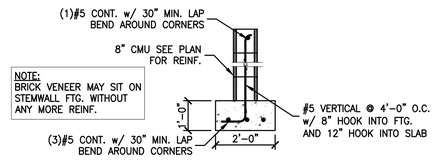
PROJECT NUMBER
P23102

SHEET TITLE
FOUNDATIONS AND ROOF FRAMING PLANS

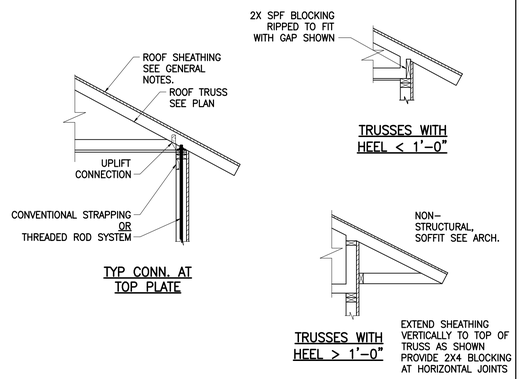
SHEET NUMBER
S-2



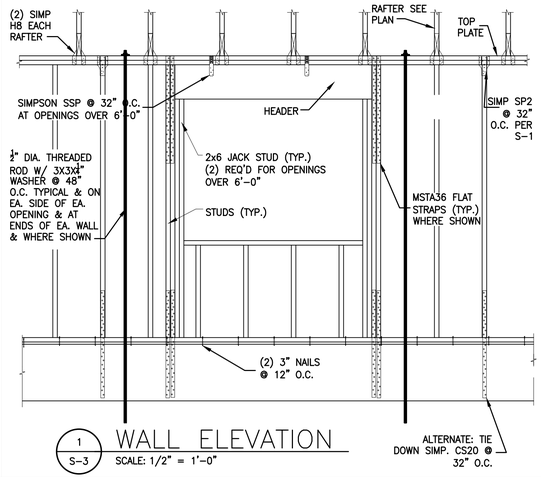
10 / S-3 CMU CORNER JOINTS
SCALE: 3/4" =1'-0"



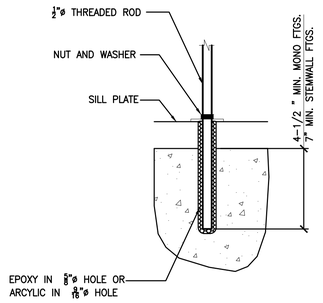
7 / S-3 STEMWALL/MONOLITH FTG
SCALE: 1/2" = 1'-0"



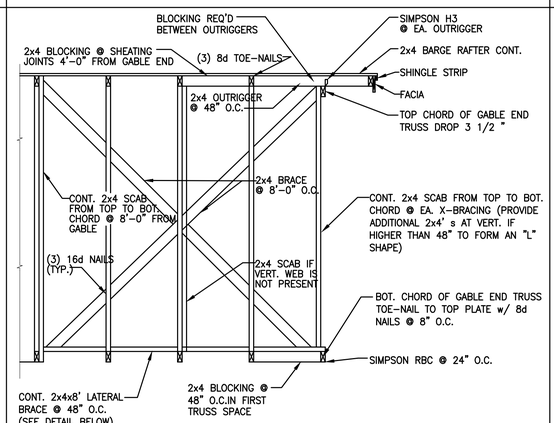
4 / S-3 TURSS CONNECTION FRAMING
SCALE: 1/2" = 1'-0"



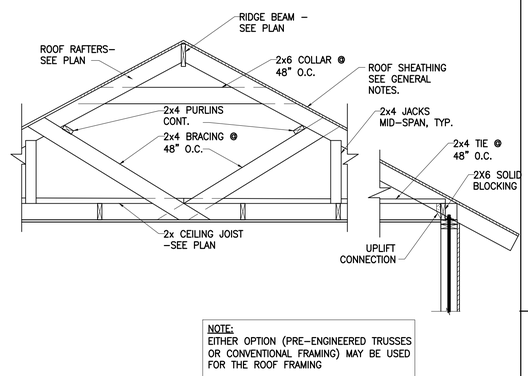
1 / S-3 WALL ELEVATION
SCALE: 1/2" = 1'-0"



11 / S-3 THREAD ROD EMBEDMENT DETAIL
SCALE: 1/2"=1'-0"

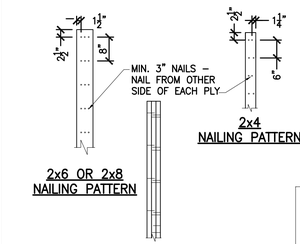


8 / S-2 GABLE END DETAIL, TYP.
SCALE: 1/2" = 1'-0"



NOTE:
EITHER OPTION (PRE-ENGINEERED TRUSSES OR CONVENTIONAL FRAMING) MAY BE USED FOR THE ROOF FRAMING

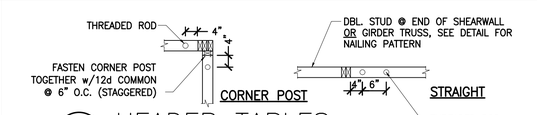
5 / S-3 CONVENTIONAL ROOF FRAMING
SCALE: 1/2" = 1'-0"
(ALTERNATE)



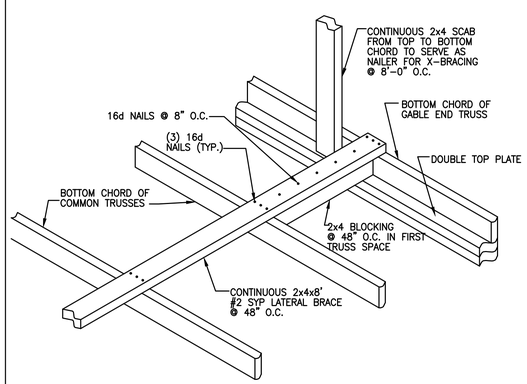
TYPICAL HEADER NAILING PATTERN	
HEADER SIZE	FASTENING PATTERN
(2)2x6	(5) 10dx3" NAILS @ 12" O.C.
(2)2x8	(6) 10dx3" NAILS @ 12" O.C.
(2)2x10	(8) 10dx3" NAILS @ 12" O.C.
(2)2x12	(10) 10dx3" NAILS @ 12" O.C.
(3)2x12	(10) 10dx3" NAILS @ 6" O.C.

HEADER SPAN TABLE

HEADER SIZE	MAX SPAN	# JACK STUDS	# KING STUDS
(2)2x6	3'-9"	1	1
(2)2x8	5'-0"	1	1
(2)2x10	6'-0"	2	1
(2)2x12	7'-0"	2	2
(3)2x12	8'-9"	3	2



2 / S-3 HEADER TABLES
SCALE: 1/2" = 1'-0"



9 / S-2 GABLE END LATERAL BRACE
SCALE: 1/2" = 1'-0"

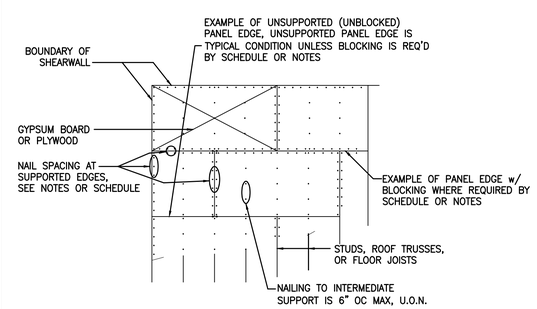
HEADER SPAN TABLE

HEADER SIZE	MAX SPAN	# JACK STUDS	# KING STUDS
(2)2x6	3'-9"	1	1
(2)2x8	5'-0"	1	1
(2)2x10	6'-0"	2	2
(2)2x12	7'-0"	2	2
(3)2x12	8'-9"	3	2
(2)1¾"x11⅞" LVL	11'-0"	3	2
(2)1¾"x14" LVL	13'-0"	3	3
(2)1¾"x16" LVL	14'-9"	3	3

TYPICAL MULTI-PLY HEADER/BEAM NAILING PATTERN U.N.O.	
HEADER/BEAM SIZE	FASTENING PATTERN (ALTERNATE SIDES WHEN FASTENING)
(_)2x6	(2) ROWS OF 10dx3" NAILS @ 8" O.C.
(_)2x8	(3) STAGGERED ROWS OF 10dx3" NAILS @ 12" O.C.
(_)2x10	(4) STAGGERED ROWS OF 10dx3" NAILS @ 12" O.C.
(_)2x12	(4) STAGGERED ROWS OF 10dx3" NAILS @ 12" O.C.
(_)1.75x14" LVL"S	(6) STAGGERED ROWS OF 10dx3" NAILS @ 12" O.C.
(_)1.75x16" LVL"S	(6) STAGGERED ROWS OF 10dx3" NAILS @ 12" O.C.

NOTE:
SEE FRAMING PLAN FOR SPECIFIC HEADER SIZES. USE THIS CHART ONLY WHEN UP-SIZING OR HEADER IS NOT NOTED

6 / S-3 HEADER TABLE AND NAILING
SCALE: 1/2" = 1'-0"



NAILING PATTERN FOR SHEATHING ON ROOF, FLOOR, AND SHEARWALLS

3 / S-3 NAILING PATTERN DETAIL
SCALE: 1/2"=1'-0"

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ST. AUGUSTINE, FL

STATE OF FLORIDA · LAWRENCE SURAGE · AR 95129 · REGISTERED ARCHITECT

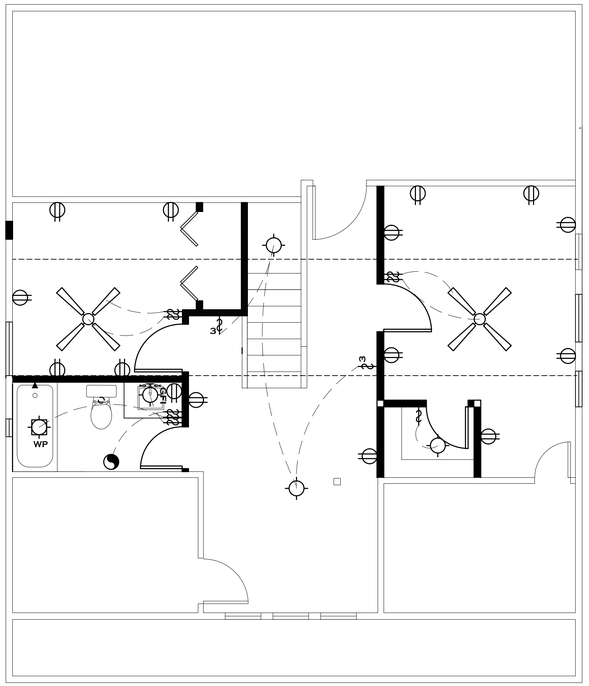
REVISIONS

DATE ISSUED: 11.10.2023

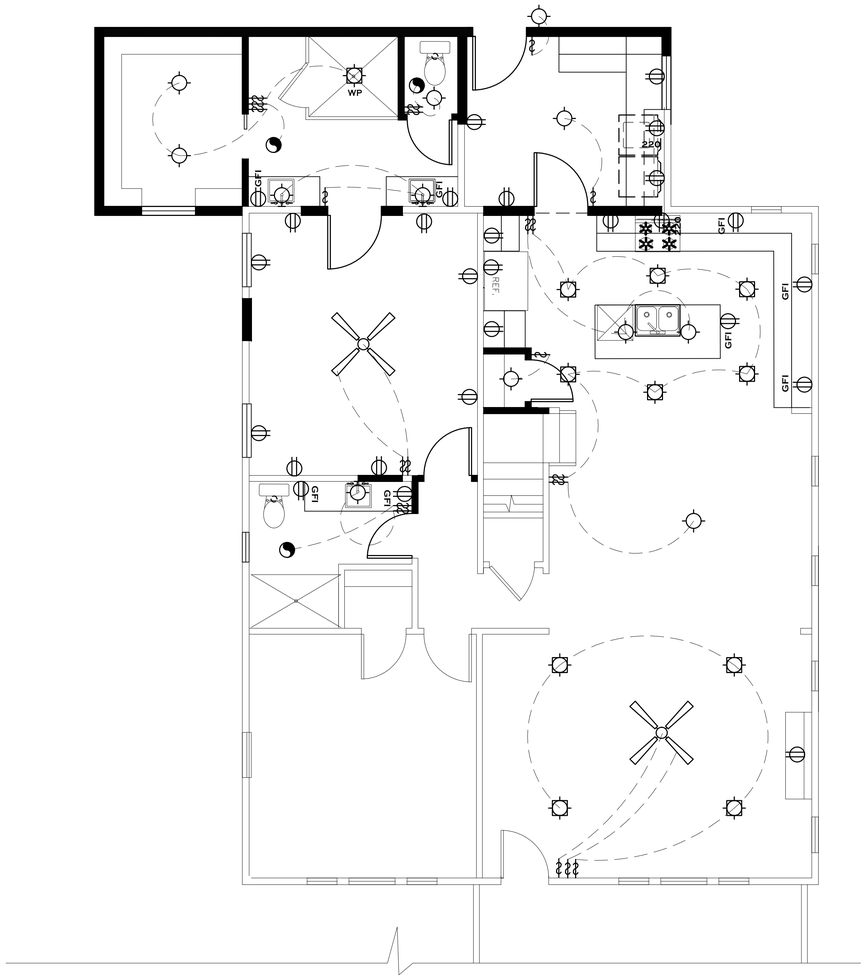
PROJECT NUMBER
P23102

SHEET TITLE
SECTION AND DETAILS

SHEET NUMBER
S-3



2 A-2 2ND FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



1 A-2 1ST FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

ELECTRICAL KEY

- $ Wall Switch
- $3 Three-Way Switch
- $4 Four-Way Switch
- $DM Dimmer Switch
- 110V Duplex Outlet
- 110V Switched Outlet
- 220V Outlet
- Special Service Outlet / Junction Box
- WP Waterproof Outlet
- GFI Ground-Fault Circuit Interrupter Outlet
- Ceiling Mounted Incandescent Light
- Wall Mounted Incandescent Light
- Recessed Light
- J FAN/LT JB Reinforced Fan / Light Junction Box
- Flood Light / Motion Detection
- SD Smoke Detector
- Exhaust Fan
- T Thermostat
- J Junction Box
- Chimes
- Push Button
- Electrical Panel
- Telephone outlet
- LED Light Fixture
- Ceiling Fan

ELECTRICAL NOTES:

1. Provide and install cerfied SMOKE DETECTORS as required by National Fire Protection Association (NFPA) and meeting requirements of all governing codes.
2. Provide and install GROUND FAULT CIRCUIT-INTERRUPTERS (GFI) as required by National Electric Code (NEC) and meeting the requirements of all governing codes.
3. Electrical Contractor to provide required Direct Hook-Ups / Cutoffs.
4. HVAC contractor to verify Thermostat locations.
5. All Electrical and Mechanical Equipment (I.E. Furnaces, A/C Units, Electrical Panels, Sanitary Sump Pits, Drain Tile Sump, and Water Hearters) are subject to relocation due to field conditions.
6. Pool lighting and power by pool contractor. coordinate with owner. typ.

ELECTRICAL DEVICES:	ABOVE FINISHED FLOOR:
SWITCHES OVER COUNTER	48" TO CL
WALL OUTLETS OVER COUNTER	48" TO CL
REMAINING SWITCHES	48" TO CL
WALL OUTLETS	18" TO CL
BATH VANITY BRACKET OUTLET (1" ABOVE TOP OF MIRROR)	80" TO CL
WATER SOFTENER AND SUMP OUTLETS	48" TO CL
TELEPHONE OUTLETS	18" TO CL
TELEVISION OUTLETS	18" TO CL
EXERIOR GFI OUTLETS	18" TO CL
GARAGE GFI (ABOVE GARAGE FLOOR)	48" TO CL
BASEMENT WALL OUTLETS	48" TO CL
FRONT DOOR COACH LIGHT	72" TO CL
GARAGE DOOR COACH LIGHT, (ABOVE GARAGE FLOOR)	84" TO CL 64" TO BTM
DINING AND BREAKFAST FIXTURE	OF FIXTURE
FOYER AND STAIRWAY FIXTURE	96" TO BTM OF FIXTURE
THERMOSTAT	54" TO CL
DOORBELL CHIMES	84" TO CL
DOORBELL BUTTON	LEVEL W/ DR HANDLE
KITCHEN HOOD FAN "WHIP"	66" TO CL
KITCHEN WALL HUNG MICROWAVE OUTLET.	76" TO CL
KITCHEN DISHWASHER RECEPTACLE	UNDER SINK
KITCHEN RANGE	24" TO CL

S&A
SURAGE & ASSOCIATES, LLC.
101 MARKETSIDE AVE, SUITE 404 #380
PONTE VEDRA, FL 32081
904-347-1811
www.surageandassociates.com

PACETTI RESIDENCE RENOVATIONS AND ADDITION

24 MACARIS ST.
ST. AUGUSTINE, FL

STATE OF FLORIDA · LAWRENCE SURAGE · AR 95129 · REGISTERED ARCHITECT

REVISIONS

DATE ISSUED: 11.10.2023

PROJECT NUMBER
P23102

SHEET TITLE
ELECTRICAL PLANS

SHEET NUMBER
E-1

Instr #2017020893 BK: 4349 PG: 469, Filed & Recorded: 3/27/2017 11:33 AM #Pgs:2
Hunter S. Conrad,Clerk of the Circuit Court St. Johns County FL Recording $18.50 Doc. D $2,240.00

After Recording Return to:
Rec: 18.50 Doc: 2,240.00 (320,000)
ESTATE TITLE OF ST. AUGUSTINE, INC.
71 CARRERA STREET
ST AUGUSTINE, FL 32084

This Instrument Prepared by:
Margie Cassese
ESTATE TITLE OF ST. AUGUSTINE, INC.
71 CARRERA STREET
ST AUGUSTINE, FL 32084
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
153520-0000
File No.: 61325

WARRANTY DEED

COPY

This Warranty Deed, Made the 27th day of March, 2017, by **JOHN M. STEVENS, SINGLE** whose post office address is: 401 69th ST Miami Beach FL 33141, hereinafter called the "Grantor", to **ELLIOTT C. PACETTI and WANDA L. WICKER, BOTH SINGLE, JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP, NOT AS TENANTS IN COMMON** whose post office address is: 2791 Central Valley Rd Murfreesboro, TN 37129, , hereinafter called the "Grantee".

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

EAST 25 FEET OF LOT 245 AND ALL OF LOT 255, BLOCK 12, FULLER-WOOD PARK, ACCORDING TO PLAT THEREOF RECORDED IN MAP BOOK 2, PAGE 18 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

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

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

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2016, reservations, restrictions and easements of record, if any.
(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

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

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

Witness Signature: _____ _____
Printed Name: _____ JOHN M. STEVENS

Witness Signature: _____
Printed Name: _____

State of Florida
County of St Johns

The foregoing instrument was acknowledged before me this 27th day of March, 2017 by JOHN M. STEVENS, who is/are personally known to me or has/have produced driver license(s) as identification.

_____ My Commission Expires: _____
Notary Public Signature (SEAL)
Printed Name: Carol Lagasse

COPY

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

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click here.

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1535200000
Location Address	24 MACARIS ST SAINT AUGUSTINE 32084-0000
Neighborhood	Fullerwood Park (702)
Tax Description*	2-18 FULLERWOOD PARK SUB E25FT OF LOT 254 & ALL LOT 255 BLK 12 OR4349/469 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Fuller Wood Park Addition to St. Augusti
Sec/Twp/Rng	7-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.170
Homestead	N

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Owner Information

Owner Name	Pacetti Elliott C Etal 100% Wicker Wanda L 100%
Mailing Address	2791 CENTRAL VALLEY RD MURFREESBORO, TN 37129-0000

Map



Valuation Information

	2025
Building Value	$276,078
Extra Features Value	$1,800
Total Land Value	$204,750
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$482,628**
Total Deferred	$17,746
Assessed Value	**$464,882**
Total Exemptions	$0
Taxable Value	**$464,882**

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

Historical Assessment Information

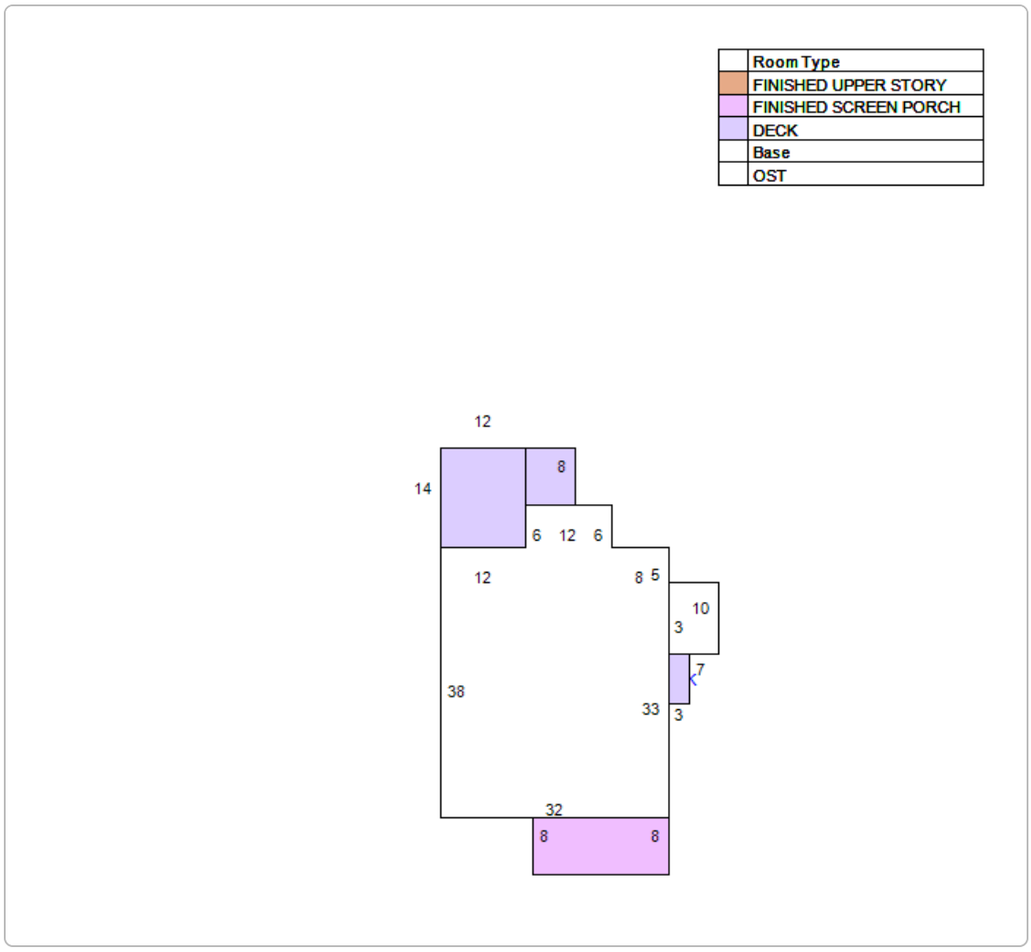
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$279,573	$1,890	$204,750	$0	$0	$486,213	$422,620	$63,593	$422,620
2023	$271,745	$720	$237,169	$0	$0	$509,634	$384,200	$125,434	$384,200
2022	$284,214	$1,404	$198,744	$0	$0	$484,362	$349,273	$135,089	$349,273
2021	$193,237	$1,434	$122,850	$0	$0	$317,521	$317,521	$0	$317,521
2020	$195,683	$1,463	$109,200	$0	$0	$306,346	$306,346	$0	$306,346
2019	$185,025	$1,445	$109,200	$0	$0	$295,670	$295,670	$0	$295,670
2018	$187,309	$1,474	$81,900	$0	$0	$270,683	$270,683	$0	$270,683
2017	$123,953	$2,691	$81,900	$0	$0	$208,544	$157,619	$100,925	$107,619
2016	$125,605	$2,880	$81,900	$0	$0	$210,385	$154,377	$106,008	$104,377
2015	$106,480	$3,072	$67,568	$0	$0	$177,120	$153,304	$73,816	$103,304
2014	$93,709	$2,223	$67,568	$0	$0	$163,500	$152,087	$61,413	$102,087

Building Information

Building	1
Building Value	$276,078
Year Built	1926
Actual Area	2399
Conditioned Area	1932
Use	Single Family Residence
Style	01
Exterior Wall	Wood
Roof Cover	Composite Shingle
Roof Structure	Gable Hip
Interior Flooring	Ceramic Tile, Hardwood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	3
Baths	2

Description	Square Footage
OUTSIDE STAIRS	70
BASE AREA	1288
FINISHED DECK	56
FINISHED DECK	21
FINISHED DECK	168
FINISHED SCREEN PORCH	152
FINISHED UPPER STORY	644
Total SqFt	2399

Sketch Information



Extra Feature Information

Code Description	Status	Value
Storage Building (Mix)		1800

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	75	100	75	EF	$204,750

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/27/2017	3/27/2017	$320,000.00	WARRANTY DEED	4349	469	Q	I	STEVENS JOHN M	PACETTI ELLIOTT C ETAL
	12/15/2003	$220,000.00	WARRANTY DEED	2107	425	Q	I	KOEBRICK AMY M	STEVENS JOHN M
	11/4/2002	$0.00	FINAL JUDGMENT	1845	653	U	I	KOEBRICK JEFFREY L & AMY M	KOEBRICK AMY M
	10/3/2002	$0.00	QUIT CLAIM DEED	1912	1793	U	I	KOEBRICK JEFFREY L (PER DISS/MARR)	KOEBRICK AMY M
	11/6/2001	$122,000.00	WARRANTY DEED	1677	1032	Q	I	MC COWN EDWARD M,MIRIAM K	KOEBRICK JEFFREY L,AMY M
	1/1/1983	$47,000.00		568	1393	Q	I		MC COWN EDWARD M,MIRIAM K
	1/1/1980	$36,000.00		464	56	U	I		

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

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CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for February 20, 2025 Meeting



Application HP2025-0003 Address: 95 Oneida Street

Applicant & Property Owner: Jax IVC Real Estate Holdings, LLC

Project description: To partially demolish a residential building constructed c. 1871-1885 that is recorded in the Florida Master Site File and a contributing building to the Lincolnville National Register Historic District, for work related to rehabilitation, including the two-story front porch and one-story rear wing and porch, modifications to the window and door fenestration, and replacement of windows and exterior materials.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ01491
National Register:	Lincolnville NR Historic District: Contributing	Construction date:	c. 1871-1885
Archaeology Zone:	IIIA	Zoning District:	RS-2
Parcel number:	2080100000		
Agenda Item:	8(d)	Previous Action(s):	-COD 2020-0133 -COD HP2022-0036

STAFF SUMMARY AND ANALYSIS:

1. Located on the northeast corner of Oneida Street and DeHaven Street, this two-story residential building is contributing to the Lincolnville National Register Historic District. One of the original structures in Lincolnville, the frame vernacular building was constructed around 1871 to 1885 in one of the first residential neighborhoods of Lincolnville, the eastern half of Dumas Tract, according to the Florida Master Site File (FMSF) survey.
2. A similar application under a different applicant and property owner was first heard at the January 21, 2021 HARB meeting. Certificate of (Partial) Demolition (COD) approval, which expired after a year, was given with the condition that the proposed new porch be constructed with the actual existing historic porch post columns and the applicant's voluntary design modification to include the existing gable feature, as well as for historic materials to be salvaged where possible on the rear addition. A new two-story rear addition was proposed in the location of the rear one-story wing and porch.
3. On June 16, 2022, the HARB approved a Partial COD application for work related to a rehabilitation including the removal of the two-story front porch and one-story rear wing with side porch, replacement of all doors and windows with new aluminum sash windows, and modifications of portions of the existing fenestration (openings to be moved, changed in size, or enclosed). Removal of the aluminum siding was approved, but the HARB did not approve wholesale replacement of the wood siding or replacement with new Hardie siding. HARB indicated during discussion after their motion that new wood siding would be allowed to be used in areas of loss or where boards were too deteriorated to be repaired, upon communication with staff, when the true condition was discovered after the aluminum siding was removed. This approval also expired after one year.
4. Since the previous HARB reviews, it is important to note that the City adopted code language related to partial demolition in 2023, with some approved revisions in 2024. Unlike the past two applications, where HARB could not consider the proposed replacements for this application, now with the formalized partial demolition review, HARB can review not only what is being removed, but the proposed replacement if it does not match the existing in design, scale, and sometimes material for contributing buildings to National Historic Districts such as Lincolnville.*
5. The applicant stated that architectural plans have not been finalized, but the intent is to be nearly identical to plans reviewed with the 2022 COD application. *Staff has informed the applicant that the purview of HARB's review of partial demolition applications has expanded. In the plans submitted, a replacement two-story porch with hip roof that extends across the front façade. Elevations of the front facade do not include the front facing gable at the center of the existing two-story porch's roof, which is a detail from the original porch that the HARB included in the conditions of the last two approvals. A new and wider two-story rear wing addition with hip roof is shown connecting at the same height as the main block of the house, with no break in the wall plane between the historic portion and new construction on the south elevation. Existing window openings appear to remain, with now only one clerestory window proposed in place of a larger rectangular window opening on the rear elevation. The single front door on the façade at both the first and second story is more compatible with the existing building than the modern looking design proposed with the previous application.
6. The applicant has an active interior demolition permit, but the proposed project scope is subject to zoning, setback, and building permit requirements, and will need an Archaeological Review for ground-disturbance criteria outlined in the Archaeological Preservation Ordinance.
7. Sanborn Maps from 1899 – 1930 (revised to 1965) show a two-story L-shape building footprint with a two-story front porch on the west elevation and two-story side porch on the rear of the north elevation. The existing porch looks to be in the same configuration. The one-story rear wing is not indicated, instead this section of the building looks to be part of a continuous two-story structure on these maps.

8. The FMSF sites significant details such as jig-sawn brackets, decorative porch frieze and railing, and turned spindle posts; however, it appears only the turned spindle posts remain. The aluminum siding that altered the main block of the house has been removed, revealing wood drop siding. The porch elements referenced on the FMSF survey were replaced with lattice for the railing and frieze with siding above. The two-story front porch remains as a character defining element of the building. The permanent removal of this two-story porch would have a negative impact to the building.
9. The wood sided, one-story rear wing, with front/rear facing gable roof that extends to a shed roof over the side porch on the north elevation, also has minimal detail that includes exposed rafter tails projecting from the side porch and corner boards. Permanent removal of the rear wing would have less of an impact to the overall building, but would decrease its mass and be noticeable as the wing extends eastward along and immediately adjacent to De Haven Street.

STAFF RECOMMENDATION:

Based on a review of the AGHP, HARB discussions and approval with conditions related to previous partial COD applications for this property, and without the support of evidence to the contrary, staff finds that the board can take the following actions for a Certificate of Partial Demolition at 95 Oneida Street:

1. To APPROVE if the board has sufficient details to make a detrmination and can find that the proposed partial demolition, modifications to the exterior, and repalcements will not compromise the architectural integrity of the contributing building or historic district, with the following conditions:
   a. The central portion of the two-story front porch design will include the same design as the existing turned posts and character defining porch's gabled roofline.
   b. Poposed replacement elements and finishes that were not properly detailed or specified in the application will be administratively approvable; otherwise, further HARB approval will be required.
   c. For any salvagable historic materials to be salvaged if possible, in accordance with Sec. 28-89(6): The board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties.
2. To CONTINUE to allow the applicant time to provide the details and make modifications to the proposed design, according to the direction of the HARB.

Julie Courtney
Julie Courtney, Historic Preservation Officer

SUMMARY SCOPE OF WORK:

NOTE: Details provided on proposed replacement elements were general in the application materials submitted, so additional information will be required from the applicant with the adoption of the Partial Demolition Ordinance that allows HARB to consider the design of the replacement features and elements.

1. Partial demolition and replacement of existing exterior elements of a residential building to include:
   a. Two-story front porch to be built in a wider scale across the front façade: a plan showing a centered front facing gable roof (to replicate existing) and turned posts added to proposed design is needed if the applicant is willing to add this feature
   b. One-story rear wing with side porch to be replaced with two-story addition
   c. All doors
      - Front Door to be "either a single or dual wood door consistent with vernacular of the period": details of proposed new doors should be provided
   d. All windows (many are replacement aluminum windows commonly used in 1970s), to be replaced with either "PGT or Anderson single or double hung with lite configuration consistent with vernacular of the period": window sash configuration, material, location within window opening, and muntin type needs to be specified
   e. Wood siding that is now revealed is to be retained and repaired: confirmation is needed how much replacement will be required. Applicant indicates matching wood siding will be used on proposed additions
   f. Existing metal roof to be replaced with metal in galvalume finish: metal panel type needs specified
2. Modify portions of the existing fenestration: Plans with this new application appear to have much less modifications to the existing window opening locations and sizes than the 2022 plans, when HARB could not review the new design.

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

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

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

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

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

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

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

Criteria for Review of a Certificate of Partial Demolition (Section 28-89(3)d, CoSA Code of Ordinances)

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

Criteria for Regulated Structures (Section 28-89(4), CoSA Code of Ordinances)

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

~~~~~

The building was built c. 1871-1885, so is more than 50 years old. The building is not in a Historic Preservation Zoning District, but is a contributing structure to the Lincolnville National Register Historic District and is recorded on the Florida Master Site File.

Additional details on replacement elements or specifications would be needed for the partial demolition review requirements to sufficiently be met.
~~~~~

DEMOLITION REVIEW CRIERIA (AGHP):

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

2. *The contribution of the structure to the mass and scale of the streetscape.* The building has a similar mass and scale as many of the residential buildings that are in the immediate area.

3. *The impact of the loss of the structure on the streetscape.* Although this is not a significant building typology, the permanent loss the remaining intact historic architectural character of a historic building that contributes to the historic district would negatively impact the streetscape, unless the replacement elements matched or are compatible to the design, scale, pattern, and in some cases the material of the historic and/or existing features.

4. *Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape.* Plans for the single-family building were submitted by the applicant to replace the two-story porch and one-story rear wing with a fully extended two-story porch with a different roofline and post columns and a wider one-story rear wing. Window fenestration on the side and rear elevations will be somewhat modified. While the proposed plans include general elements similar to the existing house, the resulting building may look like new construction if much of the historic fabric is replaced.

5. *The historical or cultural merit of the structure.* The building is contributing to the Lincolnville National Register District, and is listed on the Florida Master Site File. No evidence was discovered that the building is the work of a master or that the residence has historical significance other than it being one of the original buildings in this neighborhood. This is a partial demolition application, and the permanent loss of features of a building that contributes to the Lincolnville National Register District, with what is left of its intact architectural character, could negatively impact the building's architectural integrity and the historic streetscape.

The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. Because the building is located in the Lincolnville National Register Historic District, the loss of a distinctive feature such as a historic front porch especially can impact the integrity of the resource and cause an incremental loss of historic character to the district. However, a two-story front porch in extended form is proposed and the HARB may find that the loss of the porch is at least somewhat mitigated and therefore does not have as negative impact. Since the porch is a significant feature of the house, the turned columns and center gabled roof line should remain as was agreed to with the previously approved partial COD application in January 2021. The existing one-story rear wing would have less of an impact. The HARB must determine if enough information has been submitted to make a determination for the proposed project scope with the expanded review purview with partial demolition applications in relation to the replacement of many of the exterior architectural elements, as the architectural integrity of the existing contributing building may be lost if elements are not close in design, scale, or materials.

6. *Whether or not the structure is representative of a style or type of architecture or a method of construction.* The building is an example of the Frame Vernacular style. While the building is not unusual or particularly unique and is a typical building style in Lincolnville, it is one of the older buildings in the neighborhood and has an authentic historic vernacular character that new construction often does not replicate.

7. *Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction.* The Frame Vernacular style design is found throughout St. Augustine, but many examples have been demolished in Lincolnville. With the removal of the aluminum siding, it is evident this house has retained much of its architectural integrity.

8. *Whether or not the structure is of such design, craftsmanship or materials that it either could not be reproduced, or could be reproduced only with great difficulty or expense. The condition of the structure, and the possibility of rehabilitating or relocating the structure.* Although the wood frame building and Frame Vernacular style design is common in Lincolnville and found throughout St. Augustine, and does not have a unique style or characteristics that would be difficult to reproduce, the proposed new construction portions will have a different look and feel than the existing house and other historic buildings.

9. *The justification for the proposed demolition.* The applicant/owner indicated partial demolition was desired to proceed with the rehabilitation of the property in replacing the inappropriate replacement windows, adding a two-story front porch across the front façade and adding a larger rear wing addition; the deterioration of the building materials was also cited.

UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:

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

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

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

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

1. Staff photographs
2. Florida Master Site File survey
3. Sanborn Map
4. Lincolnville National Register Historic District Map: With demolitions noted
5. Polk City Directory Research
6. Minutes from the January 21, 2021 HARB meeting
7. Final Order from the January 21, 2021 HARB meeting
8. Sketch from January 21, 2021 HARB meeting, from the different COD applicant showing the agreed to reuse of porch columns and gable roof on two-story front porch
9. Minutes from the June 16, 2022 HARB meeting
10. Final Order from the June 16, 2022 HARB meeting

LINKS TO PAST APPLICATION DOCUMENTS

Prior HARB staff report packets and application packets for the previous Partial Demolition review for this property are also accessible via the City's website at the following links:

June 16, 2022 HARB PACKETS:

Staff Report Packet: https://staugustinefl.portal.civicclerk.com/event/583/files/attachment/2258

Application Packet: https://staugustinefl.portal.civicclerk.com/event/583/files/attachment/2259

January 21, 2021 HARB PACKETS:

Staff Report Packet: https://staugustinefl.portal.civicclerk.com/event/388/files/attachment/1149

Application Packet: https://staugustinefl.portal.civicclerk.com/event/388/files/attachment/1120

STAFF PHOTOGRAPHS
95 Oneida Street – Front Façade



STAFF PHOTOGRAPHS
95 Oneida Street



Northwest / Southwest Elevations



STAFF PHOTOGRAPHS
95 Oneida Street





West Façade front porch /
Southwest Elevations

STAFF PHOTOGRAPHS
95 Oneida Street





STAFF PHOTOGRAPHS
95 Oneida Street





STAFF PHOTOGRAPHS
95 Oneida Street





STAFF PHOTOGRAPHS
95 Oneida Street





STAFF PHOTOGRAPHS
95 Oneida Street





South Elevation

STAFF PHOTOGRAPHS
95 Oneida Street



North Elevation with 1-story wing





STAFF PHOTOGRAPHS
95 Oneida Street



East / Rear Elevation with 1-story wing



STAFF PHOTOGRAPHS
95 Oneida Street





East / Rear Elevation with 1-story wing /
view from De Haven Street

STAFF PHOTOGRAPHS
95 Oneida Street





South Elevation with 1-story wing / view from De Haven Street

STAFF PHOTOGRAPHS
95 Oneida Street Interior







STAFF PHOTOGRAPHS
95 Oneida Street - Taken around 2021





STAFF PHOTOGRAPHS
95 Oneida Street - Taken around 2021





STAFF PHOTOGRAPHS
95 Oneida Street - Taken around 2021





STAFF PHOTOGRAPHS
95 Oneida Street - **Taken around 2021**







STAFF PHOTOGRAPHS

95 Oneida Street - **Taken around 2021**





STAFF PHOTOGRAPHS

95 Oneida Street - **Taken around 2021**





STAFF **INTERIOR** PHOTOGRAPHS
95 Oneida Street - **Taken around 2021**





STAFF **INTERIOR** PHOTOGRAPHS
95 Oneida Street - **Taken around 2021**





FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ1491 1009==

Site Name: 95 Oneida Street 830== Survey Date: 7811 820==

Address: 95 Oneida Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Dumas Tract (subdivision) J (block) 7 (lot) 868==

Midtest 8T3248 868==

Owner of Site: Name: Mars, Hattie and Lynwood;

Address: 95 Oneida Street

St. Augustine, Fla. 32084 902==

Occupant or Manager: Mars, Hattie and Lynwood 904==

Type of Ownership: Private 848== Zoning: RS2

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

UTM: 17 (zone) 469718 (easting) 3306065 (northing) 890== Location: T07S (T) R30E (R) N19 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(x) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(x) Altered 858==

( ) Unaltered 858==

(x) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

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

II. SITE DESCRIPTION, continued.

Original Use: Priv. Residence 838== Present Use: Priv. Residence 850==

Date: +1885 844== Period: 19th Cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame vernacular 964==

Plan Type: L-shape 966==

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

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS, 6/6, glass in doors, blinds, moveable louvers 942==

Foundation: Brick piers 942==

Roof Type: Hip 942==

Secondary Roof Structures: Gable porch 942==

Porches & Balconies: 942==

Chimney Location: End, interior 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Composition shingles 882==

Ornament Exterior: Jigsawn cornice brackets, porch frieze and railings 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Residential 864==

Relationship to Surroundings: On corner lot. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

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

920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Frame Vernacular residence at 95 Oneida Street was constructed between 1871 and 1885, making it one of the original structures in Lincolnville. Significant details include jigsawn brackets,a decorative porch frieze and railing, and turned spindle posts.

The Eastern half of Dumas Tract was one of the first residential neighborhoods of Lincolnville and is physically visible as a separate development in terms of its street patterns and lot sizes. The homes here are mostly on a modest scale, but include some nice Victorian examples and some interesting gingerbread patterns, especially along Oneida Street. It is the area of concentration for shotgun-style houses in St. Augustine. There are churches interspersed with residential neighborhoods and a commercial fringe along Washington Street and Central Avenue. The eastern half of Dumas Tract was developed prior to the western half. The area is threatened by some housing deterioration, and by traffic along Bridge, Central and Washington Street. There has also been a problem of demolition of buildings along Washington Street.

HISTORY

The eastern section of Dumas Tract Subdivision, the genesis of Lincolnville, is bounded on the north by Bridge Street, an 18th century thoroughfare which led to one of three late colonial San Sebastian River ferry crossings. The subdivision also is in the vicinity of the early 18th century Indian village of Palica. The tract evolved out of two early 19th century Spanish land grants to Bartolo Juarez and Gaspar Papy, a prosperous Greek merchant who came to St. Augustine from New Smyrna in 1777. Both soon developed some of the first commercial orange groves in Florida.[1] By the late 1830's, the grants were consolidated by Peter Sken Smith, a prominent Territorial period land speculator, who subdivided much of the tract and commenced selling lots. The economic depression of the 1840's ended attempts to develop the areas on the fringes of the old city, and by 1840 Philip Weedman and Peter Dumas, county clerk and post-Civil War leader of the Florida Radical Republicans, acquired most of the property formerly belonging to Smith.[2] After the war, the community of Africa soon developed on the marshes of Maria Sanchez Creek as newly freed Blacks began renting the

[over]

V. BIBLIOGRAPHY

1. Antonio de Arredondo, "Plan de la Cuidad de San Agustin de la Florida", May 15, 1737; Mariano de la Rocque, "Plano General de la Plaza de San Agustin de la Florida", December 24, 1791; St. Johns County Courthouse, Deed Records, Book I-J, p. 342.

2. Deed Records, Book E, p. 219; Book I-J, p. 356; Book M, p. 134; Book N. pp. 135, 533; Book P, pp. 38, 135; Book D, pp. 537, 578; Book X, p. 370.

3. Ibid., Book R, p. 298; Book T, pp. 201, 229; Book U, pp. 13, 356, 488; 1885 Bird's Eye View; St. Augustine City Directory, 1885, 1899, 1904; Con-

property from the city. Africa, later called Lincolnville, extended along the banks of the Creek and by the early 1870's, Blacks began buying lots and building homes along Central Avenue and Benedict Street. Construction along Oneida and Bridge Streets commenced later in the decade. By 1885, Lincolnville was a rapidly growing Black community, although some Whites lived along Bridge Street next to the Craddock Hotel. The eastern edge of Lincolnville, Washington Street, became a prosperous Black commercial district in the first several decades of the 20th century. By that time, Lincolnville had extended beyond its original boundaries into adjacent areas, particularly Genovar and Atwood Tract Subdivisions. Today Lincolnville generally refers to the all Black neighborhoods in the southwest peninsula.[3]

The house at 95 Oneida Street was once the residence of A. A. Pappy [Black], a City Assessor and later proprietor of a barbershop at 23 King Street.[4]

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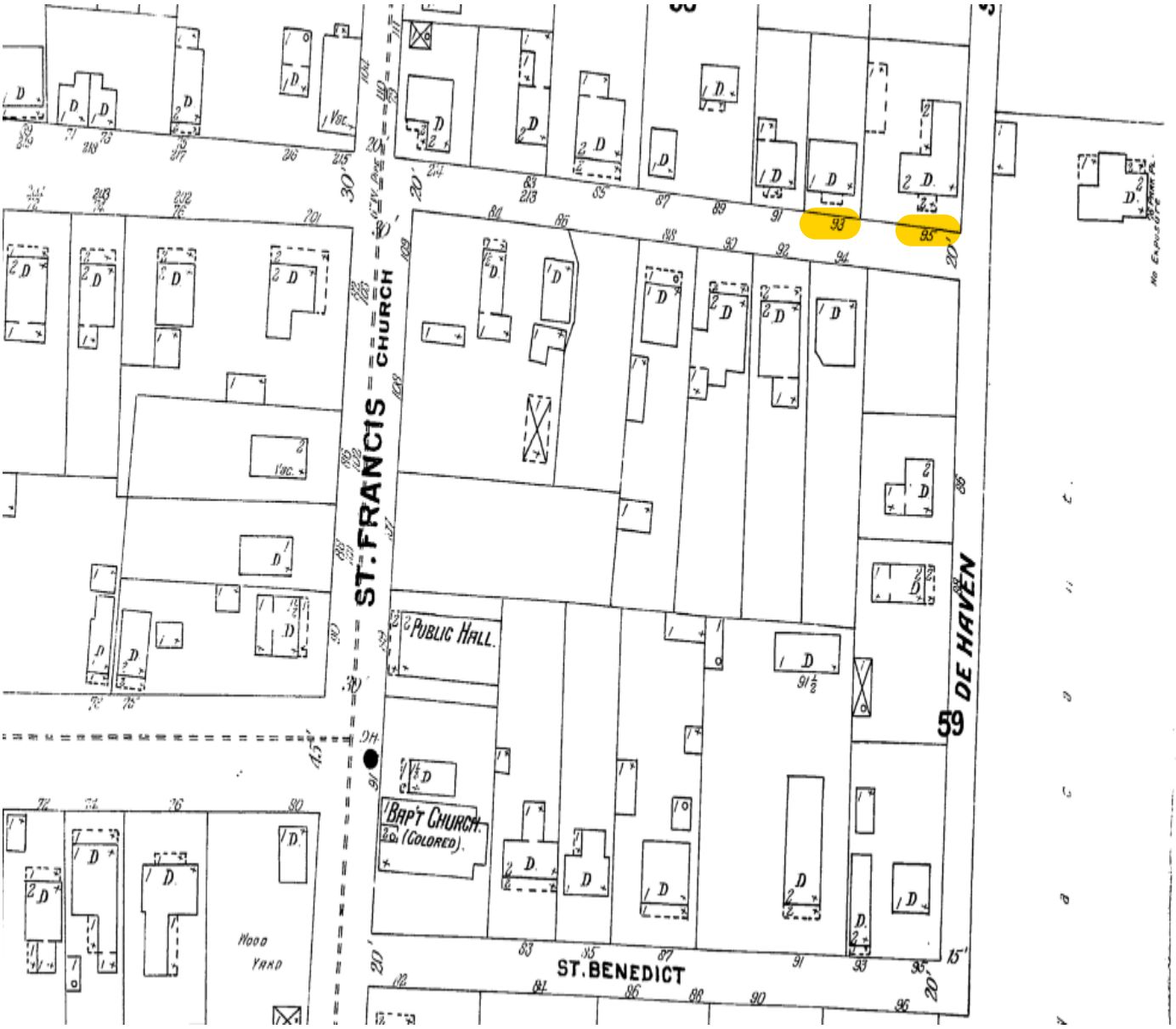
stance Fennimore Woolson, "The Ancient City", Harper's New Monthly Magazine, CCXCV [1874-75], pp. 1-23, 165-86.

4. St. Ausutine City Directory, 1885, 1899.


AFETY FIL

ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Aug. 1899, Sheet 8

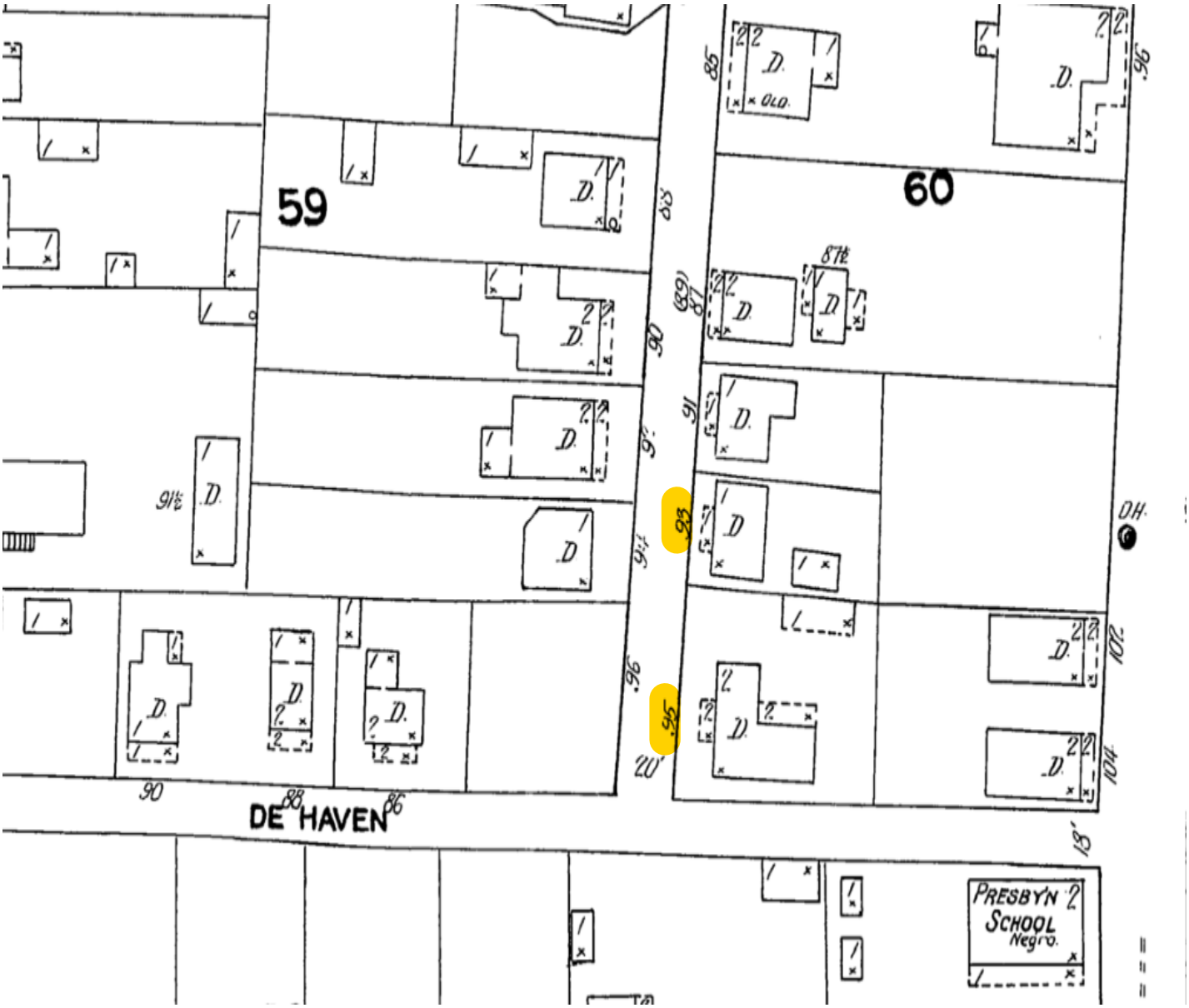


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ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Mar. 1910, Sheet 13

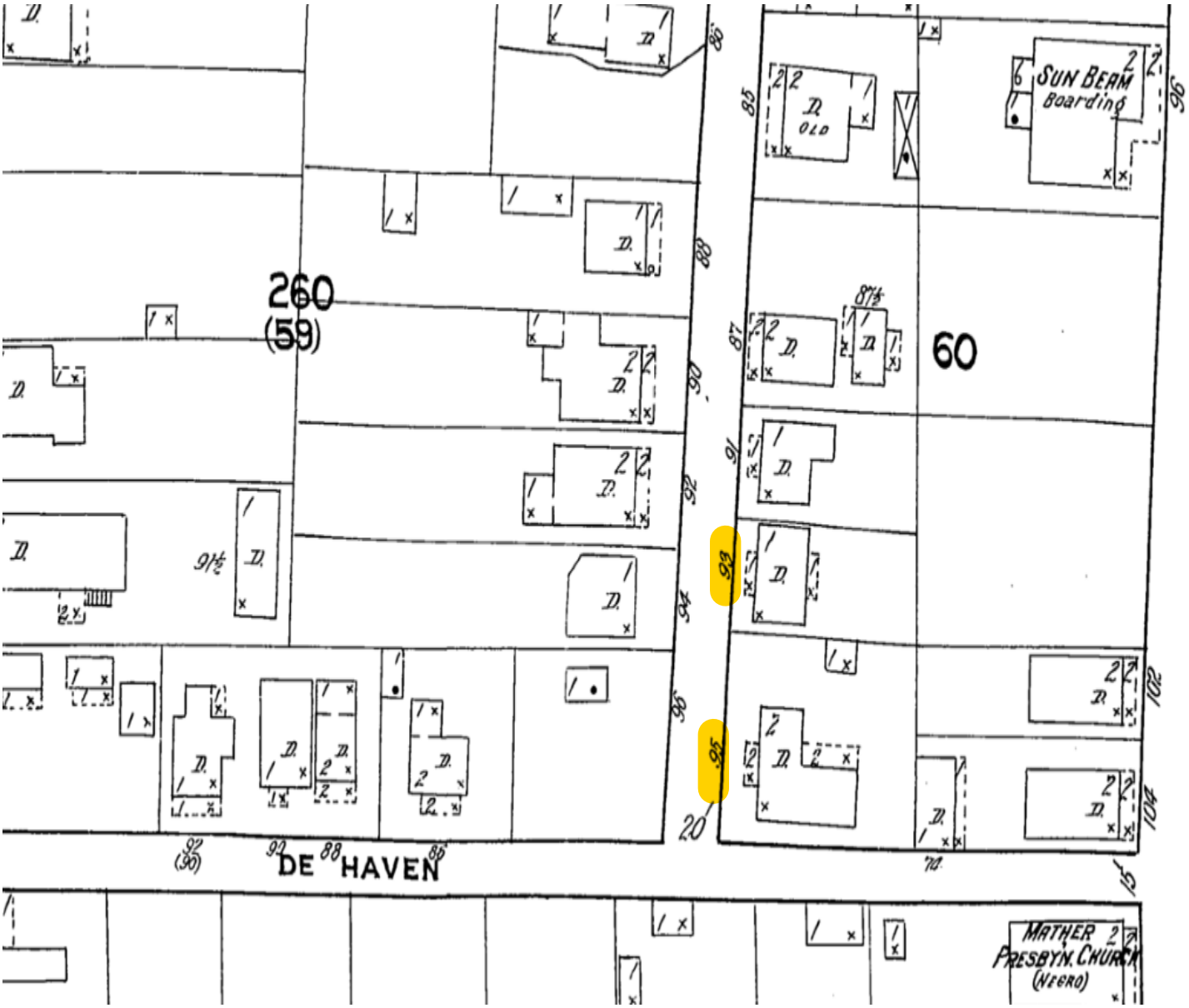


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Saint Augustine Dec. 1917, Sheet 9

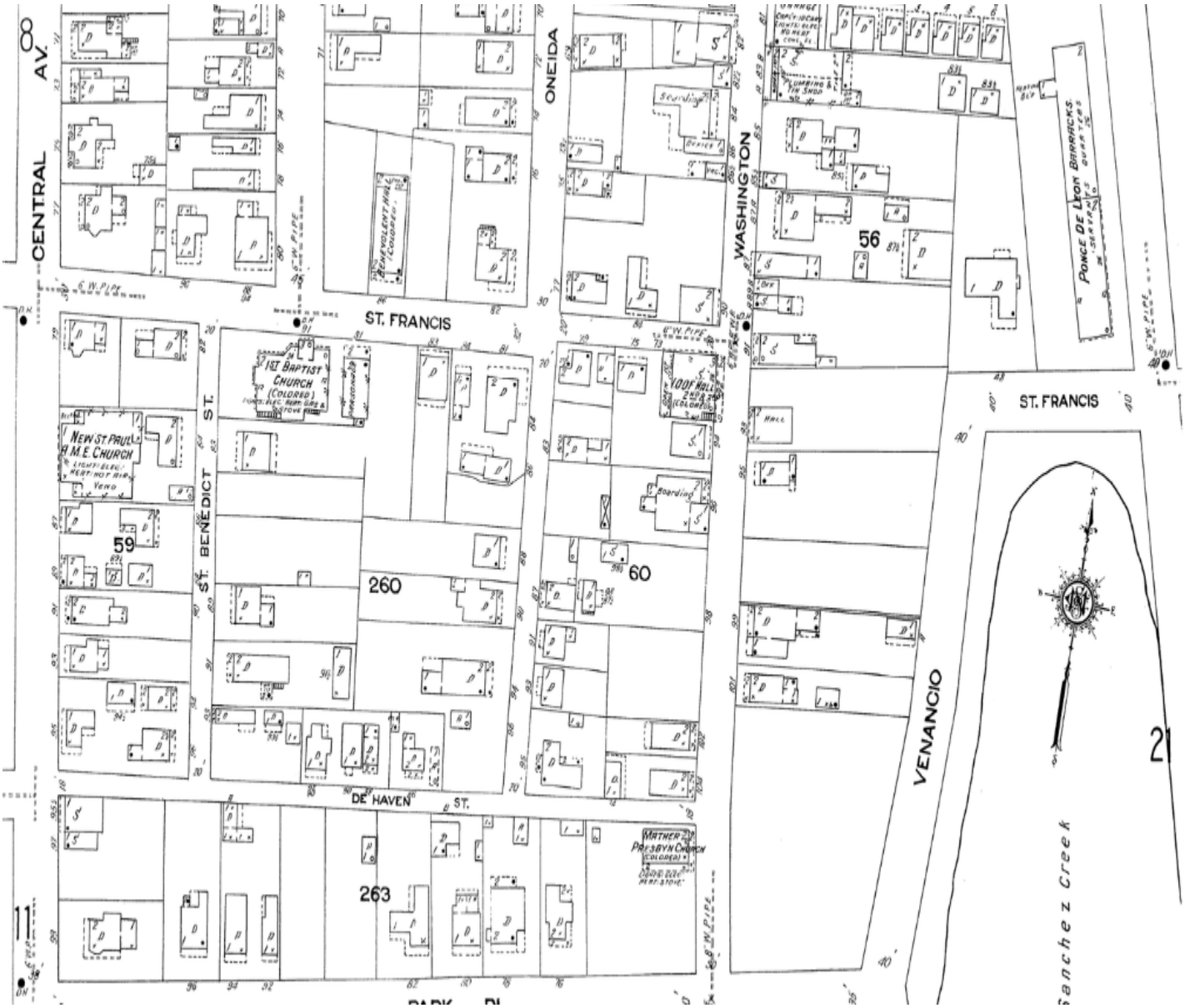


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Saint Augustine July 1924, Sheet 9

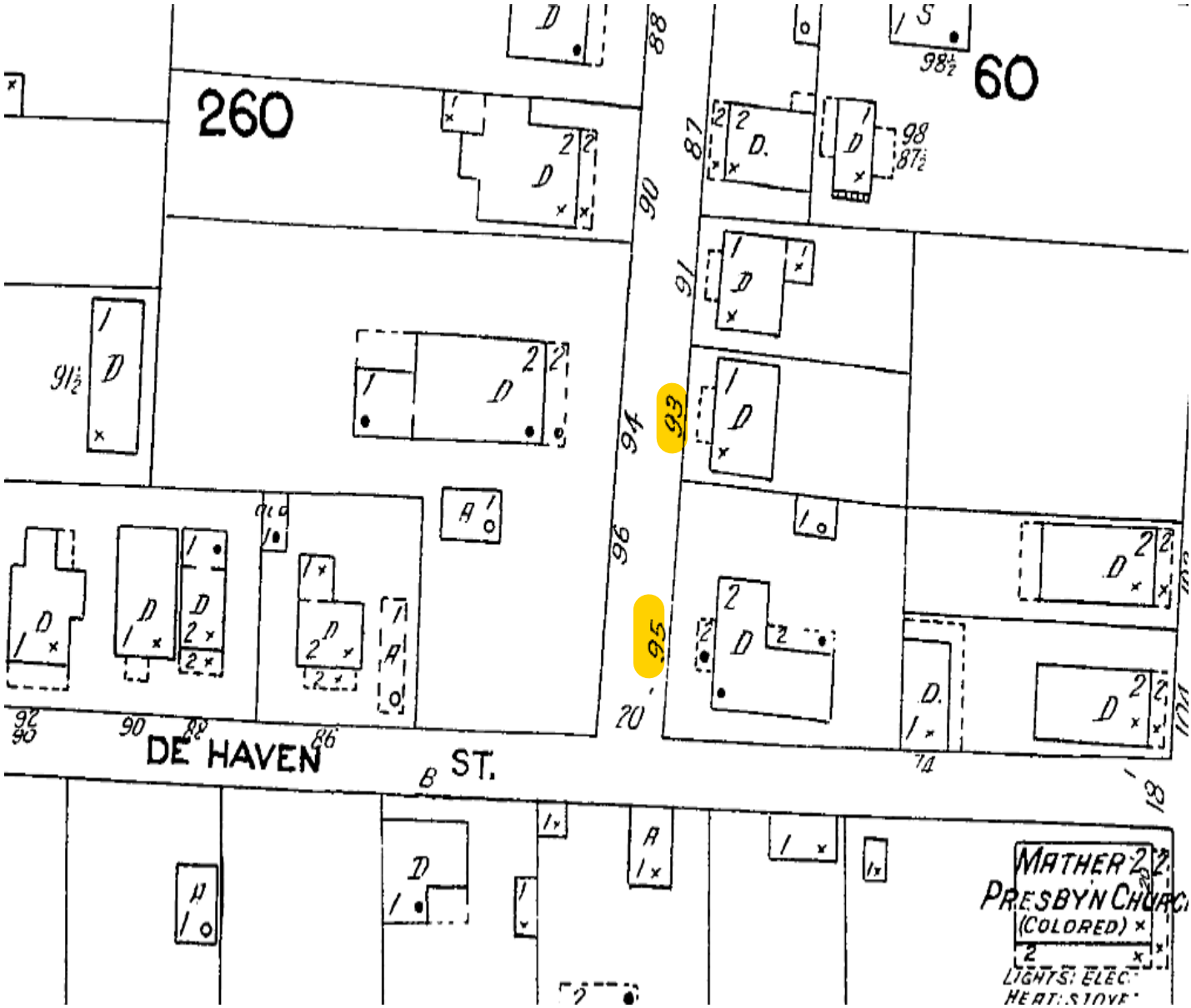


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Saint Augustine July 1924, Sheet 9



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LINCO
HIST
DIST
KEY:
CONTRIBUTING BU
NON-CONTRIBUTI
DISTRICT BOUNDA
SCALE: 1" = 200'
MAP PREPARED BY
HISTORIC PROPERTY AS
ST. AUGUSTINE, FLORID
MARIA SANCHEZ LAKE
SAN SEBASTIAN RIVER
SANCHEZ
MARTIN LUTHER KING AVENUE
CORDOVA
RIBERIA
SANFORD
ICENTRAL AVENUE
ONEIDA
WASHINGTON
PARK PLACE
KINGS
LINCOLN
LOVELL
KEITH
PALMO
DE HAVEN
ST. FRANCIS
BRIDGE
CERRO
SOUTH
CEDAR
STREET
PLACE
AVENUE

95 Oneida Street (c. 1871-1885)
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
1904	A.A. Pappy	*	Barber at 23 King Street
1907-08**	Mrs A.A. Pappy	*	Barbershop at 23 King Street
1911-12	Sarah Pappy (widow)	*	Dressmaker
1914-15	Sarah Pappy (widow)	*	Laundress
1920-21	Sarah Pappy	*	--
1924-25	Sarah Pappy (widow of Alphonso E)	*	Seamstress
1930	Sarah Pappy	(c)	Domestic
1937	Hattie Pappy	(c)	Laundress
1945	Lynwood V. Mars	(c) (o)	Porter FEC
1955	Lynwood V. Mars (Harriett C)	--	Redcap FEC

* (Black Resident)
(c) (colored)
(o) Owner

**1907-08 – *The Record Company* publication: Listings by resident name only

Ms. Courtney read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** a Certificate of Demolition at **9 Inlet Place** because it is not a local landmark or otherwise designated as a historic building with the following condition:

1. For any salvageable historic materials, including possibly the wood windows, to be salvaged, in accordance with Sec. 28-89(2)d6: The board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties

Barbara Pape was available for questions.

Ex Parte Communication:

(None)

10 certified notices were sent, 3 were returned in favor, and 1 had comments.

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

The Board discussed the staff recommendation for material salvage to ensure the applicant understood the condition.

MOTION

Mr. Weaver MOVED to APPROVE Certificate of Demolition application 2020-0131, 9 Inlet Place, based on the staff report indicating the building was not in any districts, was not a national register listing or a significant historic building and with the condition that a good faith effort be made to salvage any significant historic material. The motion was SECONDED by Ms. Wingo.

VOTE ON MOTION:
AYES: Weaver, Wingo, MacDonald, Benoit, Duncan
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

7. (b) 2020-0133 – Donald Crichlow and Associates – Applicant
91 Oneida LLC – Owner
95 Oneida Street

To partially demolish a building, constructed c. 1871-1885 that is recorded in the Florida Master Site File and is a contributing structure to the Lincolnville National Register Historic District, including the two-story front porch and rear one-story wing.

Ms. Courtney read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a Certificate of Partial Demolition at **95 Oneida Street** with the following conditions:

1. To approve the removal of the one-story the rear wing. To approve portions of the two-story front porch not to include the turned posts and roof
2. For any salvageable historic materials, including the wood windows, to be salvaged if possible, in accordance with Sec. 28-89(2)d6: The board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties

Don Crichlow reviewed the application including the slight changes of an additional window on the elevation drawings.

Ex Parte Communication:

(None)

DRAFT

23 certified notices were sent, 2 were returned in favor, and 1 had comments. Ms. Courtney noted an additional e-mail received and attached to the meeting packet.

Public hearing was opened.

Eric Schaefer spoke in favor of the application citing the poor condition of the house.

B.J. Kalaidi asked for more information regarding the proposed replacement and asked that staff read any comments submitted by neighbors.

Public hearing was closed.

The Board discussed:

- Staff's recommendation to maintain the existing roof and turned posts to protect a character-defining architectural feature
- Design concepts that maintain the existing gable end to retain the integrity of the original portion of the two-story porch
- Applicant's intent to salvage as much material as possible
- Possibility that the porch would have to be removed to raise the structure, and then re-constructed in the same configuration, but at a higher elevation as the house was being raised
- Recommendation that new columns match existing column design

MOTION

Mr. Weaver MOVED to APPROVE application 2020-0133 with condition two as detailed in the staff report to repurpose the posts and any other salvageable material and the applicant provide a drawing of record showing the repurposed posts and gable. The motion was SECONDED by Mr. MacDonald.

VOTE ON MOTION:
AYES: Weaver, MacDonald, Benoit, Wingo, Duncan
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

7. (c) Certificate of Relocation F2020-0138 – Donald Crichlow and Associates – Applicant
91 Oneida LLC – Owner
93 Oneida Street

To relocate a building constructed c. 1871-1885 that is recorded in the Florida Master Site File and is contributing to the Lincolnville National Register Historic District, eastward on the lot.

Ms. Courtney read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** a Certificate of Relocation at **93 Oneida Street** because it meets Secretary of the Interior's Standard 2 for Retention of Distinguishing Architectural Characteristics.

Don Crichlow reviewed the application.

Ex Parte Communication:

(None)

23 certified notices were sent, 2 were returned in favor, and 1 had comments. Ms. Courtney noted an additional e-mail received and attached to the meeting packet.

Public hearing was opened.

B.J. Kalaidi asked for clarification regarding the details of an e-mail received by the board from Christopher Nolan.

Elaine Brooks asked for clarification that the structure would remain one story to which the applicant responded in the affirmative. She spoke in favor of the application.

DRAFT

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

TYPE OF REQUEST:

☐ Appeal of Architectural Review Official
☐ Certificate of Appropriateness
☒ Certificate of Demolition/partial
☐ Certificate of Relocation
☐ Certificate of Appropriateness for Preservation Approach for Ad Valorem Tax Exemption
☐ Preliminary Design Approval for Entry Corridors
☐ Certificate of Completeness and Recommendation for Historic Property Tax Exemption
☐ Opinion of Appropriateness
☐ Variance to Design Standard

IN THE MATTER OF:

Case No.:	2020-0133
Applicant:	Donald Crichlow and Assoc.
Owner:	91 Oneida LLC
Address:	95 Oneida St.
Parcel Number:	208010-0000

RE: Certificate of Demolition, pursuant to Section 28-89, City of St. Augustine Code, to partially demolish a building, constructed c. 1871-1885, that is recorded in the Florida Master Site File and is a contributing structure to the Lincolnville National Register Historic District, including the two-story front porch and the rear one-story wing.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON January 21, 2021, 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 January 21, 2021 Historic Architectural Review Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☑ members of the public testified under oath, or ☐ no members of the public spoke on this issue.
3. The subject property has a zoning classification of RS-2.
4. The above-described Certificate of Demolition is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request to partially demolish a building, constructed c. 1871-1885, that is recorded in the Florida Master Site File and is a contributing structure to the Lincolnville National Register Historic District, including the two-story front porch and the rear one-story wing.

Subject to the following conditions:

- Condition to Salvage and reuse posts from existing
- historic front porch
-
- including applicant's sketch and voluntary commitment
- to reconstruct the new porch with the gable feature
- and posts
- demolition of rear portion of building approved and subject to Salvage where possible

DONE AND ORDERED, at a public hearing on the 21st day of January, A.D., 2021, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. 2020-0133 **REQUEST APPROVED / DENIED / CONTINUES**

Sign Name

Cathy Duncan
Print Name
HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

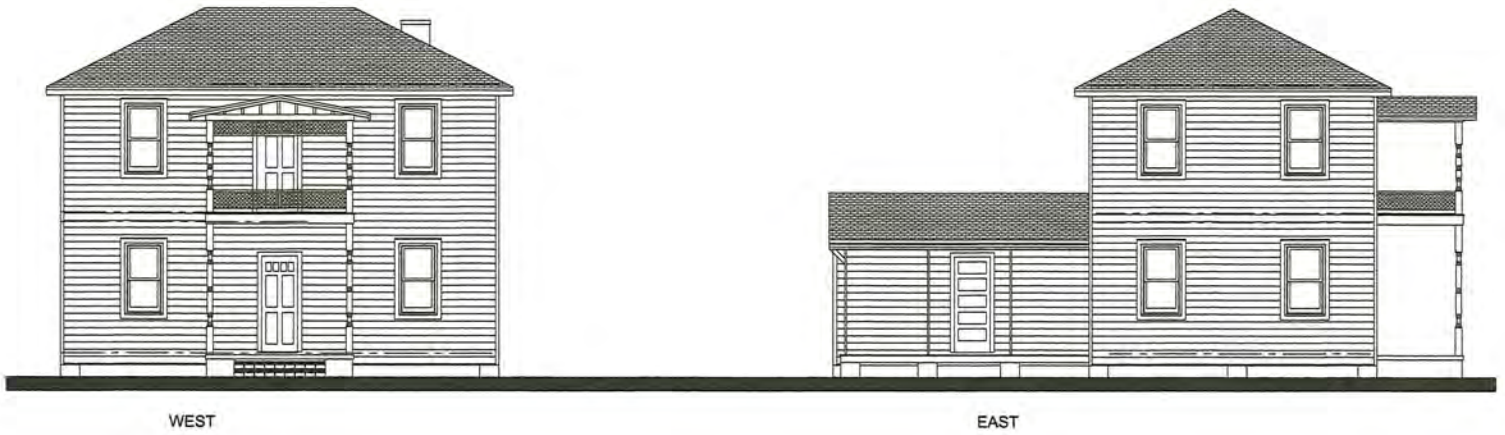
I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Cathy Duncan, by means of [X] physical presence or [ ] online notarization, who is personally known to me and who is the person described in and who executed the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

Witness my hand and official seal, this 21st day of January, A.D., 2021.

Notary Public State of Florida
Candice J Seymour
My Commission GG 178521
Expires 05/13/2022

Notary Public, State of Florida

PRESENTED AT JAN 21, 2021 HARB MTG.
BY APPLICANT - SHOWING CROSS GABLE ELEMENT AT CENTER OF NEW PORCH ROOF TO REMAIN



WEST EAST

APPLICANT AGREED TO USE CENTER GABLE ON PORCH ROOF (OF NEW PORCH)



WEST EAST

REGISTRATION SEAL

WE HEREBY EXPRESSLY RESERVE THIS PROPERTY RIGHTS TO THIS DRAWING AND ITS CONTENTS AND SHALL NOT BE USED IN ANY FORM FOR MANNER WHATSOEVER WITHOUT FIRST OBTAINING OUR EXPRESS WRITTEN PERMISSION AND CONSENT.

DRAWN BY: N. GOLDBERGER
SCALE: AS NOTED
DATE: 15 DEC 2020

PROPOSED RESIDENCE
ELEVATIONS

EXISTING RESIDENCE
95 ONEIDA STREET
ST. AUGUSTINE
FLORIDA, 32084

DON CRICHLOW & ASSOCIATES
ARCHITECT

SHEET A2

95 Oneida Sketch for First Order

not have adverse impacts to the existing streetscape with the condition that the owner implore best efforts to salvage and repurpose any architectural elements if found reusable. The motion was SECONDED by Mr. Weaver.

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

9. (c) HP2022-0036 (Continued from May 19, 2022 without hearing)
Oasis Equity Holdings, LLC - Applicant & Owner
95 Oneida Street

To partially demolish a residential building constructed ca. 1871-1885 that is recorded in the Florida Master Site File and a contributing building to the Lincolnville National Register Historic District, for work related to rehabilitation, including the two-story front porch and one-story rear wing and porch, modifications to the window and door fenestration, and replacement of windows and exterior materials.

Ms. Courtney read the staff report and said based on a review of the AGHP, HARB discussions and approval with conditions related to a previous partial COD application for this property, and without the support of evidence to the contrary, staff finds that the Board can take the following actions for a Certificate Demolition at 95 Oneida Street if the board finds that the project scope does not exceed the threshold of a partial demolition and will not compromise the architectural integrity of the contributing building or historic district:

1. To approve the removal of the one-story rear wing.

2. To approve portions of the two-story front porch not to include the permanent removal of the turned posts and character defining porch's gabled roofline.

3. For any salvageable historic materials to be salvaged if possible, in accordance with Sec. 28-89(2)d6: The board may require, at the applicant's expense, salvage and preservation of significant building materials, Architectural.

Hunter Hayden reviewed the application.

Ex Parte Communication:

(None)

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

Public hearing was opened.

Melinda Rakoncay said she reviewed the new plans and asked if the applicant was adding a clear modern window next to the front door, which seemed inappropriate to the fenestration.

Public hearing was closed.

The Board discussed:

- Stairs were steep and would be turned and extended for safety
- Had seen sidelight next to the full light door on the front of homes
- Interior was an open concept from the front door
- Suggested flanking the front door with some sidelights
- Pictures showed the door was centered on the columns, but the floor plans showed was different
- Overall, thought it was appropriate
- Elevations showed the front porch was tucked in six inches and the columns were set into that, the floor plan showed it was straight in line with the side of the building

- If fine with the elevation and could be consistent with the floor plan only six inches would be lost on the porch and would avoid an odd transition where the porch would tie into the main roof
- Door material was wood with a one over one glass with a glass sidelight
- Upstairs porch door had not been decided upon
- Suggested the door be centered with sidelights on both sides with a grid pattern on the lights
- Addition in the back had eight feet to the north that was new
- Had two peaks in both directions and would not peak in two directions as the house was not square
- Roof would be metal and would make sure there was enough of a slope
- Front would have a shed roof
- The loss of a gable on the front that was a character defining feature
- Would be reroofing the house due to a hole
- Should maintain the gable roof and aesthetically would add value and an architectural feature
- Suggested making the sidelight smaller and shift it in front of the stairs instead of the front door and leave the door where it was
- The addition was only one story
- Unsure about having full glass in the front door as to having a wood door
- Suggesting having a half glass light in the front door and upstairs could be full light; however, unable to mandate
- Siding was aluminum but would keep the wood if able
- Felt this was almost a full demolition
- Some windows were originals but other were replaced with aluminum
- Sketch that had been approved previously kept the center gable as the focal point with the shed roofs flanking it which became secondary
- Would have to bring the main roof over the porch
- Could extend the roof on the porch side to side and keep the center gable as the focal point

Ms. Courtney clarified the shed roof proposed was fine and add the gable roof centered.

Ms. Duncan said because it was so minimal, it should come off the fascia of the shed roof and then form the gable.

MOTION

Mr. Beach MOVED to APPROVE HP2022-0036 for the partial demolition of the front porch, existing fenestrations, windows, and doors, siding if required and replace with new in the same place with keeping the architectural front entry feature as the character defining element with the gable entry hat. The motion was SECONDED by Mr. Weaver.

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

Ms. Courtney asked what was meant by keep the siding and replace with new as needed.

Mr. Beach said it would be replacing where needed but was full removal of the aluminum siding.

Ms. Courtney asked if the applicant would keep the wood siding if salvageable.

Mr. Hayden replied in the affirmative and said he was not sure of the condition and did not want to start this project without approval from the Board. He asked if the siding needed to be replaced in its entirety, could he return the Board.

Ms. Duncan said when he knew what was there, he needed to inform the staff. She said

if wood was found he needed to patch in new wood.

Ms. Courtney advised it could be wholesale replacement of the siding, but the staff would be informed.

10. Planning and Building Staff Communications

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

(Provided for informational purposes)

11. Other Business

12. Adjournment

There being no further business, the meeting was adjourned at 6:42 P.M.[3]

Catherine Duncan, Chairperson

[3] Transcribed by Elyse Wiemann

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.:	HP2022-0036
Applicant:	Oasis Equity Holdings, LLC
Owner:	Oasis Equity Holdings, LLC
Address:	95 Oneida Street
Parcel Number:	2080100000

RE: Certificate of Demolition, pursuant to Section 28-89, City of St. Augustine Code, to partially demolish a residential building constructed ca. 1871-1885 that is recorded in the Florida Master Site File and a contributing building to the Lincolnville National Register Historic District, for work related to rehabilitation, including the two-story front porch and one-story rear wing and porch, modifications to the window and door fenestration, and replacement of windows and exterior materials.

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 RS-2.
4. The above-described Certificate of Demolition is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request to partially demolish a residential building constructed ca. 1871-1885 that is recorded in the Florida Master Site File and a contributing building to the Lincolnville National Register Historic District, for work related to rehabilitation, including the two-story front porch and one-story rear wing and porch, modifications to the window and door fenestration, and replacement of windows and exterior materials.

Subject to the following conditions:

- If approved, there is a 30-day delay period and subsequent building permits are required before beginning work.
- An approved Certificate of Demolition expires one year from the date of the order. In accordance with Ordinance No. 2017-06, the owner of the property may request either a one-time six month administrative extension, or may apply for a one year extension from the Historic Architectural Review Board. The extension request must be filed in writing with the Planning and Building Department during regular office hours no later than 30 days before the expiration the Certificate of Demolition.
- Approve for partial demolition of building to include front porch, replacing existing windows and doors, and if required, to replace wood siding existing under aluminum where needed or after informing staff and providing documentation of full deterioration.
- (*) To keep front entry gable over the entry / front porch as shown & agreed to by applicant.

DONE AND ORDERED, at a public hearing on the 6th day of June, A.D., 2022, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2022-0036

REQUEST APPROVED / DENIED / CONTINUES

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 14th day of June, A.D., 2022.

ELYSE WIEMANN
Commission # HH 217621
Expires May 19, 2025

Elyse Wiemann

Notary Public, State of Florida

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

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Demolition (Partial)

Case Number: HP2025-0003 **Meeting Date: Thursday, February 20, 2025**

1. NAME OF APPLICANT: James St George
   Business (if applicable):
   Address: 46 Weeden St
   City: St Augustine State: FL Zip Code: 32084
   Daytime Telephone: 3214324329 E-Mail Address: weeden2022@gmail.com

2. NAME OF PROPERTY OWNER: James St George
   Business (if applicable):
   Address: 46 Weeden St
   City: St Augustine State: FL Zip Code: 32084
   Daytime Telephone: 3214324329 E-Mail Address: weeden2022@gmail.com

3. PROJECT LOCATION: 95 Oneida St, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: DUMAS TRACT CITY LOT 7 BLK J DB205/567 OR5804/109

5. SCOPE OF WORK: To partially demolish a residential building constructed ca. 1871-1885 that is recorded in the Florida Master Site File and a contributing building to the Lincolnville National Register Historic District, for work related to rehabilitation, including the two-story front porch and one-story rear wing and porch, modifications to the window and door fenestration, and replacement of windows and exterior materials.

Information attached by applicant includes:

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

HARB APPLICATION AGREEMENT

In filling out this application:

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

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

Project Address: 95 Oneida St

Applicant's Name: James St George Applicant's Signature: _____

Owner's Name: Jax IVC Real Estate Holdings Owner's Signature: _____

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

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

(Can add additional signature page if needed)

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

Candice Seymour

From: Candice Seymour
Sent: Thursday, January 23, 2025 3:18 PM
To: weeden2022@gmail.com
Subject: 95 Oneida Street - Certificate of Demolition Application for the February 20, 2025 Historic Architectural Review Board Meeting
Attachments: Owner auth 2019.pdf

RE: 95 Oneida Street

Greetings!

This email formally acknowledges receipt of your Certificate of Demolition (COD) application to appear before the Historic Architectural Review Board (HARB). **The meeting is currently scheduled on February 20, 2025 as an in-person meeting beginning at 1 pm in the Alcazar Room of City Hall (75 King Street).** Please read this e-mail thoroughly. Below are the next steps for your application:

- Our staff will need to photograph the property to supplement the item staff report. **Please confirm receipt of this email and let us know a convenient time within the next 5 business days to conduct a site visit with you.** If the presence of a property owner/applicant is not necessary for the site visit, you may also grant staff permission to access the property independently for photographs.

- A preliminary review of your application was completed by staff and the following items are still required to complete your application:
    - If full replacement of exterior features including windows, siding, porch posts/railings, etc. is proposed, then specifications and/or example photographs should be provided.
    - Setback measurements as existing and proposed should be included on the site plan

  Formal staff evaluation of the proposed project may uncover further required materials and/or include conditions associated with the staff recommendation. **Any updates, or additional and supporting materials for this Certificate of Appropriateness application must be uploaded in PDF format to your application in the Planning and Building Portal**. **Additional materials** will be accepted in the Planning and Building Department **up to 10 days before the meeting and must be received by February 10, 2025,** per Ordinance 2010-09. After that, the HARB has the discretion whether to consider any additional materials presented at the meeting and your application may be continued if the HARB deems the application incomplete. The HARB may also request additional information during the public hearing.

- **A copy of the meeting agenda and the staff report for this application will be emailed to you at the address provided on the application by the week of the meeting. If you do not receive it before the meeting date, please contact our department.**

- Because of the quasi-judicial nature of HARB hearings, someone must physically be at the meeting to represent the application. If the representative is not listed on the application as the applicant or property owner, an Owner's Authorization Form (attached) must be completed granting the other person/people the ability to represent the application. The form requires the property owner's signature and **must** be notarized. It does not have to be completed again if it has already been submitted and the representative authorized on the existing form will be present for the meeting.

IMPORTANT NOTICE: Now that the hearing date has been set and once the legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. If the applicant requests a continuance, the decision to grant or deny the request for continuance will be decided by a vote of the board at the scheduled hearing date. The applicant, or a duly authorized representative with authority to bind, should be present at the scheduled hearing date to answer questions from the board regarding the application. If the board votes to deny the request for a continuance, the hearing on the application will go forward, whether or not the applicant is present, and could result in a denial of the application if the board finds that the application and supporting documents submitted prior to the meeting do not meet the criteria of the code. Costs associated with legal notice will be assessed by the city and must be paid prior to the issuance of any development permit. Costs associated for any subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling of any hearing will also be assessed to the applicant.

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

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

From: James StGeorge
To: Julie Courtney
Subject: Re: 95 Oneida Street HARB application - still needed
Date: Thursday, February 13, 2025 5:11:19 PM

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

Re: 95 Oneida St

Dear Julie,

Sorry, I missed the request for additional information.

My intent was to adhere to the requirements set by HARB when they originally approved demolition of the existing single story rear addition at 95 Oneida.While I have not yet finalized any architectural building plans, my intent is nearly identical to the plans submitted by Hunter Hayden in 2022.

Porch: This would conform to past proposals and prior HARB conditions; specifically, the proposed design would included full-width 1st & 2nd floor porches and retain the center gable roof feature of the 2nd story porch. I would also endeavor to preserve the existing turned porch posts.

Windows: Existing windows are aluminum and in disrepair. These would be replaced with either PGT or Anderson single or double hung with lite configuration consistent with vernacular of the period.

Doors: Front Door would be either a single or dual wood door consistent with vernacular of the period.

Siding: Existing aluminum siding has been removed. Orginal wood siding is in fair condition with some areas requiring replacement. Wood siding on existing building would be retained and repaired. Siding on any new construction will be wood and matched with original building.

Roof: Metal gavalume

Setback: A two-story addition will be added to the existing structure as shown in plans provided by Hunter Hayden in 2022. The East rear and North side setbacks will meet requirements for a RS-2 non-conforming lot. The existing West Front and South side setbacks are not in compliance with current zoning. The original existing front setback will be retained. The South side setback is only about 1' from DeHaven St. The new addition construction will require a variance from the Zoning Board.

James St George

On Feb 12, 2025, at 9:36 AM, Julie Courtney <jcourtney@citystaug.com> wrote:

Hello,
Candice Seymour, our Historic Preservation Planner had included some documentation that would be needed for this application in her January 23rd email (attached). Please

Please see staff report packet for some of the items listed below.

Applicant submitted full staff report packet from the June 16, 2022 HARB meeting, which included the staff report and the following attachments. Because these are items that are already provided in the staff report packet, they were not all inserted in this application packet.

1. Staff photographs
2. Florida Master Site File survey
3. Sanborn Map
4. Lincolnville National Register Historic District Map: With demolitions noted
5. Polk City Directory Research
6. Minutes from the January 21, 2021 HARB meeting
7. Final Order from the January 21, 2021 HARB meeting
8. Sketch from January 21, 2021 HARB meeting, from the different COD applicant showing the agreed to reuse of porch columns and gable roof on two-story front porch

Prior HARB staff report packets and application packets are also accessible via the City's website at the following links:

June 16, 2022 HARB PACKETS:

Staff Report Packet: https://staugustinefl.portal.civicclerk.com/event/583/files/attachment/2258

Application Packet: https://staugustinefl.portal.civicclerk.com/event/583/files/attachment/2259

January 21, 2021 HARB PACKETS:

Staff Report Packet: https://staugustinefl.portal.civicclerk.com/event/388/files/attachment/1149

Application Packet: https://staugustinefl.portal.civicclerk.com/event/388/files/attachment/1120

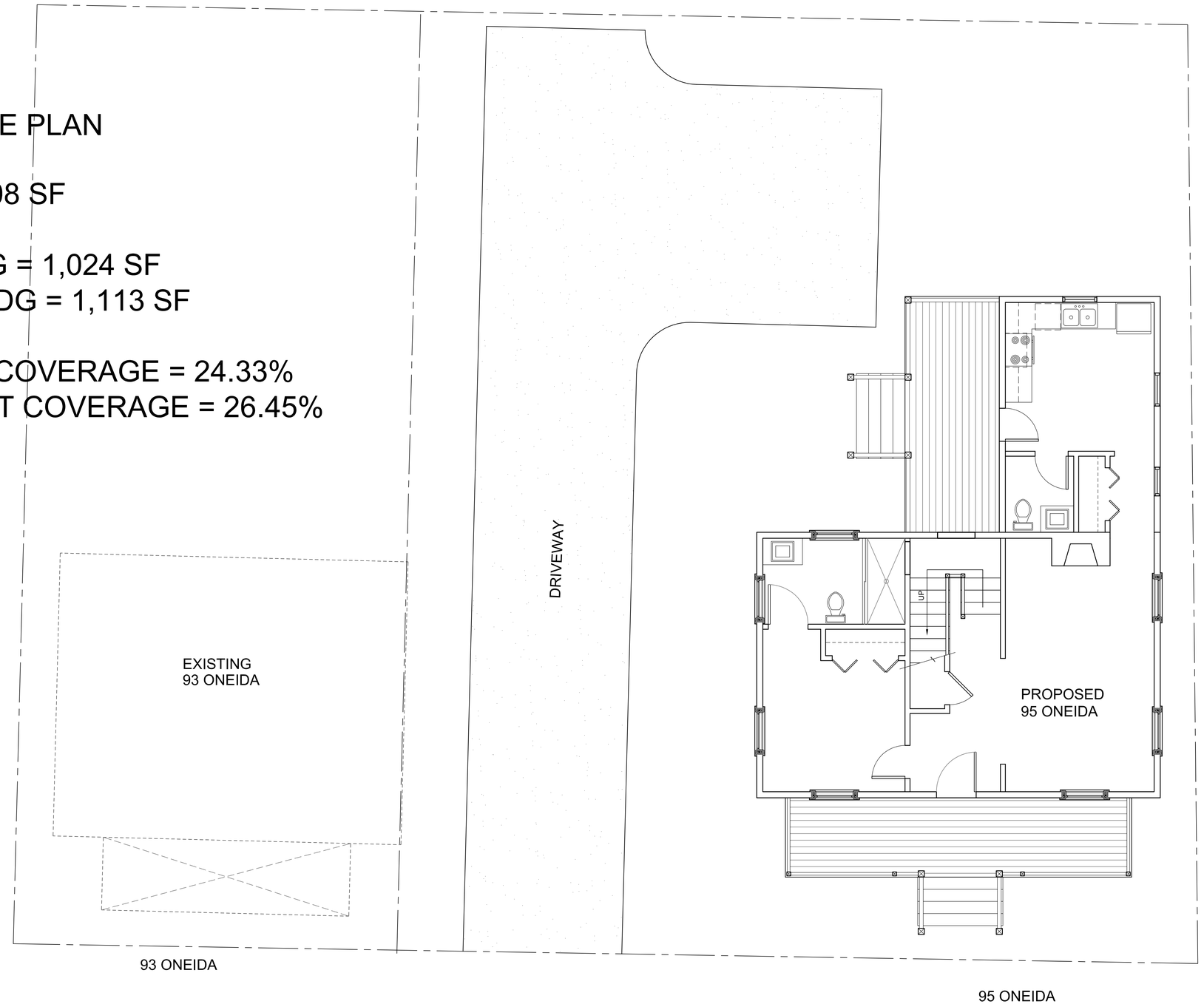
Received 1/13/2025
Planning & Building Department

PROPOSED
95 ONEIDA SITE PLAN

LOT SIZE = 4,208 SF

EXISTING BLDG = 1,024 SF
PROPOSED BLDG = 1,113 SF

EXISTING LOT COVERAGE = 24.33%
PROPOSED LOT COVERAGE = 26.45%



REGISTRATION SEAL

WE HEREBY EXPRESSLY RESERVE THE PROPERTY RIGHTS TO THIS DRAWING AND IT IS NOT TO BE REPRODUCED, COPIED IN ANY FORMAT OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING OUR EXPRESS WRITTEN PERMISSION AND CONSENT.--

DRAWN BY:
N. GOLDBERGER
SCALE: AS NOTED
DATE: 15 DEC 2020

PROPOSED
SITE PLAN

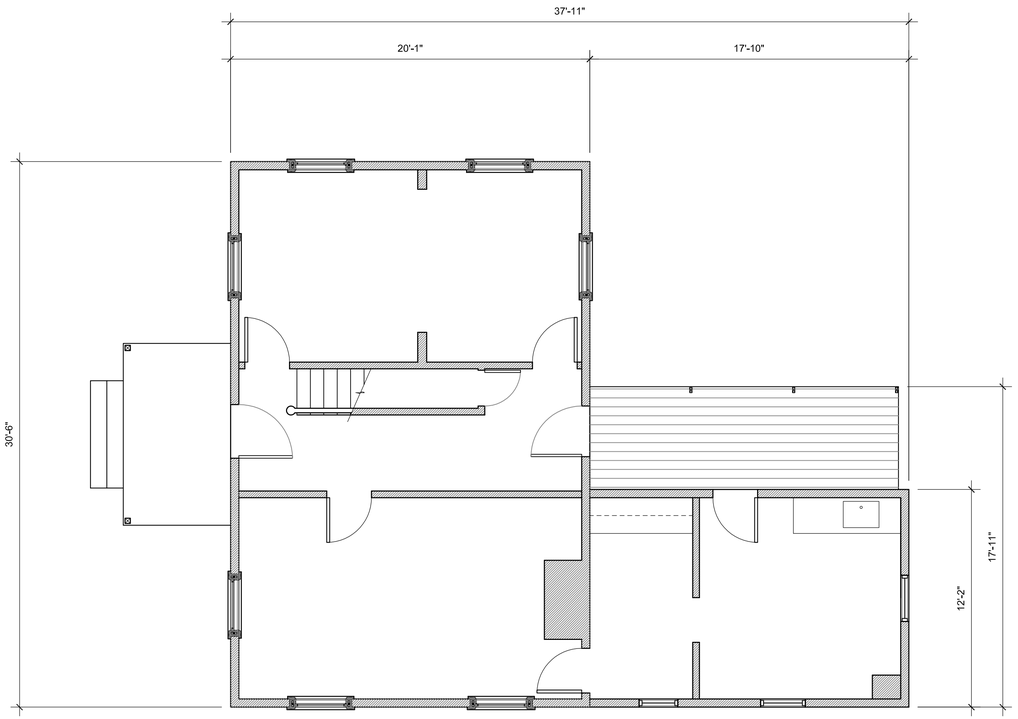
EXISTING RESIDENCE
93 ONEIDA STREET
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FLORIDA, 32084

DON CRICHLOW & ASSOCIATES
302 1/2 ST. GEORGE STREET
ST. AUGUSTINE, FLORIDA 32084
PH. (904) 824-5785

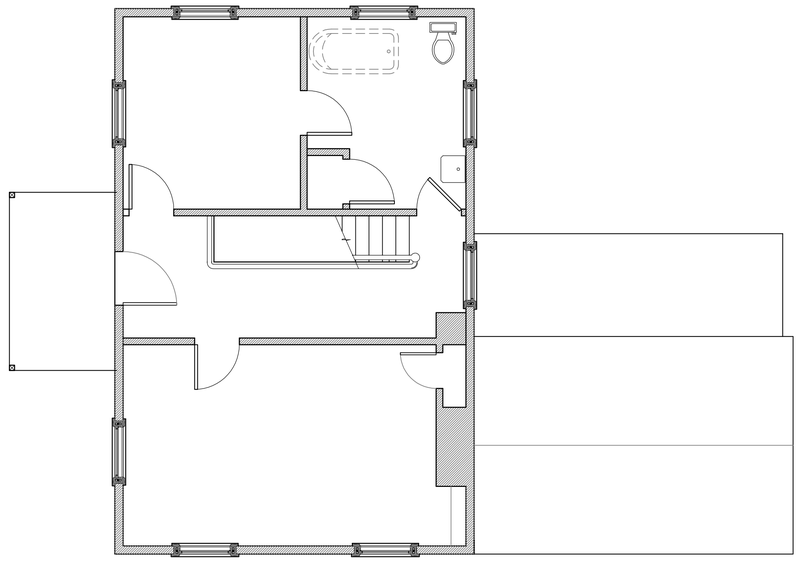
ARCHITECT

SHEET
A4

Received 1/13/2025
Planning & Building Department



EXISTING
FIRST FLOOR PLAN - RESIDENCE
1/4"=1'-0"
NORTH



EXISTING
SECOND FLOOR PLAN - RESIDENCE
1/4"=1'-0"
NORTH

REGISTRATION SEAL

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DRAWN BY:
N. GOLDBERGER
SCALE: AS NOTED
DATE: 10 NOV 2020

RESIDENCE
FLOOR PLANS

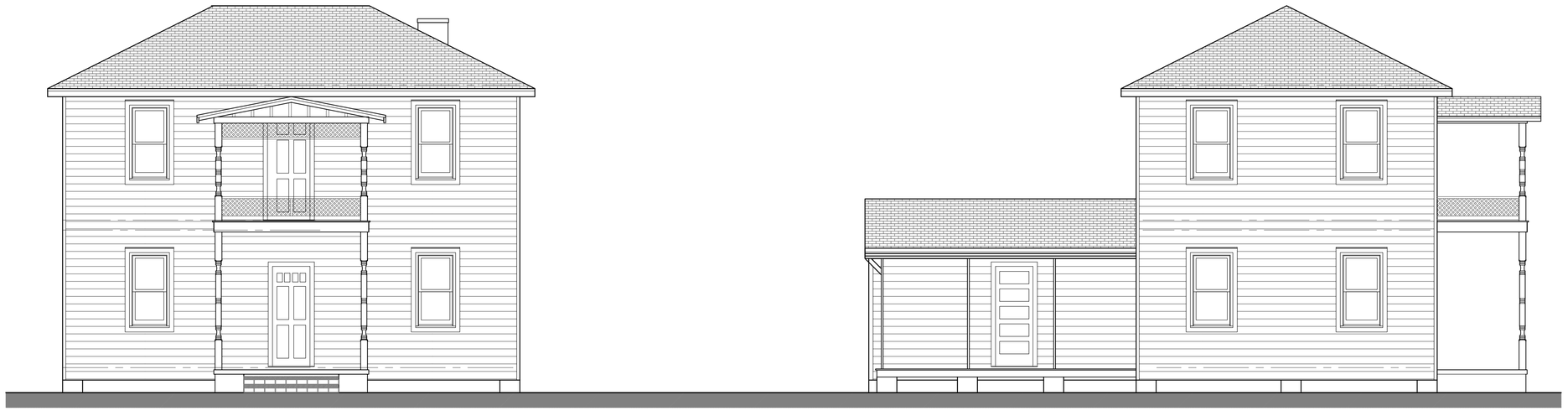
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FLORIDA, 32084

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ST. AUGUSTINE, FL 32084
PH: (904) 824-5785

ARCHITECT

SHEET
A1

Received 1/13/2025
Planning & Building Department



WEST

EAST



WEST

EAST

REGISTRATION SEAL

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DATE: 15 DEC 2020

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PH. (904) 824-5785

ARCHITECT

SHEET
A2

Received 1/13/2025
Planning & Building Department



SOUTH

NORTH



SOUTH

NORTH

PROPOSED
ELEVATIONS
1/4"=1'-0"

REGISTRATION SEAL

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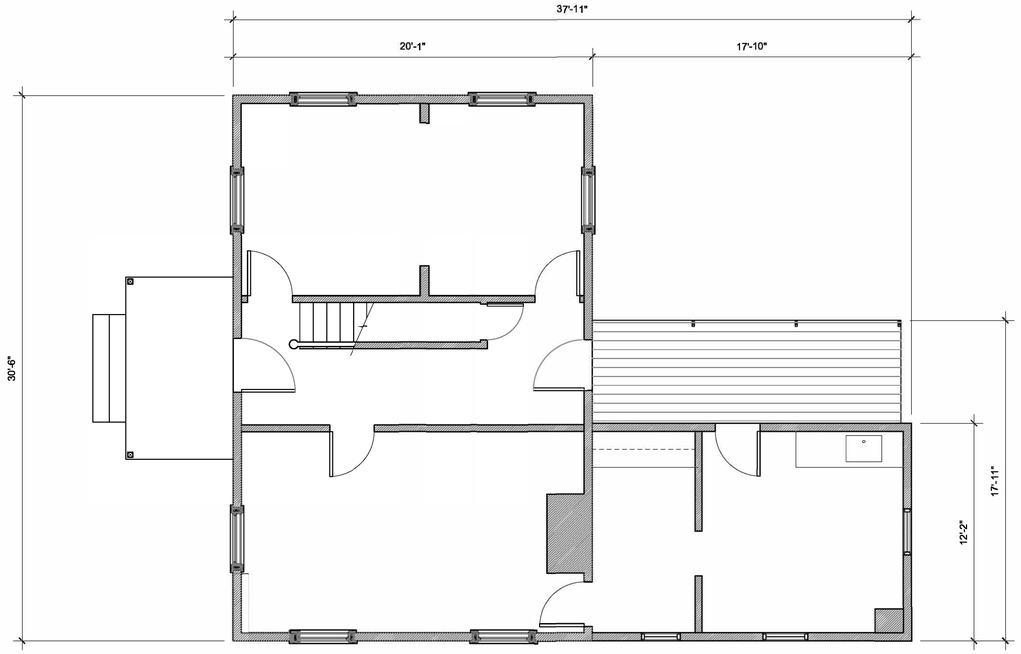
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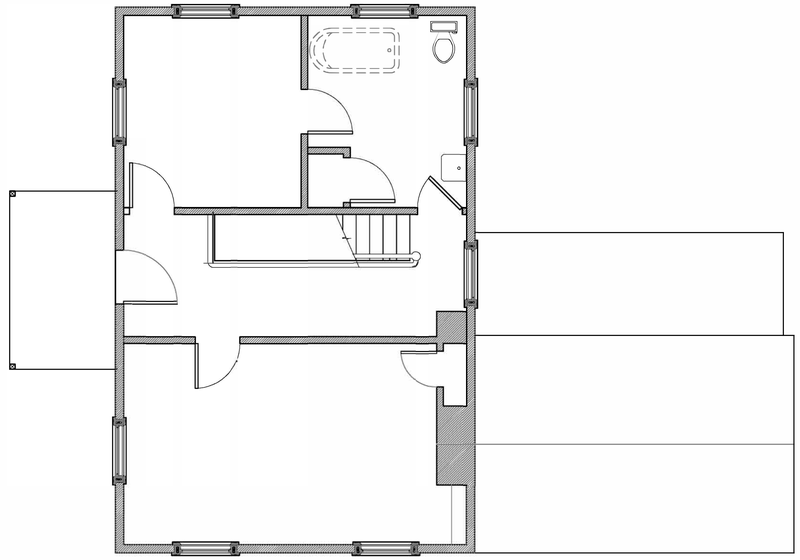
ARCHITECT

SHEET
A3

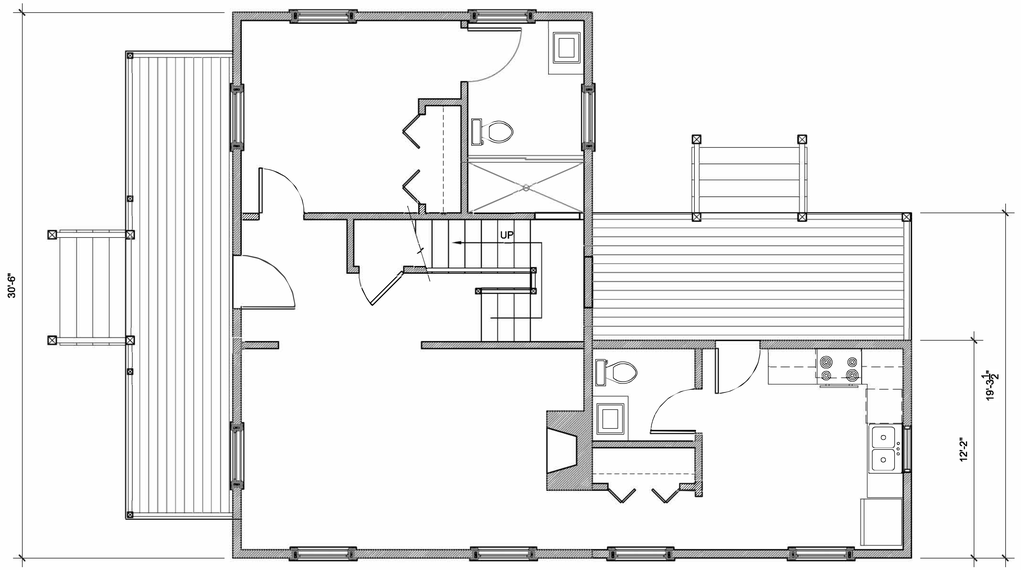
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Planning & Building Department



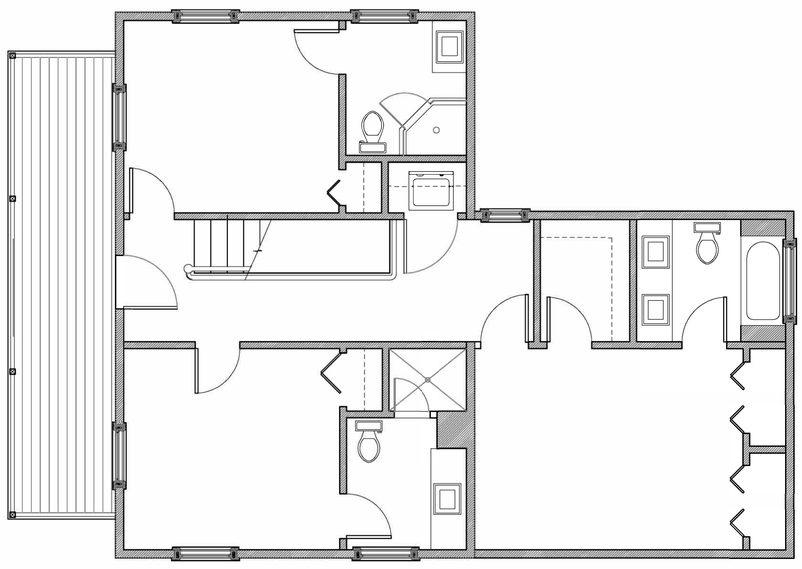
EXISTING
FIRST FLOOR PLAN - RESIDENCE
1/4"=1'-0"
NORTH



EXISTING
SECOND FLOOR PLAN - RESIDENCE
1/4"=1'-0"
NORTH



PROPOSED
FIRST FLOOR PLAN - RESIDENCE
1/4"=1'-0"
NORTH



PROPOSED
SECOND FLOOR PLAN - RESIDENCE
1/4"=1'-0"
NORTH

REGISTRATION SEAL

WE HEREBY EXPRESSLY RESERVE THE PROPERTY RIGHTS TO THIS DRAWING AND IT IS NOT TO BE REPRODUCED, COPIED IN ANY FORMAT OR MANNER WHATSOEVER WITHOUT THE EXPRESS AND WRITTEN CONSENT OF THE ARCHITECT. WRITTEN PERMISSION AND CONSENT...

DRAWN BY:
N. GOLDBERGER
SCALE: AS NOTED
DATE: 15 DEC 2020

PROPOSED RESIDENCE
FLOOR PLANS

EXISTING RESIDENCE
95 ONEIDA STREET
ST. AUGUSTINE
FLORIDA, 32084

DON CRICHLOW & ASSOCIATES
ARCHITECT
302 1/2 ST GEORGE STREET
ST. AUGUSTINE, FL 32084
PH. (904) 824-5785

SHEET
A1

Parcel # 208010 0000

Received 2/9/2025
Planning & Building Department

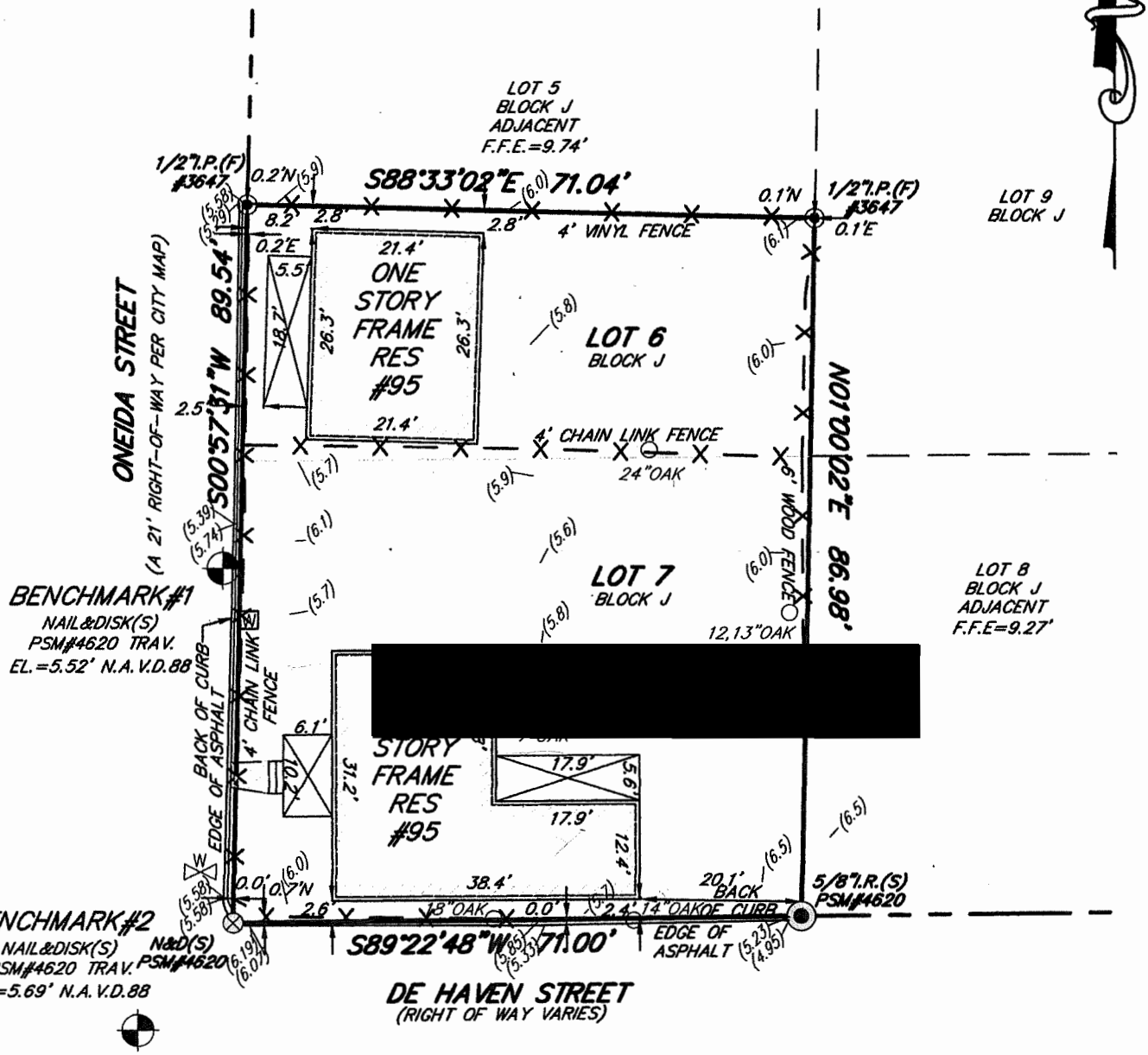
827-5500

MAP SHOWING SURVEY OF

LOTS 6 AND 7, BLOCK J, DUMAS TRACT, ACCORDING TO THE OFFICIAL MAP OF THE CITY OF ST. AUGUSTINE ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, ST. JOHNS COUNTY, FLORIDA.

DEC 8 2020

CERTIFIED TO:
91 ONEIDA LLC
DUANE C. ROMANELLO, P.A.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY



LEGEND

A/C	– AIR CONDITIONER PAD	RES.	– RESIDENCE
ID.	– IDENTIFICATION	℄	– CENTERLINE
N.A.V.D.	– NORTH AMERICAN VERTICAL DATUM	⊀	– DENOTES NOT TO SCALE
sq. ft.	– SQUARE FEET	W	– WATER METER
I.P.(F)	– IRON PIPE FOUND		– EXPOSED CONCRETE
I.R.(F)	– IRON ROD FOUND		– COVERED AREA
I.R.(S)	– 5/8" IRON ROD SET (PSM#4620)	W	– WELL
		WV	– WATER VALVE
		○	– TREE

AREA =0.14 ± ACRES
OR 6,263 ±, sq. ft.

GRAPHIC SCALE
20 0 10 20
1"=20'

THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE PARTIES LISTED ABOVE AND ONLY FOR THIS PARTICULAR TRANSACTION. ANY USE OR REPRODUCTION OF THIS SURVEY WITHOUT THE EXPRESS PERMISSION OF THE SURVEYOR IS PROHIBITED. USE OF THIS SURVEY IN ANY SUBSEQUENT TRANSACTION IS NOT AUTHORIZED. THE SURVEYOR EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO PERSON OTHER THAN THOSE LISTED SHOULD RELY UPON THIS SURVEY.

Received 2/9/2025
Planning & Building Department

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB No. 1660-0008
Expiration Date: November 30, 2022

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1–9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION

FOR INSURANCE COMPANY USE

A1. Building Owner's Name
HUNTER HAYDEN

Policy Number:

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
95 ONEIDA STREET

Company NAIC Number:

City	State	ZIP Code
ST. AUGUSTINE	Florida	32084

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
LOT 7, BLOCK J, DUMAS TRACT

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) RESIDENTIAL

A5. Latitude/Longitude: Lat. 29.886810 Long. -81.313461 Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 5

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s) 836.00 sq ft

b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade _____

c) Total net area of flood openings in A8.b _____ sq in

d) Engineered flood openings? ☐ Yes ☐ No

A9. For a building with an attached garage:

a) Square footage of attached garage _____ sq ft

b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade _____

c) Total net area of flood openings in A9.b _____ sq in

d) Engineered flood openings? ☐ Yes ☐ No

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number	B2. County Name	B3. State
CITY OF ST. AUGUSTINE 125145	ST. JOHNS COUNTY	Florida

B4. Map/Panel Number	B5. Suffix	B6. FIRM Index Date	B7. FIRM Panel Effective/ Revised Date	B8. Flood Zone(s)	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth)
12109C-0314	J	12-07-2018	12-07-2018	AE,AE	7',8'

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9:
☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other/Source: _____

B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No
Designation Date: _____ ☐ CBRS ☐ OPA

Received 2/9/2025
Planning & Building Department

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 95 ONEIDA STREET			Policy Number:
City ST. AUGUSTINE	State Florida	ZIP Code 32084	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: S.J.C. 29 Vertical Datum: N.A.V.D. 88

Indicate elevation datum used for the elevations in items a) through h) below.

☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

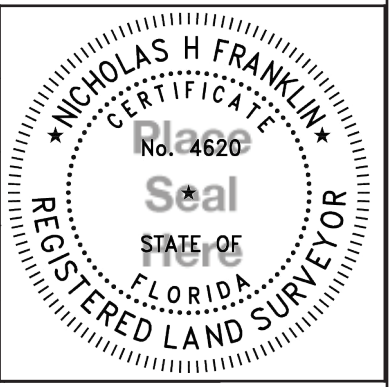
		Check the measurement used.	
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	7.5	☒ feet	☐ meters
b) Top of the next higher floor	17.5	☒ feet	☐ meters
c) Bottom of the lowest horizontal structural member (V Zones only)	N/A	☒ feet	☐ meters
d) Attached garage (top of slab)	N/A	☒ feet	☐ meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	N/A	☒ feet	☐ meters
f) Lowest adjacent (finished) grade next to building (LAG)	5.7	☒ feet	☐ meters
g) Highest adjacent (finished) grade next to building (HAG)	6.0	☒ feet	☐ meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	5.7	☒ feet	☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. *I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.*

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No ☐ Check here if attachments.

Certifier's Name	License Number	
NICHOLAS H. FRANKLIN	LS 4620	
Title		
REGISTERED LAND SURVEYOR		
Company Name		
PROPRIETOR		
Address		
6170 A1A SOUTH #316		
City	State	ZIP Code
ST. AUGUSTINE	Florida	32080



Signature	Date	Telephone	Ext.
Nicholas H. Franklin	03-17-2021	(904) 471-6877	

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

EQUIPMENT TYPE: N/A
LAT. & LONG. OBTAINED FROM :www.latlong.net

Received 2/9/2025
Planning & Building Department

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 95 ONEIDA STREET			Policy Number:
City ST. AUGUSTINE	State Florida	ZIP Code 32084	Company NAIC Number

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B,and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).

a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name			
Address	City	State	ZIP Code
Signature	Date	Telephone	

Comments

☐ Check here if attachments.

Received 2/9/2025
Planning & Building Department

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 95 ONEIDA STREET			Policy Number:
City ST. AUGUSTINE	State Florida	ZIP Code 32084	Company NAIC Number

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.

G3. ☐ The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate of Compliance/Occupancy Issued

G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site: _____ ☐ feet ☐ meters Datum _____

G10. Community's design flood elevation: _____ ☐ feet ☐ meters Datum _____

Local Official's Name	Title
Community Name	**Telephone**
Signature	**Date**

Comments (including type of equipment and location, per C2(e), if applicable)

☐ Check here if attachments.

Received 2/9/2025
Planning & Building Department

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 95 ONEIDA STREET			Policy Number:
City ST. AUGUSTINE	State Florida	ZIP Code 32084	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Photo One

Photo One Caption FRONT VIEW- 03/17/2021 | Clear Photo One



Photo Two

Photo Two Caption REAR VIEW- 03/17/2021 | Clear Photo Two

Received 2/9/2025
Planning & Building Department

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS
Continuation Page

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 95 ONEIDA STREET			Policy Number:
City ST. AUGUSTINE	State Florida	ZIP Code 32084	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.



Photo Three

Photo Three Caption LEFT SIDE VIEW- 03/17/2021 Clear Photo Three



Photo Four

Photo Four Caption RIGHT SIDE VIEW- 03/17/2021 Clear Photo Four

CITY OF ST AUGUSTINE
EST. 1565
NATION'S OLDEST CITY

June 16, 2022

Hunter Hayden
Oasis Equity Holdings, LLC
9310 Old Kings Road South #1703
Jacksonville, FL 32257

Re: Certificate of Demolition – 95 Oneida Street – HP2022-0036

Dear Mr. Hayden,

On June 16, 2022, the Historic Architectural Review Board (HARB) met and discussed your application to partially demolish a residential building constructed ca. 1871-1885 that is recorded in the Florida Master Site File and a contributing building to the Lincolnville National Register Historic District, for work related to rehabilitation, including the two-story front porch and one-story rear wing and porch, modifications to the window and door fenestration, and replacement of windows and exterior materials.

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

A Certificate of Demolition is valid for a period of one (1) year from the date of approval. Failure to exercise the Certificate of Demolition by commencement of the use or action approved shall render the Certificate of Demolition invalid, unless an extension has been applied for and approved not less than thirty (30) days prior to the one (1) year expiration date. A Certificate of Demolition shall become effective on the thirty-first (31st) day following the date of the rendered order.

Please contact the Planning and Building Department at (904) 825-1065 for the proper permits, archaeology review, fees and requirements to proceed with the approved elements of your project in accordance with the Historic Architectural Review Board's decision. Applications for building permits will be required and must be submitted electronically with formalized digital signature. HARB documents are not accepted for issuance of a building permit and applications must meet all city standards prior to permit issuance.

Sincerely,

Amy McClure Skinner, AICP
Director, Planning & Building

cc: John P. Regan, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
BDAC File

Received 1/13/2025
Planning & Building Department

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

TYPE OF REQUEST:

☐ Certificate of Appropriateness
☒ Certificate of 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.:	HP2022-0036
Applicant:	Oasis Equity Holdings, LLC
Owner:	Oasis Equity Holdings, LLC
Address:	95 Oneida Street
Parcel Number:	2080100000

RE: Certificate of Demolition, pursuant to Section 28-89, City of St. Augustine Code, to partially demolish a residential building constructed ca. 1871-1885 that is recorded in the Florida Master Site File and a contributing building to the Lincolnville National Register Historic District, for work related to rehabilitation, including the two-story front porch and one-story rear wing and porch, modifications to the window and door fenestration, and replacement of windows and exterior materials.

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 RS-2.
4. The above-described Certificate of Demolition is subject to Section 28-89 of the Code of the City of St. Augustine.

Received 1/13/2025
Planning & Building Department

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 partially demolish a residential building constructed ca. 1871-1885 that is recorded in the Florida Master Site File and a contributing building to the Lincolnville National Register Historic District, for work related to rehabilitation, including the two-story front porch and one-story rear wing and porch, modifications to the window and door fenestration, and replacement of windows and exterior materials.

Subject to the following conditions:

- If approved, there is a 30-day delay period and subsequent building permits are required before beginning work.
- An approved Certificate of Demolition expires one year from the date of the order. In accordance with Ordinance No. 2017-06, the owner of the property may request either a one-time six month administrative extension, or may apply for a one year extension from the Historic Architectural Review Board. The extension request must be filed in writing with the Planning and Building Department during regular office hours no later than 30 days before the expiration the Certificate of Demolition.
- Approve for partial demolition of building to include front porch, replacing existing windows and doors, and if required, to replace wood siding existing under aluminum where needed or after informing Staff and providing documentation of full deterioration.
- (*) To keep front entry gable over the entry / front porch as shown & agreed to by applicant.

DONE AND ORDERED, at a public hearing on the 6th day of June, A.D., 2022, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2022-0036

REQUEST APPROVED / DENIED / CONTINUES

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
Commission # HH 217621
Expires May 19, 2025

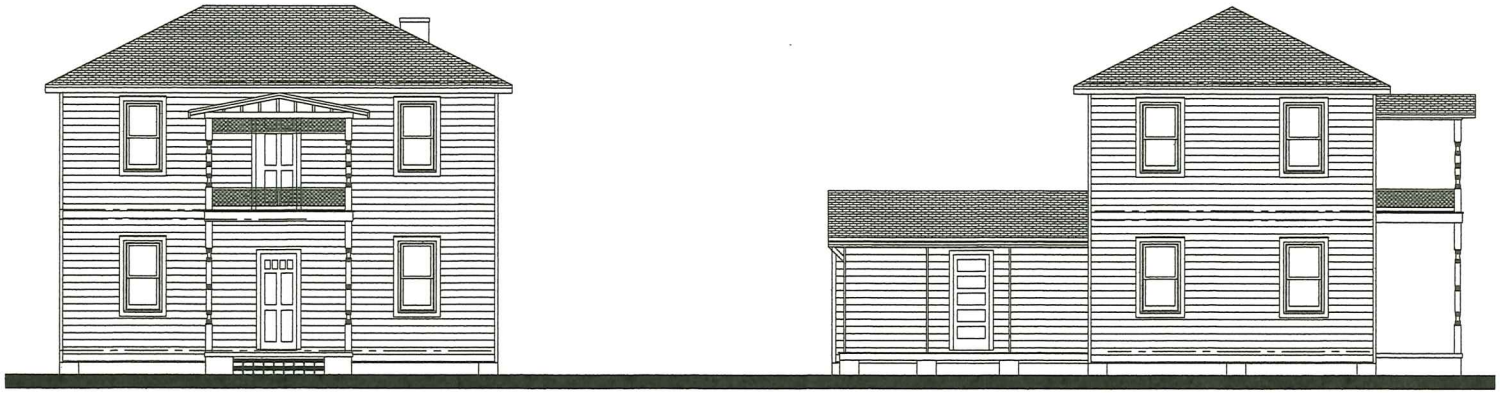
Elyse Wiemann

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.

PRESENTED AT JAN 21, 2021 HARB MTG.
BY APPLICANT - SHOWING CROSS GABLE ELEMENT AT CENTER OF NEW PORCH ROOF TO REMAIN

Received 1/13/2025
Planning & Building Department



WEST

EAST

APPLICANT AGREED TO USE CENTER GABLE ON PORCH ROOF (OF NEW PORCH)



WEST

EAST

REGISTRATION SEAL

WE HEREBY EXPRESSLY RESERVE THE PROPERTY RIGHTS TO THIS DRAWING AND ITS CONTENTS. ANY REPRODUCTION OF THIS DRAWING IN ANY FORMAT OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING OUR EXPRESS WRITTEN PERMISSION AND CONSENT...

DRAWN BY: N. GOLDBERGER
SCALE: AS NOTED
DATE: 15 DEC 2020

PROPOSED RESIDENCE
ELEVATIONS

EXISTING RESIDENCE
95 ONEIDA STREET
ST. AUGUSTINE
FLORIDA, 32084

DON GRICHLOW & ASSOCIATES
302 1/2 ST. GEORGE STREET
ST. AUGUSTINE, FLORIDA 32084
PH. (904) 824-5765

ARCHITECT

SHEET
A2

95 Oneida Sketch for Final Order

Instr #2023061085 BK: 5804 PG: 109, Filed & Recorded: 8/3/2023 2:15 PM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $2,093.00

xPrepared by:
Pamella Gesell
Paradise Title of St. Augustine, LLC

Record and Return to:
Paradise Title of St. Augustine, LLC
2225 A1A South
Suite C8
St. Augustine, FL 32080

File No.: 2023-7893
Parcel ID: 208010-0000
Property: 95 Oneida Street, St. Augustine, FL 32084

WARRANTY DEED – CORPORATE GRANTOR

COPY

This Warranty Deed made this **28th day of July, 2023**, by and between **Oasis Equity Holdings, LLC**, hereinafter called the Grantor; and **Jax IVC Real Estate Holdings, LLC, a Florida Limited Liability Company**, hereinafter called the Grantee, whose mailing address is **46 Weeden Street, St. Augustine, FL 32084**.

WITNESSETH, that the Grantor, for and in consideration of the sum of TWO HUNDRED NINETY NINE THOUSAND AND 00/100 (299,000.00) and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, and sells unto the Grantee, and Grantee's successors, heirs, and assigns forever, all that parcel of land in the County of **St. Johns**, State of **Florida**, to wit:

Lot 7, Block J, Dumas Tract, according to the official map of the City of St. Augustine on file in the office of the Clerk of the Circuit Court, St. Johns County, Florida.

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

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

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey this land; that the Grantor hereby fully warrants the title to the land and will defend the same against the lawful claims of all persons whomsoever; and that the land is free of all encumbrances, except taxes accruing subsequent to December 31, **2023**, and restrictions, covenants, and easements of record.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.

Kayla Beaver
WITNESS
PRINT NAME: Kayla Beaver

Kim Collins
WITNESS
PRINT NAME: Kim Collins

Oasis Equity Holdings, LLC, a Florida Limited Liability Company

By: _____
Hunter Hayden, Manager

[CORPORATE SEAL]

COPY

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of (x) physical presence or ( ) online notarization this 28th day of July, 2023 by Hunter Hayden, Manager of Oasis Equity Holdings, LLC, a FL Limited Liability Company, on behalf of the Limited Liability Company.

Kayla Beaver
Signature of Notary Public
Print, Type/Stamp Name of Notary

KAYLA BEAVER
Notary Public - State of Florida
Commission # HH 162505
My Comm. Expires Jun 22, 2025
Bonded through National Notary Assn.

Personally known: ___x_____
OR Produced Identification: _____

Type of Identification Produced: _____

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click here.

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	2080100000
Location Address	95 ONEIDA ST SAINT AUGUSTINE 32084-0000
Neighborhood	Dumas Tract with part City St Aug (622)
Tax Description*	DUMAS TRACT CITY LOT 7 BLK J DB205/567 OR5804/109 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Dumas Tract
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.080
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Jax Ivc Real Estate Holdings LLC 100%
Mailing Address	46 WEEDEN ST SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2025
Building Value	$65,941
Extra Features Value	$0
Total Land Value	$190,575
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$256,516**
Total Deferred	$0
Assessed Value	**$256,516**
Total Exemptions	$0
Taxable Value	**$256,516**

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

Historical Assessment Information

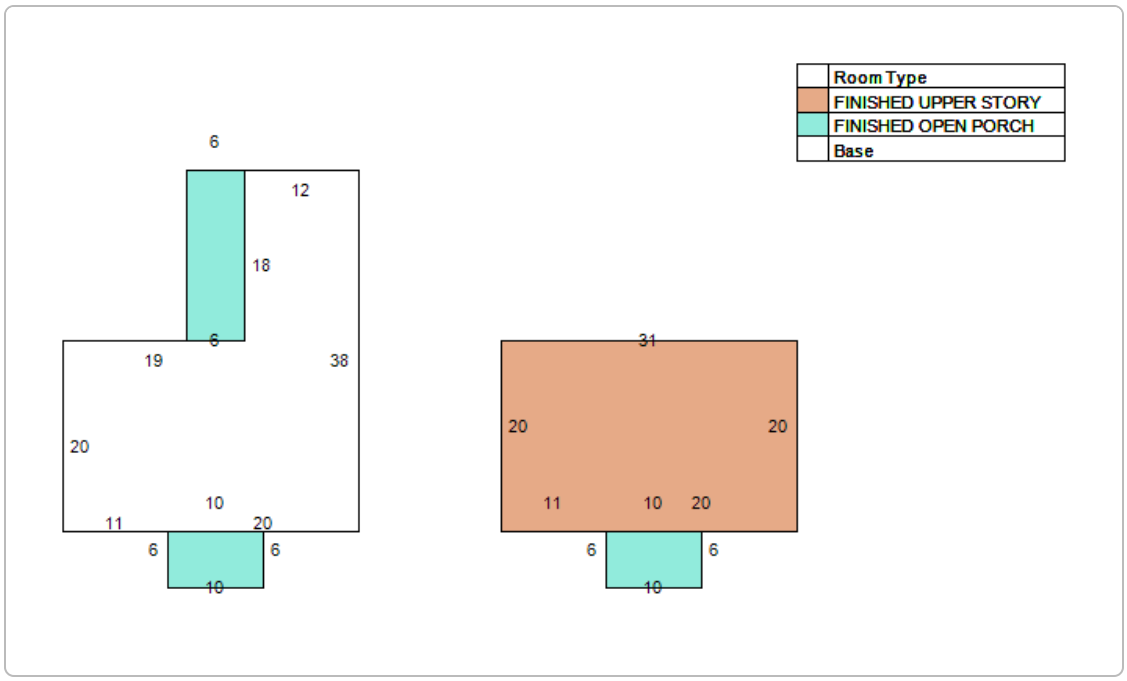
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$65,941	$0	$190,575	$0	$0	$256,516	$256,516	$0	$256,516
2023	$78,503	$0	$169,400	$0	$0	$247,903	$247,371	$532	$247,371
2022	$70,729	$0	$154,154	$0	$0	$224,883	$224,883	$0	$224,883
2021	$56,749	$0	$162,864	$0	$0	$219,613	$219,613	$0	$219,613
2020	$18,917	$0	$162,864	$0	$0	$181,781	$143,861	$37,920	$143,861
2019	$15,379	$0	$162,864	$0	$0	$178,243	$130,783	$47,460	$130,783
2018	$15,073	$0	$150,336	$0	$0	$165,409	$118,894	$46,515	$118,894
2017	$15,073	$297	$135,302	$0	$0	$150,672	$108,085	$42,587	$108,085
2016	$15,073	$297	$117,450	$0	$0	$132,820	$98,259	$34,561	$98,259
2015	$12,927	$297	$93,960	$0	$0	$107,184	$89,326	$17,858	$89,326
2014	$15,271	$297	$75,168	$0	$0	$90,736	$81,205	$9,531	$81,205

Building Information

Building	1
Building Value	$65,941
Year Built	1910
Actual Area	1684
Conditioned Area	1456
Use	Single Family Residence
Style	01
Exterior Wall	Aluminum Vinyl
Roof Cover	Composite Shingle
Roof Structure	Gable Hip
Interior Flooring	Carpet, Sheet Vinyl
Interior Wall	Drywall
Heating Type	Forced Air
Air Conditioning	None
Bedrooms	3
Baths	1

Description	Square Footage
BASE AREA	836
FINISHED OPEN PORCH	108
FINISHED OPEN PORCH	60
FINISHED UPPER STORY	620
FINISHED OPEN PORCH	60
Total SqFt	1684

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	55	66	55	EF	$190,575

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
8/3/2023	7/28/2023	$299,000.00	WARRANTY DEED	5804	109	Q	I	OASIS EQUITY HOLDINGS LLC	JAX IVC REAL ESTATE HOLDINGS LLC
3/29/2021	3/19/2021	$230,000.00	WARRANTY DEED	5221	350	U	I	91 ONEIDA LLC	OASIS EQUITY HOLDINGS LLC
8/4/2020	7/30/2020	$271,000.00	WARRANTY DEED	5005	1669	Q	I	DIRECTO HOME BUYER 1 INC	91 ONEIDA LLC
7/17/2020	7/13/2020	$125,000.00	WARRANTY DEED	4992	892	Q	I	DAVENPORT PRISCILLA ET AL	DIRECTO HOME BUYER 1 INC
3/23/2020	3/21/2020	$0.00	SUMMARY ORDER ADMIN	4907	1859	U	I	PETERSON BARBARA ESTATE	WILLIAMS JAMES
9/20/1993	3/31/1992	$100.00	PERSONAL REP	1011	1689	U	I	MARS LYNWOOD ESTATE	DAVENPORT PRISCILLA ET AL

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 1/20/2025, 11:49:32 PM

Contact Us

Developed by SCHNEIDER GEOSPATIAL



Detail by Entity Name

Florida Limited Liability Company
JAX IVC REAL ESTATE HOLDINGS, LLC

Filing Information

Document Number	L16000088095
FEI/EIN Number	81-2513358
Date Filed	05/04/2016
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	01/06/2022
Event Effective Date	NONE

Principal Address

46 Weeden St
St Augustine, FL 32084

Changed: 01/26/2023

Mailing Address

46 Weeden St
St Augustine, FL 32084

Changed: 01/26/2023

Registered Agent Name & Address

ST GEORGE, JAMES
46 Weeden St
St Augustine, FL 32084

Name Changed: 04/21/2024

Address Changed: 01/26/2023

Authorized Person(s) Detail

Name & Address

Title AMBR

LUCY'S HOUSE OF CATS, LLC
200 W. 34TH AVE
#977
ANCHORAGE, AK 99503

Annual Reports

Report Year	Filed Date
2022	01/28/2022
2023	01/26/2023
2024	04/21/2024

Document Images

04/21/2024 -- ANNUAL REPORT	View image in PDF format
01/26/2023 -- ANNUAL REPORT	View image in PDF format
01/28/2022 -- ANNUAL REPORT	View image in PDF format
01/06/2022 -- LC Amendment	View image in PDF format
02/15/2021 -- ANNUAL REPORT	View image in PDF format
02/26/2020 -- ANNUAL REPORT	View image in PDF format
02/22/2019 -- ANNUAL REPORT	View image in PDF format
01/24/2018 -- ANNUAL REPORT	View image in PDF format
04/02/2017 -- ANNUAL REPORT	View image in PDF format
05/04/2016 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for February 20, 2025 Meeting



Application HP2025-0002 Address: 93 Oneida Street

Applicant & Property Owner: Jax IVC Real Estate Holdings, LLC

Project description: To demolish a residential building constructed c. 1871-1885 that is recorded in the Florida Master Site File and contributing to the Lincolnville National Register Historic District.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ01489
National Register:	Lincolnville NR Historic District: Contributing	Construction date:	c. 1871-1885
Archaeology Zone:	IIIA	Zoning District:	RS-2
Parcel number:	2080100000		
Agenda Item:	8(e)	Previous Action(s):	-COR 2020-0138 -COD/COR HP2022-0035

STAFF SUMMARY AND ANALYSIS:

1. Located on the east side of Oneida Street, one house north of DeHaven Street, this one-story residential building is contributing to the Lincolnville National Register Historic District. Located in one of the first residential neighborhoods of Lincolnville, the eastern half of Dumas Tract, and one of the original structures in Lincolnville, according to the Florida Master Site File (FMSF) survey, the frame vernacular building was constructed around 1871 to 1885. This date is more accurate since it was verified with Sanborn map research, as compared to the 1910 date listed by the St. Johns County Property Appraiser.
2. At the January 21, 2021 HARB meeting, a Certificate of Relocation (COR) application was approved under a different applicant/owner with the condition that any significant foundation materials discovered would be salvaged. The COR expired after one-year from the approval and a new Certificate of Demolition (COD)/COR application was submitted by another applicant/owner to move the house back almost 18' on the property, to elevate the structure, and for the removal or alteration of some of the existing architectural elements for work related to a renovation. This 2022 application was also approved with the condition to salvage historic materials, but has expired. Meeting minutes and final orders from the two HARB meetings are in the attachments.
3. Sanborn Maps from 1899 to the revised 1965 version shows the one-story square block with front porch that looks to have remained unchanged to the existing building. Currently, the existing building's front porch facade is immediately adjacent to Oneida Street. An elevation certificate was submitted with the application materials.
4. A report of a limited structural assessment from Hulsberg Engineering of Jacksonville, based on a December 10, 2024 site visit, was submitted by the applicant. No credentials were included to indicate if this firm or the FL licensed engineer who conducted the assessment has demonstrated experienced with historic architecture ("restoration, rehabilitation, or renovation as to the structural soundness of the building and its adaptability for continued use"), which is a requirement stated in the City Code when contributing buildings are proposed for full demolition ((Sec 28-89(7), as item number was revised with the September 9, 2024 City Commission approval).
5. Due to the engineer deeming the interior as unsafe with the house's deteriorated condition, the house was not entered, Limited observations were made through openings. It was noted that the unsecured openings had caused accelerated deterioration to the building. The report stated the house is in "various stages of collapse and exhibits significant structural failures throughout." Issues listed in the report were related to the framing, foundation, and floor system, many elements being completely out of square due to the collapse of critical support members, the front porch as possibly a hazard to the public, as well as severe mold/mildew, and visible extensive termite damage. Isolated repairs were deemed to be infeasible, with removal (demolition) and replacement being the only practical option provided.
6. An Archaeological Review (A14) application was submitted with the demolition permit application and testing completed on February 4, 2025. This property falls within Archaeological Zone IIIA and contains intact archaeological deposits. The following Archaeology Conditions were outlined related for demolition permit approval:
   a. Archaeological monitoring is required for all ground disturbance including, but not limited to the demolition of the existing structure.
   b. Ground disturbance should be minimized and not exceed 16 in. below ground surface.
   c. No other demolition, land clearing, or new construction was a part of this review and is not approved.
   d. The contractor shall notify the Archaeology Program 3 to 5 business days prior to each ground disturbance activity.
   e. Any future work on the property requires additional archaeological review.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **can take the following actions for a Certificate of Demolition at 93 Oneida Street:**

1. APPROVE the proposed demolition of the existing house if the HARB finds that the evidence submitted or provided during the hearing is sufficient and that the building condition assessment provides enough evidence that the building is not a candidate for adaptive use or rehabilitation.
    a. If approved, the HARB may add the condition for any salvagable historic materials to be salvaged if possible, in accordance with Sec. 28-89(6) (item number was revised with the September 9, 2024 City Commission approval): The board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties.
2. Continue the application to allow the applicant time to provide more supporting evidence, which may include credentials of the engineer who did the structural assessment and more economic hardship information if the HARB determines that the permanent loss of this NRHD contributing structure "will be detrimental to the historic and architectural character of the city and the applicant has not proven the denial will cause an undue economic hardship."

Julie Courtney
Julie Courtney, Historic Preservation Officer

SUMMARY SCOPE OF WORK:

Full demolition of residential structure.

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

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

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

National Register Status (Section 28-89(7), CoSA Code of Ordinances)

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

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

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

Conditions for Demolition Approval (Section 28-89(6), CoSA Code of Ordinances)

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

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

The building was built c. 1871-1885, so is more than 50 years old. The building is not in a Historic Preservation Zoning District, but is a contributing structure to the Lincolnville National Register Historic District and is recorded on the Florida Master Site File. A condition assessment by a structural engineer was provided, as well as information related to economic hardship.

Providing information to establish that the structure engineer has demonstrated experienced with historic architecture ("restoration, rehabilitation, or renovation as to the structural soundness of the building and its adaptability for continued use"), would help meet the requirements.

RELOCATION REVIEW CRITERIA (AGHP):

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

2. The contribution of the structure to the mass and scale of the streetscape. The building has a smaller mass and scale than many of the residential buildings that are in the immediate area, many which are two story .

***3.* The impact of the relocation or loss of the structure on the streetscape.** Although this is not a significant building typology, the permanent loss of a historic building that contributes to the historic district with the remaining intact historic architectural character will negatively impact the streetscape. The building has suffered from ongoing deferred maintenance, which is visible from the street.

4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. Plans for a replacement structure were not submitted by the applicant/owner, who indicated a two-story residential building with vernacular details that were typical in Lincolnville and along Oneida Street would be the replacement. While new building plans may include elements found on existing Lincolnville structures, the resulting work will likely still look like new construction. Setting a new building at a much greater distance from the street will also have a significant impact to the streetscape as many buildings especially on the east side of Oneida Street have small front setbacks. Design review for new buildings is not required in this area. Vacant lots in neighborhoods with a regular development pattern are not desirable.

5. The historical or cultural merit of the structure. The building is contributing to the Lincolnville National Register District and is listed in the Florida Master Site File. No evidence was discovered that the building is the work of a master or that the residence has historical significance other than it being one of the original buildings in this neighborhood. The permanent loss of a building that contributes to the Lincolnville National Register District, with what is left of its intact architectural character, will negatively impact the streetscape.

6. The impact of the relocation or loss of the structure on the historical or cultural integrity of the city, district and neighborhood. Because the building is located in the Lincolnville National Register Historic District, and there have already been many buildings lost to demolition in this district in particular, each demolition will further the overall significant impact to the historic fabric of the district, neighborhood, and streetscape.

7. Whether or not the structure is representative of a style or type of architecture or a method of construction. The building is an example of the Frame Vernacular style. While the building is not unusual or particularly unique and is a typical building style in Lincolnville, it is one of the older buildings in the neighborhood and has an authentic historic vernacular character that new construction often does not replicate.

8. Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction. The Frame Vernacular style design is found throughout St. Augustine, but many examples have been demolished in Lincolnville.

9. *Whether or not the structure is of such design, craftsmanship or materials that it either could not be reproduced, or could be reproduced only with great difficulty or expense. The condition of the structure, and the possibility of rehabilitating or relocating the structure.* Although the wood frame building and Frame Vernacular style design is found throughout St. Augustine, is common in Lincolnville, and does not have a unique style or characteristics that would be difficult to reproduce, the proposed new construction portions will have a different look and feel than the existing house and other historic buildings.

10. The justification for the proposed relocation and/or demolition. The applicant/owner cited the deterioration of the existing building, which would make the elevation and/or relocation infeasible, and economic hardship factors.

UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:

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

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

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

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

(Materials submitted by applicant noted with a checked box)

Some information was submitted by the applicant/owner in a narrative, which was corrected and resubmitted.

- ☐ 1. An estimate of the cost of the proposed construction, alteration, demolition, or removal;
- ☐ 2. The estimated market value of the property in its current condition; after completion of the proposed construction, alteration, demolition, or removal; and, in the case of a proposed demolition, after renovation of the existing property for continued use;
- ☐ 3. In the case of a proposed demolition, an estimate from an architect, developer, licensed contractor, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property;
- ☐ 4. The annual gross income from the property for the previous two (2) years; itemized operating and maintenance expenses for the previous two (2) years; and depreciation deduction and annual cash flow before and after debt service, if any, during the same period;
- ☐ 5. The remaining balance on any mortgage or other financing secured by the property and annual debt service, if any, for the previous two (2) years;
- ☐ 6. All appraisals obtained within the previous two (2) years by the owner or applicant in connection with the purchase, financing, or ownership of the property;
- ☐ 7. Any listing of the property for sale or rent, price asked, and offers received, if any, within the previous two (2) years;
- ☐ 8. The assessed value of the property according to the two (2) most recent assessments;
- ☑ 9. The real estate taxes for the previous two (2) years;

[SJCPA current value figure provided, and tax amounts for two years]

- ☐ 10. The form of ownership or operation of the property, whether an individual, sole proprietorship, for profit or not-for-profit corporation, limited partnership, joint venture, or other;

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

1. Staff photographs
2. Florida Master Site File survey
3. Sanborn Map
4. Lincolnville National Register Historic District Map: With demolitions noted (not fully up to date)
5. Polk City Directory Research
6. Minutes from the January 21, 2021 HARB meeting
7. Final Order from the January 21, 2021 HARB meeting
8. Minutes from the June 16, 2022 HARB meeting
9. Final Order from the June 16, 2022 HARB meeting

LINKS TO PAST APPLICATION DOCUMENTS

Prior HARB staff report packets and application packets are also accessible via the City's website at the following links:

June 16, 2022 HARB PACKETS:

Staff Report Packet: https://staugustinefl.portal.civicclerk.com/event/583/files/attachment/2256

Application Packet: https://staugustinefl.portal.civicclerk.com/event/583/files/attachment/2257

January 21, 2021 HARB PACKETS:

Staff Report Packet: https://staugustinefl.portal.civicclerk.com/event/388/files/attachment/1150

Application Packet: https://staugustinefl.portal.civicclerk.com/event/388/files/attachment/1122

STAFF PHOTOGRAPHS
93 Oneida Street





STAFF PHOTOGRAPHS
93 Oneida Street

Front Façade / Northwest Elevations



STAFF PHOTOGRAPHS
93 Oneida Street





Northwest / Southwest Elevations

STAFF PHOTOGRAPHS
93 Oneida Street





Front Façade and front Porch /
West Elevation

STAFF PHOTOGRAPHS
93 Oneida Street





South / Southwest Elevations

STAFF PHOTOGRAPHS
93 Oneida Street





South / Northeast Elevations

STAFF PHOTOGRAPHS
93 Oneida Street





South / Southeast Elevations

STAFF PHOTOGRAPHS
93 Oneida Street



Rear / East Elevation



STAFF PHOTOGRAPHS
93 Oneida Street



Rear / East Elevation



STAFF PHOTOGRAPHS
93 Oneida Street





Rear yard looking north and northeast

STAFF PHOTOGRAPHS
93 Oneida Street





Looking north and northeast at
95 and 93 Oneida Street

STAFF PHOTOGRAPHS
Context Area around
93 Oneida Street







STAFF PHOTOGRAPHS
93 Oneida Street - Photos taken around 2021





STAFF PHOTOGRAPHS
93 Oneida Street





STAFF PHOTOGRAPHS
93 Oneida Street - Photos taken around 2021





STAFF PHOTOGRAPHS
93 Oneida Street - Photos taken around 2021





STAFF PHOTOGRAPHS
93 - 95 Oneida Street:
2021 Context Area





STAFF PHOTOGRAPHS
93 Oneida Street - Photos taken around 2021





STAFF PHOTOGRAPHS
93 Oneida Street - Photos taken around 2021





STAFF PHOTOGRAPHS
93 Oneida Street - Photos taken around 2021





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93 Oneida Street - Photos taken around 2021





STAFF PHOTOGRAPHS
93 Oneida Street - Photos taken around 2021





STAFF PHOTOGRAPHS
93 Oneida Street - Photos taken around 2021







STAFF PHOTOGRAPHS
93 - 95 Oneida Street:
2021 Context Area







FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ1489 1009==

Site Name: 93 Oneida Street 830== Survey Date: 7811 820==

Address: 93 Oneida Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Dumas Tract (subdivision) J (block) 6 (lot) 868==

868==

Owner of Site: Name: Mars, Hattie and Lynwood;

Address: 95 Oneida Street

St. Augustine, Fla. 32084 902==

Occupant or Manager: Thomas, Gloria A. 904==

Type of Ownership: Private 848== Zoning: RS2

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

UTM: 17 (zone) 469713 (easting) 3306080 (northing) 890== Location: T07S (T) R30E (R) N19 (S) 812==

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

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

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

---

microfilm SJ3248

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(x) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(x) Altered 858==

( ) Unaltered 858==

(x) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

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

II. SITE DESCRIPTION, continued.

Original Use: Priv. Residence 838== Present Use: Priv. Residence 850==

Date: +1885 844== Period: 19th Cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame vernacular 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Wood, dropsiding, with cornerboards 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS, 1/1 942==

Foundation: Concrete block piers 942==

Roof Type: Gable 942==

Secondary Roof Structures: Shed, porch 942==

Porches & Balconies: 942==

Chimney Location: 942==

Materials: (882)

Chimney: 882==

Roof Surfacing: Metal, v-crimp 882==

Ornament Exterior: Decorative ironwork, jigsawn bargeboards 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Residential 864==

Relationship to Surroundings: 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Blacks, Commerce, Women

920==

Statement of Significance: (911==)

ARCHITECTURE

This one-story Frame Vernacular residence at 93 Oneida Street was constructed between 1871 and 1885, making it one of the original structures in Lincolnville. Significant details include decorative ironwork and jigsawn bargeboards.

The Eastern half of Dumas Tract was one of the first residential neighborhoods of Lincolnville and is physically visible as a separate development in terms of its street patterns and lot sizes. The homes here are mostly on a modest scale, but include some nice Victorian examples and some interesting gingerbread patterns, especially along Oneida Street. It is the area of concentration for shotgun-style houses in St. Augustine. There are churches interspersed with residential neighborhoods and a commercial fringe along Washington Street and Central Avenue. The eastern half of Dumas Tract was developed prior to the western half. The area is threatened by some housing deterioration, and by traffic along Bridge, Central and Washington Street. There has also been a problem of demolition of buildings along Washington Street.

HISTORY

The eastern section of Dumas Tract Subdivision, the genesis of Lincolnville, is bounded on the north by Bridge Street, an 18th century thoroughfare which led to one of three late colonial San Sebastian River ferry crossings. The subdivision also is in the vicinity of the early 18th century Indian village of Palica. The tract evolved out of two early 19th century Spanish land grants to Bartolo Juarez and Gaspar Papy, a prosperous Greek merchant who came to St. Augustine from New Smyrna in 1777. Both soon developed some of the first commercial orange groves in Florida.[1] By the late 1830's, the grants were consolidated by Peter Sken Smith, a prominent Territorial period land speculator, who subdivided much of the tract and commenced selling lots. The economic depression of the 1840's ended attempts to develop the areas on the fringes of the old city, and by 1840 Philip Weedman and Peter Dumas, county clerk and post-Civil War leader of the Florida Radical Republicans, acquired most of the property formerly belonging to Smith.[2] After the war, the community of Africa soon developed on the marshes of Maria Sanchez Creek as newly freed Blacks began renting the

[over]

V. BIBLIOGRAPHY

1. Antonio de Arredondo, "Plan de la Cuidad de San Agustin de la Florida", May 15, 1737; Mariano de la Rocque, "Plano General de la Plaza de San Agustin de la Florida", December 24, 1791; St. Johns County Courthouse, Deed Records, Book I-J, p. 342.

2. Deed Records, Book E, p. 219; Book I-J, p. 356; Book M, p. 134; Book N. pp. 135, 533; Book P, pp. 38, 135; Book D, pp. 537, 578; Book X, p. 370.

3. Ibid., Book R, p. 298; Book T, pp. 201, 229; Book U, pp. 13, 356, 488; 1885 Bird's Eye View; St. Augustine City Directory, 1885, 1899, 1904; Con-

property from the city. Africa, later called Lincolnville, extended along the banks of the Creek and by the early 1870's, Blacks began buying lots and building homes along Central Avenue and Benedict Street. Construction along Oneida and Bridge Streets commenced later in the decade. By 1885, Lincolnville was a rapidly growing Black community, although some Whites lived along Bridge Street next to the Craddock Hotel. The eastern edge of Lincolnville, Washington Street, became a prosperous Black commercial district in the first several decades of the 20th century. By that time, Lincolnville had extended beyond its original boundaries into adjacent areas, particularly Genovar and Atwood Tract Subdivisions. Today Lincolnville generally refers to the all Black neighborhoods in the southwest peninsula.[3]

The house at 93 Oneida Street was once the residence and business address of Patsy L. Weston [Black] who ran an Employment Bureau.[4]

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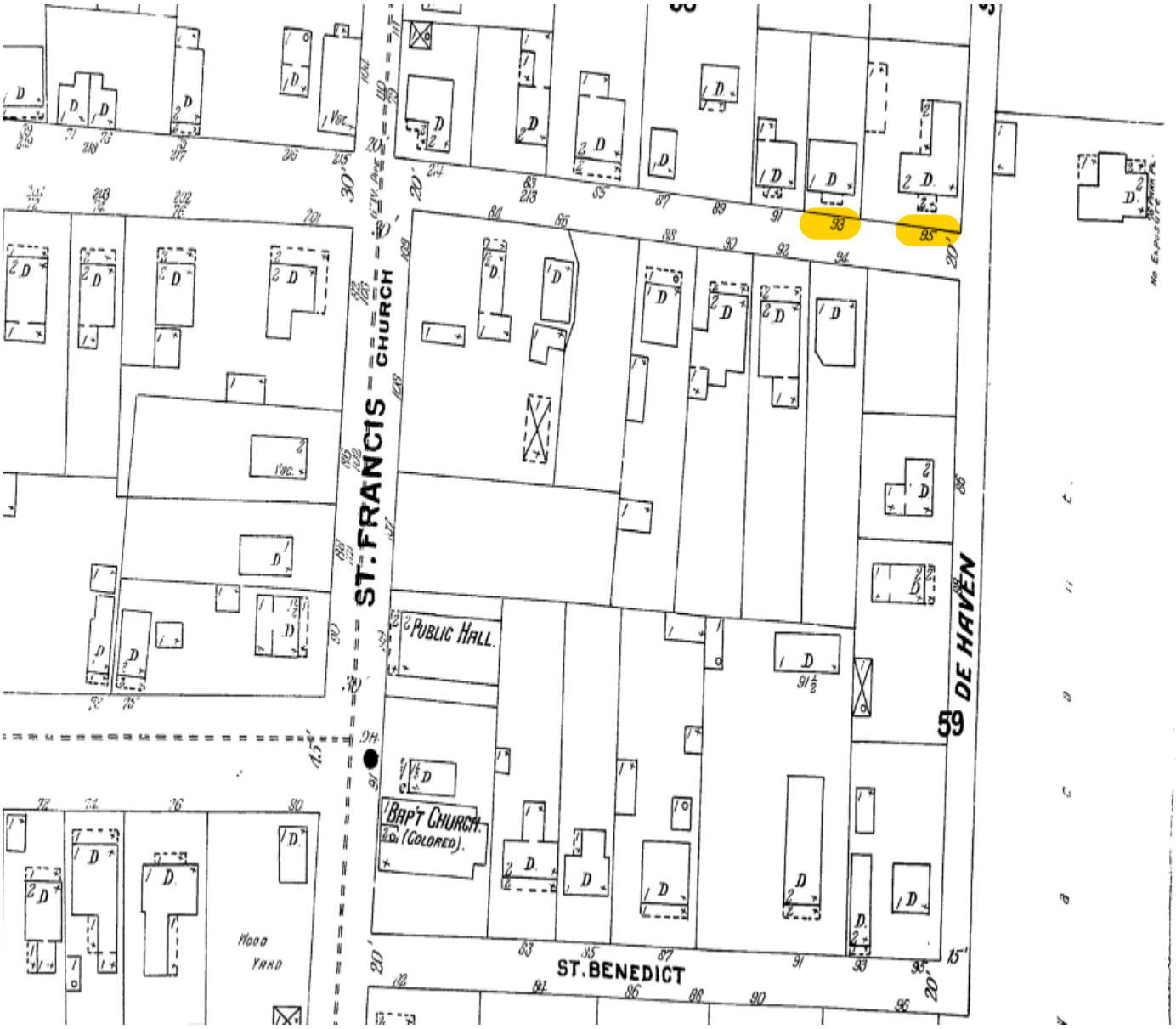
stance Fennimore Woolson, "The Ancient City", Harper's New Monthly Magazine, CCXCV [1874-75], pp. 1-23, 165-86.

4. St. Augustine City Directory, 1907.


KODAK
3062

ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Aug. 1899, Sheet 8

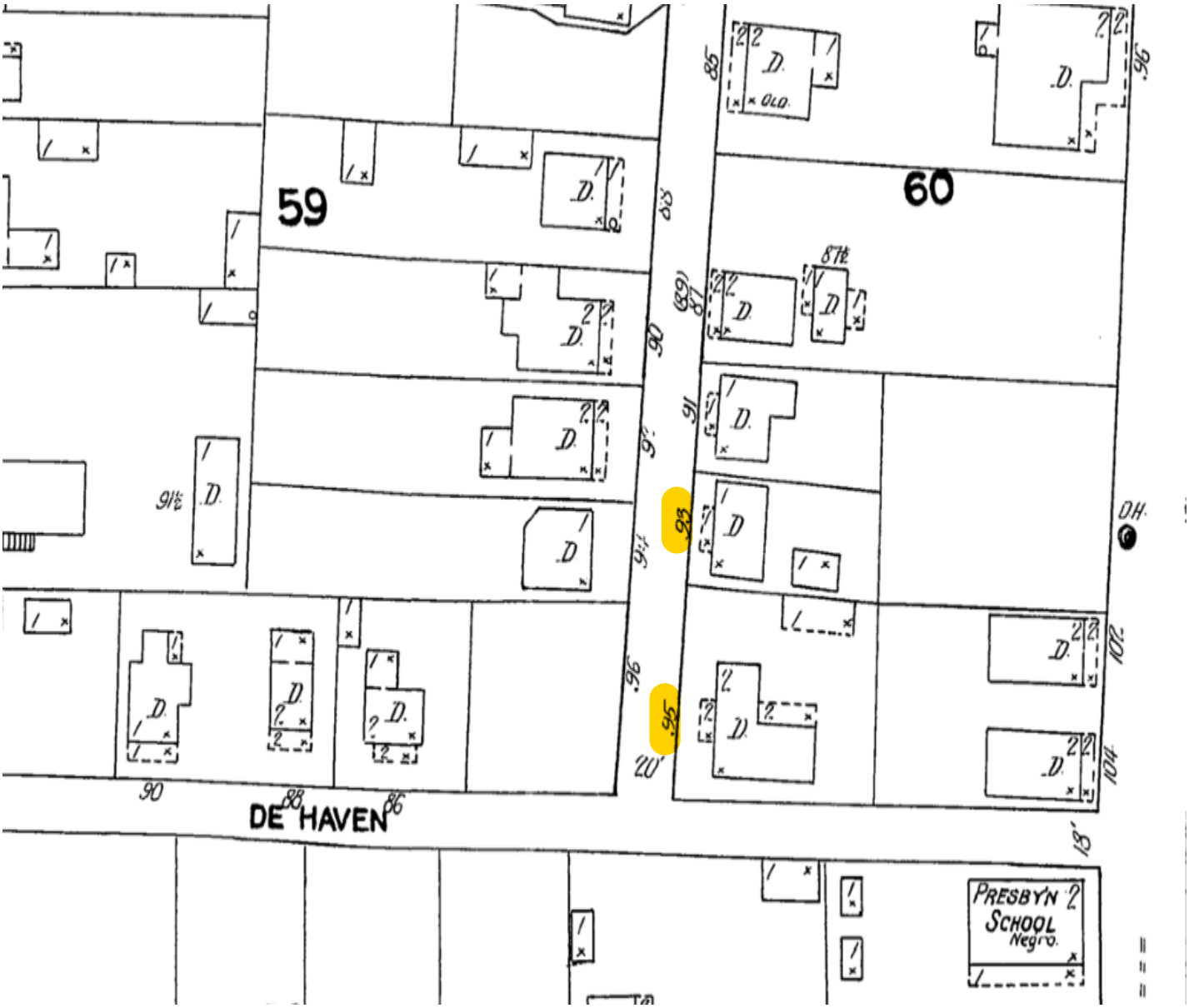


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ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Mar. 1910, Sheet 13

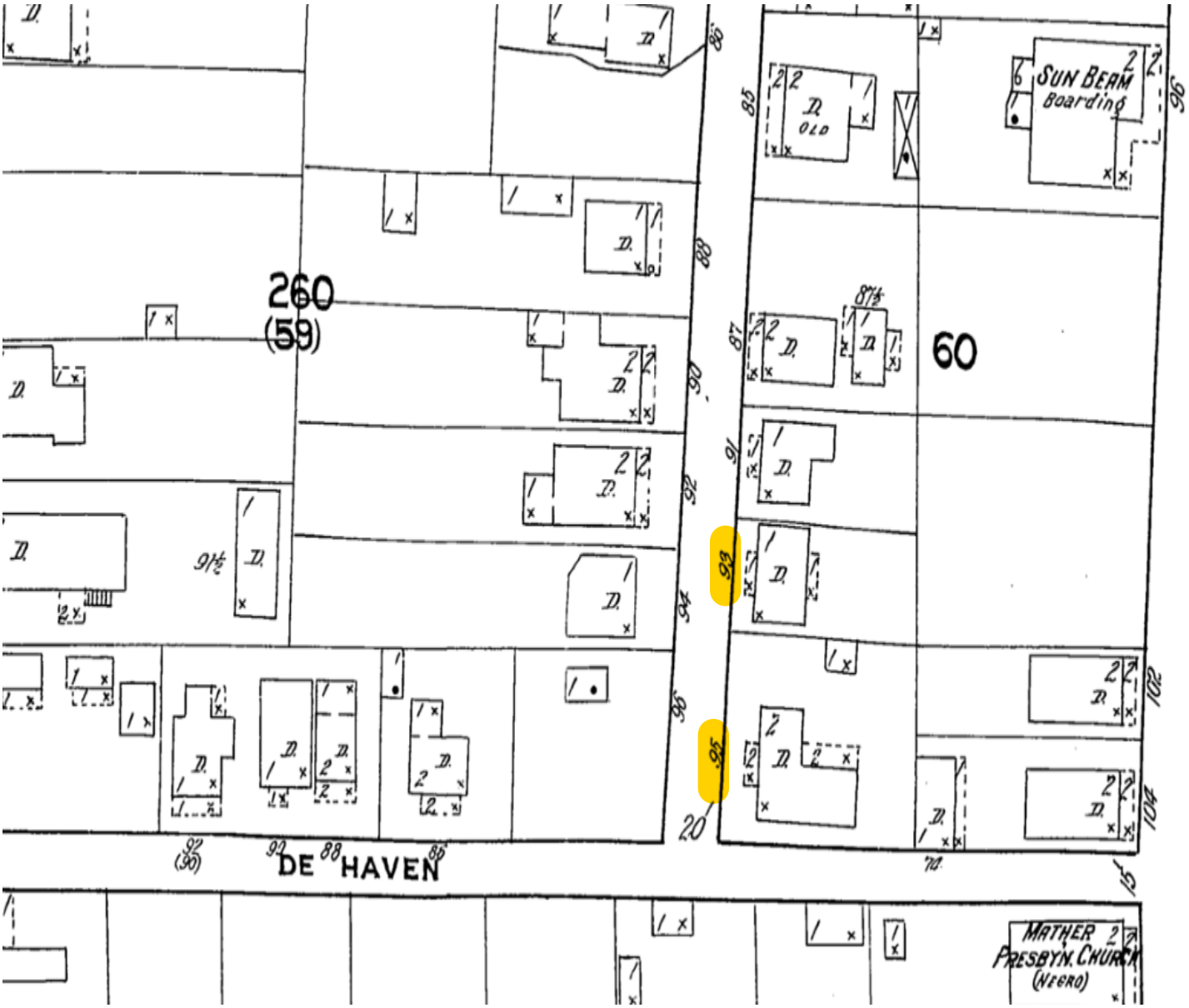


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ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Dec. 1917, Sheet 9

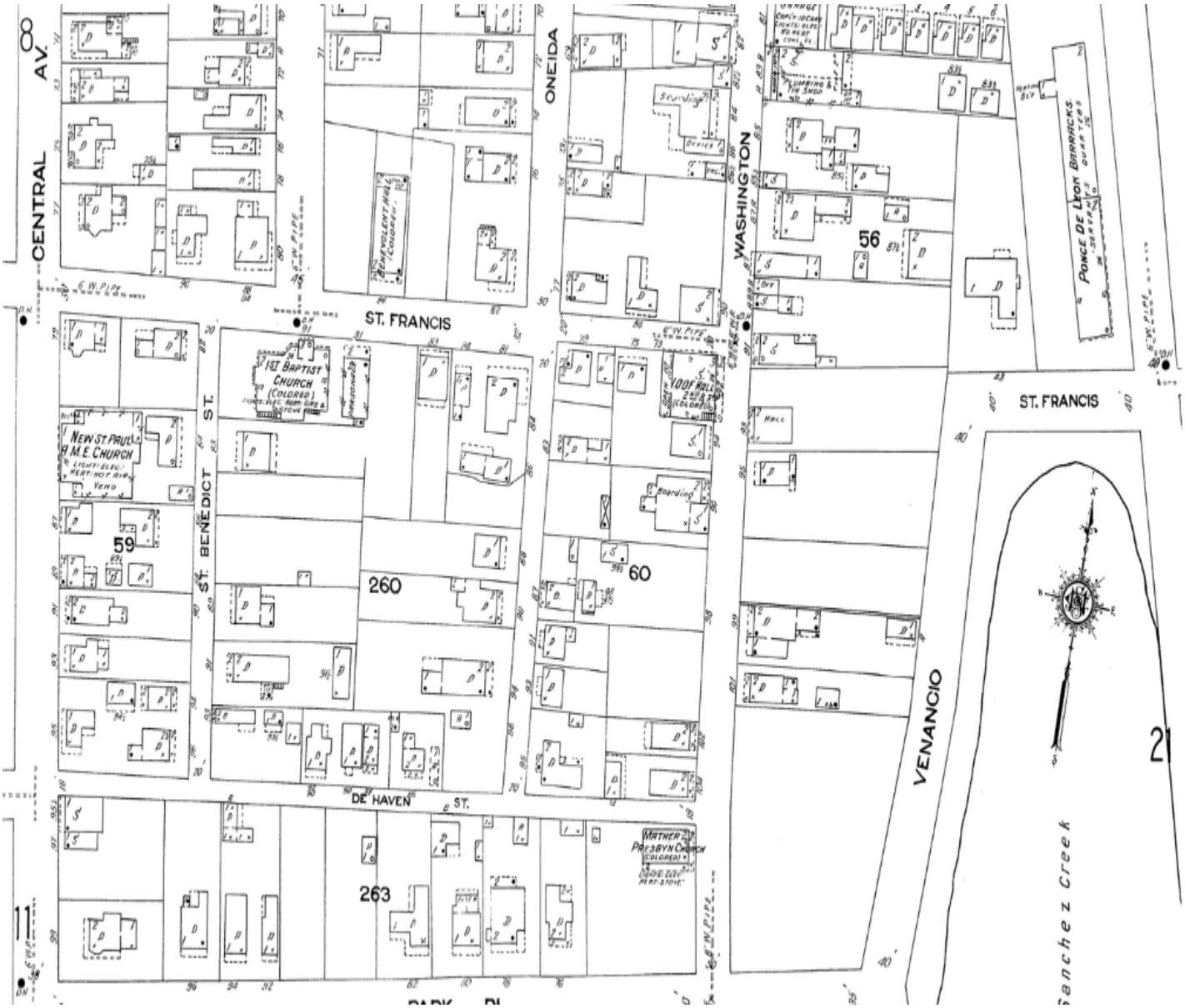


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ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine July 1924, Sheet 9

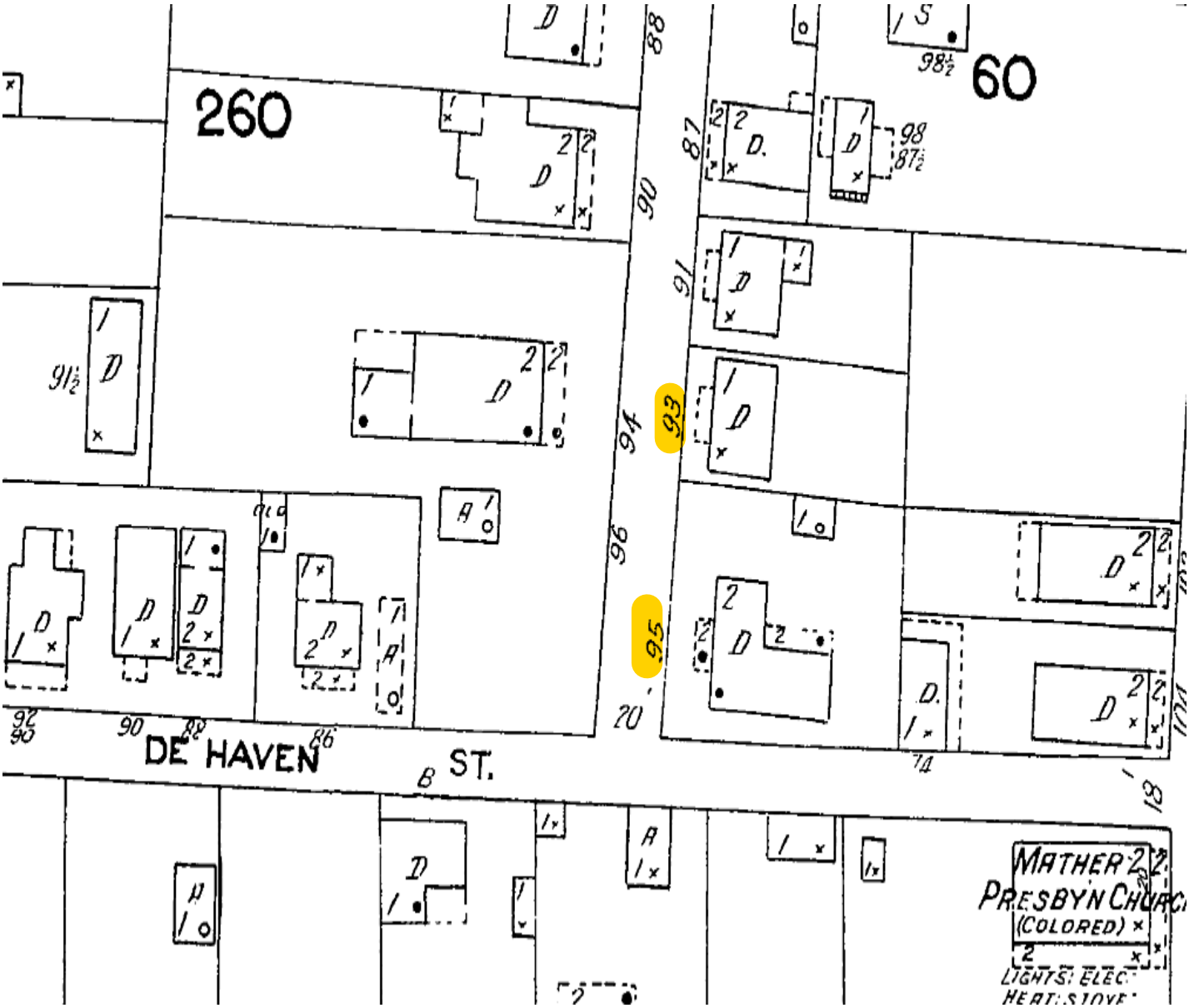


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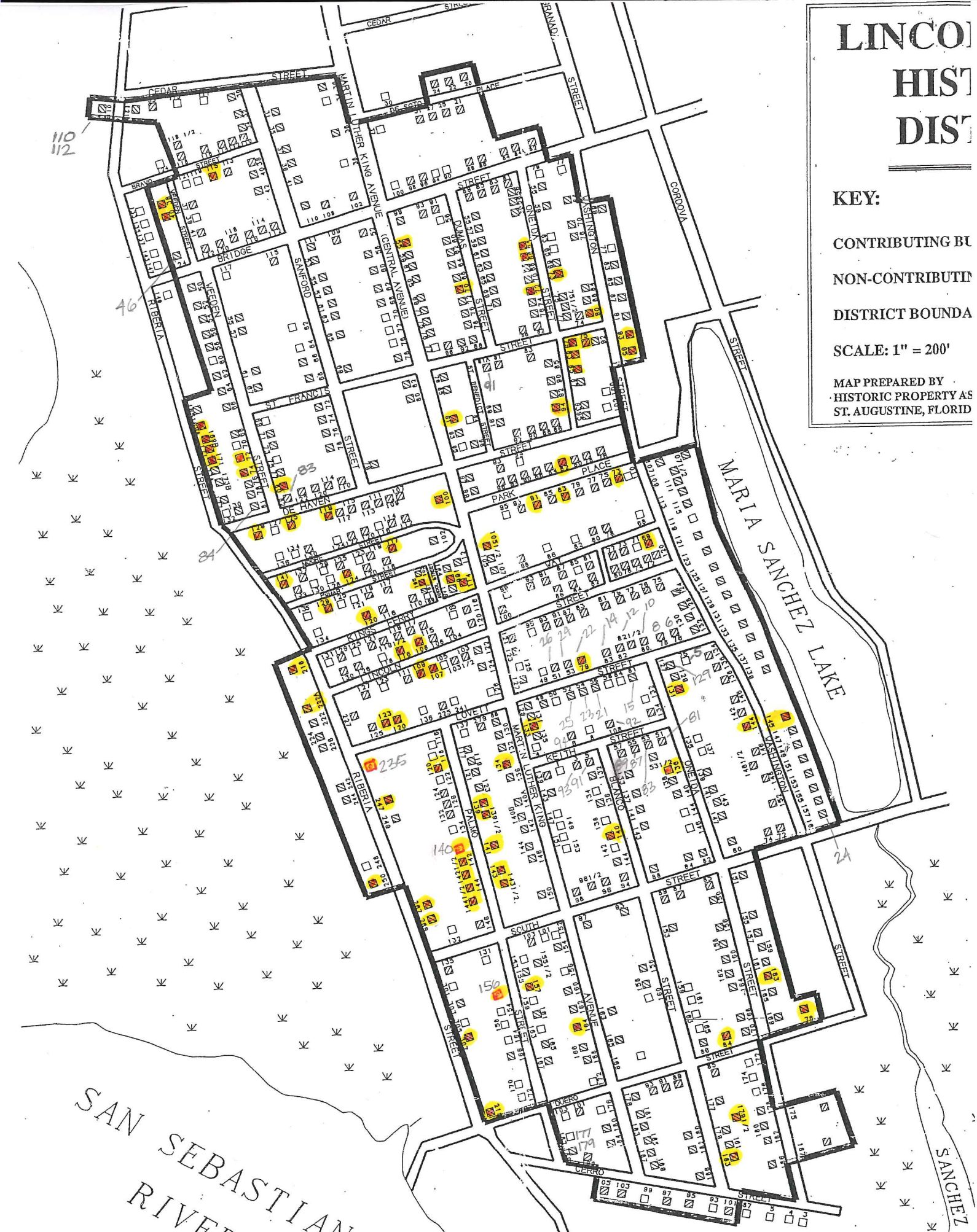
ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine July 1924, Sheet 9



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LINCO
HIST
DIST
KEY:
CONTRIBUTING BU
NON-CONTRIBUTI
DISTRICT BOUNDA
SCALE: 1" = 200'
MAP PREPARED BY
HISTORIC PROPERTY AS
ST. AUGUSTINE, FLORID
MARIA SANCHEZ LAKE
SAN SEBASTIAN RIVER
CEDAR STREET
MARTIN LUTHER KING AVENUE
CENTRAL AVENUE
CORDOVA
RIBERIA
WEBER
BRAVO
BRIDGE
SANFORD
DUMAS
ONEIDA
WASHINGTON
ST. FRANCIS
DE HAVEN
PARK PLACE
KINGS
FERRY
LINCOLN
LOVELL
KEITH
PALMO
BLANCO
SOUTH
AVENUE
DUERO
CERRO
SANCHEZ

93 Oneida Street
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
1904	James Miller	*	--
1911-12	Vacant	*	
1914-15	Adam English	*	(m) Carpenter
		*	
1920-21	#93 Oneida not listed		
1924-25	Roxie Brown	*	Laundress
1930	Benjamin Simmons (Julia)	(c)	Laborer
1937	Benjamin Simmons (Julia)	(c)	Laborer
1945	Lemuel Dixon (Virginia)	(c)	Janitor
1945: 93 ½ Oneida	Lena Jhilmore		--
1955	Mrs. Lucille Hudson (widow Dewitt Hudson)	--	Maid

* (Black Resident)
(c) (colored)
(m) No reference for this found
(o) Owner

1907-08 – *The Record Company* publication: Listings by resident name only and James Miller listed at different address

23 certified notices were sent, 2 were returned in favor, and 1 had comments. Ms. Courtney noted an additional e-mail received and attached to the meeting packet.

Public hearing was opened.

Eric Schaefer spoke in favor of the application citing the poor condition of the house.

B.J. Kalaidi asked for more information regarding the proposed replacement and asked that staff read any comments submitted by neighbors.

Public hearing was closed.

The Board discussed:

- Staff's recommendation to maintain the existing roof and turned posts to protect a character-defining architectural feature
- Design concepts that maintain the existing gable end to retain the integrity of the original portion of the two-story porch
- Applicant's intent to salvage as much material as possible
- Possibility that the porch would have to be removed to raise the structure, and then re-constructed in the same configuration, but at a higher elevation as the house was being raised
- Recommendation that new columns match existing column design

MOTION

Mr. Weaver MOVED to APPROVE application 2020-0133 with condition two as detailed in the staff report to repurpose the posts and any other salvageable material and the applicant provide a drawing of record showing the repurposed posts and gable. The motion was SECONDED by Mr. MacDonald.

VOTE ON MOTION:
AYES: Weaver, MacDonald, Benoit, Wingo, Duncan
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

7. (c) Certificate of Relocation F2020-0138 – Donald Crichlow and Associates – Applicant
91 Oneida LLC – Owner
93 Oneida Street

To relocate a building constructed c. 1871-1885 that is recorded in the Florida Master Site File and is contributing to the Lincolnville National Register Historic District, eastward on the lot.

Ms. Courtney read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** a Certificate of Relocation at **93 Oneida Street** because it meets Secretary of the Interior's Standard 2 for Retention of Distinguishing Architectural Characteristics.

Don Crichlow reviewed the application.

Ex Parte Communication:

(None)

23 certified notices were sent, 2 were returned in favor, and 1 had comments. Ms. Courtney noted an additional e-mail received and attached to the meeting packet.

Public hearing was opened.

B.J. Kalaidi asked for clarification regarding the details of an e-mail received by the board from Christopher Nolan.

Elaine Brooks asked for clarification that the structure would remain one story to which the applicant responded in the affirmative. She spoke in favor of the application.

DRAFT

Eric Schaefer spoke in favor of the application, citing the conditions of the building and improvements to the neighborhood made by the proposed changes.

Public hearing was closed.

The Board discussed:

- Type of block piers under the structure may not have been coquina
- Request from the Board to salvage piers if possible
- Need to raise and move the structure driven by the threat of flooding

MOTION

Mr. Benoit MOVED to APPROVE application F2020-0138 to relocate the existing structure on the current property and the condition that the applicant recycle or salvage any coquina or significant foundations. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:
AYES: Benoit, Weaver, MacDonald, Wingo, Duncan
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

7. (d) F2020-0139 – Patrick Canan – Applicant
Canan Enterprises LLC – Owner
41 Cincinnati Avenue

To demolish a building constructed c. 1910-1917 that is recorded in the Florida Master Site File and is a contributing structure to the North City Historic District.

Ms. Wolfe read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **CONTINUE** a Certificate of Demolition at **41 Cincinnati Avenue** to allow the applicant to provide additional information.

Patrick Canan and Les Thomas reviewed the application.

Ex Parte Communication:

(None)

15 certified notices were sent; however, none were returned.

Public hearing was opened.

B.J. Kalaidi asked that the application be continued so the Board could gather more information. She said the building should not be demolished unless it was proven to be financially infeasible.

Public hearing was closed.

The Board discussed:

- History of the structure and surrounding historic district
- Possibility of partial demolition to save original portion of the structure and remove newer, unstable portions of the building
- If additions were removed, they could be replaced without HARB oversight
- Concern for changing the application from full to partial demolition which could be mitigated by clearly stating what would be maintained and what would be demolished

DRAFT

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

TYPE OF REQUEST:

- ☐ Appeal of Architectural Review Official
- ☐ Certificate of Appropriateness
- ☐ Certificate of Demolition
- ☒ Certificate of Relocation
- ☐ Certificate of Appropriateness for Preservation Approach for Ad Valorem Tax Exemption
- ☐ Preliminary Design Approval for Entry Corridors
- ☐ Certificate of Completeness and Recommendation for Historic Property Tax Exemption
- ☐ Opinion of Appropriateness
- ☐ Variance to Design Standard

IN THE MATTER OF:

Case No.:	2020-0138
Applicant:	Donald Crichlow and Assoc.
Owner:	91 Oneida LLC
Address:	93 Oneida St.
Parcel Number:	208010-0000

RE: Certificate of Relocation, pursuant to Section 28-89, City of St. Augustine Code, to relocate a building constructed c. 1871-1885 that is recorded in the Florida Master Site File and is contributing to the Lincolnville National Register Historic District, eastward on the lot.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON January 21, 2021, 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 January 21, 2021 Historic Architectural Review Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☑ members of the public testified under oath, or ☐ no members of the public spoke on this issue.
3. The subject property has a zoning classification of RS-2.
4. The above-described Certificate of Demolition is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request to relocate a building constructed c. 1871-1885 that is recorded in the Florida Master Site File and is contributing to the Lincolnville National Register Historic District, eastward on the lot.

Subject to the following conditions:

- If significant foundation materials are discovered
- they shall be salvaged
-
-
-
-
-

DONE AND ORDERED, at a public hearing on the 21st day of January, A.D., 2021, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. 2020-0138 **REQUEST APPROVED / DENIED / CONTINUES**

Sign Name

Cathy 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, Cathy Duncan, by means of [X] physical presence or [ ] online notarization, who is personally known to me and who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 21st day of January, A.D., 2021.

Notary Public State of Florida
Candice J Seymour
My Commission GG 178521
Expires 05/13/2022

Notary Public, State of Florida

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 partially demolish a residential building constructed ca. 1871-1885 that is recorded in the Florida Master Site File and a contributing building to the Lincolnville National Register Historic District, for work related to rehabilitation and elevation including the front porch and rear wing, modifications to the window and door fenestration, and replacement of windows and exterior materials; and, to relocate the structure on the property.

Subject to the following conditions:

- If approved, there is a 30-day delay period and subsequent building permits are required before beginning work.
- An approved Certificate of Demolition expires one year from the date of the order. In accordance with Ordinance No. 2017-06, the owner of the property may request either a one-time six month administrative extension, or may apply for a one year extension from the Historic Architectural Review Board. The extension request must be filed in writing with the Planning and Building Department during regular office hours no later than 30 days before the expiration the Certificate of Demolition.
- (1) Finding that the existing building has seen modifications
- (2) Moving the building back will not have negative impact to the streetscape
- Condition ⊗ Salvage materials
-

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. HP2022-0035

REQUEST APPROVED / DENIED / CONTINUES

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
Commission # HH 217621
Expires May 19, 2025

Elyse Wiemann

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.

wanted to live in the space. She said they work together to fulfill their needs.

Discussion continued:

- Suggested extending the porch beyond the house and then the door could be shifted between the columns
- Should center the door on the columns if moved
- Suggested the east side window on the second floor be aligned with the window on the first floor
- Could approve the elevations and ask the plans to be brought up in sync with the elevations or could continue the application to determine the door being moved

Ms. Courtney informed the Board they did not have design purview and should focus on what was being removed to determine if the existing elements being removed or modified would not be compatible or would remove the architectural integrity.

Mr. Benoit felt there was enough evidence provided regarding the door.

Mr. Weaver said this was a historic two-story building with a stair hall at one time and the door was there because of that and to move it created a false sense of history.

Mr. Hubbard said this was important to the client as they wanted the home to be more symmetric with the door and window placement. He said everything was centered on the peak of the house instead of the width.

Ms. Moiseeva agreed the door would be changed as she had made a mistake on the plans.

Mr. MacDonald said they were removing remodeled windows to obtain more windows that kept in the style of the house.

MOTION

Mr. MacDonald MOVED to APPROVE the modifications in HP2022-0038 at 13 Pine Street, reconfiguration of stairs, the shifting of the door centered and the changing out of windows to the design shown in the plans. The motion was SECONDED by Mr. Beach.

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

9. (b) HP2022-0035 (Continued from May 19, 2022 without hearing)–
Oasis Equity Holdings, LLC - Applicant & Owner
93 Oneida Street

To partially demolish a residential building constructed ca. 1871-1885 that is recorded in the Florida Master Site File and a contributing building to the Lincolnville National Register Historic District, for work related to rehabilitation and elevation including the front porch and rear wing, modifications to the window and door fenestration, and replacement of windows and exterior materials; and, to relocate the structure on the property.

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 take the following actions for a Certificate of Relocation and Demolition at 93 Oneida Street:

1. APPROVE the proposed relocation of the existing house if the board finds that the increased proposed setback/new location on the lot will not have a negative impact to the streetscape.

2. Review the application for partial demolition if the board finds the project scope does not exceed that threshold

a. If approved, add the condition for any salvageable historic materials to be salvaged if possible, in accordance with Sec. 28-89(2)d6: The board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties.

3. Continue the application to allow the applicant time to provide updated and a more comprehensive structural assessment and economic hardship information if the HARB determines that the proposed project scope for this NRHD contributing structure exceeds the threshold of a partial demolition.

Hunter Hayden reviewed the application.

Ex Parte Communication:

(None)

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

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

The Board discussed:

- Raising, moving, and renovating the house was good
- It was a reuse of an existing home and it would put life back into it
- Addition was modest in scale and behind the current house
- Had a door in front of a column but was not in the Boards purview
- Door was off center currently
- Rear addition was not historic according to Sanborn maps in 1924
- Not opposed to the addition due to the condition and it not being original
- Porch was of concrete block construction and not original to the home

Mr. Weaver said after reviewing the Sanborn maps, the setbacks were consistent and close to the street but asked what the setback was in the original approval.

Ms. Courtney said they needed a Variance from Planning and Zoning Board for a four-foot front yard setback. She said the current setback was two and a half feet for a total of six and half feet.

Mr. Weaver said he wanted to be consistent with the previous decision as there was no parking and that was important. He questioned how far they would need to have the parking.

Ms. Duncan said eighteen feet was a typical parking space and the building setback in the front was two foot four inches and the distance to be moved was seventeen feet seven inches and would be twenty feet back from the street. She pointed out there was a ten-foot setback in the rear.
Mr. Hayden said perhaps they could move up one foot but that would not allow for a truck to park in the space.

Mr. Weaver said the purpose was to allow parking, but it should only be large enough as needed to achieve parking.
Discussion continued:

- Thought there could be an issue with having two driveways
- City Code required one driveway apron for the two vehicles
- Building needed to be elevated and moving back to achieve modern parking accommodation was an appropriate compromise

MOTION

Mr. Benoit MOVED to APPROVE application HP2022-0035 finding the existing building had seen nonhistorical additions and alterations to the front porch and the rear as evidence by the Sanborn maps and existing construction, finding moving the building back would

not have adverse impacts to the existing streetscape with the condition that the owner implore best efforts to salvage and repurpose any architectural elements if found reusable. The motion was SECONDED by Mr. Weaver.

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

9. (c) HP2022-0036 (Continued from May 19, 2022 without hearing)
Oasis Equity Holdings, LLC - Applicant & Owner
95 Oneida Street

To partially demolish a residential building constructed ca. 1871-1885 that is recorded in the Florida Master Site File and a contributing building to the Lincolnville National Register Historic District, for work related to rehabilitation, including the two-story front porch and one-story rear wing and porch, modifications to the window and door fenestration, and replacement of windows and exterior materials.

Ms. Courtney read the staff report and said based on a review of the AGHP, HARB discussions and approval with conditions related to a previous partial COD application for this property, and without the support of evidence to the contrary, staff finds that the Board can take the following actions for a Certificate Demolition at 95 Oneida Street if the board finds that the project scope does not exceed the threshold of a partial demolition and will not compromise the architectural integrity of the contributing building or historic district:

1. To approve the removal of the one-story rear wing.

2. To approve portions of the two-story front porch not to include the permanent removal of the turned posts and character defining porch's gabled roofline.

3. For any salvageable historic materials to be salvaged if possible, in accordance with Sec. 28-89(2)d6: The board may require, at the applicant's expense, salvage and preservation of significant building materials, Architectural.

Hunter Hayden reviewed the application.

Ex Parte Communication:

(None)

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

Public hearing was opened.

Melinda Rakoncay said she reviewed the new plans and asked if the applicant was adding a clear modern window next to the front door, which seemed inappropriate to the fenestration.

Public hearing was closed.

The Board discussed:

- Stairs were steep and would be turned and extended for safety
- Had seen sidelight next to the full light door on the front of homes
- Interior was an open concept from the front door
- Suggested flanking the front door with some sidelights
- Pictures showed the door was centered on the columns, but the floor plans showed was different
- Overall, thought it was appropriate
- Elevations showed the front porch was tucked in six inches and the columns were set into that, the floor plan showed it was straight in line with the side of the building

CITY OF ST AUGUSTINE
EST. 1565
NATION'S OLDEST CITY

June 16, 2022

Hunter Hayden
Oasis Equity Holdings, LLC
9310 Old Kings Road South #1703
Jacksonville, FL 32257

Re: Certificate of Demolition – 93 Oneida Street – HP2022-0035

Dear Mr. Hayden,

On June 16, 2022, the Historic Architectural Review Board (HARB) met and discussed your application to partially demolish a residential building constructed ca. 1871-1885 that is recorded in the Florida Master Site File and a contributing building to the Lincolnville National Register Historic District, for work related to rehabilitation and elevation including the front porch and rear wing, modifications to the window and door fenestration, and replacement of windows and exterior materials; and, to relocate the structure on the property.

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

A Certificate of Demolition is valid for a period of one (1) year from the date of approval. Failure to exercise the Certificate of Demolition by commencement of the use or action approved shall render the Certificate of Demolition invalid, unless an extension has been applied for and approved not less than thirty (30) days prior to the one (1) year expiration date. A Certificate of Demolition shall become effective on the thirty-first (31st) day following the date of the rendered order.

Please contact the Planning and Building Department at (904) 825-1065 for the proper permits, archaeology review, fees and requirements to proceed with the approved elements of your project in accordance with the Historic Architectural Review Board's decision. Applications for building permits will be required and must be submitted electronically with formalized digital signature. HARB documents are not accepted for issuance of a building permit and applications must meet all city standards prior to permit issuance.
Sincerely,

Amy McClure Skinner, AICP
Director, Planning & Building

cc: John P. Regan, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
BDAC File

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

TYPE OF REQUEST:

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

IN THE MATTER OF:

Case No.:	HP2022-0035
Applicant:	Oasis Equity Holdings, LLC
Owner:	Oasis Equity Holdings, LLC
Address:	93 Oneida Street
Parcel Number:	2080100060

RE: Certificate of Demolition, pursuant to Section 28-89, City of St. Augustine Code, to partially demolish a residential building constructed ca. 1871-1885 that is recorded in the Florida Master Site File and a contributing building to the Lincolnville National Register Historic District, for work related to rehabilitation and elevation including the front porch and rear wing, modifications to the window and door fenestration, and replacement of windows and exterior materials; and, to relocate the structure on the property.

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 RS-2.
4. The above-described Certificate of Demolition is subject to Section 28-89 of the Code of the City of St. Augustine.

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Demolition (Full)

Case Number: HP2025-0002 **Meeting Date: Thursday, February 20, 2025**

1. NAME OF APPLICANT: James St George
   Business (if applicable):
   Address: 46 Weeden St
   City: St Augustine State: FL Zip Code: 32084
   Daytime Telephone: 3214324329 E-Mail Address: weeden2022@gmail.com

2. NAME OF PROPERTY OWNER: James St George
   Business (if applicable):
   Address: 46 Weeden St
   City: St Augustine State: FL Zip Code: 32084
   Daytime Telephone: 3214324329 E-Mail Address: weeden2022@gmail.com

3. PROJECT LOCATION: 93 Oneida St, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: DUMAS TRACT CITY LOT 6 BLK J OR5804/190

5. SCOPE OF WORK: To demolish a residential building constructed c. 1871-1885 that is recorded in the Florida Master Site File and contributing to the Lincolnville National Register Historic District.

Information attached by applicant includes:

- Additional Information
- Photographs of Existing Conditions
- Condition Assessment Report
- Application Agreement
- Proposed Replacement Building/Feature Drawings

HARB APPLICATION AGREEMENT

In filling out this application:

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

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

Project Address: 93 Oneida St

Applicant's Name: James St George Applicant's Signature: 

Owner's Name: Jax IVC Real Estate Holdings Owner's Signature: 

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

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

(Can add additional signature page if needed)

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

Candice Seymour

From: Candice Seymour
Sent: Thursday, January 23, 2025 2:53 PM
To: weeden2022@gmail.com
Subject: 93 Oneida Street - Certificate of Demolition Application for the February 20, 2025 Historic Architectural Review Board Meeting
Attachments: Owner auth 2019.pdf

RE: 93 Oneida Street

Greetings!

This email formally acknowledges receipt of your Certificate of Demolition (COD) application to appear before the Historic Architectural Review Board (HARB). **The meeting is currently scheduled on February 20, 2025 as an in-person meeting beginning at 1 pm in the Alcazar Room of City Hall (75 King Street).** Please read this e-mail thoroughly. Below are the next steps for your application:

- Our staff will need to photograph the property to supplement the item staff report. **Please confirm receipt of this email and let us know a convenient time within the next 5 business days to conduct a site visit with you.** If the presence of a property owner/applicant is not necessary for the site visit, you may also grant staff permission to access the property independently for photographs.

- A preliminary review of your application was completed by staff and the following items are still required to complete your application:
    - You may consider providing documentation towards a case for undue economic hardship. See our Undue Economic Hardship form.

  Formal staff evaluation of the proposed project may uncover further required materials and/or include conditions associated with the staff recommendation. **Any updates, or additional and supporting materials for this Certificate of Appropriateness application must be uploaded in PDF format to your application in the Planning and Building Portal**. **Additional materials** will be accepted in the Planning and Building Department **up to 10 days before the meeting and must be received by February 10, 2025,** per Ordinance 2010-09. After that, the HARB has the discretion whether to consider any additional materials presented at the meeting and your application may be continued if the HARB deems the application incomplete. The HARB may also request additional information during the public hearing.

- **A copy of the meeting agenda and the staff report for this application will be emailed to you at the address provided on the application by the week of the meeting. If you do not receive it before the meeting date, please contact our department.**

- Because of the quasi-judicial nature of HARB hearings, someone must physically be at the meeting to represent the application. If the representative is not listed on the application as the applicant or property owner, an Owner's Authorization Form (attached) must be completed granting the other person/people the ability to represent the application. The form requires the property owner's signature and **must** be notarized. It does not have to be completed again if it has already been submitted and the representative authorized on the existing form will be present for the meeting.

IMPORTANT NOTICE: Now that the hearing date has been set and once the legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. If the applicant requests a

continuance, the decision to grant or deny the request for continuance will be decided by a vote of the board at the scheduled hearing date. The applicant, or a duly authorized representative with authority to bind, should be present at the scheduled hearing date to answer questions from the board regarding the application. If the board votes to deny the request for a continuance, the hearing on the application will go forward, whether or not the applicant is present, and could result in a denial of the application if the board finds that the application and supporting documents submitted prior to the meeting do not meet the criteria of the code. Costs associated with legal notice will be assessed by the city and must be paid prior to the issuance of any development permit. Costs associated for any subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling of any hearing will also be assessed to the applicant.

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

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

Re: 93 Oneida St (HP2025-0002)

02/09/2025

HARB APPLICATION for CERTIFICATE OF DEMOLITION

1. Purchase and prior HARB applications:
    a. Subject property was purchased on June 28, 2023, by Jax IVC Real Estate Holdings LLC, owned by applicant, James St George. The property was purchased for $175,000 from Oasis Equity Holdings LLC, an entity owned by Hunter Hayden.
    b. Property was previously owned by 91 Oneida, LLC. A Certificate of Relocation was obtained from HARB 01-21-2021 (2020-0138); however, that work was not performed.
    c. Mr. Hayden applied for a Certificate of Relocation and Partial Demolition (HP2022-0035) was heard at the May 19, 2022 meeting. The application was continued to the June 2022 which approved a Certificate of Partial Demolition of the rear addition. This has expired.
    d. Prior owners had not secured an engineering analysis of the structure. Submitted for HARB review is an engineering report by Hulsberg Engineering dated January 2, 2025. This report concludes:

"In my professional opinion, the structure is extensively damaged and is in such poor condition that repairs are not practical nor should they be attempted. The structural failures are widespread and interconnected, making isolated repairs unfeasible. The extensive damage to the foundation, framing, and overall structure makes the building unsafe… The building should be considered *Dangerous* and *Unsafe* as defined in the 8th Edition (2023) Florida Building Code – Existing Building. Given the severity of these conditions, it is our professional recommendation that the structure be demolished."

    e. The property has remained vacant with continued deterioration. It is not habitable and a liability.
    f. The St Johns County Property Appraiser assesses the building value at $26,769 and total market value at 151,509. The 2024 total property tax was $2,698 and $2,113 in 2023. There are no mortgages or 3rd party appraisals.

2. This one-story property dimensions are 26' x 21' with a 19'x 5' front porch. The building is comprised of a 26'x13' primary structure which has a 26'x8' rear addition. The rear addition is in a state of significant partial collapse.

3. The property has zero setback from the street and the lot is only slightly larger than the structure. The building's current footprint prevents any off-street parking or access to the rear of the lot without trespassing upon the adjacent property at 95 Oneida St. Relocating the building deeper within the lot would be very expensive (~>$20,000) and would not be feasible given the current state of deterioration (See attached surveys.) The same would apply to necessary elevation of the structure above the base floodplain.

4. While the structure is a contributing building to the Lincolnville National Register Historic District and constructed ca. 1871-1885, the only significant historic component of this building is its age. The primary structure is a simple 26'x13' gabled roof "box". It lacks any significant architectural or structural details other than typical novelty siding which are not salvageable. The porch posts are simple non-chamfered 4x4s with a deteriorating shed roof. The previous staff report stated, "significant details include decorative ironwork and jigsaw bargeboards;" These are not present and not seen in the staff photographs obtained for the June 16, 2022 meeting.

5. The property cannot be reasonable utilized without economic hardship due the lack of parking, the inability to raise the building above the floodplain and that any reasonable economic return would require constructing a two-story structure due to the limitations of this non-conforming lot.

6. The existing building is not consistent with the size and vernacular other homes in the area which are two-story and possess the architectural features typical of Lincolnville.

7. I reside in Lincolnville and seek to preserve the Lincolnville vernacular. I do not make a request of total demolition lightly. I have undertaken preservation other significantly deteriorated Lincolnville homes; most notably are 144 MLK and 150 MLK. I have previously renovated 62 Weeden St, 41 Weeden St, and 74 Sanford St. I will be undertaking renovation of the adjacent property at 95 Oneida. I have a current interior demolition permit for 95 Oneida. This property will also be discussed at the February 2025 HARB meeting.

8. I have not submitted architectural plans for a 93 Oneida replacement structure due to architect costs which depend upon the outcome of this hearing. However, I intend to construct a two-story structure consistent with the architectural vernacular and details typical within Lincolnville and along Oneida St.

James St George

DETERMINATION OF UNDUE ECONOMIC HARDSHIP WORKSHEET
SUBMITTED FOR CERTIFICATE OF DEMOLITON APPLICATION TO THE
CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
PLANNING AND BUILDING DEPARTMENT

Property address:	**Board meeting date:**
93 Oneida St	02-19-2025

Undue economic hardship: an onerous and excessive financial burden that would be placed upon a property owner by the denial of a certificate of demolition or a similar burden which would be placed on a property owner by conditions which the commission seeks to place on the granting of a certificate.

The following items are included on the Certificate of Demolition as listed in our City Code Section 28-89(3)b. Note the burden of proof lies with the applicant to provide any or all of information listed below.

Check the following item(s) submitted to claim economic hardship:

- [x] An estimate of the cost of the proposed construction, alteration, demolition, or removal.
- [ ] The estimated market value of the property in its current condition and after completion of the proposed construction, alteration, demolition, or removal.
- [x] An estimate from an architect, developer, licensed contractor, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property.
- [ ] The annual gross income from the property for the previous two (2) years; itemized operating and maintenance expenses for the previous two (2) years; and depreciation deduction and annual cash flow before and after debt service, if any.
- [x] The remaining balance on any mortgage or other financing secured by the property and annual debt service, if any, for the previous two (2) years.
- [ ] All appraisals obtained within the previous two (2) years by the owner or applicant in connection with the purchase, financing, or ownership of the property.
- [ ] Any listing of the property for sale or rent, price asked, and offers received, if any, within the previous two (2) years.
- [ ] The assessed value of the property according to the two (2) most recent assessments;
- [x] The real estate taxes for the previous two (2) years.
- [x] The form of ownership or operation of the property, whether an individual, sole proprietorship, for profit or not-for-profit corporation, limited partnership, or joint venture.
- [x] Any other information deemed appropriate by the applicant as to how the property does not yield or may not yield a reasonable return to the property owner, listed here: _____

APPLICANT/OWNER QUESTIONS *(please use separate sheet if needed)*

1A. What was the owner's intended use of the property at the time of purchase?
Residential renovation vs new construction
2A. What steps did the owner take in determining that the property in its existing condition was suitable for their intended use?
Engineering assessment of existing structure
3A. Did the owner research applicable City regulations prior to purchase of the property? If so, please cite to which sections of the Comprehensive Plan or Municipal Code support the application.
4A. If the demolition is approved, what is the owner's intended use of the property? Does this future intended use require other City approvals? If so, please list.
New construction of single family residence consistent with existing Lincolnville vernacular
5A. Describe the economic considerations (e.g., cost for rehabilitation, cost for demolition, cost for new construction)
See Attached pdf narrative

THIS PAGE IS FOR BOARD REFERENCE ONLY

QUESTIONS FOR HARB CONSIDERATION:

1B. Is the evidence sufficient to understand the entire picture?
2B. Is the evidence relevant to proving that an existing or vested, reasonable use of the property would be permanently and directly restricted or limited? Separate irrelevant information.
3B. Does the evidence establish what it claims to show?
4B. Is the evidence based on credible sources?
5B. Are there any inconsistencies among the evidence that need clarification?

BASED ON THE EVIDENCE PROVIDED:

1C. What is the current level of economic return?	
	Amount paid for the property, date of purchase, party from whom purchased, and relationship between the owner of record, the applicant, and person from whom property was purchased
	Annual gross and net income from the property for the previous two years; itemized operating and maintenance expenses for the previous two years, and depreciation deduction and annual cash flow before and after debt service, if any, during the same period
	Remaining balance on the mortgage or other financing secured by the property and annual debt-service, if any, during the prior two years
	Real estate taxes for the previous two years and assessed value of the property according to the two most recent assessed valuations
	All appraisals obtained within the last two years by the owner or applicant in connection with the purchase, financing, or ownership of the property
	Form of ownership or operation of the property, whether ☐ sole proprietorship, ☐ for-profit or ☐ not-for-profit corporation, ☐ limited partnership, ☐ joint venture, or ☐ other
	Any federal income tax returns relating to the property for the last two years
2C. Any listing of property for sale or rent, price asked, and offers received, if any within the previous two years, including testimony and relevant documents regarding:	
	☐ Any real estate broker or firm engaged to sell or lease the property ☐ Reasonableness of price or rent sought by the applicant ☐ Any advertisements placed for the sale or rent of the property N/A
3C. Feasibility of alternative uses for the property that could earn a reasonable economic return:	
	Report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of any buildings on the property and their suitability for rehabilitation See uploaded Attach.
	Cost estimates for the proposed construction, alteration, demolition, or removal, and an estimate of any additional cost that would be incurred to comply with the requirements for a certificate of appropriateness
	Estimated market value of the property: (a) in its current condition, (b) after completion of the proposed alteration or demolition, and (c) after renovation of the existing property for continued use
4C. Any evidence of self-created hardship through deliberate neglect or inadequate maintenance of the property? ☐ Yes ☒ No	
5C. Knowledge of landmark designation or potential designation at time of acquisition: ☐ Yes ☒ No	
6C. Economic incentives and/or funding available to the applicant through federal, state, city, or private programs: ☐ Yes ☒ No	

Please see staff report packet for some of the items listed below.

Applicant submitted full staff report packet from the June 16, 2022 HARB meeting, which included the staff report and the following attachments. Because these are items that are already provided in the staff report packet, they were not all inserted in this application packet.

LIST OF ATTACHMENTS – See Staff Report Packet

1. Staff photographs
2. Florida Master Site File survey
3. Sanborn Map
4. Lincolnville National Register Historic District Map: With demolitions noted
5. Polk City Directory Research
6. Minutes from the January 21, 2021 HARB meeting

Prior HARB staff report packets and application packets are also accessible via the City's website at the following links:

June 16, 2022 HARB PACKETS:

Staff Report Packet: https://staugustinefl.portal.civicclerk.com/event/583/files/attachment/2256

Application Packet: https://staugustinefl.portal.civicclerk.com/event/583/files/attachment/2257

January 21, 2021 HARB PACKETS:

Staff Report Packet: https://staugustinefl.portal.civicclerk.com/event/388/files/attachment/1150

Application Packet: https://staugustinefl.portal.civicclerk.com/event/388/files/attachment/1122

HULSBERG
ESTD ENGINEERING 1994

January 2, 2025

Mr. James St. George
Via Email

Re: Report of Limited Structural Assessment
93 Oneida Street, St. Augustine, FL 32084

To Whom It May Concern:

A site visit was made to the subject property on December 10, 2024, to observe the single-family residential structure in its existing state and comment on its structural integrity. According to St. John's County records, the home was constructed in 1910. The building is a one-story, wood-framed structure with a conventionally framed roof and off-grade foundation. This report summarizes our observations and findings.

Observations

During the site visit, we assessed the property's exterior and made limited observations of the interior through the open door and window openings, as entering the structure was deemed unsafe due to its severely deteriorated condition. The unsecured openings expose the structure to the elements, further accelerating the buildings deterioration. The house is in various stages of collapse and exhibits significant structural failures throughout. Water intrusion has caused severe mold and mildew to develop on the wood-framed beams and studs. Additionally, extensive termite damage is visible, further compromising the structural integrity of the framing and foundation elements.

The foundation and floor system of the home are in a severe state of disrepair. The floor beams have collapsed in several areas due to severe termite damage, leaving the surrounding framing unsupported (Photo 4). The alignment of doors and walls is noticeably distorted, with many elements completely out of square due to the collapse of critical support members. In the rear of the house, a large hole was present in the floor framing, exposing deteriorated floor joists (Photo 5). The overall framing condition of the structure displayed widespread instability and distress.

The front porch presents a possible hazard to public safety. The porch columns, which are located approximately three feet from the road, are severely splitting (Photo 6), and their bearing connections are visibly compromised. This creates a risk of the porch collapsing unexpectedly, and while the exact manner of collapse is uncertain, the proximity to the road makes it a public hazard.

12058 San Jose Blvd., #1001 Jacksonville, Florida 32223
Phone (904) 886-2401, Florida Registry #25846

Conclusions

In my professional opinion, the structure is extensively damaged and is in such poor condition that repairs are not practical nor should they be attempted. The structural failures are widespread and interconnected, making isolated repairs unfeasible. The extensive damage to the foundation, framing, and overall structure makes the building unsafe. Furthermore, the immediate hazard posed by the splitting front porch columns increases the risk to public safety. Complete removal and replacement is the only practical option.

Further hidden considerations may exist and allowance should be made for unforeseen damage. The building should be considered *Dangerous* and *Unsafe* as defined in the 8th Edition (2023) Florida Building Code – Existing Building. Given the severity of these conditions, it is our professional recommendation that the structure be demolished.

We recognize that this property holds historic significance and recommend consulting with the Historic Architectural Review Board (HARB) to follow their procedures for demolition.

If you have any further questions, please feel free to contact my office.

Sincerely,

Digitally signed by Floyd Simpson
Date: 2025.01.02 15:04:41 -05'00'

Floyd S. Simpson, P.E.
FL PE No. 50791



Floyd S. Simpson, State of Florida, Professional Engineer, License No. 50791
This item has been electronically signed and sealed by Floyd S. Simpson, P.E. on January 2, 2025 using a Digital Signature.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies



Photo 1: Front of Structure



Photo 2: Right side of Structure



Photo 3: Rear of Structure



Photo 4: Collapsed Exterior Beam



Photo 5: Large Hole in Floor Framing

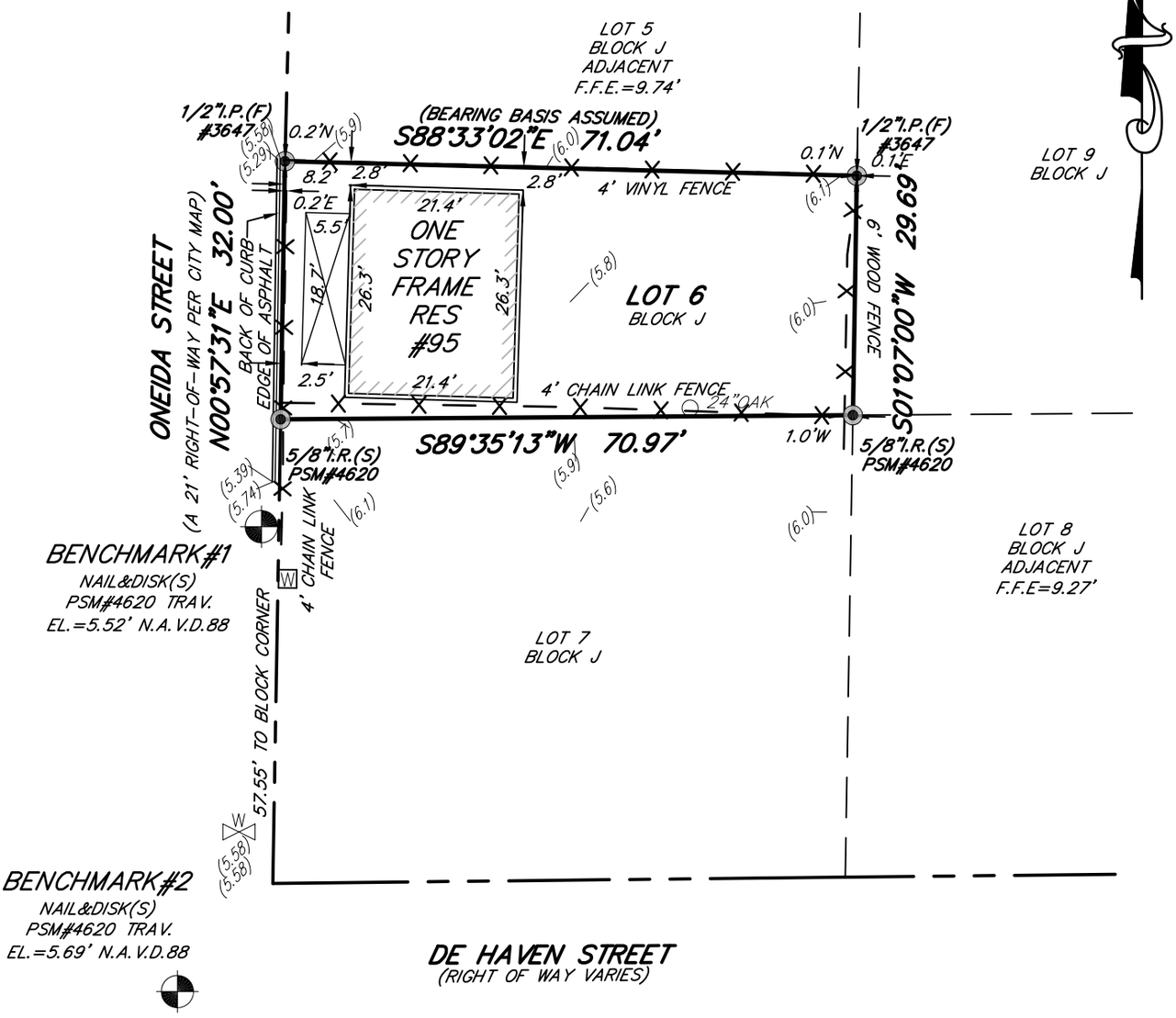


Photo 6: Front Porch Splitting Post

MAP SHOWING SURVEY OF

LOT 6, BLOCK J, DUMAS TRACT, ACCORDING TO THE OFFICIAL MAP OF THE CITY OF ST. AUGUSTINE ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, ST. JOHNS COUNTY, FLORIDA.

CERTIFIED TO:
HUNTER HAYDEN



LEGEND

A/C	–	AIR CONDITIONER PAD	RES.	–	RESIDENCE
ID.	–	IDENTIFICATION	℄	–	CENTERLINE
N.A.V.D.	–	NORTH AMERICAN VERTICAL DATUM	≠	–	DENOTES NOT TO SCALE
sq. ft.	–	SQUARE FEET	W	–	WATER METER
I.P.(F)	–	IRON PIPE FOUND		–	EXPOSED CONCRETE
I.R.(F)	–	IRON ROD FOUND		–	COVERED AREA
I.R.(S)	–	5/8" IRON ROD SET (PSM#4620)	W	–	WELL
	–	WOOD POWER POLE	TYP.	–	TYPICAL
-OHE-	–	OVERHEAD ELECTRIC		–	BRICK PAVERS
CONC.	–	CONCRETE		–	WATER VALVE
	–	TREE			

AREA =0.05 ± ACRES
OR 2,188 ±, sq. ft.

GRAPHIC SCALE
20 0 10 20
1"=20'

THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE PARTIES LISTED ABOVE AND ONLY FOR THIS PARTICULAR TRANSACTION. ANY USE OR REPRODUCTION OF THIS SURVEY WITHOUT THE EXPRESS PERMISSION OF THE SURVEYOR IS PROHIBITED. USE OF THIS SURVEY IN ANY SUBSEQUENT TRANSACTION IS NOT AUTHORIZED. THE SURVEYOR EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO PERSON OTHER THAN THOSE LISTED SHOULD RELY UPON THIS SURVEY.

GENERAL NOTES:
- Encroachments as shown hereon are only those above ground, visible objects observed by the surveyor.
- No underground structures, utilities of foundations were located or determined by this survey.
- This survey does not reflect or determine ownership.
- This survey made without benefit of an abstract of title. No right-of-way or easements of record were furnished to this firm except as shown.
- All distances, bearings or angles are as field measured. Deed or plat measurements are noted if different.
- The certification of this survey is a professional opinion based on the existing field and documentary evidence available at the time this survey was prepared.
- This office has not abstracted this parcel of land for any recorded claims of title, easements or restrictions. This surveyor shall not beheld liable for the existence of any such claims.
- The specific rights implied by this survey are not transferable.
- The measurements for this survey were made in accordance with the United States Standards.
- For building setbacks call the appropriate county codes enforcement office.
- Use of this survey for purposes other than that which it was intended, without written verification, will be at the user's sole risk and without liability to this surveyor. nothing hereon shall be intended to give any rights or benefits to anyone other than those the survey was prepared for.
- All disputes here under shall be resolved by binding arbitration in accordance with rules set forth by the American Arbitration Association.
- This survey is certified to the last field date.
- This surveyor's liability shall not exceed the fee as stated by this surveyor.

NOTES:
- According to the Federal Emergency Management Agency FIRM Map No: 125145-0314J effective date: 12/07/2018 , the property described hereon appears to lie in Zone AE 8'
- Basis of bearing structure: REFER TO SURVEY
- Basis of elevations: N.A.V.D.88

JOB NO.	LAST FIELD DATE	SCALE:	F.B./PAGE	CHK. BY:	DWG. BY:
21-0220	07/27/20	1" = 20'	775/21	N.H.F.	R.J.B.

TYPE: BOUNDARY

© COPYRIGHT 2021, ALL RIGHTS RESERVED.

NICHOLAS H. FRANKLIN
6170 A1A SOUTH #316
ST. AUGUSTINE, FLORIDA 32086
(904) 471-6877 FAX (904) 471-6876

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper. Additions or deletions to survey maps or reports by other than the signing party is prohibited without the written consent of the signing party.

NICHOLAS H. FRANKLIN, P.L.S. #4620
FOR LANDTECH AND ASSOCIATES

Parcel # 208010 0000

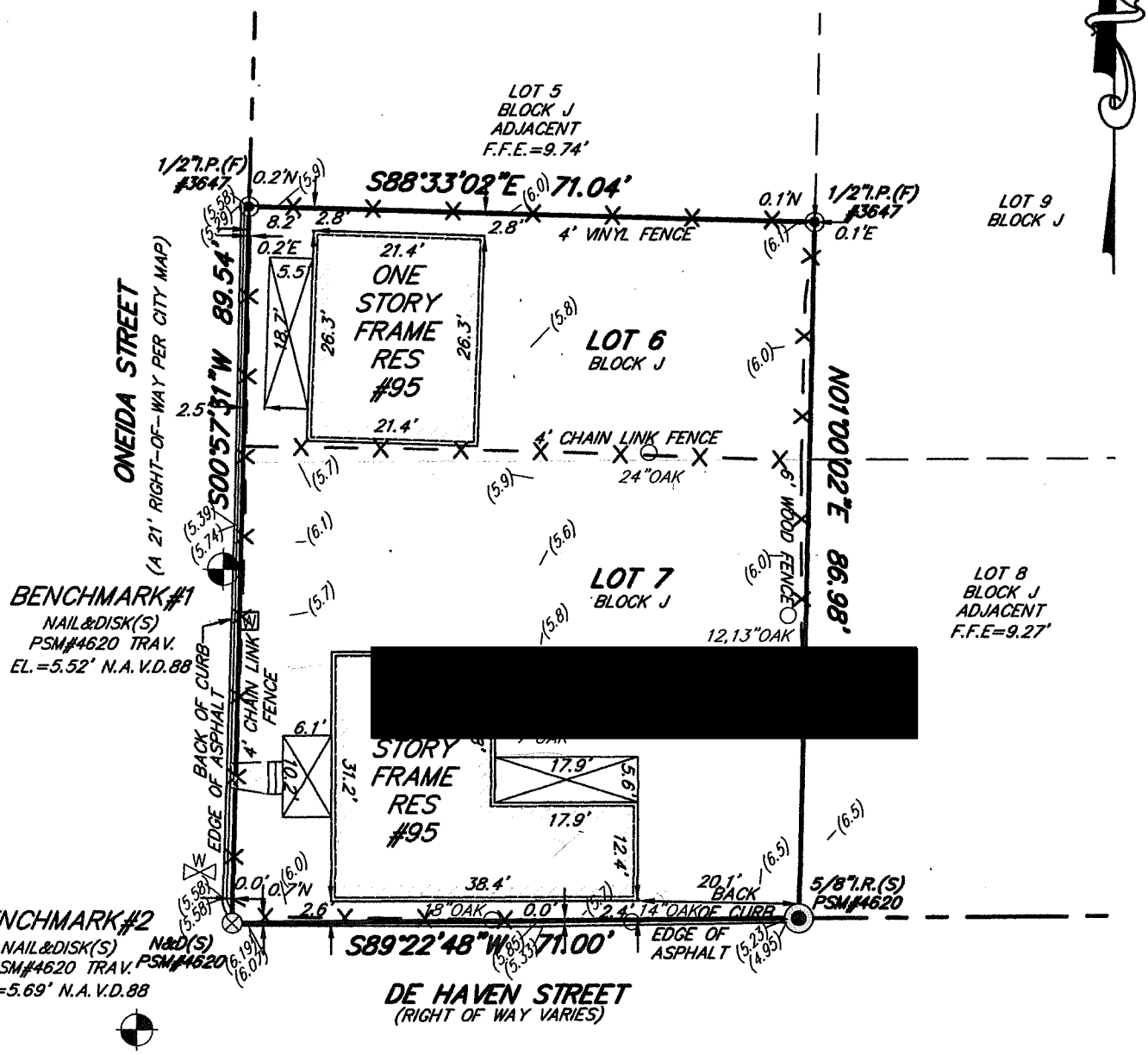
Prop Appr
827-5500

MAP SHOWING SURVEY OF

LOTS 6 AND 7, BLOCK J, DUMAS TRACT, ACCORDING TO THE OFFICIAL MAP OF THE CITY OF ST. AUGUSTINE ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, ST. JOHNS COUNTY, FLORIDA.

RECEIVED
DEC 8 2020

CERTIFIED TO:
91 ONEIDA LLC
DUANE C. ROMANELLO, P.A.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY



LEGEND

A/C	– AIR CONDITIONER PAD	RES.	– RESIDENCE
ID.	– IDENTIFICATION	℄	– CENTERLINE
N.A.V.D.	– NORTH AMERICAN VERTICAL DATUM	+	– DENOTES NOT TO SCALE
sq. ft.	– SQUARE FEET	W	– WATER METER
I.P.(F)	– IRON PIPE FOUND		– EXPOSED CONCRETE
I.R.(F)	– IRON ROD FOUND		– COVERED AREA
I.R.(S)	– 5/8" IRON ROD SET (PSM#4620)	W	– WELL
		WV	– WATER VALVE
		○	– TREE

AREA =0.14 ± ACRES
OR 6,263 ±, sq. ft.

GRAPHIC SCALE
20 0 10 20
1"=20'

THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE PARTIES LISTED ABOVE AND ONLY FOR THIS PARTICULAR TRANSACTION. ANY USE OR REPRODUCTION OF THIS SURVEY WITHOUT THE EXPRESS PERMISSION OF THE SURVEYOR IS PROHIBITED. USE OF THIS SURVEY IN ANY SUBSEQUENT TRANSACTION IS NOT AUTHORIZED. THE SURVEYOR EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO PERSON OTHER THAN THOSE LISTED SHOULD RELY UPON THIS SURVEY.

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB No. 1660-0008
Expiration Date: November 30, 2022

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1–9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION

FOR INSURANCE COMPANY USE

A1. Building Owner's Name
HUNTER HAYDEN

Policy Number:

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
93 ONEIDA STREET

Company NAIC Number:

City	State	ZIP Code
ST. AUGUSTINE	Florida	32084

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
LOT 6, BLOCK J, DUMAS TRACT

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) RESIDENTIAL

A5. Latitude/Longitude: Lat. 29.886810 Long. -81.313461 Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 5

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s) 546.00 sq ft

b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade

c) Total net area of flood openings in A8.b sq in

d) Engineered flood openings? ☐ Yes ☐ No

A9. For a building with an attached garage:

a) Square footage of attached garage sq ft

b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade

c) Total net area of flood openings in A9.b sq in

d) Engineered flood openings? ☐ Yes ☐ No

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number	B2. County Name	B3. State
CITY OF ST. AUGUSTINE 125145	ST. JOHNS COUNTY	Florida

B4. Map/Panel Number	B5. Suffix	B6. FIRM Index Date	B7. FIRM Panel Effective/ Revised Date	B8. Flood Zone(s)	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth)
12109C-0314	J	12-07-2018	12-07-2018	AE,AE	7',8'

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9:
☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other/Source:

B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source:

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No

Designation Date: ☐ CBRS ☐ OPA

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 93 ONEIDA STREET			Policy Number:
City ST. AUGUSTINE	State Florida	ZIP Code 32084	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: S.J.C. 29 Vertical Datum: N.A.V.D. 88

Indicate elevation datum used for the elevations in items a) through h) below.

☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

		Check the measurement used.	
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	7.5	☒ feet	☐ meters
b) Top of the next higher floor	N/A	☒ feet	☐ meters
c) Bottom of the lowest horizontal structural member (V Zones only)	N/A	☒ feet	☐ meters
d) Attached garage (top of slab)	N/A	☒ feet	☐ meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	N/A	☒ feet	☐ meters
f) Lowest adjacent (finished) grade next to building (LAG)	6.0	☒ feet	☐ meters
g) Highest adjacent (finished) grade next to building (HAG)	6.3	☒ feet	☐ meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	6.0	☒ feet	☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. *I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.*

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No ☐ Check here if attachments.

Certifier's Name NICHOLAS H. FRANKLIN	License Number LS 4620	
Title REGISTERED LAND SURVEYOR		
Company Name PROPRIETOR		
Address 6170 A1A SOUTH #316		
City ST. AUGUSTINE	State Florida	ZIP Code 32080

NICHOLAS H FRANKLIN CERTIFICATE No. 4620 STATE OF FLORIDA REGISTERED LAND SURVEYOR

Place Seal There

Signature	Date	Telephone	Ext.
Nicholas H. Franklin	03-17-2021	(904) 471-6877	

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

EQUIPMENT TYPE: N/A
LAT. & LONG. OBTAINED FROM :www.latlong.net

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 93 ONEIDA STREET			Policy Number:
City ST. AUGUSTINE	State Florida	ZIP Code 32084	Company NAIC Number

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B,and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).

a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name			
Address	City	State	ZIP Code
Signature	Date	Telephone	

Comments

☐ Check here if attachments.

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 93 ONEIDA STREET			Policy Number:
City ST. AUGUSTINE	State Florida	ZIP Code 32084	Company NAIC Number

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.

G3. ☐ The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate of Compliance/Occupancy Issued

G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site: _____ ☐ feet ☐ meters Datum _____

G10. Community's design flood elevation: _____ ☐ feet ☐ meters Datum _____

Local Official's Name	Title
Community Name	**Telephone**
Signature	**Date**

Comments (including type of equipment and location, per C2(e), if applicable)

☐ Check here if attachments.

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 93 ONEIDA STREET			Policy Number:
City ST. AUGUSTINE	State Florida	ZIP Code 32084	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Photo One

Photo One Caption FRONT VIEW- 03/17/2021 Clear Photo One



Photo Two

Photo Two Caption REAR VIEW- 03/17/2021 Clear Photo Two

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS
Continuation Page

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 93 ONEIDA STREET			Policy Number:
City ST. AUGUSTINE	State Florida	ZIP Code 32084	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.



Photo Three

Photo Three Caption LEFT SIDE VIEW- 03/17/2021 Clear Photo Three



Photo Four

Photo Four Caption RIGHT SIDE VIEW- 03/17/2021 Clear Photo Four






ONE WAY















Instr #2023061103 BK: 5804 PG: 190, Filed & Recorded: 8/3/2023 2:33 PM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $1,225.00

Prepared by:
Pamella Gesell
Paradise Title of St. Augustine, LLC

Record and Return to:
Paradise Title of St. Augustine, LLC
2225 A1A South
Suite C8
St. Augustine, FL 32080

File No.: 2023-7892
Parcel ID: 208010-0060
Property: 93 Oneida Street, St. Augustine, FL 32084

WARRANTY DEED – CORPORATE GRANTOR

COPY

This Warranty Deed made this **28th day of July, 2023**, by and between **Oasis Equity Holdings, LLC**, hereinafter called the Grantor; and **Jax IVC Real Estate Holdings, LLC, a Florida Limited Liability Company**, hereinafter called the Grantee, whose mailing address is **46 Weeden Street, St. Augustine, FL 32084**.

WITNESSETH, that the Grantor, for and in consideration of the sum of ONE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 (175,000.00) and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, and sells unto the Grantee, and Grantee's successors, heirs, and assigns forever, all that parcel of land in the County of **St. Johns**, State of **Florida**, to wit:

Lot 6, Block J, Dumas Tract, according to the official map of the City of St. Augustine, on file in the office of the Clerk of the Circuit Court, Public Records of St. Johns County, Florida.

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

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

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey this land; that the Grantor hereby fully warrants the title to the land and will defend the same against the lawful claims of all persons whomsoever; and that the land is free of all encumbrances, except taxes accruing subsequent to December 31, **2023**, and restrictions, covenants, and easements of record.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.

Kayla Beaver
WITNESS
PRINT NAME: Kayla Beaver

Kim Collins
WITNESS
PRINT NAME: Kim Collins

Oasis Equity Holdings, LLC, a Florida Limited Liability Company

By: _____
Hunter Hayden, Manager

[CORPORATE SEAL]

COPY

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of (x) physical presence or ( ) online notarization this 28th day of July, 2023 by Hunter Hayden, Manager of Oasis Equity Holdings, LLC, a FL Limited Liability Company, on behalf of the Limited Liability Company.

Kayla Beaver
Signature of Notary Public
Print, Type/Stamp Name of Notary

KAYLA BEAVER
Notary Public - State of Florida
Commission # HH 162505
My Comm. Expires Jun 22, 2025
Bonded through National Notary Assn.

Personally known: ____x____
OR Produced Identification: _____

Type of Identification Produced: _____

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click here.

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	2080100060
Location Address	93 ONEIDA ST SAINT AUGUSTINE 32084-0000
Neighborhood	Dumas Tract with part City St Aug (622)
Tax Description*	DUMAS TRACT CITY LOT 6 BLK J OR5804/190 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Dumas Tract
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.050
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Jax Ivc Real Estate Holdings LLC 100%
Mailing Address	46 WEEDEN ST SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2025
Building Value	$25,384
Extra Features Value	$0
Total Land Value	$124,740
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$150,124**
Total Deferred	$0
Assessed Value	**$150,124**
Total Exemptions	$0
Taxable Value	**$150,124**

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	$25,384	$0	$124,740	$0	$0	$150,124	$150,124	$0	$150,124
2023	$4,533	$0	$110,880	$0	$0	$115,413	$115,413	$0	$115,413
2022	$4,084	$0	$100,901	$0	$0	$104,985	$104,985	$0	$104,985
2021	$0	$0	$0	$0	$0	$0	$0	$0	$0

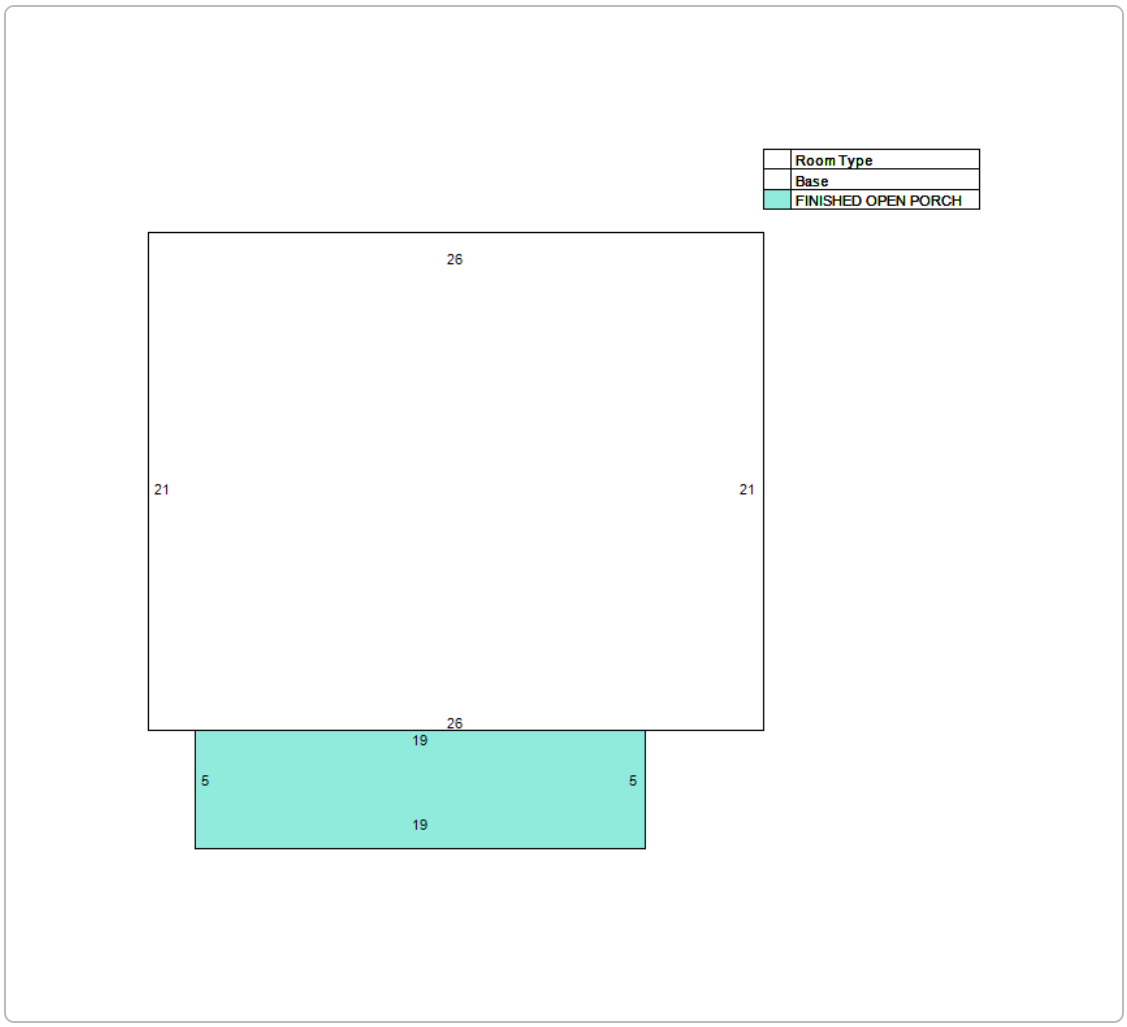
Building Information

Building 1
Building Value $25,384
Year Built 1910
Actual Area 641
Conditioned Area 546
Use Single Family Residence
Style 01
Exterior Wall Wood

Roof Cover Metal
Roof Structure Gable Hip
Interior Flooring Minimum Plywood
Interior Wall Drywall
Heating Type Forced Air
Air Conditioning None
Bedrooms 0
Baths

Description	Square Footage
FINISHED OPEN PORCH	95
BASE AREA	546
Total SqFt	641

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	36	66	36	EF	$124,740

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
8/3/2023	7/28/2023	$175,000.00	WARRANTY DEED	5804	190	Q	I	OASIS EQUITY HOLDINGS LLC	JAX IVC REAL ESTATE HOLDINGS LLC
3/24/2021	3/19/2021	$95,000.00	WARRANTY DEED	5216	1389	Q	I	91 ONEIDA LLC ETAL	OASIS EQUITY HOLDINGS LLC

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 1/20/2025, 11:49:32 PM

Contact Us

Developed by SCHNEIDER GEOSPATIAL



Detail by Entity Name

Florida Limited Liability Company
JAX IVC REAL ESTATE HOLDINGS, LLC

Filing Information

Document Number	L16000088095
FEI/EIN Number	81-2513358
Date Filed	05/04/2016
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	01/06/2022
Event Effective Date	NONE

Principal Address

46 Weeden St
St Augustine, FL 32084

Changed: 01/26/2023

Mailing Address

46 Weeden St
St Augustine, FL 32084

Changed: 01/26/2023

Registered Agent Name & Address

ST GEORGE, JAMES
46 Weeden St
St Augustine, FL 32084

Name Changed: 04/21/2024

Address Changed: 01/26/2023

Authorized Person(s) Detail

Name & Address

Title AMBR

LUCY'S HOUSE OF CATS, LLC
200 W. 34TH AVE
#977
ANCHORAGE, AK 99503

Annual Reports

Report Year	Filed Date
2022	01/28/2022
2023	01/26/2023
2024	04/21/2024

Document Images

04/21/2024 -- ANNUAL REPORT	View image in PDF format
01/26/2023 -- ANNUAL REPORT	View image in PDF format
01/28/2022 -- ANNUAL REPORT	View image in PDF format
01/06/2022 -- LC Amendment	View image in PDF format
02/15/2021 -- ANNUAL REPORT	View image in PDF format
02/26/2020 -- ANNUAL REPORT	View image in PDF format
02/22/2019 -- ANNUAL REPORT	View image in PDF format
01/24/2018 -- ANNUAL REPORT	View image in PDF format
04/02/2017 -- ANNUAL REPORT	View image in PDF format
05/04/2016 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for February 20, 2025 Meeting



Application HP2024-0055

Address: 24 Cathedral Place/ Charlotte Street (PID 1971600000 and 19720000000)

Applicant: Rogers Towers, P.A.

Property Owner: Kasam Hospitality, Inc.

Project description: To construct 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, related to an adaptive use project of the existing buildings.
(CONTINUED FROM JANUARY 22, 2025)

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 for the design of a very large project that involves a currently zoned PUD property that is in the process of a PUD amendment. HARB is to review the proposed design of multiple new buildings and a parking garage, related to an adaptive use of the significant historic buildings and visually prominent, 24 Cathedral Place, which was designed by architect F.A. Hollingsworth, and 22 Cathedral Place. Any planned work to the existing historic buildings is not detailed in this application and review. The project is in a very visible and important area adjacent to the Plaza de la Constitución, and within the Town Plan National Historic Landmark (NHL) area, the St. Augustine National Register Historic District, as well as Archaeology Zone IA.
2. With an OOA application, the 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 more expansive requirements for a Certificate of Appropriateness (COA) application or to obtain a building permit. **While an amended PUD may allow for variations to AGHP recommendations, great care should be taken that the modifications and new construction is compatible to the adjacent buildings, surrounding streetscape, and NHL/historic district.**
3. With this OOA, the primary focus is proposed construction of a parking garage, fronted by a two to two-and-a-half/three story commercial buildings, on the surface parking lot parcel that is bounded by Charlotte and Treasury Streets, new landscaping, and redesign of a portion of Charlotte Street. If the reader is new to this project or 22-24 Cathedral Place, a context of the property and past HARB reviews are included below.
4. This is the first review by the HARB of newly submitted plans following the new direction initially reviewed in more conceptual form by the board at a special meeting held on January 22, 2025. Plans included for this meeting's application packet are more formalized floor plans, elevations, and renderings, as well as a revised landscape plan.
5. As was indicated in past meetings, a streetscape elevation showing more adjacent buildings and those across the street would be helpful for the board to reference when reviewing this newer design. Proposed materials for the new buildings will need to be clarified and specification and details will need finalized by the time of a Certificate of Appropriateness (COA) approval.
6. A southern 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., and ties into the architecture of the bank tower that is the anchor of the project. 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. Details or specifications of the proposed finishes were not provided.
7. To the rear of the proposed new buildings shown along Charlotte Street, 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.
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.

STAFF SUMMARY AND ANALYSIS (continued):

9. 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 the anchor tower building at 24 Cathedral, 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.
10. 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."
11. This area of the city, being adjacent to the Plaza and within the Colonial Town Plan and Archaeology Zone IA, is a highly sensitive archaeological zone. Archaeological impacts should be considered with the proposed project scope. An archaeological review application should be submitted well in advance of the permitting process to avoid any potential construction delays.

PUD (Planned Unit Development) Context:

12. Because of the PUD (Planned Unit Development) component, the City Attorney advised the Planning & Zoning Board (PZB) was to fully 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. **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 and the proposed new PUD and is available at this link: https://staugustinefl.portal.civicclerk.com/event/964/files/attachment/5346.
13. 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 (this feature has since been removed). The HARB should understand how the building height was measured, as shown on the plans. or its amendment.**
14. **PUD (Planned Unit Development):** 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.

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.

CONTEXT OF EARLY HARB REVIEWS:

1. 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, when it was also continued. Plans reviewed at these two meetings were inspired by Victorian styles that were formerly prominent in the subject area. A new application was submitted and reviewed in September 18, 2024 with the new buildings with Mediterranean influenced designs, repeating features from existing iconic historic buildings in the downtown. Minutes from both the September 18, 2024 and the August 11, 2022 HARB meetings are included in the attachments at the end of this packet.
2. Some of the concerns from the 2022 reviews, which continued at the September 2024 hearing 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.
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 (2022).
c. Instead of the Victorian/turn of the 20th century 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.
d. Concern was also expressed on directly replicating whole sections of design elements from other buildings.
e. 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.
f. 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 and too flat across overall.
g. Compatibly designed landscaping that is appropriate to the historic core of the project area is needed. Care should be given to the impact of the streetscape experience, with more visual and physical relief provided.
h. 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.

STAFF RECOMMENDATION:

Based on a review of the AGHP, reviews and discussions by the HARB at multiple previous meetings, and without the support of evidence to the contrary, staff finds that the board can take the following actions related to the new buildings, landscape, and other related features and design elements proposed in an **OPINION OF APPROPRIATENESS at 24 Cathedral Place:**

1. CONTINUE to allow time for the applicant to respond to recommended changes to the design provided by the HARB and provide additional details as requested, ensuring that the proposed work is compatible with the AGHP and the St. Augustine Style reconstructions with all the permutations of development from 1565 to 1821.
2. APPROVE if the board finds that the overall project design and architectural concepts generally comply with the AGHP, St. Augustine Style reconstructions and/or *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.
    a. If making a motion to approve, *the HARB may make detailed recommendations that should be accommodated with a subsequent COA application.*

Julie Courtney
Julie Courtney, Historic Preservation Officer

SUMMARY SCOPE OF WORK:

1. Construct 2 to 2-1/2 to 3-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 surface parking lot, for work related to an adaptive use project on the existing historic buildings of 22-24 Cathedral Place.
2. To incorporate a new landscape design and redesign of a portion of Charlotte Street.

CITY CODES/DESIGN GUIDELINES:

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.

Fences, Walls and Gates

Do...

- Retain and repair existing historic fences, walls and gates.

Don't...

- Remove historic fences and walls.
- Install cinder block walls; or ornate iron or wood, rough cedar, chain link, wire or post and rail fences.
- Install fences of inappropriate scale that obscure the overall design of the building or its individual features.

Pre-1821

The fence or wall is an extension of the building along the front property line. All front property lines must be enclosed by a fence or, more commonly, a masonry wall. All First Spanish Period and most Second Spanish Period buildings are entered first through a gate in the front wall and then through a door in the side of the building facing the yard. This is one of the defining features of St. Augustine Plan architecture. All exposed side and rear yards must be enclosed as well.

First Spanish Period fences may be poles, stakes or random width boards. Masonry walls are covered with smooth finish stucco or plaster with a rounded or steeply angled cap.

British Period and Second Spanish Period fences may be poles, stakes, pickets, board or clapboard. Masonry walls are covered with smooth finish or ashlar joint stucco, or plaster. Caps may be round, steeply angled or flat with a slight overhang.

Fences must be nailed or pegged, not stapled. Exposed nail heads must appear as hand wrought colonial nails. Boards should be substantial, not flimsy. Board fences are generally flat topped, while poles, pickets and stakes have sharply angled tops. Wood fences may be painted white or left unpainted.

Walls may be constructed of poured coquina concrete, tabby, course squared coquina stone, or masonry finished with smooth stucco or plaster. Walls may be painted to match the structure or painted white. A zocalo may also be used. Gates in fences should reflect the design of the fence. Gates may be single or double leaf, ship lap, tongue-and-groove, beaded boards, square edged boards, or multi-paneled. Fences and walls continue over the gate at a higher elevation. Gates in walls should be topped by a substantial lintel two to three feet higher than the wall.

First and Second Spanish Period fences and walls must be a minimum of five and one-half feet high. British Period fences and walls must be a least six feet high.

The most appropriate gate width is fifty inches with the smallest opening being forty-four inches.

Hardware should be made of wood, leather or iron. Iron must be painted black. Brass generally is not appropriate for St. Augustine. Modern locks must be installed flush with the gate face and painted black. Hinges are black iron and should not appear machine stamped or flimsy. Exposed nail heads must reflect the design of 18th Century hand made nails. Modern nail heads should not be visible.

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.

Parking, Landscaping and Site Features

Do...

- Retain distinctive features such as size, scale, mass, color and materials of buildings, including roofs, porches and stairways.
- Retain landscape features such as parks, gardens, street lights, benches, walkways, streets, alleys, and setbacks that have traditionally linked buildings to their environment.
- Use new plant materials, fencing, walkways, street lights, and benches that are compatible with the character of the district or neighborhood in size, scale, materials and color.
- Identify and retain plants, trees, fencing, walkways, street lighting and benches that reflect a property's history and development.
- Base new site work on documentation or physical evidence. Avoid conjectural changes to the site.
- Provide proper site and roof drainage to assure that water does not splash against the building or foundation walls, or drain toward the building.
- Landscape to provide shade, privacy, screening of non-historic features and erosion control.
- Minimize disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archaeological resources.
- Survey and document areas where the terrain will be altered to determine the potential impact to important landscape features or archaeological resources.
- Evaluate the overall condition of materials and features to determine whether more than protection and maintenance are required.
- Repair features of the site by reinforcing historic materials.
- Replace in kind an entire feature of the site that is too deteriorated to repair if the overall form and detailing are still evident. Physical evidence from the deteriorated feature should be used as a model to guide the new work. This could include a walkway or fountain. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.
- Replace deteriorated or damaged landscape features in kind.
- Design and construct a new feature of a site when the historic feature is completely missing, such as an outbuilding, terrace or driveway. It may be based on historical, pictorial and physical documentation; or be a new design that is compatible with the historic character of the building and the site.
- Design new onsite parking, loading docks or ramps when required by the new use so that they are as unobtrusive as possible and assure the preservation of the historic relationship between the buildings or buildings and the landscape.

Don't...

- Remove or radically change site features which are important in defining the overall historic character of the property so that the character is diminished.

- Introduce heavy machinery into areas where it may disturb or damage important landscape features or archaeological resources.
- Fail to survey the building site prior to the beginning of rehabilitation work which may result in damage to or destruction of important landscape features or archaeological resources.
- Use a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the site feature or that is physically or chemically incompatible.
- Construct a new site feature that is incompatible with the district or building because of its size, scale or materials.
- Install street lighting, benches, new plant materials, fencing, walkways, and paving material such as asphalt and pebble that are out of scale or are inappropriate to the historic district.
- Change the appearance of a building or site by removing historic plants, trees, fencing, walkways, outbuildings and other features before evaluating their importance.
- Add conjectural landscape features to the site such as period reproduction lamps, fences, fountains or vegetation that is historically inappropriate, thus creating a false sense of historic development.
- Create a false historic appearance because the replacement feature is based on insufficient historical, pictorial or physical documentation.
- Introduce a new landscape feature, including plant material, that is visually incompatible with the site, or that alters or destroys the historic site patterns or vistas.
- Locate any new construction of the building where important landscape features will be damaged or destroyed, such as removing a lawn and walkway and installing a parking lot.
- Place parking facilities directly adjacent to historic buildings where automobiles may cause damage to the buildings or to important landscape features.
- Introduce new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture; which destroys historic relationships on the site; or which damages or destroys important landscape features.

Pre-1821
Traditionally, most landscaping consisted of herb and vegetable gardens, flower gardens, fruit trees, and vines grown on a trellis or wall. Trees and shrubs should be native or documented as having been introduced prior to 1821, and must reflect the small scale of pre-1821 buildings. Design concepts from the 18th Century should be used for flower, vegetable and herb gardens. Foundation plantings are not appropriate.

Trees, shrubs and vine covered trellises are appropriate and effective ways of providing shade for patios and buildings.

Trellises should be constructed of simple round wooden posts and poles.

Wells should be masonry finished with stucco. Fountains are not appropriate in spaces open to the public. Wells may have splashing water that is not visible above the lip of the well to provide interest, but should not contain visible water jets or fountains.

Masonry bench seating is appropriate within loggias.

Canopies and umbrellas must be white, natural canvas or sailcloth, and must be supported on a wooden structure.

Flag poles and similar fixtures may be wood or metal. Metal must be painted white, brown or black.

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

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

Appropriate paving materials are poured coquina concrete, tabby, loose coquina, crushed shells, river gravel, and brick or stone on sand. Asphalt and plain concrete are not appropriate.
Parking areas must be completely screened by a solid board fence or wall at least five and one-half feet high. Entries and exits should be as small as possible and should not exceed twenty feet in width. All openings should have functional gates to screen parking areas from the street. Residential parking should be designed so that vehicles are screened by fences, walls or buildings. Unscreened parking adjacent to the street is inappropriate.

Historic Plant Materials

A list of plant materials is provided in the Architectural Guidelines for Historic Preservation (AGHP) for use by developers so that when landscaping is required by the City Code for a construction project, historically appropriate plant materials can be used.

LIST OF ATTACHMENTS:

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

Additional historic maps: 1788 Roque Map, Sanborn Maps (1924, 1957 and 1965 revisions):
PROVIDED PRINTED COPIES AT PRIOR MEETINGS: TOO LARGE OF FILE TO INCLUDE, WILL BE UPLOADED SEPERATELY AND/OR AVAILABLE UPON REQUEST

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

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

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





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22-24 Cathedral Place





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22-24 Cathedral Place





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22-24 Cathedral Place





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22-24 Cathedral Place





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22-24 Cathedral Place





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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





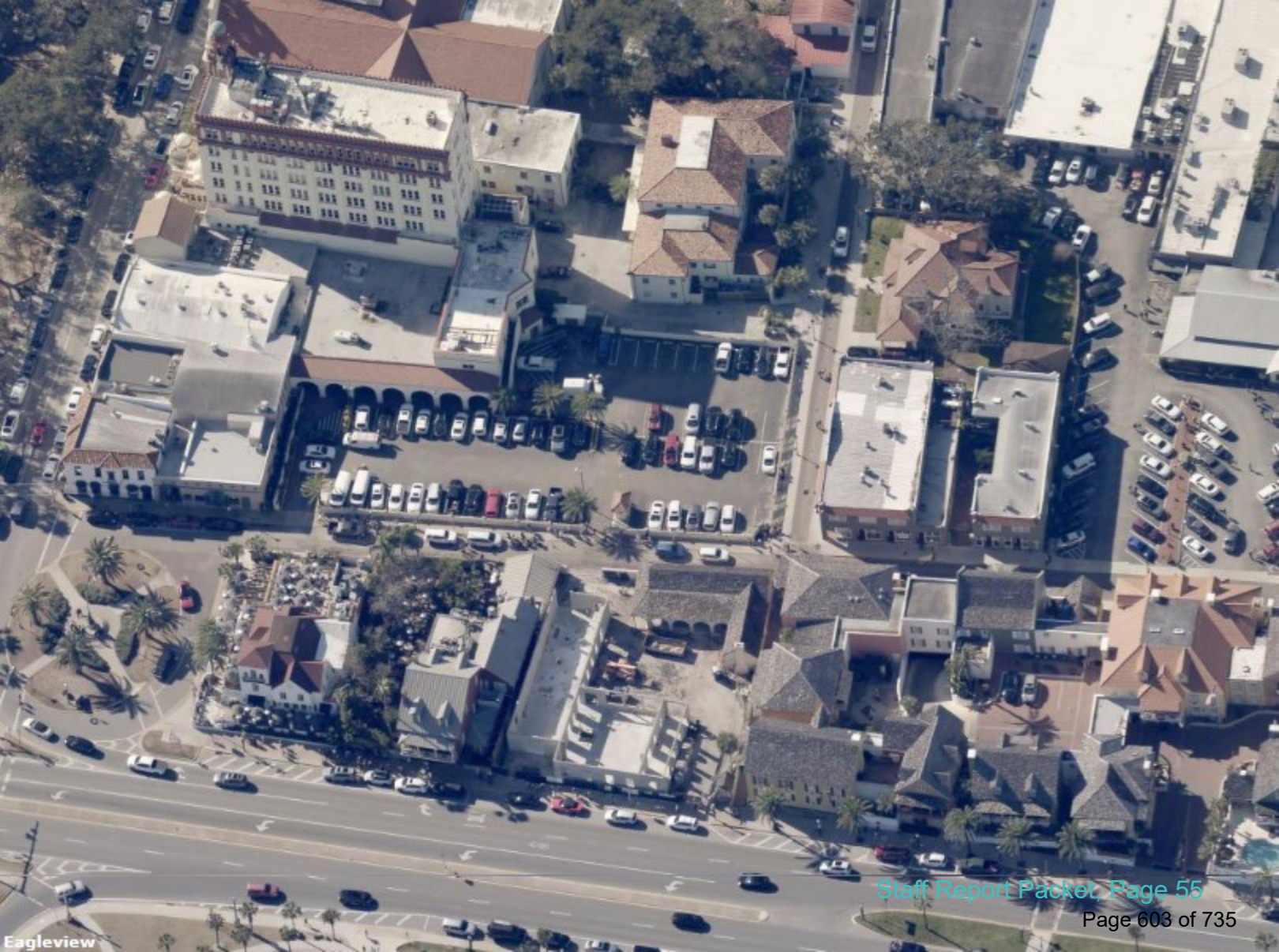
Looking south at rear elevation


© 2024 Google


ONE WAY
ONE WAY
NOTICE
Charlotte St
Google
Image capture: Jul 2018 © 2024 Google




© 2024 Google
Treasury


Eagleview


agleview




Eagleview

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ400 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 (subdivision) 10 (block) West 72.8 of lots 5&6, and (lot) 868==

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 (zone) 469860 (easting) 3306760 (northing) 890== Location: T07S (T) R30E (R) S18 (S) 812==

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

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

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

I. SITE DESCRIPTION

Condition of Site:

(X) Excellent 863==

( ) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(X) Altered 858==

( ) Unaltered 858==

(X) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

II. SITE DESCRIPTION, continued.

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

Date: +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 bayfront--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, Phe 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 intoduced 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

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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 roon 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 Vail 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, occuping 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 cleaned 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.

HISTORY OF THE ATLANTIC BANK 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.

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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 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.

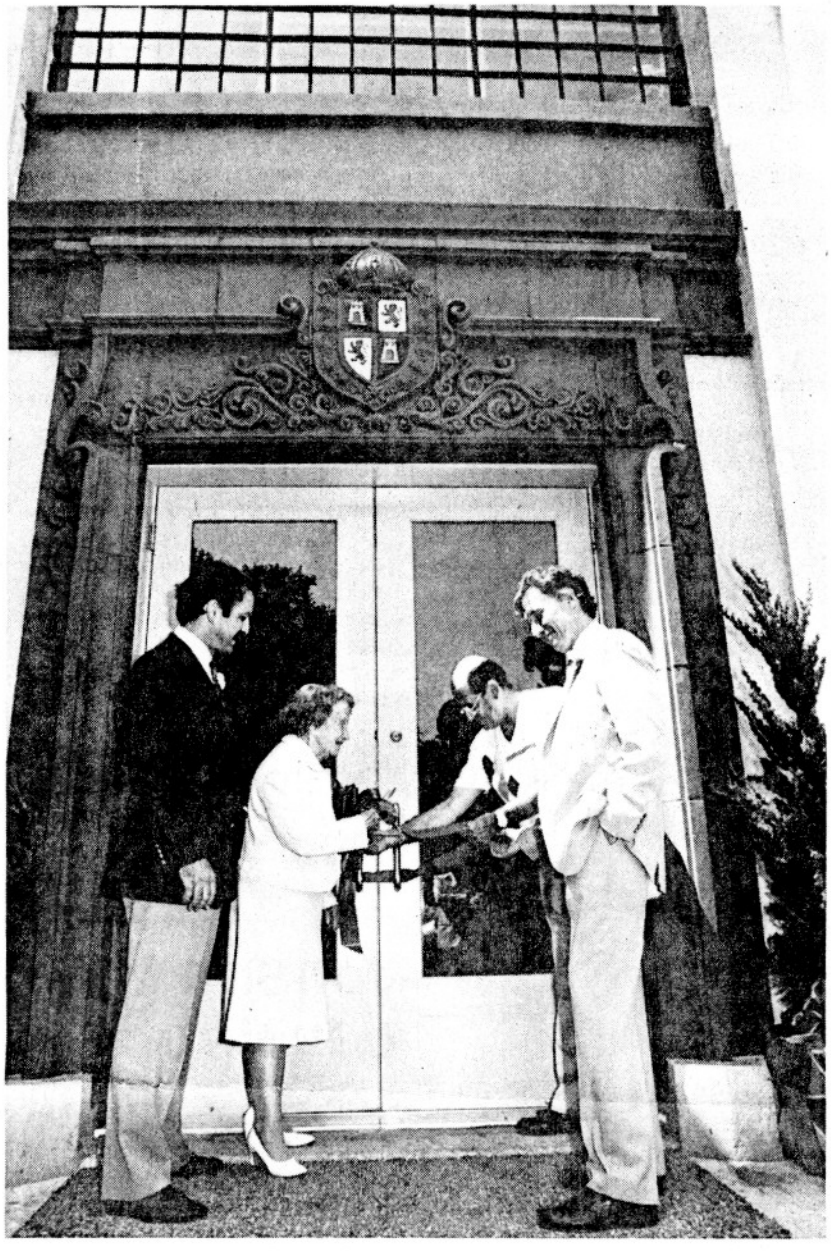
The original owner, First National Bank, was a victim of the Depression in 1929. During most of the 1930s the building housed a succession of enterprises including a warehouse, mercantile store and post office.

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



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.

ERROR: Smith, F.W. or ZORAYDA CASTLE OR VILLA ZORAYDA

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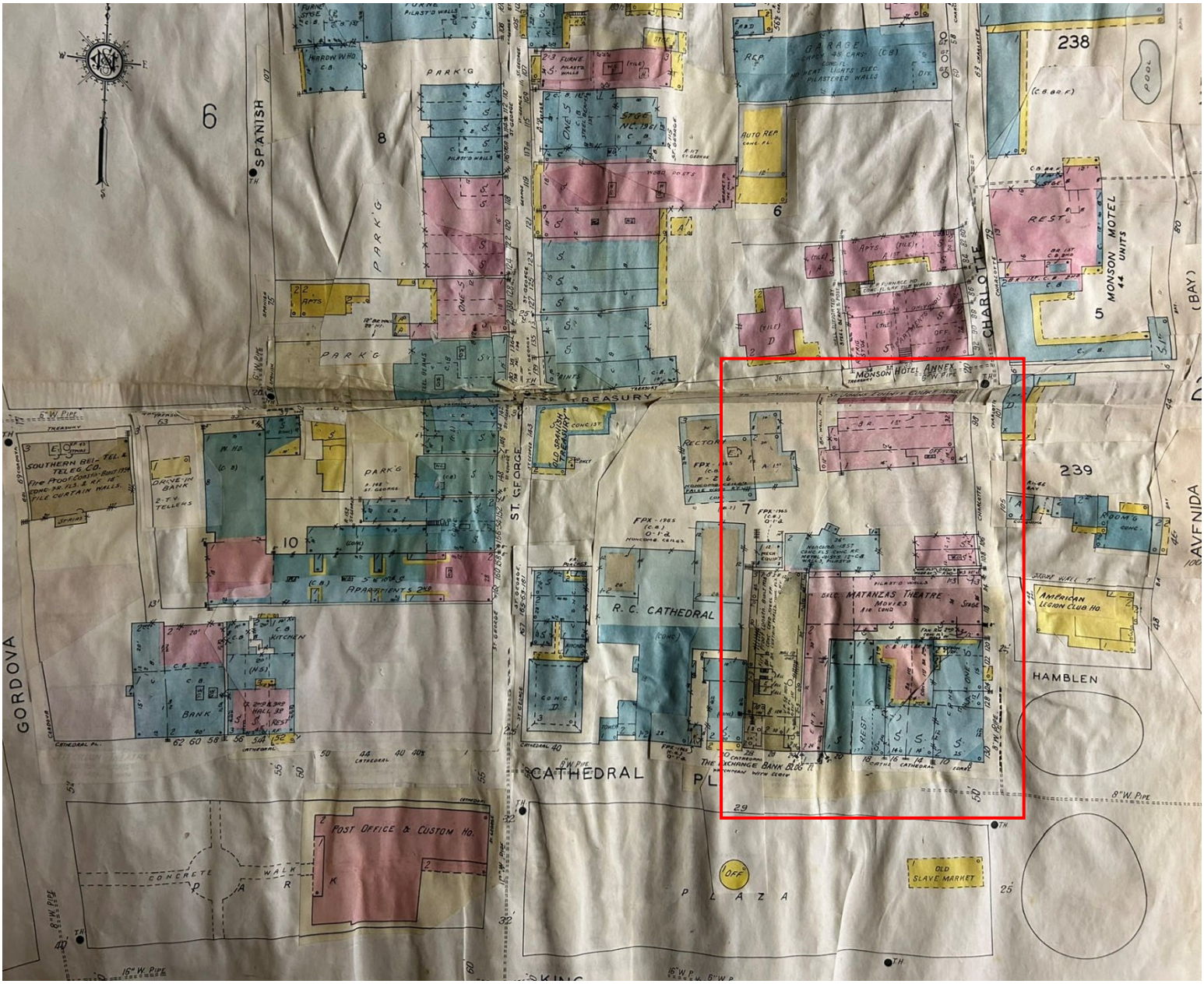
St Aug. Record Sept 8-9, 1979



Atlantic Bank towers over bayfront scene of oldest city

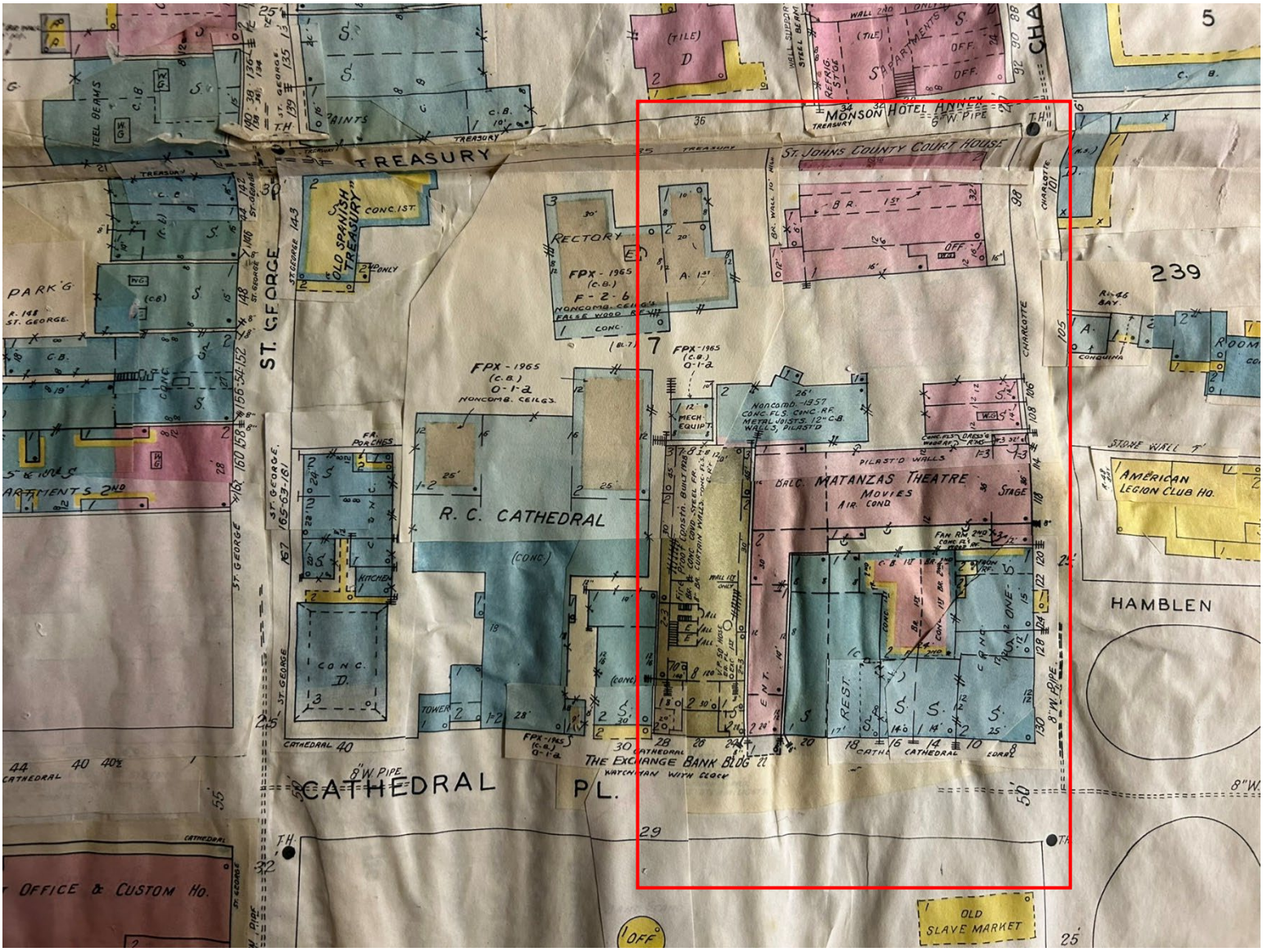
SANBORN MAPS (1930 basemap, revised to 1965)

24 Cathedral Place



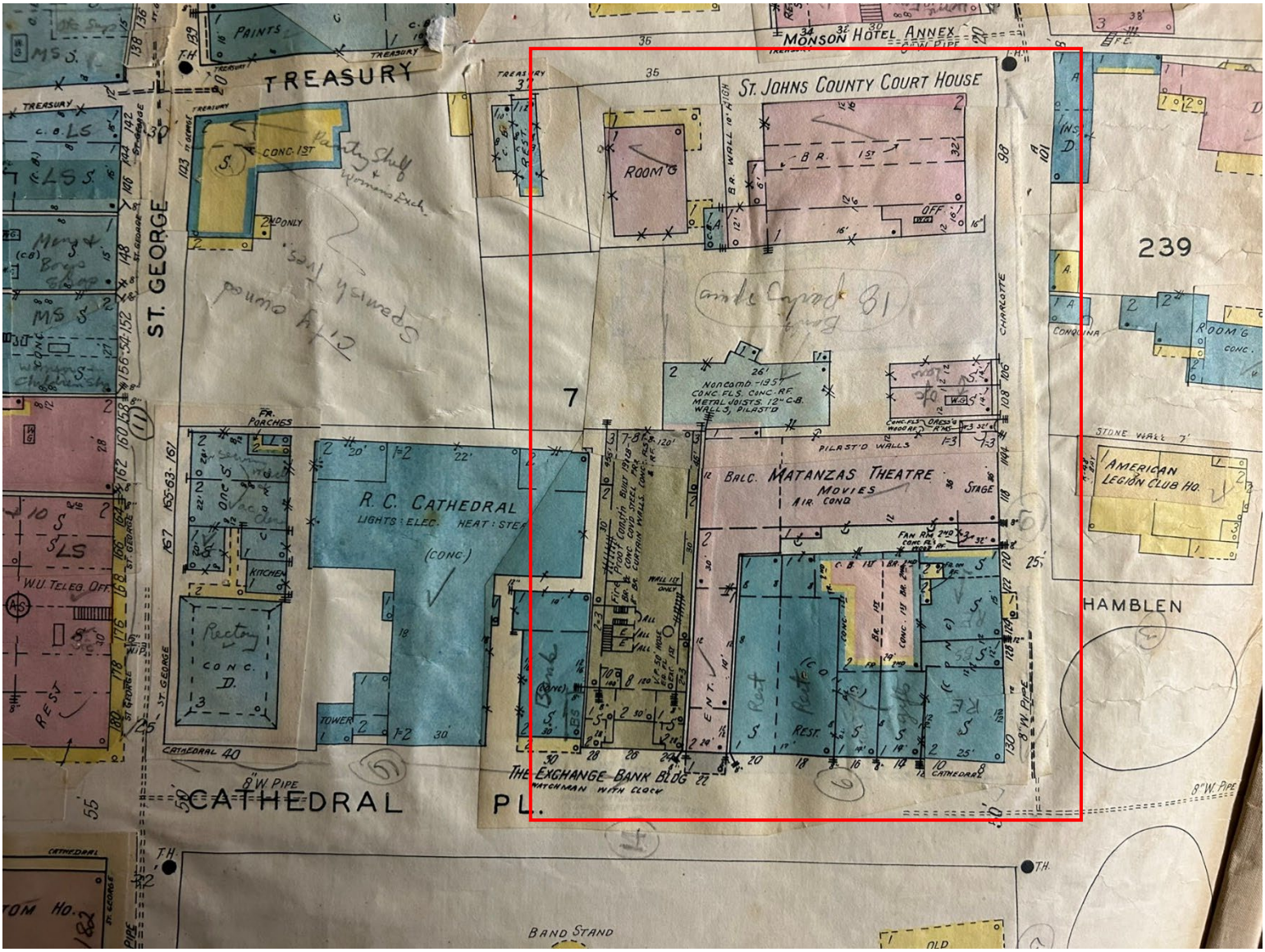
SANBORN MAPS (1930 basemap, revised to 1965)

24 Cathedral Place



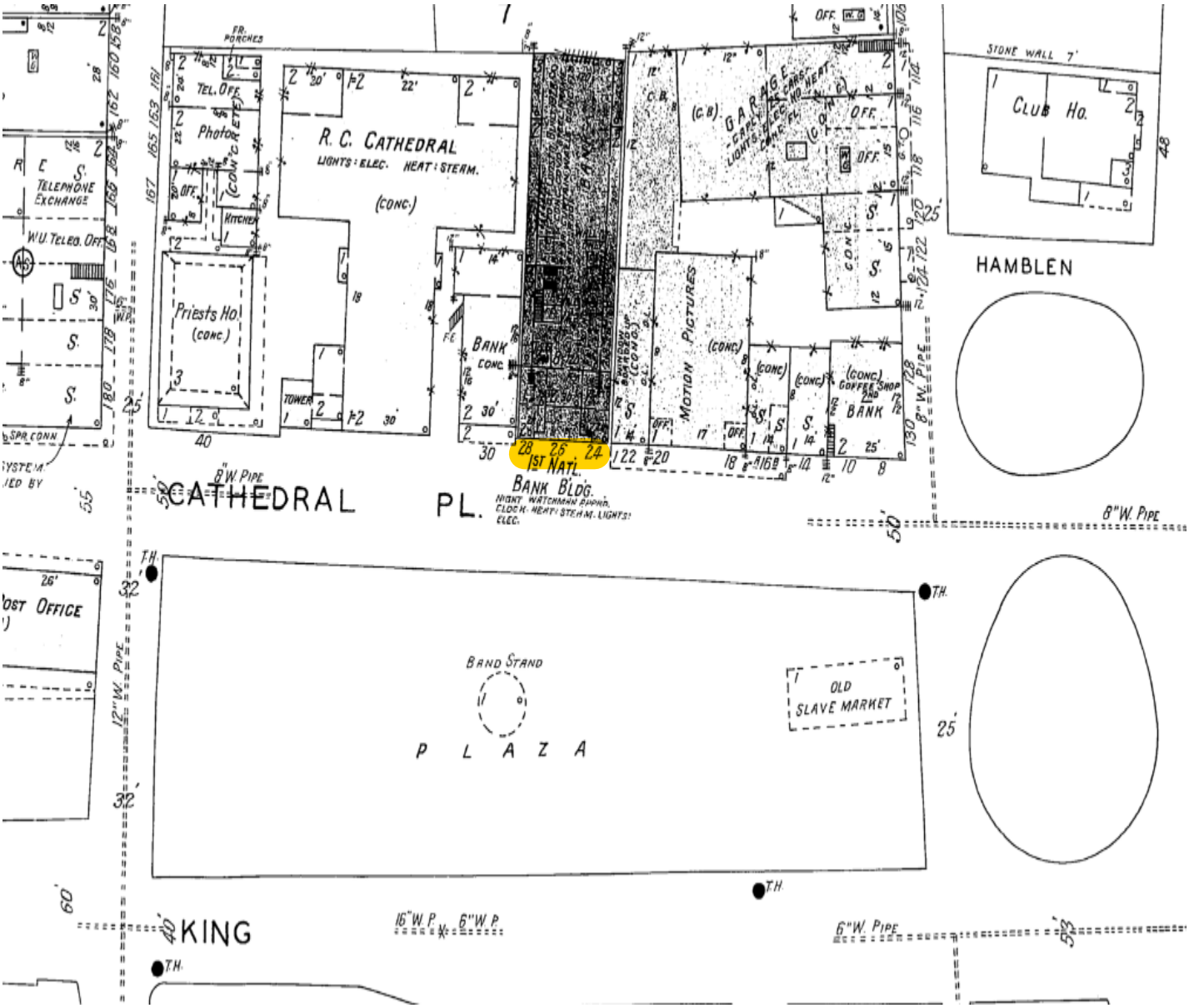
SANBORN MAPS (1930 basemap, revised to 1957)

24 Cathedral Place



ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Apr. 1930, Sheet 7

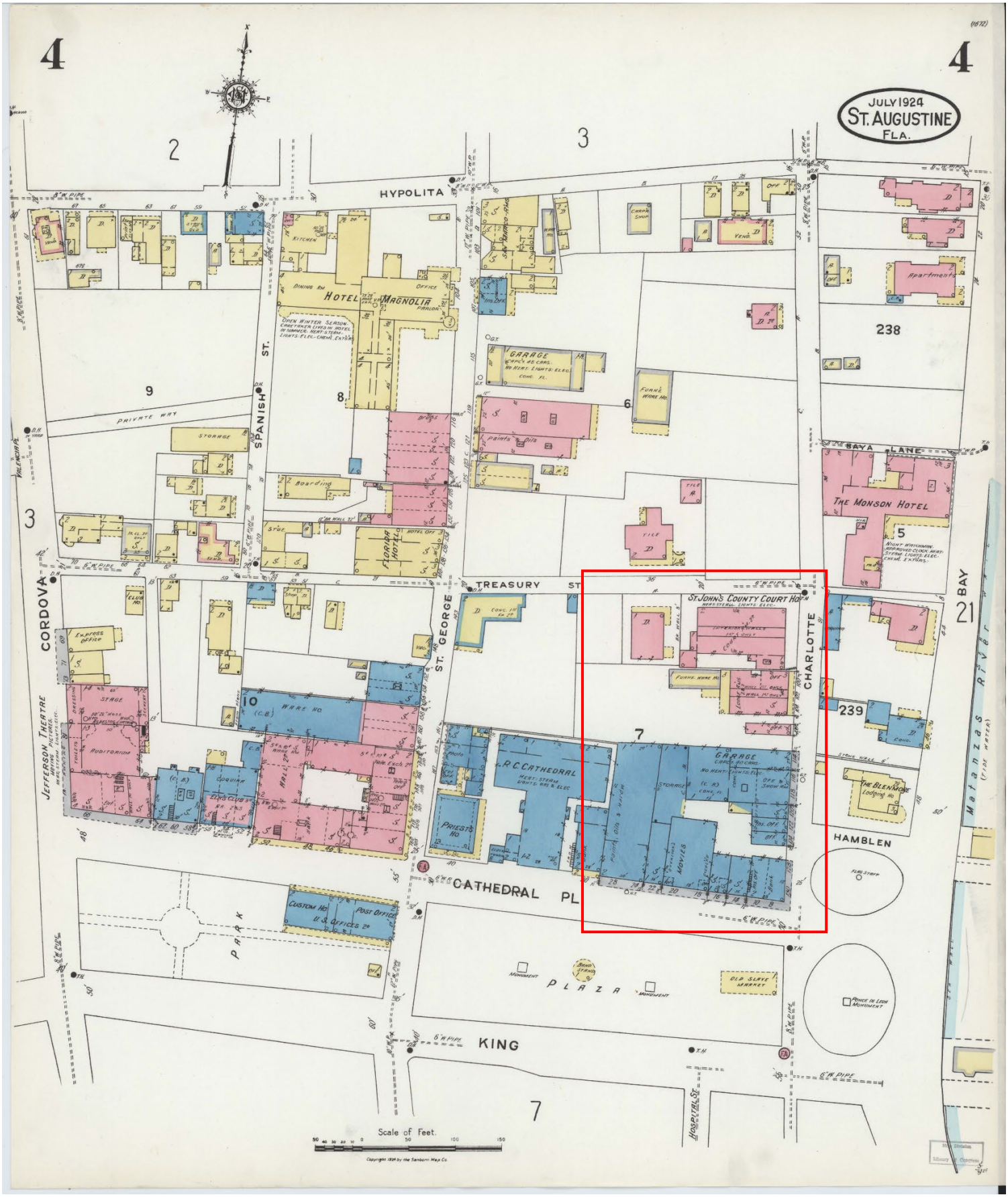


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SANBORN MAPS (1924)

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.

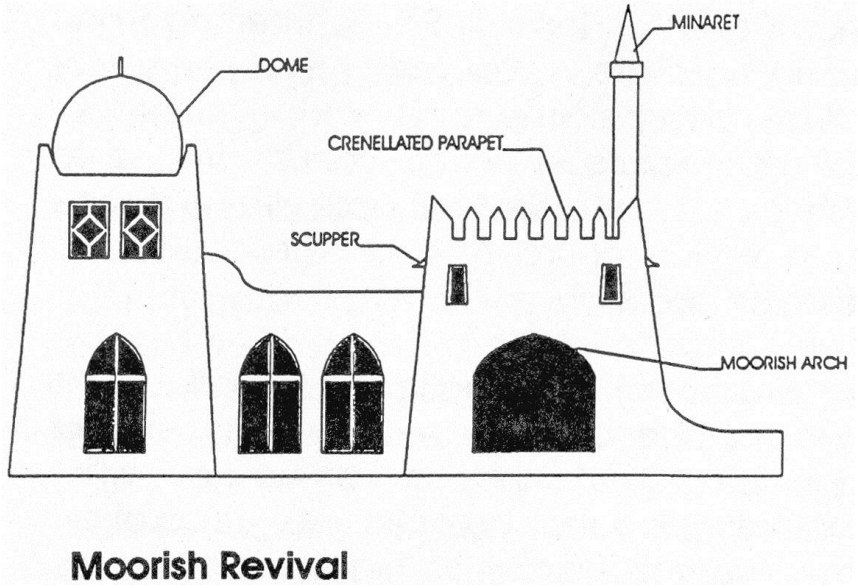
Buildings are not constructed directly on the street, although the size of yards varies. Building plans are rectangular, square, U-shaped or irregular. Buildings range from two to four stories.

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.

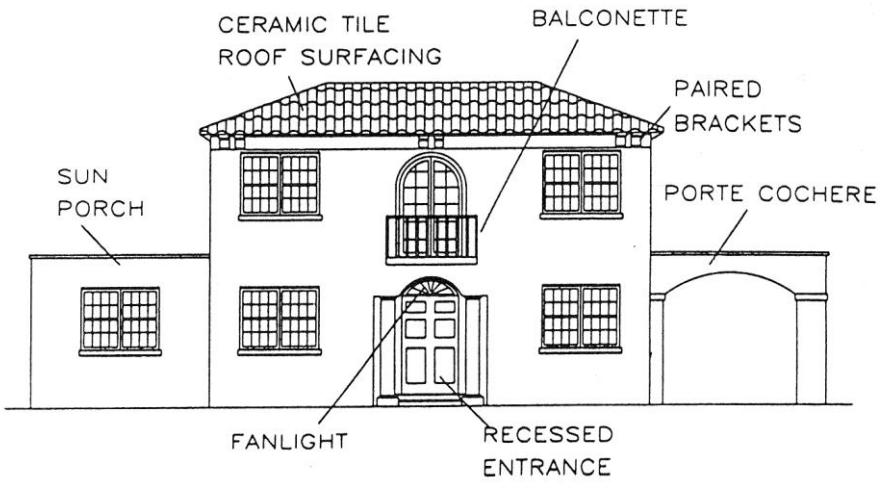
The **Venetian Renaissance** Revival style was brought to St. Augustine by Henry Flagler, and makes extensive use of poured coquina concrete walls, white and gold terra cotta tile roofs, complex building massing, monumental entries, towers, turrets, vertical windows and doors, galleries, loggias and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

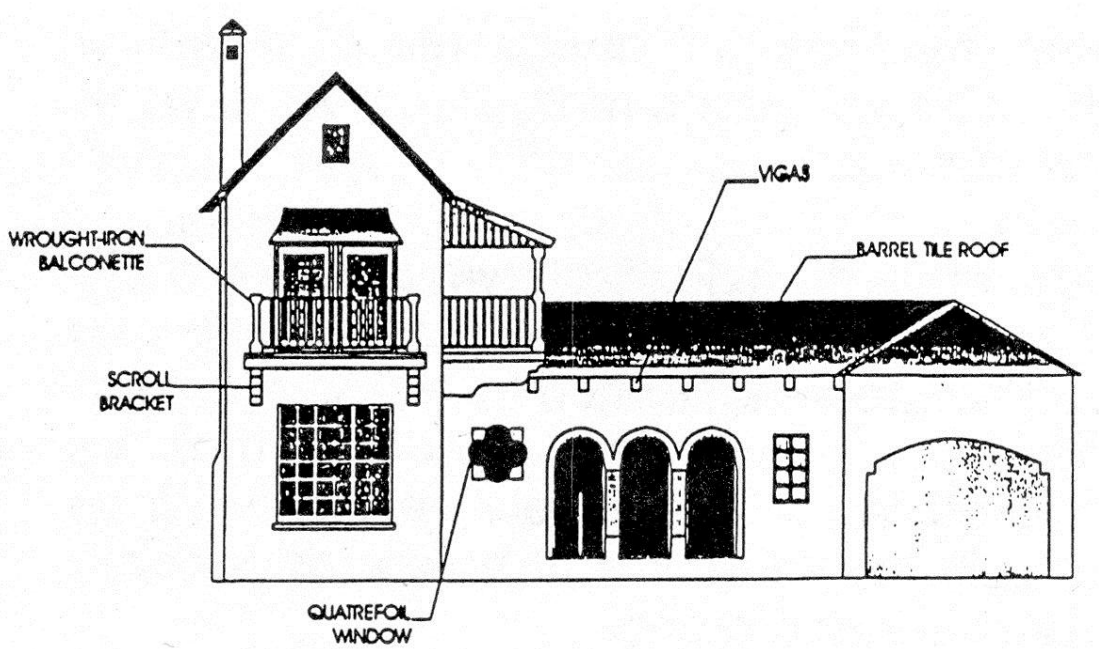
Spanish Colonial Revival, also known as Spanish Revival and Spanish Eclectic, drew from the architecture of Spain and its New World colonies. Architect Bertram Grosvenor Goodhue studied prototypes in Spain and Spanish America and developed the sophisticated, accurate interpretation of Spanish architecture. 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.

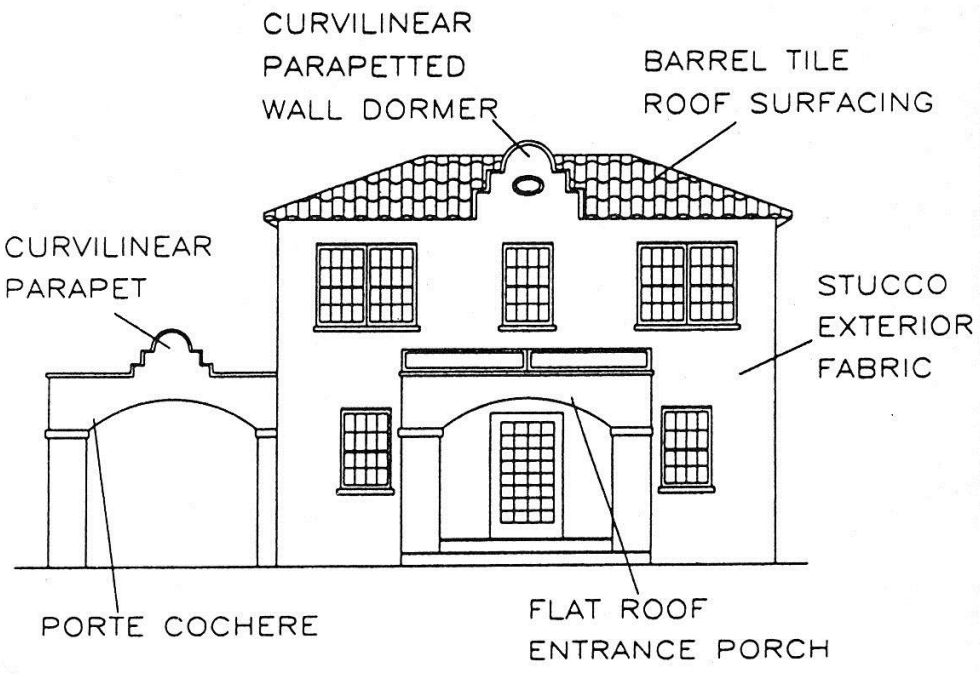
Building plans are L-shaped, T-shaped or irregular. Buildings are one or two stories.

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

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

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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 Boards 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 compactor 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 horizonal 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 review[1]. 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. 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

[1] Documents attached to the packet.

- 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
Alternate	Barbara Wingo
Absent	Gaere MacDonald, Chairperson (Excused)
City Staff:	Julie Courtney, Historic Preservation Officer Candice Seymour, Historic Preservation Planner Amy Skinner, Director Planning and Building Isabelle Lopez, City Attorney Michele Fudo, Recording Secretary

2. General Public Comments for Items not on the Agenda

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

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

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

3. Approval of Minutes

MOTION

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

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

4. Modification and approval of Agenda

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

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

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

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

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

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.

DRAFT

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

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

C L R

Sign Name

Charles Pappas

Print Name

PLANNING AND ZONING BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

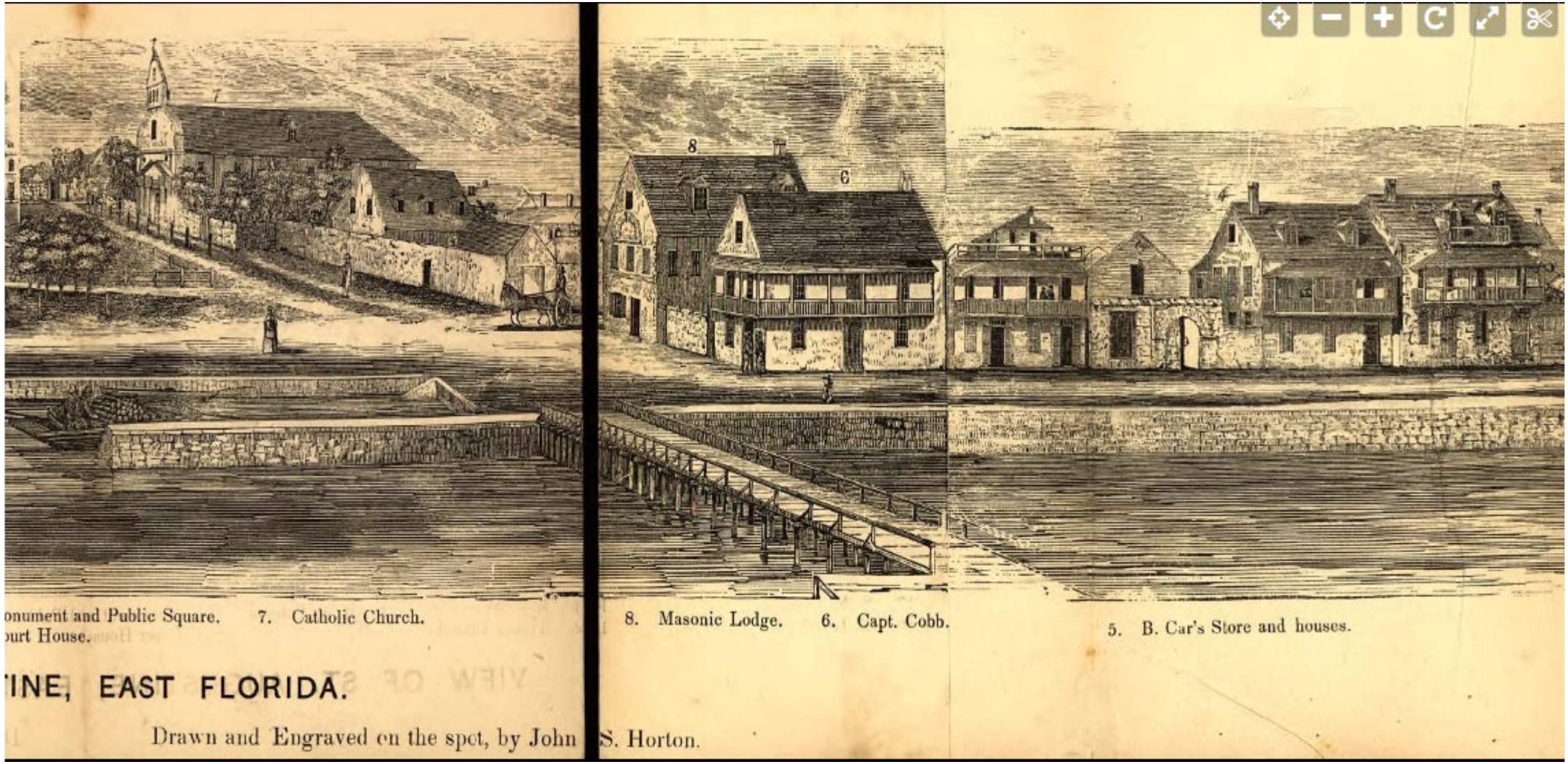
I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Charles Pappas, who is personally known to me and who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed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

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

MICHELE FUDO
Commission # HH 448184
Expires September 26, 2027

Notary Public, State of Florida

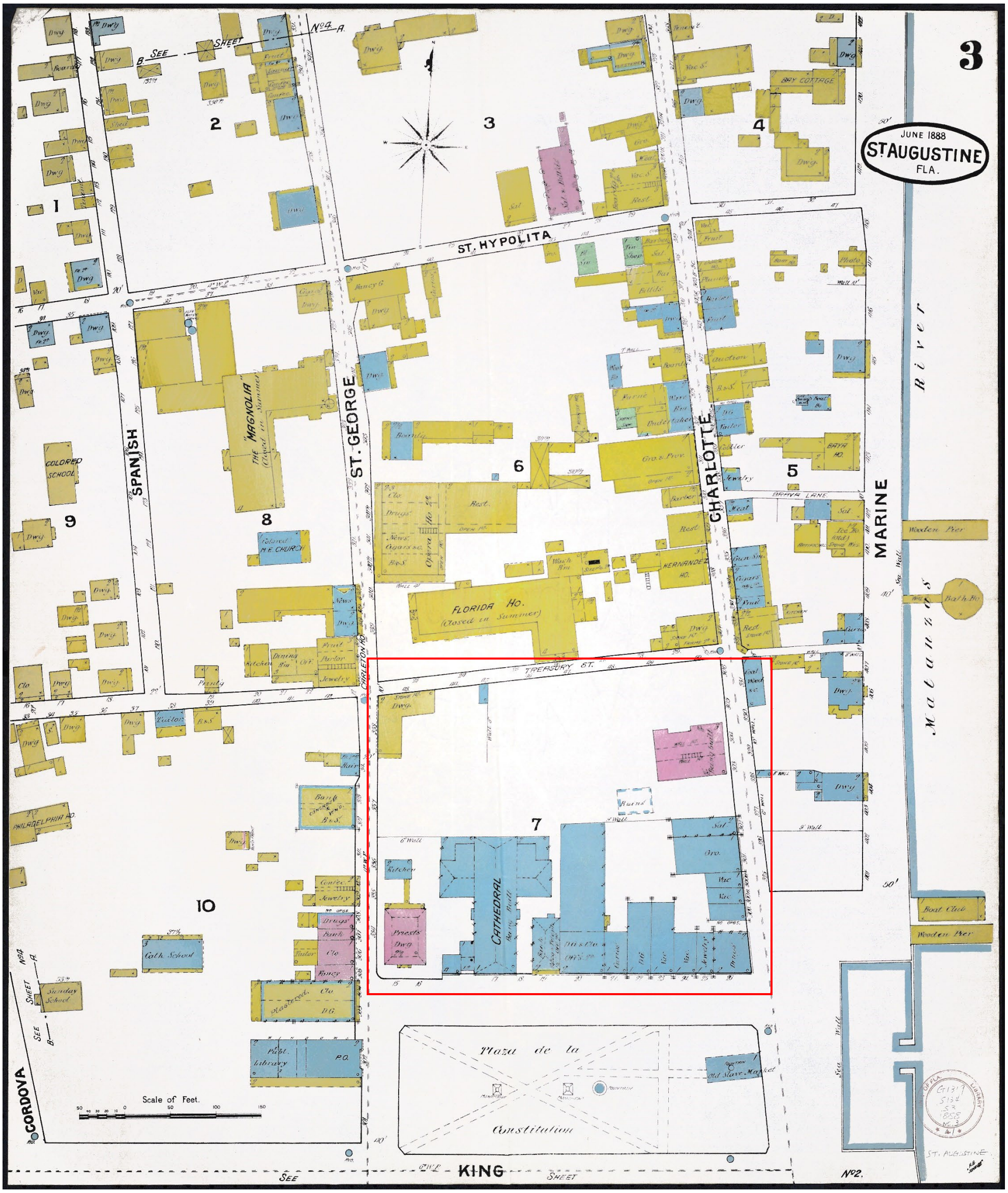
1855 JOHN S. HORTON VIEW OF ST. AUGUSTINE



1884 SANBORN MAP

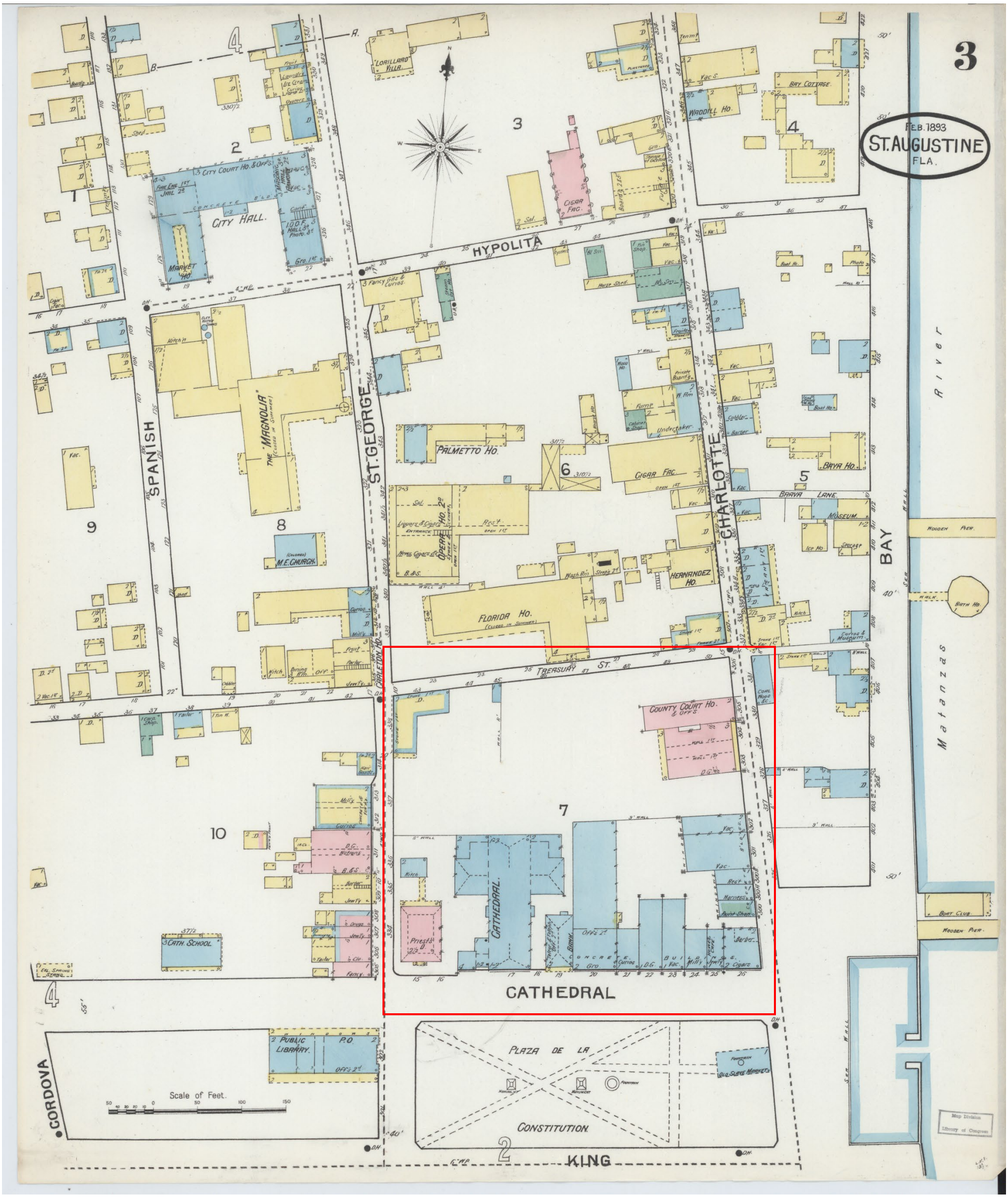


1888 SANBORN MAP

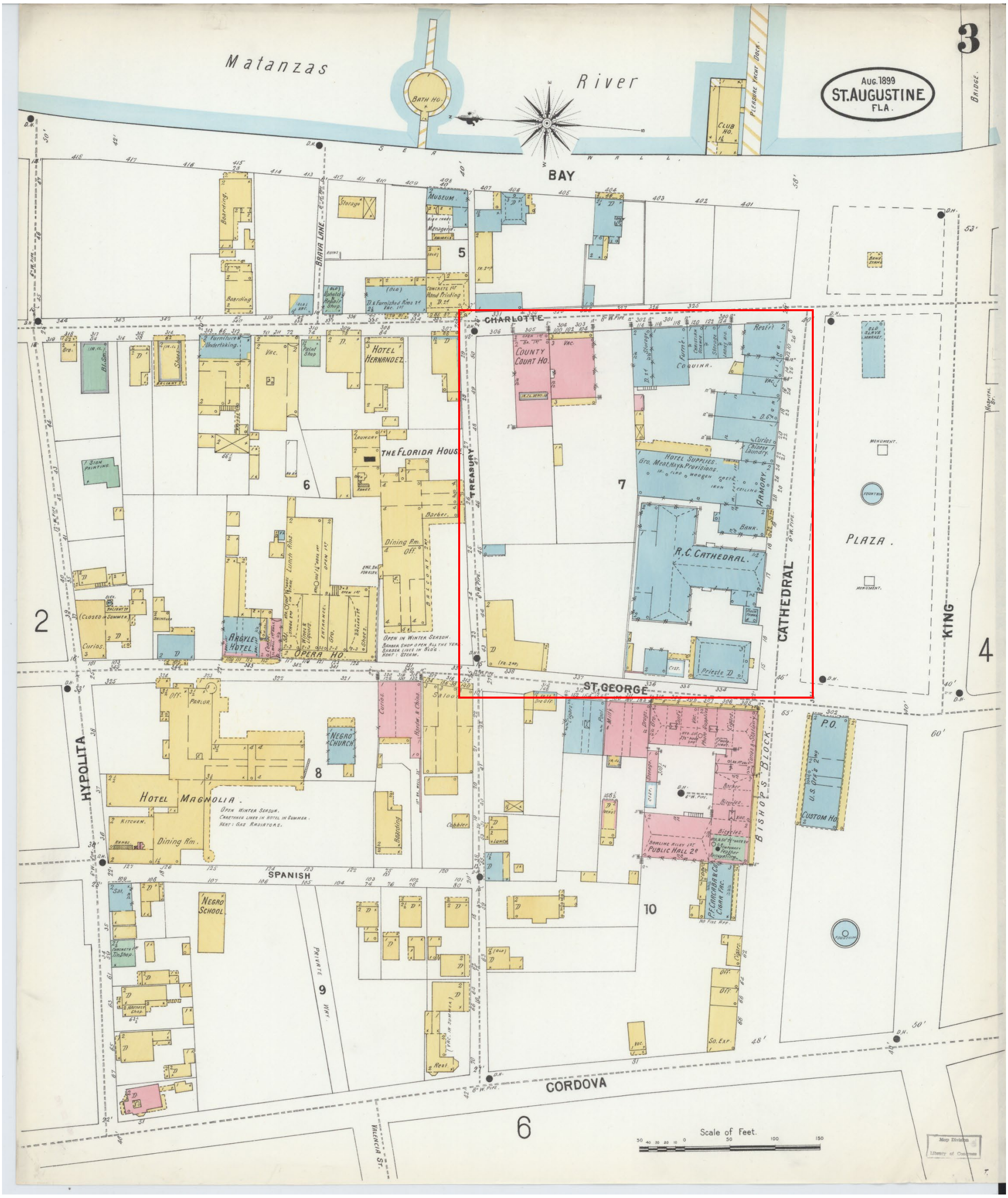


U. OF FLA. LIBRARY
G1317
S13 4
S3
1888
No.3
ST. AUGUSTINE

1893 SANBORN MAP – North of the Plaza



1899 SANBORN MAP – North of the Plaza



1904 SANBORN MAP – North of the Plaza



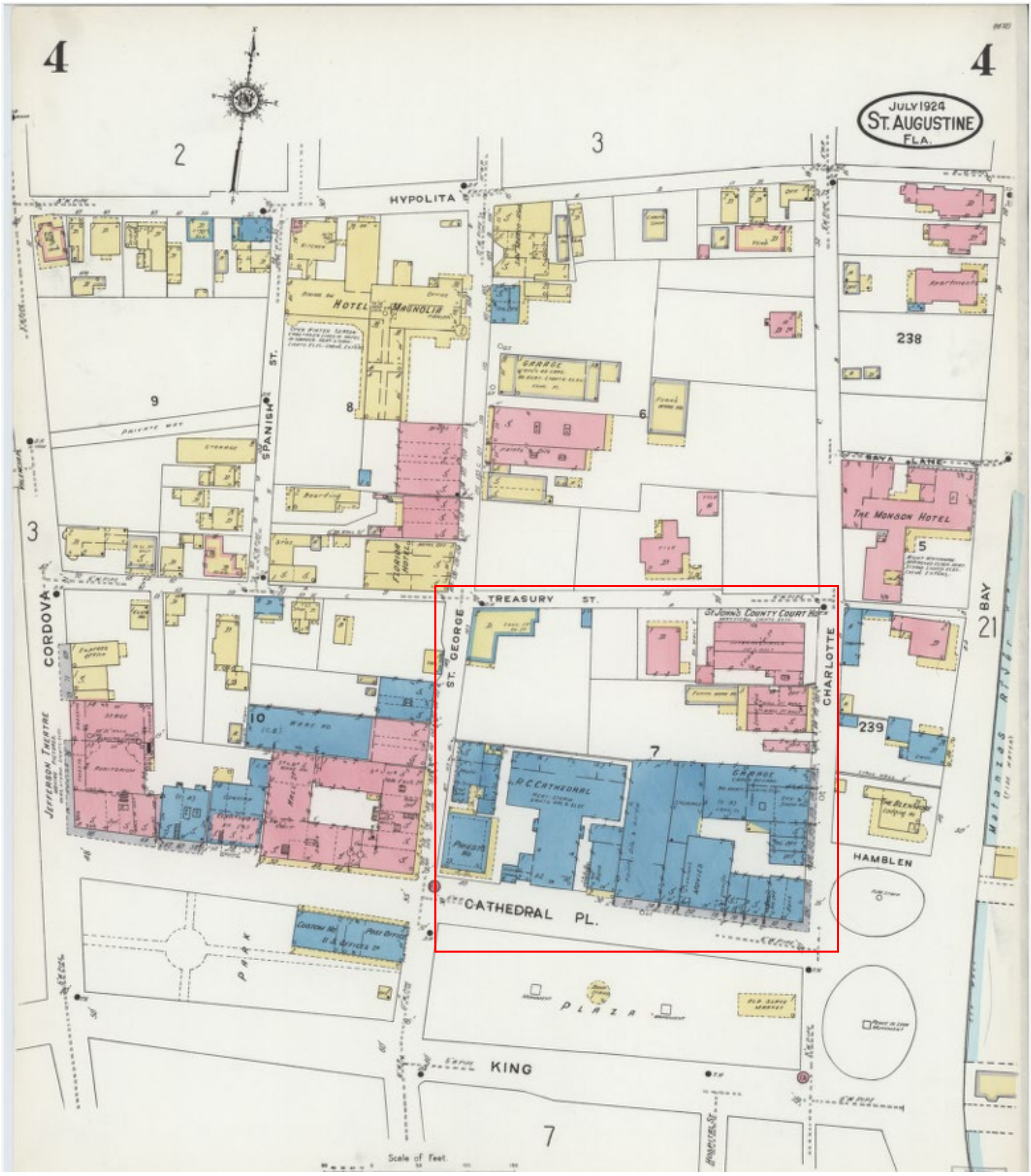
UNIV. OF FLA. LIBRARY
G1319
.S12L
.S3
1904
NO. 3

ST. AUGUSTINE

1910 SANBORN MAP – North of the Plaza



1924 SANBORN MAP – North of the Plaza



1930 SANBORN MAP – North of the Plaza

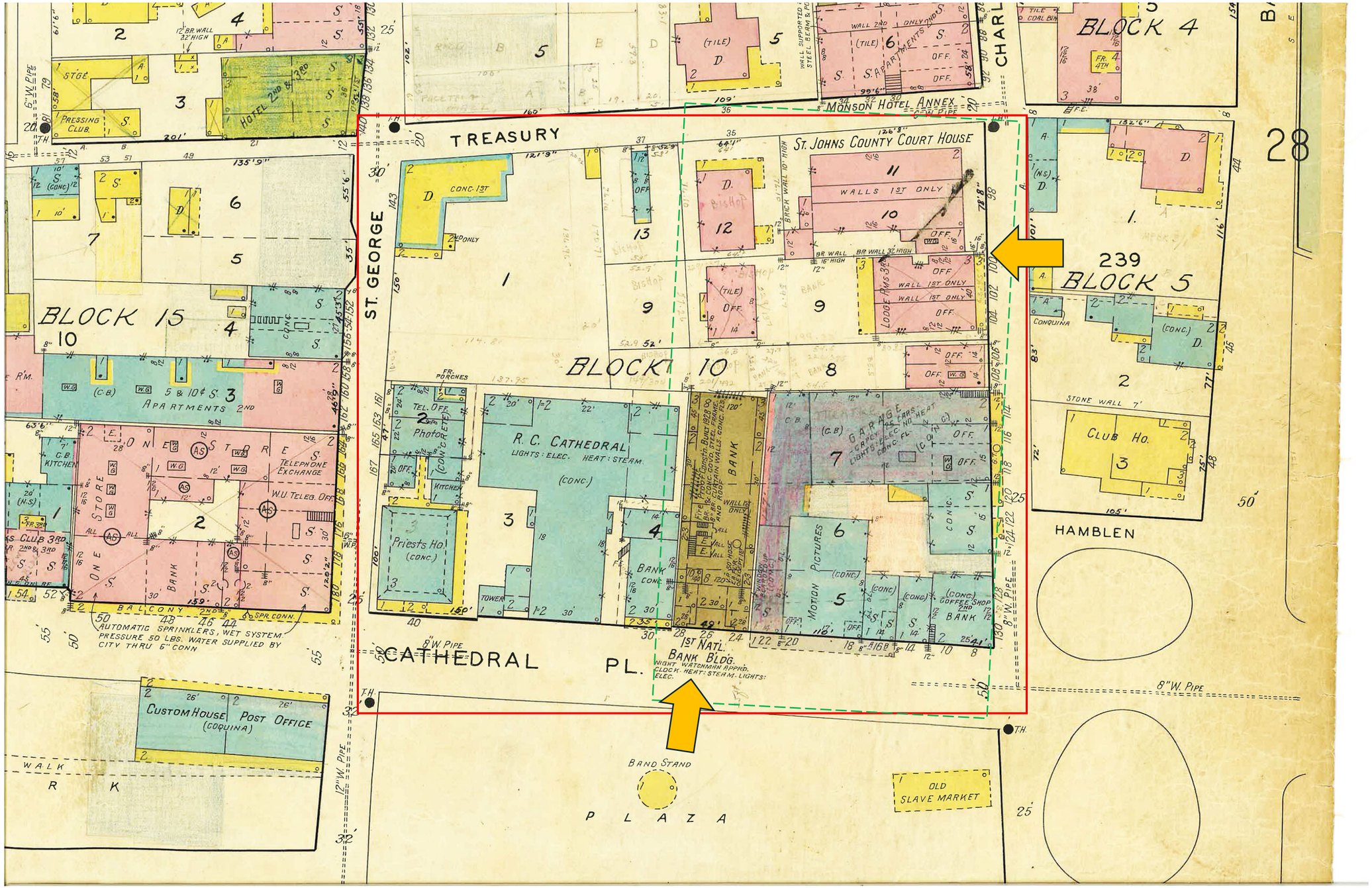


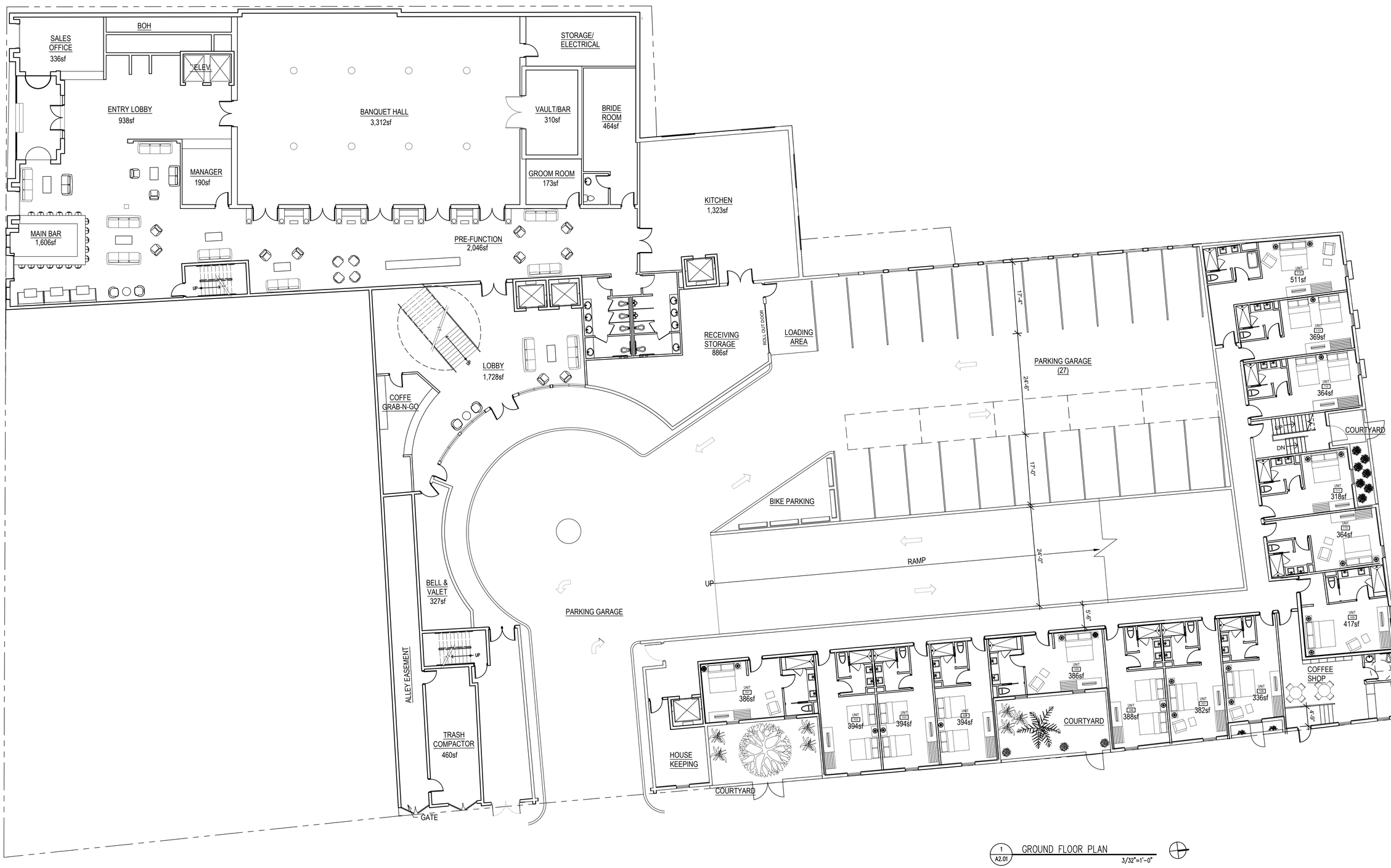
Image provided by St. Augustine Historical Society Research Library

FOR FEBRUARY 20, 2025
HARB MEETING

HP2024-0055
24 CATHEDRAL PLACE

NEW INFORMATION SUBMITTED BY APPLICANT

Received 2/10/2025
Planning & Building Department



1 A2.01 GROUND FLOOR PLAN
3/32"=1'-0"

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ARCHITECTURE | INTERIOR DESIGN

9104 Cypress Green Drive
Jacksonville, Florida 32256
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Fax: 904.367.0008
Corporate License Number: AA26000982

THE EXCHANGE HOTEL
24 CATHEDRAL

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

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MIKE KOPPENHAFER, AIA – LICENSE # 0014945

REVISIONS:

DATE: 2/10/25

GROUND FLOOR PLAN

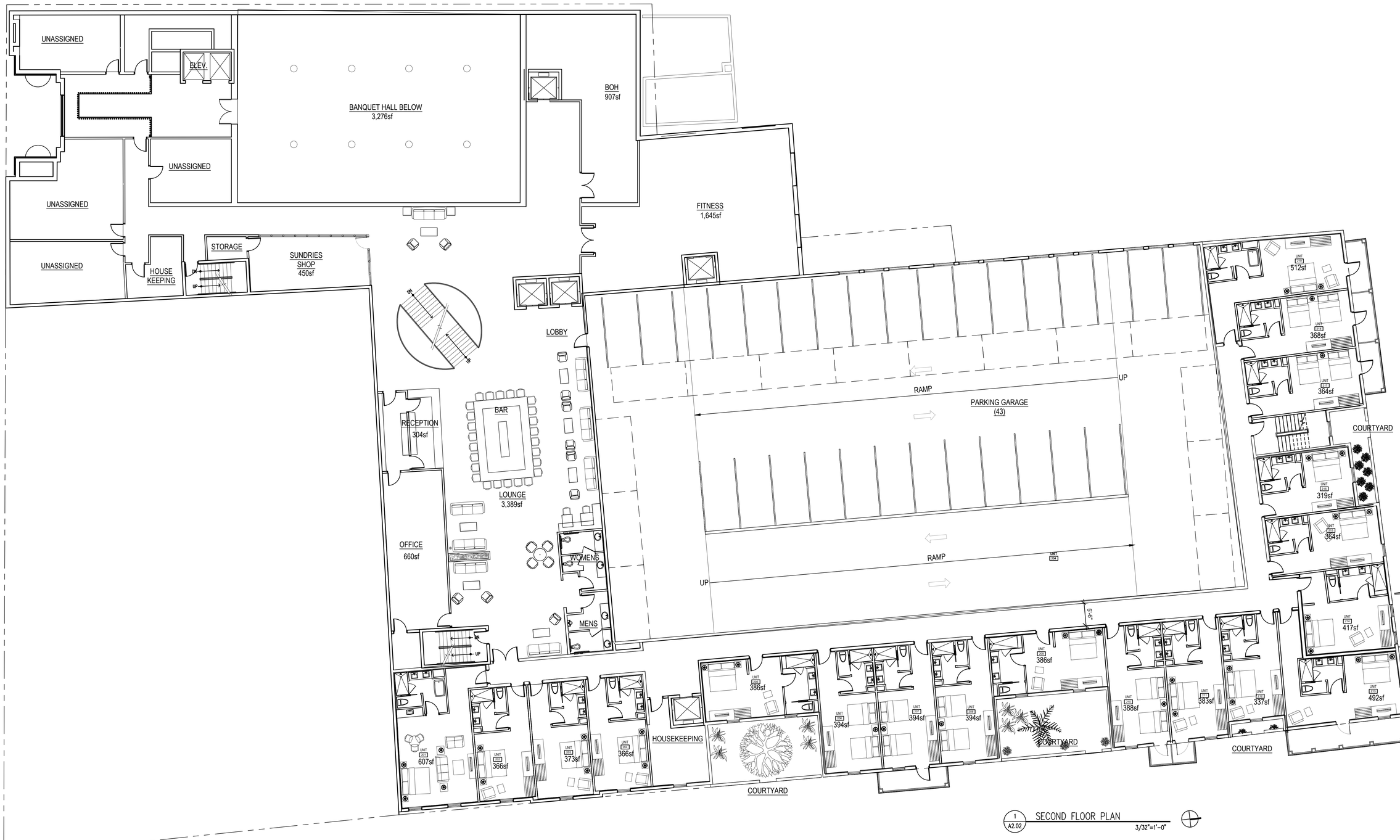
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CHECKED BY: MSK

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A2.01

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1 A2.02 SECOND FLOOR PLAN
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SECOND FLOOR PLAN

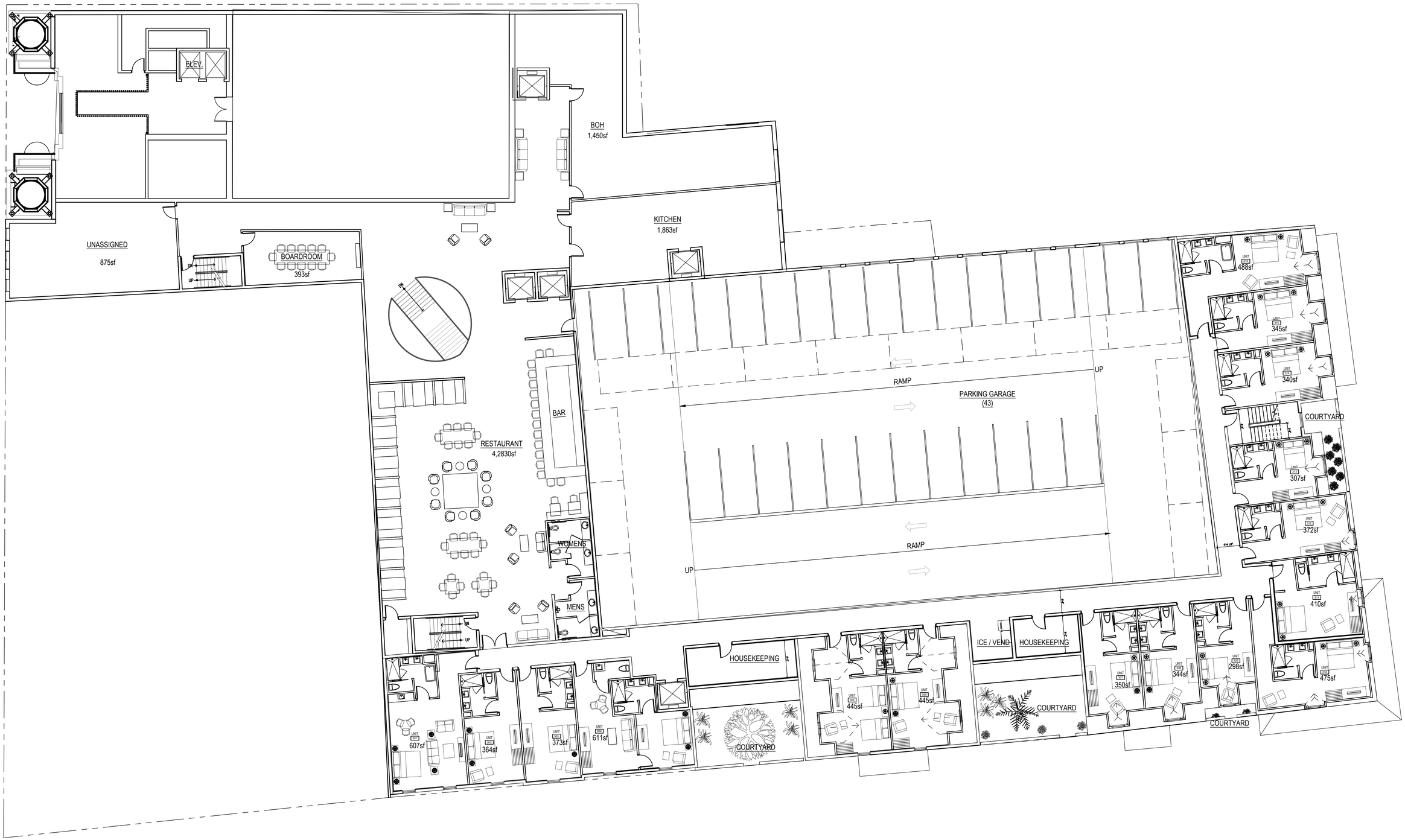
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A2.02

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1 A2.03 THIRD FLOOR PLAN
3/32"=1'-0"

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THIRD FLOOR PLAN

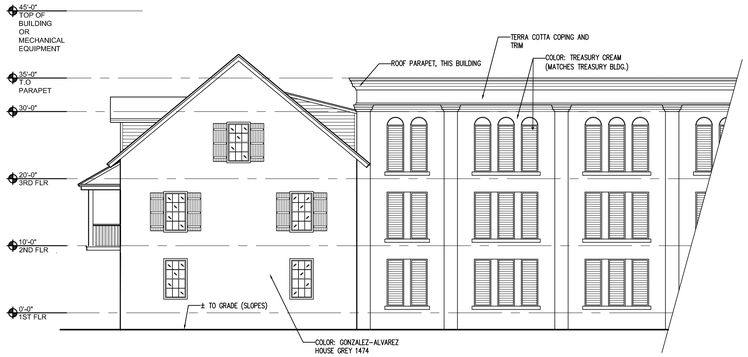
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A2.03

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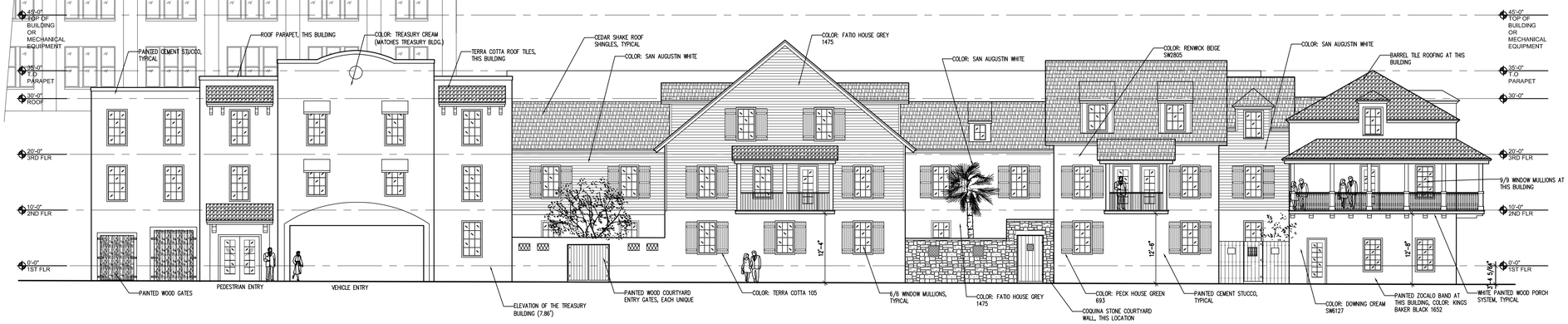
3 / A5.01 CONCEPTUAL WEST ELEVATION

3/32" = 1 '- 0"



2 / A5.01 CONCEPTUAL ELEVATION – TREASURY STREET

3/32" = 1 '- 0"



1 / A5.01 CONCEPTUAL ELEVATION – CHARLOTTE STREET

3/32" = 1 '- 0"

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REVISIONS:

DATE: 2/10/25

ELEVATIONS

DRAWN BY: DIL
CHECKED BY: MSK

PROJECT NO.: 2022–06

A5.01

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Received 2/10/2025
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1 A5.01 CONTEXT ELEVATION – CHARLOTTE STREET

1/16" = 1 '– 0"



2 A5.01 CONTEXT ELEVATION – TREASURY STREET

1/16" = 1 '– 0"

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THE EXCHANGE HOTEL 22 & 24 CATHEDRAL

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REVISIONS:

DATE: 2/10/25

ELEVATIONS

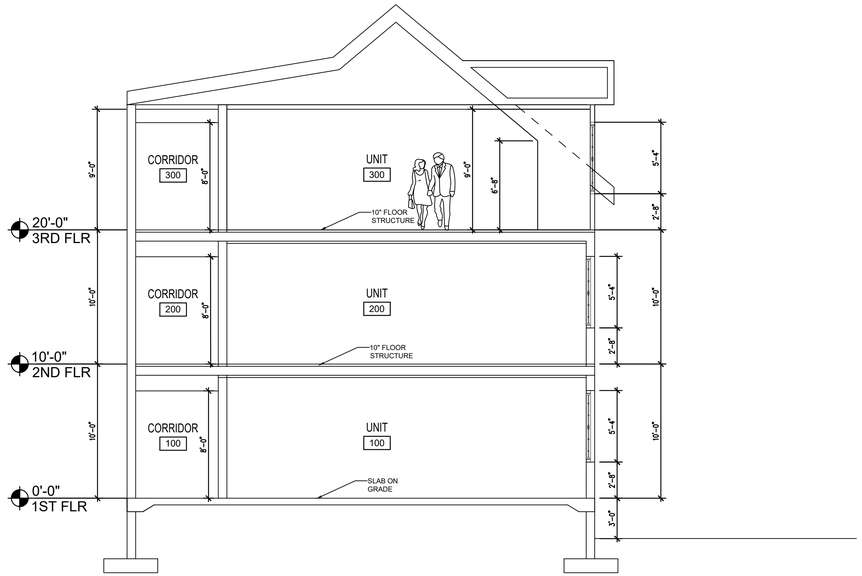
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PROJECT NO.: 2022–06

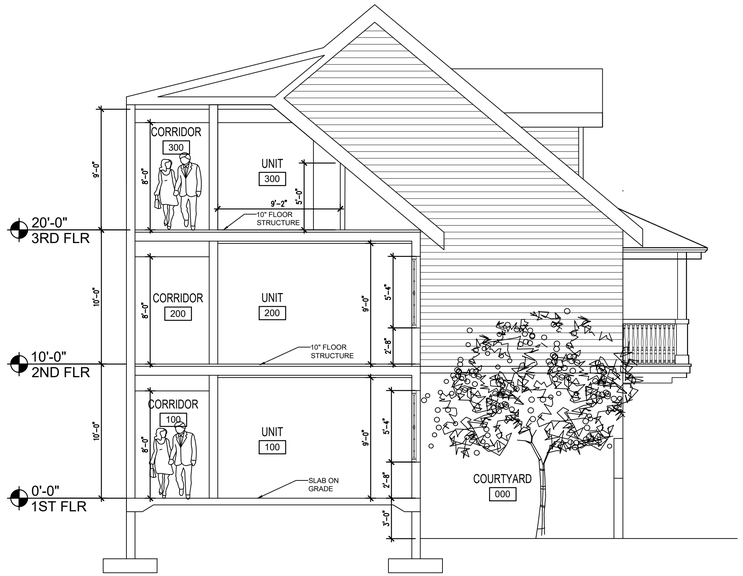
A5.02

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Received 2/10/2025
Planning & Building Department



1 A6.01 BUILING SECTION 1
3/16"=1'-0"



2 A6.01 BUILING SECTION 2
3/16"=1'-0"

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REVISIONS:

DATE: 2/10/25

BUILDING SECTIONS

DRAWN BY: DL
CHECKED BY: MSK

PROJECT NO.: 2022–06

A6.01

DD

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3 A5.01 CONCEPTUAL WEST ELEVATION

3/32" = 1 '- 0"



2 A5.01 CONCEPTUAL ELEVATION – TREASURY STREET

3/32" = 1 '- 0"



1 A5.01 CONCEPTUAL ELEVATION – CHARLOTTE STREET

3/32" = 1 '- 0"

FISHER | KOPPENHAFER
ARCHITECTURE | INTERIOR DESIGN
9104 Cypress Green Drive
Jacksonville, Florida 32256
Voice: 904.367.0077
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Corporate License Number: AA26000982

THE EXCHANGE HOTEL
24 CATHEDRAL

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

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MIKE KOPPENHAFER, AIA – LICENSE # 0014945

REVISIONS:

DATE: 2/10/25

ELEVATIONS

DRAWN BY: DL
CHECKED BY: MSK

PROJECT NO.: 2022–06

A5.01

DD

FK – 2025 ELEVATIONS.DWG



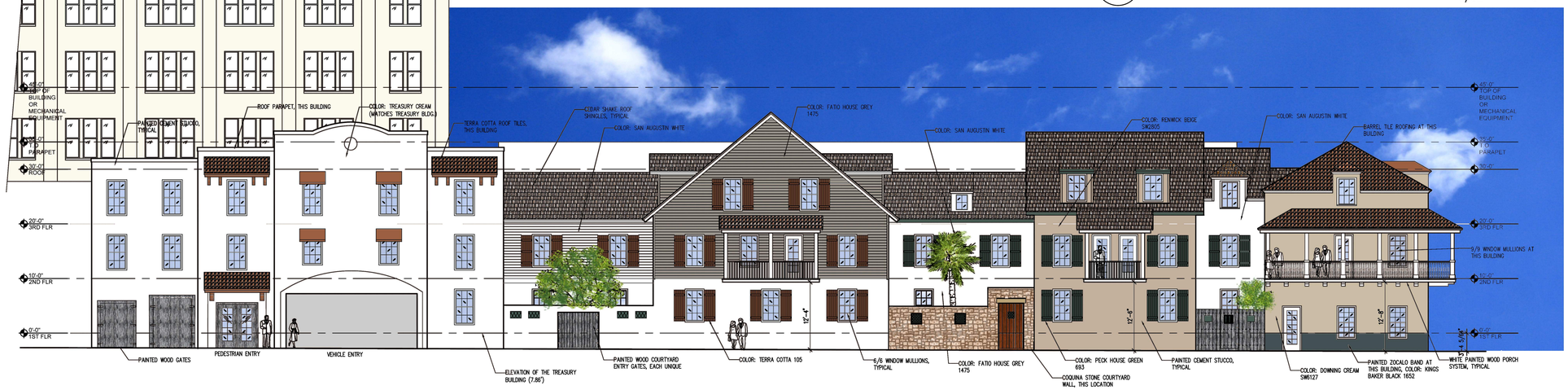
3 A5.01 CONCEPTUAL WEST ELEVATION

3/32" = 1 '- 0"



2 A5.01 CONCEPTUAL ELEVATION – TREASURY STREET

3/32" = 1 '- 0"



1 A5.01 CONCEPTUAL ELEVATION – CHARLOTTE STREET

3/32" = 1 '- 0"

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ELEVATIONS

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A5.01

DD

FK – 2025 ELEVATIONS.DWG

Monday, February 10, 2025

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24 CATHEDRAL PLACE

ST. AUGUSTINE, FLORIDA

SITE CONTEXT PLAN

SYM	DESCRIPTION	DATE
	HARB SUBMITTAL	02.10.25
	PZB SUBMITTAL	06.25.24
	PZB SUBMITTAL	03.01.24

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.21.0

DRAWING NO.: L-2.0

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Monday, February 10, 2025

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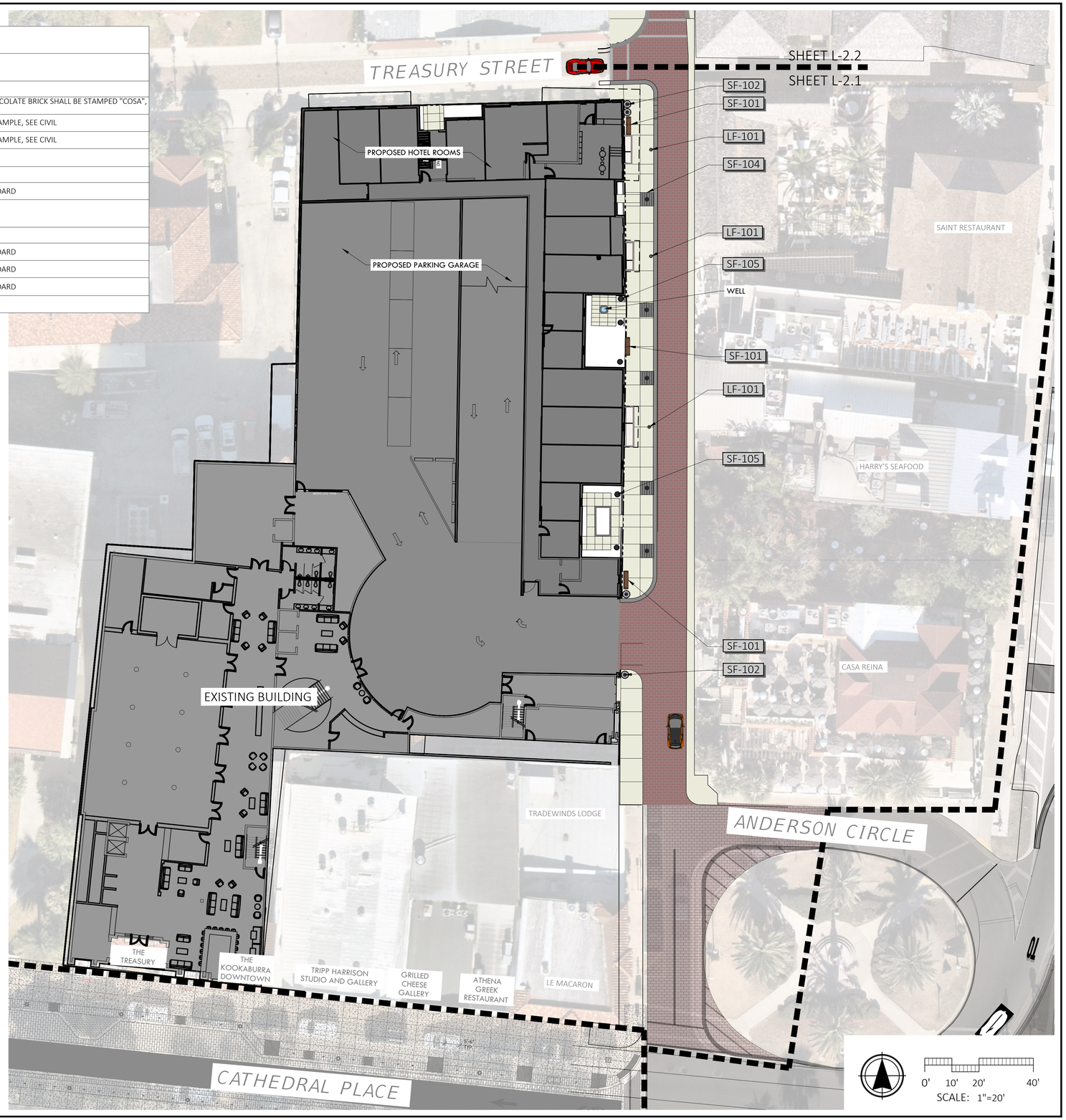
Received 2/10/2025
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REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	QTY	DETAIL	FINISH/COLOR	MANUFACTURER/ SUPPLIER	NOTES
HARDSCAPE SCHEDULE						
HS-102	BRICK PAVING	3,995 SF		CUSTOM ST. AUGUSTINE BLEND	WHITACRE GREER	25% OF CHCOLATE BRICK SHALL BE STAMPED "COSA", SEE CIVIL
HS-103	COQUINA CONCRETE SIDEWALK	3,569 SF		NATURAL GREY		PROVIDE SAMPLE, SEE CIVIL
HS-104	COQUINA CONCRETE FLUSH CURB	358 SF		NATURAL GREY		PROVIDE SAMPLE, SEE CIVIL
CODE	DESCRIPTION	QTY	DETAIL	DESCRIPTION	FINISH/COLOR	NOTES
LIGHT FIXTURE SCHEDULE						
LF-101	LIGHT POLE	3		CONC. POLE W/ACORN FIXTURE	BLACK	CITY STANDARD
CODE	DESCRIPTION	QTY	DETAIL	COLOR/FINISH	MANUFACTURER/ SUPPLIER	NOTES
SITE FURNITURE SCHEDULE						
SF-101	BENCH	3		CAST ALUMINUM, BLACK POWDER COAT	CANTERBURY INTERNATIONAL	CITY STANDARD
SF-102	LITTER + RECYCLE RECEPTACLES	4		BLACK POWDER COAT	LANDSCAPEFORMS	CITY STANDARD
SF-104	4` X 4` TREE GRATE	12		CAST ALUMINUM W/ BLACK POWDERCOAT	CANTERBURY INTL	CITY STANDARD
SF-105	PLANT POT	5				

STREETSCAPE IMPROVEMENTS NOTES:

1. ALL STREETSCAPE IMPROVEMENTS BETWEEN CATHEDRAL PLACE AND TREASURY STREET ARE TO BE COMPLETED BY THE APPLICANT IN CONJUNCTION WITH THE CONSTRUCTION FO THE HOTEL.
2. IMPROVEMENTS BETWEEN TREASURY STREET AND HYPOLITA STREET ARE TO BE COMPLETED BY OTHERS WITH FINANCIAL CONTRIBUTIONS FROM THE APPLICANT



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24 CATHEDRAL PLACE
ST. AUGUSTINE, FLORIDA
HARDSCAPE PLAN

SYM	DESCRIPTION	DATE
	HARB SUBMITTAL	02.10.25
	PZB SUBMITTAL	06.25.24
	PZB SUBMITTAL	03.01.24

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.21.0

DRAWING NO.: L-2.1

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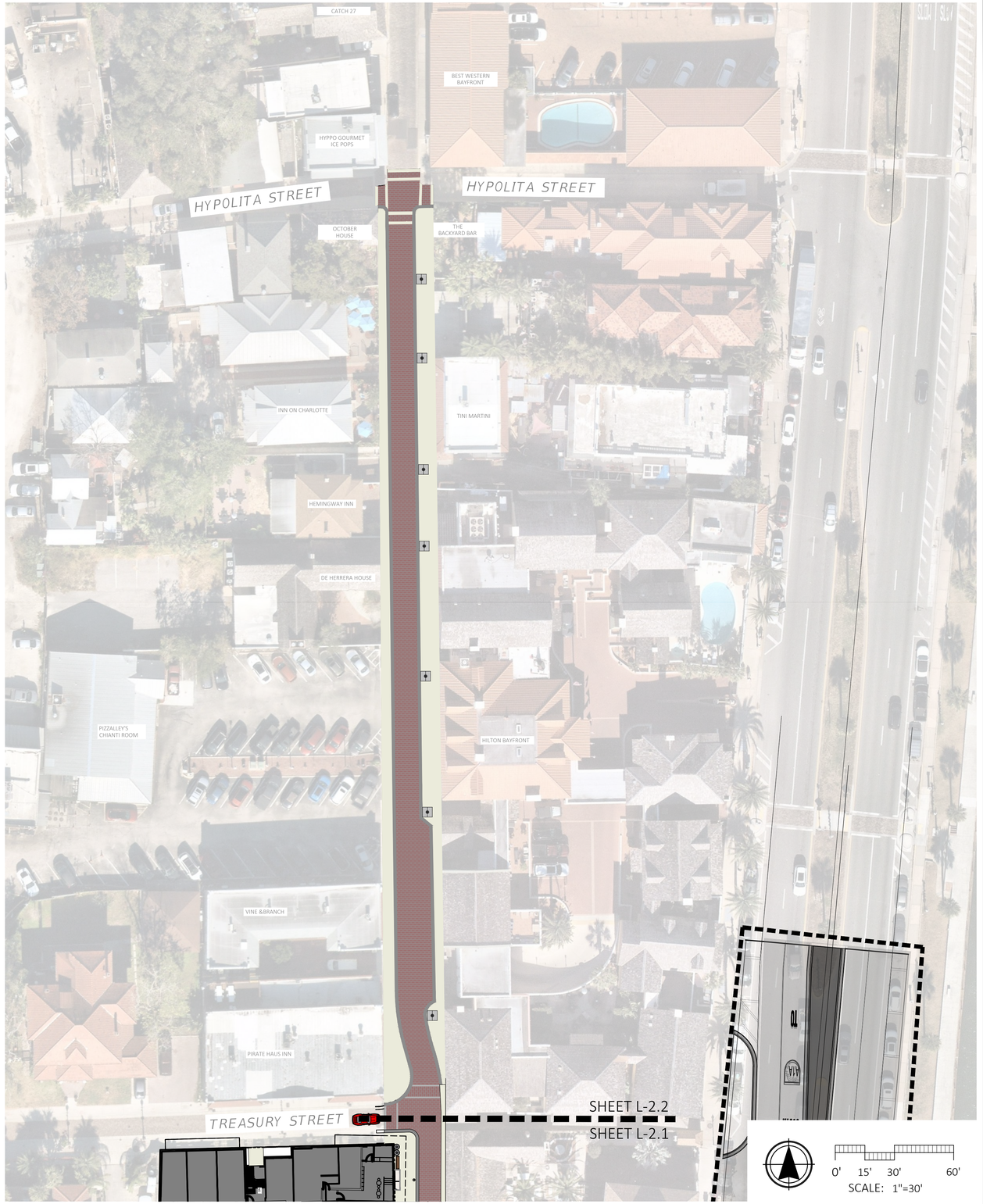
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REFERENCE NOTES SCHEDULE

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HARDSCAPE SCHEDULE						
HS-102	BRICK PAVING	3,995 SF		CUSTOM ST. AUGUSTINE BLEND	WHITACRE GREER	25% OF CHCOLATE BRICK SHALL BE STAMPED "COSA", SEE CIVIL
HS-103	COQUINA CONCRETE SIDEWALK	3,569 SF		NATURAL GREY		PROVIDE SAMPLE, SEE CIVIL
HS-104	COQUINA CONCRETE FLUSH CURB	358 SF		NATURAL GREY		PROVIDE SAMPLE, SEE CIVIL
CODE	DESCRIPTION	QTY	DETAIL	DESCRIPTION	FINISH/COLOR	NOTES
LIGHT FIXTURE SCHEDULE						
LF-101	LIGHT POLE	3		CONC. POLE W/ACORN FIXTURE	BLACK	CITY STANDARD
CODE	DESCRIPTION	QTY	DETAIL	COLOR/FINISH	MANUFACTURER/ SUPPLIER	NOTES
SITE FURNITURE SCHEDULE						
SF-101	BENCH	3		CAST ALUMINUM, BLACK POWDER COAT	CANTERBURY INTERNATIONAL	CITY STANDARD
SF-102	LITTER + RECYCLE RECEPTACLES	4		BLACK POWDER COAT	LANDSCAPEFORMS	CITY STANDARD
SF-104	4` X 4` TREE GRATE	12		CAST ALUMINUM W/ BLACK POWDERCOAT	CANTERBURY INTL	CITY STANDARD
SF-105	PLANT POT	5				

STREETSCAPE IMPROVEMENTS NOTES:

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ST. AUGUSTINE, FLORIDA

HARDSCAPE PLAN

SYM	DESCRIPTION	DATE
	HARB SUBMITTAL	02.10.25
	PZB SUBMITTAL	06.25.24
	PZB SUBMITTAL	03.01.24

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.21.0

DRAWING NO.: L-2.2

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Monday, February 10, 2025

REFERENCE NOTES SCHEDULE COURTYARD A

CODE	DESCRIPTION	QTY	DETAIL	FINISH/COLOR	NOTES
HARDSCAPE SCHEDULE					
HS-103	COQUINA CONCRETE SIDEWALK	195 SF		NATURAL GREY	PROVIDE SAMPLE, SEE CIVIL
HS-104	COQUINA CONCRETE FLUSH CURB	16 SF		NATURAL GREY	PROVIDE SAMPLE, SEE CIVIL
CODE	DESCRIPTION	QTY	DETAIL		
SITE FURNITURE SCHEDULE					
SF-105	PLANT POT	2			

REFERENCE NOTES SCHEDULE COURTYARD B

CODE	DESCRIPTION	QTY	DETAIL	FINISH/COLOR	NOTES	
HARDSCAPE SCHEDULE						
HS-103	COQUINA CONCRETE SIDEWALK	124 SF		NATURAL GREY	PROVIDE SAMPLE, SEE CIVIL	
HS-104	COQUINA CONCRETE FLUSH CURB	4 SF		NATURAL GREY	PROVIDE SAMPLE, SEE CIVIL	
CODE	DESCRIPTION	QTY	DETAIL	COLOR/FINISH	MANUFACTURER/SUPPLIER	NOTES
SITE FURNITURE SCHEDULE						
SF-101	BENCH	1		CAST ALUMINUM, BLACK POWDER COAT	CANTERBURY INTERNATIONAL	CITY STANDARD
SF-105	PLANT POT	3				

REFERENCE NOTES SCHEDULE COURTYARD C

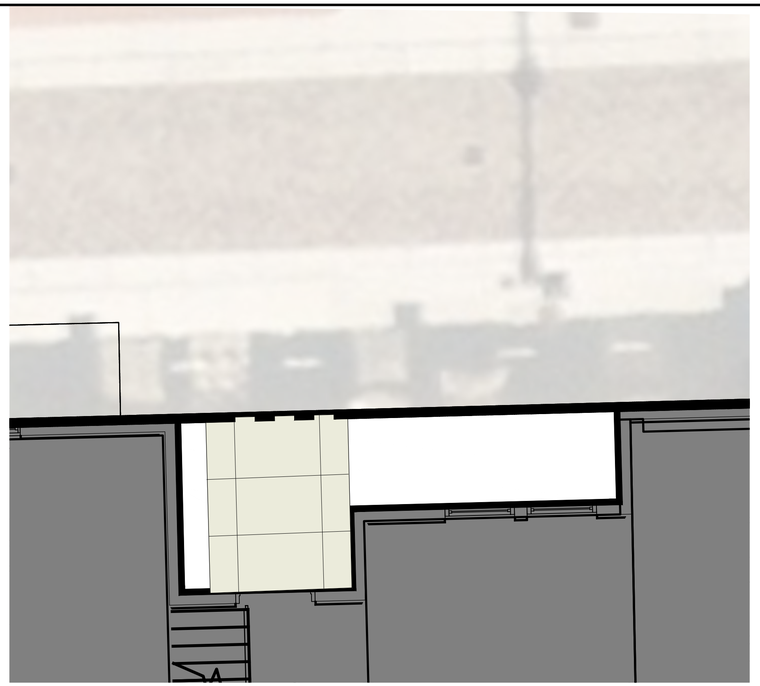
CODE	DESCRIPTION	QTY	DETAIL	FINISH/COLOR	NOTES
HARDSCAPE SCHEDULE					
HS-103	COQUINA CONCRETE SIDEWALK	9 SF		NATURAL GREY	PROVIDE SAMPLE, SEE CIVIL

REFERENCE NOTES SCHEDULE COURTYARD D

CODE	DESCRIPTION	QTY	DETAIL	FINISH/COLOR	NOTES
HARDSCAPE SCHEDULE					
HS-103	COQUINA CONCRETE SIDEWALK	69 SF		NATURAL GREY	PROVIDE SAMPLE, SEE CIVIL

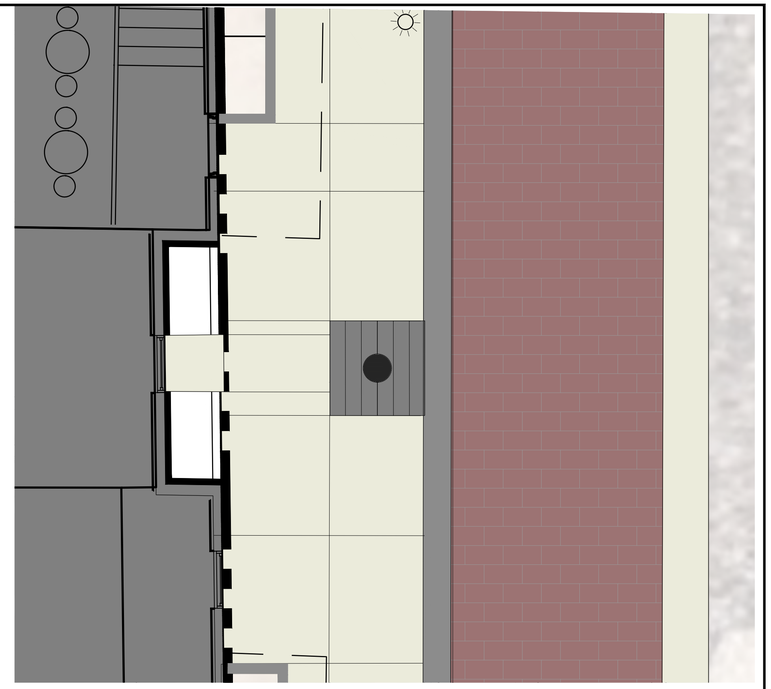
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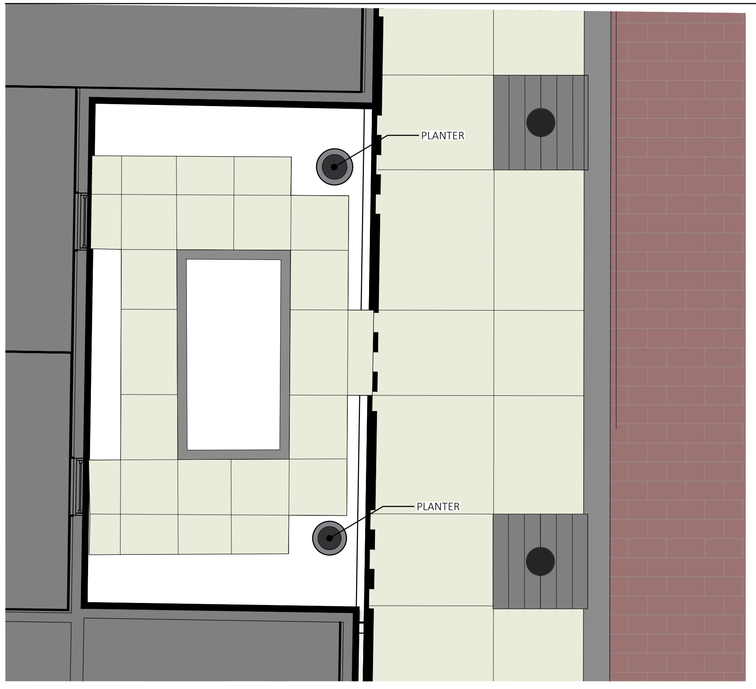
COURTYARD D

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



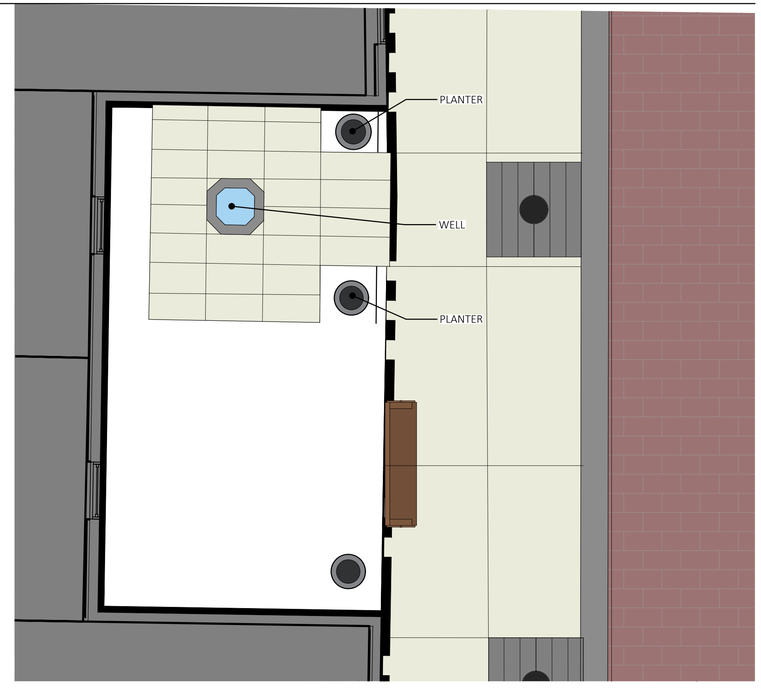
COURTYARD C

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



COURTYARD A

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



COURTYARD B

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

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24 CATHEDRAL PLACE

ST. AUGUSTINE, FLORIDA

COURTYARD HARDSCAPE PLAN ENLARGEMENTS

SYM	DESCRIPTION	DATE
	HARB SUBMITTAL	02.10.25
	PZB SUBMITTAL	06.25.24
	PZB SUBMITTAL	03.01.24

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.21.0

DRAWING NO.: L-2.3

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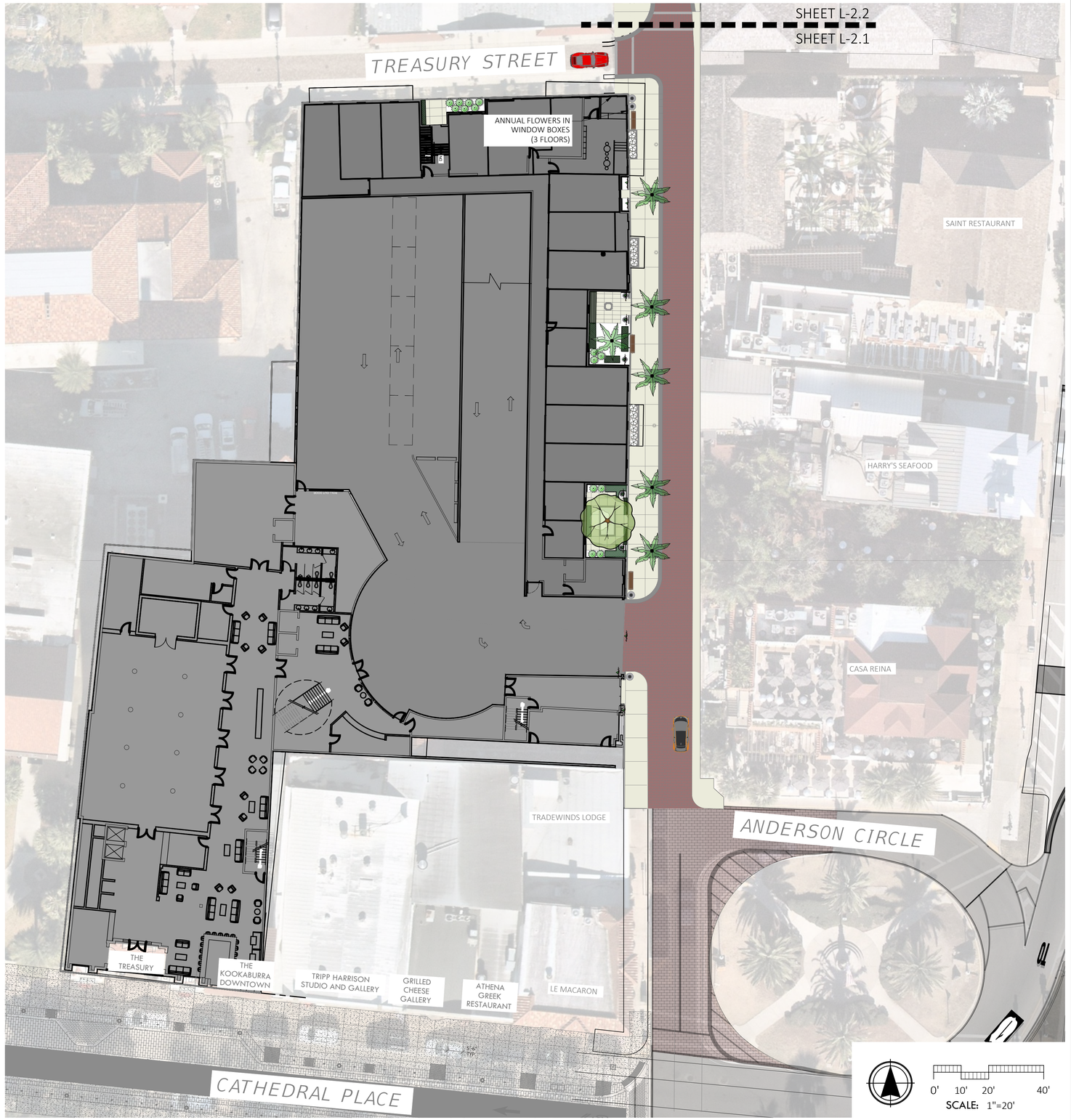
Monday, February 10, 2025

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	NATIVE		QTY
TREES								
	OM	OLEA EUROPAEA 'MANZANILLO' / MANZANILLO OLIVE	670 GAL., SPECIMEN					1
	PS	PHOENIX SYLVESTRIS / WILD DATE PALM	B&B	15" MIN.	10` CT			13
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPREAD	NATIVE		QTY
SHRUBS								
	Bg	BOUGAINVILLEA GLABRA / PAPER FLOWER	30 GAL.	3` TRELLIS		NO		10
	Dg	DIETES GRANDIFLORA / WILD IRIS	3 GAL.					14
	Ye	YUCCA ELEPHANTIPES / GIANT YUCCA	7 GAL.	5`	3`			14
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPREAD	NATIVE	SPACING	QTY
SHRUB AREAS								
	Lg	LIRIOPE MUSCARI 'EVERGREEN GIANT' / EVERGREEN GIANT LILYTURF	B&B	FULL IN POT	FULL IN POT		12" o.c.	60
	Ns2	NERIUM OLEANDER `PETITE PINK` / DWARF OLEANDER	3 GAL.	5`	5`	HIGH	3.5" o.c.	1,001
	Pm	PODOCARPUS MACROPHYLLUS / YEW PINE	7 GAL.				3" o.c.	435

STREETSCAPE IMPROVEMENTS NOTES:

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24 CATHEDRAL PLACE
ST. AUGUSTINE, FLORIDA
LANDSCAPE PLAN

SYM	DESCRIPTION	DATE
	HARB SUBMITTAL	02.10.25
	PZB SUBMITTAL	06.25.24
	PZB SUBMITTAL	03.01.24

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.21.0

DRAWING NO.: L-3.1

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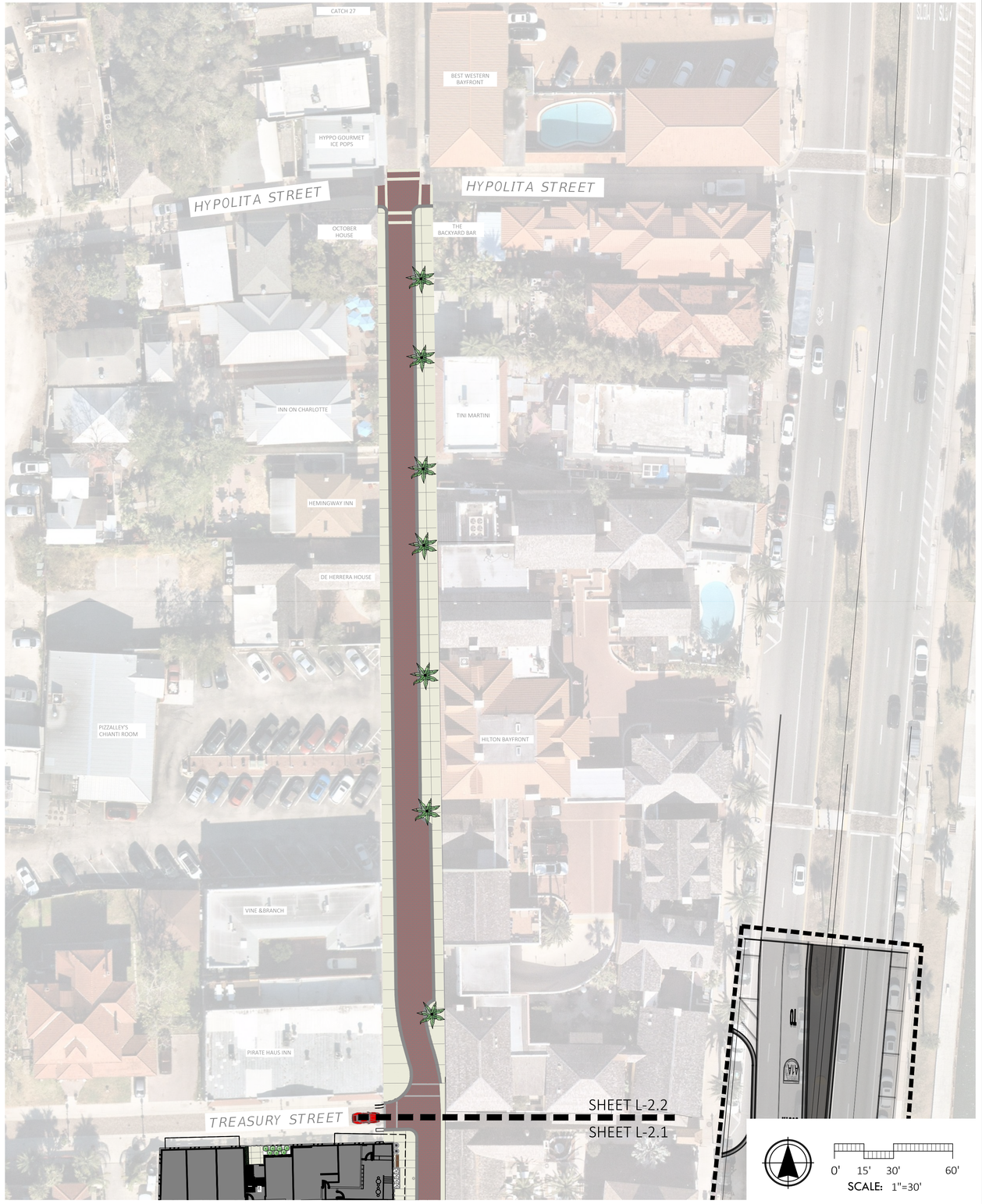
Monday, February 10, 2025

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	NATIVE		QTY
TREES								
	OM	OLEA EUROPAEA 'MANZANILLO' / MANZANILLO OLIVE	670 GAL., SPECIMEN					1
	PS	PHOENIX SYLVESTRIS / WILD DATE PALM	B&B	15" MIN.	10` CT			13
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPREAD	NATIVE		QTY
SHRUBS								
	Bg	BOUGAINVILLEA GLABRA / PAPER FLOWER	30 GAL.	3` TRELLIS		NO		10
	Dg	DIETES GRANDIFLORA / WILD IRIS	3 GAL.					14
	Ye	YUCCA ELEPHANTIPES / GIANT YUCCA	7 GAL.	5`	3`			14
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPREAD	NATIVE	SPACING	QTY
SHRUB AREAS								
	Lg	LIRIOPE MUSCARI 'EVERGREEN GIANT' / EVERGREEN GIANT LILYTURF	B&B	FULL IN POT	FULL IN POT		12" o.c.	60
	Ns2	NERIUM OLEANDER `PETITE PINK` / DWARF OLEANDER	3 GAL.	5`	5`	HIGH	3.5" o.c.	1,001
	Pm	PODOCARPUS MACROPHYLLUS / YEW PINE	7 GAL.				3" o.c.	435

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DRAWN BY:

24 CATHEDRAL PLACE
ST. AUGUSTINE, FLORIDA
LANDSCAPE PLAN

SYM	DESCRIPTION	DATE
	HARB SUBMITTAL	02.10.25
	PZB SUBMITTAL	06.25.24
	PZB SUBMITTAL	03.01.24

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.21.0

DRAWING NO.: L-3.2

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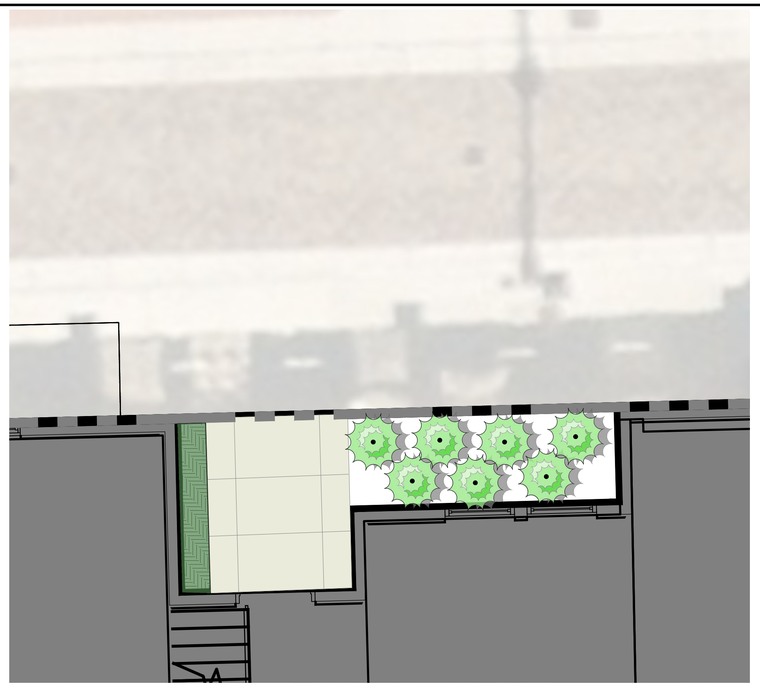
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PLANT SCHEDULE

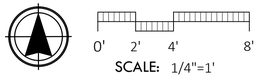
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	NATIVE		QTY
TREES								
	OM	OLEA EUROPAEA 'MANZANILLO' / MANZANILLO OLIVE	670 GAL., SPECIMEN					1
	PS	PHOENIX SYLVESTRIS / WILD DATE PALM	B&B	15" MIN.	10` CT			13
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPREAD	NATIVE		QTY
SHRUBS								
	Bg	BOUGAINVILLEA GLABRA / PAPER FLOWER	30 GAL.	3` TRELLIS		NO		10
	Dg	DIETES GRANDIFLORA / WILD IRIS	3 GAL.					14
	Ye	YUCCA ELEPHANTIPES / GIANT YUCCA	7 GAL.	5`	3`			14
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPREAD	NATIVE	SPACING	QTY
SHRUB AREAS								
	Lg	LIRIOPE MUSCARI 'EVERGREEN GIANT' / EVERGREEN GIANT LILYTURF	B&B	FULL IN POT	FULL IN POT		12" o.c.	60
	Ns2	NERIUM OLEANDER `PETITE PINK` / DWARF OLEANDER	3 GAL.	18"	18"	NO	24" o.c.	24
	Pm	PODOCARPUS MACROPHYLLUS / YEW PINE	7 GAL.	36"	18"		24" o.c.	7

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2. IMPROVEMENTS BETWEEN TREASURY STREET AND HYPOLITA STREET ARE TO BE COMPLETED BY OTHERS WITH FINANCIAL CONTRIBUTIONS FROM THE APPLICANT

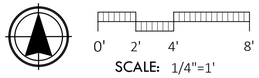


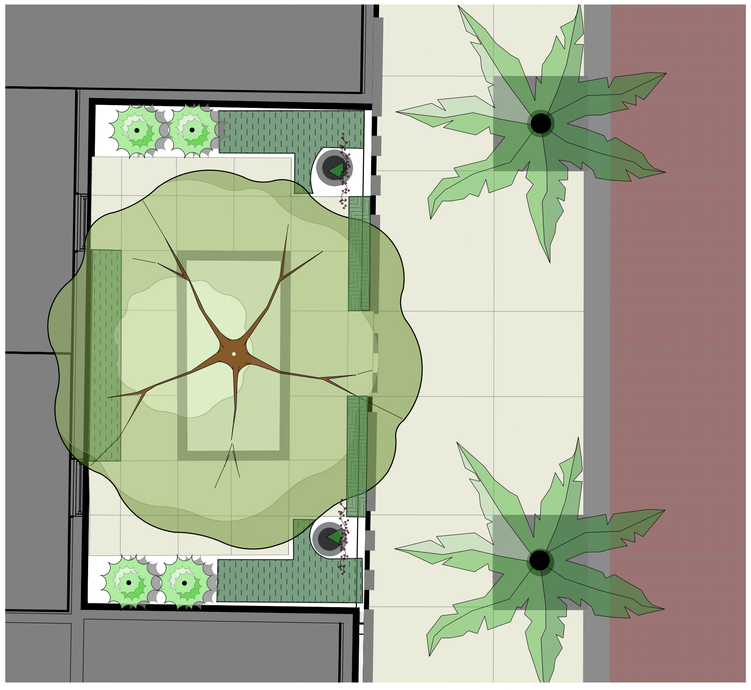
COURTYARD D



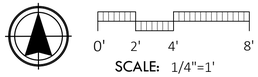


COURTYARD C



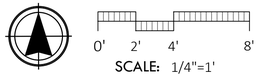


COURTYARD A





COURTYARD B



ML+H
Marquis Latimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084
Ph 904.825.6747 www.halback.com
LA6667110 Qualifier

Fremont Latimer, RLA
Lic. #: LA6667218

DRAWN BY:

24 CATHEDRAL PLACE
ST. AUGUSTINE, FLORIDA
COURTYARD LANDSCAPE PLAN ENLARGEMENTS

SYM	DESCRIPTION	DATE
	HARB SUBMITTAL	02.10.25
	PZB SUBMITTAL	06.25.24
	PZB SUBMITTAL	03.01.24

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.21.0

DRAWING NO.: L-3.3

C:\Users\FremontLatimer\Marquis Latimer + Halback, Inc\ML+H Projects - Folders\00 Projects\23\23.21.0 24 Cathedral\05 CAD\23210_LANDSCAPE.dwg

NOT FOR CONSTRUCTION; FOR COORDINATION, REVIEW, AND BIDDING PURPOSES ONLY.

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

TYPE OF REQUEST:

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

IN THE MATTER OF:

Case No.:	HP2024-0055
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 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 .

Subject to the following conditions:

- To a date uncertain
-
-
-
-
-
-

DONE AND ORDERED, at a public hearing on the 22 day of January, A.D., 2025, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2024-0055

REQUEST **APPROVED / DENIED / CONTINUED**

Sign Name

Gaere MacDonald

Print Name

HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

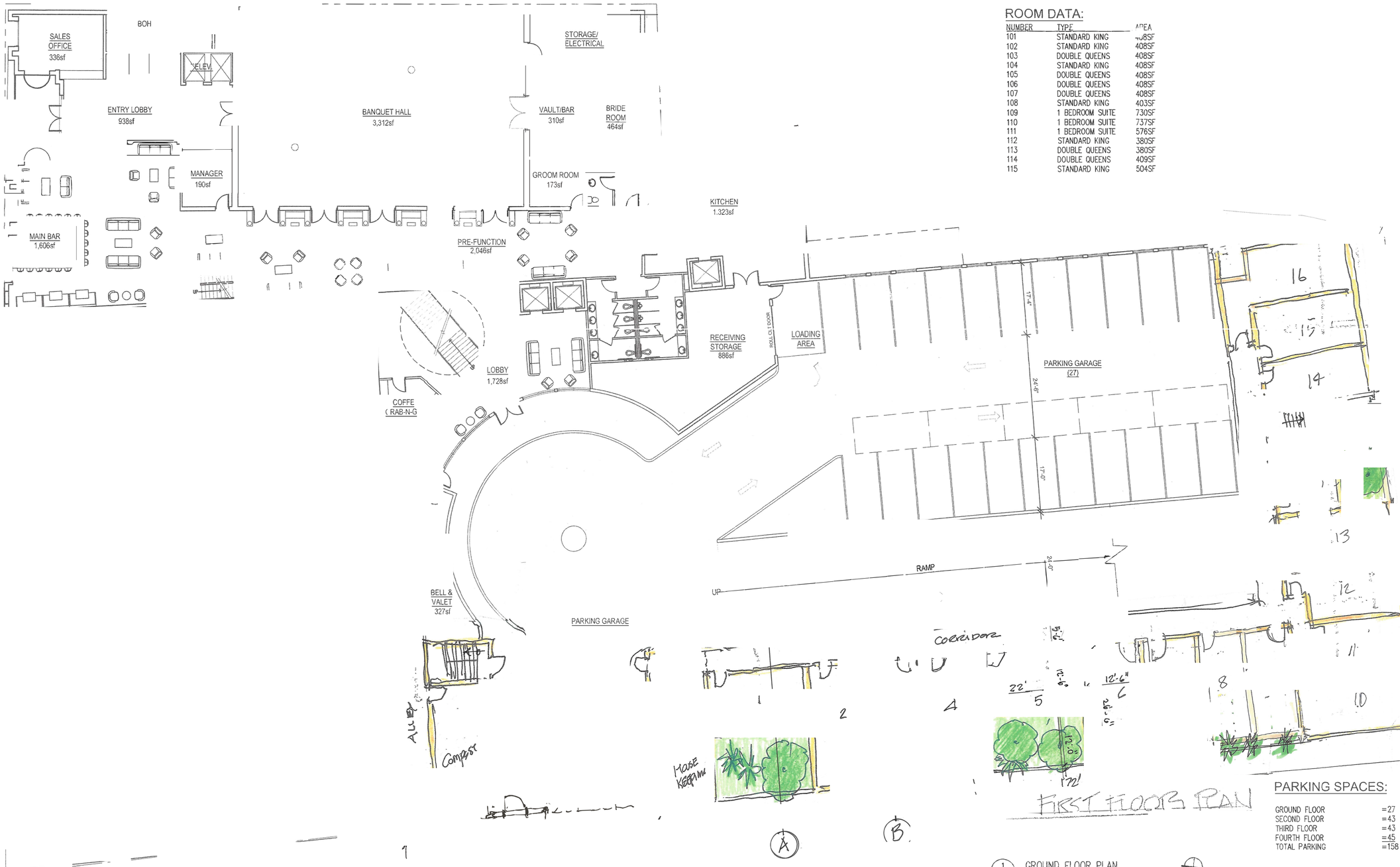
Witness my hand and official seal, this 22nd day of January, A.D., 2025.

MICHELE FUDO
Commission # HH 448184
Expires September 26, 2027

Notary Public, State of Florida

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

Received January 3, 2025
Planning & Building Department



ROOM DATA:

NUMBER	TYPE	AREA
101	STANDARD KING	408SF
102	STANDARD KING	408SF
103	DOUBLE QUEENS	408SF
104	STANDARD KING	408SF
105	DOUBLE QUEENS	408SF
106	DOUBLE QUEENS	408SF
107	DOUBLE QUEENS	408SF
108	STANDARD KING	403SF
109	1 BEDROOM SUITE	730SF
110	1 BEDROOM SUITE	737SF
111	1 BEDROOM SUITE	576SF
112	STANDARD KING	380SF
113	DOUBLE QUEENS	380SF
114	DOUBLE QUEENS	409SF
115	STANDARD KING	504SF

PARKING SPACES:

GROUND FLOOR	=27
SECOND FLOOR	=43
THIRD FLOOR	=43
FOURTH FLOOR	=45
TOTAL PARKING	=158

1 A2.01 GROUND FLOOR PLAN N.T.S

(52 EXISTING) (73/32 SCALE)

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

FIRST FLOOR PLAN

FISHER KOPPENHAFER
ARCHITECTURE INTERIOR DESIGN
9104 Cypress Green Drive
Jacksonville, Florida 32256
Voice: 904.367.0077
Fax: 904.367.0008
Corporate License Number: AA26000982

THE EXCHANGE HOTEL
22 & 24 CATHEDRAL

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

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS THE PROPERTY OF FISHER KOPPENHAFER, PA. AND IT SHALL NEVER BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF FISHER KOPPENHAFER PA.

MIKE KOPPENHAFER, AIA – LICENSE # 0014945

REVISIONS:

DATE

GROUND FLOOR PLAN

DRAWN BY: DL
CHECKED BY: MSK

PROJECT NO.: 2022-06

A-1

DD

Received January 3, 2025
Planning & Building Department

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

THE EXCHANGE HOTEL
24 AT THE PEAL



THIRD FLOOR PLAN

SECOND FLOOR PLAN

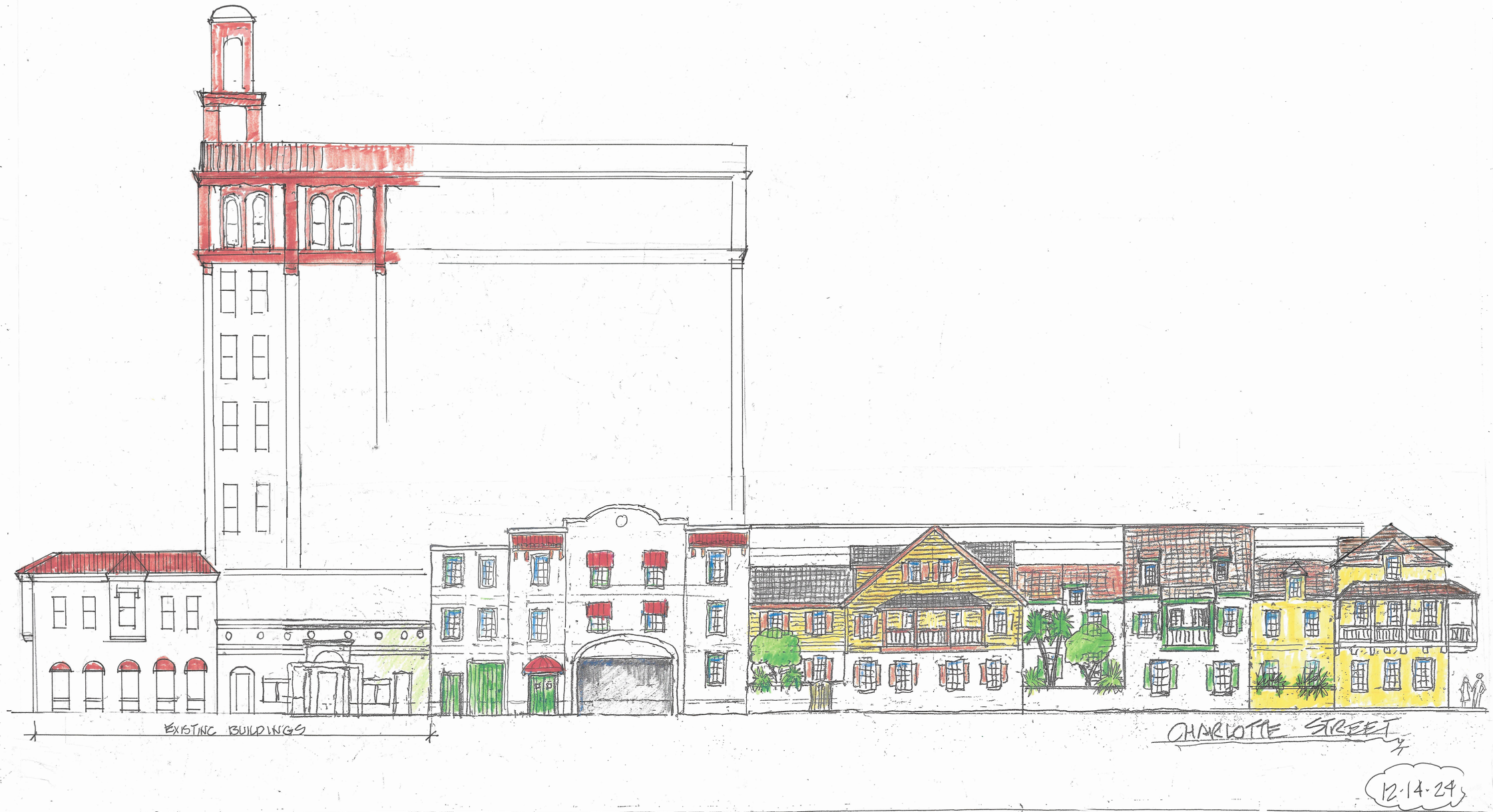
FIRST FLOOR PLAN

12-14-24

Date:
Scale: AS NOTED
Drawn: 4
File:

SHEET
A-2

Received January 3, 2025
Planning & Building Department



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

THE EXCHANGE HOTEL
24 CATHEDRAL

Date:
Scale: AS NOTED
Drawn:
File:

SHEET
A-3

Received January 3, 2025
Planning & Building Department



WEST ELEVATION



TREASURY STREET



CHARLOTTE STREET

12-14-24

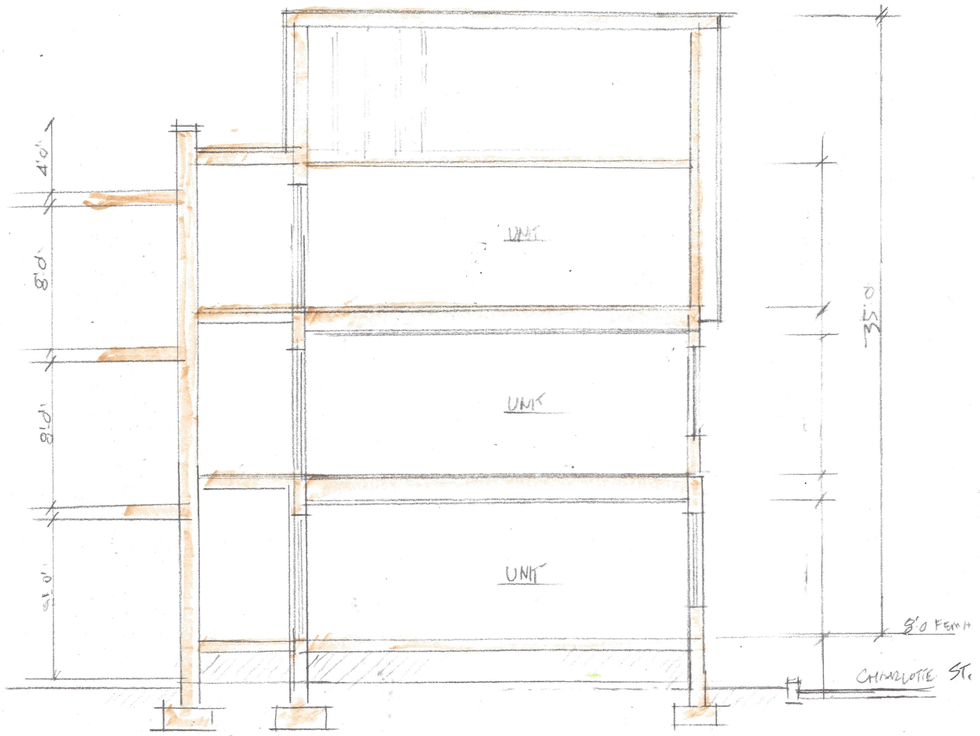
LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

THE EXCHANGE HOTEL
24 CATHEDRAL

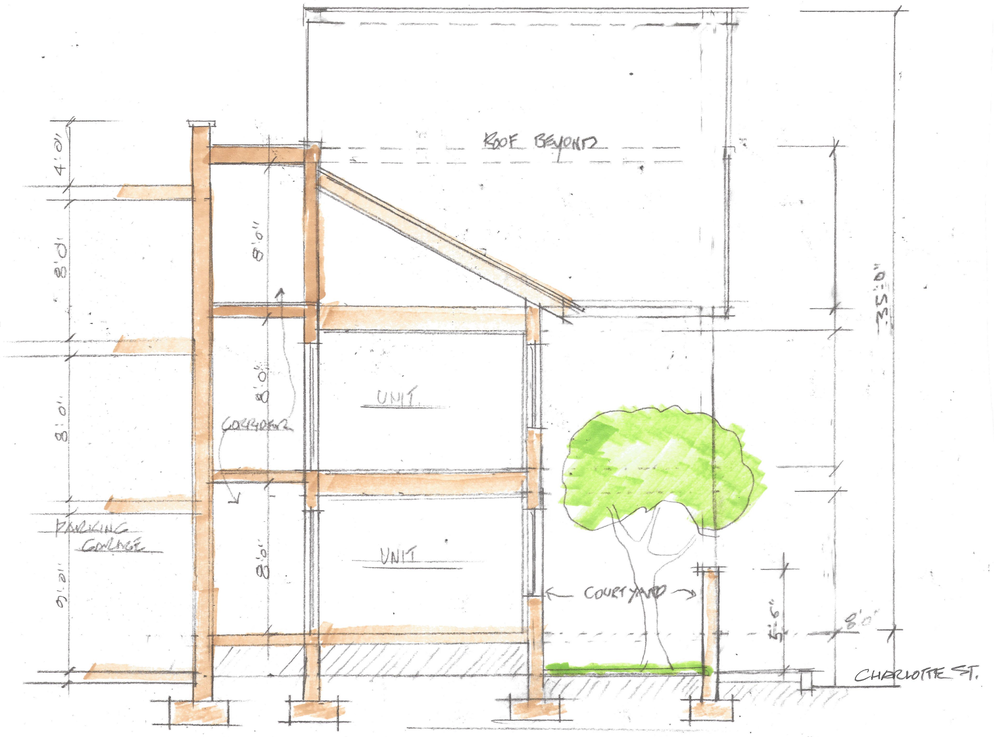
Date:
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Drawn:
File:

SHEET
A-4

Received January 3, 2025
Planning & Building Department



SECTION A



SECTION B

12-14-24

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

THE EXCHANGE HOTEL
24 CATHEDRAL

Date:
Scale: AS NOTED
Drawn: JT
File:

SHEET
A-5

FISHER KOPPENHAFER
ARCHITECTURE | INTERIOR DESIGN

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.

9104 Cypress Green Drive Jacksonville, FL 32256 Phone: (904) 367-0077 Fax (904) 367-0008
AA26000981 IB26000740

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

9104 Cypress Green Drive Jacksonville, FL 32256 Phone: (904) 367-0077 Fax (904) 367-0008
AA26000981 IB26000740

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

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

TYPE OF REQUEST:

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

IN THE MATTER OF:

Case No.:	HP2024-0055
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

Brad Beach

Print Name

HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

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

MICHELE FUDO
Commission # HH 448184
Expires September 26, 2027

Notary Public, State of Florida

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

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)

- [x] 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
- [x] New parking/walkways/other site features
- [ ] Exterior utility service/mechanical equipment

D. PAINT COLORS (check one)

- [x] 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 Appeal of staff determination	$200.00 + ads
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: Ellen Avery-Smith

Owner's Name: Kanti Patel Owner's Signature: Kanti Patel

CITY OF ST AUGUSTINE EST. 1565

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 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: _____

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

My Commission expires: Mar 30, 2026

Rev:120219 jw

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 Trinty 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 a 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.

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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

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PZB APPROVAL

Permitted Uses:

- Maximum of 120 Hotel Rooms.
- 30,000 sf of Hotel-related uses including restaurants retail and other spaces in existing 24 Cathedral Place building and additional Buildings on Charlotte Street.

Setbacks:

- Zero feet along Cathedral Place, Treasury Street and Charlotte Street

Building Height:

- Maximum 135 feet for existing 24 Cathedral Place building, with new buildings maximum 45 feet in height for no more than 50 percent of new buildings (three stories)

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PZB APPROVAL

Lot Coverage By Buildings:

- Maximum 100 Percent.

Public Benefits:

- Restoration of historic 24 Cathedral Place building; Construct streetscape improvements on Charlotte and Treasury streets adjacent to site at owner's cost; contribute $464,640 to City for streetscape improvements to section of Charlotte Street from Treasury Street to Avenida Menendez.

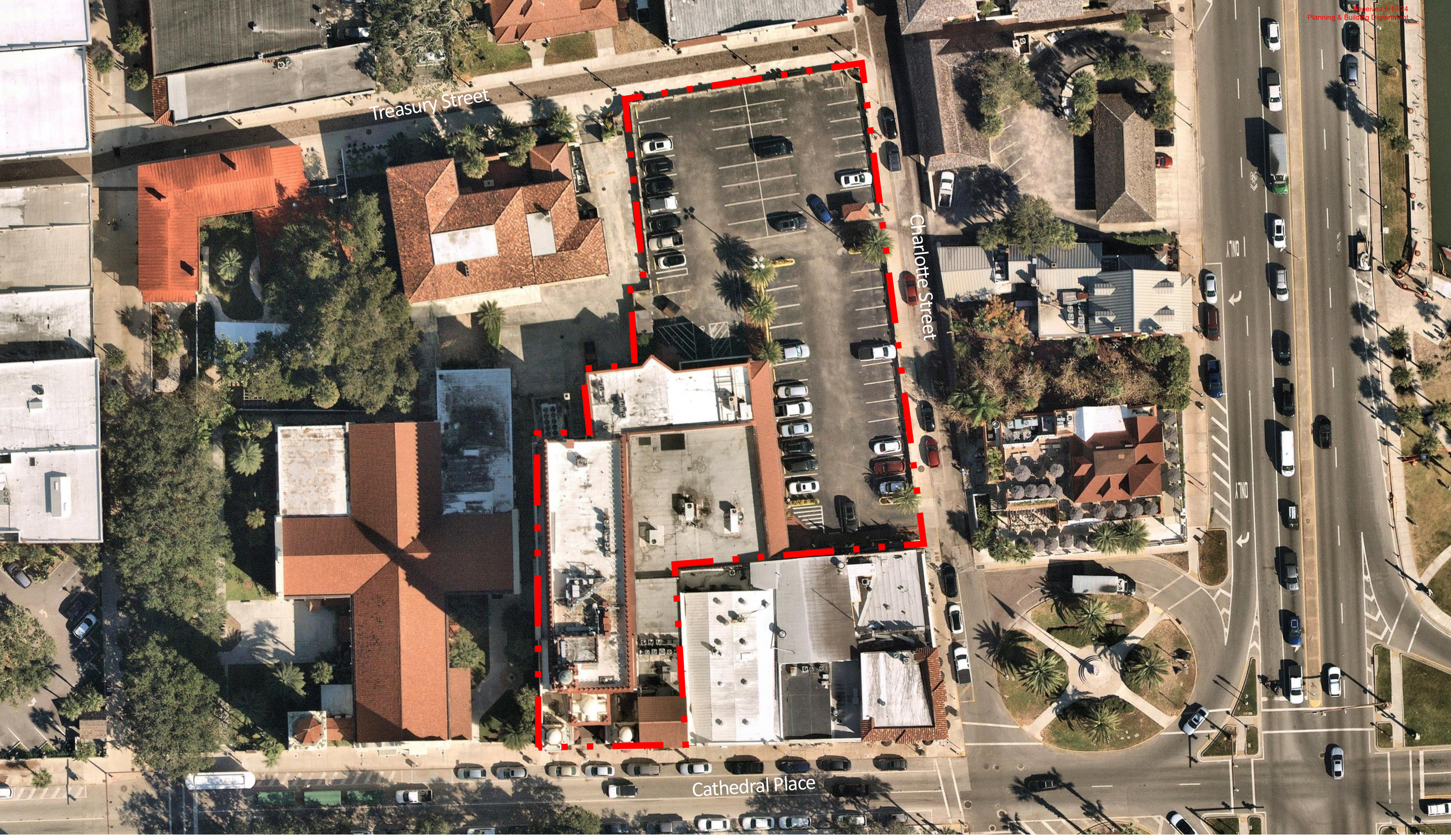
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Past HARB Meeting Comments

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

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The Exchange Hotel

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

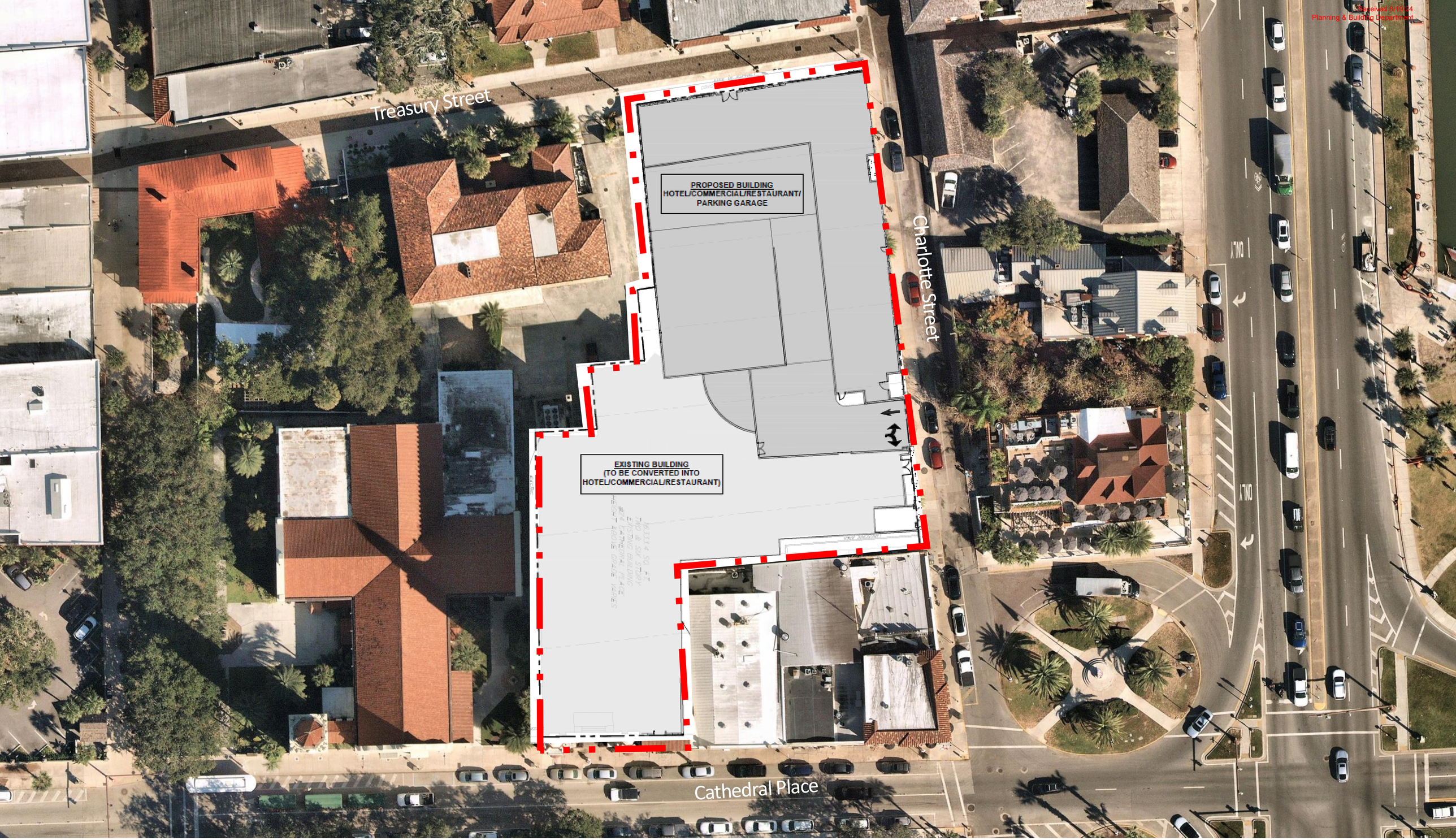
Existing Conditions

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The Exchange Hotel

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

Overview Plan with Context

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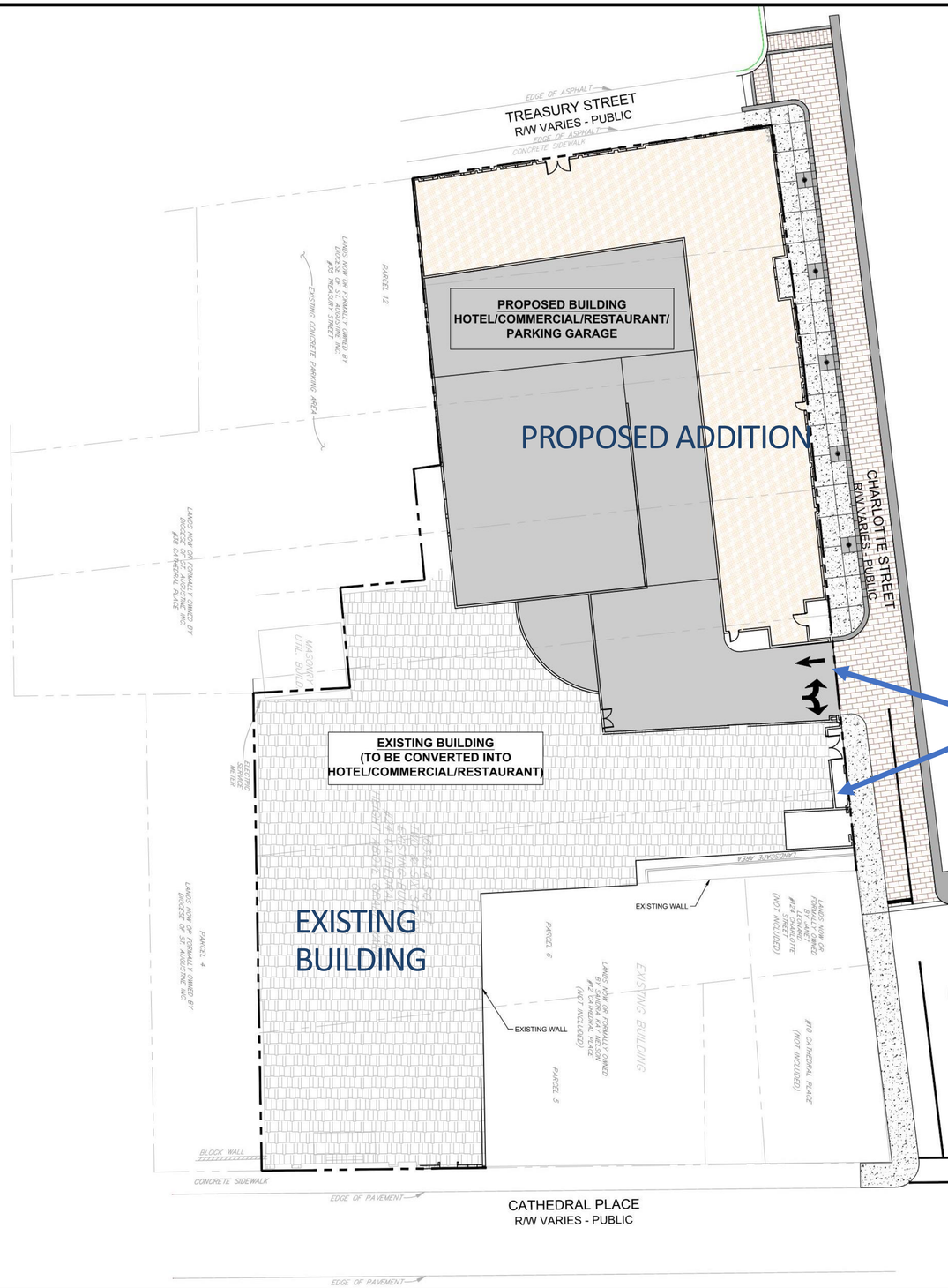








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HATCH LEGEND

	PAVERS
	CONCRETE
	EXISTING BUILDING
	PARKING GARAGE
	PROPOSED ROOMS

SITE DATA TABLE

TOTAL PROJECT AREA	41,842 SF	0.96 AC
NUMBER OF HOTEL ROOMS		120 (MAX.)
COMMERCIAL/RESTAURANT AREA		70,000 SF (MAX.)
PARKING SPACES PROVIDED		160 (MAX.)
ZONING		PUD
PARCEL NUMBER(S)		197160 0000, 197200 0000
911 ADDRESS		24 CATHEDRAL PL
FEMA PANEL NUMBER		12109C0318J
FLOOD ZONE		AE

JEREMY WILLIAM LOY
CA#34646 PE#70

MAVERICK ENGINEERING
10 WILLOW WINDS PARKWAY
ST. JOHNS, FLORIDA 32259
(904) 655-6687

REVISIONS

#	DATE	DESCRIPTION
X	XX-XX-XXX	XXXX
X	XX-XX-XXX	XXXX
X	XX-XX-XXX	XXXX
X	XX-XX-XXX	XXXX
X	XX-XX-XXX	XXXX

DRAWING BY: MS
DESIGN BY: JWC
CHECKED BY: JWC
DATE: 06-27-2023
PROJECT #: 2243

SITE PLAN
THE EXCHANGE HOTEL
CITY OF ST. AUGUSTINE
PREPARED FOR:
KASAM HOSPITALITY, INC.

1
OF 1



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

Overview Plan

08.16.24

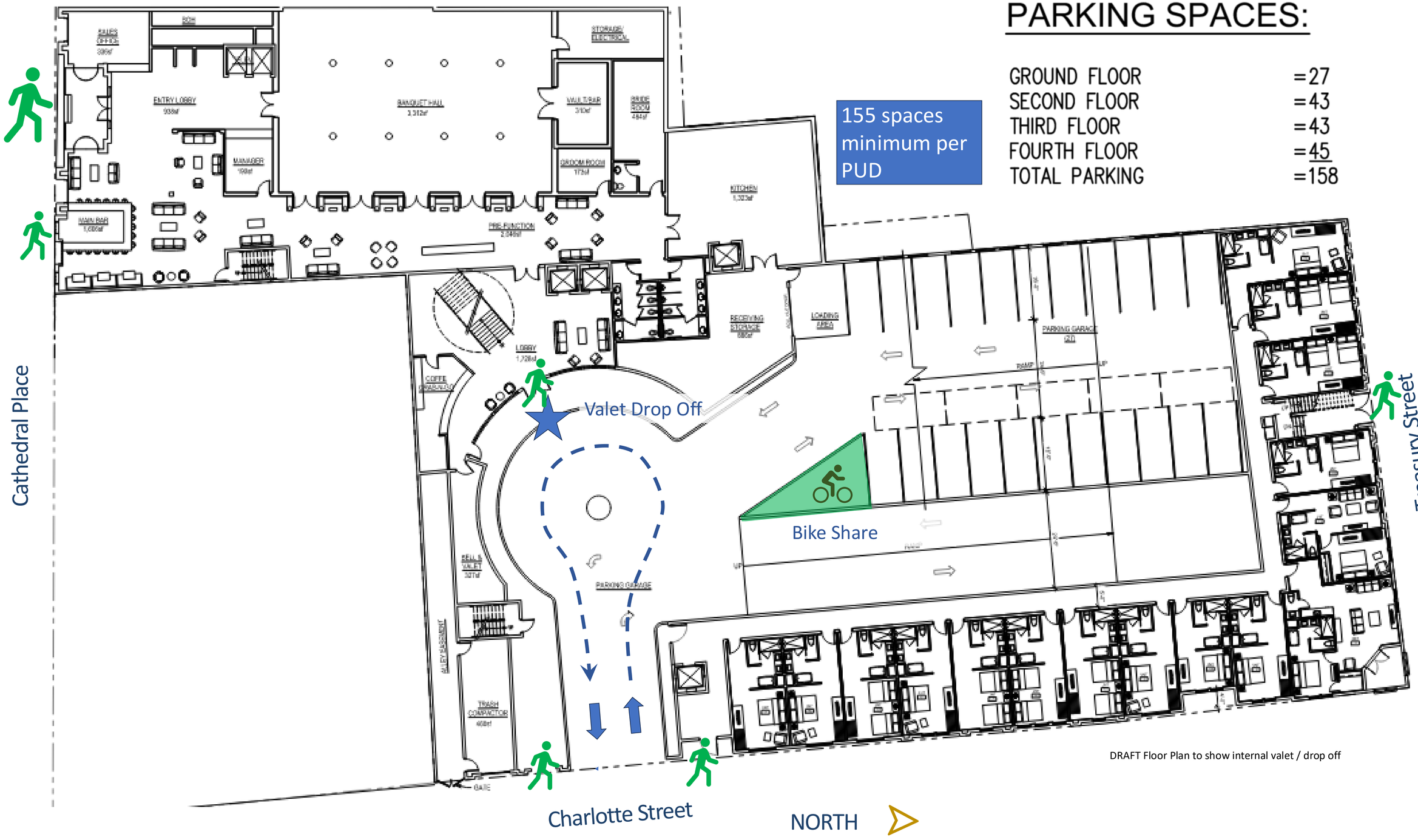
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PARKING SPACES:

GROUND FLOOR	=27
SECOND FLOOR	=43
THIRD FLOOR	=43
FOURTH FLOOR	=45
TOTAL PARKING	=158

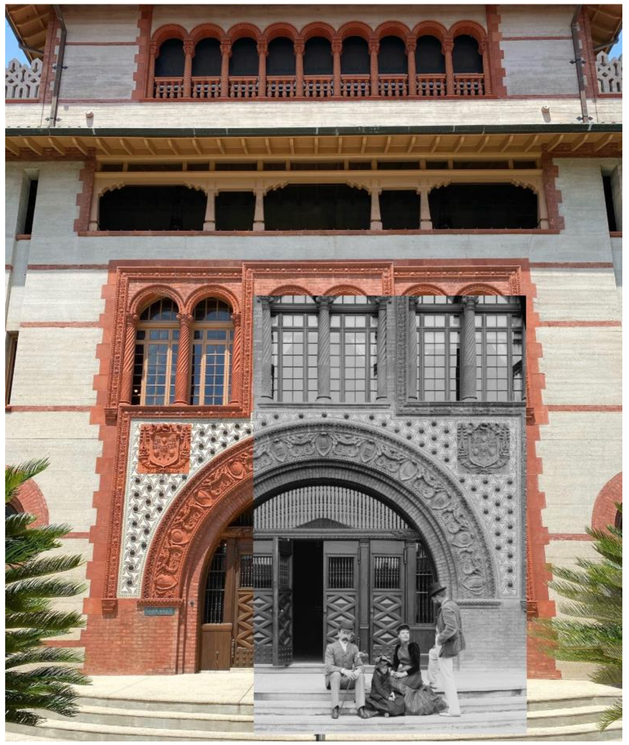
155 spaces minimum per PUD

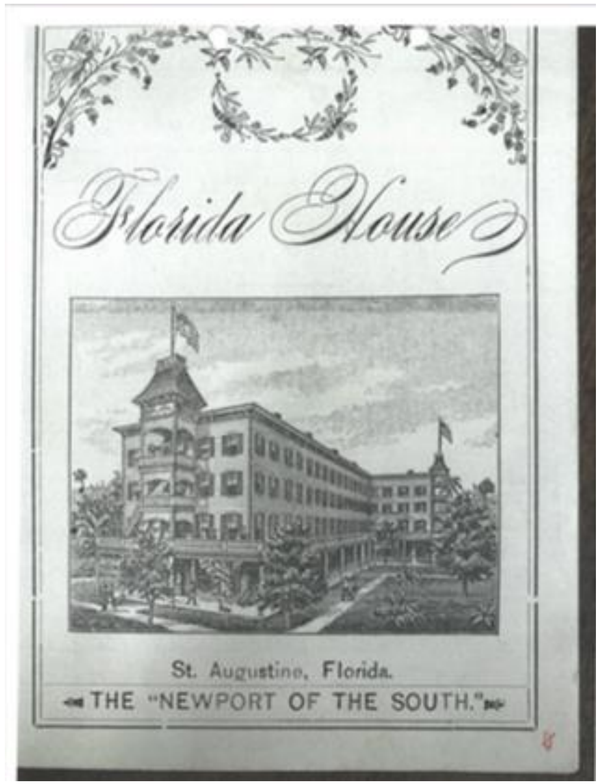


DRAFT Floor Plan to show internal valet / drop off

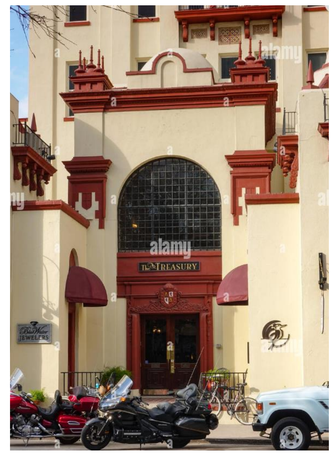
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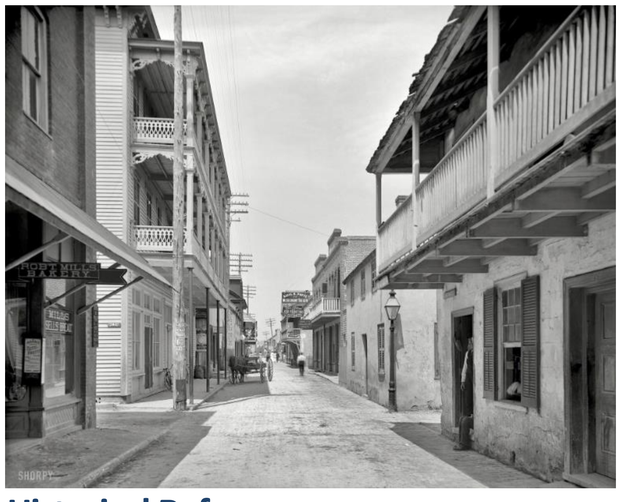
















The Exchange Hotel

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

Historical References

ARCHITECTURE

08.16.24

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25 Cathedral Pl
le macaron
French pastries
STATE LAW
STOP


NOTICE












63 Cordova St

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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

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The proposed building is slightly visible over the former bank building



The new structure completely blocks views from the bayfront

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Existing



The Exchange Hotel

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

Architecture

FACADE

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Today

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Architecture
FACADE

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The Exchange Hotel

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Architecture

FACADE

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Streetscape Plan Charlotte, Looking North

ARCHITECTURE

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Today

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Streetscape Plan Charlotte, Looking South

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The Exchange Hotel

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Streetscape Plan Treasury, Looking West

ARCHITECTURE

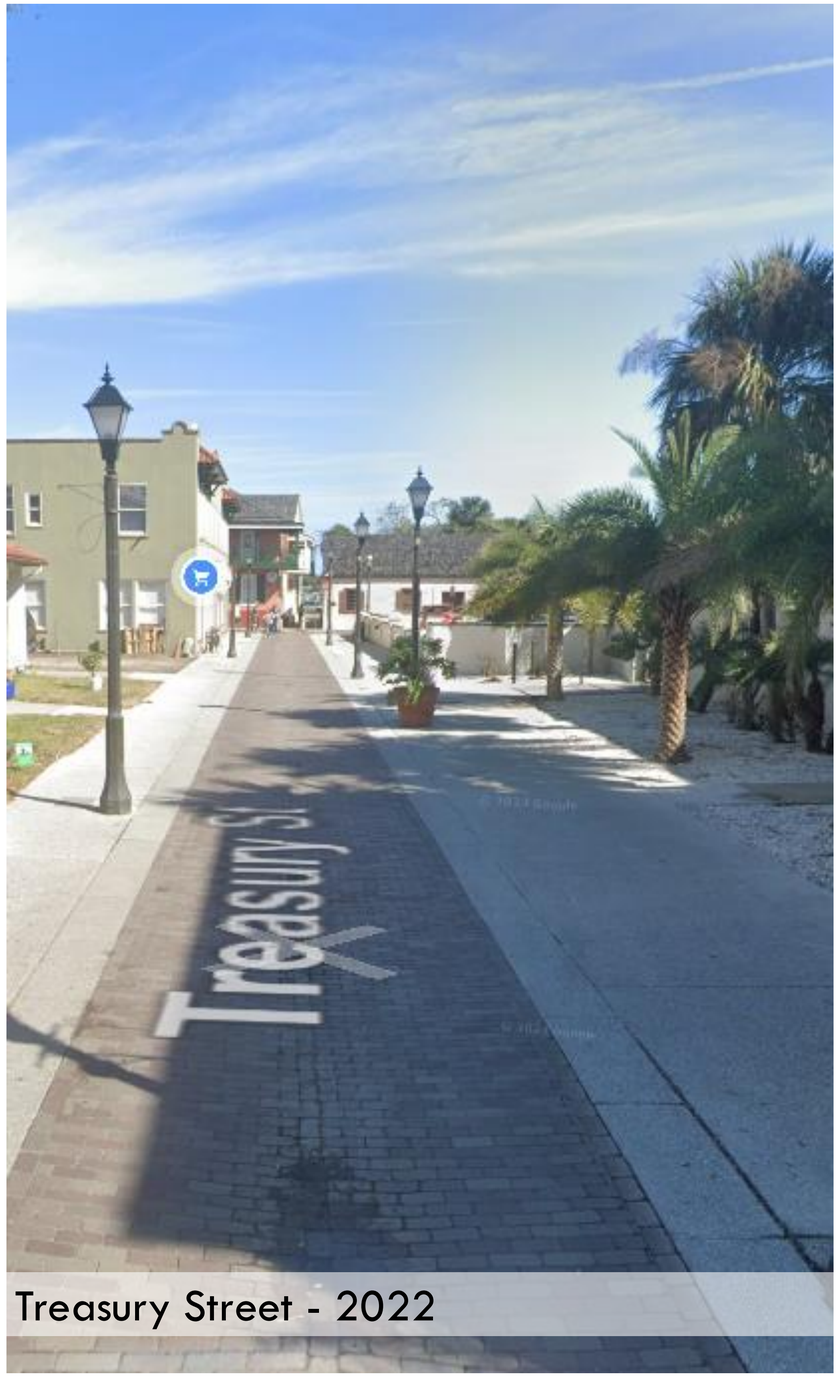
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Treasury Street - 2013



Treasury Street - 2022



Treasury Street - proposed

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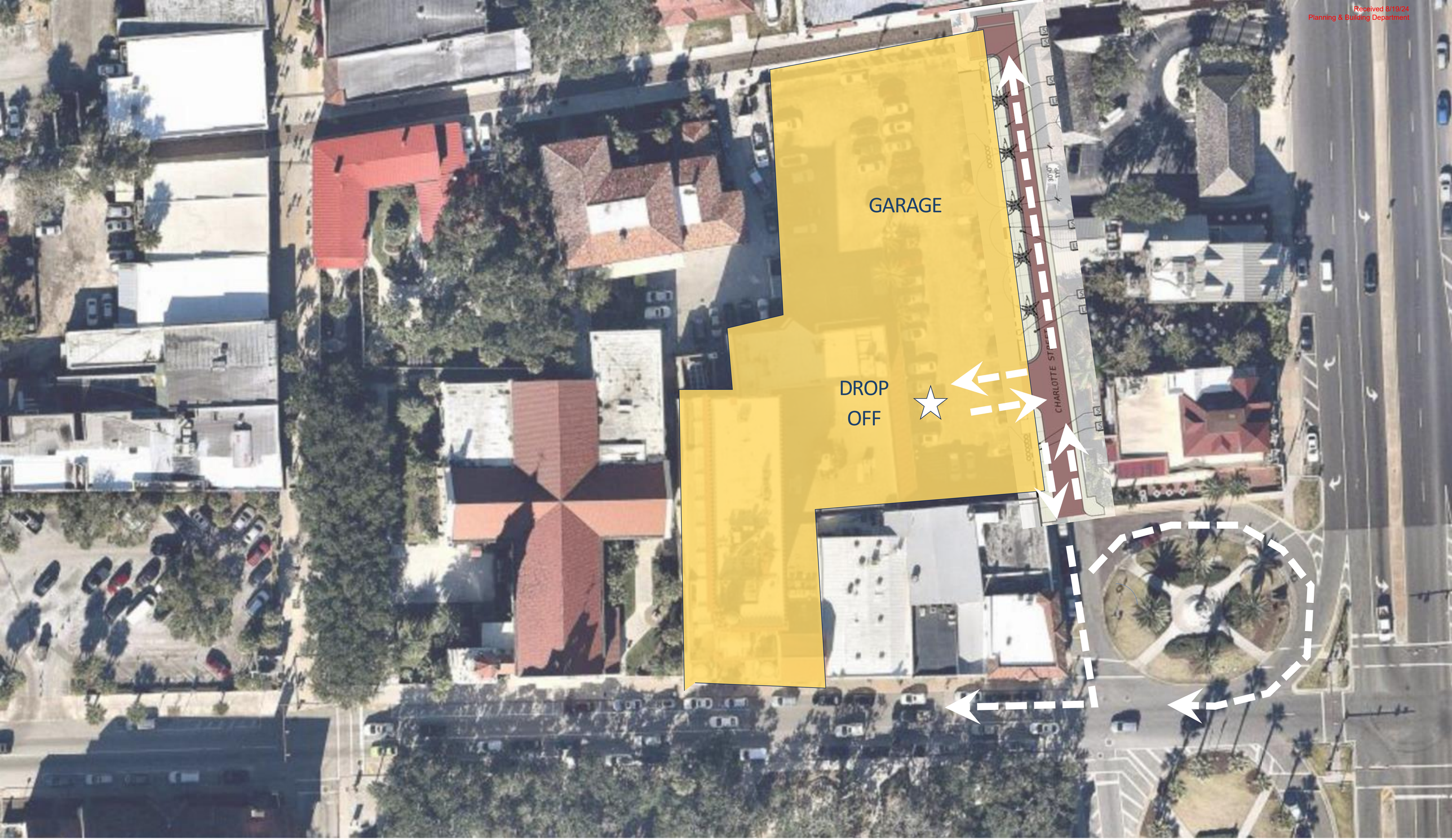
Site Operations: Current Orientation

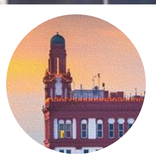
STREETSCAPE + SITE

08.16.24

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The Exchange Hotel

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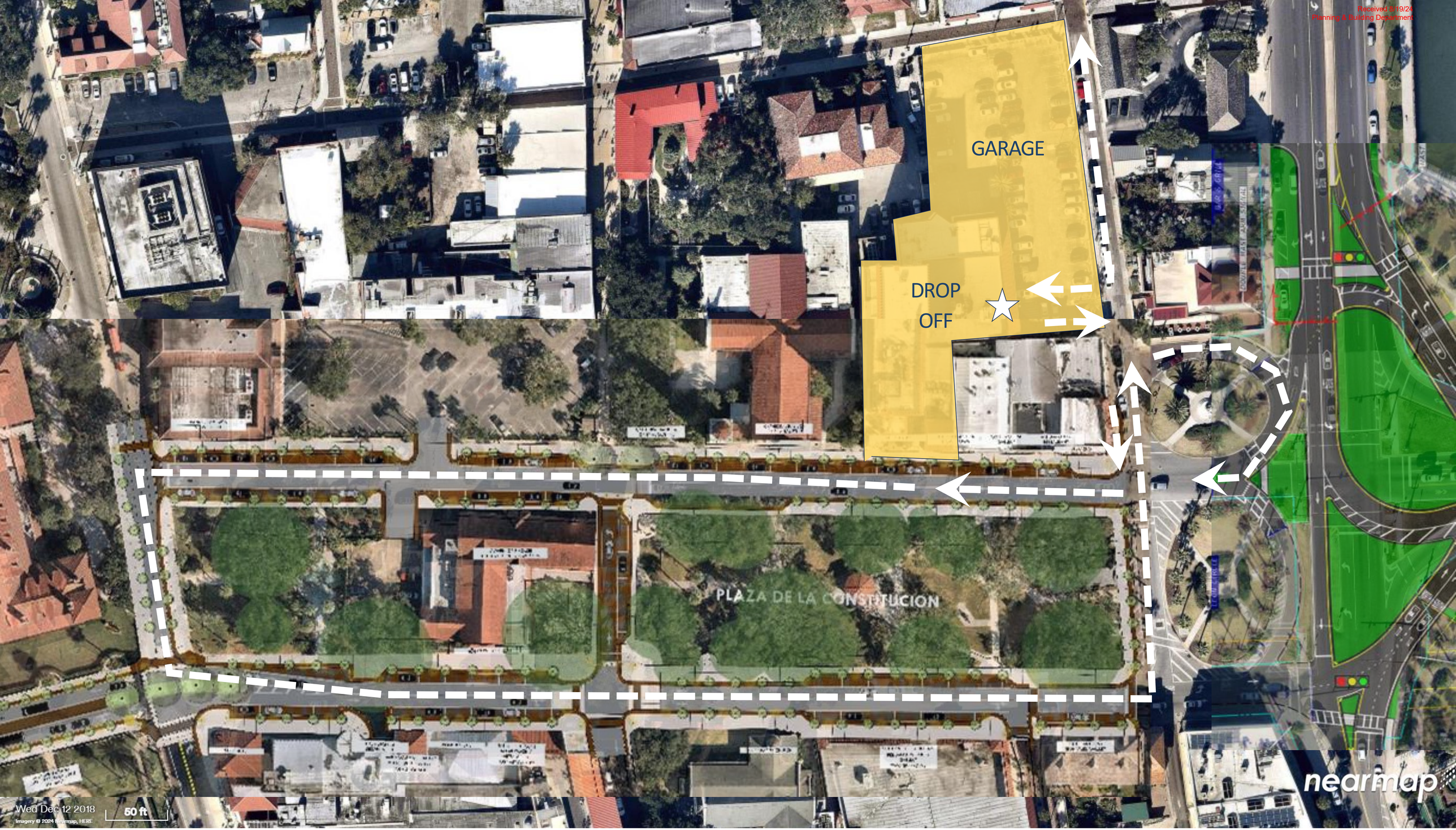
Site Operations: Current Orientation

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

Site Operations: After Cathedral / King Renovations

STREETSCAPE + SITE

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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

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KiNG STREET
The Best Mile in Florida
CITY OF STAUGUSTINE

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PUBLIC BENEFITS

- Publicly Available Parking
- Trash Compactor **for area businesses**
- Charlotte Street Streetscape + Landscape + Utilities
- Maintain and protect Historic “The Exchange” 24 Cathedral Structure
- Increased **tax revenue**

Tuesday, February 06, 2024

NOT FOR CONSTRUCTION; FOR COORDINATION, REVIEW, AND BIDDING PURPOSES ONLY.

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REFERENCE NOTES SCHEDULE

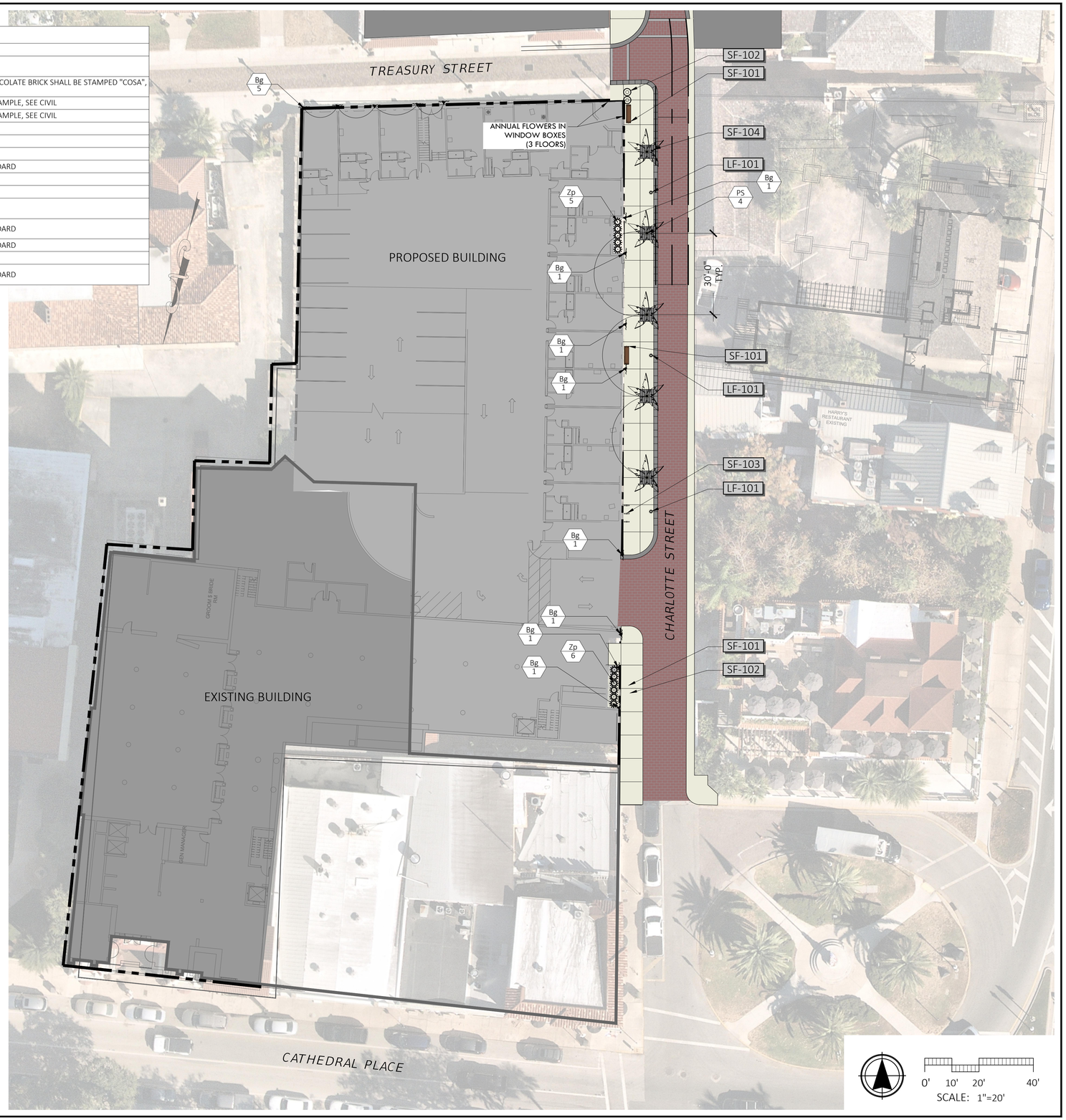
	HARDSCAPE					
SYMBOL	DESCRIPTION	QTY	DETAIL	FINISH/COLOR	MANUFACTURER/SUPPLIER	NOTES
HS-102	BRICK PAVING	3,917 SF		CUSTOM ST. AUGUSTINE BLEND	WHITACRE GREER	25% OF CHCOLATE BRICK SHALL BE STAMPED "COSA", SEE CIVIL
HS-103	COQUINA CONCRETE SIDEWALK	3,353 SF		NATURAL GREY		PROVIDE SAMPLE, SEE CIVIL
HS-104	COQUINA CONCRETE FLUSH CURB	298 SF		NATURAL GREY		PROVIDE SAMPLE, SEE CIVIL

	LIGHT FIXTURE					
SYMBOL	DESCRIPTION	QTY	DETAIL	DESCRIPTION	FINISH/COLOR	NOTES
LF-101	LIGHT POLE	3		CONC. POLE W/ACORN FIXTURE	BLACK	CITY STANDARD

	SITE FURNISHING					
SYMBOL	DESCRIPTION	QTY	DETAIL	COLOR/FINISH	MANUFACTURER/SUPPLIER	NOTES
SF-101	BENCH	3		CAST ALUMINUM, BLACK POWDER COAT	CANTERBURY INTERNATIONAL	CITY STANDARD
SF-102	LITTER + RECYCLE RECEPTACLES	4		BLACK POWDER COAT	LANDSCAPEFORMS	CITY STANDARD
SF-103	BIKE RACK	3		BLACK (BLK)	MADRAX	SEE CIVIL
SF-104	4` X 4` TREE GRATE	5		CAST ALUMINUM W/ BLACK POWDERCOAT	CANTERBURY INTL	CITY STANDARD

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	NATIVE	QTY
TREES							
	PS	PHOENIX SYLVESTRIS / WILD DATE PALM	B&B	15" MIN.	10` CT		12
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPREAD	NATIVE	QTY
SHRUBS							
	Bg	BOUGAINVILLEA GLABRA / PAPER FLOWER	30 GAL.	3` TRELLIS		NO	13
	Zp	ZAMIA PUMILA / COONTIE CYCAD	7 GAL.				11



ML+H
Marquis Latimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084
Ph 904.825.6747 www.halback.com
LA6667110 Qualifier

Fremont Latimer, RLA
Lic. #: LA6667218

DRAWN BY: #####

24 CATHEDRAL PLACE
ST. AUGUSTINE, FLORIDA
HARDSCAPE PLAN

SYM	DESCRIPTION	DATE
	PZB SUBMITTAL	06/28/23

SIZE: ANSI D
PRIME PROJECT #: XXXXXXX
ML+H PROJECT #: 23.21.0

DRAWING NO.: L-2.1

C:\Users\FremontLatimer\Marquis Latimer + Halback, Inc\ML+H Projects - Folders\00 Projects\23\23.21.0 24 Cathedral\05 CAD\23210_HARDSCAPE.dwg

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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

COPY

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:"

W I T N E S S E T H : 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".

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

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 Gurose

Printed Name: Angela Edwards

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

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

By: _____
Scott McWhorter, Manager

COPY

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)
) ss
County of SUMMIT)

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 ~~California~~ UTAH that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

BECKY GIAUQUE
NOTARY PUBLIC-STATE OF UTAH
COMMISSION EXP. 09/13/2020
COMMISSION NO. 690657

Signature _____ (Seal)

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.

Copy

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.

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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:"

W I T N E S S E T H : 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:

COPY

(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".

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Planning & Building Department

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

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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 Garcia

Printed Name: Angela Edwards

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

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)
) ss
County of Summit)

COPY

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 ~~California~~ UTAH that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

BECKY GIAUQUE
NOTARY PUBLIC-STATE OF UTAH
COMMISSION EXP. 09/13/2020
COMMISSION NO. 690657

Signature _____ (Seal)

Received 8/19/24
Planning & Building Department

EXHIBIT A
to
Special Warranty Deed

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Planning & Building Department

EXHIBIT B
to
Special Warranty Deed

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   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.

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6. Existing unrecorded leases and all rights thereunder of the lessees, and of any person claiming by, through or under lessees.

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St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

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	18.872
Acreage	0.850
Homestead	N

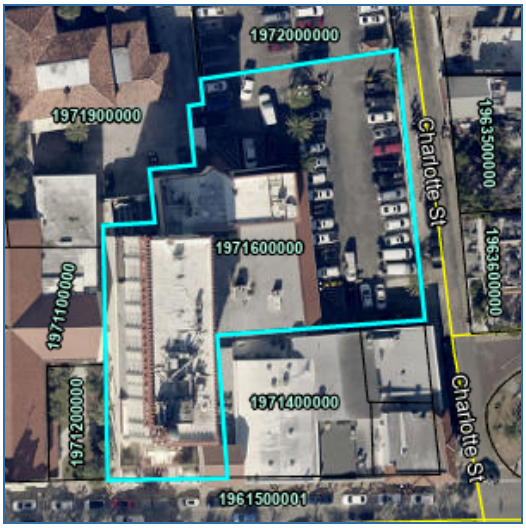
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Owner Information

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

Map



Valuation Information

	2024
Building Value	$6,693,955
Extra Features Value	$136,452
Total Land Value	$2,218,020
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$9,048,427**
Total Deferred	$462,710
Assessed Value	**$8,585,717**
Total Exemptions	$0
Taxable Value	**$8,585,717**

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	$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
2013	$1,073,850	$63,253	$1,513,494	$0	$0	$2,650,597	$2,650,597	$0	$2,650,597

Building Information

Building 1
Building Value $3,748,686
Year Built 1928
Actual Area 29220
Conditioned Area 27921
Use Office Building (Multi-Story) Class A
Style 04
Exterior Wall Concrete Stucco

Roof Cover Built Up, Clay Tile
Roof Structure Rigid Frame
Interior Flooring Carpet, Ceramic Tile
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms
Baths

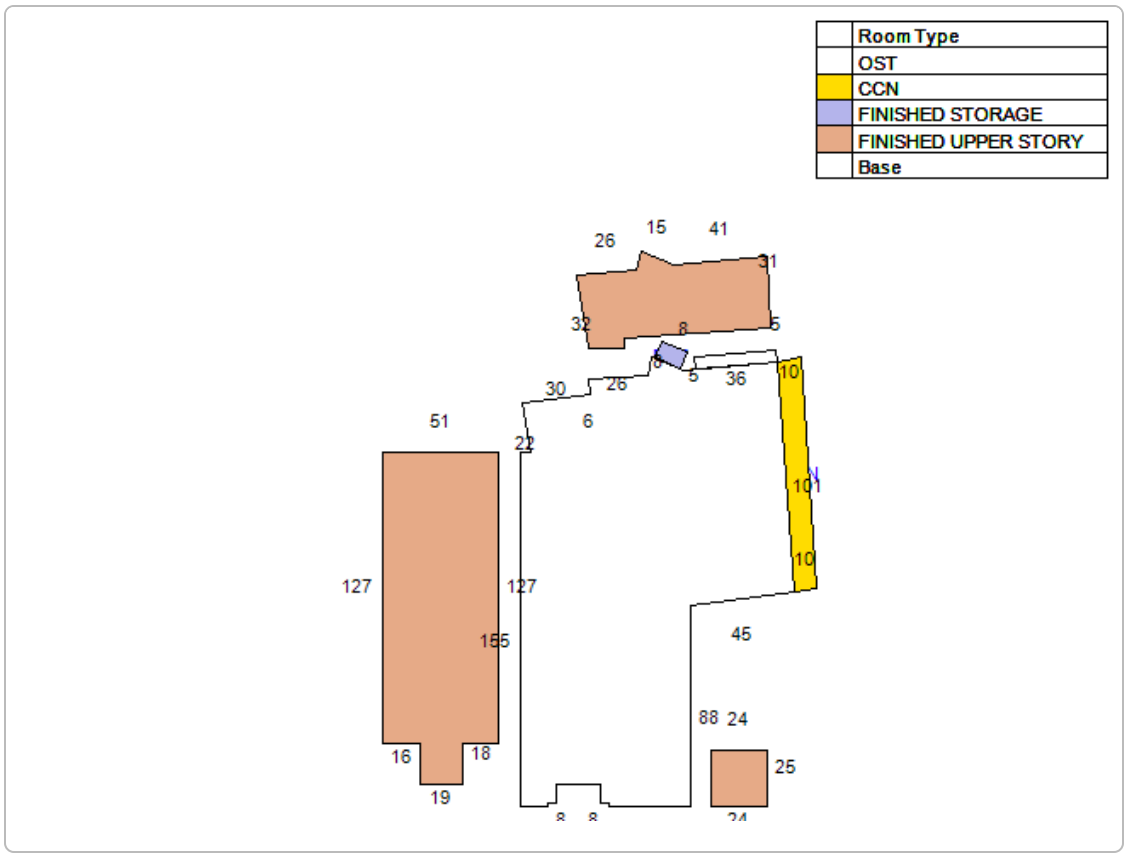
Description	Square Footage
BASE AREA	17911
FINISHED UPPER STORY	2591
FINISHED STORAGE/UTILITY	92
FINISHED UPPER STORY	6819
FINISHED CANOPY	1024
OUTSIDE STAIRS	183
FINISHED UPPER STORY	600
Total SqFt	29220

Building 2
Building Value $2,945,269
Year Built 1928
Actual Area 26035
Conditioned Area 26035
Use Office Building (Multi-Story) Class C
Style 04
Exterior Wall Concrete Stucco

Roof Cover Clay Tile
Roof Structure Rigid Frame
Interior Flooring Carpet, Ceramic Tile
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms
Baths

Description	Square Footage
BASE AREA	26035
Total SqFt	26035

Sketch Information





Extra Feature Information

Code Description	Status	Value
Sprinkler Wet (COM)		59621
Masonry Wall (Mix)		5818
Concrete Paving - Under 8" (COM)		5760
Asphalt Paving (COM)		18900
Curb (COM)		3072
Handicap Ramp (COM)		1404
Pole Light (COM)		8400
Storage Building (Mix)		977
4+ Passenger Elevator (Mix)		32500

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 PTNRSHP	FNB PROPERTIES INC
	12/1/1985	$1,800,000.00		693	154	Q	I		DAVIS-STOVAL LIMITED PTNRSHP
	12/1/1985	$0.00		693	152	U	I		

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
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Last Data Upload: 8/17/2024, 3:02:44 AM

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St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

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	18.872
Acreage	0.210
Homestead	N

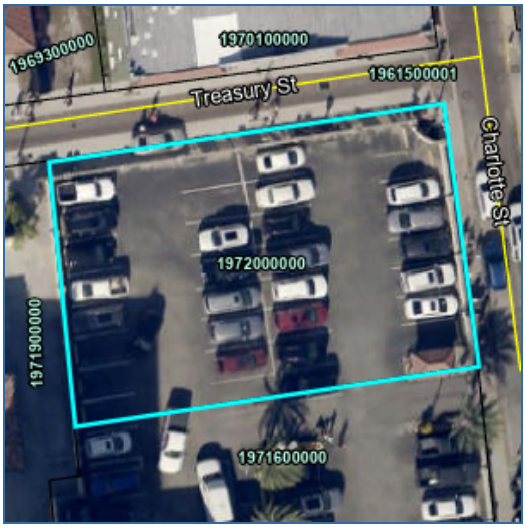
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Owner Information

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

Map



Valuation Information

	2024
Building Value	$0
Extra Features Value	$33,114
Total Land Value	$614,250
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$647,364**
Total Deferred	$41,114
Assessed Value	**$606,250**
Total Exemptions	$0
Taxable Value	**$606,250**

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	$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
2013	$0	$31,987	$122,118	$0	$0	$154,105	$154,105	$0	$154,105

Extra Feature Information

Code Description	Status	Value
Asphalt Paving (COM)		13986
Pool House (Mix)		2055
Masonry Wall (Mix)		7448
Masonry Wall (Mix)		2903
Curb (COM)		1052
Pole Light (COM)		2590
Pole Light (COM)		3080

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 PTNRSHP	FNB PROPERTIES INC
	12/1/1985	$1,800,000.00		693	154	Q	I		DAVIS-STOVAL LIMITED PTNRSHP

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
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CITY OF ST AUGUSTINE

MEMORANDUM

To: Historic Architectural Review Board

Date: February 20, 2025

Re: Planning and Building Permits – Historic Preservation Districts

During the month of January 2025, the Planning and Building Department issued the following permits for projects meeting pre-approved guidelines and/or HARB approved plans.

REPAIR MAINTENANCE AND NEW CONSTRUCTION

174 Avenida Menedez (Replacement of 3 windows and replace any bad, rotten wood & plywood sheeting as needed without altering structural and original frame design.)

64 Carrera Street Bldg 1 & 2 (Tear off and install 1st Coast 5V Crimp, FL24397.3.)

20 Cuna Street (Re-roof two story section of building with Tapershawn Cedar Shakes and lower one story section with GAF Asphalt shingles.)

60 Cuna Street (The repairing of the porch.)

28 Macaris Street (New addition of garage and second story over garage to connect to existing home.)

237 Riberia St (Re-roof shingle to shingle, FL30310.1.)

66 Saragossa Street (Raising the building out of the floodplain and building new footings and piers only.)

143 Saint George Street (Remove existing metal panels and replace to match original historical style.)

294 Saint George Street (Remove existing shingles and replace with architectural shingles.)

DEMOLITIONS

120 Avenida Menendez (Demolition of in ground pool, fill with dirt and compact.)

SIGNS

22 Marine Street (St. Augustine Art Association: Sign replacement of two (2) bracket signs 3' x 2' total of 6sf each.)

18 Saint George Street, Ste A-C (Beef Jerky Experience & St. Augustine Peanut Butter Co: Installation of two (2) hanging signs off one bracket 3sf each for a total of 6sf.)

18 Saint George Street, Ste D-E (Serenity Blue: Installation of one (1) wall mounted sign on gate 3' x 2' total of 6sf.)

65 Saint George Street (Treasure Chest Games: Hanging sign 16" x 16" total 2.25sf.)

Kaoli Dickinson
Planning & Building Clerk