CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

****AMENDED****

AGENDA

MONDAY, MAY 19, 2025 - 1:00 PM

ALCAZAR ROOM

1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
   a) January 22, 2025 - Special Meeting
   b) March 20, 2025 - Regular Meeting
4. Modification and approval of Agenda
5. Recommended Expedited Hearing Items (to be recommended one week in advance)
6. Certificate of Appropriateness for a Historic Preservation Ad Valorem Tax Exemption

   a) HP2025-0029 — Justin and Krista Ahmad - Applicant & Owner
   66 Saragossa Street
   To amend the approved Part II of a Historic Preservation Ad Valorem Tax Exemption application for the elevation and proposed rehabilitation of a residential building constructed c. 1904-1910 that is recorded in the Florida Master Site File and a contributing building to the Model Land Company National Register Historic District, to include modifying the existing enclosed front porch and dormer elements on the front facade.

7. Certificate of Appropriateness

   a) HP2025-0031 CONTINUED FROM APRIL 17, 2025 — St George Street Ventures LLC - Applicant & Owner
   52 St. George Street
   For wholesale replacement of second and third story windows with a different material.

b) HP2025-0037
Patricia Dobosz - Applicant
My Tato, LLC - Owner
105 Marine Street
For after-the-fact and future window replacement and fenestration changes.

c) HP2025-0016
CONTINUED FROM
MARCH 20, 2025
Casey Tafuri - Applicant
Chip Shot Properties L.L.C. - Owner
32 St. Francis Street
For after-the-fact fenestration changes, including wholesale window replacement on the sides and rear; and, to replace an existing canopy on the east elevation, modify front balcony decking, reconstruct the rear access stairs with a new configuration, change stucco finish from rough to smooth, and modify the existing detached garage structure.

8. Certificate of Demolition and Partial Demolition

*a) HP2025-0028
CONTINUED FROM
APRIL 17, 2025
WITHDRAWN BY APPLICANT
New Direction Construction LLC - Applicant
Robert P. Jr. & Angela N. Hrdlicka - Owner
27 Lovett Street
For partial demolition of a residential building, constructed c. 1917-1924, that is recorded in the Florida Master Site File and contributing to the Lincolnville National Register Historic District, to include wholesale replacement of siding and windows with new materials and designs.

b) HP2025-0036
Reiter Roofing, Inc. - Applicant
Peter Schirduan - Owner
19 Sevilla Street
For partial demolition of a residential building, constructed c. 1917-1922, that is recorded in the Florida Master Site File and contributing to the Model Land Company National Register Historic District, including replacement of existing roof material with a different material and design.

c) HP2025-0033
Gloria Daniele - Applicant and Owner
58 Riberia Street
For partial demolition of a residential building, constructed c. 1962, that is recorded in the Florida Master Site File and contributing to the Model Land Company National Register Historic district, including replacement of the existing decorative metal porch posts and railings with a new material and design.

*d)	HP2025-0025 CONTINUED FROM APRIL 17, 2025 REQUESTING CONTINUANCE TO JUNE 18, 2025	A V S Builders, Inc. - Applicant Elliot C. Pacetti & Wanda L. Wicker - Owner 24 Macaris Street To demolish 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.
e)	HP2025-0038	Eric Shiendling - Applicant Kalil Land LLC - Owner 95 Chapin Street For demolition of a residential building constructed c. 1925 that is not recorded in the Florida Master Site File or located in a district.
f)	HP2025-0041	John Valdes & Associates, Inc. - Applicant Danmac LLC - Owner 156 Avenida Menendez To demolish a residential building, constructed c. 1839, that is recorded in the Florida Master Site File and contributing to the St. Augustine National Register Historic District.

9. Planning and Building Staff Communications
   a) Staff Approved Permits Report
10. Other Business
   a) Letter of support request for DHR Small Matching Grant
   b) Legislative Updates
   c) Happy Preservation Month! (and related updates)
11. Next Scheduled Meeting Date(s):
   a) Wednesday, June 18, 2025 - Regular Meeting (day changed due to holiday conflict)
12. Adjournment

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

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

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

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Special Meeting
January 22, 2025

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, January 22, 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

---

2. General Public Comments for Items not on the Agenda

none

3. Review and Discussion of Application

3.(a) Opinion of appropriateness

HP2024-0055- Rogers Towers, P.A.- Applicant Kasa, Hospitality, Inc.- Owner 24 Cathedral Place/Charlotte Street
Continued from September 18, 2024

To construct three-story 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.

Main Objectives for Today's Discussion:

1. **Project history and overview**
2. **Discussion of architectural style for project**
3. **HARB consensus on architectural styles for project**
4. **Discussion of other architectural details**
5. **Discussion of other outstanding items**

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.

Freemont Latimer, Les Thomas, Mike Koppenhafer, and Kanti Patel were sworn in for the record.

Mr. Koppenhafer reviewed the history of the project, including the interaction with the HARB. He expressed the desire to bring everyone concerned onto the same page with the new design proposals. He presented revised drawings for the board to see and evaluate, highlighting the addition of courtyards and the change of the elevation to look more colonial style than mediterranean.

Les Thomas gave additional review of the revised plans saying that he used the same style that would be used for the HP-2 district on one side of the building. He felt that it provided a softer appearance for the building and was less imposing. He said that the front of the building, with the entrance to the parking garage, needed to stay mediterranean to be more cohesive.

Mr. MacDonald said that he was encouraged by the new designs. He explained the format that was to be used in this special meeting.

Ms. Avery-Smith reminded all, for the record, that this project was zoned PUD and HP-2 was not the zoning for the property.

The Board presented their Ex Parte Communication.

Public hearing was opened.

Melinda Rakoncay said that the PUD was in the heart of the National Register St. Augustine Town Plan district. She was concerned that the height of the building would block visibility of the Exchange Bank building from Charlotte Street. She felt that archeological property would be lost as well as the streetscape of Charlotte Street. She was concerned that the property, as previously presented, would create a canyon effect on the street and wanted to see more of the Spanish style courtyards. She thought that reducing the number of hotel rooms would open the project to less massing and scale.

Georgeanne Gillespie said she rented office space in the building prior to Mr. Patel purchasing the property and felt that he had made it difficult to maintain businesses in the building. She did not like the prospect of additional street traffic.

Sandra Parks spoke of her past service on the city commission. She explained that she was a part of the commission that had crafted the standards to maintain the historic value in the city. She said that the mass of the proposed building was not out of character with the tower that already existed on the property and she went on to say that there was no longer a need in the city for office buildings and rather than have a building that was underused, the proposed project would bring in new revenue for the city. She supported the project as a good compromise of ideas.

Terra Owens spoke in support of the project and said she appreciated the fact that the parking space would be masked.

Leslee Keys said that she had met with Kanti Patel regarding the project. She pointed out that the Anderson Circle had one of the two World War One memorials and wanted to keep it intact. She said that the lobby of the building would remain intact. She introduced the Ad Valorem Tax Exemption as a possibility for the project.

Ms. Courtney read into the record two emails that had been sent to the Historical Review department. She said the St. Augustine Archeological Association stated that the proposed hotel and garage was located within archeological zones that could have an adverse impact on the cities irreplaceable, non-renewable resources and asked the city to not approve the project until proper plans had been provided. She said the second email stated concerns with the scale of the project.

Public hearing was closed.

Mr. MacDonald advised that the underground parking had been removed from the plans and confirmed that there would be a plan presented for the archeological portion of the project. He gave some ideas for how to approach the proposed construction with care to mitigate any damage to older buildings in the area.

Mr. Koppenhafer provided his rebuttal.

DRAFT

Mr. MacDonald asked about the plan for the Anderson Circle and Ms. Duncan asked for a site plan.

Mr. Latimer reviewed the proposed streetscape for the board, saying that the Anderson Circle would be untouched.

Mr. Thomas explained that the building would be constructed one foot off the property line.

The Board discussed:

Ms. Potter asked for clarification of the plans for the hotel rooms. She confirmed the proposed design to showed two story and two- and one-half story buildings.

Mr. Beach thought the design was moving in the right direction and had a softer look. He liked the two and a half stories and said it was a better fit than three stories; however, the three story mediterranean style near the entrance to the garage was okay. He asked if the porches would be acceptable if the building was one foot off the sidewalk. He questioned how the pedestrian could be engaged on the sidewalk and wanted to know if there would be any opportunity to engage the public with perhaps a small café, or something for the public to use to activate the pedestrian streetscape.

Mr. Weaver mentioned the town plan and how the building was in the middle of that plan. He envisioned a mixed use to include commercial, religious and governmental. He pointed out that this was a densely developed area of the city and had been for many years; many of the buildings had a one hundred percent lot coverage. He said that the style of HP-2 was the topic of discussion, as well as trying to define that style for the developer. He highlighted the guidelines that dictated what should be considered when building in this area.

Mr. MacDonald said that previous renderings had too much mass and scale. He thought that the new drawings were an improvement.

Mr. Koppenhafer explained the mediterranean style of architecture and how it was historically a larger presentation.

Mr. Weaver continued and listed the issues that had come from the previous meeting such as the height of the building, no pergolas, and others.

Ms. Duncan thought the new design was very thoughtful of the style of what was part of the Plaza as well as what was part of Charlotte Street. She asked if the second and third floors above an alleyway would be left open so that there would be a view-scape through to the other side. She wanted to be sure that there would be features for the public to experience. She said courtyards in St Augustine were a defining feature and there were no gates to the courtyards. She liked the three story near the parking garage; however, she wanted to see the two and two and a half story section to be developed to give more depth to the structure.

Mr. Thomas advised that the walls around the gardens would have gates; however, they would be part of the hotel and pedestrians would not necessarily be able to utilize the space.

Mr. MacDonald said that the design fit well with the other buildings in the area. He commented on the fact that the trash receptacles on Charlotte Street would be gone with the addition of the trash compactor in the hotel.
Mr. Patel advised that with the current design, the hotel would be profitable.

Ms. Duncan asked where the reception area for guests was located.

Mr. Koppenhafer explained the entrances to the hotel reception for the guests.

Mr. MacDonald said that the mass of the project had been the problem but seemed to have been fixed. He advised the applicants that if the Ad Valorem Tax Exemption became the reality for the Exchange building,

the inside of the building would be protected. He did not think that there would be any problem with the hanging balcony.

Mr. Weaver confirmed that any Ad Valorem would only apply to 24 Cathedral, not the new construction.

Ms. Avery-Smith advised the Board that they were seeking consensus regarding architectural design.

Mr. Koppenhafer added a few questions that he needed to have answered.

Mr. MacDonald polled the Board for consensus to accept the presented conceptual design and all the Board members agreed.

Ms. Potter added that the AGHP advised that any new construction should complement historic architecture.

Mr. Koppenhafer reviewed the points listed in the agenda and confirmed that they had been satisfactorily answered.

There was a brief discussion about the landscape plan to be sure that the Board approved of the Sylvester Palms on Charlotte Street.

MOTION

Mr. Weaver MOVED to CONTINUE application HP2024-0055 to a date uncertain. The motion was SECONDED by Mr. Beach.

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

4. Other Business

5. Adjournment

There being no further business, the meeting was adjourned at 4:12 P.M.[1]

_____

Brad Beach, Chairperson

[1] Transcribed by Michele Fudo

DRAFT

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting
March 20, 2025

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, March 20, 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
Absent: Brad Beach, Vice-Chairperson (Excused)
Paul Weaver, III
Catherine Duncan
Linda Potter
Randall Roark (Alternate)

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

---

2. General Public Comments for Items not on the Agenda

Ms. Courtney presented Robert "Bob" Nawrocki, the Chief Librarian for the St. Augustine Historical Society's Research Library for the past fifteen years, with a special recognition award for his contributions to the city.

Mr. Weaver offered his personal thanks to Mr. Neurocki.

3. Approval of Minutes

none

4. Modification and approval of Agenda

6.a. was withdrawn by the applicant
6.b. requested continuance to the April 17, 2025 meeting

MOTION

Mr. Weaver MOVED to APPROVE the modifications to the Agenda including item 6.a HP2024-0079 56 Charlotte Street being withdrawn; Item 6.b HP2024-0081 47 Abbott Street would be continued to the April 17, 2025 meeting. The motion was SECONDED by Ms. Duncan.

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

5. Public Comments related to Expedited Hearing items:

5. (a) Certificate of Appropriateness HP2025-0018 – Les Thomas, Architect – Applicant
Patrick and Melissa Sullivan – Owner
103 Marine Street

To add a two-story covered porch addition and over-door canopies to the existing garage apartment structure.

Ms. Seymour read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can APPROVE a Certificate of Appropriateness at 103 Marine Street if the HARB finds that the scope of work meets the Secretary of the Interior's Standards for Rehabilitation #9 as a

compatible contemporary design and alterations to the garage apartment are not visible from the street.

Ex Parte Communication: None

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

The Board Discussed:

There was consensus with the Board for approval.

MOTION

Ms. Duncan MOVED to APPROVE Certificate of Appropriateness HP2025-0018 at 103 Marine Street. The motion was SECONDED by Mr. Weaver.

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

5. (b) Certificate of Demolition HP2025-0010 – Elev8 Demolition – Applicant Sandra Russaw Fluitt, Jaqueline Russaw Allen, & Joyce Russaw Browne – Owner 53 Evergreen Avenue

To demolish a residential building, constructed c. 1950 that is recorded in the Florida Master Stire File and not located in a district..

Ms. Seymour read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can APPROVE a Certificate of Demolition at 53 Evergreen Avenue because it is not a local landmark or otherwise designated as a historic building.

Ex Parte Communication: None
19 certified notices were sent, 0 were returned in favor, 2 were returned opposed and 2 had comments.

Mr. MacDonald advised the Board that the owners were not able to attend the hearing. He said that four letters had been received, two being opposed, and he also had questions for the applicant. He thought the application should be continued.

Mr. Weaver said that his experience in his time on the board, was that if the applicant was absent, the item would be continued.

Ms. Lopez wanted to keep the hearing complete. She advised that the board should not open the hearing unless the board was willing to hear any testimony and decide the application, she said that the applicant would not be able to provide a rebuttal or cross examine. She felt that a continuation was appropriate.

Ms. Duncan thought that because this item was on the expedited agenda, there were too many questions and perhaps the item should be moved to the regular agenda.

Mr. Weaver stated that the board did not have to go along with the expedited status of an application or the recommendations of the staff. He said that since there was opposition, that could be the justification of placing the item on the regular agenda.

Ms. Lopez advised that the board could pull an item from the expedited portion of the agenda at their discretion.

Ms. Seymour told the board that the owner was out of state and their representative would not be attending either. She said that the owner agreed with staff recommendations and wanted the application to be heard**.**

Ms. Lopez said that the owner would have to respond in writing that they were willing to forgo any hearing.
Ms. Seymour advised that she had an email from the owner stating the same**.**

Ms. Duncan read the email that stated the owner would waive the right to present any

additional information. She wanted to be sure that the owner was aware that the application could be denied.

Mr. McDonald said that there was a choice for the board to hear the item or continue.

MOTION

Mr. Weaver MOVED to CONTINUE application HP2025-0010 to the April 17, 20205 meeting. The motion was SECONDED by Ms. Duncan.

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

6. Continued Items from Previous HARB Meetings

6. (a) Certificate of Appropriateness HP2024-0079 – Azman & Maria M Dayakli – Applicant & Owner
56 Charlotte Street
Continued from January 16, 2025

To construct a storage shed in the rear yard.
(No new information received)

This item was withdrawn by the applicant. See item 4

6. (b) Certificate of Demolition (Partial) HP2024-0081 – Mary and Scott Siefken – Applicant
& Owner 47 Abbott Street
Requesting Continuance to April 17, 2025

To 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.

This item was continued to the April 17, 2025 meeting. See item 4.

6. (c) Certificate of Demolition (Partial) HP2025-0006 – 20/20 Commercial Holdings Washington LLC – Applicant & Owner
142 Washington Street
Continued from February 20, 2025

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, after the fact replacement of wood windows with windows of a new material and design, and replacement of the front entry door in a new material and design.

Ms. Seymour read the staff report and said based on a review of the AGHP and without th 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 application as presented or modified by the HARB if the Board finds that the proposed modifications maintain the historic character and integrity of the structure and are compatible with the historic structure's building envelope in accordance with SOIS for Rehabilitation #9; OR,
2. CONTINUE the application to allow time for the applicant to provide plans for a more appropriate design.

Shane Jackson reviewed the application.

Ex Parte Communication: None

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

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

The Board discussed:

- Confirmed the scope of work to include the application of muntins on all the windows, removing original windows and replacing with French doors to provide access to a proposed balcony
- Advised the applicant that the front windows were to be replaced with six over light
- The secondary elevations would have the applied exterior muntin
- The applied muntin appeared to be a good product
- Replacing the front door was okay
- The balcony with French doors was not acceptable
- The balcony was not a part of the original structure and would create a colonial appearance that was not part of the original structure
- The four windows on the front of the house should match the original six-over window that was still existing

MOTION

Mr. Weaver MOVED to APPROVE Certificate of Partial Demolition HP2025-0006 142 Washington Street with the following conditions: the two existing windows would remain; there would be no balcony; replace the four windows on the main façade with six over one light; apply the four over four muntin/grid on the secondary elevations; replace the front door as proposed; keep the single columns on the front porch and replace the concrete steps with brick; the porch banisters to be approved by staff. The motion was SECONDED by Ms. Potter.

VOTE ON MOTION:

AYES: Weaver. Potter, Duncan, Roarke, MacDonald
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

7. Certificates of Appropriateness

7. (a) HP2025-0019 – 1 Palm Row LLC - Applicant and Owner
1 Palm Row

To make modifications related to the rehabilitation of the residential building, including roof replacement in a different material and design, new siding on the existing rear addition, repairs and modifications to existing porches, windows, and doors, adding new lighting sconces and a new paver driveway, and reconstructing the existing masonry wall along the east property line in a new configuration.

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 1 Palm Row:

1. APPROVE if the Boards finds that proposed alterations and substitute materials as presented or modified by the HARB meet the Secretary of the Interior's Standards for Rehabilitation #9 as compatible contemporary designs, OR
2. CONTINUE to allow the applicant time to modify the proposed plans per HARB recommendations

Hunter Hayden reviewed the application and presented a sample of the proposed copper roof material for the board to examine.

Ex Parte Communication: None

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

The Board discussed:

- The novelty wood siding described what already existed on the house
- The replacement sconces had not been selected, but could be approved by staff
- The pavers would be placed at the back driveway
- Confirmed the style of the roofing product that would be used
- Siding on the concrete addition should match the original or have a different color/finish to differentiate it from the original structure
- Putting siding on the concrete addition would be restorative and would help to integrate the addition into the rest of the building
- The alterations to the front porch seemed appropriate
- Aluminum Clad window would be acceptable for the secondary elevation as well as the addition
- The wood windows in the house would be restored
- Clay pavers should be used
- Galvalume would be a good option for the roof material
- In order to maintain the patina for the masonry wall, materials would be repurposed
- The shutters were to be restored unless they were so deteriorated that they would have to be replicated
- The plantation style will be maintained
- Roof sample provided was not appropriate
- The jalousie glass window would be replaced with a single panel window light
- An archeological review may need to be completed
- The Galvalume 5v Crimp style roofing material was appropriate for the HP-1 district
- A copper roof was not appropriate for HP-1

MOTION

Ms. Duncan MOVED to APPROVE application HP2025-0019 at 1 Palm Row with the following modifications: the roof would be a 5v crimp roof with a Galvalume finish; the existing coquina wall would be reused in the masonry wall which would terminate at the corner of the existing house; the windows installed in the addition in the rear would be Marvin Elevate (an aluminum clad window); the rear elevation would have the siding to match the house; the shutters would match existing shutters; the front porch would remain as it is; and the pavers for the driveway area would be as shown using clay pavers. The motion was SECONDED by Mr. Weaver.

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

7. (b) HP2025-0016 – Casey Tafuri – Applicant
Chip Shot Properties L.L.C. – Owner
32 St. Francis Street

For after-the-fact fenestration changes, including wholesale window replacement; and, to replace an existing canopy on the east elevation and modify front balcony decking.

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 an after-the-fact Certificate of Appropriateness at 32 St. Francis Street:

1. CONTINUE to allow the applicant time to choose more appropriate window and/or decking materials and designs, OR,

2. APPROVE if the Board finds that the application, as proposed or modified by

[1] Break 2:47 – 2:57 pm

the HARB, meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design.

Mark Wainwright reviewed the application.

Ex Parte Communication: None

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

The Board discussed:

- The original material of the canopy and the material that would be used to restore or replace was information that needed to be provided
- Verified that the canopy would be replaced with the same material
- The canopy could be repaired
- This building was in HP-1 and the only option was to use the wood-replacement windows
- The historic photo included in the packet showed the original windows and the importance of the height of the window
- Would the shutters be replaced
- Pella windows would be an appropriate replacement for the original windows
- There needed to be a sample of the window prior to approval
- Drawings of the planned renovation were needed
- There should be a structural engineer to evaluate the canopy
- Recommended approved color for HP-1

MOTION

Mr. Weaver MOVED to CONTINUE application HP2025-0016 at 32 St. Francis Street to the April 17, 2025 meeting. The motion was SECONDED by Ms. Potter.

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

8. Certificates of Demolition and Partial Demolition

8. (a) HP2025-0017 – Grayanna Investments LLC – Applicant & Owner 186 Blanco 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 Lincolnville National Register Historic District, including replacement of windows in a different material and design, removal and replacement of an existing rear addition, and alterations to the porch including new handrails and removal of existing posts and columns on the south elevation to allow for a new addition.

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 186 Blanco Street if the Board finds the proposed replacement windows, door, and rear addition maintain the historic character and integrity of the structure and are compatible with the historic structure's building envelope and the removal of two coquina concrete and wood posts to allow for an addition on the south elevation will not compromise the overall historic character and integrity of the structure.

Les Thomas and Grayson Katz reviewed the application.

Ex Parte Communication: none

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

Public hearing was opened.

BJ Kalaidi said she had concerns about this house being in Lincolnville and possibly becoming a short-term rental. She stated that she was glad that the owner would be

living in the house. She asked the board to review any responses to certified letters.

Public hearing was closed.

The Board discussed:

- Two by four framing would be used on the front porch fill in area
- There may be an issue with the setback for the proposed addition
- The proposed plans looked good
- Window replacement was based on what had been existing
- Suggested a one-over-one wood window for replacement rather than the vinyl
- The purpose of the window replacement was to return the building to a more original/historic look
- Vinyl window was not appropriate, a clad window would be better
- A thicker profile for the windows would be more acceptable
- This building was not in an HP District so there was room for flexibility

MOTION

Ms. Duncan MOVED to APPROVE Certificate of Partial Demolition HP2025-0017 at 186 Blanco Street as proposed, and staff would review the profile on the cut sheets. The motion was SECONDED by Mr. Weaver.

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

Mr. MacDonald provided an update for the house at 93 Oneida Street and said the owner had agreed to move the structure rather than demolish it.

9. Certificate of Appropriateness – City Owned Property

9. (a) HP2025-0011 – CBVR Telecom Design Group and Cellco Partnership Successor in Interest to Verizon Wireless – Applicant
Various areas within/adjacent to the existing City right-of -way (including PID 961500001) near the addresses of 17 King, 43 Cordova, and 98 St. George Streets

To install a new cell antenna and related cellular equipment in each of the locations.

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 Appropriateness at the proposed location adjacent to 98 St. George Street, 43 Cordova Street, and 17 King Street:

1. CONTINUE the application for all three proposed antennas to allow for an analysis of other potential designs, locations, or other technology that would be less visibly impactful, or to provide more clarifying information on the real visual impact if located in this or other historically significant areas, OR

2. DENY the application if the HARB determines any of the following:

   a. The proposed overall design of the cell antennas and related equipment is inappropriate within the historic context of its proposed location and the high visibility within the right-of-way will have a negative impact to the architectural, historical, and cultural integrity of the significant Town Plan National Historic Landmark (NHL) area and the St. Augustine National Register Historic District (NHRD)
   b. The cellular equipment does not meet the criteria of the Secretary of the Interior's Standards (SOIS) for Rehabilitation 2, 5, 8, or 9

DRAFT

c. The proposed design and location cannot be mitigated in a desirable way that would meet the requirements of the AGHP and/or SOIS.

Per State Statute 337.401(7)(k), HARB's authority is not limited to enforce historic preservation zoning regulations consistent with the preservation of local zoning authority under 47 U.S.C.s.332(c)(7) (see language in attachments).

Courtney Barnhardt and Chris Milnes reviewed the application, explaining that the cell network in the city was at capacity and the new antennas were necessary to address adequate coverage for citizens and first responders as well.

Ms. Lopez asked for clarification whether the applicant was talking about the city or the county[2]

Ex Parte Communication: none

Public hearing was opened.

Charles Pappas said that it was important to address this issue because there was a real problem with coverage in the city due to the extreme volume. He thought that flexibility was the key to success with this project.

Public hearing was closed.

The Board discussed:

Ms. Potter asked where other towers had been placed as related to other historic districts. She advised the applicant that how it looked in a historic district was very important. She asked about the height and confirmed that the poles would be thirty-five feet in height.

Mr. Milnes said existing streetlights could be repurposed for use for the cell antenna

Mr. Weaver said that the concern was, the proposal was out of scale for the historic district. He asked if there was a way to put the antennas on buildings.

Mr. MacDonald suggested using the top of the Bank building as well as the top of the parking garage so that the antennas would be out of sight.

Ms. Duncan had an expectation upon the return of the applicant that would show various examples of how they could be installed but hidden. She was also concerned that the archeological aspect had not been taken into consideration. She felt that putting cell towers above the ground was a much better option. She thought that creativity needed to include better sites and better camouflage.

Mr. Milnes pointed out the problems when antennas were mounted on the top of buildings.

Ms. Barnhardt asked if it would be acceptable to place antennas behind buildings in the alleyways off the main streets.

Ms. Lopez suggested that the secondary roads in the city should be considered.

MOTION

Mr. Weaver MOVED to CONTINUE application HP2025-0011 to the April 17, 2025 HARB meeting. The motion was SECONDED by Ms. Duncan.

VOTE ON MOTION:
AYES: Weaver, Duncan, Potter, MacDonald
NAYES: NONE
MOTION CARRIED UNANIMOUSLY[3]

9. (b) HP2025-0020 – City of St. Augustine – Applicant and Owner

[2] Mr. Rourke left the meeting 4:09 pm

[3] Break 4:48 – 5:04 pm

Various addresses throughout the city, including areas but not limited to HP-1 to HP-5, and within/adjacent to the existing right-of-way (PID 961500001 and 1960400001) along King, Aviles, Charlotte, Cuna, Cordova, and Granada Streets, Cathedral Place, Castillo Drive, the A1A, the VIC, Castillo de San Marcos parking lot, and City parking garage.

To install intelligent transportation systems improvements as part of the SMART St. Augustine project in St. Johns County. Proposed elements include new roadside units to existing mast arms, power service poles, pull boxes, pole mount cabinets, digital kiosks, arterial dynamic messaging signs, rapid flashing beacons, mobility hubs, parking information signs, electric vehicle charging stations, flood sensors, cell modems, bicycle racks, and information kiosks, and open trench and directional bore conduit installation.

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

Reuben Franklin, Nicole Mottler and Johnathan Katz reviewed the application advising that this was part of the city's long range mobility plan.

Ms. Mottler reviewed the CRAS (Cultural Resource Assessment Survey) evaluation and advised the types of sites or buildings that would be considered in an Area of Potential Effect.

Mr. Franklin spoke about the flood sensors and said that they would be placed in manholes and would not be visible, they would send messages in real time to advise of areas that were experiencing flooding. He continued and gave examples of how the various equipment would appear and the choices that were available as far as color and height.

Ms. Lopez asked if it would be possible to add the city seal to the parking signs in the city parking areas.

Ms. Duncan referenced the charging stations and was advised that the ones proposed were level two charging stations. She thought that the EV charging stations should be in one place, preferably at the top of the parking garage.

Mr. MacDonald had a different perspective and thought that the EV charging stations should not be in the downtown area at all as the city was trying to go to no cars. He did not think that the message was consistent with the idea of getting rid of cars in the downtown area.

Ex Parte Communication: None

Public hearing was opened.

Charles Pappas said that the charging stations were "destination" chargers and are designed to get people into certain areas, not to travel long distances.

Public hearing was closed.

Ms. Duncan asked if there were any other historic cities that had this type of signage. She asked what the kiosks were designed to do. She thought they appeared too big.

Mr. Franklin advised that these would assist visitors to find the STAR circulator.

Mr. Katz explained that there would be other information available for visitors to access to enhance their experience in the city. He said that the size was necessary to accommodate the screen and hide the power source, and There would be six total in the city.

Mr. Franklin agreed that the charging stations on Cathedral Place would be eliminated.

Ms. Mottler advised that they had identified several areas where there would have to be archaeological supervision or observance.

MOTION
Ms. Duncan MOVED to APPROVE Certificate of Appropriateness HP2025-0020 to show concurrence with the findings of the CRAS; the historic district signage would be chestnut brown; the main signage on the state roads would be black; one charging station would be removed from the historic district and relocated; the charging stations in the historic district would be black; the charging stations at the parking garage would be white; the bike racks would be black; the signage (digital kiosks) would be chestnut brown; the city logo/crest would be on the signage. The motion was SECONDED by Ms. Potter.

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

10. Planning and Building Staff Communications

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

(Provided for informational purposes)

11. Other Business

11. (a) Request to move HARB regular business meeting from July 17 to Tuesday July 15 at 1 pm, to allow staff and interested board members to attend the Preservation on Main Street (POMS) Conference.
www.preservationonmainstreet.com

MOTION

Mr. Weaver MOVED to change the date of the July 17, 2025 to July 15, 2025 at 1:00 PM. The motion was SECONDED by Ms. Duncan.

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

b) Upcoming Historic Preservation training and conferences that may be of interest to board members

New Chairperson

Ms. Duncan nominated Mr. Beach to be the chair and was seconded by Mr. Weaver; this PASSED BY UNANIMOUS VOICE VOTE

Mr. Weaver nominated Ms. Potter for Vice chair and was seconded by Ms. Duncan; this PASSED BY UNANIMOUS VOICE VOTE.

12. Adjournment

There being no further business, the meeting was adjourned at 6:23 P.M.[4]

_____
Brad Beach, Chairperson

[4] Transcribed by Michele Fudo

For the May 19, 2025 Historic Architectural Review Board (HARB) Meeting

Certificate of Appropriateness-Ad Valorem Tax Exemption Application: **HP2025-0029 (Amendment to Part II)**
Address: **66 Saragossa Street**
Applicant / Property Owner: **Justin and Krista Ahmad**
Project Description: **To amend the approved Part II of a Historic Preservation Ad Valorem Tax Exemption application for the elevation and proposed rehabilitation of a residential building constructed c. 1904-1910 that is recorded in the Florida Master Site File and a contributing building to the Model Land Company National Register Historic District, to include modifying the existing enclosed front porch and dormer elements on the front facade.**

1. At the April 17, 2025 meeting, the HARB approved Parts I and II of an ad valorem tax exemption application. Because this building is a contributing property to the Model Land Company National Register Historic District, the HARB found that it is a is a qualifying property and fulfills the requirement of Part I. For Part II, the HARB determined the proposed rehabilitation work is appropriate for an ad valorem tax exemption because the proposed improvements are consistent with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. When the overall rehabilitation project is completed, the HARB is to certify the requirements for a historic preservation ad valorem tax exemption have been met under the final and last Part III of the application. Select pages from that staff report are included for reference. Full packets from the April 17 meeting are accessible on the City's website for additional context:
   - Staff Report Packet: https://staugustinefl.portal.civicclerk.com/event/1037/files/attachment/6252
   - Application Packet: https://staugustinefl.portal.civicclerk.com/event/1037/files/attachment/6241
2. With this amendment, the applicant/owner wishes to further restore a character defining feature of the house by partially opening the remaining enclosed front porch on the east end of the front façade, thereby revealing the original front façade with windows and front door still intact with a transom and sidelights. The front door is wood with a two-thirds lite and two horizontal rectangular panels below, while the sidelights have four lites and a vertical wood panel below. Inside the existing enclosed porch, a window facing eastward indicates that the living space extended southward on the west end of the front façade. That interior nook space will remain unchanged on the floorplan. **Confirmation is needed that the east facing window mentioned above may be enclosed.** **See Memo Packet pg 31 for window and 27-32 for photos of enclosed porch area.**
3. On the proposed plans reviewed by the HARB in April, a simple centered porch with a front facing gable was going to be rebuilt in a similar manner as the one that was removed when the house was elevated, but with wood columns instead of the scrolled metal columns With the amended plans, this centered porch was not included in the design for the south elevation. Instead, the half porch design for the front façade will be similar to those visible on other adjacent houses. According to the applicant/owner, the windows that will be removed with the proposed opening of the enclosed porch will be reused in other window openings. The dentil molding detail that runs along the existing cornice will also remain.
4. In addition, exploratory demolition on the interior has revealed that the framing is not sufficient for the dormer with paired windows that is centered on the side facing gable roof above. In order to accommodate the framing and joists that are necessary for proper support, a slightly smaller sized window is needed. New wood windows are proposed for the paired window replacement that are a few inches shorter, but will match the existing in design.
5. New floorplans show a slight modification to the kitchen layout, which will return the center window on the west elevation.
6. Overall, the proposed changes with this amendment will help return the front façade to its original design and maintain the same look as the existing dormer while providing more adequate structural support.
7. As noted in the Secretary of the Interior's Standards (SOIS) for Rehabilitation Guidelines "latitude is given [in the SOIS for Rehabilitation Guidelines] to replace extensively deteriorated, damaged, or missing features using either traditional or substitute materials. Of the four treatments, only Rehabilitation includes an opportunity to make possible an efficient contemporary use through alterations and additions."

STAFF RECOMMENDATION:

Based on a review of the Secretary of the Interior's Standards, the previous review of Parts I and II, and without the support of evidence to the contrary, staff finds the board can **APPROVE** an **Amendment to Part II of the CERTIFICATE OF APPROPRIATENESS for the Historic Preservation Ad Valorem Tax Exemption at 66 Saragossa Street,** if the HARB finds the proposed amended scope of work to the front porch and dormer is generally consistent with the Secretary of the Interior's Standards for Rehabilitation.

1. With the condition that the existing windows will be salvaged to be used elsewhere on the house if possible, or on another project.

Julie Courtney
Julie Courtney, Historic Preservation Officer

STAFF PHOTOGRAPHS
66 Saragossa Street

Front Façade / South Elevation

STAFF PHOTOGRAPHS
66 Saragossa Street

Dormer on Front Facade / South Elevation that will need slightly shorter windows to allow for taller framing underneath. Dentil molding to remain on cornice below.

STAFF PHOTOGRAPHS
66 Saragossa Street

Original front door on façade / south elevation with sidelights and transom will be revealed with enclosed front porch returned to open front porch on east end. Paired dormer windows above front door.

STAFF PHOTOGRAPHS
66 Saragossa Street

Interior nook that extends to front façade / south elevation. Confirmation is needed if this east facing window will be enclosed, as shown in updated plans.

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for August 17, 2023 Meeting

Application: HP2025-0029 Address: 66 Saragossa Street

Applicant & Property Owner: Justin and Krista Ahmad

Project description: To review parts I and II of a Historic Preservation Ad Valorem Tax Exemption application for the elevation and proposed rehabilitation of a residential building constructed c. 1904-1910 that is recorded in the Florida Master Site File and a contributing building to the Model Land Company National Register Historic District.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ02129
National Register:	Model Land Company NRHD: Contributing	Construction date:	c. 1904-1910
Archaeology Zone:	N/A	Zoning District:	RG-1
Parcel number:	2036400000		
Agenda Item:	8(a)	Previous Action(s):	COD HP2024-0027 (Denied July)

STAFF SUMMARY AND ANALYSIS:

1. This Certificate of Appropriateness (COA) application is to review the submitted Parts I and II of an ad valorem tax exemption application. Because this building is a contributing property to the Model Land Company National Register Historic District, the HARB can find that it is a is a qualifying property and fulfills the requirement of Part I. For Part II, the HARB is to determine if the proposed rehabilitation work is appropriate for an ad valorem tax exemption based on if the proposed improvements are consistent with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, which are summarized on page 8-10. Please refer to the Context section on page 4 for more general background info on the building that was included in 2024 staff reports. When the overall rehabilitation project is completed, the HARB is to certify the requirements for a historic preservation ad valorem tax exemption have been met under the final and last Part III of the application.
2. A Certificate of Demolition application was submitted by a different applicant (on behalf of the current owner) when the building was owned by the previous owner and first heard by the Historic Architectural Review Board (HARB) at the June 2024 meeting, when it was continued, and then denied at the July 2024 meeting.
3. **Foundation and Elevated Height:** Because the condition of the existing pier foundation required more immediate attention and the residential building's low base flood elevation, the house was elevated about 2' and sat back down on new concrete block pier foundation system. Sill beams were added as there were none in place on the existing house, which had sloping issues, along with areas in danger of collapse.
4. **Exterior:** Limited changes are proposed to the building's exterior. As more deteriorated wood has been exposed, areas recently identified as needing to be rebuilt, include the kitchen space on the existing northwest corner (at least with its lower framing members) and the roof dormer visible from the front façade. The size and design of these elements will be maintained, with rotten wood replaced with like material and/or insufficient structural members added where needed. The application stated that the wood siding and thirty wood sash windows will be spot repaired and only replaced if beyond repair with like design and material. On the new outer front porch that is proposed, the decorative metal columns on the former porch will be replaced with square post columns and a new set of front steps will be built to the higher height. A triple window on the west elevation may have the center window removed. To accommodate a new addition to the rear, windows on the north elevation will be removed. A new porch deck will be built over the rear steps that leads to the kitchen. A remnant base of the brick chimney on the west elevation was removed in conjunction with the house being lifted.
5. **Roof:** Currently metal shingles clad the roof. Based on previous HARB applications, there is not a FL Product Approved metal shingle. The application indicated that an asphalt roof shingle is proposed for the replacement; however, the owner/applicant indicated that they would prefer metal panel roofing if the budget allows. 5v crimp is most compatible.
6. **Interior:** According to the floorplans and demo plans, most of the existing room arrangement will stay in place. One of the most noticeable changes is the narrow and steep staircase will be removed from its current location towards the rear of the house and moved toward the front to allow for a safer and more navigable stair. On the first floor, some partition walls will be removed, a bathroom will be located in the area of an existing bedroom and a hall put in its place, while a laundry closet will be moved to the existing stair case area. On the second floor, which was mostly an unfinished attic space under the roof line, much of the space will be finished and additional walls will be added to create a bedroom, bathroom, and storage space.
   Areas of the house had already been partially gutted during a staff walk through in 2024, with more areas of wall and floor removed in a recent walk through. Some of the main rooms on the first floor have a badly stained drop ceiling that will be removed. The owner/applicant will need to clarify what is being planned for the remaining ceilings, walls, floors, interior moldings, and the few historic doors that were observed. The mechanical, electrical, and plumbing systems will be updated.

STAFF SUMMARY AND ANALYSIS (continued):

7. Condition: Under other previous owners, the building suffered from deferred maintenance and had been modified with multiple additions over the years. A June 9, 2024 structural engineer condition report was submitted with the previous COD and this current AVT application, which noted concern about the condition/inadequacy of the piers, and the first floor not being connected to the piers, compromised and substantially reduced capacity of visible structural elements, the sloping front porch, extensive wood deterioration (due to moisture exposure or termite infestation, gaps in the sheathing, etc.
8. **HOUSE VALUATION / ESTIMATE PROJECT INVESTMENT**
   Value of building per SJCPA (2024): $130,693
   Taxable Value per SJCPA (2024): $274,562
   Estimated Value of Proposed Project*: $615,000 with understanding that the **cost of the new addition will not be included for the final improvement value** and that once full extent of work required is understood, the result could be higher overall cost
   *The minimum valuation of the improvement must be $20,000 or 50% of the assessed value of the structure before the improvement, whichever is less, and at least twenty-five (25) percent of the valuation of the proposed improvements must be for work to the exterior or foundation of the structure.
9. **For Part III, thorough documentation is to include only work on the existing home and site and will be needed to show the full extent of the work that was completed, with a breakdown of costs between exterior and interior work.**
10. For ad valorem projects, it is important to document how much historic material is being replaced and take care to not remove what can be repaired or replace more than is necessary.
11. **During this AVT review, the HARB will need to determine if the work that has already begun or is proposed under Part II (what is currently being reviewed), or later during the Part III review, if the overall work that was completed during the rehabilitation of the existing building, exceeds or is inconsistent with the recommendations of the Secretary of the Interior's Standards for Rehabilitation. ****
    ***See summary of proposed work related to SOIS on pages 5-6.*
12. As noted in the Secretary of the Interior's Standards (SOIS) for Rehabilitation Guidelines "latitude is given [in the SOIS for Rehabilitation Guidelines] to replace extensively deteriorated, damaged, or missing features using either traditional or substitute materials. Of the four treatments, only Rehabilitation includes an opportunity to make possible an efficient contemporary use through alterations and additions."

STAFF RECOMMENDATION:

Based on a review of the Secretary of the Interior's Standards and without the support of evidence to the contrary, staff finds the board can **APPROVE** a **CERTIFICATE OF APPROPRIATENESS** for Parts I and II of the Historic Preservation Ad Valorem Tax Exemption **at 66 Saragossa Street if the HARB finds:**

1. This is a qualifying property since it is listed as contributing to the Model Land Company National Register Historic District
2. The proposed scope of work to the exterior and interior of the existing building has been sufficiently clarified and complies or is generally consistent with the Secretary of the Interior's Standards for Rehabilitation
3. The proposed work meets the criteria established by the Department of State (see last document of attachments)

With the condition:
If more replacement or alterations were performed than was indicated or new work is proposed prior to Part III of this application is heard by the HARB, an amended project scope should be submitted for this ad valorem tax exemption application.

Julie Courtney
Julie Courtney, Historic Preservation Officer

CONTEXT: (Information taken from the staff report for the Certificate of Demolition (COD) application that was denied in 2024)

1. Located on the north side of Saragossa Street on the block between Riberia Street and N. Ponce de Leon Boulevard, this 1-1/2 story Frame Vernacular Residence was constructed between 1904 and 1910. The 1910 Sanborn Map labels the building as 64 Saragossa Street with a 1-1/2 story rear outbuilding labeled 64-1/2. This rear structure is shown as a 1 story shed by 1917. A rear outbuilding on the property was demolished in 1997 according to permit documents. The existing building features a side gable metal shingle roof, a central dormer, a hip roofed enclosed front porch with exposed rafter tails and dentil molding under the eave, a covered entry with decorative iron supports, novelty wood siding, 3/1 double-hung wood windows, and a brick chimney on the west elevation that has been partially dismantled. The house rested on brick piers before it was elevated.
2. A Certificate of Demolition (COD) application for full demolition* included structural engineer reports which indicated extensive structural damage in the home. A home inspection report, also provided by the previous applicant (a home builder company on behalf of the now current owners), detailed exterior and interior structural and electrical concerns with detailed photographs. The HARB heard and continued the application at the June 20, 2024 meeting to allow the applicant time to provide additional information, including factoring the cost-savings of potential variances to the building and flood codes for historic structures and the Ad Valorem Tax Exemption Program into the calculations for rehabilitation costs. At the July 2024 HARB meeting, the COD applicant provided additional economic hardship documentation, along with an Elevation Certificate indicating that the building is below the 8-foot finished floor elevation requirement for new construction and substantial improvements. Because the structure contributes to a National Register District, it was noted that a variance could be sought for elevation of this building. The COD application was denied by the HARB.
   Orders from the June and July 2024 HARB meetings are attached.

SUMMARY SCOPE OF WORK: *See Application Packet for More Details*

Proposed and Recently Completed to Exterior and Interior of Existing Building:
(SEE INFO UNDER APPLICATION'S PART II – with plans, supplemental photos, and summaries)

Exterior:

- House was recently elevated ~ 2' (front porch and west elevation's remnant of chimney base was removed at that time)
- New concrete pier foundation system, sill beams, and other structural members replaced the older piers
- Elements proposed to be replaced in a different design/material:
  - Tin shingle roofing material (with either an asphalt shingle or metal panel roof material)
  - Front porch's scrolled decorative metal columns.
- Elements to be rebuilt/repaired, with some material replaced – but keeping same design/scale/type of material::
  - Areas of structurally insufficient framing and floor joists on the northwest corner of the building (kitchen)
  - Dormer on the roof will need to be restored with new wooden members.
  - Wood siding and window elements are be retained and selectively repaired as needed – CLARIFY EXTENT
- New front porch and steps (previously existing was a gable roof entry porch at doorway removed for elevation)

Interior: (confirmation is needed on the extent of what will be completely replaced and with what material).

- New/replacement cabinets and fixtures for the kitchens and bathrooms, and new electrical, plumbing, and mechanical systems.
- New ceiling, walls, and flooring to cover existing or replace areas where it had been previously gutted – clarify if wholesale replacement is proposed
- 1st floor reconfigurations: Some partition walls will be removed, a bathroom will be located in the area of an existing bedroom and a hall put in its place, while the existing stair case area will become a laundry closet.
- 2nd floor reconfigurations: Much of the mostly unfinished attic space under the roof line will be finished and additional walls will be added to create a bedroom, bathroom, and storage space.

Additions:

- 1-story rear wing addition and rear back porch deck is planned

Site / Site Features (SEE INFO UNDER APPLICATION'S PART II):
Applicant should confirm there were no modifications or alterations proposed to the site.

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

SOIS In Relation to the Proposed Scope of Work Outlined on Page 4 and the Application Packet:

1. **Compatible New Use: A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.:** The use of the property will not be changed from a single-family residential building, resulting in minimal changes to the existing building overall.
2. **Retention of Distinguishing Architectural Character: The historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.:** The exterior of the original structure will largely remain intact. A few elements like the tin shingle roof will not be replaced in kind. Work on selectively repairing or replacing removing the unsound material with a like material and design is proposed. On the interior, which has previously been altered with the different additions, the proposed floorplan does not dramatically change from the existing. One of the bigger changes is the new location of the stair and 1st floor bathroom and finishing and dividing the spaces of the 2nd floor into rooms.
3. **Recognition of Historic Period: Each property shall be recognized as a physical record of its time, place and use. Changes that create false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.:** With the elevation of the house, the front porch at the entrance was removed. A new porch with a similar gable roof and overall scale will be built in a similar centered location on the front façade. The major exterior features are proposed to largely remain intact, with repair proposed as the preferred method rather than replacement, thereby retaining areas/elements that were added over time. Part II of the application does not indicate the extent of all the areas that may need to be removed and rebuilt or replaced due to deterioration, such as the siding or windows. A reference to kitchen (northwest corner) and dormer needing rebuilt was indicated. An amendment to the application should be submitted if it is found that significant replacement of exterior and interior materials is needed, unless it is clarified with this Part II review.
4. **Retention of Significant Later Alterations and Additions: Most properties change over time; those changes have acquired historic significance in their own right shall be retained and preserved.:** As noted above and in Scope of Work, the design of the exterior of the existing house will largely remain unchanged. Some changes to the floorplan are being made, as shown on the building and demo plans.
5. **Sensitive Treatment of Distinctive Features and Craftsmanship: Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.:** The existing exterior finishes are proposed to be retained and selectively repaired where needed, while likely more of the interior elements are being replaced with new material. Confirmation is needed.
6. **Repair or Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence: Deteriorated historic features shall be repaired rather than replaced. Where the severity of the deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.:** Part II of the application indicates exterior elements that are being retained and selectively repaired as needed, including wood siding, windows, and detailing. The applicant/owner should provide an estimate of how may need to be replaced. New cabinets and fixtures are being installed for the kitchens and bathrooms, along with new electrical, plumbing, and mechanical systems.
7. **Cleaning with the Gentlest Possible Method: Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.:** Part II of the application indicates no chemical or physical treatments. Based on the previous 2024 structural report provided with the Certificate of Demolition application, foundation repair and addressing other structural systems was deemed necessary and has already begun.

SOIS In Relation to the Proposed Scope of Work Outlined on Page 4 / Application Packet (continued):

8. **<u>Protection and Preservation of Significant Archaeological Resources</u>: Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.:** The property is not located within an Archaeological Zone.
9. **<u>Compatible Contemporary Design for New Alterations and Additions</u>: New additions, exterior alterations, or related new constructions shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.:** From the information submitted with Part II of the application, a 1-story rear addition is planned with an ensuite master bedroom and rear porch deck. Proposed replacements listed in the application is limited to the roofing, selective areas of siding, and windows, and the plumbing/electrical/mechanical systems, Confirmation is needed for this review (Part II) of what is planned for the walls/ceiling, flooring, fixtures, moldings, and doors, and then on Part III for all modifications that were actually completed.
10. **<u>Reversibility of New Alterations and Additions</u>: New additions and related or adjacent new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.:** Historic materials are proposed to be retained and repaired as needed. For elements that are deemed too deteriorated for repair, matching or compatible materials in style, texture, dimensions should be used. The addition proposed is subservient to the main structure, located at the rear, will not be visible from Saragossa Street, and will not alter the main block of the house.

    If other alterations or additions are proposed during the project, an amendment to this application should also be submitted.

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

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Frame Vernacular

Frame Vernacular architecture is the common wood frame construction of self-taught builders, often passed from one generation to the next. Vernacular building traditions resulted from the builder's experience, available resources, and responses to the local environment. Most frame vernacular buildings are dwellings and associated outbuildings. However, churches, commercial and industrial frame vernacular buildings have also been constructed.

Frame Vernacular buildings were heavily influenced by the Queen Anne style in the late 1800s, and by the Bungalow style in the 1920s. Queen Anne influences included two story construction, complex roof forms and irregular massing. Bungalow influences included a return to single story construction and simpler, more regular roof forms and massing.

Buildings are not constructed directly on the street, although the size of yards varies greatly.
The most common building plans are rectangular and L-shaped, although some buildings have irregular plans. Buildings range from one to two-and-one-half stories.

Prior to the Civil War, foundations are usually brick, coquina, lime rock or tabby piers. From 1865 until about 1920 brick and coquina piers were most common; and beginning in the 1920s, brick, coquina or concrete block piers were used. Piers are usually not finished with stucco. Lattice infill is common after 1845. Continuous foundations are rare, and are never used prior to about 1920. Construction is wood frame. Prior to the Civil War, braced frame construction was used; from 1865 until about 1910, balloon framing was used; and after 1910, platform framing became common. Exterior finish is typically drop siding with corner boards, weatherboards with corner boards, butted wood shingles, or board-and-batten siding.

Locally, roof types are usually gable, although hip and pyramidal roofs are common elsewhere. Porches commonly have hip or shed roofs. Prior to 1845, roof surfaces are covered with wood shakes or wood shingles. From 1845 to about 1920, roof surfaces are covered with metal, corrugated metal or metal novelty shingles. Beginning in the 1920s, roof surfaces are covered with composition shingles, diamond composition shingles or asbestos shingles. Chimneys are brick, and are occasionally finished with stucco.

Windows are usually double hg sash two-over-two or one-over-one. Locally, six-over-six and six-over-one are also common, but are seldom used after about 1920. Prior to the turn of the century, nine-over-six and eight-over-eight windows are also used. After the turn of the century, eight-over-one, four-over-one, three-over-one, and less commonly jalousie windows are also used. Attic louvers in the gable ends, and casement windows with various numbers of panes are common in all time periods.

Detailing is simple, usually consisting of jig-sawn woodwork on porches or around eaves, and corbels on chimneys.

Historic Preservation Property Tax Exemption

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

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

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

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

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

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

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

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

Secretary of the Interior's Standards for Rehabilitation

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

Secretary of the Interior's Standards for Rehabilitation: Guidelines

Choosing Rehabilitation as a Treatment

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

Identify, Retain, and Preserve Historic Materials and Features

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

Protect and Maintain Historic Materials and Features

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

Repair Historic Materials and Features

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

Replace Deteriorated Historic Materials and Features

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

Design for the Replacement of Missing Historic Features

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

Alterations/Additions for the New Use

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

Energy Efficiency/Accessibility Considerations/Health and Safety Code Considerations

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

City of St. Augustine Code of Ordinances

Sec. 2-381. - Title.

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

Sec. 2-382. - Intent.

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

(1) Encourage restoration, rehabilitation and renovation of historic structures located in historic preservation districts in St. Augustine; historic structures listed on the National Register of Historic Places; and designated historical landmarks; and

(2) Encourage visible rehabilitation that will make blocks and neighborhoods more attractive, focus attention on them and improve property values on the rest of the block or in the neighborhood, therefore enhancing their appeal as places to live, to work or to visit.

Sec. 2-383. - Definitions.

(1) *Assessed value* shall mean the determination of the value of an improvement or property by the St. Johns County Property Appraiser in the manner provided by law.

(2) *Contributing property* shall mean a building, site, structure or object which adds to the historical architectural qualities, historic associations or archaeological values for which a district is significant because (a) it was present during the period of significance of the district and possesses historic integrity reflecting its character at that time; (b) is capable of yielding important information about the period; or (c) it independently meets the National Register of Historic Places criteria for evaluation.

(3) *Government or non profit* use shall mean that the occupant or user of at least sixty-five (65) percent of the usable space of a historic building or of the upland component of an archaeological site is an agency of the federal, state or local government, or a non-profit organization certified by the Department of State under F.S. § 627.013.

(4) *Historical landmark* shall mean a building, object, site or structure of the highest historical, architectural, cultural or archeological importance.

(5) *Historic property* shall mean a building, object, site or structure which is: (a) individually listed in the National Register of Historic Places; (b) a contributing property in a National Register-listed historic district; (c) designated as a historic property or landmark under the provisions of City Code section 28-87(10); or (d) a contributing property in a historic

preservation district designated under the provision of City Code chapter 28, article III, division 3, historic preservation districts.

(6) *Historic architectural review board* (hereinafter referred to as "board") shall mean the board which is responsible for determining the historical significance of the property and the appropriateness of the proposed work as submitted by the applicant.

(7) *Improvements* shall mean changes in the condition of real property brought about by the expenditure of labor or money for the restoration, renovation or rehabilitation of such property. Improvements shall exclude additions and accessory structures unless necessary for historic reproduction purposes (i.e., recreating a building design that previously existed).

(8) *Local historic preservation office* shall mean the planning and building division which shall supervise and administer the rules and regulations pertaining to review of applications for property tax exemptions pursuant to F.S. §§ 196.1997 and 196.1998.

(9) *Regularly and frequently open to public* shall mean a property in which public access to the property is provided not less than fifty-two (52) days a year on an equitably spaced basis, and at other times by appointment. Owners of such property are not prohibited from charging a reasonable nondiscriminating admission fee.

(10) *National Register of Historic Places* shall mean the list of historic properties significant in American history, architecture, archaeology, engineering and culture, maintained by the Secretary of the Interior, as established by the National Historic Preservation Act of 1966, as amended.

(11) *Noncontributing property* shall mean a building, site, structure or object which does not add to the historic architectural qualities, historic associations or archaeological values for which a district is significant because (a) it was not present during the period of significance of the district; (b) due to alterations, disturbances, additions or other changes, it no longer possesses historic integrity reflecting its character at that time or is incapable of yielding important information about the period; or (c) it does not independently meet the National Register of Historic Places criteria for evaluation.

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

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

(14) *Substantial completion of improvement* shall mean that a request for review of completed work has been submitted by the property owner and approved by the historic preservation office.

(15) *Usable space* shall mean that portion of the space within a building which is available for assignment or rental to an occupant, including every type of space available for use of the occupant.

(16) *Qualifying property* shall mean any real property in the City of St. Augustine which, at the time the preconstruction application is submitted, (a) is individually listed in The National Register of Historic Places; (b) is a contributing property to a National Register District; or (c) is designated as a contributing property in a Historic Preservation District.

Sec. 2-384. - Exemption.

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

Sec. 2-385. - Exemption period.

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

Sec. 2-386. - Procedures.

(a) Application for exemption. Application for the property tax exemption shall be made on the two-part Historic Preservation Property Tax Exemption Application, DOS Form No. HR3E101292, or its equivalent, as adopted by the State of Florida. Part 1, the Preconstruction Application, shall be submitted before improvements are initiated, and Part 2, the Request for Review of Completed Work, shall be submitted upon completion of the improvements. Said Application shall be completed in accordance with the instructions promulgated by the Department of State of the State of Florida.

(b) **Upon receipt of the completed preconstruction application and all required supporting materials, the historic preservation office shall determine whether the property for which an exemption is requested is a qualifying property. The historic preservation office shall refer the application to the board, which shall determine whether the proposed improvements are consistent with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (latest edition), U.S. Department of the Interior, National Park Service.**

(c) On completion of the review of a preconstruction application, the historic preservation office shall notify the applicant and the city commission in writing of the results of the review and shall make recommendations for correction of any planned work deemed to be inconsistent with the standards cited above.

(d) Each review of a preconstruction application or application for review of completed work conducted by the board shall be completed within sixty (60) days of the time that the complete application is submitted to the historic preservation office.

(e) Upon receipt of the request for review of completed work and all required supporting materials, the board shall conduct a review to determine whether or not the completed improvements are in compliance with the work described in the approved preconstruction application, subsequent approved amendments, if any, and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. The board reserves the right to inspect the completed work to verify such compliance.

(f) **On completion of the review of a request for review of completed work, the board shall recommend that the city commission grant or deny the exemption. The recommendation, and the reasons therefore, shall be provided in writing to the applicant and to the city commission. The recommendation shall advise the applicant of their right to a fair hearing pursuant to procedures set forth by the city.**

Sec. 2-387. - Evaluation of improvements.

(a) The board shall apply the recommended approaches to rehabilitation as set forth in the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings in evaluating the eligibility of improvements to the historic property.

(b) For improvements intended to protect or stabilize severely deteriorated historic properties or archaeological sites, the board shall apply the following additional standards:

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

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

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

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

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

Sec. 2-388. - Appeals.

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

Sec. 2-389. - Commencement of work.

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

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

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

Sec. 2-391. - Covenant.

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

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

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

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File
3. Model Land National Register Historic District: National Register Nomination Contributing sheet
4. Sanborn Maps
5. Polk City Directory Research
6. Orders from the June and July 2024 HARB hearing of the Certificate of Demolition application
7. State Statutes for the Tax Exemption for Historic Properties

STAFF PHOTOGRAPHS
66 Saragossa Street

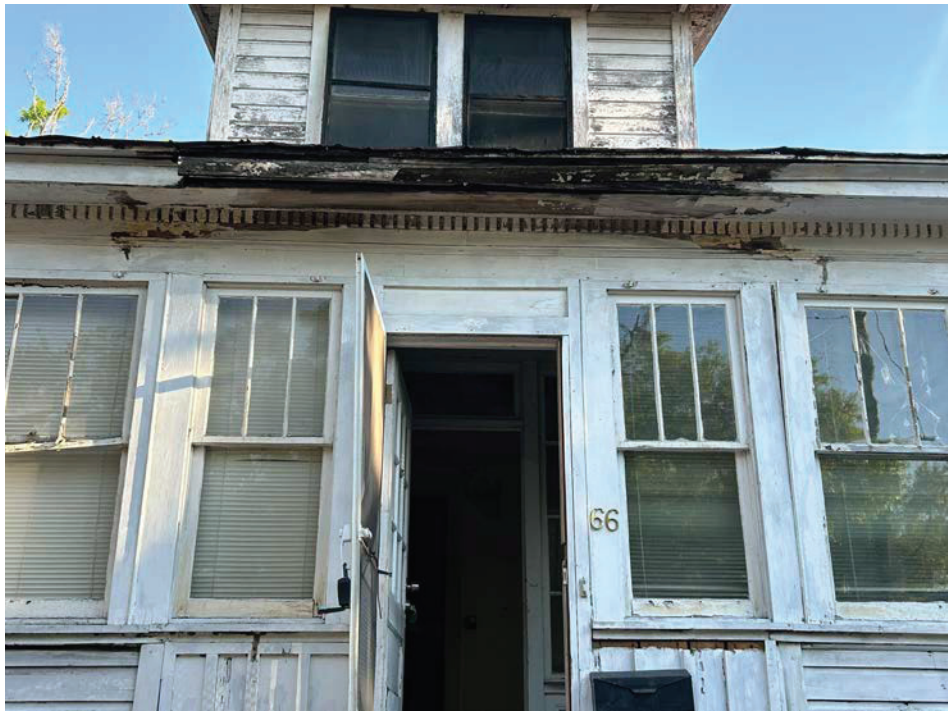
Staff Report Packet, page 16

STAFF PHOTOGRAPHS
66 Saragossa Street

Staff Report Packet, page 17

STAFF PHOTOGRAPHS
66 Saragossa Street

STAFF PHOTOGRAPHS
66 Saragossa Street



STAFF PHOTOGRAPHS
66 Saragossa Street

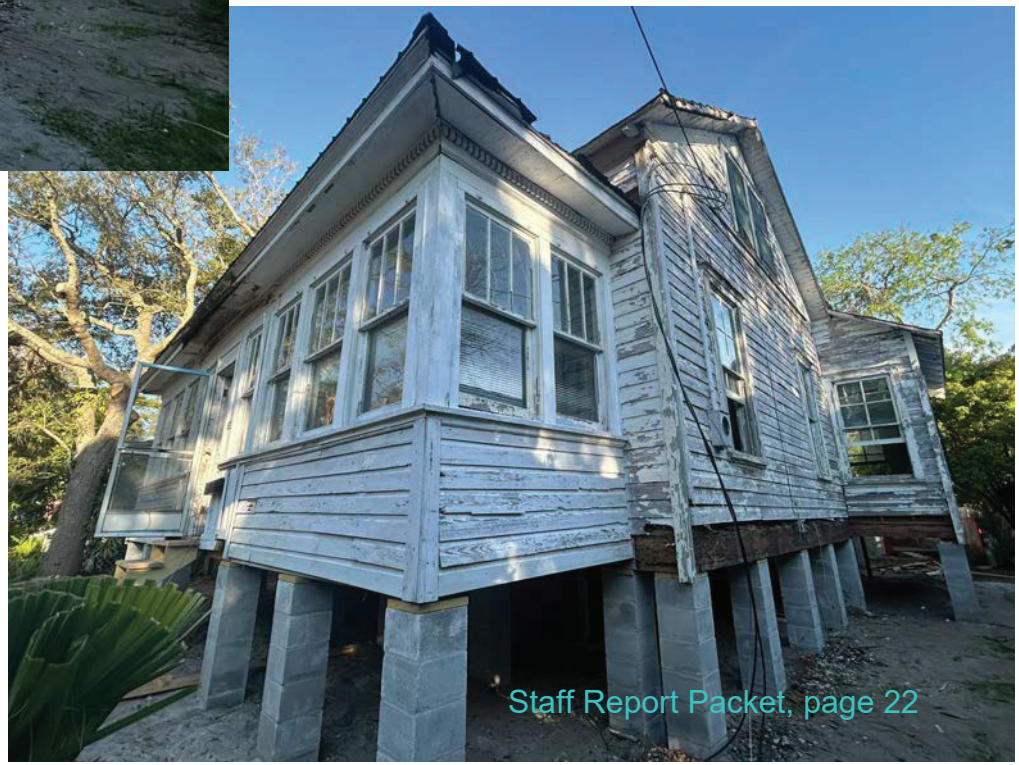
STAFF PHOTOGRAPHS
66 Saragossa Street

Front Facade / Southwest Elevations

Staff Report Packet, page 21

STAFF PHOTOGRAPHS
66 Saragossa Street

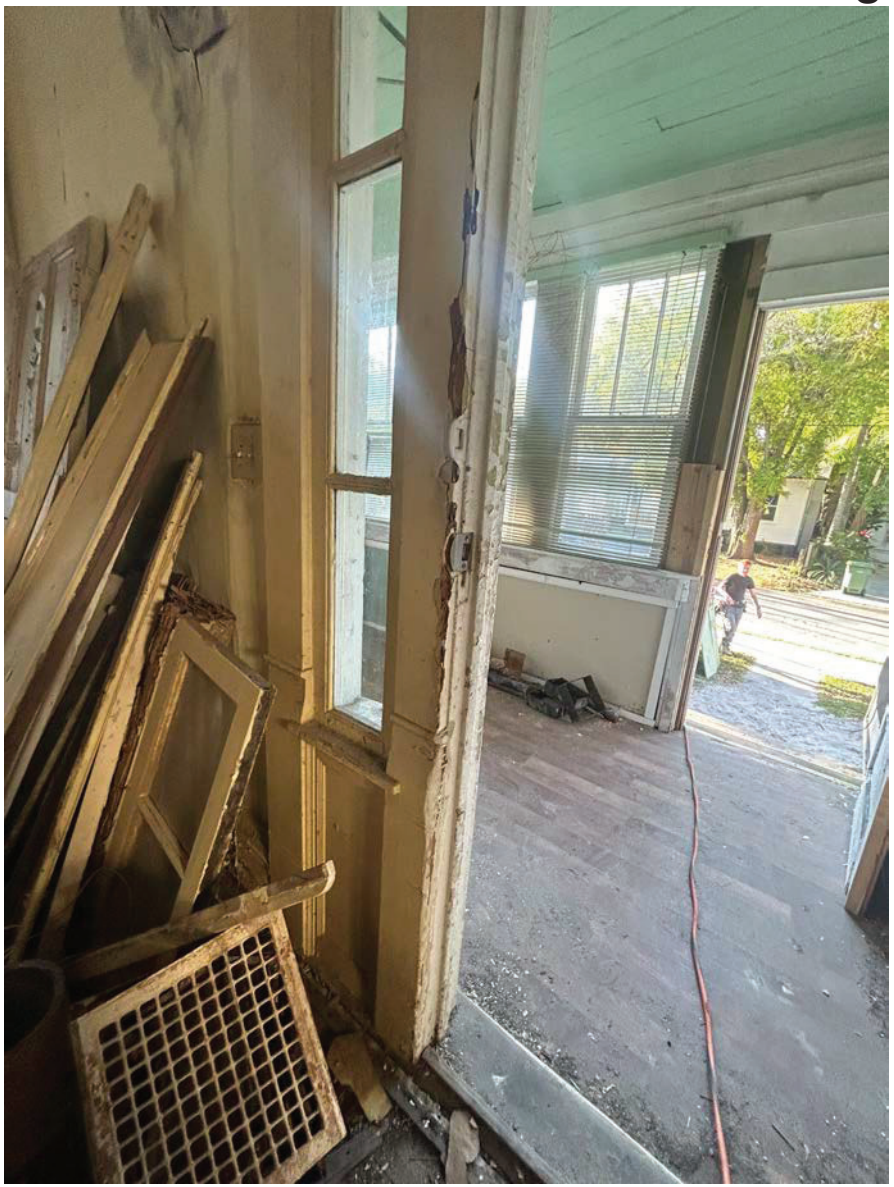
Front Facade / Southeast Elevations



STAFF PHOTOGRAPHS
66 Saragossa Street

Enclosed Front Porch on Front Façade / South Elevation

STAFF PHOTOGRAPHS
66 Saragossa Street



Staff Report Packet, page 41

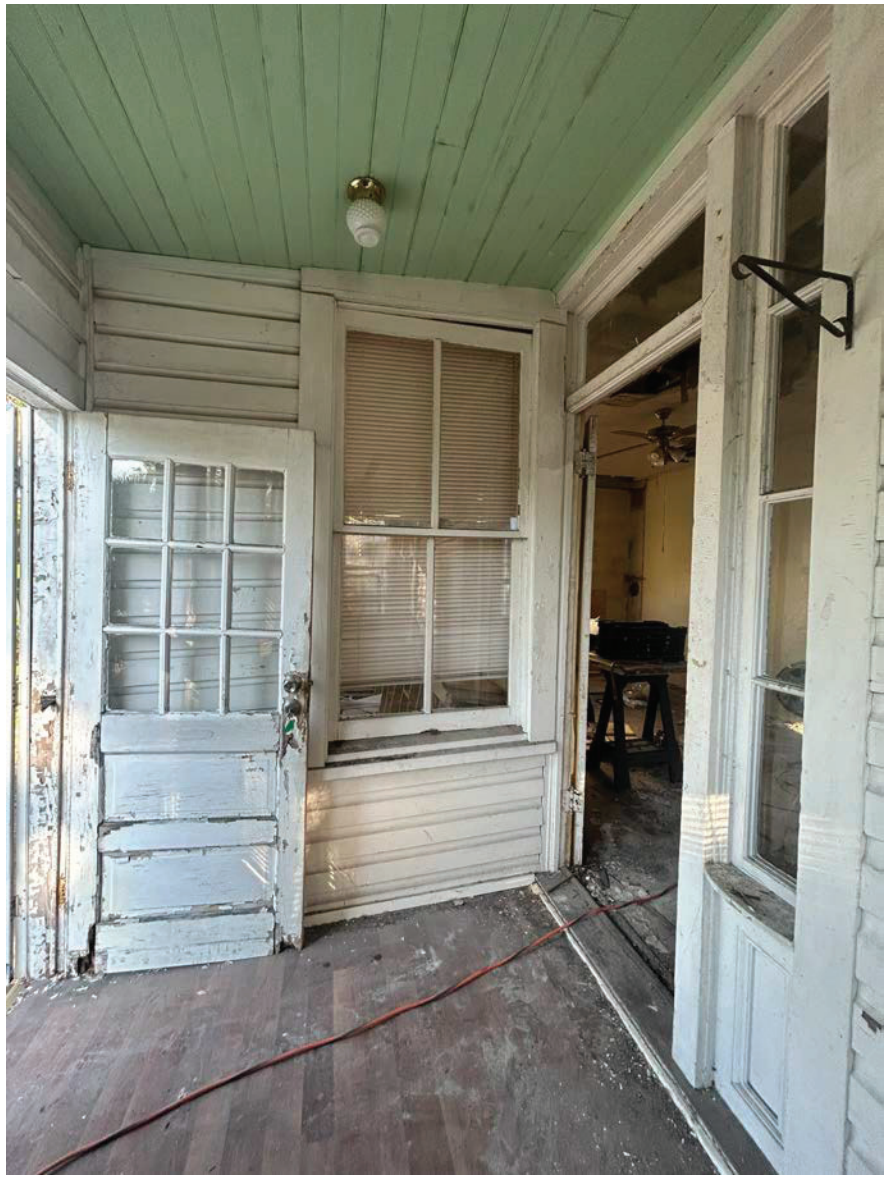
STAFF PHOTOGRAPHS
66 Saragossa Street

Staff Report Packet, page 42

STAFF PHOTOGRAPHS
66 Saragossa Street

Staff Report Packet, page 43

STAFF PHOTOGRAPHS
66 Saragossa Street



Staff Report Packet, page 44

STAFF PHOTOGRAPHS
66 Saragossa Street

ADDITIONAL MATERIALS RECEIVED
FOR MAY 19, 2025
HARB MEETING

HP2025-0029
66 SARAGOSSA STREET
FOR
AD VALOREM TAX EXEMPTION
AMENDMENT

SUBMITTED BY APPLICANT

Received April 28, 2025
Planning & Building Department

DOS Form No. HR3E101292
Revised 09/03/00

Historic Preservation Property Tax Exemption Application
Amendment Sheet

Property Identification Number 2036400000

Address of property: Street 66 Saragossa Street

City Saint Augustine County St. Johns Zip Code 32084

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

See additional document.

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

Justin Ahmad | Justin Ahmad | 04/25/2025

Name | Signature | Date

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

Title | Organization name

Mailing Address

City State Zip Code

Daytime Telephone Number (____)

Local Historic Preservation Office or Division Use Only

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

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

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

DOS Form No. HR3E101292
Revised 09/03/00

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

Review Comments: _____

_____

_____

_____

_____

_____

Additional Review Comments attached? Yes ◯ No ◯

Signature _____

Typed or printed name _____

Title _____

Date _____

We would like to request 2 changes to the approved ad valorem tax abatement application. The first change would be to revert the front enclosed mud room back into an open-air porch. The enclosed room's structure is in jeopardy of collapse and would need to be completely rebuilt. We decided it was best to return the area back to a front porch for multiple reasons:

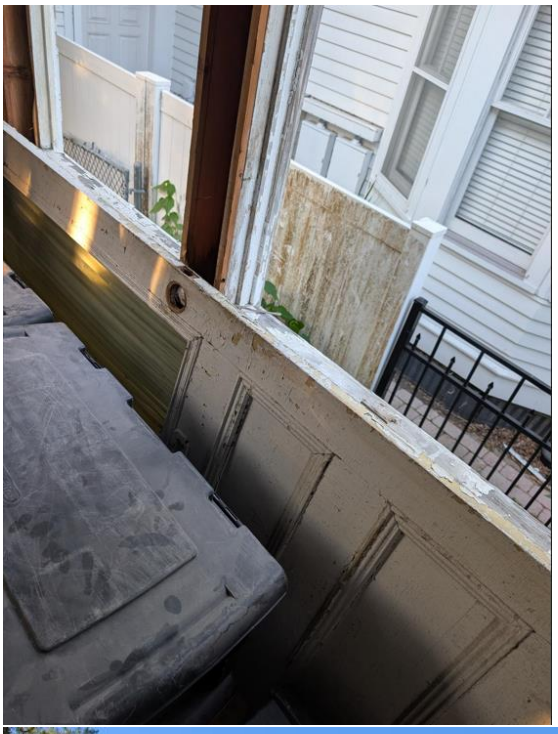
-The original front door and decorative windows around it will now be visible from the street whereas before it was enclosed by the mud room. We are restoring the original front door. Picture provided below. We believe this will enhance the curb appeal because the screen door and front door behind it will be removed to expose the original door.

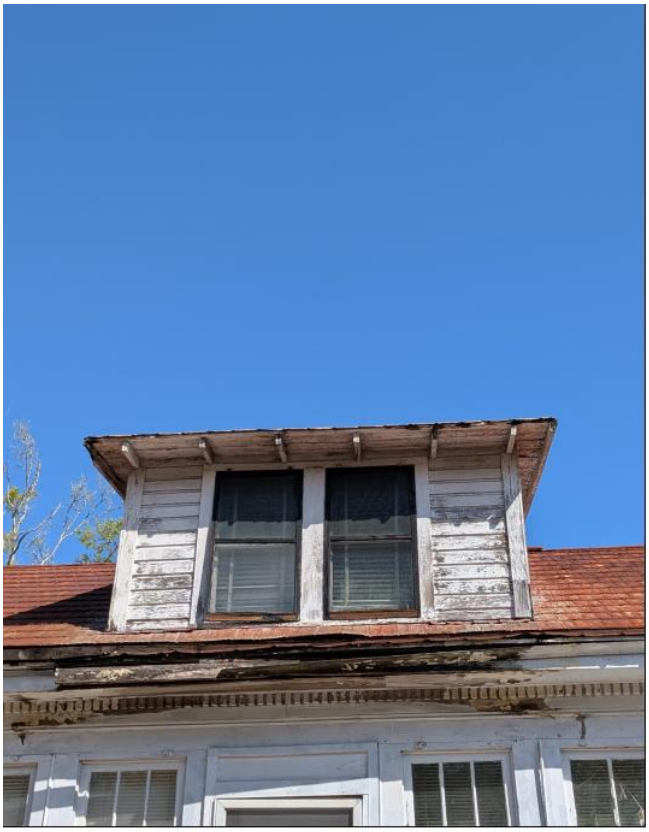
-All 5 windows will be repurposed to other areas in the house where windows are needed. We are restoring the windows but there are a few that are too far gone to save. This will ensure that the need for brand new windows will be limited.

-Every neighboring house has a similar front porch design so we would be consistent with the other homes on Saragossa.

-The enclosed room is not original and was added on to the house at some point. The decorative trim that runs along the area above the windows will not be removed.

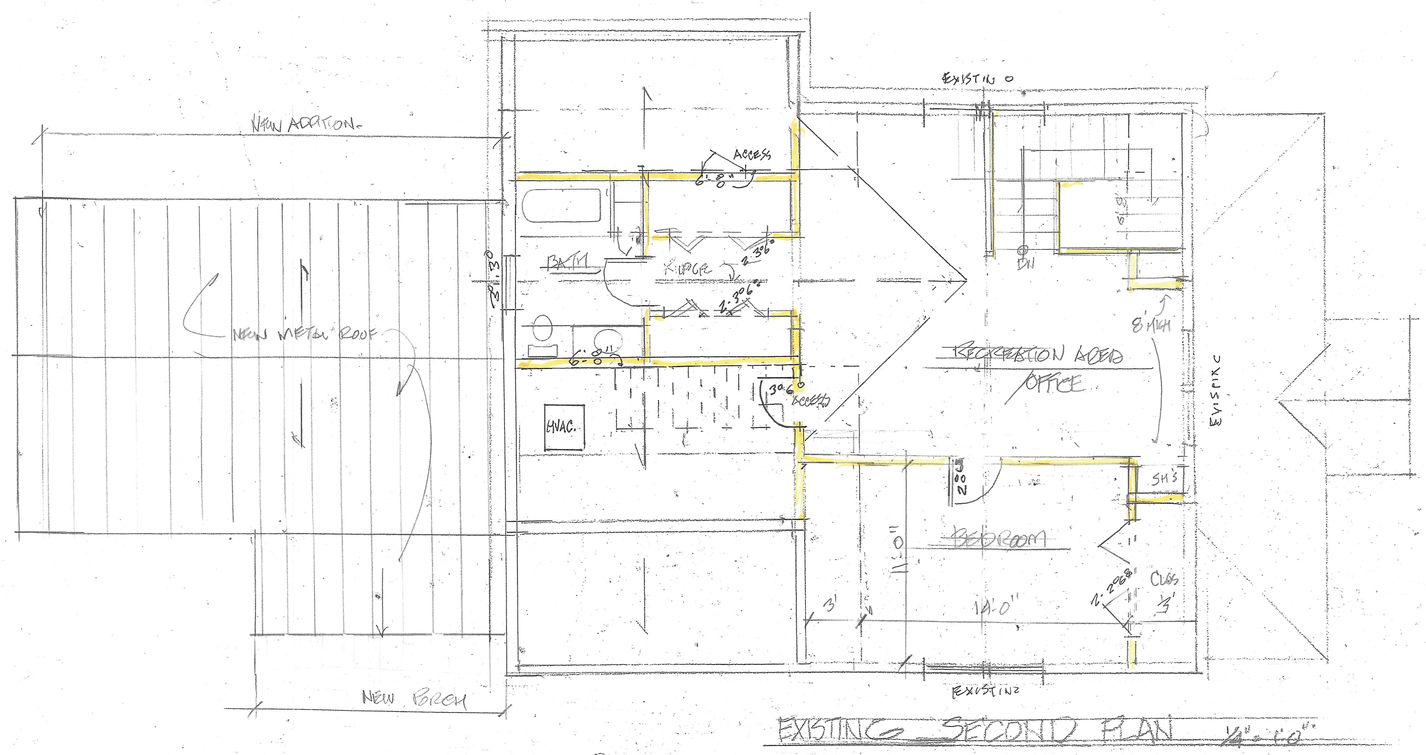
The 2nd change would be to the front dormer windows. We are seeking a minor reduction in the window size. This is due to the framing and insulation material encroaching on the window encasements. To properly frame and insulate the area to meet code we need to reduce the size of the window incasements by a few inches. We will replace the current windows with wood in-kind replacements albeit smaller by a few inches.



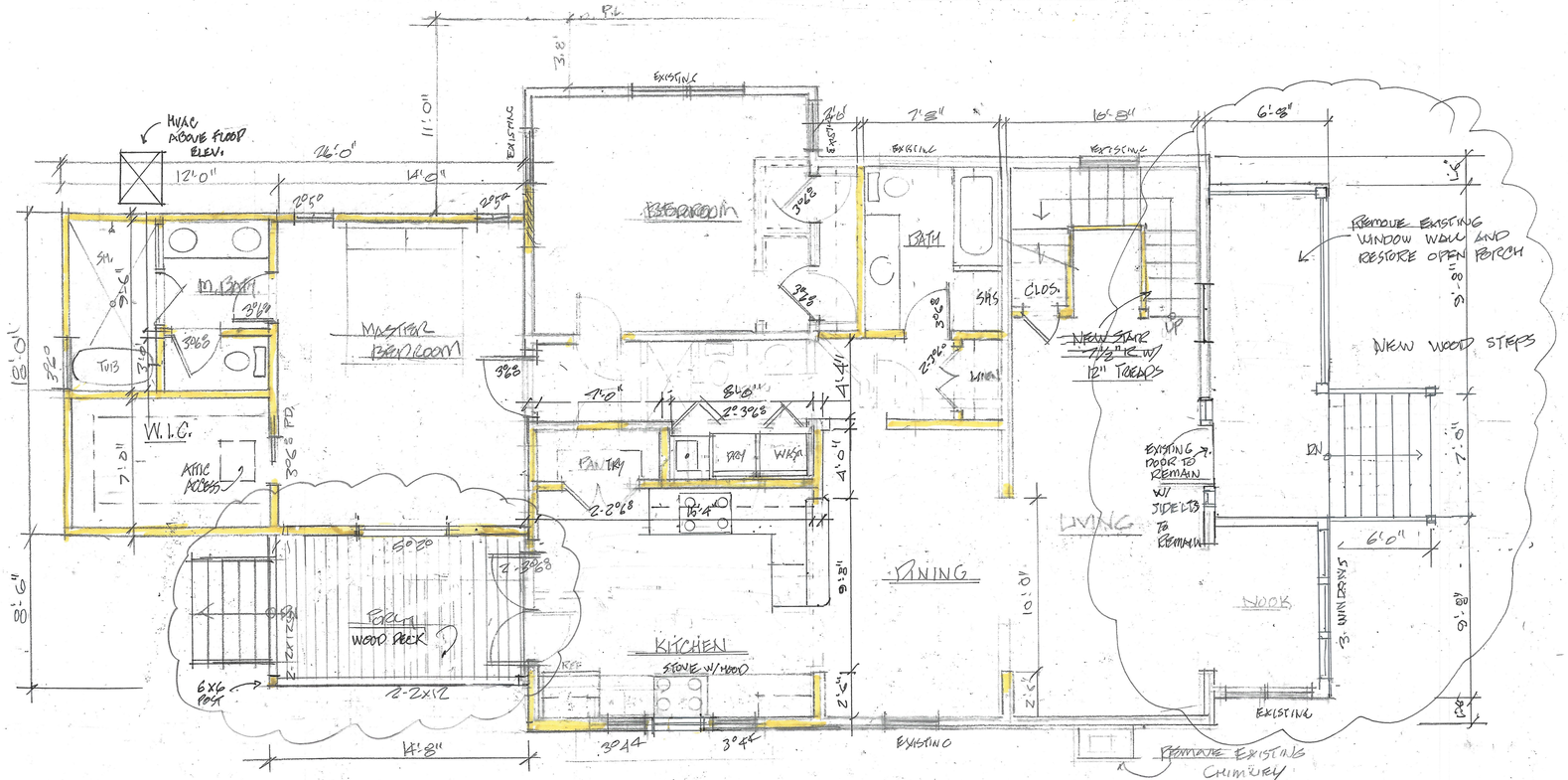


Received April 28, 2025
Planning & Building Department

FRONT ELEVATION



EXISTING SECOND FLAN 1/4"-1'-0"



EXISTING FIRST FLOOR PLAN 1/4"-1'-0"

REVISED 4-18-24 JT

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

REMODEL + ADDITION
66 SAGAGOSSA ST.
ST. AUGUSTINE, FL.

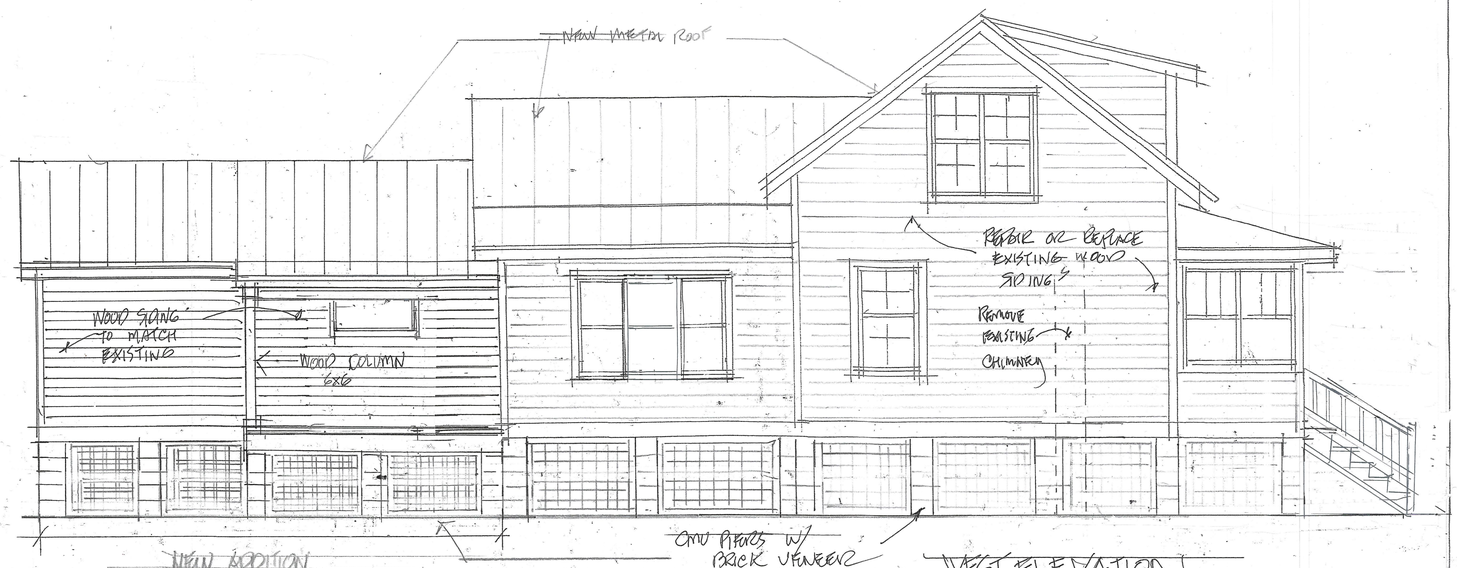
1-10-25
Scale: AS NOTED
Drawn: JT
File:

SHEET
A-3

FRONT ELEVATION (LIFTED 2'0")

REVISED FRONT SHOWING NEW OPEN PORCH

REVISED 4-30-25



WEST ELEVATION

EAST ELEVATION

REVISED FRONT SHOWING NEW OPEN PORCH

REVISED 4-30-25

REVISED 1-30-25

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

REMODEL + ADDITION
66 SAGAGOSSA ST.
ST. AUGUSTINE, FL.

1-10-25

Scale: AS NOTED

Drawn: LT

File:

SHEET
A-4

April 23, 2025

Justin Ahmad
264 Kingston Drive
SAINT AUGUSTINE, FL 32084

cc: Krista Ahmad

Re: Ad Valorem Tax Exemption - 66 Saragossa Street - HP2025-0029

Dear Justin Ahmad,

On April 17, 2025, the Historic Architectural Review Board (HARB) met and discussed your application To review parts I and II of a Historic Preservation Ad Valorem Tax Exemption application for the elevation and proposed rehabilitation of a residential building constructed c. 1904-1910 that is recorded in the Florida Master Site File and a contributing building to the Model Land Company National Register Historic District.

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

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.:	HP2025-0029
Applicant:	Justin Ahmad
Owner:	Krista Ahmad
Address:	66 Saragossa Street Saint Augustine FL 3
Parcel Number:	2036400000

Re: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, To review parts I and II of a Historic Preservation Ad Valorem Tax Exemption application for the elevation and proposed rehabilitation of a residential building constructed c. 1904-1910 that is recorded in the Florida Master Site File and a contributing building to the Model Land Company National Register Historic District.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON THURSDAY, APRIL 17, 2025, 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, April 17, 2025, 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 RG-1
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS** / **DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES** / **DENIES** / **CONTINUES** the Applicant's request To review parts I and II of a Historic Preservation Ad Valorem Tax Exemption application for the elevation and proposed rehabilitation of a residential building constructed c. 1904-1910 that is recorded in the Florida Master Site File and a contributing building to the Model Land Company National Register Historic District..

Subject to the following conditions:

- Document replacement of historic materials
- An alternative material, such as Hardie Board and Batten, for the rear addition may be appropriate / - 5v metal roof panels more appropriate than asphalt shingles
- Notify staff of any changes to materials or design

Findings:
1. Finding the building is a qualifying property
2. Proposed scope of work has been clarified and complies w/ SOIS
3. Proposed work meets criteria established by the D.O.S.

DONE AND ORDERED, at a public hearing on the 17th day of April, A.D., 2025, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2025-0029

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 17th day of April, 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.

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Ad Valorem Tax Exemption

Case Number: HP2025-0029 **Meeting Date: Thursday, April 17, 2025**

1. NAME OF APPLICANT: Justin Ahmad
   Business (if applicable):
   Address: 264 Kingston Drive
   City: SAINT AUGUSTINE State: FL Zip Code: 32084
   Daytime Telephone: 6096024417 E-Mail Address: justin.ahmad@hotmail.com

2. NAME OF PROPERTY OWNER: Krista Ahmad
   Business (if applicable):
   Address: 264 Kingston Drive
   City: SAINT AUGUSTINE State: FL Zip Code: 32084
   Daytime Telephone: 6094352056 E-Mail Address: krista.purcell@hotmail.com

3. PROJECT LOCATION: 66 Saragossa St, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: 2-44 MODEL LAND CO SUB CITY LOT 8 BLK A OR6040/1518

5. SCOPE OF WORK:

Information attached by applicant includes:

- Plans
- Ad Valorem Tax Exemption Application Form
- Photos
- Maps
- Additional Information

March 15, 2024

Dear Members of the Historical Architecture Review Board,

We appreciate the opportunity to share the history and context of our journey with 66 Saragossa Street. Our connection to this home began long before we ever imagined owning it. My wife and I lived next door for several years, walking past the house daily, always admiring its historic character despite its state of disrepair. For many years, the house sat vacant and has been rapidly deteriorating. We often joked with the owner that if he ever wished to sell, he should give us a call. What started as a lighthearted remark became reality when, after several years, the owner approached us. Knowing that we envisioned it as our future family home, he chose to sell it to us.

At the time, we had never stepped inside, but we understood the challenge that lay ahead. We anticipated a full rehabilitation, assuming the structure was still fundamentally sound. However, during our due diligence, a home inspection revealed severe structural concerns, prompting us to consult a structural engineer. It was then confirmed that the integrity of the house was compromised to the point of potential collapse. Further consultations with contractors, architects, and specialists reinforced this reality: the home's condition was dire, and demolition seemed like the only viable option.

Determined to preserve the historical fabric of this property, we made the difficult decision to move forward with an extensive rehabilitation rather than walk away. Last summer, we sought a demolition permit and met with HARB, only to have our request denied. This moment forced us to reevaluate our approach. We sought additional opinions from professionals with experience in historic preservation and ultimately decided that despite the financial risk, this home was worth saving.

We finalized the purchase in October 2024 and have spent the last five months meticulously planning its restoration. Given the immediate structural threats, we prioritized stabilizing the home. We carefully lifted the structure to prevent collapse and replaced the deteriorating foundation with new concrete piers to ensure its long-term stability. This foundational work, though critical, had to begin before we were able to submit our request for a tax abatement.

Our vision for 66 Saragossa is not one of drastic change, but of careful preservation. We plan to restore the home using the same materials and architectural details that define its historic character, with only a modest rear addition. This effort is not just about preserving a structure; it is about safeguarding a piece of history that might otherwise have been lost.

The tax abatement is crucial in helping offset the significant financial burden of this restoration. Given the extensive costs involved, the home may ultimately be worth less than our total investment. Nevertheless, we remain committed to this project, believing that our efforts will contribute to the ongoing preservation of St. Augustine's rich architectural heritage.

We welcome any questions, insights, or recommendations the board may have to assist in this process. We sincerely appreciate your time and consideration and hope for your support in making this restoration a reality.

Justin and Krista Ahmad

DOS Form No. HR3E101292
Revised 09/03/00

Historic Preservation Property Tax Exemption Application
Part 2 – Description of Improvements

(To be completed by all applicants):
Complete the blocks below. Include site work, new construction, alterations, etc.

Property Identification Number 2036400000

Property Address 66 Saragossa St. Saint Augustine FL 32084

Feature 1

Feature Roof Approx. date of feature NA Describe existing feature and its condition: See separate document Photo no. 1 Drawing no. 1	Describe work and impact on existing feature: The metal shingles will be removed and any wood that is damaged from water intrusion or wood destroying organisms will be repaired. The structure of the roof will remain the same. The new roof will be replaced with asphalt shingles which is consistent with other homes on Saragossa street and Flagler Model Land.

Feature 2

Feature Dormer Approx. date of feature 1904 Describe existing feature and its condition: See separate document Photo no._____ Drawing no._____	Describe work and impact on existing feature: The dormer will be repaired and sealed to stop water intrusion. There will be no change to the look or structure. It will be restored to its current detail and specifications.

Feature 3

Feature Exterior Siding Approx. date of feature 1900 Describe existing feature and its condition: See separate document Photo no._____ Drawing no._____	Describe work and impact on existing feature: We will be sanding any remaining paint from the wood siding and will salvage whatever isn't damaged beyond repair. Any damaged siding will be replaced with new wood siding that will match the style, size, and pattern of the current siding. The rear addition will use brand new wood siding that will match the original home's siding.

DOS Form No. HR3E101292
Revised 09/03/00

Page Five – Historic Preservation Property Tax Exemption Application

Property Identification Number 2036400000

Property Address 66 Saragossa St. Saint Augustine FL 32084

Feature 4

Feature Enclosed Front Porch Approx. date of feature NA Describe existing feature and its condition: See separate document Photo no._____ Drawing no._____	Describe work and impact on existing feature: Work has already begun on the foundation underneath the enclosed front porch to prevent a collapse. We have replaced the foundation with concrete piers and added new beams to fix the sloping. The current windows are wooden double hung 3/1 sash and will be restored. The wood siding is mostly in good condition and will be patched and repainted.

Feature 5

Feature Foundation Approx. date of feature NA Describe existing feature and its condition: See separate document Photo no._____ Drawing no._____	Describe work and impact on existing feature: The foundation needed to be completely replaced. In order to do this we lifted the home and removed the the existing foundation and replaced it with new concrete piers. It was also discovered that the house didn't have sill beams underneath because of the small original footprint of the home. Sill beams were added and the height of the foundation was increased so that it is a foot over the current FEMA flood elevation guidelines

Feature 6

Feature Rear Addition Approx. date of feature 2025 Describe existing feature and its condition: See separate document Photo no._____ Drawing no._____	Describe work and impact on existing feature: An additional bedroom will be added to the back of the house. The addition will be the master bedroom with an en suite bathroom. We plan on using wood siding to match the original home and wooden windows. The roof will use asphalt shingles. A wooden deck and stairs will be constructed right outside of the back door.

DOS Form No. HR3E101292
Revised 09/03/00

Page Six – Historic Preservation Property Tax Exemption Application

Property Identification Number 2036400000

Property Address 66 Saragossa St. Saint Augustine FL 32084

Feature 7

Feature Interior Floors, Walls, Electrical and Plumbing Approx. date of feature_____ Describe existing feature and its condition: See separate document Photo no._____ Drawing no._____	Describe work and impact on existing feature: The older drywall will need to be removed to access the existing electrical and plumbing. We will replace the knob and tube wiring and galvanized steel plumbing. None of the existing flooring is salvageable and will also need to be replaced. Areas of sub floor that have water or termite damage will be repaired or replaced. We will utilize tile flooring in the bathrooms and the rest of the house will use hardwood. The existing floor/wall trim will be reclaimed and painted.

Feature 8

Feature Interior Floor Plan Approx. date of feature 1904 Describe existing feature and its condition: See separate document Photo no._____ Drawing no._____	Describe work and impact on existing feature: The interior floor plan and layout will largely stay the same. We plan on trimming the wall between the living room and dining room back a few feet to open up the space. The current staircase doesn't meet code so it will be relocated to the back of the living room. This is where the upstairs ceiling is highest. It is necessary to move the staircase because the roof line is too low where they currently are configured. The kitchen will stay in the same spot it will just be widened. The bathroom will be relocated to the right side of the house. The upstairs will be finished into livable space.

Feature 9

Feature Windows Approx. date of feature NA Describe existing feature and its condition: See separate document Photo no._____ Drawing no._____	Describe work and impact on existing feature: It is our hope that we can restore and salvage every window on the house. There are a few windows that appear to be in bad shape. If the window can't be salvaged we will replace it with a like-kind wood window. The new addition will utilize new wood windows that match the existing ones.

DOS Form No. HR3E101292
Revised 09/03/00

Page Seven – Historic Preservation Property Tax Exemption Application

Property Identification Number 2036400000

Property Address 66 Saragossa St. Saint Augustine FL 32084

Property Use (To be completed by all applicants):

1. **Use(s) before improvement:** Residential

2. **Proposed use(s) after improvement:** Residential

Special Exemption (Complete only if applying for exemption under s. 196.1998, F.S. (property occupied by non-profit organization or government agency and regularly open to the public):

NOTE: Applicants should check with local officials to determine whether or not the exemption program offered by their municipal government and/or county allows the special exemption provided by s. 196.1998, F.S.

1. Identify the governmental agency or non-profit organization that occupies the building or archaeological site:
Not Applicable

2. How often does this organization or agency use the building or archaeological site? _____

3. For buildings, indicate the total useable area of the building in square feet. (For archaeological sites, indicate the total area of the upland component in acres)_____square feet ◉ acres ○

4. How much area does the organization or agency use?_____square feet◉ acres○

5. What percentage of the usable area does the organization or agency use?_____%

6. Is the property open to the public ○Yes ○No If so, when? _____

7. Are there regular hours? ○Yes ○No If so, what are they? _____

8. Is the property also open by appointment? ○Yes ○No

9. Is the property open only by appointment? ○Yes ○No

Part 2 – Description of Improvements

Feature 1 – Roof

Approximate Date of Feature: N/A
The existing roof consists of metal novelty shingles, which have suffered extensive rust and deterioration. The roof has significantly outlived its useful lifespan and is leaking in multiple areas, leading to severe water damage throughout the interior. This prolonged exposure to moisture has caused portions of the wooden rafters and beams to rot, and there is also evidence of termite damage. A full roof replacement is essential to prevent further structural compromise.

Feature 2 – Dormer

Approximate Date of Feature: 1904
The dormer, one of the most distinctive architectural elements of the home, has unfortunately deteriorated due to prolonged water intrusion. The wood has rotted significantly, and there is visible damage from wood-destroying organisms. Restoring the dormer will be crucial not only for aesthetic and historical preservation but also for improving the home's structural integrity and weatherproofing.

Feature 3 – Exterior Siding

Approximate Date of Feature: Presumably 1904
The home's exterior is primarily clad in wooden lap siding. Years of exposure to the elements have left the siding in poor condition, with peeling paint and widespread wood rot. While the siding on the enclosed front porch is in better shape, it, too, requires repair. To maintain the historical character of the home, we will restore or replace the siding using materials that match the original as closely as possible.

Feature 4 – Enclosed Front Porch

Approximate Date of Feature: N/A
At some point in the home's history, a front porch was enclosed to create additional interior space. However, some of the front windows are in poor condition, and the floor has developed a noticeable slope due to foundation deterioration. The existing foundation consisted primarily of loose cinderblocks and wood, creating an unstable base with a high risk of collapse. Stabilizing the porch was a necessary first step in the overall rehabilitation process.

Feature 5 – Foundation

Approximate Date of Feature: 1904
The original foundation was constructed using red clay bricks, with certain areas reinforced over time using loose cinderblocks and wooden supports. A structural engineer assessed the foundation and determined that it posed a severe structural concern, with a strong likelihood of collapse if left unaddressed. Immediate intervention was necessary to prevent total failure. Additionally, the home's elevation fell just shy of current FEMA flood regulations, further necessitating foundational improvements.

Feature 6 – Rear New Addition

Approximate Date of Feature: 2025
To accommodate modern living while maintaining the home's historical integrity, we plan to construct a rear addition that will house a new master bedroom and bathroom. This addition will add approximately **468 square feet** (measuring **18 x 26 feet**) to the property. Additionally, a **14 x 8-foot** wooden deck will be added off the back door. The addition will be designed to seamlessly blend with the existing home, using matching siding, windows, and roofing materials to maintain architectural continuity.

Feature 7 – Interior Flooring, Walls, Electrical, and Plumbing

Approximate Date of Feature: 1904
The home's flooring varies throughout. Most of the house has carpet over a deteriorating subfloor, while the rear kitchen features linoleum, and the living room retains its original pine flooring. Unfortunately, the pine floors have suffered extensive rot due to water intrusion and damage from wood-destroying organisms.

The walls are made of older drywall, and much of the home's infrastructure—including knob-and-tube wiring and galvanized steel plumbing—remains outdated and in need of full replacement. Despite these challenges, many of the original floor and door trim pieces appear to be in good condition and will be preserved wherever possible.

Feature 8 – Interior Floor Plan

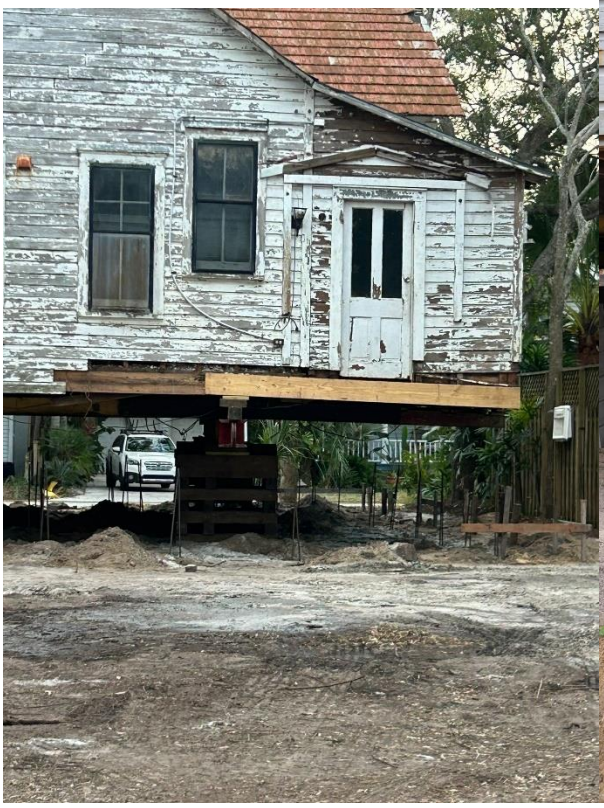
Approximate Date of Feature: 1904
The home's original footprint was modest, measuring under **500 square feet**, and it lacked indoor plumbing. Over the years, multiple additions have been made, including the enclosed front porch, kitchen expansion, and a rear bedroom. A small staircase leads to an unfinished upstairs area.

The interior has deteriorated significantly due to prolonged vacancy and water intrusion. The drop ceiling has collapsed in several areas, and much of the flooring has softened from moisture damage. Despite these challenges, we are committed to restoring the home while respecting its historical character.

Feature 9 – Windows

Approximate Date of Feature: N/A
The house currently has **30 double-hung, 3-over-1 sash wooden windows**. Due to multiple additions over the years, the windows vary in age and condition. Where possible, we will restore and preserve the existing historic windows, replacing only those beyond repair with matching materials and styles to maintain the home's period-appropriate aesthetic.

Roof



Enclosed front porch

Interior

From: justin ahmad
To: Julie Courtney; Krista Purcell
Subject: 66 Saragossa kitchen plans
Date: Tuesday, April 8, 2025 9:57:47 AM

> **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 Julie,

During your site visit we discussed our plans for the kitchen. The entire back left corner where the kitchen is located was collapsing due to significant wood rot and termite damage. We are having to replace the beams and floor system but plan on rebuilding it like-kind. The beams have been replaced to stabilize the foundation. We can mostly save the roof line and the 2x4s used for the wall. We essentially had to cut out the bottom. The dimensions of the back kitchen area will not change. Attached are some photos that show some of the work.

BUILDING FOOTAGE INFORMATION

EXISTING 1st FLOOR CONDITIONED ——— 1053 Sq Ft

STRUCTURE INFORMATION

MEAN ROOF HEIGHT ——— 21'-11"
TOTAL ROOF HEIGHT ——— 24'-4"
NUMBER OF STORIES ——— 2

TYPE OF CONSTRUCTION

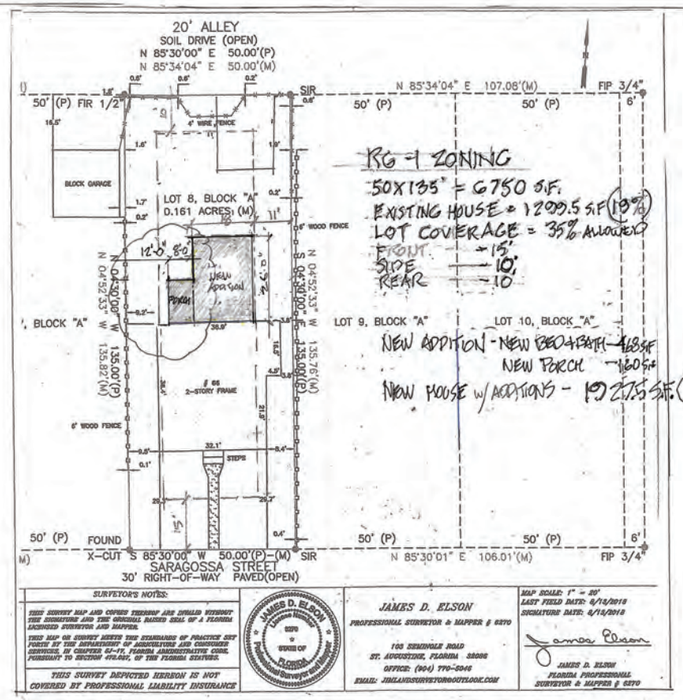
TYPE VB
PROJECT IS LOCATED EAST OF I-95
WIND BORNE DEBRIS PROTECTION IS REQUIRED

WIND ZONE INFORMATION

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH, & MEETS THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 2023 8th EDITION
1. BASIC WIND SPEED (3 SECOND GUSTS) ——— 130 M.P.H.
2. WIND IMPORTANCE FACTOR ——— 1.0
3. WIND EXPOSURE CATEGORY ——— D

CODE ANALYSIS

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH AND MEETS THE REQUIREMENTS OF:
2023 FLORIDA BUILDING CODE TEST PROTOCOLS FOR HIGH VELOCITY HURRICANE ZONE, EIGHTH EDITION
NATIONAL ELECTRICAL CODE (NEC) (2023)
NFPA-101, LIFE SAFETY CODE (2024)
FLORIDA FIRE PREVENTION CODE EIGHTH EDITION (2023)
2023 FLORIDA BUILDING CODE, BUILDING, EIGHTH EDITION
2023 FLORIDA BUILDING CODE, RESIDENTIAL, EIGHTH EDITION
2023 FLORIDA BUILDING CODE, ACCESSIBILITY, EIGHTH EDITION
2023 FLORIDA BUILDING CODE, ENERGY CONSERVATION, EIGHTH EDITION
2023 FLORIDA BUILDING CODE, MECHANICAL, EIGHTH EDITION
2023 FLORIDA BUILDING CODE, PLUMBING, EIGHTH EDITION
2023 FLORIDA BUILDING CODE, FUEL GAS, EIGHTH EDITION
2023 FLORIDA BUILDING CODE EXISTING BUILDING, EIGHTH EDITION



RG-1 ZONING
50X135' = 6750 S.F.
EXISTING HOUSE = 1209.5 S.F. (18%)
LOT COVERAGE = 35% ALLOWED
FRONT — 15'
SIDE — 10'
REAR — 10'

NEW ADDITION - NEW BED+BATH 418 S.F.
NEW PORCH - 160 S.F.
NEW HOUSE W/ ADDITIONS - 1937.5 S.F. (28%)

SURVEYOR'S NOTES:

THIS SURVEY MAP AND COPIES THEREOF ARE INVALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, OF THE FLORIDA STATUTES.

THIS SURVEY DEPICTED HEREON IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE

JAMES D. ELSON
LICENSED SURVEYOR AND MAPPER
6370
STATE OF FLORIDA

JAMES D. ELSON
PROFESSIONAL SURVEYOR & MAPPER # 6370
103 SEMINOLE ROAD
ST. AUGUSTINE, FLORIDA 32086
OFFICE: (904) 794-5046
EMAIL: JDELSONSURVEYOR@OUTLOOK.COM

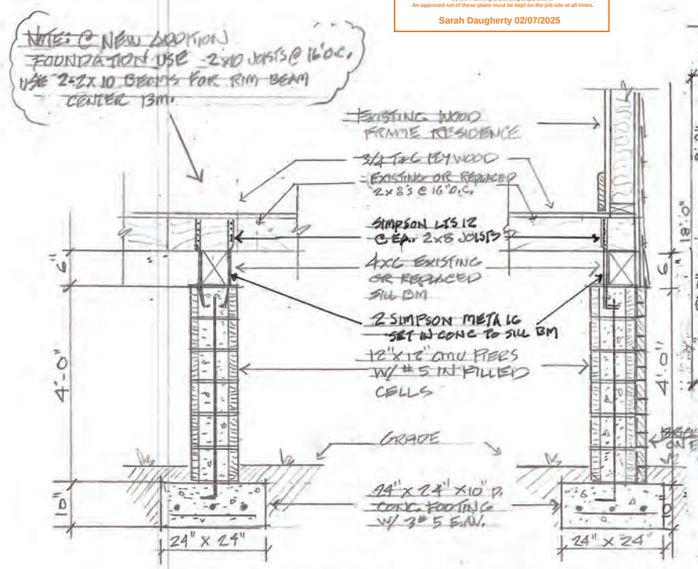
MAP SCALE: 1" = 20'
LAST FIELD DATE: 6/13/2018
SIGNATURE DATE: 6/18/2018

JAMES D. ELSON
FLORIDA PROFESSIONAL
SURVEYOR & MAPPER # 6370

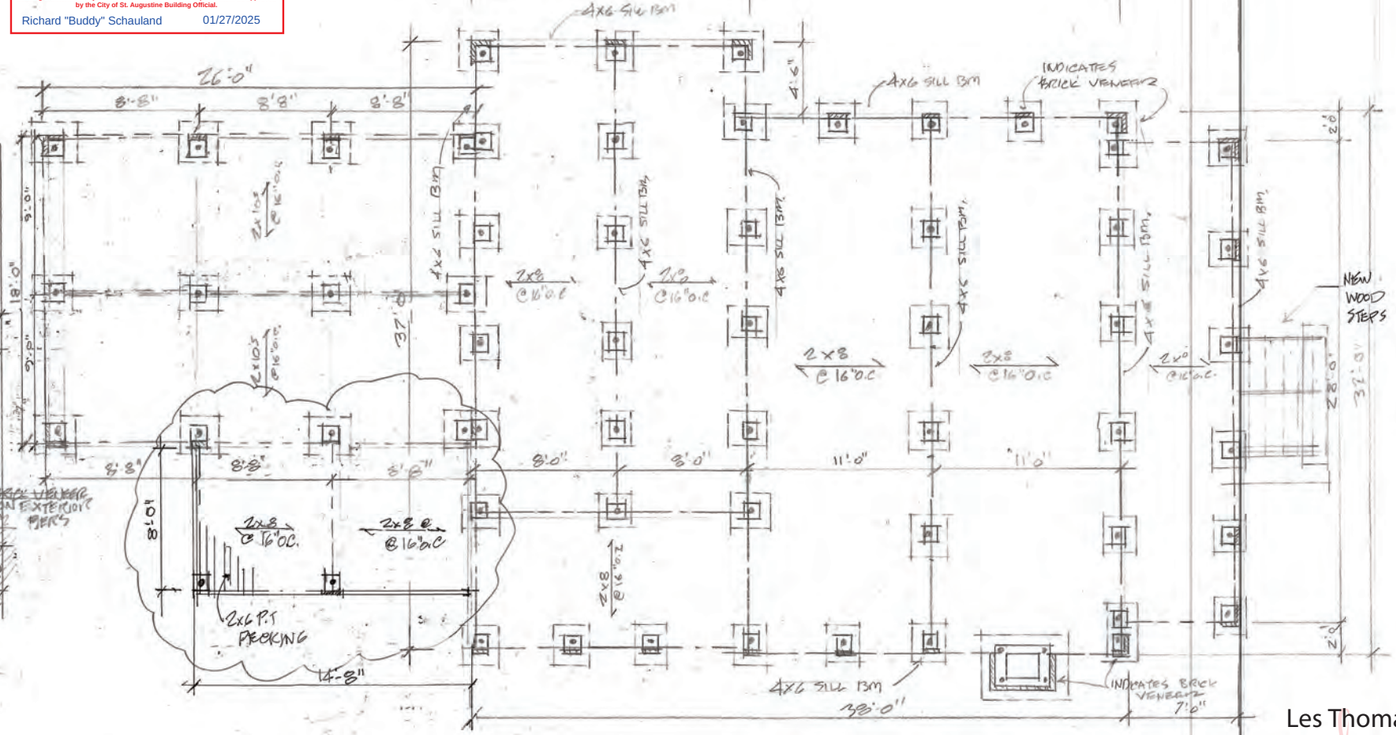
FRONT ELEVATION (WEST 26')

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 01/27/2025

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 02/07/2025



SECTIONS @ PIERS & FOOTING
3/4"=1'-0"



EXISTING RESIDENCE FOUNDATION PLAN
1/4"=1'-0"

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

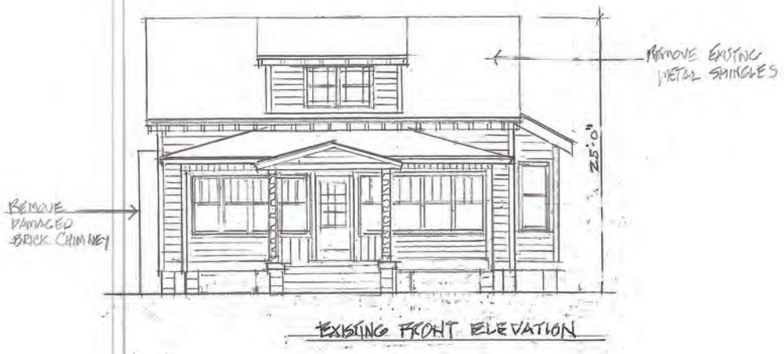
REMODEL + ADDITION
66 SARAGOSSA ST.
ST. AUGUSTINE, FL.

1-10-25
Scale: AS NOTED
Drawn: LT
File:

SHEET
A-1

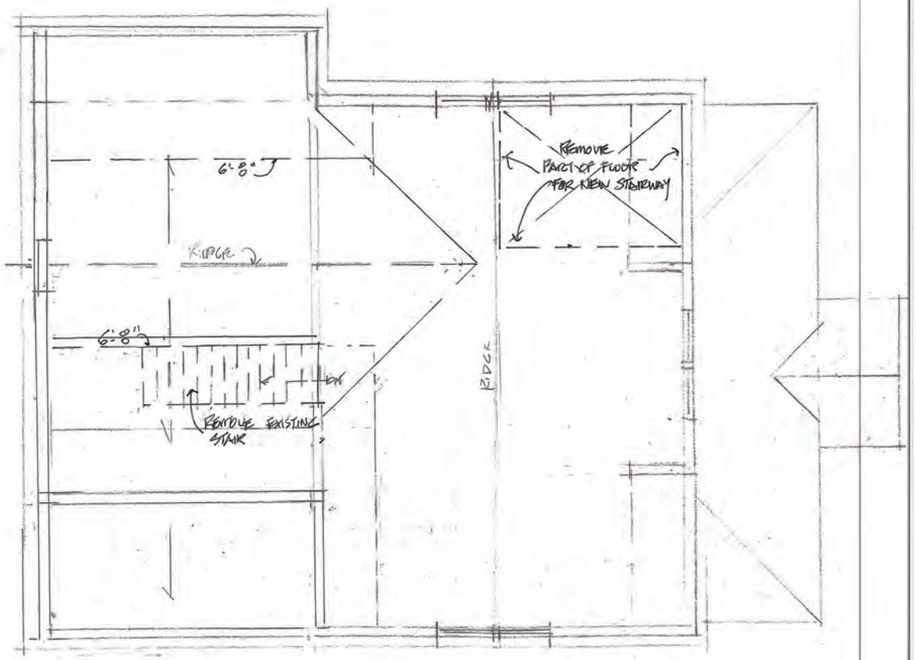
Les Thomas Architect
Digitally signed by Les Thomas Architect
Date: 2025.01.30 15:39:01 -05'00'

Amendment Application Packet, page 30

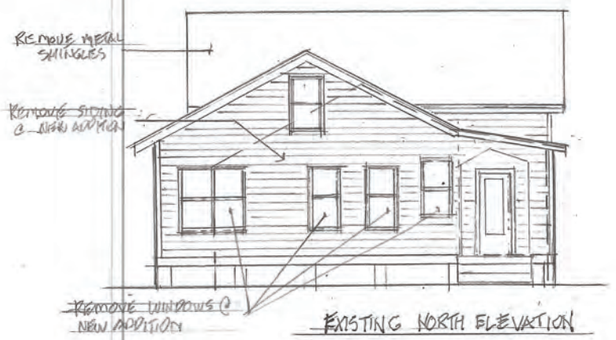


EXISTING FRONT ELEVATION

EXISTING WEST ELEVATION

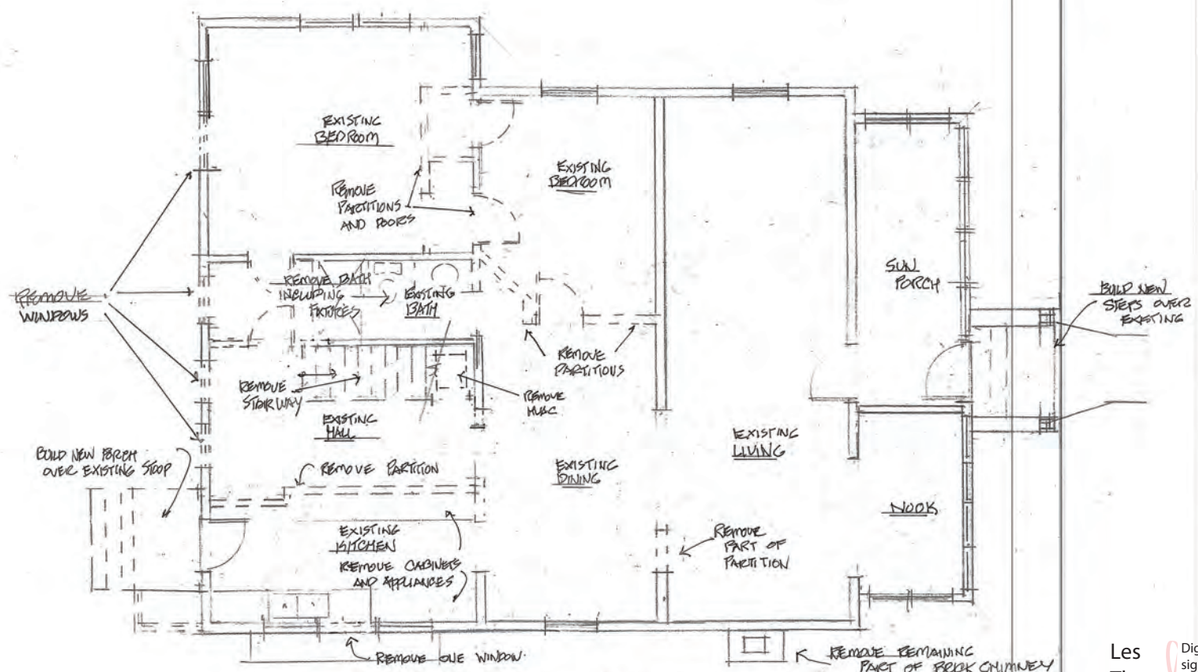


EXISTING SECOND PLAN 1/4"=1'-0"



EXISTING NORTH ELEVATION

EXISTING EAST ELEVATION



EXISTING FIRST FLOOR PLAN 1/4"=1'-0"
AND DEMO PLAN

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

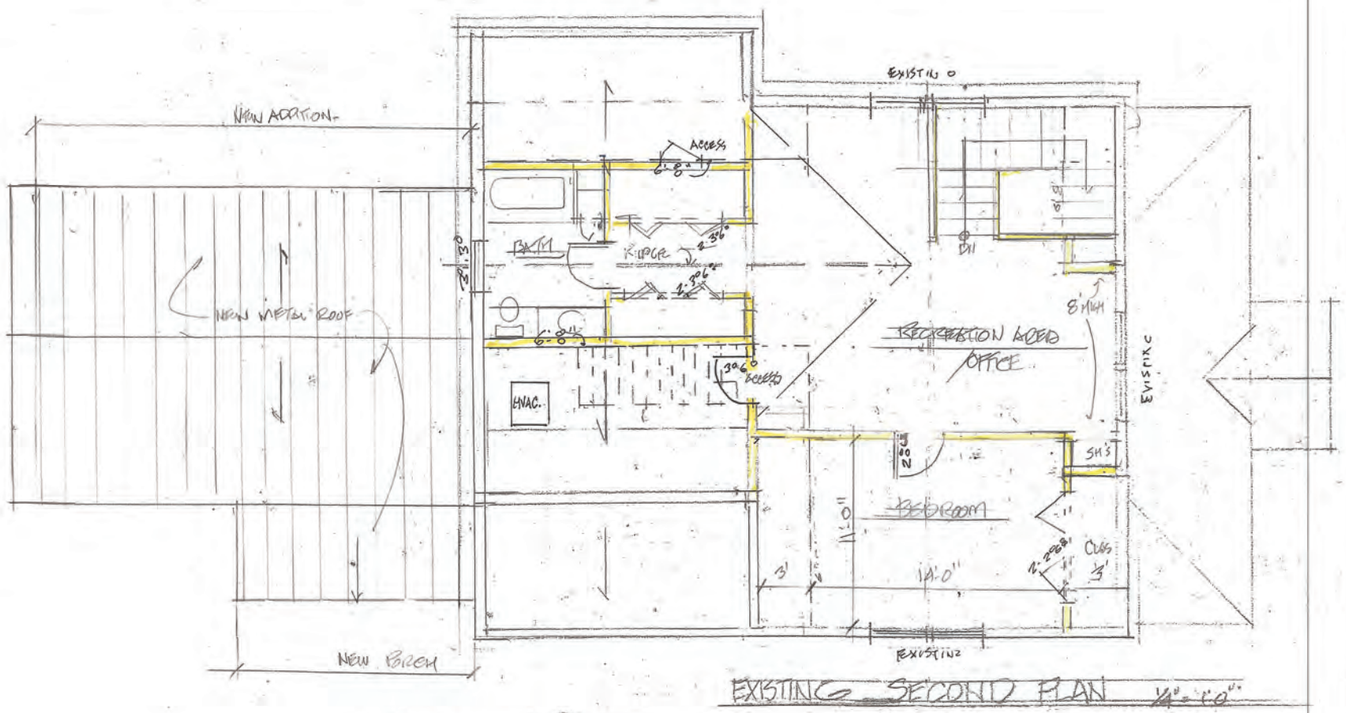
REMODEL + ADDITION
66 SARAGOSSA ST.
ST. AUGUSTINE, FL.

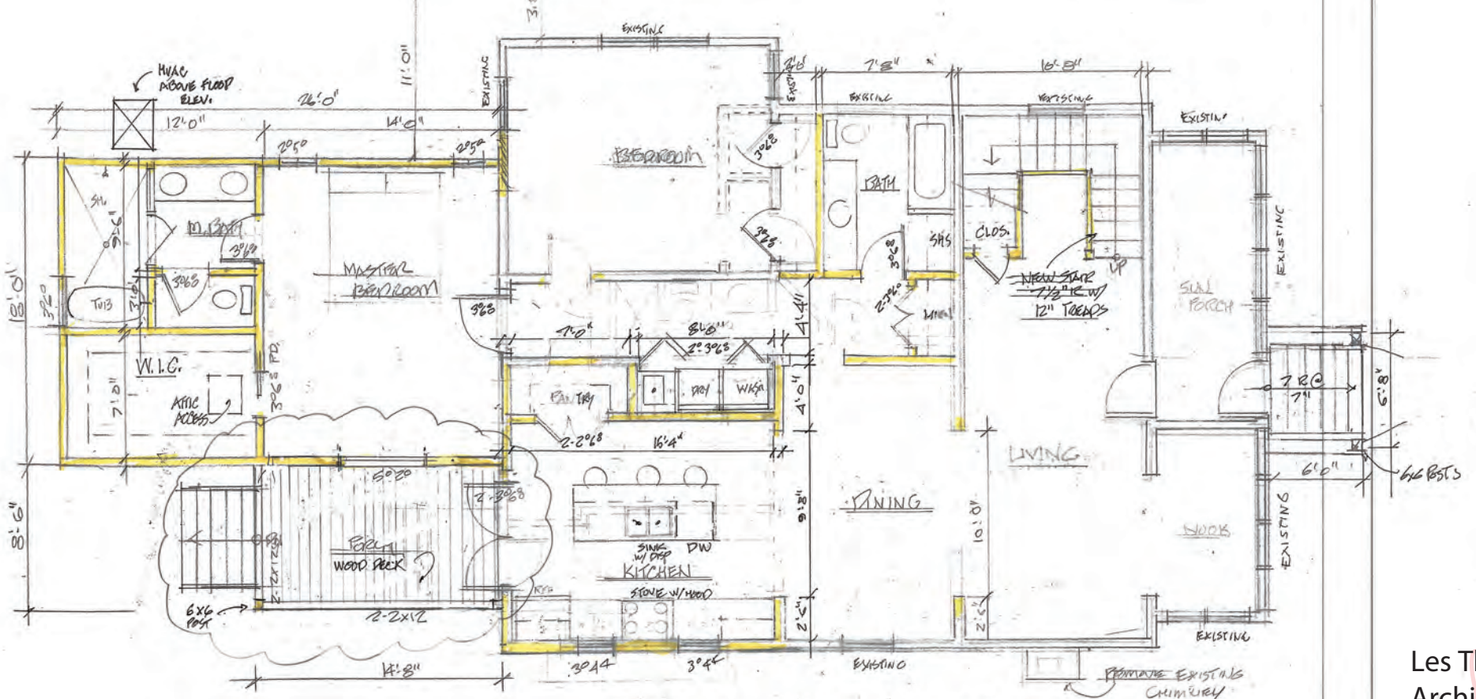
1-10-25
Scale: AS NOTED
Drawn: LT
File:

SHEET
A-2

Les Thomas Architect
Digitally signed by Les Thomas Architect
Date: 2025.01.30 18:46:40 -05'00'

Amendment Application Packet page 31





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

REMODEL + ADDITION
66 SARAGOSSA ST.
ST. AUGUSTINE, FL.

1-10-25
Scale: AS NOTED
Drawn: JT
File:

SHEET
A-3

Les Thomas Architect
Digitally signed by Les Thomas Architect
Date: 2025.01.30 16:47:23 -05'00'

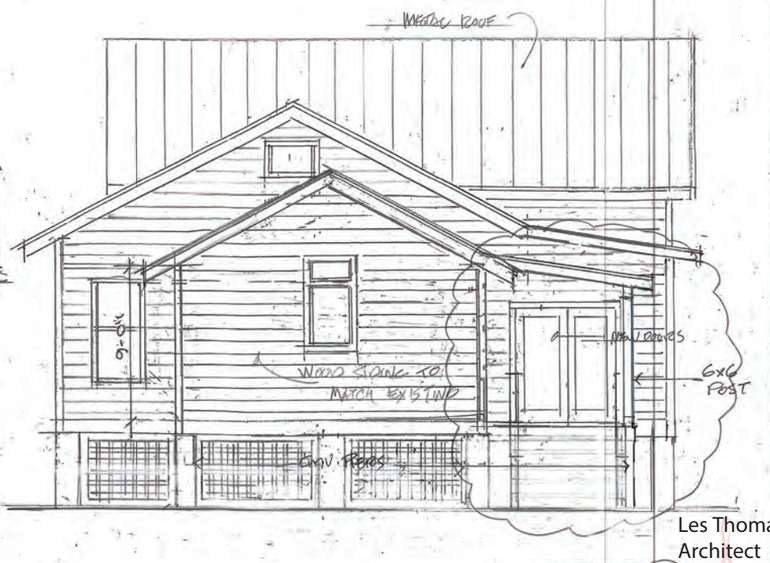
Amendment Application Packet, page 32

FRONT ELEVATION (LIFTED 2.5')

NEW ADDITION

WEST ELEVATION

EAST ELEVATION



REVISED 1-30-25

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

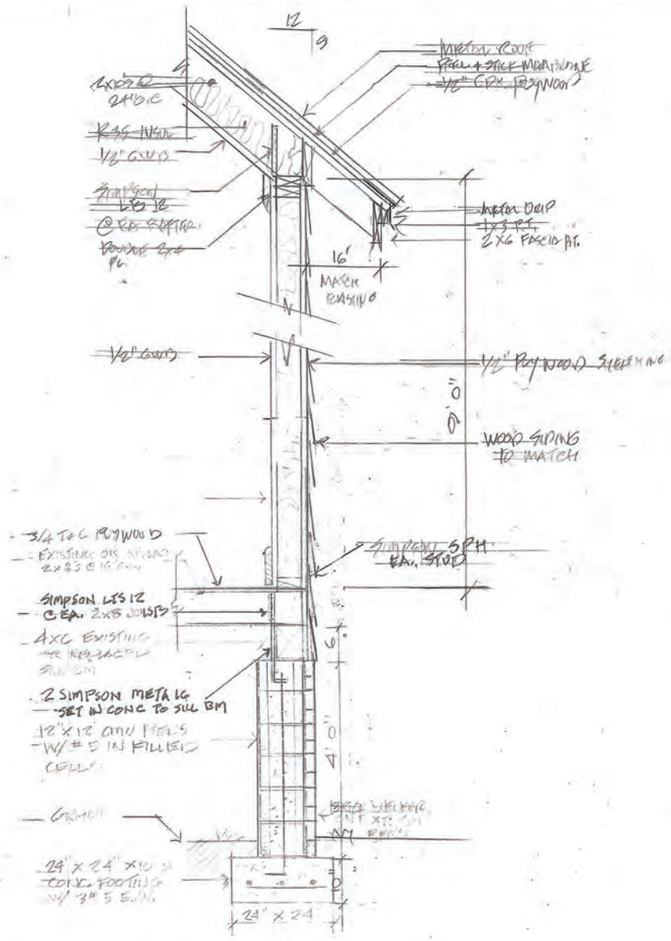
REMODEL + ADDITION
66 SABAGOSSA ST.
ST. AUGUSTINE, FL.

1-10-25
Scale: AS NOTED
Drawn: LT
File:

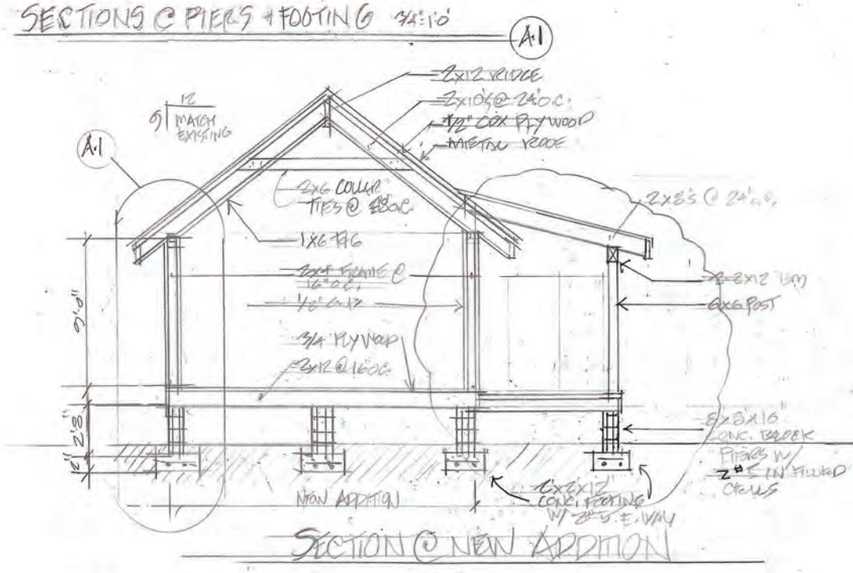
SHEET
A-4

Les Thomas Architect
Digitally signed by Les Thomas Architect
Date: 2025.01.30 18:48:00 -05'00'

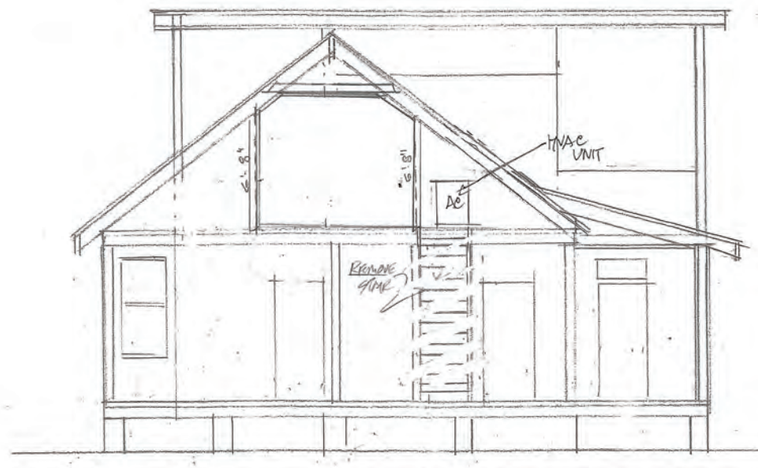
Amendment Application Packet, page 33



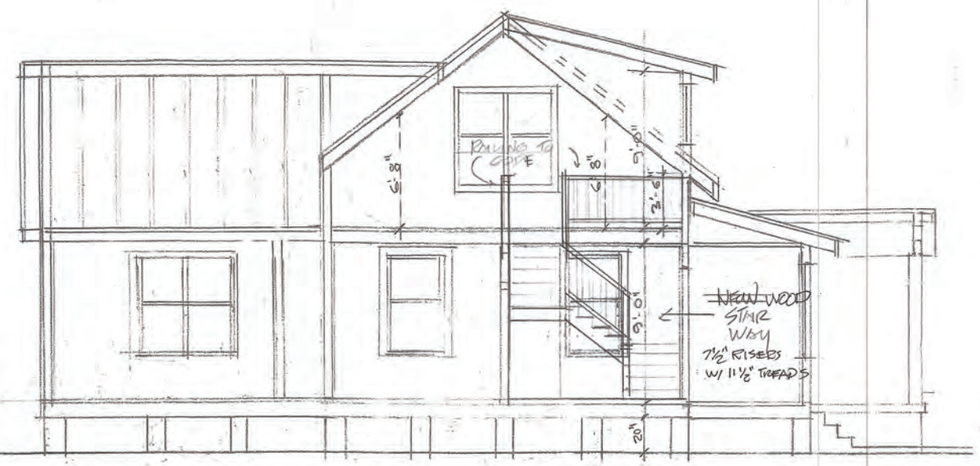
SECTIONS @ PIERS + FOOTING 3/4":1'0"



SECTION @ NEW ADDITION



EXISTING EAST/WEST SECTION 1/4":1'0"



A-2 NORTH/SOUTH SECTION 1/4":1'0"

REVISED 1-30-25

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

REMODEL + ADDITION
66 SAGAGOSSA ST.
ST. AUGUSTINE, FL.

1-10-25
Scale: AS NOTED
Drawn: LT
File:

SHEET
A-5

Les Thomas Architect

Digitally signed by Les Thomas Architect
Date: 2025.01.30 18:49:31 -05'00'

Amendment Application Packet, page 34

From: justin ahmad
To: Julie Courtney; krista.purcell@hotmail.com
Subject: Re: 66 Saragossa Street - Ad Valorem Tax Exemption application for the April 17, 2025 Historic Architectural Review Board meeting
Date: Tuesday, April 8, 2025 8:24:32 AM
Attachments: image002.png
image003.png
image004.png
263199611878629.pdf

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 Julie,

I attached the rough estimate of the rehab. The sheet does not include Gaere Macdonalds fee which is 20% and it does not include appliances and light fixtures. So we would be at $605,144 and maybe Plus $10,000 for appliances and light fixtures. We are currently over budget due to the significant wood rot and termite damage after opening the walls up. So that value will probably change or we may have to take funds from one area and apply it to another. If you'd like I have some pictures I can add of some of the wood rot we are dealing with. Let me know if you have what you need or if you'd like a few more to add to the report. Thanks.

From: Julie Courtney <jcourtney@citystaug.com>
Sent: Monday, April 7, 2025 6:34:03 PM
To: justin ahmad <justin.ahmad@hotmail.com>; krista.purcell@hotmail.com <krista.purcell@hotmail.com>
Subject: RE: 66 Saragossa Street - Ad Valorem Tax Exemption application for the April 17, 2025 Historic Architectural Review Board meeting

Hello Justin,
Do you have an approximate estimated cost of the rehabilitation?
I determined that the partial Certificate of Demolition application will not be required. Was there anything else you wanted to submit for this application? Today is the additional documentation deadline, but I can still accept if you send by tomorrow – preferably by the morning. (Or at least let me know what may still be coming).

Thanks,
Julie Courtney
Historic Preservation Officer
Planning & Building Department
E jcourtney@citystaug.com | P 904.209.4283 | W www.CityStAug.com

City of St. Augustine
P.O. Box 210
St. Augustine, FL 32085

66 Saragossa

Work item	Scheduled value	Complete to date	This application	Material stored
66 Saragossa St				
Permits/ Fees	$10,487.00		$4,884.28	
Demo /dumping	$14,000.00		$9,879.36	
Houselift	$32,000.00		$32,000.00	
Piers	$16,500.00		$15,136.00	
Filldirt/ grade			$3,450.00	
Framing labour	$100,000.00		$22,594.00	
Framing mats	$40,000.00		$2,867.29	
Window & door	$6,500.00			
W/D repair	$5,000.00			
Siding & trim	$30,000.00			
Electric	$20,000.00			
Plumbing	$14,000.00			
HVAC	$13,500.00			
Insulation	$8,500.00			
Drywall	$22,500.00			
Roofing	$20,000.00			
Trim carpentry	$25,000.00			
Trim materials	$13,500.00			
Int Doors	$2,500.00			
Kitchencab vanity	$15,100.00			
Stone counters	$8,500.00			
Tile labour	$15,000.00			
Tile materials	$3,750.00			
Glass	$950.00			
Vanities	$750.00			
Closets	$1,000.00			
Subfloors	$5,250.00			
Flooring	$16,000.00			
Hardware	$500.00			
Gas				
Landscape				
Ext stairs	$6,500.00			
Lattice	$4,750.00			
Flatwork	$1,500.00			
Painting	$26,500.00			
Gas				
Rentals	$3,500.00			
Cleaning	$750.00			
Totals	$504,287.00	$0.00	$90,810.93	$0.00
Appliances	By owner		108,973.12	
Plumbing fixtures	By owner			
Electric fixtures	By Owner			

FTD — 99,999.89

F A/C — (8,660.85)

Instr #2024083094 BK: 6040 PG: 1518, Filed & Recorded: 10/24/2024 10:40 AM #Pgs:2 Doc. D $2,520.00
Brandon J. Patty,Clerk of the Circuit Court and County Comptroller St. JohnsCounty FL Recording $18.50

Rec: $19.50 Doc: $2520.00 ($360,000.00)

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):
203640-0000
File No.: 64990

WARRANTY DEED

This Warranty Deed, Made the 23rd day of October, 2024, by

SCOTT W. SIEFKEN AND MARY C. SIEFKEN, husband and wife and as Trustees of the SIEFKEN LIVING TRUST dated August 1, 2011, whose post office address is:

1665 State Road 16 St Augustine FL 32084,
hereinafter called the "Grantor", to

KRISTA AHMAD, JUSTIN AHMAD , a married couple, and ANDREW VARACALLI, all as Joint Tenants With Full Rights of Survivorship - not as tenants in common whose post office address is:

264 Kingston 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 8 OF BLOCK "A" OF THE MODEL LAND COMPANY'S SUBDIVISION OF PART OF BLOCK 45 IN THE CITY OF ST. AUGUSTINE, ACCORDING TO PLAT OF SAID SUBDIVISION ON FILE IN ST. JOHNS COUNTY RECORDS IN PLAT BOOK 1 AT PAGE 108 AND IS DESCRIBED THE SAME ON OFFICIAL MAP OF SAID CITY MADE BY ROBERT RANSON AND ACCEPTED BY THE CITY COUNCIL ON JANUARY 1905.

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

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

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

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

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

Witness 2 Signature

Witness 2 Printed Name and Post Office Address:
Marlene Lagasse
71 Carrera ST
St Augustine FL 32084

THE SIEFKEN LIVING TRUST DATED AUGUST 1, 2011

Scott W. Siefken
Trustee and as to his individual interest

Mary C. Siefken
Trustee and as to her individual interest

COPY

State of Florida
County of St Johns
The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 23rd day of October, 2024 by SCOTT W. SIEFKEN AND MARY C. SIEFKEN, husband and wife and as Trustees of the SIEFKEN LIVING TRUST dated August 1, 2011. 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	2036400000
Location Address	66 SARAGOSSA ST SAINT AUGUSTINE 32084-0000
Neighborhood	Model Land/City (610.3)
Tax Description*	2-44 MODEL LAND CO SUB CITY LOT 8 BLK A OR6040/1518 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Model Land Co.'s Subdivision Of A Part O
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.150
Homestead	Y

Click Here to Open Cyclomedia Viewer in a New Tab

Owner Information

Owner Name	Ahmad Krista Et AL 100% Ahmad Justin 100% Varacalli Andrew 100%
Mailing Address	66 SARAGOSSA ST SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
Homestead		$50,722

Map

Valuation Information

	2025
Building Value	$137,598
Extra Features Value	$0
Total Land Value	$204,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$341,598**
Total Deferred	$56,295
Assessed Value	**$285,303**
Total Exemptions	$107,017
Taxable Value	**$234,581**

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

Historical Assessment Information

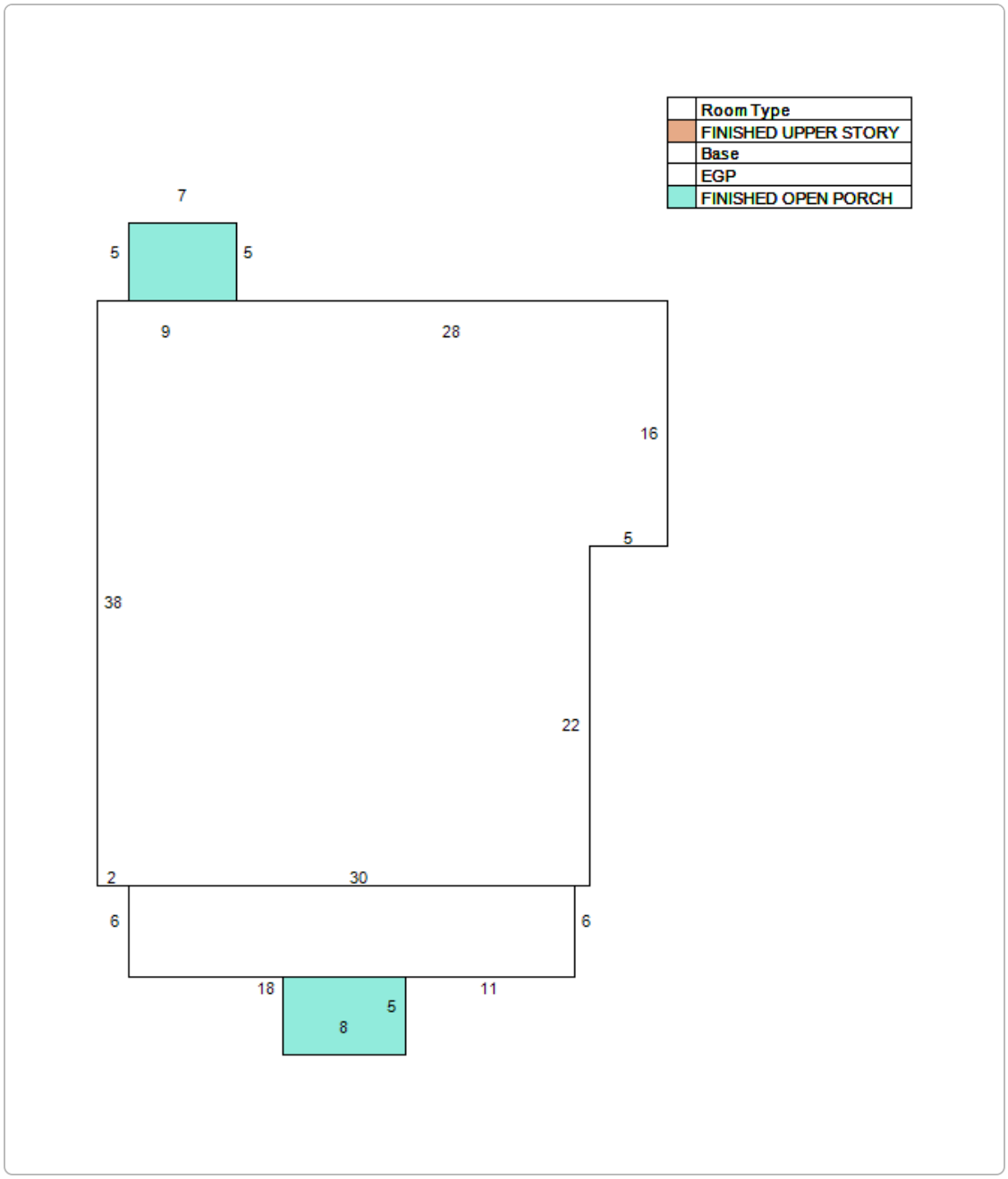
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$130,693	$0	$204,000	$0	$0	$334,693	$274,562	$60,131	$274,562
2023	$133,393	$0	$204,000	$0	$0	$337,393	$249,602	$87,791	$249,602
2022	$107,760	$0	$171,360	$0	$0	$279,120	$226,911	$52,209	$226,911
2021	$60,933	$0	$145,350	$0	$0	$206,283	$206,283	$0	$206,283
2020	$62,105	$0	$145,350	$0	$0	$207,455	$207,455	$0	$207,455
2019	$56,321	$0	$145,350	$0	$0	$201,671	$201,671	$0	$201,671
2018	$75,094	$0	$145,350	$0	$0	$220,444	$220,444	$0	$220,444
2017	$75,094	$908	$145,350	$0	$0	$221,352	$156,518	$90,334	$131,018
2016	$67,944	$908	$126,225	$0	$0	$195,077	$194,096	$981	$194,096
2015	$60,793	$908	$114,750	$0	$0	$176,451	$176,451	$0	$176,451
2014	$51,602	$908	$114,750	$0	$0	$167,260	$167,260	$0	$167,260

Building Information

Building	1
Building Value	$137,598
Year Built	1900
Actual Area	2193
Conditioned Area	1944
Use	Single Family Residence
Style	01
Exterior Wall	Wood
Roof Cover	Metal
Roof Structure	Gable Hip
Interior Flooring	Pine Wood, Carpet
Interior Wall	Drywall
Heating Type	Forced Air
Air Conditioning	Window
Bedrooms	0
Baths	

Description	Square Footage
BASE AREA	1296
FINISHED OPEN PORCH	35
UNFINISHED ENCLOSED PORCH	174
FINISHED OPEN PORCH	40
FINISHED UPPER STORY	648
Total SqFt	2193

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	50	130	50	EF	$204,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
10/24/2024	10/23/2024	$360,000.00	TRUSTEES DEED	6040	1518	Q	I	SIEFKEN LIVING TRUST D: 08/01/2011	AHMAD KRISTA ET AL
1/25/2024	1/25/2024	$0.00	WARRANTY DEED	5890	1715	U	I	SIEFKEN SCOTT W,MARY C	SIEFKEN LIVING TRUST D: 08/01/2011
8/21/2018	8/21/2018	$230,000.00	WARRANTY DEED	4600	475	Q	I	BUELL CAROLINE WOLFE	SIEFKEN SCOTT W,MARY C
	7/8/2002	$100.00	QUIT CLAIM DEED	1781	846	U	I	WOLFE DONALD (HIS INT)	BUELL CAROLINE WOLFE
	2/15/2002	$0.00	ORDER DET HX REAL P	1728	425	U	I	WOLFE LILLIAN THELMA ESTATE	BUELL CAROLINE W,WOLFE DONALD,GRAWET WANDA
	12/17/1996	$0.00	WILL	1728	421	U	I	WOLFE LILLIAN THELMA	WOLFE LILLIAN THELMA (WILL)
11/13/2018	9/26/1996	$0.00	DEATH CERTIFICATE	4639	1848	U	I	WOLFE GUY B (DECD)	WOLFE LILLIAN THELMA

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 3/18/2025, 12:20:15 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for May 19, 2025 Meeting

Application HP2025-0031 Address: 52 St. George Street

Applicant & Owner: St George Street Ventures LLC

Project description: For wholesale replacement of second and third story windows with a different material.

Architectural Style:	Spanish Colonial	Florida Master Site File:	SJ00065
National Register:	St. Augustine NRHD: Contributing & Individually Listed	Construction date:	c. 1753+
Archaeology Zone:	IA	Zoning District:	HP-3
Parcel number:	1973900000		
Agenda Item:	7(a)	Previous Action(s):	COA 1992-0175

STAFF SUMMARY AND ANALYSIS:

1. This application was continued at the April 17, 2025 meeting to allow the applicant time to consider a more appropriate replacement window material for the second and third stories of this Spanish Colonial structure. The Board noted that most of the windows being proposed for replacement are aluminum clad or wood replacement windows, and most are located on a contemporary rear addition. There was discussion regarding the existing aluminum clad windows on the second and third stories of the original structure as being inappropriate replacements and the Board encouraged the applicant to utilize a true wood window on at least those windows on the historic structure most visible from St. George Street.
2. The detailed photographs and a window condition assessment form detailing the windows proposed for replacement are still available in the application packet for the Board's consideration. As previously noted, the existing wood windows (most of which are previous replacements) show signs of deterioration and, while the existing aluminum clad windows are in good condition, the surrounding wood framing and sills show signs of deterioration.
3. The applicant has submitted a new proposal utilizing Marvin Ultimate Wood DHS windows to match existing window sizes with exterior muntins to match the existing window patterns on the structure.
4. The Architectural Guidelines for Historic Preservation (AGHP) states that colonial windows are wood and recommends replacing 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. The newly proposed windows appear to meet AGHP requirements.

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 **52 St George Street:**

1. **APPROVE** if the HARB finds the replacement window design and material, as proposed or modified by the HARB, meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design.
    a. With the condition that the muntins will be on the exterior, with a raised profile.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Replace existing 2nd and 3rd story windows (changes to scope in red):
    a. Match existing sizes and designs
    b. Marvin Ultimate Wood Double Hung windows

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

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

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.
- Conduct an in-depth survey of the conditions of existing windows, shutters and balconies early in rehabilitation planning so that repair and upgrading methods and possible replacement options can be fully explored.
- Protect and maintain the wood and architectural metal which comprise the windows (including frame, sash, muntins and surrounds), shutters and balconies through appropriate surface treatments such as cleaning, rust removal, limited paint removal and re-application of protective coating systems.
- 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.
- Improve the thermal performance of existing windows through adding or replacing weatherstripping and adding storm windows which are compatible with the character of the building and which do not damage window frames.
- 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.
- Design and install additional windows, shutters and balconies on rear or other non-character-defining elevations if required by the new use. New window openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.

Pre-1821

Windows on First Spanish Period buildings should have banisters, possibly with lattice on the lower half. Rejas projecting twelve to eighteen inches on a masonry base are appropriate only for ground level street windows. Banisters or lattice must be used on all other windows. Windows with rejas and banisters may have single expanse glazing giving the impression of an unglazed window. One-over-one double hung sash windows are also appropriate. On larger buildings, wood twelve-over-twelve double hung sash windows, without rejas or banisters, may be appropriate. Multi-pane windows behind rejas and banisters are not appropriate.

LIST OF ATTACHMENTS:

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

52 Saint George Street
Staff Photos

Front (east) Elevation

Staff Report, page 5

52 Saint George Street
Staff Photos

Front (east) Elevation

52 Saint George Street
Staff Photos

Front (northeast) Elevation

Staff Report, page 7

52 Saint George Street
Staff Photos

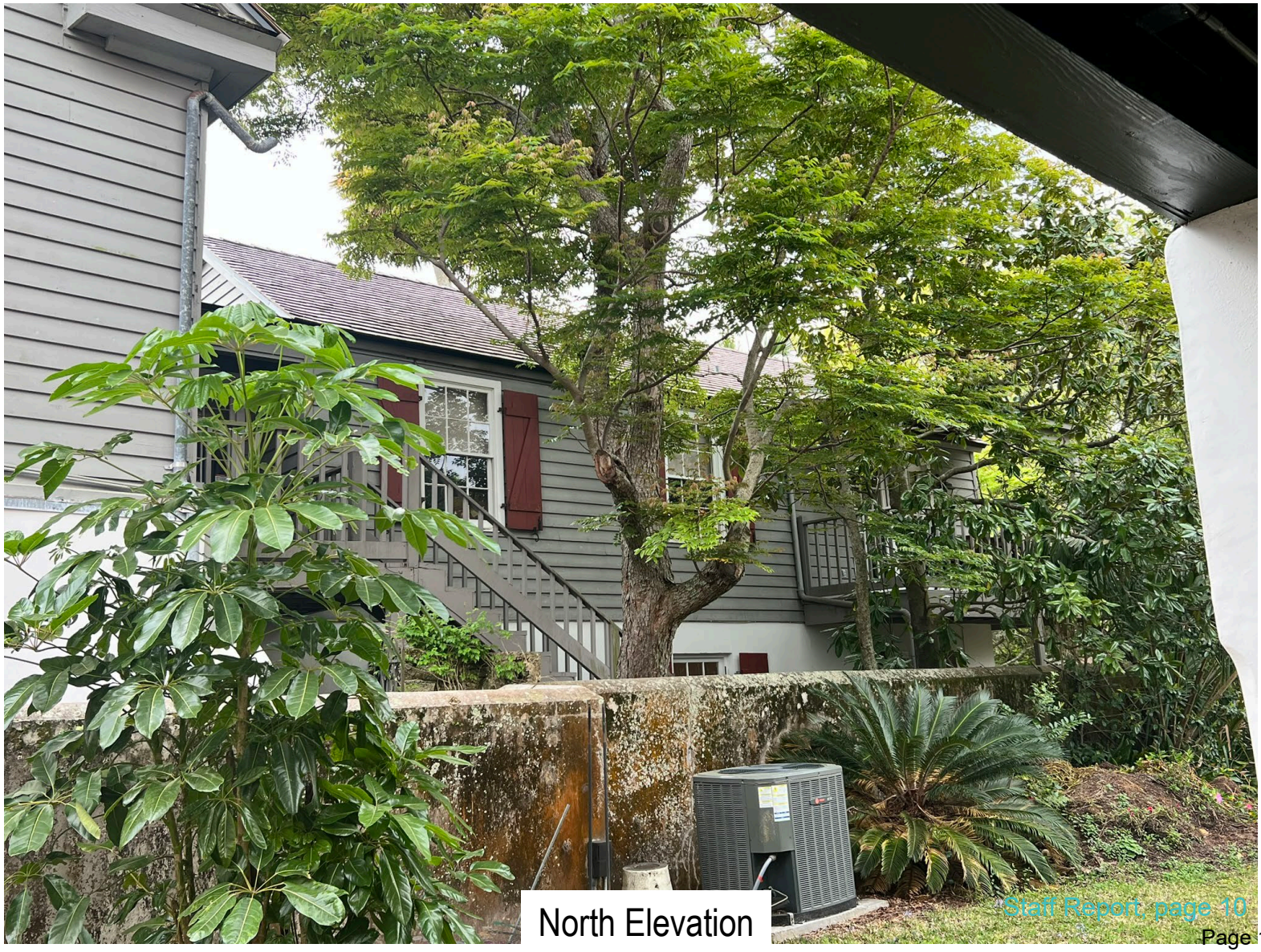
North Elevation

52 Saint George Street
Staff Photos

North Elevation

Staff Report, page 9

52 Saint George Street
Staff Photos



North Elevation

52 Saint George Street
Staff Photos

North and West Elevation

52 Saint George Street
Staff Photos

West Elevation

52 Saint George Street
Staff Photos

Staff Report, page 13

52 Saint George Street
Staff Photos

South Elevation

52 Saint George Street
Staff Photos

South Elevation

52 Saint George Street
Staff Photos

Exterior Window Details

Staff Report, page 16

52 Saint George Street
Staff Photos

Exterior Window Details

52 Saint George Street
Staff Photos

Exterior Window Details

52 Saint George Street
Staff Photos

Exterior Window Details

Aluminum Clad Window
(most are wood, though replacements)

Staff Report, page 19

52 Saint George Street
Staff Photos

Exterior Window Details

Staff Report, page 20

52 Saint George Street
Staff Photos

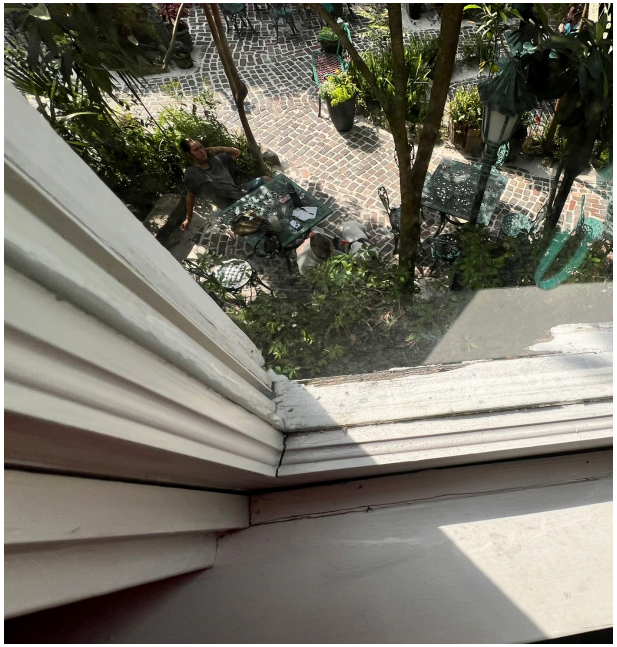
Exterior Window Details

Staff Report, page 21

52 Saint George Street
Staff Photos

Existing First Floor Windows (not being replaced)

52 Saint George Street
Staff Photos



Interior Window Details

52 Saint George Street
Staff Photos

Interior Window Details

52 Saint George Street
Staff Photos

Interior Window Details

Staff Report, page 25

Page 1 HISTORICAL STRUCTURES FORM Site 8 SJ65
X orginal FLORIDA MASTER SITE FILE
__ update Recorder # _____

SITE NAME: Rodriguez-Avero-Sahncez House
HISTORICAL CONTEXTS: 18th century
NAT. REGISTER CATEGORY: building 01/01/71
OTHER NAMES OR MSF NOS:
COUNTY: St. Johns OWNERSHIP TYPE: private
PROJECT NAME: DHR NO:
LOCATION: (Attach copy of USGS map, sketch-map of immediate area)
ADDRESS: 52 St. George St., St. Augustine, Florida
VICINITY OF/ROUTE TO: West side of St. George St. between Oran
ge & Cuna Streets
SUBDIVISION: City of St. Augustine BLOCK: 12 LOT:
PLAT OR OTHER MAP:
TOWNSHIP: 7S RANGE: 30E SECTION: 18
IRREGULAR SEC? __ Y __ N LAND GRANT:
USGS 7.5' MAP:
UTM: ZONE: 17 EASTING: 469710 NORTHING:3307120
COORDINATES: LATITUDE ____D ____M ____S LONGITUDE ____D ____M ____S

HISTORY
ARCHITECT:
BUILDER:
CONSTRUCTION DATE: +1762 RESTORATION DATE(S): / /
MODIFICATION DATE(S):
MOVE: DATE: / / ORIG LOCATION:
ORIGINAL USE(S): priv. resid
PRESENT USE(S): commercial

DESCRIPTION
STYLE: Spanish Colonial
PLAN: EXTERIOR: Rectangular
INTERIOR:
NO.: STORIES: 2.5 OUTBLDS: PORCHES: DORMERS:
STRUCTURAL SYSTEM(S): masonry, stone (coquina); wood frame

EXTERIOR FABRIC(S): Stucco, ashlar scored; wood dropsiding,
w/ cornerboards
FOUNDATION: TYPE stone (coquina) wall
PORCHES: two-story rear porch
ROOF: TYPE gable SURFACE comp. shingles
SECONDARY STRUCS.
CHIMNEY: NO. 2 MTLS stone (coquina) LOCNS offset, ridge
WINDOWS: DHS 6/6, 9/6, 12/12, blinds, moveable louvers

EXTERIOR ORNAMENT:
CONDITION: SURROUNDINGS: urban, narrow streets
NARRATIVE (general, interior, landscape, context; 3 lines only)

ARCHAEOLOGICAL REMAINS AT THE SITE
FMSF ARCHAEOLOGICAL FORM COMPLETED? __ Y __ N (REPORT; SKETCH)
ARTIFACTS OR OTHER REMAINS

RECORDER'S EVALUATION OF SITE
AREA OF SIGNIFICANCE: architecture, ethn-heritage, commerce arch aeology

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

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

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

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

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

RECORDER INFORMATION: NAME
DATE / / AFFILIATION

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

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

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 1009==

Site Name: Rodriguez-Avero-Sanchez-House 830== Survey Date: 7902 820==

Address: 52 St. George Street, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine 12 868==
(subdivision) (block) (lot)

868==

Owner of Site: Name: Crawbuck Homes, Inc. c/o W. Daniell;

Address: 52 St. George Street

St. Augustine, FL 32084 902==

Occupant or Manager: Music of Yesterday's Toys 904==

Type of Ownership: Private 848== Zoning: HP-3

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

UTM: 17 469710 3307120 890== Location: T07S R30E N18 812==
(zone) (easting) (northing) (T) (R) (S)

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

Recorder: Name & Title: Scardaville, Michael (Historian);

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

Date: +1762 844== Period: 18th cent. 845== Culture: Spanish 840==

Architect: 872==

Builder: 874==

Style: Spanish Colonial 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Stucco, ashlar scored; wood, dropsiding, with cornervoards 854==

Structural Systems: Masonry, stone (coquina); wood frame 856==

Features of Structure: (942)

Window Type: DHS 6/6, 9/6, 12/12, blinds, moveable louvers 942==

Foundation: Stone (coquina) wall 942==

Roof Type: Gable 942==

Secondary Roof Structures: 942==

Porches & Balconies: two story rear porch 942==

Chimney Location: Offset, ridge; end, exterior, front slope 942==

Materials: (882)

Chimney: Stone (coquina) 882==

Roof Surfacing: Composition shingles 882==

Ornament Exterior: 882==

Quantitative Data: (950-954)

Chimneys: 2 952== Dormers: 954== Stories: 2½ 950==

Other: 956==

Surroundings: Restoration area. 864==

Relationship to Surroundings: On street line in Restoration area; part of a cluster of colonial buildings on the northern end of St. George Street. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Minorcans, Commerce, Archaeology, Historic. 920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Spanish Colonial style structure at 52 St. George Street, known as the Rodriguez-Avero-Sanchez House, was built between ca. 1753 and 1762 and is one of the surviving colonial structures in St. Augustine. Moreover, it is one of the buildings dating from the late First Spanish Period (1702-63), and thus is one of the oldest in the State of Florida.

As is typical in colonial architecture, the coquina first floor abuts the street line and the property is enclosed by 20th century colonial-type concrete block and coquina walls. Only fragments of the red, ashlar-scored stucco are still evident, principally on the north side of the street facade, while coquina infill from the early 1960's remains exposed. The main entrance leads directly into the street and is flanked by two double-hung 12/12 windows that were installed in the early 1960's. Three similar windows with a wood shutters are found on the wood frame second floor east wall. The house shares a common chimney and coquina first floor wall with the adjacent Paredes-Dodge House to the south. The original 11" width of the south wall was increased to 24" when the north wall of the Paredes-Dodge House was reinforced against the south wall of the Rodriguez-Avero-Sanchez House. A two-story open porch is a 20th century addition to the rear of the structure.

The building has undergone numerous changes over the last two centuries. The original structure, now the northeast room, was a small, one-room, flat-roofed building with the current interior door forming the main entrance off a porch or loggia. Flooring consisted of tabby, a colonial form of oyster-shell concrete. Coquina street and garden walls extended beyond the house to enclose the property. Between 1791 and 1802, the house was enlarged to the south to the midway point of the property frontage. This new room was added by raising the street wall. Moreover, a new (and extant) ceiling with beaded joists, a frame half-story or loft, and a shingled gable room were also added, thus giving the building an approximate appearance to the adjacent Paredes-Dodge House. A dormer might have been built in the one-half story at this time.

Map (1833 anonymous and 1860 Dorr) and architectural evidence indicate that the building was enlarged again in the late territorial or early statehood periods (1833-1860). Two frame rooms were attached to the west of the existing coquina rooms, and a full second-story with three dormers replaced the late eighteenth century half-story.

(over)

V. BIBLIOGRAPHY

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

Increased commercialization of St. George Street after the Civil War prompted other changes in the building. By the late 1870's another street door was opened in the southern section of the east wall, and the two entrances became flanked by similar commercial store glass windows. Although the three dormers were removed in the early twentieth century, the street facade remained relatively unchanged until the late 1950's when multipane windows replaced the plate glass windows. In 1962, after architectural and archaeological investigations documented the physical evolution of the building, the south door was infilled with coquina, and colonial-type double-hung 12/12 windows were installed. The street facade was thus returned to tis mid-19th century appearance. The radical changes to this facade over the years, however, have left only one small portion, the ashlar-scored section, undisturbed. A rear two-story porch was also built in the 1966's in an attempt to simulate the colonial ambiance of the structure.

The Rodriguez-Avero-Sanchez House was listed on the National Register of Historic Places in 1971.

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

HISTORY

The northernmost section of the walled colonial city was bounded in the 18th and early 19th centuries by the Cubo defense line and City Gate on the north and by the Rosario defense line, present-day Cordova Street, on the west. This area first developed in the late 17th century as a work camp during the construction of the Castillo de San Marcos and later as a neighborhood after the completion of the fort in 1695. All structures were destroyed in the 1702 seige of the city, those generally north of Cuna Street by the Spanish to establish a clear field of fire from the fort, and those south by the invading South Carolinians. By mid-century buildings had been rebuilt mainly along St. George and Spanish Streets, and a number of them still stand on St. George: Avero, DeMesa, Arrivas, Rodriguez-Sanchez, and Paredes Houses.

During the British period, the Minorcans generally settled in this section of town, and it remained the "Minorcan quarter" well into the 19th century. New construction continued in the Second Spanish Period (1784-1821), with a number of extant structures, such as the Triay House, the Oldest Schoolhouse, and the City Gate, dating from this period.(1) By the mid-19th century, development expanded westward along Hypolita and Cuna Streets. The post-Civil War years brought intense commercialization to part of Hypolita Street and all of St. George Street as the main thoroughfare became lined with shops, boarding houses, and large hotels. The areas off of St. George Street remained essentially residential, and Spanish Street became by 1900 one of several exclusively Black neighborhoods outside Lincolnville, with its own school and church in the southernmost block of the street. St. George Street underwent major changes in the late 19th and early 20th centuries with the construction of the massive city hall at Hypolita Street and with the demolition of colonial structures and the erection of brick commercial buildings.(2) This section of the street gradually deteriorated into a depressed business district. Since 1959 the Historic St. Augustine Preservation Board, in conjunction with the St. Augustine Restoration Foundation and private citizens, has restored and reconstructed twenty-five buildings along St. George and Cuna Streets as part of a movement to recognize the city's disappearing colonial past. Several of the Preservation Board's buildings are operated as part of a living-history museum, the Spanish Quarter. In addition to the Restoration Area, this section of the city, especially along Spanish and Cuna Streets, also has a large concentration of 19th century buildings, particularly from the pre-Flagler era, and even some pre-Civil War structures. Avenida Menendez, formerly Bay Street, has become a modern commercial street adjacent to both the Restoration Area and the Castillo de San Marcos.(3)

The colonial structure at 52 St. George Street, the Rodriguez-Avero-Sanchez House, is best known for its architectural and historical association with the adjacent Paredes-Dodge House to the south, and for its entwined history with the extant DeMesa-Sanchez House across the street.

The first owner of the original, smaller structure was Fernando Rodriguez, a retired Sergeant in the garrison who hailed from Galicia in northern Spain. Rodriguez, an invalid since at least 1740, lived in a palm-thatched frame structure which had a one-room coquina addition attached to the north. This flat-roofed addition was built by Juan Perez, Master Mason of the royal works, at least by 1762 and perhaps after 1753.(4) Documentary evidence clearly shows that the coquina room had been built by the time of Rodriguez' death in 1762, and a 1753 roster of the garrison does not list Perez, although this omission does not preclude his living in St. Augustine before this date.(5) Rodriguez did not have any living heirs in St. Augustine and in turn, left most of his belongings, including his wood and coquina house, to Antonia de Avero.(6)

After two socially successful marriages, one to Jose Guillen, a ranking military official and successful merchant, and another to don Joaquin Blanco, the administrator of all incoming subsidy supplies, Antonia de Avero had become one of the more prominent creole women (criollas) in the community. Archaeological investigation of the family residence at 41 St. George Street have documented her upper-status position in the garrison town.(7) Avero held the former Rodriguez property for only two years, at which time the Spanish transferred Florida to the English as a result of the provisions of the 1763 Treaty of Paris.(

Staff Report, page 32

Ownership during the twenty-one year British period is not clear. The 1765 Moncrief maps shows Jacob Kip as proprietor, although a report listing the transfer of properties to English owners does not include this house and lot.(9) According to Jesse Fish's Account Book, however, Joseph Dyason purchased Rodriguez' property and a vacant lot to the south in late 1768. Dyason and any subsequent unknown proprietor in the British period did not make any major changes to the coquina structure, although the older frame building was probably demolished.(10)

When Spain regained control of Florida in 1784, the property reverted to the crown which soon granted custody of the house to Colonel Antonio Fernandez, the son-in-law of Antonia de Avero. Fernandez, as commander of a dragoon company, also came to St. Augustine to regain the former Avero properties.(11) In 1791, however, Governor Quesada publicly auctioned houses that had became royal property at the resumption of Spanish dominion in 1784. An appraisal of the former Rodriguez property described it as a "small masonry house and lot of the king with a worthless kitchen." Because of Dyason's purchase in 1768, the frontage had increased from 15 varas (41.25 ft.) in 1764 to 23 varas (63.25 ft.) in 1791.(12)

The Avero heirs lost the property when in 1791 it was purchased by Don Juan Sanchez, a Spaniard who held the important position of Chief Master Caulker of the Royal Works. Sanchez had acquired and enlarged the extant colonial building across the street (43 St. George Street) seven years early for a private residence, and he did the same to his investment property in the mid-1790s. Sanchez expanded and improved the one-room masonry structure by adding another coquina room to the south, by building a fireplace in the addition, and by constructing a gable-roofed frame half story over both downstairs rooms.(13) This house comprised only the northern half of his 23 vara lot, and in 1803, the year after his death, his widow, Maria del Carmen Castaneda, sold the vacant southern portion to Juan Paredes. Castaneda also gave him wall sharing rights (arrimo), that is, Paredes was allowed to reinforce his house against the existing coquina house to the north. Sometime within the next ten years, Paredes constructed the extant one-and-one-half story stone house at 54 St. George St., aid, in building up to the Sanchez house, connected his fireplace into the existing flue.(14)

On March 26, 1813, Castaneda sold the family rental property for 1,000 pesos to Pedro Fucha, a farmer and landowner along the north river who had purchased the Paredes House three weeks earlier.(15) Sometime between 1813 and 1834, Esteban or Stephen Arnau acquired both houses. Deeds documenting the transfer of both properties are not filed in Spanish or American records, although Arnau appears as the legal proprietor on the 1834 Elements map of the city.(16)

The heirs of Stephen Arnau sold this property in 1852 to Ann Hurlburt, who also owned the colonial DeMesa-Sanchez House across the street. It was one of a number of times that the two properties were under the same ownership. Hurlburt sold the Rodrigues-Avero-Sanchez House in 1867 to Margaret Perry.(17)

Perry sold it in 1869 to Mary Strischka, who also owned the De Mesa-Sanchez House which she leased as a boarding house. The next year Strischka transferred the property to her niece, Lizzie M. Smith, who was a notable figure in late 19th- and early 20th-century St. Augustine. According to Dr. Thomas Graham:

Staff Report, page 38

"She was a petite, refined woman 'full of airs and grace,' who never allowed backward little St. Augustine to get her down. She spoke Frence, read the yellow-backed French novels which lined the walls of her parlor, taught music, and played the organ at the Cathedral on Sunday. When the poet Sidney Lanier stopped in town after the Civil War, he found a friend in Miss Lizzie."(18)

Miss Smith sold the property in 1874 to Tucker Watkins, and it remained in the Watkins family for a number of years.(19)

An examination of old maps and city directories shows a variety of uses and occupants over the years. The first floor was divided into two stores, used in 1888 as a millinery and a harness shop. In 1893 the sections are listed as a curio shop and a private residence. By 1899 a 1½ story frame addition had been made to the rear of the building, and the store was occupied by James P. Dodge, a jeweler who later purchased the adjoining colonial building at 54 St. George Street and operated it for many years as "The Old Qriosity Shio." 52 St. Geogre Street was again used as a Millinery shop in 1917, and in the early 1920's Minerva E. Muir sold Chinese goods here. In the late 1920's Maurice Rogero used the building for his clother cleaning and tailoring establishment. In the 1930's and early 1940's Mrs. Elizabeth Kneeland operated a curio shop here.(20)

In 1944 Marguerita Phillips purchased the property. An artist and writer, she lived in the building as well as operating a gift and Antique shop there. She sold it in 1954 to Walter B. Fraser.(21)

Fraser was a former Mayor and State Sentor and the owner of several tourist attractions including the Fountain of Youth and the "Oldest School House." In 1958 he sold the building at 52 St. George Street to Crawbuck Homes, Inc. of Jacksonville.(22)

During 1960-62 the state-sponsored St. Augustine Historical Restoration and Preservation Commission conducted research on the house in order to document the physical evolution of the structure. Architectural research was performed by William Stewart of the University of Florida School of Architecture. Archaeologist work was done by Commission Archaeologist Robert H. Steinbach. Historical Research was done by Robert Gold of the Commission, along with Kenneth Beeson (later chairman of the City's Historic Architectural Review Board), and Eugenia Arana of the St. Augustine Historical Society. As a result of their findings, the Crawbucks restored the facade to its mid-19th century appearance by filling in the south door and window and installing double hung 12/12 windows on each side of the Central door. However, the dormer were not rebuilt and the coquina was not stuccoed.(23)

The building is listed on the National Register of Historic Places, and has a bronze plaque which notes:

"Fernando Rodriguez, sergeant in the Spanish Army at the Castillo de San Marcos Fort, built his house on this site during the first Spanish occupation (1565-1763). In 1790 he commissioned Juan Perez, master builder to add the northeast coquina room to his earlier wooden house. Antonia Avero inherited this property from Rodriguez in 1762 and fled to Cuba just before the British occupation of St. Augustine.

"After the twenty year British occupation (1763-1783) Antonia was unsuccessful in reclaiming her 'little house of stone.'

It was sold at public auction to Juan Sanchez in 1791 during the second Spanish Occupantion of St. Augustine.

"Restoration of this house was begun in 1958 by Mr. and Mrs. Walter Scott Crawbuck, directed by Mr. William Jordan Daniell. The St. Augustine Historical Restoration and Preservation Commission, a Florida State Commission, authenticated this site and house historically and archaeologically in 1962. Its history and building, plans are registered in the Library of Congress by the Historical American Building Survey."

It has been used for many years as a museum of yesterday's toys.

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

2. Anon., "Copy of a Plan of the City of St. Augustine," 1833; 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Map, 1884-1930; St. Augustine City Directory, 1885, 1899, 1904.

3. Sanborn Fire Insurance Map, 1884-1958; City Directory, 1959, 1960.

4. Charles W. Arnade, "The Avero Story: An early Saint Augustine Family with many Daughters and many houses," Florida Historical Quarterly, Vol. 40:1 (July, 1961), p. 20; Personal communication with Luis R. Arana, Historican, Castillo de San Marcos.

5. Arnade, p. 20; Archivo General de Indias, Santo Domingo 2604 (Gelabert Roster), Document File, Historic St. Augustine Preservation Board.

6. Arnade, p. 21.

7. Ibid., pp. 17-19; Kathleen A. Deagon, Archaeology at the National Greek Orthodox Shrine, St. Augustine, Florida, Florida State University Notes in Anthropology, no. 15 (Gainesville, 1976).

8. Puente, "Plano. . . de San Agustin," no. 68.

9. James Moncrief, "(Plan of St. Augustine)," March 1, 1765; A6I, Papeles de Cuba, Legajo 372, Puente to Gov. of Cuba, February 10, 1772, Document File, HSAPB.

10. Eugenia B. Arana, "History of the property at 52 St. George Street, St. Augustine, Florida," El Escribano, No. 46 (January, 1963), pp. 9-10; Rocque, "Plano Particular. . . de San Agustin," no. 42.

11. Ibid., Arnade, p. 24.

12. East Florida Papers, Bundle 320, "Quesada Inventory," no. 104, Document File, HSAPB: Puente, "Plano. . . de San Agustin," no. 68.

13. Arana, pp. 11-12; Earle W. Newton and Robert H. Steinbach, "Archaeological and Architectural Investigations at 52 St. George Street, St. Augustine, Florida," El Escribano, no. 46 (January, 1963), pp. 16-19.

14. Eugenia B. Arana and Doris C. Wiles, "The Don Juan Paredes House," El Escribano, No. 47 (April, 1963), pp. 6-8; Newton and Steinbach, pp. 16-19.

15. Arana, pp. 13-14; Arana and Wiles, pp. 7-8.

16. Ibid., Benjamin and I.B. Clements, "Plan of the City of St. Augustine," 1834-35, Block 12, lots 12 and 13.

17. St. Johns County Records, Deed Book R, pp. 38 and 42.

18. Deed Book R, p. 486; Book T, p. 589; St. Augustine Record, Sunday, July 4, 1937, p. B-10; Thomas Graham, The Awakening of St. Augustine (St. Augustine, 1978) p. viii.

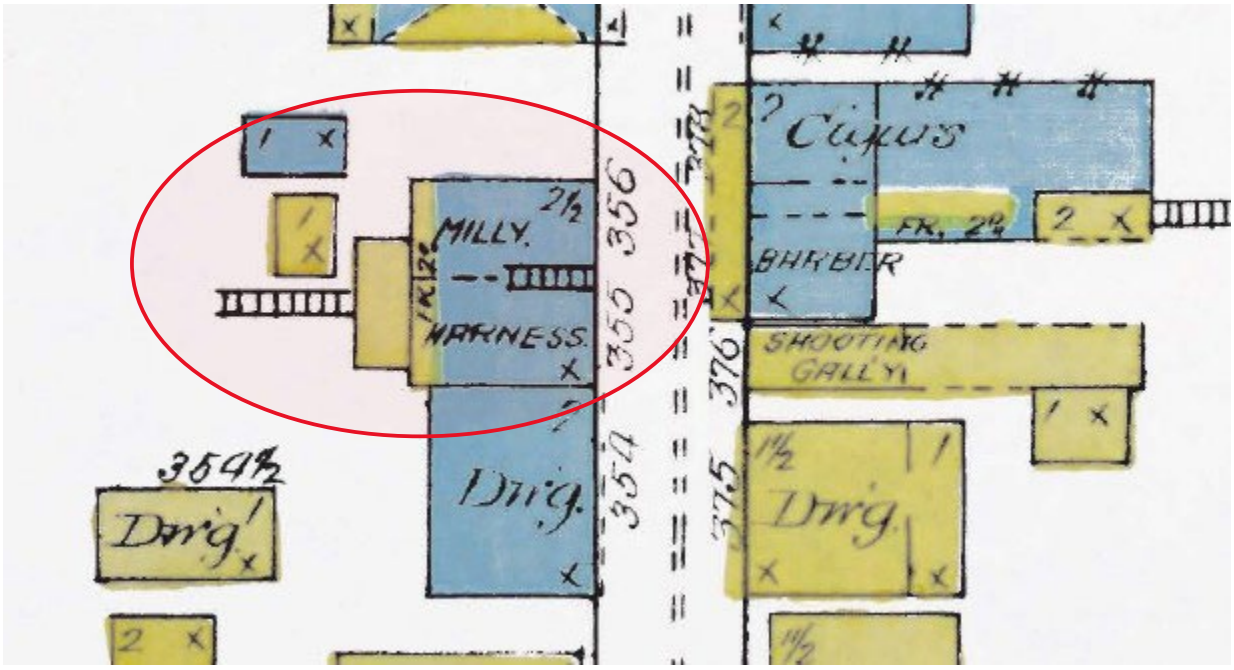
19. Deed Book U, p. 463.
20. Sanborn Fire Insurance Maps of St. Augustine, 1888, 1893, 1899, 1904, 1910, 1917; St. Augustine City Directories 1899-1940.
21. Deed Biik 142, p. 505; Book 212, p. 382; City Directories 1947, 1949.
22. Leigh White, :St. Augustine," Saturday Evening Post, March 5, 1949; Deed Book 244, p. 399.
23. Block and Lot File, B 12/L20, Historic St. Augustine Preservation Board.

NOTE:
Historic American Building Survey Photo-Data Book Information, The Fucha-Arnau House in St. Augustine Historical Society Files on Block & Lot File, HSAPB. Also see HABS drawing, "Rodriguez House," 3 Sheets, HSAPB.

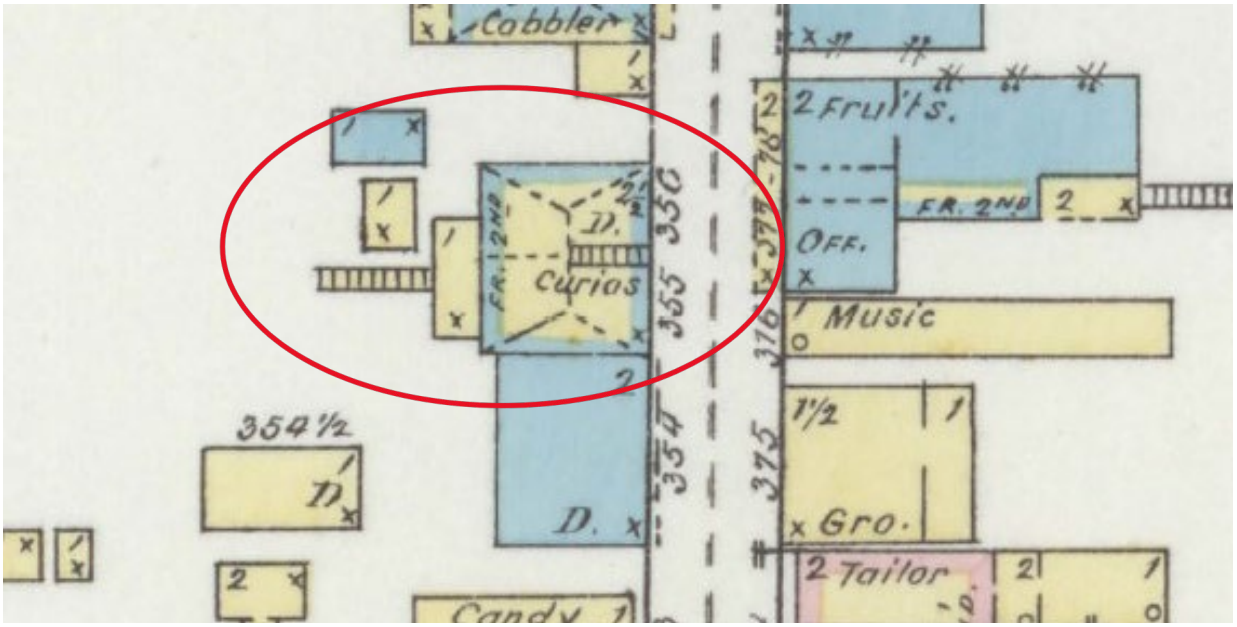
Staff Report, page 36

Staff Report, page 37

SANBORN MAPS
52 St. George Street

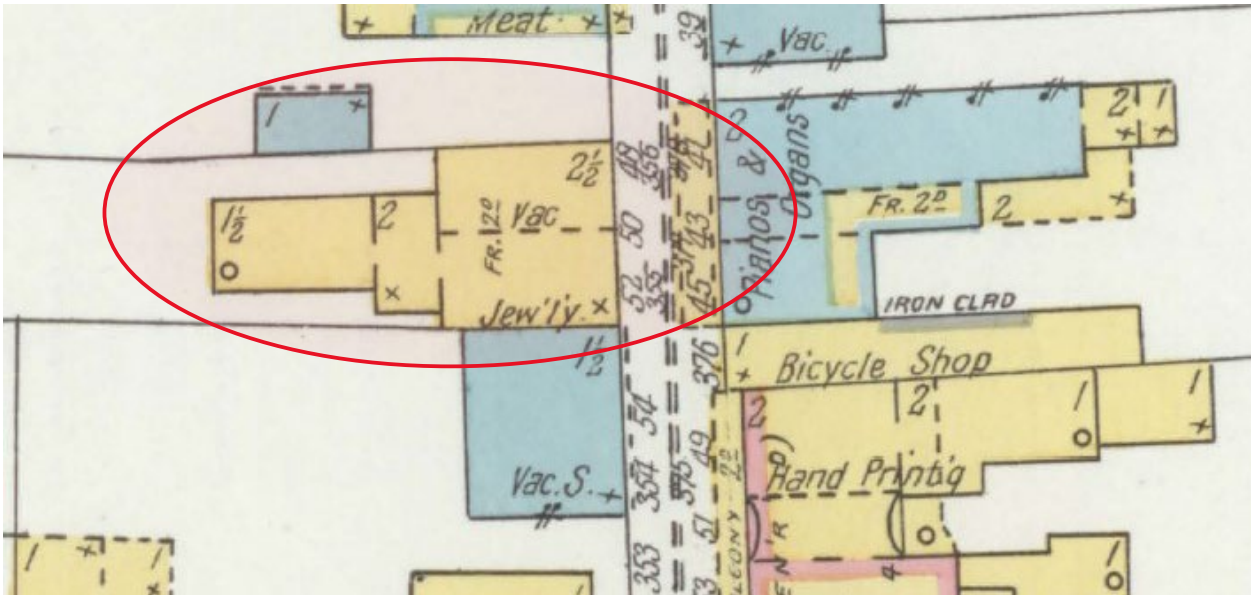


1888

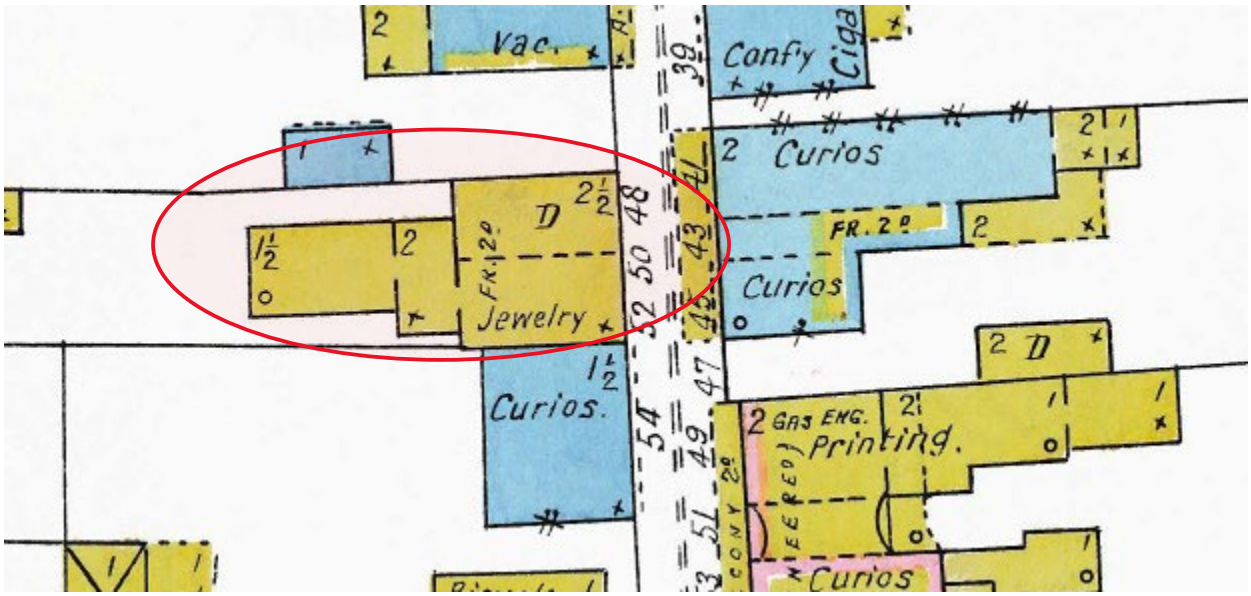


1893

SANBORN MAPS
52 St. George Street

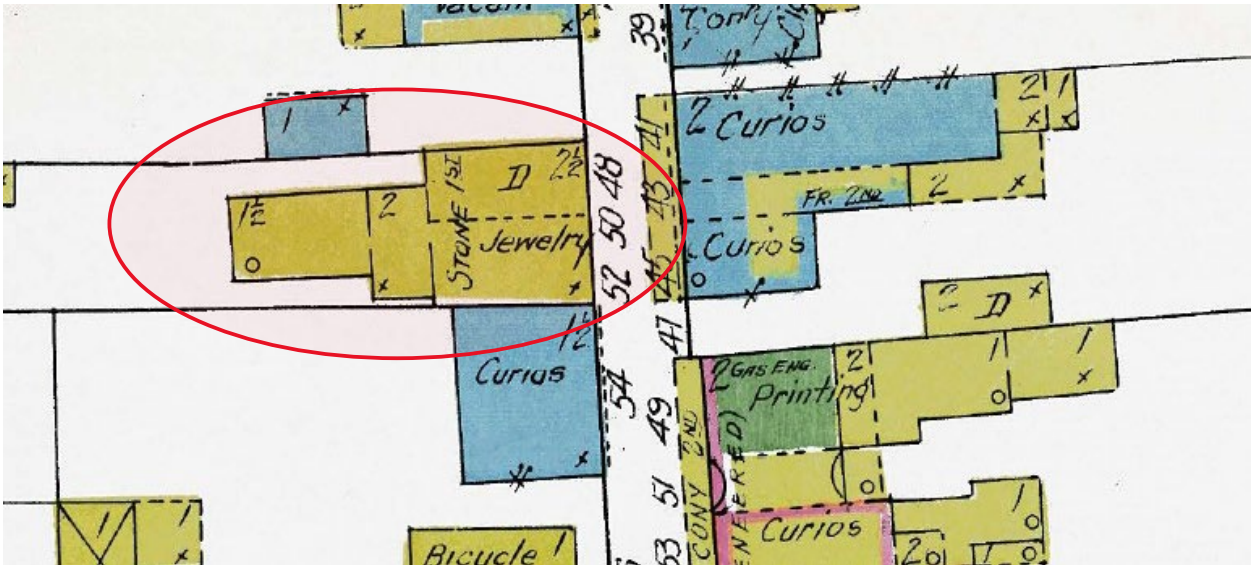


1899

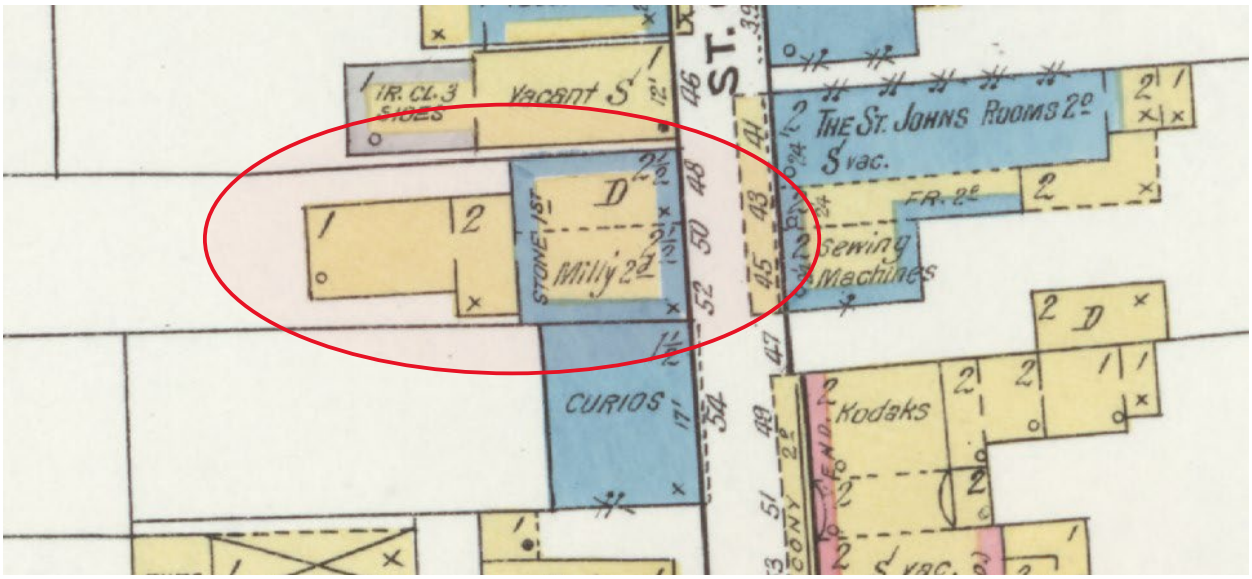


1904

SANBORN MAPS
52 St. George Street

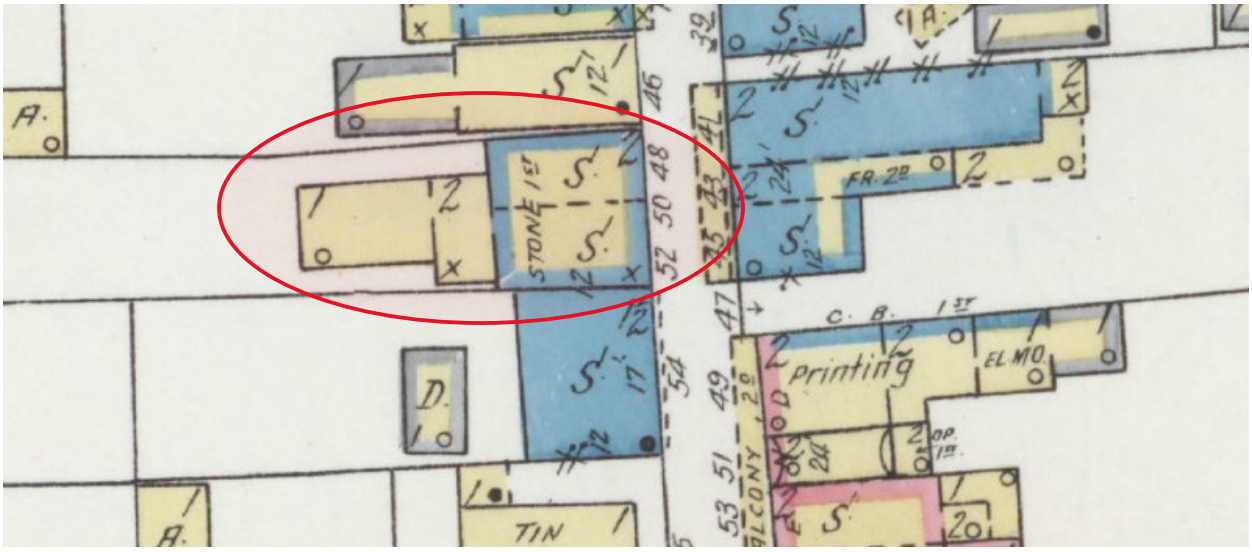


1910

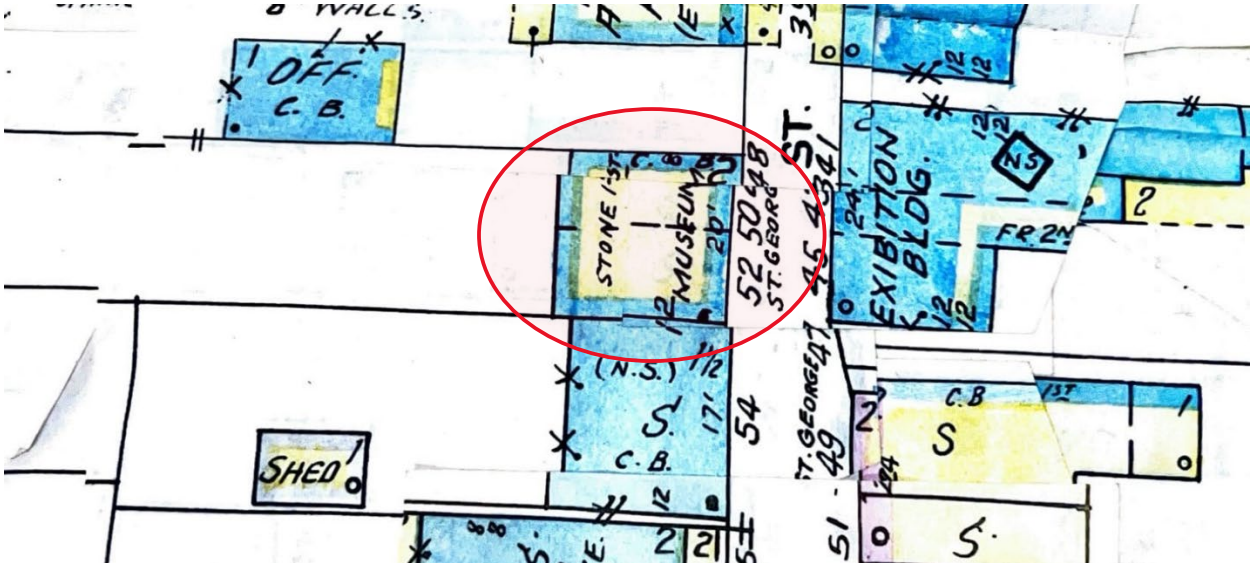


1917

SANBORN MAPS
52 St. George Street



1924



1930 Updated to 1965

FOR THE MAY 19, 2025 HARB MEETING

COA HP2025-0031
52 St George Street

New Information Submitted by the Applicant

Received 5/1/2025
Planning & Building Department

Ultimate Wood Double Hung

Unit Features 1
Egress and Vent Openings: Standard Sill 2
Egress and Vent Openings: High Performance Sill Liner 4
Daylight Measurements: Double Hung 6
Daylight Measurements: Transom and Pictures 7
Minimum and Maximum Guidelines: Double Hung Units 8
Certified Sizes and Ratings: Double Hung Units 9
IZ3 - Minimum and Maximum Guidelines, Certified Sizes and Ratings 10
Measurement Conversions 12
Standard Unit Measurements: Double Hung 14
Standard Unit Measurements: Transom/Picture 15
Section Details: Operating 16
Section Details: 1 5/8" Transom/Picture 17
Section Details: 2" Picture 18
Section Details: Operating IZ3 19
Section Details: Picture IZ3 20
Section Details: Combination/Storm Sash 21
Section Details: Mullions 22
Section Details: Operator with Cedar Dress Option 23
Section Details: Picture with Cedar Dress Option 24
Ultimate Wood Double Hung Stool and Apron Details 25

Received 5/1/2025
Planning & Building Department

Unit Features

Ultimate Double Hung: UWDH

Ultimate Double Hung Transom: UWDH TR

Ultimate Double Hung Picture: UWDH P

Operating Hardware:

- Sash lock and keeper: Open style crescent cam lock with sash release lever, surface mounted. Color: Satin Taupe.
  - Optional Colors: White, Brass, Satin chrome, Antique Brass, Bronze, Oil Rubbed Bronze, Satin Nickel, Matte Black.
- Balance System: Block and tackle balance system.
- Optional Sash lift: same colors as offered in locks.
- Optional window opening control device field applied.

Glass and Glazing:

- Glazing seal: Silicone glazed
- Standard glass is Insulating Low E2 Argon or air
- Dual-pane insulating glass thickness: 11/16"
- Triple-pane insulating glass thickness: 7/8"
- Insulating Glass Coatings:
  - Low E1
  - Low E2
  - Low E3
  - Low ERS
  - Low ELR
- Gas Fill: Air or Argon
- Available glass types:
  - Laminated
  - Tempered
  - Obscure
  - Clear
- Tints
  - Bronze
  - Gray
  - Green
  - Reflective Bronze
- Decorative glass options:
  - Frost
  - Reed
  - Narrow Reed
  - Rain
  - Sandblasted
  - Glue Chip
- Glazing will be altitude adjusted for higher elevations with capillary tubes. Argon gas not included
- IZ3 has annealed exterior pane is default with the option to temper
- Egress may be affected when selecting specialty glass, please contact your Marvin representative
- For additional specialty glazing options, please contact your Marvin representatives.

Standard Unit Measurements: Double Hung

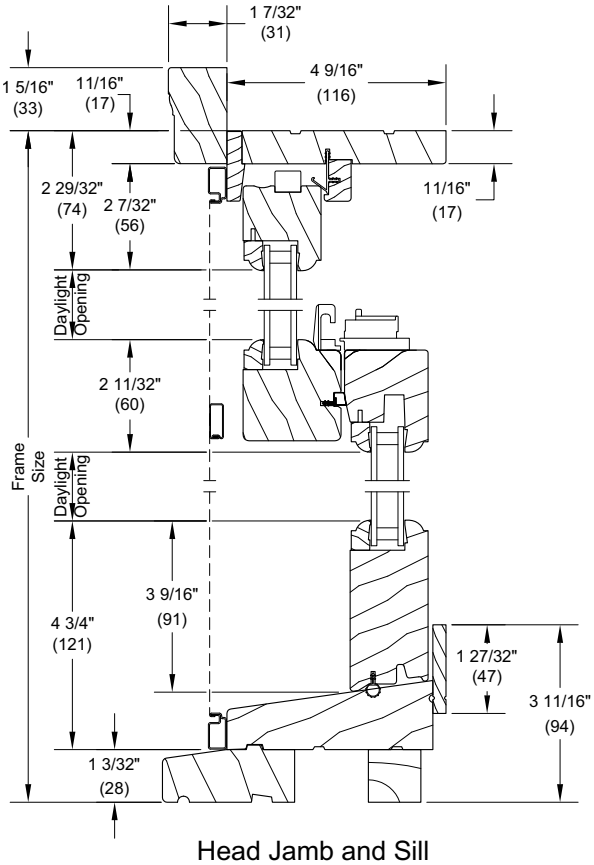
Standard Double Hung Unit Measurements								
Width								
CN	Masonry Opening		Rough Opening		Frame Size		Daylight Opening	
	ft - in	mm	ft - in	mm	ft - in	mm	ft - in	mm
16	2-0 1/2	(622)	1-10 3/8	(568)	1-9 3/8	(543)	1-2 15/16	(379)
20	2-4 1/2	(724)	2-2 3/8	(670)	2-1 3/8	(645)	1-6 15/16	(481)
24	2-8 1/2	(826)	2-6 3/8	(772)	2-5 3/8	(746)	1-10 15/16	(583)
26	2-10 1/2	(876)	2-8 3/8	(822)	2-7 3/8	(797)	2-0 15/16	(633)
28	3-0 1/2	(927)	2-10 3/8	(873)	2-9 3/8	(848)	2-2 15/16	(684)
30	3-2 1/2	(978)	3-0 3/8	(924)	2-11 3/8	(899)	2-4 15/16	(735)
32	3-4 1/2	(1029)	3-2 3/8	(975)	3-1 3/8	(949)	2-6 15/16	(786)
36	3-8 1/2	(1130)	3-6 3/8	(1076)	3-5 3/8	(1051)	2-10 15/16	(887)
40	4-0 1/2	(1232)	3-10 3/8	(1178)	3-9 3/8	(1153)	3-2 15/16	(989)

Standard Double Hung Unit Measurements								
Height								
CN	Masonry Opening		Rough Opening		Frame Size (w/subsill)		Daylight Opening	
	ft - in	mm	ft - in	mm	ft-in	mm	ft - in	mm
12	2-10 9/16	(878)	2-9 1/2	(851)	2-9	(838)	0-10 15/16	(278)
14	3-2 9/16	(980)	3-1 1/2	(953)	3-1	(940)	1-0 15/16	(329)
16	3-6 9/16	(1081)	3-5 1/2	(1054)	3-5	(1041)	1-2 15/16	(379)
18	3-10 9/16	(1183)	3-9 1/2	(1156)	3-9	(1143)	1-4 15/16	(430)
20	4-2 9/16	(1284)	4-1 1/2	(1257)	4-1	(1245)	1-6 15/16	(481)
22	4-6 9/16	(1386)	4-5 1/2	(1359)	4-5	(1346)	1-8 15/16	(532)
24	4-10 9/16	(1488)	4-9 1/2	(1461)	4-9	(1448)	1-10 15/16	(583)
26	5-2 9/16	(1589)	5-1 1/2	(1562)	5-1	(1549)	2-0 15/16	(633)
28	5-6 9/16	(1691)	5-5 1/2	(1664)	5-5	(1651)	2-2 15/16	(684)
30	5-10 9/16	(1792)	5-9 1/2	(1765)	5-9	(1753)	2-4 15/16	(735)
32	6-2 9/16	(1894)	6-1 1/2	(1867)	6-1	(1854)	2-6 15/16	(786)
34	6-6 9/16	(1996)	6-5 1/2	(1969)	6-5	(1956)	2-8 15/16	(837)
36	6-10 9/16	(2097)	6-9 1/2	(2070)	6-9	(2057)	2-10 15/16	(887)
40	7-6 9/16	(2300)	7-5 1/2	(2273)	7-5	(2261)	3-2 15/16	(989)
42	7-10 9/16	(2402)	7-9 1/2	(2375)	7-9	(2362)	3-4 15/16	(1040)

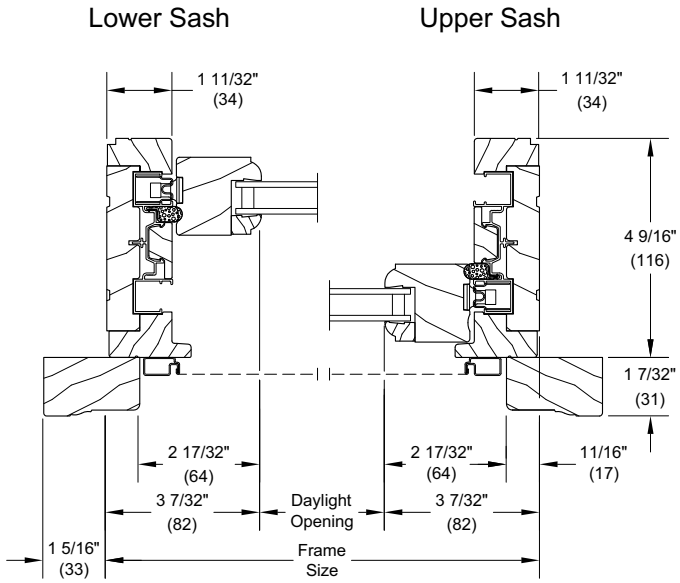
Section Details: Operating

Scale: 3" = 1' 0"

Double Hung

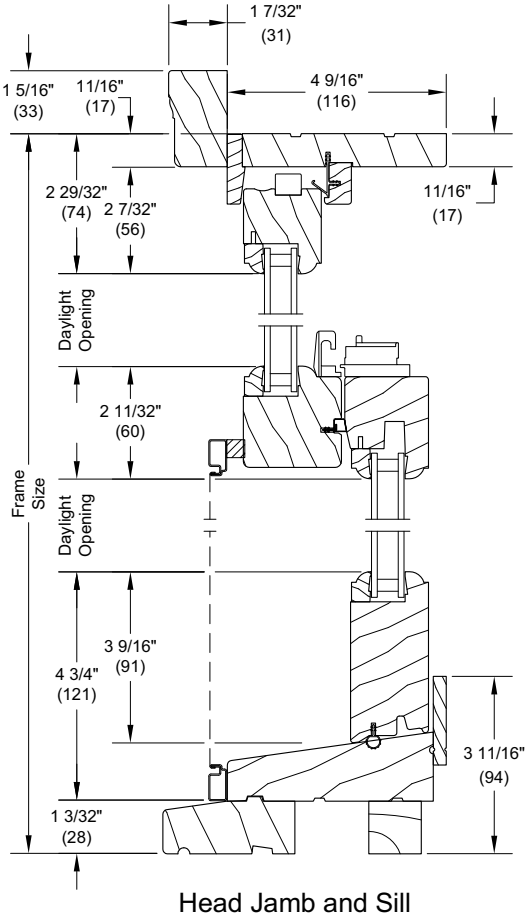


Head Jamb and Sill

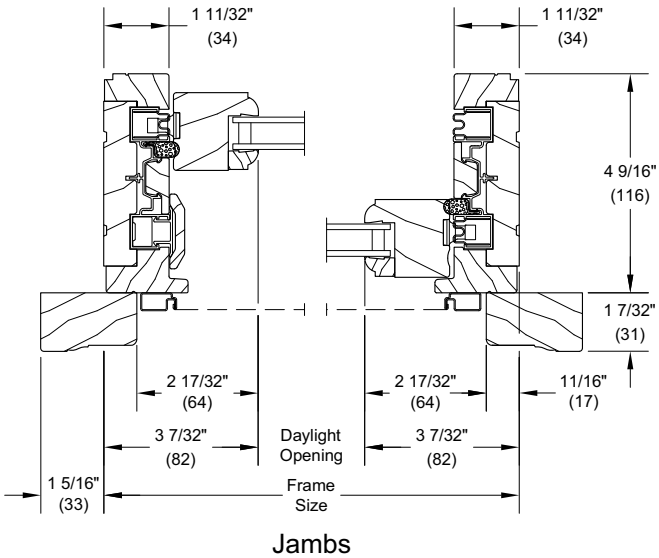


Jambs

Single Hung



Head Jamb and Sill

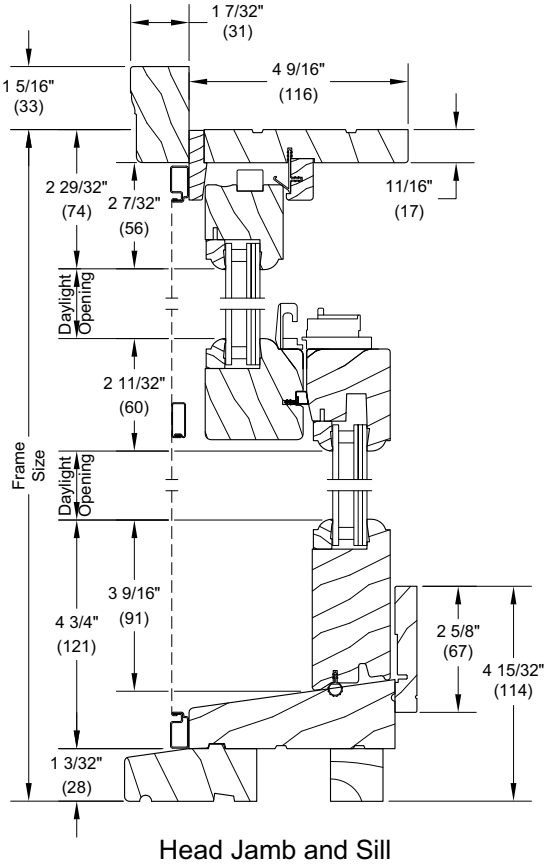


Jambs

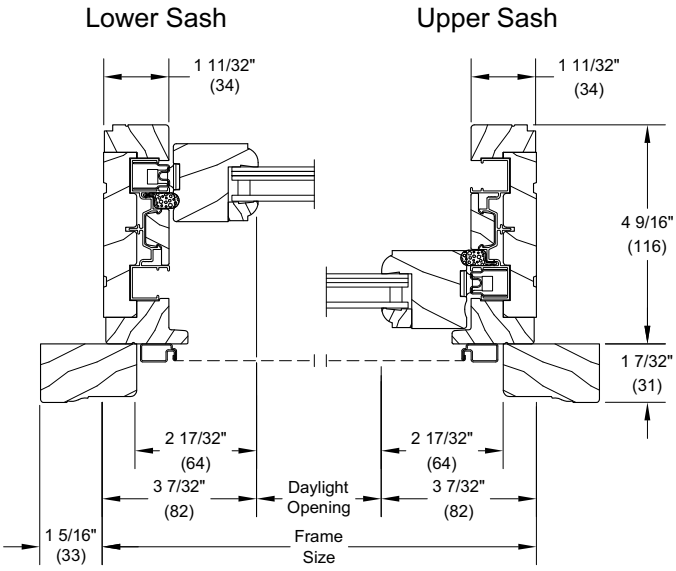
Section Details: Operating IZ3

Scale: 3" = 1' 0"

Double Hung

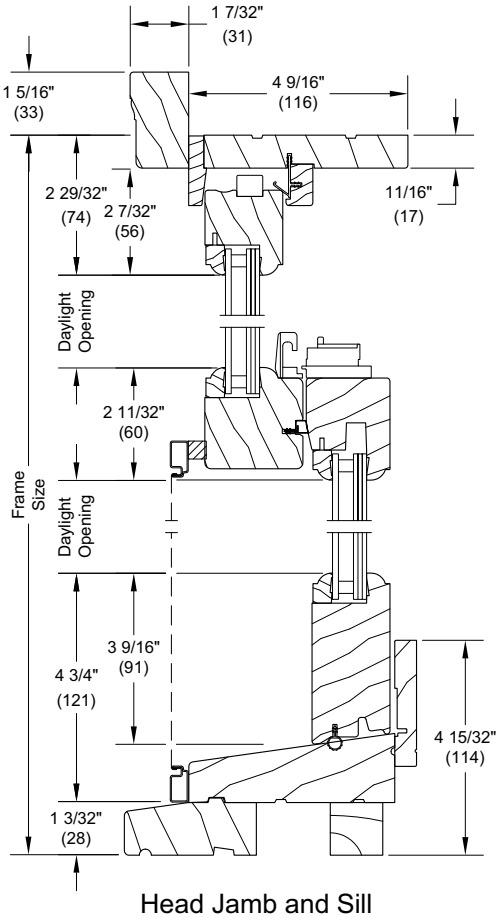


Head Jamb and Sill

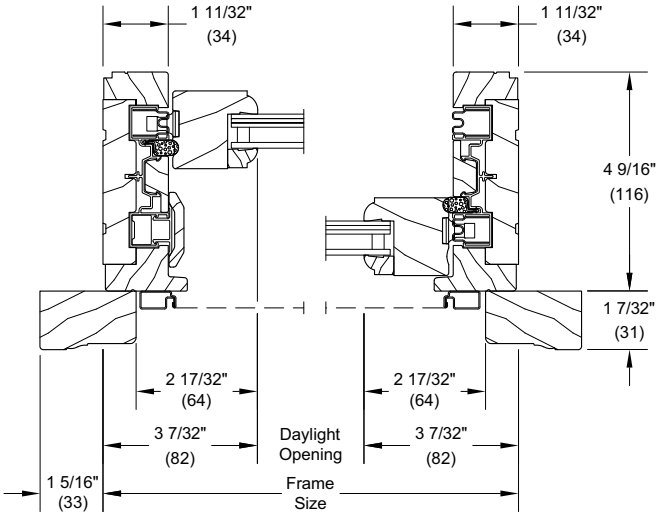


Jambs

Single Hung



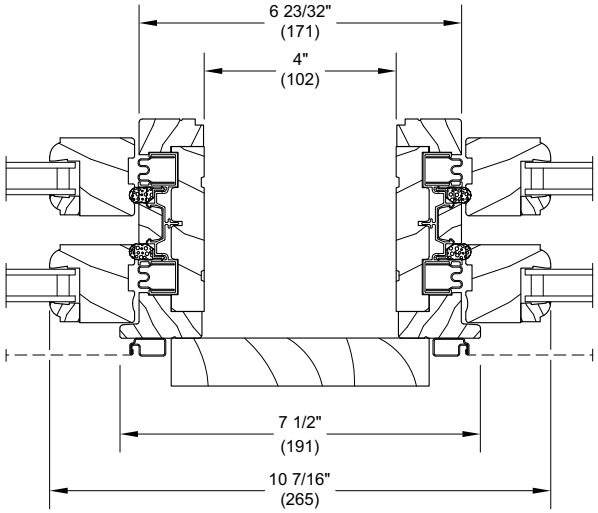
Head Jamb and Sill



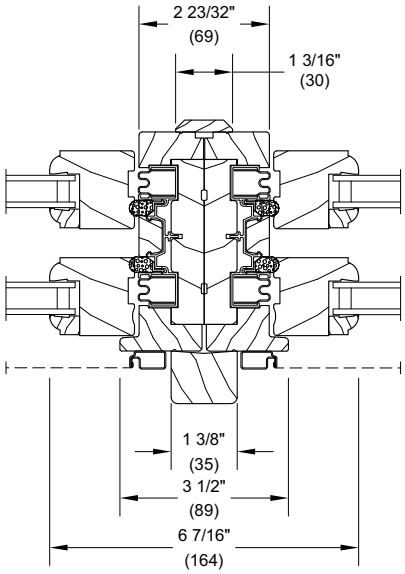
Jambs

Section Details: Mullions

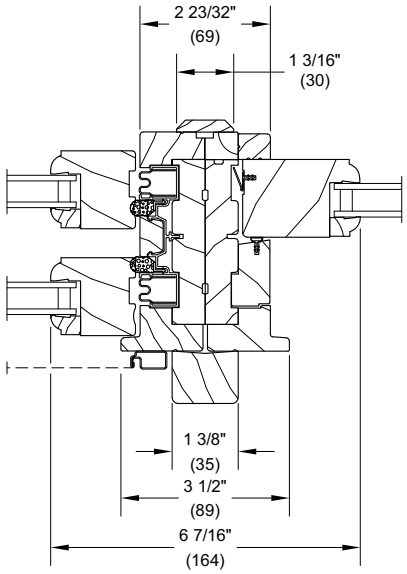
Scale: 3" - 1' 0"



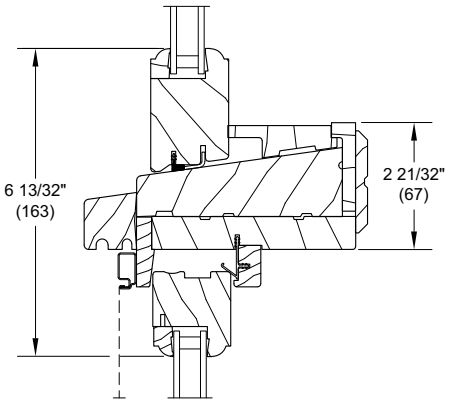
Vertical Mullion - with 4" Space Mull
Operator/Operator



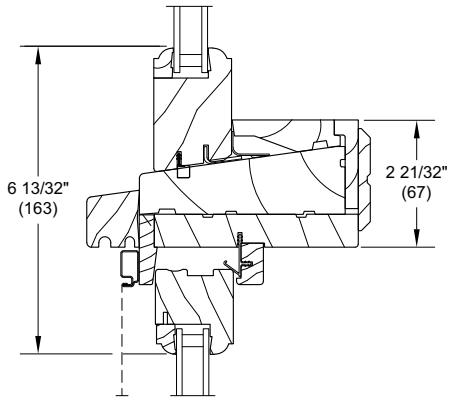
Vertical Mullion
Operator/Operator/Direct Mull



Vertical Mullion
Operator/Picture/Direct Mull



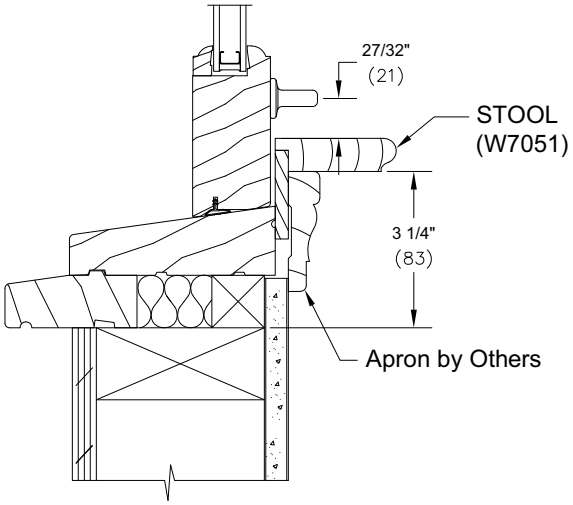
Transom mulled over UWDH



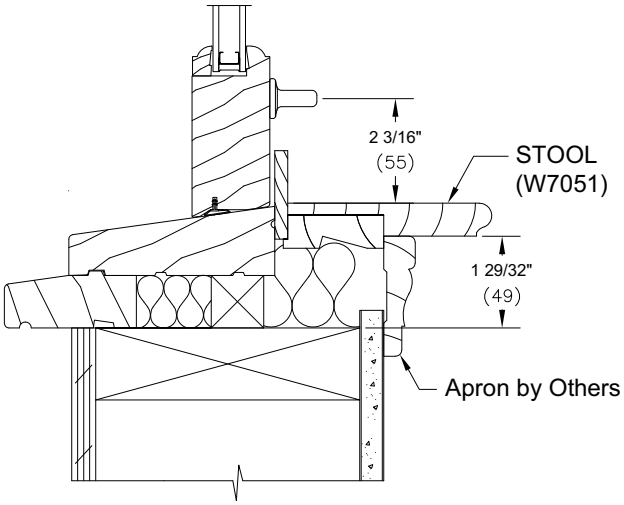
RT Transom mulled over UWDH

Ultimate Wood Double Hung Stool and Apron Details

Scale: 3" = 1' 0"



UWDH W/4 9/16" Jambs



UWDH W/6 9/16" Jambs

NOTE: Stool is Field-Applied only.

Received 5/1/2025
Planning & Building Department

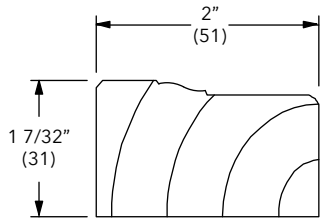
To order, specify:

1. Profile number
2. Size
3. Wood species
4. Finish

Brick Mould Casing

W1047

NOTE: Longest length available - NFJ 156” (3962), FJ 206” (5232)

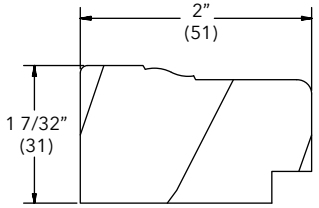


Brick Mould Casing

W6533

Ultimate Wood Inswing French Door and Direct Glaze Rectangle
Ultimate Wood Inswing French Door Arch Top
Ultimate Wood Outswing French Door
Ultimate Wood Sliding French Door DISC LA Pre 06/27/2022
Ultimate Wood Sliding Patio Door DISC LA Pre 06/27/2022

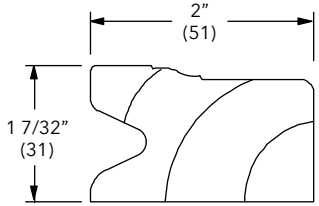
NOTE: Longest length available 148” (3759)



Stucco Casing

W1039

NOTE: Longest length available 204” (5182)

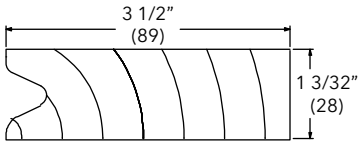


Stucco Casing, Flat

W1035

NOTE: Longest length available 120” (3048)

NOTE: 3 1/2” width



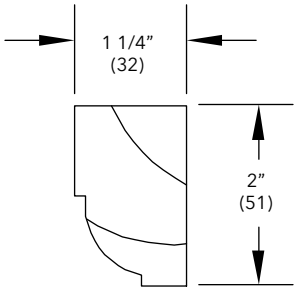
NOTE: Stucco casing is not available for head jamb application.

Received 5/1/2025
Planning & Building Department

Special Casing 3

W8487

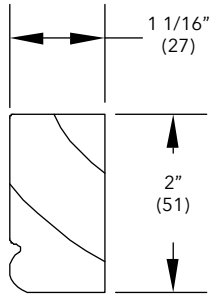
Length	Finish	PN
120” (3048)	Primed	38026003
	Bare	30146003
	NFJ	30146103



Special Casing 7

W8491

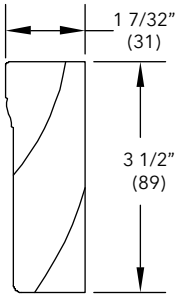
Length	Finish	PN
120” (3048)	Primed	38026007
	Bare	30146007
	NFJ	30146107



Special Casing 18

W8502

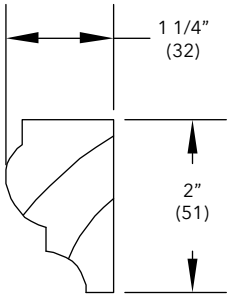
Length	Finish	PN
120” (3048)	Primed	38026018
	Bare	30146018
	NFJ	30146118



Special Casing 21

W8505

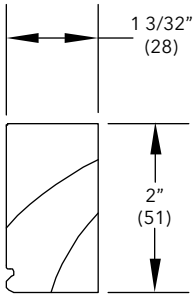
Length	Finish	PN
120” (3048)	Primed	38026021
	Bare	30146121
	NFJ	30143021



Special Casing 26

W8510

Length	Finish	PN
120” (3048)	Primed	38026026
	Bare	30146026
	NFJ	30146126



Received 5/1/2025
Planning & Building Department

To order, specify:

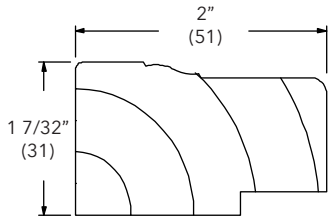
1. Profile number
2. Size
3. Wood species
4. Finish

Brick Mould Casing

W1055

Safe-T-Plus Patio Door

NOTE: Side (with backrabbet)

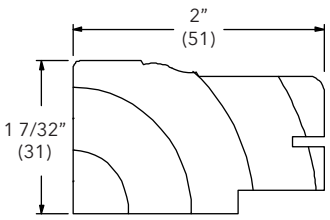


Brick Mould Casing

W1057

Safe-T-Plus Patio Door

NOTE: Top (with screen track kerf and backrabbet)

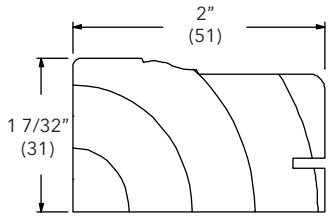


Brick Mould Casing

W1058

Terrace Door

NOTE: Top (with screen track kerf)

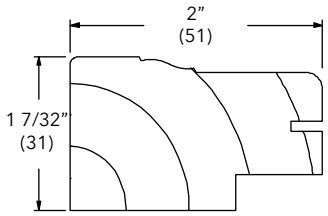


Brick Mould Casing

W1053

Ultimate Trimline Patio Door DISC LA PRE 2003

NOTE: Longest length available 143” (3632). Top (with screen track kerf and backrabbet)

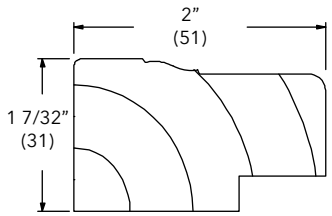


Brick Mould Casing

W1052

Ultimate Trimline Patio Door DISC LA PRE 2003

NOTE: Longest length available 150” (3810). Side (with backrabbet)



Received 5/1/2025
Planning & Building Department

To order, specify:

1. Profile number
2. Size
3. Wood species
4. Finish

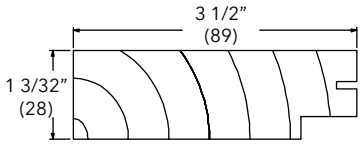
5/4 Flat Casing

W1074

Ultimate Trimline Patio Door DISC LA PRE 2003

NOTE: Longest length available 152” (3861)

NOTE: Top, 3 1/2” width (with screen track kerf and backrabbet)



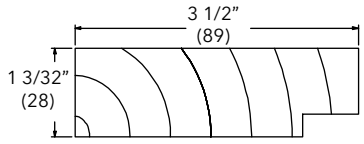
5/4 Flat Casing

W1076

Ultimate Trimline Patio Door DISC LA PRE 2003

NOTE: Longest length available 112” (2845)

NOTE: Side, 3 1/2” width (with backrabbet)

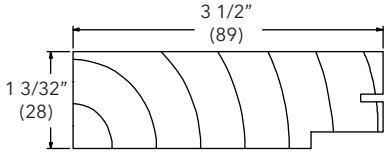


5/4 Flat Casing

W1070

Safe-T-Plus Patio Door

NOTE: Top, 3 1/2” width (with screen track kerf and backrabbet)

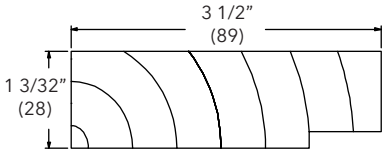


5/4 Flat Casing

W1072

Safe-T-Plus Patio Door

NOTE: Side, 3 1/2” width (with backrabbet)

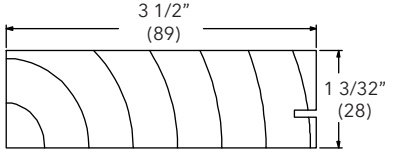


5/4 Flat Casing

W1060

Terrace Door

NOTE: Top, 3 1/2” width (with screen track kerf)



Received 5/1/2025
Planning & Building Department

To order, specify:

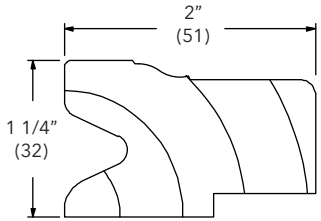
1. Profile number
2. Size
3. Wood species
4. Finish

Stucco Casing

W1046

Safe-T-Plus Patio Door

NOTE: Side (with backrabbet)

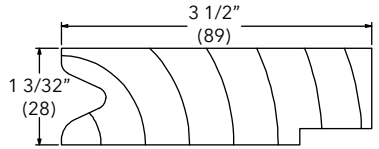


Stucco Casing, Flat

W1033

Safe-T-Plus Patio Door

NOTE: Side, 3 1/2” width (with backrabbet)

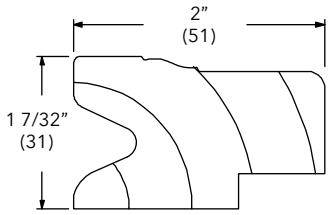


Stucco Casing

W1049

Ultimate Wood Sliding French Door DISC LA Pre 06/27/2022
Ultimate Trimline Patio Door DISC LA PRE 2003

NOTE: Longest length available 96” (2438). Side (with backrabbet)

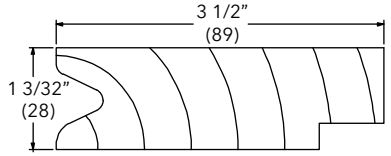


Stucco Casing

W1030

Ultimate Wood Sliding French Door DISC LA Pre 06/27/2022
Ultimate Trimline Patio Door DISC LA PRE 2003

NOTE: Longest length available (3048). Side, 3 1/2” width (with backrabbet)



NOTE: Stucco casing is not available for head jamb application.

Received 5/1/2025
Planning & Building Department

To order, specify:

1. Profile number
2. Size
3. Wood species
4. Finish

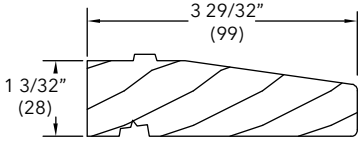
2 1/2” Extended Subsill

W8002

Product Categories:

Ultimate Wood Double Hung
Ultimate Wood Double Hung Round Top/Polygon

NOTE: Longest length available, NFJ 120” (3048), FJ 192” (4877)



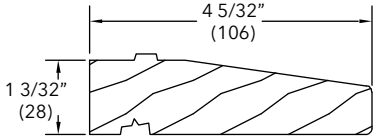
2 3/4” Extended Subsill

W8003

Product Categories:

Ultimate Wood Double Hung
Ultimate Wood Double Hung Round Top/Polygon

NOTE: Longest length available, NFJ 168” (4267), FJ 192” (4877)



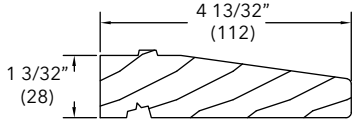
2” Extended Subsill

W8004

Product Categories:

Ultimate Wood Double Hung
Ultimate Wood Double Hung Round Top/Polygon

NOTE: Longest length available, NFJ 168” (4267), FJ 192” (4877)



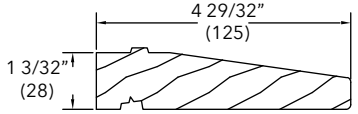
3 1/2” Extended Subsill

W8005

Product Categories:

Ultimate Wood Double Hung
Ultimate Wood Double Hung Round Top/Polygon
Ultimate Wood Double Hung Magnum

NOTE: Longest length available, NFJ 168” (4267), FJ 120” (3048)



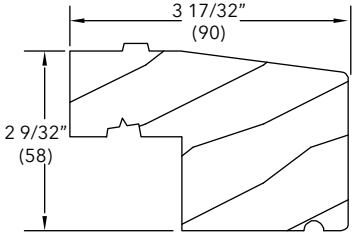
Received 5/1/2025
Planning & Building Department

Extended Thick Subsill

W8063

Ultimate Wood Double Hung

Longest length available		
Length	**NFJ PN**	**FJ PN**
73”(1854)	30268072	30268172
120” (3048)	30268098	30268198

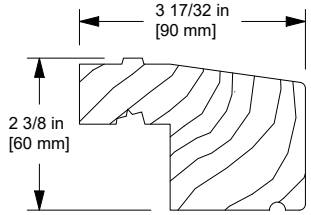


2” Extended Thick Subsill

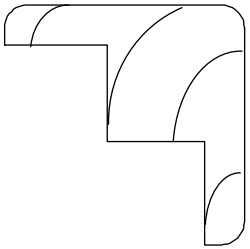
W10341

Ultimate Wood Casement

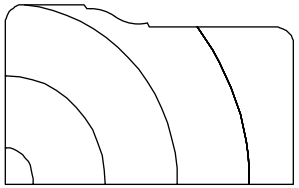
Longest length available		
Length	**NFJ PN**	**FJ PN**
120” (3048)	30370298	30370398



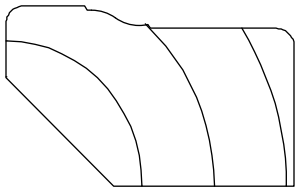
Received 5/1/2025
Planning & Building Department



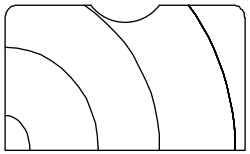
Corner Cover
No longer available



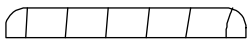
6/4 Brick Mould Casing
No longer available, replace with W1047



Stucco Casing
No longer available, replace with W1039

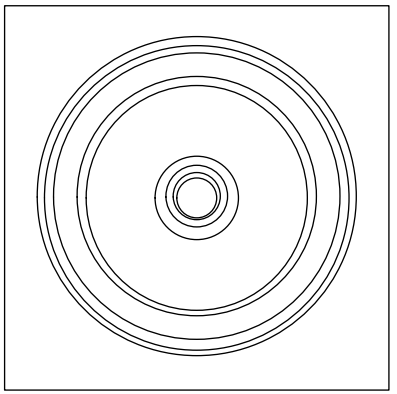


Fluted Casing - Wood Glider
No longer available



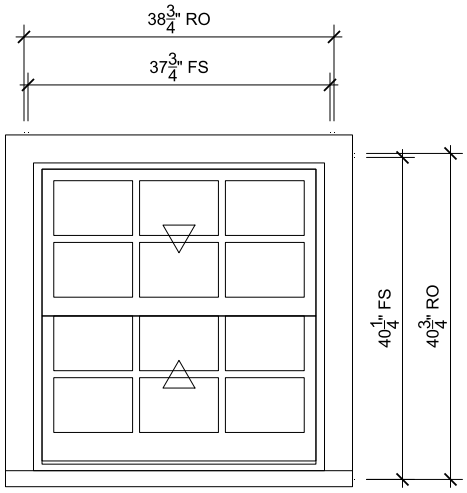
Mullion Trim
No longer available, replace with W1242

2” Jamb Extension



3” and 4” Plinth Blocks
No longer available

Received 5/1/2025
Planning & Building Department



KITCHEN

SCALE: 1/2" = 1'-0"

1/10 Head
2/10 Jamb
3/10 Sill
4/10 Divided Lite
1/11 Checkrail

SPECIFICATIONS

Line #: 1
Qty: 3
Mark Unit: Kitchen
Product Line: Ultimate Wood
Unit Description: Double Hung
Rough Opening: 38 3/4" X 40 3/4"
Frame Size: 37 3/4" X 40 1/4"
Exterior Finish: Primed
Species: Pine
Interior Finish: Primed
Unit Type: Double Hung
Call Number: None
Glass Information: IG, Low E3 w/Argon, Black
Divider Type: 7/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Sash Lock, Lift Type : None, No Finger Pull, Performance Options : None
Hardware Color: White
Jamb Depth: 4 9/16"
Exterior Casing: 5/4 Flat Casing
Subsill: Simulated Thick Subsill

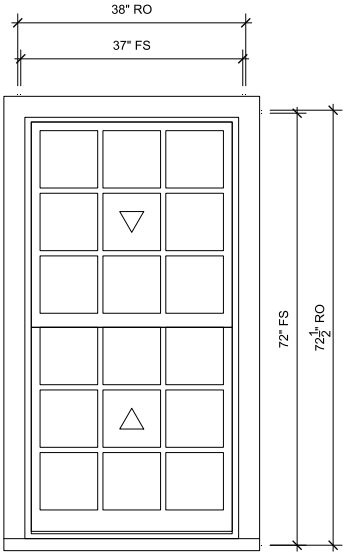
FOR DESIGN INTENT ONLY, NOT FOR MANUFACTURE.

MARVIN

PROJ/JOB: Shoreland / 52 St. George
DIST/DEALER: COASTAL SASH & DOOR INC
DRAWN: RYAN ALCORN
QUOTE#: FGZ8SLS PK VER: 0004.15.00 CREATED: 05/01/2025 REVISION:

SHEET 1 OF 11

Received 5/1/2025
Planning & Building Department



DINING ROOM

SCALE: 3/8" = 1'-0"

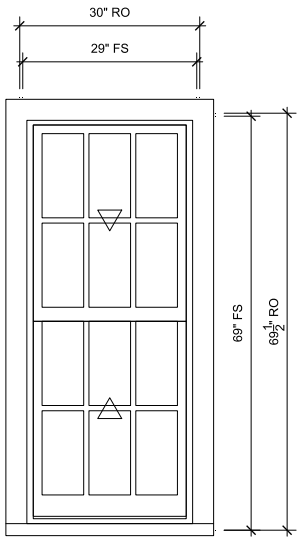
1/10 Head
2/10 Jamb
3/10 Sill
4/10 Divided Lite
1/11 Checkrail

SPECIFICATIONS

Line #: 2
Qty: 4
Mark Unit: Dining Room
Product Line: Ultimate Wood
Unit Description: Double Hung
Rough Opening: 38" X 72 1/2"
Frame Size: 37" X 72"
Exterior Finish: Primed
Species: Pine
Interior Finish: Primed
Unit Type: Double Hung
Call Number: None
Glass Information: IG, Low E3 w/Argon, Black
Divider Type: 7/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Sash Lock, Lift Type : None, No Finger Pull, Performance Options : None
Hardware Color: White
Jamb Depth: 4 9/16"
Exterior Casing: 5/4 Flat Casing
Subsill: Simulated Thick Subsill

FOR DESIGN INTENT ONLY, NOT FOR MANUFACTURE.

Received 5/1/2025
Planning & Building Department



SITTING ROOM

SCALE: 3/8" = 1'-0"

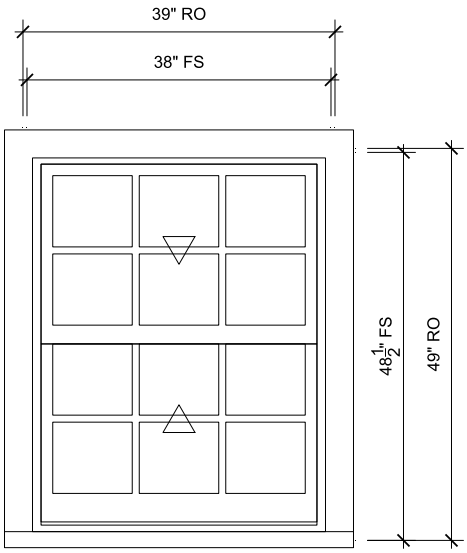
1/10 Head
2/10 Jamb
3/10 Sill
4/10 Divided Lite
1/11 Checkrail

SPECIFICATIONS

Line #: 3
Qty: 2
Mark Unit: Sitting Room
Product Line: Ultimate Wood
Unit Description: Double Hung
Rough Opening: 30" X 69 1/2"
Frame Size: 29" X 69"
Exterior Finish: Primed
Species: Pine
Interior Finish: Primed
Unit Type: Double Hung
Call Number: None
Glass Information: IG, Low E3 w/Argon, Black
Divider Type: 7/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Sash Lock, Lift Type : None, No Finger Pull, Performance Options : None
Hardware Color: White
Jamb Depth: 4 9/16"
Exterior Casing: 5/4 Flat Casing
Subsill: Simulated Thick Subsill

FOR DESIGN INTENT ONLY, NOT FOR MANUFACTURE.

Received 5/1/2025
Planning & Building Department



ENTRY/LIVING

SCALE: 1/2" = 1'-0"

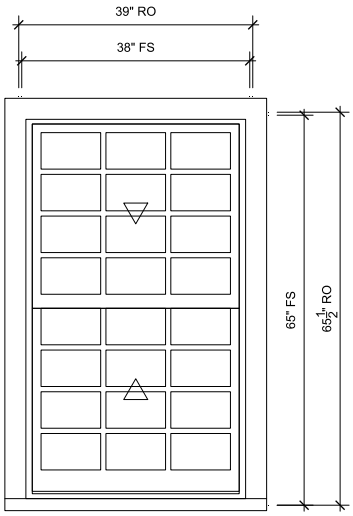
- 1/10 Head
- 2/10 Jamb
- 3/10 Sill
- 4/10 Divided Lite
- 1/11 Checkrail

SPECIFICATIONS

Line #: 4
Qty: 2
Mark Unit: Entry/Living
Product Line: Ultimate Wood
Unit Description: Double Hung
Rough Opening: 39" X 49"
Frame Size: 38" X 48 1/2"
Exterior Finish: Primed
Species: Pine
Interior Finish: Primed
Unit Type: Double Hung
Call Number: None
Glass Information: IG, Low E3 w/Argon, Black
Divider Type: 7/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Sash Lock, Lift Type : None, No Finger Pull, Performance Options : None
Hardware Color: White
Jamb Depth: 4 9/16"
Exterior Casing: 5/4 Flat Casing
Subsill: Simulated Thick Subsill

FOR DESIGN INTENT ONLY, NOT FOR MANUFACTURE.

Received 5/1/2025
Planning & Building Department



LIVING/UPSTAIRS BR

SCALE: 3/8" = 1'-0"

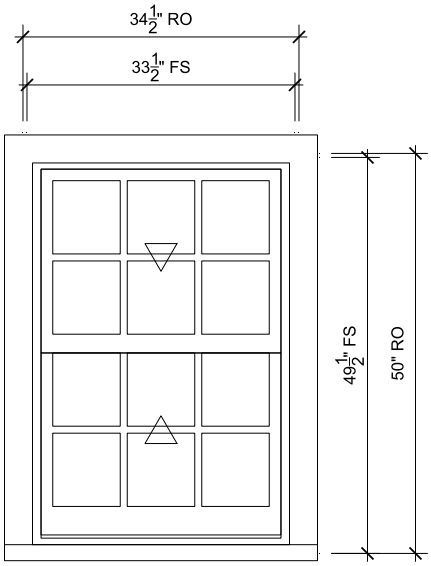
- 1/10 Head
- 2/10 Jamb
- 3/10 Sill
- 4/10 Divided Lite
- 1/11 Checkrail

SPECIFICATIONS

Line #: 5
Qty: 6
Mark Unit: Living/upstairs BR
Product Line: Ultimate Wood
Unit Description: Double Hung
Rough Opening: 39" X 65 1/2"
Frame Size: 38" X 65"
Exterior Finish: Primed
Species: Pine
Interior Finish: Primed
Unit Type: Double Hung
Call Number: None
Glass Information: IG, Low E3 w/Argon, Black
Divider Type: 7/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Sash Lock, Lift Type : None, No Finger Pull, Performance Options : None
Hardware Color: White
Jamb Depth: 4 9/16"
Exterior Casing: 5/4 Flat Casing
Subsill: Simulated Thick Subsill

FOR DESIGN INTENT ONLY, NOT FOR MANUFACTURE.

Received 5/1/2025
Planning & Building Department



DORMER

SCALE: 1/2" = 1'-0"

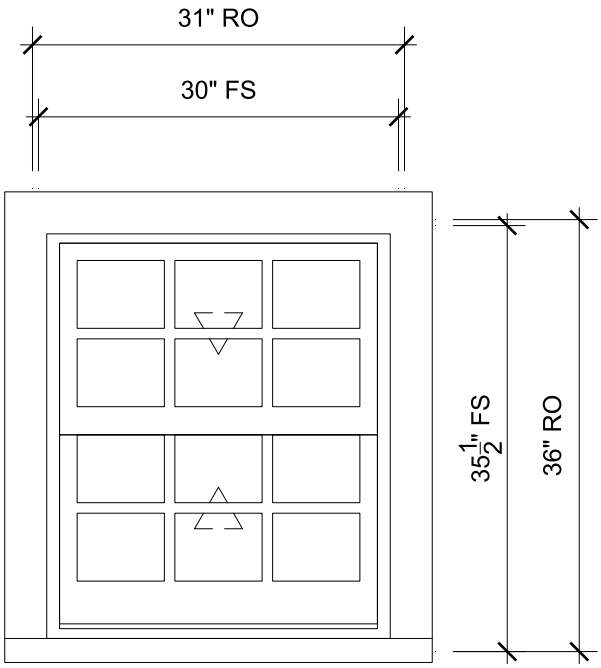
1/10 Head
2/10 Jamb
3/10 Sill
4/10 Divided Lite
1/11 Checkrail

SPECIFICATIONS

Line #: 6
Qty: 3
Mark Unit: Dormer
Product Line: Ultimate Wood
Unit Description: Double Hung
Rough Opening: 34 1/2" X 50"
Frame Size: 33 1/2" X 49 1/2"
Exterior Finish: Primed
Species: Pine
Interior Finish: Primed
Unit Type: Double Hung
Call Number: None
Glass Information: IG, Low E3 w/Argon, Black
Divider Type: 7/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Sash Lock, Lift Type : None, No Finger Pull, Performance Options : None
Hardware Color: White
Jamb Depth: 4 9/16"
Exterior Casing: 5/4 Flat Casing
Subsill: Simulated Thick Subsill

FOR DESIGN INTENT ONLY, NOT FOR MANUFACTURE.

Received 5/1/2025
Planning & Building Department



3RD LEVEL BATH

SCALE: 3/4" = 1'-0"

1/10 Head
2/10 Jamb
3/10 Sill
4/10 Divided Lite
1/11 Checkrail

SPECIFICATIONS

Line #: 7
Qty: 2
Mark Unit: 3rd level bath
Product Line: Ultimate Wood
Unit Description: Double Hung
Rough Opening: 31" X 36"
Frame Size: 30" X 35 1/2"
Exterior Finish: Primed
Species: Pine
Interior Finish: Primed
Unit Type: Double Hung
Call Number: None
Glass Information: IG, Tempered Low E3 w/Argon, Black
Divider Type: 7/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Sash Lock, Lift Type : None, No Finger Pull, Performance Options : None
Hardware Color: White
Jamb Depth: 4 9/16"
Exterior Casing: 5/4 Flat Casing
Subsill: Simulated Thick Subsill

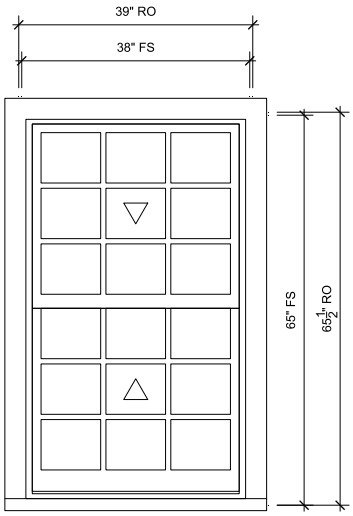
FOR DESIGN INTENT ONLY, NOT FOR MANUFACTURE.

MARVIN

PROJ/JOB: Shoreland / 52 St. George
DIST/DEALER: COASTAL SASH & DOOR INC
DRAWN: RYAN ALCORN
QUOTE#: FGZ8SLS PK VER: 0004.15.00 CREATED: 05/01/2025 REVISION:

SHEET 7 OF 11

Received 5/1/2025
Planning & Building Department



HIDDEN WINDOW

SCALE: 3/8" = 1'-0"

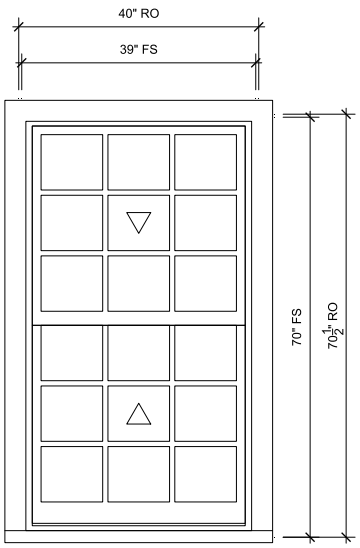
- 1/10 Head
- 2/10 Jamb
- 3/10 Sill
- 4/10 Divided Lite
- 1/11 Checkrail

SPECIFICATIONS

Line #: 8
Qty: 1
Mark Unit: Hidden window
Product Line: Ultimate Wood
Unit Description: Double Hung
Rough Opening: 39" X 65 1/2"
Frame Size: 38" X 65"
Exterior Finish: Primed
Species: Pine
Interior Finish: Primed
Unit Type: Double Hung
Call Number: None
Glass Information: IG, Tempered Low E3 w/Argon, Black
Divider Type: 7/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Sash Lock, Lift Type : None, No Finger Pull, Performance Options : None
Hardware Color: White
Jamb Depth: 4 9/16"
Exterior Casing: 5/4 Flat Casing
Subsill: Simulated Thick Subsill

FOR DESIGN INTENT ONLY, NOT FOR MANUFACTURE.

Received 5/1/2025
Planning & Building Department



3RD FLR

SCALE: 3/8" = 1'-0"

1/10 Head
2/10 Jamb
3/10 Sill
4/10 Divided Lite
1/11 Checkrail

SPECIFICATIONS

Line #: 9
Qty: 2
Mark Unit: 3rd Flr
Product Line: Ultimate Wood
Unit Description: Double Hung
Rough Opening: 40" X 70 1/2"
Frame Size: 39" X 70"
Exterior Finish: Primed
Species: Pine
Interior Finish: Primed
Unit Type: Double Hung
Call Number: None
Glass Information: IG, Tempered Low E3 w/Argon, Black
Divider Type: 7/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Sash Lock, Lift Type : None, No Finger Pull, Performance Options : None
Hardware Color: White
Jamb Depth: 4 9/16"
Exterior Casing: 5/4 Flat Casing
Subsill: Simulated Thick Subsill

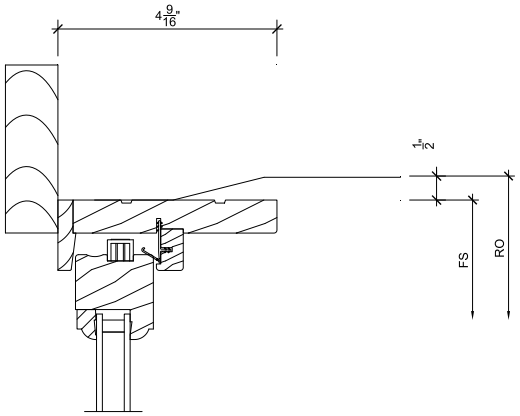
FOR DESIGN INTENT ONLY, NOT FOR MANUFACTURE.

MARVIN

PROJ/JOB: Shoreland / 52 St. George
DIST/DEALER: COASTAL SASH & DOOR INC
DRAWN: RYAN ALCORN
QUOTE#: FGZ8SLS PK VER: 0004.15.00 CREATED: 05/01/2025 REVISION:

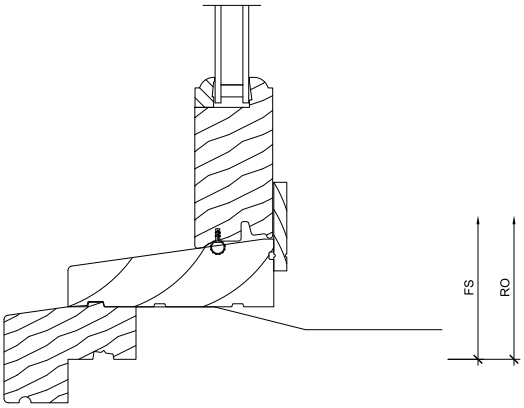
SHEET 9 OF 11

Received 5/1/2025
Planning & Building Department



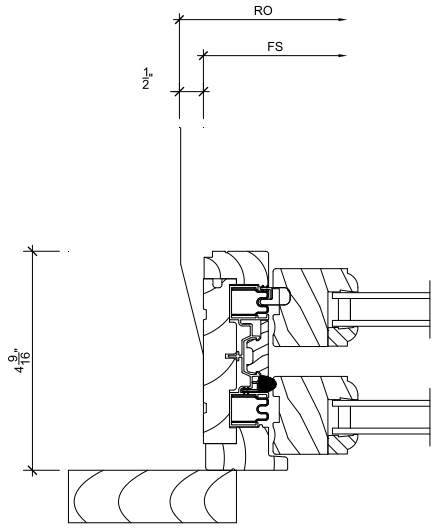
1/10 Head

SCALE: 3" = 1'-0"



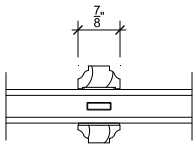
3/10 Sill

SCALE: 3" = 1'-0"



2/10 Jamb

SCALE: 3" = 1'-0"



4/10 Divided Lite

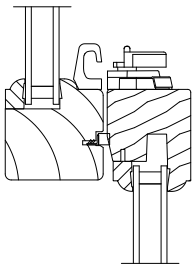
SCALE: 3" = 1'-0"

MARVIN

PROJ/JOB: Shoreland / 52 St. George
DIST/DEALER: COASTAL SASH & DOOR INC
DRAWN: RYAN ALCORN
QUOTE#: FGZ8SLS PK VER: 0004.15.00 CREATED: 05/01/2025 REVISION:

SHEET 10 OF 11

Received 5/1/2025
Planning & Building Department



1/11 Checkrail

SCALE: 3" = 1'-0"

3/11 NOT USED

SCALE: 3" = 1'-0"

2/11 NOT USED

SCALE: 3" = 1'-0"

4/11 NOT USED

SCALE: 3" = 1'-0"

MARVIN

PROJ/JOB: Shoreland / 52 St. George
DIST/DEALER: COASTAL SASH & DOOR INC
DRAWN: RYAN ALCORN
QUOTE#: FGZ8SLS PK VER: 0004.15.00 CREATED: 05/01/2025 REVISION:

SHEET 11 OF 11

April 23, 2025

St. George Street Ventures, LLC
405 Golfway West Drive
St. Augustine, FL 32095

cc: St George Street Ventures, LLC

Re: Certificate of Appropriateness - 52 Saint George Street - HP2025-0031

Dear St. George Street Ventures, LLC,

On April 17, 2025, the Historic Architectural Review Board (HARB) met and discussed your application for wholesale replacement of second and third story windows with a different material.

Specifically, based upon evidence presented, the HARB **CONTINUED your application to the May 15, 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 May 5, 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.:	HP2025-0031
Applicant:	St. George Street Ventures, LLC
Owner:	St George Street Ventures, LLC
Address:	52 St. George Street, St. Augustine, FL
Parcel Number:	197390-0000

Re: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, For wholesale replacement of second and third story windows with a different material.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON THURSDAY, APRIL 17, 2025, 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, April 17, 2025, 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-3
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 For wholesale replacement of second and third story windows with a different material..

Subject to the following conditions:

- May 15, 2025
-
-
-
-
-
-

DONE AND ORDERED, at a public hearing on the 17th day of April, A.D., 2025, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2025-0031

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 17th day of April, 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.

ORIGINAL APPLICATION SUBMITTAL

COA HP2025-0031
52 ST GEORGE STREET

(only pertinent information provided)

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Appropriateness

Case Number: HP2025-0031 **Meeting Date: Thursday, April 17, 2025**

1. NAME OF APPLICANT: St. George Street Ventures, LLC
   Business (if applicable):
   Address: 405 Golfway West Drive
   City: St. Augustine State: FL Zip Code: 32095
   Daytime Telephone: 904-785-3042 E-Mail Address: tracy.douglas@dlpcapital.com

2. NAME OF PROPERTY OWNER:
   Business (if applicable):
   Address:
   City: State: Zip Code:
   Daytime Telephone: E-Mail Address:

3. PROJECT LOCATION: 52 Saint George St, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: CITY OF ST AUGUSTINE PART OF LOTS 12 20 & 21 BLK 12 - 34.7 FT ON ST GEORGE ST OR4908/1048

5. SCOPE OF WORK: For wholesale replacement of second and third story windows with a different material.

Information attached by applicant includes:

- Application Agreement
- Existing Photograph
- Window Condition Assessment Form and Attachments
- Replacement Window Specs and Quote

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: 52 St. George Street, St. Augustine, FL 32084

Applicant's Name: St. George Street Ventures LLC Applicant's Signature: Tracy Douglas

Owner's Name: St. George Street Ventures LLC Owner's Signature: Tracy Douglas

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

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

(Can add additional signature page if needed)

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

CITY OF ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

Tracy Douglas is/are hereby authorized TO ACT ON BEHALF OF 52 St. George Street Ventures LLC, 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:

_____

ST. GEORGE STREET VENTURES, LLC, a Florida limited liability company

By: DLP Capital Partners, LLC, a Florida limited liability, its manager

By: DLP Real Estate Capital Inc, a Florida corporation, its manager

By: _____
Name: Barry W. DeGroot
Its: Secretary

State of Florida
County of St. Johns

Signed and sworn before me on this 18th day of March, 2025
By Barry DeGroot

Identification verified:

Oath sworn: X Yes____ No

Notary Signature: _____

My Commission expires: 09/30/2028

THERESA ALICE GATTEY
Notary Public - State of Florida
Commission # HH 597785
My Comm. Expires Sep 30, 2028
Bonded through National Notary Assn.

Rev:120219 jw

Living Room Window and Kitchen Window. I can provide photos of all windows prior to meeting.

Received 3/18/2025
Planning & Building Department

Received 3/18/2025
Planning & Building Department

Property Address: 52 St. George Street, St. Augustine, FL 32084 (ONLY 2nd & 3rd Floor) **Assessment Date:** 3/24/25

Applicant Name: St. George Street Ventures, LLC (Tracy Douglas on behalf of LLC) **Assessed by:** Candice Seymour

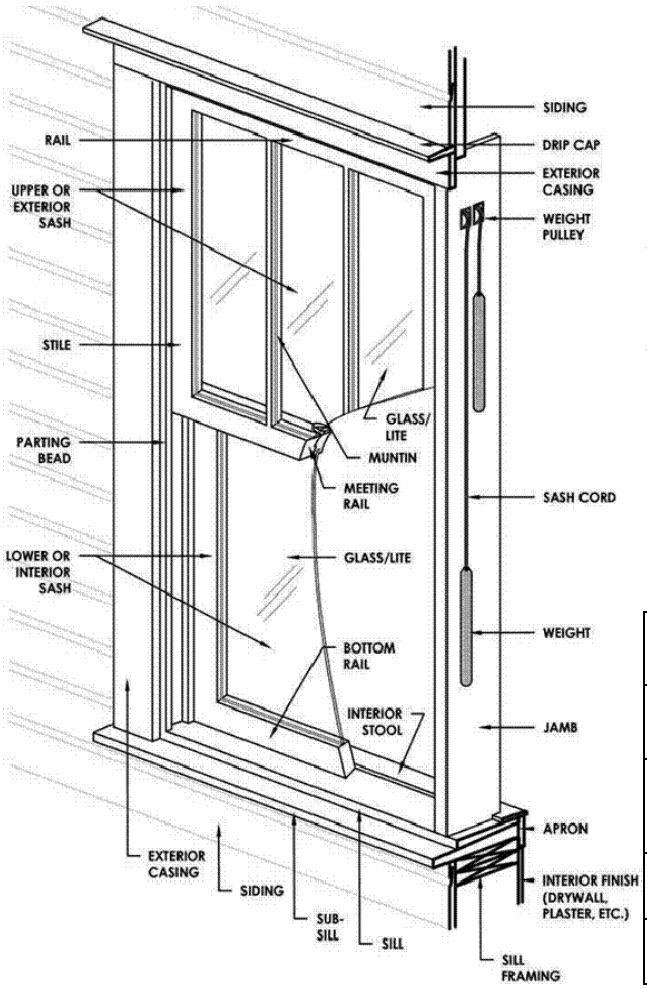
Received 3/31/2025
Planning & Building Department

Window Assessment Form

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

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

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



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

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

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

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

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

Total Number of Window Openings on the Structure	25
Number of Historic Windows on the Structure	0
Number of Existing Replacement/Non-Historic Windows	25
Number of Windows Completely Missing	0
Total Number of Windows to be Replaced	25

Received 3/31/2025
Planning & Building Department

Property Address: 52 St. George Street, St. Augustine, FL 32084 (ONLY 2nd & 3rd Floor) **Assessment Date:** 3/24/25
Applicant Name: St. George Street Ventures, LLC (Tracy Douglas on behalf of LLC) **Assessed by:** Candice Seymour

Window Assessment - Window Condition Report

Window #	List and Describe Window Condition
1	*Size: 35W 45H / Material: Wood - Upper sagging sash
2	*35W 62H-Wood-Upper sagging sash, rot on Ext Sub & Sill
3	*35W 62H-Wood-Upper sagging sash, rot on Ext Sub & Sill
4	*35W 37H-Wood-Upper sagging sash, frame rot on rails
5	*35W 37H-Wood-Upper sagging sash, frame rot on rails
6	*35W 37H-Wood-Upper sagging sash & frame rot on Sill
7	*35W 69H-Wood-Upper sagging sash,rot on Ext Sub, Sill, Casing
8	*36W 62H-Wood-Upper sagging sash, rot on Ext Sub, Sill, Casing
9	*35W 46H-Wood-Upper sagging sash, rot on Ext Sub, Sill, Casing
10	*37W 55H-Wood-Ext rot Rails, Siding, Sub, Sills and Casing
11	Size: 36W 62H / Material: Wood/Metal / Upper sagging sash
12	Size:36W 62H / Material: Wood/Metal / Upper sagging sash
13	Size: 32W 46H / Material: Wood/Metal / Upper sagging sash
14	Size: 32W 46H / Material: Wood/Metal / Upper sagging sash
15	Size: 32W 46H / Material: Wood/Metal / Upper sagging sash
16	Size: 36W 62H / Material: Wood/Metal / Upper sagging sash
17	Size: 36W 62H / Material: Wood/Metal / Upper sagging sash
18	*Size: 29W 33H / Material: Wood - Rotting, Sash, Cracked glass
19	*Size: 29W 33H / Material: Wood - Rotting, Sash, Cracked glass
20	Size: 35W 69H / Material: Wood/Metal / Upper sagging sash
21	Size: 35W 69H / Material: Wood/Metal / Upper sagging sash
22	Size: 35W 69H / Material: Wood/Metal / Upper sagging sash
23	Size: 27W 57H / Material: Wood/Metal / Upper sagging sash
24	Size: 27W 57H / Material: Wood/Metal / Upper sagging sash
25	*35W 69H-Wood/Metal-Upper sagging sash, frame rot on sills
26	
27	
28	
29	
30	
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	

Received 5/1/2025
Planning & Building Department

Window Replacement Project
(2nd and 3rd floor ONLY)

52 St. George Street, St. Augustine, FL 32084

LEGEND:
- Photos are all numbered starting with 01 - 25
- F = Far Away Shot
- C = Close up Shot
- LR = Living Room
- K = Kitchen
- MBed = 3rd Floor Master Bedroom
- QBed = Queen Bedroom
- Twin = Twin Bedroom

00.Exterior - Front and Side Full House.jpg

01-03 - LR.jpg

01aF -Interior.jpg

01C. Outside A.jpg

01F. Interior.jpg

01F. Outside.jpg

02 Exterior - LR.jpg

02-03 Exterior - LR.jpg

02b Exterior - LR.jpg

02C - LR.jpg

02Ca - LR.jpg

02Cb - LR.jpg

03C - LR.jpg

03Ca - LR.jpg

03F - LR.jpg

04-05 Exterior - Kitchen.jpg

04-06O - K.jpg

04C - K.jpg

04Ca - K.jpg

04F - K.jpg

05 Exterior - k.jpg

05 Exterior 2 - K.jpg

05C - K.jpg

05F - K.jpg

06 Exterior - Kitchen.jpg

06C - K.jpg

06F - K.jpg

07-09O - LR.jpg

07Ca - LR.jpg

07Cb - LR.jpg

07Cc - LR.jpg

07F - LR.jpg

08 Exterior - LR.jpg

08b Exterior - LR.jpg

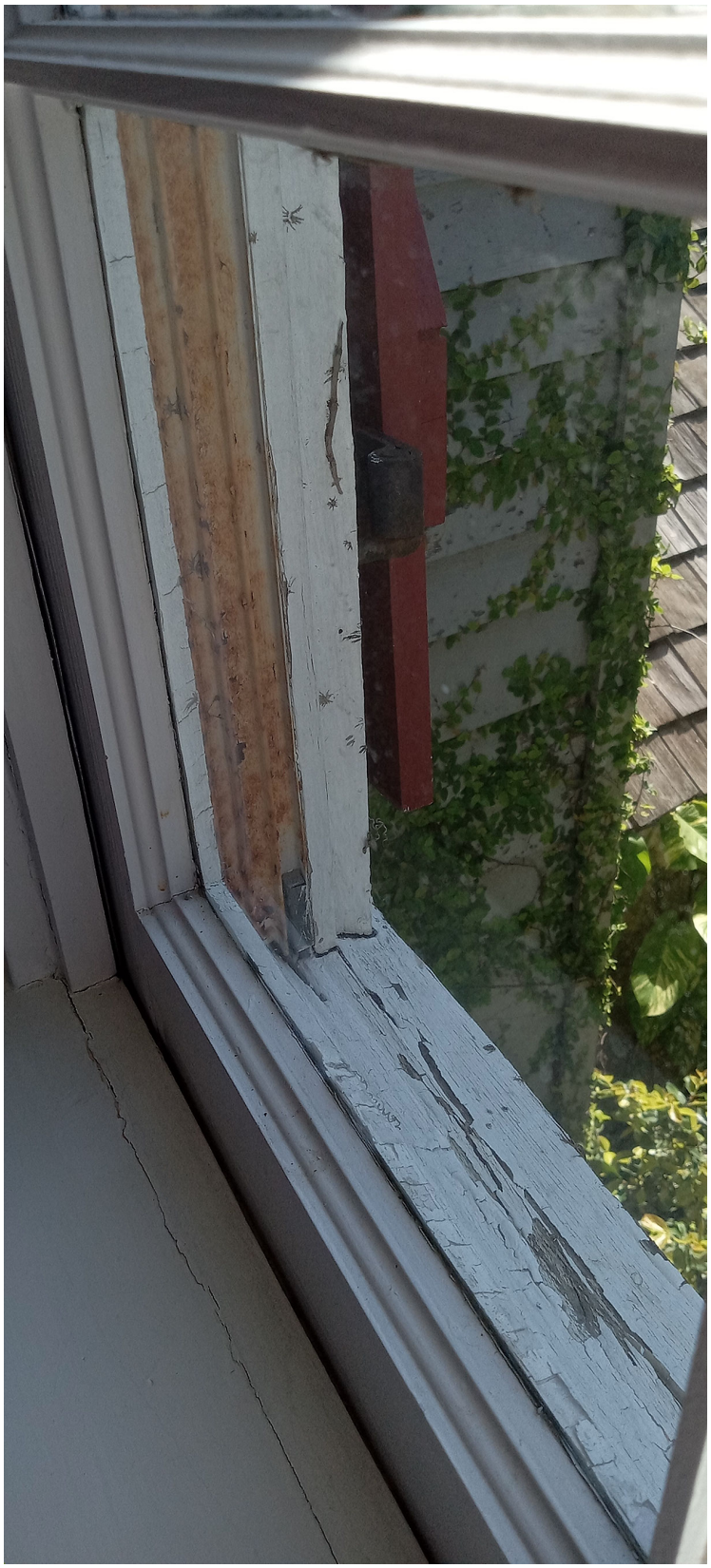
08Ca - LR.jpg

08Cb - LR.jpg

08Cc - LR.jpg

08F - LR.jpg

09 Exterior - LR.jpg



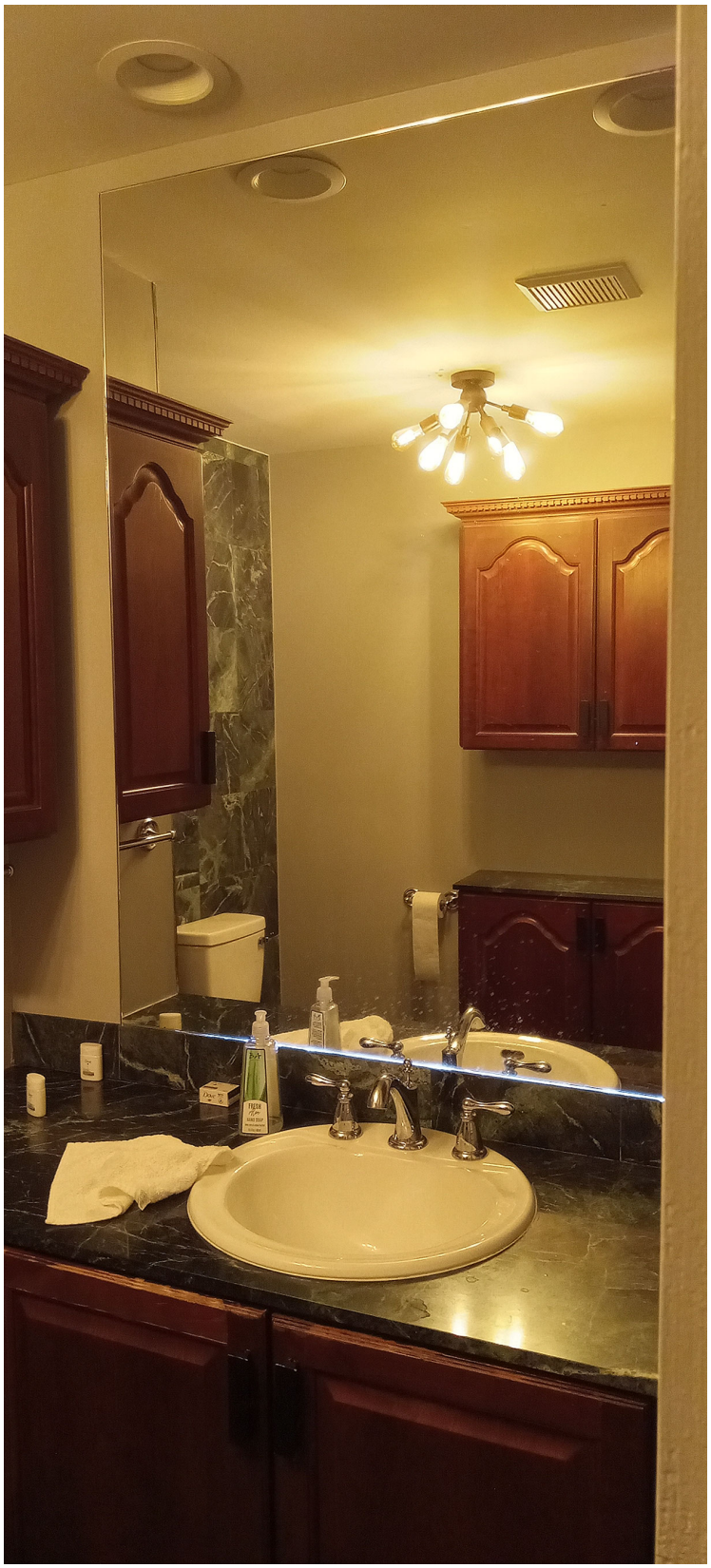
09Ca - LR.jpg

09Cb - LR.jpg

09F - LR.jpg

10 Exterior - Bath.jpg

10F - Bath.jpg



10Fa - Bath.jpg

11C - MBed.jpg

11F - MBed.jpg

12C - MBed.jpg

12F - MBed.jpg

13C - MBed.jpg

13F - MBed.jpg

14C - MBed.jpg

14F - MBed.jpg

15C - MBed.jpg

15F - MBed.jpg

16F - MBed.jpg

16Fa - MBed.jpg

17C - MBed.jpg

17F - MBed.jpg

18C - MBath.jpg

18Ca - MBath.jpg

18F - MBath.jpg

18Fb - MBed.jpg

19C - MBath.jpg

19Ca - MBath.jpg

19F - MBath.jpg

20C - QBed.jpg

20F - QBed.jpg

21C - QBed.jpg

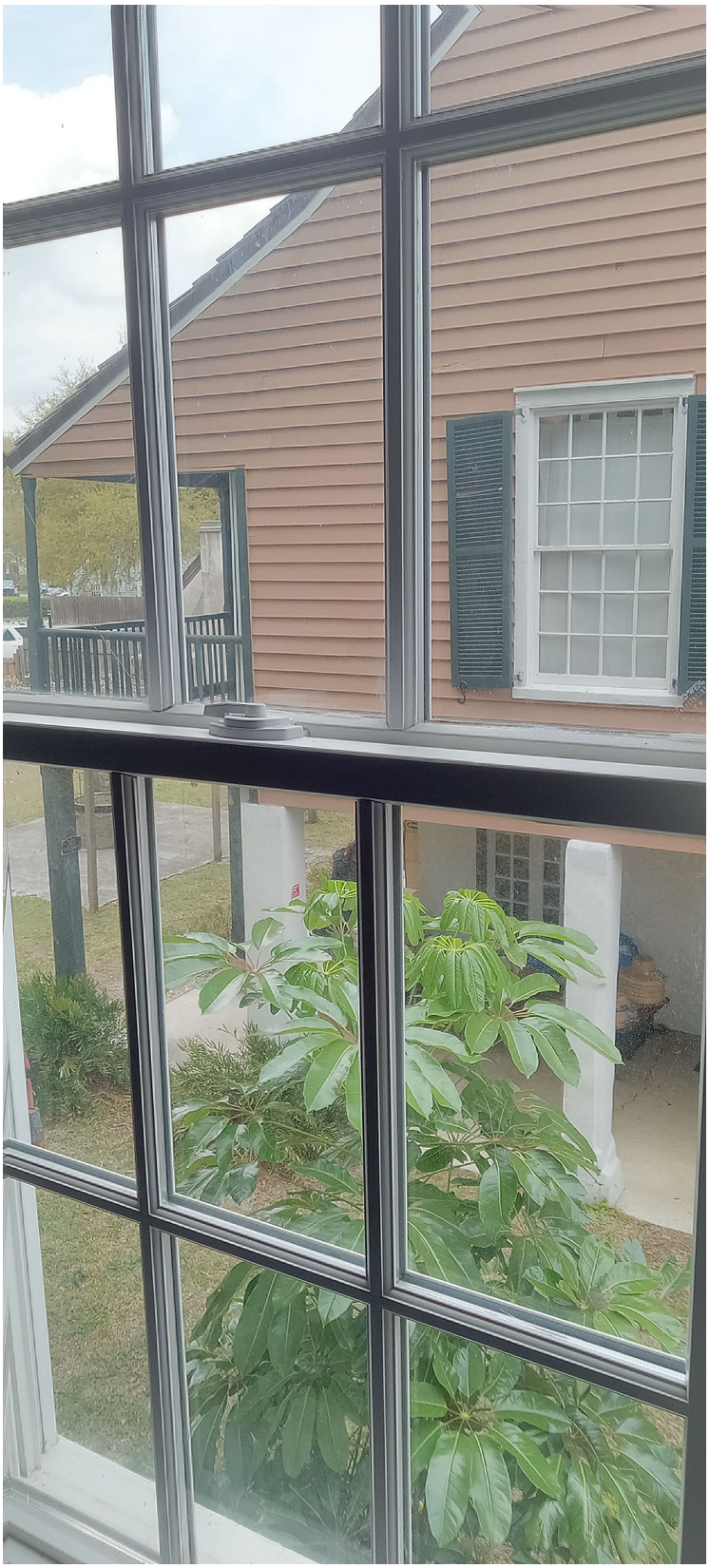
21F - QBed.jpg

22C - Twin.jpg

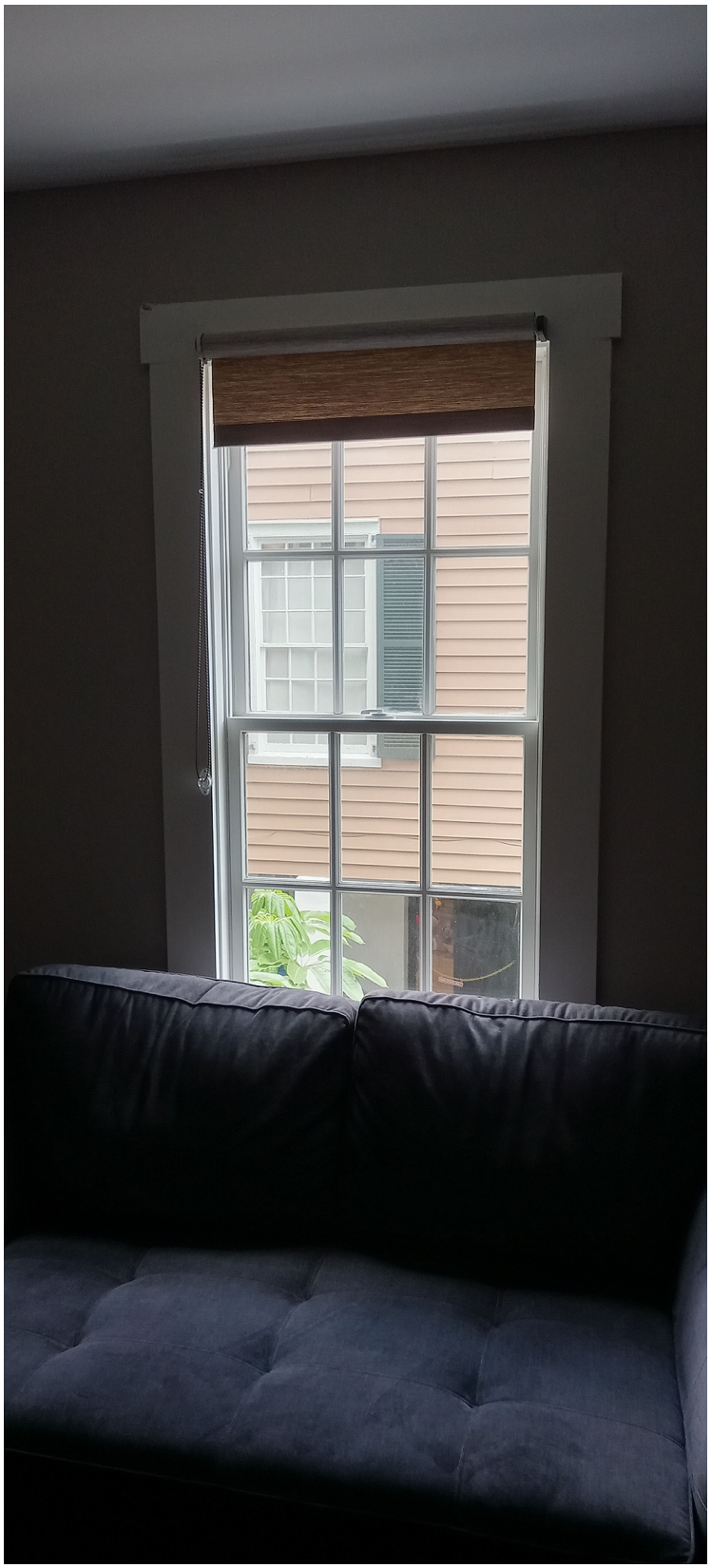
22F - Twin.jpg

23 F - Twin.jpg

23C - Twin.jpg



24C - Den.jpg



24F - Den.jpg

25 Exterior - Den.jpg

25B Exterior - Den.jpg

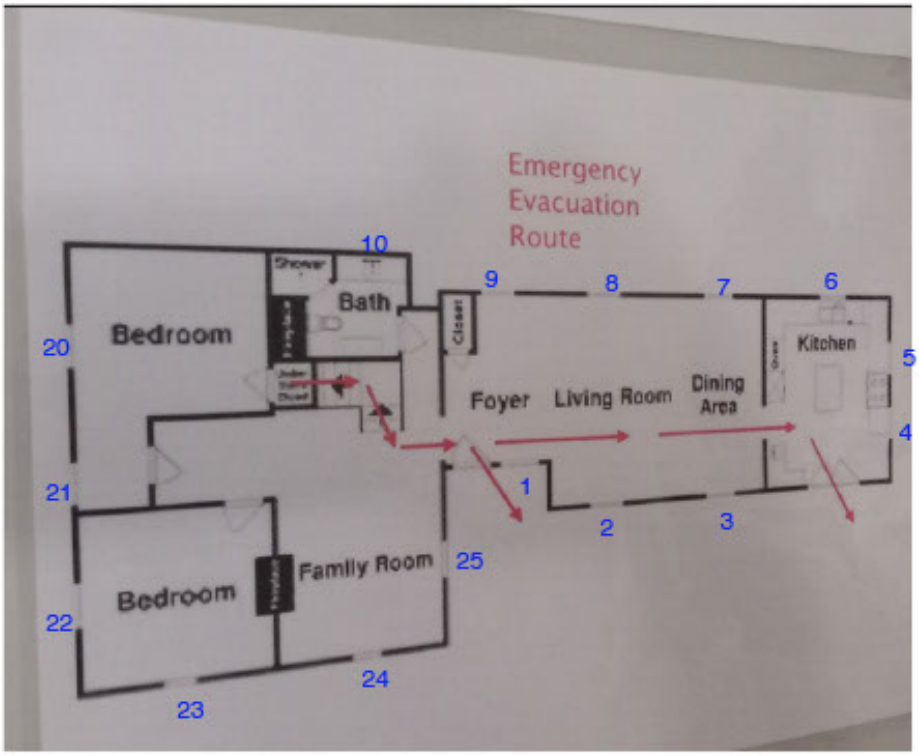
25C - Den.jpg

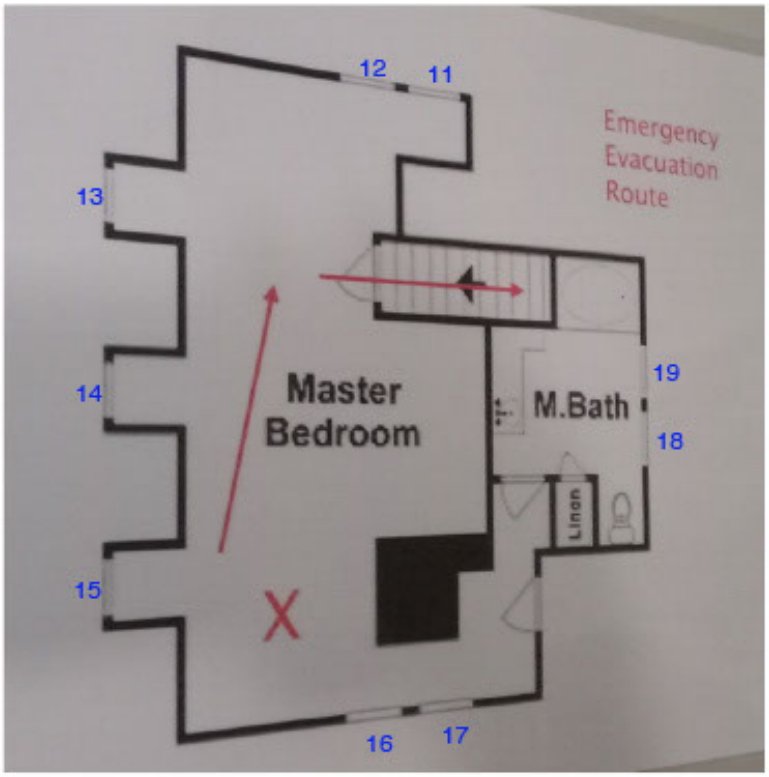
25F - Den.jpg

25O - Den.jpg

Received 5/1/2025
Planning & Building Department

Exterior - Front and Side #.pdf





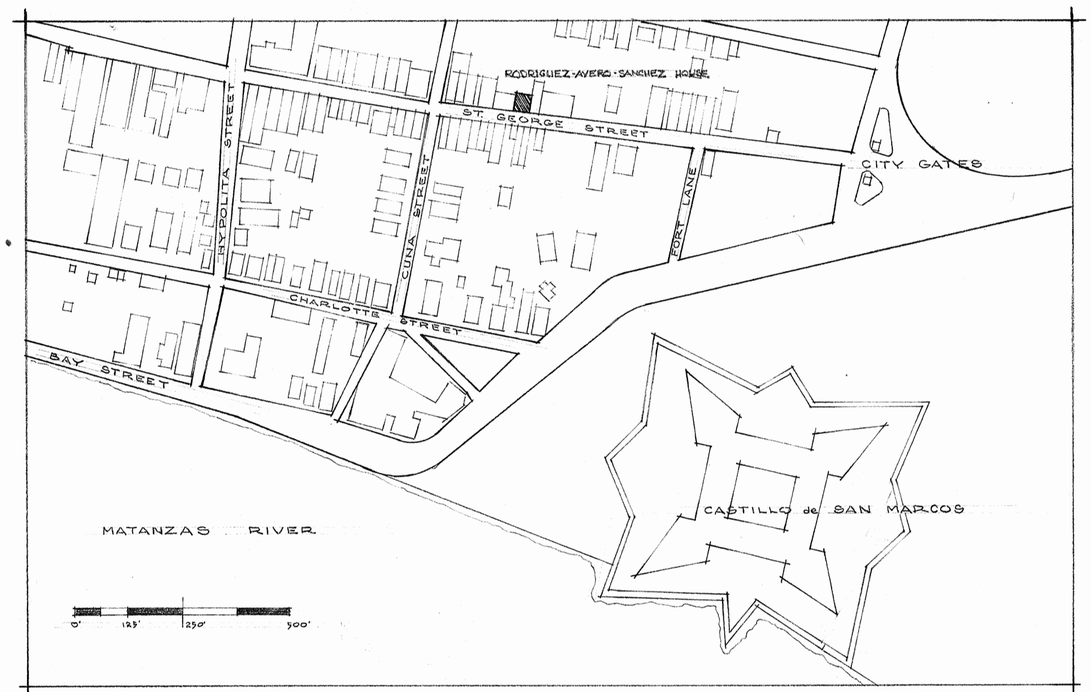
Floor Plans #.pdf

Received 3/27/2025
Planning & Building Department

TRIM LINE

THE RODRIGUEZ-AVERO-SANCHEZ HOUSE

52 ST. GEORGE STREET ST. AUGUSTINE, FLORIDA



MAP OF NORTHERN PART OF HISTORIC DISTRICT OF ST. AUGUSTINE, BY L.H. POPE

THE NORTHEAST ROOM OF THIS HOUSE WAS BUILT ABOUT 1761 AND WAS OCCUPIED BY FERNANDO RODRIGUEZ AT THAT TIME. BY 1803 THE REMAINDER OF THE FIRST FLOOR HAD BEEN CONSTRUCTED BY JUAN SANCHEZ WHO OWNED THE PROPERTY AFTER 1791. THE WOOD FRAME SECOND STORY PORTION WAS ADDED C. 1830 BY PERSONS NOW UNKNOWN. IN 1876 THE HOUSE WAS DEEDED TO ISAAC WATKINS AND IN 1883 WAS PURCHASED BY MILDRED C. WATKINS WHO OCCUPIED IT UNTIL HER DEATH IN 1926.

THESE DRAWINGS WERE COMMISSIONED BY THE UNITED STATES NATIONAL PARK SERVICE AND PURCHASED, WITH "MISSION 66" FUNDS PROGRAMMED IN 1960, FROM THE ST. AUGUSTINE HISTORICAL RESTORATION AND PRESERVATION COMMISSION: HERBERT E. WOLFE, CHAIRMAN; EARLE W. NEWTON, EXECUTIVE DIRECTOR; DOUGLAS R. PICHT, RESIDENT MANAGER. ARCHITECTURAL WORK PERFORMED UNDER SUPERVISION OF WILLIAM A. STEWART, ARCHITECT; BY HERBERT L. BANKS, DONALD J. CONWAY, AND JOHN E. JARVIS, JR., ARCHITECTURAL STUDENTS FROM THE UNIVERSITY OF FLORIDA.

DEL: J. JARVIS H.L. BANKS

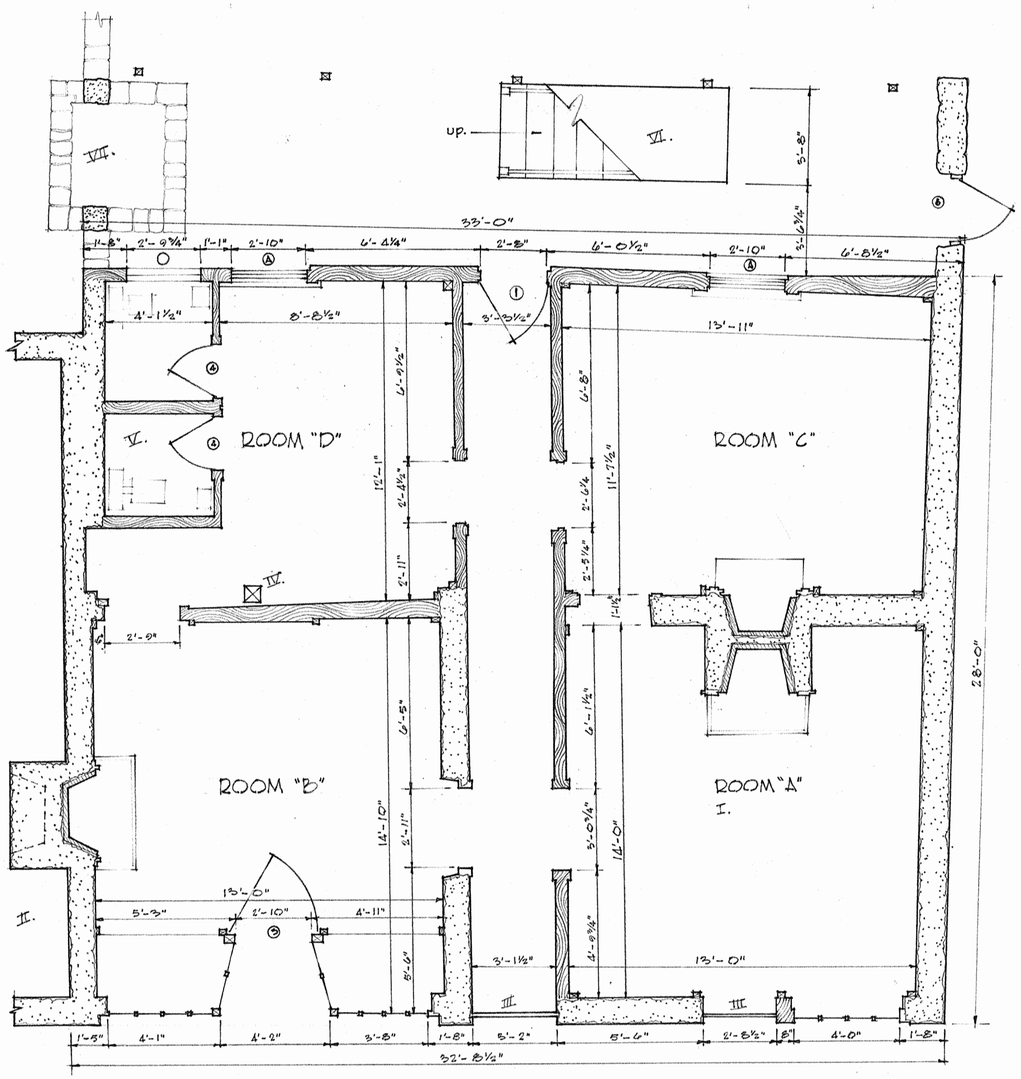
ST AUGUSTINE SURVEY I 1960 ST AUGUSTINE HISTORICAL RESTORATION AND PRESERVATION COMMISSION UNDER DIRECTION OF UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE, BRANCH OF PLANS AND DESIGN	NAME OF STRUCTURE THE RODRIGUEZ-AVERO-SANCHEZ HOUSE 52 ST. GEORGE STREET ST. AUGUSTINE ST. JOHNS COUNTY FLORIDA	SURVEY NO. FLA-126	HISTORIC AMERICAN BUILDINGS SURVEY SHEET 1 OF 3 SHEETS	LIBRARY OF CONGRESS INDEX NUMBER

U.S. GOVERNMENT PRINTING OFFICE 16—6559

TRIM LINE

Received 3/27/2025
Planning & Building Department

TRIM LINE



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

N

NOTE:

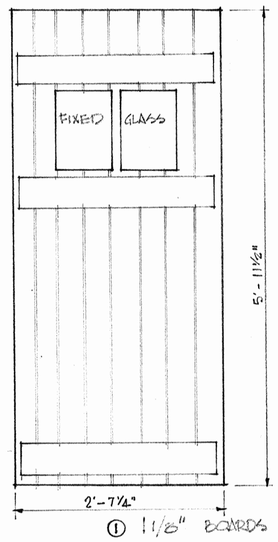
I. THIS ROOM AND ADJACENT HALL PORTION ARE EXTENT OF ORIGINAL 1760 STONE STRUCTURE.
II. ADJACENT HOUSE KNOWN AS DODGE HOUSE, WITH "WALL RIGHTS" GRANTED IN 1805 PRIOR TO CONSTRUCTION.
III. FIXED WOOD DOORS SIMILAR TO TYPE ①.
IV. WOOD COLUMN SUPPORTING FIREPLACE ABOVE.
V. PLUMBING & PARTITIONS ADDED 1958.
VI. MODERN STAIRWAY AND PORCH FRAMING.
VII. COQUINA WELL, PROBABLY ORIGINAL, BUT WITH MODERN ALTERATIONS

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

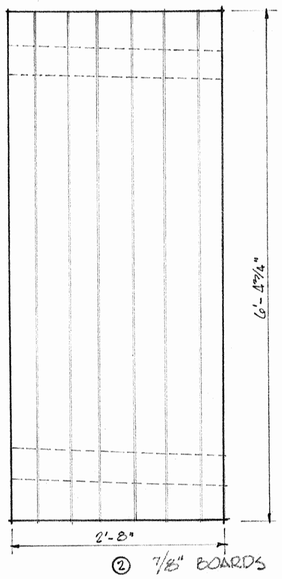
GRAPHIC SCALES
1/4" - 0 1 5 10 FEET
3/4" - 0 1 2 4 FEET

DOOR SCHEDULE
SCALE: 3/4" = 1'-0"

NOTE:
DOORS ③ ④ ⑤ NEW CONSTRUCTION AND NOT HISTORICALLY SIGNIFICANT.
ALL DOORS T & G WOOD BOARDS WITH EXPOSED WOOD BINDING RAILS



① 1 1/8" BOARDS



② 7/8" BOARDS

DEL. H.L. BANKS

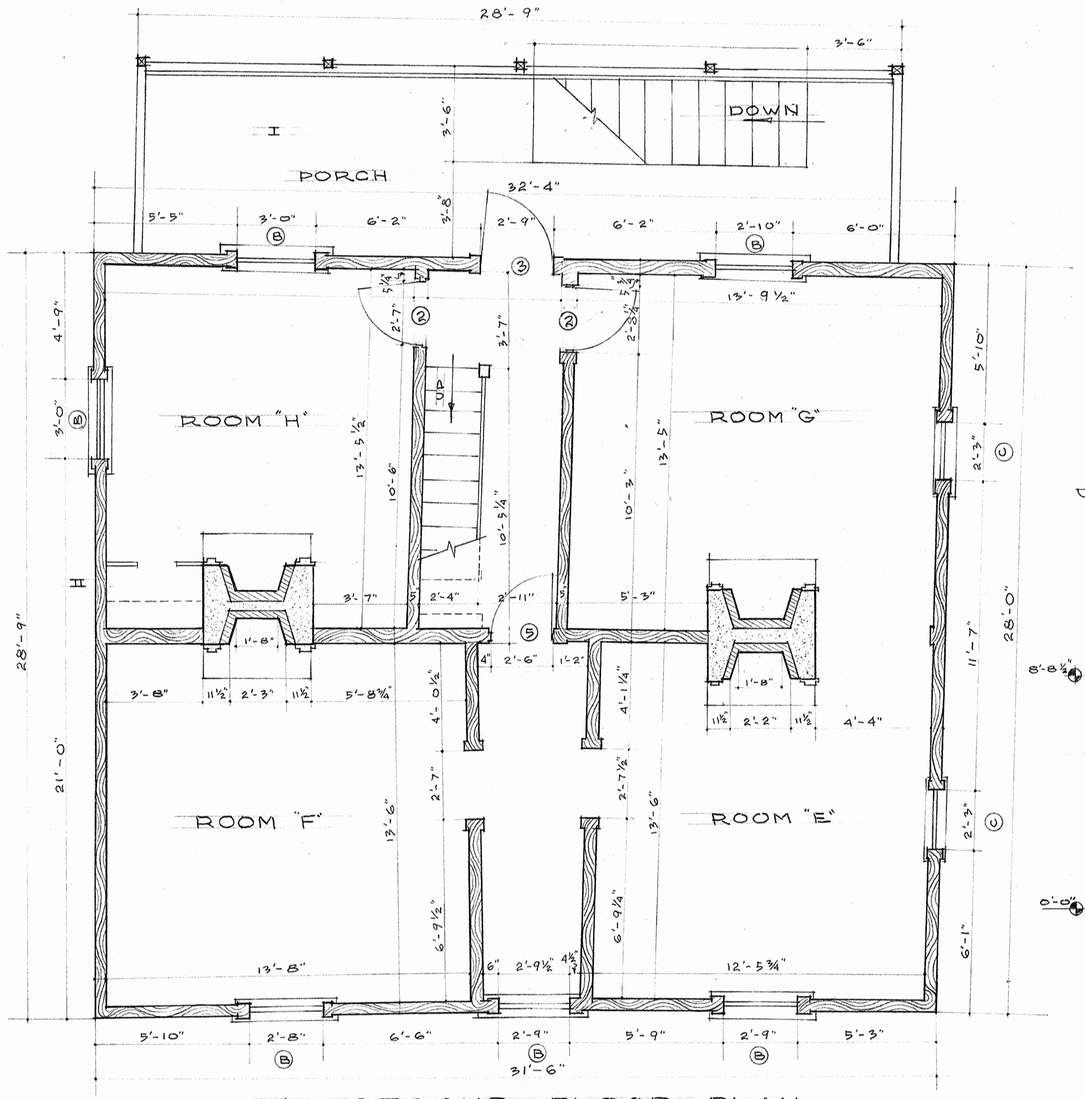
ST AUGUSTINE SURVEY I 1960 ST AUGUSTINE HISTORICAL RESTORATION AND PRESERVATION COMMISSION UNDER DIRECTION OF UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE, BRANCH OF PLANS AND DESIGN	NAME OF STRUCTURE THE RODRIGUEZ-AVERO-SANCHEZ HOUSE 52 ST. GEORGE STREET ST. AUGUSTINE ST. JOHNS COUNTY FLORIDA	SURVEY NO. FLA 126	HISTORIC AMERICAN BUILDINGS SURVEY SHEET 1 OF 3 SHEETS	LIBRARY OF CONGRESS INDEX NUMBER

U.S. GOVERNMENT PRINTING OFFICE 16—5559

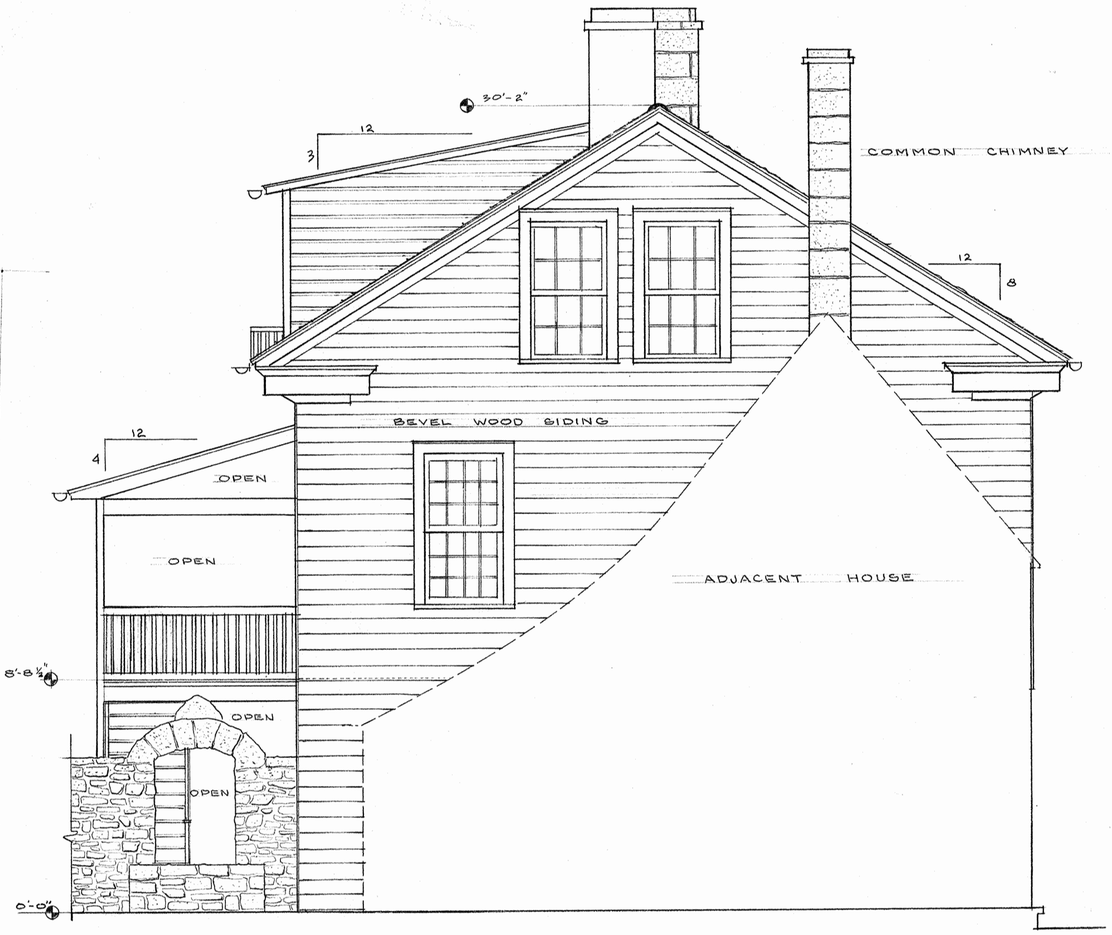
TRIM LINE

Received 3/27/2025
Planning & Building Department

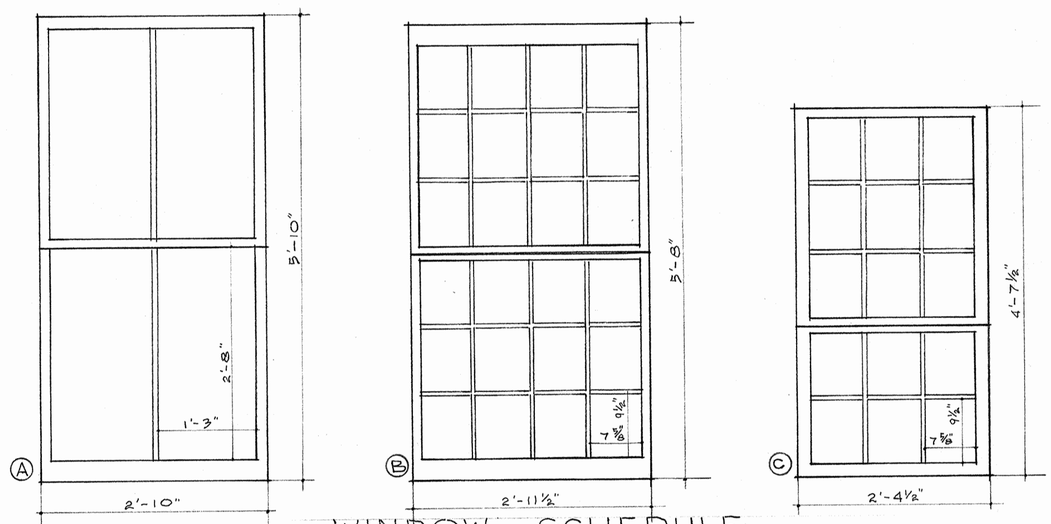
TRIM LINE



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



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



WINDOW SCHEDULE
SCALE: 3/4" = 1'-0"

NOTES:

I. MODERN PORCH RECONSTRUCTION.

II. INVESTIGATION THRU WALL INDICATES ADJACENT HOUSE, (INCLUDING LATER ADDITION TO REAR), PREDATES SECOND STORY.

GRAPHIC SCALES

1/4" - 0 1 5 10 FEET

3/4" - 0 1 2 4 FEET

DEL. J. JARVIS

ST AUGUSTINE SURVEY I 1960
ST AUGUSTINE HISTORICAL RESTORATION AND PRESERVATION COMMISSION
UNDER DIRECTION OF UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE, BRANCH OF PLANS AND DESIGN

NAME OF STRUCTURE
THE RODRIGUEZ-AVERO-SANCHEZ HOUSE
52 ST. GEORGE STREET ST. AUGUSTINE ST. JOHNS COUNTY FLORIDA

SURVEY NO. FLA.126

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 3 OF 3 SHEETS

LIBRARY OF CONGRESS INDEX NUMBER

U.S. GOVERNMENT PRINTING OFFICE 16—5559

TRIM LINE

Instr #2020023513 BK: 4908 PG: 1048, Filed & Recorded: 3/24/2020 11:16 AM #Pgs:1
Brandon Patty,Clerk of the Circuit Court St. Johns County FL Recording $10.00 Doc. D $16,170.00

Corporate Warranty Deed

This Indenture, made , March 23, 2020 A.D.

Between Crawbuck Homes Inc., a Florida corporation whose post office address is: 52 St. George Street, St. Augustine, FL 32084, a corporation existing under the laws of the State of Florida, Grantor and **St George Street Ventures LLC, a Florida limited liability company,** whose post office address is: 605 Palencia Club Drive, Saint Augustine, Florida 32095, Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of Two Million Three Hundred Ten Thousand dollars & no cents ($2,310,000.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of St. Johns, State of Florida, to wit:

Commence at an iron pipe being the intersection of the north line of Cuna Street with the east line of Spanish Street; run thence a distance of 159 feet along and with the east line of said Spanish Street to an iron pipe; run thence easterly and along the north line of a property now or formerly of Wainright a distance of 75.1 feet to an iron pipe; run thence southerly a distance of 1.8 feet for the point of beginning of the land herein described, to an iron pipe, being the southwest corner of a Johnstone property, run thence easterly along and with the south line of the Johnstone property a distance of 66.6 feet; run thence northerly along the Johnstone property a distance of 0.6 feet; run thence easterly along the Johnstone property a distance of 24.7 feet; run thence northerly along the said Johnstone property a distance of 2.55 feet; run thence easterly along the Johnstone property a distance of 34.7 feet to an iron pipe located on the west side of St. George Street, and being the southeast corner of the Johnstone property; run thence southerly along and with the west line of St. George Street a distance of 34.5 feet to an iron pipe being situated at the center of a common wall between the land herein described and that of the St. Augustine Historical Society; then along the center of said common wall in a generally westerly direction to the northwest corner of the land of the St. Augustine Historical Society, a distance of 72.8 feet; thence continue westerly a distance of 29.7 feet to an iron pipe in the east line of the land of Wainright; thence run northerly along and with the east line of the Wainright property a distance of 29.5 feet to the point of beginning of the land herein described.

Together with an easement for ingress and egress across a part of Lot 12, Block 12, as shown upon the official map of City of St. Augustine, Florida, filed June 1923; said easement having been reserved and better described in Deed Book 218, page 33, public records of St. Johns County, Florida.

Parcel Identification Number: **197390-0000**

COPY

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

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

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Crawbuck Homes Inc., a Florida corporation

Signed and Sealed in Our Presence:

By: _____
Julie Fraser Jurecko f/k/a Julie B. Fraser
Its: President

Witness Print Name: Jena Baker-Dennis

Witness Print Name: Christina McGuffie

(Corporate Seal)

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 23rd day of March, 2020, by Julie Fraser Jurecko, f/k/a Julie B. Fraser, as President of Crawbuck Homes, Inc., a Florida corporation A corporation existing under the laws of the State of Florida, on behalf of the corporation, who is/are personally known to me or who has produced Valid driver license as identification.

(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	1973900000
Location	52 ST GEORGE ST
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	COSA Mixed Use St George St (COM) (610.23)
Tax Description*	CITY OF ST AUGUSTINE PART OF LOTS 12 20 & 21 BLK 12 - 34.7 FT ON ST GEORGE ST OR4908/1048 *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	0.090
Homestead	N

No Image Available

Owner Information

Owner Name	St George Street Ventures LLC 100%
Mailing Address	95 HIGHLAND AVE SUITE 300 BETHLEHEM, PA 18017-0000

Map

Valuation Information

	2025
Building Value	$1,142,214
Extra Features Value	$1,452
Total Land Value	$517,500
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$1,661,166**
Total Deferred	$0
Assessed Value	**$1,661,166**
Total Exemptions	$0
Taxable Value	**$1,661,166**

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

Historical Assessment Information

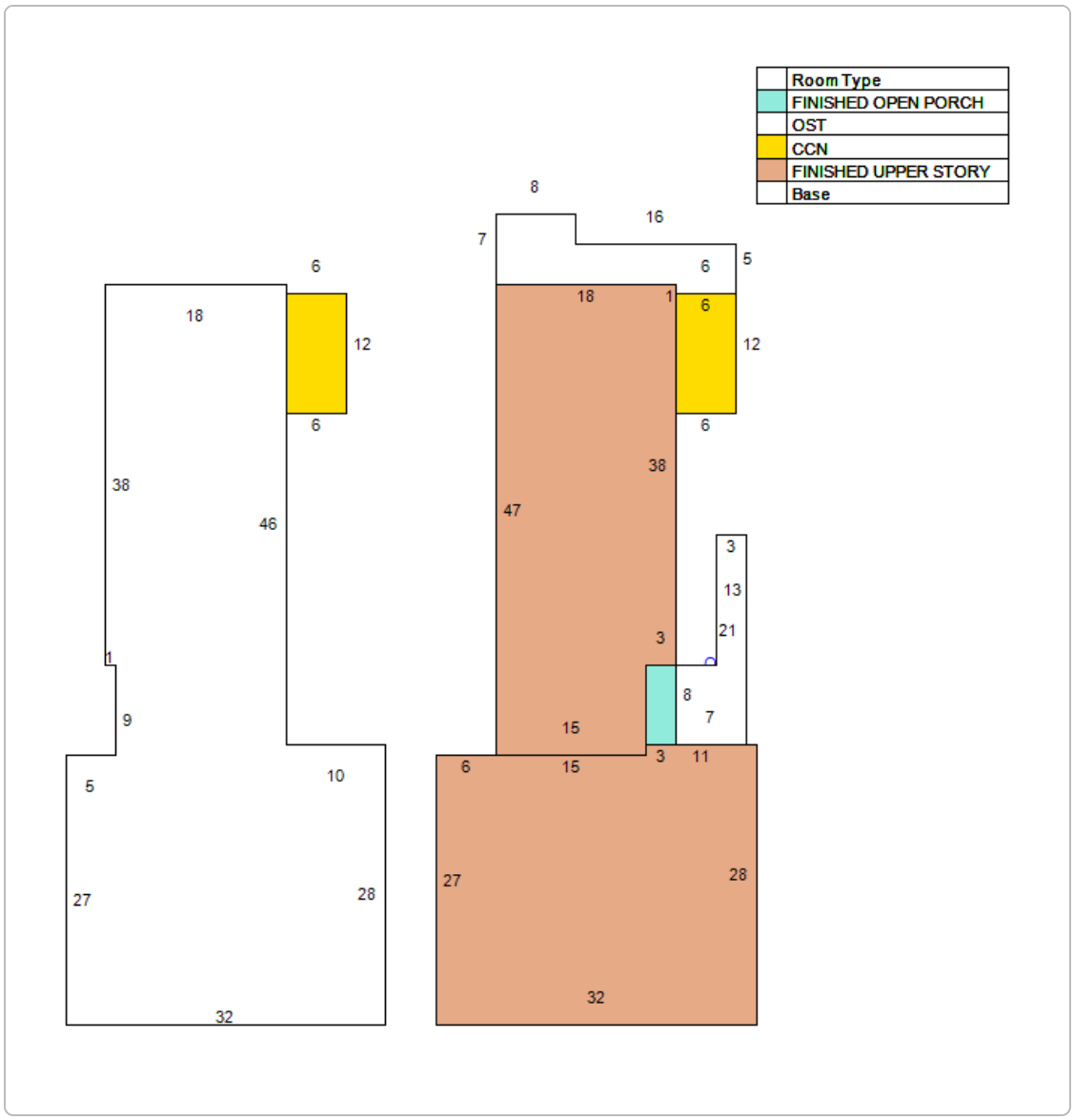
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$1,108,090	$1,555	$517,500	$0	$0	$1,627,145	$1,627,145	$0	$1,627,145
2023	$1,112,742	$1,659	$476,100	$0	$0	$1,590,501	$1,590,501	$0	$1,590,501
2022	$991,418	$1,763	$455,400	$0	$0	$1,448,581	$1,448,581	$0	$1,448,581
2021	$1,002,434	$1,866	$455,400	$0	$0	$1,459,700	$1,459,700	$0	$1,459,700
2020	$505,260	$1,970	$451,550	$0	$0	$958,780	$444,776	$514,004	$444,776
2019	$181,906	$1,788	$410,500	$0	$0	$594,194	$404,342	$189,852	$404,342
2018	$171,624	$1,610	$328,400	$0	$0	$501,634	$367,584	$134,050	$367,584
2017	$119,328	$1,699	$328,400	$0	$0	$449,427	$334,167	$115,260	$334,167
2016	$119,328	$1,788	$182,672	$0	$0	$303,788	$303,788	$0	$303,788
2015	$119,328	$1,878	$182,672	$0	$0	$303,878	$280,308	$23,570	$280,308
2014	$70,186	$1,967	$182,672	$0	$0	$254,825	$254,825	$0	$254,825

Building Information

Building	1
Building Value	$1,142,214
Year Built	1900
Actual Area	4231
Conditioned Area	3842
Use	Mixed Use (City/Historical)
Style	04
Exterior Wall	Stone, Wood
Roof Cover	Wood Shingle
Roof Structure	Wood Truss
Interior Flooring	Hardwood
Interior Wall	
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	3
Baths	3

Description	Square Footage
BASE AREA	1711
FINISHED UPPER STORY	819
FINISHED UPPER STORY	875
FINISHED CANOPY	72
FINISHED CANOPY	72
OUTSIDE STAIRS	95
OUTSIDE STAIRS	126
FINISHED OPEN PORCH	24
FINISHED UPPER STORY	437
Total SqFt	4231

Sketch Information



Extra Feature Information

Code Description	Status	Value
Brick Pavers (COM)		1452

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Mixed Use (Store/Office/Residential Combo)	34	136	4140	SF	$517,500

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/24/2020	3/23/2020	$2,310,000.00	WARRANTY DEED	4908	1048	U	I	CRAWBUCK HOMES LLC	ST GEORGE STREET VENTURES LLC
6/3/1958	6/3/1958	$0.00	WARRANTY DEED	244	399	U	I	FRASER ADELENE	CRAWBUCK HOMES LLC

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: 3/20/2025, 12:14:03 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

Detail by Entity Name

Florida Limited Liability Company
ST GEORGE STREET VENTURES LLC

Filing Information

Document Number	L20000065542
FEI/EIN Number	84-4900273
Date Filed	02/27/2020
State	FL
Status	ACTIVE

Principal Address

405 Golfway West Drive
Suite 300
ST AUGUSTINE, FL 32095

Changed: 01/06/2022

Mailing Address

405 Golfway West Drive
Suite 300
ST AUGUSTINE, FL 32095

Changed: 01/06/2022

Registered Agent Name & Address

Universal Registered Agents, Inc.
1317 California St
Tallahassee, FL 32304

Name Changed: 04/23/2024

Address Changed: 04/23/2024

Authorized Person(s) Detail

Name & Address

Title MGR

DLP CAPITAL PARTNERS LLC

405 Golfway West Drive
Suite 300
ST AUGUSTINE, FL 32095

Annual Reports

Report Year	Filed Date
2022	01/06/2022
2023	02/16/2023
2024	04/23/2024

Document Images

04/23/2024 -- ANNUAL REPORT	View image in PDF format
02/16/2023 -- ANNUAL REPORT	View image in PDF format
01/06/2022 -- ANNUAL REPORT	View image in PDF format
04/30/2021 -- ANNUAL REPORT	View image in PDF format
02/27/2020 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

Detail by Entity Name

Foreign Limited Liability Company
DLP CAPITAL PARTNERS LLC

Filing Information

Document Number	M20000010361
FEI/EIN Number	61-1913114
Date Filed	11/13/2020
State	DE
Status	ACTIVE

Principal Address

405 Golfway West Drive
Suite 300
ST AUGUSTINE, FL 32095

Changed: 01/26/2023

Mailing Address

405 Golfway West Drive
Suite 300
ST AUGUSTINE, FL 32095

Changed: 01/26/2023

Registered Agent Name & Address

Corporate Creations Network Inc.
405 Golfway West Drive
Suite 300
ST AUGUSTINE, FL 32095

Name Changed: 01/15/2025

Address Changed: 01/26/2023

Authorized Person(s) Detail

Name & Address

Title MGR

DLP REAL ESTATE CAPITAL INC.
405 Golfway West Drive
Suite 300

ST AUGUSTINE, FL 32095

Annual Reports

Report Year	Filed Date
2023	01/26/2023
2024	01/18/2024
2025	01/15/2025

Document Images

01/15/2025 -- ANNUAL REPORT	View image in PDF format
01/18/2024 -- ANNUAL REPORT	View image in PDF format
01/26/2023 -- ANNUAL REPORT	View image in PDF format
01/04/2022 -- ANNUAL REPORT	View image in PDF format
04/25/2021 -- ANNUAL REPORT	View image in PDF format
11/13/2020 -- Foreign Limited	View image in PDF format

Florida Department of State, Division of Corporations

Detail by Entity Name

Florida Profit Corporation
DLP REAL ESTATE CAPITAL INC.

Filing Information

Document Number	P18000096694
FEI/EIN Number	83-2665912
Date Filed	11/27/2018
State	FL
Status	ACTIVE

Principal Address

405 Golfway West Drive
Suite 300
ST AUGUSTINE, FL 32095

Changed: 04/05/2022

Mailing Address

405 Golfway West Drive
Suite 300
ST AUGUSTINE, FL 32095

Changed: 04/05/2022

Registered Agent Name & Address

Universal Registered Agents, Inc.
1317 California St
Tallahassee, FL 32304

Name Changed: 04/25/2024

Address Changed: 04/25/2024

Officer/Director Detail

Name & Address

Title PRES

WENNER, DONALD
405 Golfway West Drive
Suite 300
ST AUGUSTINE, FL 32095

Title TREA

PETERSON, ROBERT
405 Golfway West Drive
Suite 300
ST AUGUSTINE, FL 32095

Title SEC

DEGROOT, BARRY W
405 Golfway West Drive
Suite 300
ST AUGUSTINE, FL 32095

Annual Reports

Report Year	Filed Date
2023	01/12/2023
2024	04/25/2024
2025	01/16/2025

Document Images

01/16/2025 -- ANNUAL REPORT	View image in PDF format
04/25/2024 -- ANNUAL REPORT	View image in PDF format
01/12/2023 -- ANNUAL REPORT	View image in PDF format
04/05/2022 -- ANNUAL REPORT	View image in PDF format
04/28/2021 -- ANNUAL REPORT	View image in PDF format
05/06/2020 -- ANNUAL REPORT	View image in PDF format
05/01/2019 -- ANNUAL REPORT	View image in PDF format
11/27/2018 -- Domestic Profit	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 May 19, 2025 Meeting

Application HP2025-0037 Address: 105 Marine Street

Applicant: Patricia Dobosz

Property Owner: My Tato, LLC

Project description: For after-the-fact and future window replacement and fenestration changes.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ01287
National Register:	N/A	Construction date:	c. 1910-1917
Archaeology Zone:	IC	Zoning District:	HP-1
Parcel number:	2009200000		
Agenda Item:	7(b)	Previous Action(s):	COA 1995-0235

STAFF SUMMARY AND ANALYSIS:

1. This property is located on the east side of Marine Street along the Matanzas River on the block between St. Francis and San Salvador Streets in the Historic Preservation-One (HP-1) zoning district. The Florida Master Site File states that the Frame Vernacular multi-family building was constructed between 1910 and 1917; however, minutes from a 1995 Certificate of Appropriateness (COA) hearing suggest that the structure was built in 1867 and moved across the street to its current location in 1917. Sanborn Map research appears to confirm the building's move as well as alterations over time. The 1995 COA further modified the building by approving the now existing balconies on the south and east elevations which were installed on what were flat roofed portions of the building.
2. The applicant is seeking approval for both after-the-fact and future window replacement with windows of a different material and style to existing windows as well as after-the-fact fenestration changes as detailed in the scope of work below.
3. Existing windows on the property are a varied combination and 1/1, 6/6, and 6/1 DHS, 1/1 aluminum replacement windows, 2, 3, and 4 pane awning windows, and multi-lite casements. The initial application submittal was for the replacement of 8 aluminum casement windows on the second-story south elevation with new American Craftsman 50 Series vinyl windows. After application submittal, staff noted the window replacement of several third-story north elevation windows completed under an interior renovation permit that was not reviewed by Historic Preservation staff. After discussion with staff, the applicant voiced intent for future window replacement and the application was modified to reflect those plans. Due to the increased scope of the project, additional information, including a Window Condition Assessment Survey of all existing windows with corresponding photographs and floor plans showing window locations should be provided.
4. The Architectural Guidelines for Historic Preservation (AGHP) states that Frame Vernacular windows are usually double hung sash two-over-two or one-over-one. Locally, six-over-six and six-over-one are also common but are seldom used after about 1920. Attic louvers in the gable ends, and casement windows with various numbers of panes are common in all time periods.
5. Window materials previously approved in HP-1 are generally wood and sometimes aluminum-clad wood for secondary elevations and upper stories, though application are reviewed on a case-by-case basis and approvals do not set precedence for future applications. The applicant was advised that the proposed vinyl window is not an appropriate replacement material or design, and an alternative replacement should be considered. No alternative replacement window option was provided as of the drafting of this report.

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 for after-the-fact and future window replacement and fenestration changes at **105 Marine Street** to allow the applicant time to provide additional information related to the after-the-fact and future replacement of windows and fenestration changes on the building and to consider more appropriate replacement window and door materials and designs.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. After-the-fact replacement of windows with American Craftsman 50 Series vinyl single-hung windows (as observed by staff):
    a. Third-story north elevation (6 windows)
    b. Third-story south elevation (2 windows)
    c. Third-story rear elevation (7 windows)
2. After-the-fact fenestration changes on south/east elevation per permit plans submitted by the applicant (not visible from the street)
    a. Replace existing door and window with sliding glass door
    b. Replace window with exterior door
3. Proposed window replacement per permit plans submitted by the applicant:
    a. Replace 8 (4 pairs) metal awning windows with American Craftsman 50 Series vinyl single-hung windows
4. Future replacement of all windows with Craftsman 50 Series vinyl single-hung windows

CITY CODES/DESIGN GUIDELINES

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

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

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.
- Conduct an in-depth survey of the conditions of existing windows, shutters and balconies early in rehabilitation planning so that repair and upgrading methods and possible replacement options can be fully explored.
- Protect and maintain the wood and architectural metal which comprise the windows (including frame, sash, muntins and surrounds), shutters and balconies through appropriate surface treatments such as cleaning, rust removal, limited paint removal and re-application of protective coating systems.
- 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.
- Improve the thermal performance of existing windows through adding or replacing weatherstripping and adding storm windows which are compatible with the character of the building and which do not damage window frames.
- 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.
- Design and install additional windows, shutters and balconies on rear or other non-character-defining elevations if required by the new use. New window openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.

Post-1821

Frame Vernacular windows are usually double hung sash two-over-two or one-over-one. Locally, six-over-six and six-over-one are also common, but are seldom used after about 1920. Prior to the turn of the century, nine-over-six and eight-over-eight windows are also used. After the turn of the century, eight-over-one, four-over-one, three-over-one, and less commonly jalousie windows are also used. Attic louvers in the gable ends, and casement windows with various numbers of panes are common in all time periods.

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File
3. Sanborn Maps
4. Minutes from April 20, 1995 HARB meeting
5. COA 1995-0235 Elevations

105 Marine Street
Staff Photographs

Front (West) Elevation

Staff Report, page 6

105 Marine Street
Staff Photographs

Northwest Elevation

Staff Report, page 7

105 Marine Street
Staff Photographs

Front (West) Elevation

Staff Report, page 8

105 Marine Street
Staff Photographs

Southwest Elevation

Staff Report, page 9

105 Marine Street
Staff Photographs

South Elevation

Staff Report, page 10

105 Marine Street
Staff Photographs

South Elevation

Staff Report, page 11

105 Marine Street
Staff Photographs

Southeast Elevation

Staff Report, page 12

105 Marine Street
Staff Photographs

East Elevation

Staff Report, page 13

105 Marine Street
Staff Photographs

Northeast Elevation

Staff Report, page 14

105 Marine Street
Staff Photographs

North Elevation

105 Marine Street
Staff Photographs

Window Details

Staff Report, page 16

105 Marine Street
Staff Photographs

Window Details

Staff Report, page 17

105 Marine Street
Staff Photographs

Window Details

Staff Report, page 18

105 Marine Street
Staff Photographs

Window Details

Staff Report, page 19

105 Marine Street
Staff Photographs

Feb 2023 Google Streetview

May 2024 Google Streetview
(note third floor windows replaced)

Staff Report, page 20

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ1287 1009==

Site Name: U.S. Military Hospital / Vel Rica Apartments 830== Survey Date: 7808 820==

Address: 105 Marine Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 41 (block) Lot 4 and N 5' (lot) 868==

of Lots 5 and 6 868==

Owner of Site: Name: Hugas, Mario V. and Madeline;

Address: 105 Marine 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) 470140 (easting) 3305990 (northing) 890== Location: T07S (T) R30E (R) N20 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(x) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(x) Altered 858==

( ) Unaltered 858==

( ) Original Site 858==

( ) Restored - Date: 858==

(x) Moved - Date: 1910-17 858==

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)

Stat Rept, Dec 84

IV. SIGNIFICANCE

Areas of Significance: Architecture, Military, Medicine, Maritime, Hotels, Banking, Real Estate 920==

Statement of Significance: (911==)

ARCHITECTURE

This three story stuccoed Frame Vernacular Apartment House was originally constructed in 1867 as a U. S. Military Hospital and was located on the west side of Marine Street, on land now occupied by the U. S. National Cemetery. Between 1910 and 1917 it was moved to its current location on the east side of Marine Street, and turned around 90 degrees to fit on a narrow lot. Between 1917 and 1924 the warparound two-story porches were enclosed, and it became an apartment house. The original wood siding has been covered with stucco, and only modern windows are visible from the street, but the roofline is unmistakeably the same as that shown on the military hospital on the 1885 and 1894 Birds-Eye View maps of St. Augustine. The building today sits on a waterfront lot and has a commanding view of the Matanzas River, at 105 Marine Street.

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

(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.

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 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)

During the Civil War large private residences, like the Cobb House at 105 King Street, were commandeered into service as military hospitals. After the war, a building program near the St. Francis Barracks included a new military hospital. The St. Augustine Examiner of June 8, 1867 reported that the hospital was "about finished." It stood just to the south of the officers' residences and just to the north of the cemetery (which was considerably smaller at that time).

After the Spanish-American War many buildings at the Barracks, including the hospital, became vacant. It is listed as vacant on the 1904 and 1910 Sanborn Maps. Between 1910 and 1917 the building was moved across the street, turned around with the narrow ends facing the water and Marine Street, and used by George W. Corbett as a boat repair shop. Between 1917 and 1924 the building was raised from two to three stories and turned into

an apartment house. Some of the waterfront land behind it was evidently filled in at the same time.

It was called Velrica Apartments, combining syllables from the first and last names of the proprietor, Mrs. Frederica Lovell. She was the widow of General Charles P. Lovell, from the Arsenal, and many military people rented apartments here over the years including Brigadier General J. H. Spengler, who served, after his retirement, as vice president of the Exchange Bank of St. Augustine. Other prominent occupants included Harry B. Hammond, president of Matanzas Bay Realty Company; Paul T. Bearer, president of Bankers Trust Company; and Dr. Burnie J. Griffin, superintendent of Flagler Hospital.(4)

---

4. Sanborn Fire Insurance Maps, St. Augustine, Florida, 1904, 1910, 1917, 1924; St. Augustine City Directory, 1924-25, 1927-28, 1947.

II. SITE DESCRIPTION, continued.

Original Use: Hospital 838== Present Use: Apartments 850==

Date: +1867 844== Period: 19th Cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame vernacular 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Stucco, wood, dropsiding, BEC 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS, 6/1, awning, metal 942==

Foundation: Brick piers 942==

Roof Type: Hip on hip 942==

Secondary Roof Structures: 942==

Porches & Balconies: 942==

Chimney Location: Offset, lateral slope 942==

Materials: (882)

Chimney: Brick, stuccoed 882==

Roof Surfacing: Composition shingles (diamond) 882==

Ornament Exterior: Square wood posts 882==

Quantitative Data: (950-954)

Chimneys: 2 952== Dormers: 954== Stories: 3 950==

Other: 956==

Surroundings: Residential/institutional 864==

Relationship to Surroundings: National Cemetery on west, Matanzas River on east 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

West elevation

'Tis the season ... to travel!

Expedia.com® Welcome - Already a member? Sign in

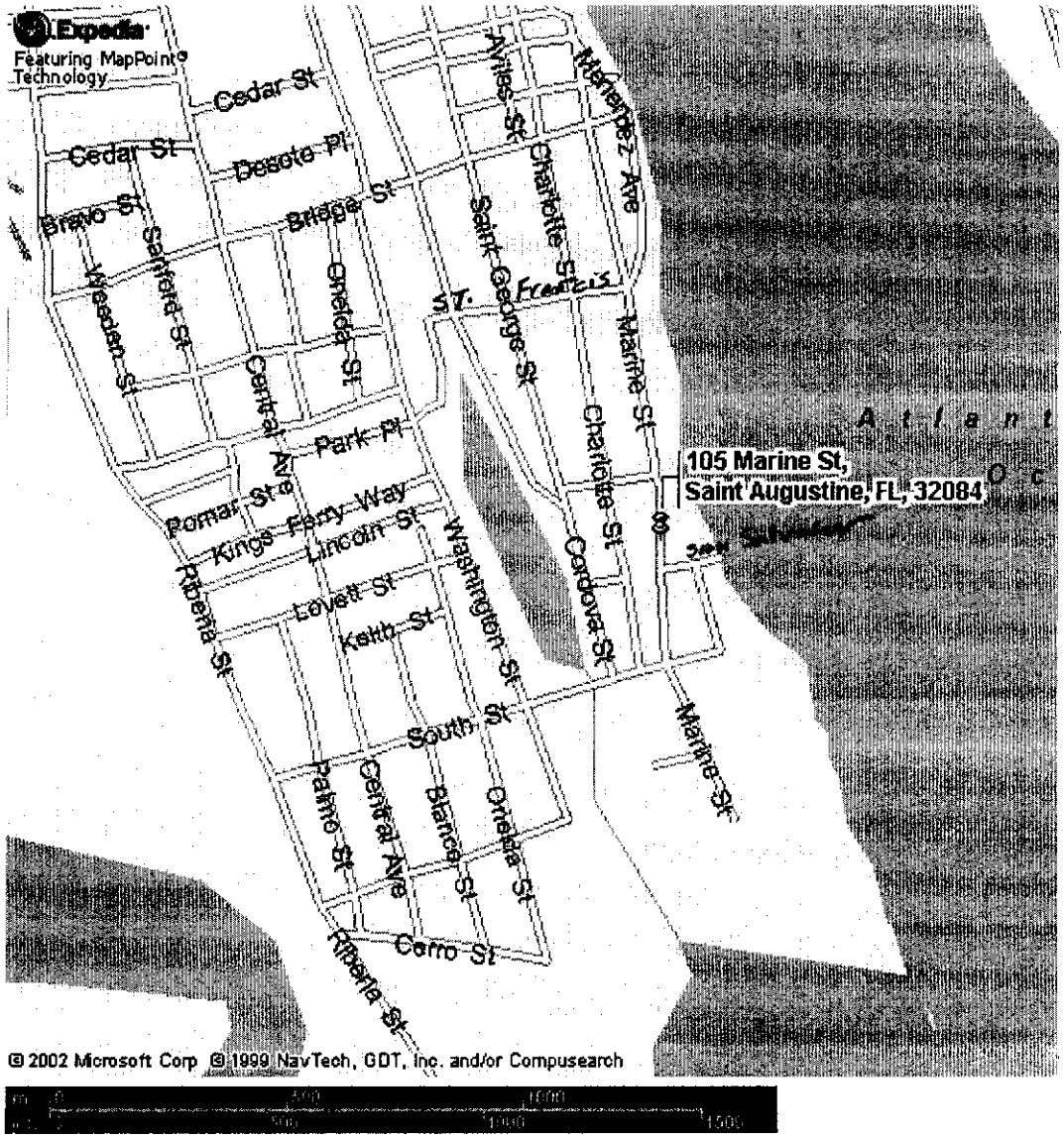
home | flights | hotels | cars | vacation packages | cruises | deals | destinations & interests | maps | corporate travel

Site Map | My Trips | My Profile | Customer Support

Search results

105 Marine St, Saint Augustine, FL, 32084

Print this map Save this map E-mail this map



Getting Started
Find a Map
Get Driving Directions
My Maps & Routes

Travel Resources
LOW FARES from Jacksonville
$107 to Atlanta
$220 to Las Vegas
$273 to Orlando
$217 to Chicago
$315 to San Francisco
HOTELS in Saint Augustine
Choose a different city
CAR RENTALS in Jacksonville
GUIDE for Jacksonville

FREE AIRPORT PARKING

See a map of hotels in Saint Augustine

Other options

Get driving directions to this location

QUESTIONS?
Maps FAQ's

Staff Report, page 26

Mattick, Barbara

From: Kathleen Deagan [kd@flmnh.ufl.edu]
Sent: Thursday, December 12, 2002 8:46 AM
To: Mattick, Barbara
Subject: Re: Old U.S. Hospital Site

Barbara-

I am not certain of the block and lot of the structure in question, but there is a strong possibility of colonial era sites being there - it is quite close to the second Spanish period munitions building associated with the St. Francis Barracks - Carl Halbirt excavated a large 18th century mission town south of there - so there may be other activity in between,. Carl Halbirt would know - that is within his area of jurisdiction. I'm forwarding this message to him.

This week is pretty crazy - last week of classes, finals and term papers due. but by early next weekthings should be calmer and I'll give you a call on Monday about the cemetery sites. I'll be working at home (grading) tomorrow (Friday), if you want to call here then -

352-495-6485.

Kathy

.----- Original Message -----
From: "Mattick, Barbara" <BMattick@mail.dos.state.fl.us>
To: <kd@flmnh.ufl.edu>
Sent: Wednesday, December 11, 2002 3:57 PM
Subject: Old U.S. Hospital Site

> Hi Kathy,
>
> I left you a voice mail, but am not sure you will get it.
>
> Jan would like to know if there is the possibility of there being anything
> of archaeological significance at the site of the former U.S. Hospital
that
> is now (since the 1910s) located at 105 Marine Street, across the street
> from the military cemetery.
>
> I would also like to talk with you and Judy about the discussions we had
at
> the NR Board meeting about nominating cemeteries.
>
> Thanks,
>
> Barbara
>

☐ Original
☒ Update

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

Site #8 SJ001287
Field Date 5-3-2016
Form Date 5-3-2016
Recorder #

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

Site Name(s) (address if none) US MILITARY HOSPITAL-VEL RICA APARTMENT — 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
105		Marine	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** 20 — **¼ section:** ☐NW ☐SW ☐SE ☐NE — **Irregular-name:**
Tax Parcel # 2009200000 — **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: 1867 ☒approximately ☐year listed or earlier ☐year listed or later
Original Use Hospital — From (year): — To (year):
Current Use Apartment — From (year): — To (year):
Other Use — From (year): — To (year):
Moves: ☒yes ☐no ☐unknown — Date: 1910-1917 — **Original address** US National Cemetery location
Alterations: ☒yes ☐no ☐unknown — Date: 1917-1924 — **Nature** wraparound porches; modern windows
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** 3
Exterior Fabric(s) 1. BEC ceiling board 2. Drop siding 3. STUCCO
Roof Type(s) 1. Hip on hip 2. 3.
Roof Material(s) 1. Composition shingles 2. 3. (diamond)
Roof secondary strucs. (dormers etc.) 1. 2.
Windows (types, materials, etc.) multiple styles and materials include metal/composite and wood, 4/1, 6/6, 1/1 and 2/2 with horizontal muntin; casement, sliding and DHS
Distinguishing Architectural Features (exterior or interior ornaments) chamfered posts with decorative routing detail
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) National Cemetery to west, Matanzas River on east

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 SJ001287

DESCRIPTION (continued)

Chimney: No. 2 Chimney Material(s): 1. Brick 2. stuccoed
Structural System(s): 1. Wood frame 2. 3.
Foundation Type(s): 1. Piers 2.
Foundation Material(s): 1. Brick 2.
Main Entrance (stylistic details)

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

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource Originally a US Military Hospital located on west side of Marine Street; was moved and turned to fit narrow lot on east side. Wraparound porches added 1917-1924; wood siding is stuccoed along with modern windows. Roofline unchanged.
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 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

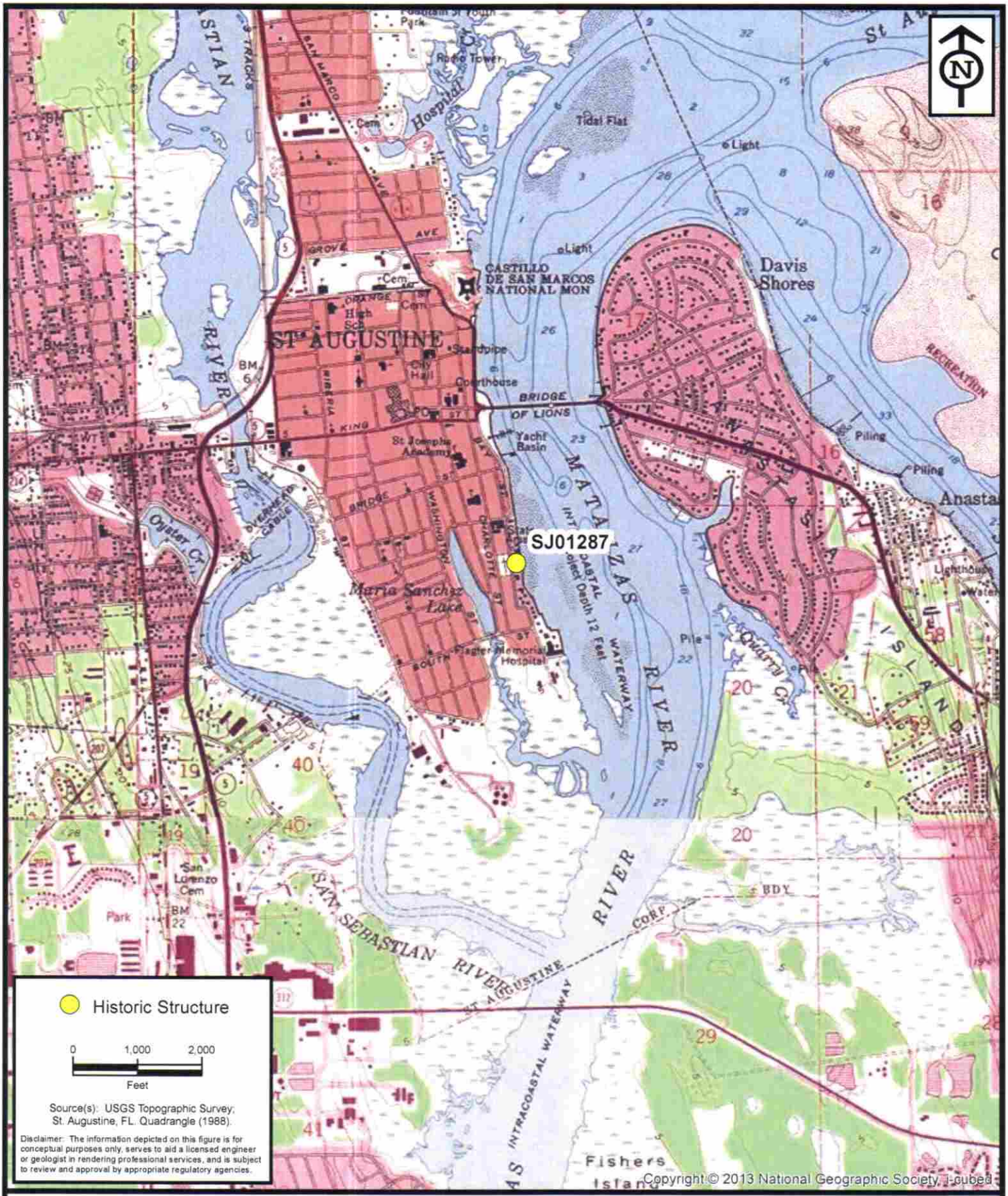
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type Maintaining organization
Document description File or accession #'s
2) Document type Maintaining organization
Document description File or accession #'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 - SJ01287

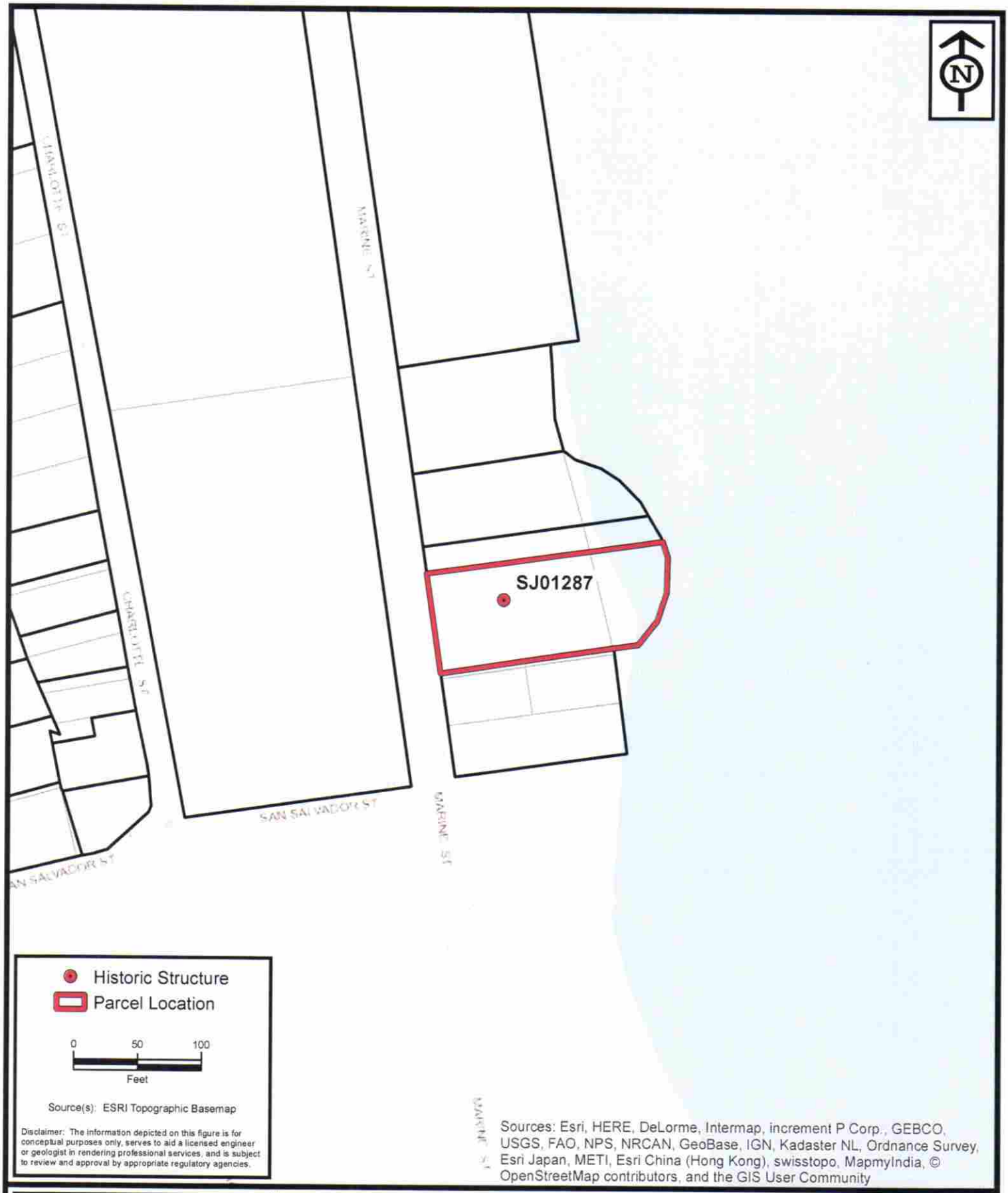
City of St. Augustine
Historic Structure Survey

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\SJ01287\Location.mxd Date: 1/29/2016 8:46:58 AM

SJ001787



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

Parcel Location - SJ01287

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\SJ01287\Parcel.mxd Date: 2/1/2016 12:55:56 PM

SJ001287

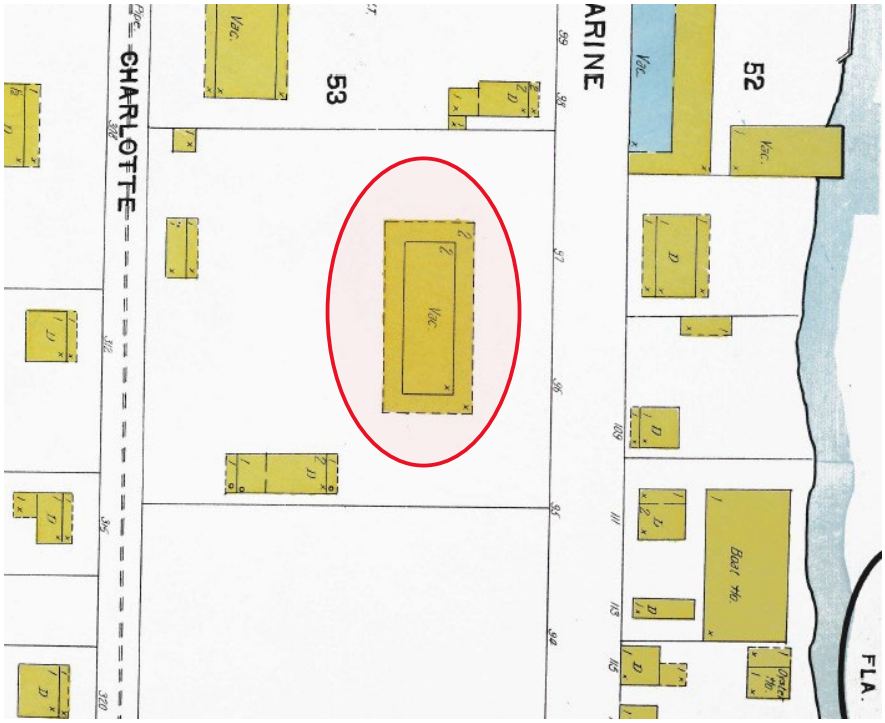
→24
→24A

105
NO PARKING ANY TIME

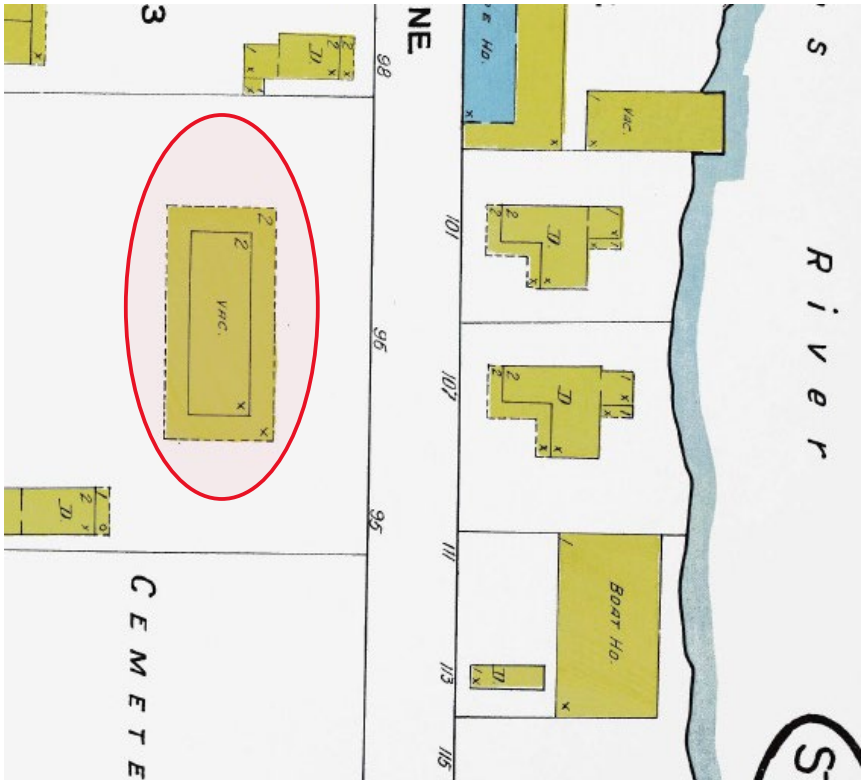
NO
PARKING
ANY
TIME
105

Staff Report, page 35

SANBORN MAPS
105 Marine Street

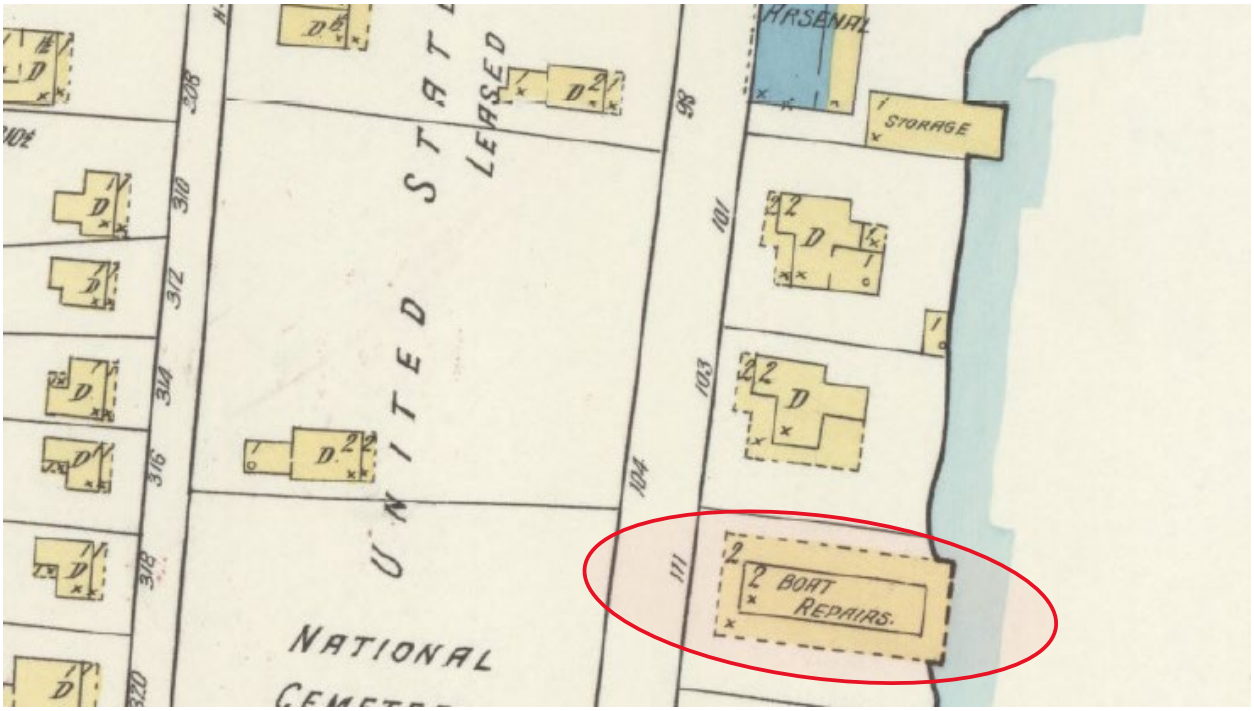


1904

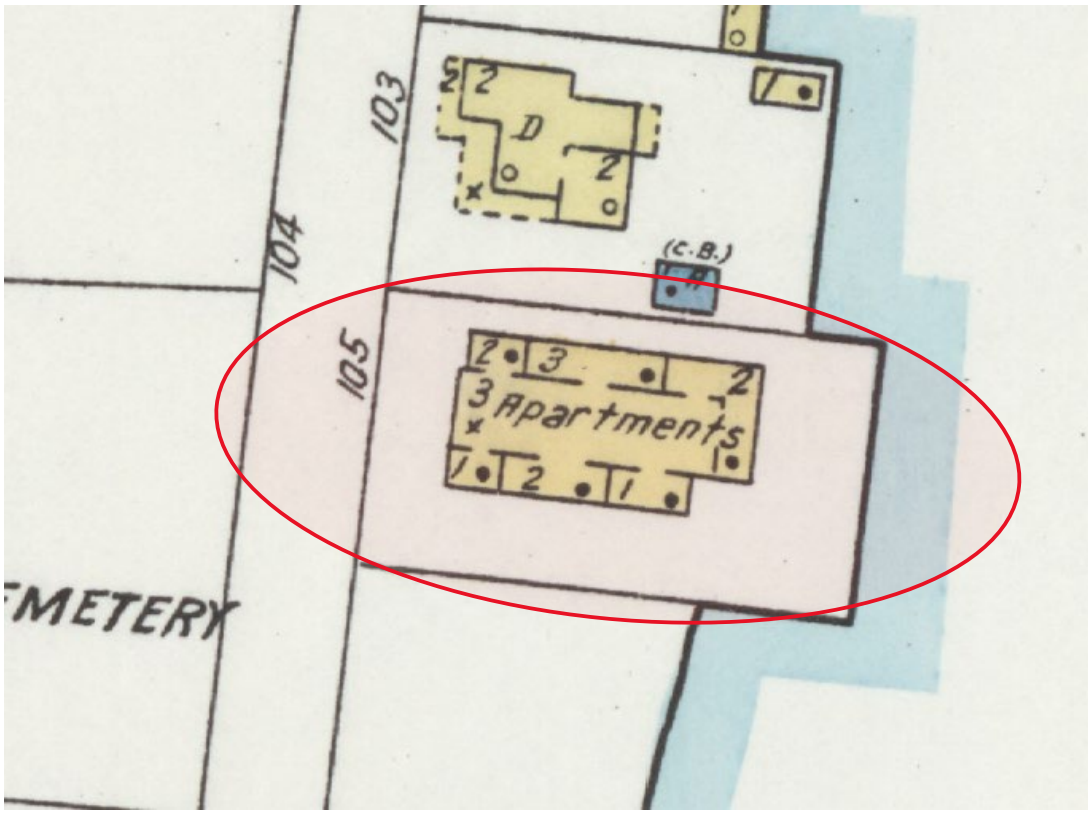


1910

SANBORN MAPS
105 Marine Street

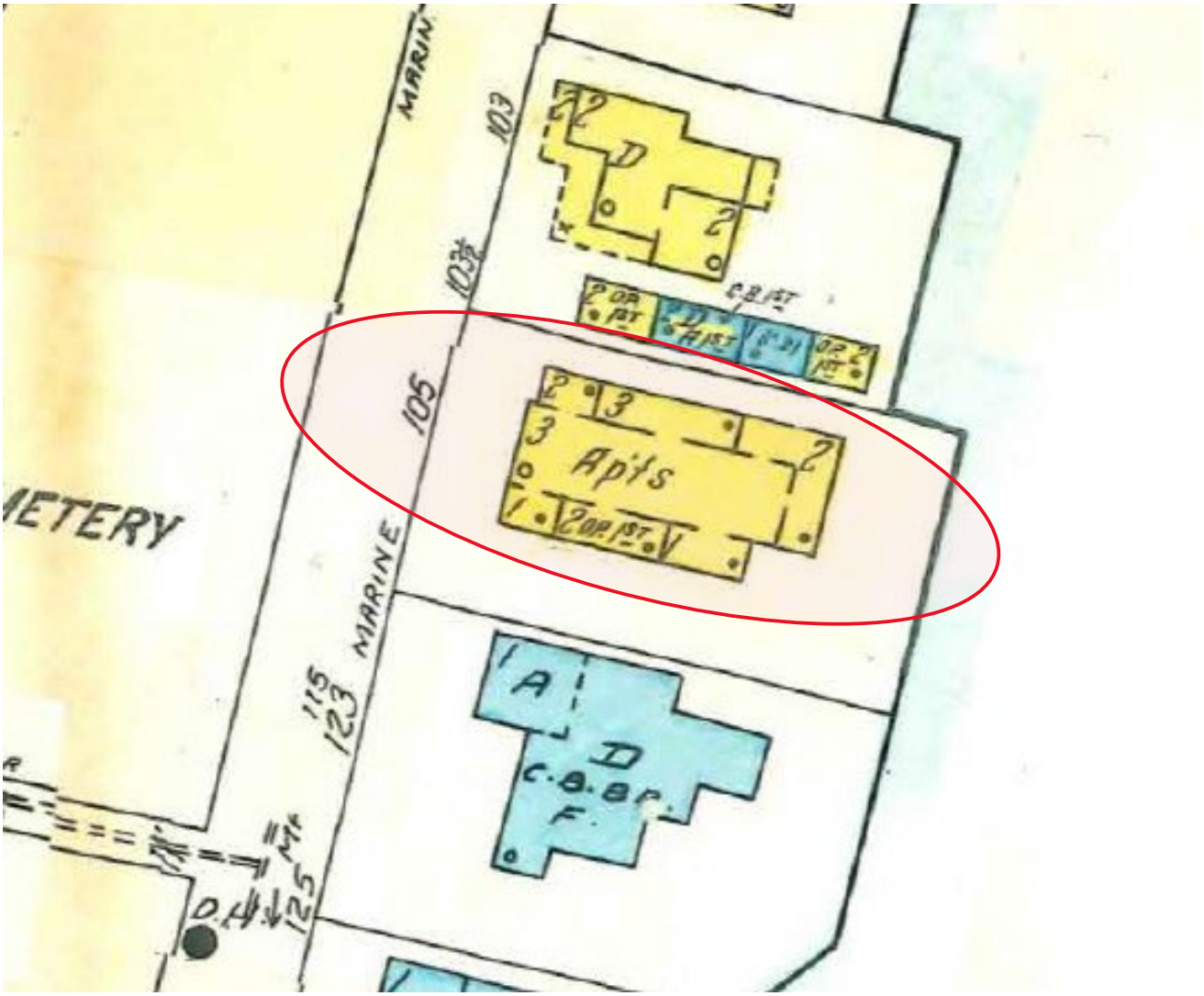


1917



1924

SANBORN MAPS
105 Marine Street



1930 updated to 1965

VOTE ON MOTION:

Ayes:
Mr. Bravo
Mr. Davis
Ms. Horvath
Chairman Wright

Nays:
Mr. Whetstone

Item 4(h) 95-0235 Martin Gould 105 Marine Street
To construct two porches; to install railings; to construct a pool; to construct a gazebo; to release an entrance

Martin Gould appeared before the Board and was sworn as a witness. He stated that the application was primarily to construct the porches to restore the building to close to the historical look of the building. He said that it was built in 1867 and served as a Civil War veterans' hospital. In 1917 the building was moved across the street to the present location and the wrap-around two-story porches were enclosed and a third story was added to the building. He said it was plastered and made very contemporary looking in the 1920s. He said the current owners would like to soften the look of the building and make it more historically appropriate. He displayed a birds-eye view of the building from 1894 which showed the wrap-around porches.

Chairman Wright opened the meeting to a Public Hearing.

Ms. Parker commented that if the owner is interested in refurbishing the building it would seem that the original porches should be reopened rather than adding new ones. Mr. Gould said that 2/3 of them are gone. Ms. Horvath said that she believes this is an improvement.

Chairman Wright declared the Public Hearing closed.

Ms. Horvath MOVED to Approve the application as submitted. Mr. Whetstone SECONDED. THE MOTION WAS UNANIMOUSLY APPROVED.

Item 4(I) 95-0221 Steve Pullara 15 St. George Street
To construct a rope railing; to replace a window with a door

Steve Pullara appeared before the Board and was sworn as a witness. He stated that he is the owner of the Cove House restaurant and the proposes to construct a railing system around their outdoor deck to separate it from the nearby Mill Top deck. He said since there are already nautical features on the property and it is a seafood restaurant he would like to continue with the nautical theme. He said he wants to also replace an existing window with a door so that they have more convenient access to the deck. He said it would be a plain slab door similar to an existing door on the building.

Mr. Whetstone stated that the old door is rotting out. Mr. Pullara said they will replace that door as well. Mr. Whetstone said that it is T-11 plywood and is not appropriate. Mr. Pullara said it is a solid wood door with strips applied to give it a board and batten appearance. Mr. Whetstone suggested using a shutter door in place of the current style. Ms. Horvath said it would be a plank door. Mr. Whetstone said a door with eight glass panels could be used on the inside so that the outer wood door could be opened during business hours leaving the inner glass door to close the entrance.

Marine St. 105 - 559

WEST ELEVATION
SCALE 1/4"=1'-0"

EAST ELEVATION
SCALE 1/4"=1'-0"

HARB
Drawing of Record
Date: 1/26/95 (GA)
(Yellow Markings)

REMODEL PROPERTY
ANTHONY & BRENDA BUSHELL
105 MARINE STREET
ST. AUGUSTINE, FL.

MARTIN F. GOULD
architect
50 CHARLOTTE STREET
ST. AUGUSTINE
FLORIDA
32084

architecture
urban planning
interior design

SCALE AS SHOWN | DATE | SHEET NO. 4

WEST ELEVATION
EAST ELEVATION

Marine St. 105 – 559

SOUTH ELEVATION
SCALE 1/4"=1'-0"

HARB
Drawing of Record
Date 9/20/95 (Revised drawing)

REMODEL PROPERTY
ANTHONY & BRENDA BUCHELL
105 MARINE STREET
ST. AUGUSTINE, FL.

MARTIN F. GOULD
architect
50 CHARLOTTE STREET
ST. AUGUSTINE
FLORIDA
32084
architecture
urban planning
interior design

SCALE AS SHOWN	DATE	SHEET NO.
SOUTH ELEVATION		5

Staff Report, page 41

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Appropriateness

Case Number: HP2025-0037 **Meeting Date: Monday, May 19, 2025**

1. NAME OF APPLICANT: Patricia Dobosz
   Business (if applicable):
   Address: 243 Charlotte St
   City: St Augustine State: FL Zip Code: 32084
   Daytime Telephone: 9542947551 E-Mail Address: pattidobosz@gmail.com

2. NAME OF PROPERTY OWNER: My Tato LLC
   Business (if applicable):
   Address: 243 Charlotte St
   City: Saint Augustine State: FL Zip Code: 32084
   Daytime Telephone: E-Mail Address:

3. PROJECT LOCATION: 105 Marine St, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: CITY OF ST AUG LOT 4 BLK 41 OR1915/1381 VILLAS ON THE BAY APTS - 10 OR5354/1310

5. SCOPE OF WORK: For after-the-fact and future window replacement and fenestration changes.

Information attached by applicant includes:

- Application Agreement
- Existing Photographs
- Plans (pulled from submitted Building Permit)
- Replacement Window Details (researched by staff)

HARB APPLICATION AGREEMENT

In filling out this application:

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

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

Project Address: 105-5 Marine St

Applicant's Name: Patricia Dobosz Applicant's Signature: Patricia Dobosz

Owner's Name: My Tato LLC Owner's Signature: Patricia Dobosz

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.

123

American Craftsman

BUILDING FOOTAGE INFORMATION

CONDITIONED ~~APARTMENT~~ 952 S.F.
PORCH 190 S.F.

STRUCTURE INFORMATION

MEAN ROOF HEIGHT NA
TOTAL ROOF HEIGHT NA
NUMBER OF STORIES 3

TYPE OF CONSTRUCTION

TYPE VB
PROJECT IS LOCATED EAST OF I-95
WIND BORNE DEBRIS PROTECTION IS REQUIRED

WIND ZONE INFORMATION

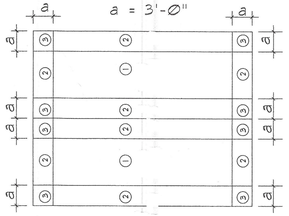
THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH, & MEETS THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 2023 8th EDITION

1. BASIC WIND SPEED (3 SECOND GUSTS) — 130 M.P.H.
2. WIND IMPORTANCE FACTOR — 1.0
3. WIND EXPOSURE CATEGORY — B
4. INTERNAL PRESSURE COEFFICIENT +.18 OR -.18
5. COMPONENT & CLADDING WIND LOADS Lbs/SqFT.

HEIGHT AND EXPOSURE ADJUSTMENT COEFFICIENTS = 1.00

EFFECTIVE WIND AREA Ft. Sq.								
	10		20		50		100	
ROOF								
1	10.5	-25.9	10.0	-25.2	10.0	-24.4	10.0	-23.7
2&3	10.5	-43.5	10.0	-38.8	10.0	-32.7	10.0	-28.1
WALL								
4	25.9	-28.1	24.7	-26.9	23.2	-25.4	22.0	-24.2
5	25.9	-34.7	24.7	-32.4	23.2	-29.3	22.0	-26.9

ROOF OVERHANG	10	20	50	100
	-37.3	-36.7	-35.2	-35.1
	-61.5	-48.3	-30.8	-17.6

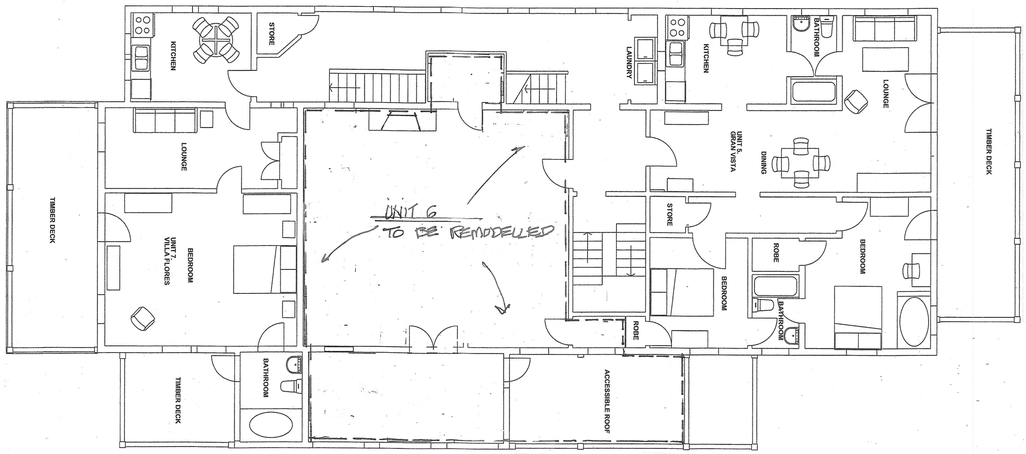


NOTES:

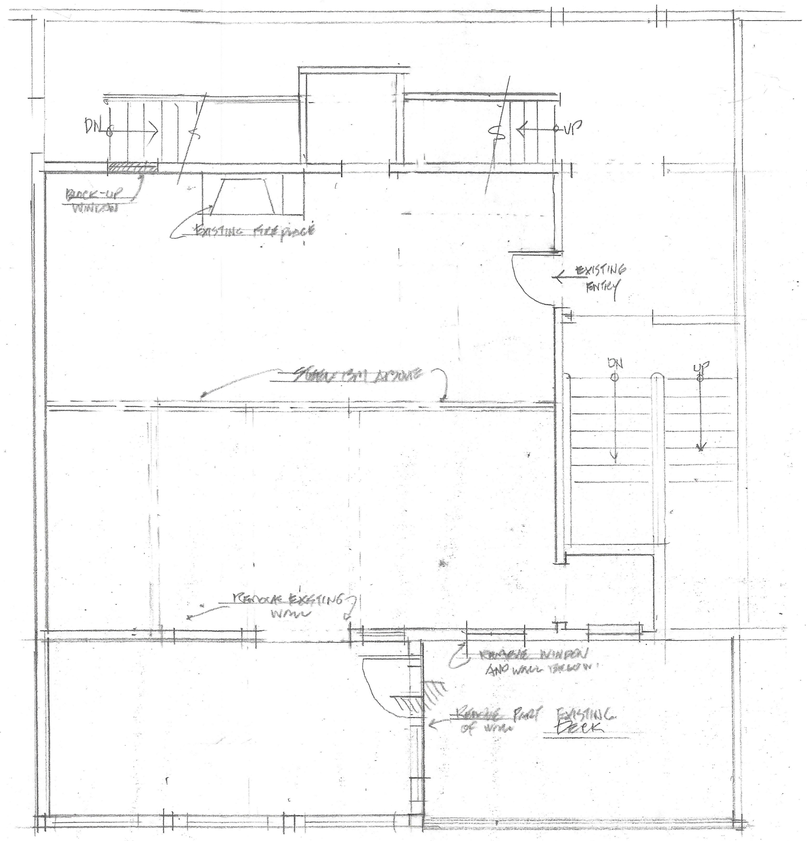
1. FOR EFFECTIVE AREAS BETWEEN THOSE GIVEN ABOVE THE LOAD MAY BE INTERPOLATED BY THE DESIGNER, OTHERWISE USE THE LOAD ASSOCIATED WITH THE LOWER EFFECTIVE AREA.
2. SEE FIGURES FOR LOCATION OF ZONES.
3. PLUS AND MINUS SIGNS SIGNIFY PRESSURE ACTING TOWARD AND AWAY FROM THE BUILDING SURFACES.

CODE ANALYSIS

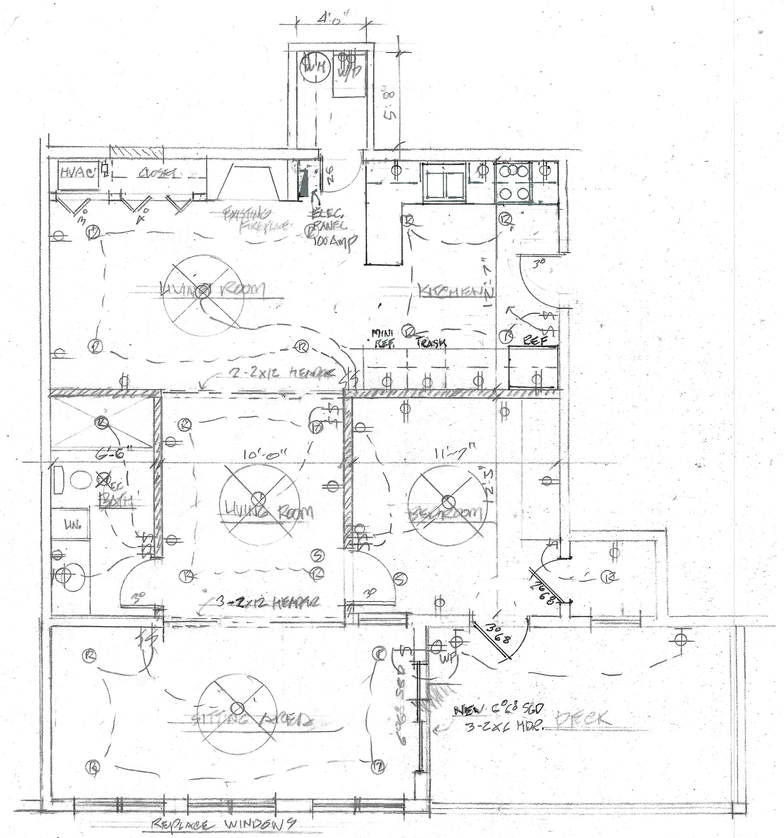
THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH AND MEETS THE REQUIREMENTS OF;
2023 FLORIDA BUILDING CODE TEST PROTOCOLS FOR HIGH VELOCITY HURRICANE ZONE, EIGHTH EDITION
NATIONAL ELECTRICAL CODE (NEC) (2020)
NFPA-101, LIFE SAFETY CODE (2024)
FLORIDA FIRE PREVENTION CODE EIGHTH EDITION (2023)
2023 FLORIDA BUILDING CODE, BUILDING, EIGHTH EDITION
2023 FLORIDA BUILDING CODE, RESIDENTIAL, EIGHTH EDITION
2023 FLORIDA BUILDING CODE, ACCESSIBILITY, EIGHTH EDITION
2023 FLORIDA BUILDING CODE, ENERGY CONSERVATION, EIGHTH
2023 FLORIDA BUILDING CODE, MECHANICAL, EIGHTH EDITION
2023 FLORIDA BUILDING CODE, PLUMBING, EIGHTH EDITION
2023 FLORIDA BUILDING CODE, FUEL GAS, EIGHTH EDITION
2023 FLORIDA BUILDING CODE EXISTING BUILDING, EIGHTH EDITION



LEVEL TWO FLOOR PLAN



EXISTING APARTMENT 1/4"=1'-0"
DEMO PLAN



PROPOSED APARTMENT 1/4"=1'-0"
H/C -952 S.F.
DECK-190 S.F.

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

REMODEL EXISTING APARTMENT #6
GRAN VISTA APARTMENTS
105 MARINE ST. ST AUGUSTINE, FL.

Date: 2-8-25
Scale: As Noted
Drawn: JT
File:

SHEET
A1

50
SERIES
American
Craftsman
by PlyGem
50 SERIES
SINGLE HUNG
NO GRILLES
NEW CONSTRUCTION
1000033136
3030

AMERICAN CRAFTSMAN WINDOWS
SILVER LINE WINDOWS AND DOORS

50 SERIES / V1 SERIES / (2000) SINGLE-HUNG WINDOWS (NON-HVHZ)(NON-IMPACT)

GENERAL NOTES:

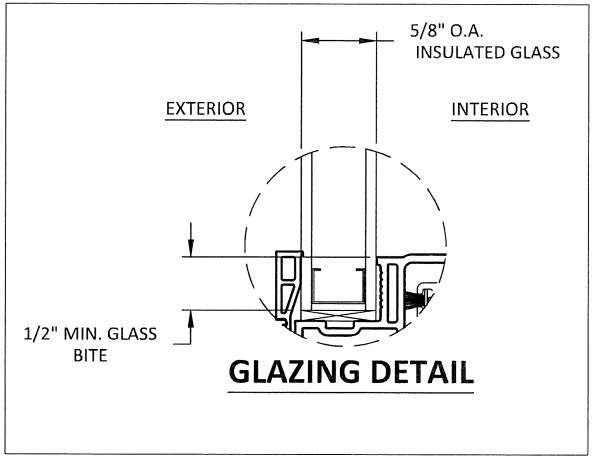
1. THE PRODUCT SHOWN HEREIN IS DESIGNED AND MANUFACTURED TO COMPLY WITH THE CURRENT EDITION FLORIDA BUILDING CODE (FBC), **EXCLUDING** HVHZ AND HAS BEEN EVALUATED ACCORDING TO THE FOLLOWING:
   - AAMA/WDMA/CSA 101/I.S.2/A440-17
2. ADEQUACY OF THE EXISTING STRUCTURAL CONCRETE/MASONRY, 2X FRAMING, AND METAL FRAMING AS A MAIN WIND FORCE RESISTING SYSTEM CAPABLE OF WITHSTANDING AND TRANSFERRING APPLIED PRODUCT LOADS TO THE FOUNDATION IS THE RESPONSIBILITY OF THE ENGINEER OR ARCHITECT OF RECORD FOR THE PROJECT OF INSTALLATION.
3. 1X AND 2X BUCKS (WHEN USED) SHALL BE DESIGNED AND ANCHORED TO PROPERLY TRANSFER ALL LOADS TO THE STRUCTURE. BUCK DESIGN AND INSTALLATION IS THE RESPONSIBILITY OF THE ENGINEER OR ARCHITECT OF RECORD FOR THE PROJECT OF INSTALLATION.
4. THE INSTALLATION DETAILS DESCRIBED HEREIN ARE GENERIC AND MAY NOT REFLECT ACTUAL CONDITIONS FOR A SPECIFIC SITE. IF SITE CONDITIONS CAUSE INSTALLATION TO DEVIATE FROM THE REQUIREMENTS DETAILED HEREIN, A LICENSED ENGINEER OR ARCHITECT SHALL PREPARE SITE SPECIFIC DOCUMENTS FOR USE WITH THIS DOCUMENT IN NON-HVHZ AREAS.
5. APPROVED IMPACT PROTECTIVE SYSTEM **IS REQUIRED** ON THIS PRODUCT IN AREAS REQUIRING IMPACT RESISTANCE.
6. WINDOW FRAME MATERIAL: PVC
7. GLASS SHALL MEET THE REQUIREMENTS OF ASTM E 1300 GLASS CHARTS. SEE SHEET 1 FOR GLAZING DETAILS.

DESIGN PRESSURE TABLE

PRODUCT MODEL	WINDOW SIZE	CONFIGURATION	DESIGN PRESSURE	GLASS TYPE	MISSILE IMPACT RATING
2001	36.0"X 62.0"	O/X	+35/-35 PSF	SS/SS	NON IMPACT
2001	48.0" X 80.0"	O/X	+15/-15 PSF	SS/SS	NON IMPACT
2001	36.0" X 62.0"	O/X	+50/-50 PSF	DS/DS	NON IMPACT
2001	45.0" X 62.0"	O/X	+40/-40 PSF	DS/DS	NON IMPACT
2001	48.0" X 73.0"	O/X	+30/-30 PSF	DS/DS	NON IMPACT
2002	72.0" X 62.0"	O/X-O/X	+35/-35 PSF	SS/SS	NON IMPACT
2002	96.0" X 62.0"	O/X-O/X	+20/-20 PSF	SS/SS	NON IMPACT
2002	72.0" X 80.0"	O/X-O/X	+20/-20 PSF	SS/SS	NON IMPACT
2002	96.0" X 80.0"	O/X-O/X	+15/-15 PSF	SS/SS	NON IMPACT
2003	108.0" X 80.0"	O/X-O/X-O/X	+25/-25 PSF	SS/SS	NON IMPACT
2003	108.0" X 62.0"	O/X-O/X-O/X	+35/-35 PSF	SS/SS	NON IMPACT

TABLE OF CONTENTS

SHEET	REVISION	SHEET DESCRIPTION
1	-	GENERAL NOTES & GLAZING DETAILS
2	-	ELEVATIONS & ANCHOR LAYOUTS
3	-	VERTICAL SECTIONS
4	-	HORIZONTAL SECTIONS
5	-	ANCHOR DETAIL & SCHEDULE



GLAZING DETAIL

GLAZING NOTES:
1. GLASS TYPE & THICKNESS SHALL COMPLY WITH ASTM E1300 REQUIREMENTS AS WELL AS APPLICABLE SAFETY GLAZING REQUIREMENTS PER THE FBC. TEMPER AND SAFETY GLAZING REQUIREMENTS SHALL BE REVIEWED ON A SITE SPECIFIC BASIS.
2. SETTING BLOCK DUROMETER HARDNESS OF 70-90 (SHORE A) AS REFERENCED IN FBC CHAPTER 24.
3. SETTING BLOCKS TO BE LOCATED AT 1/4 SPAN LENGTH FOR GLASS WIDER THAN 36" AS PER FBC CHAPTER 24.
4. D.L.O. AND DESIGN PRESSURES MAY NOT EXCEED MAX VALUES IN GLASS CHARTS.

AMERICAN CRAFTSMAN WINDOWS
SILVER LINE WINDOWS AND DOORS

ONE SILVER LINE DRIVE
NORTH BRUNSWICK, NJ 08902
PH: (888) 741-0354

TITLE: *50 SERIES/ V1 SERIES/ (2000) SINGLE-HUNG WINDOWS (NON-HVHZ)(NON-IMPACT)*

GENERAL NOTES & GLAZING DETAILS

PREPARED BY: BUILDING DROPS, INC.
398 E. DANIA BEACH BLVD., STE. 338
DANIA BEACH, FL 33004
PH: (954)399-8478
FAX: (954)744.4738
WEB: www.buildingdrops.com

REMARKS	BY	DATE
6TH FBC EDITION	FM	10/17
7TH FBC EDITION	NUS	10/14/20
8th FBC EDITION	LH	09/23

THE INSTALLATION DETAILS DESCRIBED HEREIN ARE GENERIC AND MAY NOT REFLECT ACTUAL CONDITIONS FOR A SPECIFIC SITE. IF SITE CONDITIONS CAUSE INSTALLATION TO DEVIATE FROM THE REQUIREMENTS DETAILED HEREIN, A LICENSED ENGINEER OR ARCHITECT SHALL PREPARE SITE SPECIFIC DOCUMENTS FOR USE WITH THIS DOCUMENT.

Digitally signed by Hermes F. Norero, P.E.
Reason: I am approving this document
Date: 2023.10.31 12:02:04 -04'00'

HERMES F. NORERO LICENSE No. 73778 STATE OF FLORIDA PROFESSIONAL ENGINEER

HERMES F. NORERO, P.E.
FLORIDA LICENSE NO. 73778
BUILDING DROPS, INC
398 E. DANIA BEACH BLVD. # 338
DANIA BEACH, FL 33004
FBPE CERT. OF AUTHORIZATION No. 29578

FL #: FL14911

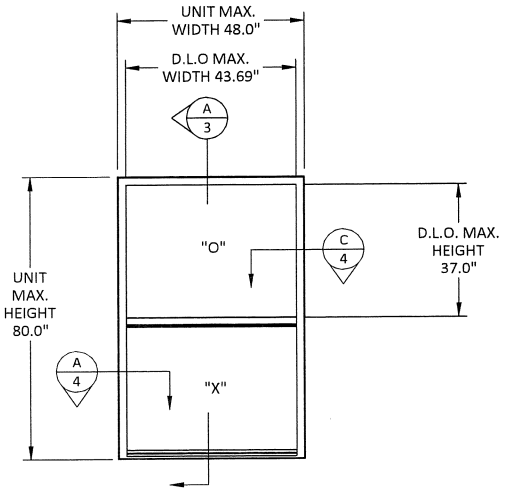
DATE: 09.19.17

DWG. BY: CL | CHK. BY: HFN

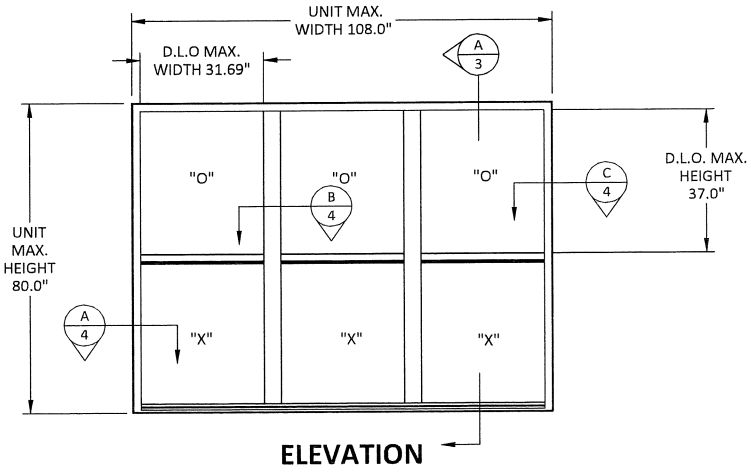
SCALE: NTS

DWG. #: SWD017

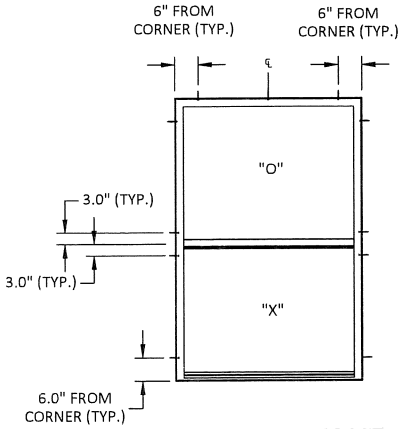
SHEET: 1 OF 6



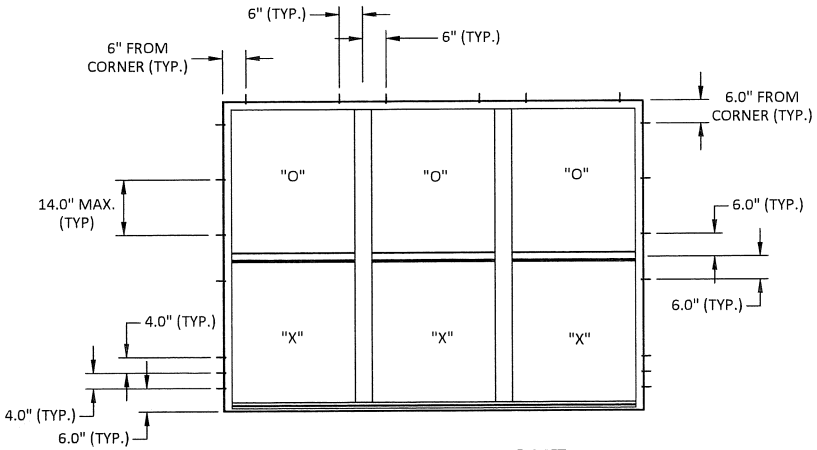
ELEVATION



ELEVATION



ANCHOR LAYOUT
THROUGH FRAME



ANCHOR LAYOUT
THROUGH FRAME

NOTE: 1) APPLIES TO TWIN UNITS OF EQUIVALENT OR LESSER PANEL DIMENSIONS.

AMERICAN CRAFTSMAN WINDOWS
SILVER LINE WINDOWS AND DOORS

ONE SILVER LINE DRIVE
NORTH BRUNSWICK, NJ 08902
PH: (888) 741-0354

TITLE: *50 SERIES/ V1 SERIES/ (2000) SINGLE-HUNG WINDOWS (NON-HVHZ)(NON-IMPACT)*

ELEVATIONS & ANCHOR LAYOUTS

PREPARED BY:
BUILDING DROPS, INC.
398 E. DANIA BEACH BLVD., STE. 338
DANIA BEACH, FL 33004
PH: (954)399-8478
FAX: (954)744-4738
WEB: www.buildingdrops.com

REMARKS	BY	DATE
6TH FBC EDITION	FM	10/17
7TH FBC EDITION	NUS	10/14/20
8th FBC EDITION	LH	09/23

THE INSTALLATION DETAILS DESCRIBED HEREIN ARE GENERIC AND MAY NOT REFLECT ACTUAL CONDITIONS FOR A SPECIFIC SITE. IF SITE CONDITIONS CAUSE INSTALLATION TO DEVIATE FROM THE REQUIREMENTS DETAILED HEREIN, A LICENSED ENGINEER OR ARCHITECT SHALL PREPARE SITE SPECIFIC DOCUMENTS FOR USE WITH THIS DOCUMENT.

HERMES F. NORERO LICENSE No. 73778 STATE OF FLORIDA PROFESSIONAL ENGINEER

HERMES F. NORERO, P.E.
FLORIDA LIC. No. 73778
BUILDING DROPS, INC
398 E. DANIA BEACH BLVD. # 338
DANIA BEACH, FL 33004
FBPE CERT. OF AUTHORIZATION No. 29578

FL #: FL14911

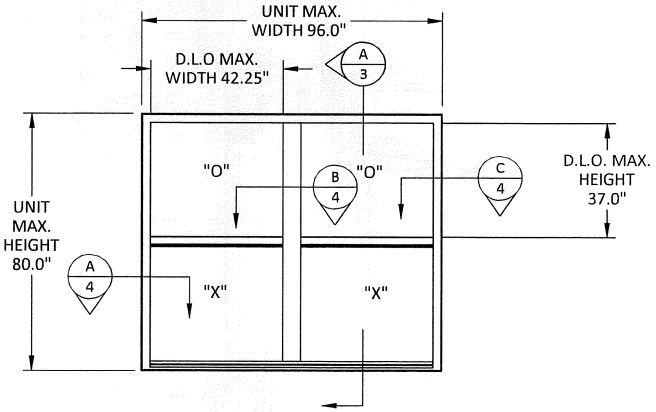
DATE: 09.19.17

DWG. BY: CL | CHK. BY: HFN

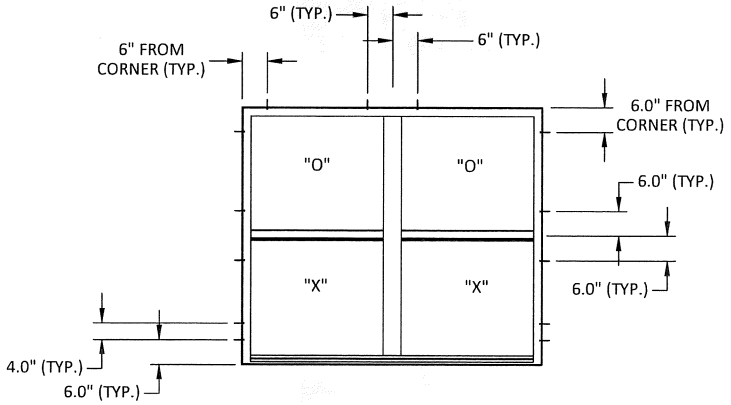
SCALE: NTS

DWG. #: SWD017

SHEET: 2 OF 6



ELEVATION



ANCHOR LAYOUT THROUGH FRAME

AMERICAN CRAFTSMAN WINDOWS
SILVER LINE WINDOWS AND DOORS

ONE SILVER LINE DRIVE
NORTH BRUNSWICK, NJ 08902
PH: (888) 741-0354

TITLE: *50 SERIES/ V1 SERIES/ (2000) SINGLE-HUNG WINDOWS (NON-HVHZ)(NON-IMPACT)*

ELEVATIONS & ANCHOR LAYOUTS

PREPARED BY: BUILDING DROPS, INC.
398 E. DANIA BEACH BLVD., STE. 338
DANIA BEACH, FL 33004
PH: (954)399-8478
FAX: (954)744.4738
WEB: www.buildingdrops.com

REMARKS	BY	DATE
6TH FBC EDITION	FM	10/17
7TH FBC EDITION	NUS	10/14/20
8th FBC EDITION	LH	09/23

THE INSTALLATION DETAILS DESCRIBED HEREIN ARE GENERIC AND MAY NOT REFLECT ACTUAL CONDITIONS FOR A SPECIFIC SITE. IF SITE CONDITIONS CAUSE INSTALLATION TO DEVIATE FROM THE REQUIREMENTS DETAILED HEREIN, A LICENSED ENGINEER OR ARCHITECT SHALL PREPARE SITE SPECIFIC DOCUMENTS FOR USE WITH THIS DOCUMENT.

HERMES F. NORERO LICENSE No. 73778 STATE OF FLORIDA PROFESSIONAL ENGINEER

HERMES F. NORERO, PE
FLORIDA LICENSE
BUILDING DROPS, INC
398 E. DANIA BEACH BLVD. # 338
DANIA BEACH, FL 33004
FBPE CERT. OF AUTHORIZATION No. 29578

FL #: FL14911

DATE: 09.19.17

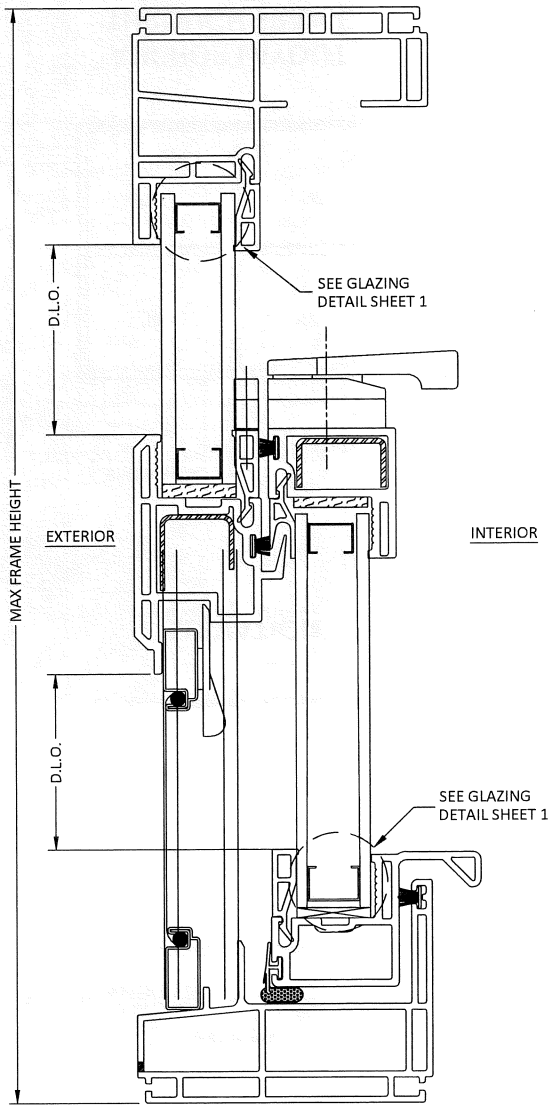
DWG. BY: CL | CHK. BY: HFN

SCALE: NTS

DWG. #: SWD017

SHEET: 3 OF 6

A/3 **VERTICAL SECTION**



AMERICAN CRAFTSMAN WINDOWS
SILVER LINE WINDOWS AND DOORS

ONE SILVER LINE DRIVE
NORTH BRUNSWICK, NJ 08902
PH: (888) 741-0354

TITLE: *50 SERIES/ V1 SERIES/ (2000) SINGLE-HUNG WINDOWS (NON-HVHZ)/(NON-IMPACT)*

VERTICAL SECTIONS

PREPARED BY:
BUILDING DROPS, INC.
398 E. DANIA BEACH BLVD., STE. 338
DANIA BEACH, FL 33004
PH: (954)399-8478
FAX: (954)744.4738
WEB: www.buildingdrops.com

REMARKS	BY	DATE
6TH FBC EDITION	FM	10/17
7TH FBC EDITION	NUS	10/14/20
8th FBC EDITION	LH	09/23

THE INSTALLATION DETAILS DESCRIBED HEREIN ARE GENERIC AND MAY NOT REFLECT ACTUAL CONDITIONS FOR A SPECIFIC SITE. IF SITE CONDITIONS CAUSE INSTALLATION TO DEVIATE FROM THE REQUIREMENTS DETAILED HEREIN, A LICENSED ENGINEER OR ARCHITECT SHALL PREPARE SITE SPECIFIC DOCUMENTS FOR USE WITH THIS DOCUMENT.

HERMES F. NORERO LICENSE No. 73778 STATE OF FLORIDA PROFESSIONAL ENGINEER

HERMES F. NORERO, P.E.
FLORIDA P.E. LICENSE NO. 73778
BUILDING DROPS, INC
398 E. DANIA BEACH BLVD. # 338
DANIA BEACH, FL 33004
FBPE CERT. OF AUTHORIZATION No. 29578

FL #: FL14911

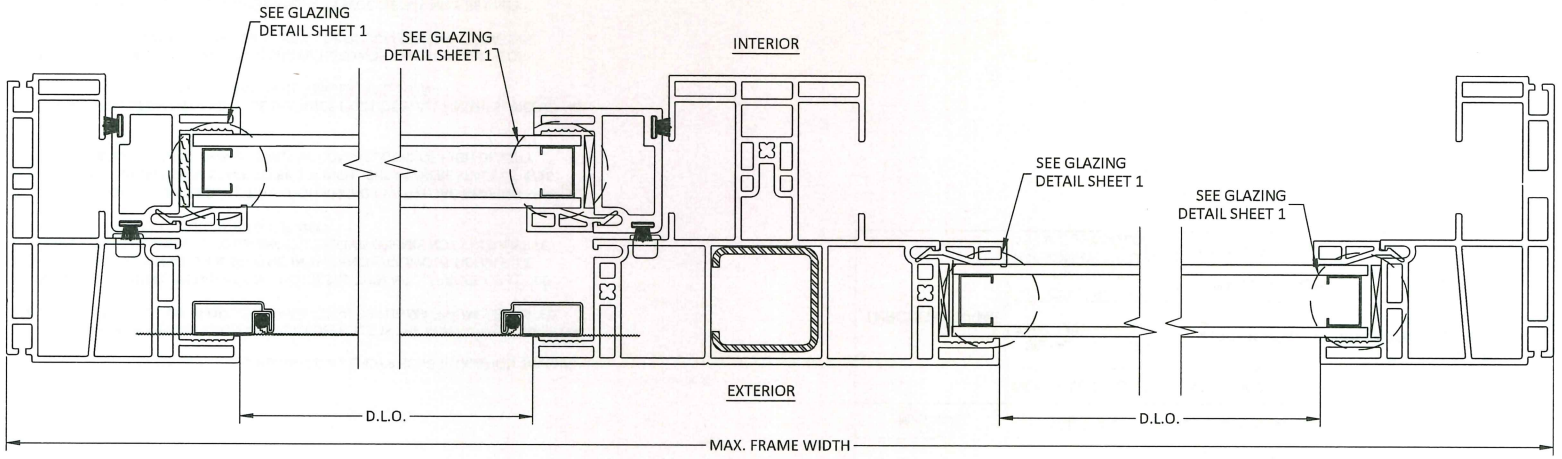
DATE: 09.19.17

DWG. BY: CL | CHK. BY: HFN

SCALE: NTS

DWG. #: SWD017

SHEET: 4 OF 6



A/4 **HORIZONTAL SECTION**
OPERABLE JAMB

B/4 **HORIZONTAL SECTION**
MULLION

C/4 **HORIZONTAL SECTION**
FIXED JAMB

AMERICAN CRAFTSMAN WINDOWS
SILVER LINE WINDOWS AND DOORS

ONE SILVER LINE DRIVE
NORTH BRUNSWICK, NJ 08902
PH: (888) 741-0354

TITLE: 50 SERIES/ V1 SERIES/ (2000) SINGLE-HUNG WINDOWS (NON-HVHZ)(NON-IMPACT)
HORIZONTAL SECTIONS

PREPARED BY: BUILDING DROPS, INC.
398 E. DANIA BEACH BLVD., STE. 338
DANIA BEACH, FL 33004
PH: (954)399-8478
FAX: (954)744-4738
WEB: www.buildingdrops.com

REMARKS	BY	DATE
6TH FBC EDITION	FM	10/17
7TH FBC EDITION	NUS	10/14/20
8th FBC EDITION	LH	09/23

THE INSTALLATION DETAILS DESCRIBED HEREIN ARE GENERIC AND MAY NOT REFLECT ACTUAL CONDITIONS FOR A SPECIFIC SITE. IF SITE CONDITIONS CAUSE INSTALLATION TO DEVIATE FROM THE REQUIREMENTS DETAILED HEREIN, A LICENSED ENGINEER OR ARCHITECT SHALL PREPARE SITE SPECIFIC DOCUMENTS FOR USE WITH THIS DOCUMENT.

HERMES F. NORIEGA LICENSE No. 73778 STATE OF FLORIDA PROFESSIONAL ENGINEER
HERMES F. NORIEGA, P.E.
FLORIDA P.E. LICENSE NO. 73778
BUILDING DROPS, INC
398 E. DANIA BEACH BLVD. # 338
DANIA BEACH, FL 33004
FBPE CERT. OF AUTHORIZATION No. 29578

FL #: FL14911

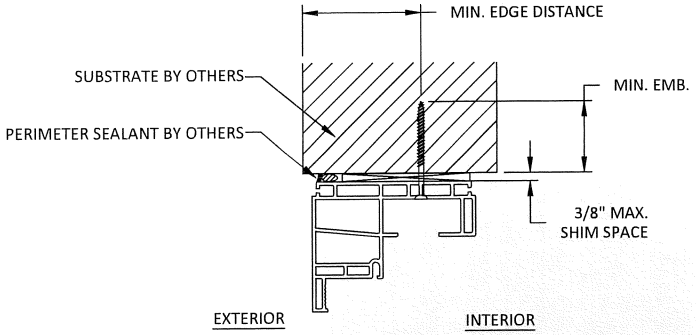
DATE: 09.19.17

DWG. BY: CL | CHK. BY: HFN

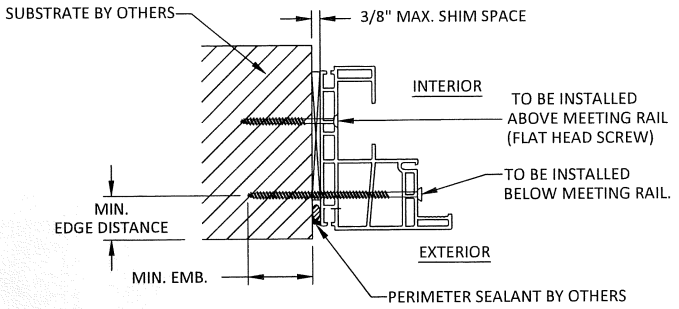
SCALE: NTS

DWG. #: SWD017

SHEET: 5 OF 6



A/5 **ANCHOR DETAIL**
THROUGH FRAME (HEAD)



B/5 **ANCHOR DETAIL**
THROUGH FRAME (JAMB)

ANCHOR SCHEDULE				
METHOD	SUBSTRATE	ANCHOR SCHEDULE	MIN EMBEDMENT	MIN. EDGE DISTANCE
THROUGH FRAME	WOOD: MIN. SG = 0.55	#10 WOOD SCREW	1.5"	0.75"
	METAL: 18 GAUGE Steel, MIN. Fy = 33KSI	#10 TEK SCREW	3 THREADS MIN PENETRATION BEYOND METAL	0.75"
	CONCRETE: fc=3000PSI	1/4" ITW TAPCON	1.75"	2.5"
	MASONRY: CMU per ASTM C90 fc=2000PSI	1/4" ITW TAPCON	1.75"	2.5"

INSTALLATION NOTES

1. ONE (1) INSTALLATION ANCHOR IS REQUIRED AT EACH ANCHOR LOCATION SHOWN.

2. THE NUMBER OF INSTALLATION ANCHORS DEPICTED IS THE MINIMUM NUMBER OF ANCHORS TO BE USED FOR PRODUCT INSTALLATION OF THE MAXIMUM SIZE LISTED.

3. INSTALL INDIVIDUAL INSTALLATION ANCHORS WITHIN A TOLERANCE OF ±1.000 INCH THE DEPICTED LOCATION & SPACING IN THE ANCHOR LAYOUT DETAILS (I.E., WITHOUT CONSIDERATION OF TOLERANCES). TOLERANCES ARE NOT CUMULATIVE FROM ONE INSTALLATION ANCHOR TO THE NEXT.

4. SHIM AS REQUIRED AT EACH INSTALLATION ANCHOR WITH LOAD BEARING SHIM(S). MAXIMUM ALLOWABLE SHIM STACK TO BE 3/8 INCH. SHIM WHERE SPACE OF 1/16 INCH OR GREATER OCCURS. SHIM(S) SHALL BE CONSTRUCTED OF HIGH DENSITY PLASTIC OR BETTER.

5. MINIMUM EMBEDMENT AND EDGE DISTANCE EXCLUDE WALL FINISHES, INCLUDING BUT NOT LIMITED TO STUCCO, FOAM, BRICK VENEER, AND SIDING.

6. INSTALLATION ANCHORS AND ASSOCIATED HARDWARE MUST BE MADE OF CORROSION RESISTANT MATERIAL OR HAVE A CORROSION RESISTANT COATING.

7. FOR MASONRY OR CONCRETE OPENINGS, A 1X WOOD BUCK MAY BE USED (OPTIONAL) AS LONG AS THE MINIMUM EMBEDMENT AND EDGE DISTANCE REQUIREMENTS ARE STILL MET WITHIN THE CORRESPONDING HOST SUBSTRATE. SEE GENERAL NOTE #3 ON SHEET 1 FOR MORE INFORMATION.

8. FOR HOLLOW BLOCK AND GROUT FILLED BLOCK, DO NOT INSTALL INSTALLATION ANCHORS INTO MORTAR JOINTS. EDGE DISTANCE IS MEASURED FROM FREE EDGE OF BLOCK OR EDGE OF MORTAR JOINT INTO FACE SHELL OF BLOCK.

9. INSTALLATION ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH ANCHOR MANUFACTURER'S INSTALLATION INSTRUCTIONS, AND ANCHORS SHALL NOT BE USED IN SUBSTRATES WITH STRENGTHS LESS THAN THE MINIMUM STRENGTH SPECIFIED BY THE ANCHOR MANUFACTURER.

AMERICAN CRAFTSMAN WINDOWS
SILVER LINE WINDOWS AND DOORS

ONE SILVER LINE DRIVE
NORTH BRUNSWICK, NJ 08902
PH: (888) 741-0354

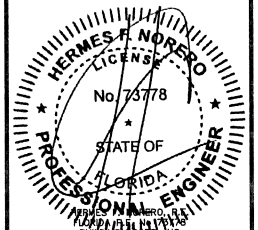
TITLE: 50 SERIES/ V1 SERIES/ (2000) SINGLE-HUNG WINDOWS (NON-HVHZ)(NON-IMPACT)

ANCHOR DETAIL & SCHEDULE

PREPARED BY:
BUILDING DROPS, INC.
398 E. DANIA BEACH BLVD., STE. 338
DANIA BEACH, FL 33004
PH: (954)399-8478
FAX: (954)744.4738
WEB: www.buildingdrops.com

REMARKS	BY	DATE
6TH FBC EDITION	FM	10/17
7TH FBC EDITION	NUS	10/14/20
8th FBC EDITION	LH	09/23

THE INSTALLATION DETAILS DESCRIBED HEREIN ARE GENERIC AND MAY NOT REFLECT ACTUAL CONDITIONS FOR A SPECIFIC SITE. IF SITE CONDITIONS CAUSE INSTALLATION TO DEVIATE FROM THE REQUIREMENTS DETAILED HEREIN, A LICENSED ENGINEER OR ARCHITECT SHALL PREPARE SITE SPECIFIC DOCUMENTS FOR USE WITH THIS DOCUMENT.



HERMES F. NORERO, P.E.
FLORIDA P.E. LIC. No. 73778
BUILDING DROPS, INC
398 E. DANIA BEACH BLVD. # 338
DANIA BEACH, FL 33004
FBPE CERT. OF AUTHORIZATION No. 29578

FL #: FL14911

DATE: 09.19.17

DWG. BY: CL | CHK. BY: HFN

SCALE: NTS

DWG. #: SWD017

SHEET: 6 OF 6

Instr #2021094990 BK: 5354 PG: 1310, Filed & Recorded: 8/27/2021 2:32 PM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $13,370.00

J

Prepared By and Return To:
Knight Barry Title Solutions Inc.
1760 A1A South, Ste. A
St. Augustine, FL 32080

Order No.: 2047513

Property Appraiser's Parcel I.D. (folio) Number:
200920-0000

WARRANTY DEED

THIS WARRANTY DEED dated August 27, 2021, by Anastasia's on the Bay LLC, a Florida limited liability company, existing under the laws of Florida, and having its principal place of business at 29 Congewoi Road, Mosman NSW 2088 AUSTRALIA,(the "Grantor"), to My Tato LLC, a Florida limited liability company, whose post office address is 243 Charlotte Street, St. Augustine, Florida, 32084 (the "Grantee").

(Wherever used herein the terms "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 Ten And No/100 Dollars ($10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of St Johns, State of Florida, viz:

Lot Four(4), Block Forty-One (41), City of St. Augustine, according to the Official Map of said City dated June 12, 1923, recorded in the public records of St Johns County, Florida.

Subject to easements, restrictions, reservations and limitations of record, 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 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: 2020.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

S. Canagasingham
Witness Signature

SHEHAN CANAGASINGHAM
Printed Name of First Witness

Witness Signature

ZANE HAROLD TURNER
Printed Name of Second Witness

Anastasia's on the Bay LLC, a Florida limited liability company

BY: _____
Anastasia R. Clarke
as Member

Grantor Address:
29 Congewoi Road, Mosman NSW 2088
AUSTRALIA

COPY

STATE OF New South Wales
COUNTY/Borrough/Parish of SYDNEY
COUNTRY OF AUSTRALIA

The foregoing instrument was acknowledged before me by means of
✓ Physical Presence or ____ Online Notarization
this 31 of May, 2021, by Anastasia R. Clarke, as Member of Anastasia's on the Bay LLC, a Florida limited liability corporation.

Notary Signature: _____
Notary Public: ZANE HAROLD TURNER
Notary Public, State of NEW SOUTH WALES, AUSTRALIA

Produced Identification:
✓ driver's license / state identification card
✓ other: MEDICARE CARD

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)

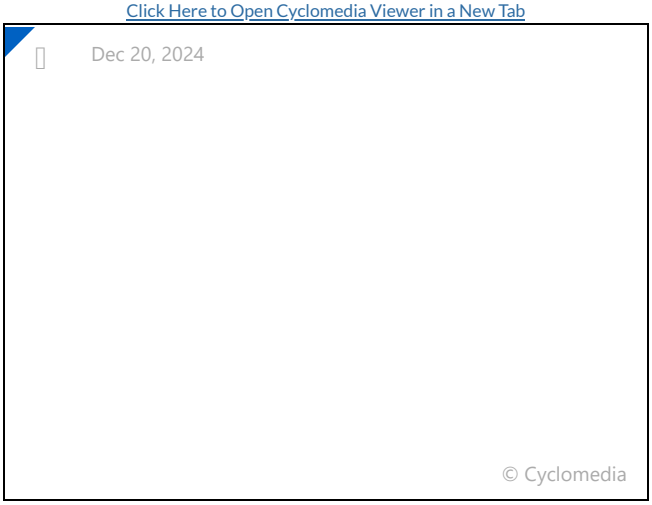
Summary

Parcel ID	2009200000
Location Address	105 MARINE ST SAINT AUGUSTINE 32084-0000
Neighborhood	Small Apartment COSA (COM) (206.05)
Tax Description*	CITY OF ST AUG LOT 4 BLK 41 OR1915/1381 VILLAS ON THE BAY APTS - 10 OR5354/1310 *The Description above is not to be used on legal documents.
Property Use Code	Multi-Family (10+ Units) (0300)
Subdivision	City of St Augustine
Sec/Twp/Rng	20 / 7 / 30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.260
Homestead	N

Skip to main content

St. Johns County, FL

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	My Tato LLC 100%
Mailing Address	243 CHARLOTTE ST SAINT AUGUSTINE, FL 32084-0000

Map

Valuation Information

	2025
Building Value	$939,378
Extra Features Value	$31,045
Total Land Value	$1,200,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$2,170,423**
Total Deferred	$152,305
Assessed Value	**$2,018,118**
Total Exemptions	$0
Taxable Value	**$2,018,118**

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

Historical Assessment Information

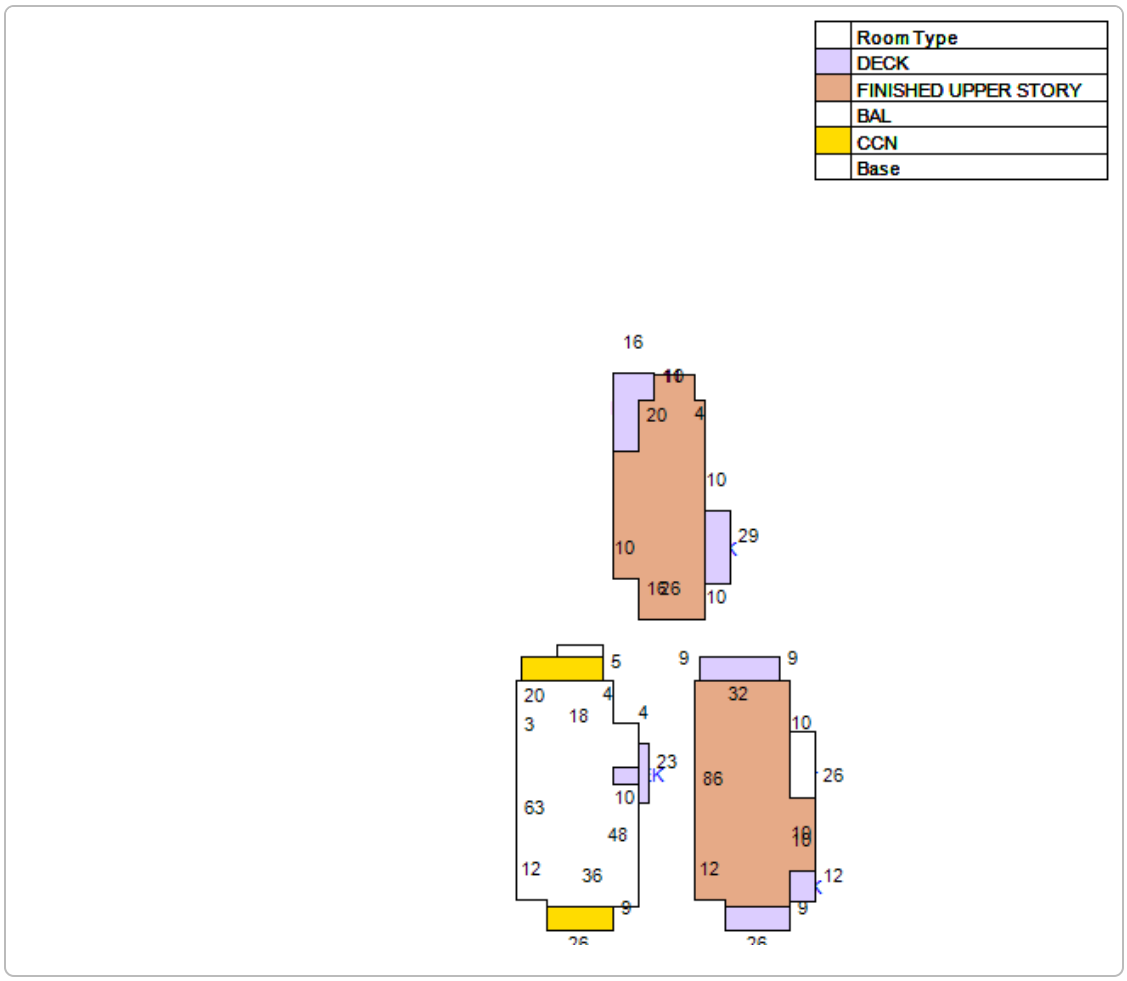
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$922,142	$32,511	$880,000	$0	$0	$1,834,653	$1,834,653	$0	$1,834,653
2023	$983,547	$33,636	$880,000	$0	$0	$1,897,183	$1,761,596	$135,587	$1,761,596
2022	$995,336	$46,115	$560,000	$0	$0	$1,601,451	$1,601,451	$0	$1,601,451
2021	$763,196	$19,306	$481,342	$0	$0	$1,263,844	$1,263,844	$0	$1,263,844
2020	$787,589	$19,306	$481,342	$0	$0	$1,288,237	$1,224,245	$63,992	$1,224,245
2019	$657,342	$15,969	$582,088	$0	$0	$1,255,399	$1,112,950	$142,449	$1,112,950
2018	$652,510	$15,969	$582,088	$0	$0	$1,250,567	$1,011,773	$238,794	$1,011,773
2017	$536,608	$0	$470,148	$0	$0	$1,006,756	$919,794	$86,962	$919,794
2016	$430,861	$7,269	$470,148	$0	$0	$908,278	$842,922	$65,356	$842,922
2015	$339,249	$7,269	$419,775	$0	$0	$766,293	$766,293	$0	$766,293
2014	$329,430	$7,269	$419,775	$0	$0	$756,474	$756,474	$0	$756,474

Building Information

Building	1	**Roof Cover**	Cement Fiber Shingle
Building Value	$939,378	**Roof Structure**	Wood Truss
Year Built	1900	**Interior Flooring**	Carpet, Pine Wood
Actual Area	12870	**Interior Wall**	Drywall
Conditioned Area	10528	**Heating Type**	Air Duct
Use	Multi-Family Class C Small Apts. 30 to 40yrs old	**Air Conditioning**	Central
Style	03	**Bedrooms**	
Exterior Wall	Stucco	**Baths**	

Description	Square Footage
BASE AREA	3996
FINISHED CANOPY	288
BALCONY	90
FINISHED UPPER STORY	3636
BALCONY	260
FINISHED UPPER STORY	2896
FINISHED DECK	234
FINISHED DECK	70
FINISHED DECK	120
FINISHED CANOPY	234
FINISHED DECK	290
FINISHED DECK	376
FINISHED DECK	92
FINISHED DECK	288
Total SqFt	12870

Sketch Information



Extra Feature Information

Code Description	Status	Value
Boat Dock - Average (Mix)		29045
Boat Lift - Average (Mix)		2000

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (10+ Units)	80	140	80	FF	$1,200,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
8/27/2021	8/27/2021	$1,910,000.00	WARRANTY DEED	5354	1310	Q	I	ANASTASIA'S ON THE BAY LLC	MY TATO LLC
1/2/2013	1/2/2013	$827,000.00	CERTIFICATE OF TITLE	3665	1679	U	I	HOGAN THOMAS J III,KAREN LEE ETAL/BY SJC COCC	ANASTASIA'S ON THE BAY LLC
12/5/2011	12/2/2011	$0.00	LIS PENDENS	3501	707	U	I	TD BANK NATL ASSN VS:	HOGAN THOMAS J III,KAREN LEE
	3/14/2003	$1,737,750.00	WARRANTY DEED	1915	1381	Q	I	VILLAS ON THE BAY INC	HOGAN THOMAS J III & KAREN LEE
	1/1/1998	$100.00	QUIT CLAIM DEED	1363	347	U	I	BUSHELL ANTHONY & BRENDA	VILLAS ON THE BAY INC
	11/12/1993	$340,000.00	WARRANTY DEED	1021	841	Q	I	HUGAS MARIO VERGES MADELINE GASTER	BUSHELL ANTHONY,BRENDA

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

Detail by Entity Name

Florida Limited Liability Company
MY TATO LLC

Filing Information

Document Number	L21000175018
FEI/EIN Number	N/A
Date Filed	04/22/2021
State	FL
Status	ACTIVE

Principal Address

243 CHARLOTTE ST
SAINT AUGUSTINE, FL 32084

Mailing Address

243 CHARLOTTE ST
SAINT AUGUSTINE, FL 32084

Registered Agent Name & Address

DOBOSZ, PATRICIA
243 CHARLOTTE ST
SAINT AUGUSTINE, FL 32084

Authorized Person(s) Detail

Name & Address

Title AMBR

DOBOSZ, PATRICIA, TRUSTEE
243 CHARLOTTE ST
SAINT AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2023	04/04/2023
2024	04/03/2024
2025	03/06/2025

Document Images

03/06/2025 -- ANNUAL REPORT View image in PDF format

04/03/2024 -- ANNUAL REPORT	View image in PDF format
04/04/2023 -- ANNUAL REPORT	View image in PDF format
02/02/2022 -- ANNUAL REPORT	View image in PDF format
04/22/2021 -- 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 May 19, 2025 Meeting

Application HP2025-0016 Address: 32 St. Francis Street

Applicant: Casey Tafuri

Property Owner: Chip Shot Properties L.L.C.

Project description: For after-the-fact fenestration changes, including wholesale window replacement on the sides and rear; and, to replace an existing canopy on the east elevation, modify front balcony decking, reconstruct the rear access stairs with a new configuration, change stucco finish from rough to smooth, and modify the existing detached garage structure. *(Continued from March 20, 2025)*

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ01866
National Register:	St. Augustine NRHD: Contributing	Construction date:	C. 1865-1885
Archaeology Zone:	IB	Zoning District:	HP-1
Parcel number:	1991800000		
Agenda Item:	7(c)	Previous Action(s):	COA 2001-0443

STAFF SUMMARY AND ANALYSIS:

1. This application was continued at the March HARB meeting to allow the applicant time to bring back more specific plans for reconstruction of the existing entry canopy and balcony decking as well as provide exact specifications for a wood replacement window because the previously proposed Pella window was determined to be aluminum clad (see attached draft minutes). The applicant requested a continuance at the April meeting and has updated their scope of work to include additional alterations to the building and site as detailed in the scope of work below.
2. New plans were provided by the applicant which include the requested details for reconstruction of the existing canopy, modifications to the rear access stairs, modifications to the detached garage, and an existing window survey. While the window survey is useful to determine the current condition of the windows, specifications for a new replacement window in a wood material, as requested by the Board, were not provided as of the drafting of this staff report.

- While the structure is Frame Vernacular, the existing exterior cladding is painted rough stucco. It is unclear when this stucco was originally applied to the building. The Florida Master Site references a 1903 photograph showing a one-story porch on the front with a wooden railing and gable hoods at each end and then notes that the exterior of the house has since been stuccoed. The HARB reviewed a Certificate of Appropriateness application in 2001 which proposed removal of the existing rough stucco to restore the wood exterior. That application was withdrawn after the HARB voiced concerns for removal of the stucco as a character-defining feature of the building. The current application proposes replacing the existing rough stucco with a new smooth stucco finish. The HARB should determine whether the change from rough to smooth stucco is architecturally appropriate for the building and the district. The Architectural Guidelines for Historic Preservation (AGHP) recommends retaining stucco that is an important decorative or stylistic feature of the building.

3. The existing rear second-story access stairs are proposed to be reconstructed in a new configuration which, like existing, is not clearly visible from St. Francis Street. The reconstructed stairs should be made of wood to match existing.
4. Repair and replacement of the existing second story front porch decking has been updated to reflect wood material to match existing which can be administratively approved.
5. Modifications to the existing detached garage involve increasing the structure's height by two feet and increasing the garage door size, while maintaining the current architectural style, roof form, and footprint. The garage is set in the rear of the property, though it is visible from St. Francis Street via the existing driveway. Additional information will be needed by zoning staff, including setbacks from the property line and the elevation of the structure to determine whether additional approvals will be required to increase the building's height.
6. This property is located in Archaeology Zone IB, and any ground disturbing activity including demolition and new construction of the rear stairs and garage modifications may trigger Archaeological Review. If approved, an A-14 application should be submitted to ensure timely review of the project throughout the permitting and construction process.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **CONTINUE** an after-the-fact Certificate of Appropriateness at **32 St. Francis Street** to allow the applicant time to provide additional information regarding replacement window specifications.

Candice Seymour
Candice Sevmour. Historic Preservation Planner

SUMMARY SCOPE OF WORK (Updated scope of work in red):

1. Already completed replacement of wood and aluminum windows on the east, north, and west elevations with Jeld-Wen 1/1 vinyl windows, some of different sizes than the original window openings.
    a. No new replacement window specifications were provided
2. Replacement of existing canopy with same design
3. Replacement of second story front balcony decking with ~~a composite material~~ wood to match existing.
4. ~~Repair stucco to match existing~~. Remove existing stucco and replace with new smooth stucco.
5. Reconfigure existing rear second story access stairs.
6. Modify existing garage by increasing roof height from 12'4" to 15'4" from grade
    a. Increase garage door size from 8970 to 9080

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Secretary of the Interior's Standard's for Rehabilitation 2, 3, 6, and 9 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**
7. **Cleaning with Gentlest Possible Method**
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**.**

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.

Masonry

Do...

- Identify, retain and preserve masonry features that are important to defining the overall character of the building such as walls, brackets, railings, cornices, window architraves, door pediments, steps and columns; and joint and unit size, tooling and bonding patterns, coatings and color.
- Protect and maintain masonry by providing proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in carved decorative features.
- Repair masonry features by patching, piecing in or consolidating the masonry using recognized preservation methods. Repair may include the limited replacement in kind or with compatible substitute materials of those extensively deteriorated or missing parts of masonry features when there are surviving prototypes.
- Apply new or non-historic surface treatments such as water-repellent coatings to masonry only after repointing and only if masonry repairs have failed to arrest water penetration problems.
- Replace in kind an entire masonry feature that is too deteriorated to repair, if the overall form and detailing are still evident, using the physical evidence to guide the new work. Examples can include large sections of a wall, a cornice, balustrade, column or stairway. If using the same kind of material is not feasible, then a compatible substitute material may be considered.

- Repair stucco by removing the damaged material and patching with new stucco that duplicates the old in strength, composition, color and texture.
- Retain stucco that is an important decorative or stylistic feature of the building.

Don't...

- Remove or substantially alter masonry features which are important in defining the overall historical character of the building so that the character is diminished.
- Replace or rebuild major portions of exterior walls that could be repaired, which would make the building essentially new construction.
- Use a substitute material for the replacement part that does not convey the visual appearance of the remaining parts of the masonry feature or that is physically or chemically incompatible.
- Remove sound stucco or repair it with new stucco that is stronger than the original material or that does not convey the same visual finish.
- Remove or improperly treat decorative stucco.

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.
- Conduct an in-depth survey of the conditions of existing windows, shutters and balconies early in rehabilitation planning so that repair and upgrading methods and possible replacement options can be fully explored.
- Protect and maintain the wood and architectural metal which comprise the windows (including frame, sash, muntins and surrounds), shutters and balconies through appropriate surface treatments such as cleaning, rust removal, limited paint removal and re-application of protective coating systems.
- 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.
- Improve the thermal performance of existing windows through adding or replacing weatherstripping and adding storm windows which are compatible with the character of the building and which do not damage window frames.
- 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.
- Replace missing or irreparable shutters and balconies on significant elevations with new shutters and balconies that match the original in material, detailing, size, general proportion and configuration, hardware and color.
- Maintain balcony hand rail heights. If higher rails are required for the new use, install an unobtrusive and compatible upper rail above or behind the existing hand rails.
- 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.
- Design and install additional windows, shutters and balconies on rear or other non-character-defining elevations if required by the new use. New window openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.

- Provide a setback in the design of dropped ceilings when they are required for the new use to allow for the full height of the window opening.
- 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.
- Replace window features on significant facades with historically and architecturally incompatible materials such as anodized aluminum, mirrored or tinted glass.
- Remove window features that can be repaired where such features contribute to the historic and architectural 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 balconies, shutters, screens, blinds, security grills and awnings on significant facades which are historically inappropriate and which detract from the building's character.
- Replace windows that contribute to the character of a building with those that are incompatible in size, configuration and reflective qualities or which alter the setback relationship between window and wall.
- Install heating and air conditioning units in window frames when the sash and frames may be damaged. Window installations should only be considered when all other viable heating and cooling systems would result in significant damage to historic materials. If installations proves necessary, window units should be placed on secondary elevations not visible from the public right-of-way.
- Install metal or fiberglass awnings.
- Install awnings that obscure architecturally significant detailing or features.
- Replace architecturally significant detailing, such as commercial canopies, with awnings.

Post-1821

Frame Vernacular windows are usually double hung sash two-over-two or one-over-one. Locally, six-over-six and six-over-one are also common, but are seldom used after about 1920. Prior to the turn of the century, nine-over-six and eight-over-eight windows are also used. After the turn of the century, eight-over-one, four-over-one, three-over-one, and less commonly jalousie windows are also used. Attic louvers in the gable ends, and casement windows with various numbers of panes are common in all time periods.

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File
3. Sanborn Maps
4. March 20, 2025 Draft Minutes

Staff Photographs
32 Saint Francis Street

Front (South) Elevation

Staff Photographs
32 Saint Francis Street

Front (South) Elevation

Staff Photographs
32 Saint Francis Street

Soutwest Elevation

Staff Photographs
32 Saint Francis Street

East Elevation

Staff Photographs
32 Saint Francis Street

East Elevation

Staff Photographs
32 Saint Francis Street

North Elevation

Staff Photographs
32 Saint Francis Street

North Elevation

Staff Photographs
32 Saint Francis Street

West Elevation

Staff Photographs
32 Saint Francis Street

Canopy to be Replaced

Staff Photographs
32 Saint Francis Street

Canopy Details

Staff Photographs
32 Saint Francis Street

Canopy Details

Staff Photographs
32 Saint Francis Street

Existing and Proposed Decking

Staff Photographs
32 Saint Francis Street

Example of Extant Storm Windows

Installed New Window Detail

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. 8SJ1866 1009==

Site Name: 32 St. Francis Street 830== Survey Date: 7808 820==

Address: 32 St. Francis Street, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 32 (block) 12 (lot) 868==

868==

Owner of Site: Name: Chester, Linda W.;

Address: 32 St. Francis Street

St. Augustine,FL 32084 902==

Occupant or Manager: 904==

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

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

UTM: 17 (zone) 469970 (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:

( ) Excellent 863==

( ) Good 863==

(X) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(X) Altered 858==

( ) Unaltered 858==

(X) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

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

II. SITE DESCRIPTION, continued.

Original Use: Priv. Res. 838== Present Use: Priv. Res. 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: Stucco, asbestos shingles 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS 6/6,6/1,1/1, blinds-moveable louvers 942==

Foundation: 942==

Roof Type: Gable 942==

Secondary Roof Structures: Dormers, shed 942==

Porches & Balconies: Two-story, open, front porch. 942==

Chimney Location: 942==

Materials: (882)

Chimney: 882==

Roof Surfacing: Composition shingles 882==

Ornament Exterior: Stuccoed posts, iron brackets 882==

Quantitative Data: (950-954)

Chimneys: 952== Dormers: 2 954== Stories: 2½ 950==

Other: 956==

Surroundings: Residential 864==

Relationship to Surroundings: Across from restored Liambias House and near Oldest House and St. Francis Barracks, now Headquarters Department of Military Affairs and National Guard. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Families, Minorcans, Maritime, Commerce, Blacks, Women, Literature, Railroads, Law, Social/Humanitarian 920==

Statement of Significance: (911==)

ARCHITECTURE

This two and one-half story Frame Vernacular residence at 32 St. Francis Street was constructed between 1865 and 1885. The 1893 Sanborn Fire Insurance Map shows a rectangular structure abutting the street with a one-story porch on the north (rear) side. By 1899 a front porch extended into the street and what appears to be an open walkway linked the main house with an out-building. A photograph circa 1903 shows a one-story porch on the front with a wooden railing and gable hoods at each end. Between 1924 and 1930 the out-building and extension were removed but the porch still appears to extend into the street. The current appearance consists of a two-story porch with stuccoed posts and iron brackets. The exterior of the house has also been stuccoed. The house faces the restored Llambias House and is near the Oldest House and St. Francis Barracks, now the Headquarter of the Department of Military Affairs and 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

(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.

century as the early settlement expanded south towards the St. Francis convent. All structures were destroyed in 1702 by the invading South Carolinians, but by mid-century, houses had been rebuilt on all streets except present-day Cordova Street, then the course of the early 18th century Rosario defense line. The northern boundary of the area, Bridge Street, led to one of three late colonial San Sebastian River ferry crossings. The British demolished numerous buildings here, but were the first to build along the bayfront on the east side of Marine Street. The Spanish filled this low-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 32 St. Francis Street is on the approximate site of the wooden frame house of Antonio Proctor, a "freeman of color" who spanned the British Period (1763-1783), Second Spanish Regime (1784-1821) and Territorial Era (1821-1845) in St. Augustine. The Indian interpreter 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 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 now known to be the adjacent building, 28 St. Francis.(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 became 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 interest, 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, an 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 volumes 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 incaluculable 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 that 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."

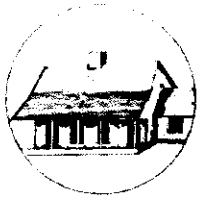
Both the Wilson's worked closely with the Colored Industrial School, John as president and Frances as vice president of the Ladies Executive Board.(8) Early residents of the house include G. W. Corbett, a fisherman, and the Mrs. Millies Bearman, a miliner.(9) In the 1920's contractor Charles Leyvraz occupied the house. Leyvraz, an expert carpenter and builder also served on the city commission in 1946.(10) Residents in the 1930's included the Canova family: Catherine, a stenographer with the Florida East Coast Railway and secretary of the public relations bureau of the company, and Kate, a dressmaker. Members of the Canova family descend from colonists of the predominantly Minorcan New Smyrna colony who migrated to St. Augustine in 1777. David Parker, a local lawyer, purchased the house around 1975 extensively remodeling the interior.(11)

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, 1883; 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, p. 3; City Directory, 1885.
9. City Directory, 1899, 1904.
10. Ibid., 1920-21, 1947.
11. Ibid., 1930 through 1934; Record, Rebruary 1-2, 1975, p. 12.

☐ Original
☒ Update



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

Site #8 SJ01866
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) 32 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
Address:	32		Francis	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** 17 — **¼ section:** ☐ NW ☐ SW ☐ SE ☐ NE — **Irregular-name:**
Tax Parcel # 1991800000 — **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: 1885 ☐ 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 apartments — From (year): — To (year):
Moves: ☐ yes ☒ no ☐ unknown — Date: — Original address
Alterations: ☒ yes ☐ no ☐ unknown — Date: — Nature ext. fabric, windows, doors
Additions: ☒ yes ☐ no ☐ unknown — Date: — Nature rear two story addition
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 Masonry Vernacular — **Exterior Plan** Rectangular — **Number of Stories** 2.5
Exterior Fabric(s) 1. Stucco — 2. Brick — 3.
Roof Type(s) 1. Gable — 2. Hip — 3.
Roof Material(s) 1. Composition shingles — 2. — 3.
Roof secondary strucs. (dormers etc.) 1. Shed dormer — 2.
Windows (types, materials, etc.) DHS 6/6, 6/1, 1/1, blinds-moveable louvers

Distinguishing Architectural Features (exterior or interior ornaments) Stuccoed posts, iron brackets; four bay facade

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) side drive and multi-car carport in rear

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 SJ01866

DESCRIPTION (continued)

Chimney: No.____ Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Wood frame 2. _____ 3. _____
Foundation Type(s): 1. Continuous 2. _____
Foundation Material(s): 1. _____ 2. _____
Main Entrance (stylistic details) single wood panel door with divided lights and sidelights on east elevation

Porch Descriptions (types, locations, roof types, etc.) Two-story open, front porch

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

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

DOCUMENTATION

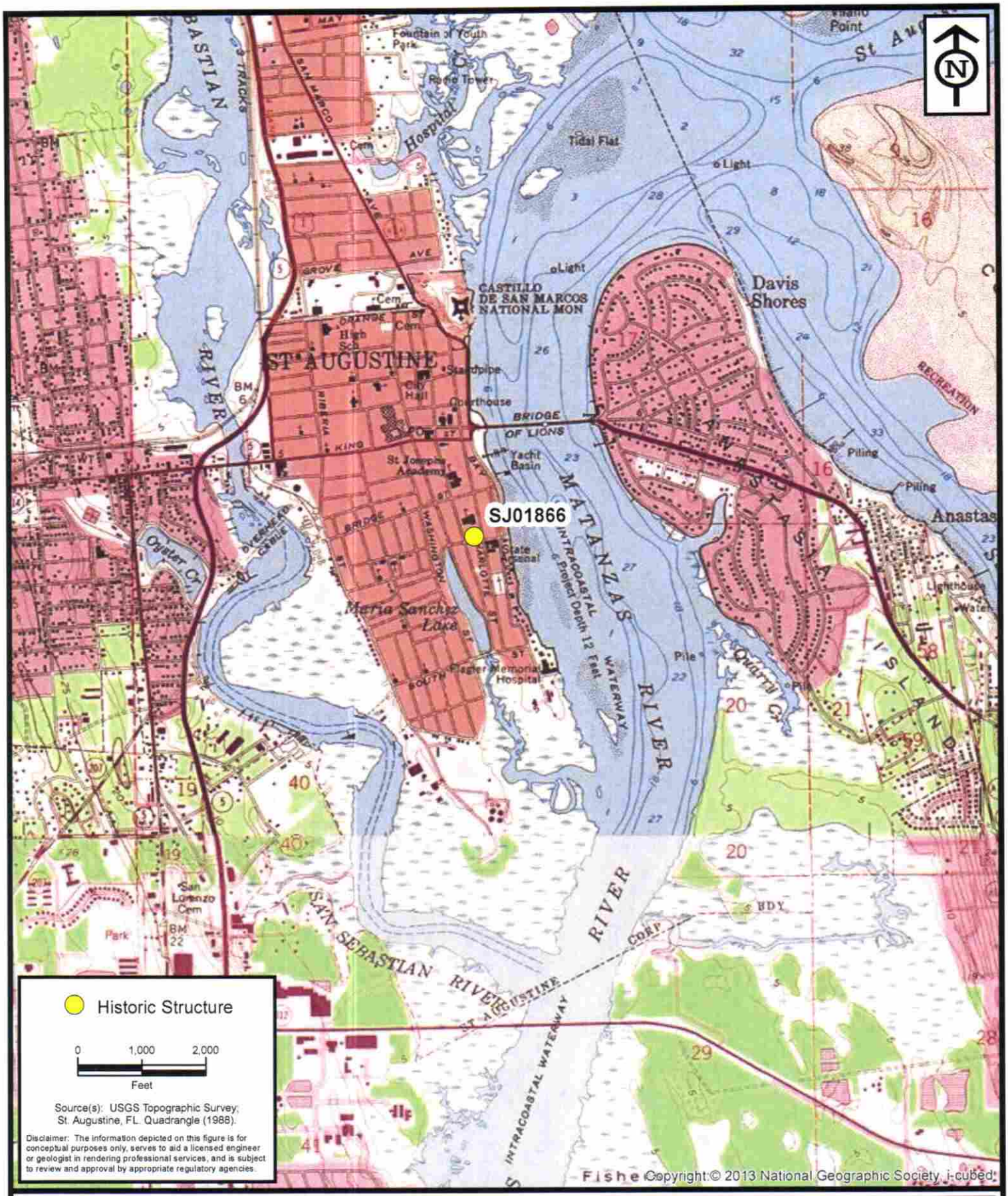
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____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

RECORDER INFORMATION

Recorder Name Patricia Davenport Affiliation Environmental Services, Inc.
Recorder Contact Information (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 - SJ01866

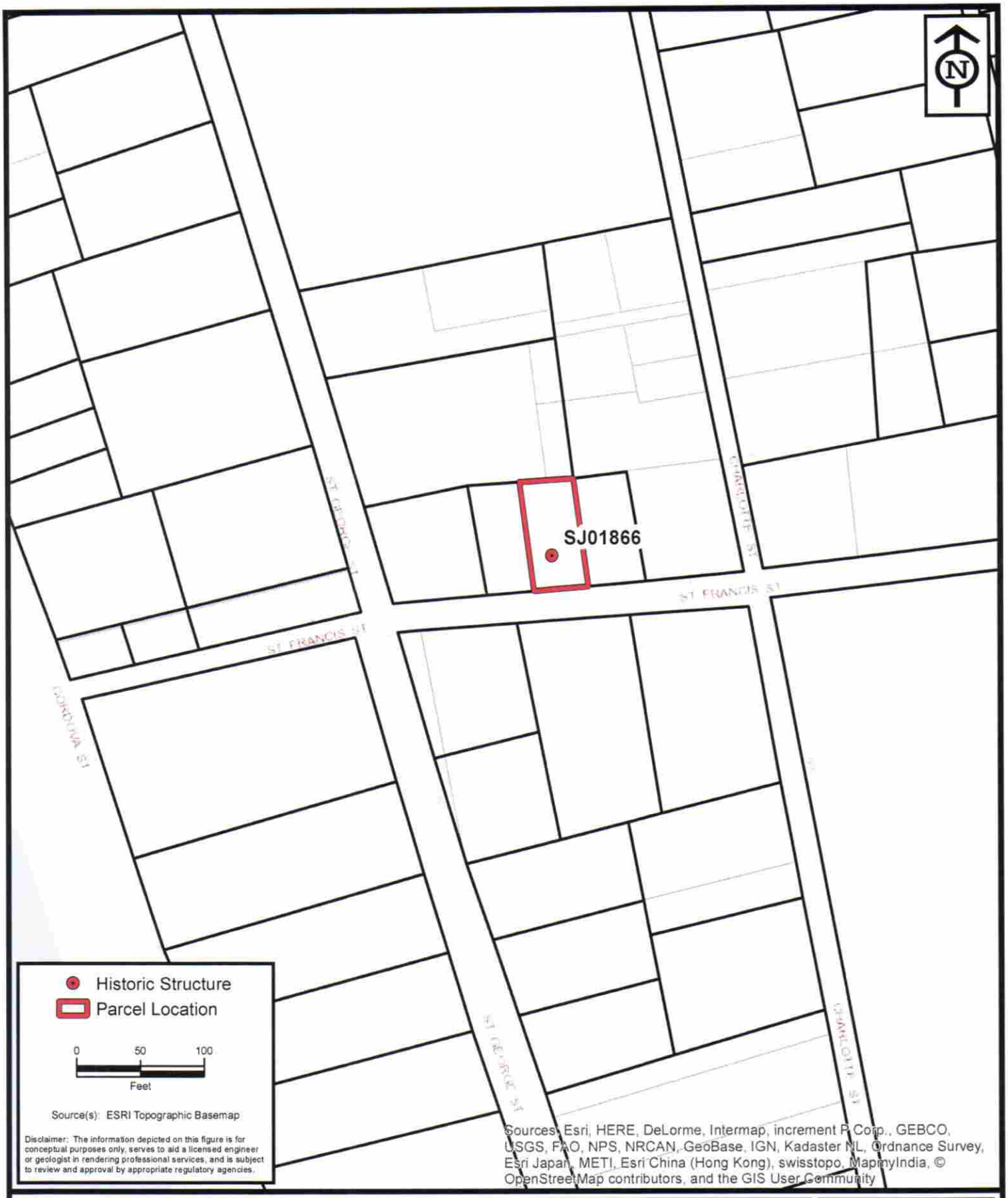
City of St. Augustine
Historic Structure Survey

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\SJ01866\Location.mxd Date: 1/29/2016 9:16:24 AM

SJ01866



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

Parcel Location - SJ01866

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

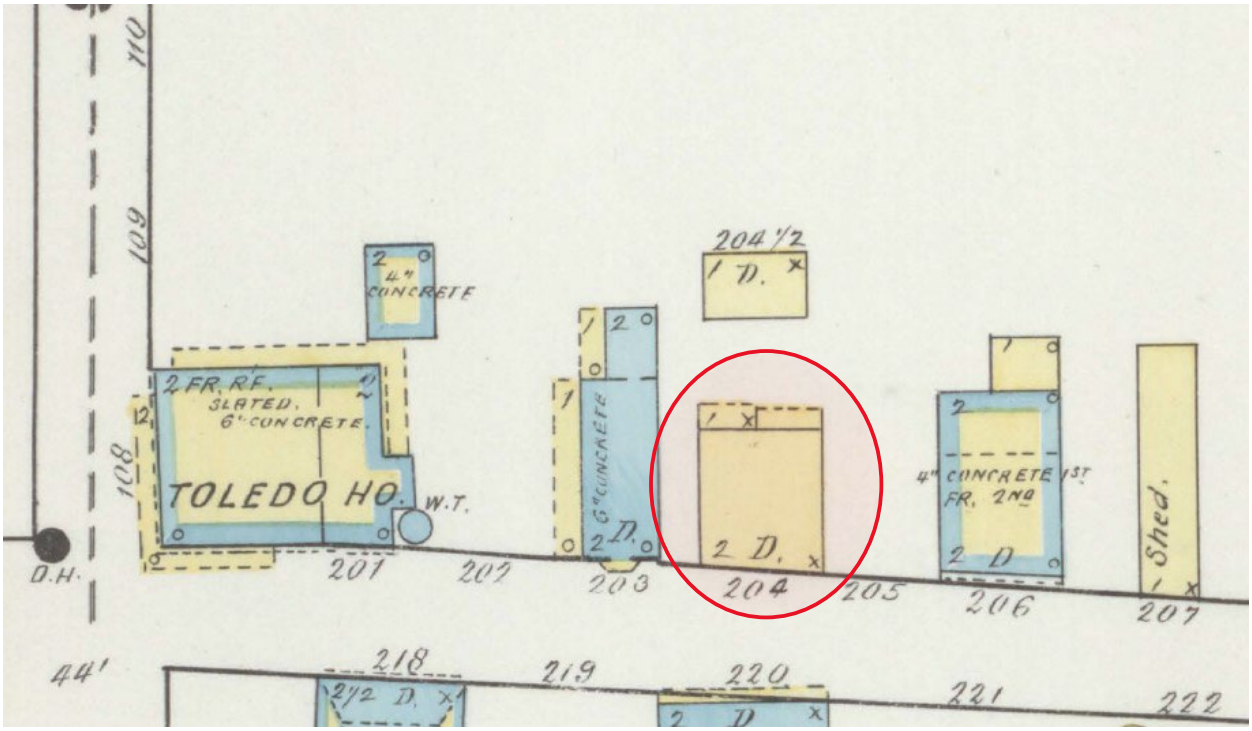
Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ01866\Parcel.mxd Date: 2/1/2016 12:47:01 PM

SJ01866

>8A

ST FRANCIS INN
B&B
LODGING

SANBORN MAPS
32 St. Francis Street



1893

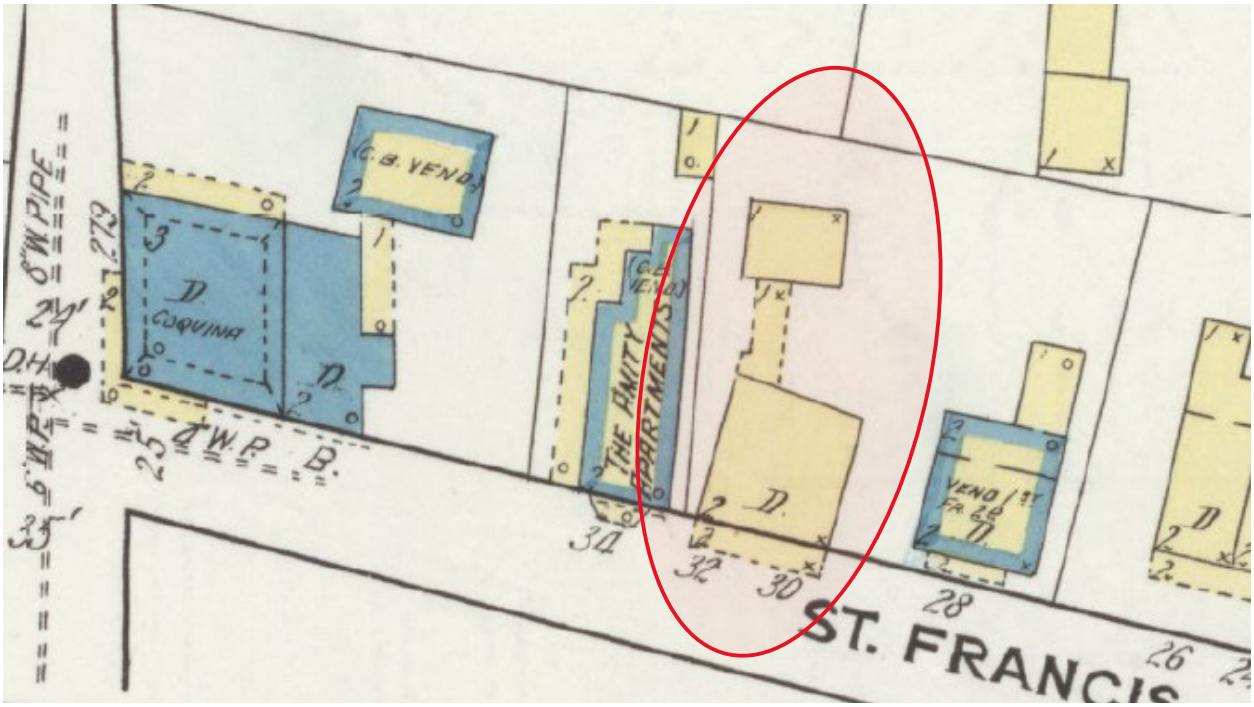
1899

SANBORN MAPS
32 St. Francis Street

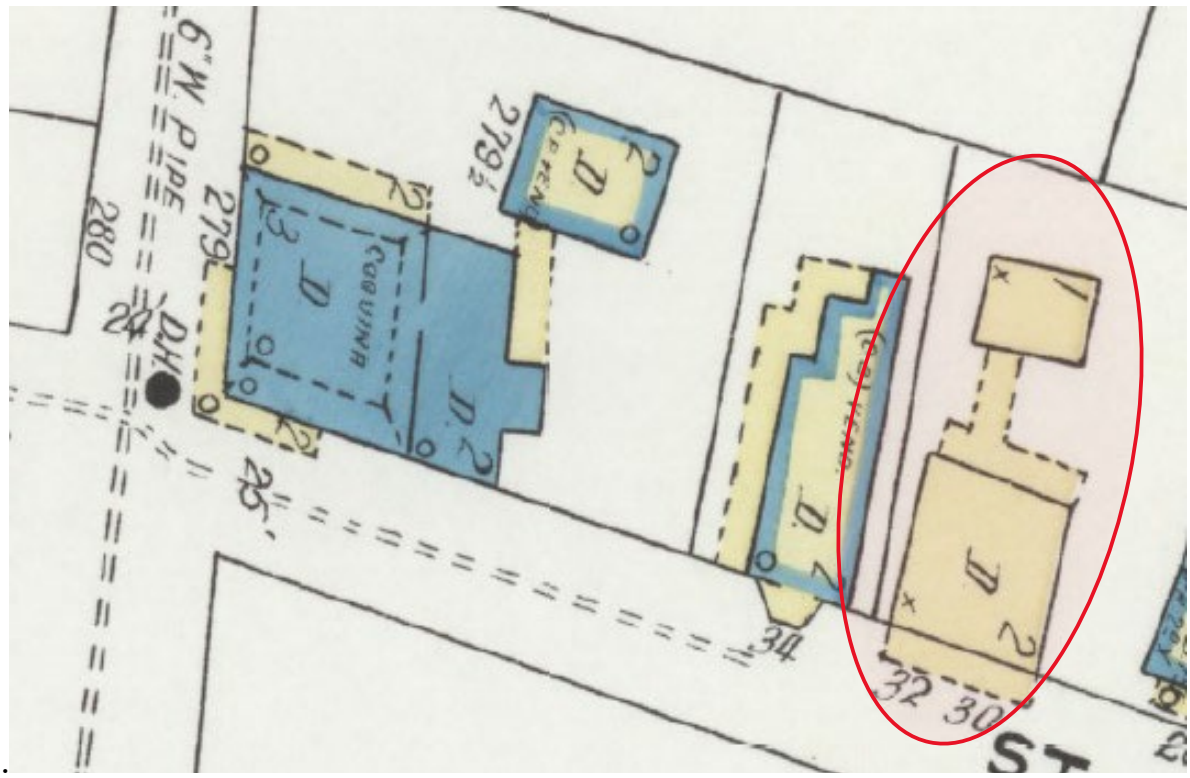
1904

1910

SANBORN MAPS
32 St. Francis Street

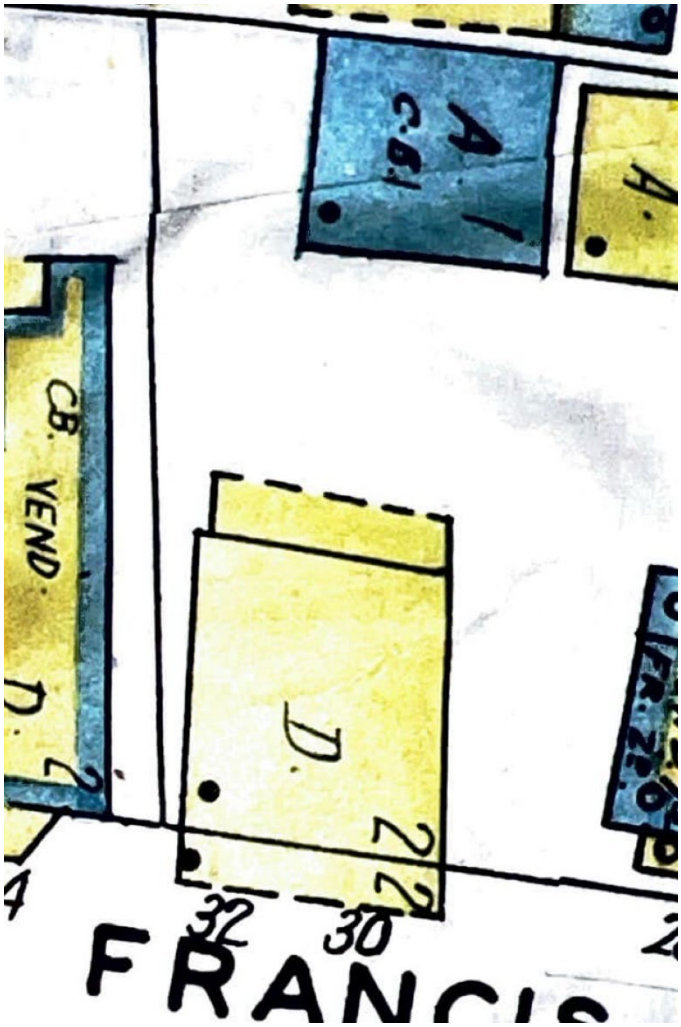


1917



1924

SANBORN MAPS
32 St. Francis Street



1930 updated to 1965

- The novelty wood siding described what already existed on the house
- The replacement sconces had not been selected, but could be approved by staff
- The pavers would be placed at the back driveway
- Confirmed the style of the roofing product that would be used
- Siding on the concrete addition should match the original or have a different color/finish to differentiate it from the original structure
- Putting siding on the concrete addition would be restorative and would help to integrate the addition into the rest of the building
- The alterations to the front porch seemed appropriate
- Aluminum Clad window would be acceptable for the secondary elevation as well as the addition
- The wood windows in the house would be restored
- Clay pavers should be used
- Galvalume would be a good option for the roof material
- In order to maintain the patina for the masonry wall, materials would be repurposed
- The shutters were to be restored unless they were so deteriorated that they would have to be replicated
- The plantation style will be maintained
- Roof sample provided was not appropriate
- The jalousie glass window would be replaced with a single panel window light
- An archeological review may need to be completed
- The Galvalume 5v Crimp style roofing material was appropriate for the HP-1 district
- A copper roof was not appropriate for HP-1

MOTION

Ms. Duncan MOVED to APPROVE application HP2025-0019 at 1 Palm Row with the following modifications: the roof would be a 5v crimp roof with a Galvalume finish; the existing coquina wall would be reused in the masonry wall which would terminate at the corner of the existing house; the windows installed in the addition in the rear would be Marvin Elevate (an aluminum clad window); the rear elevation would have the siding to match the house; the shutters would match existing shutters; the front porch would remain as it is; and the pavers for the driveway area would be as shown using clay pavers. The motion was SECONDED by Mr. Weaver.

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

7. (b) HP2025-0016 – Casey Tafuri – Applicant
Chip Shot Properties L.L.C. – Owner
32 St. Francis Street

For after-the-fact fenestration changes, including wholesale window replacement; and, to replace an existing canopy on the east elevation and modify front balcony decking.

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 an after-the-fact Certificate of Appropriateness at 32 St. Francis Street:

1. CONTINUE to allow the applicant time to choose more appropriate window and/or decking materials and designs, OR,

2. APPROVE if the Board finds that the application, as proposed or modified by

[1] Break 2:47 – 2:57 pm

the HARB, meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design.

Mark Wainwright reviewed the application.

Ex Parte Communication: None

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

The Board discussed:

- The original material of the canopy and the material that would be used to restore or replace was information that needed to be provided
- Verified that the canopy would be replaced with the same material
- The canopy could be repaired
- This building was in HP-1 and the only option was to use the wood-replacement windows
- The historic photo included in the packet showed the original windows and the importance of the height of the window
- Would the shutters be replaced
- Pella windows would be an appropriate replacement for the original windows
- There needed to be a sample of the window prior to approval
- Drawings of the planned renovation were needed
- There should be a structural engineer to evaluate the canopy
- Recommended approved color for HP-1

MOTION

Mr. Weaver MOVED to CONTINUE application HP2025-0016 at 32 St. Francis Street to the April 17, 2025 meeting. The motion was SECONDED by Ms. Potter.

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

8. Certificates of Demolition and Partial Demolition

8. (a) HP2025-0017 – Grayanna Investments LLC – Applicant & Owner 186 Blanco 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 Lincolnville National Register Historic District, including replacement of windows in a different material and design, removal and replacement of an existing rear addition, and alterations to the porch including new handrails and removal of existing posts and columns on the south elevation to allow for a new addition.

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 186 Blanco Street if the Board finds the proposed replacement windows, door, and rear addition maintain the historic character and integrity of the structure and are compatible with the historic structure's building envelope and the removal of two coquina concrete and wood posts to allow for an addition on the south elevation will not compromise the overall historic character and integrity of the structure.

Les Thomas and Grayson Katz reviewed the application.

Ex Parte Communication: none

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

Public hearing was opened.

BJ Kalaidi said she had concerns about this house being in Lincolnville and possibly becoming a short-term rental. She stated that she was glad that the owner would be

FOR THE MAY 19, 2025 HARB MEETING

COA HP2025-0016
32 ST FRANCIS STREET

New Information Submitted by the Applicant

Received 5/6/2025
Planning & Building Department

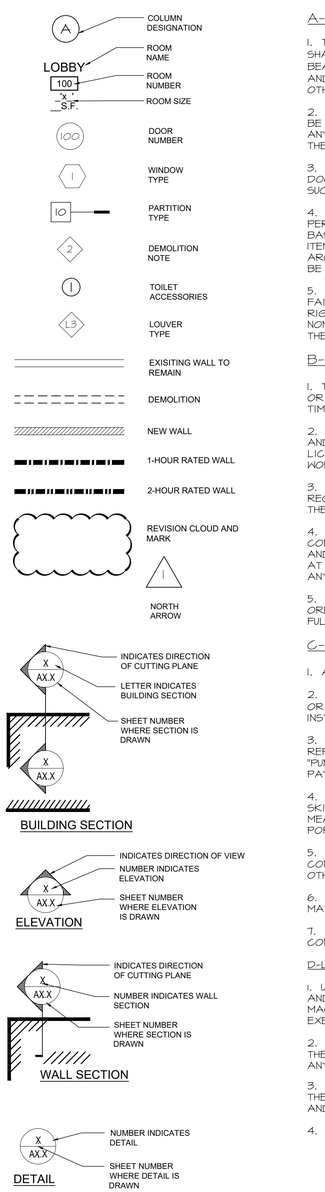
"NEW EXT. STAIR / RENOVATION"
32 ST. FRANCIS STREET
ST.AUGUSTINE, FLORIDA 32084

JAA ARCHITECTURE
ARCHITECTURE-INC
2063 OAK STREET
JACKSONVILLE FL. 32204
AR 92748
(904)379-5108

ABBREVIATIONS

A	
@	ANGLE
#,#	ANCHOR BOLT
ABV	ABOVE
A/C	AIR CONDITIONING
ACOUS	ACOUSTICAL
ACT	ACOUSTIC TILE
ADH	ADHESIVE
ADJ	ADJUSTABLE, ADJACENT
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
ALUM	ALUMINUM
ADDL	ADDITIONAL
ANOD	ANODIZED
AP	ACCESS PANEL
ARCH'T	ARCHITECT (URAL)
ASPH	ASPHALT
ASSY	ASSEMBLY
AVE	AVERAGE
APPD.	APPROVED
B	
BD	BOARD
BFD	BI-FOLD (DOOR)
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM
BM MK	BEAM MARK
BPL	BEARING PLATE
BRG	BEARING
BRK	BRICK
BTM	BOTTOM
BTWN	BETWEEN
BUR	BUILT UP ROOF
BTU	BRITISH THERMAL UNIT
C	
CFT	CUBIC FEET
C	CHANNEL
CAB	CABINET
CAP	CAPACITY
CB	CATCH BASIN
CEM	CEMENT
CONTR	CONTRACTOR
CFM	CUBIC FEET PER MINUTE
CG	CORNER GUARD
CHAM	CHAMFER
CHG	CHANGE
CI	CAST IRON
CIP	CAST IN PLACE CONCRETE
CJ	CONSTRUCTION JOINT
CL	CENTERLINE
CLF	CHAIN LINK FENCE
CLG	CEILING
CLO	CLOSET
CMT	CEMENTIC MOSAIC TILE
CMU	CONCRETE MASONRY UNIT
CO	CASED OPENING
COL	COLUMN
COMB	COMBINATION
COMP	COMPOSITE
COND	CONDUIT
CONN	CONNECTION
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
CT	CERAMIC TILE
CORR	CORRIDOR
CPT	CARPET
CPT(S)	CAPITAL(S)
CS	CAST STONE
CSAT	CONCEALED SPLINE
CYD	CUBIC YARD
CTR	COUNTER
CT	CUT
CW	COLD WATER
CHW	CHILLED WATER
D	
DA	DRAIN
DBA	DOUBLE ACTING
DB	DECIBEL
DIR	DIRECTORY
DEG	DEGREE
DEMO	DEMOLITION
DEPT	DEPARTMENT
DEP	DEPRESSED
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DIM	DIMENSION
DBY	DRYER (MACHINE)
DR	DOOR OPENING
DP	DAMPPROOFING
DP	DESIGN PROFESSIONAL
DW	DISHWASHER
DN	DOWN
DS	DISPENSER
DS	DOWNSPOUT
DTA	DOVETAIL ANCHOR
DWG	DRAWING SLOT
DWG	DRAWING
DFF	DIFFUSER
DWR	DRAWER
E	
E	EAST
EA	EACH
EF	EXHAUST FAN
EIFS	EXTERIOR ACRYLIC FINISH
EB	EXPANSION BOLT
EJ	EXPANSION JOINT
EL	ELEVATION (ABOVE DATUM)
ELEC	ELECTRIC
EP	ELECTRIC PANEL
ELEV(EL)	ELEVATOR
EMER	EMERGENCY
ENCL	ENCLOSURE
ENGR	ENGINEER
ENT	ENTRANCE
ELEV	ELEVATION (DRAWING)
EQ	EQUAL
EQUIP	EQUIPMENT
ETR	EXISTING TO REMAIN
EW	EACH WAY
EWC	ELECTRIC WATER COOLER
EXIST	EXISTING
EXP	EXPOSED
EXT	EXTERIOR (OR EXTENSION)
FBO	FURNISHED BY OTHERS
EWH	ELECTRIC WATER HEATER
F	
FE	FIRE EXTINGUISHER
FA	FIRE ALARM
FF	FINISH FLOOR
FD	FLOOR DRAIN
FDN	FOUNDATION
FEBB	FIRE EXTINGUISHER BRACKET
FEC	FIRE EXTINGUISHER CABINET
FHC	FIRE HOSE CABINET
FFE	FINISHED FLOOR ELEVATION
FHMS	FIRE HARDWARE INSTALL
FRL	FIRE RATING
FIN	FINISHED
FXT	FIXTURE
FL	FLOOR
FLUOR	FLUORESCENT
FP	FIREPROOFING
FL	FLOOR
FOS	FACE OF STUDS
FRT	FIRE RETARDANT TREATED
FTG	FOOTING
FURR	FURREDING
FUT	FUTURE
G	
GFI	GROUND FAULT INTERRUPTER
GA	GAUGE
GALV	GALVANIZED
GAL	GALLON
GT	GROUT
GC	GENERAL CONTRACTOR
GB	GRAB BAR
GL	GLASS
GOVT	GOVERNMENT
GR	GRADE
GWB	GYPSUM WALL BOARD
GYPS	GYPSUM SHEATHING
H	
HDR	HEADER
HB	HOSE BIBB
HC	HANDICAPPED
HC CORE	HOLLOW CORE
HTR	HEATER
HDW	HARDWARE
HDWD	HARDWOOD
HGT	HEIGHT
HM	HOLLOW METAL
HOR	HORIZONTAL
HP	HIGH POINT
HR	HOUR
H.D.	IN (ELV.)
HVAC	HEATING, VENT & AIR COND.
HW	HOT WATER
I	
ID	INSIDE DIAMETER
INSUL	INSULATION
INT	INTERIOR
IN	INCH
J	
JT	JOINT
JAN	JANITOR
JST	JOIST (FLOOR OR ROOF)
K	
KD	KNOCKDOWN (CEILING)
KIT	KITCHEN
KS	KNEE SPACE
L	
L	LENGTH
LAB	LABORATORY
LAM	LAMINATED
LAV	LAVATORY
LT	LAUNDRY TUB
LVL	LAM VENEER LUMBER
LVR	LOUVER
LVT	LUXURY VINYL TILE
LIN FT	LINER FEET
LOC	LOCATION
LP	LOW POINT
LGMF	LIGHT GAGE MTL FRAMING
LDR	LEADER
M	
MIN.	MINIMUM
MDO	MEDIUM DENSITY OVERLAY
MEMB	MEMBRANE
MATL	MATERIAL
MAX	MAXIMUM
MB	MARKER BOARD
MFR	MEDIUM DENSITY FIBER BD
MECH	MECHANICAL
MED	MEDIUM
MEZZ	MEZZANINE
MW	MILLWORK
MDFB	MANUFACTURER
MOD	MODULAR
MRB	MARBLE
MTD	MOUNTED
MISC	MISCELLANEOUS
MTL	METAL
MO	MASONRY OPENING
MTD	MOUNTED
MT	METAL THRESHOLD
MULL	MULLION
N	
NGVD	NATIONAL GEODETIC
N	NORTH
NATL	NATIONAL
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
O	
OGD	OVERHEAD GARAGE DOOR
OA	OVERALL
OBS	OBSCURE (GLASS)
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFF	OFFICE
OPT	OPTIONAL
OSB	ORIENTED STRAND BOARD
OJ	OPEN WEB STEEL JOISTS
OHD	OVERHEAD DOOR
OPER	OPERABLE
OPNG	OPENING
OPP	OPPOSITE
OZ	OUNCE
P	
PED	PAINT BOARD
PED	PEDESTAL (SINK)
PAR	PARALLEL
PKG	PARKING
PLAM	PLASTIC LAMINATE
PLB	POLISHED
PC	PRECAST (CONCRETE)
PART	PARTITION
PFB	PREFABRICATED
PLAS	PLASTER
PREFAB	PREFABRICATED
PLAM	PLASTIC LAMINATE
PLMB	PLUMBING
PLWD	PLYWOOD
PORT	PORTABLE
PR	PAIR
PRESS	PRESSURE
PVMT	PAVEMENT
PW	PLYWOOD
PSF	POUNDS PER SQ. FT.
PT	POINT
PTD	PAINTED
PVC	POLY VINYL CHLORIDE(PIPE)
PWD	PROPERTY LINE
Q	
QT	QUARRY TILE
QTY	QUANTITY
R	
R	RISERS (ON STAIRS)
RA	RETURN AIR
RAD	RADIUS
RD	ROOF DRAIN/LEADER
REC	RECEPTOR
RECT	RECTANGLE
REF	REFRIGERATOR
REINF	REINFORCED
RD	ROOF DRAIN
REG	REGLET
REINF	REINFORCEMENT
REFL	REFLECTED (CEILING)
REQ'D	REQUIRED
REV	REVISION(S), REVISED
RFH	ROOF HATCH
RM	ROOM
RO	ROUGH OPENING
RWD	REDWOOD (STD)
RT	RUBBER TILE
RUB	RUBBER
RESIL	RESILIENT
S	
S	SOUTH
SAN	SANITARY (PIPE)
SCD	SCHEDULE (DOOR)
SCH	SCHEDULE
SD	SMOKE DETECTOR
SD	STORM DRAIN
SECT	SECTION
SHR	SHOWER
SGD	SLIDING GLASS DOOR
SH	SHELVES
SHT	SHEET
SHTHG	SHEATHING
SOG	SLAB ON GRADE
SIM	SIMILAR
SKT	SKETCH
SNT	SEALANT
SPEC	SPECIFICATION
SPK	SPRINKLER
SQ	SQUARE
SQ FT	SQUARE FEET
SS	SERVICE SINK
S.ST	STAINLESS STEEL
STD	STANDARD
STD	STANDARD
STR	STRUCTURAL
SUSP	SUSPENDED
SYM	SYMBOL
T	
T	THREADS (@ STAIRS)
TEL	TELEPHONE
TEMP	TEMPERED (GLASS)
T&G	TONGUE & GROOVE
TB	TACKBOARD
TEMP	TEMPERATURE
THK	THICKNESS
THRU	THROUGH
TOC	TOP OF CONCRETE
TOS	TOP OF STEEL
TPD	TOILET PAPER (DOOR)
TV	TELEVISION
TYP	TYPICAL
U	
UNO	UNLESS NOTED OTHERWISE
UR	URINAL
UNF	UNFINISHED
V	
VAR	VARIES
VB	VANITY BASE (CABINET)
V	VENT
VAC	VACUUM
VEST	VESTIBULE
VF	VERIFY IN FIELD
VB	VAPOR BARRIER
VB	VINYL BASE
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VP	VENEER PLASTER
VT	VINYL TILE
VTR	VENT THRU ROOF
W	
WASH	WASHING MACHINE
WD	WOOD
WH	WATER HEATER
W/C	WALK-IN CLOSET
WC	WATER CLOSET
W	WEST (OR WIDTH)
WC	WATER CLOSET
WIN	WINDOW
W/O	WITHOUT
WP	WATERPROOFING
WT	WEIGHT
WWM	WELDED WIRE MESH

SYMBOLS



GENERAL NOTES

A-INTENT & USE OF CONSTRUCTION DOCUMENTS

1. THE PURPOSE OF THESE DOCUMENTS IS TO CONVEY DESIGN INTENT ONLY. THE CONTRACTOR SHALL A) BE SOLELY RESPONSIBLE FOR COMPLIANCE WITH ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK, B) PROMPTLY NOTIFY ARCHITECT IF THE DRAWINGS AND SPECIFICATIONS ARE AT VARIANCE THEREWITH, AND C) OBTAIN ALL REQUISITE BUILDING AND OTHER PERMITS REQUIRED IN CONNECTION WITH THE WORK.

2. THE CONTRACTOR WILL BE PRESUMED TO HAVE INSPECTED THE SITE AND TO HAVE READ AND TO BE THOROUGHLY FAMILIAR WITH THE DRAWINGS AND SPECIFICATIONS. THE FAILURE OR OMISSION OF ANY CONTRACTOR TO EXAMINE ANY FORM, INSTRUMENT OR DOCUMENT SHALL IN NO WAY RELIEVE THE CONTRACTOR FROM ANY OBLIGATION IN RESPECT TO HIS WORK.

3. THE CONTRACTOR SHALL PERFORM NO PORTION OF THE WORK AT ANY TIME WITHOUT CONTRACT DOCUMENTS, OR WHERE REQUIRED, APPROVED SHOP DRAWINGS, PRODUCT DATA OR SAMPLE FOR SUCH PORTION OF THE WORK.

4. THESE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. ON THE BASIS OF THE GENERAL SCOPE INDICATED OR DESCRIBED, THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. DECISIONS OF ARCHITECT AS TO THE ITEMS OF WORK INCLUDED WITHIN THE SCOPE OF THESE DOCUMENTS SHALL BE FINAL AND BINDING ON THE CONTRACTOR AND THE OWNER.

5. THE ARCHITECT RESERVES THE RIGHT TO REJECT ITEMS INCORPORATED INTO THE WORK WHICH FAIL TO MEET THE SPECIFIED MINIMUM REQUIREMENTS. THE ARCHITECT FURTHER RESERVES THE RIGHT, AND WITHOUT PREJUDICE TO OTHER RECOURSE, ARCHITECT MAY OR MAY NOT ACCEPT NON-COMPLYING ITEMS SUBJECT TO ANY ADJUSTMENT IN THE CONTRACT AMOUNT AS APPROVED BY THE ARCHITECT AND/OR THE OWNER.

B-PERMITS, FEES, TAXES, & NOTICES

1. THE CONTRACTOR SHALL PAY ALL SALES, CONSUMER, AND OTHER SIMILAR TAXES FOR THE WORK OR PORTIONS THEREOF PROVIDED BY THE CONTRACTOR WHICH ARE LEGALLY ENACTED AT THE TIME OF CONSTRUCTION.

2. UNLESS OTHERWISE PROVIDED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL SECURE AND PAY FOR THE BUILDING PERMIT AND FOR ALL OTHER PERMITS AND GOVERNMENTAL FEES, LICENSES AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.

3. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK.

4. THE CONTRACTOR SHALL EXERCISE REASONABLE EFFORT TO MAKE CERTAIN THAT THE CONTRACT DOCUMENTS ARE IN ACCORDANCE WITH APPLICABLE LAWS, STATUTES, BUILDING CODES AND REGULATIONS. IF THE CONTRACTOR OBSERVES THAT ANY OF THE CONTRACT DOCUMENTS ARE AT VARIANCE THEREWITH IN ANY RESPECT, HE SHALL PROMPTLY NOTIFY ARCHITECT IN WRITING, AND ANY NECESSARY CHANGES SHALL BE ACCOMPLISHED BY APPROPRIATE MODIFICATION.

5. IF THE CONTRACTOR PERFORMS ANY WORK KNOWING IT TO BE CONTRARY TO SUCH LAWS, ORDINANCES, RULES AND REGULATIONS, AND WITHOUT SUCH NOTICE TO DESIGNER, HE SHALL ASSUME FULL RESPONSIBILITY THEREFORE AND SHALL BEAR ALL COSTS ATTRIBUTABLE THERETO.

C-COORDINATION & SUPERVISION

1. ALL WORK TO BE SCHEDULED DURING REGULAR BUSINESS HOURS UNLESS NOTED OTHERWISE.

2. CONTRACTOR TO PROVIDE ADVANCE NOTIFICATION TO TENANT'S REPRESENTATIVE WHEN TENANT OR THEIR CONTRACTOR(S) ARE REQUIRED AT JOB SITE FOR COORDINATION MEETINGS OR INSTALLATIONS.

3. UPON COMPLETION OF THE WORK, THE CONTRACTOR TO NOTIFY BUILDING OWNER REPRESENTATIVE THAT THE PROJECT IS READY FOR INSPECTION. OWNER/REP WILL COMPILE A "PUNCH LIST" OF CORRECTIONS NEEDED OF UNSATISFACTORY AND/OR INCOMPLETE WORK. FINAL PAYMENT WILL BE CONTINGENT UPON THE SUCCESSFUL COMPLETION OF THE PUNCH LIST.

4. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, AND SHALL COORDINATE ALL PORTIONS OF THE WORK.

5. THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR THE ACTS AND OMISSIONS OF THE CONTRACTOR'S EMPLOYEES, SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES, AND ANY OTHER PERSONS PERFORMING ANY OF THE WORK UNDER A CONTRACT WITH THE CONTRACTOR.

6. THE CONTRACTOR TO, AT ALL TIMES, KEEP THE PREMISES FREE OF ACCUMULATION OF WASTE MATERIALS OR RUBBISH; PREMISES TO BE SWEPT CLEAN DAILY.

7. THE CONTRACTOR TO PROVIDE FINAL CLEANING OF ALL AREAS OF WORK INCLUDING THE CONSTRUCTION ACCESS ROUTE. FINAL CLEANING TO INCLUDE WINDOWS AND CEILINGS.

D-LABOR, MATERIALS, & WARRANTY

1. UNLESS OTHERWISE PROVIDED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT AND MACHINERY, TRANSPORTATION, AND OTHER FACILITIES AND SERVICES NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.

2. THE CONTRACTOR SHALL AT ALL TIMES ENFORCE STRICT DISCIPLINE AND GOOD ORDER AMONG THE CONTRACTOR'S EMPLOYEES AND SHALL NOT EMPLOY ON THE WORK ANY UNFIT PERSON OR ANYONE NOT SKILLED IN THE TASK ASSIGNED THEM.

3. ALL WORK SHALL BE PERFORMED BY SKILLED AND QUALIFIED WORKMEN IN ACCORDANCE WITH THE BEST PRACTICES OF THE TRADES INVOLVED AND IN COMPLIANCE WITH BUILDING REGULATIONS AND/OR GOVERNMENT LAWS, STATUTES OR ORDINANCES CONCERNING THE USE OF UNION LABOR.

4. CONTRACTOR AND SUB-CONTRACTORS TO FIELD VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON DOCUMENTS AND MUST NOTIFY ARCHITECT OF ANY DISCREPANCIES, OMISSIONS AND/OR CONFLICTS PRIOR TO PROCEEDING WITH THE WORK.

5. EACH TRADE WILL BE EXPECTED TO PROCEED IN A FASHION THAT WILL NOT DELAY OTHER TRADES.

6. THE CONTRACTOR IS RESPONSIBLE FOR THE DISTRIBUTION OF DRAWINGS TO ALL TRADES UNDER THEIR JURISDICTION.

7. DO NOT SCALE DRAWINGS; DIMENSIONS GOVERN. LARGER SCALE DRAWINGS TO GOVERN OVER SMALLER SCALE DRAWINGS.

8. DIMENSIONS ARE TO THE FINISHED FACE OF NEW CONSTRUCTION. DIMENSIONS ARE NOMINAL UNLESS OTHERWISE INDICATED.

9. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR IS RESPONSIBLE TO GET CLARIFICATION AND DIRECTION FROM ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.

10. THE CONTRACTOR IS RESPONSIBLE FOR CUTTING AND PATCHING REQUIRED FOR HIS WORK UNLESS OTHERWISE NOTED.

11. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADEQUATE BLOCKING FOR WALL SUPPORTED ELEMENTS INCLUDING MILLWORK, EQUIPMENT, FIXTURES AND FURNITURE. CONTRACTOR TO VERIFY EXTENT AND COORDINATE WITH APPROPRIATE SUBCONTRACTORS.

12. ALL MATERIALS TO BE NEW, UNUSED AND OF THE HIGHEST QUALITY IN EVERY RESPECT, UNLESS OTHERWISE NOTED. MANUFACTURED MATERIALS AND EQUIPMENT TO BE STORED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN RECOMMENDATIONS AND INSTRUCTIONS.

11. THERE WILL BE NO SUBSTITUTIONS OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED. WHERE THE TERMS "EQUAL TO" OR "APPROVED EQUAL" ARE USED, ARCHITECT TO DETERMINE EQUALITY BASED ON INFORMATION SUBMITTED BY THE CONTRACTOR.

12. ALL FINISHES TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS FOR THE TYPE OF MATERIAL AND INSTALLATION SPECIFIED.

13. PAINT TO BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS OVER PROPERLY PREPARED SURFACES. WALLS TO BE STRAIGHT AND SMOOTH. PROVIDE MINIMUM ONE COAT PRIME AND ONE FINISH COAT. FINISHED COAT TO COMPLETELY COVER WITH NO STREAKING OR BLEEDING OF UNDERCOATS.

14. MILLWORK TO CONFORM WITH AWI STANDARDS FOR PREMIUM GRADE MILLWORK. DRAWINGS INDICATE DESIGN INTENT. FABRICATOR IS RESPONSIBLE FOR MILLWORK ENGINEERING.

15. DRYWALL CONTRACTOR TO CLOSELY COORDINATE HIS WORK WITH THAT OF OTHER TRADES. WHERE DRYWALL IS IN CONFLICT WITH DUCTWORK, PLUMBING LINES, ETC. THIS CONTRACTOR TO PROVIDE ALL NECESSARY BRIDGING AND BRACING REQUIRED TO SECURE DRYWALL AND TO MAINTAIN FIRE OR SOUND RATING WHERE REQUIRED.

16. THE CONTRACTOR WARRANTS TO THE OWNER THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT WILL BE NEW UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORK WILL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS FOR A PERIOD OF NOT LESS THAN ONE YEAR FROM THE COMPLETION OF CONSTRUCTION. ALL WORK NOT CONFORMING TO THESE REQUIREMENTS, INCLUDING SUBSTITUTIONS NOT PROPERLY APPROVED AND AUTHORIZED, MAY BE CONSIDERED DEFECTIVE.

E- INSTALLATION NOTES (MAY NOT APPLY)

1. ALL INSTALLED PLUMBING, MECHANICAL AND ELECTRICAL EQUIPMENT TO OPERATE QUIETLY AND BE FREE OF VIBRATION.

2. UNLESS OTHERWISE NOTED IN MECHANICAL DRAWINGS OR SPECIFICATIONS, HOLD DUCTS AND MECHANICAL EQUIPMENT TIGHT TO STRUCTURE ABOVE.

3. THE CONTRACTOR SHALL NOT LOCATE CEILING DIFFUSERS OR REGISTERS WHERE FULL HEIGHT SHELVING, FILES OR STORAGE UNITS ARE INDICATED ON PLANS. (IF APPLICABLE)

4. ALL CEILING DIFFUSERS AND REGISTERS TO BE THE SAME COLOR AS THE CEILING UNLESS NOTED OTHERWISE.
5. ALL SURFACES TO BE PROPERLY PRIMED OR PREPARED PRIOR TO INSTALLATION OF SPECIFIED FINISHES.

5. PATCH ALL AREAS WHERE THE FLOOR IS NOT LEVEL OR TRUE PRIOR TO THE INSTALLATION OF SPECIFIED FLOOR FINISH(-ES).

6. PROVIDE ALL NECESSARY CUT-OUTS FOR THE INSTALLATION OF ELECTRICAL AND VOICE/DATA OUTLETS, THERMOSTATS, SWITCHES AND OTHER DEVICES.

7. EXTEND ALL FIRE RATED PARTITIONS TO STRUCTURE; FILL ALL VOIDS WITH FIRE SAFING MATERIAL OR FIRE-RATED CAULK, CONTINUOUS AS REQUIRED BY CODE.

8. ALL FIRE EXTINGUISHER CABINETS OR ELECTRICAL PANELS LOCATED IN RATED PARTITIONS TO BE BACKED WITH GYPSUM BOARD AS REQUIRED TO MAINTAIN PARTITION RATING.

9. CONTRACTOR IS RESPONSIBLE FOR FIRESTOPPING ALL NEW AND EXISTING FIRE RATED PARTITIONS AND ALL PENETRATION THROUGH RATED AREAS INCLUDING SLABS. SEAL TO MAINTAIN PROPER RATING.

10. WHERE EXISTING FIREPROOFING HAS BEEN REMOVED AT COLUMNS OR BEAMS, NEW FIREPROOFING TO BE INSTALLED TO COMPLY WITH THE REQUIRED FIRE RATING. CONTRACTOR TO VERIFY IN FIELD.

11. WHERE PIPES, CONDUITS OR LOW TENSION WIRING PENETRATE A FIRE RATED ENCLOSURE, THE SPACE AROUND SHALL NOT EXCEED 1/2" AND SHALL BE PACKED SOLID WITH BATT INSULATION AND FITTED WITH ESCUTCHEON PLATES ON BOTH SIDES OR EQUIVALENT TREATMENT TO INSURE COMPLIANCE WITH FIRE RATING.

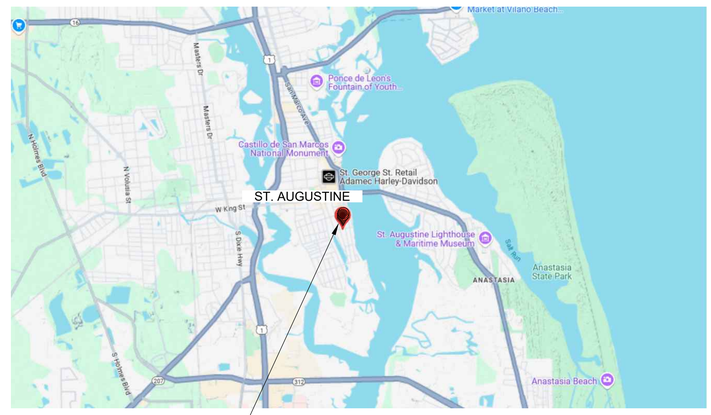
12. WHERE DUCT OR PART OF DUCT IS RUNNING PARALLEL OVER FIRE RATED PARTITION, EXTEND RATED PARTITION AROUND DUCT TO EFFECT COMPLETE MAINTENANCE OF FIRE-RATING.

CODE SUMMARY

LOCATION / JURISDICTION:	ST. JOHNS COUNTY - SAINT AUGUSTINE, FLORIDA
APPLICABLE CODES:	FBC R 2023, 8TH EDITION NEC 2020 FBC EC 2023, 8TH EDITION - "PERFORMANCE BASED"
OCCUPANCY CLASSIF.:	FBC - RESIDENTIAL
OCCUPANCY SUB-CATEGORY:	N/A
BUILDING DESCRIPTION:	PRIVATE RESIDENCE
TYPE OF CONSTRUCTION:	VB (SINGLE FAMILY DWELLING)

	ALLOWED	PROPOSED
MAXIMUM HEIGHT:	35'	+/- 26'-5"
MAXIMUM STORIES:	3	1
MAXIMUM AREA:	UL	SEE PLANS FOR SQUARE FOOTAGE BREAK DOWN

VICINITY MAP



PROJECT LOCATION

ARCHITECTURAL DRAWING INDEX		REV. #	DATE
A0	COVER SHEET		
A0.1	ARCHITECTURAL SITE PLAN		
A1	FIRST FLOOR PLAN, SECOND FLOOR PLAN (DEMO)		
A1.1	THIRD FLOOR PLAN, ROOF PLAN		
A2	FIRST FLOOR PLAN, SECOND FLOOR PLAN (NEW)		
A2.2	THIRD FLOOR PLAN(NEW), ROOF PLAN, WALL SECTIONS		
A3	ELEVATIONS (EXIST.)		
A4	ELEVATIONS (NEW)		
A5	EXIST. GARAGE FLOOR PLAN, ROOF PLAN, ELEVATIONS		

STATE OF FLORIDA
JOHN ANDERSON ALMAND
LICENSED
REGISTERED ARCHITECT

NOT FOR CONSTRUCTION

THIS ITEM HAS BEEN DIGITALLY SEALED BY JOHN ALMAND, ARCHITECT, ON 11/22/2024. USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. APPROVED CONSTRUCTION DOCUMENTS ON SITE SHALL BEAR THE "APPROVED" SEAL FROM THE AHJ.

Received 5/6/2025
Planning & Building Department

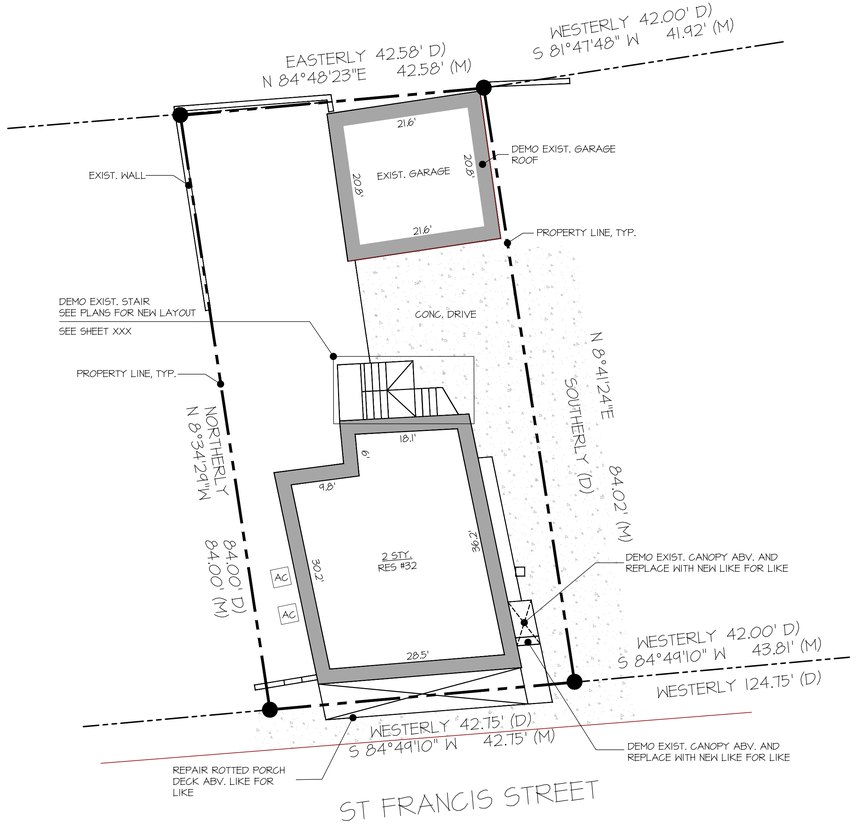
HISTORIC PRESERVATION - SITE NOTES

1. THE FRONT SETBACK SHALL REASONABLY MATCH THE SETBACK OF THE IMMEDIATELY ADJACENT HISTORIC STRUCTURES, V.I.F.

2.THE FINISHED FLOOR HEIGHT SHALL REASONABLY MATCH THE FLOOR HEIGHT OF THE IMMEDIATELY ADJACENT HISTORIC STRUCTURES, V.I.F.

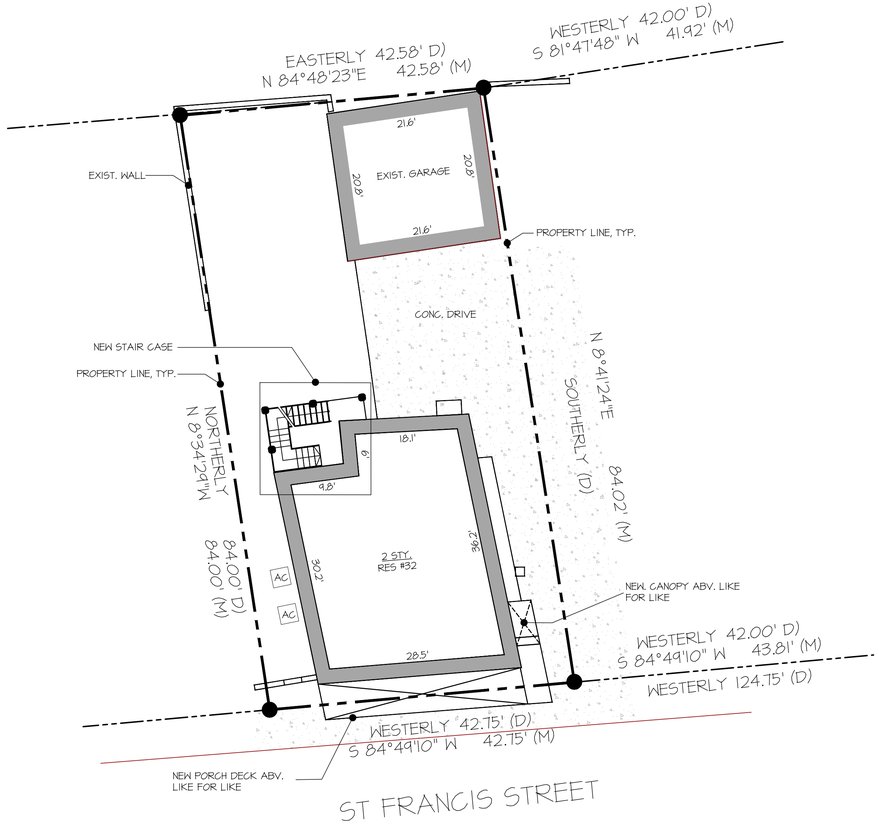
3. THE DRIVEWAY SHALL BE LIMITED TO NO MORE THAN 10'-0" IN WIDTH UP TO THE FRONT PLANE OF THE HOUSE AND SHALL FEATURE EITHER CONCRETE RIBBONS, BRICK PAVERS, OR A COMBINATION OF CONCRETE RIBBONS AND PAVERS TO CREATE A SIMULATED RIBBON APPEARANCE. IF A CONCRETE RIBBON DRIVEWAY IS CONSTRUCTED THAN THE AREA BETWEEN THE RIBBONS SHALL BE TWICE THE WIDTH OF THE RIBBONS.

IF BRICK PAVERS ARE USED THE PAVERS SHALL BE NO LARGER THAN A 4"X 8" OR 6"X 10," SHALL BE LAID IN A RUNNING BOND OR HERRINGBONE PATTERN, AND SHALL BE A TRADITIONAL BRICK SHAPE AND COLOR WITH THE FINAL COLOR CHOICE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT PRIOR TO PURCHASE AND INSTALLATION.



SITE PLAN - EXIST

SCALE: 1" = 10'-0"



SITE PLAN - NEW

SCALE: 1" = 10'-0"

JAA ARCHITECTURE - INC
JAA ARCHITECTURE INC.
2063 OAK STREET
JACKSONVILLE FL 32204
P: (904) 379-5108
E: JOHN@JAAARCHITECTURE.COM
LIC. AR92748

THIS DOCUMENT, ALONG WITH ASSOCIATED DOCUMENTS, IS AN INSTRUMENT OF DESIGNER'S SERVICE FOR THE EXCLUSIVE USE AT THE PROJECT TITLED HEREIN. INFORMATION DERIVED FROM THIS DOCUMENT, AND/OR ASSOCIATED DOCUMENTS, MAY NOT BE USED FOR OTHER WORK(S) OR PROJECT(S) WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE DESIGNER.

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND CHAPTER 633, FLORIDA STATUTES. TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE SPACE HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 8TH EDITION 2023 AND THE 8TH EDITION OF THE FLORIDA FIRE PREVENTION CODE BASED ON NFPA 1 FIRE CODE 2023 EDITION & NFPA 101 LIFE SAFETY CODE 2021, 8TH EDITION.

"NEW EXT. STAIR / RENOVATION"
32 ST. FRANCIS STREET
ST.AUGUSTINE, FLORIDA 32084

THIS ITEM HAS BEEN DIGITALLY SEALED BY JOHN ALLMAND, ARCHITECT, ON 05/05/2025 USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. APPROVED CONSTRUCTION DOCUMENTS ON SITE SHALL BEAR THE 'APPROVED' SEAL FROM THE AHJ.

REVISIONS

#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

STATE OF FLORIDA
HENDERSON ALLMAND
LICENSE NUMBER
REGISTERED ARCHITECT

NOT FOR CONSTRUCTION

DATE: 05.05.2025

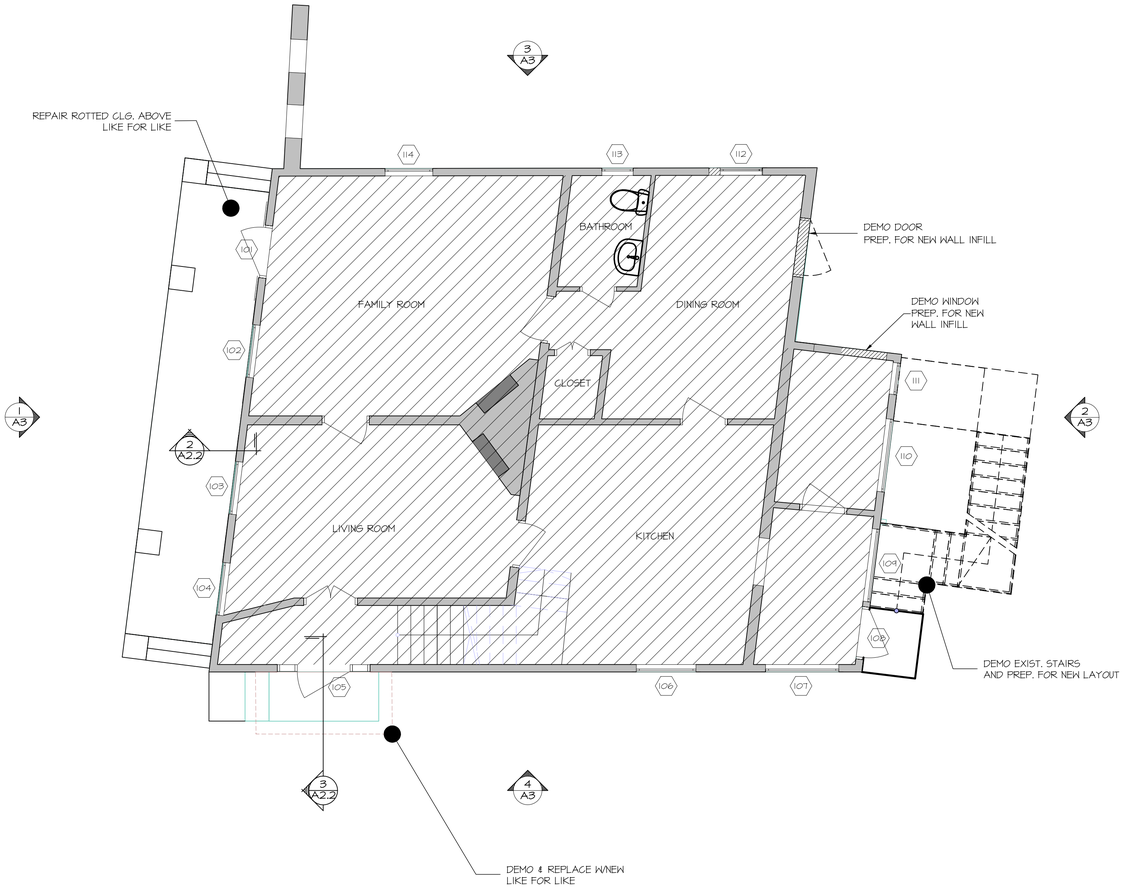
PRJCT #: 25-0135.00

SHEET

A0.1

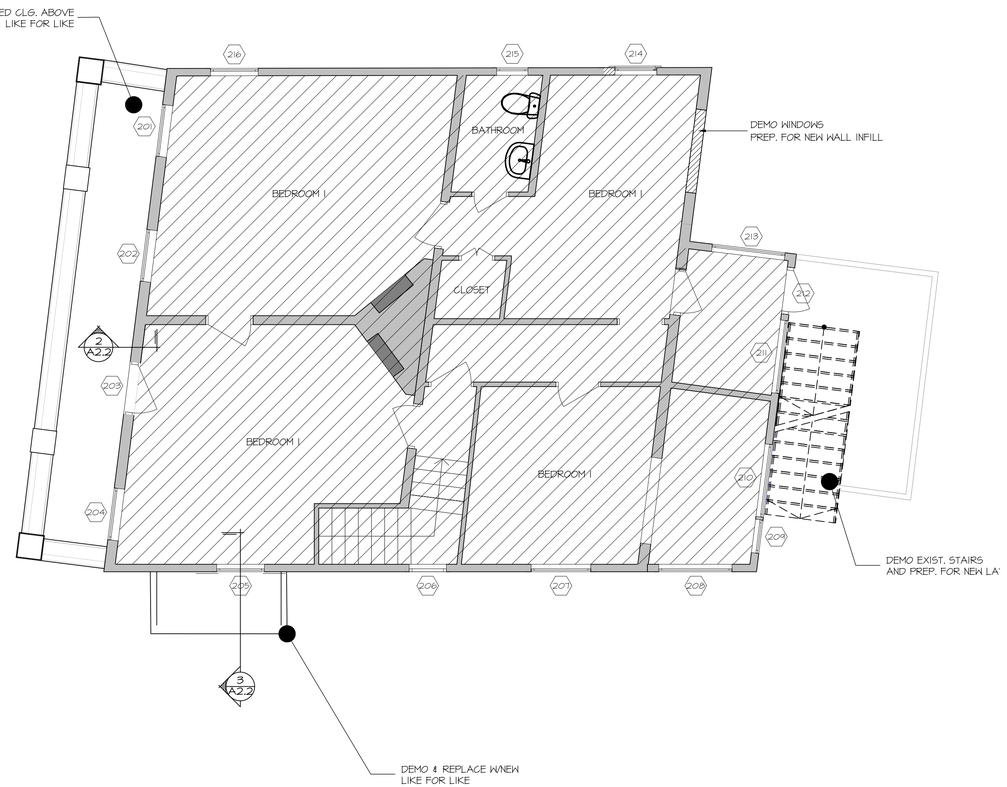
HARB REVIEW SET

Received 5/6/2025
Planning & Building Department



NORTH

1 A1 FIRST FLOOR PLAN (DEMO)
1/4" = 1'-0"



NORTH

2 A1 SECOND FLOOR PLAN (DEMO)
1/4" = 1'-0"

WINDOW AND DOOR SCHEDULE FIRST FLOOR

No.	STYLE	ROUGH OPENING			ROUGH OPENING		SERIES	REMARKS
		WIDTH	HEIGHT	MATERIAL	SHUTTER	STORM WINDOWS		
101	3066	3'-0"	6'-6"	WOOD	YES	YES	N/A	FRONT DOOR, EXIST.
102	SH	3'-0"	5'-4"	WOOD	YES	YES	N/A	EXIST.
103	SH	3'-0"	5'-4"	WOOD	YES	YES	N/A	EXIST.
104	SH	3'-0"	5'-4"	WOOD	YES	YES	N/A	EXIST.
105	5266	5'-2"	6'-6"	WOOD			N/A	DOOR WITH SIDE LITES
106	SH	2'-8"	4'-3"	WOOD			N/A	EXIST.
107	SH	4'-3"	4'-0"	WOOD			N/A	EXIST.
108	3066	3'-0"	6'-6"	WOOD			N/A	BACK DOOR, EXIST.
109	SH	4'-3"	4'-0"	WOOD			N/A	EXIST.
110	SH	2'-0"	3'-0"	WOOD			N/A	EXIST.
112	SH	2'-8"	4'-3"	WOOD			N/A	EXIST.
113	SH	2'-0"	3'-7"	WOOD			N/A	EXIST.
114	SH	2'-8"	4'-3"	WOOD			N/A	EXIST.
								NOT IN THE SCOPE OF WORK

NOT IN SCOPE

WINDOW AND DOOR SCHEDULE SECOND FLOOR

No.	STYLE	ROUGH OPENING			ROUGH OPENING		SERIES	REMARKS
		WIDTH	HEIGHT	MATERIAL	SHUTTER	STORM WINDOWS		
201	SH	3'-6"	5'-6"	WOOD		YES	N/A	EXIST.
202	SH	3'-6"	5'-6"	WOOD		YES	N/A	EXIST.
203	3068	3'-0"	6'-8"	WOOD			N/A	DOOR EXIST.
204	SH	3'-6"	5'-6"	WOOD		YES	N/A	EXIST.
205	SH	2'-8"	4'-3"	WOOD			N/A	EXIST.
206	SH	2'-0"	4'-0"	WOOD			N/A	EXIST.
207	SH	2'-8"	4'-3"	WOOD			N/A	EXIST.
208	SH	4'-0"	3'-0"	WOOD			N/A	EXIST.
209	SH	2'-0"	3'-0"	WOOD			N/A	EXIST.
210	SH	4'-0"	3'-0"	WOOD			N/A	EXIST.
211	SH	4'-0"	3'-0"	WOOD			N/A	EXIST.
212	SH	2'-7"	6'-5"	WOOD			N/A	DOOR EXIST.
213	SH	4'-0"	3'-0"	WOOD			N/A	EXIST.
214	SH	2'-8"	4'-3"	WOOD			N/A	EXIST.
215	SH	2'-0"	3'-7"	WOOD			N/A	EXIST.
216	SH	2'-8"	4'-3"	WOOD			N/A	EXIST.

NOT IN SCOPE

ARCHITECTURE-INC
JAA ARCHITECTURE INC.
2063 OAK STREET
JACKSONVILLE FL 32204
P: (904) 379-5108
E: JOHN@JAAARCHITECTURE.COM
LIC. AR92748

THIS DOCUMENT, ALONG WITH ASSOCIATED DOCUMENTS, IS AN INSTRUMENT OF DESIGNER'S SERVICE FOR THE EXCLUSIVE USE AT THE PROJECT TITLED HEREIN. INFORMATION DERIVED FROM THIS DOCUMENT, AND/OR ASSOCIATED DOCUMENTS, MAY NOT BE USED FOR OTHER WORK(S) OR PROJECT(S) WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE DESIGNER.

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND CHAPTER 633, FLORIDA STATUTES. TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE SPACE HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 8TH EDITION 2023 AND THE 8TH EDITION OF THE FLORIDA FIRE PREVENTION CODE BASED ON NFPA 1 FIRE CODE 2023 EDITION & NFPA 101 LIFE SAFETY CODE 2021, 8TH EDITION.

"NEW EXT. STAIR / RENOVATION"
32 ST. FRANCIS STREET
ST.AUGUSTINE, FLORIDA 32084

THIS ITEM HAS BEEN DIGITALLY SEALED BY JOHN ALLMAND, ARCHITECT, ON 05/05/2025 USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. APPROVED CONSTRUCTION DOCUMENTS ON SITE SHALL BEAR THE 'APPROVED' SEAL FROM THE AHJ.

REVISIONS

#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

STATE OF FLORIDA
JOHN ANDERSON ALLMAND
LICENSE NO. AR92748
REGISTERED ARCHITECT

NOT FOR CONSTRUCTION

DATE: 05.05.2025

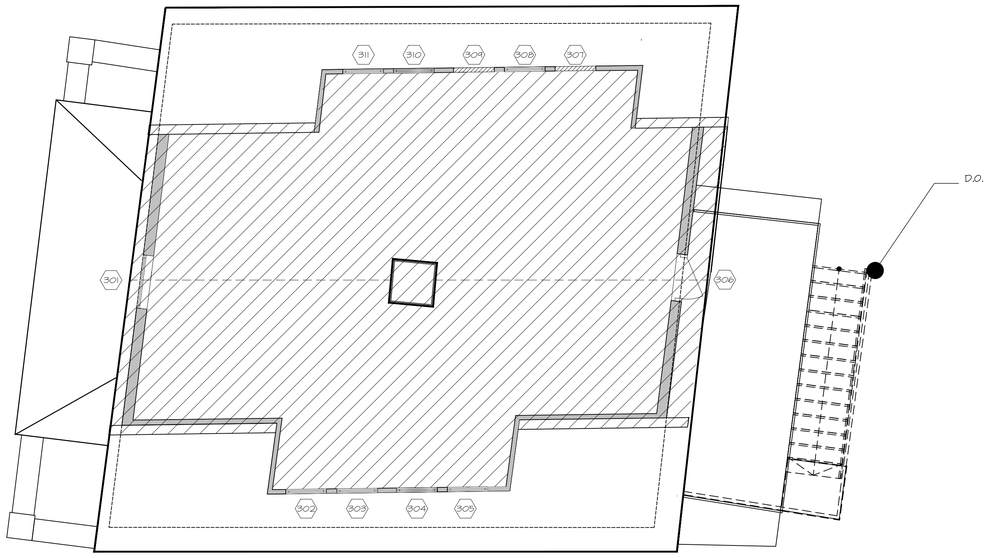
PRJCT #: 25-0135.00

SHEET

A1

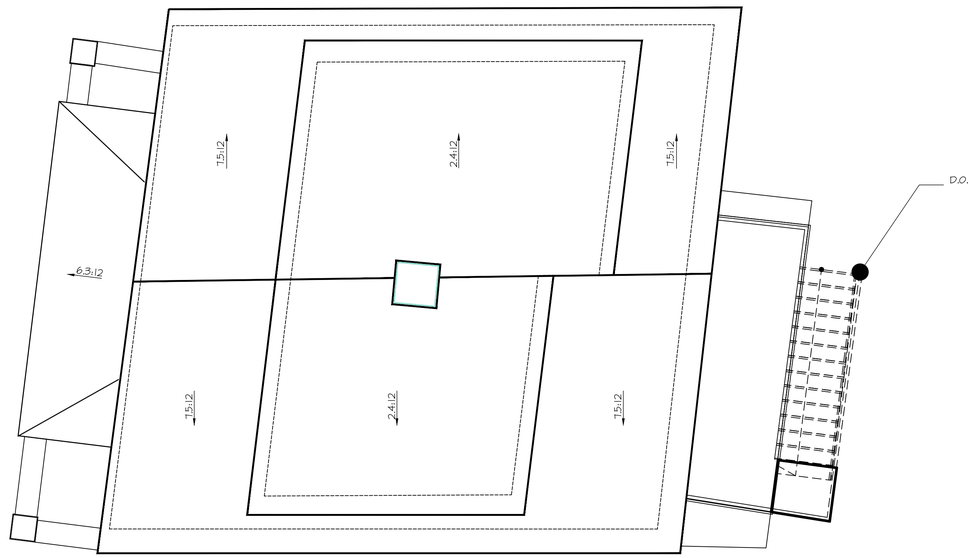
HARB REVIEW SET

Received 5/6/2025
Planning & Building Department



NORTH

1 / A1.1 THIRD FLOOR PLAN (DEMO)
1/4" = 1'-0"



NORTH

2 / A1.1 ROOF PLAN
1/4" = 1'-0"

WINDOW AND DOOR SCHEDULE FIRST FLOOR

No.	STYLE	ROUGH OPENING			ROUGH OPENING		SERIES	REMARKS
		WIDTH	HEIGHT	MATERIAL	SHUTTER	STORM WINDOWS		
301	SH	3'-0"	4'-7"	WOOD			N/A	EXIST.
302	SH	2'-5"	3'-3"	WOOD			N/A	EXIST.
303	SH	2'-5"	3'-3"	WOOD			N/A	EXIST.
304	SH	2'-5"	3'-3"	WOOD			N/A	EXIST.
305	SH	2'-5"	3'-3"	WOOD			N/A	EXIST.
306	2860	2'-8"	6'-0"	WOOD			N/A	DOOR, EXIST.
307	SH	2'-5"	3'-3"	WOOD			N/A	EXIST.
308	SH	2'-5"	3'-3"	WOOD			N/A	EXIST.
309	SH	2'-5"	3'-3"	WOOD			N/A	EXIST.
310	SH	2'-5"	3'-3"	WOOD			N/A	EXIST.
311	SH	2'-5"	3'-3"	WOOD			N/A	EXIST.

ARCHITECTURE-INC
JAA ARCHITECTURE INC.
2063 OAK STREET
JACKSONVILLE FL 32204
P: (904) 379-5108
E: JOHN@JAAARCHITECTURE.COM
LIC. AR92748

THIS DOCUMENT, ALONG WITH ASSOCIATED DOCUMENTS, IS AN INSTRUMENT OF DESIGNER'S SERVICE FOR THE EXCLUSIVE USE AT THE PROJECT TITLED HEREIN. INFORMATION DERIVED FROM THIS DOCUMENT, AND/OR ASSOCIATED DOCUMENTS, MAY NOT BE USED FOR OTHER WORK(S) OR PROJECT(S) WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE DESIGNER.

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND CHAPTER 633, FLORIDA STATUTES. TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE SPACE HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 8TH EDITION 2023 AND THE 8TH EDITION OF THE FLORIDA FIRE PREVENTION CODE BASED ON NFPA 1 FIRE CODE 2023 EDITION & NFPA 101 LIFE SAFETY CODE 2021, 8TH EDITION.

"NEW EXT. STAIR / RENOVATION"
32 ST. FRANCIS STREET
ST.AUGUSTINE, FLORIDA 32084

THIS ITEM HAS BEEN DIGITALLY SEALED BY JOHN ALLMAND, ARCHITECT, ON 05/05/2025 USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. APPROVED CONSTRUCTION DOCUMENTS ON SITE SHALL BEAR THE 'APPROVED' SEAL FROM THE AHJ.

REVISIONS

#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

STATE OF FLORIDA
JOHN ANDERSON ALLMAND
REGISTERED ARCHITECT

NOT FOR CONSTRUCTION

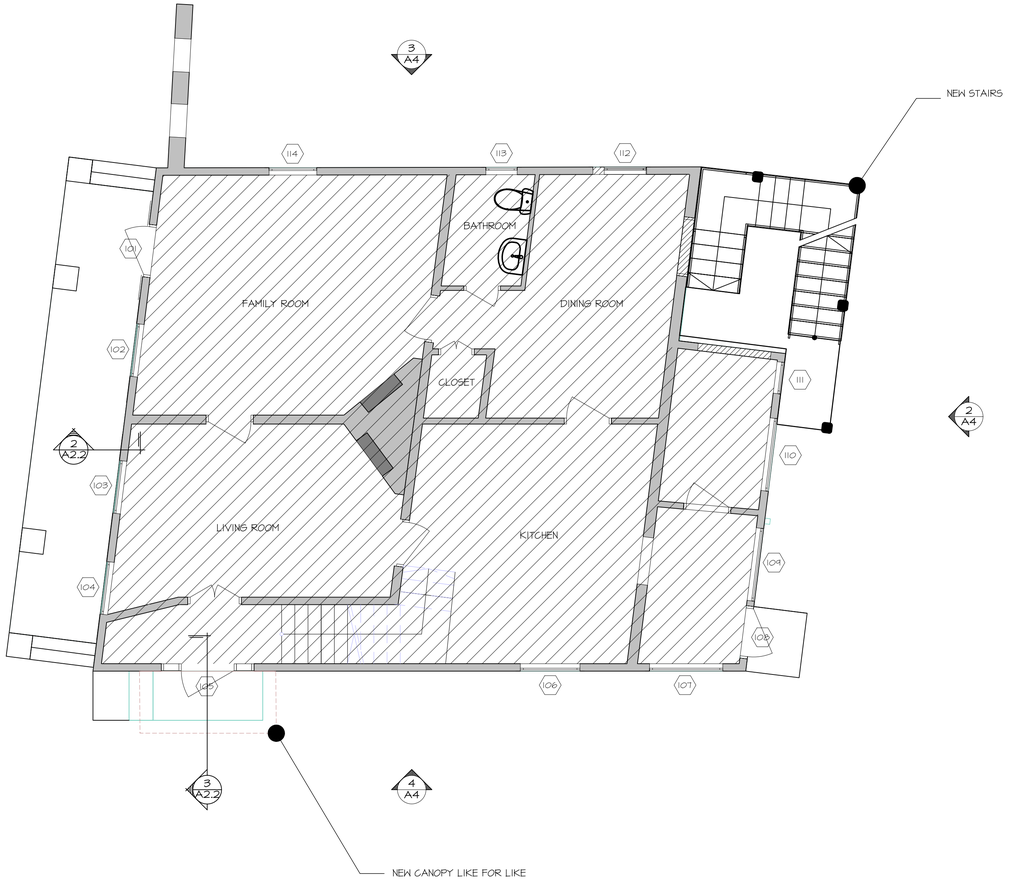
DATE: 05.05.2025

PRJCT #: 25-0135.00

SHEET
A1.1

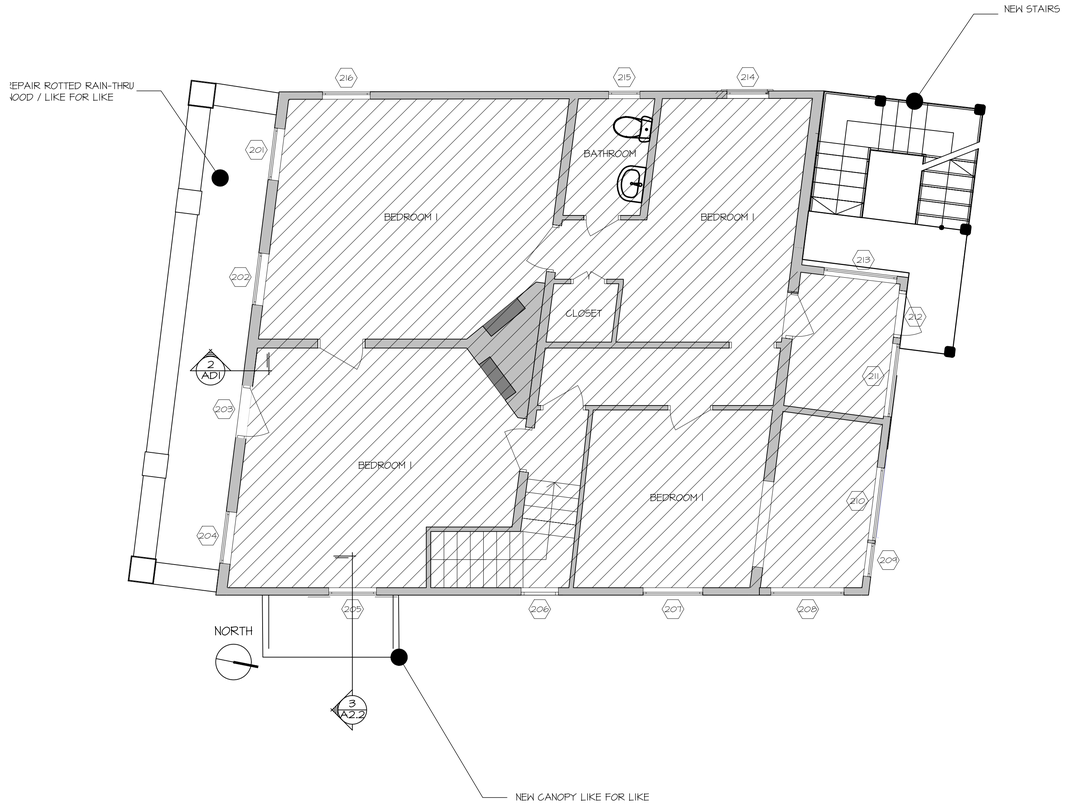
HARB REVIEW SET

Received 5/6/2025
Planning & Building Department



NORTH

1 A2 FIRST FLOOR PLAN (NEW)
1/4" = 1'-0"



NORTH

2 A2 SECOND FLOOR PLAN (NEW)
1/4" = 1'-0"

WINDOW AND DOOR SCHEDULE FIRST FLOOR

No.	STYLE	ROUGH OPENING			ROUGH OPENING		SERIES	REMARKS
		WIDTH	HEIGHT	MATERIAL	SHUTTER	STORM WINDOWS		
101	3066	3'-0"	6'-6"	WOOD	YES	YES	N/A	FRONT DOOR, EXIST.
102	SH	3'-0"	5'-4"	WOOD	YES	YES	N/A	EXIST.
103	SH	3'-0"	5'-4"	WOOD	YES	YES	N/A	EXIST.
104	SH	3'-0"	5'-4"	WOOD	YES	YES	N/A	EXIST.
105	5266	5'-2"	6'-6"	WOOD			N/A	DOOR WITH SIDE LITES
106	SH	3'-0"	2'-0"	WOOD			N/A	NEW
107	SH	4'-3"	4'-0"	WOOD			N/A	NEW
108	3066	3'-0"	6'-6"	WOOD			N/A	BACK DOOR, EXIST.
109	SH	4'-3"	4'-0"	WOOD			N/A	NEW
110	SH	2'-0"	3'-0"	WOOD			N/A	NEW
112	SH	2'-0"	2'-0"	WOOD			N/A	NEW
113	SH	2'-0"	3'-7"	WOOD			N/A	NEW
114	SH	2'-8"	4'-3"	WOOD			N/A	NEW
								NOT IN THE SCOPE OF WORK

NOT IN SCOPE

WINDOW AND DOOR SCHEDULE SECOND FLOOR

No.	STYLE	ROUGH OPENING			ROUGH OPENING		SERIES	REMARKS
		WIDTH	HEIGHT	MATERIAL	SHUTTER	STORM WINDOWS		
201	SH	3'-6"	5'-6"	WOOD		YES	N/A	EXIST.
202	SH	3'-6"	5'-6"	WOOD		YES	N/A	EXIST.
203	3068	3'-0"	8'-8"	WOOD			N/A	DOOR EXIST.
204	SH	3'-6"	5'-6"	WOOD		YES	N/A	EXIST.
205	5266	2'-8"	4'-3"	WOOD			N/A	NEW
206	SH	2'-0"	4'-0"	WOOD			N/A	NEW
207	SH	3'-0"	2'-0"	WOOD			N/A	NEW
208	SH	4'-0"	3'-0"	WOOD			N/A	NEW
209	SH	2'-0"	3'-0"	WOOD			N/A	NEW
210	SH	4'-0"	3'-0"	WOOD			N/A	NEW
211	SH	4'-0"	3'-0"	WOOD			N/A	NEW
212	SH	2'-7"	6'-5"	WOOD			N/A	DOOR EXIST.
213	SH	4'-0"	3'-0"	WOOD			N/A	NEW
214	SH	2'-0"	2'-0"	WOOD			N/A	NEW
215	SH	2'-0"	3'-7"	WOOD			N/A	NEW
216	SH	2'-8"	4'-3"	WOOD			N/A	NEW

NOT IN SCOPE

ARCHITECTURE-INC
JAA ARCHITECTURE INC.
2063 OAK STREET
JACKSONVILLE FL 32204
P: (904) 379-5108
E: JOHN@JAAARCHITECTURE.COM
LIC. AR92748

THIS DOCUMENT, ALONG WITH ASSOCIATED DOCUMENTS, IS AN INSTRUMENT OF DESIGNER'S SERVICE FOR THE EXCLUSIVE USE AT THE PROJECT TITLED HEREIN. INFORMATION DERIVED FROM THIS DOCUMENT, AND/OR ASSOCIATED DOCUMENTS, MAY NOT BE USED FOR OTHER WORK(S) OR PROJECT(S) WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE DESIGNER.

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND CHAPTER 633, FLORIDA STATUTES. TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE SPACE HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 8TH EDITION 2023 AND THE 8TH EDITION OF THE FLORIDA FIRE PREVENTION CODE BASED ON NFPA 1 FIRE CODE 2023 EDITION & NFPA 101 LIFE SAFETY CODE 2021, 8TH EDITION.

"NEW EXT. STAIR / RENOVATION"
32 ST. FRANCIS STREET
ST.AUGUSTINE, FLORIDA 32084

THIS ITEM HAS BEEN DIGITALLY SEALED BY JOHN ALLMAND, ARCHITECT, ON 05/05/2025 USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. APPROVED CONSTRUCTION DOCUMENTS ON SITE SHALL BEAR THE 'APPROVED' SEAL FROM THE AHJ.

REVISIONS

#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

STATE OF FLORIDA · JOHN ANDERSON ALLMAND · REGISTERED ARCHITECT

NOT FOR CONSTRUCTION

DATE: 05.05.2025

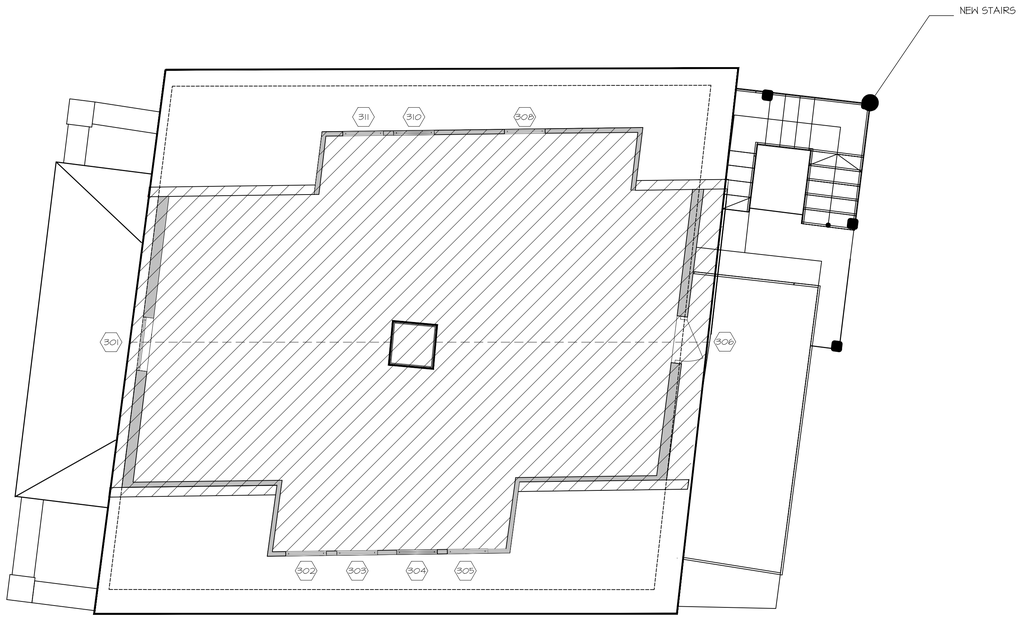
PRJCT #: 25-0135.00

SHEET

A2

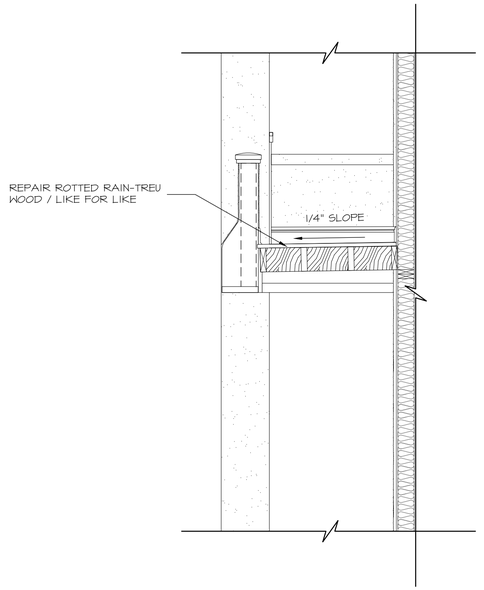
HARB REVIEW SET

Received 5/6/2025
Planning & Building Department



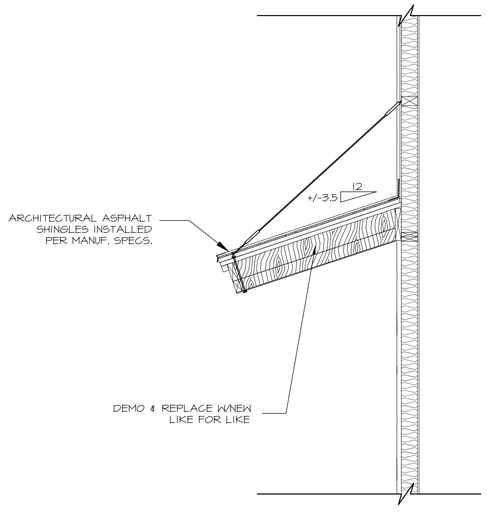
NORTH

1 / A2.2 THIRD FLOOR PLAN (NEW)
1/4" = 1'-0"



2 / A2.2 FROND DECK SECTION
1/2" = 1'-0"

WINDOW AND DOOR SCHEDULE FIRST FLOOR								
No.	STYLE	ROUGH OPENING			ROUGH OPENING		SERIES	REMARKS
		WIDTH	HEIGHT	MATERIAL	SHUTTER	STORM WINDOWS		
301	SH	3'-0"	4'-7"	WOOD			N/A	EXIST.
302	SH	2'-5"	3'-3"	WOOD			N/A	NEW
303	SH	2'-5"	3'-3"	WOOD			N/A	NEW
304	SH	2'-5"	3'-3"	WOOD			N/A	NEW
305	SH	2'-5"	3'-3"	WOOD			N/A	NEW
306	2860	2'-8"	6'-0"	WOOD			N/A	DOOR, EXIST.
307	SH	2'-5"	2'-5"	WOOD			N/A	NEW
308	SH	2'-5"	3'-3"	WOOD			N/A	NEW
309	SH	2'-5"	3'-3"	WOOD			N/A	NEW



3 / A2.2 CANOPY SECTION
1/2" = 1'-0"

JAA ARCHITECTURE - INC
JAA ARCHITECTURE INC.
2063 OAK STREET
JACKSONVILLE FL 32204
P: (904) 379-5108
E: JOHN@JAAARCHITECTURE.COM
LIC. AR92748

THIS DOCUMENT, ALONG WITH ASSOCIATED DOCUMENTS, IS AN INSTRUMENT OF DESIGNER'S SERVICE FOR THE EXCLUSIVE USE AT THE PROJECT TITLED HEREIN. INFORMATION DERIVED FROM THIS DOCUMENT, AND/OR ASSOCIATED DOCUMENTS, MAY NOT BE USED FOR OTHER WORK(S) OR PROJECT(S) WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE DESIGNER.

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND CHAPTER 633, FLORIDA STATUTES. TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE SPACE HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 8TH EDITION 2023 AND THE 8TH EDITION OF THE FLORIDA FIRE PREVENTION CODE BASED ON NFPA 1 FIRE CODE 2023 EDITION & NFPA 101 LIFE SAFETY CODE 2021, 8TH EDITION.

"NEW EXT. STAIR / RENOVATION"
32 ST. FRANCIS STREET
ST.AUGUSTINE, FLORIDA 32084

THIS ITEM HAS BEEN DIGITALLY SEALED BY JOHN ALLMAND, ARCHITECT, ON 05/05/2025 USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. APPROVED CONSTRUCTION DOCUMENTS ON SITE SHALL BEAR THE "APPROVED" SEAL FROM THE AHJ.

REVISIONS

#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

STATE OF FLORIDA · HENDERSON ALLMAND · REGISTERED ARCHITECT

NOT FOR CONSTRUCTION

DATE: 05.05.2025

PRJCT #: 25-0135.00

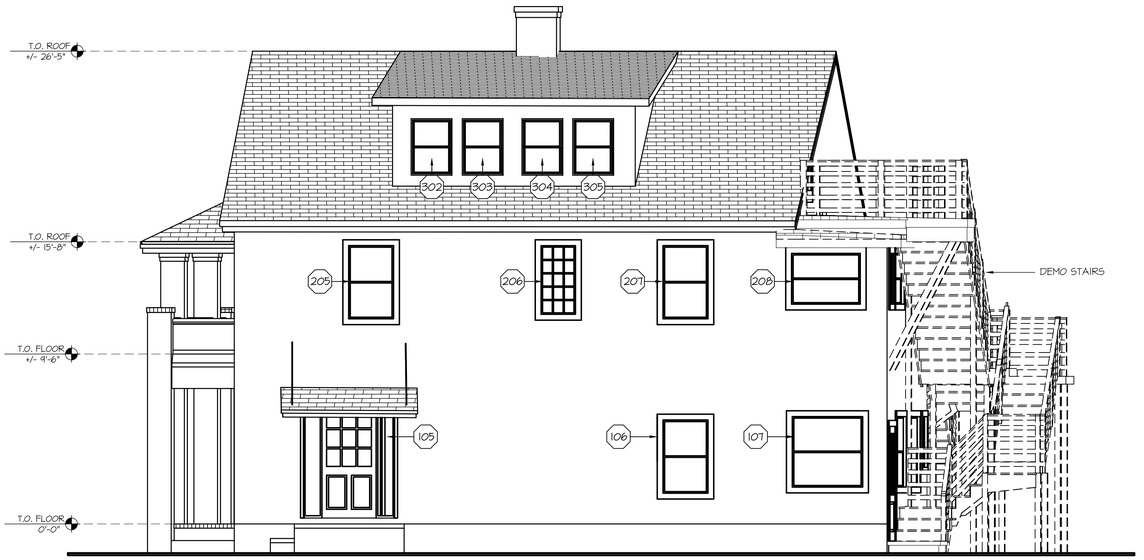
SHEET

A2.2

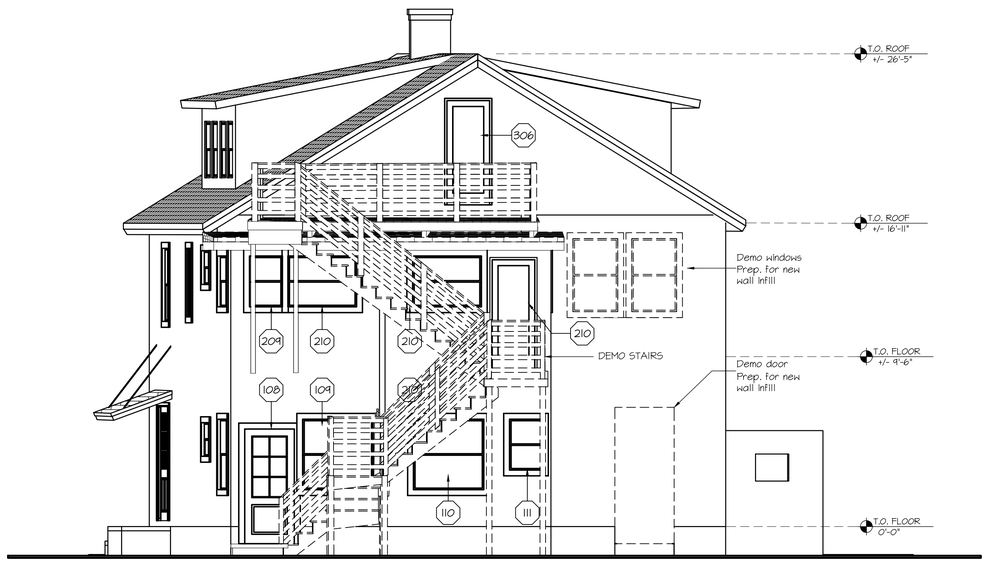
HARB REVIEW SET

Received 5/6/2025
Planning & Building Department

1 / A3 FRONT ELEVATION (EXIST)
1/4" = 1'-0"



2 / A3 RIGHT ELEVATION (EXIST)
1/4" = 1'-0"



3 / A3 REAR ELEVATION (EXIST)
1/4" = 1'-0"

4 / A3 LEFT ELEVATION (EXIST)
1/4" = 1'-0"

ARCHITECTURE - INC
JAA ARCHITECTURE INC.
2063 OAK STREET
JACKSONVILLE FL 32204
P: (904) 379-5108
E: JOHN@JAAARCHITECTURE.COM
LIC. AR92748

THIS DOCUMENT, ALONG WITH ASSOCIATED DOCUMENTS, IS AN INSTRUMENT OF DESIGNER'S SERVICE FOR THE EXCLUSIVE USE AT THE PROJECT TITLED HEREIN. INFORMATION DERIVED FROM THIS DOCUMENT, AND/OR ASSOCIATED DOCUMENTS, MAY NOT BE USED FOR OTHER WORK(S) OR PROJECT(S) WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE DESIGNER.

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND CHAPTER 633, FLORIDA STATUTES. TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE SPACE HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 8TH EDITION 2023 AND THE 8TH EDITION OF THE FLORIDA FIRE PREVENTION CODE BASED ON NFPA, 1 FIRE CODE 2023 EDITION & NFPA 101 LIFE SAFETY CODE 2021, 8TH EDITION.

"NEW EXT. STAIR / RENOVATION"
32 ST. FRANCIS STREET
ST.AUGUSTINE, FLORIDA 32084

THIS ITEM HAS BEEN DIGITALLY SEALED BY JOHN ALLMAND, ARCHITECT, ON 05/05/2025 USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. APPROVED CONSTRUCTION DOCUMENTS ON SITE SHALL BEAR THE 'APPROVED' SEAL FROM THE AHJ.

REVISIONS

#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

STATE OF FLORIDA · JOHN ANDERSON ALLMAND · LICENSED REGISTERED ARCHITECT

NOT FOR CONSTRUCTION

DATE: 05.05.2025

PRJCT #: 25-0135.00

SHEET

A3

HARB REVIEW SET

Received 5/6/2025
Planning & Building Department

1 / A4 FRONT ELEVATION (NEW)
1/4" = 1'-0"

2 / A4 RIGHT ELEVATION (NEW)
1/4" = 1'-0"

3 / A4 REAR ELEVATION (NEW)
1/4" = 1'-0"

4 / A4 LEFT ELEVATION (NEW)
1/4" = 1'-0"

ARCHITECTURE - INC
JAA ARCHITECTURE INC.
2063 OAK STREET
JACKSONVILLE FL 32204
P: (904) 379-5108
E: JOHN@JAAARCHITECTURE.COM
LIC. AR92748

THIS DOCUMENT, ALONG WITH ASSOCIATED DOCUMENTS, IS AN INSTRUMENT OF DESIGNER'S SERVICE FOR THE EXCLUSIVE USE AT THE PROJECT TITLED HEREIN. INFORMATION DERIVED FROM THIS DOCUMENT, AND/OR ASSOCIATED DOCUMENTS, MAY NOT BE USED FOR OTHER WORK(S) OR PROJECT(S) WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE DESIGNER.

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND CHAPTER 633, FLORIDA STATUTES. TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE SPACE HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 8TH EDITION 2023 AND THE 8TH EDITION OF THE FLORIDA FIRE PREVENTION CODE BASED ON NFPA 1 FIRE CODE 2023 EDITION & NFPA 101 LIFE SAFETY CODE 2021, 8TH EDITION.

"NEW EXT. STAIR / RENOVATION"
32 ST. FRANCIS STREET
ST.AUGUSTINE, FLORIDA 32084

THIS ITEM HAS BEEN DIGITALLY SEALED BY JOHN ALLMAND, ARCHITECT, ON 05/05/2025 USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. APPROVED CONSTRUCTION DOCUMENTS ON SITE SHALL BEAR THE 'APPROVED' SEAL FROM THE AHJ.

REVISIONS

#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

STATE OF FLORIDA · ANDERSON A. ALLMAND · REGISTERED ARCHITECT

NOT FOR CONSTRUCTION

DATE: 05.05.2025

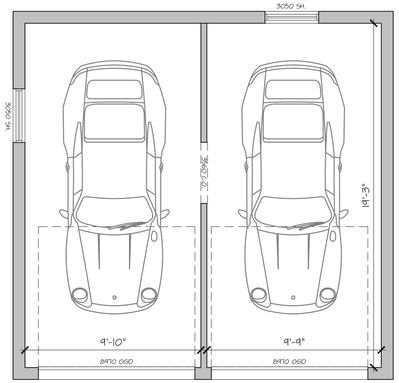
PRJCT #: 25-0135.00

SHEET

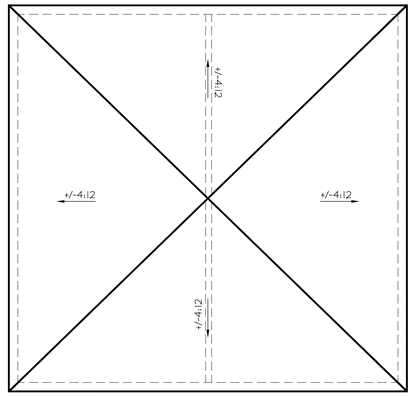
A4

HARB REVIEW SET

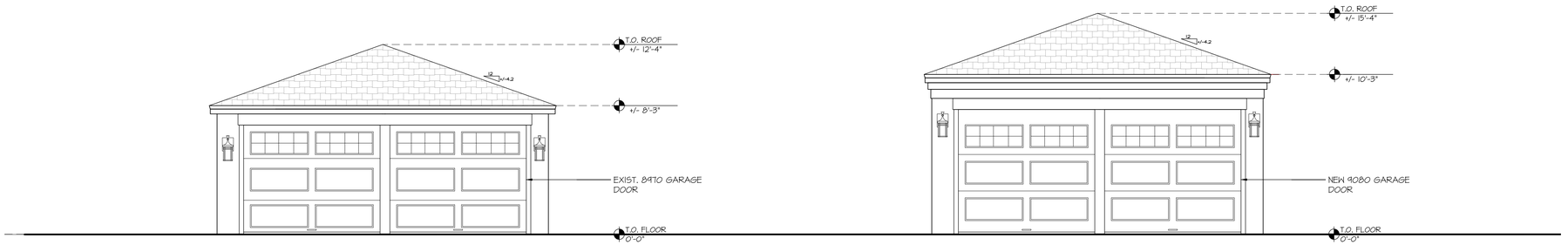
Received 5/6/2025
Planning & Building Department



1 A5 FLOOR PLAN
1/4" = 1'-0"



2 A5 ROOF PLAN
1/4" = 1'-0"



3 A5 FRONT ELEVATION (EXIST)
1/4" = 1'-0"

4 A5 FRONT ELEVATION (NEW)
1/4" = 1'-0"

ARCHITECTURE - INC
JAA ARCHITECTURE INC.
2063 OAK STREET
JACKSONVILLE FL 32204
P: (904) 379-5108
E: JOHN@JAAARCHITECTURE.COM
LIC. AR92748

THIS DOCUMENT, ALONG WITH ASSOCIATED DOCUMENTS, IS AN INSTRUMENT OF DESIGNER'S SERVICE FOR THE EXCLUSIVE USE AT THE PROJECT TITLED HEREIN. INFORMATION DERIVED FROM THIS DOCUMENT, AND/OR ASSOCIATED DOCUMENTS, MAY NOT BE USED FOR OTHER WORK(S) OR PROJECT(S) WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE DESIGNER.

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND CHAPTER 633, FLORIDA STATUTES. TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE SPACE HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 8TH EDITION 2023 AND THE 8TH EDITION OF THE FLORIDA FIRE PREVENTION CODE BASED ON NFPA 1 FIRE CODE 2023 EDITION & NFPA 101 LIFE SAFETY CODE 2021, 8TH EDITION.

"NEW EXT. STAIR / RENOVATION"
32 ST. FRANCIS STREET
ST.AUGUSTINE, FLORIDA 32084

THIS ITEM HAS BEEN DIGITALLY SEALED BY JOHN ALLMAND, ARCHITECT, ON 05/05/2025 USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. APPROVED CONSTRUCTION DOCUMENTS ON SITE SHALL BEAR THE "APPROVED" SEAL FROM THE AHJ.

REVISIONS

#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

STATE OF FLORIDA · JOHN ANDERSON ALLMAND · REGISTERED ARCHITECT

NOT FOR CONSTRUCTION

DATE: 05.05.2025

PRJCT #: 25-0135.00

SHEET

A5

HARD REVIEW SET

April 23, 2025

Casey Tafuri
2650-2 Rosselle Street
Jacksonville, FL 32204

cc: Mark Wainwright

Re: Certificate of Appropriateness - 32 Saint Francis Street - HP2025-0016

Dear Casey Tafuri,

On March 20, 2025, the Historic Architectural Review Board (HARB) met and discussed your application for after-the-fact fenestration changes, including wholesale window replacement; and, to replace an existing canopy on the east elevation and modify front balcony decking.

Specifically, based upon evidence presented, the HARB **CONTINUED your application to the May 15, 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 May 5, 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.:	HP2025-0016
Applicant:	Casey Tafuri
Owner:	Mark Wainwright
Address:	32 ST Francis Street
Parcel Number:	1991800000

Re: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, For after-the-fact fenstration changes, including wholesale window replacement; and, to replace an existing canopy on the east elevation and modify front balcony decking.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON THURSDAY, APRIL 17, 2025, 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, April 17, 2025, 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 For after-the-fact fenstration changes, including wholesale window replacement; and, to replace an existing canopy on the east elevation and modify front balcony decking..

Subject to the following conditions:

- To May 15, 2025
-
-
-
-
-
-

DONE AND ORDERED, at a public hearing on the 17th day of April, A.D., 2025, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2025-0016

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 17th day of April, A.D., 2025.

NOTARY PUBLIC STATE OF FLORIDA
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: Josiah Duff <Josiah@jaaarchitecture.com>
Sent: Thursday, April 3, 2025 3:07 PM
To: John Allmand; mark@psrps.com; Sergey Rednikov; Candice Seymour
Cc: casey@psrps.com; andrew@equitybuildersfl.com
Subject: RE: 32 St. Francis Street - Certificate of Appropriateness application for the March 20, 2025 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.

Candice,

Nice to speak with you again!

JAA Architecture is helping to facilitate the COA process and will be providing the appropriate documentation and drawings you've listed.

We will need additional time to complete the design package and ask that this COA be deferred for continuance.

Please let us know the next submittal date and meeting time so we can mark our calendars. 😊

--
Sincerely,
Josiah Duff

JAA Architecture Inc.
2063 OAK STREET
JACKSONVILLE, FLORIDA 32204

Office: (904) 379-5108
Email: Josiah@jaaarchitecture.com
Web: www.jaaarchitecture.com

From: Candice Seymour <cseymour@citystaug.com>
Subject: 32 St. Francis Street - Certificate of Appropriateness application for the March 20, 2025 Historic Architectural Review Board Meeting
Date: February 24, 2025 at 4:01:53 PM EST
To: "andrew@equitybuildersfl.com" <andrew@equitybuildersfl.com>, "Casey@psrps.com" <Casey@psrps.com>
Cc: "mark@psrps.com" <mark@psrps.com>

RE: 32 St. Francis Street

Greetings!

March 24, 2025

Casey Tafuri
2650-2 Rosselle Street
Jacksonville, FL 32204

cc: Mark Wainwright

Re: Certificate of Appropriateness - 32 Saint Francis St, Saint Augustine, FL, 32084 - HP2025-0016

Dear Casey Tafuri,

On March 20, 2025, the Historic Architectural Review Board (HARB) met and discussed your application For after-the-fact fenstration changes, including wholesale window replacement; and, to replace an existing canopy on the east elevation and modify front balcony decking.

Specifically, based upon evidence presented, the HARB **CONTINUED your application to the April 17, 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 April 7, 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.:	HP2025-0016
Applicant:	Casey Tafuri
Owner:	Mark Wainwright
Address:	32 ST Francis Street
Parcel Number:	1991800000

Re: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, For after-the-fact fenstration changes, including wholesale window replacement; and, to replace an existing canopy on the east elevation and modify front balcony decking.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON THURSDAY, MARCH 20, 2025, 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, March 20, 2025, 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 For after-the-fact fenstration changes, including wholesale window replacement; and, to replace an existing canopy on the east elevation and modify front balcony decking..

Subject to the following conditions:

- -Descibe body, shutter, & window colors
- -Wood windows (not clsd)
- -Wood decking
- -Details for canopy
-
- To April 17th 2025
-

DONE AND ORDERED, at a public hearing on the 20th day of March, A.D., 2025, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2025-0016

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 20th day of March, 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.

ORIGINAL APPLICATION SUBMITTAL

COA HP2025-0016
32 ST FRANCIS STREET

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Appropriateness

Case Number: HP2025-0016 **Meeting Date: Thursday, March 20, 2025**

1. NAME OF APPLICANT: Casey Tafuri
   Business (if applicable):
   Address: 2650-2 Rosselle Street
   City: Jacksonville State: FL Zip Code: 32204
   Daytime Telephone: 850-766-4016 E-Mail Address: Casey@psrps.com

2. NAME OF PROPERTY OWNER: Mark Wainwright
   Business (if applicable):
   Address: 2650-2 Rosselle Street
   City: Jacksonville State: FL Zip Code: 32204
   Daytime Telephone: 904-728-1085 E-Mail Address: mark@psrps.com

3. PROJECT LOCATION: 32 Saint Francis St, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: CITY OF ST AUGUSTINE LOT 12 BLK 32 OR266/264 & 302/141(QC) &1449/1114 *BUS ADDRS OR5596/1364

5. SCOPE OF WORK: For after-the-fact fenstration changes, including wholesale window replacement; and, to replace an existing canopy on the east elevation and modify front balcony decking.

Information attached by applicant includes:

- Application Agreement
- Scope of Work w/ photographs
- Existing Windows
- Optional Wood Replacement Windows

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: 32 St. Francis Street St. Augustine, FL 32084

Applicant's Name: Casey Tafuri Applicant's Signature: [signature]

Owner's Name: Mark Wainwright 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.

Certificate of Appropriateness

Sufficiency Checklist

Case Number HP2025-0016

32 SAINT FRANCIS ST, Saint Augustine, 32084

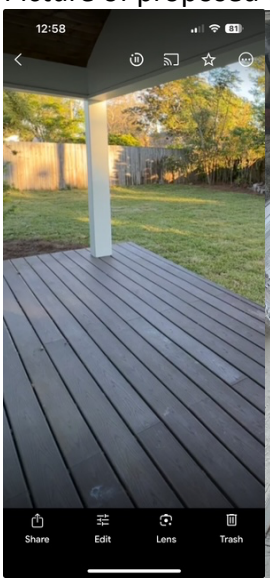
Checklist Item	Checklist Item Description	Status	Comments
PORCHES, DECKS, BALCONIES - Photographs of existing	Photographs of existing porch/deck/balcony or location of proposed porch/deck/balcony	Need	More detailed photos of balcony deck damage would be helpful for the Board.
AWNING/CANOPY - Scaled site plan showing the building and existing	Scaled site plan showing the building and existing or proposed awning/canopy location and property lines if applicable	Need	A site plan should be provided showing the location of the awning, the existing and proposed size, and setbacks.
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	Please provide a drawing or other visual example of what the replacement canopy will look like.
WINDOWS - For new openings, a scaled wall section with proposed window	For new openings, a scaled wall section with proposed window	Need	Need further details regarding where sizes were altered, and whether new windows were added or existing were enclosed.
WINDOWS - For replacing historic windows: a window evaluation	For replacing historic windows: a window evaluation including locations, condition of paint, condition of frame and sill, condition of sash (rails, stiles, muntins), glazing problems, hardware type and condition, overall condition assessment by qualified professional.	Need	A Window Condition Assessment Form can be found linked on the HARB Applications page of the city's website. Details regarding the original windows should be listed on this form and the photographs provided numbered to correspond with the list. This helps us understand the extent of the replacement.

Other Details Necessary for Review

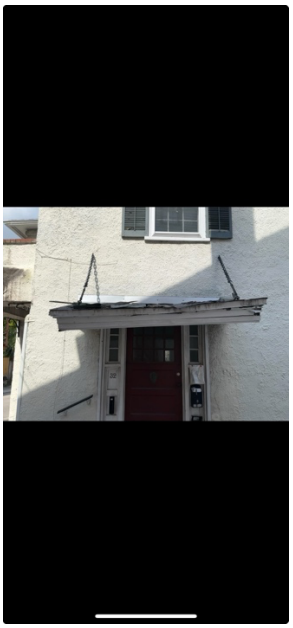
N/A

32 ST Francis Street: Exterior Improvements

- Proposing to remove existing rotted deck on the balcony along the front of building. Replace rotted framing and install composite decking. Decking not visible from the street. Can cover underside of balcony with beadboard or other approved product. Picture of proposed composite decking below along with existing rotted deck:



- Proposing to replace existing awning on driveway side of building with new. New awning to be in the exact location and size as existing awning. Picture of existing awning below:



- Windows along sides and back of building were replaced with Jeld-Wen vinyl windows, which gives a similar look to the storm windows that were over previous windows (Product information on existing vinyl windows attached to email). Per our on site meeting with Candice, we would like to suggest the following solutions to meet the requirement if the existing windows are not approved:
  1) Recess the existing vinyl windows to match look of other properties in area

2) And/or install storm windows over the existing vinyl windows to give same look as previous windows
3) Replace existing vinyl windows with Pella wood frame windows. Product information attached to email.

All siding repairs will be done to match existing stucco finish and will be re-painting with color to match existing color of building.

Please let us know if you need anything else in preparation for the meeting scheduled for 3/20/25. Thanks

Casey Tafuri
904-398-1044

Received 2/14/2025
Planning & Building Department

Received 2/14/2025
Planning & Building Department

Received 2/14/2025
Planning & Building Department

Received 2/14/2025
Planning & Building Department

Received 2/14/2025
Planning & Building Department

Received 2/14/2025
Planning & Building Department

Received 2/14/2025
Planning & Building Department

Received 2/14/2025
Planning & Building Department

Received 2/14/2025
Planning & Building Department

Received 2/14/2025
Planning & Building Department

Received 2/14/2025
Planning & Building Department

Received March 10, 2025
Planning and Building Department

Volume Savings Program

Quote#:	14079342
Volume Savings Expiration Date:	11/24/2024
Customer Name:	Casey Tafuri
Selling System Quote Project Description:	JELD WEN WINDOWS
Customer Phone #:	8507664016
Pricing is per Lowe's Store at:	Store #1699
	JACKSONVILLE,FL
Store Phone #:	(904) 486-4701
Store Contact:	Pedro Beltran

Item #	Quantity	Item Description	VSP Unit Price	Extended VSP Price
937066	3	JW Premium Atlantic Vinyl 51.875	595.06	1785.18
959472	2	JW V-2500 22.5 x 44.5 Sngl Hung	227.32	454.64
937066	1	JW Premium Atlantic Vinyl 33 x 52	380.40	380.40
937066	2	JW Premium Atlantic Vinyl 50 x 36	512.00	1024.00
959472	1	JW V-2500 24.5 x 35.5 Sngl Hung	209.54	209.54
937066	2	JW Premium Atlantic Vinyl 52 x 37	512.00	1024.00
959472	1	JW V-2500 22.5 x 46.5 Sngl Hung	234.92	234.92
959472	2	JW V-2500 31.5 x 51.5 Sngl Hung	293.65	587.30
959472	6	JW V-2500 29.5 x 40.5 Sngl Hung	252.53	1515.18

VSP Total:	$7,215.16
Total Savings for this Quote is:	$1,583.73
You Save:	17.99%

*All items requested for volume savings may not be listed if they did not qualify for VSP savings.

MANAGER SIGNATURE

DATE

*THIS ESTIMATE IS NOT VALID WITHOUT A MANAGER'S SIGNATURE.

*LOWE'S RESERVES THE RIGHT TO LIMIT THE QUANTITIES OF MERCHANDISE SOLD TO CUSTOMERS.

*ALL OF THE PRODUCT MUST BE ORDERED BY THE EXPIRATION DATE IN ORDER TO RECEIVE VOLUME SAVINGS

*THIS IS AN ESTIMATE ONLY. DELIVERY OF ALL MATERIALS CONTAINED IN THIS ESTIMATE ARE SUBJECT TO AVAILABILITY FROM THE MANUFACTURER OR SUPPLIER. QUANTITY, EXTENSION, OR ADDITION ERRORS ARE SUBJECT TO CORRECTION. CREDIT TERMS SUBJECT TO APPROVAL BY LOWE'S CREDIT DEPARTMENT.

*SPECIAL ORDER CONFIGURED PRODUCTS RETURNED OR CANCELED AFTER 72 HOURS FROM PURCHASE ARE SUBJECT TO A 20% RESTOCKING FEE.

*LOWE'S IS A SUPPLIER OF MATERIALS ONLY. LOWE'S DOES NOT ENGAGE IN THE PRACTICE OF ENGINEERING, ARCHITECTURE, OR GENERAL CONTRACTING. LOWE'S DOES NOT ASSUME SELECTION OR CHOICE OF MATERIALS FOR A GENERAL OR SPECIFIC USE; FOR QUANTITIES OR SIZING OF MATERIALS; FOR THE USE OR INSTALLATION OF MATERIALS; OR FOR COMPLIANCE WITH ANY BUILDING CODE OR STANDARD OF WORKMANSHIP.

*LOWE'S IS MAKING THE FOLLOWING QUOTE BASED ON ITS STANDARD COMMERCIAL TERMS, AND DOES NOT AGREE TO TERMS AND CONDITIONS, INCLUDING ANY GOVERNMENTAL REGULATIONS, NOT SPECIFICALLY INDICATED OR REFERENCED IN THE REQUEST FOR THIS QUOTATION. IF TERMS AND CONDITIONS ARE PRESENTED, PRODUCT SELECTION AND PRICING MAY CHANGE PENDING LEGAL REVIEW.

Received March 10, 2025
Planning and Building Department

*TAXES AND DELIVERY WILL BE ADDED AT TIME OF PURCHASE AS APPLICABLE.

Visit Lowes.com/pro

Learn About All the Ways Lowe's Saves Your Business Time & Money

* Business Credit

* Delivery

* Volume Pricing

* Order Ahead

* Account Management in the Store

Received March 10, 2025
Planning and Building Department

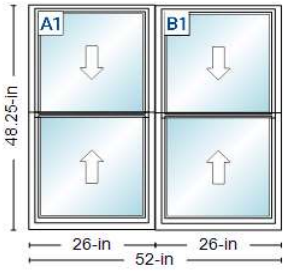
Lowe's Custom Order Quote

Quote # 216604210
Quote Name: Pella Wood Windows White
Date Printed: 3/10/2025

Customer:	Casey Tafuri
Email:	Casey@psrps.com
Address:	2650-2 Rosselle St Jacksonville, FL 32204
Phone:	(850) 766-4016

Store:	(1699) LOWE'S OF N.E. JACKSONVILLE, FL
Associate:	WILLIAM WISTER (3221822)
Address:	12945 ATLANTIC BLVD. JACKSONVILLE, FL 32225-3121
Phone:	(904) 486-4701

Item Total:	**74**
PreSavings Total:	**$26,926.05**
Freight Total:	**$0.00**
Labor Total:	**$0.00**
Pre-Tax Total:	**$20,194.57**
Savings Total:	**($6,731.48)**



Pella Lifestyle Series | 2-Wide Double Hung | 52 X 48.25 | Without HGP | White
Room Location: None Assigned

Product Warranty

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
100-1	Pella Lifestyle Series | 2-Wide Double Hung | 52 X 48.25 | Without HGP | White	26 days		$1,850.54	$1,387.91	3	($1,387.89)	$4,163.73
				Valid thru: 03/12/2025				
100-2	Screen Hidden Screen Bottom Sash Only White	26 days		$131.05	$98.29	3	($98.28)	$294.87
				Valid thru: 03/12/2025				
100-3	Hardware Options White Sash Lift (0F370000)	26 days		$13.52	$10.14	3	($10.14)	$30.42
				Valid thru: 03/12/2025				
100-4	Screen Hidden Screen Bottom Sash Only White	26 days		$131.05	$98.29	3	($98.28)	$294.87
				Valid thru: 03/12/2025				
100-5	Hardware Options White Sash Lift (0F370000)	26 days		$13.52	$10.14	3	($10.14)	$30.42
				Valid thru: 03/12/2025				

Received March 10, 2025
Planning and Building Department

Begin Line 100 Descriptions

---- Line 100-1 ----

A1: Non-Standard SizeNon-Standard Size Double Hung Equal. Frame Size: 26 X 48 1/4. Pella Lifestyle Series Series. No Program. No Package Without Hinged Glass Panel Southern Climate Zone 2 Clad Pine 5" 3 11/16" Jambliner Color: Gray. Standard Enduraclad White. Prefinished White Paint Interior. Glass: Insulated Low-E NaturalSun+ Low-E Insulating Glass Argon Non High Altitude. Cam-Action Lock 1 Lock White No Limited Opening Hardware Order Sash Lift 1 Lift No Integrated Sensor. Hidden Screen Bottom Sash Only White. Combination U-Factor 0.26 U-Factor 0.26 Combination SHGC 0.51 SHGC 0.51 VLT 0.63 CPD PEL-N-35-00496-00001 Satisfied Energy Star Zones Northern No Performance Class LC PG 50 Combination Positive DP Rating N/A Calculated Positive DP Rating 50 Combination Negative DP Rating N/A Calculated Negative DP Rating 50 FPA FL12952 STC 27 OITC 23 Clear Opening Width 22.812 Clear Opening Height 20.875 Clear Opening Area 3.306948 Egress Does not meet typical United States egress but may comply with local code requirements. Yes	Yes Remake: No In-Store Pick-up EA 02/21/2025 False True 877-473-5527 . 26 Days. 1229661 WTS Pella LS Steadyset Window. 33070. Grille: No Grille B1: Non-Standard SizeNon-Standard Size Double Hung Equal. Frame Size: 26 X 48 1/4. Pella Lifestyle Series Series. No Program. No Package Without Hinged Glass Panel Southern Climate Zone 2 Clad Pine 5" 3 11/16" Jambliner Color: Gray. Standard Enduraclad White. Prefinished White Paint Interior. Glass: Insulated Low-E NaturalSun+ Low-E Insulating Glass Argon Non High Altitude. Cam-Action Lock 1 Lock White No Limited Opening Hardware Order Sash Lift 1 Lift No Integrated Sensor. Hidden Screen Bottom Sash Only White. Combination U-Factor 0.26 U-Factor 0.26 Combination SHGC 0.51 SHGC 0.51 VLT 0.63 CPD PEL-N-35-00496-00001 Satisfied Energy Star Zones Northern No Performance Class LC PG 50	Combination Positive DP Rating N/A Calculated Positive DP Rating 50 Combination Negative DP Rating N/A Calculated Negative DP Rating 50 FPA FL12952 STC 27 OITC 23 Clear Opening Width 22.812 Clear Opening Height 20.875 Clear Opening Area 3.306948 Egress Does not meet typical United States egress but may comply with local code requirements. Yes Yes Remake: No In-Store Pick-up EA 02/21/2025 False True 877-473-5527 . 26 Days. 1229661 WTS Pella LS Steadyset Window. 33070. Grille: No Grille MV1: FactoryMull Standard Joining Mullion Mull Design Pressure- 20 Overall Thru Direction- Vertical Wrapping Information: Steady Set - Interior Install Factory Applied No Head Drip Cap Branch Supplied 4 9/16" 5 7/8" Standard Four Sided Jamb Extension Factory Applied Adjustable Bracket Manufacturer Recommended Clearance Perimeter Length = 201".

---- Line 100-2 ----

Screen Hidden Screen Bottom Sash Only White		

---- Line 100-3 ----

Hardware Options White Sash Lift (0F370000)		

---- Line 100-4 ----

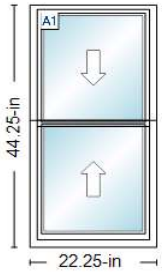
Screen Hidden Screen Bottom Sash Only White		

---- Line 100-5 ----

Hardware Options White Sash Lift (0F370000)		

End Line 100 Descriptions

Received March 10, 2025
Planning and Building Department



Pella Lifestyle Series | Double Hung | 22.25 X 44.25 | Without HGP | White
Room Location: None Assigned

Product Warranty

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
200-1	Pella Lifestyle Series | Double Hung | 22.25 X 44.25 | Without HGP | White	21 days		$825.32	$618.99	2	($412.66)	$1,237.98
			Valid thru: 03/12/2025					

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
200-2	Screen Hidden Screen Bottom Sash Only White	21 days		$118.82	$89.12	2	($59.40)	$178.24
			Valid thru: 03/12/2025					

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
200-3	Hardware Options White Sash Lift (0F370000)	21 days		$13.52	$10.14	2	($6.76)	$20.28
			Valid thru: 03/12/2025					

Received March 10, 2025
Planning and Building Department

Begin Line 200 Descriptions

---- Line 200-1 ----

A1: Non-Standard SizeNon-Standard Size Double Hung Equal. Frame Size: 22 1/4 X 44 1/4. Pella Lifestyle Series Series. No Program. No Package Without Hinged Glass Panel Southern Climate Zone 2	Clad Pine 5" 3 11/16" Jambliner Color: Gray. Standard Enduraclad White. Prefinished White Paint Interior. Glass: Insulated Low-E NaturalSun+ Low-E Insulating Glass Argon Non High Altitude. Cam-Action Lock 1 Lock White No Limited Opening Hardware Order Sash Lift 1 Lift No Integrated Sensor. Hidden Screen Bottom Sash Only White. Combination U-Factor 0.26 U-Factor 0.26 Combination SHGC 0.51 SHGC 0.51 VLT 0.63 CPD PEL-N-35-00496-00001 Satisfied Energy Star Zones Northern No Performance Class LC PG 50 Calculated Positive DP Rating 50 Calculated Negative DP Rating 50 FPA FL12952 STC 27 OITC 23 Clear Opening Width 19.062 Clear Opening Height 18.875 Clear Opening Area 2.498578 Egress Does not meet typical United States egress but may comply with local code requirements. Yes Yes,	Remake: No In-Store Pick-up EA 02/21/2025 False True 877-473-5527 . 21 Days. 1229661 WTS Pella LS Steadyset Window. 33070. Grille: No Grille Wrapping Information: Steady Set - Interior Install Factory Applied Branch Supplied 4 9/16" 5 7/8" Standard Four Sided Jamb Extension Factory Applied Adjustable Bracket Manufacturer Recommended Clearance Perimeter Length = 133".

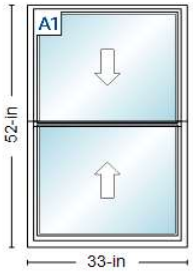
---- Line 200-2 ----

Screen Hidden Screen Bottom Sash Only White		

---- Line 200-3 ----

Hardware Options White Sash Lift (0F370000)		

End Line 200 Descriptions



Pella Lifestyle Series | Double Hung | 33 X 52 | Without HGP | White
Room Location: None Assigned

Product Warranty

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
300-1	Pella Lifestyle Series | Double Hung | 33 X 52 | Without HGP | White	21 days		$998.57	$748.93	1	($249.64)	$748.93

Valid thru: 03/12/2025

Received March 10, 2025
Planning and Building Department

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
300-2	Screen Hidden Screen Bottom Sash Only White	21 days		$148.53	$111.40	1	($37.13)	$111.40
			Valid thru: 03/12/2025					

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
300-3	Hardware Options White Sash Lift (0F370000)	21 days		$13.52	$10.14	1	($3.38)	$10.14
			Valid thru: 03/12/2025					

Begin Line 300 Descriptions

---- Line 300-1 ----

A1: Non-Standard Size Double Hung Equal. Frame Size: 33 X 52. Pella Lifestyle Series Series. No Program. No Package Without Hinged Glass Panel Southern Climate Zone 2	Clad Pine 5" 3 11/16" Jambliner Color: Gray. Standard Enduraclad White. Prefinished White Paint Interior. Glass: Insulated Low-E NaturalSun+ Low-E Insulating Glass Argon Non High Altitude. Cam-Action Lock 1 Lock White No Limited Opening Hardware Order Sash Lift 1 Lift No Integrated Sensor. Hidden Screen Bottom Sash Only White. Combination U-Factor 0.26 U-Factor 0.26 Combination SHGC 0.51 SHGC 0.51 VLT 0.63 CPD PEL-N-35-00496-00001 Satisfied Energy Star Zones Northern No Performance Class LC PG 40 Calculated Positive DP Rating 40 Calculated Negative DP Rating 40 FPA FL12952 STC 27 OITC 23 Clear Opening Width 29.812 Clear Opening Height 22.75 Clear Opening Area 4.709882 Egress Does not meet typical United States egress but may comply with local code requirements. Yes Yes,	Remake: No In-Store Pick-up EA 02/21/2025 False True 877-473-5527 . 21 Days. 1229661 WTS Pella LS Steadyset Window. 33070. Grille: No Grille Wrapping Information: Steady Set - Interior Install Factory Applied Branch Supplied 4 9/16" 5 7/8" Standard Four Sided Jamb Extension Factory Applied Adjustable Bracket Manufacturer Recommended Clearance Perimeter Length = 170".

---- Line 300-2 ----

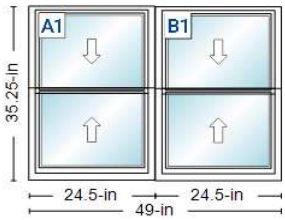
Screen Hidden Screen Bottom Sash Only White		

---- Line 300-3 ----

Hardware Options White Sash Lift (0F370000)		

End Line 300 Descriptions

Received March 10, 2025
Planning and Building Department



Pella Lifestyle Series | 2-Wide Double Hung | 49 X 35.25 | Without HGP | White
Room Location: None Assigned

Product Warranty

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
400-1	Pella Lifestyle Series | 2-Wide Double Hung | 49 X 35.25 | Without HGP | White	26 days		$1,565.19	$1,173.89	2	($782.60)	$2,347.78
			Valid thru: 03/12/2025					

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
400-2	Screen Hidden Screen Bottom Sash Only White	26 days		$106.59	$79.94	2	($53.30)	$159.88
			Valid thru: 03/12/2025					

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
400-3	Hardware Options White Sash Lift (0F370000)	26 days		$13.52	$10.14	2	($6.76)	$20.28
			Valid thru: 03/12/2025					

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
400-4	Screen Hidden Screen Bottom Sash Only White	26 days		$106.59	$79.94	2	($53.30)	$159.88
			Valid thru: 03/12/2025					

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
400-5	Hardware Options White Sash Lift (0F370000)	26 days		$13.52	$10.14	2	($6.76)	$20.28
			Valid thru: 03/12/2025					

Received March 10, 2025
Planning and Building Department

Begin Line 400 Descriptions

---- Line 400-1 ----

A1: Non-Standard SizeNon-Standard Size Double Hung Equal. Frame Size: 24 1/2 X 35 1/4. Pella Lifestyle Series Series. No Program. No Package Without Hinged Glass Panel Southern Climate Zone 2 Clad Pine 5" 3 11/16" Jambliner Color: Gray. Standard Enduraclad White. Prefinished White Paint Interior. Glass: Insulated Low-E NaturalSun+ Low-E Insulating Glass Argon Non High Altitude. Cam-Action Lock 1 Lock White No Limited Opening Hardware Order Sash Lift 1 Lift No Integrated Sensor. Hidden Screen Bottom Sash Only White. No. Combination U-Factor 0.26 U-Factor 0.26 Combination SHGC 0.51 SHGC 0.51 VLT 0.63 CPD PEL-N-35-00496-00001 Satisfied Energy Star Zones Northern No Performance Class LC PG 50 Combination Positive DP Rating N/A Calculated Positive DP Rating 50 Combination Negative DP Rating N/A Calculated Negative DP Rating 50 FPA FL12952 STC 27 OITC 23 Egress Does not meet typical United States egress but may comply with local code requirements. Yes Yes	Remake: No In-Store Pick-up EA 02/21/2025 False True 877-473-5527 . 26 Days. 1229661 WTS Pella LS Steadyset Window. 33070. Grille: No Grille B1: Non-Standard SizeNon-Standard Size Double Hung Equal. Frame Size: 24 1/2 X 35 1/4. Pella Lifestyle Series Series. No Program. No Package Without Hinged Glass Panel Southern Climate Zone 2 Clad Pine 5" 3 11/16" Jambliner Color: Gray. Standard Enduraclad White. Prefinished White Paint Interior. Glass: Insulated Low-E NaturalSun+ Low-E Insulating Glass Argon Non High Altitude. Cam-Action Lock 1 Lock White No Limited Opening Hardware Order Sash Lift 1 Lift No Integrated Sensor. Hidden Screen Bottom Sash Only White. No. Combination U-Factor 0.26 U-Factor 0.26 Combination SHGC 0.51 SHGC 0.51 VLT 0.63 CPD PEL-N-35-00496-00001 Satisfied Energy Star Zones Northern No Performance Class LC	PG 50 Combination Positive DP Rating N/A Calculated Positive DP Rating 50 Combination Negative DP Rating N/A Calculated Negative DP Rating 50 FPA FL12952 STC 27 OITC 23 Egress Does not meet typical United States egress but may comply with local code requirements. Yes Yes Remake: No In-Store Pick-up EA 02/21/2025 False True 877-473-5527 . 26 Days. 1229661 WTS Pella LS Steadyset Window. 33070. Grille: No Grille MV1: FactoryMull Standard Joining Mullion Mull Design Pressure- 20 Overall Thru Direction- Vertical Wrapping Information: Steady Set - Interior Install Factory Applied No Head Drip Cap Branch Supplied 4 9/16" 5 7/8" Standard Four Sided Jamb Extension Factory Applied Adjustable Bracket Manufacturer Recommended Clearance Perimeter Length = 169".

---- Line 400-2 ----

Screen Hidden Screen Bottom Sash Only White		

---- Line 400-3 ----

Hardware Options White Sash Lift (0F370000)		

---- Line 400-4 ----

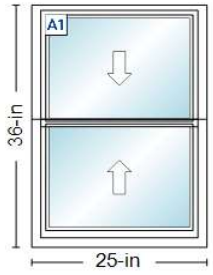
Screen Hidden Screen Bottom Sash Only White		

---- Line 400-5 ----

Hardware Options White Sash Lift (0F370000)		

End Line 400 Descriptions

Received March 10, 2025
Planning and Building Department



Pella Lifestyle Series | Double Hung | 25 X 36 | Without HGP | White
Room Location: None Assigned

Product Warranty

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
500-1	Pella Lifestyle Series | Double Hung | 25 X 36 | Without HGP | White	21 days		$753.99	$565.49	1	($188.50)	$565.49
			Valid thru: 03/12/2025					

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
500-2	Screen Hidden Screen Bottom Sash Only White	21 days		$106.59	$79.94	1	($26.65)	$79.94
			Valid thru: 03/12/2025					

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
500-3	Hardware Options White Sash Lift (0F370000)	21 days		$13.52	$10.14	1	($3.38)	$10.14
			Valid thru: 03/12/2025					

Received March 10, 2025
Planning and Building Department

Begin Line 500 Descriptions

---- Line 500-1 ----

A1: Non-Standard Size Double Hung Equal. Frame Size: 25 X 36. Pella Lifestyle Series Series. No Program. No Package Without Hinged Glass Panel Southern Climate Zone 2	Clad Pine 5" 3 11/16" Jambliner Color: Gray. Standard Enduraclad White. Prefinished White Paint Interior. Glass: Insulated Low-E NaturalSun+ Low-E Insulating Glass Argon Non High Altitude. Cam-Action Lock 1 Lock White No Limited Opening Hardware Order Sash Lift 1 Lift No Integrated Sensor. Hidden Screen Bottom Sash Only White. Combination U-Factor 0.26 U-Factor 0.26 Combination SHGC 0.51 SHGC 0.51 VLT 0.63 CPD PEL-N-35-00496-00001 Satisfied Energy Star Zones Northern No Performance Class LC PG 50 Calculated Positive DP Rating 50 Calculated Negative DP Rating 50 FPA FL12952 STC 27 OITC 23 Clear Opening Width 21.812 Clear Opening Height 14.75 Clear Opening Area 2.234215 Egress Does not meet typical United States egress but may comply with local code requirements. Yes Yes,	Remake: No In-Store Pick-up EA 02/21/2025 False True 877-473-5527 . 21 Days. 1229661 WTS Pella LS Steadyset Window. 33070. Grille: No Grille Wrapping Information: Steady Set - Interior Install Factory Applied Branch Supplied 4 9/16" 5 7/8" Standard Four Sided Jamb Extension Factory Applied Adjustable Bracket Manufacturer Recommended Clearance Perimeter Length = 122".

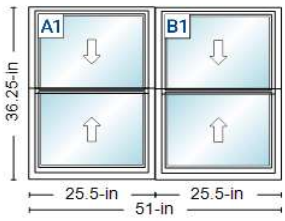
---- Line 500-2 ----

Screen Hidden Screen Bottom Sash Only White		

---- Line 500-3 ----

Hardware Options White Sash Lift (0F370000)		

End Line 500 Descriptions



Pella Lifestyle Series | 2-Wide Double Hung | 51 X 36.25 | Without HGP | White
Room Location: None Assigned

Product Warranty

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
600-1	Pella Lifestyle Series | 2-Wide Double Hung | 51 X 36.25 | Without HGP | White	26 days		$1,605.95	$1,204.46	2	($802.98)	$2,408.92

Valid thru: 03/12/2025

Received March 10, 2025
Planning and Building Department

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
600-2	Screen Hidden Screen Bottom Sash Only White	26 days		$110.09	$82.57	2	($55.04)	$165.14
			Valid thru: 03/12/2025					

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
600-3	Hardware Options White Sash Lift (0F370000)	26 days		$13.52	$10.14	2	($6.76)	$20.28
			Valid thru: 03/12/2025					

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
600-4	Screen Hidden Screen Bottom Sash Only White	26 days		$110.09	$82.57	2	($55.04)	$165.14
			Valid thru: 03/12/2025					

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
600-5	Hardware Options White Sash Lift (0F370000)	26 days		$13.52	$10.14	2	($6.76)	$20.28
			Valid thru: 03/12/2025					

Received March 10, 2025
Planning and Building Department

Begin Line 600 Descriptions

---- Line 600-1 ----

A1: Non-Standard SizeNon-Standard Size Double Hung Equal. Frame Size: 25 1/2 X 36 1/4. Pella Lifestyle Series Series. No Program. No Package Without Hinged Glass Panel Southern Climate Zone 2 Clad Pine 5" 3 11/16" Jambliner Color: Gray. Standard Enduraclad White. Prefinished White Paint Interior. Glass: Insulated Low-E NaturalSun+ Low-E Insulating Glass Argon Non High Altitude. Cam-Action Lock 1 Lock White No Limited Opening Hardware Order Sash Lift 1 Lift No Integrated Sensor. Hidden Screen Bottom Sash Only White. No. Combination U-Factor 0.26 U-Factor 0.26 Combination SHGC 0.51 SHGC 0.51 VLT 0.63 CPD PEL-N-35-00496-00001 Satisfied Energy Star Zones Northern No Performance Class LC PG 50 Combination Positive DP Rating N/A Calculated Positive DP Rating 50 Combination Negative DP Rating N/A Calculated Negative DP Rating 50 FPA FL12952 STC 27 OITC 23 Egress Does not meet typical United States egress but may comply with local code requirements. Yes Yes	Remake: No In-Store Pick-up EA 02/21/2025 False True 877-473-5527 . 26 Days. 1229661 WTS Pella LS Steadyset Window. 33070. Grille: No Grille B1: Non-Standard SizeNon-Standard Size Double Hung Equal. Frame Size: 25 1/2 X 36 1/4. Pella Lifestyle Series Series. No Program. No Package Without Hinged Glass Panel Southern Climate Zone 2 Clad Pine 5" 3 11/16" Jambliner Color: Gray. Standard Enduraclad White. Prefinished White Paint Interior. Glass: Insulated Low-E NaturalSun+ Low-E Insulating Glass Argon Non High Altitude. Cam-Action Lock 1 Lock White No Limited Opening Hardware Order Sash Lift 1 Lift No Integrated Sensor. Hidden Screen Bottom Sash Only White. No. Combination U-Factor 0.26 U-Factor 0.26 Combination SHGC 0.51 SHGC 0.51 VLT 0.63 CPD PEL-N-35-00496-00001 Satisfied Energy Star Zones Northern No Performance Class LC	PG 50 Combination Positive DP Rating N/A Calculated Positive DP Rating 50 Combination Negative DP Rating N/A Calculated Negative DP Rating 50 FPA FL12952 STC 27 OITC 23 Egress Does not meet typical United States egress but may comply with local code requirements. Yes Yes Remake: No In-Store Pick-up EA 02/21/2025 False True 877-473-5527 . 26 Days. 1229661 WTS Pella LS Steadyset Window. 33070. Grille: No Grille MV1: FactoryMull Standard Joining Mullion Mull Design Pressure- 20 Overall Thru Direction- Vertical Wrapping Information: Steady Set - Interior Install Factory Applied No Head Drip Cap Branch Supplied 4 9/16" 5 7/8" Standard Four Sided Jamb Extension Factory Applied Adjustable Bracket Manufacturer Recommended Clearance Perimeter Length = 175".

---- Line 600-2 ----

Screen Hidden Screen Bottom Sash Only White		

---- Line 600-3 ----

Hardware Options White Sash Lift (0F370000)		

---- Line 600-4 ----

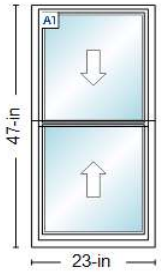
Screen Hidden Screen Bottom Sash Only White		

---- Line 600-5 ----

Hardware Options White Sash Lift (0F370000)		

End Line 600 Descriptions

Received March 10, 2025
Planning and Building Department



Pella Lifestyle Series | Double Hung | 23 X 47 | Without HGP | White
Room Location: None Assigned

Product Warranty

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
700-1	Pella Lifestyle Series | Double Hung | 23 X 47 | Without HGP | White	21 days		$845.71	$634.28	1	($211.43)	$634.28
			Valid thru: 03/12/2025					

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
700-2	Screen Hidden Screen Bottom Sash Only White	21 days		$122.32	$91.74	1	($30.58)	$91.74
			Valid thru: 03/12/2025					

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
700-3	Hardware Options White Sash Lift (0F370000)	21 days		$13.52	$10.14	1	($3.38)	$10.14
			Valid thru: 03/12/2025					

Received March 10, 2025
Planning and Building Department

Begin Line 700 Descriptions

---- Line 700-1 ----

A1: Non-Standard SizeNon-Standard Size Double Hung Equal. Frame Size: 23 X 47. Pella Lifestyle Series Series. No Program. No Package Without Hinged Glass Panel Southern Climate Zone 2	Clad Pine 5" 3 11/16" Jambliner Color: Gray. Standard Enduraclad White. Prefinished White Paint Interior. Glass: Insulated Low-E NaturalSun+ Low-E Insulating Glass Argon Non High Altitude. Cam-Action Lock 1 Lock White No Limited Opening Hardware Order Sash Lift 1 Lift No Integrated Sensor. Hidden Screen Bottom Sash Only White. Combination U-Factor 0.26 U-Factor 0.26 Combination SHGC 0.51 SHGC 0.51 VLT 0.63 CPD PEL-N-35-00496-00001 Satisfied Energy Star Zones Northern No Performance Class LC PG 50 Calculated Positive DP Rating 50 Calculated Negative DP Rating 50 FPA FL12952 STC 27 OITC 23 Clear Opening Width 19.812 Clear Opening Height 20.25 Clear Opening Area 2.786062 Egress Does not meet typical United States egress but may comply with local code requirements. Yes Yes,	Remake: No In-Store Pick-up EA 02/21/2025 False True 877-473-5527 . 21 Days. 1229661 WTS Pella LS Steadyset Window. 33070. Grille: No Grille Wrapping Information: Steady Set - Interior Install Factory Applied Branch Supplied 4 9/16" 5 7/8" Standard Four Sided Jamb Extension Factory Applied Adjustable Bracket Manufacturer Recommended Clearance Perimeter Length = 140".

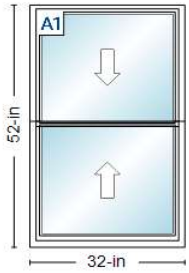
---- Line 700-2 ----

Screen Hidden Screen Bottom Sash Only White		

---- Line 700-3 ----

Hardware Options White Sash Lift (0F370000)		

End Line 700 Descriptions



Pella Lifestyle Series | Double Hung | 32 X 52 |
Without HGP | White
Room Location: None Assigned

Product Warranty

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
800-1	Pella Lifestyle Series | Double Hung | 32 X 52 | Without HGP | White	21 days		$988.38	$741.29	2	($494.18)	$1,482.58

Valid thru: 03/12/2025

Received March 10, 2025
Planning and Building Department

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
800-2	Screen Hidden Screen Bottom Sash Only White	21 days		$146.79	$110.09	2	($73.40)	$220.18
			Valid thru: 03/12/2025					

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
800-3	Hardware Options White Sash Lift (0F370000)	21 days		$13.52	$10.14	2	($6.76)	$20.28
			Valid thru: 03/12/2025					

Begin Line 800 Descriptions

---- Line 800-1 ----

A1: Non-Standard SizeNon-Standard Size Double Hung Equal. Frame Size: 32 X 52. Pella Lifestyle Series Series. No Program. No Package Without Hinged Glass Panel Southern Climate Zone 2	Clad Pine 5" 3 11/16" Jambliner Color: Gray. Standard Enduraclad White. Prefinished White Paint Interior. Glass: Insulated Low-E NaturalSun+ Low-E Insulating Glass Argon Non High Altitude. Cam-Action Lock 1 Lock White No Limited Opening Hardware Order Sash Lift 1 Lift No Integrated Sensor. Hidden Screen Bottom Sash Only White. Combination U-Factor 0.26 U-Factor 0.26 Combination SHGC 0.51 SHGC 0.51 VLT 0.63 CPD PEL-N-35-00496-00001 Satisfied Energy Star Zones Northern No Performance Class LC PG 40 Calculated Positive DP Rating 40 Calculated Negative DP Rating 40 FPA FL12952 STC 27 OITC 23 Clear Opening Width 28.812 Clear Opening Height 22.75 Clear Opening Area 4.551896 Egress Does not meet typical United States egress but may comply with local code requirements. Yes Yes,	Remake: No In-Store Pick-up EA 02/21/2025 False True 877-473-5527 . 21 Days. 1229661 WTS Pella LS Steadyset Window. 33070. Grille: No Grille Wrapping Information: Steady Set - Interior Install Factory Applied Branch Supplied 4 9/16" 5 7/8" Standard Four Sided Jamb Extension Factory Applied Adjustable Bracket Manufacturer Recommended Clearance Perimeter Length = 168".

---- Line 800-2 ----

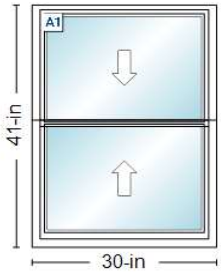
Screen Hidden Screen Bottom Sash Only White		

---- Line 800-3 ----

Hardware Options White Sash Lift (0F370000)		

End Line 800 Descriptions

Received March 10, 2025
Planning and Building Department



Pella Lifestyle Series | Double Hung | 30 X 41 | Without HGP | White
Room Location: None Assigned

Product Warranty

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
900-1	Pella Lifestyle Series | Double Hung | 30 X 41 | Without HGP | White	21 days		$855.89	$641.92	6	($1,283.82)	$3,851.52
			Valid thru: 03/12/2025					

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
900-2	Screen Hidden Screen Bottom Sash Only White	21 days		$124.07	$93.05	6	($186.12)	$558.30
			Valid thru: 03/12/2025					

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
900-3	Hardware Options White Sash Lift (0F370000)	21 days		$13.52	$10.14	6	($20.28)	$60.84
			Valid thru: 03/12/2025					

Received March 10, 2025
Planning and Building Department

Begin Line 900 Descriptions

---- Line 900-1 ----

A1: Non-Standard SizeNon-Standard Size Double Hung Equal. Frame Size: 30 X 41. Pella Lifestyle Series Series. No Program. No Package Without Hinged Glass Panel Southern Climate Zone 2	Clad Pine 5" 3 11/16" Jambliner Color: Gray. Standard Enduraclad White. Prefinished White Paint Interior. Glass: Insulated Low-E NaturalSun+ Low-E Insulating Glass Argon Non High Altitude. Cam-Action Lock 1 Lock White No Limited Opening Hardware Order Sash Lift 1 Lift No Integrated Sensor. Hidden Screen Bottom Sash Only White. Combination U-Factor 0.26 U-Factor 0.26 Combination SHGC 0.51 SHGC 0.51 VLT 0.63 CPD PEL-N-35-00496-00001 Satisfied Energy Star Zones Northern No Performance Class LC PG 50 Calculated Positive DP Rating 50 Calculated Negative DP Rating 50 FPA FL12952 STC 27 OITC 23 Clear Opening Width 26.812 Clear Opening Height 17.25 Clear Opening Area 3.211854 Egress Does not meet typical United States egress but may comply with local code requirements. Yes Yes,	Remake: No In-Store Pick-up EA 02/21/2025 False True 877-473-5527 . 21 Days. 1229661 WTS Pella LS Steadyset Window. 33070. Grille: No Grille Wrapping Information: Steady Set - Interior Install Factory Applied Branch Supplied 4 9/16" 5 7/8" Standard Four Sided Jamb Extension Factory Applied Adjustable Bracket Manufacturer Recommended Clearance Perimeter Length = 142".

---- Line 900-2 ----

Screen Hidden Screen Bottom Sash Only White		

---- Line 900-3 ----

Hardware Options White Sash Lift (0F370000)		

End Line 900 Descriptions

Accepted by: _____ **Date:** 3/10/2025

Pre-Tax Total	**$20,194.57**

This quote is an estimate only and valid for 30 days on all regularly priced items. For promotional items please refer to the dates listed above. This estimate does not include tax or delivery charges. Estimated arrival will be determined at the time of purchase. All of the above quantities, dimensions, specifications and accessories have been verified and accepted by the customer.

****** Special order configured products returned or canceled after 72 hours from purchase are subject to a 20% restocking fee. ******

Instr #2022068630 BK: 5596 PG: 1364, Filed & Recorded: 7/13/2022 1:17 PM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $4,130.00

Prepared by:
Lynette Snell
Land Title of America, Inc.
2495 US Highway 1 South
Saint Augustine, FL 32086
File Number: 22-1030-JM

Parcel ID: 199180-0000

Warranty Deed

This Indenture made this **1st day of July, 2022** BETWEEN **Donna McDowell, a single woman conveying her separate non-homestead property, Individually and as Successor Trustee of the Linda W. Chester Revocable Living Trust Agreement u/t/d August 10, 1999**, GRANTOR*, whose post office address is c/o Life Management Advisors, Inc., 52 Tuscan Way, #202-119, St. Augustine, FL 32092, and **Chip Shot Properties L.L.C., a Florida Limited Liability Company**, GRANTEE*, whose post office address is 2650-2 Rosselle Street, Jacksonville, FL 32204.

Copy

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs forever the following described land located in the County of St. Johns, State of Florida, to-wit:

In the City of Saint Augustine, Florida, Commencing at a point on the North line of Saint Francis Street, 124 feet and 9 inches Westerly from the Northwest corner of said Saint Francis Street and Charlotte Street; thence run Westerly along and with the North line of Saint Francis Street 42 feet and 9 inches; thence run Northerly 84 feet; thence run Easterly 42 feet and 7 inches to a point; which point is 121 feet and 9 inches distant Westerly from the West property line of Charlotte Street; thence run Southerly to the North line of said Saint Francis Street and the Point of Beginning, said property being a part of Block 32 of the City of Saint Augustine, Florida.

Subject to an easement for a driveway over part of the Easterly 4 feet of the above described property, from the North line of Saint Francis Street to a depth of 18 feet and together with the privilege of a driveway easement for a like width and distance over the Westerly 4 feet of Lot 13 in said Block 32, as said mutual easement and privilege are described in certain agreement dated April 28, 1925, and recorded in Deed Book 58, Page 192 of the Public Records of Saint Johns County, Florida.

Together with that certain easement granted in Official Records Book 503 at Page 552.

Subject to those easements granted in that certain Grant of Easement recorded in Official Records Book 503 at Page 554.

Subject to Covenants, Restrictions, Easements and Reservations of record, if any; However, this reference does not operate to reimpose same; Subject to Zoning Ordinances that may affect subject property; Subject to Taxes for the year 2022 and Subsequent Years.

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.

*Singular and plural are interchangeable, as context requires.

In Witness Whereof, **Grantor**, has hereunto set grantor's hand and seal this day and year first above written.

Donna McDowell, trustee

Donna McDowell, Individually and as Trustee of the Linda W. Chester Revocable Living Trust Agreement u/t/d August 10, 1999

WITNESSES

Witness: LYNETTE SNELL

Witness: Jolene C. Maffyn

COPY

State of Florida
County of Saint Johns

THE FOREGOING INSTRUMENT was acknowledged before me by means of [X] physical presence or [ ] online notarization on **July 1, 2022** by **Donna McDowell, Individually and as Trustee of Linda W. Chester Revocable Living Trust Agreement u/t/d August 10, 1999** who is or are personally known to me or has or have produced Driver's License(s) as identification.

[Seal]

Notary Public:_____
My commission expires:_____

LYNETTE A. SNELL
Commission # HH 111414
Expires March 30, 2025
Bonded Thru Troy Fain Insurance 800-385-7019

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	1991800000
Location	32 ST FRANCIS ST
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Aug (east of lake) (SF) (612)
Tax Description*	CITY OF ST AUGUSTINE LOT 12 BLK 32 OR266/264 & 302/141(QC) &1449/1114 *BUS ADDRS OR5596/1364 *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	N

Click Here to Open Cyclomedia Viewer in a New Tab

Owner Information

Owner Name	Chip Shot Properties LLC 100%
Mailing Address	2650-2 ROSSELLE ST JACKSONVILLE, FL 32204-0000

Map

Valuation Information

	2025
Building Value	$266,827
Extra Features Value	$3,080
Total Land Value	$240,048
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$509,955**
Total Deferred	$0
Assessed Value	**$509,955**
Total Exemptions	$0
Taxable Value	**$509,955**

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	$262,103	$3,080	$240,048	$0	$0	$505,231	$505,231	$0	$505,231
2023	$256,757	$3,080	$240,048	$0	$0	$499,885	$499,885	$0	$499,885
2022	$200,305	$6,328	$170,583	$0	$0	$377,216	$267,032	$160,184	$217,032
2021	$150,531	$6,328	$152,306	$0	$0	$309,165	$248,941	$110,224	$198,941
2020	$164,348	$6,328	$127,474	$0	$0	$298,150	$243,560	$104,590	$193,560
2019	$139,223	$6,206	$127,474	$0	$0	$272,903	$234,439	$88,464	$184,439
2018	$123,454	$6,206	$127,474	$0	$0	$257,134	$223,186	$83,948	$173,186
2017	$126,197	$4,644	$127,474	$0	$0	$258,315	$213,279	$95,036	$163,279
2016	$131,685	$4,644	$115,885	$0	$0	$252,214	$200,224	$101,990	$150,224
2015	$120,981	$4,644	$89,397	$0	$0	$215,022	$189,427	$75,595	$139,427
2014	$94,373	$4,644	$80,457	$0	$0	$179,474	$179,474	$50,000	$129,474

Building Information

Building 1
Building Value $110,055
Year Built 1900
Actual Area 1028
Conditioned Area 840
Use Duplex
Style 01
Exterior Wall Stucco

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

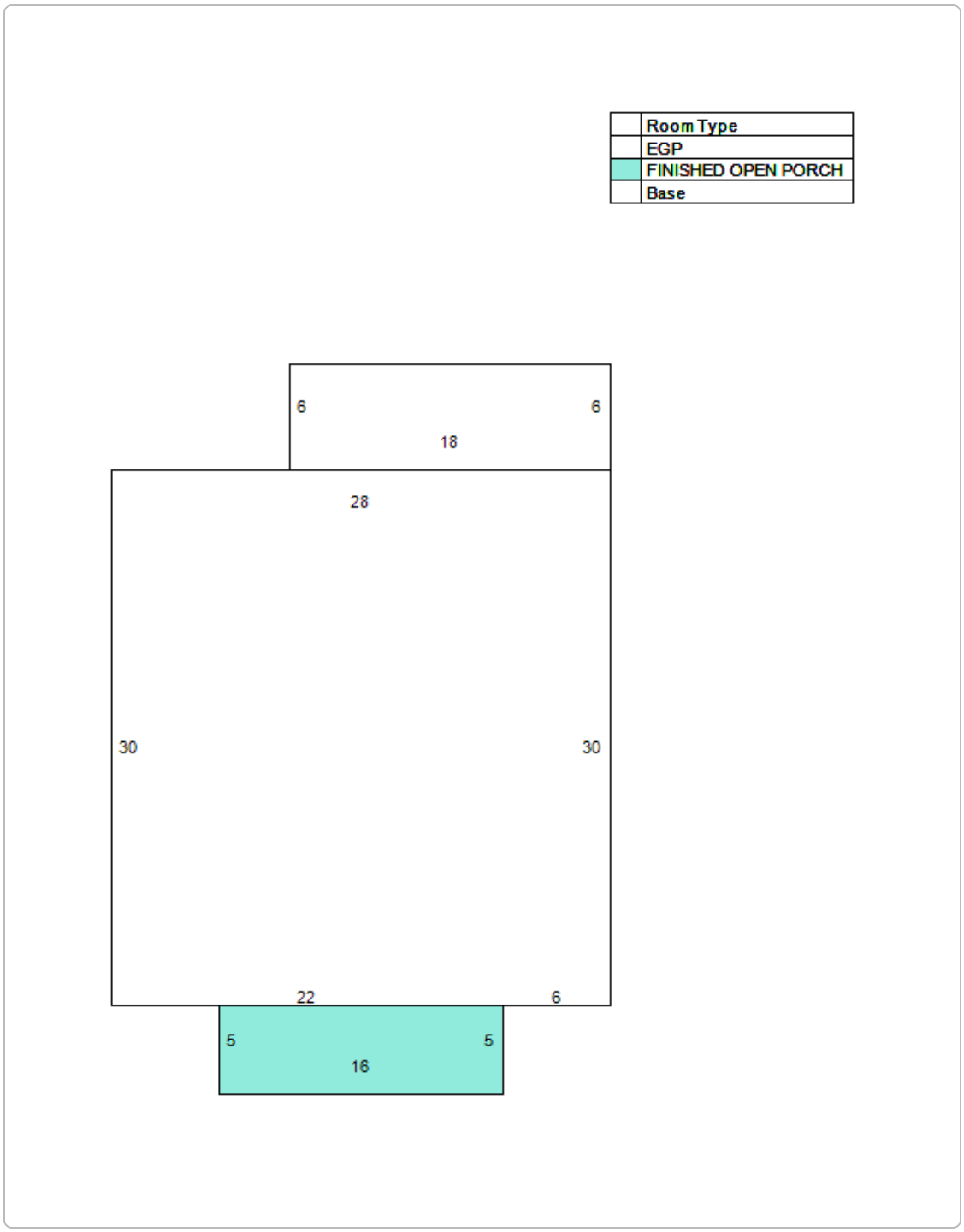
Description	Square Footage
BASE AREA	840
FINISHED OPEN PORCH	80
UNFINISHED ENCLOSED PORCH	108
Total SqFt	1028

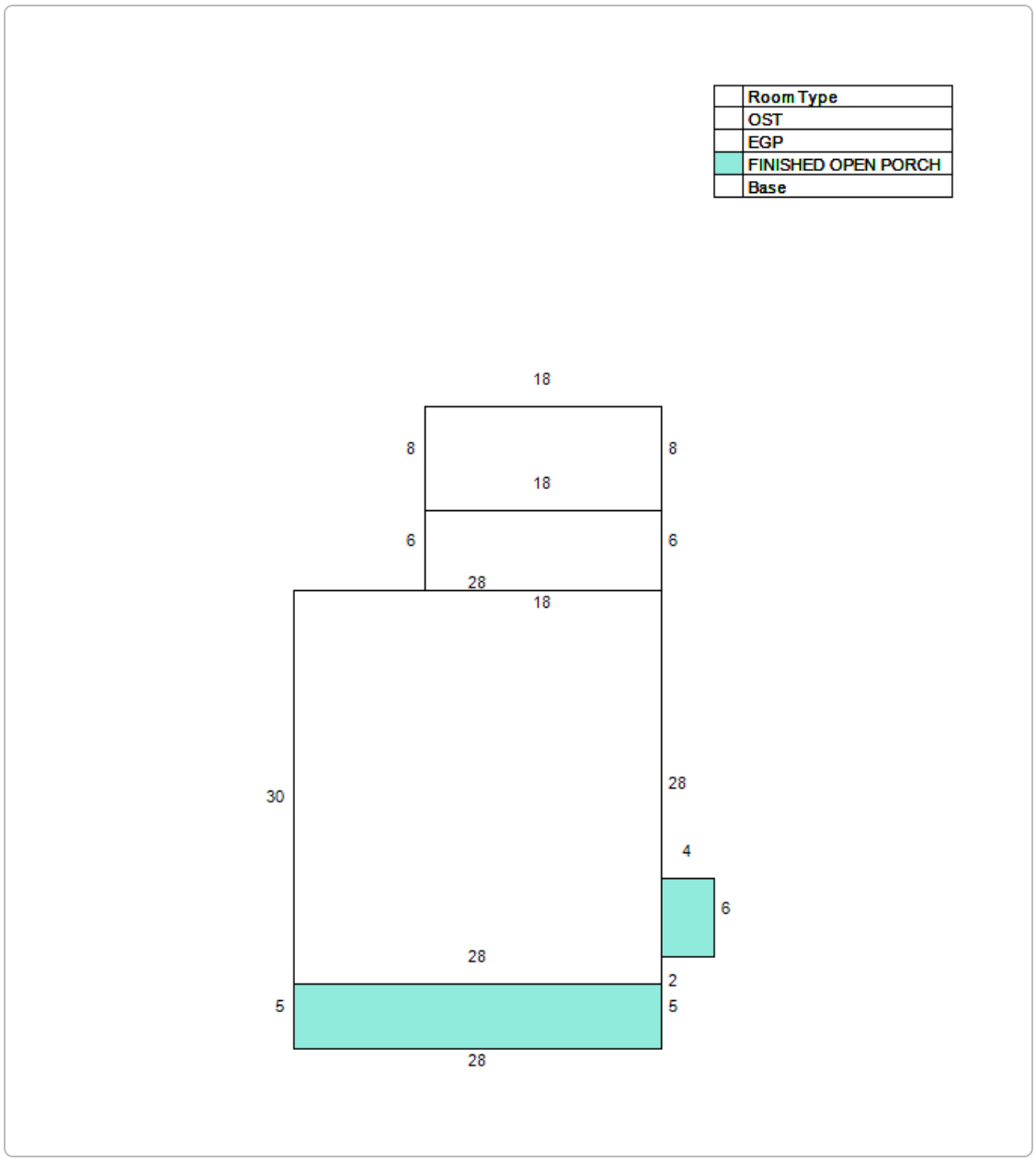
Building 2
Building Value $156,772
Year Built 1900
Actual Area 1676
Conditioned Area 1260
Use Duplex
Style 01
Exterior Wall Stucco

Roof Cover Composite Shingle
Roof Structure Gable Hip
Interior Flooring Carpet, Pine Wood
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms 3
Baths 2

Description	Square Footage
BASE AREA	840
FINISHED OPEN PORCH	24
FINISHED OPEN PORCH	140
UNFINISHED ENCLOSED PORCH	108
OUTSIDE STAIRS	144
BASE AREA	420
Total SqFt	1676

Sketch Information


Room Type
EGP
FINISHED OPEN PORCH
Base
6
6
18
28
30
30
22
6
5
5
16



Extra Feature Information

Code Description	Status	Value
Garage - Average (Mix)		3080

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	23	70	23	EF	$128,398
Multi-Family (Less than 10 Units)	20	70	20	EF	$111,650

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/13/2022	7/1/2022	$590,000.00	WARRANTY DEED	5596	1364	Q	I	CHESTER LINDA W REV LIV TRUST	CHIP SHOT PROPERTIES LLC
7/13/2022	7/1/2022	$0.00	AFFIDAVIT	5596	1361	U	I	CHESTER LINDA W	PARKER LINDA W
1/28/2022	1/11/2022	$0.00	AFFIDAVIT	5480	535	U	I	CHESTER LINDA W (DEC'D)	CHESTER LINDA KAY (DEC'D)
10/21/1999	9/23/1999	$100.00	TRUSTEES DEED	1449	1114	U	I	CHESTER LINDA W	CHESTER LINDA W TRUSTEE

No data available for the following modules: Exemption Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 2/25/2025, 12:11:52 AM

Contact Us

Developed by
SCHNEIDER GEOSPATIAL

Detail by Entity Name

Florida Limited Liability Company
CHIP SHOT PROPERTIES L.L.C.

Filing Information

Document Number	L22000074451
FEI/EIN Number	88-0727286
Date Filed	02/14/2022
State	FL
Status	ACTIVE

Principal Address

2650-2 ROSSELLE STREET
JACKSONVILLE, FL 32204

Mailing Address

2650-2 ROSSELLE STREET
JACKSONVILLE, FL 32204

Registered Agent Name & Address

HUDMON, STANTON W
2650-2 ROSSELLE STREET
JACKSONVILLE, FL 32204

Authorized Person(s) Detail

Name & Address

Title AMBR

HUDMON, STANTON
2650-2 ROSSELLE STREET
JACKSONVILLE, FL 32204

Title AMBR

INDRIOLO, JOSEPH
2650-2 ROSSELLE STREET
JACKSONVILLE, FL 32204

Title AMBR

WAINWRIGHT, MARK
2650-2 ROSSELLE STREET
JACKSONVILLE, FL 32204

Title AMBR

EASTON, WILLIAM
2650-2 ROSSELLE STREET
JACKSONVILLE, FL 32204

Annual Reports

Report Year	Filed Date
2023	01/19/2023
2024	01/09/2024
2025	01/13/2025

Document Images

01/13/2025 -- ANNUAL REPORT	View image in PDF format
01/09/2024 -- ANNUAL REPORT	View image in PDF format
01/19/2023 -- ANNUAL REPORT	View image in PDF format
02/14/2022 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

Candice Seymour

From: Brett Haury <brett.haury@hotmail.com>
Sent: Friday, May 9, 2025 7:02 AM
To: Candice Seymour
Subject: Re: Ad Valorem Tax Exemption Information

Follow Up Flag: Follow up
Flag Status: Flagged

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

Good morning'

I hope all is good.
No, we are good to work with you on an administrative level.

Thanks for the follow up

From: Candice Seymour <cseymour@citystaug.com>
Date: Thursday, May 8, 2025 at 11:50 AM
To: Brett Haury <brett.haury@hotmail.com>
Subject: RE: Ad Valorem Tax Exemption Information

Hi Brett,

I am just following up on this property. I know you said over the phone that the plan is to utilize an appropriate replacement window and the wood novelty siding to match existing, I just have not seen a new permit application come through the portal yet and this application is still on the agenda as a continued item for the May meeting. Did you want to continue this application again, just in case? Or withdraw based upon the new materials that can be administratively approved?

Let me know how you would like to proceed.

Thanks!

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

CITY OF ST AUGUSTINE EST. 1565

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: Candice Seymour
Sent: Tuesday, April 29, 2025 2:55 PM
To: Brett Haury <brett.haury@hotmail.com>
Subject: Ad Valorem Tax Exemption Information

Find attached the Ad Valorem Tax Exemption information we discussed. I've also attached the PDF application form, which you would submit as a separate application via the portal, just so you have an idea of the breadth of the information that is required for this program.

I hope this information helps! Feel free to reach out to us with any questions!

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

CITY OF ST AUGUSTINE EST. 1565

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.

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for May 19, 2025 Meeting

Application HP2025-0036 Address: 19 Sevilla Street

Reiter Roofing, Inc. – Applicant Peter Schirduan – Owner

Project description: For partial demolition of a residential building, constructed c. 1917-1922, that is recorded in the Florida Master Site File and contributing to the Model Land Company National Register Historic District, including replacement of existing roof material with a different material and design.

Architectural Style:	Colonial Revival	Florida Master Site File:	SJ02104
National Register:	Model Land Co. NRHD: Contributing	Construction date:	c. 1917-1922
Archaeology Zone:	N/A	Zoning District:	RS-1
Parcel number:	2055800200		
Agenda Item:	8(b)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

Located on the southeast corner of Sevilla and Saragossa Streets and recorded in the Florida Master Site File as 23 Saragossa Street, this Colonial Revival residential building was constructed between 1917 and 1922 and is contributing to the Model Land Company National Register Historic District.

The structure currently features an asphalt shingle roof. The applicant is seeking to replace the existing roof material with a 5v crimp metal roof.

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 architectural features on a contributing building that does not meet the criteria for in-kind replacement or other administrative approval 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 for Partial Demolition** at **19 Sevilla Street** if the HARB finds that the proposed metal panel roof material maintains the historic character and integrity of the structure and is compatible with the historic structure's building envelope per the Secretary of the Interior's Standards for Rehabilitation #9 (Compatible Contemporary Design).

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Partial demolition to include:
    a. Replacement of existing asphalt shingle roof with a 5v crimp metal panel roof.

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 structure contributes to the Model Land Company National Register Historic District.

3. The contribution of the architectural element(s) being proposed for removal to the historic integrity of the building and the streetscape. The building has a similar mass and scale as the numerous two-story residential buildings that are in the neighborhood with a similar age.

4. The impact of the loss of the architectural element(s) on the building and along the streetscape. The building does not have a unique typology for the area and Colonial Revival is a common architectural style in the Model Land Company neighborhood.

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 existing asphalt shingle roof is proposed for replacement with a 5v crimp metal roof. Due the to height of the structure, and the limited slope of the roof, replacement of the primary portion of the roof may do little to impact the streetscape; however, the hipped one-story porch roofs are more prominent and will appear different. The Architectural Guidelines for Historic Preservation allows for administrative approval of Frame Vernacular roofs with a 5v crimp metal roof with a galvalume finish; however, this Colonial Revival structure does not fall under this category for administrative approval. Most Colonial Revival structures in St. Augustine feature a shingle roof; however, the AGHP states that pitched roof surfaces on Colonial Revival buildings are covered with composition shingles, diamond composition shingles, metal v-crimp, or metal novelty shingles. If a 5v crimp panel is found to be compatible for approval by the Board, a non-striated panel would be most appropriate. Alternatively, a standing seam metal roof with 1" seams may be considered more appropriate and have the added benefit of concealed fasteners. The HARB should also consider whether a galvalume (non-painted) finish is most compatible with the Colonial Revival style of the building of whether a colored finish is more appropriate. Typically, painted finishes are not recommended by the AGHP for metal roofs; however, this style is not typically associated with metal roofs and a colored finish may help to mitigate the visual impact of a metal roof in lieu of the existing shingles.

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. According to Sanborn Map research, the structure has historically had a composition shingle roof and the Florida Master Site File notes a composition shingle roof as well. The HARB should determine whether modification of the roof to a 5v metal material would impact the building's ability to contribute to its NRHD in a future update.

8. Whether or not the structure and the architectural element(s) proposed for demolition are representative of a style or type of architecture or a method of construction. The building is an example of a Colonial Revival residence that has been converted for multi-family use over time (duplex).

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 and Model Land Company 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 existing asphalt shingle roof does not have a unique architectural style or characteristics that would be difficult to reproduce but the new 5v crimp material will look different in appearance. If approved, the metal panels could be removed and the asphalt shingles restored in a future roof replacement.

11. ***The justification for the proposed partial demolition.*** No clear justification for the change was provided by the applicant. Staff has noticed an increase in permit activity related to roof replacement with metal panel roofs due to the longevity and insurability of metal roofs compared to shingle roofs.

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.

In-kind features or materials means using architecturally similar material and design to convey the visual appearance of the remaining parts of the feature and finish

Partial demolition a partial demolition for purposes of proposed work on a historic structure or a regulated structure within the City of St. Augustine is considered the permanent removal of 50% of the appraised value or more of historic, individual elements of the building envelope (roof, walls, porches, windows, foundations). It also includes the removal of these historic features regardless of the percentage of the appraised value when they are on visible sides of the building (visible from the street).

Regulated structure is a building or a part of a building that is the subject of a partial demolition and that is not located in the City's Historic Preservation Zoning Districts but meets the following criteria of a Historic structure: It is individually listed as historic locally or nationally, or it is a contributing property in a designated National Register District, or it is a designated historic landmark.

Criteria for Review of a Certificate of Partial Demolition (Section 28-89(2)d.4, CoSA Code of Ordinances)

In the case of partial demolition: the board shall find that the proposed replacement materials including historic materials as well as compatible substitute materials maintain the historic character and integrity of the structure and are compatible with the historic structure's building envelope or the removal will not compromise the overall historic character and integrity of the structure.

Criteria for Regulated Structures (Section 28-89(3), CoSA Code of Ordinances)

Replacement elements for regulated structures as defined in this code will be reviewed consistent with the procedures for architectural feature limited review. The board will apply the adopted design criteria, if any, for the area or AGHP if applicable to the regulated structure. If no design criteria have been adopted, the board will accept evidence and testimony to establish relevant architectural features. Some regulated structures may have architectural features that support its historic character and historic period, as well as modifications or additions over time. The board will accept evidence and testimony to establish whether the architectural features should meet preservation or reconstruction standards.

(Section 28-89(5), CoSA Code of Ordinances) **Applications for partial demolition of buildings listed on the National Register of Historic Places, contributing or potentially contributing to a historic district in the National Register of Historic Places, listed as a local historic landmark pursuant to this Code, listed as a potential landmark identified in the Historic Preservation Element of the Comprehensive Plan, Master Plan or identified by historic preservation planning staff as culturally significant within the recent past,** may apply for the demolition of additional components of the building as part of a more comprehensive rehabilitation plan. Staff may require that the application be reviewed as a full demolition with required documentation, appropriate condition assessment and a rehabilitation plan, recognizing that applicants may encounter unforeseen building damage, site conditions, flood mitigation obstacles, or other significant and demonstrable reasons justifying a more extensive partial demolition as part of the rehabilitation. In issuing a certificate of demolition or partial demolition, the board may include approval of both the partial demolition and potential related additional demolition and its rehabilitated replacement design under one application. This will allow the approval of drawings sufficient for a building permit and that all necessary requirements for the new construction related to the demolition or partial demolition are submitted for permitting review and approval by staff.

~~~~~

The building was built by 1922, 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 Model Land Company National Register Historic District. The replacement material is not and in-kind material, nor does it match architectural elements of the previously existing roof. Additionally, the building is of an architectural style not indicated for administrative approval.

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(7)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

19 Sevilla Street
Staff Photographs

North Elevation (Saragossa Street)

19 Sevilla Street
Staff Photographs

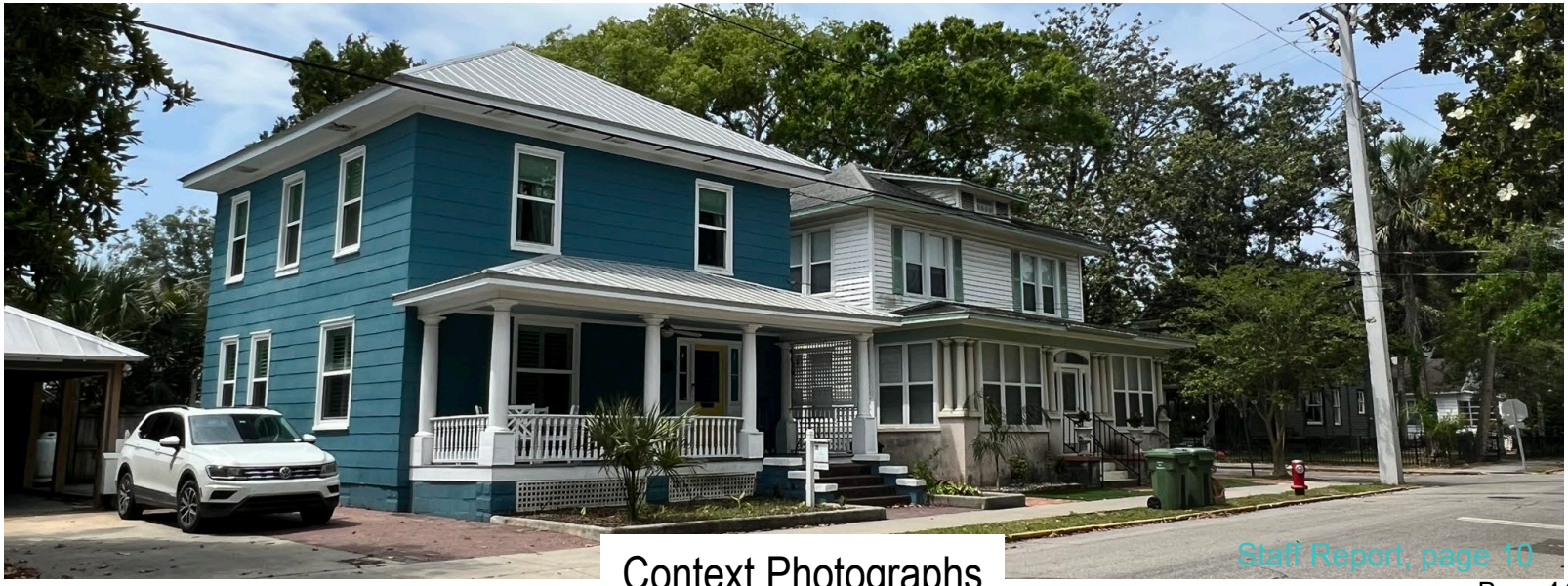
North Elevation (Saragossa Street)

19 Sevilla Street
Staff Photographs

West Elevation (Sevilla Street)

Staff Report, page 9

19 Sevilla Street
Staff Photographs



Context Photographs

Staff Report, page 10

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ 2104 1009==

Site Name: 23 Saragossa Street 830== Survey Date: 7807 820==

Address: 23 Saragossa Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Model Land Company (subdivision) K (block) Part od Lot 20 (lot) 868==

868==

Owner of Site: Name: Gorecki, Helen M.;

Address: 23 Saragossa Street

St. Augustine, Fla. 32084 902==

Occupant or Manager: 904==

Type of Ownership: Private 848== Zoning: RSE

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

UTM: 17 (zone) 469430 (easting) 3307098 (northing) 890== Location: T07S (T) R30E (R) N18 (S) 812==

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

Recorder: Name & Title: Harper, Robert W. (Assistant Curator);

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

II. SITE DESCRIPTION

Condition of Site:

( ) 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: +1922 844== Period: 20th Cent. 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Colonial revival 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Wood weatherboard, BEC ceiling board, stucco 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS 1/1, attic louver 942==

Foundation: Concrete block wall 942==

Roof Type: Hip 942==

Secondary Roof Structures: Hip porches, shed dormer 942==

Porches & Balconies: 1 story open porches on front and West sides 942==

Chimney Location: Offset lateral slope 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Composition shingles 882==

Ornament Exterior: Paired round wood columns 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Residential 864==

Relationship to Surroundings: On corner lot in residential neighborhood. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Agriculture, Commerce

920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Colonial Revival residence at 23 Saragossa Street was constructed between 1917 and 1922. Colonial elements include the paired round wood columns on the two one-story open porches extending from the front and west sides.

The range of buildings in this area of Model Land Company Subdivision go from grand winter residences of the Flagler Era to expensive homes of the 1950's erected on the former site of the Flagler Mansion, "Kirkside", to more modest homes of several different generations. There are a number of churches of extraordinary architectural interest as well. The original development here was late Victorian or Colonial Revival in style, and this continues to give the area its character. But building, or rebuilding, in the area continues to the present day, given the desirability of the neighborhood, and it contains examples from many different time periods. The area is bordered on the east by the St. Augustine National Landmark Historic District, and one building, the Grace Methodist Church on 8 Carrera Street, is listed on the National Register of Historic Places. While retaining many outstanding buildings, this area has suffered from the past demolition of outstanding buildings like Kirkside and the Barcelona Hotel. The heavily institutional presence in the neighborhood, both church and college, creates continuing traffic and parking problems, and pressures for further demolitions. There is also a drainage problem in the area when it rains.

HISTORY

The core of the Model Land Company Subdivision evolved out of four late 18th century Spanish land grants and the Royal Powder House lot which was located approximately within the area encompassed by Cordova, Riberia, Saragossa, and Carrera Streets. The eastern boundary of this section was formed by the 18th century Rosario defense line.(1) In recognition of the Spanish heritage of the old city, Flagler named most streets in the subdivision after cities in Spain. With the exception of Cordova Street and St. Andrews Place, the late 19th century development in this core section represents the best in the subdivision, and includes the monumental Flagler churches and the large private residences of wealthy winter residents and

(over)

V. BIBLIOGRAPHY

1. Juan Joseph Elixio de la Puente, "Plano de . . . San Agustin de Florida", January 22, 1764; Benjamin Clements, "Plan of the City of St. Augustine, 1834-1835".

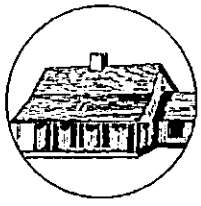
2. H. H. Stackhouse, "The Model Land Tract: The Development of a Residential Neighborhood", El Escribano, Vol. 16 (1979), pp. 25-32.

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

senior officials of the Flagler organization. The Model Land Company received title to the unsold lots in 1903 and development continued through the 1950's after the demolition of the Flagler winter home, "Kirkside", and the subdividing of the estate west of the Presbyterian church into spacious lots.(2)

This residence at 23 Saragossa Street was once the home of Mrs. W. H. Erwin. Mrs. Erwin's family, the D. A. Whites, went into partnership with the Erwin family, first cultivating a citrus grove in Moultrie and later growing potatoes in Hastings. The Hasting project resulted in the production of Spaulding Rose potatoes which the Whites and Erwins grew from seed potatoes shipped from the north by a man named Spaulding. Mrs. Erwin's son, Warren, pioneered in raising unusual cut flowers for shipping.(3)

☐ Original
☒ Update



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

Site# SJ02104
Field Date 10-8-2020
Form Date 12-21-2020
Recorder # AWS

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) 23 Saragossa 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:	19		Sevilla	Street	

Cross Streets (nearest / between) _____
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 1992 — Plat or Other Map _____
City / Town (within 3 miles) St. Augustine — In City Limits? ☒yes ☐no ☐unknown — County St. Johns
Township 7N — Range 30E — Section 18 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 2055800200 — Landgrant _____
Subdivision Name Model Land Company — Block _____ — Lot _____
UTM Coordinates: Zone ☐16 ☐17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1922 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use: Private Residence (House/Cottage/Ca — From (year): 1922 — To (year): _____
Current Use: Duplex — From (year): _____ — To (year): 2020
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ — Original address _____
Alterations: ☒yes ☐no ☐unknown Date: _____ — Nature: windows, porch enclosed, metal awnings
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: Demolition Review

DESCRIPTION

Style: Colonial Revival — Exterior Plan: Square — Number of Stories: 2.5
Exterior Fabric(s): 1. Vinyl — 2. Artbrick, artstone — 3. _____
Roof Type(s): 1. Hip — 2. _____ — 3. _____
Roof Material(s): 1. Asphalt shingles — 2. _____ — 3. _____
Roof secondary strucs. (dormers etc.) 1. Hip dormer — 2. Hip extension
Windows (types, materials, etc.)

single and paired replacement 1/1 sash, 1/1 casement vinyl, inoperable louvered shutters, clamshell awnings

Distinguishing Architectural Features (exterior or interior ornaments)

vinyl and pebble dash siding, cornerboards, enclosed front porch w grouped classical columns, centered flat roof dormer,

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

corner lot, single brick parking space, rear gravel driveway, minimal landscaping, small setback, paved pathway

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 SJ02104

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Wood frame 2. _____ 3. _____
Foundation Type(s): 1. Continuous 2. _____
Foundation Material(s): 1. Poured Concrete Footing 2. _____

Main Entrance (stylistic details)

centered in enclosed porch, tripart door w/recessed panels & side lights, fan light, addn entry fronts Sevilla St

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

enclosed with fixed 1/1 vinyl windows, pebble dash, half length classical columns, wide boxed eaves, masonry steps & iron supports; hip extension on Sevilla St. w grouped columns on masonry deck & steps

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

Narrative Description of Resource

This 1922 Colonial Revival style building is 2.5 stories with Vinyl exterior and a Hip roof. It appears to be in fair condition.

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

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

☒other methods (describe) City Staff

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

OPINION OF RESOURCE SIGNIFICANCE

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

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

Appears to have considerable alterations to facade resulting in the loss of integrity, despite apparent massing reaming in its original configuration. No known architectural associations or features to make it eligible for individual listing.

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 _____

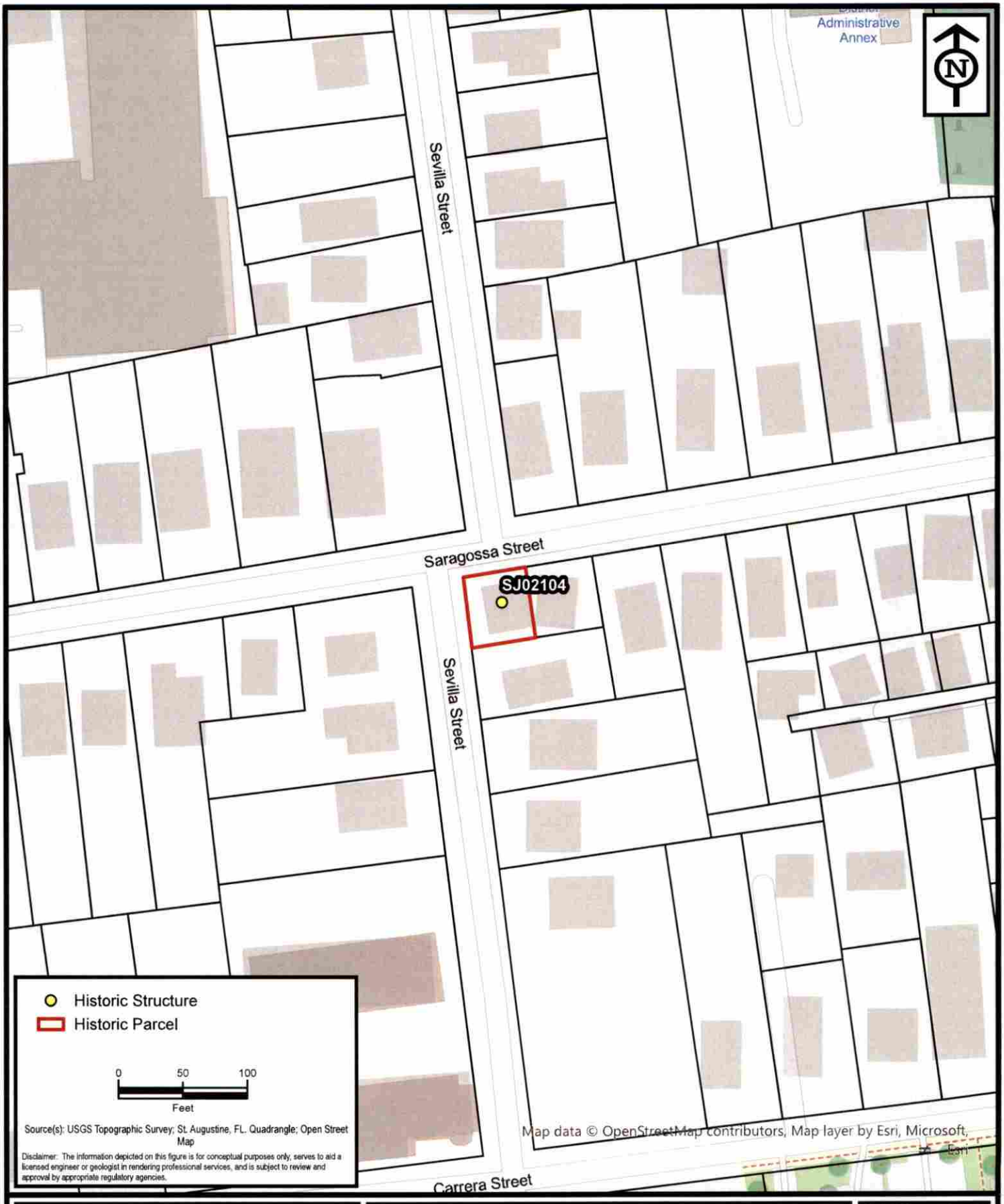
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

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

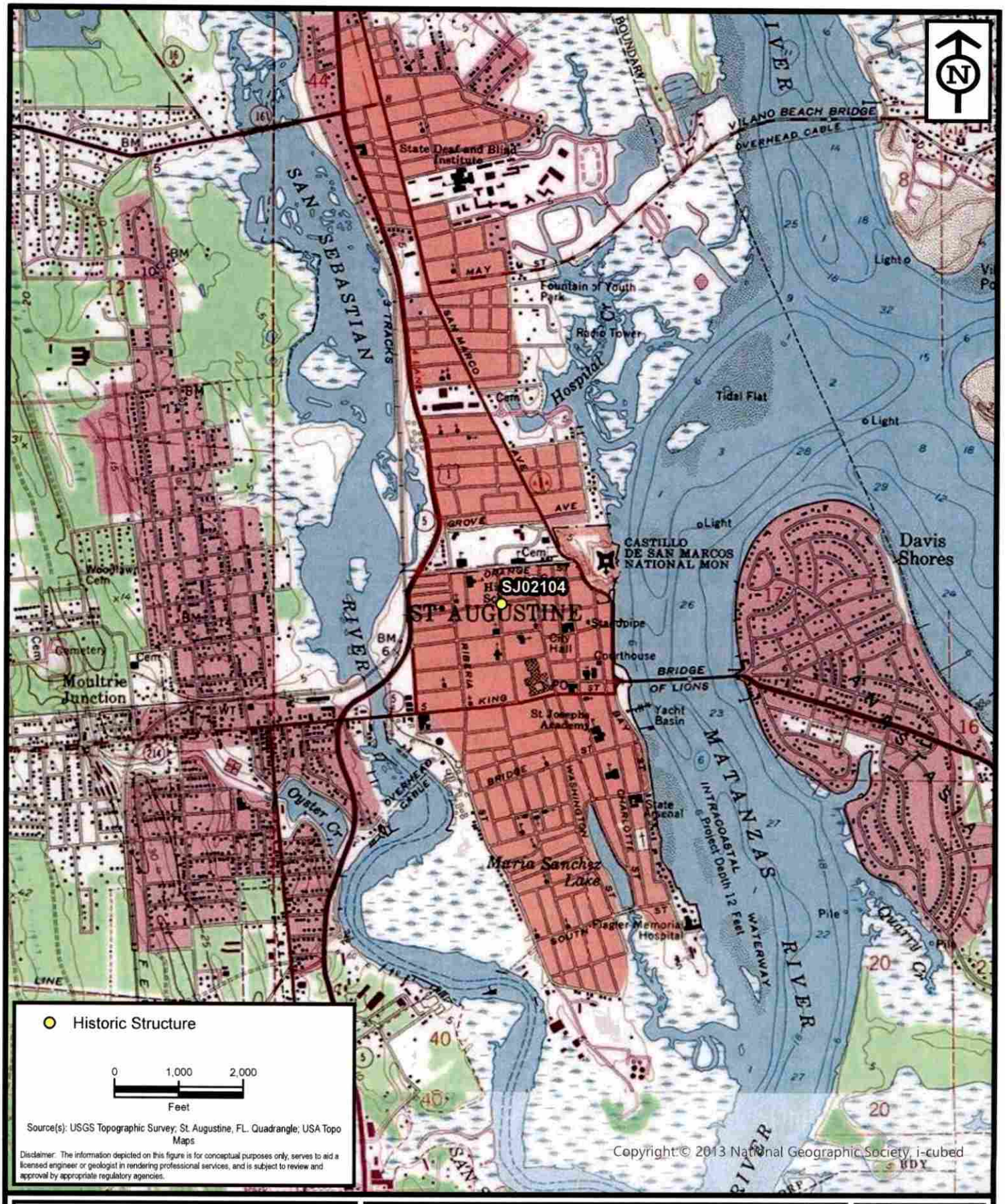
Parcel Location - SJ02104

St. Augustine Historic Resource Mitigation & Survey Update

St. Johns County, Florida

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

Path: N:\GIS\Projects\2020\HK Jacksonville\HK207093_StAugResourceMitigation\Maps\HK207093_StAugResourceMitigation\HK207093_StAugResourceMitigation.aprx Date: 12/8/2020 12:25 PM



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

Project Location - SJ02104

St. Augustine Historic Resource Mitigation & Survey Update

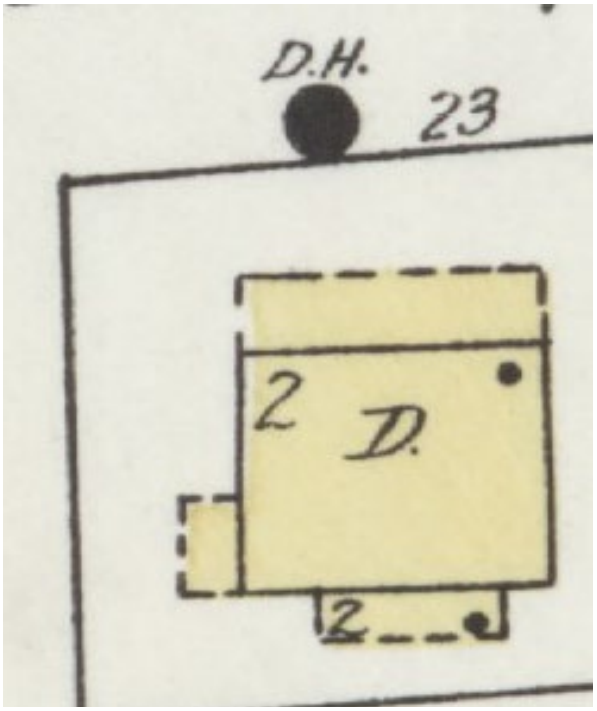
St. Johns County, Florida

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

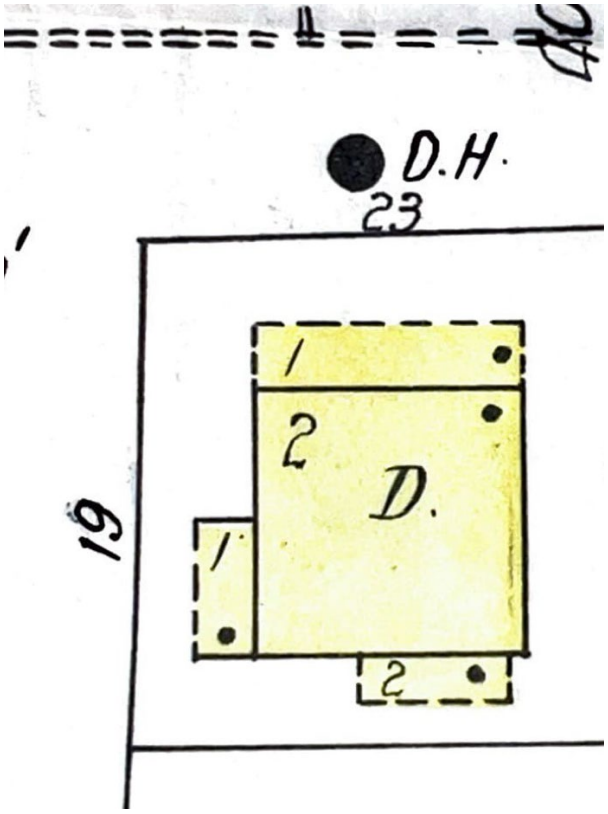
Path: N:\GIS\Projects\2020\HK Jacksonville\HK207093_StAugResourceMitigation\Maps\HK207093_StAugResourceMitigation\HK207093_StAugResourceMitigation.aprx Date: 10/27/2020 3:13 PM

Staff Report, page 22

SANBORN MAPS
19 Sevilla Street (23 Saragossa Street)



1924



1930 Updated to 1965

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Demolition (Partial)

Case Number: HP2025-0036 **Meeting Date: Monday, May 19, 2025**

1. NAME OF APPLICANT: Matthew Reiter / Reiter Ropofing Inc.
   Business (if applicable):
   Address: 10555 Crotty Ave
   City: Hastings State: Fl Zip Code: 32145
   Daytime Telephone: 904-599-7821 E-Mail Address: reiterroofing@yahoo.com

2. NAME OF PROPERTY OWNER: Peter Schirduan
   Business (if applicable):
   Address: 19 Sevilla St
   City: St Augustine State: Fl Zip Code: 32084
   Daytime Telephone: 774-248-0258 E-Mail Address: reiterroofing@yahoo.com

3. PROJECT LOCATION: 19 Sevilla St, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: 2-39 MODEL LAND CO SUB CITY BLK K -W49FT OF LOT 20
   OR4960/1974

5. SCOPE OF WORK: For partial demolition of a residential building, constructed c. 1917-1922, that is recorded in the Florida Master Site File and contributing to the Model Land Company National Register Historic District, including replacement of the existing asphalt shingle roof with a different material and design.

Information attached by applicant includes:

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

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: 19 Sevilla St.

Applicant's Name: Matthew Reiter Applicant's Signature: Matthew Reiter

Owner's Name: Peter Schirduan Owner's Signature: Peter Schirduan

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 April 15, 2025
Planning and Building Department

Received April 15, 2025
Planning and Building Department

WOLTERS ENGINEERING
ENGINEERING, DRAFTING, CONSULTING

15211 97th Road N
West Palm Beach, FL 33412
Ph/Fx: (561) 225-1982

PRODUCT EVALUATION

PRODUCT: 5V CRIMP 26 Ga. STEEL 24" WIDE ROOF PANEL OVER 7/16" OSB SHEATHING (FLPA# 24397.3)

MANUFACTURER: 1ST COAST METAL ROOFING SUPPLY
186 STATE ROAD 207
EAST PALATKA, FL 32131

To all concerned,

The 5V Crimp 26 Ga. Steel 24" Wide Roof Panel, manufactured by 1st Coast Metal Roofing Supply, is a non-structural galvalume coated steel roof panel (50 ksi min) that meets the requirements of Section 1507.4 of the 8th Edition (2023) Florida Building Code. The panel has been tested per UL 580 (2006) and UL 1897 (2004) by Force Engineering & Testing with results shown in test report 99-0284T-15A & B. I have reviewed UL 1897 (2004), and have determined that for this product it is equivalent to UL 1897 (2015), as referenced in the 8th Edition (2023) Florida Building Code.

Technical Documentation:

1. Drawing "1CS5V1024" dated 10/11/23, signed and sealed by Scott Wolters, PE.
2. Test Reports listed above by Force Engineering & Testing, Inc. signed & sealed by Brandon Jasek, PE.
3. Supplemental Calculations to support 1CS5V1024, signed and sealed by Scott Wolters, PE.

I have reviewed this submittal per the requirements of FAC Product Approval Rule Chapter 61G20-3.005 (4). Based on the limitations listed below and those provided in the documents above, this product meets all of the requirements of the 8th Edition (2023) Florida Building Code generally, and chapter 15 specifically, for use outside of the High Velocity Hurricane Zone.

Limitations: This panel is approved for use outside of the HVHZ.

Overall Limitations:

Maximum Panel Width:	24" (nominal)
Fastener Spacing across panel:	(2) fast's 12" O.C. (max) (both sides of Overlaps & Center Rib)
Fastener Spacing along panel:	24" O.C. (max)
Fastener Type:	#9 x 1 ½" Woodbinder ST-XL HWH with Weather-seal washer
Min. Slope:	½"/12" (with Lap Sealant) 3"/12" (no Lap Sealant)
Max. Design Pressure:	-63.5 psf

Fire Barrier: Where required by code, install an approved fire barrier. Refer to a current fire directory listing for fire ratings of this roofing system assembly as well as the location of the fire barrier within the assembly. (See note #2 below)

Underlayment: Minimum ASTM D 226 Type II, installed and anchored per FBC Section 1507.1.1.1 (min).

(or)

Any underlayment with a valid FLPA or Miami-Dade NOA

Minimum Substrate: 7/16" OSB Sheathing, nailed to 2x rafters spaced 24" O.C. (max) with 8d ring-shank nails spaced 6" O.C. (max).

Other Limitations:

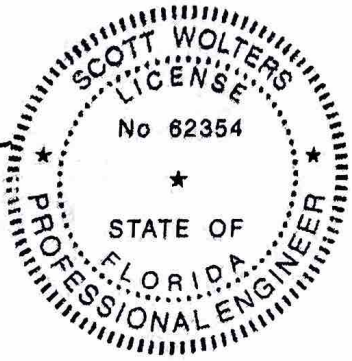
1. Roof slope must meet requirements of FBC Section 1507.4.2.
2. Fire classification is not a part of this evaluation. Refer to a current Approved Roofing Materials Directory for fire ratings of this product.
3. Design of substrate is by others and is not a part of this evaluation.
4. All panel system perimeters, penetrations, and transitions to be flashed and sealed per the requirements of RAS 133.

Re-Roofing: The 5V Crimp 26 Ga. Steel 24" Wide Roof Panel may be installed over a single layer of existing asphalt shingles, provided the existing roof meets all of the requirements of Section 1511 of the Florida Building Code.

If you have any questions or need more information concerning this approval, please contact me.

Thank you,

Scott Wolters
FL PE# 62354
OCT 11 2023



Received April 15, 2025
Planning and Building Department

NEMO|etc.
Certificate of Authorization #32455
353 Christian Street, Unit #13
Oxford, CT 06478
(203) 262-9245

ENGINEER EVALUATE TEST CONSULT

P.E. EVALUATION REPORT (PEER)

GAF
1 Campus Drive
Parsippany, NJ 07054
(800) 766-3411

PEER-GAF-009.A
FL5293-R55
Date of Issuance: 11/09/2005
Revision 56: 04/10/2023

SCOPE:
This P.E. Evaluation Report (henceforth 'PEER') is issued under F.A.C. Rule 61G20-3 and the applicable rules and regulations governing the use of construction materials in the State of Florida. The documentation submitted has been reviewed by Robert Nieminen, P.E. for use of the product under the Florida Building Code. The product described herein has been evaluated for compliance with the 7th Edition (2020) Florida Building Code sections noted herein.

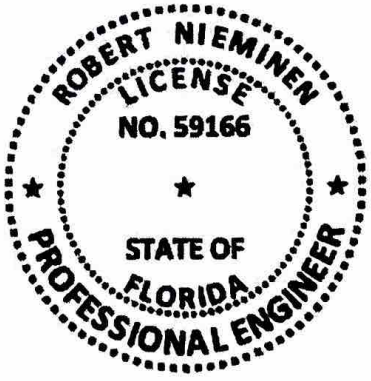
DESCRIPTION: EverGuard® TPO Roof Systems for use in FBC non-HVHZ Jurisdictions

LABELING: Labeling shall be in accordance with the requirements of the Accredited Quality Assurance Agency noted herein.
CONTINUED COMPLIANCE: This PEER is valid until such time as the named product(s) changes, the referenced Quality Assurance or production facility location(s) changes, or Code provisions that relate to the product(s) change. Acceptance of our PEERs by the named client constitutes agreement to notify NEMO ETC, LLC of any changes to the product(s), the Quality Assurance or the production facility location(s). NEMO ETC, LLC requires a complete review of its PEER relative to updated Code requirements with each Code Cycle.
ADVERTISEMENT: The Florida Product Approval Number (FL#) preceded by the words "NEMO P.E. Evaluated" may be displayed in advertising literature. If any portion of the PEER is displayed, then it shall be done in its entirety.
INSPECTION: Upon request, a copy of this entire PEER shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at the request of the Building Official.

This PEER consists of pages 1 through 7, plus a 156-page Appendix.

Prepared by: Digitally signed by Robert Nieminen
Date: 2023.04.11 '15:06:59 -04'00

This item has been digitally signed and sealed by Robert Nieminen, P.E.
Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies.
Robert Nieminen, Florida P.E. 59166, FBC ANE1983
NEMO ETC, LLC, Florida CA #32455



CERTIFICATION OF INDEPENDENCE:
1. NEMO ETC, LLC does not have, nor does it intend to acquire or will it acquire, a financial interest in any company manufacturing or distributing products it evaluates.
2. NEMO ETC, LLC is not owned, operated or controlled by any company manufacturing or distributing products it evaluates.
3. Robert Nieminen, P.E. does not have nor will acquire, a financial interest in any company manufacturing or distributing products for which the PEERs are being issued.
4. Robert Nieminen, P.E. does not have, nor will acquire, a financial interest in any other entity involved in the approval process of the product.
5. This is a building code evaluation. Neither NEMO ETC, LLC nor Robert Nieminen, P.E. are, in any way, the Designer of Record for any project on which this PEER, or previous versions thereof, is/was used for permitting or design guidance unless retained specifically for that purpose.

©2019 NEMO ETC, LLC

Received April 15, 2025
Planning and Building Department

NEMO|etc.

ROOFING SYSTEMS EVALUATION:

1. SCOPE:

Product Category: Roofing
Sub-Category: Single Ply Roof Systems
Product Approval Method: Method 1, Option D: Codified Material, Evaluation by Engineer
Compliance Statement: EverGuard® TPO Roof Systems, as produced by GAF, have demonstrated compliance with the following sections of the 7th Edition (2020) Florida Building Code through testing in accordance with the following Standards. Compliance is subject to the Installation Requirements and Limitations of Use set forth herein.

2. STANDARDS:

SECTION	PROPERTY	STANDARD	YEAR
1504.3.1	Wind resistance	FM 4474	2011
1504.6	Physical properties	ASTM G155	2013
1504.7	Impact resistance	FM 4470	2016
1507.10.2	Material standard	ASTM D2178	2015
1507.10.2	Material standard	ASTM D4601	2012
1507.10.2	Material standard	ASTM D4897	2009
1507.11.2	Material standard	ASTM D6163	2015
1507.11.2	Material standard	ASTM D6164	2011
1507.11.2	Material standard	ASTM D6222	2011
1507.13.2	Material standard	ASTM D6878	2013

3. REFERENCES:

ENTITY	EXAM	REFERENCE	DATE	ENTITY	EXAM	REFERENCE	DATE
PRI (TST5878)	ASTM D6878 (IN)	GAF-423-02-01	10/21/13	FM (TST1867)	FM 4474	RR204005	04/13/16
PRI (TST5878)	ASTM D6878 (IN)	GAF-421-02-01	10/22/13	FM (TST1867)	FM 4474	RR205159	05/05/16
PRI (TST5878)	ASTM D6878 (IN)	GAF-422-02-01	10/22/13	FM (TST1867)	FM 4474	RR205192	05/09/16
PRI (TST5878)	ASTM D6878 (IN)	GAF-424-02-01	11/11/13	FM (TST1867)	FM 4474	RR205233	06/15/16
PRI (TST5878)	ASTM D6878 (IN)	GAF-425-02-01	11/11/13	FM (TST1867)	FM 4474	RR205846	07/21/16
PRI (TST5878)	ASTM D6878 (TX)	GAF-584-02-01	11/20/15	FM (TST1867)	FM 4474	RR205474	08/31/16
PRI (TST5878)	ASTM D6878 (TX)	GAF-585-02-01	11/20/15	FM (TST1867)	FM 4474	RR206198	09/01/16
PRI (TST5878)	ASTM D6878 (UT)	GAF-586-02-01	11/20/15	FM (TST1867)	FM 4474	RR206353	09/07/16
PRI (TST5878)	ASTM D6878 (UT)	GAF-700-02-01	03/10/17	FM (TST1867)	FM 4474	RR206620	09/12/16
PRI (TST5878)	ASTM D6878 (PA)	GAF-870-02-01	02/15/19	FM (TST1867)	Criticality	3040377 (LTR)	09/21/16
PRI (TST5878)	ASTM D6878 (PA)	GAF-904-02-01	10/09/19	FM (TST1867)	FM 4474	RR206351	10/21/16
PRI (TST5878)	ASTM D6878 (UT)	GAF-889-02-01	11/01/19	FM (TST1867)	FM 4474	3055491	12/05/16
PRI (TST5878)	ASTM D6878 (PA)	37GT0114	09/09/21	FM (TST1867)	FM 4474	3058483	12/09/16
PRI (TST5878)	ASTM D6878 (IN)	37GT0128	09/30/21	FM (TST1867)	FM 4474	3056728 LTR	12/23/16
PRI (TST5878)	ASTM D6878	EXTENSION LTR	09/27/22	FM (TST1867)	FM 4470	3056822 LTR	01/04/17
NEMO (TST6049)	Various PPT	4J-GAF-21-SSUDL-01.A-R2	12/16/21	FM (TST1867)	FM 4474	RR208456	02/13/17
NEMO	PEER	01506.12.13-2-R25	10/06/22	FM (TST1867)	FM 4474	3061218	05/10/17
ACRC (TST4671)	TAS 114	06-035	10/18/06	FM (TST1867)	FM 4474	3061218 LTR	05/16/17
ACRC (TST4671)	TAS 114	07-005	01/17/07	FM (TST1867)	FM 4474	RR209927	06/23/17
ACRC (TST4671)	TAS 114	07-024	03/01/07	FM (TST1867)	FM 4474	RR210305	07/13/17
ACRC (TST4671)	TAS 114	07-016	04/19/07	FM (TST1867)	FM 4474	RR211506	03/28/18
ACRC (TST4671)	TAS 114	07-017	04/19/07	FM (TST1867)	FM 4474	RR212730	04/05/18
ACRC (TST4671)	TAS 114	07-025	05/02/07	FM (TST1867)	FM 4474	PR449797	04/24/18
ACRC (TST4671)	TAS 114	07-026	05/03/07	FM (TST1867)	FM 4474	RR213333	04/25/18
ACRC (TST4671)	TAS 114	07-027	05/04/07	FM (TST1867)	FM 4474	3056933	07/19/18
ACRC (TST4671)	TAS 114	07-042	08/31/07	FM (TST1867)	FM 4474	PR449764	07/25/18
ACRC (TST4671)	TAS 114	07-043	09/05/07	FM (TST1867)	FM 4474	3061784	07/25/18
ACRC (TST4671)	TAS 114	07-045	09/06/07	FM (TST1867)	FM 4474	RR215107-267	09/27/18
ACRC (TST4671)	TAS 114	07-046	09/06/07	FM (TST1867)	FM 4474	3055804	10/25/18
ACRC (TST4671)	TAS 114	07-048	09/07/07	FM (TST1867)	FM 4474	RR215191-267	11/07/18
ACRC (TST4671)	TAS 114	07-049	09/10/07	FM (TST1867)	FM 4474	RR215193-267	11/08/18
ACRC (TST4671)	TAS 114	07-060	01/03/08	FM (TST1867)	FM 4474	RR217564-267	02/05/19
ACRC (TST4671)	TAS 114	08-030	04/05/08	FM (TST1867)	FM 4474	PR450261	10/22/19
ACRC (TST4671)	TAS 114	08-022	04/17/08	FM (TST1867)	FM 4474	PR453601-R1	11/15/19
ACRC (TST4671)	TAS 114	08-023	04/17/08	FM (TST1867)	FM 4474	PR453353	01/31/20
ACRC (TST4671)	TAS 114	08-033	04/19/08	FM (TST1867)	Criticality	PR452423	02/06/20
ACRC (TST4671)	TAS 114	08-032	04/19/08	FM (TST1867)	FM 4474	RR221253-267	02/07/20
ACRC (TST4671)	TAS 114	11-004	03/21/11	FM (TST1867)	Criticality	PR452971	02/19/20
ACRC (TST4671)	TAS 114	11-011	03/24/11	FM (TST1867)	FM 4474	RR222755-267	03/10/20

Instr #2020044851 BK: 4960 PG: 1974, Filed & Recorded: 6/10/2020 8:34 AM #Pgs:2
Brandon Patty,Clerk of the Circuit Court St. Johns County FL Recording $18.50 Doc. D $2,450.00

Return to:
Fidelity National Title of Florida, Inc.
601 Riverside Ave., Bldg. V Floor 5
Jacksonville, FL 32204
Prepared By:
Saralyn Nemser P.A.
12240 N.E. 14th Ave
North Miami, FL 33161
305-932-0053
File Number: **L1506**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

COPY

This Warranty Deed made this June 3, **2020** between **Diana Suissa, a single woman** whose post office address is **37 Seminole Drive, Saint Augustine, FL 32084**, grantor, and **Peter E. Schirduan, a single man** whose post office address is **19 Sevilla Street, Saint Augustine, FL 32084**, grantee:

(Whenever used herein the terms "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, trusts and trustees)

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 grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Saint Johns County, Florida** to-wit:

Commencing at the Southeast corner of Saragossa Street and Sevilla Street, thence run East on Saragossa Street 49 feet; thence South 53 feet 3 inches, more or less, to Lot 21; thence West on the North line of Lot 21, 49 feet, to Sevilla Street; thence North 55 feet 3 inches to the Point of Beginning.

The above described land is the West 49 feet of Lot 20, of Block "K" of the Model Land Company Subdivision as per official map of the City of St. Augustine, dated January 1, 1905, in File with the Clerk of the Circuit Court in and for St. Johns County, Florida.

Parcel Identification Number: 205580-0200

Subject to easements, covenants and restrictions of record; matters of plat; zoning and governmental regulations and taxes for the year 2020 and subsequent years which are not yet due and payable.

DoubleTime®

The grantor herein warrants that the above described real property does not constitute her homestead under the laws and Constitution of the State of 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 **December 31, 2019**.

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

COPY

Signed, sealed and delivered in our presence:

Ashley Scipioni
Witness Name: Ashley Scipioni

Diana Suissa (Seal)
Diana Suissa

Jennifer Compton
Witness Name: Jennifer Compton

State of Florida
County of Volusia

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [✓] online notarization, this 3 day of June, 2020 by Diana Suissa, who [ ] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Ashley Scipioni
Notary Public, State of Florida
Commission # GG252736
My Commission Expires Sept 25, 2022

Ashley Scipioni
Notary Public

Printed Name: Ashley Scipioni

My Commission Expires: _____

DoubleTime®

NotaryCam DocID:5ed79ba9a171c7311c0cd0be

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

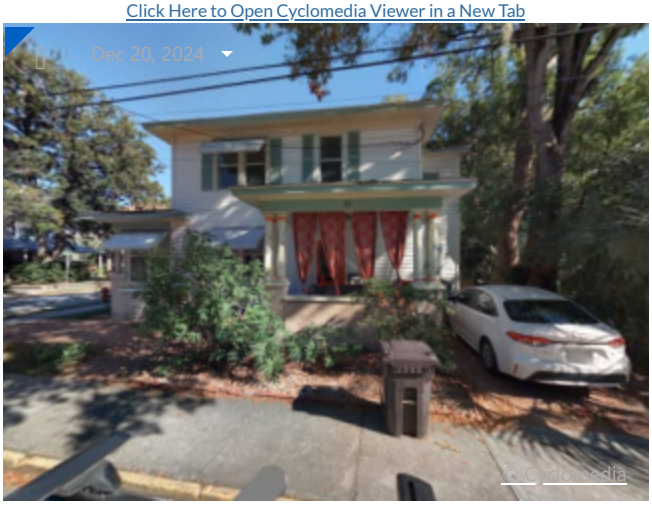
2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	2055800200
Location Address	19 SEVILLA ST SAINT AUGUSTINE 32084-0000
Neighborhood	Model Land/City (MF) (610.33)
Tax Description*	2-39 MODEL LAND CO SUB CITY BLK K -W49FT OF LOT 20 OR4960/1974 *The Description above is not to be used on legal documents.
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	Model Land Company Subdivision
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.060
Homestead	Y

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Schirduan Peter E 100%
Mailing Address	6049 GENTLE BEN CIR WESLEY CHAPEL, FL 33544-3438

Exemption Information

Exemption Type	Status	Amount
Homestead		$50,722

Map

Valuation Information

	2025
Building Value	$291,565
Extra Features Value	$0
Total Land Value	$138,600
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$430,165**
Total Deferred	$7,302
Assessed Value	**$422,863**
Total Exemptions	$50,722
Taxable Value	**$372,141**

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

Historical Assessment Information

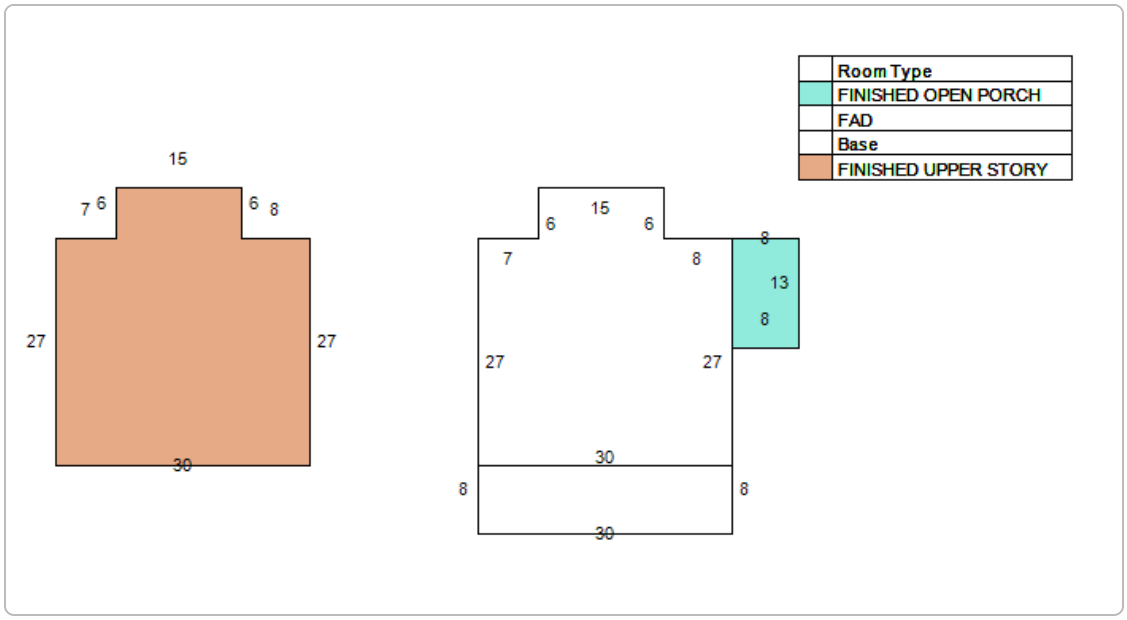
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$282,350	$0	$138,600	$0	$0	$420,950	$412,163	$58,787	$362,163
2023	$259,961	$0	$138,600	$0	$0	$398,561	$394,078	$54,483	$344,078
2022	$264,951	$0	$116,424	$0	$0	$381,375	$381,374	$50,001	$331,374
2021	$194,826	$0	$98,753	$0	$0	$293,579	$293,579	$0	$293,579
2020	$176,455	$0	$98,753	$0	$0	$275,208	$275,208	$0	$275,208
2019	$168,326	$0	$98,753	$0	$0	$267,079	$267,079	$0	$267,079
2018	$173,670	$0	$98,753	$0	$0	$272,423	$272,423	$0	$272,423
2017	$176,342	$0	$98,753	$0	$0	$275,095	$261,177	$13,918	$261,177
2016	$164,377	$0	$85,759	$0	$0	$250,136	$237,434	$12,702	$237,434
2015	$149,242	$0	$77,963	$0	$0	$227,205	$215,849	$11,356	$215,849
2014	$130,361	$0	$77,963	$0	$0	$208,324	$196,226	$12,098	$196,226

Building Information

Building	1
Building Value	$291,565
Year Built	1935
Actual Area	2144
Conditioned Area	2040
Use	Duplex
Style	01
Exterior Wall	Aluminum Vinyl, Stucco
Roof Cover	Composite Shingle
Roof Structure	Gable Hip
Interior Flooring	Carpet, Pine Wood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	4
Baths	2

Description	Square Footage
FINISHED UPPER STORY	900
BASE AREA	900
ADDITION	240
FINISHED OPEN PORCH	104
Total SqFt	2144

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	30	49	30	EF	$75,600
Multi-Family (Less than 10 Units)	25	49	25	EF	$63,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
6/10/2020	6/3/2020	$350,000.00	WARRANTY DEED	4960	1974	Q	I	SUISSA DIANA	SCHIRDUAN PETER E
2/27/2019	2/21/2019	$325,000.00	WARRANTY DEED	4686	282	Q	I	23 SARAGOSSA STREET LLC	SUISSA DIANA
	1/18/2007	$100.00	WARRANTY DEED	2860	1408	U	I	GREENBERG MICHAEL JOHN	23 SARAGOSSA STREET LLC
	1/18/2007	$100.00	TRUSTEES DEED	2860	1406	U	I	GREENBERG MICHAEL JOHN TRUSTEE	GREENBERG MICHAEL JOHN (INDIV)
	6/30/2003	$285,000.00	WARRANTY DEED	1993	739	Q	I	JAMES RICHARD	GREENBERG MICHAEL JOHN TRUSTEE
	12/13/2002	$100.00	WARRANTY DEED	1864	1316	U	I	R V INVESTMENT OF ST JOHNS COUNTY INC	JAMES RICHARD
	1/21/2002	$100.00	WARRANTY DEED	1708	1278	U	I	JAMES VIVIAN S TRUSTEE	R V INVESTMENT OF ST JOHNS COUNTY INC
	9/11/1995	$100.00	QUIT CLAIM DEED	1151	173	U	I	JAMES VIVIAN S ***	JAMES VIVIAN S TRUSTEE***
	8/14/1992	$0.00	CORRECTIVE DEED	1059	1310	U	I	JAMES VIVIAN S	JAMES VIVIAN S ***
	8/14/1992	$0.00	WARRANTY DEED	953	1129	U	I	JAMES VIVIAN S	JAMES VIVIAN S
	12/18/1991	$53,700.00	QUIT CLAIM DEED	919	202	U	I	HAYWARD DONALD P,VERONICA E	JAMES VIVIAN S
	2/1/1988	$0.00		773	1752	U	I		HAYWARD DONALD P,VERONICA E

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.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 4/22/2025, 12:25:41 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

Detail by Entity Name

Florida Profit Corporation
REITER ROOFING, INC.

Filing Information

Document Number	P12000091718
FEI/EIN Number	46-1321127
Date Filed	11/01/2012
Effective Date	11/01/2012
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	06/06/2016
Event Effective Date	NONE

Principal Address

10555 CROTTY AVE
HASTINGS, FL 32145

Mailing Address

10555 CROTTY AVE
HASTINGS, FL 32145

Registered Agent Name & Address

REITER, MATTHEW F
10555 CROTTY AVE
HASTINGS, FL 32145

Officer/Director Detail

Name & Address

Title PTSD

REITER, MATTHEW F
10555 CROTTY AVE
HASTINGS, FL 32145

Title Secretary, VP

Reiter, Brittani A

10555 CROTTY AVE
HASTINGS, FL 32145

Annual Reports

Report Year	Filed Date
2023	01/24/2023
2024	01/22/2024
2025	01/14/2025

Document Images

01/14/2025 -- ANNUAL REPORT	View image in PDF format
01/22/2024 -- ANNUAL REPORT	View image in PDF format
01/24/2023 -- ANNUAL REPORT	View image in PDF format
01/25/2022 -- ANNUAL REPORT	View image in PDF format
01/11/2021 -- ANNUAL REPORT	View image in PDF format
01/20/2020 -- ANNUAL REPORT	View image in PDF format
02/08/2019 -- ANNUAL REPORT	View image in PDF format
01/11/2018 -- ANNUAL REPORT	View image in PDF format
01/17/2017 -- ANNUAL REPORT	View image in PDF format
06/06/2016 -- Amendment	View image in PDF format
03/09/2016 -- ANNUAL REPORT	View image in PDF format
01/10/2015 -- ANNUAL REPORT	View image in PDF format
02/27/2014 -- ANNUAL REPORT	View image in PDF format
03/03/2013 -- ANNUAL REPORT	View image in PDF format
11/01/2012 -- Domestic Profit	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 May 19, 2025 Meeting

Application HP2025-0033 Address: 58 Riberia Street

Gloria Daniele – Applicant and Owner

Project description: For partial demolition of a residential building, constructed c. 1962, that is recorded in the Florida Master Site File and contributing to the Model Land Company National Register Historic district, including replacement of the existing decorative metal porch posts and railings with a new material and design.

Architectural Style:	Ranch	Florida Master Site File:	SJ07241
National Register:	Model Land Co. NRHD: Contributing	Construction date:	c. 1962
Archaeology Zone:	N/A	Zoning District:	RG-1
Parcel number:	2048700000		
Agenda Item:	8(c)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

Located at the northwest corner of Riberia and Valencia Streets, this Ranch style residence was constructed in 1962 and is contributing to the Model Land Company National Register Historic District.

The property features decorative metal posts and railings which, according to the applicant, are an original feature of the home constructed by her family. The applicant seeks to replace these deteriorating metal features with wooden porch posts and railings as detailed in the scope of work below.

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 architectural features on a contributing building that does not meet the criteria for in-kind replacement requires review and approval by the HARB.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a **Certificate of Demolition for Partial Demolition** at **58 Riberia Street** if the Board finds:

1. That the proposed replacement porch posts and railings maintain the historic character and integrity of the structure and are compatible with the historic structure's building envelope per the Secretary of the Interior's Standards for Rehabilitation #9 (Compatible Contemporary Design); and,
2. Removal of the original metal porch posts and railings will not compromise the overall historic character and integrity of the structure.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Partial demolition to include:
    a. Removal of the existing decorative metal porch posts and railings
    b. New wooden Porch elements:
        i. 6x6 wood porch posts
        ii. Railing Kit with 2 inch square wood balusters

DEMOLITION REVIEW CRITERIA (AGHP):

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

2. Whether or not the structure is within and contributing to a National Register Historic District. Yes, the building contributes to the Model Land Company National Register Historic District.

3. The contribution of the architectural element(s) being proposed for removal to the historic integrity of the building and the streetscape. The building has a similar mass and scale as the numerous one-story residential buildings that are in the neighborhood of a similar age.

4. The impact of the loss of the architectural element(s) on the building and along the streetscape. The building does not have a unique typology for the area but is very similar in pattern to other post-WWII, rectangular shaped buildings under a flat or low-sloped roof.

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 original decorative metal posts and railings are proposed to be replaced with 6x6 square wood posts and a prefabricated wood railing system with 2" balusters.

6. The historical or cultural merit of the structure and/or its architectural features. No historic or cultural associations are known that would qualify the building for listing individually, although contributes to its district.

7. The impact of the loss of the architectural element(s) on the historical or cultural integrity of the structure, district, and neighborhood. The loss of the existing metal posts and railings would remove an original architectural feature of the house and the replacement material will look significantly different in appearance.

8. Whether or not the structure and the architectural element(s) proposed for demolition are representative of a style or type of architecture or a method of construction. The building is an example of a late Mid-Century Ranch House. While wood railings are a common feature in St. Augustine among Colonial, Colonial Revival, and Frame Vernacular structures, the update to the Architectural Guidelines for Historic Preservation (AGHP) notes that Ornamental ironwork, often with a floral pattern, may be used as porch supports in Ranch style homes.

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.*** Examples of similar porch railings are found on several Mid-Century and Ranch style structures in the Model Land Company neighborhood of a similar age.

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 existing metal railings and porch posts do not have a unique architectural style or characteristics that would be difficult to reproduce. Similar metal porch post and rail systems are available for purchase.

11. ***The justification for the proposed partial demolition.*** The applicant expressed concern for the deteriorating state of the existing porch posts and rails and felt that a simple wood railing would be cheaper, easier to maintain over time, and be similar to other railings found throughout St. Augustine. A cost comparison between the available matching metal porch posts and railings ($3,56.98+) and the proposed wood porch elements ($302.72) was provided by the applicant as well. Additional factors related to this comparison should be considered including the costs associated with finishing the wood railing, maintenance over time, and the shorter lifespan of the wood components compared to the aluminum railings and posts specified in the cost estimates.

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.

In-kind features or materials means using architecturally similar material and design to convey the visual appearance of the remaining parts of the feature and finish

Partial demolition a partial demolition for purposes of proposed work on a historic structure or a regulated structure within the City of St. Augustine is considered the permanent removal of 50% of the appraised value or more of historic, individual elements of the building envelope (roof, walls, porches, windows, foundations). It also includes the removal of these historic features regardless of the percentage of the appraised value when they are on visible sides of the building (visible from the street).

Regulated structure is a building or a part of a building that is the subject of a partial demolition and that is not located in the City's Historic Preservation Zoning Districts but meets the following criteria of a Historic structure: It is individually listed as historic locally or nationally, or it is a contributing property in a designated National Register District, or it is a designated historic landmark.

Criteria for Review of a Certificate of Partial Demolition (Section 28-89(2)d.4, CoSA Code of Ordinances)

In the case of partial demolition: the board shall find that the proposed replacement materials including historic materials as well as compatible substitute materials maintain the historic character and integrity of the structure and are compatible with the historic structure's building envelope or the removal will not compromise the overall historic character and integrity of the structure.

Criteria for Regulated Structures (Section 28-89(3), CoSA Code of Ordinances)

Replacement elements for regulated structures as defined in this code will be reviewed consistent with the procedures for architectural feature limited review. The board will apply the adopted design criteria, if any, for the area or AGHP if applicable to the regulated structure. If no design criteria have been adopted, the board will accept evidence and testimony to establish relevant architectural features. Some regulated structures may have architectural features that support its historic character and historic period, as well as modifications or additions over time. The board will accept evidence and testimony to establish whether the architectural features should meet preservation or reconstruction standards.

(Section 28-89(5), CoSA Code of Ordinances) **Applications for partial demolition of buildings listed on the National Register of Historic Places, contributing or potentially contributing to a historic district in the National Register of Historic Places, listed as a local historic landmark pursuant to this Code, listed as a potential landmark identified in the Historic Preservation Element of the Comprehensive Plan, Master Plan or identified by historic preservation planning staff as culturally significant within the recent past,** may apply for the demolition of additional components of the building as part of a more comprehensive rehabilitation plan. Staff may require that the application be reviewed as a full demolition with required documentation, appropriate condition assessment and a rehabilitation plan, recognizing that applicants may encounter unforeseen building damage, site conditions, flood mitigation obstacles, or other significant and demonstrable reasons justifying a more extensive partial demolition as part of the rehabilitation. In issuing a certificate of demolition or partial demolition, the board may include approval of both the partial demolition and potential related additional demolition and its rehabilitated replacement design under one application. This will allow the approval of drawings sufficient for a building permit and that all necessary requirements for the new construction related to the demolition or partial demolition are submitted for permitting review and approval by staff.

~~~~~

The building was built by 1962, 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 Model Land Company National Register Historic District. The proposed replacement railings and posts 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(7)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

58 Riberia Street
Staff Photographs

Front (east) Elevation

58 Riberia Street
Staff Photographs

Southeast Elevation

58 Riberia Street
Staff Photographs

Front Porch

Staff Report, page 9

58 Riberia Street
Staff Photographs

Front Porch

Staff Report, page 10

58 Riberia Street
Staff Photographs

South Porch Elevation

58 Riberia Street
Staff Photographs

Porch Details

Staff Report, page 12

58 Riberia Street
Staff Photographs

Porch Details

Staff Report, page 13

58 Riberia Street
Staff Photographs

Porch Details

Staff Report, page 14

58 Riberia Street
Staff Photographs

Porch Details

58 Riberia Street
Staff Photographs

Porch Details

58 Riberia Street
Staff Photographs

Porch Details

Staff Report, page 17

58 Riberia Street
Staff Photographs

Porch Details

Staff Report, page 18

58 Riberia Street
Staff Photographs

Porch Details

58 Riberia Street
Staff Photographs

Context Photographs

Cultural Resource Detailed Report

4/22/2025

SJ7241 - 58 Riberia Street

Historic Structure

SHPO Evaluation
Not Evaluated by SHPO

Address
58 Riberia ST

Year Constructed
1962

Condition
Good

Structure Uses
Private Residence (House/Cottage/Cabin)

Style
Ranch

Stories
1

Exterior Plan
Rectangular

Structural Systems
Concrete block

Foundation Materials
Concrete Block

Exterior Fabrics
Concrete block

Roof Type
Hip

Quad Map Names
ST. AUGUSTINE

City
St. Augustine

Township | Range | Section
07N | 30E | 18

Associated Manuscripts
28003

Field Visit Dates
October 2020

Narrative Description
This 1962 Ranch building is 1 story with Concrete block exterior and Hip roo
It appears to be in good condition.

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Demolition (Partial)

Case Number: HP2025-0033 **Meeting Date: Monday, May 19, 2025**

1. NAME OF APPLICANT: Gloria Daniele
   Business (if applicable):
   Address: 58 Riberia St
   City: St Augustine State: Fl Zip Code: 32084
   Daytime Telephone: 904-599-0572 E-Mail Address: glo99worm@aol.com

2. NAME OF PROPERTY OWNER: Gloria Daniele
   Business (if applicable):
   Address: 58 Riberia St
   City: St Augusatine State: Fl Zip Code: 32084
   Daytime Telephone: 904-599-0572 E-Mail Address: glo99worm@aol.com

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

4. LEGAL DESCRIPTION: 8-10 VALRICA SUB OF LOT 6 BLK H MODEL LAND CO SUB LOT 5 OR1003/586 &1584/332 & 6128/657

5. SCOPE OF WORK: For partial demolition of a residential building, constructed c. 1962, that is recorded in the Florida Master Site File and contributing to the Model Land Company National Register Historic District, including replacement of existing metal porch posts and railing with a new railing with differnt material and design.

Information attached by applicant includes:

- Application Agreement
- Photographs of Existing Conditions
- Proposed Replacement Building/Feature Specs and Pricing
- Existing Examples of Proposed Replacement Railing

HARB APPLICATION AGREEMENT

In filling out this application:

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

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

Project Address: 58 Riberia St

Applicant's Name: G Daniele Applicant's Signature: [signature]

Owner's Name: Gloria Daniele 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.

Received April 25, 2025
Planning and Building Department

Letter to HARB
58 Riberia Street
Porch Railing
April 25, 2025

My intent is to find an affordable option to maintain and keep my house at 58 Riberia St. safe, replacing the iron railing that has rusted away, with a wooden porch railing.

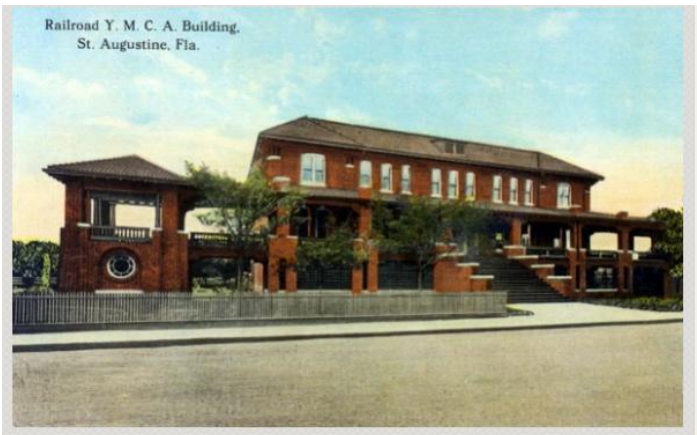
This house has always been my family home, we are the original owners. This land was a laundry mat when my parents purchased it. They bought it to live near other Italian family members and friends and build our small simple house, which I believe does not look historical. My mom wanted a railing on the porch and chose this since it reminded her of the grape vines in Italy. It was white, we painted it black years later, when it started to rust.

Across from our house was the YMCA, a historical building built by Henry Flagler. It was demolished (2014) and replaced with the college tennis courts, which are not historical. I do not feel my porch railing will have such an impact, on the area (images below). Due to financial constraints, I must find affordable options. I was born and raised here, St Augustine is home. We all know how much our city has changed from the 50's and 60's.

There are many homes in the historical district and city, older than mine with wooden railings. I looked in my neighborhood, Lincolnville, downtown, in zip codes 32084 and 32080. I am trying my hardest to hold on to my childhood home and keep it maintained. I am using it as a rental and retiring after spending 54 years in healthcare, with over 49 1/2+years serving our community, I am looking for affordable ways to preserve and keep my house.

Thank you for your consideration,
Gloria Daniele

Flagler's YMCA building was demolished in 2014 and today is this



This YMCA was built by Henry Flagler at the corner of Valencia and Riberia Streets. Located about halfway between the Ponce de Leon hotel and the railway station, it served the residents of St. Augustine as well as the winter visitors. The meeting rooms, gym – and later the pool – served the community for decades until it was sold to Flagler College and demolished to be replaced with tennis courts for the students.

Postcard courtesy of the Florida Memory Project.

Flagler College – Fast Dry Courts

Received Aprill 11, 2025
Planning and Building Department

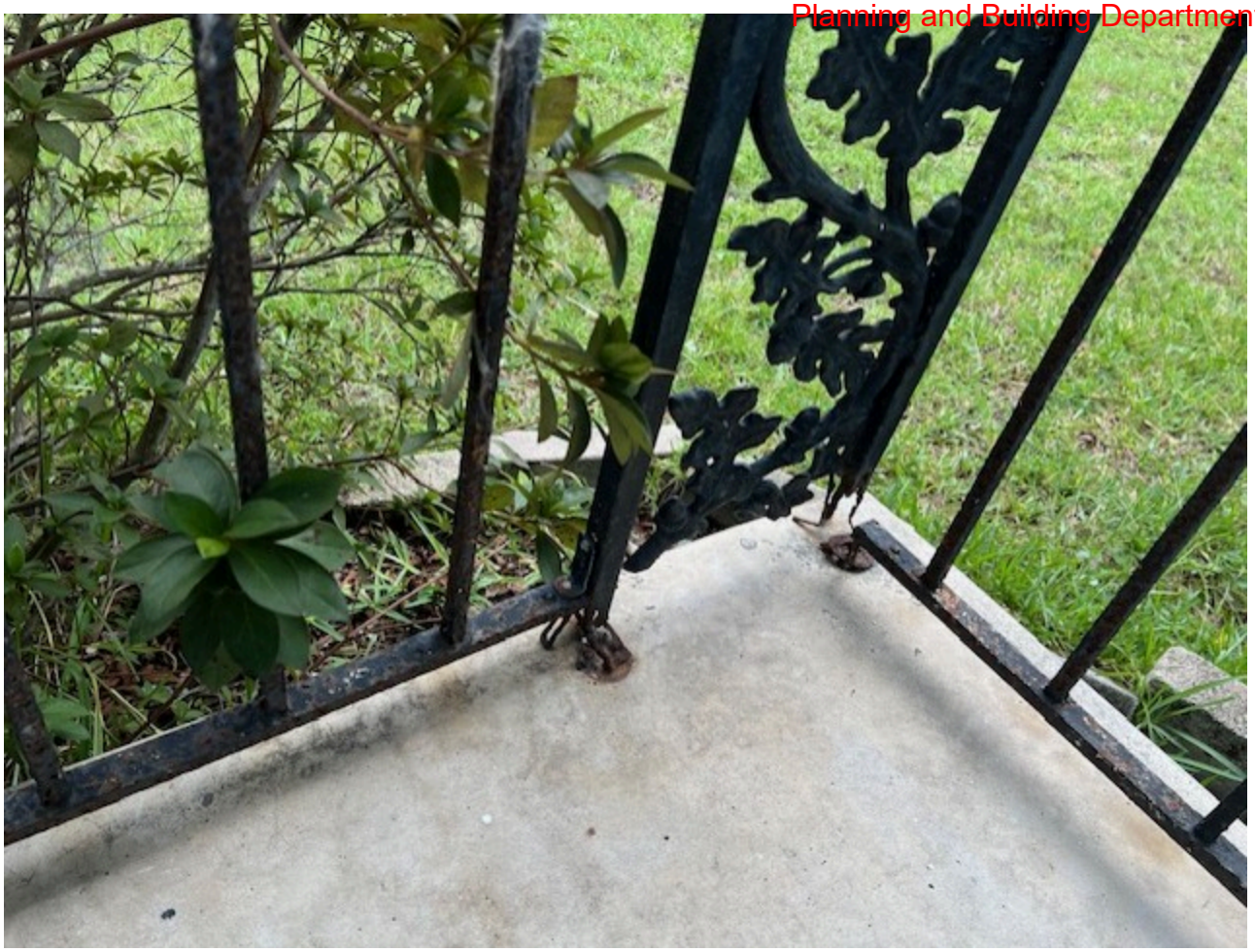
Outlook

(No subject)

From G Da <glo99worm@aol.com>
Date Fri 4/11/2025 1:52 PM
To St. Augustine Building Permits <buildingpermits@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.

Received Aprill 11, 2025
Planning and Building Department



Received Aprill 11, 2025
Planning and Building Department

Sent from my iPhone

Received April 25, 2025
Planning and Building Department

40-48 Baluster
1.48x48=**70.56**

+more available options

36 in. x 2 in. Pressure-Treated Southern Yellow Pine Wood Square End Baluster
(4.1 / 930)
Model# 102596
$1 37

+more available options

42 in. x 2 in. Pressure-Treated Southern Yellow Pine Wood Beveled 1-End Baluster
(4.1 / 930)
Model# 105656
$1 47

4 Columns
36.35x4=**145.40**

6 in. x 6 in. x 8 ft. #2 Pressure-Treated Ground Contact Southern Pine Timber
(583) 3.2k
$36 38
Buy 24 or more
$32.74

Product Details | Specifications | Questions & Answers | Customer Reviews

Specifications

Dimensions

Actual Product Length (ft.)	8 ft
Actual Product Thickness (in.)	5.5 in
Actual Product Width (in.)	5.5 in
Nominal Product Length (ft.)	8 ft
Nominal Product Thickness (in.)	6 in
Nominal Product Width (in.)	6 in

Details

Chemical retention (lb./cu. ft.)	0.16 lb/ft3
Fastener Recommendation	Galvanized Fastener
Features	Paintable, Stainable
Lumber Grade	No. 2
Lumber quality	Premium
Material	Wood
Pressure Treatment Chemical	MCA - Micronized Copper Azole
Texture	Smooth

2 Handrail 33”ea
86.76 for 6ft

6 ft. Southern Yellow Pine Stair Rail Kit with B2E Balusters
ProWood (113)
$86 76
Was $108.4
Save $21.6
(20%)

Product Details | Specifications | Questions & Answers | Customer Review

Specifications

Dimensions

Product Height (in.)	35 in
Product Width (in.)	69.625 in

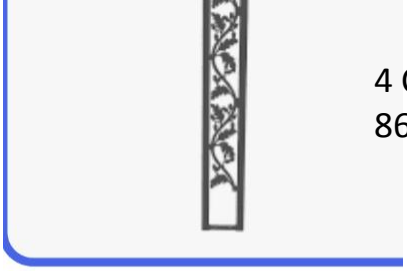
Details

Color Family	Clear
Features	Paintable, Pressure Treated, Stainable
Includes	Balusters, Brackets, Handrail, Hardware
Interior/Exterior	Exterior
Material	Wood
Product Weight (lb.)	30 lb
Railing Type	Railing Kit
Returnable	90-Day
Stair Part Type	Kit
Structural/ornamental	Structural

Major Parts
70.56
145.40
86.76

302.72 Wood

Received April 25, 2025
Planning and Building Department



4 Columns
869.25x4=**3477.00**

Columns **3477.00**
Handrail **179..98**
Without Rails $$

3659.98
+tax & shipping

302.72 Wood

Superior Aluminum Series 6E…

$869.25

2 Handrail 33”ea
89.99x2=**179.98**

Transitional Handrail Stair Railing Fits 3-Step Iron Rail Kit

$89.99

Karl home ★★★★☆(349) ♡

Product Details | **Specifications** | Questions & Answers | Customer Reviews

Specifications

Dimensions

Product Height (in.)	44.88 in	**Product Width (in.)**	38.97 in

Details

Color Family	Black	**Features**	No Additional Features
Includes	Handrail	**Interior/Exterior**	Exterior
Material	Iron	**Product Weight (lb.)**	18.07 lb
Railing Type	Railing Kit	**Returnable**	90-Day
Stair Part Type	Preassembled Railing	**Structural/ornamental**	Structural/ornamental

Received April 25, 2025
Planning and Building Department

Only this size-piece together, wood joints would weaken. over time, not an option

72 in. x 32.5 in. Pressure-Treated Southern Yellow Pine Pre-assembled Beveled 2-End Balusters Rail.

★★★★☆ (4 / 236)

Model# 132380

$55.98

homedepot.com

72 in. x 32.5 in. Pressure-Treated Southern Yellow Pine Pre-assembled Beveled 2-End Balusters Rail Kit

$55.98

★★★★☆(236) ♡ 1.4k

Product Details | Specifications | Questions & Answers | Customer Reviews

Specifications

Dimensions: H 32.5 in, W 72 in, D 2.75 in

Dimensions

Picket Spacing (in.)	3.5
Product Depth (in.)	2.75 in
Product Height (in.)	32.5 in
Product Width (in.)	72 in

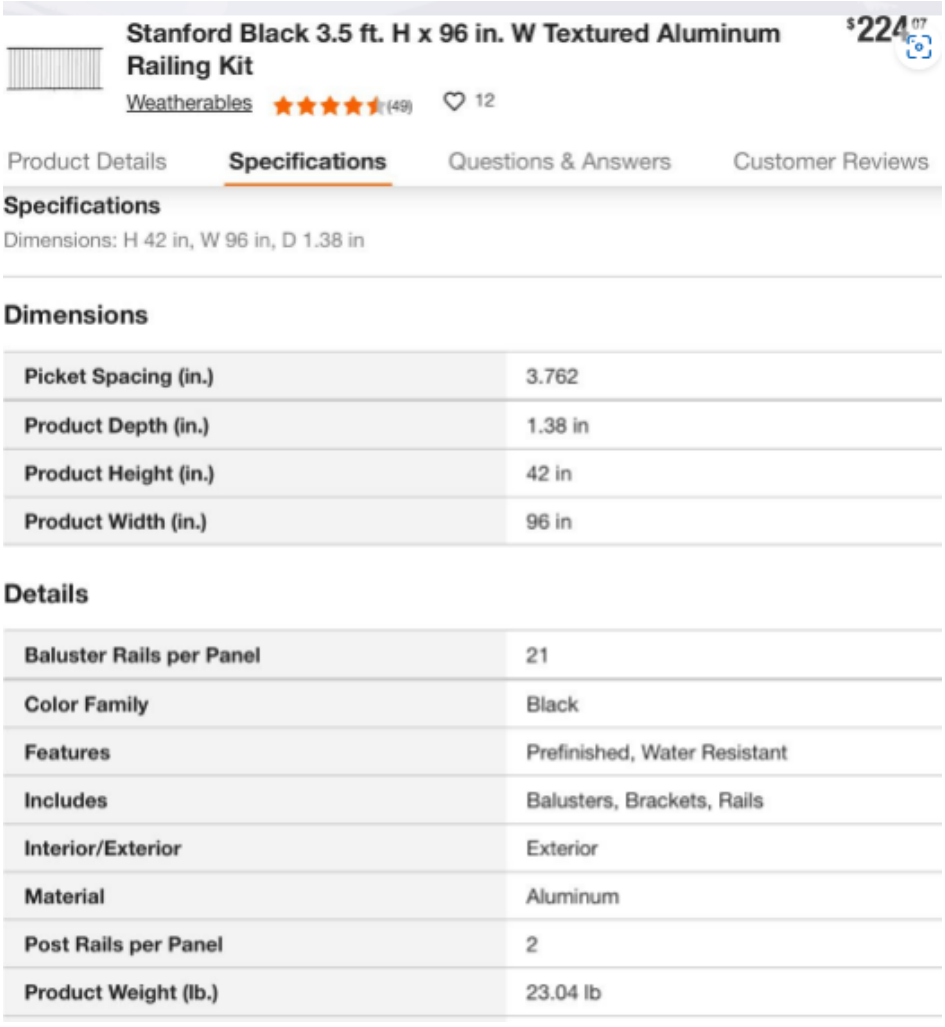
Details

Baluster Rails per Panel	14
Chemical retention (lb./cu. ft.)	.06 lb/ft3
Color Family	Clear
Fastener recommendation	Screws
Features	Paintable, Pressure Treated, Stainable, Water Resistant
Includes	No Additional Items Included
Interior/Exterior	Exterior
Material	Wood
Post Rails per Panel	2
Pressure Treatment Chemical	MCA - Micronized Copper Azole
Railing Type	Pre-Assembled Railing Kit
Stair Part Type	Preassembled Railing

Received April 25, 2025
Planning and Building Department

Hard to cut & piece together, would need 3-4 sections, Not an option

224.07x3=**672.21**
224.07x4=**896.28**



Stanford Black 3.5 ft. H x 96 in. W Textured Aluminum Railing Kit

$224.07

Weatherables (49) 12

Product Details | Specifications | Questions & Answers | Customer Reviews

Specifications

Dimensions: H 42 in, W 96 in, D 1.38 in

Dimensions

Picket Spacing (in.)	3.762
Product Depth (in.)	1.38 in
Product Height (in.)	42 in
Product Width (in.)	96 in

Details

Baluster Rails per Panel	21
Color Family	Black
Features	Prefinished, Water Resistant
Includes	Balusters, Brackets, Rails
Interior/Exterior	Exterior
Material	Aluminum
Post Rails per Panel	2
Product Weight (lb.)	23.04 lb

Received Aprill 11, 2025
Planning and Building Department

Outlook

(No subject)

From Daniele, Gloria <gloria.daniele@ufhealth.org>
Date Fri 4/11/2025 2:20 PM
To St. Augustine Building Permits <buildingpermits@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.

Received Aprill 11, 2025
Planning and Building Department

Received Aprill 11, 2025
Planning and Building Department

Sent from my iPhone

Candice Seymour

From: G Da <glo99worm@aol.com>
Sent: Tuesday, April 22, 2025 4:11 PM
To: Candice Seymour
Subject: Riberia st.

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.

Sent from my iPhone

Candice Seymour

From: G Da <glo99worm@aol.com>
Sent: Wednesday, April 23, 2025 1:31 PM
To: Candice Seymour
Subject: 58 Riberia file

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.

Here's some pictures in Lincolnville that can be uploaded to my application. Thank you for all your help.

Sent from my iPhone

Received Aprill 11, 2025
Planning and Building Department

LAND TITLE of America

Prepared by:
Stephen B. Collins
Land Title of America, Inc.
100 Southpark Boulevard, Suite 100
Saint Augustine, FL 32086
File Number: Pre-58Riberia

Parcel ID: 204870-0000

Warranty Deed

This Indenture made this **8th day of April, 2025** BETWEEN **Gloria I. Daniele, Trustee of Gloria I. Daniele Trust created under agreement dated January 19th, 2001**, GRANTOR*, whose post office address is 3140 Mac Road, St. Augustine, FL 32086, and **Daniele I. Daniele**, GRANTEE*, whose post office address is 3140 Mac Road, St. Augustine, FL 32086.

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs forever the following described land located in the County of Saint Johns, State of Florida, to-wit:

Lot 5 of Valrica Subdivision, a subdivision of Lot 6 of Block "H", Modle Land Compay's Subdivision of the City of St. Augustine, Florida, according to plat thereof recorded in Plat Book 8, Page 10, of the public records of Saint Johns County, Florida

Subject to Covenants, Restrictions, Easements and Reservations of record, if any; However, this reference does not operate to reimpose same; Subject to Zoning Ordinances that may affect subject property; Subject to Taxes for the year 2025 and Subsequent Years.

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.

*Singular and plural are interchangeable, as context requires.

In Witness Whereof, **Grantor**, has hereunto set grantor's hand and seal this day and year first above written.

Gloria I. Daniele, Trustee of Gloria I. Daniele Trust created under agreement dated January 19th, 2001

By: **Gloria I. Daniele, Trustee**

WITNESSES

Witness: [signature]
Witness address as required by §695.26, F.S.
100 Southpark Blvd. Ste. 100
St. Augustine, FL 32086

Witness: Stephen Boyd Collins
Witness address as required by §695.26, F.S.
100 Southpark Blvd Ste. 100
St. Augustine, FL 32086

State of Florida
County of Saint Johns

THE FOREGOING INSTRUMENT was acknowledged before me by means of [✓] physical presence or [ ] online notarization on **April 4th, 2025** by **Gloria I. Daniele, Trustee** of **Gloria I. Daniele, Trustee of Gloria I. Daniele Trust created under agreement dated January 19th, 2001** who is or are [ ] personally known to me or has or have [✓] produced driver license as identification.

[Seal]

Notary Public State of Florida
Stephen Boyd Collins
My Commission HH 383013
Expires 4/5/2027

Notary Public: [signature]
My commission expires:

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	2048700000
Location Address	58 RIBERIA ST SAINT AUGUSTINE 32084-0000
Neighborhood	Model Land/City (610.3)
Tax Description*	8-10 VALRICA SUB OF LOT 6 BLK H MODEL LAND CO SUB LOT 5 OR1003/586 &1584/332 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Valrica Subdivision
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.310
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab

Skip to main content

No Image Available

St. Johns County, FL

Owner Information

Owner Name	Daniele Gloria I Trust Etal 100% Daniele Gloria I 100% Post Michael Shawn 100%
Mailing Address	3140 MAC RD SAINT AUGUSTINE, FL 32086-5486

Map

Valuation Information

	2025
Building Value	$193,926
Extra Features Value	$0
Total Land Value	$415,160
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$609,086**
Total Deferred	$5,283
Assessed Value	**$603,803**
Total Exemptions	$0
Taxable Value	**$603,803**

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

Historical Assessment Information

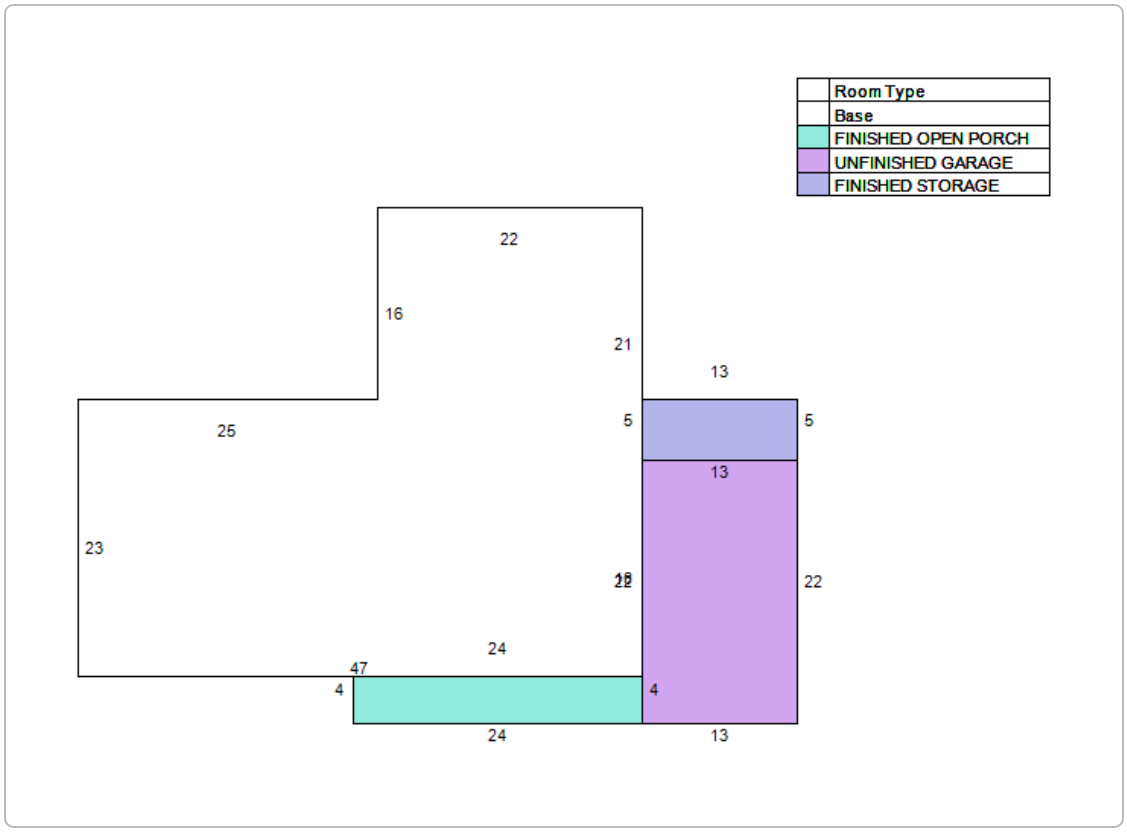
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$189,202	$0	$415,160	$0	$0	$604,362	$548,912	$55,450	$548,912
2023	$200,995	$0	$415,160	$0	$0	$616,155	$499,011	$117,144	$499,011
2022	$167,952	$0	$348,734	$0	$0	$516,686	$453,646	$63,040	$453,646
2021	$116,603	$0	$295,802	$0	$0	$412,405	$412,405	$0	$412,405
2020	$121,326	$0	$295,802	$0	$0	$417,128	$417,128	$0	$417,128
2019	$101,636	$0	$295,802	$0	$0	$397,438	$397,438	$0	$397,438
2018	$97,650	$0	$295,802	$0	$0	$393,452	$393,452	$0	$393,452
2017	$101,636	$0	$295,802	$0	$0	$397,438	$387,688	$9,750	$387,688
2016	$95,564	$0	$256,880	$0	$0	$352,444	$352,444	$0	$352,444
2015	$88,726	$0	$233,528	$0	$0	$322,254	$322,254	$0	$322,254
2014	$78,063	$0	$233,528	$0	$0	$311,591	$310,247	$1,344	$310,247

Building Information

Building	1
Building Value	$193,926
Year Built	1962
Actual Area	1880
Conditioned Area	1433
Use	Single Family Residence
Style	01
Exterior Wall	Concrete Block
Roof Cover	Composite Shingle
Roof Structure	Gable Hip
Interior Flooring	Terrazzo
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	0
Baths	

Description	Square Footage
BASE AREA	1433
FINISHED STORAGE/UTILITY	65
UNFINISHED GARAGE	286
FINISHED OPEN PORCH	96
Total SqFt	1880

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	97	148	97	EF	$415,160

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	3/30/2001	$100.00	WARRANTY DEED	1584	332	U	I	DANIELE GLORIA I (HER 1/2 INT)	DANIELE GLORIA I TRUSTEE
	7/26/1993	$0.00	SUMMARY ORDER ADMIN	1003	586	U	I	DANIELE FRANCESCA C ESTATE	DANIELE GLORIA ETAL

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: 4/22/2025, 12:25:41 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

Candice Seymour

From: victor@avsbuildersinc.com
Sent: Tuesday, April 22, 2025 2:09 PM
To: Candice Seymour
Subject: 24 Macaris HARB meeting date

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,

The owners cannot make the HARB meeting for the month of May due to their daughter's wedding. They are asking for June HARB meeting . will this be Ok?

Thanks,

Victor Sarris

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for May 19, 2025 Meeting

Application HP2025-0038 Address: 95 Chapin Street

Eric Shiendling – Applicant Kalil Land LLC – Owner

Project description: For demolition of a residential building constructed c. 1925 that is not recorded in the Florida Master Site File or located in a district.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ06801
National Register:	N/A	Construction date:	c. 1925
Archaeology Zone:	N/A	Zoning District:	RS-2
Parcel number:	1047700000		
Agenda Item:	8(e)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

This Frame Vernacular residence is located on the southwest corner of Chapin and Spring Streets in West Augustine. The St. Johns County Property Appraiser lists a construction date of 1924 for the building. Polk City Directory Research does not list the address until 1940 and the building only appears on a later update to the 1930s Sanborn Map; however, these resources sometimes overlooked West Augustine due to social and economic prejudices.

The building features a hipped asphalt shingle roof and painted novelty wood siding on the sides and rear with T1-11 on the front elevation of what is likely an enclosed porch space. Concrete steps lead up to the centrally located entry doors. The building is vacant, and all doors and windows were boarded shut during the site visit completed by staff. Interior photos were provided by the applicant.

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 **95 Chapin Street** because it is not a local landmark or otherwise designated as a historic building.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Demolition of a residential building.

DEMOLITION REVIEW CRITERIA (AGHP):

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

2. Whether or not the structure is within and contributing to a National Register Historic District. No, the building is not located within an existing National Register Historic District.

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

4. The impact of the loss of the structure on the streetscape. The building does not have a unique typology for the area but is very similar in pattern to other small Frame Vernacular structures in the neighborhood.

5. 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 to consider the Tree and Landscape Ordinance and meet zoning requirements.

6. The historical or cultural merit of the structure. No known historic or cultural association are known that would qualify the building for listing individually. Staff has discovered that the structure was assigned a Florida Master Site File Number as part of the 2020 West Augustine Survey. The form was requested from the State Historic Preservation Office and has been attached for the Board's consideration. In the 202o survey, this structure was determined non-contributing if a West Augustine district were created.

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

8. 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 simple wood frame building that has seen changes over time and has deteriorated due to lack of maintenance.

9. ***Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction.*** The building typology is commonly found throughout St. Augustine particularly in the West Augustine neighborhoods.

10. ***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 wood frame 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.

11. ***The justification for the proposed demolition.*** The applicant seeks to redevelop the property with a single family home as indicated in the proposed plans submitted with the application.

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(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 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"… for potential designation as an historical landmark. "Local historic 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:

- 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 1940 and is thus more than 50 years old. The building is not in a Historic Preservation Zoning District or National Register Historic District, or individually listed on the National Register of Historic Places but is recorded in the Florida Master Site File.

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

Additional References for Demolition Review From City Code:

Sec 28-89(3) (as revised in 2024): In the case of the proposed demolition of an existing historic structure, or a project that constitutes partial demolition of a historic structure that the removal of such structure or architectural features will not be detrimental to the historic and architectural character of the city or that, balancing the interest of the city in preserving the integrity of the city and interest of the owner of the property.

a. Approval of the plans for demolition in the latter event the board may issue an order postponing demolition for a period of not to exceed twelve (12) months after which the owner must reapply. The board may issue a second postponement with the total postponement period not to exceed two (2) twelve-month periods. If the board concludes that the demolition should be postponed, it shall, before issuing any final order with respect to such postponement, afford the applicant an opportunity to appear before the board to offer any evidence they may desire to present concerning the proposed order. Within the period of postponement, the board shall ascertain what the city or other agency or organization may do to preserve such structure and shall make recommendations to that effect to the city commission or otherwise cause the structure to be preserved. This section shall not apply to any permit for demolition which has been applied for, in proper form, prior to the effective date of this section.
b. If the building or structure is of exceptional significance including a local historic landmark, is a contributing property to a National Register of Historic Places District or has been individually listed on the National Register of Historic Places, the board can deny the demolition if the board finds the removal of such building or 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.

Sec 28-87(10) under (HARB) Responsibilities:

Designate historic landmarks. As utilized herein the term "local historic landmark" shall mean 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. In the event the historic architectural review board desires not to issue a demolition or partial demolition permit for a structure that it finds could meet the criteria for a historic landmark*, the historic architectural review board shall initiate proceedings for designation of the structure as a historic landmark. *In the designation of a historic landmark,* the historic architectural review board shall evaluate the subject property using criteria and standards established by the National Register of Historical Places for national landmarks, or if evaluating the structure as a potential local historic landmark substituting the importance of the resource to the city and state rather than the nation as a whole. No property shall be designated as a historic landmark without first providing the owner of the proposed historic landmark with notice and an opportunity to be heard in the same manner as that provided for a rezoning of property. In addition, consistent with F.S. ch. 553.79(25), a local landmark designation for a privately owned single-family residential structure that qualifies for complete demolition by statute must include the consent of its owner. Any determination of the historic architectural review board shall be subject to appeal by any affected person to the city commission without any fee being charged or levied.

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(7)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(s)
4. Polk City Directory Research

95 Chapin Street
Staff Photographs

Front (north) Elevation

Staff Report, page 8

95 Chapin Street
Staff Photographs

East Elevation

Staff Report, page 9

95 Chapin Street
Staff Photographs

South Elevation

95 Chapin Street
Staff Photographs

South Elevation

95 Chapin Street
Staff Photographs

West Elevation

95 Chapin Street
Staff Photographs

Context Photographs

95 Chapin Street
Staff Photographs

Context Photographs

Staff Report, page 14

☒ Original
☐ Update

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

Site#8 SJ06801
Field Date 1-7-2020
Form Date 2-20-2020
Recorder # MAS

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) 95 CHAPIN ST — Multiple Listing (DHR only) _____
Survey Project Name St. Augustine Survey Part IV — 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:	95		CHAPIN	ST	

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 7S — Range 29E — Section 41 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 1047700000 — 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: 1925 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Ca — From (year): 1925 — To (year): 2020
Current Use Private Residence (House/Cottage/Ca — From (year): 1925 — To (year): 2020
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown — Date: _____ — Original address _____
Alterations: ☒yes ☐no ☐unknown — Date: _____ — Nature likely porch, windows
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 Demolition review

DESCRIPTION

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

metal 1/1, infill above

Distinguishing Architectural Features (exterior or interior ornaments)

hip roof w overhang, partially enclosed full width front porch under shed, horizontal siding

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

corner lot, mature vegetation, chain link fence

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)	

Florida Master Site File / Div. of Historical Resources / R. A. Gray Bldg / 500 S Bronough St., Tallahassee, FL 32399-0250
Phone 850.245.6440 / Fax 850.245.6439 / E-mail SiteFile@dos.myflorida.com

HISTORICAL STRUCTURE FORM

Site # 8 SJ06801

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Wood frame 2. _____ 3. _____
Foundation Type(s): 1. Piers 2. _____
Foundation Material(s): 1. Concrete Block 2. _____
Main Entrance (stylistic details)

2, both 6 panel hollow core, 1 perpendicular to street

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

screened/partially enclosed under shed roof

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

This 1925 Frame Vernacular building is in deteriorated condition. It has a Hip roof, Wood siding, and is 1 story.

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)

There are no known significant architectural associations or features and as such it is not individually eligible. It would not contribute to a district due to alterations.

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 _____

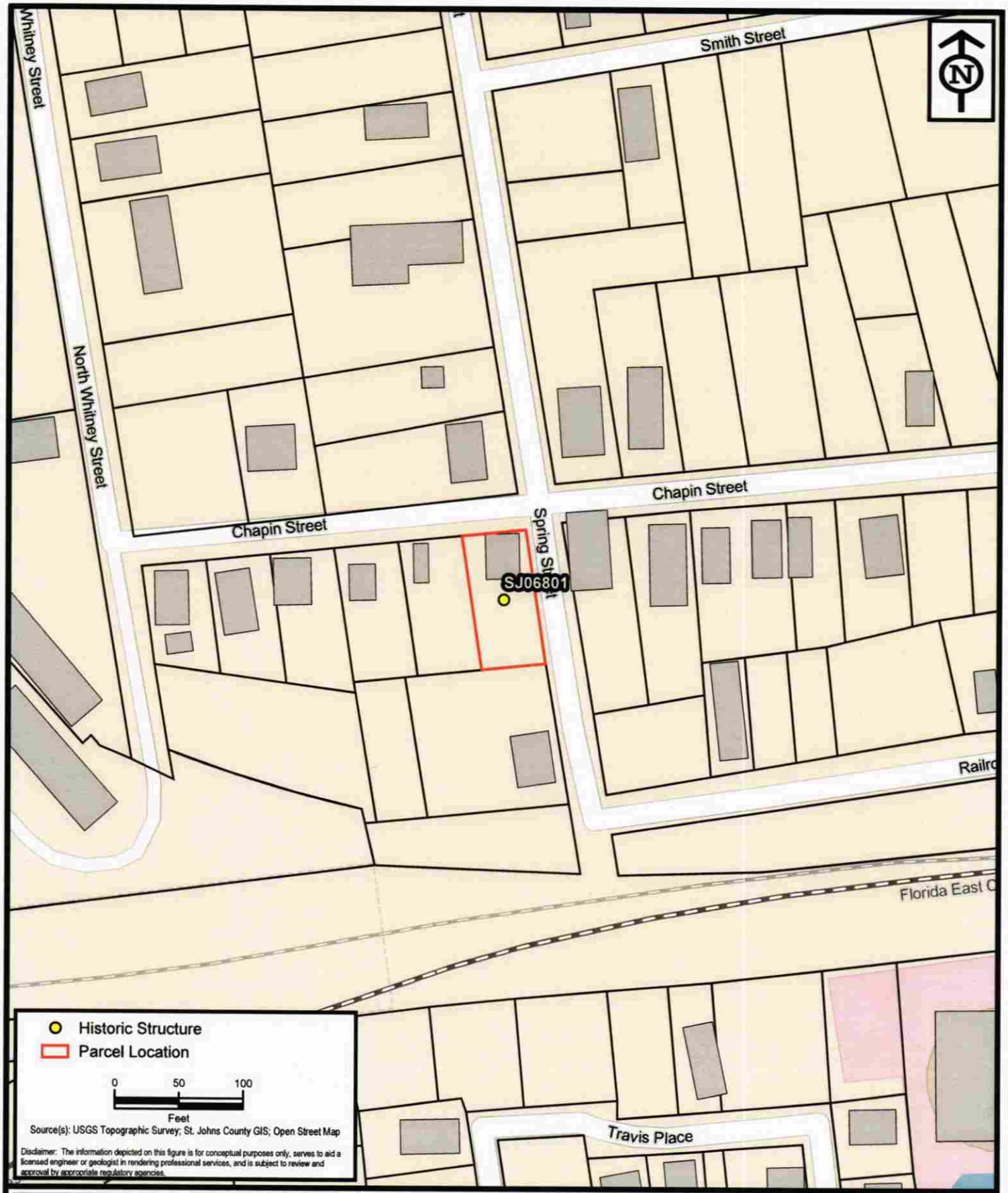
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Patricia Davenport-Jacobs Affiliation Environmental Services, Inc.
Recorder Contact Information (address / phone / fax / e-mail) 7220 Financial Way, Suite 100, Jacksonville, FL 32256/9044702200/9044702112

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

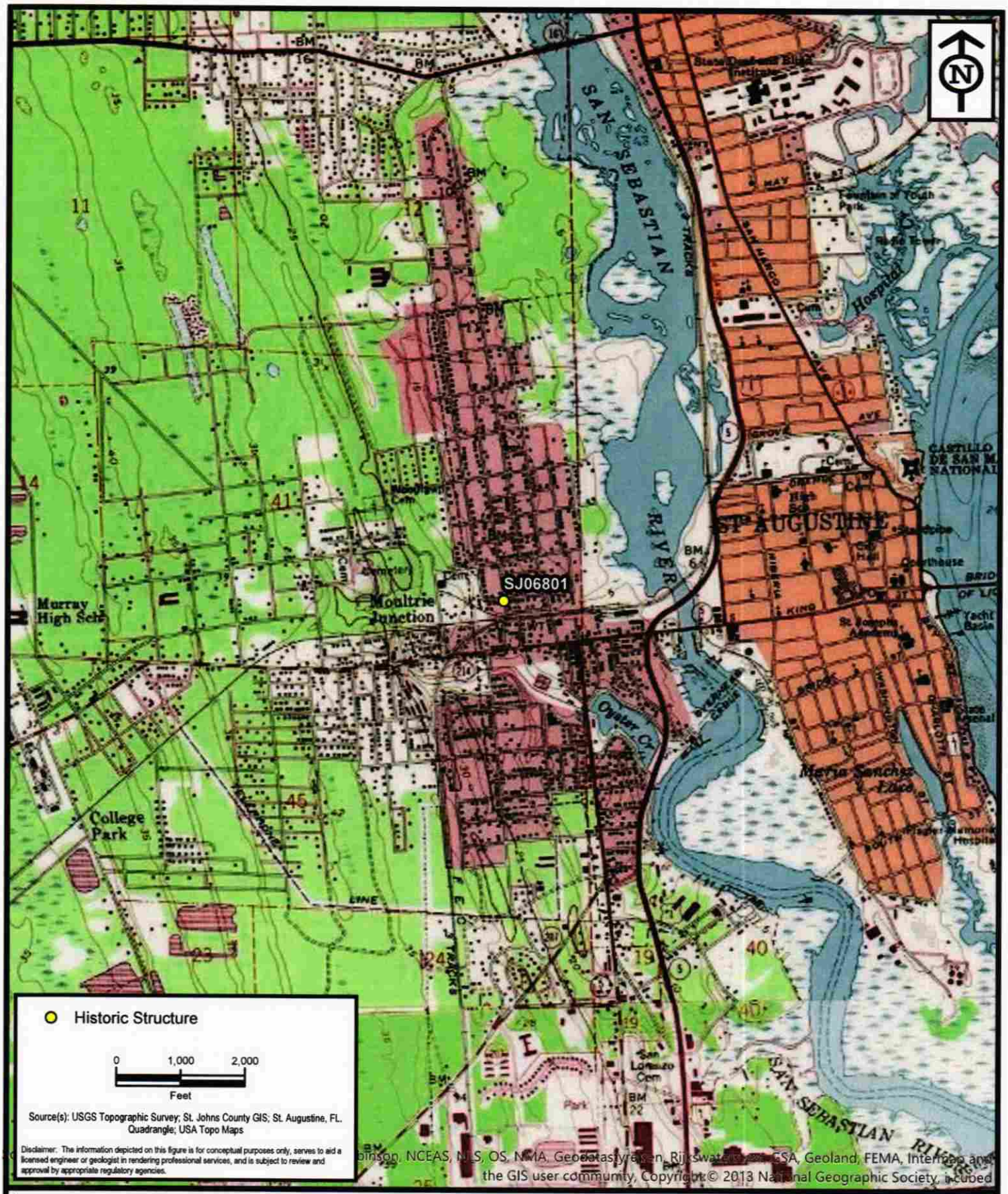
Parcel Location - SJ06801

St. Augustine Survey - Part 4

St. Johns County, Florida

Project No.	HK197193
Date	Feb 2020
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	**1**

Path: N:\Projects\2019\HK197193\Working Files\Graphics\fig\West Augustine\West Augustine.aprx Date: 2/15/2020 1:12 PM



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

Project Location - SJ06801

St. Augustine Survey - Part 4

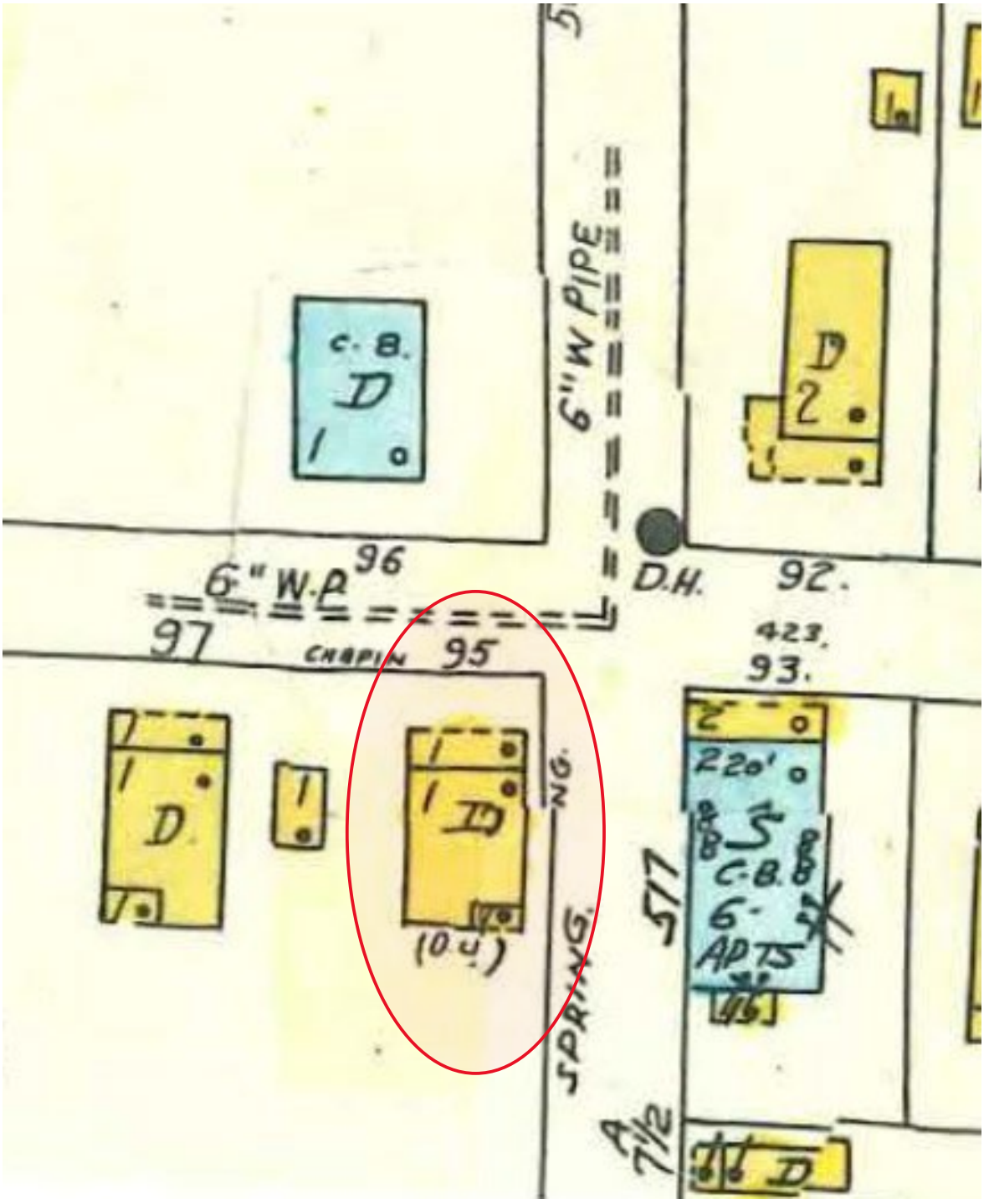
St. Johns County, Florida

Project No.	HK197193
Date	Feb 2020
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	2

Path: N:\Projects\2019\HK197193\Working Files\Graphics\fig\West Augustine\West Augustine.aprx Date: 2/15/2020 1:12 PM

STOP
ALL WAY

1930 SANBORN MAP UPDATED TO 1965
95 Chapin Street



95 Chapin Street (c. 1925)
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
+1940	Emma Jackson	(c)	Laundress
1945	Emma Jackson	(c)	Not listed
1951	Mrs. Elizabeth Johnson (Widow: William)	(c)	Not listed
1955	No Listing		
1960	Mrs. Elizabeth Johnson (Widow: Will)		Not listed
1965	Mrs. Lillian Thomas	(o)	Maid
1970	Mrs. Lillian Thomas	(o)	Maid
1975	Vacant		
1979-80	No Return		

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

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Demolition (Full)

Case Number: HP2025-0038 **Meeting Date: Monday, May 19, 2025**

1. NAME OF APPLICANT: Eric Shiendling
   Business (if applicable):
   Address: 750 triton rd
   City: atlantic beach State: FL Zip Code: 32233
   Daytime Telephone: 9546832641 E-Mail Address: eric@egcllc.biz

2. NAME OF PROPERTY OWNER: Tim Kalil
   Business (if applicable):
   Address: 3818 Inwood Landing Ct.
   City: Orlando State: FL Zip Code: 32812
   Daytime Telephone: 407 415 2763 E-Mail Address: tim.kalil@yahoo.com

3. PROJECT LOCATION: 95 Chapin St, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: GREENO TRACT E50 OF N150FT OF LOT 4 BLK 14 OR6106/257

5. SCOPE OF WORK: To demolish a residential building, constructed c. 1925, that is not recorded in the Florida Master Site File or located in a district.

Information attached by applicant includes:

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

dotloop signature verification: dtlp.us/NpUd-ysul-0vaV

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 Chapin St. St. Augustine FL, 32084

Applicant's Name: Eric Shiendling Applicant's Signature: Eric Shiendling

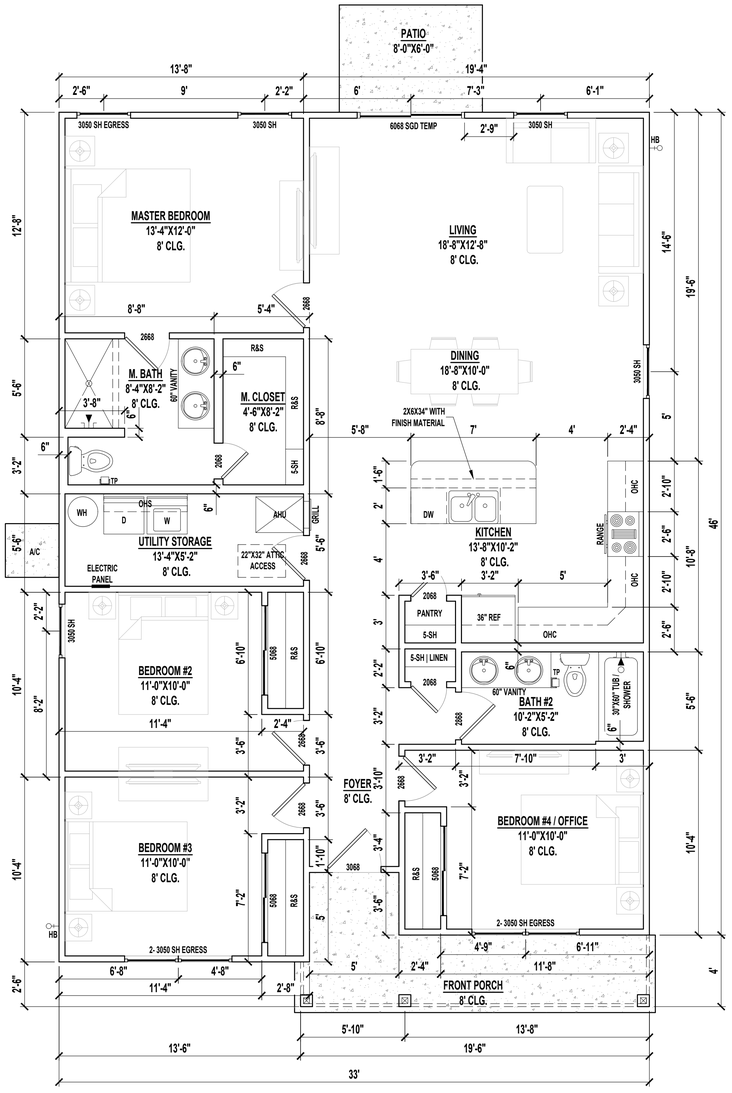
Owner's Name: Tim Kalil Kalil Land LLC Owner's Signature: Kalil Land LLC dotloop verified 04/16/25 1:40 PM EDT BDKY-DRX1-AEEX-PPDV

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.



FLOOR PLAN

SCALE: 1/4" = 1'-0"

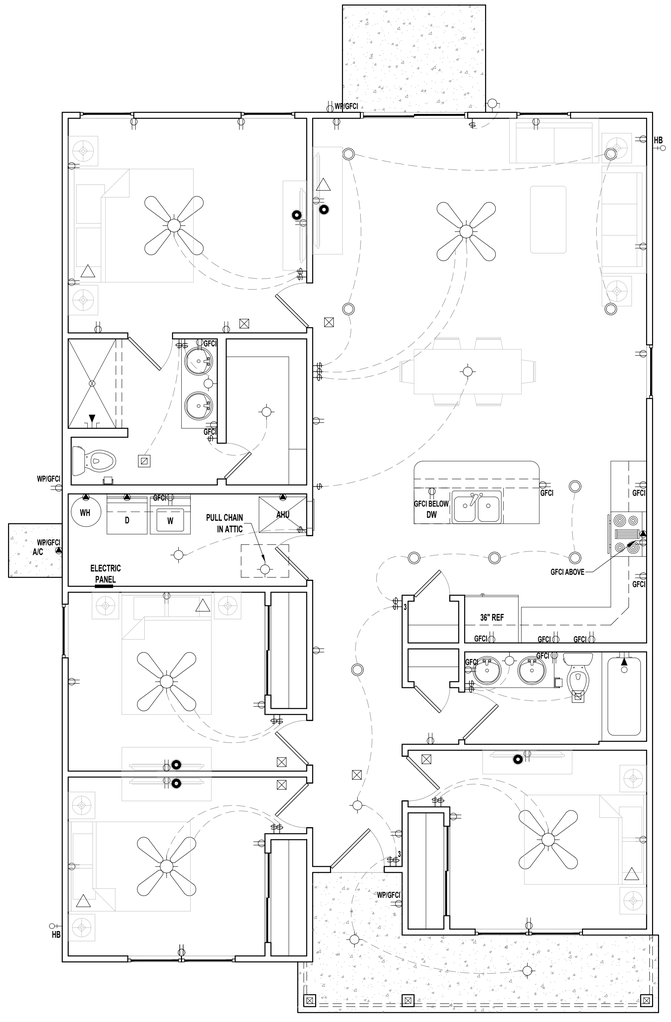
BUILDING AREAS

1ST FLOOR HEATED AREA	1,522 SF
FRONT ENTRY	95 SF
TOTAL UNDER ROOF	1,617 SF
BACK PATIO	48 SF

CONDITIONED SPACE = 12,176 CF

NOTES:

1. IF SHOWER HAS GLASS ENCLOSURE, SAFETY GLAZING REQUIRED PER FBC R-308.4.5.
2. PROVIDE TEMPERED GLASS AS REQUIRED PER FBC R308.
3. TERMITE PROTECTION TO BE PROVIDED PER FBC R318.
4. CONTRACTOR MUST VERIFY ALL DIMENSIONS.



ELECTRIC PLAN

SCALE: 1/4" = 1'-0"

LEGEND

	(2) 110V OUTLETS
	(1) 220V DISCONNECT
GFCI	(2) 110V WATERPROOF GFCI OUTLETS (INTERIOR)
WP/GFCI	(2) 110V WATERPROOF GFCI OUTLETS (EXTERIOR)
	SINGLE POLE SWITCH
3	THREE WAY SWITCH
	LIGHT FIXTURE / EXHAUST FAN
	WALL MOUNTED LIGHT FIXTURE
	CEILING MOUNTED LIGHT FIXTURE
	RECESSED LIGHT FIXTURE
	PENDANT LIGHTING
	PRE-WIRE AND BRACE FOR CEILING FAN
	SMOKE/CARBON MONOXIDE DETECTOR
	OPTIONAL FLOOD LIGHT
	1'X4' FLOURESCENT LIGHT
	CABLE OUTLET
	PHONE OUTLET

NOTES:
1. ELECTRICAL LAYOUT MUST MEET STATE AND LOCAL CODES. ELECTRICIAN TO VERIFY.
2. ALL FIXTURES TO BE CFL OR LED.
3. ALL OUTLETS THAT ARE NOT GFI TO BE AFCI PROTECTED.

NOTE:
A FOUNDATION SURVEY SHALL BE PERFORMED AND A COPY OF THE SURVEY SHALL BE ON THE SITE FOR THE BUILDING INSPECTORS USE PRIOR TO FRAMING INSPECTION.

DRAWING INDEX

SHEET NUMBER	SHEET NAME
A1.1	FLOOR AND ELECTRIC PLAN
A1.2	FOUNDATION AND ROOF PLAN
A2.1	ELEVATIONS
A2.2	ELEVATIONS
A3.1	DETAIL SHEET

CODE INFORMATION

BUILDING CODE: 2023 FLORIDA BUILDING CODE RESIDENTIAL 8TH ADDITION
2023 FLORIDA BUILDING CODE PLUMBING
2023 FLORIDA BUILDING CODE MECHANICAL
2020 NEC

CONSTRUCTION TYPE: 5B
OCCUPANCY CLASS: R-3

1 STORY RESIDENCE
ADDRESS

FLOOR AND ELECTRIC PLAN

Shields CAD Services
243 Tarrasa Drive | Jacksonville, FL 32225
Phone : (904) 241-1540
Website: www.scsjax.com - Email: billeshields@gmail.com

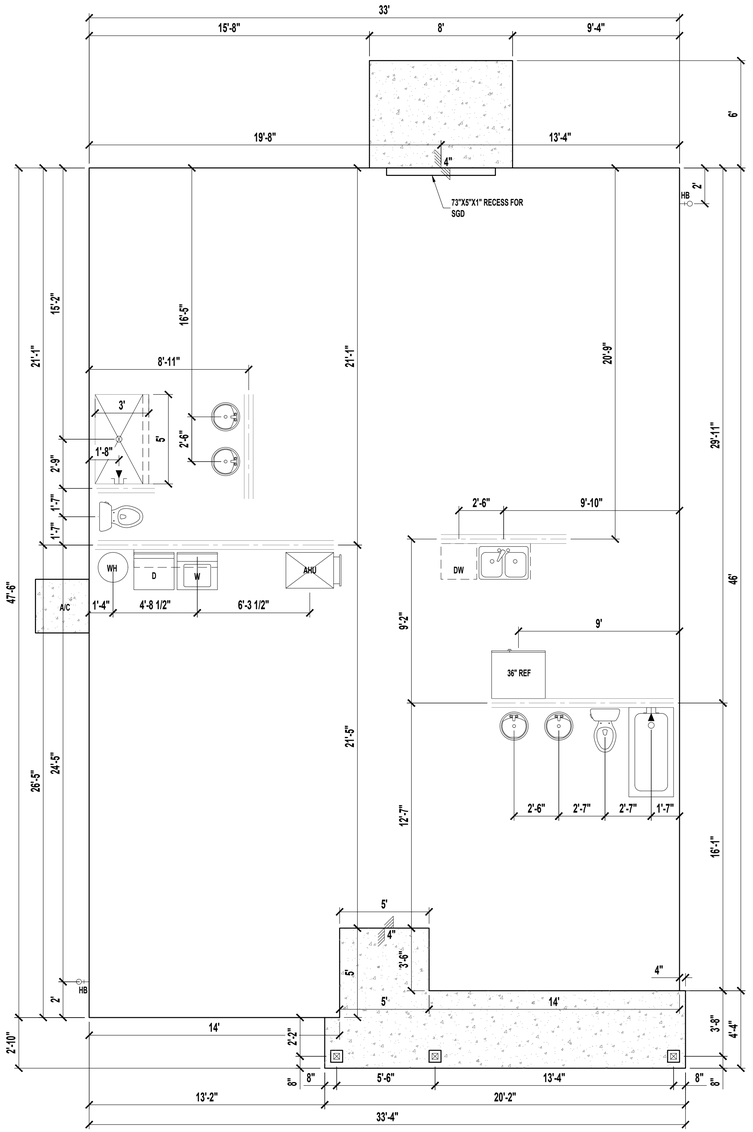
© 2023 Shields CAD Services LLC

Prepared For:
T.M. HOMES
P.O. BOX 440620
Jacksonville, FL 32222

No.	Revisions	Date	By
1			
2			
3			
4			
5			
6			

THESE PLANS ARE THE PROPERTY OF SHIELDS CAD SERVICES LLC AND ARE FOR SINGLE USE ONLY FOR THE SPECIFIED ADDRESS AND ARE NOT VALID UNLESS ELECTRONICALLY SIGNED BY WILLIAM EDWARD SHIELDS, JR. PLANS WITHOUT AN ADDRESS ARE NOT FOR PERMITTING OR CONSTRUCTION. ANY COPIES MADE OF THESE PLANS WITHOUT THE SIGNERS CONSENT IS A VIOLATION OF COPYRIGHT LAW.

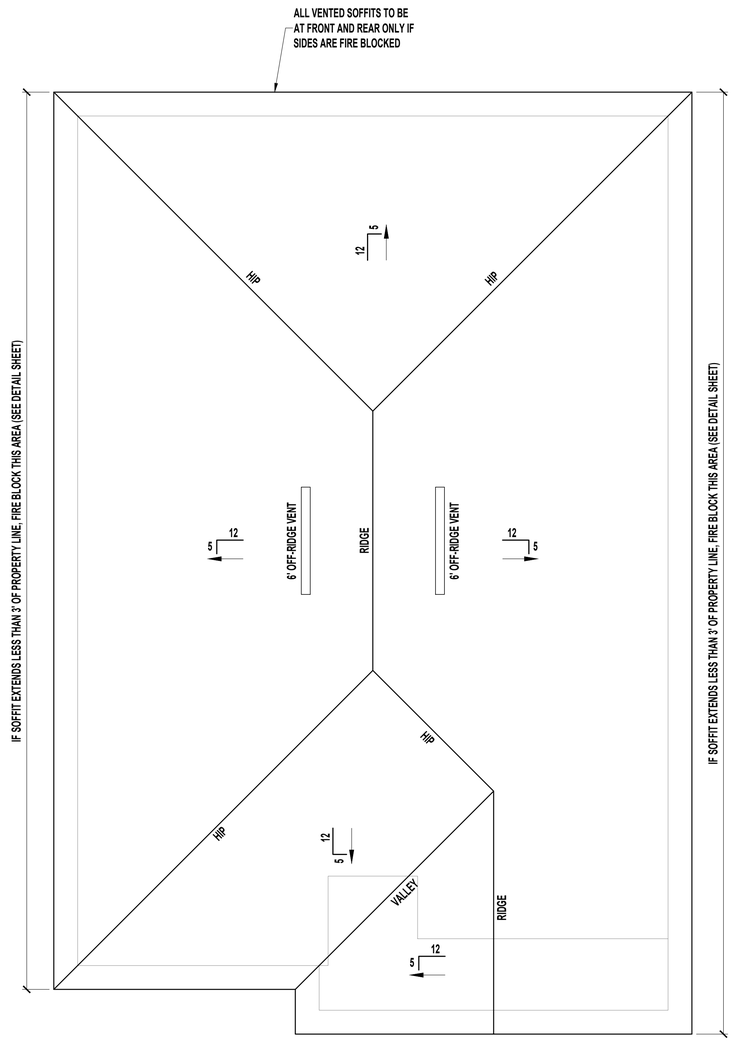
Date 05-23-24
Scale AS SHOWN
Job 1522R
Sheet A1.1



FOUNDATION LAYOUT

SCALE: 1/4" = 1'-0"

SEE STRUCTURAL PLANS FOR NOTES AND DETAILS.
CONTRACTOR MUST VERIFY ALL DIMENSIONS.



ROOF PLAN

SCALE: 1/4" = 1'-0"

VENT CALCULATIONS

VENTED SOFFIT
VENTILATED ATTIC AREA: 1,617 SQ. FT.
1,617 / 300 = 5.39 SQ. FT.
5.39 SQ. FT. X 144 = 776 SQ. IN. TOTAL NET FREE VENT AREA
776 X 50% = 388 SQ. IN. NET FREE
SOFFIT REQUIREMENT = 6.55 SQ. IN. NET FREE PER LF
388 / 6.55 = 59 LF VENTED SOFFIT REQUIRED
OFF-RIDGE VENTS
VENTILATED ATTIC AREA: 1,617 SQ. FT.
1,617 / 300 = 5.39SQ. FT.
5.39 SQ. FT. X 144 = 776 SQ. IN. TOTAL NET FREE VENT AREA
776 X 50% = 388 SQ. IN. NET FREE
(2) 6' OFF-RIDGE VENTS REQUIRED
(4' = 144 SQ. IN. EACH; 6' = 216 SQ. IN. EACH)

1 STORY RESIDENCE
ADDRESS

FOUNDATION AND ROOF PLAN

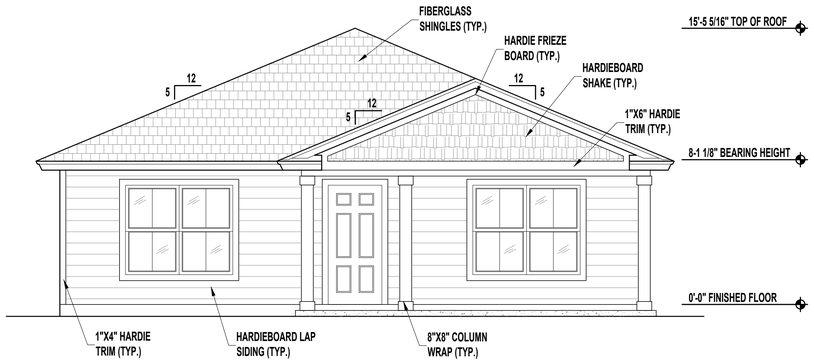
Shields CAD Services
243 Tarrasa Drive | Jacksonville, FL 32225
Phone - (904) 241-1540
Website: www.scsjax.com - Email: billshields@gmail.com.
© 2023 Shields CAD Services LLC

Prepared For:
T.M. HOMES
P.O. BOX 440620
Jacksonville, FL 32222

No.	Revisions	Date	By
1			
2			
3			
4			
5			
6			
7			
8			

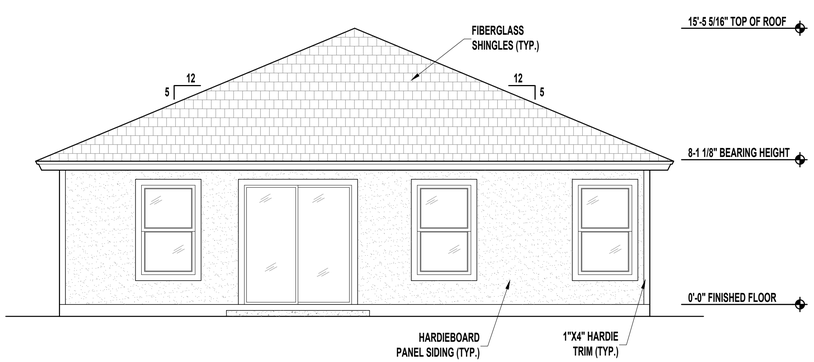
THESE PLANS ARE THE PROPERTY OF SHIELDS CAD SERVICES LLC AND ARE FOR SINGLE USE ONLY FOR THE SPECIFIED ADDRESS AND ARE NOT VALID UNLESS ELECTRONICALLY SIGNED BY WILLIAM EDWARD SHIELDS, JR. PLANS WITHOUT AN ADDRESS ARE NOT FOR PERMITTING OR CONSTRUCTION. ANY COPIES MADE OF THESE PLANS WITHOUT THE SIGNERS CONSENT IS A VIOLATION OF COPYRIGHT LAW.

Date	05-23-24
Scale	AS SHOWN
Job	1522R
Sheet	A1.2



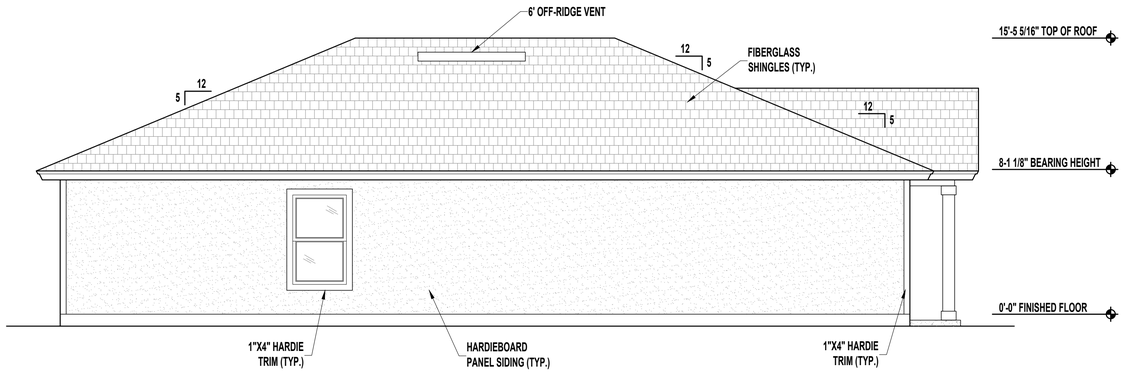
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



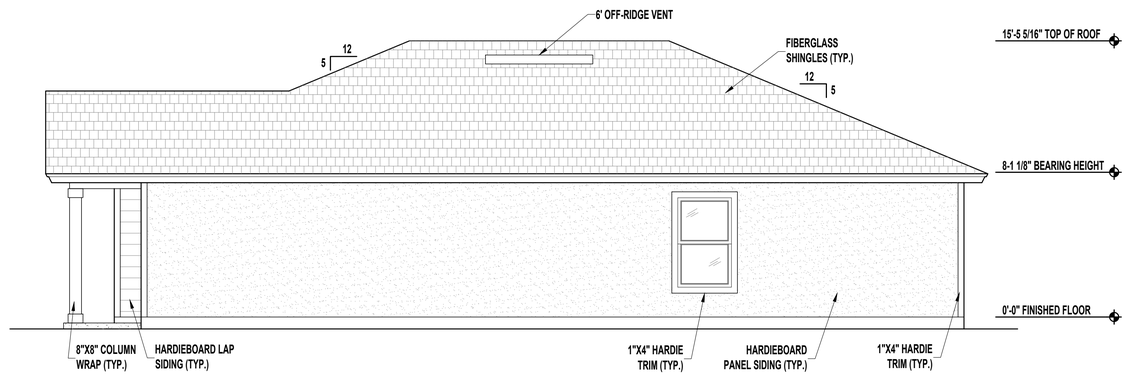
REAR ELEVATION

SCALE: 1/4" = 1'-0"



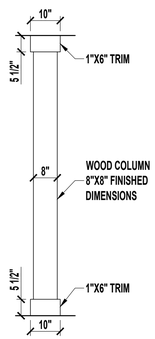
LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



8"X8" WOOD COLUMN DETAIL

SCALE: 1/2" = 1'-0"

1 STORY RESIDENCE
ADDRESS

ELEVATIONS

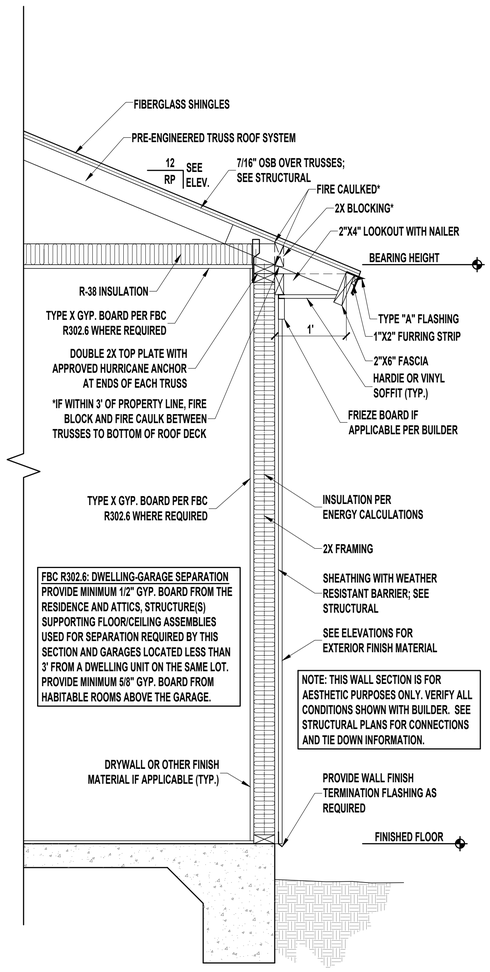
Shields CAD Services
243 Tarrasa Drive | Jacksonville, FL 32225
Phone : (904) 241-1540
Website: www.scsjax.com - Email: billeshields@gmail.com
© 2023 Shields CAD Services LLC

Prepared For:
T.M. HOMES
P.O. BOX 440620
Jacksonville, FL 32222

No.	Revisions	Date	By
1			
2			
3			
4			
5			
6			
7			

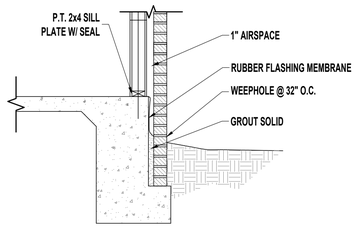
THESE PLANS ARE THE PROPERTY OF SHIELDS CAD SERVICES LLC AND ARE FOR SINGLE USE ONLY FOR THE SPECIFIED ADDRESS AND ARE NOT VALID UNLESS ELECTRONICALLY SIGNED BY WILLIAM EDWARD SHIELDS, JR. PLANS WITHOUT AN ADDRESS ARE NOT FOR PERMITTING OR CONSTRUCTION. ANY COPIES MADE OF THESE PLANS WITHOUT THE SIGNERS CONSENT IS A VIOLATION OF COPYRIGHT LAW.

Date 05-23-24
Scale AS SHOWN
Job 1522R
Sheet A2.1



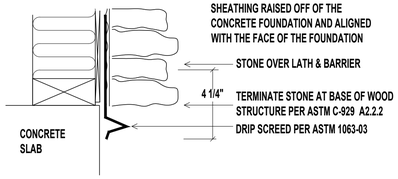
TYPICAL WALL SECTION

SCALE : 1" = 1'-0"



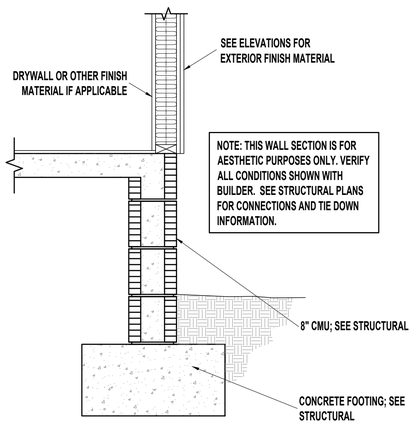
BRICK @ FOUNDATION DETAIL

SCALE: N.T.S.



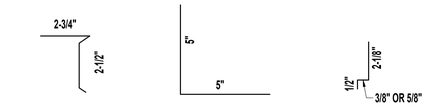
STONE APPLICATION DETAIL

SCALE: N.T.S.



TYPICAL WALL SECTION (STEM WALL OPTION)

SCALE : 1" = 1'-0"



A 26 GAUGE GALVANIZED 2-1/2" METAL DRIP EDGE

B 26 GAUGE GALVANIZED 5"X5" ANGLE FLASHING

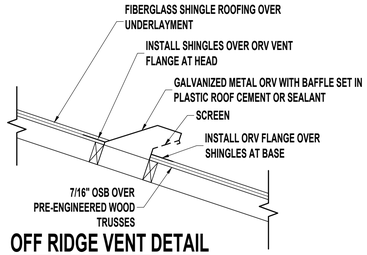
C 32 GAUGE GALVANIZED "Z" FLASHING

SHINGLES:
UL CLASS A FIRE RATING: ASTM D 3018, TYPE I
UL WIND RESISTANCE:
UASTM D 3161, TYPE I (MODIFIED TO 110 MPH)

VALLEY FLASHING:
26 GA. GALVANIZED, 18" WIDE
FASTENING:
(4) 11 OR 12 GAUGE NAILS 1-1/4" LONG WITH 3/8" Ø HEAD

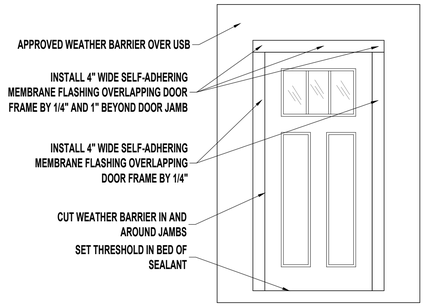
FLASHING DETAILS AND SHINGLE INFORMATION

SCALE : 3" = 1'-0"



OFF RIDGE VENT DETAIL

NOT TO SCALE



DOOR FLASHING INSTALLATION AND DETAIL

SCALE: N.T.S.

GENERAL NOTES:

1. PARKING BUMPER (IF REQUIRED) MUST BE INSTALLED BEFORE C.O.
2. 5/8" TYPE "X' GYP. BOARD REQUIRED ON CEILING OF GARAGE WHERE HABITAL SPACE IS ABOVE PER FBC R302.6.
3. HVAC PENETRATING RATED ASSEMBLIES TO COMPLY WITH FBC R302.5.
4. UNDER STAIR PROTECTION TO COMPLY WITH FBC R302.7 (IF ACCESSIBLE).

GUARDRAIL NOTE:

DEPENDING ON FIELD CONDITIONS, DIMENSIONS MAY VARY BUT MUST COMPLY WITH FLORIDA BUILDING CODES R312.1 FOR GUARDRAIL REQUIREMENTS AND OPENINGS.
*HEIGHT SHALL BE 36" MIN. WHEN PORCH, BALCONY OR RAISED FLOOR EXCEEDS 30" ABOVE FLOOR OR GRADE AND SHALL BE 34" ON OPEN SIDES OF STAIRS THAT EXCEED 30" OR MORE ABOVE FLOOR OR GRADE.
*OPENINGS SHALL HAVE INTERMEDIATE RAILS OR CLOSURES WHICH DO NOT ALLOW PASSAGE OF SPHERE 4" OR GREATER IN DIAMETER. REQUIRED GUARD RAILS ON THE SIDES OF STAIR TREADS SHALL NOT ALLOW SPHERE GREATER THAN 4-3/8" IN DIAMETER TO PASS THROUGH.

HANDRAIL NOTE:

DEPENDING ON FIELD CONDITIONS, DIMENSIONS MAY VARY BUT MUST COMPLY WITH FLORIDA BUILDING CODES R311.7.8 FOR HANDRAIL HEIGHT CONTINUITY AND SIZE.
*HEIGHT: MUST BE BETWEEN 34-38" MEASURED VERTICALLY FROM SLOPED PLANE.
*CONTINUITY: HANDRAIL MUST BE CONTINUOUS THROUGH FULL LENGTH OF FLIGHT FROM POINT DIRECTLY ABOVE HIGHEST RISER TO POINT DIRECTLY ABOVE LOWEST RISER. HANDRAIL ENDS SHOULD TERMINATE IN NEWEL POSTS OR SAFETY TERMINAL OR RETURN TO WALL. HANDRAILS SHALL BE ALLOWED TO BE INTERRUPTED BY NEWEL POSTS.
*SIZE: SHALL HAVE OUTSIDE DIAMETER BETWEEN 1-1/4"-2" IF CIRCULAR. SHALL HAVE BETWEEN 4-6" PERIMETER IF NOT CIRCULAR.

STAIR NOTE:

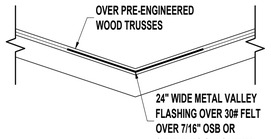
DEPENDING ON FIELD CONDITIONS, DIMENSIONS MAY VARY BUT MUST COMPLY WITH FLORIDA BUILDING CODES R311.7.5 FOR TREAD DEPTH, RISER HEIGHTS AND STAIR WIDTHS.
*RISERS: 7-3/4" MAXIMUM WITH NO MORE THAN 3/8" DIFFERENCE BETWEEN HIGHEST AND LOWEST RISER.
TREADS: 10" MINIMUM DEPTH WITH NO MORE THAN 3/8" DIFFERENCE BETWEEN LONGEST AND SHORTEST TREAD. THE SUM OF 2 TREADS AND 1 RISER TO BE NOT LESS THAN 24" AND NOT MORE THAN 25".
*WIDTH: 36" MINIMUM CLEAR WIDTH ABOVE HANDRAIL AND 31-1/2" BELOW HANDRAIL.

R703.4 FLASHING:

APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN SUCH A MANOR TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED ANTI-CORROSION RESISTANT FLASHING SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS:
1. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
2. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
3. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
4. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OR WOOD FRAMED CONSTRUCTION.
5. AT ALL WALL AND ROOD INTERSECTIONS.
6. AT BUILT IN GUTTERS.

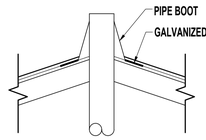
VALLEY SHINGLE INSTALLATION:
INSTALL SHINGLES USING WEAVE METHOD.

1. EXTEND (1) FULL END SHINGLE MINIMUM 12" PAST CENTER LINE OF VALLEY. SEE MANUFACTURERS WRITTEN INSTRUCTIONS FOR ADDITIONAL INSTALL INFORMATION.
2. DO NOT NAIL MINIMUM 6" FROM VALLEY CENTER LINE.



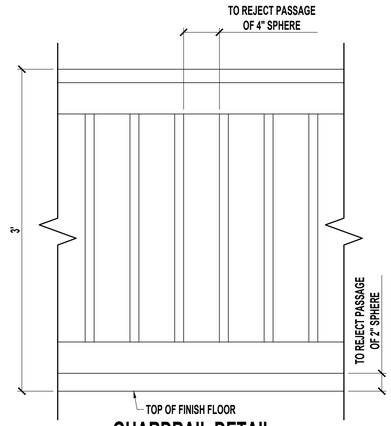
VALLEY FLASHING DETAIL

NOT TO SCALE



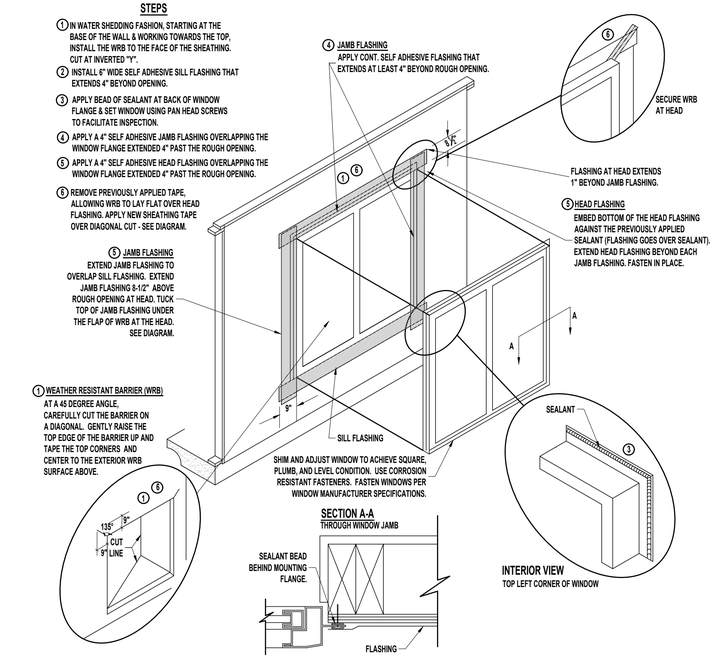
PLUMBING STACK FLASHING DETAIL

NOT TO SCALE



GUARDRAIL DETAIL

SCALE : 1 1/2" = 1'-0"



WINDOW INSTALLATION

SCALE: N.T.S.

1 STORY RESIDENCE
ADDRESS

DETAIL SHEET

Shields CAD Services
243 Tarrasa Drive | Jacksonville, FL 32225
Phone : (904) 241-1540
Website: www.scsjax.com - Email: billeshields@gmail.com
© 2023 Shields CAD Services LLC

Prepared for:
T.M. HOMES
P.O. BOX 440620
Jacksonville, FL 32222

No.	Revisions	By	Date
1			
2			
3			
4			
5			
6			
7			

THESE PLANS ARE THE PROPERTY OF SHIELDS CAD SERVICES LLC AND ARE FOR SINGLE USE ONLY FOR THE SPECIFIED ADDRESS AND ARE NOT VALID UNLESS ELECTRONICALLY SIGNED BY WILLIAM EDWARD SHIELDS. JR. PLANS WITHOUT AN ADDRESS ARE NOT FOR PERMITTING OR CONSTRUCTION. ANY COPIES MADE OF THESE PLANS WITHOUT THE SIGNERS CONSENT IS A VIOLATION OF COPYRIGHT LAW.

Date 05-23-24
Scale AS SHOWN
Job 1522R
Sheet A3.1

Instr #2025015818 BK: 6106 PG: 257, Filed & Recorded: 2/28/2025 1:59 PM #Pgs:6 Doc. D $490.00
Brandon J. Patty,Clerk of the Circuit Court and County Comptroller St. JohnsCounty FL Recording $52.50

Prepared by and return to:
Daniel K. Ohm
Ohm Law Firm, P.A.
6801 Lake Worth Road, Suite 330
Greenacres, FL 33467
(561) 537-5554

Parcel Identification No. **104770-000**

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this **26th day of February, 2025** between **Helen T James, a single woman individually and as Personal Representative of the Estate of Lillian Thomas,** whose post office address is **1020 W. 1st Street, Rivera Beach , Florida 33404** of the County of Palm Beach, State of **Florida**, grantor **Juanita Kelson, a married Woman** whose post office address is **2132 Restin Circle, Royal Palm Beach, Florida 33411** of the County of Palm Beach, State of **Florida**, grantor and **David Thomas Jr. a married man whose post office address is P.O. Box 4446, Saint Augustine, Florida 32085** of the County of **St. John** , State of **Florida**, grantor and **Anthony V. Thomas a single man whose post office address is** 35 Spring St. St. Augustine Jacksonville Florida 32084 of the County of **Duval** State of **Florida**, grantor and **Eric Thomas . a single man whose post office address is 11712 Jefferson Ave Apt C, 121, Newport, Virginia 23606** of the County of **Newport**, State of Virginia grantor **Kalil Land LLC, a Florida limited liability company** whose post office address is **3818 Inwood Landing Court Orlando Florida 32812** of **Orange**, State of **Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Saint Johns County, Florida**, to-wit:

Beginning at the point of an intersection of the South line of Chapin Street with the West line of Spring Avenue; thence run West along the South line of Chapin Street 50 feet to lot now or formally of Funderbuck's; thence run South along Fuaderbuck's East line 105 feet to a point; thence run East parallel with Chapin Street 50 feet to the West line of Spring Avenue; thence run North along the West line of Spring Avenue 105 feet to the place of beginning and being in the part of the City of St. Augustine, commonly know as West Augustine or New Augustine, St. Johns County, Florida.

Parcel Number: 104770-000

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

Grantor's Juanita Kelson and David Thomas Jr. warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of homestead property.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:

Estate of Lillian Thomas, a Florida Estate

By: _____
Helen T James, Individually and as Personal Representative

_____
Witness
Printed Name: Linda Ansaldo
P.O. Address: 6801 Lake Worth Rd #330
Greenacres, FL 33467

_____
Witness
Printed Name: Cindy T Tarafa
P.O. Address: 6801 Lake Worth Rd #330
Greenacres, FL 33467

COPY

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 26th day of February, 2025 by Helen T James, individually and as Personal Representative of Estate of Lillian Thomas who [✓] is personally known or [ ] has produced a driver's license as identification.

[Seal]

_____
Notary Public
Print Name: Cindy T Tarafa

My Commission Expires: July 31 2026

CINDY J. TARAFA
MY COMMISSION # HH 295074
EXPIRES: July 31, 2026

Signed, sealed and delivered in our presence:

Witness
Printed Name: LINDA ANSALDO
P.O. Address: 6801 Lake Worth Rd. 330
GREENACRES, FL 33467

By: Juanita Kelson
Juanita Kelson

Witness
Printed Name: Cindy J Tarafa
P.O. Address: 6801 Lake Worth Rd. Ste. 330
GREENACRES, FL 33467

COPY

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 25 th day of February 2025 by Juanita Kelson who [ ] is personally known or [✓] has produced a driver's license as identification.

[Seal]

Notary Public
Print Name: Cindy J Tarafa

My Commission Expires: July 31 2026

CINDY J. TARAFA
MY COMMISSION # HH 295074
EXPIRES: July 31, 2026

Signed, sealed and delivered in our presence:

Witness
Printed Name: HarrieT Thomas
P.O. Address: 1045 W 15th Street
St. Augustine, FL. 32084

By: David R. Thomas Jr.
David Thomas Jr.

Witness
Printed Name: Linda L Robinson
P.O. Address: 1810 Vista Cove Rd
St Augustine, FL 32084

COPY

State of Florida
County of St Johns

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 22nd day of February, 2025 by David Thomas Jr. who [✓] is personally known or [ ] has produced a driver's license as identification.

[Seal]

Notary Public State of Florida
Linda L Robinson
My Commission HH 374040
Expires 5/1/2027

Notary Public
Print Name: Linda L Robinson

My Commission Expires 5/1/2027

Signed, sealed and delivered in our presence:

Witness
Printed Name: James E Council III
P.O. Address: 1172 Jefferson Ave
Hampton VA 23606

By: _____
Eric Thomas

Witness
Printed Name: Kesha Liverman
P.O. Address: 6012 Saint Michaels Way
Newport News, VA 23606

COPY

State of Virginia
County of City of Newport News

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 21st day of February 2025 by Eric Thomas who [ ] is personally known or [✓] has produced a driver's license as identification.

[Seal]

SANFORD PROTICH
COMMONWEALTH OF VIRGINIA
REG # 00273434
NOTARY PUBLIC

Notary Public
Print Name: Sanford Protich

My Commission Expires: 12-31-28
City of N.V.

Signed, sealed and delivered in our presence:

Witness
Printed Name: Stefani Cady
P.O. Address: 165 SR 312 W
St. Augustine, FL 32086

By: Anthony V. Thomas
Anthony V. Thomas

Witness
Printed Name: Tasha Moore
P.O. Address: 8737 Baymeadows
Rd apm 2115 Jacksonville Fl. 32256

COPY

State of Florida
County of ST. JOHNS

The foregoing instrument was acknowledged before me by means of [☒] physical presence or [ ] online notarization, this 20 th day of February, 2025 by Anthony V. Thomas who [ ] is personally known or [☒] has produced a driver's license as identification.

[Seal]

STEFANI CADY
Commission # HH 479927
Expires January 10, 2028

Notary Public
Print Name: Stefani Cady

My Commission Expires 01-10-2028

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

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	1047700000
Location Address	95 CHAPIN ST SAINT AUGUSTINE 32084-0000
Neighborhood	Greeno Tract (474)
Tax Description*	(7) GREENO TRACT E50 OF N150FT OF LOT 4 BLK 14 OR6106/257 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Greeno Tract - A Resubdivision of Ravens
Sec/Twp/Rng	41-7-29
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.120
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab

Skip to main content

St. Johns County, FL

Owner Information

Owner Name	Kalil Land LLC 100%
Mailing Address	3818 INWOOD LANDING CT ORLANDO, FL 32812-0000

Map

Valuation Information

	2025
Building Value	$53,528
Extra Features Value	$0
Total Land Value	$53,010
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$106,538**
Total Deferred	$0
Assessed Value	**$106,538**
Total Exemptions	$0
Taxable Value	**$106,538**

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

Historical Assessment Information

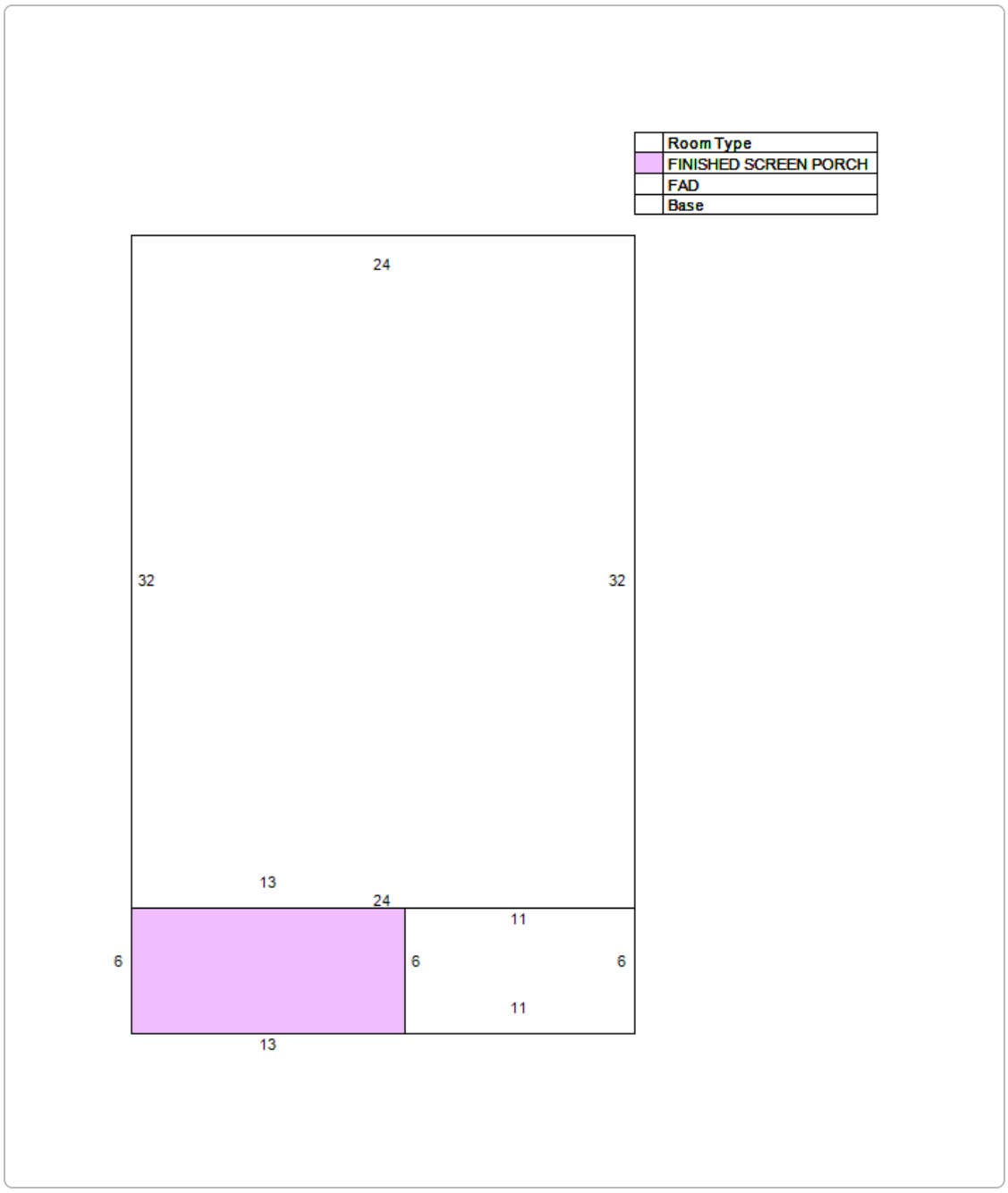
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$52,899	$0	$53,010	$0	$0	$105,909	$68,946	$36,963	$68,946
2023	$51,742	$0	$44,175	$0	$0	$95,917	$62,678	$33,239	$62,678
2022	$53,161	$0	$43,478	$0	$0	$96,639	$56,980	$39,659	$56,980
2021	$31,413	$0	$26,272	$0	$0	$57,685	$51,800	$5,885	$51,800
2020	$31,736	$0	$19,762	$0	$0	$51,498	$47,091	$4,407	$47,091
2019	$29,148	$0	$19,762	$0	$0	$48,910	$42,810	$6,100	$42,810
2018	$30,248	$0	$15,578	$0	$0	$45,826	$38,918	$6,908	$38,918
2017	$19,239	$1,261	$14,880	$0	$0	$35,380	$35,380	$0	$35,380
2016	$16,774	$1,261	$11,858	$0	$0	$29,893	$20,970	$29,893	$0
2015	$13,814	$1,261	$10,695	$0	$0	$25,770	$20,824	$25,770	$0
2014	$13,002	$1,261	$10,695	$0	$0	$24,958	$20,659	$24,958	$0

Building Information

Building	1	**Roof Cover**	Composite Shingle
Building Value	$53,528	**Roof Structure**	Gable Hip
Year Built	1925	**Interior Flooring**	Pine Wood, Sheet Vinyl
Actual Area	912	**Interior Wall**	Drywall
Conditioned Area	834	**Heating Type**	Forced Air
Use	Single Family Residence	**Air Conditioning**	None
Style	01	**Bedrooms**	0
Exterior Wall	Wood	**Baths**	

Description	Square Footage
BASE AREA	768
FINISHED SCREEN PORCH	78
ADDITION	66
Total SqFt	912

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	50	105	50	EF	$53,010

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
2/28/2025	2/26/2025	$70,000.00	WARRANTY DEED	6106	257	Q	I	JAMES HELEN T ET AL	KALIL LAND LLC
10/30/2024	10/30/2024	$0.00	ORDER DET HX REAL P	6043	1795	U	I	THOMAS LILLIAN ESTATE	JAMES HELEN T ET AL
10/24/2024	6/11/1991	$0.00	LETTERS OF ADMN	6040	1326	U	I	THOMAS LILLIAN	THOMAS LILLIAN ESTATE
10/14/1963	10/1/1963	$0.00	WARRANTY DEED	47	385	U	I	HOWATT WILLARD,EDITH	THOMAS LILLIAN

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: 4/22/2025, 12:25:41 AM

Contact Us

Developed by
SCHNEIDER GEOSPATIAL

Detail by Entity Name

Florida Limited Liability Company
KALIL LAND LLC

Filing Information

Document Number	L15000100276
FEI/EIN Number	47-4215398
Date Filed	06/09/2015
Effective Date	06/08/2015
State	FL
Status	ACTIVE
Last Event	LC DISSOCIATION MEM
Event Date Filed	11/16/2020
Event Effective Date	NONE

Principal Address

3818 Inwood Landing Ct.
Orlando, FL 32812

Changed: 11/12/2020

Mailing Address

3818 Inwood Landing Ct.
Orlando, FL 32812

Changed: 11/12/2020

Registered Agent Name & Address

Kalil, Timothy
3818 Inwood Landing Ct.
Orlando, FL 32812

Name Changed: 03/29/2021

Address Changed: 03/29/2021

Authorized Person(s) Detail

Name & Address

Title MGR

KALIL, TIMOTHY
3818 Inwood Landing Ct.
Orlando, FL 32812

Annual Reports

Report Year	Filed Date
2023	03/06/2023
2024	01/18/2024
2025	03/04/2025

Document Images

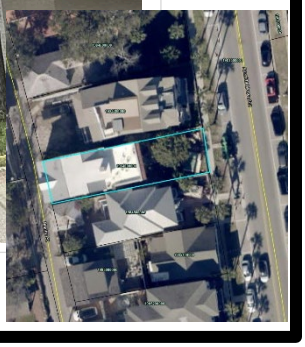
03/04/2025 -- ANNUAL REPORT	View image in PDF format
01/18/2024 -- ANNUAL REPORT	View image in PDF format
03/06/2023 -- ANNUAL REPORT	View image in PDF format
02/07/2022 -- ANNUAL REPORT	View image in PDF format
03/29/2021 -- ANNUAL REPORT	View image in PDF format
11/16/2020 -- CORLCDSMEM	View image in PDF format
03/16/2020 -- ANNUAL REPORT	View image in PDF format
02/08/2019 -- ANNUAL REPORT	View image in PDF format
03/09/2018 -- ANNUAL REPORT	View image in PDF format
03/05/2017 -- ANNUAL REPORT	View image in PDF format
06/29/2016 -- CORLCRACHG	View image in PDF format
05/05/2016 -- ANNUAL REPORT	View image in PDF format
03/18/2016 -- LC Amendment	View image in PDF format
06/09/2015 -- 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 May 19, 2025 Meeting



Application HP2025-0041 Address: 156 Avenida Menendez (59 Marine Street)

Applicant: John Valdes & Associates, Inc. Owner: Danmac LLC

Project description: To demolish a residential building, constructed c. 1839, that is recorded in the Florida Master Site File and contributing to the St. Augustine National Register Historic District.

Architectural Style:	Frame Vernacular (Territorial Period)	Florida Master Site File:	8SJ0201 (156 Avenida Menendez) 8SJ1271 (59 Marine)
National Register:	St. Augustine NRHD: Contributing	Construction date:	c. 1839; c. 1890 and c. 1924-1930 portions are now demolished (per COD-P HP2024-0080 approval)
Archaeology Zone:	IB	Zoning District:	HP-1
Parcel number:	1984800000		
Agenda Item:	8(f)	Previous Action(s):	COD 2004-1149; OOA 2005-1171; COA 2005-1460 OOA HP2023-0074 COD HP2023-0068 (property wall) COD-P HP2024-0080

STAFF SUMMARY AND ANALYSIS:

1. Located on a through-lot that fronts both Avenida Menendez and Marine Street, the building is within Historic Preservation Zoning District One (HP-1), Archaeology Zone IB, and the block bounded by St. Francis and Bridge Streets. In the St. Augustine National Register Historic District nomination, the building was designated as a contributing structure under both addresses of 156 Avenida Menendez (Mediterranean Revival, constructed 1924-1932 with a stucco exterior, flat roof with parapet and a tile eave across the front with exposed rafter tails, and wood awning windows) and 59 Marine Street (Frame Vernacular, constructed 1839), described below. Similarly, the building is recorded in the Florida Master Site File (FMSF) under both addresses. A wood frame addition, likely added c. 1890 -1900, bridges the two addresses. Exploratory, non-structural interior demolition had been ongoing under building permit 2023-1388, pointing to unique construction evidence of each of the three portions. Multiple HARB applications have been reviewed for the overall structure at the property. Please see a summary of all HARB reviews under the later Context of Past HARB Reviews section.
2. On April 22, 2025, John Valdes & Associates, who has been the HARB applicant for the last three applications reviewed starting in 2023, emailed various City administration and staff, including the Building Official and the Historic Preservation Officer, a request for full demolition of 156 Avenida Menendez/59 Marine Street, and included two documents that are now found in the current application packet: a letter, dated April 22, 2025, from John Valdes, President of John Valdes & Associates, and a structural report dated March 23, 2025 signed by Professional Engineer William H. Freeman of Coastal Engineering and Testing. The John Valdes letter indicated that "we have curtailed the partial demolition and have…[helped stabilized] the building North and South from potential failure until such time we receive approval to continue the demolition" and stated the opinion that "the remaining structure is compromised and may pose a threat to public safety and welfare without the hanging barriers in place." Although the May application deadline was April 15, the Historic Preservation Officer requested that a Certificate of Demolition application be submitted immediately so it could be added to the May agenda.
3. The Historic Preservation Officer also requested that an independent structural engineer with known experience in evaluating historic architecture complete a condition assessment of the building, to be paid for under the City's Historic Preservation Division budget. Please see a condition assessment report by Professional Engineer Jude Kostage, Principal of Atlantic Engineering Services, who has been widely used by the City to assess the condition of important historic structures, in the attachment section of this staff report. Some of the concluding findings under the Analysis & Recommendations section (page 2 of 8) of the City's independent engineer's condition assessment letter dated May 13, 2025 are as follows:
"It is our understanding the Contractor intends to lift the house above the flood elevation. In the current condition of the house, it would likely not survive lifting without significant repair and reconstruction of the structure. The framing is in very poor condition. In order to restore the structural integrity of the first floor, the majority of the floor requires either full replacement or significant reinforcing. The remaining framing on the second and third floors will also require significant reinforcing and replacement to stabilize the structure. Also, the sagging floor and leaning walls will require re-leveling. Overall, the majority of the wood framing will require replacement or reinforcing.
The building is in a weakened state due to its condition and the partial demolition. Currently, it is not in imminent danger of collapse, however, if a storm event were to occur, additional bracing and shoring would be required to keep it stable. If the building were to collapse, it would likely damage the adjacent structures and possibly fall onto Marine Street. Since we are approaching hurricane season, there is some risk leaving the structure in its current state without additional bracing and shoring. It is my opinion it would not survive a storm event without additional stabilization."

STAFF SUMMARY AND ANALYSIS (continued):

The engineer closes the report by stating, "In conclusion, the structure is in poor condition. The house requires new foundations, significant re-framing, replumbing and leveling of the structure. Based on the extent of the required structural reinforcing and replacement, little of the original structure will remain after the repairs are complete."

4. Referred to as 59 Marine Street, the oldest portion of the residential building faces west toward Marine and is currently now the only remaining portion of the overall structure, with the exception of portions of the c. 1890-1900 additions. Constructed c. 1839, this is one of the few local remaining Territorial Period structures. Classified in the NRHD nomination as being in the Frame Vernacular style, the building has some modest Federal or Neoclassical architectural styled features. A side facing gable roof (which was later modified on the eastern half) with a central front-facing gable roofed dormer is covered with 5v crimp metal panels, a triangular wood pediment is over the recessed centered entrance, which is flanked by plain wood pilasters, and windows are 1/1 with wood sashes. The exterior of the residential structure is clad with wood shingles overall, with the exception of the inset entrance, which has novelty wood siding. Physical evidence shows that the front elevation of the house that is built to the street is an enclosed front porch and not the original façade, which was set back further from the street. (Conceptual drawings reviewed by the HARB for 59 Marine Street's modified elevation with its proposed rehabilitation in previous applications, show an open front porch, which existed before it was enclosed; however, the HARB seemed to be in agreement that the enclosed porch be retained, which was likely captured with the 1890s addition.)The overall building had been altered many times since the original construction and had over time been split into five (5) dwelling units. Modifications made are reflective of different eras of construction techniques.
5. Sheets from the same conceptual plans that were submitted for HARB's January 2025 partial demolition review request were also submitted with this application packet, but do not show an alternative to the rehabilitation of the existing structure in plan form. The applicant has previously indicated that the building needs to be elevated. However, because of its designation as a historic building, per Chapter 12 of the Florida Building Code, a variance may be able to be granted for this requirement.
6. Approval of a Certificate of Appropriateness for the rehabilitation of the existing and/or proposed new construction on the site will be required prior to commencement of that work. According to the Architectural Guidelines for Historic Preservation (AGHP), "Within Historic Preservation-One, -Two and -Three (HP-1, HP-2 and HP-3), HARB may approve a Certificate of Appropriateness for a replacement structure before approving a Certificate of Demolition. These applications may be reviewed concurrently. The demolition permit will be issued at the same time as the building permit, unless HARB approves otherwise. Issuing the demolition permit concurrently with the building permit limits speculative demolition. Speculative demolition not only eliminates historical resources but weakens the streetscape and the integrity of the neighborhood."
7. An A-14 for Archaeological review was submitted, but monitoring of ground disturbing activities was required as a condition. The project scope will need to be expanded if the full demolition of the existing structure is approved.
8. Detailed analysis and additional comments can be found in the staff responses to the Demolition Review Criteria on page 5 of this staff report. Any full demolition of a structure aged 50 years or older requires review and approval by the HARB.
9. City Code pertaining to the review of proposed demolition by the HARB is found on page 7-8 of this staff report.

CONTEXT OF PAST HARB REVIEWS:

10. A number of applications for this overall structure was heard by the HARB, as listed above and summarized below. A Certificate of Demolition application was denied in November 2004 by the HARB under a different owner and applicant (COD 2004-1149), because no proposed replacement plans were provided although replacement was proposed. Subsequently in 2005, an OOA and COA application were submitted and approved to maintain the existing building but alter the roof form and façade. Details from the approval of COA 2005-1460 were provided in the more recent OOA HP2023-0074 staff report packet for reference. Permitting records indicate that work was completed.
11. A plan to save the original structure at 59 Marine Street was heard on October 23, 2023, under Opinion of Appropriateness application (OOA HP2023-0074). The HARB approved the proposal to remove later additions, elevate and relocate the existing structure along Marine Street, and construct a new residential structure along Avenida Menendez. Conditions for the approval were that the later front addition, which consists of an enclosed porch that faces Marine Street, would not be removed and no parking along Marine Street would be incorporated into the design.
12. On January 16, 2025, the HARB most recently reviewed and approved a Certificate of Partial Demolition (COD-P HP2024-0080) for the proposed removal of later additions, including the c. 1890 portion and the c.1920/30s portion, with a finding that the east-facing 156 Avenida Menendez Mediterranean Revival masonry structure was inappropriate to the c. 1839 structure. Demolition of the later additions commenced under building permit 2025-0292, which was issued in March 2025. The staff report for this review and its attachments are included at the back of this report.

STAFF SUMMARY AND ANALYSIS (continued):

13. As stated in a letter from the applicant addressed to the Board and first included in the 2023 Opinion of Appropriateness application and again with the January 2025 COD-P application, "…the exciting news is that our inspection also exposed that the original 1839 Territorial building's wall structure, (hidden behind the two later additions, and facing Marine Street) remained substantially in place and restorable." A summary of the structures from the applicant was also submitted with each, stating the existing conditions, including that of the original structure. The summary with the January 2025 COD-P application noted that despite the widespread damage that has been observed, it "remains in restorable condition", concluding "We strongly recommend the restoration of the original 1839 Territorial structure."

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 related to a Certificate of Demolition at 156 Avenida Menendez (59 Marine Street), which includes the remaining c. 1839 building that contributes to the St. Augustine National Register Historic District, with the following finding(s):

1. If the HARB finds that the burden of proof has not been sufficiently met by the applicant in making the case to prove undue economic hardship, which can be determined with documents per City Code, Section: 28-89(7) (which is detailed on page 10) and/or that the building is in such a condition to justify the demolition:
   To CONTINUE to allow more time for the applicant to provide additional documentation as specified by the Board.
   OR
2. If the HARB finds that burden of proof for undue economic hardship has been met by the applicant and/or that the case has been sufficiently made that the structure is in such a condition that the rehabilitation is not feasible, and that the demolition will not be detrimental to the historic and architectural character of the city (per City Code, Section: 28-89(3)b):
   To CONTINUE to allow time for plans sufficient for a Certificate of Appropriateness for the replacement building(s) to be approved concurrently with this Certificate of Demolition.

Julie Courtney
Julie Courtney, Historic Preservation Officer

SUMMARY SCOPE OF WORK:

1. Full demolition of the remaining residential structure at 156 Avenida Menendez / 59 Marine Street, including the frame c, 1839 structure and what has not already been removed from the c. 1890-1900s additions.

DEMOLITION REVIEW CRITERIA (AGHP): Portions of this section below were taken from the COD-P HP 2024-0080 Staff Report, written by Candice Seymour, Historic Preservation Planner, but this has been modified for this report.

1. *Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district.* The structure is located within the Historic Preservation-One (HP-1) zoning district.

2. *The contribution of the structure to the mass and scale of the streetscape.* The building has a similar mass and scale to the adjacent two-story structures along the streetscape as well as several others along Avenida Menendez. The immediately adjacent buildings on Avenida Menendez have been elevated and are closer to the street making 156 Avenida Menendez appear slightly less massive. Along Marine Street, the close proximity of the building to the street makes it a prominent feature along the streetscape compared to those immediately adjacent; however, several other two-story structures, and 6'+ property walls are also built to the property line.

3. *The impact of the loss of the structure on the streetscape.* The architectural style of structures along Avenida Menendez varies, including Frame Vernacular, Spanish Colonial, Mediterranean Revival, and Moorish Revival. Demolition of 156 Avenida Menendez will remove a contributing structure in the Mediterranean Revival style from the streetscape and new construction could look drastically different.

4. *Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape.* In the letter dated April 22, 2025 submitted with this application, the applicant indicated that the owner intends to rebuild two structures on the existing lot if the full demolition proceeds. No plans sufficient for a Certificate of Appropriateness have been submitted for the new construction along Avenida Menendez nor for the rehabilitation of 59 Marine Street, though part of the conceptual drawings that were reviewed with the January 2025 Certificate of Partial Demolition, have been provided with this application. For the new building(s), consideration should be given to the height, mass and scale, setbacks, and rhythm of openings along the streetscape, should complement the historic character and materials of the existing and adjacent structures, setbacks, and met the other zoning requirements with the plans for future development. The property is in Archaeology Zone IB and ground disturbing activities, including demolition and new construction, will require archaeological review before work commences.

5. *The historical or cultural merit of the structure.* Both 59 Marine Street and 156 Avenida Menendez are individually recorded in the Florida Master Site File and separately designated as contributing to the St. Augustine National Register Historic District. The Florida Master Site File for 59 Marine Street mentions the 1930s addition extending from the east side; however, the 156 Avenida Menendez Florida Master Site File makes no mention of the wood frame portions of the building that extend westward and would front Marine Street, which is now the remaining portion.

6. *The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood.* The full demolition of the c. 1839 portion addressed as 59 Marine Street will be a complete loss of one of the few remaining Territorial Period buildings within the City. There are approximately fifteen Territorial (c. 1822-1845) remaining buildings that were counted. Besides the significant negative impact to the City's historic preservation efforts, a permanent loss of a structure on this property will negatively impact the streetscape and St. Augustine Historic District, as there has been a building fronting both Avenida Menendez at this spot for 100 years and Marine Street for almost 200 years.

Although the COD-P HP2024-0080 application was for partial demolition, removal of 156 Avenida Menendez was full demolition of that contributing structure because it is separately listed as contributing to its district. Per our City Code, full demolition of contributing structures generally requires a Condition Assessment Report by a FL licensed architect or engineer. No report was provided for the review of the proposed eastern masonry construction.

In November of 2004, the HARB heard and subsequently denied a request to fully demolish 156 Avenida Menendez (including 59 Marine Street) because no proposed replacement plans were provided although replacement was proposed.

7. *Whether or not the structure is representative of a style or type of architecture or a method of construction.* The building is an example of a residential structure with a use, architectural style, building footprint, and construction techniques that has evolved over time. Over time, the building expanded and changed from a single family residence to multi-family, with it being subdivided into five units. 59 Marine Street was the first building on the lot and was more representative of American Territorial architecture, with its year of construction around 1839. Late 19th to early 20th century frame construction building techniques were found with the portions that were added later at the front and on the east end. 156 Avenida Menendez was a masonry structure built with techniques utilized in the 1920s and out of a coquina concrete block that used to be made locally but is not commonly found for purchase today, and with architectural features that were more commonplace with Mediterranean Revival style.

(Continued on next page)

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.* Out of the approximately fifteen Territorial Period buildings that remain , there are a couple nearby, 63 Marine Street and 67 Marine Street, both in altered form, since a garage was built directly beneath at ground level. Approximately less than twenty others remain. For the portion that was just recently removed after the HARB approved the proposed partial demolition, the Mediterranean Revival is common throughout St. Augustine and is seen within the HP-1 Zoning District, in parts of the Model Land neighborhood, and in Davis Shores, although the coquina block used on the masonry portion is not fabricated locally like it once was.

9. *Whether or not the structure is of such design, craftsmanship or materials that it either could not be reproduced, or could be reproduced only with great difficulty or expense. The condition of the structure, and the possibility of rehabilitating or relocating the structure.* The portion of the building that remains and is proposed for demolition is not of such design or craftsmanship that it could not be reproduced; however, some extant historic materials may be difficult to acquire. New construction will look substantially different along the streetscape.

10. *The justification for the proposed demolition.* The applicant detailed the existing conditions of the remaining building at 59 Marine Street as rationale for the proposed full demolition in a letter dated April 22, 2025 (See application packet page 5-6). When staff met with the applicant on a site visit and walk through of the structure, the applicant also stressed being unable to safely lift the structure in its existing state. An engineer's structural report dated March 23, 2025 of the building was also referenced and provided by the applicant See application packet page 20 for conclusions and recommendations related to that report. In addition, an economic hardship worksheet was submitted with some of the recommended documents (see page 10 for a list and the application packet for these documents). Some of the key pieces of information to sufficiently prove undue economic hardship were not provided.

With the prior review in January 2025, the applicant expressed concern for the structural integrity of the 156 Avenida Menendez building, though no formal condition assessment report had been provided at the time of HARB's review of the proposed partial demolition of the masonry portion. A letter from LaRue House Movers that was submitted with the application documents reviewed by the HARB at that time indicated this masonry portion would be unsafe to lift based upon existing visible cracking. At that time, the applicant sought to rehabilitate 59 Marine Street, by removing the 1890s and 1920s rear additions, restoring the now-enclosed two-story front porch, relocating the entry stair to the side, and possibly elevating the building as seen in the conceptual drawings provided by the applicant. In those plans, a new residential structure was proposed for the east side of the lot to replace 156 Avenida Menendez with a 20' courtyard between the structures. Full plans for the rehabilitation of to 59 Marine Street building that was to remain and the proposed new construction had not been submitted for a required Certificate of Appropriateness.

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

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

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

National Register Status (Section 28-89(7) and 28-89(3) CoSA Code of Ordinances)

(7) 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: a) requiring submittal of a condition assessment report performed by a qualified professional; b) requiring the applicant to prove "undue economic hardship" to justify demolition (SEE FULL LIST AT BACK OF REPORT); and
(3)b. (see below) 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.

Criteria for certificate of relocation or demolition or partial demolition review. (Section 28-89, CoSA Code of Ordinances)
The criteria for certificate of relocation, certificate of demolition or partial demolition review will be determined as follows:

(1)c In the case of a certificate of relocation of a structure: Consideration will be given to the immediate surroundings and to the district or districts in which it is located or to be located, that the relocation of the structure will not adversely impact the city's historic preservation efforts or negatively affect the streetscape. If the building will be relocated on the same site or moved to a new site in a locally designated historic preservation zoning district, then the process and plan requirements for a certificate of appropriateness also apply to the building's new location.

(1)d In the case of a certificate of demolition or partial demolition: A determination is made that the demolition or partial demolition of the structure will or will not adversely impact the city's historic preservation efforts. The applicant may also be required to submit information on the structural condition of the building from an engineer or architect to justify the need for the demolition or the partial demolition of the structure, and all other requirements of this Code.

(3) (as revised in 2024): In the case of the proposed demolition of an existing historic structure, or a project that constitutes partial demolition of a historic structure that the removal of such structure or architectural features will not be detrimental to the historic and architectural character of the city or that, balancing the interest of the city in preserving the integrity of the city and interest of the owner of the property.

a. Approval of the plans for demolition in the latter event the board may issue an order postponing demolition for a period of not to exceed twelve (12) months after which the owner must reapply. The board may issue a second postponement with the total postponement period not to exceed two (2) twelve-month periods. If the board concludes that the demolition should be postponed, it shall, before issuing any final order with respect to such postponement, afford the applicant an opportunity to appear before the board to offer any evidence they may desire to present concerning the proposed order. Within the period of postponement, the board shall ascertain what the city or other agency or organization may do to preserve such structure and shall make recommendations to that effect to the city commission or otherwise cause the structure to be preserved. This section shall not apply to any permit for demolition which has been applied for, in proper form, prior to the effective date of this section.

b. If the building or structure is of exceptional significance including a local historic landmark, is a contributing property to a National Register of Historic Places District or has been individually listed on the National Register of Historic Places, the board can deny the demolition if the board finds the removal of such building or 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.

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:

- 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.*

ADDITIONAL CITY CODE RELATED TO DEMOLITION REVIEW

Criteria for certificate of relocation or demolition or partial demolition review. (Section 28-89, CoSA Code of Ordinances)

(3)c. The demolition of colonial buildings listed on the Florida Master Site File, or colonial buildings designated local historic landmark, or colonial buildings meeting the criteria for eligibility on the National Register of Historic Places must be approved by the city commission.

Section 28-89(5), CoSA Code of Ordinances:

Applications for partial demolition of buildings listed on the National Register of Historic Places, contributing or potentially contributing to a historic district in the National Register of Historic Places, listed as a local historic landmark pursuant to this Code, listed as a potential landmark identified in the Historic Preservation Element of the Comprehensive Plan, Master Plan or identified by historic preservation planning staff as culturally significant within the recent past, may apply for the demolition of additional components of the building as part of a more comprehensive rehabilitation plan. Staff may require that the application be reviewed as a full demolition with required documentation, appropriate condition assessment and a rehabilitation plan, recognizing that applicants may encounter unforeseen building damage, site conditions, flood mitigation obstacles, or other significant and demonstrable reasons justifying a more extensive partial demolition as part of the rehabilitation. In issuing a certificate of demolition or partial demolition, the board may include approval of both the partial demolition and potential related additional demolition and its rehabilitated replacement design under one application. This will allow the approval of drawings sufficient for a building permit and that all necessary requirements for the new construction related to the demolition or partial demolition are submitted for permitting review and approval by staff.

Sec 28-87 under (HARB) Responsibilities, CoSA Code of Ordinances:

Local Landmark Designation (Section 28-87(3) see also full language of (3) on preceding page & (10) below)

HARB shall have the following responsibilities: "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…"

Sec 28-87(10)

Designate historic landmarks. As utilized herein the term "local historic landmark" shall mean 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. In the event the historic architectural review board desires not to issue a demolition or partial demolition permit for a structure that it finds could meet the criteria for a historic landmark*, the historic architectural review board shall initiate proceedings for designation of the structure as a historic landmark. *In the designation of a historic landmark,* the historic architectural review board shall evaluate the subject property using criteria and standards established by the National Register of Historical Places for national landmarks, or if evaluating the structure as a potential local historic landmark substituting the importance of the resource to the city and state rather than the nation as a whole. No property shall be designated as a historic landmark without first providing the owner of the proposed historic landmark with notice and an opportunity to be heard in the same manner as that provided for a rezoning of property. In addition, consistent with F.S. ch. 553.79(25), a local landmark designation for a privately owned single-family residential structure that qualifies for complete demolition by statute must include the consent of its owner. Any determination of the historic architectural review board shall be subject to appeal by any affected person to the city commission without any fee being charged or levied.

~~~~~~

The building was constructed c. 1839 with additions dating from c. 1890-1990 and c. 1924-1930. The latest addition (masonry portion fronting Avenida Menendez) was recently demolished after HARB's approval of a Certificate of Partial Demolition (HP2024-0080) in January 2025. The building is located within the HP-1 zoning district, is recorded in the Florida Master Site File under two separate addresses, and each address is designated as contributing to the St. Augustine National Register Historic District.

The requirements for a condition assessment from a Florida licensed engineer for proposed full demolition was met with the report dated and a structural report dated March 23, 2025 signed by Professional Engineer William H. Freeman of Coastal Engineering and Testing. Credentials were not submitted to outline the engineer's experience with evaluating historic architecture, which was constructed using different building techniques that do not all met today's building code. Additionally, some documentation was submitted by the applicant related to economic hardship, but some key recommended documentation was not included. Since the City Code states that the burden of proof is on the applicant, the HARB should determine if an adequate case was made by the applicant.
~~~~~~

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 (SEE BELOW)

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(7) 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; *(A detailed breakdown for each was not provided)*
- ☑ 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:
SEE ECONOMIC HARDSHIP WORKSHEET AT END OF ATTACHMENTS OF THIS REPORT AND ON PAGE 29 OF THE APPLICATION PACKET FOR HARB'S USE

LIST OF ATTACHMENTS:

1. Structural Assessment Report by Professional Engineer Jude Kostage, dated May 13, 2025
2. Staff Photographs
3. Photos showing three portions of construction (provided with previous application packets)
4. List of the estimated 15 Territorial Period structures remaining in St. Augustine (pulled from Florida Master Site File data provided by Division of Historical Resources)
5. St. Augustine National Register Historic District nomination sheets listing both 156 Avenida Menendez and 59 Marine Street as contributing structures
6. Final Order from January 16, 2025 HARB meeting approving a Certficate of Partial Demoltion Application
7. Minutes from January 16, 2025 HARB meeting for Certficate of Partial Demoltion Application
8. Staff Report Packet from January 16, 2025
    a. Staff Photos from January 2025 and possibly October 2023
    b. Florida Master Site File surveys for both 156 Avenida Menendez and 59 Marine Street
    c. Sanborn Maps
    d. Minutes from October 19, 2023 HARB meeting for Opinion of Appropriateness application
    e. Final Order from October 19, 2023 HARB meeting approving Opinion of Appropriateness application
9. Polk City Directory Research for both 156 Avenida Menendez and 59 Marine Street by Candice Seymour, Historic Preservation Planner
10. Minutes from November 2004 HARB meeting denying a Certificate of Demolition (full) application
11. Final Order from January 19, 2006 HARB meeting approving a Certificate of Appropriateness application to renovate the building exterior
12. Minutes from January 19, 2006 HARB meeting for a Certificate of Appropriateness application
13. Current City Code related to HARB Review of Certificate of Demolitions (Sec 28-89)
14. Determination of Undue Economic Hardship Worksheet – see 2nd page for HARB's consideration

Received May 13, 2025
Planning & Building Department

ATLANTIC ENGINEERING SERVICES

Pittsburgh, PA
Jacksonville, FL
Morgantown, WV

May 13, 2025

Ms. Sarah S. Ryan, AIA
Sarah Ryan, Architect LLC
201 Owens Avenue
St. Augustine, FL 32080-7376

Re: Structural Evaluation
156 Avenida Menendez / 59 Marine Street
St. Augustine, Florida

AES Project: #325-111

Dear Sarah:

Per your request, Atlantic Engineering Services of Jacksonville, Inc. (AES) visited the site on May 2, 2025, to perform a structural assessment of the existing structure at the above address. Mr. Jude T. Kostage, PE with AES met on site with Mr. John Valdes of John Valdes & Associates and Ms. Julie Courtney with the City of St. Augustine.

The existing 1839-1890 structure facing Marine Street is a three-story, wood framed building supported on masonry piers. A later masonry addition facing Avenida Menendez Street has already been demolished.

The following was observed:

a. The foundations are in poor condition. The existing brick and coquina piers are deteriorating and have typically shifted or are out of plumb. (See Photographs 1 and 2)

b. The first-floor framing was heavily modified throughout the life of the structure. Based on our observations, the modifications compromised the structural integrity of the first-floor framing. Several loose masonry piers and wood piers were added in an attempt to stabilize the floor framing. There was significant termite damage and decay of the first-floor framing, including the sill beams, and the first floor was visibly sagging and shifted in several areas. (See Photographs 3, 4 and 5)

c. The first, second and third floor framing was in fair to poor condition. There was termite damage throughout the structure, and previous poorly installed framing modifications have significantly weakened the structure. There are numerous areas where the wall and joist framing have been cut and not properly reinforced, leaving an incomplete load path in the framing. The north wall has a significant buckle at the second floor and is unstable. The bottom of the south wall is visibly leaning to the south. (See Photographs 6, 7, and 8)

d. Based on our observations, the third floor was originally an attic and was modified to add rooms. The floor framing is 2x4 joists with the spacing ranging from 20-inches to 40-inches on center. There are areas that have been modified and poorly spliced. The roof framing is typically 2x4 rafters at 32-inches on center. (See Photographs 9 and 10)

4141 Southpoint Drive East Suite C Jacksonville FL 32216 | 904.743.4633 | jax@aespj.com | aespj.com

ANALYSIS AND RECOMMENDATIONS

It is our understanding the Contractor intends to lift the house above the flood elevation. In the current condition of the house, it would likely not survive lifting without significant repair and reconstruction of the structure. The framing is in very poor condition. In order to restore the structural integrity of the first floor, the majority of the floor requires either full replacement or significant reinforcing. The remaining framing on the second and third floors will also require significant reinforcing and replacement to stabilize the structure. Also, the sagging floor and leaning walls will require re-leveling. Overall, the majority of the wood framing will require replacement or reinforcing.

The building is in a weakened state due to its condition and the partial demolition. Currently, it is not in imminent danger of collapse, however, if a storm event were to occur, additional bracing and shoring would be required to keep it stable. If the building were to collapse, it would likely damage the adjacent structures and possibly fall onto Marine Street. Since we are approaching hurricane season, there is some risk leaving the structure in its current state without additional bracing and shoring. It is my opinion it would not survive a storm event without additional stabilization.

In conclusion, the structure is in poor condition. The house requires new foundations, significant re-framing, re-plumbing and leveling of the structure. Based on the extent of the required structural reinforcing and replacement, little of the original structure will remain after the repairs are complete. Furthermore, the structure is in a weakened state and would likely not be able to resist hurricane force winds without additional shoring and bracing.

Please contact our office if there are any questions regarding this correspondence, or if you need any additional information or assistance.

Very truly yours,
ATLANTIC ENGINEERING SERVICES OF JACKSONVILLE, INC.
FLORIDA CERTIFICATE OF AUTHORIZATION #791

Jude T. Kostage, PE
Principal

JTK/amk

JUDE T. KOSTAGE
LICENSE
NO. 53931
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

This document has been electronically signed and sealed by Jude T. Kostage, PE on 05/13/25 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signatures must be verified on any electronic copies.

Jude T Kostage

Digitally signed by Jude T Kostage
DN: C=Jude T Kostage, dnQualifier=A01410C000001922952B91E000307E0, O=H.W. Keister Associates Inc., C=US
Reason: I am certifying this document
Date: 2025.05.13 11:10:43-04'00'

Photograph 1
Existing Deteriorated Foundations

Photograph 2
Existing Deteriorated Foundations

Received May 13, 2025
Planning & Building Department

Photograph 3
Underside of First Floor

Photograph 4
Underside of First Floor

Photograph 5
Underside of First Floor

Photograph 6
Deteriorated First Floor Wall Framing

Photograph 7
Buckle at North Wall

Photograph 8
Termite Damage to Second Floor Wall Framing

Photograph 9
Termite Damage to Second Floor Framing and Modified Wall Framing

Photograph 10
Modified Roof Framing

STAFF PHOTOGRAPHS - April 23 and May 2, 2025
Existing c. 1839 Structure at 59 Marine Street / 156 Avenida Menendez

STAFF PHOTOGRAPHS - April 23 and May 2, 2025
Existing c. 1839 Structure at 59 Marine Street / 156 Avenida Menendez

STAFF PHOTOGRAPHS - April 23 and May 2, 2025
Existing c. 1839 Structure at 59 Marine Street / 156 Avenida Menendez

STAFF PHOTOGRAPHS - April 23 and May 2, 2025
Existing c. 1839 Structure at 59 Marine Street / 156 Avenida Menendez

STAFF PHOTOGRAPHS - April 23 and May 2, 2025
Existing c. 1839 Structure at 59 Marine Street / 156 Avenida Menendez

STAFF PHOTOGRAPHS - April 23 and May 2, 2025
Existing c. 1839 Structure at 59 Marine Street / 156 Avenida Menendez

STAFF PHOTOGRAPHS - April 23 and May 2, 2025
Existing c. 1839 Structure at 59 Marine Street / 156 Avenida Menendez

STAFF PHOTOGRAPHS - April 23 and May 2, 2025
Existing c. 1839 Structure at 59 Marine Street / 156 Avenida Menendez

STAFF PHOTOGRAPHS - April 23 and May 2, 2025
Existing c. 1839 Structure at 59 Marine Street / 156 Avenida Menendez

STAFF PHOTOGRAPHS - April 23 and May 2, 2025
Existing c. 1839 Structure at 59 Marine Street / 156 Avenida Menendez

STAFF PHOTOGRAPHS - April 23 and May 2, 2025

Existing c. 1839 Structure at 59 Marine Street / 156 Avenida Menendez

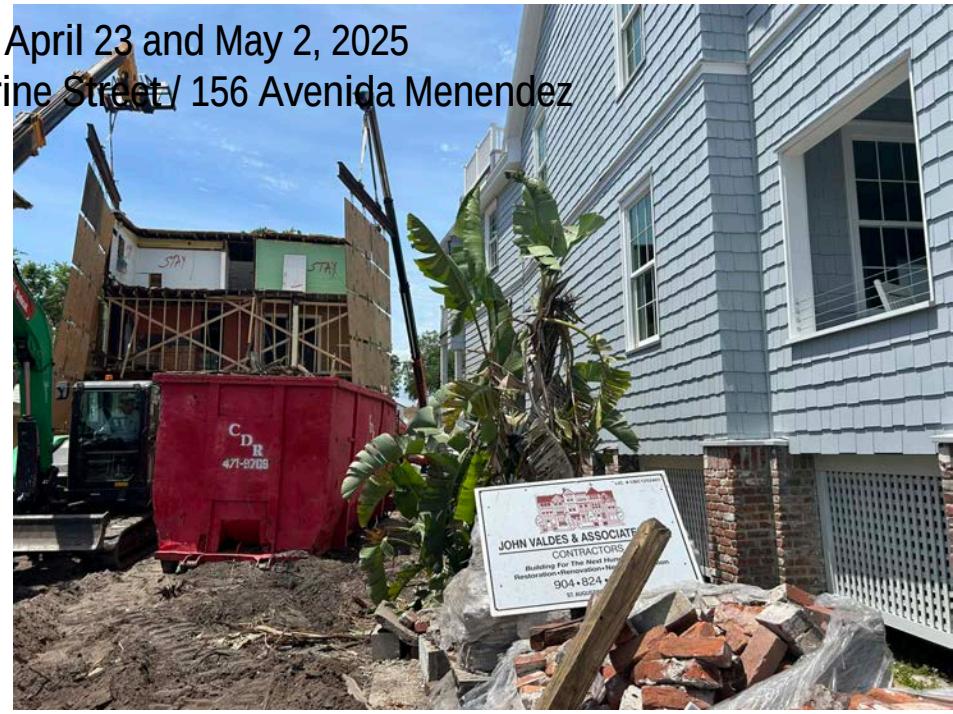
STAFF PHOTOGRAPHS - April 23 and May 2, 2025

Existing c. 1839 Structure at 59 Marine Street / 13[illegible] Avenida Menendez

STAFF PHOTOGRAPHS - April 23 and May 2, 2025
Existing c. 1839 Structure at 59 Marine Street / 156 Avenida Menendez

STAFF PHOTOGRAPHS - April 23 and May 2, 2025

Existing c. 1839 Structure at 59 Marine Street / 156 Avenida Menendez



STAFF PHOTOGRAPHS - April 23 and May 2, 2025
Existing c. 1839 Structure at 59 Marine Street / 156 Avenida Menendez

STAFF PHOTOGRAPHS - April 23 and May 2, 2025
Existing c. 1839 Structure at 59 Marine Street / 156 Avenida Menendez

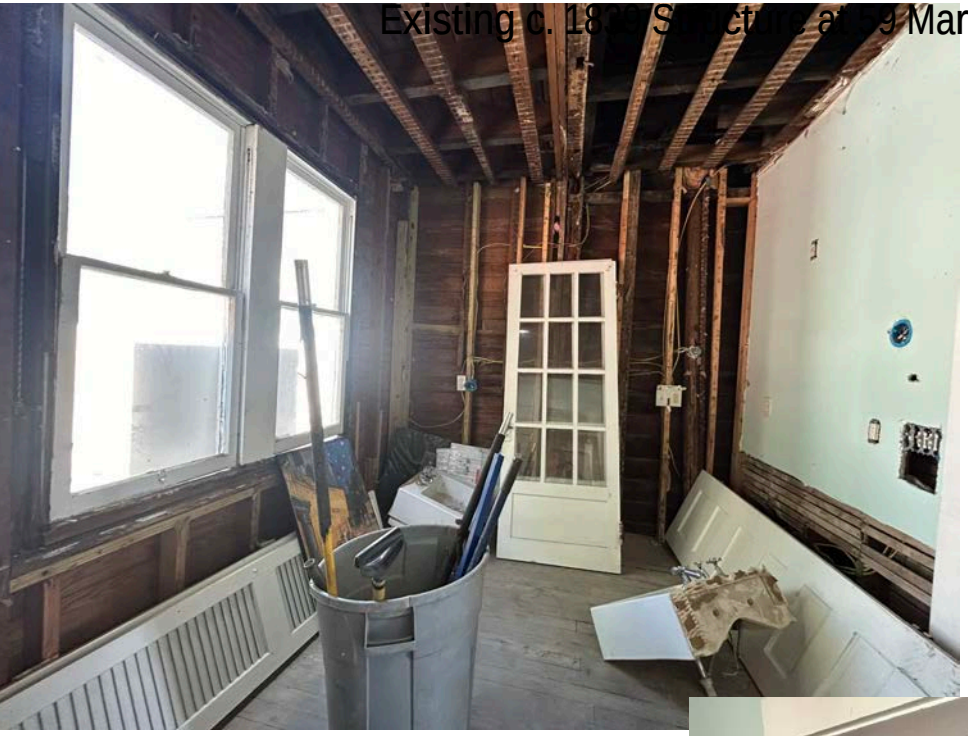
STAFF PHOTOGRAPHS - April 23 and May 2, 2025
Existing c. 1839 Structure at 59 Marine Street / 156 Avenida Menendez

STAFF PHOTOGRAPHS - April 23 and May 2, 2025
Existing c. 1839 Structure at 59 Marine Street / 156 Avenida Menendez

STAFF PHOTOGRAPHS - April 23 and May 2, 2025
Existing c. 1839 Structure at 59 Marine Street / 156 Avenida Menendez

STAFF PHOTOGRAPHS - April 23 and May 2, 2025

Existing c. 18[illegible] Structure at 59 Marine Street / 156 Avenida Menendez



STAFF PHOTOGRAPHS - April 23 and May 2, 2025
Existing c. 1839 Structure at 59 Marine Street / 156 Avenida Menendez

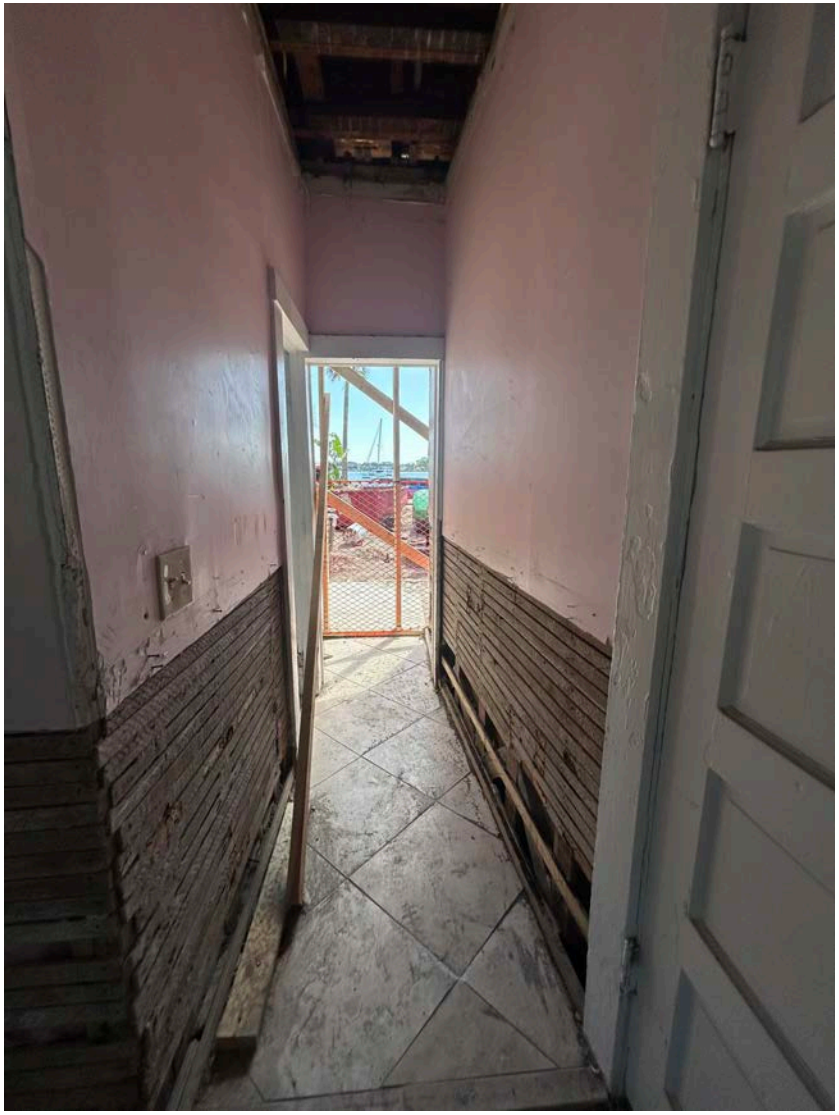
STAFF PHOTOGRAPHS - April 23 and May 2, 2025
Existing c. 1839 Structure at 59 Marine Street / 156 Avenida Menendez

STAFF PHOTOGRAPHS - April 23 and May 2, 2025
Existing c. 1839 Structure at 59 Marine Street / 156 Avenida Menendez

STAFF PHOTOGRAPHS - April 23 and May 2, 2025
Existing c. 1839 Structure at 59 Marine Street / 156 Avenida Menendez

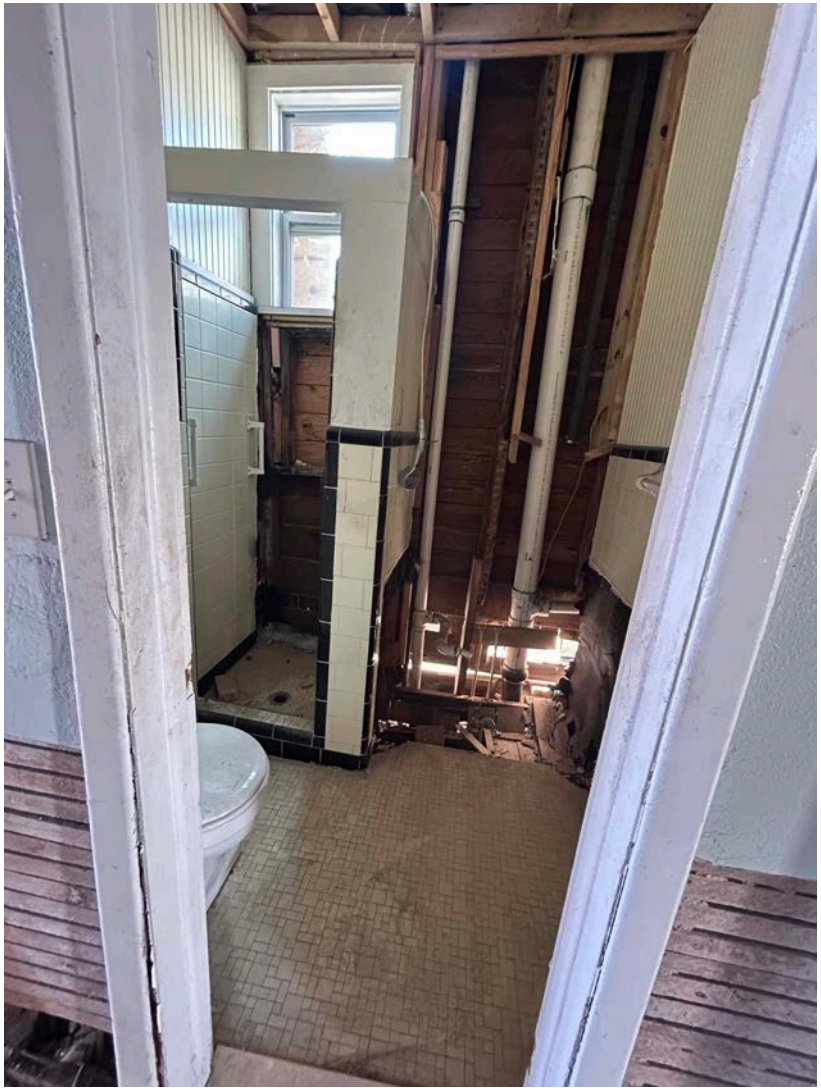
STAFF PHOTOGRAPHS - April 23 and May 2, 2025
Existing c. 1839 Structure at 59 Marine Street / 156 Avenida Menendez

STAFF PHOTOGRAPHS - April 23 and May 2, 2025
Existing c. 1839 Structure at 59 Marine Street / 156 Avenida Menendez

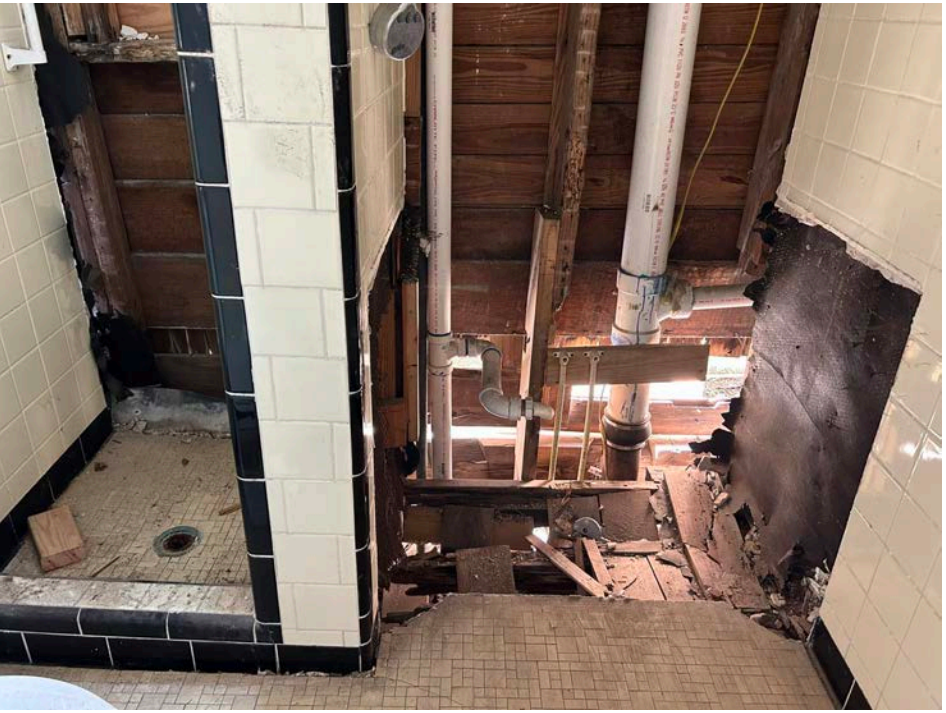


STAFF PHOTOGRAPHS - April 23 and May 2, 2025
Existing c. 1839 Structure at 59 Marine Street / 156 Avenida Menendez

STAFF PHOTOGRAPHS - April 23 and May 2, 2025
Existing c. 1839 Structure at 59 Marine Street / 156 Avenida Menendez



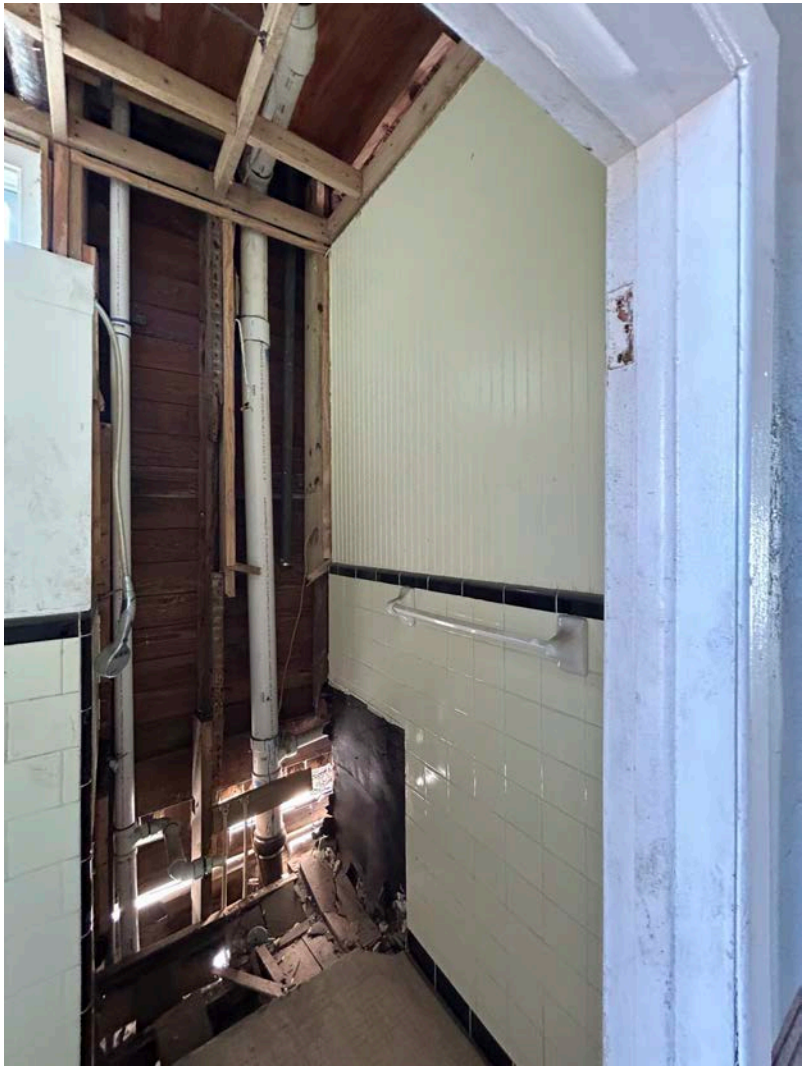
STAFF PHOTOGRAPHS - April 23 and May 2, 2025
Existing c. 1839 Structure at 59 Marine Street / 156 Avenida Menendez



STAFF PHOTOGRAPHS - April 23 and May 2, 2025
Existing c. 1839 Structure at 59 Marine Street / 156 Avenida Menendez

STAFF PHOTOGRAPHS - April 23 and May 2, 2025
Existing c. 1839 Structure at 59 Marine Street / 156 Avenida Menendez

STAFF PHOTOGRAPHS - April 23 and May 2, 2025
Existing c. 1839 Structure at 59 Marine Street / 156 Avenida Menendez

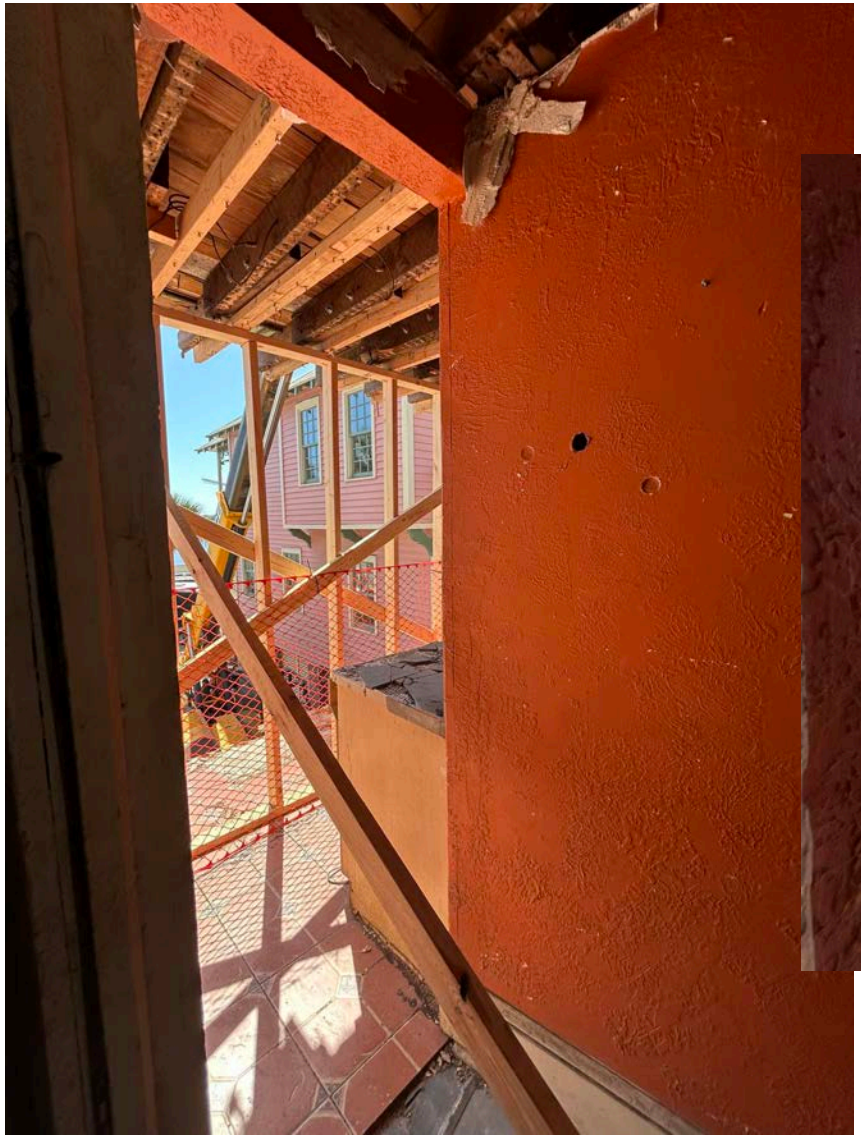


STAFF PHOTOGRAPHS - April 23 and May 2, 2025
Existing c. 1839 Structure at 59 Marine Street / 156 Avenida Menendez

STAFF PHOTOGRAPHS - April 23 and May 2, 2025
Existing c. 1839 Structure at 59 Marine Street / 156 Avenida Menendez

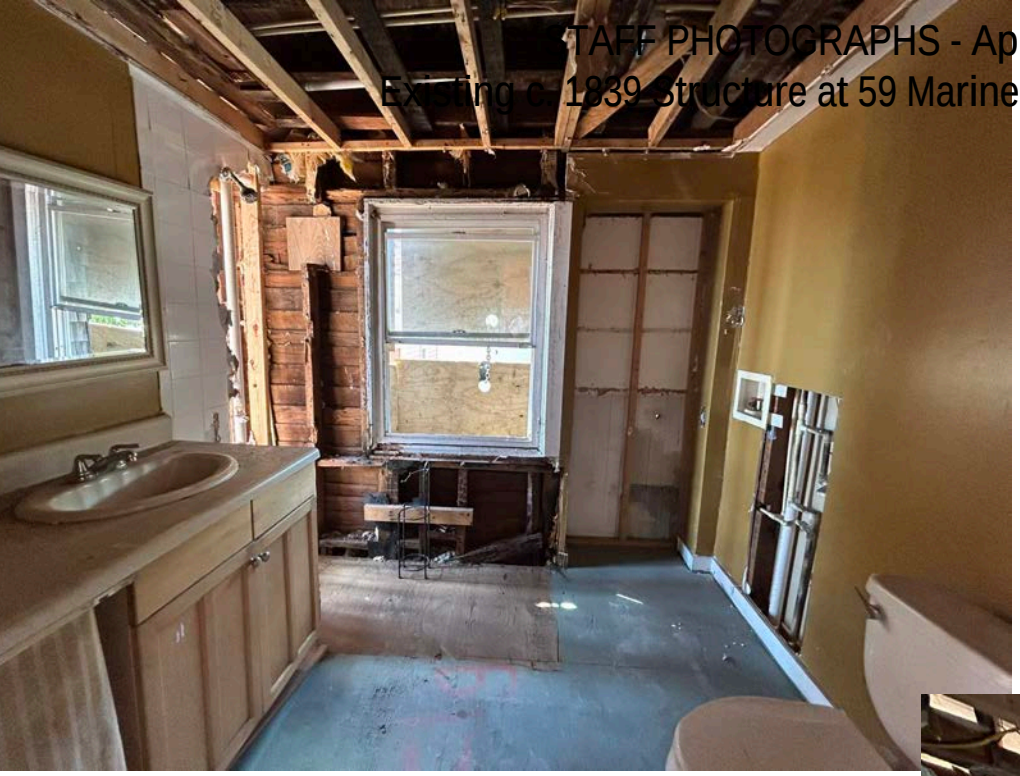
STAFF PHOTOGRAPHS - April 23 and May 2, 2025
Existing c. 1839 Structure at 59 Marine Street / 156 Avenida Menendez

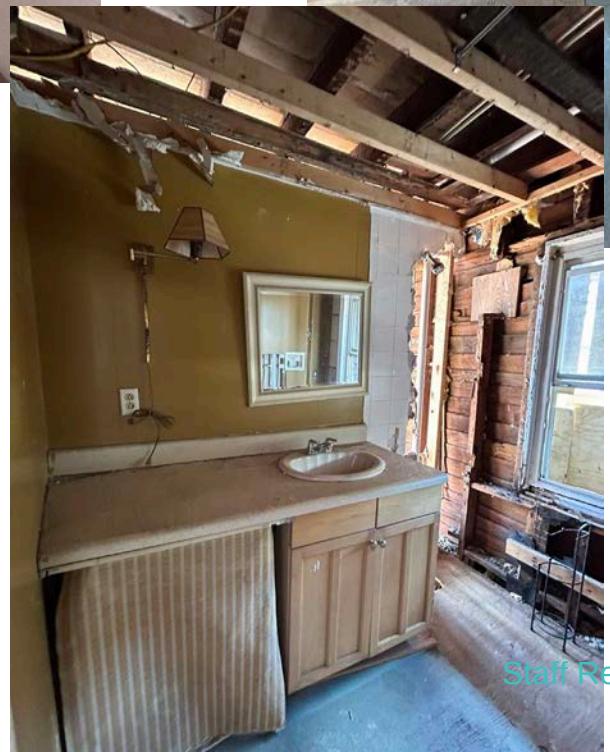
STAFF PHOTOGRAPHS - April 23 and May 2, 2025
Existing c. 1839 Structure at 59 Marine Street / 156 Avenida Menendez



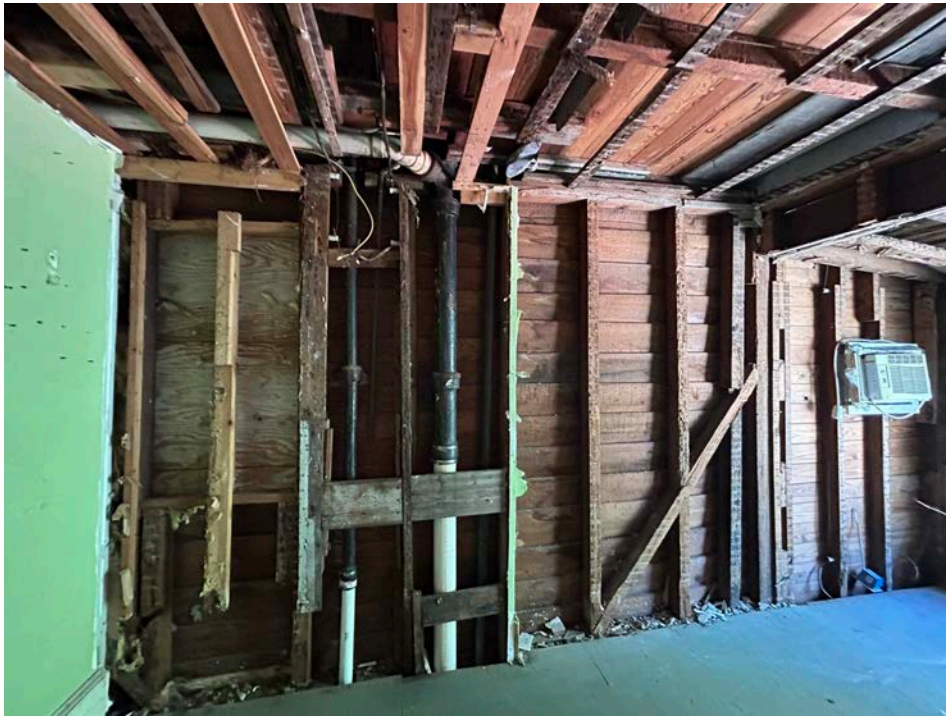
STAFF PHOTOGRAPHS - April 23 and May 2, 2025

Existing c. 1839 Structure at 59 Marine Street / 156 Avenida Menendez

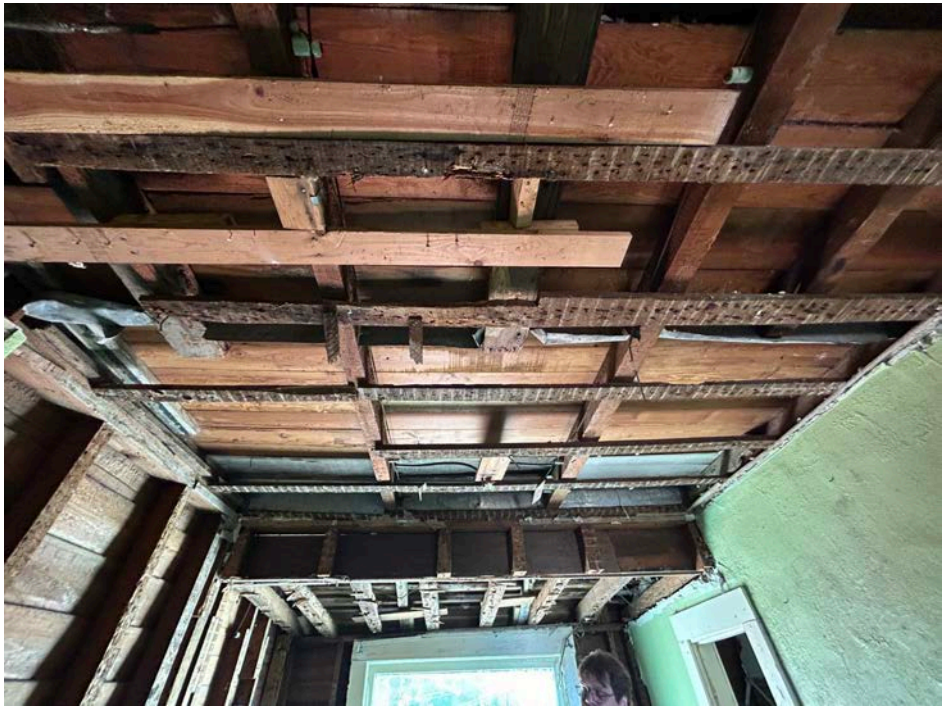




STAFF PHOTOGRAPHS - April 23 and May 2, 2025
Existing c. 1839 Structure at 59 Marine Street / 156 Avenida Menendez



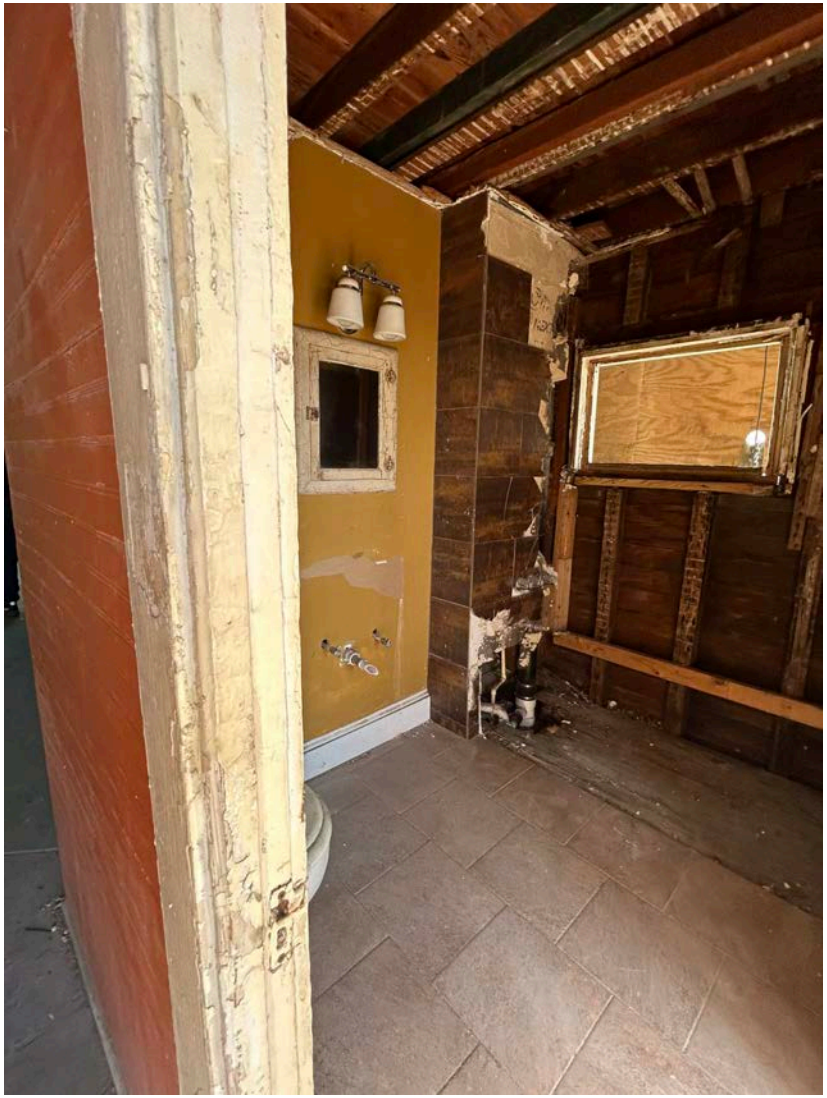
STAFF PHOTOGRAPHS - April 23 and May 2, 2025
Existing c. 1839 Structure at 59 Marine Street / 156 Avenida Menendez



STAFF PHOTOGRAPHS - April 23 and May 2, 2025
Existing c. 1839 Structure at 59 Marine Street / 156 Avenida Menendez

STAFF PHOTOGRAPHS - April 23 and May 2, 2025
Existing c. 1839 Structure at 59 Marine Street / 156 Avenida Menendez

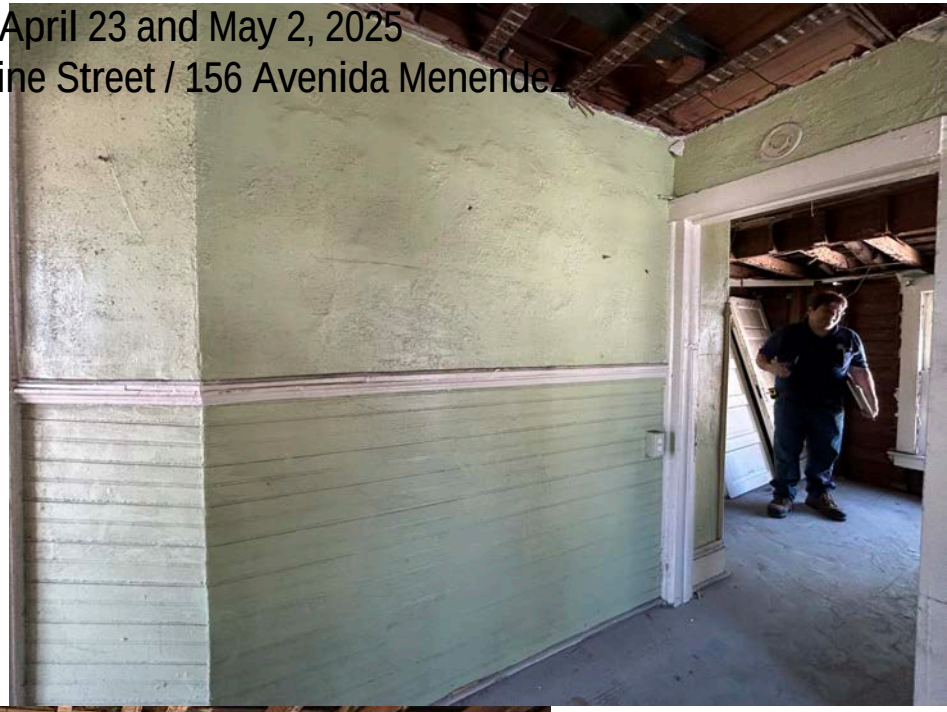
STAFF PHOTOGRAPHS - April 23 and May 2, 2025
Existing c. 1839 Structure at 59 Marine Street / 156 Avenida Menendez



STAFF PHOTOGRAPHS - April 23 and May 2, 2025
Existing c. 1839 Structure at 59 Marine Street / 156 Avenida Menendez

STAFF PHOTOGRAPHS - April 23 and May 2, 2025

Existing c. 1839 Structure at 59 Marine Street / 156 Avenida Menendez

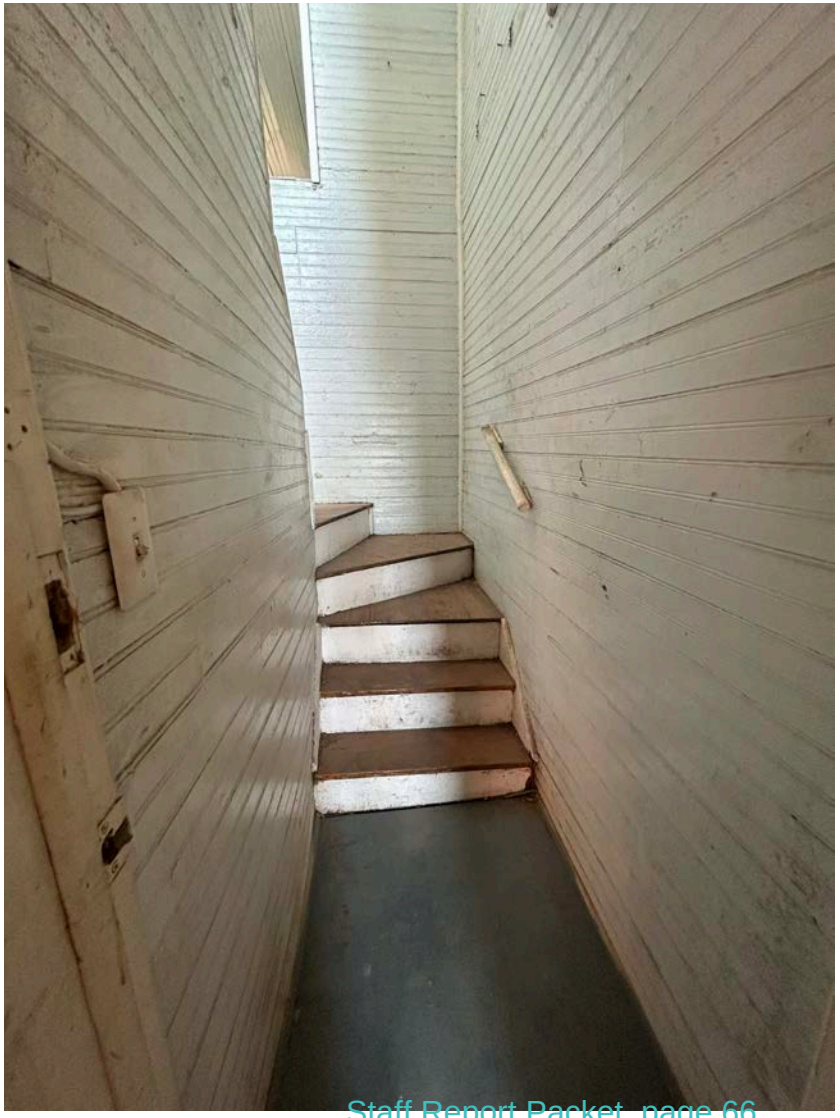


STAFF PHOTOGRAPHS - April 23 and May 2, 2025
Existing c. 1839 Structure at 59 Marine Street / 156 Avenida Menendez

STAFF PHOTOGRAPHS - April 23 and May 2, 2025
Existing c. 1839 Structure at 59 Marine Street / 156 Avenida Menendez

STAFF PHOTOGRAPHS - April 23 and May 2, 2025
Existing c. 1839 Structure at 59 Marine Street / 156 Avenida Menendez

STAFF PHOTOGRAPHS - April 23 and May 2, 2025
Existing c. 1839 Structure at 59 Marine Street / 156 Avenida Menendez



STAFF PHOTOGRAPHS - April 23 and May 2, 2025
Existing c. 1839 Structure at 59 Marine Street / 156 Avenida Menendez

STAFF PHOTOGRAPHS - April 23 and May 2, 2025
Existing c. 1839 Structure at 59 Marine Street / 156 Avenida Menendez

STAFF PHOTOGRAPHS - April 23 and May 2, 2025
Existing c. 1839 Structure at 59 Marine Street / 156 Avenida Menendez

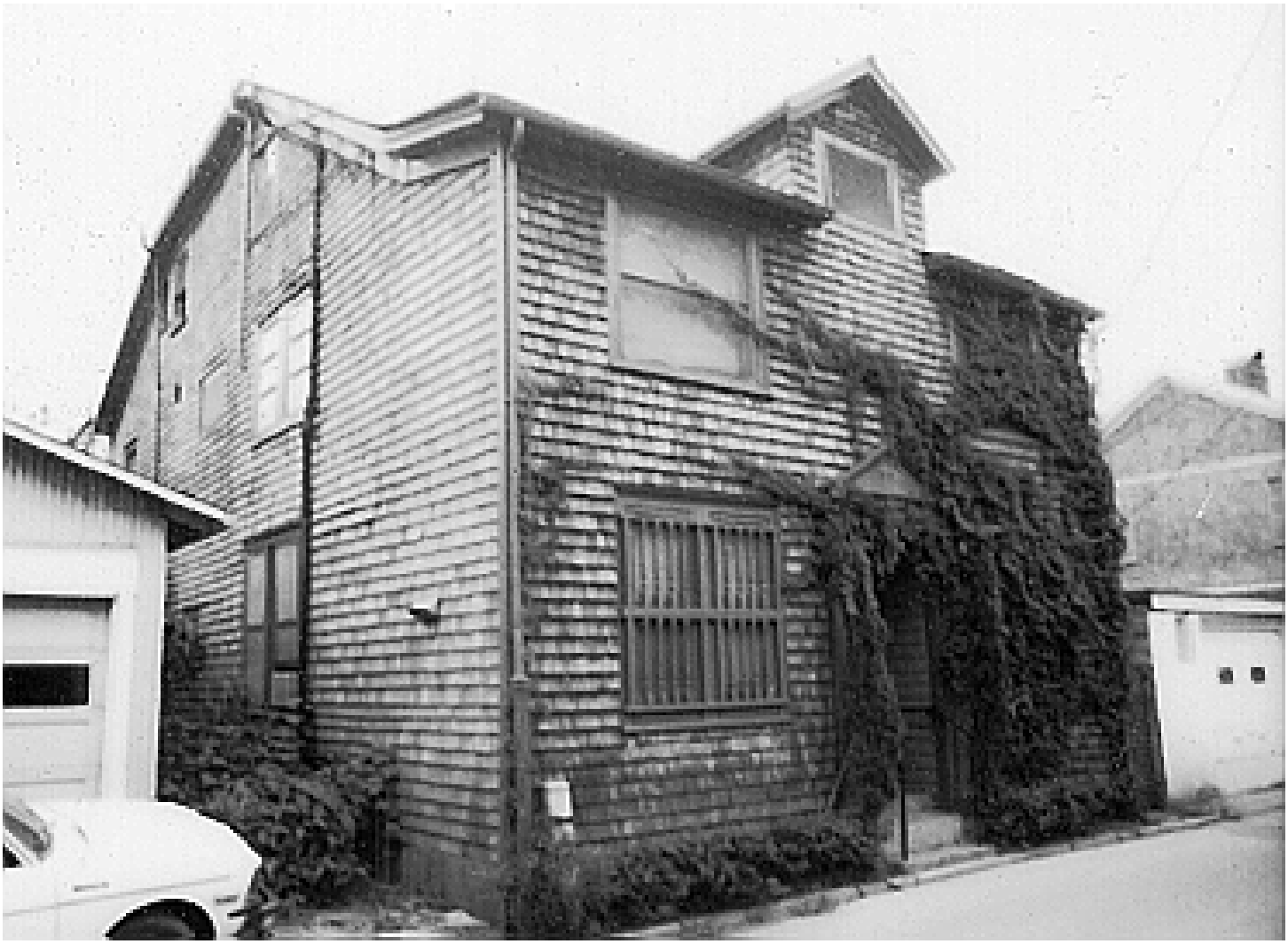
STAFF PHOTOGRAPHS - April 23 and May 2, 2025
Existing c. 1839 Structure at 59 Marine Street / 156 Avenida Menendez

STAFF PHOTOGRAPHS - April 23 and May 2, 2025
Existing c. 1839 Structure at 59 Marine Street / 156 Avenida Menendez

STAFF PHOTOGRAPHS - April 23 and May 2, 2025
Existing c. 1839 Structure at 59 Marine Street / 156 Avenida Menendez

STAFF PHOTOGRAPHS - April 23 and May 2, 2025
Existing c. 1839 Structure at 59 Marine Street / 156 Avenida Menendez

STAFF PHOTOGRAPHS - April 23 and May 2, 2025
Existing c. 1839 Structure at 59 Marine Street / 156 Avenida Menendez



59 Marine Street: 1980 Florida Master Site File Photo

Received 09/13/2023
Planning and Building Department

Received 09/18/2023
Planning and Building Department

#3

NORTHWEST ELE.

59 MARINE ST

#5

SOUTH ELEV.

Territorial Period: Florida became a United States territory on March 30, 1822, after being ceded to the U.S. by Spain in 1821. It existed as a territory until it was admitted to the Union as a state on March 3, 1845.

SiteID	SiteName	Address	Destroyed	SurveyNum	YearBuilt	Style	ExtPlan	StrucSys1	StrucSys2	ExtFabric1	ExtFabric2
SJ01710	PUBLIC MARKET PLACE	150 Charlotte ST	NO	23064	1824		Rectangular	Coquina block	Stone	Stucco	
SJ01913	TRINITY EPISCOPAL CHURCH	215 St George ST	NO	23064	1831	Gothic Revival ca. 1840-present	U-shaped	Coquina block	Masonry	Coquina block	Wood shingles
SJ01865	28 ST FRANCIS STREET	28 Francis ST	NO	23064	1838	Georgian Revival ca. 1880-present	Rectangular	Concrete block	Coquina block	Concrete block	Wood/plywood
SJ00083	MARKLAND	102 King ST	NO	28003	1839	Greek Revival ca. 1825-1860	Rectangular	Coquina block	Masonry	Coquina block	Wood shingles
SJ02367	23 WATER ST	23 Water ST	NO	28003	1839	Queen Anne (Revival) ca. 1880-1910	Irregular	Wood frame		Wood shingles	Wood/plywood
SJ00361	42 BRIDGE ST	42 Bridge ST	NO	23064	1840	Georgian Revival ca. 1880-present	Square	Wood frame		Wood siding	Weatherboard, Clap
SJ00362	CANOVA-DOW HOUSE	46 Bridge ST	NO	23064	1840	Spanish Colonial 1565-1763, 1783-1820	Rectangular	Masonry	Wood frame	Coquina block	Wood siding
SJ00976	19 JOINER ST	19 Joiner ST	NO	28003	1840	Frame Vernacular	L-shaped	Wood frame		Wood siding	Asbestos shingles or
SJ02242	76 SPANISH STREET	76 SPANISH ST	NO	23064	1840	Frame Vernacular	Rectangular	Wood frame		Wood siding	Asbestos shingles or
SJ00087A	DADE MONUMENT	104 Marine ST	NO	23064	1842		Square			Coquina block	Stone
SJ00384	115 BRIDGE ST	115 Bridge ST	NO	28003	1845	Frame Vernacular	L-shaped	Coquina block	Wood frame	Drop siding	Wood shingles
SJ01273	63 MARINE ST	63 Marine ST	NO	23064	1821+	Frame Vernacular	Rectangular	Wood frame		Drop siding	Wood siding
SJ02526	46 SPANISH ST	46 Spanish ST	NO	23064	1821+	Frame Vernacular	Rectangular	Wood frame		Drop siding	
SJ00223	33 AVILES ST	33 Aviles ST	NO	23064	1840+	Frame Vernacular	Rectangular	Wood frame		Wood siding	Stucco
SJ01276	67 MARINE ST	67 Marine ST	NO	27958	c. 1840-1854	Frame Vernacular	Rectangular	Wood frame		Weatherboard, Clapboard	
SJ04971	Avenida Menendez Seawall	Avenida Menendez	NO	27853	c1837	Not Applicable	Not Applicable	Coquina block		Coquina block	
SJ01271	59 MARINE ST	59 Marine ST	NO	23064	c1839	Frame Vernacular	Rectangular	Masonry	Wood frame	Wood shingles	

SJ10

ST. AUGUSTINE HISTORIC DISTRICT

SITE INVENTORY

ADDRESS/NAME	DATE	STYLE	STATUS
ARTILLERY LANE - Between Avilas and St. George Streets			
4 The Oldest Store	1910-1917	Frame Vernacular	C
AVENIDA MENENDEZ - South from the Castillo de San Marcos			
- Castillo de San Marcos (Fort Marion)	1672	Military Structure	C
12 Teepee Town			NC
Intersection of Hypolita Street			
21	1917-1924	Mediterranean Revival	C
22	1910-1917	Mediterranean Revival	C
24 Matanzas Apartments	1914-1917	Mediterranean Revival	C
32 Monson Restuarant and Lounge			NC
Intersection of Treasury St.			
44 Espinosa-Sanchez House	1702-1756	Spanish Colonial	C
46 Drysdale House	1888	St. Augustine Colonial Revival	C
Intersection of Cathedral Street			
111 City Dock Building	1924-1930	Mediterranean Revival	C
118 The Worth House	1961	Spanish Colonial (Reconstruction)	NC
120 Marion Motor Lodge			NC
135	1910-1917	Frame Vernacular	C
138 Whetstone's Bayfront Inn			NC

A9

SJ 10

Intersection of Bridge St.			
142	1885-1893	Frame Vernacular	C
146	1885-1893	Frame Vernacular	C
154	1865-1885	Frame Vernacular	C
*156	1924-1930	Mediterranean Rev.	C
160	1910-1917	Frame Vernacular	C
162	1894-1899	Bungalow	C
164	1865-1885	Frame Vernacular	C
166	1865-1885	Frame Vernacular	C
168	1917-1924	Mediterranean Rev.	C
172 Rovira-Hernandez House	1800-1808	Frame Vernacular	C
176 Brooks Villa	1891	Moorish Revival	C
178	1910-1917	Frame Vernacular	C
AVILES STREET - South from King Street			
3 Hospital of Our Lady of Guadeloupe	1966	Spanish Colonial (Reconstruction)	NC
7	1885-1888		C
9	1911	Mediterranean Rev.	C
Intersection of Artillery Lane			
11	1864-1885	Frame Vernacular	C
12 Sequi House	1702-1703	Spanish Colonial	C
20 Patio House	c. 1800	Spanish Colonial	C
Intersection of Cadiz St.			
21 Solana House	1803-1820	Spanish Colonial	C
31	1885-1888	Frame Vernacular	C
32 O'Reilly House	1788	Spanish Colonial	C
33 Fontane House	1885	Frame Verncular	C

50

SJ10

75	Alcazar Hotel	1889	Spanish Renaissance Revival	C
MARINE STREET- South from Artillery Lane and Avenida Menendez				
10		1924-1930	St. Augustine Colonial Revival	NC
22				NC
28	St. Augustine Art Assn.	1894-1899	Frame Vernacular	C
30		1894-1899	Frame Vernacular	C
Intersection Bravo Lane				
32				NC
35	Rodriquez House	1702-1763	Spanish Colonial	C
38		1865-1885	Frame Vernacular	C
Intersection Bridge Street				
43	Sanchez House	1804-1821	Spanish Colonial	C
44		1924-1930	Garage Apartment	C
46	Duddington Apartments	1865-1885	Frame Vernacular	C
47	Marin House	1791-1799	Spanish Colonial	C
50				NC
53	Puello House	1812-1821	Mediterranean Revival	C
56	Gonzalez-Jones House	1702-1763	Spanish Colonial	C
59		1839	Frame Vernacular	C
60		1885-1893	Frame Vernacular	C
63		1865-1885	Frame Vernacular	C
64		1910-1917	Frame Vernacular	C
66		1894-1899	Frame Vernacular	C
69				NC

57

January 17, 2025

John Valdes & Associates
1395 US Highway 1 S Suite A
Saint Augustine, FL 32084

cc: Dan Cava

Re: Certificate of Demolition (Partial) - 156 Avenida Menendez - HP2024-0080

Dear John Valdes & Associates,

On January 16, 2025, the Historic Architectural Review Board (HARB) met and discussed your application 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.

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 with any questions and for the proper permits, archaeology review, fees and requirements to proceed with the approved elements of your project in accordance with the Historic Architectural Review Board's decision. Applications for building permits will be required and must be submitted electronically with formalized digital signature. HARB documents are not accepted for issuance of a building permit and applications must meet all city standards prior

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.:	HP2024-0080
Applicant:	John Valdes & Associates
Owner:	Dan Cava
Address:	156 Avenida Menendez
Parcel Number:	1984800000

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

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON THURSDAY, JANUARY 16, 2025, 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, January 16, 2025, 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 Demolition is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

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

Subject to the following conditions:

- An approved Certificate of Demolition expires one year from the date of the order. In accordance with Ordinance No. 2017-06, the owner of the property may request either a one-time six month administrative extension, or may apply for a one year extension from the Historic Architectural Review Board. The extension request must be filed in writing with the Planning and Building Department during regular office hours no later than 30 days before the expiration the Certificate of Demolition.
- Finding that the Masonry addition at 156 Avenida Menendez is an
- inappropriate addition to an 1839 Building
-
-
-

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. HP2024-0080 **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 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.

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

---

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

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

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for January 16, 2025 Meeting

Application HP2024-0080 Address: 156 Avenida Menendez

John Valdes & Associates, Inc. – Applicant Danmac LLC – Owner

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

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

STAFF SUMMARY AND ANALYSIS:

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

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

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

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can APPROVE a Certificate of Demolition at 156 Avenida Menendez if the HARB determines that the applicant has provided sufficient information to justify demolition of 156 Avenida Menendez while retaining 59 Marine Street and with the condition that the applicant salvage useable materials in accordance with Sec. 28-89(5).

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

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

DEMOLITION REVIEW CRITERIA (AGHP):

1. *Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district.* The structure is located within the Historic Preservation-One (HP-1) zoning district and is subject to the Architectural Guidelines for Historic Preservation (AGHP). Approval of a Certificate of Appropriateness for the rehabilitation and new construction proposed on the site will be required prior to commencement of that work.

2. *The contribution of the structure to the mass and scale of the streetscape.* The building has a similar mass and scale to the adjacent two-story structures along the streetscape as well as several others along Avenida Menendez. The immediately adjacent buildings on Avenida Menendez have been elevated and are closer to the street making 156 Avenida Menendez appear slightly less massive. Along Marine Street, the close proximity of the building to the street makes it a prominent feature along the streetscape compared to those immediately adjacent; however, several other two-story structures, and 6'+ property walls are also built to the property line.

3. *The impact of the loss of the structure on the streetscape.* The architectural style of structures along Avenida Menendez varies, including Frame Vernacular, Spanish Colonial, Mediterranean Revival, and Moorish Revival. Demolition of 156 Avenida Menendez will remove a contributing structure from the streetscape and new construction could look drastically different.

4. *Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape.* No plans sufficient for a Certificate of Appropriateness have been submitted for the new construction along Avenida Menendez nor for the rehabilitation of 59 Marine Street, though conceptual drawings for Marine Street have been provided. The applicant should consider the mass and scale of the streetscape, the history of the structure, setbacks, and other zoning requirements in the plans for future development. Conceptual drawings for 59 Marine Street show the restored front porch; however, the HARB discussed retaining the enclosed porch, which was likely captured with the 1890s addition. The property is in Archaeology Zone IB and ground disturbing activities, including demolition and new construction, will require archaeological review before work commences.

5. *The historical or cultural merit of the structure.* Both 59 Marine Street and 156 Avenida Menendez are individually recorded in the Florida Master Site File and separately designated as contributing to the St. Augustine National Register Historic District. The Florida Master Site File for 59 Marine Street mentions the 1930s addition extending from the east side; however, the 156 Avenida Menendez Florida Master Site File makes no mention of the wood frame portions of the building.

6. *The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood.* Although the application is for partial demolition, removal of 156 Avenida Menendez may be considered full demolition of a contributing structure because it is separately listed as contributing to its district. In November of 2004, the HARB heard and subsequently denied a request to fully demolish 156 Avenida Menendez (including 59 Marine Street) because no proposed replacement plans were provided although replacement was proposed. Full demolition of contributing structures generally requires a Condition Assessment Report by a FL licensed architect or engineer. No report has been provided.

7. *Whether or not the structure is representative of a style or type of architecture or a method of construction.* The building is an example of a residential structure with a use (from single to multi-family) and building footprint that has evolved over time. 59 Marine Street may be representative of American Territorial architecture and 156 Avenida Menendez is a more commonplace Mediterranean Revival style.

8. *Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction.* The Mediterranean Revival masonry architecture is common throughout St. Augustine and is seen within the HP-1 Zoning District, in parts of the Model Land neighborhood, and in Davis Shores.

9. *Whether or not the structure is of such design, craftsmanship or materials that it either could not be reproduced, or could be reproduced only with great difficulty or expense. The condition of the structure, and the possibility of rehabilitating or relocating the structure.* The portion of the building to be demolished is not of such design or craftsmanship that it could not be reproduced; however, some extant historic materials, such as the 1920s coquina concrete block of the masonry addition, would be hard to replicate and may be difficult to acquire. New construction will look substantially different along the streetscape.

10. *The justification for the proposed demolition.* The applicant has expressed concern for the structural integrity of the building, though no formal condition assessment report has been provided. A letter from LaRue House Movers indicates that the masonry portion of the would be unsafe to lift based upon existing visible cracking. The applicant seeks to rehabilitate 59 Marine Street, by removing the 1890s and 1920s rear additions, restoring the now-enclosed two-story front porch, relocating the entry stair to the side, and possibly elevating the building as seen in the conceptual drawings provided by the applicant. A new residential structure is proposed for the east side of the lot to replace 156 Avenida Menendez with a 20' courtyard between the structures. Full plans for the rehabilitation and new construction have not been submitted for a required Certificate of Appropriateness.

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

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

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

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

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

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

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

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

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

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

~~~~~~

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

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

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

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

(Materials submitted by applicant noted with a checked box)

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

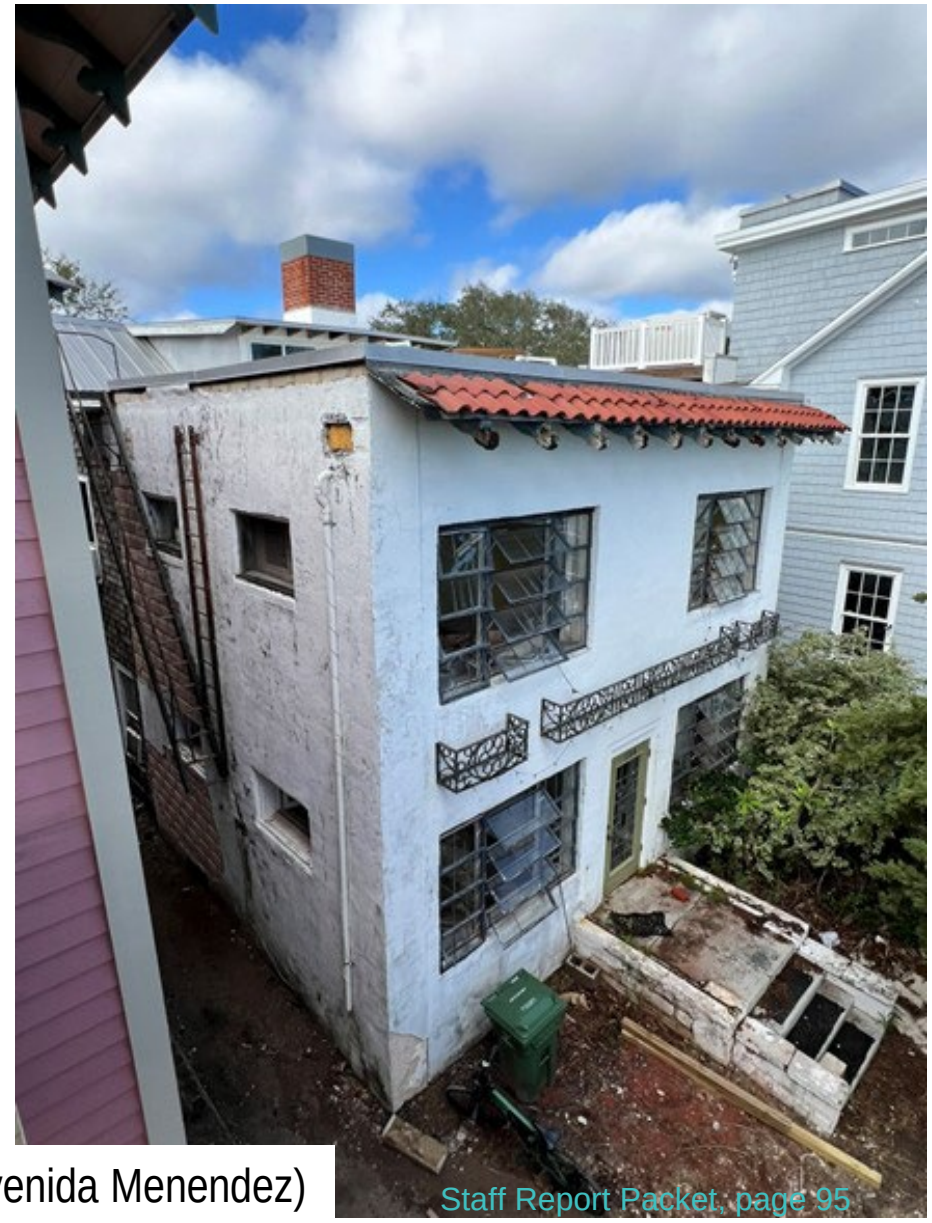
Any other information considered necessary by the board to a determination as to whether the property does yield or may yield a reasonable return to the property owner. The board may require that the property owner furnish such additional information as the board believes is relevant to the board's determination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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

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

STAFF PHOTOGRAPHS
156 Avenida Menendez



East Elevation (156 Avenida Menendez)

STAFF PHOTOGRAPHS
156 Avenida Menendez

West Elevation (59 Marine Street)

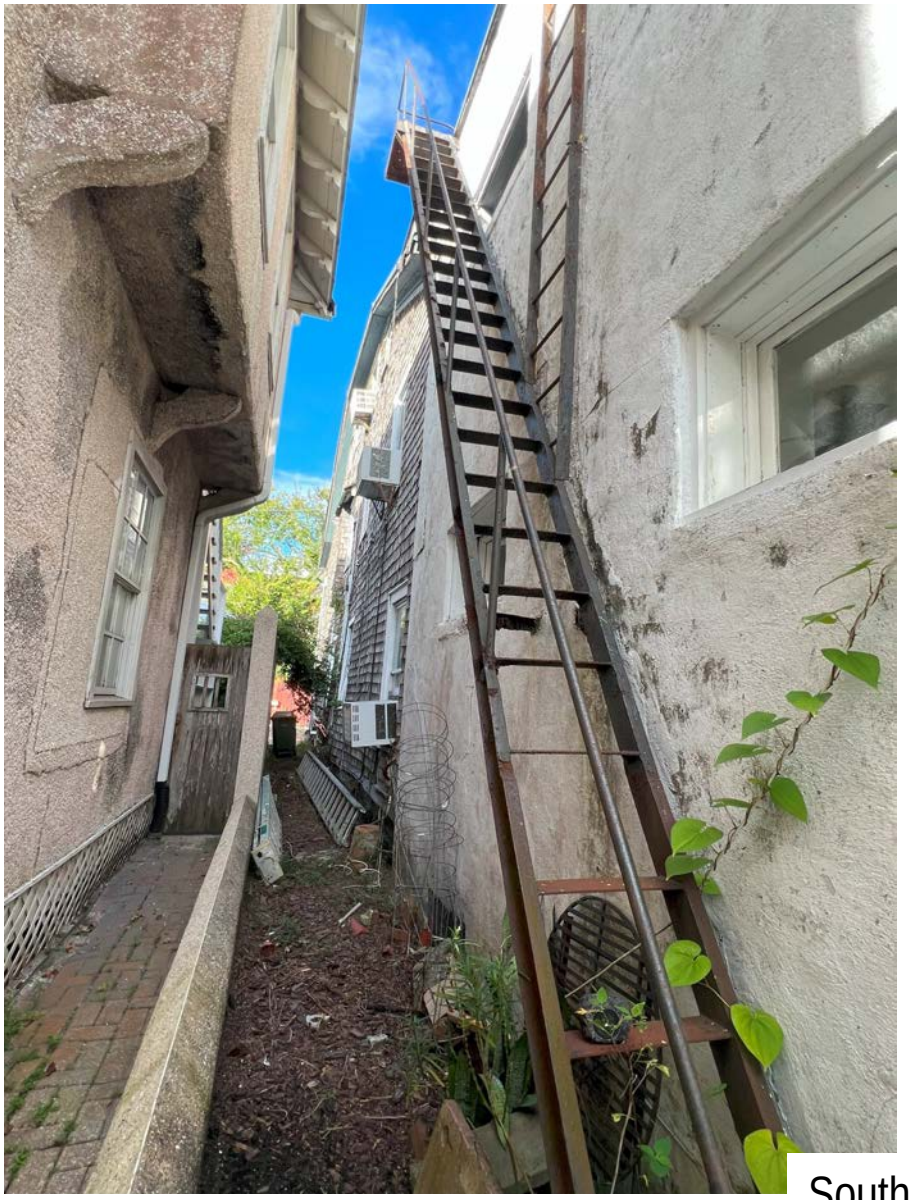
STAFF PHOTOGRAPHS
156 Avenida Menendez

West Elevation (59 Marine Street)

STAFF PHOTOGRAPHS
156 Avenida Menendez

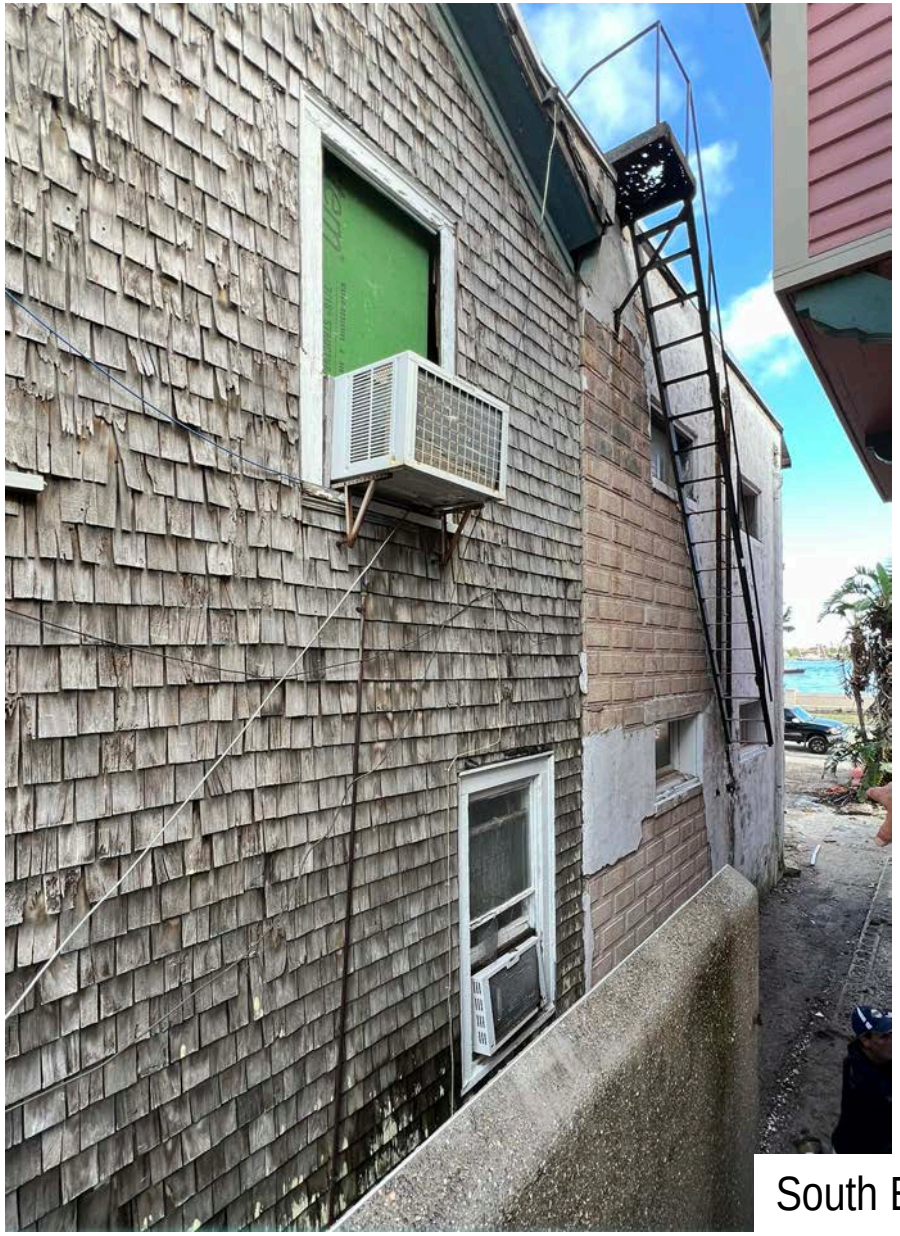
North Elevation

STAFF PHOTOGRAPHS
156 Avenida Menendez

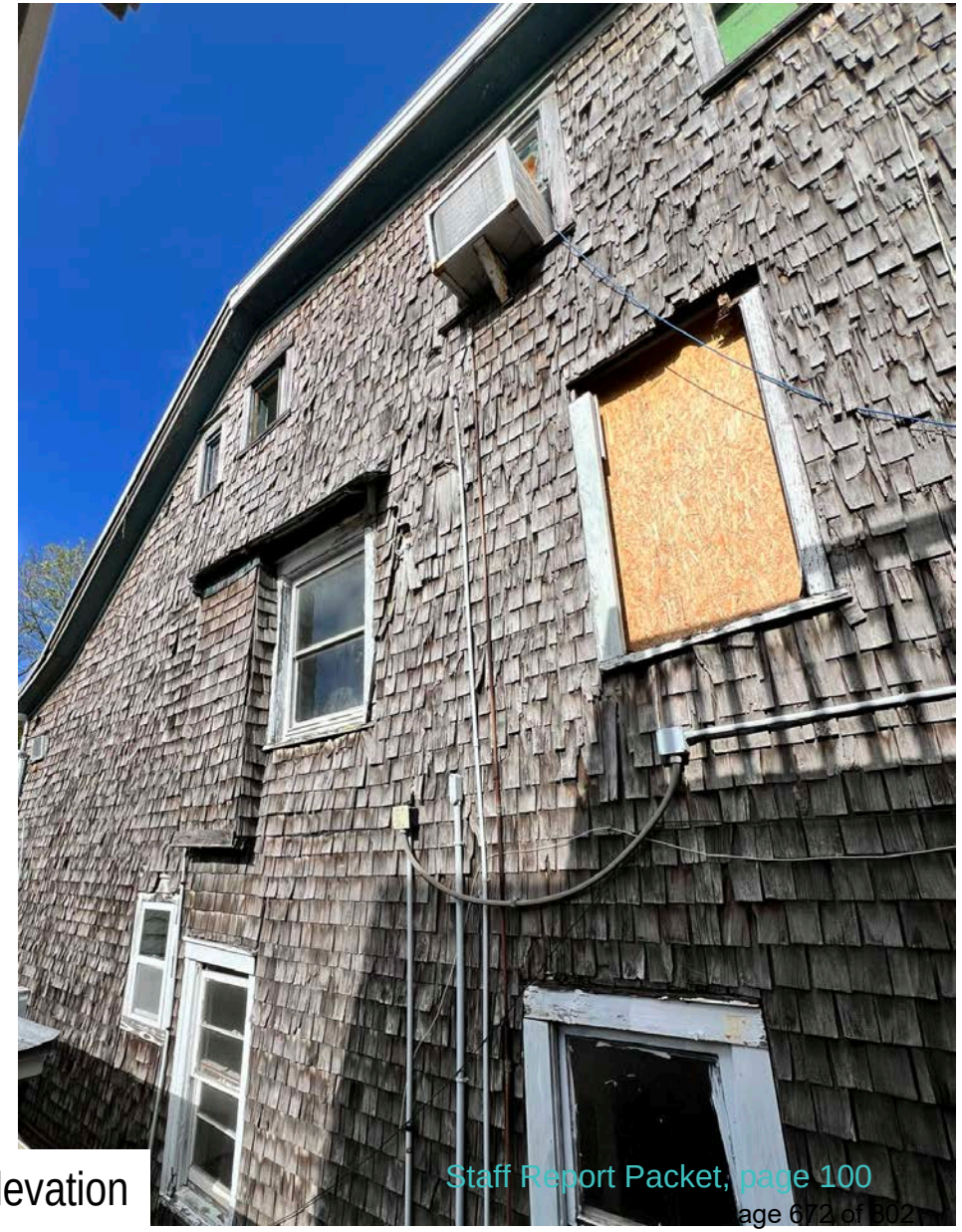


South Elevation

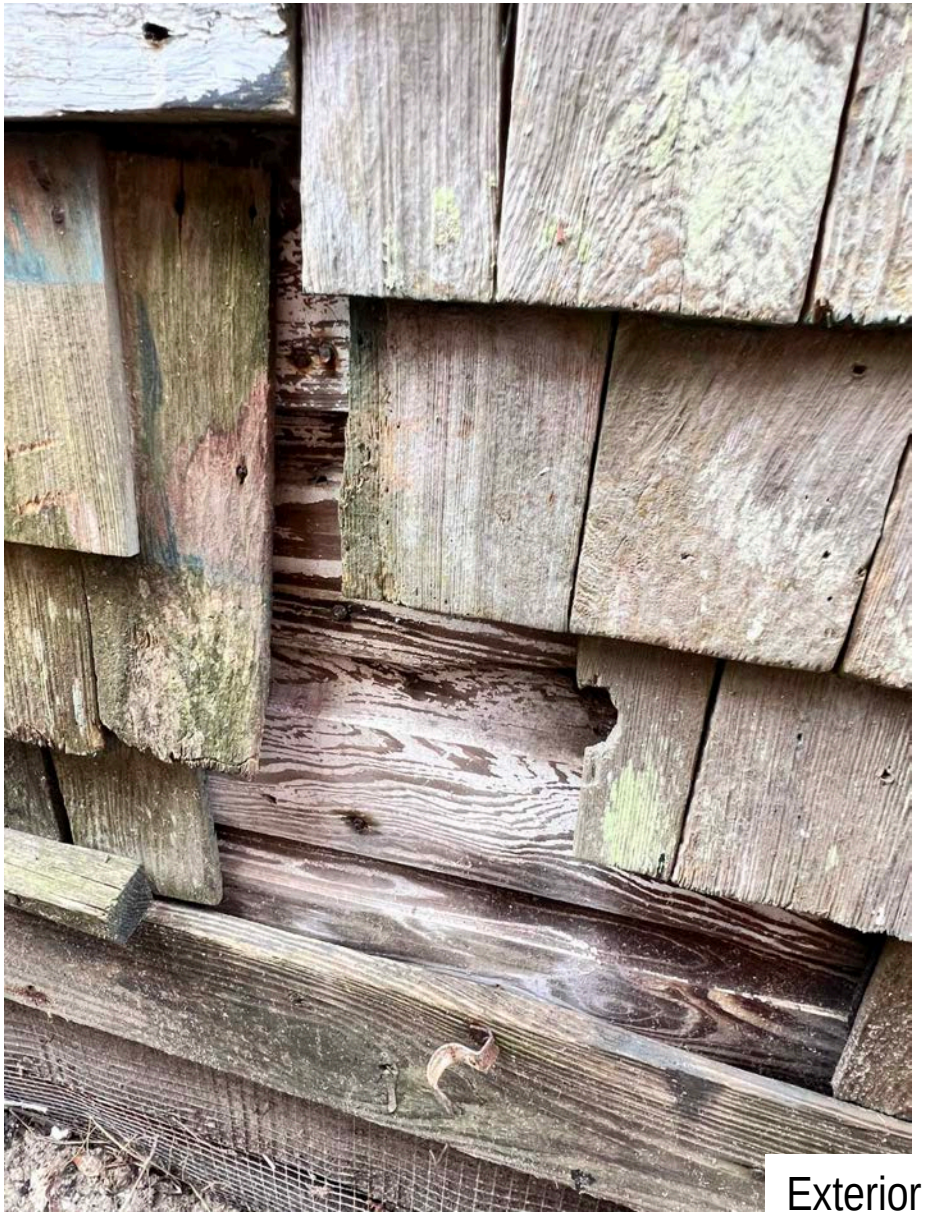
STAFF PHOTOGRAPHS
156 Avenida Menendez



South Elevation

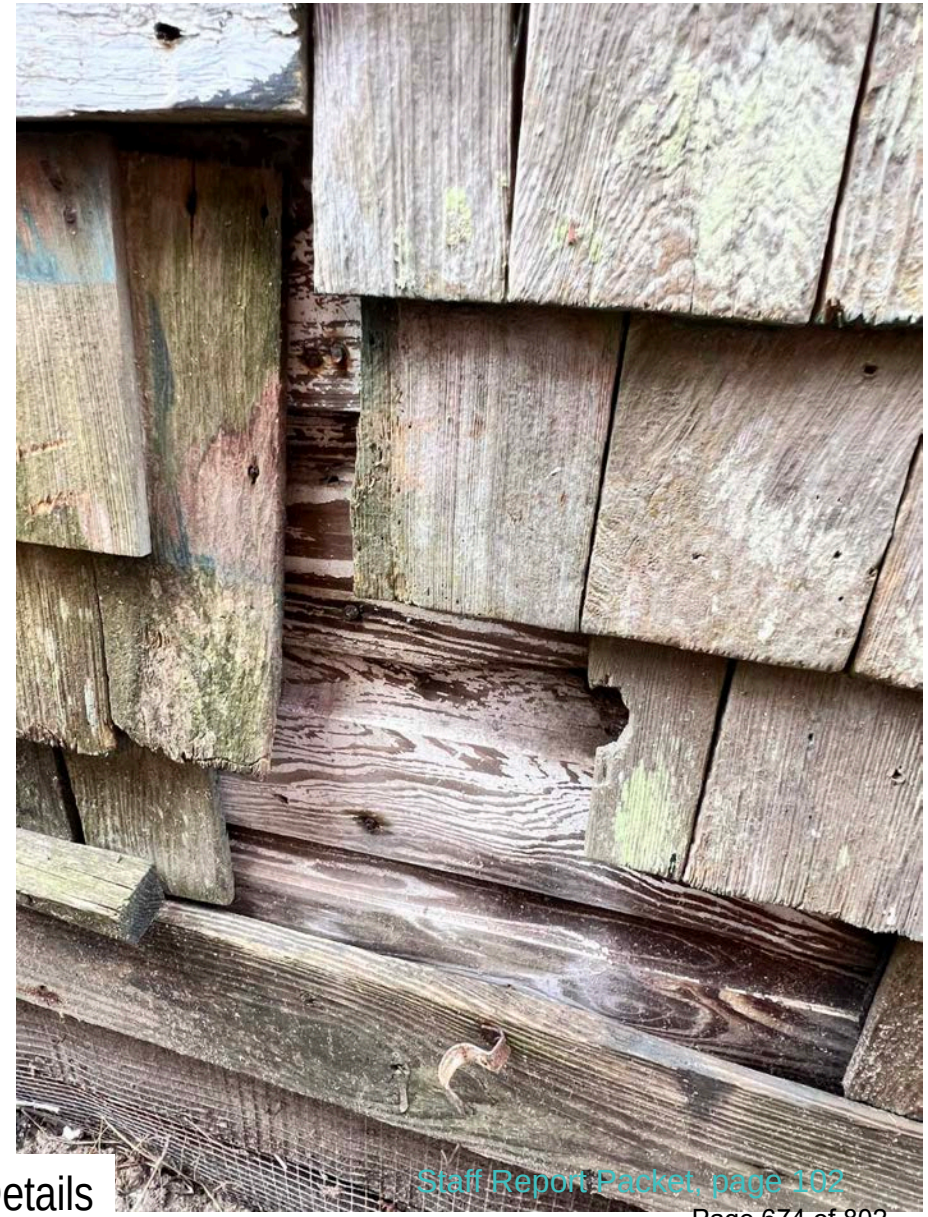


STAFF PHOTOGRAPHS
156 Avenida Menendez



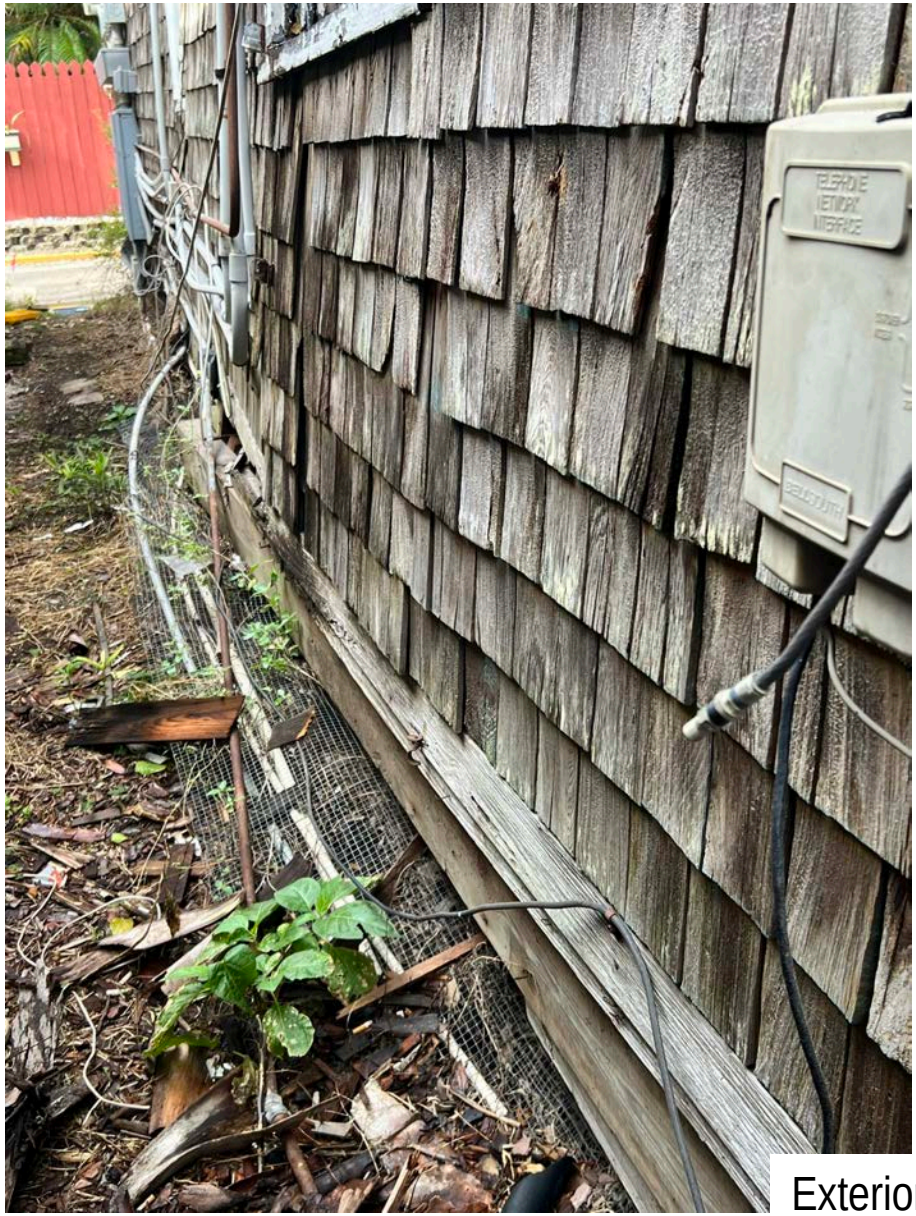
Exterior Details

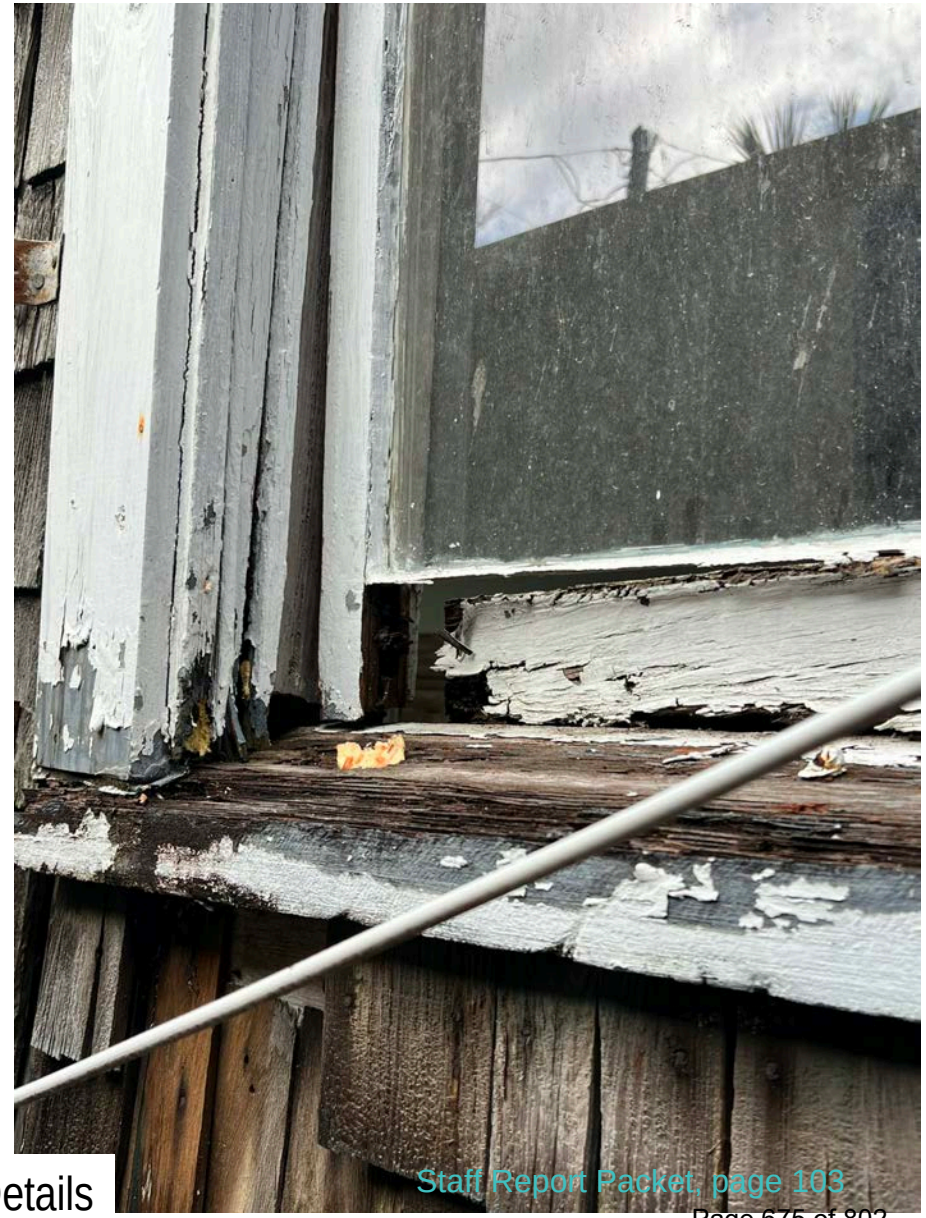
STAFF PHOTOGRAPHS
156 Avenida Menendez



Exterior Details

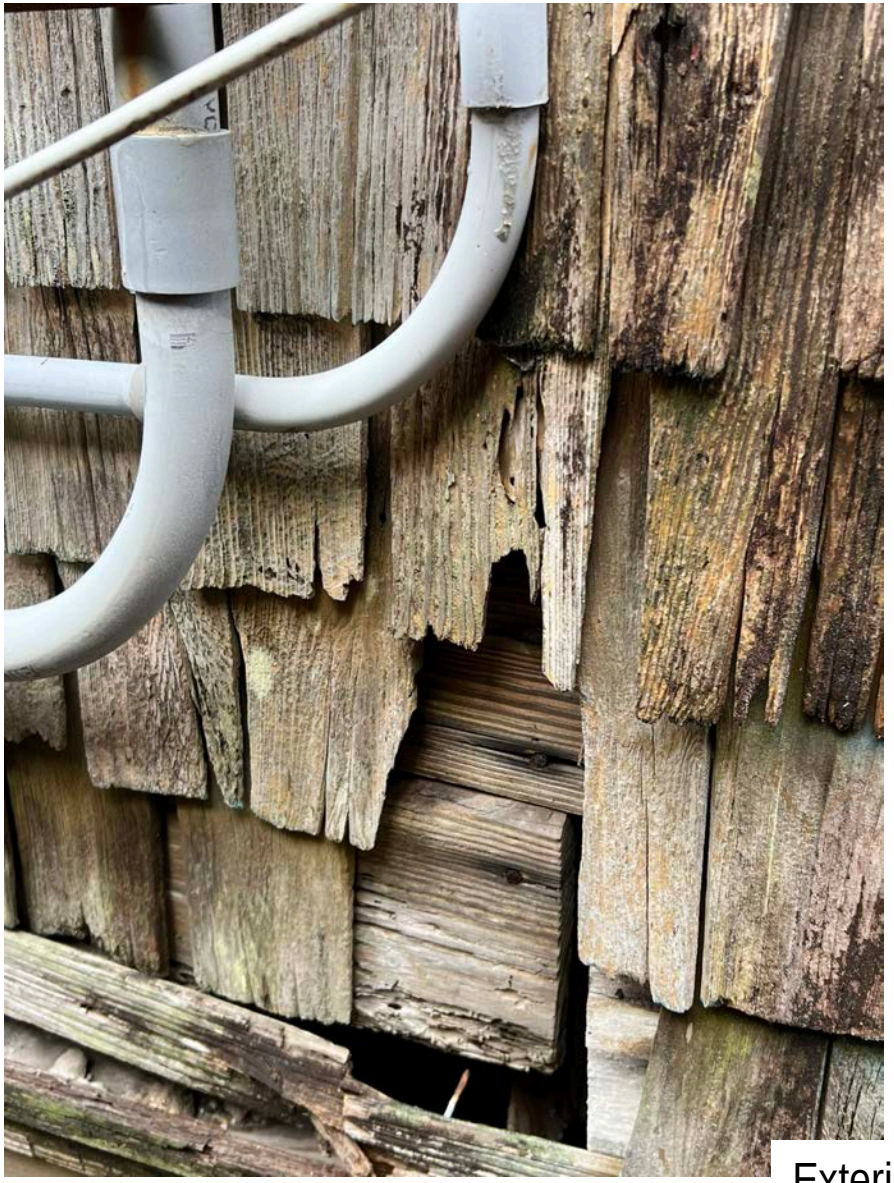
STAFF PHOTOGRAPHS
156 Avenida Menendez





Exterior Details

STAFF PHOTOGRAPHS
156 Avenida Menendez



Exterior Details

STAFF PHOTOGRAPHS
156 Avenida Menendez

Exterior Details

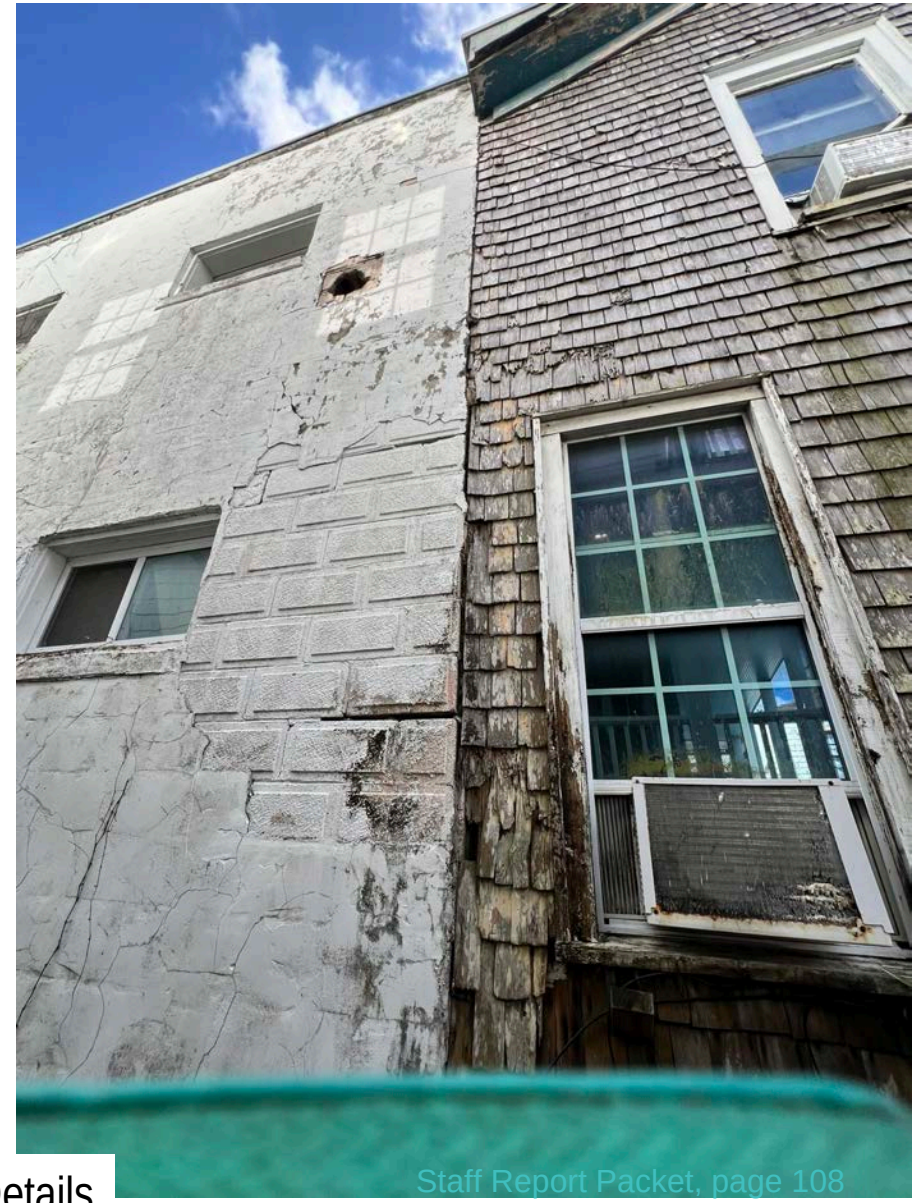
STAFF PHOTOGRAPHS
156 Avenida Menendez

Exterior Details

STAFF PHOTOGRAPHS
156 Avenida Menendez

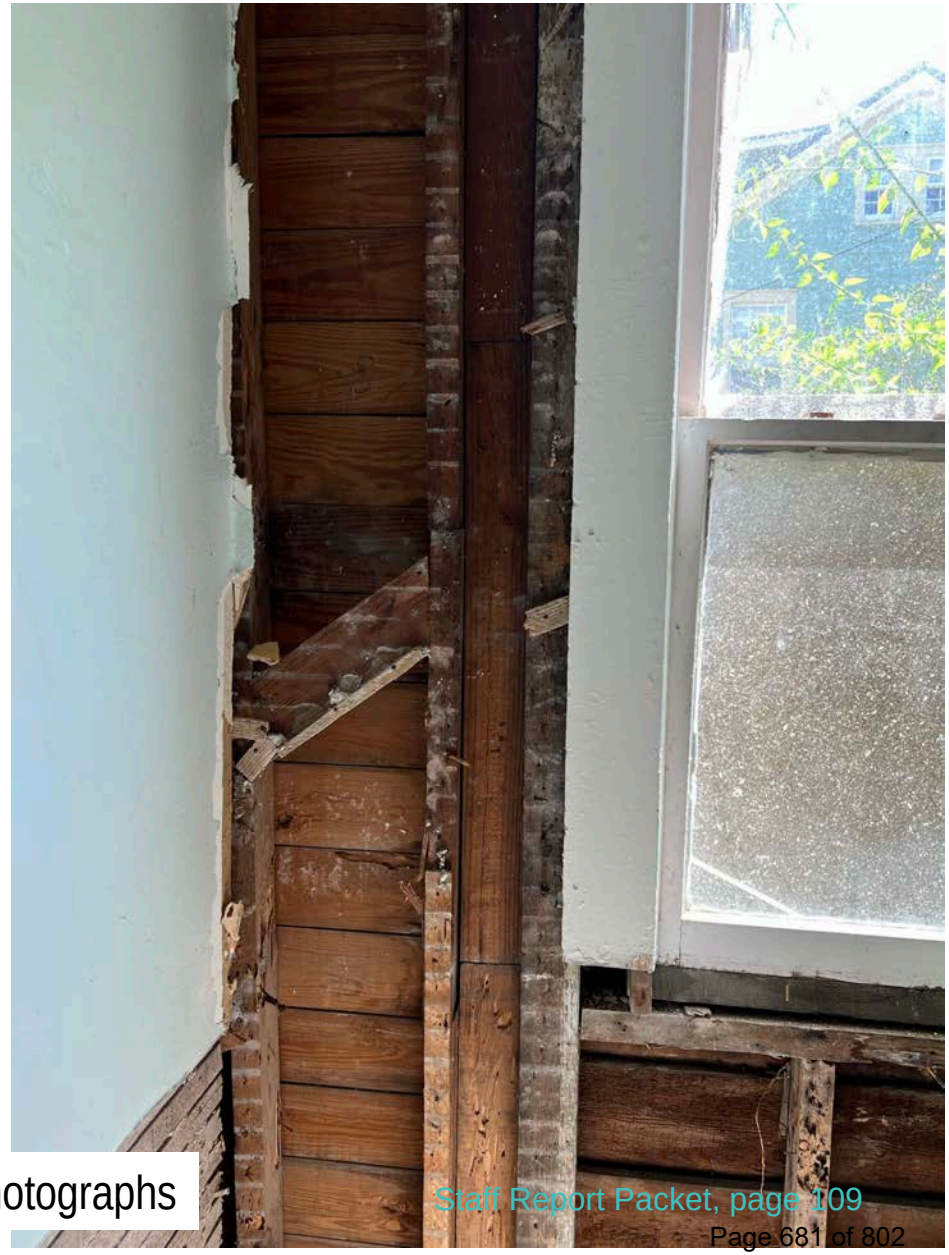
Exterior Details

STAFF PHOTOGRAPHS
156 Avenida Menendez



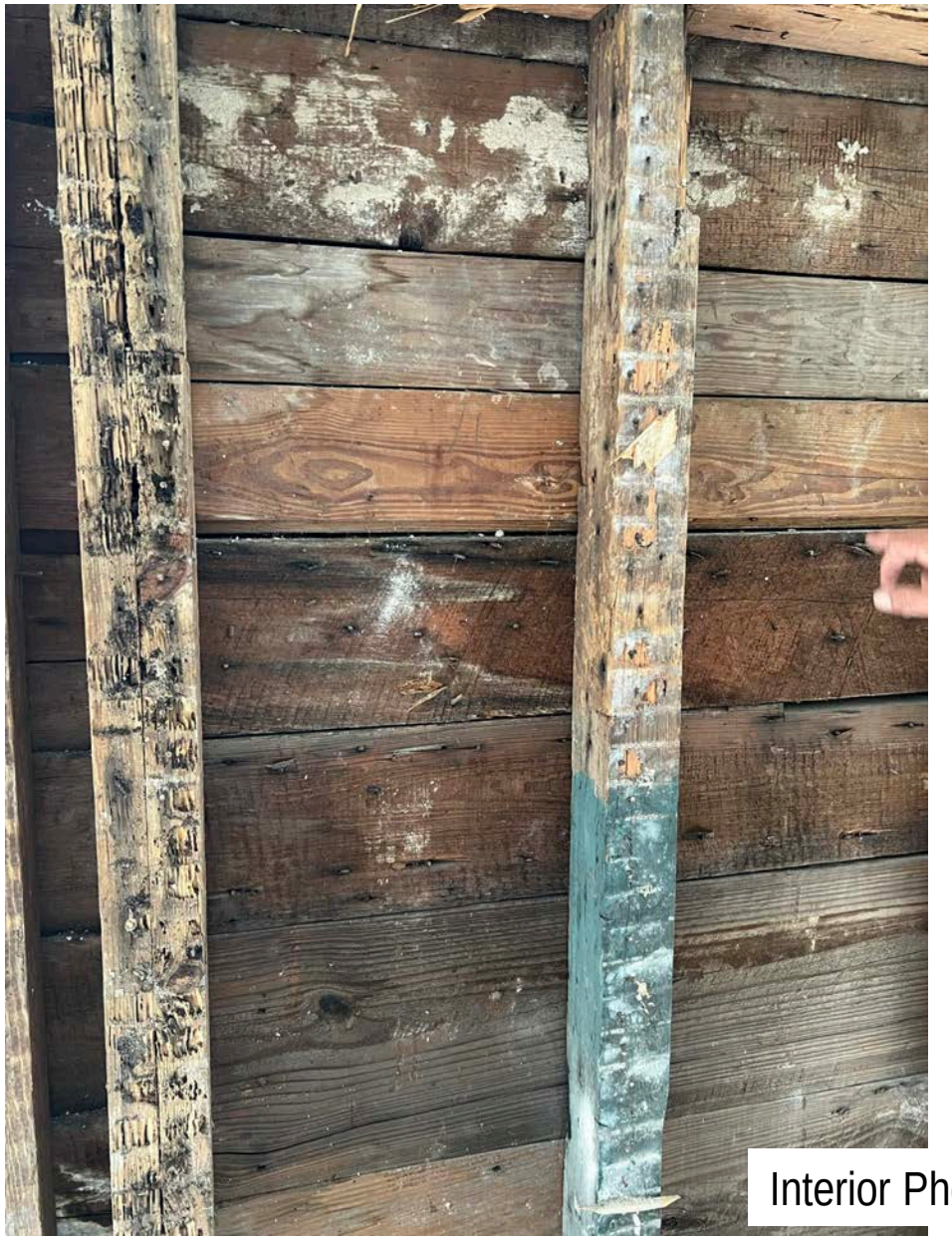
Exterior Details

STAFF PHOTOGRAPHS
156 Avenida Menendez



Interior Photographs

STAFF PHOTOGRAPHS
156 Avenida Menendez

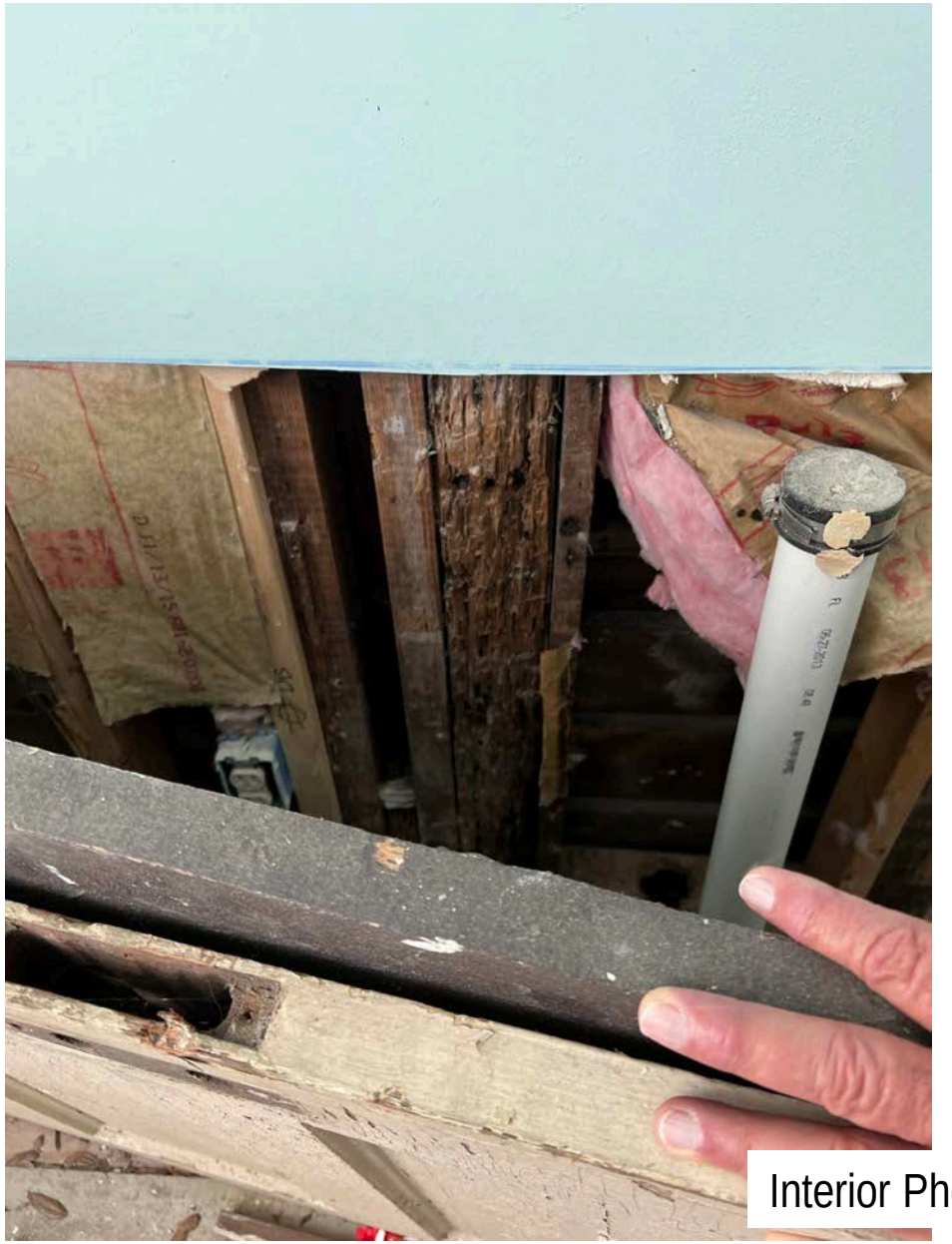


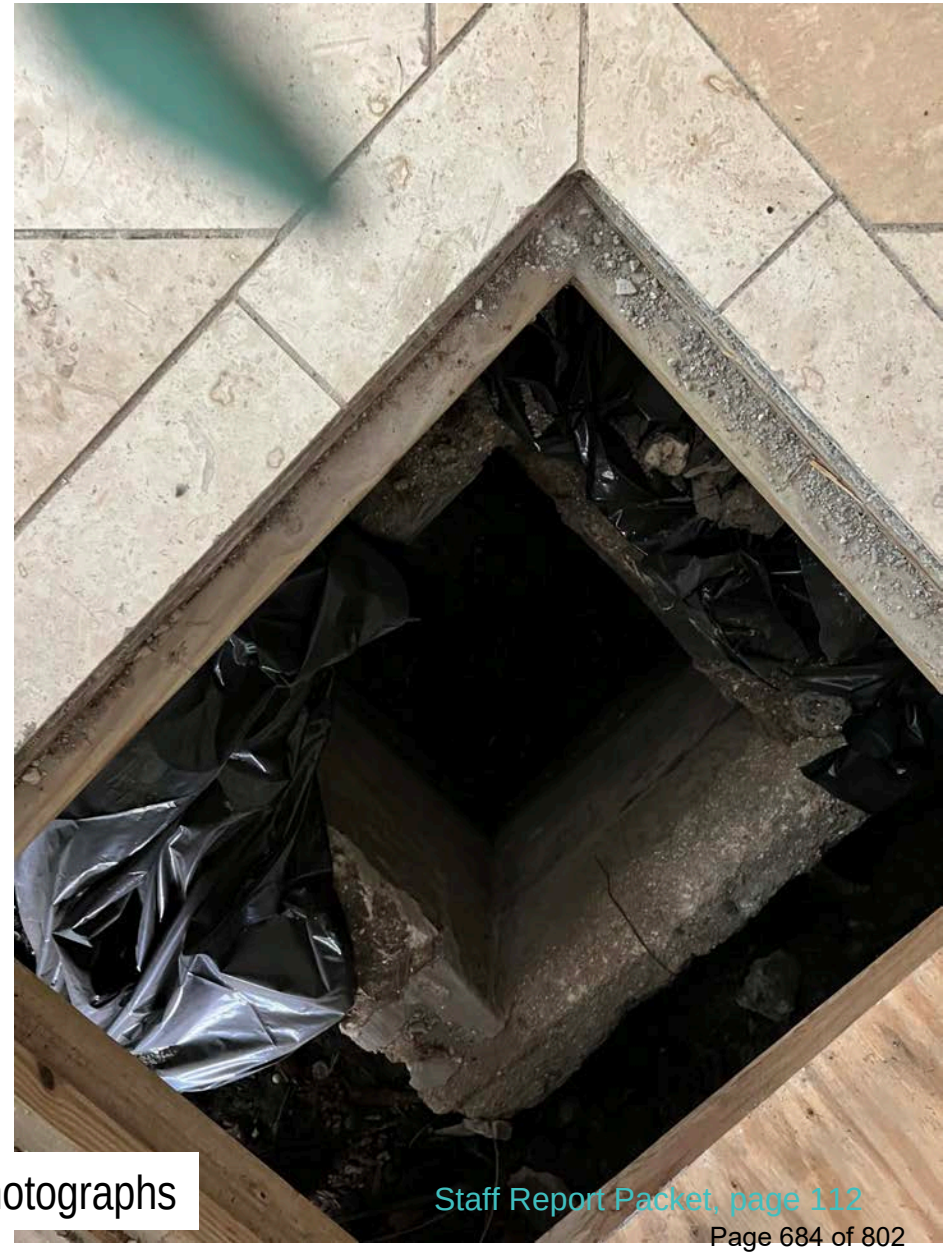
Interior Photographs

STAFF PHOTOGRAPHS
156 Avenida Menendez

Interior Photographs

STAFF PHOTOGRAPHS
156 Avenida Menendez





Interior Photographs

STAFF PHOTOGRAPHS
156 Avenida Menendez

Interior Photographs

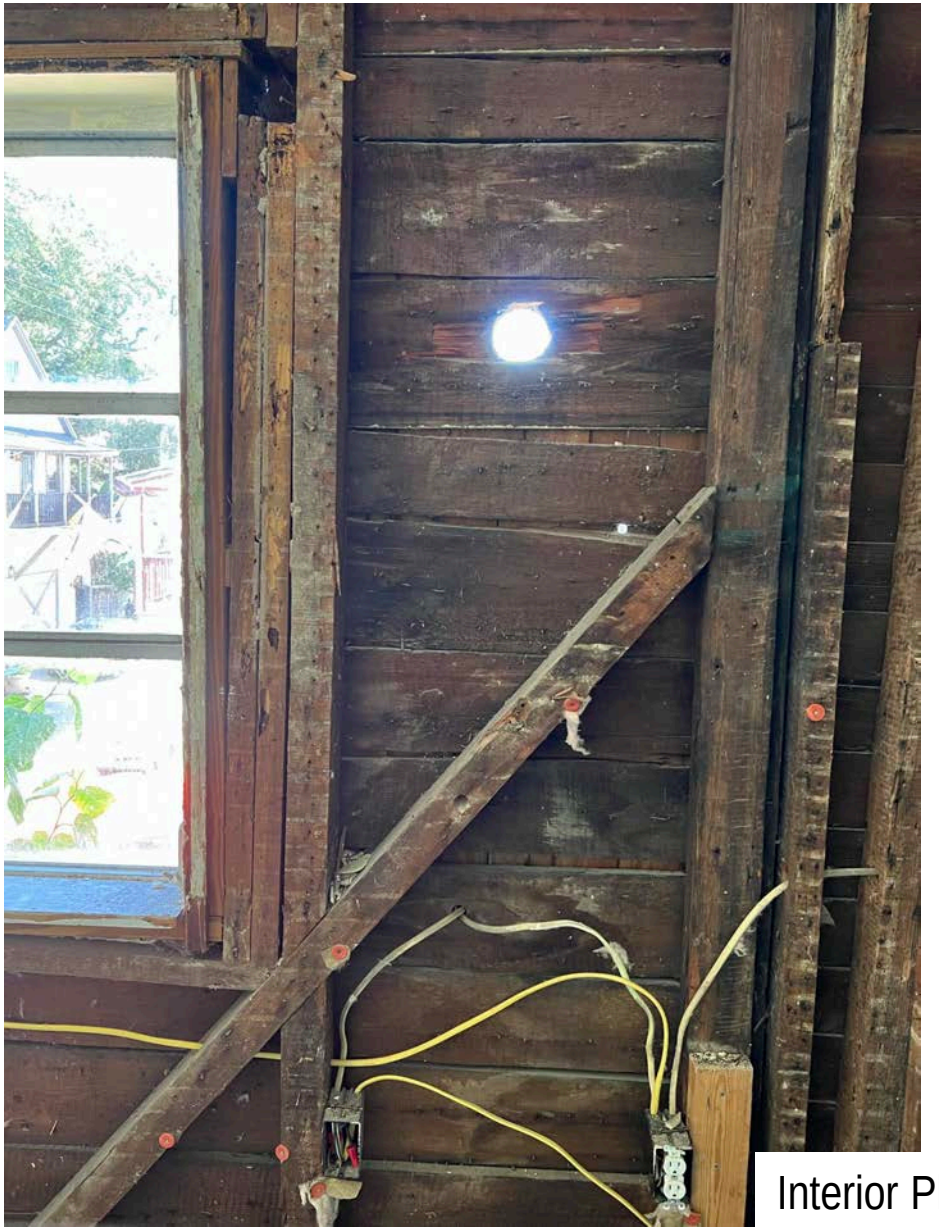
STAFF PHOTOGRAPHS
156 Avenida Menendez

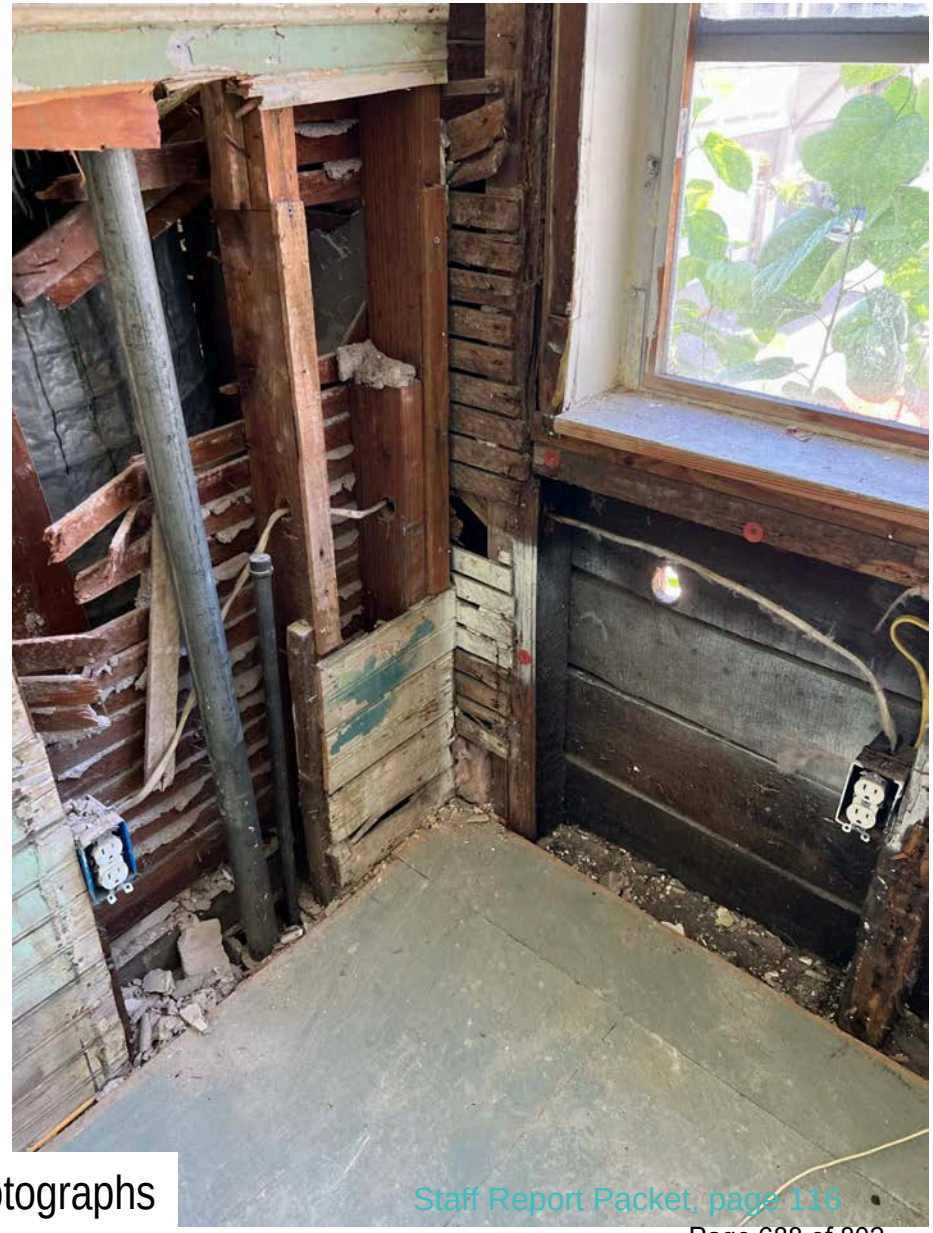
Interior Photographs

STAFF PHOTOGRAPHS
156 Avenida Menendez

Interior Photographs

STAFF PHOTOGRAPHS
156 Avenida Menendez



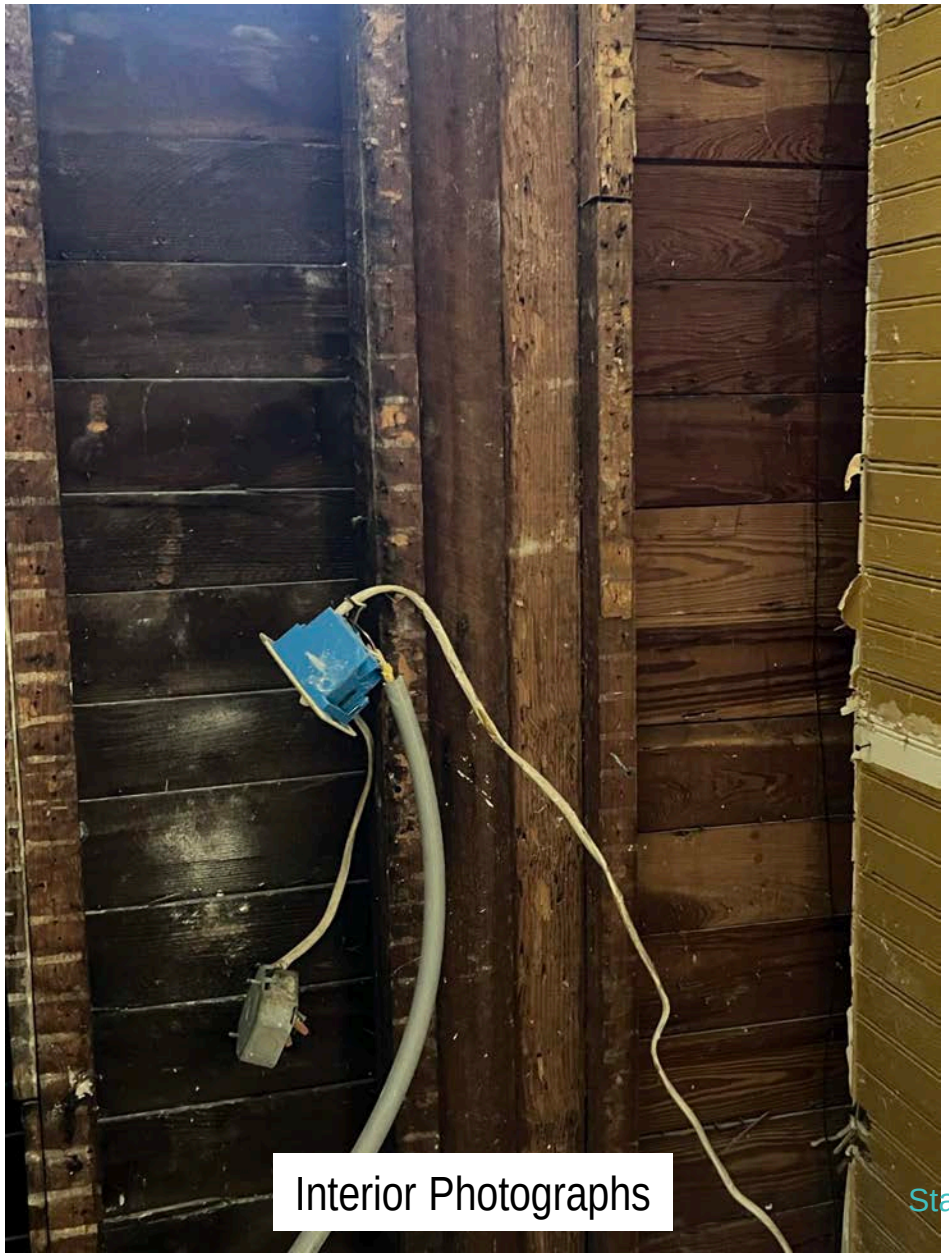


Interior Photographs

STAFF PHOTOGRAPHS
156 Avenida Menendez

Interior Photographs

STAFF PHOTOGRAPHS
156 Avenida Menendez



Interior Photographs

STAFF PHOTOGRAPHS
156 Avenida Menendez

Interior Photographs

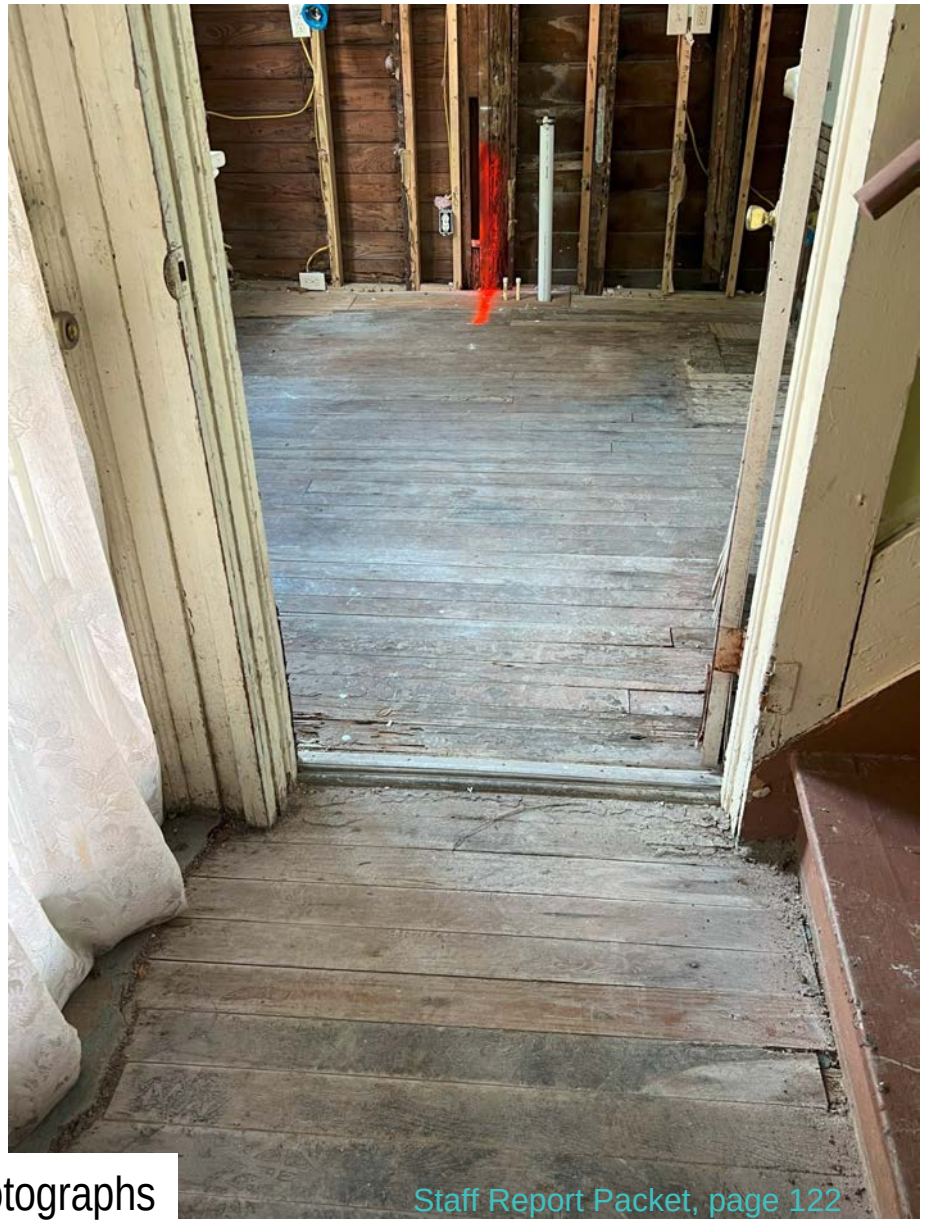
STAFF PHOTOGRAPHS
156 Avenida Menendez

Interior Photographs

STAFF PHOTOGRAPHS
156 Avenida Menendez

Interior Photographs

STAFF PHOTOGRAPHS
156 Avenida Menendez



Interior Photographs

STAFF PHOTOGRAPHS
156 Avenida Menendez

Context Photographs (Marine Street)

1980

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ201 1009==

Site Name: 156 Avenida Menendez 830== Survey Date: 7808 820==

Address: 156 Avenida Menendez, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 22 (block) Lot pt 6 (lot) 868==

868==

Owner of Site: Name: Charles, Ann C. & Michael H. Charles;

Address: 59 Marine Street

St. Augustine, FL 32084 902==

Occupant or Manager: 904==

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

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

UTM: 17 (zone) 470090 (easting) 3306350 (northing) 890== Location: T07S (T) R30E (R) S17 (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. Res. 838== Present Use: Other: Apartments 850==

Date: +1930 844== Period: 20th cent. 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Mediterranean Revival 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Stucco

854==

Structural Systems: Masonry, concrete block 856==

Features of Structure: (942)

Window Type: Awning, metal 942==

Foundation: Concrete block wall 942==

Roof Type: Flat, parapet 942==

Secondary Roof Structures: 942==

Porches & Balconies:

942==

Chimney Location: Center 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Built-up 882==

Ornament Exterior: Clay tile cornice, jigsawn rafters, iron works

882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Residential 864==

Relationship to Surroundings: Faces the waterfront.

859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Tourism

920==

Statement of Significance: (911==)

ARCHITECTURE

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

The area of the colonial city between Bridge and St. Francis Streets is one of mixed usages. Though primarily residential, it includes commercial tourist attractions, religious, and educational buildings. The narrow streets, some still brick, conform to the colonial town plan listed on the National Register of Historic Places. Construction dates in the area range from colonial through modern times. Many of St. Augustine's surviving colonial buildings are located along Marine and St. Francis Streets, including the Oldest House. Along the bayfront and on St. George Street are two of the outstanding Victorian neighborhoods of the city, with many elegant winter residences from the Flagler era. Some colonial-style buildings have been reconstructed, and other buildings have been remodeled in the St. Augustine Colonial Revival style. The area is bounded on the west by Cordova Street and on the east by the bayfront. The section of Avenida Menendez between Bridge and St. Francis is the major waterfront residential street of the downtown area. The area has suffered many demolitions for parking lots and expanded school grounds over the years. A heavy toll has been taken among 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 Carolinians, but by mid-century, houses had been rebuilt on all streets except present-day Cordova Street, then the course of the early 18th century Rosario defense line. The northern boundary of the area, Bridge Street, led to one of three late colonial San Sebastian River ferry crossings. The British demolished numerous buildings here, but were the first to build along the bayfront on the east side of Marine Street. The Spanish filled this low-

(over)

V. BIBLIOGRAPHY

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

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

3. St. Augustine City Directory, 1930.

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

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

ARCHAEOLOGY

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

Staff Report Packet, page 127

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ1271 1009==

Site Name: 59 Marine Street 830== Survey Date: 7808 820==

Address: 59 Marine Street, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 22 (block) pt 6 (lot) 868==

868==

Owner of Site: Name: Charles, Anne Mrs.;

Address: 59 Marine Street

St. Augustine, FL 32084 902==

Occupant or Manager: 904==

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

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

UTM: 17 (zone) 470080 (easting) 3306350 (northing) 890== Location: T07S (T) R30E (R) S17 (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)

Staff Report Packet Page 329

II. SITE DESCRIPTION, continued.

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

Date: +1839 844== Period: 19th cent. 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame Vernacular 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Wood, shingles, butt 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: Casement, DHS 2/2 metal 942==

Foundation: Brick piers; stone piers (coquina) 942==

Roof Type: Gambrel 942==

Secondary Roof Structures: Dormer, gable 942==

Porches & Balconies: 942==

Chimney Location: 942==

Materials: (882)

Chimney: 882==

Roof Surfacing: Metal, 5-V crimp 882==

Ornament Exterior: Rejas 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Residential 864==

Relationship to Surroundings: House on street line. In one of the oldest sections of the city. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Families, Military

920==

Statement of Significance: (911==)

ARCHITECTURE

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

The area of the colonial city between Bridge and St. Francis Streets is one of mixed usages. Though primarily residential, it includes commercial tourist attractions, religious, and educational buildings. The narrow streets, some still brick, conform to the colonial town plan listed on the National Register of Historic Places. Construction dates in the area range from colonial through modern times. Many of St. Augustine's surviving colonial buildings are located along Marine and St. Francis Streets, including the Oldest House. Along the bayfront and on St. George Street are two of the outstanding Victorian neighborhoods of the city, with many elegant winter residences from the Flagler era. Some colonial-style buildings have been reconstructed, and other buildings have been remodeled in the St. Augustine Colonial Revival style. The area is bounded on the west by Cordova Street and on the east by the bayfront. The section of Avenida Menendez between Bridge and St. Francis is the major waterfront residential street of the downtown area. The area has suffered many demolitions for parking lots and expanded school grounds over the years. A heavy toll has been taken among 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 Carolinians, but by mid-century, houses had been rebuilt on all streets except present-day Cordova Street, then the course of the early 18th century Rosario defense line. The northern boundary of the area, Bridge Street, led to one

(over)

V. BIBLIOGRAPHY

1. Kathleen Deagan, et. al, "A Sub-Surface Survey of the St. Augustine City Environs," (Tallahassee, 1976); Juan Jose Elixio de la Puente, "Plano . . . de la Plaza de San Agustin," January 22, 1764; Mariano de la Roeque, "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.

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

ARCHAEOLOGY

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

---

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

☐ Original
☒ Update

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

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

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

Site Name(s) (address if none) 59 Marine Street — Multiple Listing (DHR only)
Survey Project Name Inv. of Structures within the St. Augustine NRHD — Survey # (DHR only)
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☐private-individual ☒private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

Street Number	Direction	Street Name	Street Type	Suffix Direction
59		Marine	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 # 1984800000 — Landgrant
Subdivision Name — Block — Lot
UTM Coordinates: Zone ☐16 ☒17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐
Other Coordinates: X: — Y: — Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1839 ☒approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Cabin) — From (year): — To (year):
Current Use Apartment — From (year): — To (year):
Other Use — From (year): — To (year):
Moves: ☐yes ☐no ☒unknown Date: — Original address
Alterations: ☒yes ☐no ☐unknown Date: — Nature interior, windows, roof
Additions: ☐yes ☐no ☒unknown Date: — Nature
Architect (last name first): — Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

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

DESCRIPTION

Style Frame Vernacular — Exterior Plan Rectangular — Number of Stories 2-3
Exterior Fabric(s) 1. Wood shingles — 2. — 3.
Roof Type(s) 1. Gambrel — 2. — 3.
Roof Material(s) 1. Sheet metal:5V crimp — 2. — 3.
Roof secondary strucs. (dormers etc.) 1. Gable dormer — 2.
Windows (types, materials, etc.) single and paired wood 1/1 and 2/1, 3-light metal awning

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

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

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date ☐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 SJ001271

DESCRIPTION (continued)

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

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

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

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

☒FMSF record search (sites/surveys) ☒library research ☐building permits ☒Sanborn maps
☐FL State Archives/photo collection ☒city directory ☒occupant/owner interview ☐plat maps
☒property appraiser / tax records ☒newspaper files ☐neighbor interview ☐Public Lands Survey (DEP)
☒cultural resource survey (CRAS) ☒historic photos ☐interior inspection ☐HABS/HAER record search
☐other methods (describe) _____
Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) _____

OPINION OF RESOURCE SIGNIFICANCE

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

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

DOCUMENTATION

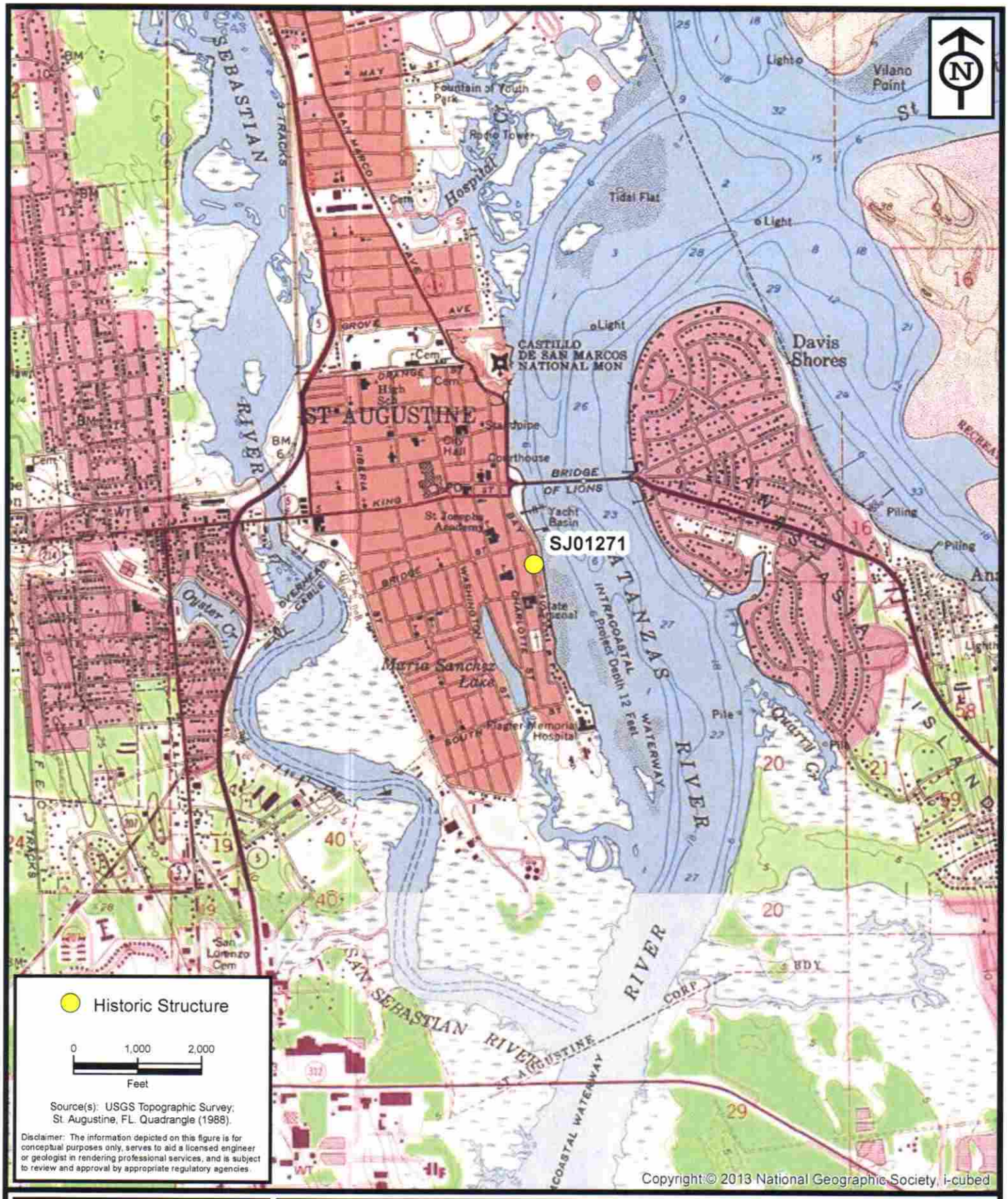
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____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

RECORDER INFORMATION

Recorder Name Patricia Davenport Affiliation Environmental Services, Inc.
Recorder Contact Information (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

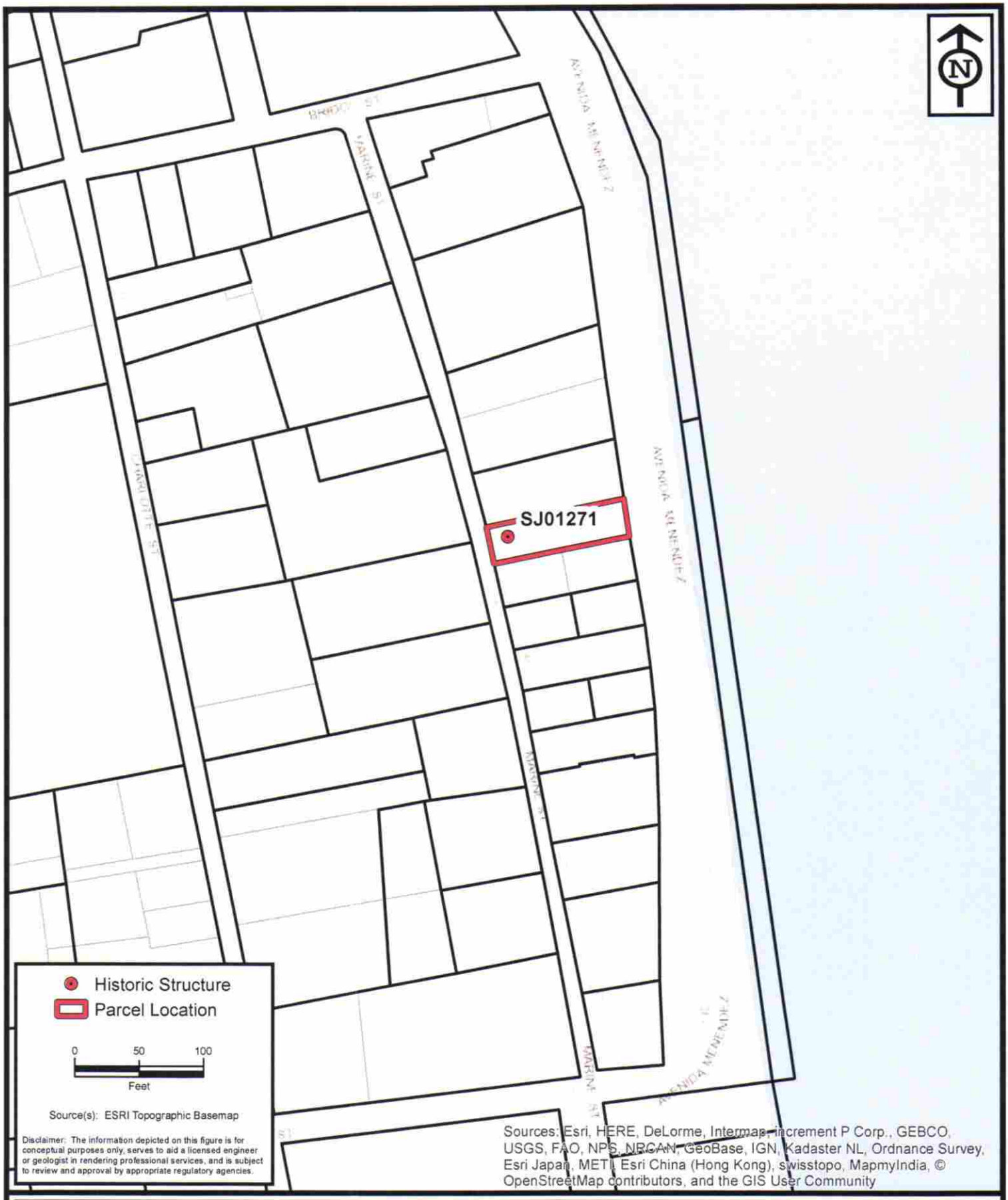
Project Location - SJ01271

City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

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

Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ01271\Location.mxd Date: 1/28/2016 4:50:28 PM



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

Parcel Location - SJ01271

City of St. Augustine
Historic Structure Survey

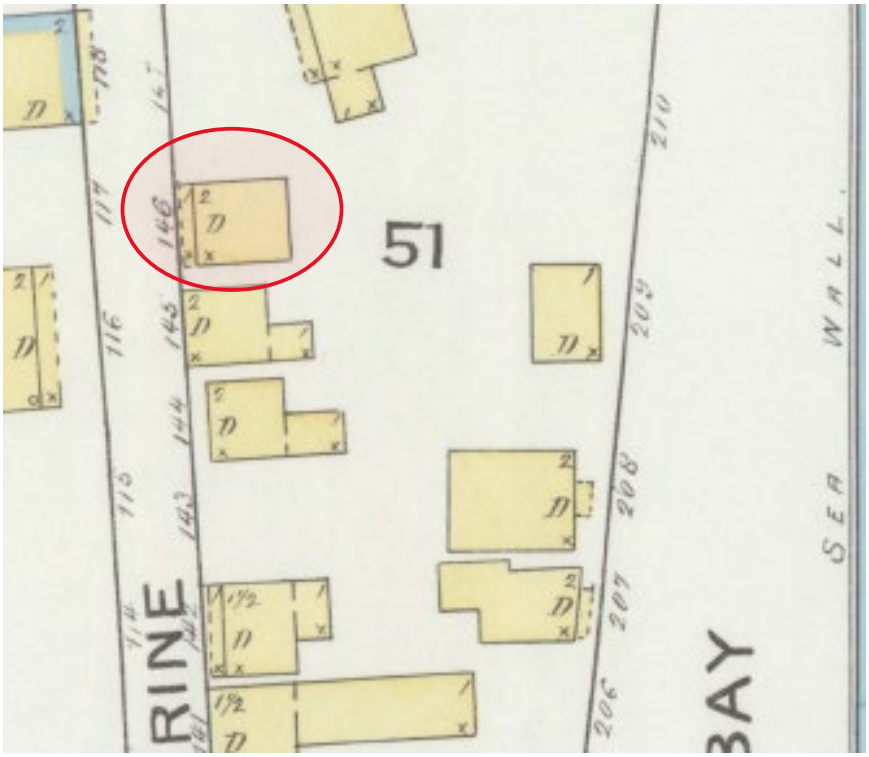
St. Johns County, Florida

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

Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ01271\Parcel.mxd Date: 2/1/2016 1:18:42 PM

→28A
29

SANBORN MAPS
156 AVENIDA MENENDEZ / 59 MARINE STREET

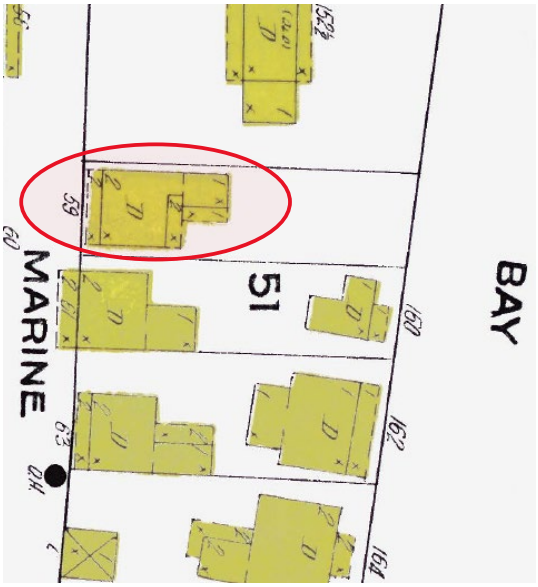


1893

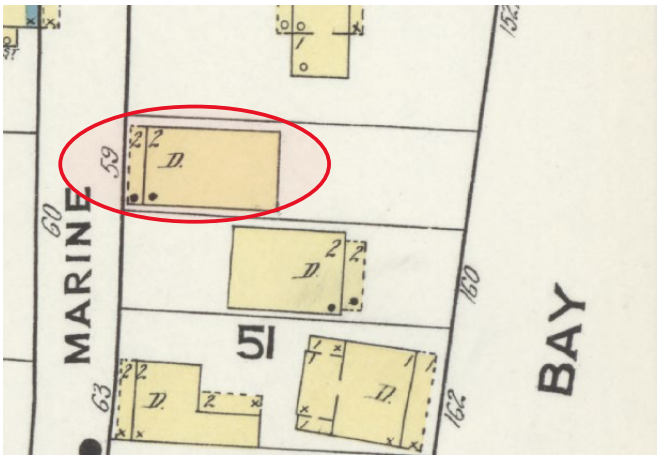
1899

SANBORN MAPS
156 AVENIDA MENENDEZ / 59 MARINE STREET

1904

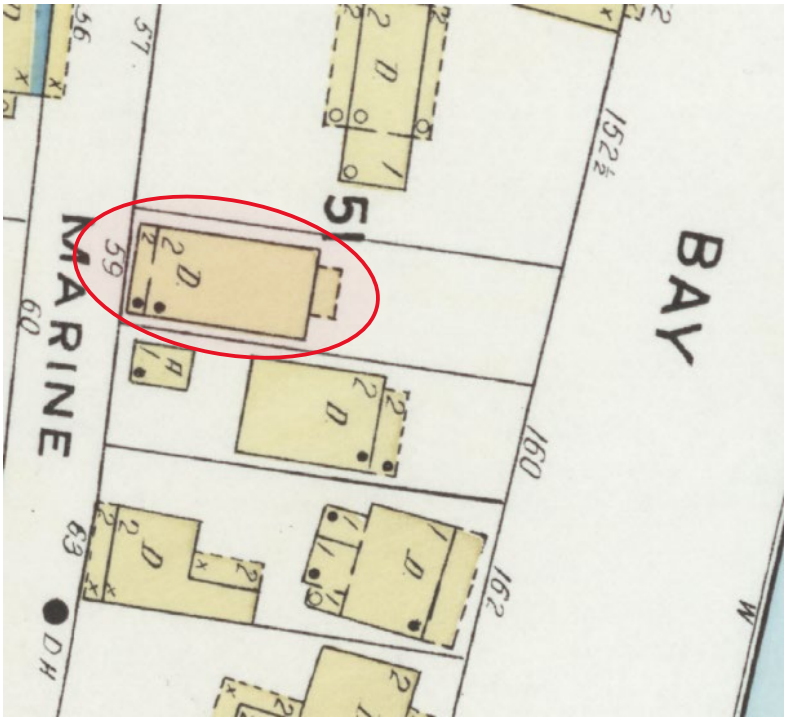


1910

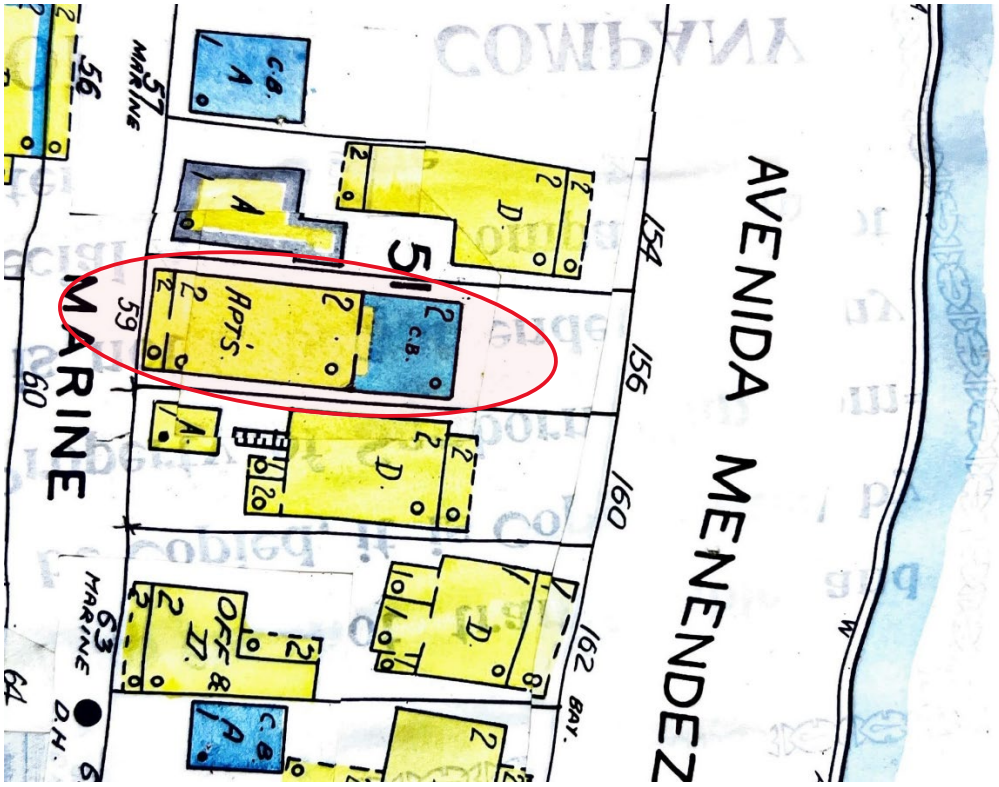


1917

SANBORN MAPS
156 AVENIDA MENENDEZ / 59 MARINE STREET



1924



1930 updated to 1965

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

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

Mr. Benoit recused himself from the application.[1]

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

1. That coquina concrete is used in areas that concrete pavement is specified on the approved plans

2. Any changes to the planting materials on the landscape plan include plants listed in the AGHP or are Florida natives
Meredith Schwartz reviewed the application

Ex Parte Communication :

(None)

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

The Board discussed:

- The purpose was to increase parking space
- Regular concrete was used on the aprons
- Coquina shell dashed concrete should be used to become compliant
- Trees that were removed would be replaced and additional landscaping was required
- Wall on St. George Street would remain
- Needed to coordinate with the City Archaeologist
- Irrigation was recommended but felt that it should be added as a condition

MOTION

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

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

8. Opinion of Appropriateness

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

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

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

1. Site plan showing proposed placement of existing and new structures on the lot

2. Scaled streetscape line drawing elevation and building footprint comparisons of existing and proposed structures

[1] Recusal form attached to original minutes

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

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

The Board provided their ex parte communication.

John Valdes reviewed the application.

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

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

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

MOTION

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

VOTE ON MOTION:
AYES: Benoit, Beach, MacDonald, Duncan
NAYES: NONE
MOTION CARRIED UNANIMOUSLY[2]

9. Continued Items from the previous HARB meetings
9. (a) Certificate of Appropriateness HP2023-0067 Continued from September 21, 2023 Best Roofing & Waterproofing, LLC– Applicant - Maria Pellecer - Owner 295 St. George Street

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

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

MOTION

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

9. (b) Certificate of Appropriateness HP2023-0064 Continued from September 21, 2023
REQUESTING CONTINUANCE TO NOVEMBER 16, 2023
Southern Construction – Applicant Baijanti & Brothers Estates Inc – Owner 52 Charlotte Street

To remove the existing driveway and walkways and install pervious pavers

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

9. (c) Certificate of Appropriateness HP2023-0065
Continued from September 21, 2023
REQUESTING CONTINUANCE

[2] 3:14 p.m. – 3:28 p.m. Break

CITY OF ST AUGUSTINE
EST. 1565
NATION'S OLDEST CITY

October 19, 2023

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

cc: Keith G. & Tina M. Andrews

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

Dear Mr. Valdes,

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

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

Please contact the Planning and Building Department at (904) 825-1065 with any questions and for the proper permits, archaeology review, fees and requirements to proceed with the approved elements of your project in accordance with the Historic Architectural Review Board's decision. Applications for building permits will be required and must be submitted electronically with formalized digital signature. HARB documents are not accepted for issuance of a building permit and applications must meet all city standards prior to permit issuance.

Sincerely,

Amy McClure Skinner, AICP
Director, Planning & Building

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

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

TYPE OF REQUEST:

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

IN THE MATTER OF:

Case No.:	HP2023-0074
Applicant:	John Valdes & Associates, Inc
Owner:	Keith G. & Tina M. Andrews
Address:	156 Avenida Menendez
Parcel Number:	1984800000

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

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON OCTOBER 19, 2023, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☒ was present at the October 19, 2023, Historic Architectural Review Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☐ members of the public testified under oath, or ☒ no members of the public spoke on this issue.
3. The subject property has a zoning classification of HP-1.
4. The above-described Opinion of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request to remove later additions, elevate, and relocate the existing structure along Marine Street; and, construct a new residential building along Avenida Menendez.

Subject to the following conditions:

- - Front late addition (enclosed porch) may not be removed
- - NO parking along Marine Street
-
-
-
-
-

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

Case No. HP2023-0074

REQUEST APPROVED / DENIED / CONTINUED

Sign Name

Catherine Duncan

Print Name
HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 19th day of October, A.D., 2023.

Michele Fudo

Notary Public, State of Florida

MICHELE FUDO
Commission # HH 448184
Expires September 26, 2027

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.

59 Marine Street (c. 1839)
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
+1899	D.J. Mickler		Not listed
	V.J. Mickler		Tinner
1911-12	Mrs. Camilla Usina (widow: Michael P.)		Not listed
	Camilla N. Usina	(b)	
1914-15	Luis Coalla (wife: Bertha)		Cigar Maker, Pamies & Arango
1920-21	Address Not Listed		
1924-25	Andrew Jansen (wife: Elizabeth)		Soda Service Fountain
	George W. Thompson		Clerk, Florida East Coast Railway
1930	[see 156 Bay Street]		
1934	Mrs. Agnes C. Esdale (widow: Charles C.)		Not listed
	William J. Esdale		Engineer
1940	Mrs. Rosa A Neunert (widow: Oscar)	(o)	Not listed
1945	Willaim F. Denny (wife: Ouida)		USGC
1951	[see 156 Avenida Menendez]		
1955	[see 156 Avenida Menendez]		
1960	Marie Guardino		Operator, Jaye's Beauty Salon
1965	Mrs. Sara J. Hitching (widow: Harry)		Not listed
1970	[see 156 Avenida Menendez]		
1975	Mrs. Ann Charles		Hostess, Sanchez House
1979-80	Mrs. Ann Charles	(o)	Not listed

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

156 Avenida Menendez (c. c. 1924-1930)
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
+1930**	Robert W. Creese (wife: Virginia)		Jockey
1934**	Vacant		
1940**	Joseph L. Stubbs (wife: Nina E)		Manager, Florida State Employment Services
1945	[see 59 Marine Street]		
1951	Apartments:		
	1. Mrs. Edna P. Hoss (widow: Glenn A.)		Representative a Childs Evangelistic Friendship
	2. Mrs. Florence P. Murray (widow: James J.)		Not listed
	3. Mrs. Dorathy R. Menadier		Clerk-Typist, State Arsenal
	4. Robert N. Grice (wife: Marjorie P)		Traveling Salesman (Dental Assistant to Dr. George Young)
	5. Earl W. Sutter (wife: Catherine P.)		Universal Detective Agency (Supervisor, County School Lunch Rooms)
1955	Apartments:		
	1. Gustaf Kraft (wife: Lena)		Not listed
	2. Mrs. Nellie Forte (widow: Myron)		Not listed
	3. Vacant		
	4. Mrs. Frances Ordway		Not Listed
	5. Mrs. Margaret Mitchell		Employee, Singer Sewing
	5. Mary H. Mitchell		Instructor, Singer Sewing
1960	Apartments:		
	1. Mertyl L. Hipke		Not listed
	2. Ben A. Meecham		Cook, Ponce Motor Lodge
	3. Vacant		
	4. Mrs. Frances Ordway		Not listed
	5. Mrs. Cornelia M. Grave		Office Secretary for Donald E. Book
1965	Apartments:		
	1-3. Vacant		
	4. Mrs Frances W. Ordway	(o)	
1970	Bahia Tierra Apartments		
	1. Vacant		
	2. R.E. Bradley (wife: Lillian)		Not listed (Medical Records Secretary)
	3. Mrs. Mary Wyber		Not listed
	4. Mrs Frances W. Ordway		Not listed
1975	Bahia Tierra Apartments:		
	1. No Return (Ann Charles)		
	2. Mrs. Ione S. Cookes (widow: Harry H)		Not listed
	3. Mrs. Lois Cree		Not listed
	4. Mrs Frances W. Ordway		Not listed
1979-80	Bahia Tierra Apartments:		
	1. Office		
	2. Jon Rubbin		Not listed
	3. Linda Hicks		Waitress, Holiday Inn
	4. Robert Shreves		Student
	5. Amy O'Connello		Student

\+ First entry found for this address
(o) Owner
** Addressed 156 Bay Street

texture existed with the roofs. He said he would not be in favor of the application.

Mr. Rumpel suggested that the application be tabled in order for the applicant to furnish a sample of the metal roof.

Mr. Graubard voiced that tabling the application posed a problem. He asked the board to approve his request but to set the size of the standing seam.

In response to an inquiry from Mr. Weaver, Mr. Birchim affirmed that the board could include a seam profile condition with their motion.

MOTION

Mr. Weaver moved to approve the application with the condition that the applicant use the lowest possible profile standing seam, but not to exceed ¾ of an inch in height.

Mr. Graubard asked if the board could approve a one inch seam.

Ms. Wallace asked if a cost issue was involved.

Mr. Weaver affirmed that the board could not consider that issue.

Mr. Rumpel noted that the seam height was related to the panel size. He suggested that panel width remain at twelve inches. He noted that the installation should be in a residential scale.

Mr. Weaver withdrew his motion.

MOTION

Mr. Rumpel moved to approve the application with the condition that the applicant install a standing seam roof with panel width no wider than twelve inches to allow for the most minimum seam available to join the panels and in onyx gray color. Mr. Weaver seconded.

MOTION CARRIED UNANIMOUSLY

Item 6(c) 2004-1149
Robert Graubard
Margaret M. Stacklum
156 Avenida Menendez
To demolish a residence.

Mr. Graubard stated that the building consisted of five apartment units. He voiced that he desired to start the clock on the demolition waiting period; however, they hoped to be able to save the building. He explained that the new building would remain apartments, but only consist of three units.

Ms. Del Rance advised that guidelines specified that plans for the new building must be submitted to obtain a Certificate of Appropriateness for a demolition approval for property located in the Historic Preservation zones.

Mr. Rumpel clarified that the board would be required to deny or table the application because the applicant did not provide plans for the new structure.

MOTION

Mr. Barnes moved to deny the application as submitted. Ms. Wallace seconded.

Mr. Rumpel opened the public hearing but there was no response from the public.

MOTION CARRIED UNANIMOUSLY

Item 6(d) 2004-1154
Cameron Jacobs
102 Railroad Avenue
To demolish a residence.

Cameron Jacobs, 5420 Atlantic View, was sworn in.

Mr. Rumpel suggested that the photographs were descriptive of the condition of the building.

In response to an inquiry from Ms. Wallace, Mr. Jacobs affirmed that he would construct a small office and storage building, which had been approved by the PZB.

Mr. Rumpel opened the public hearing but there was no response from the public.

Mr. Birchim affirmed that the building had yet to be deemed a public nuisance.

MOTION

Mr. Barnes moved to approve the application as submitted. Mr. Weaver seconded.

MOTION CARRIED UNANIMOUSLY

7. OTHER BUSINESS

a) Review of AGHP additions from the joint HARB/PZB Workshop:

- **Setback changes for non-Colonial architecture in the Historic Preservation Districts**
- **Preapproved roofing materials based on architectural style**
- **Preapproved wood shutters meeting Hurricane Codes**
- **Building height compatibility**
- **Proposed paint scheme guideline**
- **Preapproved sign lighting fixtures**

Mr. Birchim advised that the AGHP additions had been discussed during a PZB/HARB workshop with Robert Hall. He noted that at least one item would be reviewed by the PZB; however, not until their January 2005 meeting. He stated that the board could act on the items or wait until the December 2004 meeting.

Ms. Wallace noted that she was not able to attend the workshop; however, she was concerned with the height restriction. She acknowledged that the board members desired to retain the 35' height limit but review applications on a case-by-case basis.

Mr. Birchim advised that new guidelines stated that new construction must be compatible with existing building heights of adjacent and abutting properties. He said an applicant was not automatically entitled to a building height of thirty-five feet.

After some discussion between board members, it was determined that they would study the information and consider the changes at their December 2004 meeting.

8. REVIEW OF CONFLICT STATEMENTS FROM PREVIOUS MEETING

8a) Mr. Weaver – 7270 Old Hwy 207, Spuds, Florida.

Mr. Weaver disclosed that he had recused himself from the application because he had

February 13, 2006

Robert Graubard
33 Water Street
St. Augustine, FL 32084

Re: Certificate of Appropriateness – 156 Avenida Menendez – 2005-1460

Dear Mr. Graubard:

On Thursday, January 19, 2006, the Historic Architectural Review Board (HARB) met and discussed your application to renovate the building exterior at 156 Avenida Menendez.

Specifically, the HARB **approved** your application with conditions as per the attached executed order.

Please contact the Planning and Building Department at 825-1065 for the proper permits, fees and requirements before proceeding with your project in accordance with HARB's decision.

Sincerely,

Mark A. Knight, A.I.C.P.
Director, Planning & Building

MK:ts

cc: William B. Harriss, City Manager
James Whitehouse, Staff Attorney
Pamela Halterman, Recording Secretary
BDAC File

This instrument prepared by:
City of St. Augustine
75 King Street
Post Office Drawer 210
St. Augustine, FL 32085

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

ORDER TO APPROVE
CERTIFICATE OF APPROPRIATENESS
CASE NO. 2005-1460

IN THE MATTER OF:

APPLICANT: Robert Graubard
33 Water Street
St. Augustine, FL 32084

OWNER: Margaret Stacklum

RE: Certificate of Appropriateness pursuant to Section 28-89, City of St. Augustine Code, to renovate building exterior.

DESCRIPTION OF SITE OF CERTIFICATE OF APPROPRIATENESS:
156 Avenida Menendez

LEGAL DESCRIPTION: City of St. Augustine, Lot 6, Block 22 OR1501/234

PARCEL NUMBER: 198480-0000

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON JANUARY 19, 2006, AND BASED ON THE TESTIMONY AND EVIDENCE, THE HISTORIC ARCHITECTURAL REVIEW 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 19, 2006 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 Historic Preservation-one (HP-1).

ORDER

1. That based upon the evidence, testimony and exhibits presented at the hearing, the Applicant has provided the proper grounds for granting a Certificate of Appropriateness and, therefore, the Certificate is granted in accordance with the application.
2. That the following conditions are applied to the granting of the Certificate of Appropriateness, as follows:
   - The window surrounds on the stucco portion of the building shall match those currently found on the shingled portion of the building.
   - Railings on the Avenida Menendez side of the building shall be made of wood and mounted on a cantilevered porch not to exceed 36 inches in depth instead of mounted flush to the building's façade.
   - The applicant agrees to install gutters on the eaves of the building to alleviate roof drainage problems. These gutters shall comply with the Architectural Guidelines for Historic Preservation.
   - This Certificate of Appropriateness did not include approval of exterior hardware, exterior light fixtures, gutters, or a screen/fence for the HVAC units. The applicant is required to apply for an additional Certificate of Appropriateness to address these work items.

DONE AND ORDERED, at a public hearing on the 19th day of January, A.D., 2006, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

CERTIFICATE OF APPROPRIATENESS REQUEST APPROVED.

DANA STE. CLAIRE, CHAIRMAN
HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, Dana Ste. Claire personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, and Dana Ste. Claire, personally known to me and who is the person 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 February, A.D., 2006.

Nancy E Brilliant
Notary Public, State of Florida

Notary Public State of Florida
Nancy E Brilliant
My Commission DD457828
Expires 09/20/2009

CITY OF ST. AUGUSTINE, FLORIDA

Regular Historic Architectural Review Board Meeting
January 19, 2006

The Historic Architectural Review Board met in formal session at 2:00 P.M., Thursday, January 19, 2006 in The Alcazar Room, City Hall. The meeting was called to order by Chairman Dana Ste. Claire, and the following were present:

1. ROLL CALL

Dana Ste. Claire
Karen Harvey
Peter Rumpel
Antoinette Wallace
Paul Weaver

City Staff:

Mark Knight, Director, Planning and Building Department
Tom Scofield, Historic Preservation Planner
James Wilson, City Attorney
Pam Halterman, Recording Secretary

2. APPROVAL OF MINUTES (December 15, 2005 regular meeting).

Minutes from the December 15, 2005 regular meeting were approved as presented.

3. OPINION OF APPROPRIATENESS

None

4. CERTIFICATE OF APPROPRIATENESS

Item 4(a) 2005-1068
Kanti Patel
Sea Wall Motor Lodge, Inc.
32 Avenida Menendez
To install an awning.

In response to an inquiry from Mr. Ste. Claire, Mr. Knight affirmed that no additional material had been submitted to staff.

MOTION

Mr. Rumpel moved to deny the application without prejudice. Ms. Harvey seconded.

MOTION CARRIED UNANIMOUSLY

Item 4(b) 2005-3286
City of St. Augustine
Historic Districts
To approve new trash receptacle design.

Mr. Knight advised that the City would like to withdraw the application but would return at a future meeting with a new proposal.

Item 4(c) 2005-1460
Robert Graubard
Margaret Stacklum
156 Avenida Menendez
To renovate building façade.

Mr. Ste. Claire noted that the project had previously been before the board as an Opinion of Appropriateness. He said the board had offered Mr. Graubard some recommendations at that time.

Robert Graubard, 33 Water Street, was sworn in. He stated that he had submitted new plans which showed the elimination of the metal railings which the board had recommended. He noted that the wood railings would not be flush with the building. He affirmed that they would return to the board with such elements as light fixtures, gutters, landscaping and hardware.

Mr. Ste. Claire opened the hearing to public comment.

Wesley DeWitt Cowan, representing Mary Kate Beatie, owner of the property at 57 Marine Street, stated that Ms. Beatie had three concerns:

- Drainage problems in the area
- Access to the subject property during construction
- The building was located one foot from property line

Mr. Cowan advised that the eaves encroached onto Ms. Beatie's property. He explained that they had spoken with Mr. Graubard and would allow him to place ladders on their property; however, the agreement must be in writing. He suggested that the board place a condition on their approval whereas the front wall shall be moved back in order to use the area as access to the property during construction. He voiced that they were in favor of the renovation; however, he asked the board to consider his suggestions.

Mr. Ste. Claire pointed that that many of the concerns that Mr. Cowan voiced fell outside the purview of the HARB; however, staff took notes of the zoning issues mentioned that day.

Debra Callahan, 56 Marine Street, was sworn in. She voiced that she was in favor of the renovations to the building. She asked for clarification regarding the drawings which had indicated three stories on the front side of the building and two stories on the rear. She questioned whether the exterior appearance would remain as it was that day. She also asked if the structure was safe enough to pass a structural test.

Mr. Ste. Claire closed the public hearing.

Mr. Graubard stated that he had intended to use Avenida Menendez for construction access, and they planned to rent a few parking spaces in front of the building for a construction dumpster and construction vehicles which was common practice in the City. He affirmed that he would enter into an agreement with the closest adjacent neighbor and supply the necessary insurance in order to continue their good relationship. He noted that a gutter system would be placed on the building to prevent further water problems between structures. He explained that the rear side would consist of two stories which would be residential. He stated that the front would have a new pitched roof to create a loft area on the building which appeared to be three stories but was only a half-story loft area. He affirmed that the building currently did not have porches; however, French doors would be added where the windows were located and a step-out of thirty inches would be constructed in front of the doors. He stated that construction time was currently unknown. He noted that bids had yet to be received for the construction. He said if the bids were too high the developer would reconsider and reevaluate the entire project.

Mr. Weaver noted that the building could be thirty-five feet high according to Code.

Mr. Ste. Claire stated that the boards' main concerns had been addressed by the applicant.

MOTION

Ms. Wallace moved to approve the application as submitted. Ms. Harvey seconded.

Mr. Rumpel suggested that trim should be placed around the windows similar to trim on the stucco side of the building.

Ms. Wallace amended the motion to include Mr. Rumpels' suggestion. Ms. Harvey seconded the amendment.

MOTION CARRIED UNANIMOUSLY

Item 4(d) 2005-1464
Marc Rude
11 Cadiz Street
To revise plans for carriage house addition to include improvements addressing fire code.

Mr. Rude, 11 Cadiz Street, was sworn in.

Mr. Ste. Claire noted that the application involved a Victorian house in which an addition was desired; however, concerns with Fire Code had been raised.

Mr. Rude advised that his contractor had more insight regarding the Fire Code issues.

Cary Wilkerson, Advantage Enterprises, 1864 Lakotna Drive, Orange Park, was sworn in. He stated that the construction was ninety-five percent complete; however, the State Licensing Department for B & B Inns found a possible issue with an alarm. He noted that the Fire Marshal was then called in; however, the Marshal had never seen the construction plans prior to the building permit being issued. He explained that the new addition was placed less than ten feet from the exterior wall of the main structure which triggered Code issues. He stated that, after much review, a second egress would be added in order to eliminate the need to modify the existing structure. He noted that the additional staircase resulted in a variance application.

Mr. Ste. Claire clarified that a variance application was not before the HARB but an application for architectural appropriateness was involved with the change.

Mr. Ste. Claire opened the public hearing but there was no response from the public.

In response to an inquiry from Mr. Ste. Claire, Mr. Wilkerson affirmed that a ten foot separation existed between buildings; however, the separation narrowed to only eight feet, four inches at one end of the structure.

Mr. Ste. Claire asked if the applicant could eliminate the need for a second egress by providing an interior connector between both buildings.

Mr. Knight advised that he did not know if a connector would satisfy the Fire Code issue.

Mr. Wilkerson stated that two rooms had already been closed off; therefore, a connector was not a viable option. He explained that the structures were one inch apart but wood trim covered the gap; however, they were independent structures.

I2005-1451

CITY OF ST. AUGUSTINE

RECEIVED

A6 - APPLICATION TO HISTORIC ARCHITECTURAL REVIEW BOARD

Application Fee $30.00 DEC 1 2 2005 BDAC Project No. 2005-1460

Receipt No. PB68122 Planning / Building Dept. Meeting Date January 19, 2006

PLEASE PRINT OR TYPE

1. NAME OF APPLICANT ~~Agent~~ Robert Graubard Daytime Telephone 794-8080

   Business (if applicable) & Business Partner

   Address 33 Water Street City St Augustine State FL Zip 32084

2. NAME OF PROPERTY OWNER Margaret Stedham Daytime Telephone 845-888-5260

   Business (if applicable) _____

   Address PO Box 601 City Wurtsboro State NY Zip 12790

3. LEGAL DESCRIPTION OF PROJECT PROPERTY

   Lot 6 Block 22

   Subdivision City Parcel Number 198480-0000

4. PROJECT STREET ADDRESS 156 Avenida Menendez

5. SPECIFIC PROPOSED USE Residential Condos

6. ACTION REQUESTED

   ☒ Certificate of Architectural Appropriateness ☐ Certificate of Demolition/Removal/Relocation

   ☐ Opinion of Architectural Appropriateness ☐ Appeal of Staff Determination

   ☐ Other _____

7. DESCRIPTION FOR ACTION REQUESTED

After receiving an opinion of Architectural Appropriateness in October I have modified the front pursuant to suggestions by the Board

8. AGREEMENT

In filing this application, I understand that it becomes a 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.

Application must be signed by both applicant and property owner if different. Letter of authorization must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of either property owner or applicant.

I further understand that if a certificate is approved that the associated permit must be obtained prior to starting work.

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.

10. SIGNATURE OF APPLICANT Robert M Graham DATE 12/12/05

PRINT NAME Robert M Graham

11. SIGNATURE OF PROPERTY OWNER Margaret Stacklum DATE 12/12/05

PRINT NAME Margaret Stacklum

RECEIVED
DEC 12 2005
Planning / Building Dept.

STAFF USE ONLY

A. CURRENT ZONING CLASSIFICATION _____

B. BUILDING DESCRIPTION _____

C. COMMENTS _____

D. _____

PLANNING AND BUILDING MANAGER OR AUTHORIZED SIGNATURE DATE

CITY OF ST. AUGUSTINE

STAFF REPORT & RECOMMENDATION

TO: Historic Architectural Review Board

DATE: January 19, 2006

RE: **Certificate of Appropriateness #2005-1460**

LOCATION	156 Avenida Menendez
AGENDA ITEM	4(c)
APPLICANT	Robert Graubard
OWNER	Margaret Stacklum
REQUEST	To renovate a building façade.
PLANS DATED	December 12, 2005

GENERAL/BACKGROUND INFORMATION
156 Avenida Menendez, Mediterranean Revival, 1930

Plan review indicates that the applicant intends to redesign the front (non-historic addition) of the building to including raising the height of the building with a new roof, removing and replacing windows and the front door, removing and replacing windows on the historic main building and adding new windows to the main building, removing a fire escape staircase on the south side.

APPLICABLE CODES/ORDINANCES

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-1, 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-One, -Two and -Three (HP-1, 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.

STAFF SUMMARY AND ANALYSIS

Although listed as a Mediterranean Revival style building, it appears that the eastern portion of the building is a Mediterranean Revival style latter addition to the original structure, which is Frame Vernacular in style.

This property received an Opinion of Appropriateness from HARB on October 20, 2005. The board approved the Opinion with the condition that the railings on the East façade be changed from iron to wood and that the windows are trimmed in wood.
These plans show the wood railings on the East façade.

Mediterranean Revival portion, facing Avenida Menendez

Windows – Removal of the rectangular fixed pane windows and installation of double hung wood windows appears to be appropriate.

Roof – The new roof design will eliminate the current flat roof. It is a pitched, standing seam metal roof. The tile roof overhang is being eliminated as a design feature.

Front Façade – The front façade will be completely changed by eliminating the multi-pane windows, the tile roof overhang and the front door. The new façade will have 4 sets of double French doors with 3 foot tall wood railings flush mounted in front of the doors (presumably so that the doors can open inward and the railings will provide security). These French doors and the new entrance door will have shed roof overhangs above them. The railing for the front stairs is being removed and replaced.

Frame Vernacular portion, facing Marine Street

Windows - The entire window design and placement is being changed. Given the fact that the existing windows are of various size and style, the variety of sizes associated with the new windows appears to be appropriate.

Air Conditioner Units – The south elevation shows new air conditioner units, which will be replacing the window units now serving the property. The new units should be screened from view with fencing or landscaping.

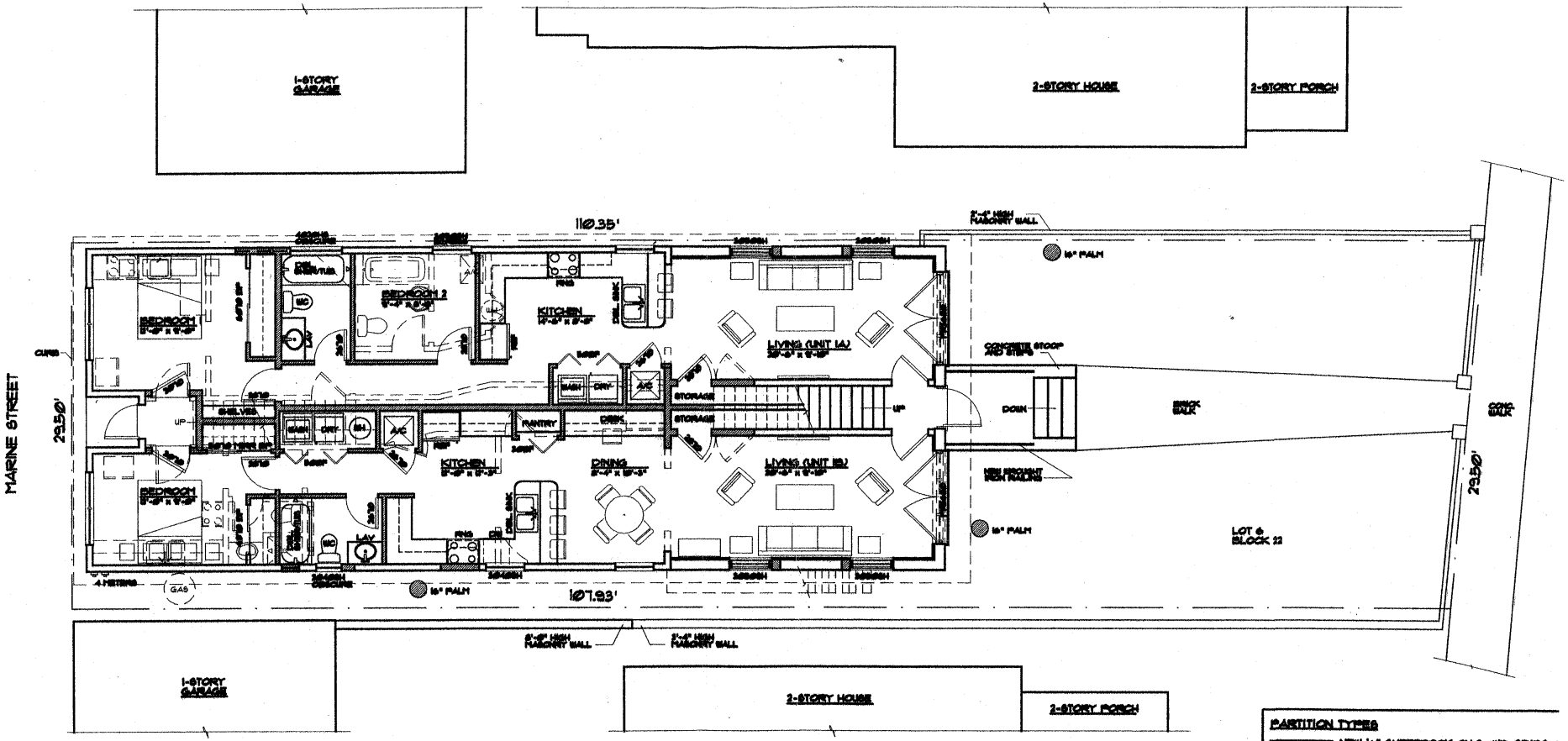
No hardware or light fixture details have been submitted.

In general, the changes proposed for this building are an improvement to the existing property. The shed roof overhangs, French doors and flush mounted grills on the East elevation are not typical for the Mediterranean Revival style of architecture but were found to be satisfactory by the Board at the October 2005 meeting.

STAFF RECOMMENDATION

Based on a review of the AGHP, staff finds that the Board can approve a Certificate of Appropriateness for changes to 156 Avenida Menendez. If new hardware or light fixtures or air conditioner screening is intended, a further application should be submitted for approval.

David Birchim
Planning Manager



FIRST FLOOR PLAN (PROPOSED)

NORTH

PARTITION TYPES

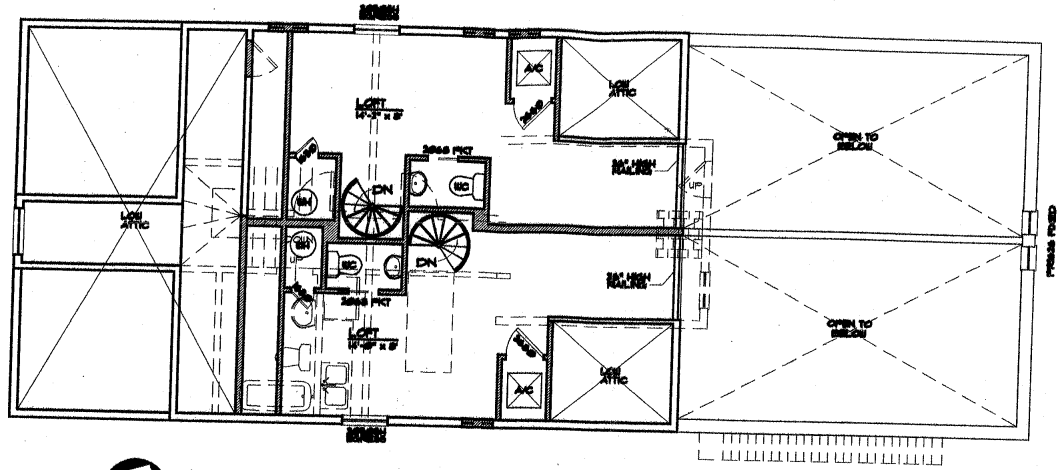
- NEW ½" SHEETROCK ON 2x W.D. STUDS @
- EXIST. PARTITIONS TO REMAIN
- EXIST. CMU WALLS TO REMAIN
- PARTITIONS TO BE DEMOLISHED. GROUT SMOOTH AND MATCH ADJACENT FINISH.

DESIGN DRAWINGS ONLY NOT FOR CONSTRUCT

156 AVENIDA MENENDEZ

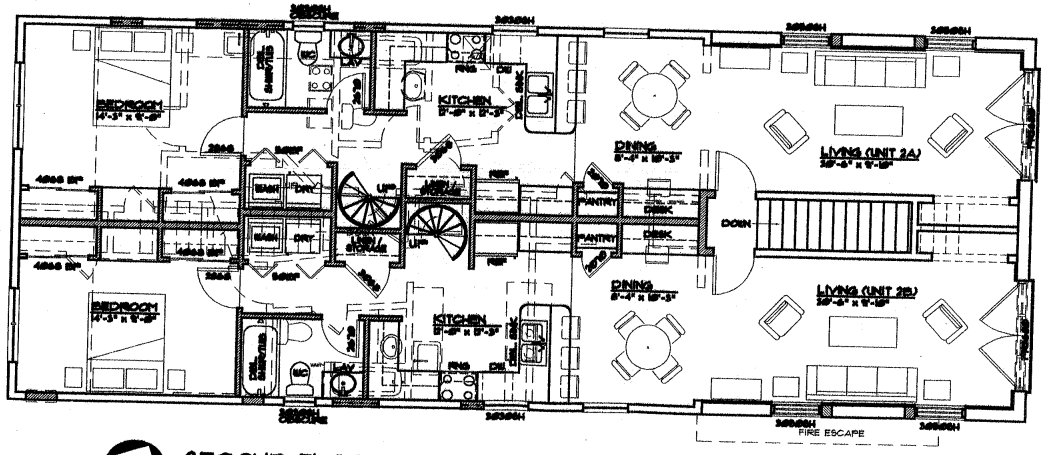
FIRST FLOOR PLAN (PROPOSE

BRYAN McCLOSKEY ARCHITECTS, P.A.



THIRD FLOOR PLAN (PROPOSED)

NORTH



SECOND FLOOR PLAN (PROPOSED)

NORTH

PARTITION TYPES

NEW ½" SHEETROCK ON 2x W.D. STUD

EXIST. PARTITIONS TO REMAIN

EXIST. CMU WALLS TO REMAIN

PARTITIONS TO BE DEMOLISHED. GROUT SMOOTH AND MATCH ADJAC FINISH.

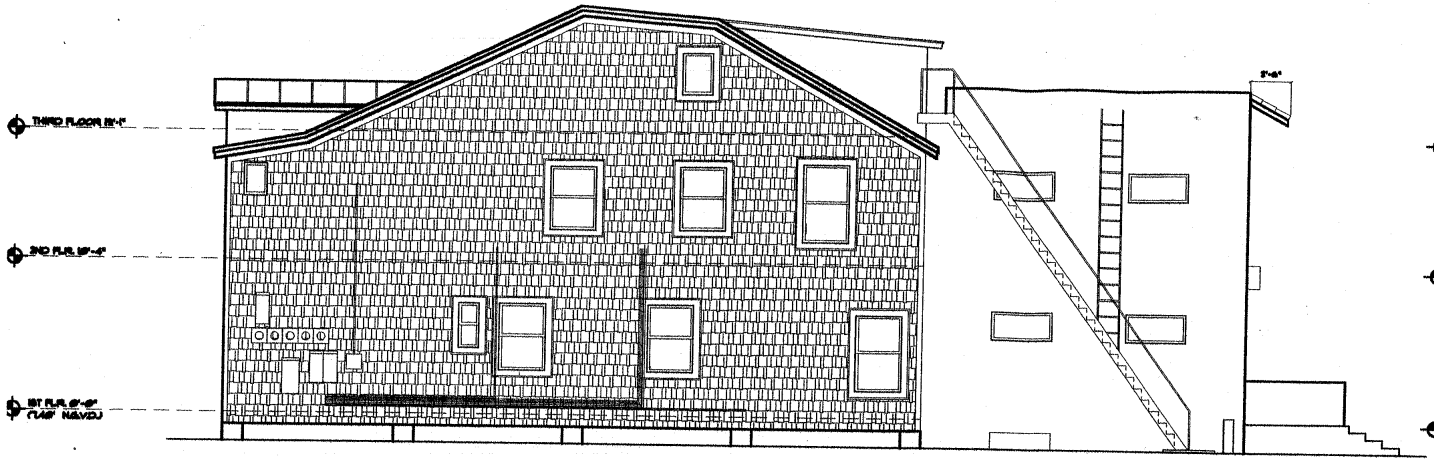
DESIGN DRAWINGS ONLY NOT FOR CONSTR

86 AVENIDA MENENDEZ

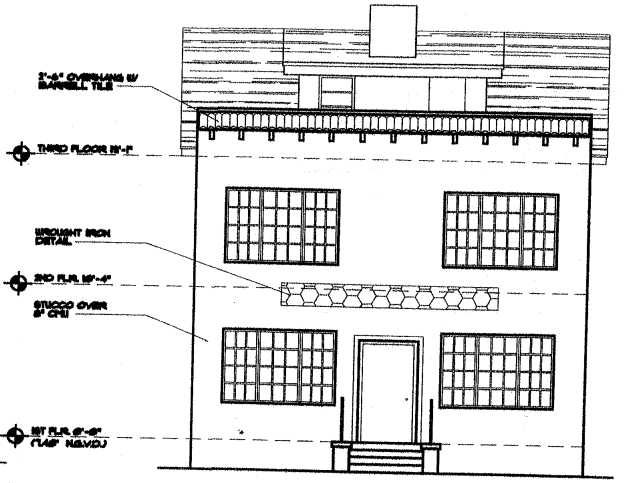
2ND / 3RD FLOOR PLAN (PR

BRYAN McCLOSKEY

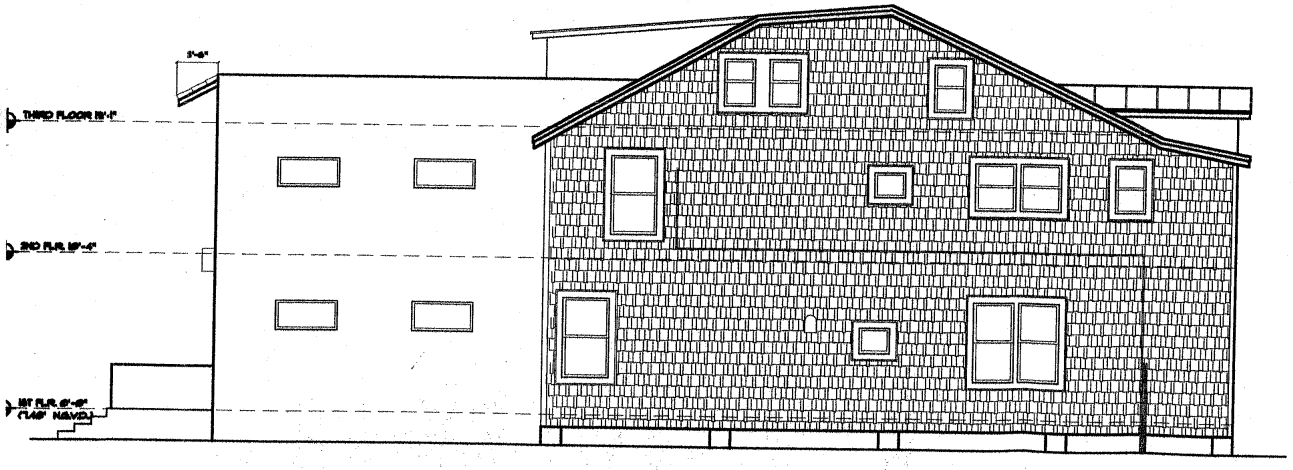
Staff Report Packet, page 168



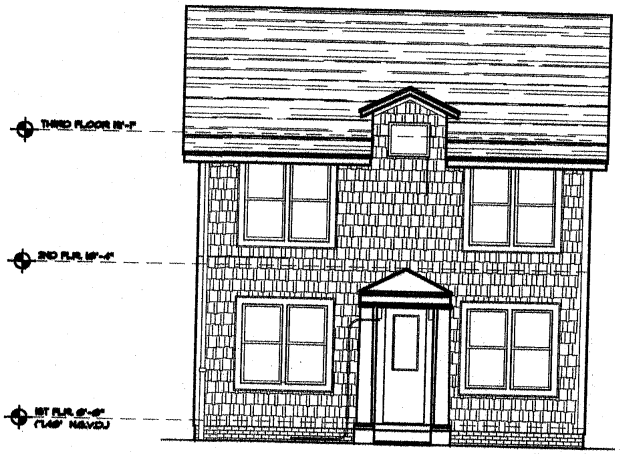
SIDE (SOUTH) ELEVATION



FRONT (EAST) ELEVATION

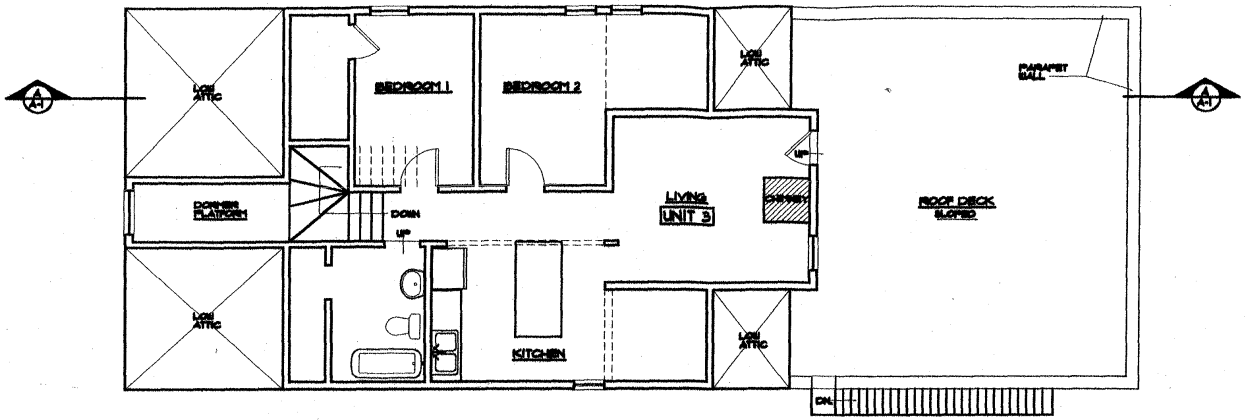


SIDE (NORTH) ELEVATION



REAR (WEST) ELEVATION

Staff Report Packet Page 139

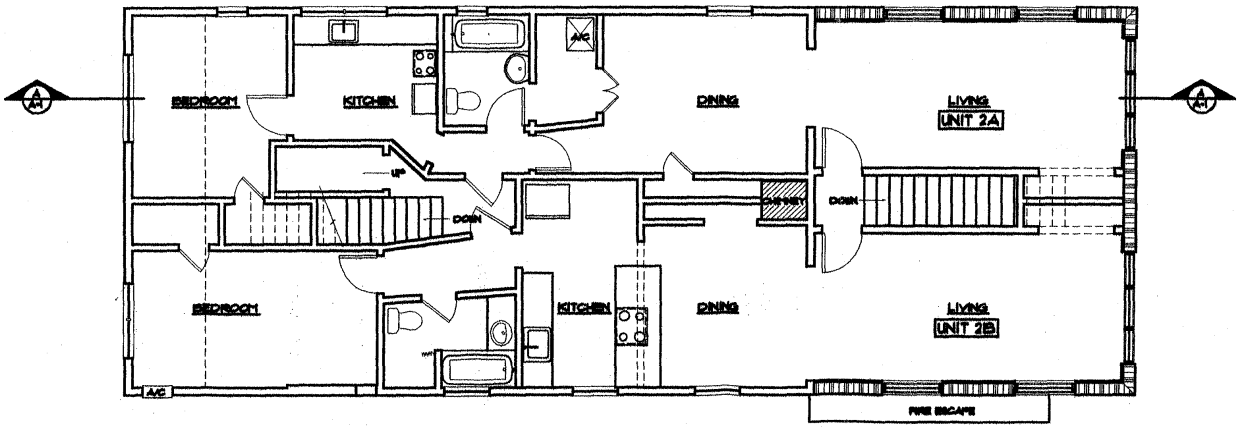


THIRD FLOOR PLAN (EXISTING)

1/4" = 1'-0"

LIVING 760 SF

NORTH



SECOND FLOOR PLAN (EXISTING)

1/4" = 1'-0"

LIVING 1140 SF

NORTH

PARTITION TYPES

EXIST. WOOD FRAME WALLS

EXIST. CMU WALLS TO REMAIN

DESIGN DRAWINGS ONLY NOT FOR CONSTRUCTION

156 AVENIDA MENENDEZ

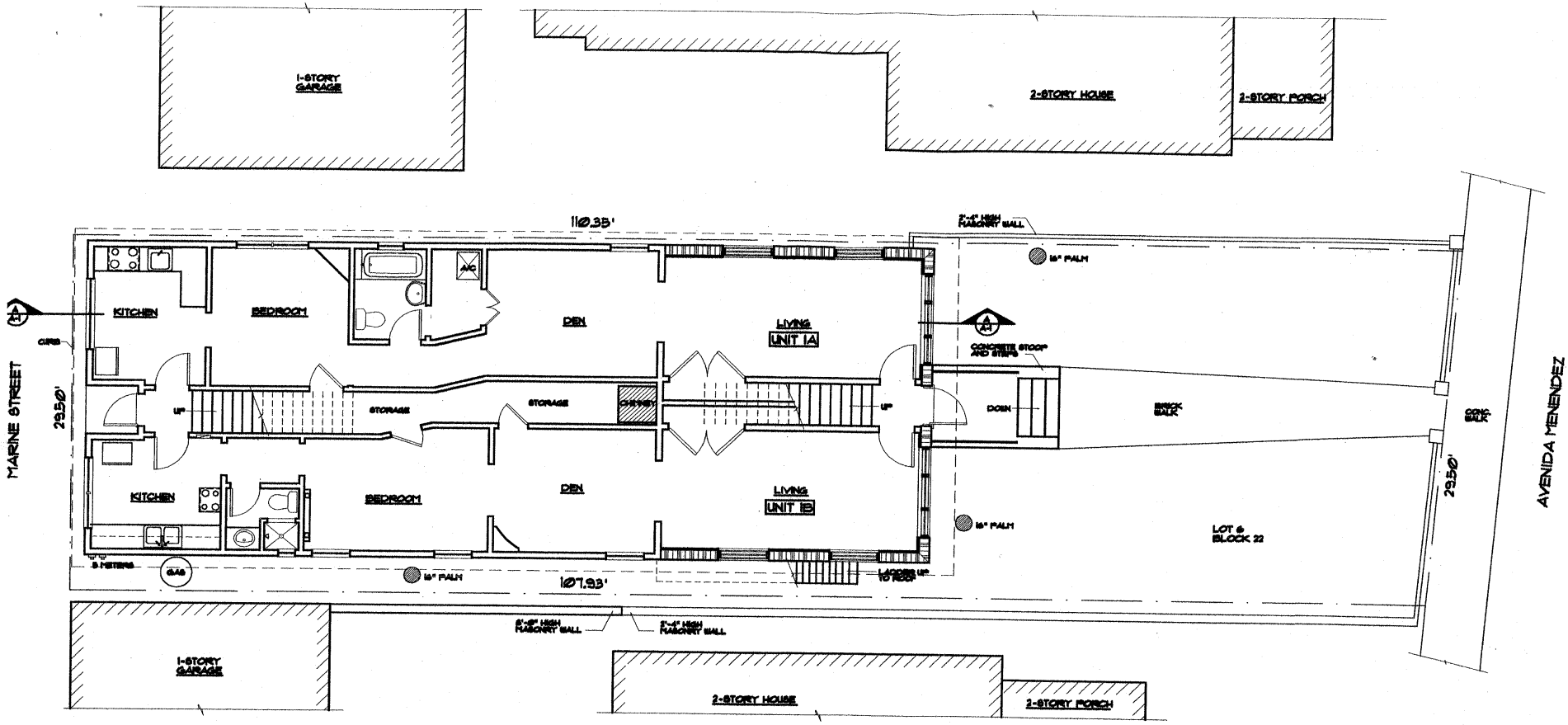
2ND / 3RD FLOOR PLAN (EXISTING)

BRYAN McCLOSKEY

ARCHITECT, P.A.

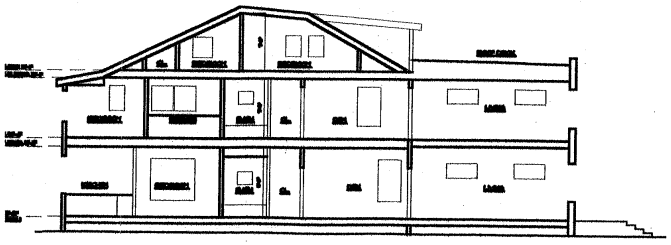
A-2

Staff Report Packet Page 170



FIRST FLOOR PLAN (EXISTING)

NORTH



BUILDING SECTION (EXISTING)

A-1

PARTITION TYPES

EXIST. WOOD FRAME WALLS

EXIST. CMU WALLS TO REMAIN

DESIGN DRAWINGS ONLY NOT FOR CONSTRUCTION

SITE COVERAGE CALCULATIONS	
LOT	3,208 SQ. FT.
EXISTING HOUSE	1,811 SQ. FT.
EXISTING ROOF COVERAGE	1,960 SQ. FT.
% OF LOT COVERAGE	56.4 %

RECEIVED

SEP 30 2005

Planning / Building Dept.

136 AVENIDA MENENDEZ

1ST FLOOR PLAN / SECTION (EXISTING)

BRYAN K. COSGROVE ARCHITECT, P.A.

A-1

Staff Report Packet Page 171 of 802

CITY OF ST. AUGUSTINE, FLORIDA

Regular Historic Architectural Review Board Meeting
January 19, 2006

The Historic Architectural Review Board met in formal session at 2:00 P.M., Thursday, January 19, 2006 in The Alcazar Room, City Hall. The meeting was called to order by Chairman Dana Ste. Claire, and the following were present:

1. ROLL CALL

Dana Ste. Claire
Karen Harvey
Peter Rumpel
Antoinette Wallace
Paul Weaver

City Staff:

Mark Knight, Director, Planning and Building Department
Tom Scofield, Historic Preservation Planner
James Wilson, City Attorney
Pam Halterman, Recording Secretary

2. APPROVAL OF MINUTES (December 15, 2005 regular meeting).

Minutes from the December 15, 2005 regular meeting were approved as presented.

3. OPINION OF APPROPRIATENESS

None

4. CERTIFICATE OF APPROPRIATENESS

Item 4(a) 2005-1068
Kanti Patel
Sea Wall Motor Lodge, Inc.
32 Avenida Menendez
To install an awning.

In response to an inquiry from Mr. Ste. Claire, Mr. Knight affirmed that no additional material had been submitted to staff.

MOTION

Mr. Rumpel moved to deny the application without prejudice. Ms. Harvey seconded.

MOTION CARRIED UNANIMOUSLY

Item 4(b) 2005-3286
City of St. Augustine
Historic Districts
To approve new trash receptacle design.

Mr. Knight advised that the City would like to withdraw the application but would return at a future meeting with a new proposal.

Item 4(c) 2005-1460
Robert Graubard
Margaret Stacklum
156 Avenida Menendez
To renovate building façade.

Mr. Ste. Claire noted that the project had previously been before the board as an Opinion of Appropriateness. He said the board had offered Mr. Graubard some recommendations at that time.

Robert Graubard, 33 Water Street, was sworn in. He stated that he had submitted new plans which showed the elimination of the metal railings which the board had recommended. He noted that the wood railings would not be flush with the building. He affirmed that they would return to the board with such elements as light fixtures, gutters, landscaping and hardware.

Mr. Ste. Claire opened the hearing to public comment.

Wesley DeWitt Cowan, representing Mary Kate Beatie, owner of the property at 57 Marine Street, stated that Ms. Beatie had three concerns:

- Drainage problems in the area
- Access to the subject property during construction
- The building was located one foot from property line

Mr. Cowan advised that the eaves encroached onto Ms. Beatie's property. He explained that they had spoken with Mr. Graubard and would allow him to place ladders on their property; however, the agreement must be in writing. He suggested that the board place a condition on their approval whereas the front wall shall be moved back in order to use the area as access to the property during construction. He voiced that they were in favor of the renovation; however, he asked the board to consider his suggestions.

Mr. Ste. Claire pointed that that many of the concerns that Mr. Cowan voiced fell outside the purview of the HARB; however, staff took notes of the zoning issues mentioned that day.

Debra Callahan, 56 Marine Street, was sworn in. She voiced that she was in favor of the renovations to the building. She asked for clarification regarding the drawings which had indicated three stories on the front side of the building and two stories on the rear. She questioned whether the exterior appearance would remain as it was that day. She also asked if the structure was safe enough to pass a structural test.

Mr. Ste. Claire closed the public hearing.

Mr. Graubard stated that he had intended to use Avenida Menendez for construction access, and they planned to rent a few parking spaces in front of the building for a construction dumpster and construction vehicles which was common practice in the City. He affirmed that he would enter into an agreement with the closest adjacent neighbor and supply the necessary insurance in order to continue their good relationship. He noted that a gutter system would be placed on the building to prevent further water problems between structures. He explained that the rear side would consist of two stories which would be residential. He stated that the front would have a new pitched roof to create a loft area on the building which appeared to be three stories but was only a half-story loft area. He affirmed that the building currently did not have porches; however, French doors would be added where the windows were located and a step-out of thirty inches would be constructed in front of the doors. He stated that construction time was currently unknown. He noted that bids had yet to be received for the construction. He said if the bids were too high the developer would reconsider and reevaluate the entire project.

Mr. Weaver noted that the building could be thirty-five feet high according to Code.

Mr. Ste. Claire stated that the boards' main concerns had been addressed by the applicant.

MOTION

Ms. Wallace moved to approve the application as submitted. Ms. Harvey seconded.

Mr. Rumpel suggested that trim should be placed around the windows similar to trim on the stucco side of the building.

Ms. Wallace amended the motion to include Mr. Rumpels' suggestion. Ms. Harvey seconded the amendment.

MOTION CARRIED UNANIMOUSLY

Item 4(d) 2005-1464
Marc Rude
11 Cadiz Street
To revise plans for carriage house addition to include improvements addressing fire code.

Mr. Rude, 11 Cadiz Street, was sworn in.

Mr. Ste. Claire noted that the application involved a Victorian house in which an addition was desired; however, concerns with Fire Code had been raised.

Mr. Rude advised that his contractor had more insight regarding the Fire Code issues.

Cary Wilkerson, Advantage Enterprises, 1864 Lakotna Drive, Orange Park, was sworn in. He stated that the construction was ninety-five percent complete; however, the State Licensing Department for B & B Inns found a possible issue with an alarm. He noted that the Fire Marshal was then called in; however, the Marshal had never seen the construction plans prior to the building permit being issued. He explained that the new addition was placed less than ten feet from the exterior wall of the main structure which triggered Code issues. He stated that, after much review, a second egress would be added in order to eliminate the need to modify the existing structure. He noted that the additional staircase resulted in a variance application.

Mr. Ste. Claire clarified that a variance application was not before the HARB but an application for architectural appropriateness was involved with the change.

Mr. Ste. Claire opened the public hearing but there was no response from the public.

In response to an inquiry from Mr. Ste. Claire, Mr. Wilkerson affirmed that a ten foot separation existed between buildings; however, the separation narrowed to only eight feet, four inches at one end of the structure.

Mr. Ste. Claire asked if the applicant could eliminate the need for a second egress by providing an interior connector between both buildings.

Mr. Knight advised that he did not know if a connector would satisfy the Fire Code issue.

Mr. Wilkerson stated that two rooms had already been closed off; therefore, a connector was not a viable option. He explained that the structures were one inch apart but wood trim covered the gap; however, they were independent structures.

Sec. 28-89. Criteria for certificate or opinion of appropriateness, relocation or demolition or partial demolition review.

The criteria for opinion of appropriateness, certificate of appropriateness, certificate of relocation, certificate of demolition or partial demolition review will be determined as follows:

(1) In reviewing an application for structures within historic preservation zoning districts the board or planning and building department shall consider the design and appearance of the structure, including the interior visible from the outside, front, sides, rear and roof; materials, textures and colors; plat plan or site layout, including features such as walls, walks, terraces, plantings, accessory structures, signs, lights, awnings, canopies, and other appurtenances. The decision to approve or deny the proposed application shall be based on the conformance of the proposed work to the Architectural Guidelines for Historical Preservation (AGHP) and adopted addendums of the City of St. Augustine as from time to time promulgated by the historic architectural review board or the city commission and approved by ordinance of the city commission, hereinafter referred to as "AGHP," Albert Manucy's Houses of St. Augustine - 1565—1821, and other architectural guidelines as may be adopted from time to time. The board shall not exercise any control over land use, such as governed by this chapter, or over construction, such as is governed by the building code, unless such control is within the intent and scope of this chapter.

a. In the case of an opinion of appropriateness: HARB shall make a determination that the general concept, preliminary construction plans, details or specifications of a project meet the architectural requirements of the AGHP, Albert Manucy's Houses of St. Augustine - 1565—1821, or other adopted architectural guidelines, but that the information may be insufficient to meet the requirements of a certificate of appropriateness or to obtain a building permit.

b. In the case of a certificate of appropriateness: HARB shall make a final determination that the material details are sufficient, construction plans are complete, and architectural details and specifications for a project meet the AGHP, Albert Manucy's Houses of St. Augustine - 1565—1821, or other adopted architectural guideline requirements. A certificate of appropriateness is required before a building permit may be issued. Only those plans and details approved by HARB may be reviewed by the planning and building department during the building permit review process.

c. In the case of a certificate of relocation of a structure: Consideration will be given to the immediate surroundings and to the district or districts in which it is located or to be located, that the relocation of the structure will not adversely impact the city's historic preservation efforts or negatively affect the streetscape. If the building will be relocated on the same site or moved to a new site in a locally designated historic preservation zoning district, then the process and plan requirements for a certificate of appropriateness also apply to the building's new location.

d. In the case of a certificate of demolition or partial demolition: A determination is made that the demolition or partial demolition of the structure will or will not adversely impact the city's historic preservation efforts. The applicant may also be required to submit information on the structural condition of the building from an engineer or architect to justify the need for the demolition or the partial demolition of the structure, and all other requirements of this Code.

(2) Before approving the plans for any proposed structure or signs located or to be located in a historic preservation zoning district, the board shall find:

a. In the case of a proposed alteration or addition to an existing structure, that such alteration or addition will not materially impair the architectural or historic value of the structure.

b. In the case of a proposed new structure, that such structure will not, in itself or by reason of its location on the site, materially impair the architectural or historic value of a structure on adjacent sites or in the immediate vicinity.

c. In the case of a proposed new structure, that such structure will not be injurious to the general visual character of the district or districts in which it is to be located.

(3) In the case of the proposed demolition of an existing historic structure, or a project that constitutes partial demolition of a historic structure that the removal of such structure or architectural features will not be detrimental to the historic and architectural character of the city or that, balancing the interest of the city in preserving the integrity of the city and interest of the owner of the property. In the case of a proposed project that constitutes a partial demolition see section 28-89(3)d below.

a. Approval of the plans for demolition in the latter event the board may issue an order postponing demolition for a period of not to exceed twelve (12) months after which the owner must reapply. The board may issue a second postponement with the total postponement period not to exceed two (2) twelve-month periods. If the board concludes that the demolition should be postponed, it shall, before issuing any final order with respect to such postponement, afford the applicant an opportunity to appear before the board to offer any evidence they may desire to present concerning the proposed order. Within the period of postponement, the board shall ascertain what the city or other agency or organization may do to preserve such structure and shall make recommendations to that effect to the city commission or otherwise cause the structure to be preserved. This section shall not apply to any permit for demolition which has been applied for, in proper form, prior to the effective date of this section.

b. If the building or structure is of exceptional significance including a local historic landmark, is a contributing property to a National Register of Historic Places District or has been individually listed on the National Register of Historic Places, the board can deny the demolition if the board finds the removal of such building or 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.

c. The demolition of colonial buildings listed on the Florida Master Site File, or colonial buildings designated local historic landmark, or colonial buildings meeting the criteria for eligibility on the National Register of Historic Places must be approved by the city commission.

d. In the case of a 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.

(4) Criteria for regulated structure. 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 any. 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.

(5) Applications for partial demolition of buildings listed on the National Register of Historic Places, contributing or potentially contributing to a historic district in the National Register of Historic Places, listed as a local historic landmark pursuant to this Code, listed as a potential landmark identified in the Historic Preservation Element of the Comprehensive Plan, Master Plan or identified by historic

preservation planning staff as culturally significant within the recent past, may apply for the demolition of additional components of the building as part of a more comprehensive rehabilitation plan. Staff may require that the application be reviewed as a full demolition with required documentation, appropriate condition assessment and a rehabilitation plan, recognizing that applicants may encounter unforeseen building damage, site conditions, flood mitigation obstacles, or other significant and demonstrable reasons justifying a more extensive partial demolition as part of the rehabilitation. In issuing a certificate of demolition or partial demolition, the board may include approval of both the partial demolition and potential related additional demolition and its rehabilitated replacement design under one application. This will allow the approval of drawings sufficient for a building permit and that all necessary requirements for the new construction related to the demolition or partial demolition are submitted for permitting review and approval by staff.

(6) As a condition of issuing a certificate of demolition, including partial 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. The board may also require at the applicant's expense the recording of the structure for archival purposes prior to demolition or partial demolition. The recording may include, but shall not be limited to, photographs and measured drawings.

(7) 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:

a. A report from an architect or structural engineer licensed in the State of Florida with demonstrated experience in restoration, rehabilitation, or renovation as to the structural soundness of the building and its adaptability for continued use.

b. Proof of unreasonable or undue economic hardship. 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:

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;

11. 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.

(8) In the case of any proposed new or altered sign, that the sign will not materially impair the architectural or historic value of any structure to which it is attached, nor any adjacent structure, and that such sign is consistent with the architecture of the building and the historical character of the area.

(9) The board shall not have the authority to consider interior arrangements.

(10) The Planning and Building Department may, based upon the AGHP and consistent with this article, make the decision to issue or not to issue a required permit for the following work:

a. Placement of utility service.

b. Repainting with the same color if previously approved for painting with an appropriate color selected from the AGHP guidelines.

c. Structural maintenance and repair utilizing the same materials and architectural character.

d. Any other structural maintenance consistent with the AGHP.

e. Exterior construction or equipment not visible.

f. All signs and graphics.

g. Landscape features, including fences, walls, walks, patios, decks, driveways, plant materials and ornamentation.

h. Placement of exterior utility support equipment, including air conditioning compressors, gas tanks, etc.

(11) Appeals from decisions of the planning and building department under subsection (9) of this section may be taken to the board within fifteen (15) days from such decision.

(Code 1964, § 33-190; Ord. No. 02-17, § 1, 8-26-02; Ord. No. 05-22, § 2, 8-8-05; Ord. No. 11-15, § 1, 10-24-11; Ord. No. 17-21, § 2, 8-28-17; Ord. No. 23-24, § 4, 8-28-23; Ord. No. 24-30, § 2, 9-23-24)

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:**

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:

- ☐ 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.
- ☐ 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.
- ☐ 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;
- ☐ The real estate taxes for the previous two (2) years.
- ☐ 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.
- ☐ 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?
2A. What steps did the owner take in determining that the property in its existing condition was suitable for their intended use?
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.
5A. Describe the economic considerations (e.g., cost for rehabilitation, cost for demolition, cost for new construction)

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
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
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

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Demolition (Full)

Case Number: HP2025-0041 **Meeting Date: Thursday, May 15, 2025**

1. NAME OF APPLICANT: John Valdes
   Business (if applicable):
   Address: 1395 US Highway 1 S Suite A
   City: Saint Augustine State: FL Zip Code: 32084
   Daytime Telephone: 9046691230 E-Mail Address: john@johnvaldes.com

2. NAME OF PROPERTY OWNER: Dan Cava
   Business (if applicable):
   Address: 160 Avenida Menendez
   City: St Augustine State: FL Zip Code: 32084
   Daytime Telephone: 304-669-3020 E-Mail Address: dancavatoyota@gmail.com

3. PROJECT LOCATION: 156 AVENIDA MENENDEZ, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: CITY OF ST AUGUSTINE LOT 6 BLK 22 OR3427/613 & 5855/89

5. SCOPE OF WORK: To demolish a residential building, constructed c. 1839, that is recorded in the Florida Master Site File and contributing to the St. Augustine National Register Historic District.

Information attached by applicant includes:

- Application Agreement
- Proposed Replacement Building/Feature Drawings
- Photographs of Existing Conditions
- Additional Information
- Condition Assessment Report

Received April 24, 2025
Planning and 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: 156 AVENIDA MENENDEZ / 59 MARINES

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

Owner's Name: DAN CAVA Owner's Signature: [signature]

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

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

(Can add additional signature page if needed)

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

Candice Seymour

From: Candice Seymour
Sent: Monday, April 28, 2025 9:58 AM
To: Lucy@johnvaldes.com; john@johnvaldes.com
Cc: dancavatoyota@gmail.com
Subject: 156 Avenida Menendez - Certificate of Demolition Application for May 15, 2025 Historic Architectural Review Board Meeting
Attachments: Owner auth 2019.pdf

RE: 156 Avenida Menendez

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 May 15, 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:

- The total cost of your application fee is $300 and must be paid ASAP for your application to be included on the meeting agenda. Since payment is not currently accepted via the Application Portal, application fees and any subsequent costs related to your application can be paid by:
  - Utilizing the Online Portal payment system (a convenience fee applies)
  - Mailing a check made out to the City of St. Augustine to ATTN: Planning and Building Department, P.O. Box 210, St. Augustine, FL 32085 (include property address and application type in check memo or on a cover page)
  - Visting In-person at 75 King Street, Elevator Lobby "B," 4th floor with cash, check, or card (2% fee is applied to all card transactions)

- 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 your application was found to be sufficiently complete at this time.

  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 May 5, 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.

Received April 24, 2025
Planning and Building Department

JOHN VALDES & ASSOCIATES, INC.

Lic# CBC1252403

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

April 22, 2025

To: City Staff Members
City Of St. Augustine

Ref: 156 Avenida Menendez / 59 Marine St
Re: Condition of remaining 1839 Territorial Structure and Feasibility of Restoration

On March of 2025, Vernon Keith (CDR) and John Valdes & Associates (JVA) began the careful surgical demolition of the 1920/30's masonry portions and the eastern 1890's wood frame additions to what remains of the original 1839 Territorial building, located at the above-referenced addresses.

During the masonry demolition we were able to salvage and store approximately 800 of the 1920/30's "North City Stone Works Block" for future use.

CDR's demolition of the masonry structure confirmed the 1930's portion of the building was un-reinforced concrete block and, as Larue House Movers predicted, had reached a point where, if we had tried to lift it, it would have failed.

The wood floor components in that portion of the building had suffered widespread and significant drywood termite damage, and the wood could not be repurposed.

We were, however, able to salvage and store approximately 100 linear ft of yellow pine, painted patina wainscoting for future use

The 1890's wood frame addition to the east portion of the territorial structure was found to be, as suspected, heavily infested with drywood and subterranean termites.

The wood framing and siding material, although appearing on the surface to be in reasonable condition, was upon closer examination found to be heavily damaged from drywood termite activity and could not be recycled.

The red brick foundation piers were in a deteriorated condition from mortar failure. The brick piers would've been redundant, anyway, as the building has to be lifted and brought up to base flood elevation, minimum with all new foundation piers.

The red clay bricks will be saved and recycled for veneering of the new concrete masonry piers, built to the new future elevated height.

1395 US Hwy 1 S, Suite A ■ St. Augustine, FL 32084
(904) 824-6150 ■ (904) 824-1597 ■ Fax: (904) 824-0122 ■ email: john@johnvaldes.com

Regrettably, after further exploratory demolition, more thorough investigation, and with professional evaluation of what remains of the 1839 building, it has been found that the original territorial structure does not remain in sound, restorable condition.

Unfortunately, a large part of the damage to the territorial building was done by the later additions starting in 1890, when the front and rear of the territorial building was removed and additions added to the East, as well as a two-story porch to the west.

Both the East and West walls would require total reconstruction as there is nothing remaining to be restored.

Further, and the most damning, in the early 20th century, the south first and second floor wall and floor systems (as well as the ground floor and wall of the north portion of the territorial building) were heavily altered by the installation of modern bathrooms and kitchens.

The bathroom alterations, in particular, were done poorly, and the water leakage that has occurred from the plumbing system, as well as water spillage on the floor of the bathrooms has resulted in very serious termite and wood decay damage, which would require complete demolition and total new construction.

We have placed shoring on both the east and west wall of the remaining portion of the territorial building, as well as emergency shoring on the south portion of the building, to control and prevent collapse while the demolition process proceeds.

The eastern half of the original territorial building's roof structure was removed during the 1890's addition to the structure. The remaining eastern portion of the original territorial structure, although intact, has widespread termite damage that would require total new construction to be made sound and give the needed structural integrity to withstand high wind events.

The cedar shingle siding over the original yellow pine siding is in very poor condition and is allowing rainwater penetration from the exterior into the building, which has accelerated the termite activity and damage in the structure. All of the exterior cedar shingle (and much of the underlying siding) will have to be removed and replaced to create a waterproof wall system.

The territorial structure is in very close proximity to recently restored buildings both to the north and south, as well as having a zero setback on Marine Street.

Because of the extent of remedial work and duration that would be necessary to save and reconstruct what little remains of the original territorial components of the structure, it would require the closure of Marine Street for periods of time, as well as to expose adjacent homes to danger for extended periods of vulnerability, particularly during hurricane season.

If we were to proceed with the idea of restoration to what little remains of the original territorial building, we would have a 98% new structure which could hardly be considered a "Restoration."

After long conversations with Mr. Cava (the owner of the property) and having an independent engineers opinion (find attached report from Bill Freeman, Engineer) of the condition of the remaining components of the territorial building, we request permission to remove the structure in its entirety, including the remnants of the 1839 territorial building.

I had personally hoped, like with Yallaha, at 115 Bridge Street that we would be able to find enough remaining of the territorial building in sound condition to be able to reuse those components back into a restored structure.

I am disappointed that I cannot bring better news to you, but we simply do not have enough remaining original components to make restoration possible.

During our presentation to HARB, the project architect, Les Thomas, presented conceptual drawings of what our build-back on the property would look like.

It is our intent to proceed with the concept that was offered and reviewed, and we will be coming back to HARB for approval as the project progresses.

We have curtailed partial demolition and have sandwiched the remaining territorial structure between our hanging barriers to help stabilize the building North and South from potential failure until such time we receive approval to continue the demolition.

It is my, Vernon Keith's, and Bill Freeman's opinion that the remaining structure is compromised and may pose a threat to public safety and welfare without the hanging barriers in place.

Regards,

JOHN

John Valdes, President
John Valdes & Associates Inc.
State Certified Building Contractor, License # CBC1252403
State Certified Master Plumbing Contractor #CFC1429400
State Certified Unlimited Roofing Contractor #CCC1330822
State Certified Home Inspector #HI-1687
State Certified Real Estate Sales Associates #SL-531234

Received April 24, 2025
Planning and Building Department

59 MARINE ST.
WEST ELEVATION

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

12-16-24

Received April 24, 2025
Planning and Building Department

AVENIDA MENENDEZ

EAST ELEVATION

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

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

SHEET
A-3

12-16-24

Received April 24, 2025
Planning and Building Department

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

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

SHEET

12-16-24

Received April 24, 2025
Planning and Building Department

PROPOSED SOUTH ELEVATION

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

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

SHEET

12-16-24

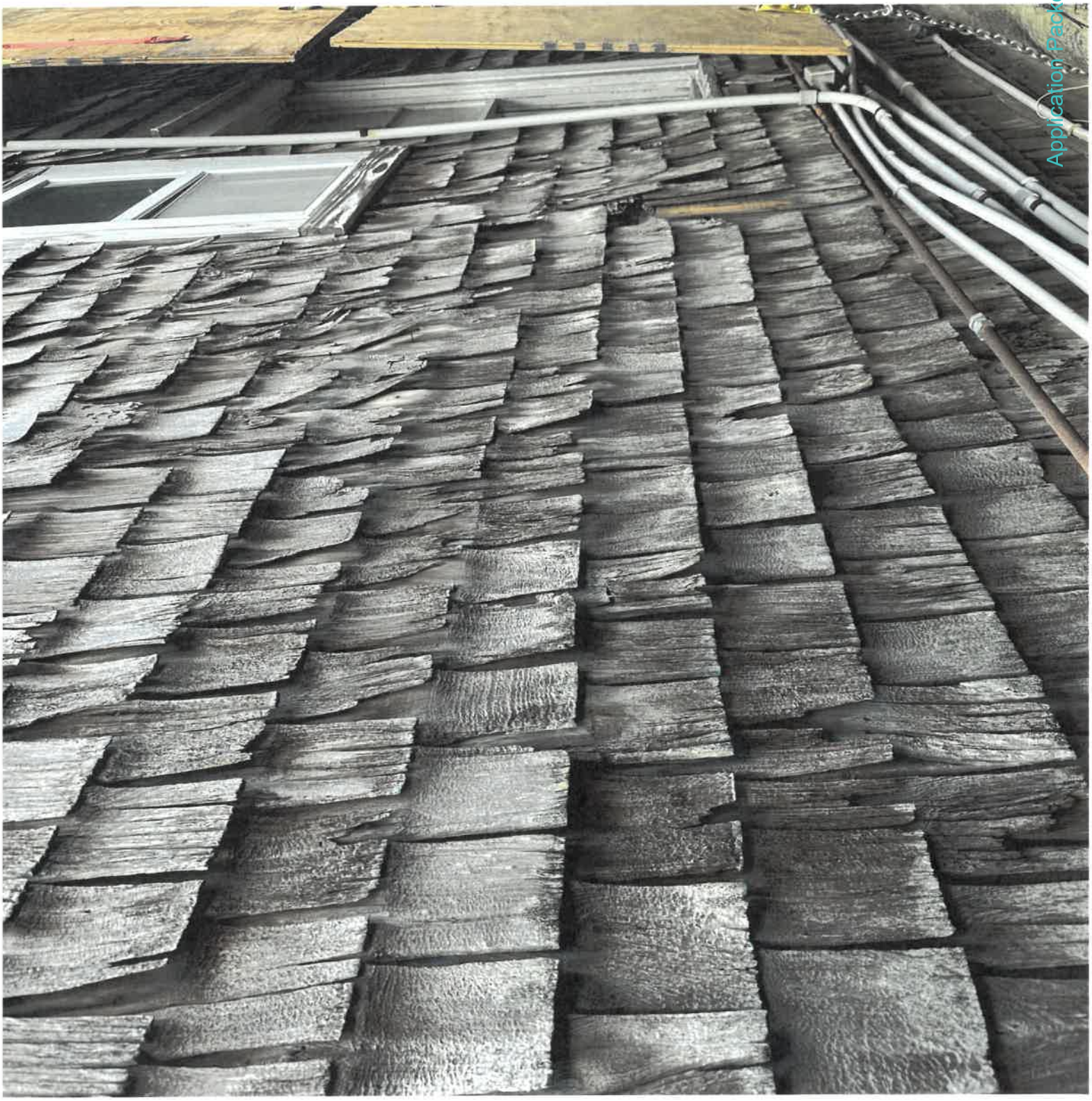
A 8

Received April 24, 2025
Planning and Building Department

Received April 24, 2025
Planning and Building Department

Received April 24, 2025
Planning and Building Department

Received April 24, 2025
Planning and Building Department



Received April 24, 2025
Planning and Building Department

Received April 24, 2025
Planning and Building Department

RECEIVED
APR 2 3 2025
Planning/Building Dept.

COASTAL ENGINEERING
AND TESTING, INC

STRUCTURAL REPORT

156 Avenida Menendez

MARCH 23 2025

P.O. BOX 3271, ST. AUGUSTINE, FLORIDA 32085

RECEIVED
APR 2 3 2025
Planning/Building Dept.

Table of Contents

	Page
Executive Summary	2
Conclusions and Recommendations	2
Appendix A	
Definitions	3
Photos	4

WILLIAM H. FREEMAN LICENSE No 56001 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by William H Freeman
DN: c=US, o=Unaffiliated, dnQualifier=A01410D00000195BAB4CB7200032517, cn=William H Freeman
Date: 2025.03.24 18:44:45 -04'00'
Adobe Acrobat version: 2025.001.20435

Engineer of Record:
William H. Freeman
PE #56001

RECEIVED
APR 2 3 2025
Planning/Building Dept.

3/23/25

Executive Summary

I have completed the visual inspection of the multi-story residence located at 156 Avenida Menendez to assess the structure, scheduled for elevating. My findings are as follows:

The multi-story home was originally constructed in 1839, with at least 2 more recent additions, with the most recent being constructed out of masonry. The original 1839 residence is a two-story wood framed structure on brick piers. Over the years, the home has had new siding installed, exterior boards replaced, new wall framing, reconstructed roof framing, altered rafters, reconstructed wall framing, failing sill beams, failing piers, and substantial termite damage throughout. The exterior wall and roof envelope have been compromised in several locations, causing damage.

Conclusions and Recommendations

The residence is located in Flood Hazard Area, AE-8 and has experienced flooding during several recent hurricane events. The finished floor elevation needs to be raised to at least 9'-0" NAVD 88 in order to avoid any more repetitive losses due to storm surge. The current structure will require lifting in order to bring the structure into compliance. The condition of the exiting sill beams, wall framing and roof framing are very fragile due to years of modification, rot and decay, termite damage and lack of adequate shearwalls. The structure is no longer plumb and has started to visibly lean towards the north. Raising the substantially damaged structure would exacerbate the dangerous conditions that currently exist. The amount of retrofitting required to bring this structure to pre-damaged conditions would require complete replacement of the existing structure. Due to the age and condition of the structure, I would recommend demolition of the structure.

This analysis was only a basic analysis based on minimal information gathered on site. Additional details can be submitted at the time of permitting.
If you have any more questions, please do not hesitate to call me at (386) 965-0644.

Sincerely,

William Freeman

William H. Freeman
FL. PE 56001
CBC 060026

RECEIVED
APR 23 2025
Planning + Bldg Dept

Appendix A

Definitions, Florida Building Code – Existing (2023 Edition)

DANGEROUS. *Any building, structure or portion thereof that meets any of the conditions described below shall be deemed dangerous:*

1.The building or structure has collapsed, has partially collapsed, has moved off its foundation, or lacks the necessary support of the ground.

2.There exists a significant risk of collapse, detachment or dislodgement of any portion, member, appurtenance or ornamentation of the building or structure under permanent, routine or frequent loads; under actual loads already in effect; or under wind, rain, flood or other environmental loads when such loads are imminent.

SUBSTANTIAL STRUCTURAL DAMAGE*. A condition where one or both of the following apply:*

1.The vertical elements of the lateral force-resisting system have suffered damage such that the lateral load-carrying capacity of any story in any horizontal direction has been reduced by more than 33 percent from its pre-damaged condition.

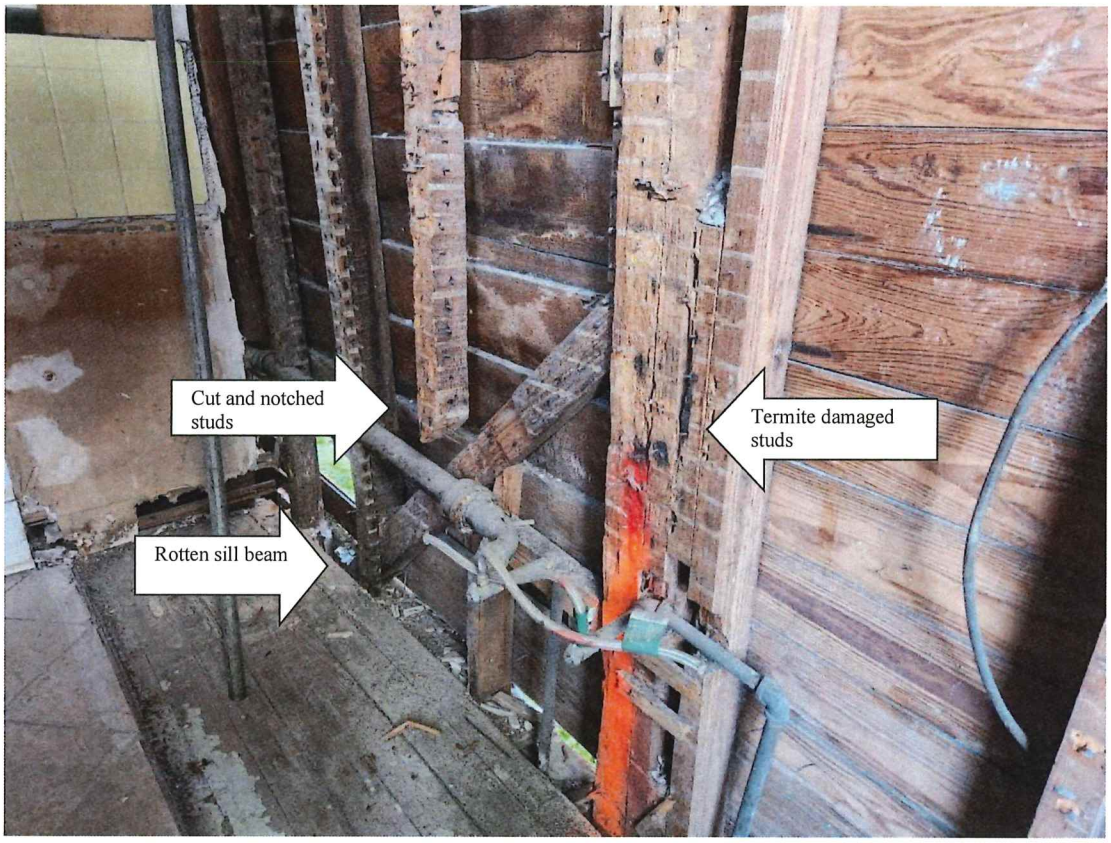
2.The capacity of any vertical component carrying gravity load, or any group of such components, that supports more than 30 percent of the total area of the structure's floor(s) and roof(s) has been reduced more than 20 percent from its pre-damaged condition and the remaining capacity of such affected elements, with respect to all dead and live loads, is less than 75 percent of that required by the Florida Building Code, Building for new buildings of similar structure, purpose and location.

TECHNICALLY INFEASIBLE. *An alteration of a facility that has little likelihood of being accomplished because the existing structural conditions require the removal or alteration of a load-bearing member that is an essential part of the structural frame, or because other existing physical or site constraints prohibit modification or addition of elements, spaces or features which are in full and strict compliance with the minimum requirements for new construction and which are necessary to provide accessibility.*

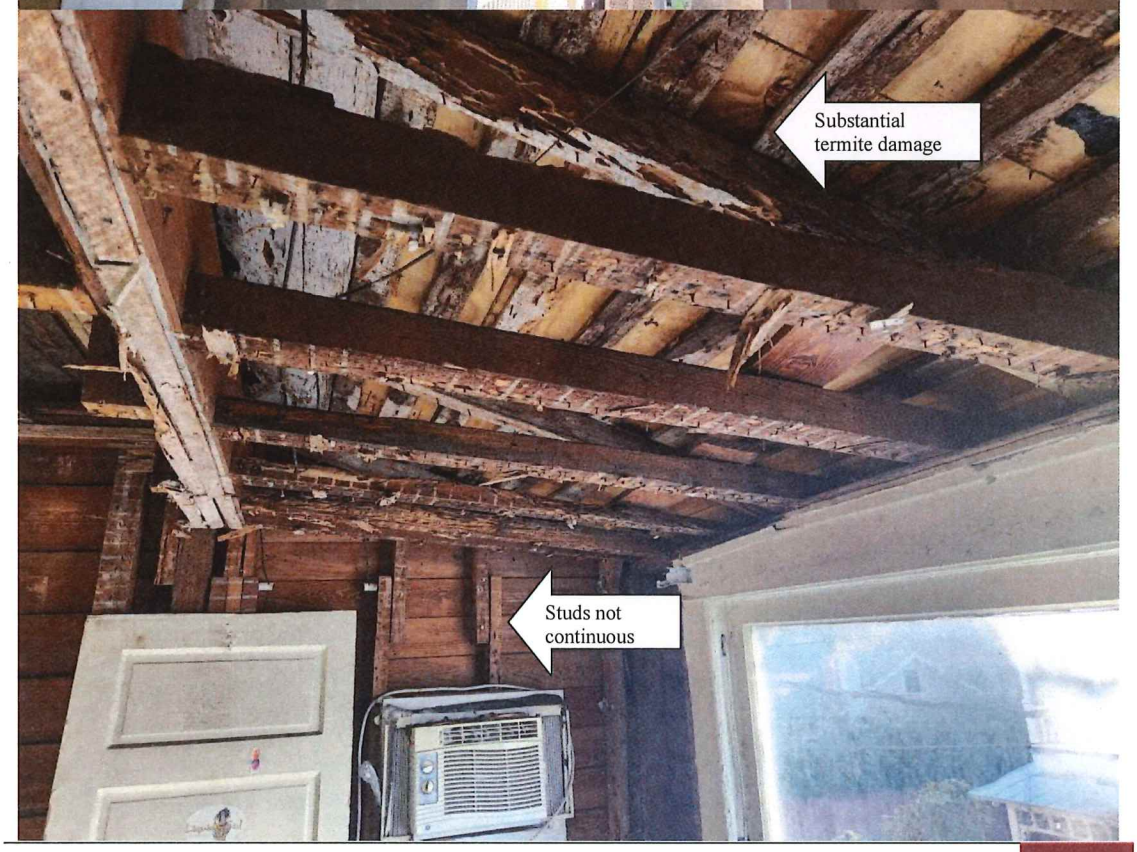
Flood hazard areas.
In flood hazard areas, repairs that constitute substantial improvement shall require that the building comply with Section 1612 of the Florida Building Code, Building, or Section R322 of the Florida Building Code, Residential, as applicable.

401.5 Dangerous buildings.
When an historic building is determined as dangerous, no work shall be required except as necessary to correct identified dangerous conditions

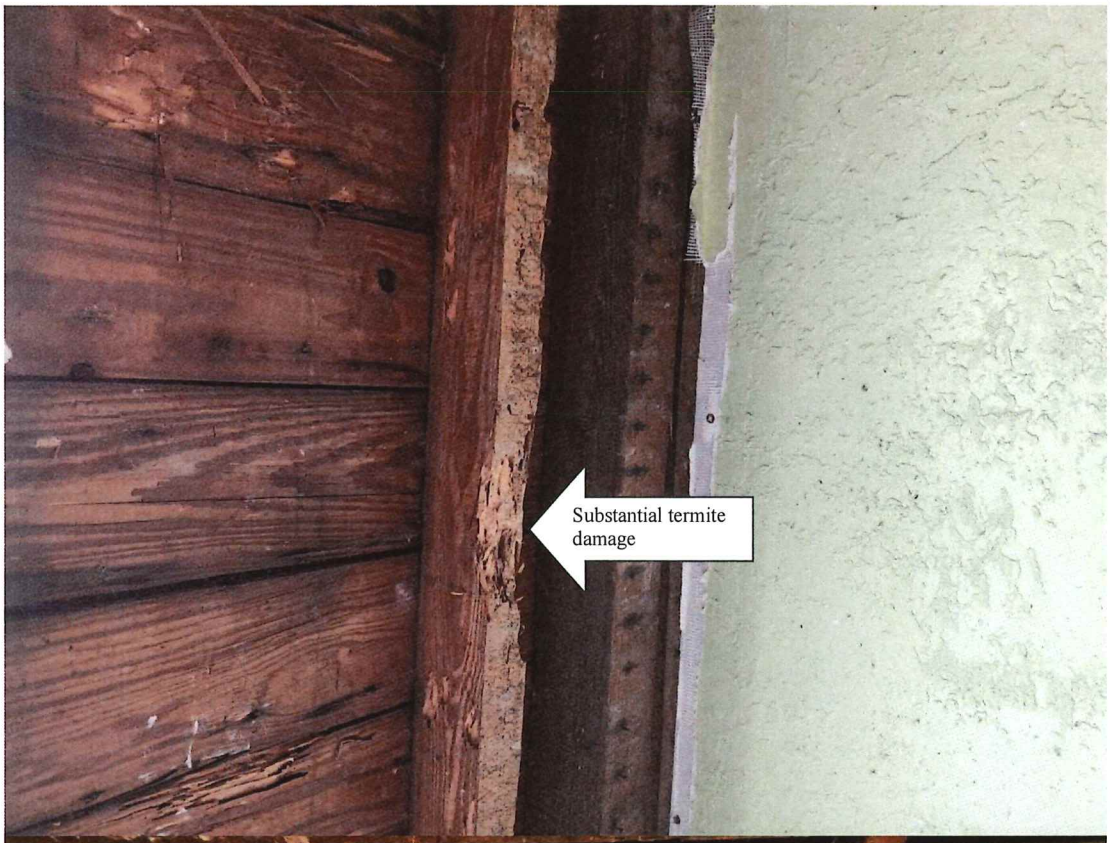
RECEIVED
APR 2 3 2025
Planning/Building Dept.



RECEIVED
APR 2 3 2025
Planning/Building Dept.



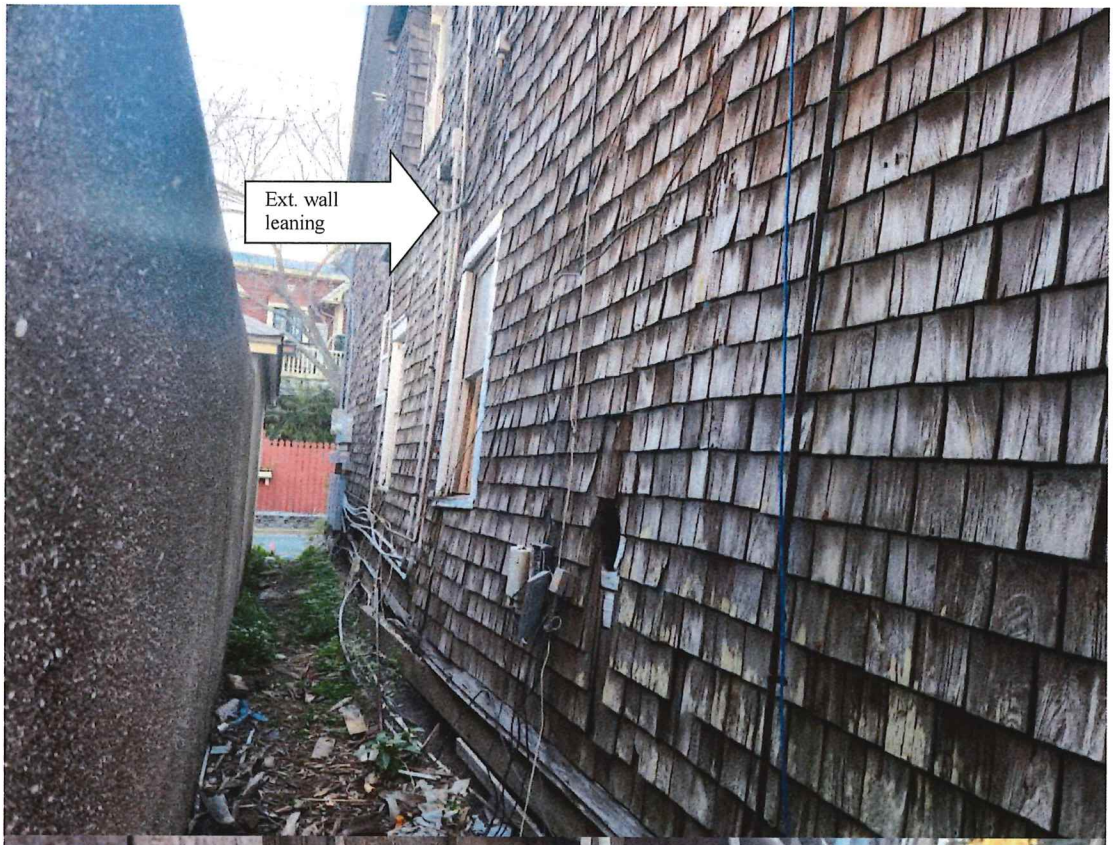
RECEIVED
APR 2 3 2025
Planning/Building Dept.



RECEIVED
APR 2 3 2025
Planning/Building Dept.

RECEIVED
APR 2 3 2025
Planning/Building Dept.

RECEIVED
APR 23 2025
Planning + Bldg Dept.



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:
156 Avenida Menendez / 59 Marine St	May 15, 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:

- ☐ An estimate of the cost of the proposed construction, alteration, demolition, or removal. $150,000.00
- ☐ The estimated market value of the property in its current condition 600,000.00 and after completion of the proposed construction, alteration, demolition, or removal. 900,000.00
- ☐ 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. N/A Existing Structure
- ☐ 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. N/A VACANT
- ☐ 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. NO MORTGAGE
- ☐ 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. NONE
- ☐ Any listing of the property for sale or rent, price asked, and offers received, if any, within the previous two (2) years. N/A
- ☑ The assessed value of the property according to the two (2) most recent assessments; SEE ATTACHED
- ☑ The real estate taxes for the previous two (2) years. "
- ☑ 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.
- ☐ 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: NO HABITABLE

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?

Restoration of 1839 Structure and construction of new home

2A. What steps did the owner take in determining that the property in its existing condition was suitable for their intended use?

Inspection and evaluation of condition by License Restoration Experienced Contractor and Engineer opinion

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.

Yes. John Valdes, project General Contractor and Les Thomas project Architect, very familiar with city codes

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.

Residential Single Family. Yes - HARB and HP Zoning

5A. Describe the economic considerations (e.g., cost for rehabilitation, cost for demolition, cost for new construction)

- RESTORATION COST EST at $1,200,000.00 Est.
- COST OF COMPLETE DEMO $209,000.00
- COST TO RECONSTRUCT REPRODUCTION $750,000.00 Est

Received April 25, 2025
Planning and Building Department

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
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
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

Received April 25, 2025
Planning and Building Department

Jennifer Ravan, CFC
St. Johns County Tax Collector

2023 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

135948.0000

PARCEL NUMBER	ESCROW CD	Millage Code
198480-0000		452

THIS BILL IS FULLY PAID
Ex:HOMESTEAD; ADDITIONAL HOMESTEAD

156 AVENIDA MENENDEZ SAINT AUGUSTINE 32084
CITY OF ST AUGUSTINE LOT 6 BLK
22 OR3427/613

ANDREWS KEITH G.TINA M
510 MULHOLLAND PARK
PALATKA FL 32177-3539

MAILING ADDRESS: PO Box 9001, St. Augustine, FL 32085
(904) 209-2250

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY					
GENERAL	266,604	4.6537	50,000	216,604	1,008.01
ROAD	266,604	0.8444	50,000	216,604	182.90
HEALTH	266,604	0.0160	50,000	216,604	3.47
SCHOOL					
SCHOOL-STATE LAW	266,604	3.1620	25,000	241,604	763.95
SCHOOL - LOCAL BOARD	266,604	2.2480	25,000	241,604	543.13
SJRWMD	266,604	0.1793	50,000	216,604	38.84
MOSQUITO	266,604	0.1800	50,000	216,604	38.99
CITY OF ST AUGUSTINE	266,604	7.5000	50,000	216,604	1,624.53
FL INLAND NAV DISTRICT	266,604	0.0288	50,000	216,604	6.24
PORT AUTHORITY	266,604	0.0598	50,000	216,604	12.95

IMPORTANT: All exemptions do not apply to all taxing authorities. Please contact the St. Johns County Property Appraiser for exemption/assessment questions; www.sjcpa.us or (904) 827-5500.

TOTAL MILLAGE	18.8720	**AD VALOREM TAXES**	**4,223.01**

NON AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
4105 C OF S A FIRE ASSESS FEE	1.00 Unit @331.6600	331.66

SAVE TIME PAY ONLINE @ www.stjohnstax.us

NON AD VALOREM ASSESSMENTS	**331.66**
COMBINED TAXES AND ASSESSMENTS	**4,554.67**

See reverse side for important information

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	4,554.67	-182.19	30.00	4,402.48	0.00

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

Jennifer Ravan, CFC
St. Johns County Tax Collector

2023 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

135948.0000

PARCEL NUMBER	ESCROW CD	Millage Code
198480-0000		452

THIS BILL IS FULLY PAID
Ex:HOMESTEAD; ADDITIONAL HOMESTEAD

156 AVENIDA MENENDEZ SAINT AUGUSTINE 32084
CITY OF ST AUGUSTINE LOT 6 BLK
22 OR3427/613

ANDREWS KEITH G.TINA M
510 MULHOLLAND PARK
PALATKA FL 32177-3539

DO NOT WRITE BELOW THIS PORTION

PLEASE PAY IN U.S. FUNDS TO JENNIFER RAVAN, TAX COLLECTOR - P.O. BOX 9001, ST. AUGUSTINE, FL 32085-9001

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	4,554.67	-182.19	30.00	4,402.48	0.00

Receipt(s) 2023-1522589 on 11/27/23 for $4,402.48 by ESTATE TITLE OF ST AUGUSTINE INC

Received April 25, 2025
Planning and Building Department

Jennifer Ravan, CFC
St. Johns County Tax Collector

2024 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

141600.0000

PARCEL NUMBER	ESCROW CD	Millage Code
198480-0000		452

THIS BILL IS FULLY PAID

156 AVENIDA MENENDEZ SAINT AUGUSTINE 32084
CITY OF ST AUGUSTINE
LOT 6 BLK 22
OR3427/613 & 5855/89

DANMAC LLC
2510 WHITEHALL BLVD
WHITEHALL WV 26554

MAILING ADDRESS: PO Box 9001, St. Augustine, FL 32085
(904) 209-2250

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY					
GENERAL	642,359	4.6537	0	642,359	2,989.35
ROAD	642,359	0.8444	0	642,359	542.41
HEALTH	642,359	0.0160	0	642,359	10.28
SCHOOL					
SCHOOL-STATE LAW	642,359	3.0300	0	642,359	1,946.35
SCHOOL - LOCAL BOARD	642,359	2.2480	0	642,359	1,444.02
SJRWMD	642,359	0.1793	0	642,359	115.17
MOSQUITO	642,359	0.1600	0	642,359	102.78
CITY OF ST AUGUSTINE	642,359	7.5000	0	642,359	4,817.69
FL INLAND NAV DISTRICT	642,359	0.0288	0	642,359	18.50
PORT AUTHORITY	642,359	0.0598	0	642,359	38.41

IMPORTANT: All exemptions do not apply to all taxing authorities. Please contact the St. Johns County Property Appraiser for exemption/assessment questions; www.sjcpa.us or (904) 827-5500.

TOTAL MILLAGE	18.7200	**AD VALOREM TAXES**	**12,024.96**

NON AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
4105 C OF S A FIRE ASSESS FEE	1.00 Unit @331.6600	331.66

SAVE TIME PAY ONLINE @ www.stjohnstax.us

NON AD VALOREM ASSESSMENTS		**331.66**
COMBINED TAXES AND ASSESSMENTS	**12,356.62**	**See reverse side for important information**

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	12,356.62	-494.26	0.00	11,862.36	0.00

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

Jennifer Ravan, CFC
St. Johns County Tax Collector

2024 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

141600.0000

PARCEL NUMBER	ESCROW CD	Millage Code
198480-0000		452

THIS BILL IS FULLY PAID

156 AVENIDA MENENDEZ SAINT AUGUSTINE 32084
CITY OF ST AUGUSTINE
LOT 6 BLK 22
OR3427/613 & 5855/89

DANMAC LLC
2510 WHITEHALL BLVD
WHITEHALL WV 26554

DO NOT WRITE BELOW THIS PORTION

PLEASE PAY IN U.S. FUNDS TO JENNIFER RAVAN, TAX COLLECTOR - P.O. BOX 9001, ST. AUGUSTINE, FL 32085-9001

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	12,356.62	-494.26	0.00	11,862.36	0.00

Receipt(s) 2024-908867 on 11/13/24 for $11,862.36 by DAN CAVAS TOYOTAWORLD

Received April 25, 2025
Planning and Building Department

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

Sales Questionnaire Form

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

Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1984800000
Location Address	156 AVENIDA MENENDEZ SAINT AUGUSTINE 32084-0000
Neighborhood	City/Bayfront (ICW) (SF) (612.42)
Tax Description*	CITY OF ST AUGUSTINE LOT 6 BLK 22 OR3427/613 & 5855/89 *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	N

Click Here to Open Cyclomedia Viewer in a New Tab

Owner Information

Owner Name	Danmac LLC 100%
Mailing Address	2510 WHITEHALL BLVD WHITEHALL, WV 26554-0000

Received April 25, 2025
Planning and Building Department

Map

Valuation Information

	2025
Building Value	$60,919
Extra Features Value	$104
Total Land Value	$579,420
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$640,443**
Total Deferred	$0
Assessed Value	**$640,443**
Total Exemptions	$0
Taxable Value	**$640,443**

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$62,835	$104	$579,420	$0	$0	$642,359	$642,359	$0	$642,359
2023	$243,975	$104	$487,200	$0	$0	$731,279	$266,604	$514,675	$216,604
2022	$284,560	$391	$487,200	$0	$0	$772,151	$258,839	$563,312	$208,839
2021	$146,813	$391	$348,000	$0	$0	$495,204	$251,300	$293,904	$201,300
2020	$149,301	$391	$348,000	$0	$0	$497,692	$247,830	$299,862	$197,830
2019	$142,453	$391	$295,800	$0	$0	$438,644	$242,258	$246,386	$192,258
2018	$149,079	$391	$295,800	$0	$0	$445,270	$237,741	$257,529	$187,741
2017	$152,391	$391	$295,800	$0	$0	$448,582	$232,851	$265,731	$182,851
2016	$159,017	$391	$295,800	$0	$0	$455,208	$228,062	$277,146	$178,062
2015	$129,864	$391	$247,950	$0	$0	$378,205	$226,477	$201,728	$176,477
2014	$127,214	$391	$225,330	$0	$0	$352,935	$224,680	$178,255	$174,680

Building Information

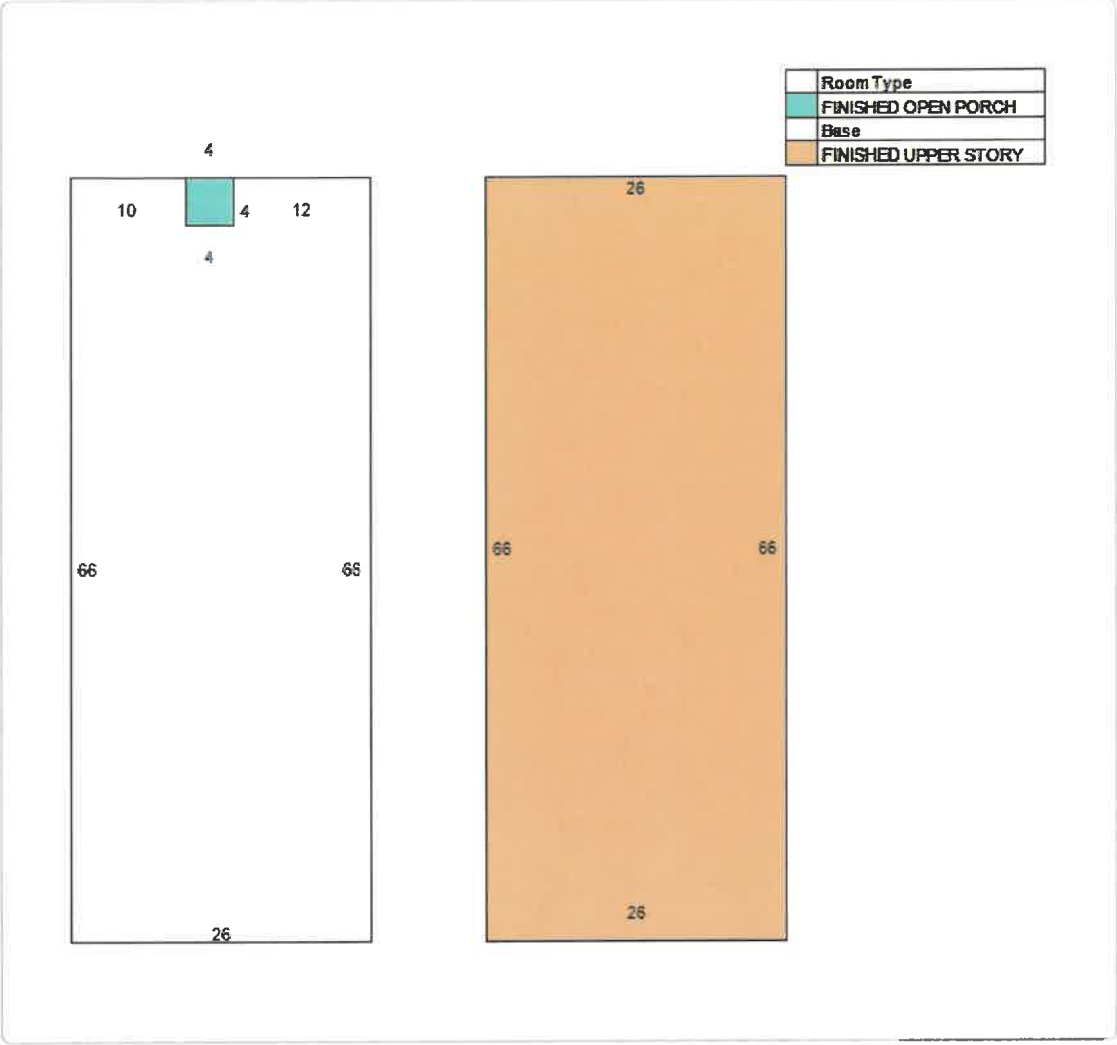
Building	1
Building Value	$60,919
Year Built	1839
Actual Area	4290
Conditioned Area	4274
Use	Duplex
Style	01
Exterior Wall	Wood Shingle, Stucco

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

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

Received April 25, 2025
Planning and Building Department

Sketch Information



Extra Feature Information

Code Description	Status	Value
Masonry Wall (Mix)		104

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	29	108	3132	SF	$579,420

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/9/2023	11/9/2023	$699,000.00	WARRANTY DEED	5855	89	Q	I	ANDREWS KEITH G,TINA M	DANMAC LLC
4/13/2011	4/8/2011	$325,000.00	WARRANTY DEED	3427	613	Q	I	STACKLUM DR MARGARET M TRUST	ANDREWS KEITH G,TINA M
12/10/2009	4/17/2009	$100.00	WARRANTY DEED	3267	46	U	I	STACKLUM MARGARET M	STACKLUM DR MARGARET M TRUST
	5/31/2000	$106,100.00	WARRANTY DEED	1501	234	U	I	GRAUBARD ROBERT M	STACKLUM MARGARET M
	4/20/2000	$0.00	OTHER INSTRUMENT	1490	286	U	I	GRAUBARD ROBERT M ETAL	GRAUBARD ROBERT M ETAL & STACKLUM MARGARET
	4/6/1992	$100.00	QUIT CLAIM DEED	935	577	U	I	GRAUBARD ROBERT M	GRAUBARD ROBERT M
	6/1/1991	$0.00		898	303	U	I		GRAUBARD ROBERT M
	12/1/1989	$0.00		842	592	U	I		
	2/1/1989	$0.00		811	1182	U	I		
	2/1/1987	$0.00		734	250	U	I		

Received April 25, 2025
Planning and Building Department

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	2/1/1987	$130,000.00		734	250	Q	I		
	2/1/1987	$130,000.00		734	250	Q	I		

No data available for the following modules: Exemption Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 4/25/2025, 12:07:03 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

Instr #2023088449 BK: 5855 PG: 89, Filed & Recorded: 11/9/2023 12:48 PM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $4,893.00

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

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

WARRANTY DEED

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

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

510 Mulholland Park Palatka FL 32177

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

2510 Whitehall Blvd Whitehall WV 26554

hereinafter called the "Grantee".

COPY

WITNESSETH: That said Grantor, for and in consideration of the sum of **Six Hundred Ninety Nine Thousand Dollars and No Cents ($699,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **St Johns** County, Florida, to wit:

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

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

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

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

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2023, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

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

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES

TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: _____

Printed Name: Carol A Lagasse

KEITH G. ANDREWS

Witness Signature: _____

Printed Name: Kelley Lagasse

TINA M. ANDREWS

COPY

State of Florida

County of St Johns

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

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

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

☑ Produced drivers license(s) as Identification.

_____

Notary Public Signature (SEAL)

Printed Name:

My Commission Expires: _____

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

FLORIDA NOTARY ASSOCIATION • SINCE 1978

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

west virginia

Business Entity Details

Main

Name: DANMAC LLC			Organization Number: 341598	
Type: LLC	Sec Type:	City: BRIDGEPORT	Class: P	Ch Type: D
Eff Date: 3/26/2015	Fil Date: 3/26/2015	Term Date:	Term Reason:	AW/Term: A
CH County: Harrison	Ch State: WV	Bus Purp: 5311	Ex Acres:	Term Yrs:
Auth Shrs:	Cap Stck:	Status: Active	Par Val:	MGMT: MBR
In Compliance: Yes				

Addresses

Principal Office Address:	Name:	Addr1: 1221 JOHNSON AVE	Addr2:	City: BRIDGEPORT	State: WV	Zip: 26330
Designated Office Address:	Name:	Addr1: 2510 WHITE HALL BLVD	Addr2:	City: FAIRMONT	State: WV	Zip: 26554
Notice of Process Address:	Name: CAVA AND BANKO PLLC	Addr1: 117 EAST MAIN STREET	Addr2:	City: BRIDGEPORT	State: WV	Zip: 26330
Mailing Address:	Name:	Addr1: 2510 WHITE HALL BLVD	Addr2:	City: FAIRMONT	State: WV	Zip: 26554
Mailing Address:	Name:	Addr1:	Addr2:	City:	State:	Zip:

Officers

Organizer:	Name: DANIEL CAVA	Addr1: 1 VINEYARD PLACE	Addr2:	City: BRIDGEPORT	State: WV	Zip: 26330
Member:	Name: DANIEL CAVA	Addr1: 1 VINEYARD PLACE	Addr2:	City: BRIDGEPORT	State: WV	Zip: 26330
Member:	Name: MACHELLE CAVA	Addr1: 1 VINEYARD PLACE	Addr2:	City: BRIDGEPORT	State: WV	Zip: 26330

DBAs

Privacy - Terms

No Records Found.

Names

No Records Found.

Mergers

No Records Found.

Subsidiaries

No Records Found.

Amendments

No Records Found.

Dissolutions

No Records Found.

Annual Reports

Filing For	Date Filed
2024	6/28/2024
2023	6/29/2023
2022	6/30/2022
2021	6/30/2021
2020	6/18/2020
2019	6/18/2019
2018	6/28/2018
2017	6/26/2017
2016	2/19/2016

With this information, you can...

Purchase Certificate of Existence

If you would like to purchase a Certificate of Existence for this business entity, select the button to the left to add the certificate to your shopping cart. You will be assessed a $10.00 fee for each certificate. Click the Shopping Cart link in the upper right corner to complete your order.

Back To Search Results

Search Again

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

Sales Questionnaire Form

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

Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1984800000
Location Address	156 AVENIDA MENENDEZ SAINT AUGUSTINE 32084-0000
Neighborhood	City/Bayfront (ICW) (SF) (612.42)
Tax Description*	CITY OF ST AUGUSTINE LOT 6 BLK 22 OR3427/613 & 5855/89 *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	N

Click Here to Open Cyclomedia Viewer in a New Tab

Owner Information

Owner Name	Danmac LLC 100%
Mailing Address	2510 WHITEHALL BLVD WHITEHALL, WV 26554-0000

Map

Valuation Information

	2025
Building Value	$60,919
Extra Features Value	$104
Total Land Value	$579,420
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$640,443**
Total Deferred	$0
Assessed Value	**$640,443**
Total Exemptions	$0
Taxable Value	**$640,443**

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

Historical Assessment Information

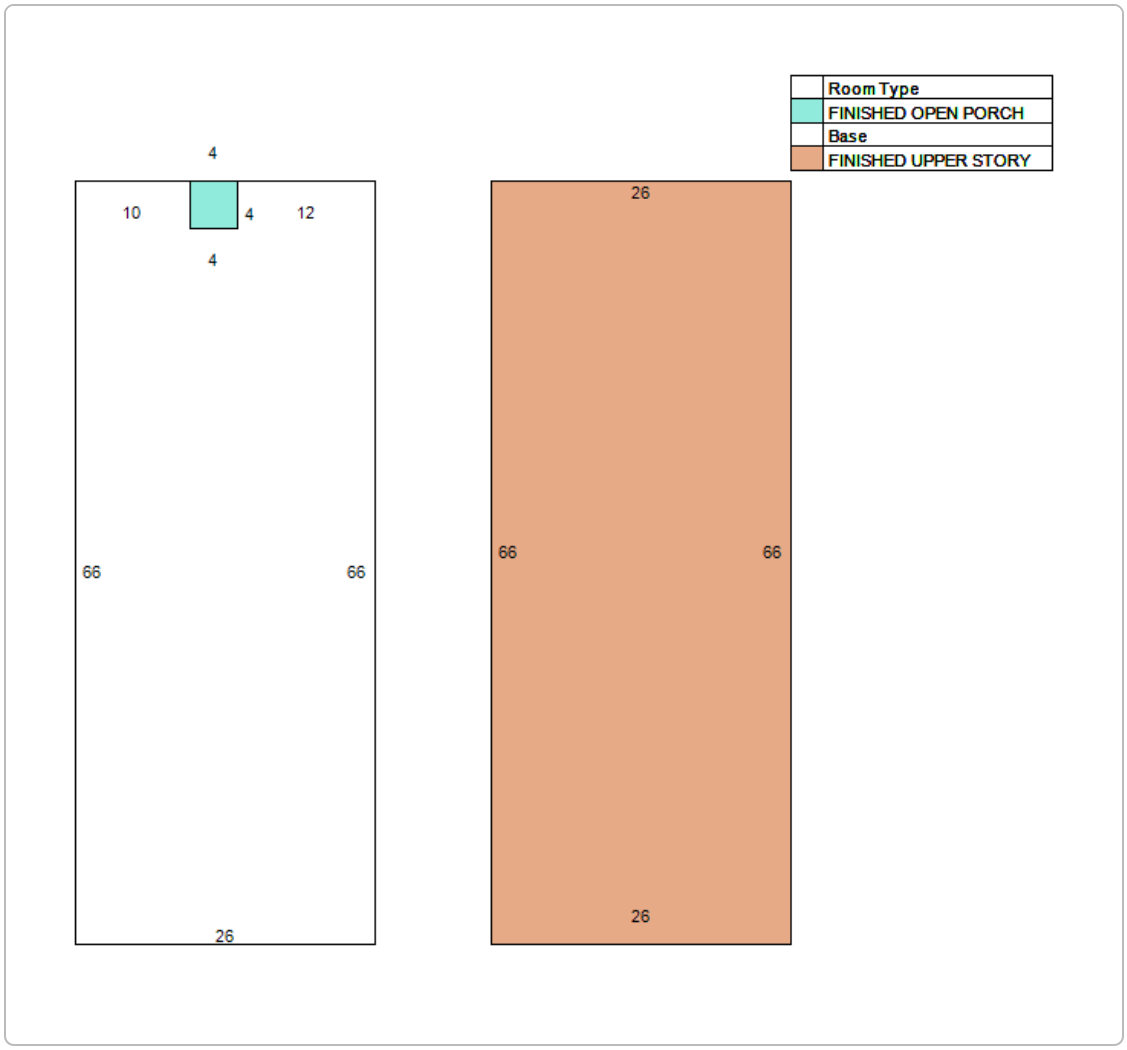
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$62,835	$104	$579,420	$0	$0	$642,359	$642,359	$0	$642,359
2023	$243,975	$104	$487,200	$0	$0	$731,279	$266,604	$514,675	$216,604
2022	$284,560	$391	$487,200	$0	$0	$772,151	$258,839	$563,312	$208,839
2021	$146,813	$391	$348,000	$0	$0	$495,204	$251,300	$293,904	$201,300
2020	$149,301	$391	$348,000	$0	$0	$497,692	$247,830	$299,862	$197,830
2019	$142,453	$391	$295,800	$0	$0	$438,644	$242,258	$246,386	$192,258
2018	$149,079	$391	$295,800	$0	$0	$445,270	$237,741	$257,529	$187,741
2017	$152,391	$391	$295,800	$0	$0	$448,582	$232,851	$265,731	$182,851
2016	$159,017	$391	$295,800	$0	$0	$455,208	$228,062	$277,146	$178,062
2015	$129,864	$391	$247,950	$0	$0	$378,205	$226,477	$201,728	$176,477
2014	$127,214	$391	$225,330	$0	$0	$352,935	$224,680	$178,255	$174,680

Building Information

Building	1
Building Value	$60,919
Year Built	1839
Actual Area	4290
Conditioned Area	4274
Use	Duplex
Style	01
Exterior Wall	Wood Shingle, Stucco
Roof Cover	Metal
Roof Structure	Flat
Interior Flooring	Pine Wood
Interior Wall	Drywall
Heating Type	Forced Air
Air Conditioning	Window
Bedrooms	5
Baths	4

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

Sketch Information



Extra Feature Information

Code Description	Status	Value
Masonry Wall (Mix)		104

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	29	108	3132	SF	$579,420

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/9/2023	11/9/2023	$699,000.00	WARRANTY DEED	5855	89	Q	I	ANDREWS KEITH G,TINA M	DANMAC LLC
4/13/2011	4/8/2011	$325,000.00	WARRANTY DEED	3427	613	Q	I	STACKLUM DR MARGARET M TRUST	ANDREWS KEITH G,TINA M
12/10/2009	4/17/2009	$100.00	WARRANTY DEED	3267	46	U	I	STACKLUM MARGARET M	STACKLUM DR MARGARET M TRUST
	5/31/2000	$106,100.00	WARRANTY DEED	1501	234	U	I	GRAUBARD ROBERT M	STACKLUM MARGARET M
	4/20/2000	$0.00	OTHER INSTRUMENT	1490	286	U	I	GRAUBARD ROBERT M ETAL	GRAUBARD ROBERT M ETAL & STACKLUM MARGARET
	4/6/1992	$100.00	QUIT CLAIM DEED	935	577	U	I	GRAUBARD ROBERT M	GRAUBARD ROBERT M
	6/1/1991	$0.00		898	303	U	I		GRAUBARD ROBERT M
	12/1/1989	$0.00		842	592	U	I		
	2/1/1989	$0.00		811	1182	U	I		
	2/1/1987	$0.00		734	250	U	I		

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	2/1/1987	$130,000.00		734	250	Q	I		
	2/1/1987	$130,000.00		734	250	Q	I		

No data available for the following modules: Exemption Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 5/6/2025, 12:21:44 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

CITY OF ST AUGUSTINE

MEMORANDUM

To: Historic Architectural Review Board

Date: May 19, 2025

Re: Planning and Building Permits – Historic Preservation Districts

During the month of April 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

156 Blanco Street (Foundation repair, administratively approved)

91 Duero Street (Remove existing metal roof with Galvalume Rib Panels, FL14645.3)

64 Hypolita Street (Roof replacement wood shingle to wood shingle, FL31663.1)

75 King Street (Select window replacement, HARB approved)

62 Saint George Street (Re-roof with wood shake, administratively approved)

2 Tremerton Street (Raising home above flood zone and rebuilding of footings, HARB approved)

37 Weeden Street (Re-roof and replace with 5v metal roofing, FL36904.2)

DEMOLITIONS

6 Court Theophelia (Demolition of structure, HARB approved)

SIGNS

None

Kaeli Dickinson

Kaeli Dickinson | Planning & Building Clerk

MEMORANDUM

TO: **Historic Architectural Review Board (HARB)**

DATE: **May 19, 2025**

RE: Request for Letter of Support for a Division of Historical Resources (DHR) Small Matching Grant for "Exploring History Beneath Your Feet: St. Augustine Archaeology Heritage Trails" Project

At the May 12, 2025 City Commission meeting, Resolution 2025-17 was approved in support of the Archaeology Program's planned Small Matching Grant application. Led by City Archaeologist Dr. Andrea White, the Archaeology Program is a crucial part of the Historic Preservation Division and includes staff, Katherine Sims, Research and Collections Archaeologist, and Kate Ganas, Staff Archaeologist, and many volunteers. Please see the attached memo summarizing the grant application and the approved language of Resolution 2025-17. A letter of support from the Historic Architectural Review Board would be valued for this proposed grant project, which will help residents and tourists alike learn more about the unique and special history beneath our feet in St. Augustine. With the HARB's approval, staff can help draft the letter to be signed by the HARB Chair, Mr. Brad Beach.

Please let me know if you have any questions or need additional information.

Julie Courtney
Historic Preservation Officer
Planning and Building Department
E jcourtney@citystaug.com | P 904.209.4283 | W www.CityStAug.com

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim
City Manager

DATE: May 12, 2025

RE: Request for Resolution 2025-17 In Support of a Small Matching Grant for "Exploring History Beneath Your Feet: St. Augustine Archaeology Heritage Trails"

The 2026-2027 Small Matching Grant cycle is currently open through the Florida Division of Historical Resources with an application deadline of June 2, 2025. Planning staff are preparing an application for a wayfinding grant to create several archaeological heritage tours that will highlight the incredible archaeology documented in St. Augustine. The wayfinding grant category is new and replaces the Heritage Education grants. It is only available to Florida Main Street program and Certified Local Governments (CLG) applicants. The project helps achieve several goals and tasks prioritized in the City's 2018 Historic Preservation Master Plan including: increasing the awareness and value of preserving St. Augustine's archaeological resources, historic sites, and culture; and conducting education and outreach programs.

This wayfinding project aims to create several walking trails that guide residents and visitors to archaeological sites across the city. Each thematic trail will include numerous points of interest. Proposed trail themes include: urban landscape changes in the evolving city; architectural history through archaeology; forts and fortifications; and remarkable archaeological discoveries. The goal is to have each location marked on the sidewalk with a small marker/medallion. In addition to trail markers at each location, maps highlighting all trail stops will be available online, in print form, and on wayfinding signage. The Master Plan (under Task H.1.3 – Develop Archaeological Education Materials and Task H.1.5 – Develop Walking Tours) has also identified the importance of producing and sharing the community's history, as well as creating walking tours of archaeological sites.

The Small Matching Grant program allows a Certified Local Government (CLG) to apply for a maximum of two applications within the grant solicitation period. This grant is being submitted as a CLG grant and no match is required. No match is proposed for this Wayfinding Grant and the purpose of this resolution is to document the City's support of the grant project.

Please place this resolution on the agenda for the May 12, 2025, City Commission meeting. If you have any questions or need additional information, please let me know.

Andrea White, Ph.D.
City Archaeologist
Planning and Building Department

RESOLUTION NO. 2025-17

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ST. AUGUSTINE, FLORIDA SUPPORTING THE WAYFINDING GRANT OF $50,000 IN THE 2026-2027 SMALL MATCHING GRANT CYCLE FOR EXPLORING HISTORY BENEATH YOUR FEET: ST. AUGUSTINE ARCHAEOLOGY HERITAGE TRAILS

WHEREAS, the Florida Division of Historical Resources provides Small Matching Grants to provide funding to assist local, regional, and state-wide efforts to preserve significant historic and archaeological resources, and to promote knowledge and appreciation of the history of Florida; and

WHEREAS, wayfinding and interpretative projects increase public understanding and awareness of Florida's history and the importance of preserving historical and archaeological resources, and are a category funded through the Small Matching Grants; and

WHEREAS, the 2026-2027 Small Matching Grant application period opened on April 1, 2025, and closes June 2, 2025; and

WHEREAS, the City of St. Augustine is a Certified Local Government and therefore eligible to apply for state-funded projects with no match requirement; and

WHEREAS, St. Augustine has an unparalleled archaeological, historical, and cultural heritage that needs to be interpreted and shared with the public; and

WHEREAS, the grant will explore the archaeological history of St. Augustine's past, which contributes to the rich historical narrative of St. Augustine's community; and

WHEREAS, the adopted Historic Preservation Master Plan recommends conducting education and outreach programs and increasing the awareness and value of preserving St. Augustine's archaeological resources, historic sites, and culture; and

WHEREAS, the purpose of this grant project is to create four thematic interpretative walking trails through downtown to explore facets of St. Augustine's buried heritage with guided trail maps on wayfinding signs, a digital platform, and printed maps;

WHEREAS, the proposed grant project contributes to the historic preservation goals of the City of St. Augustine;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ST. AUGUSTINE, FLORIDA, AS FOLLOWS:

Section 1. Support. The City of St. Augustine hereby fully supports a $50,000 Small Matching Grant application in the Certified Local Government category to the Florida Division of Historical Resources for the "Exploring History Beneath Your Feet: St. Augustine Archaeology Heritage Trails" wayfinding project in accordance with the 2026-2027 Small Matching Historic Preservation Grants, Formal Solicitation and Applications, April 1, 2025, through June 2, 2025.

PASSED AND ADOPTED by the City Commission for the City of St. Augustine, Florida this 12th day of May 2025.

ATTEST:

_____
Nancy Sikes-Kline, Mayor-Commissioner

_____
Darlene Galambos, City Clerk
(SEAL)

PRESERVATION on Main Street

ANCHORED IN HERITAGE • SAILING INTO THE FUTURE •

PRESERVATION on Main Street 2025

Fernandina Beach *July 15 - 18, 2025*

Registration Breakdown

Register now to join us for POMS 25 in Fernandina Beach. Early registration saves you $75!

Early Bird General Conference Registration: $200 (price available through June 10)

General Conference Registration: $275 (price available from June 11 through July 16)

Student/Government Official Registration: $150 **(HARB MEMBERS)**

One-Day Registration: $100

Conference Speakers: Registration is free for the day of their session. (All speakers will need to register and select the Speaker One Day registration option).