CITY OF ST AUGUSTINE EST. 1565

HISTORIC ARCHITECTURAL REVIEW BOARD

AMENDED

A G E N D A

THURSDAY, AUGUST 21, 2025 - 1:00 PM

ALCAZAR ROOM

1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
   a) July 15, 2025 - Regular Meeting
4. Modification and approval of Agenda
5. Certificate of Appropriateness

a)	HP2025-0055	Len Weeks Construction.Design.Development, L.L.C. - Applicant J.D. Adams, LLC. - Owner 136, 138, & 138A St. George Street To reconfigure existing storefronts with new materials and design, repair existing stucco, and install awnings.

6. Opinion of Appropriateness

a)	HP2025-0052 CONTINUED FROM JULY 15, 2025	Matthews | DCCM - Applicant Sisters of St. Joseph, Inc. - Owner 241 St. George Street To construct a new institutional building on the northern portion of the property with associated alterations and repairs to existing masonry perimeter walls and new hardscape and landscape designs.

7. Certificate of Demolition and Partial Demolition

*a)	HP2025-0039 CONTINUED FROM JUNE 18, 2025 ADMINISTRATIVE CONTINUANCE REQUESTED	Robert and Nancy Irving - Applicant and Owner 93 Kings Ferry Way For partial demolition of a building, constructed c. 1849-1899, that is recorded in the Florida Master Site File and contributing to the Lincolnville National Register Historic District, including replacement of existing siding, windows, and reconstruction of the existing porch.

b) HP2025-0025
CONTINUED FROM
APRIL 17, 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.

8. Certificate of Appropriateness - Large Scale Projects

a) HP2025-0054

National Park Service - Applicant & Owner
1 S. Castillo Drive
To make improvements to the existing sea wall, including height increases to match the tallest portion of the wall and general repairs; to construct a new ADA boardwalk and steps to the north; and, to construct a new fee station along with associated landscape and hardscape changes throughout the property.

b) HP2025-0053

Rogers Towers, PA - Applicant
Kasam Hospitality, Inc. - Owner
24 Cathedral Place and Charlotte Street (PID 1972000000)
To construct commercial buildings on the west side of Charlotte Street and south side of Treasury Street to flank a new parking garage on the existing parking lot, related to an adaptive use project of the existing buildings.

9. Certificate of Appropriateness – City owned property

a) HP2025-0011
CONTINUED FROM
MARCH 20, 2025

CBVR Telecom Design Group and
Cellco Partnership Successor in Interest to Verizon Wireless - Applicant
Various areas within/adjacent to existing City rights-of-way within Historic Preservation Zoning Districts 1 through 5.
To install new cell antennas and related cellular equipment in proposed locations.

b) HP2025-0056

Marquis Latimer + Halback, Inc - Applicant
City of St. Augustine - Owner
Various City Properties and Rights-of-Way within Historic Preservation Zoning Districts 1 through 5 (PIDs 1960500000, 1961500001, 1960400001, 1995700000)
To install new landscape plantings.

10. Planning and Building Staff Communications
    a) Staff Approved Permits Report
11. Other Business
12. Next Scheduled Meeting Date(s):
    a) September 18, 2025 - Regular Meeting
13. Adjournment

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

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

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

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting
July 15, 2025

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, July 15, 2025, in the Alcazar Room at City Hall, St. Augustine, Florida. Brad Beach, Chairperson, called the regular meeting to order, and the following were present:

1. ROLL CALL: Brad Beach, Chairperson
Linda Potter, Vice-Chairperson
Catherine Duncan
Gaere MacDonald
Barbara Wingo (Alternate)

Absent — Paul Weaver, III (Excused)

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

Tyler Woods, 30 Sanford Street, wanted to change the stye of the gable vent on his home and it was not included in the scope of work on the application.

3. Approval of Minutes

MOTION

Ms. Wingo MOVED to APPROVE the May 19, 2025 minutes as presented. The motion was SECONDED by Ms. Duncan.

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

4. Modification and approval of Agenda

Item 6.b was withdrawn.

Item 6.c requested continuance to the August 21, 2025 meeting.

Item 6.d requested continuance to the August 21, 2025 meeting

Item 7.a requested continuance to the August 21, 2025 meeting.

MOTION

Mr. MacDonald MOVED to APPROVE the Agenda with the following modifications: item 6.b. HP2025-0033 was withdrawn; item 6.c. HP2025-0039; item 6.d HP2025-0025 and item 7.a HP2025-0011 requested continuance to the August 21, 2025 meeting. The motion was SECONDED by Ms. Potter.

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

5. Opinion of Appropriateness

5. (a) HP2025-0052 – Matthews | DCCM – Applicant
Sisters of St. Joseph, Inc. – Owner
241 St. George Street

To construct a new institutional building on the northern portion of the property with associated alterations and repairs to existing masonry perimeter walls and new hardscape and landscape designs.

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 Opinion of Appropriateness at 241 St. George Street:

1. APPROVE if the Board finds that the general concept as proposed or modified by the HARB meets the architectural requirements of the AGHP with understanding from the applicant that a Certificate of Appropriateness application with full architectural and construction details must be approved by the HARB prior to issuance of a building permit; AND recommending that PZB approve required variances for the building height, yard requirements, and lot coverage/impervious surfaces as proposed or modified by the HARB; OR,

2. CONTINUE to allow the applicant time to submit additional details as required by the Board for approval.

Autumn Martinage reviewed the application.

The Board presented their Ex Parte Communication.

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

The Board discussed:

- The historic photos showed the texture and architecture
- This was a special site at the center of the town
- The gardens of St. Augustine were very important as part of the heritage of the area
- The proposed building was going to be in the garden space that existed on the property at this time
- There were areas where there were no windows and gave the appearance of a hotel
- The interior was more detailed
- Thought the look and feel of the proposal was very institutional
- HP-1 zone in the area did not allow the property to conform to existing requirements
- Confirmed that the applicant was seeking variance requests for the setbacks, building height, and lot coverage.
- Felt that it would be helpful going forward to have the renderings present both buildings for review
- The Diocese of St. Augustine would continue to use the existing building
- The purpose of the new building was to provide a more compatible living space
- Thought the building was out of context and was big and boxy
- The inner courtyard had a lot of detailing and was nice as opposed to the outside of the building that was not
- Concerned with the scale and mass on the street side of the building
- There needed to be some relief on the street side
- This project had great purpose
- Felt that the project should be seen from a site context
- Consider what neighbors would see and embrace the community
- If the building was set back farther on the property the height would not be so obvious
- Building placement was driven by the placement of the driveway
- The presented design was a flat façade and very standardized
- Suggested the base of the building be “heavier” and then lighter as the building ascended to the third floor
- The attic space was very large and perhaps the roof height could be brought down

DRAFT

- Thought the building did not invite people in as it should
- The new building should be beautiful as the old one was
- Wanted to see texture and landscaping
- The massing needed to be totally overhauled
- The building should enhance the site and the streetscape
- A larger setback from Aviles would impact the massing
- Suggested moving the covered walkway to the street side and changing the orientation of the hallway
- Adding balconies would add depth
- The retention of water on the property would be underground retention as much as was allowed
- Could the entire site plan be flipped
- The guidelines state that new construction should complement existing structures

MOTION

Mr. MacDonald MOVED to CONTINUE application HP2025-0052 at 241 St. George Street to the August 21, 2025 meeting. The motion was SECONDED by Ms. Duncan.

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

6. Certificates of Demolition and Partial Demolition

6. (a) HP2025-0048 – New South Windows – Applicant
Clevenstine Woods Joint Trust – Owner
40 Sanford Street

For after-the-fact wholesale replacement of windows with a different material and design.

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 at 40 Sanford Street if the HARB finds that the window replacement, as completed or with mitigation as recommended by the Board, maintains the historic character and the integrity of the structure and is compatible with the historic structure's building envelope consistent with the Secretary of the Interior's Standards for rehabilitation #9 as a compatible contemporary design.

Tyler Woods and Christine Clevenstine reviewed the application.

Ex Parte Communication: none

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

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

The Board discussed:

- Old wooden windows typically had gaps
- It looked like the building had been well maintained
- This was another after the fact request for approval

Mark Page, from New South Windows, was sworn in for the record. He advised the board that there was a clerical error that allowed the windows to be installed prior to the permit being issued.

- The doors in the house did not seem to match
- It was the responsibility of the homeowner to understand the requirements of having a home in the historic district
- The front windows should be brought into compliance while the windows on the

side elevation could potentially remain as is
- The windows on the second floor appeared to be cased properly
- The two over two on the fenestration in the front was important
- The windows upstairs #10, 11, 12, 21, 22, and 1 as well should be replaced with aluminum clad
- The front window would be one over one with a single picture window with no muntins also aluminum clad

MOTION

Mr. MacDonald MOVED to APPROVE application HP2025-0048 with the following conditions; the two front windows on the second floor and the window assembly on the first-floor porch need to be converted back to wood windows, the second floor would be two over two and the first-floor porch would be fixed lite in the middle and one over one for the flanking windows using aluminum clad. The motion was SECONDED by Ms. Duncan.

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

6. (b) HP2025-0033 – Gloria Daniele – Applicant and Owner
58 Riberia Street
Continued from May 19, 2025

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 the replacement of the existing decorative metal porch posts and railings with new material and design.

This item was withdrawn. See item 4.

6. (c) HP2025-0039 – Robert and Nancy Irving – Applicant and Owner
93 Kings Ferry Way
Continued From June 18, 2025

For partial demolition of a building, constructed c. 1849-1899, that is recorded in the Florida Master Site File and contributing to the LincoInville National Register Historic District, including replacement of existing siding and windows, and reconstruction of the existing porch.

This item requested a continuance to the August 21, 2025 meeting. See item 4.

6. (d) HP2025-0025 – AVS Builders, Inc. – Applicant
Elliot C. Pacetti & Wanda L. Wicker – Owner
24 Macaris Street
Continued From April 17, 2025

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.

This item requested a continuance to the August 21, 2025 meeting. See item 4.

7. Certificate of Appropriateness – City Owned Property

7. (a) HP2025-0011 – CBVR Telecom Design Group and Cellco Partnership Successor in interest to Verizon Wireless – Applicant
Various areas within/ adjacent to existing City rights-of-way within Historic Preservation Zoning Districts 1 through 5

To install new cell antennas and related cellular equipment in proposed locations.

This item requested a continuance to the August 21, 2025 meeting. See item 4.

9. Planning and Building Staff Communications

9. (a)Staff Approved Permits Report

10. Other Business

Ms. Courteny advised that the budget was approved for the state and the small matching grant for archeological research of post emancipation black schools had been funded.

Mr. Beach advised that he had received an email from Leslee Keyes regarding roofing material. He thought it would help the board to guide homeowners to get the best material life from products.

Mr. MacDonald asked how the information could be given to realtors regarding historic homes and by design, getting the information to the potential homeowner.

11. Next Scheduled Meeting Date(s)

11. (a) August 21, 2025 – Regular Meeting

12. Adjournment

There being no further business, the meeting was adjourned at 3:04 P.M.[1]

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Brad Beach, Chairperson

DRAFT

[1] Transcribed by Michele Fudo

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for August 21, 2025 Meeting



Application HP2025-0055 Address: 136, 138, &138A St. George Street

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

Property Owner: J.D. Adams, LLC.

Project description: To reconfigure existing storefronts with new materials and design, repair existing stucco, and install awnings.

Architectural Style:	Commercial Masonry Vernacular	Florida Master Site File:	SJ03681
National Register:	St. Augustine NRHD: Non-Contributing	Construction date:	c. 1930
Archaeology Zone:	IA	Zoning District:	HP-2
Parcel number:	1976400000		
Agenda Item:	5(a)	Previous Action(s):	COA 2003-1102

STAFF SUMMARY AND ANALYSIS:

1. This one-story Masonry Commercial Structure is located on the northwest corner of St. George and Treasury Street within the Historic Preservation-Two (HP-2) zoning district. Constructed in the 1930s, the building is located within the boundaries of the St. Augustine National Register Historic District but is not designated contributing to the district which has a period of significance from 1672 to 1935. A recent Florida Master Site File form update suggests the building would be considered contributing if the period of significance were expanded.
2. Currently, the building features three storefronts along St. George Street with plate glass display windows installed in wood frames. The storefront furthest north (136 St. George Street) is flat and follows the plane of the building exterior. The two adjacent storefronts to the south (138 and 138A St. George Street) have been modified from a single storefront. The existing storefront design and paint colors appear to have been approved by the HARB in 2003.
3. The applicant seeks to reconfigure the two existing southerly storefronts, which are currently recessed from the street, as described in the scope of work below.
4. The Architectural Guidelines for Historic Preservation (AGHP) requires that storefronts be consistent with the architectural style of the building. While the design of the original storefront at 138 St. George Street is unclear, the existing storefronts exhibit elements that suggest early to late mid-century design influences. the proposed storefront systems are consistent with traditional Vernacular Commercial buildings and echo the design of 136 St. George Street while adding a more consistent rhythm to the building's exterior along St. George Street that is continued in the existing pilasters along Treasury Street. The Secretary of the Interior's Standards for Rehabilitation #4 recommends that alterations that have acquired historic significance in their own right shall be retained and preserved. The Board should consider whether the existing altered storefront and display cases are significant.
5. Paint colors proposed for the building are Colonial Revival Blue (Colonial and Classical Revival, c.1890-1930) as a body color, and Colonial Revival Ivory (same palette) for the trim and pilasters. Storefronts 136, 138A, and 138 are proposed to be trimmed in Rainstorm (Bungalow, c. 1890-1940), Rookwood Terra Cotta (Bungalow, c. 1890-1940), and Colonial Revival Yellow (Colonial and Classical Revival, c. 1890-1930) respectively with awnings to match above each storefront. Previously approved colors for this structure were from the Pre-1821 color palette based upon the buildings location in HP-2. While the colors proposed are from palettes with date ranges that include the time period of the building, they may not be appropriate choices for this building style which, although very simple, is more reflective of the Meditteranean Influence or early mid-century modern styles with the its stucco exterior finish, pilasters, and flat roof with parapet cap.
6. Drawings provided by the applicant also show three options for the individual awnings proposed above each of the three storefronts. Solid awnings, striped awnings, and an alternating combination of solid and striped, are shown for the Board's consideration. Striped awnings are consistent with the time period and style of the building. Samples of the proposed fabric in each color should be provided to determine whether they are a close-enough match to the proposed pre-approved paint colors.
7. Proposed goose-neck and bracket lighting fixtured are consistent with AGHP requirements for signage lighting.
8. Materials proposed including wood framing and doors, and dark oxidized satin hardware are consistent with the AGHP.

STAFF RECOMMENDATION:

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

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

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Demo existing display entryways at 138 and 138A, construct two new to capture additional interior space.
    a. Existing storefront at 136 St. George Street to remain in same configuration w/ new door full lite door
    b. New wood framing and stucco kickplates with wood paneling and full lite doors
    c. New concrete lintel with stucco to match existing and new pilaster between new storefronts
    d. New lighting fixtures
2. Install new Sunbrella awnings across each storefront façade (edging should be clarified by the applicant)
3. Relocate bracket signs above new awnings
4. Paint storefront:
    a. Body: SW6227
    b. Trim and Pilasters: SW2833
    c. 136 Trim and Awning: SW6230
    d. 138A Trim and Awning: SW2803
    e. 138 Trim and Awning: 2865

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

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

Storefronts

Do...

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

Don't...

- Remove or radically change storefronts and their features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.
- Introduce a storefront or new design element on the ground floor, such as an arcade, which alters the architectural and historic character of the building and its relationship with the street or its setting, or which causes destruction of significant historic fabric.
- Use materials which detract from the historic or architectural character of the building.
- Alter the entrance through a significant storefront.
- Replace an entire storefront when repair of materials and limited replacement of its parts are appropriate.
- Use substitute material for the replacement parts that does not convey the same visual appearance as the surviving parts of the storefront or that is physically or chemically incompatible.
- Remove a storefront that is unrepairable and not replace it; or replace it with a new storefront that does not convey the same visual appearance.
- Create a false historical appearance because the replaced storefront is based on insufficient historical, pictorial and physical documentation.
- Introduce a new design that is incompatible in size, scale, material and color.

Post-1821

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

Windows and Window Treatments

Do...

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

Don't...

- Introduce or change the location or size of windows and other openings that alter the architectural and historic character of the building.
- Change the size or arrangement of windowpanes, muntins and rails where they contribute to the architectural and historic character of the building.
- Install metal or fiberglass awnings.
- Install awnings that obscure architecturally significant detailing or features.

Masonry Vernacular windows in commercial buildings may be fixed sheet (plate glass). Transoms, fanlights and attic louvers are common.

LIST OF ATTACHMENTS:

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

Staff Photographs
136-138-138A St. George Street





Staff Report pg. 7

Staff Photographs
136-138-138A St. George Street





Staff Photographs
136-138-138A St. George Street





Staff Photographs
136-138-138A St. George Street





Staff Report pg. 10

Staff Photographs
136-138-138A St. George Street



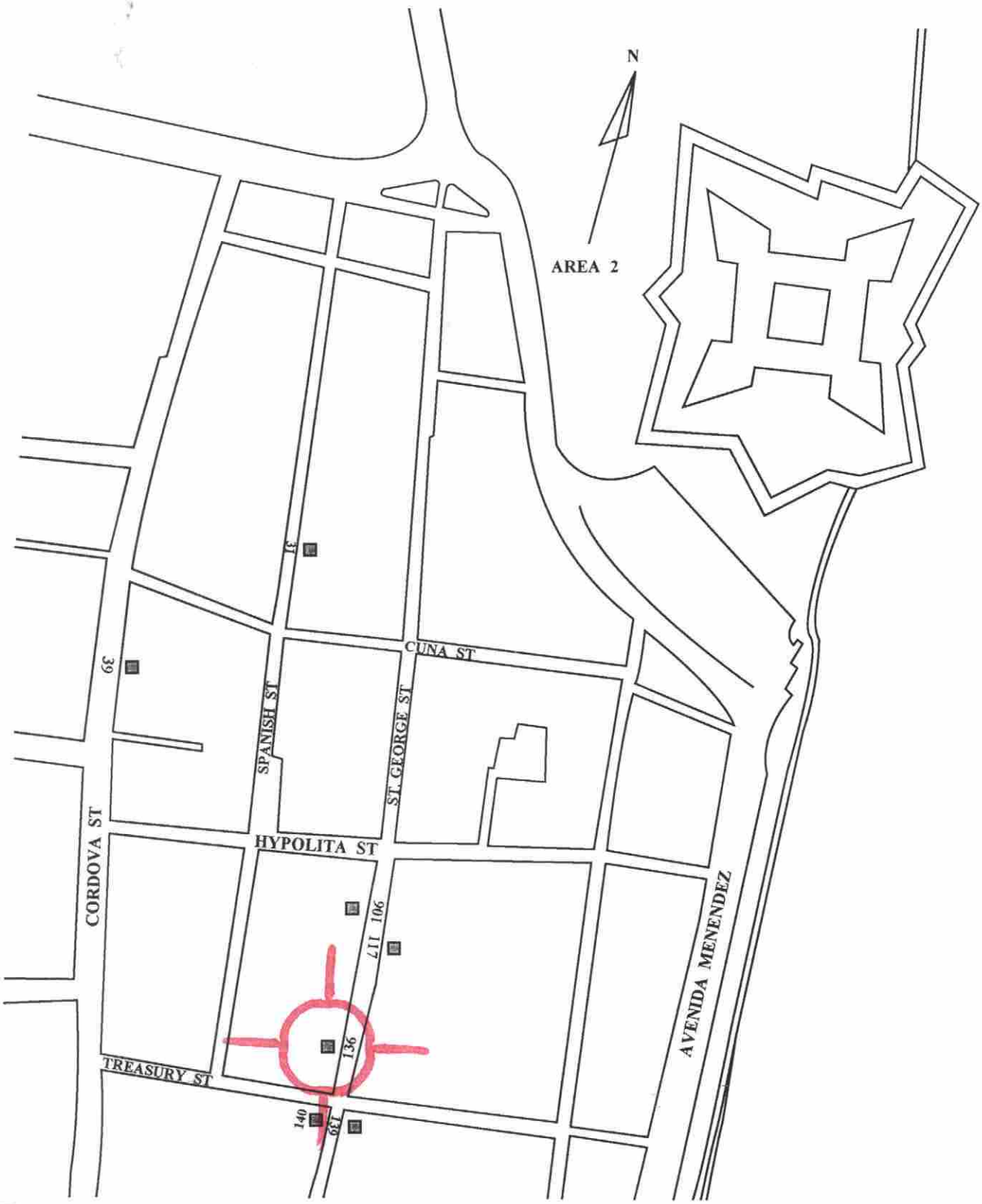


Staff Report pg. 11

Staff Photographs
136-138-138A St. George Street

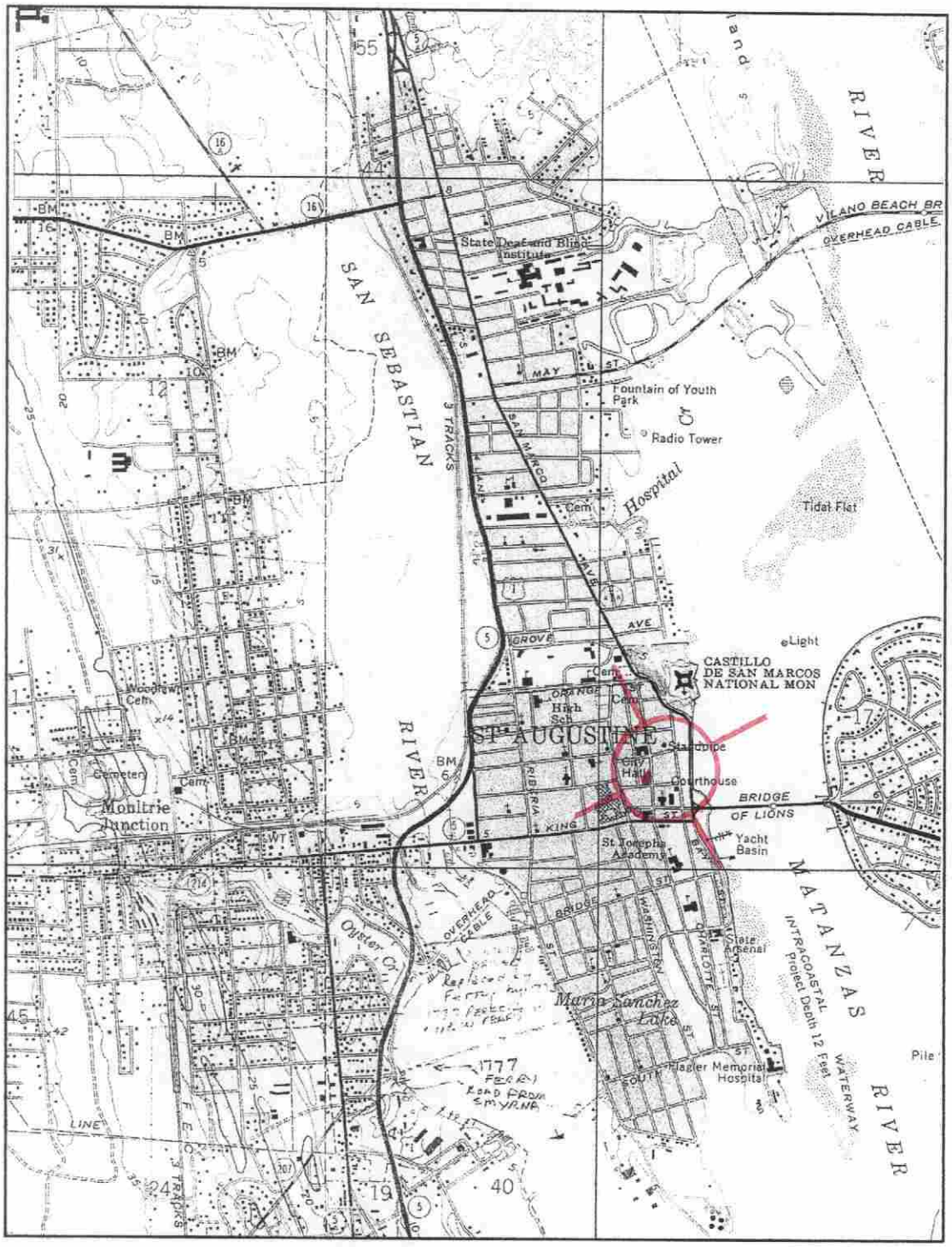






St. Augustine Survey Update (1999) 137
St. Augustine (St. Johns County) Florida
Site Location Map

Site Number and Address: 136 St George St
SJ 3681



Site #: SJ3681

Address: 136 St. George St.

St. Augustine, Florida Quad
1:24,000 Scale 1956
Photo revised 1988

137



QUADRANGLE LOCATION

GENERAL COMMENTS AND SUPPLEMENT INFORMATION

This one story, masonry commercial building is located within the City of St. Augustine subdivision. Stuffed between two adjoining buildings, this one appears to have been modified, and any historical detailing removed. The building is located within the St. Augustine Colonial Historic District, listed in the National Register and under local ordinance. The building will not contribute to either district, even if the district date of significance were expanded. The building has no historical or architectural significance.

A history of this part of the city and this specific subdivision can be found in Site Number 8SJ1884.

Property Appraiser records suggest a construction date of 1930 . The St. Augustine City Directory provides the following information about its occupancy: 1930 names the Coffee Shop; 1934 and 1937 name Adele's Beauty Shop; 1940 and 1945 Daniel's Credit Jewelers; 1947-1949 names Woods Jewelry ; 1951 names Melody Shop.



Page 1

☐ Original
☒ Update

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

Site #8 SJ03681
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) Surf Culture — **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:	136-138		St. George	Street	

Cross Streets (nearest / between) _____
USGS 7.5 Map Name ST. AUGUSTINE — **USGS Date** 1956 — **Plat or Other Map** _____
City / Town (within 3 miles) St. Augustine — **In City Limits?** ☒yes ☐no ☐unknown — **County** St. Johns
Township 7S — **Range** 30E — **Section** 18 — **¼ section:** ☐NW ☐SW ☐SE ☐NE — **Irregular-name:** _____
Tax Parcel # 1976400000 — **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: 1930 ☒approximately ☐year listed or earlier ☐year listed or later
Original Use Commercial — From (year): _____ To (year): _____
Current Use Shop — From (year): _____ To (year): _____
Other Use _____ — From (year): _____ To (year): _____
Moves: ☐yes ☒no ☐unknown — Date: _____ — Original address _____
Alterations: ☒yes ☐no ☐unknown — Date: _____ — Nature store front alterations
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 Masonry Vernacular — **Exterior Plan** Rectangular — **Number of Stories** 1-2
Exterior Fabric(s) 1. Stucco 2. Concrete block 3. _____
Roof Type(s) 1. Flat 2. _____ 3. parapet
Roof Material(s) 1. Composition roll 2. _____ 3. concrete cap
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.) plate glass store front windows in wood frames; transom enclosed

Distinguishing Architectural Features (exterior or interior ornaments) three bay store front; masonry construction and parapet

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

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 SJ03681

DESCRIPTION (continued)

Chimney: No.____ Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Concrete block 2. Masonry - General 3. _____
Foundation Type(s): 1. Slab 2. _____
Foundation Material(s): 1. Concrete, Generic 2. _____
Main Entrance (stylistic details) metal and glass commercial doors with small transom

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

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource 136 is Single storefront; 138 is double storefront with two businesses

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

DOCUMENTATION

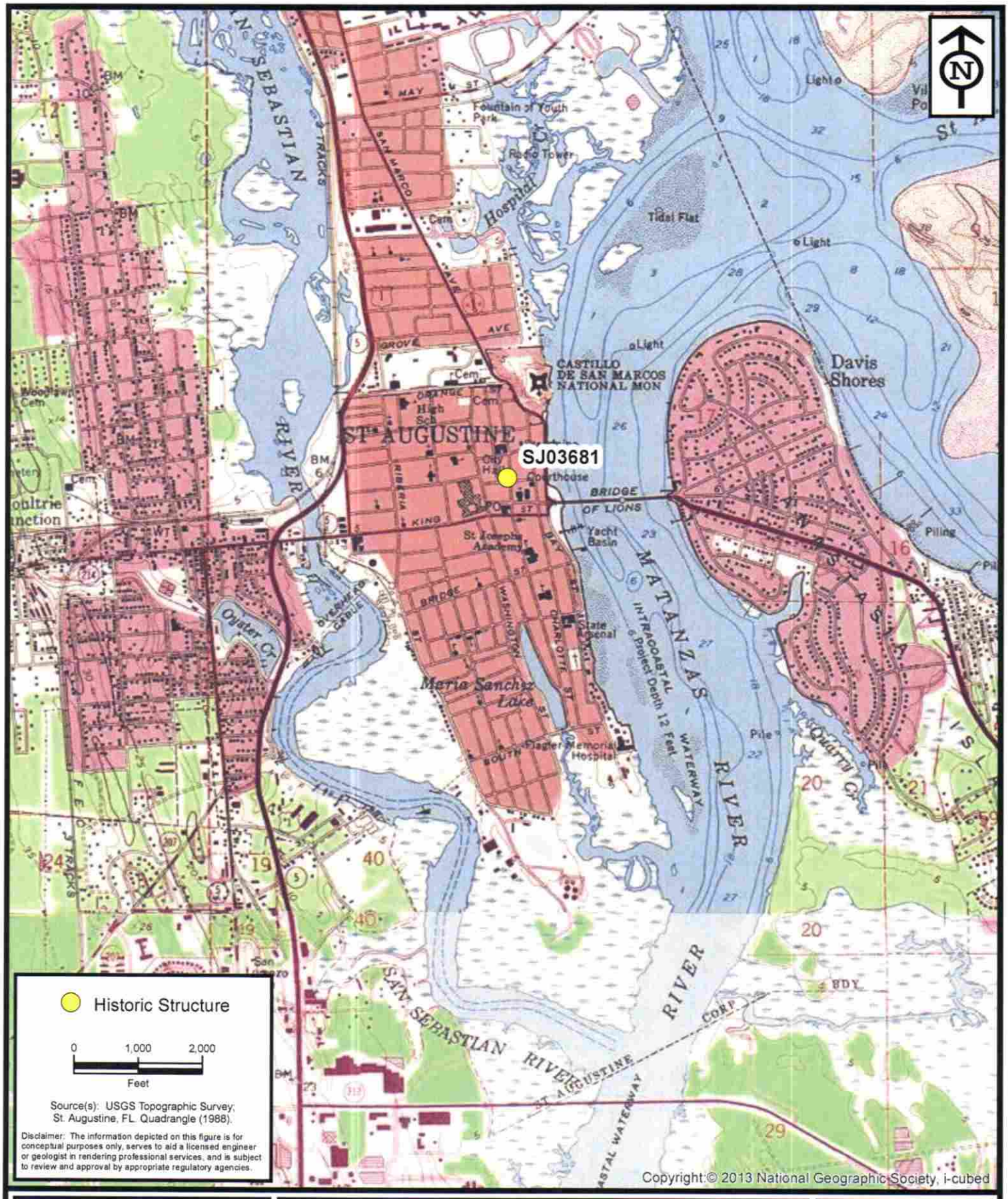
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____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

RECORDER INFORMATION

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

Required Attachments

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



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

Project Location - SJ03681

City of St. Augustine
Historic Structure Survey

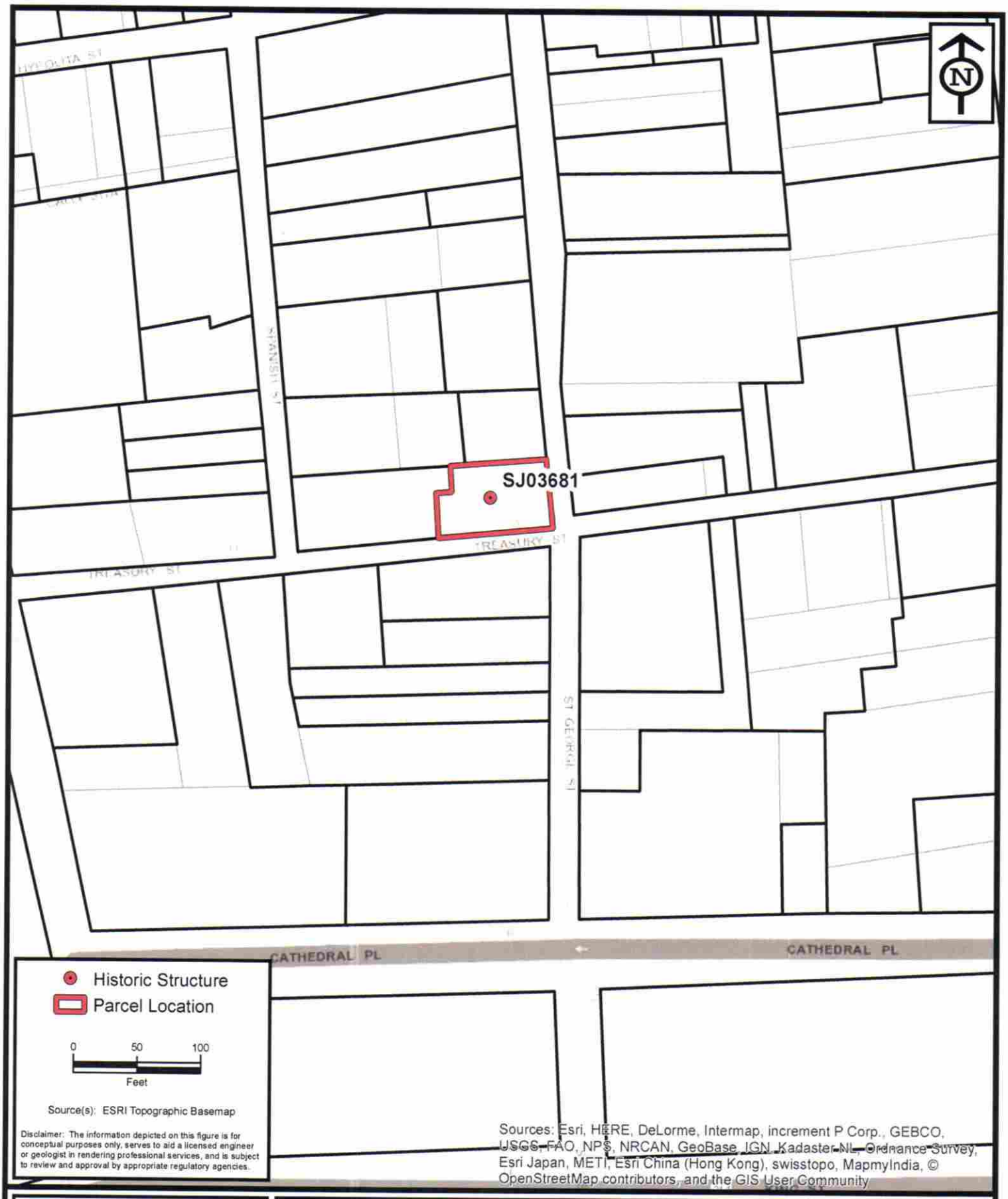
St. Johns County, Florida

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\SJ03681\Location.mxd Date: 1/29/2016 12:31:45 PM

Staff Report pg. 19

SJ03681



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

Parcel Location - SJ03681

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\SJ03681\Parcel.mxd Date: 1/29/2016 4:11:17 PM


Surf Culture

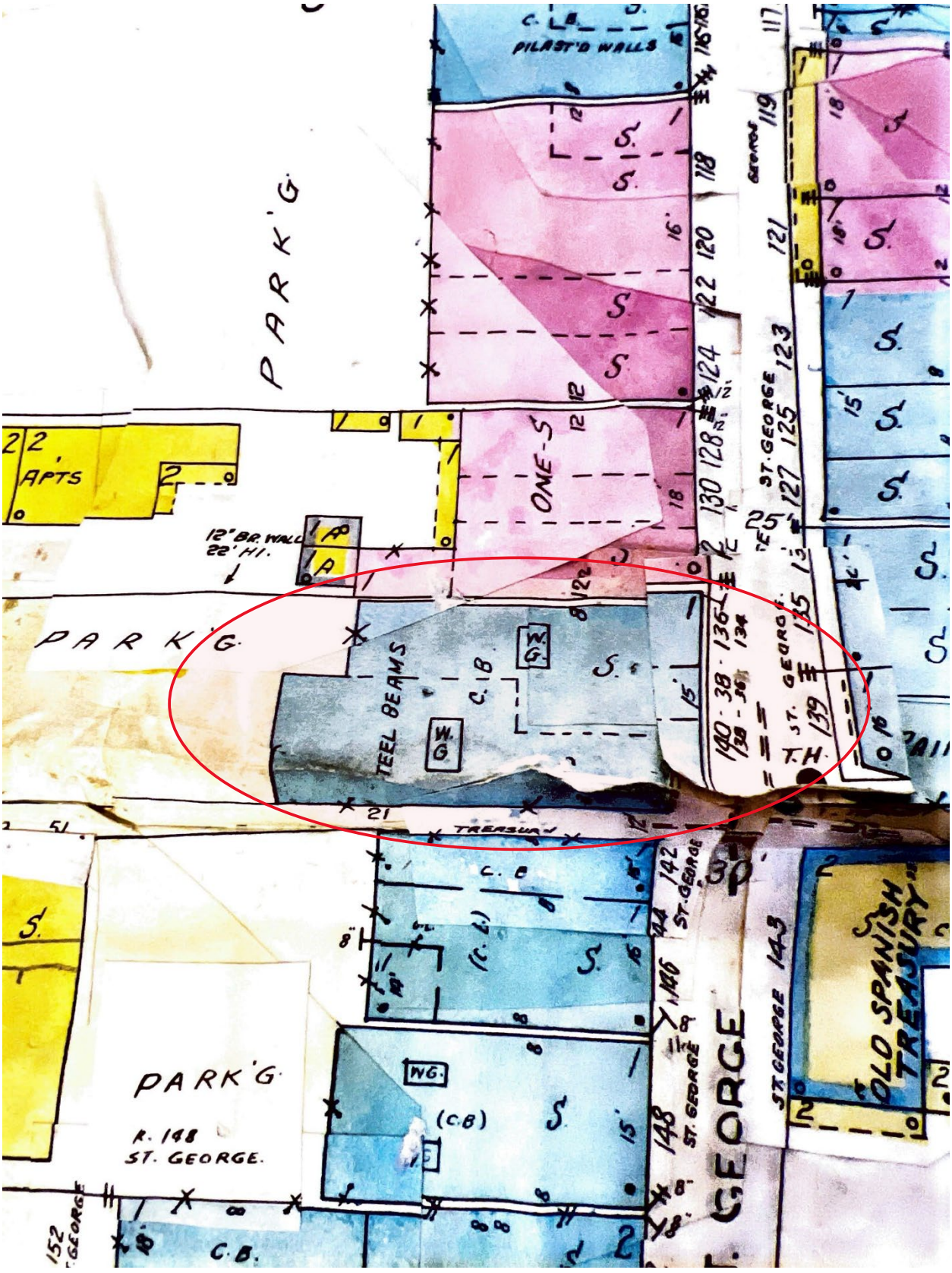

ST GEORGE


EAST COAST/
WEST COAST
ST GEORGE ST
TREASURY ST
TREASURY ST




FLORIDA
GATORS
ST GEORGE ST

1930 SANBORN MAP UPDATED TO 1960



CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Appropriateness

Case Number: HP2025-0055 **Meeting Date: Thursday, August 21, 2025**

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

2. NAME OF PROPERTY OWNER: J D Adams LLC
   Business (if applicable):
   Address: 872 WHITE EAGLE CIR
   City: ST AUGUSTINE State: FL Zip Code: 32086
   Daytime Telephone: 9043473228 E-Mail Address: jdadamsllc@yahoo.com

3. PROJECT LOCATION: 138A SAINT GEORGE ST, Saint Augustine, 32084

4. LEGAL DESCRIPTION: CITY OF ST AUG LOT 3 BLK 14 (8) (EX PART LEASED TO CITY)OR4175/1831

5. SCOPE OF WORK: To reconfigure existing storefronts with new materials and design, repair existing stucco, and install awnings.

Information attached by applicant includes:

- Application Agreement
- Existing Photographs
- Architectural Plans (3 Options for Awning Design)

Received July 22, 2024
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: 138-A St. George Street, St. Augustine FL 32084

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

Owner's Name: ATD ADAMS LLC Owner's Signature: Anne Borden

Owner's Name: TD ADAMS LLC Owner's Signature: [signature]

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

(Can add additional signature page if needed)

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

Certificate of Appropriateness

Sufficiency Checklist

Case Number HP2025-0055

138A SAINT GEORGE ST, Saint Augustine, 32084

Checklist Item	Checklist Item Description	Status	Comments
EXTERIOR FINISHES - Brochure or sample of proposed finish	Brochure or sample of proposed finish including applicable colors, patterns, material, texture, dimensions of reveals, mortar width/color as applicable	Need	Colors for proposed stucco finish should be provided.
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	Depth of awning as well as height from the ground should be provided. The proposed yellow color must be approved by the HARB. A more appropriate color for the building's architectural style and time period may be chosen.
EXTERIOR DOORS - For new openings, a scaled wall section	For new openings, a scaled wall section	Need	
WINDOWS - For new openings, a scaled wall section with proposed window	For new openings, a scaled wall section with proposed window	Need	

Other Details Necessary for Review

N/A

Received July 22, 2024
Planning and Building Department

136, 138A, 138 St. George Street

136, 138A, 138 St. George Street



136, 138A, 138 St. George Street

Reviewed July 31, 2024
Planning and Building Department



Received July 22, 2024
Planning and Building Department

136, 138A, 138 St. George Street



Received July 22, 2024
Planning and Building Department

136, 138A, 138 St. George Street

Received July 22, 2024
Planning and Building Department

136, 138A, 138 St. George Street

Received July 22, 2024
Planning and Building Department

136, 138A, 138 St. George Street

136, 138A, 138 St. George Street

Received July 22, 2024
Planning and Building Department

136, 138A, 138 St. George Street

Received Jun 21, 2024
Planning and Building Department

Received July 22, 2024
Planning and Building Department

136, 138A, 138 St. George Street

REFERENCE: 152 St. George Street - Prior to Exterior Renovation for Spartina 449 (Completed in 2025).



Received July 22, 2024
#1 Planning and Building Department

REFERENCE: 152 St. George Street - Prior to Exterior Renovation for Spartina 449 (Completed in 2025).

REFERENCE: 152 St. George Street - <u>After</u> Exterior Renovation for Spartina 449 (Completed in 2025).

Received July 21, 2025
Planning and Building Department

REFERENCE: 152 St. George Street - <u>After</u> Exterior Renovation for Spartina 449 (Completed in 2025).

Received July 22, 2024
Planning and Building Department

REFERENCE: 152 St. George Street - <u>After</u> Exterior Renovation for Spartina 449 (Completed in 2025).

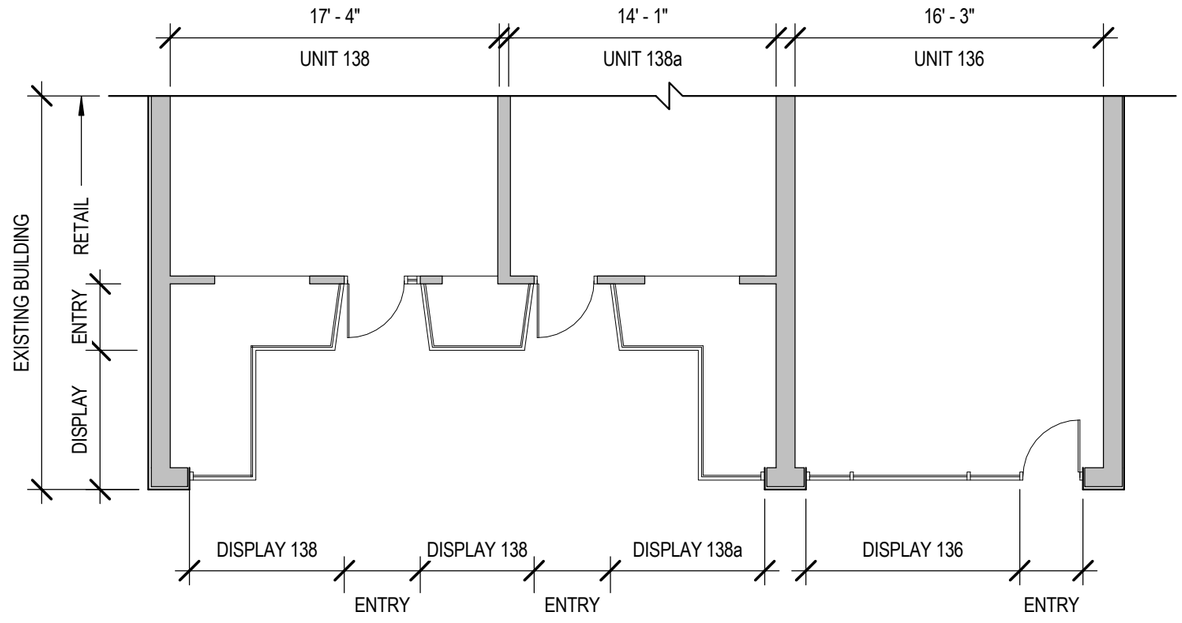
Received July 22, 2024
Planning and Building Department

REFERENCE: 152 St. George Street - <u>After</u> Exterior Renovation for Spartina 449 (Completed in 2025).

Received August 11, 2025
Planning and Building Department

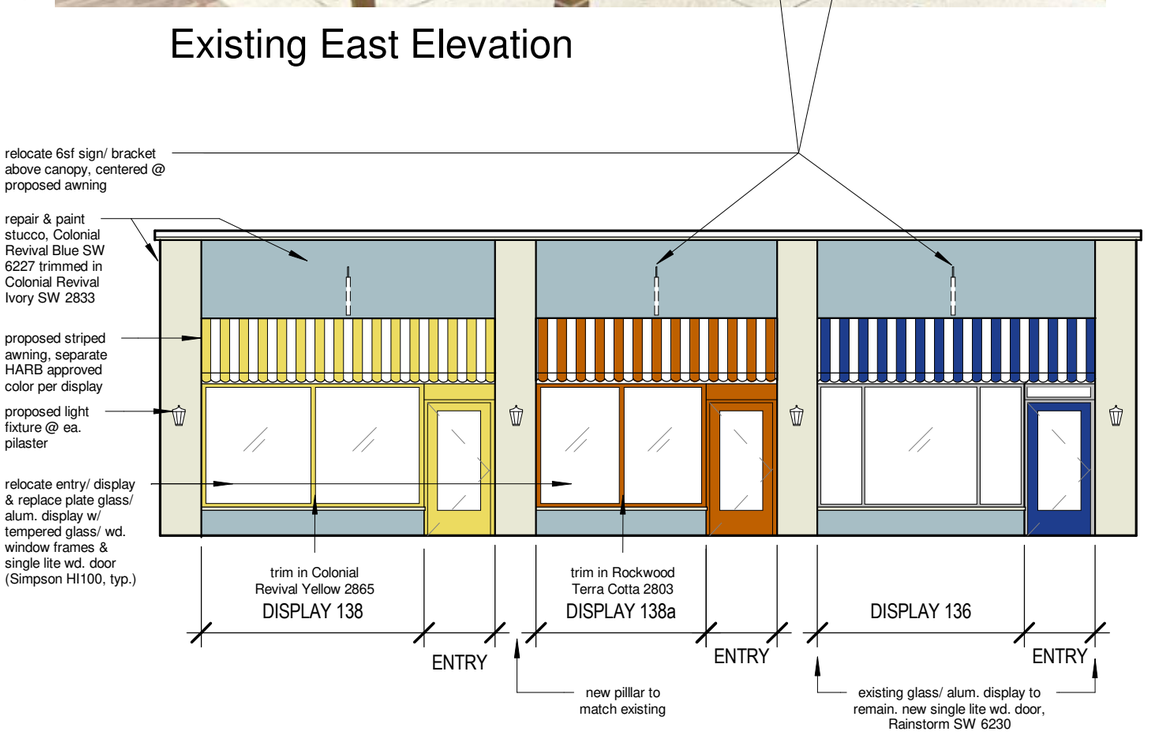


Existing East Elevation



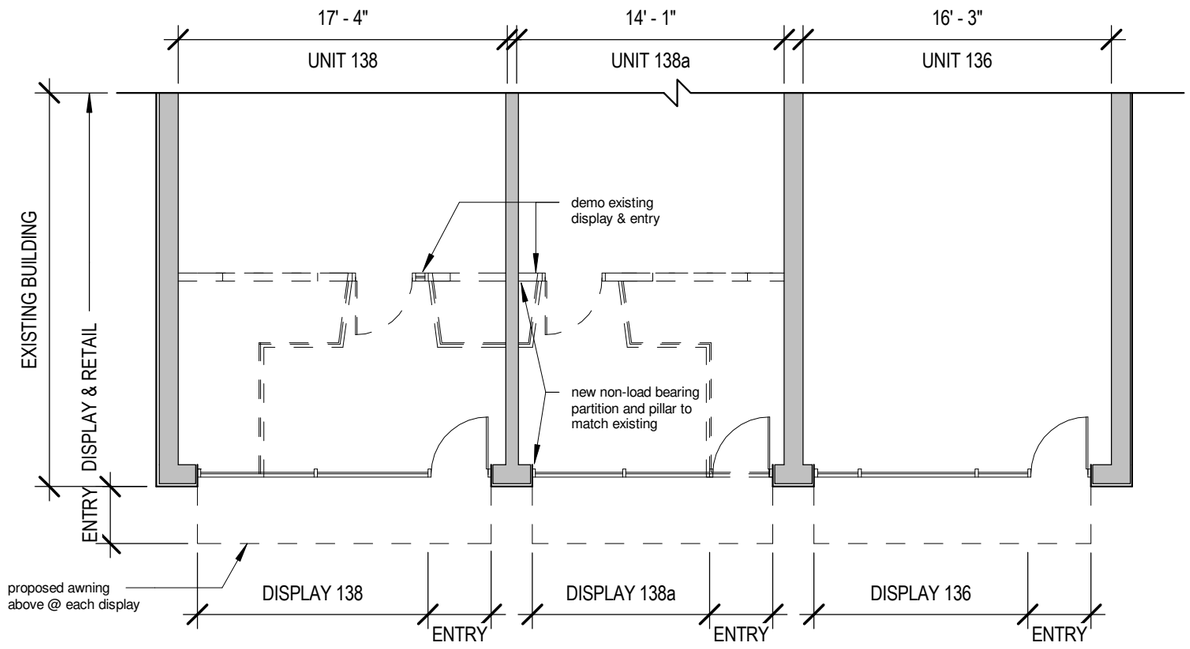
Existing Entry Plan

1/8" = 1'-0"



Proposed East Elevation

1/8" = 1'-0"



Proposed Entry Plan

1/8" = 1'-0"

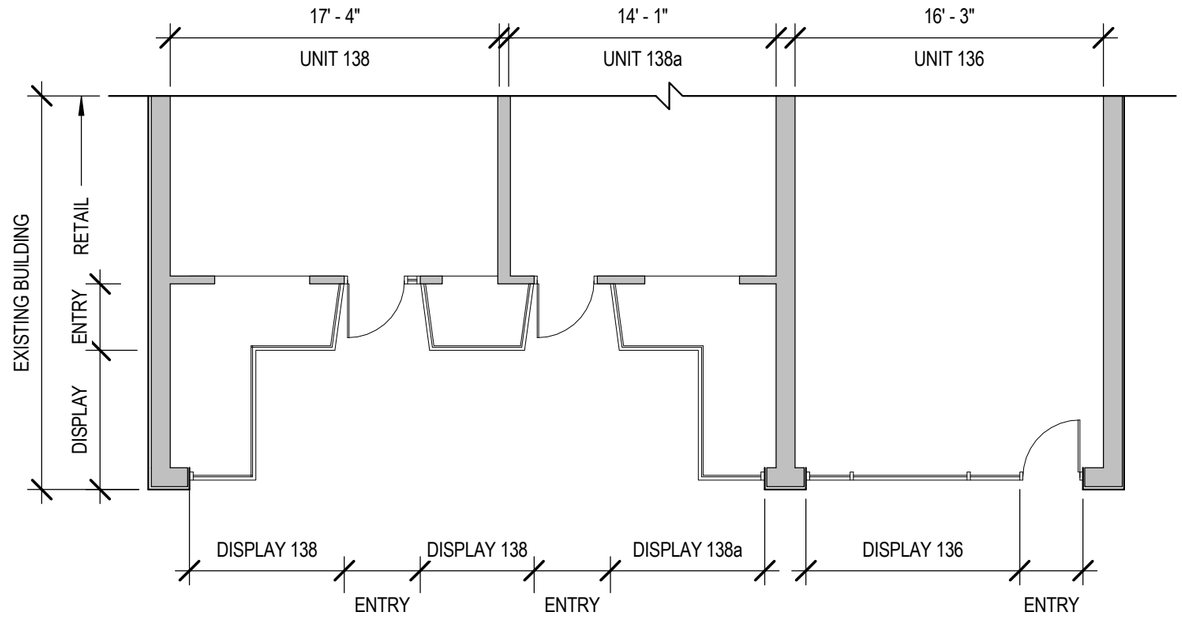
N

136 &138 St. George Street

Received August 11, 2025
Planning and Building Department

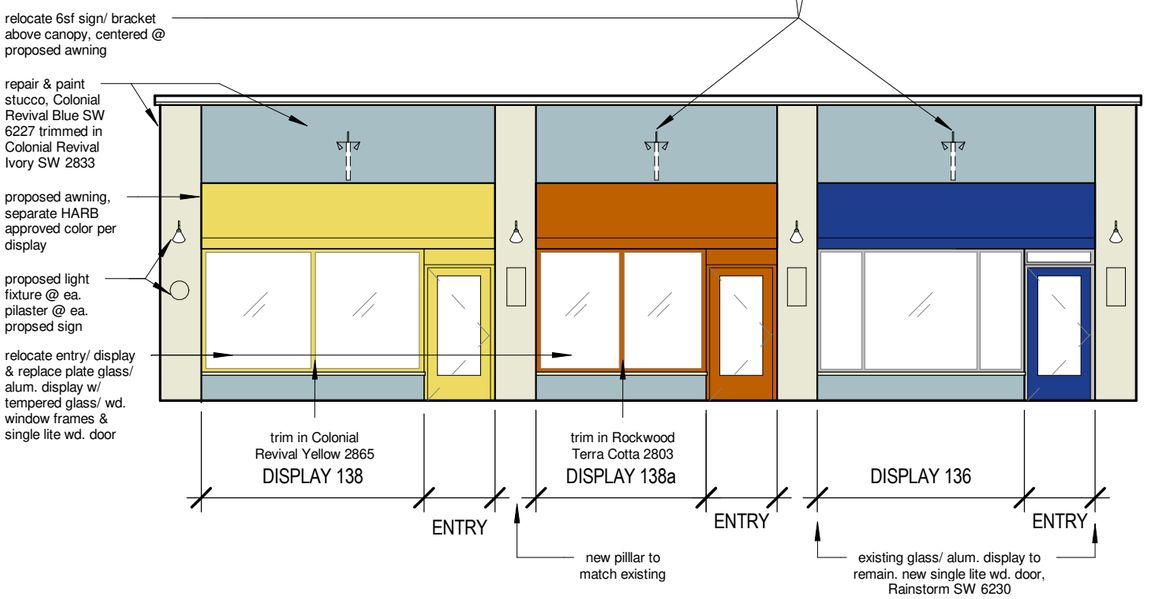


Existing East Elevation



Existing Entry Plan

1/8" = 1'-0"



Proposed East Elevation

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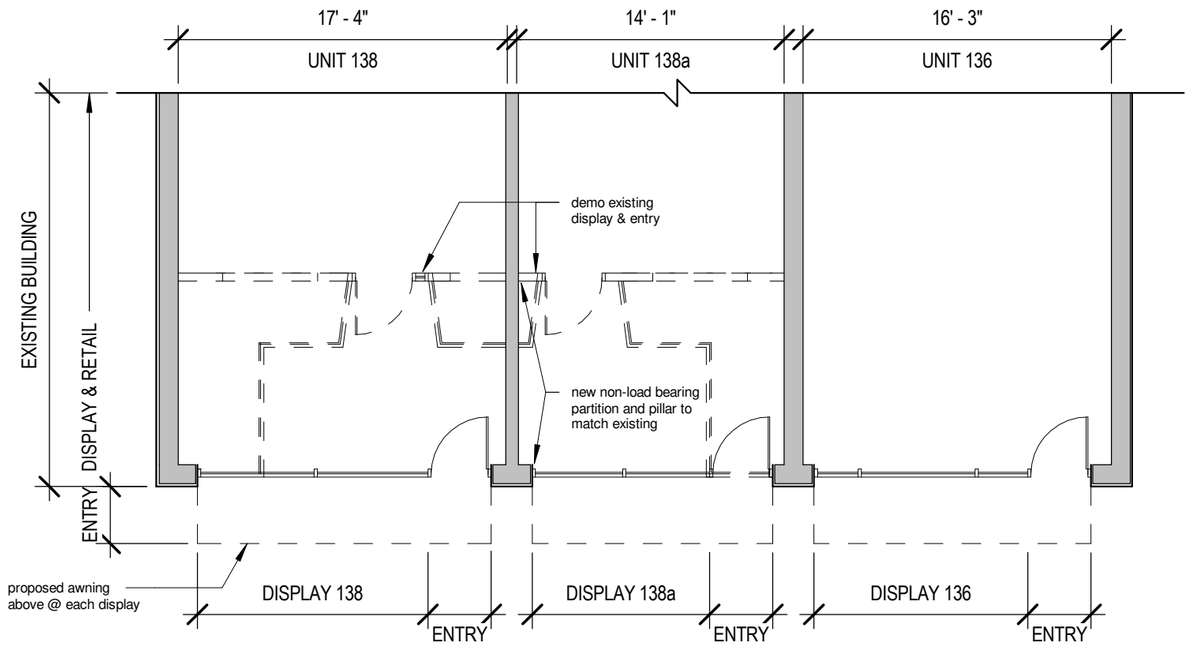


Proposed Entry Plan

1/8" = 1'-0"

N

Received August 11, 2025
Planning and Building Department





Bracket for double sided 3' x 2' sign



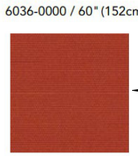
Bracket for double sided 2' x 3' sign

proposed awning, separate HARB approved color per display



Blue midnight solid #6036
Or
Paris / Navy / Natural Strips #8556

Midnight
6036-0000 / 60" (152cm)



Terra Cotta solid #6022

Terracotta
4622-0000 / 46" (117cm)
6022-0000 / 60" (152cm)



Yellow Sunflower solid #6002
Or
Paris / linen / yellow strips #8553

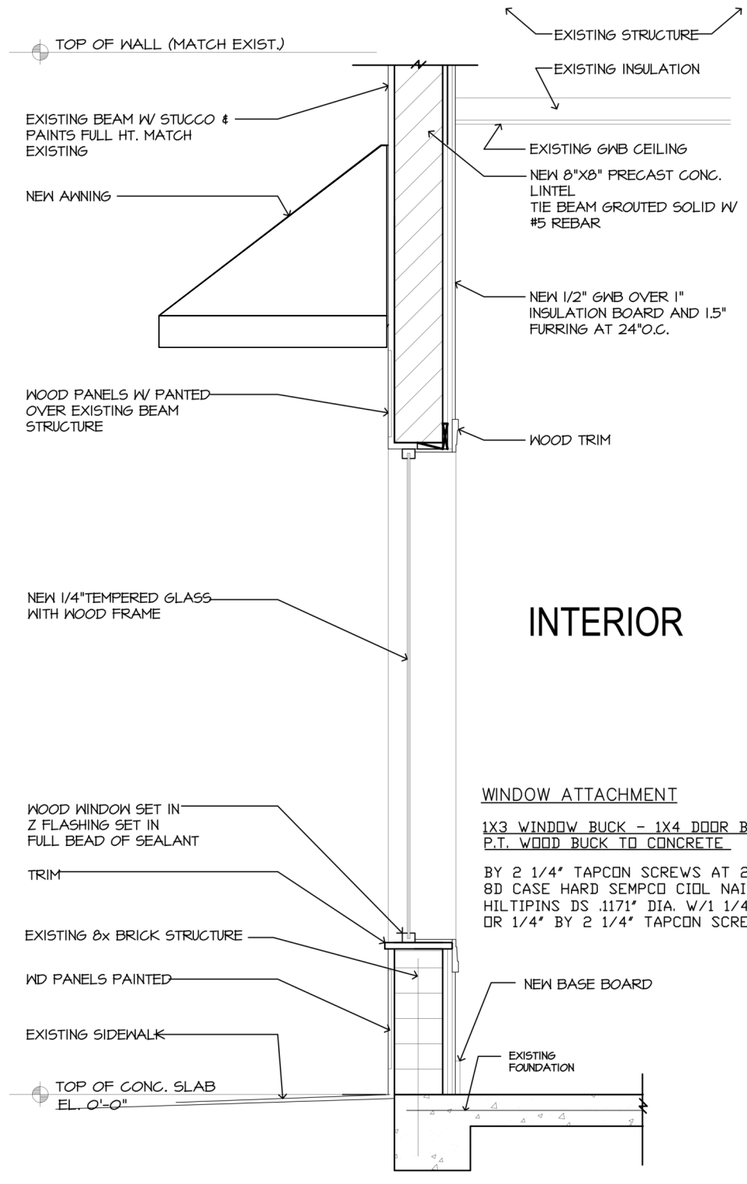
Sunflower Yellow
4602-0000 / 46" (117cm)
6002-0000 / 60" (152cm)



proposed painted single lite Douglas fir wd. door, 3'0" x 7'0"



4"x16" dark oxidized satin bronze oil rubbed push/ pull hardware



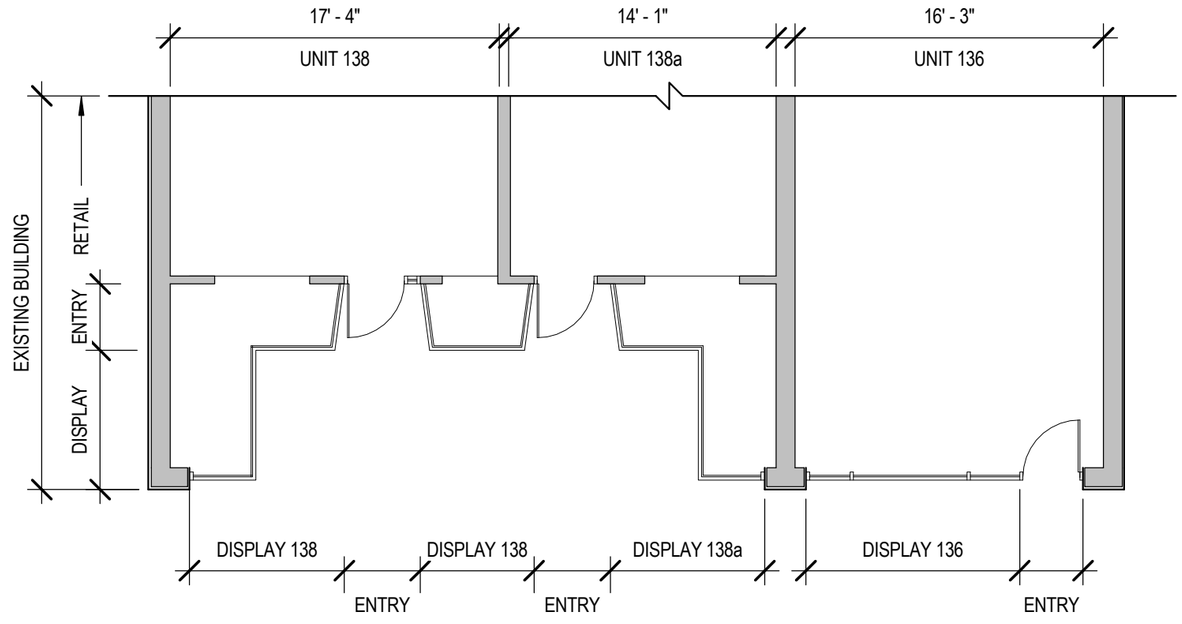
proposed wall section

1/2" = 1'-0"

Received August 11, 2025
Planning and Building Department

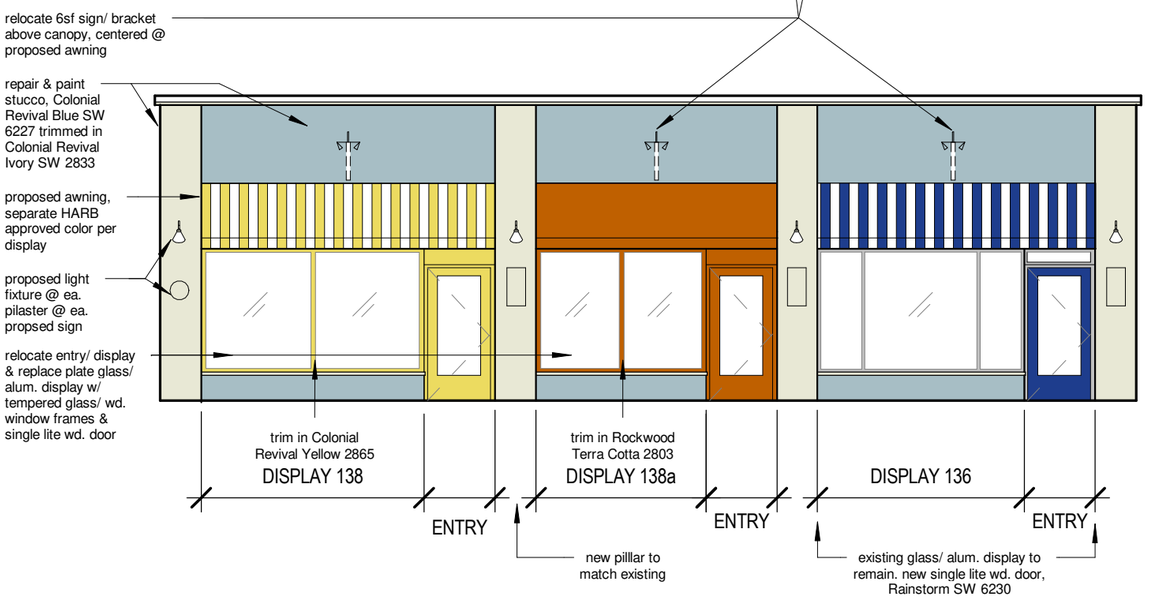


Existing East Elevation



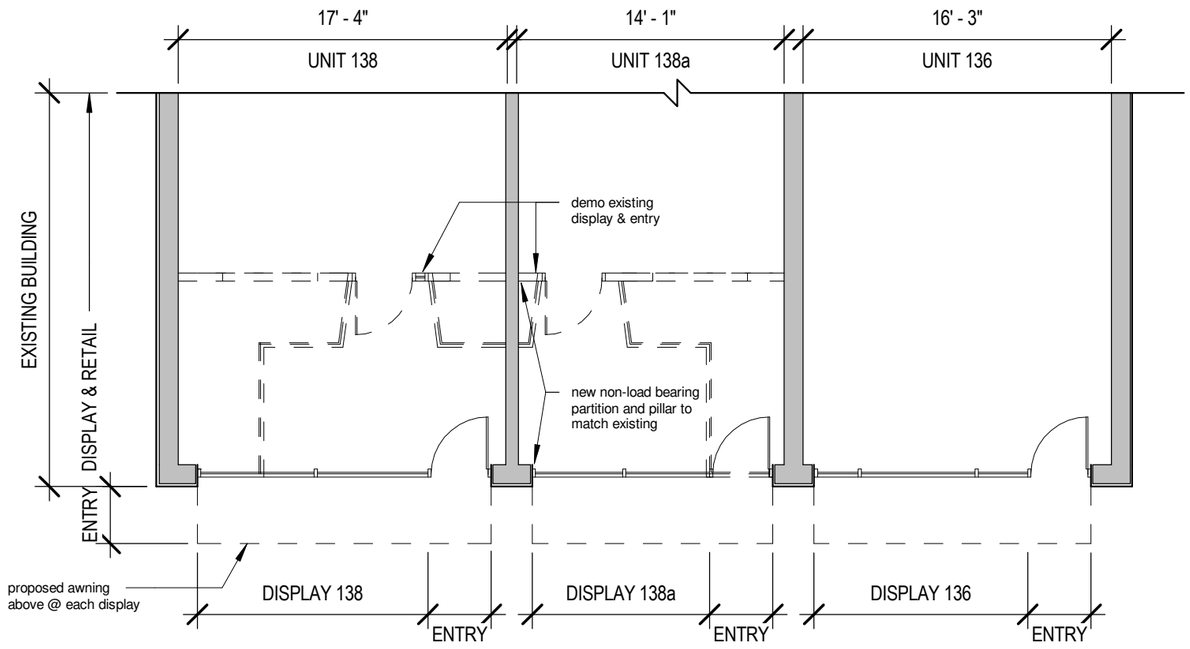
Existing Entry Plan

1/8" = 1'-0"



Proposed East Elevation

1/8" = 1'-0"



Proposed Entry Plan

1/8" = 1'-0"

N

Received August 11, 2025
Planning and Building Department





Bracket for double sided 3' x 2' sign



Bracket for double sided 2' x 3' sign

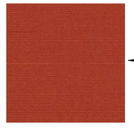
proposed awning, separate HARB approved color per display





Blue midnight solid #6036
Or
Paris / Navy / Natural Strips #8556

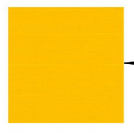
Midnight
6036-0000 / 60" (152cm)



Terra Cotta solid #6022

Terracotta
4622-0000 / 46" (117cm)
6022-0000 / 60" (152cm)





Yellow Sunflower solid #6002
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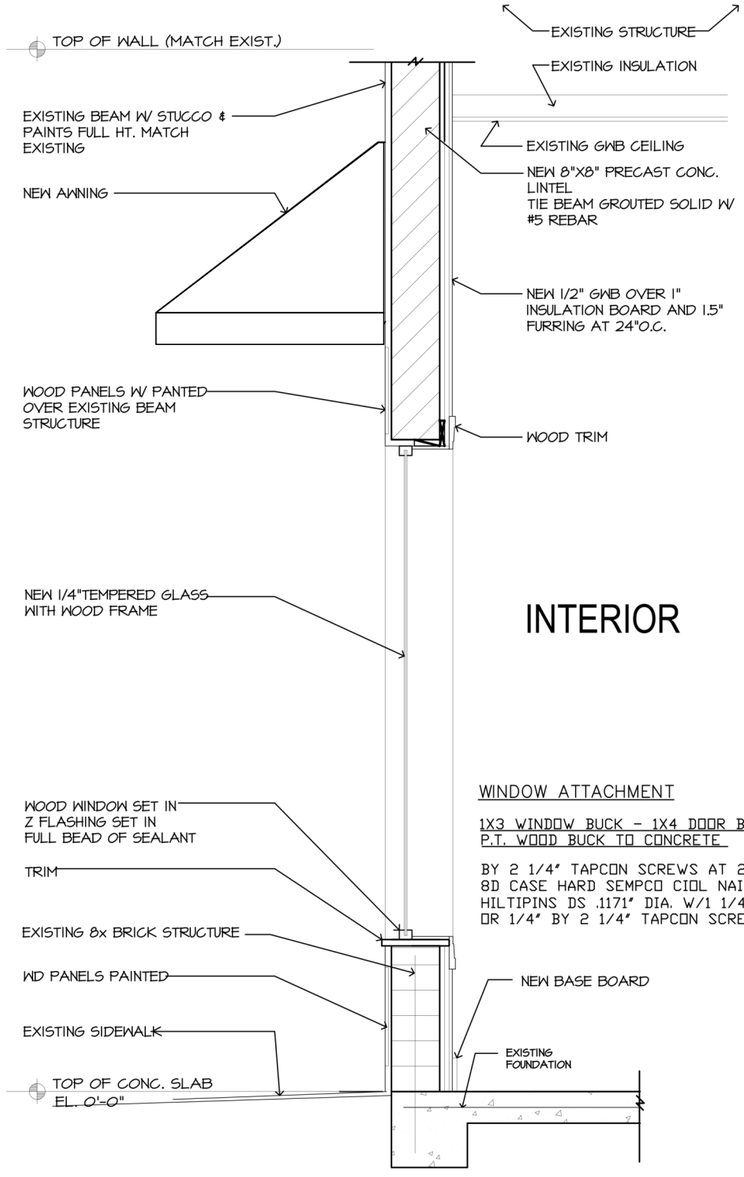
proposed painted single lite Douglas fir wd. door, 3'0" x 7'0"





4"x16" dark oxidized satin bronze oil rubbed push/ pull hardware



proposed wall section
1/2" = 1'-0"

Received August 11, 2025
Planning and Building Department

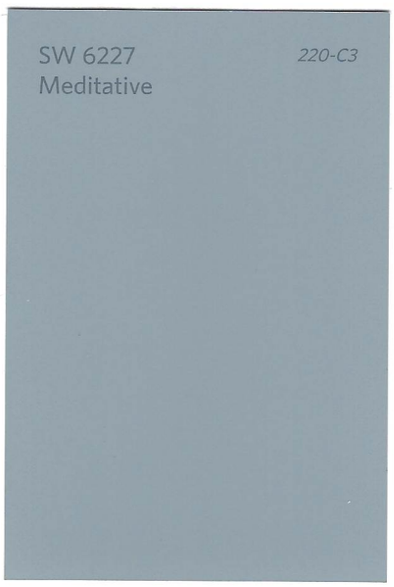
Lee WEEKS
CONSTRUCTION ■ DESIGN ■ DEVELOPMENT
General Contractors
CGC 011558

P.O. BOX 3225
62 HYPOLITA STREET
ST. AUGUSTINE, FLORIDA 32085
PHONE 904-824-1626
FAX 904-829-1806
E-MAIL: lweeks@aug.com

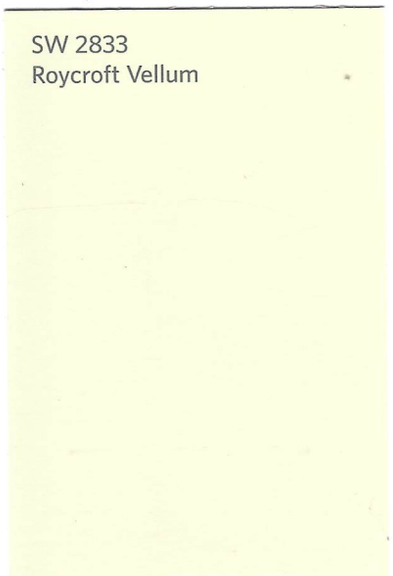
136,138 and 138-A St. George St.

Paint Colors for HARB Meeting on 8/21/25

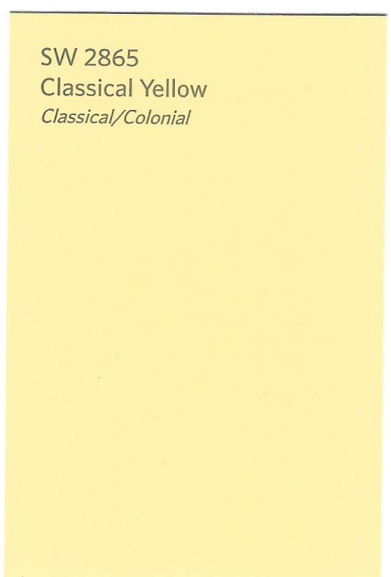
Main Body of the Exterior Building



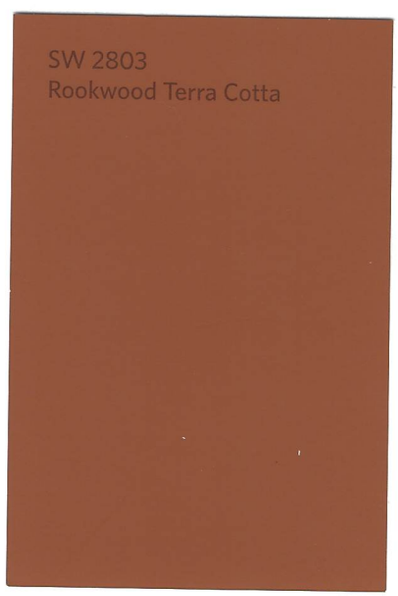
Exterior Walls - SW 6227



Exterior Columns – SW 2833



138 Trim



138-A Trim



136 Trim

Instr #2016022176 BK: 4175 PG: 1831, Filed & Recorded: 4/12/2016 12:43 PM #Pgs:4
Hunter S. Conrad,Clerk of the Circuit Court St. Johns County FL Recording $35.50

Prepared by:

JOHN GALLETTA, JR., ESQ.
1095 Anastasia Boulevard
St. Augustine, Florida 32080
When recorded return to:

JOHN GALLETTA, JR., ESQ.
1095 Anastasia Boulevard
St. Augustine, Florida 32080

(Space above this line reserved for recording office use only)

WARRANTY DEED

COPY

1. IDENTIFICATION OF GRANTOR

Grantor's name and address is: ANNE L. BORDER
872 White Eagle Circle
St. Augustine, FL 32080

The word "I" or "me" as hereafter used means the Grantor.

2. IDENTIFICATION OF GRANTEE

Grantee's name and address is: J. D. ADAMS, LLC, a limited liability company
138-A St. George Street
St. Augustine, FL 32084

The word "you" as hereafter used means the Grantee.

3. MEANINGS OF TERMS

The terms "I," "me," "you," "grantor," and "grantee," shall be non-gender specific ((i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trusts), singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

4. DESCRIPTION OF REAL PROPERTY CONVEYED

Property hereby conveyed (the "Real Property") is described as follows:

AS DESCRIBED IN EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF.

Subject to covenants, restrictions, easements, mortgages and all other encumbrances of record

and taxes assessed subsequent to December 31, 2015; provided, however, this reference will not serve to reimpose any such covenants, restrictions or easements.

For information purposes this deed is given from an owner (Grantor) to her own LLC (Grantee)

5. CONSIDERATION

Good and valuable consideration plus the sum of Ten Dollars ($10.00) received by me from you.

6. CONVEYANCE OF REAL PROPERTY

For the consideration described in Paragraph 5, I have granted, bargained and sold to you the Real Property to have and to hold in fee simple (estate in property unlimited as to duration, disposition and descendability) forever.

COPY

7. WARRANTY

I fully warrant the title to the Real Property and will defend the same against the lawful claims of all persons whomsoever except for covenants, reservations, restrictions and easements of record, if any.

8. NOT HOMESTEAD

I represent and warrant that the Real Property is neither the homestead or residence of myself or a member of my family, nor is the Real Property adjacent to the homestead or residence of myself or a member of my family.

Executed on March 2, 2016.

ANNE L. BORDER (Date)
138-A St. George Street
St. Augustine, FL 32084

Signed in the presence of:

(Date)
Witness

Signed in the presence of:

3/2/16
(Date)
Witness

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 2nd day of March, 2016, by ANNE L. BORDER, who is personally known to me or has produced _____ as identification.

Elizabeth A Petty
Notary Public - State of Florida

ELIZABETH A. PETTY
Notary Public - State of Florida
My Comm. Expires May 23, 2016
Commission # EE 200558
Bonded Through National Notary Assn.

NOTICE
The undersigned, in preparing this instrument has not examined title to the lands herein described and no warranty or other representation is made and no other opinion (either expressed or implied) is given as to the marketability or condition of the title thereto. The quantity of lands included therein or the location of the boundaries thereof, or the existence of liens, unpaid taxes, or encumbrances.

John Galletta, Jr., Esq.
St. Augustine, FL 32080

COPY

EXHIBIT "A"

Parcel 1:

Part of Lot 3, Block 14, CITY OF ST. AUGUSTINE, of the public records of St. Johns County, Florida, as described in O.R. Book 1147, Page 1319.

Real Estate Assessment No.: 1976450000

Parcel 2:

Situated in the City of St. Augustine, said lot being 53 feet 5 inches in width on St. George Street and 60 feet 8 inches in width on Spanish Street and running along Treasury Lane from St. George Street to Spanish Street aforesaid. Said premises being known as Lot No. 10, in Block No. 14, and being part of the premises belonging to John P. Nesmith, deceased, and being also known as Lot No. 3, Block No. 14, of the Official Map of the City of St. Augustine, Florida, made January 1, 1905, by Robert Ranson, which is on file in the office of the Circuit Court, St. Johns County, Florida, LESS AND EXCEPT that part of said lot, as more particularly described as follows:

Beginning at the northwest corner of Lot 3, thence North 85 degrees 06 minutes East, of the North line of Lot 3, a distance of 124.96 feet; thence South 3 degrees 55 minutes East, along the West line of a building 20.15 feet; thence South 84 degrees 44 minutes 30 seconds West along the North Line of a building 12.25 feet; thence South 4 degrees 08 minutes East, along the West line of a building; and the Southerly extension of that line 34.80 feet to the North line of Treasury Street; thence South 83 degrees 33 minutes West, on said North line of Treasury Street 110.79 feet; thence North 6 degrees 0 minutes West on East line of Spanish Street 58.04 feet to the Point of Beginning.

Real Estate Assessment No.: 1976400000

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

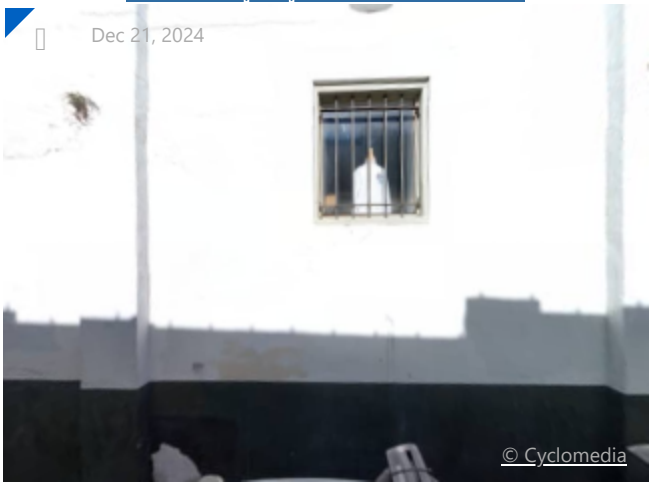
2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1976400000
Location Address	136 ST GEORGE ST 138 ST GEORGE ST 138 ST GEORGE ST UNIT A SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug ON St George St (COM) (610.07)
Tax Description*	CITY OF ST AUG LOT 3 BLK 14 (8) (EX PART LEASED TO CITY) OR4175/1831 *The Description above is not to be used on legal documents.
Property Use Code	Stores (1100)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.110
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	J D Adams LLC 100%
Mailing Address	872 WHITE EAGLE CIR SAINT AUGUSTINE, FL 32086-5041

Map



Valuation Information

Assessed Year	2025
Building Value	$344,630.00
Extra Features Value	$0.00
Total Land Value	$598,950.00
Agricultural (Assessed) Value	$0.00
Agricultural (Market) Value	$0.00
Just Market	**$943,580.00**
Total Deferred	$0.00
Assessed Value	**$943,580.00**
Total Exemptions	
Taxable Value	**$943,580.00**

Values listed are from our working tax roll and are subject to change. Exemption and taxable values shown reflect County-level assessment.

Historical Assessment Information

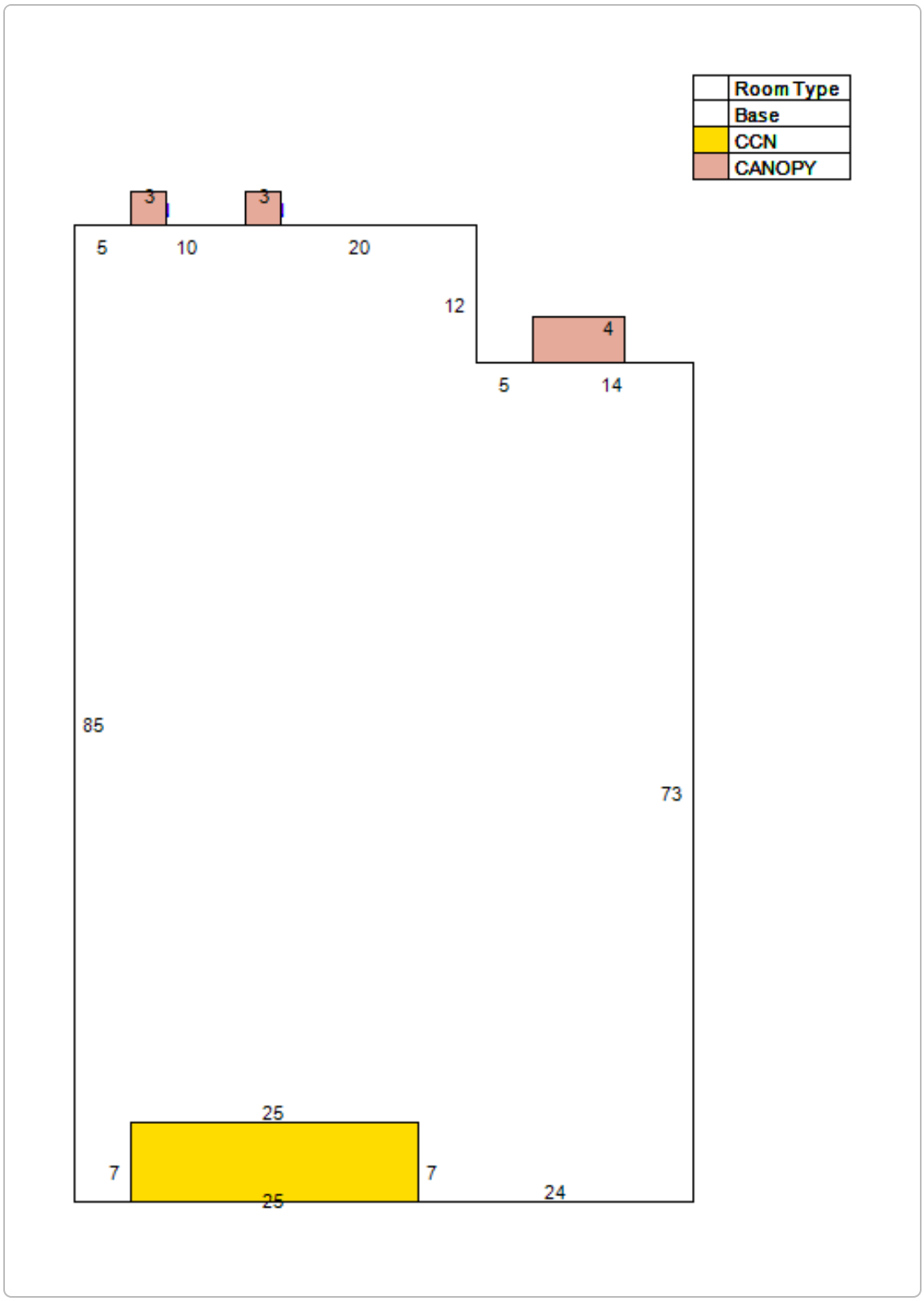
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2024	$339,532	$0	$574,992	$0
2023	$349,096	$0	$527,076	$0
2022	$255,326	$0	$564,300	$0
2021	$262,948	$0	$564,300	$0
2020	$324,708	$0	$564,300	$0
2019	$179,813	$0	$513,000	$0
2018	$171,251	$0	$410,400	$0
2017	$114,167	$0	$410,400	$0
2016	$114,167	$0	$241,110	$0
2015	$114,167	$0	$228,285	$0
2014	$67,149	$0	$228,285	$0

Building Information

Building	1	**Roof Cover**	Built Up
Building Value	$344,630	**Roof Structure**	Rigid Frame
Year Built	1930	**Interior Flooring**	Carpet
Actual Area	4412	**Interior Wall**	Drywall
Conditioned Area	4187	**Heating Type**	Air Duct
Use	Stores (City/Historical)	**Air Conditioning**	Central
Style	04	**Bedrooms**	
Exterior Wall	Concrete Stucco	**Baths**	

Description	Square Footage
BASE AREA	4187
UNFINISHED CANOPY	9
UNFINISHED CANOPY	9
UNFINISHED CANOPY	32
FINISHED CANOPY	175
Total SqFt	4412

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Stores	57	90	4791.6	SF	$598,950

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
4/12/2016	3/2/2016	$0.00	WARRANTY DEED	4175	1831	U	I	BORDER ANNE L	J D ADAMS LLC
11/2/2015	9/29/2015	$0.00	TRUSTEES DEED	4106	285	U	I	RAAD DORIS L TRUST	BORDER ANNE L
	2/14/2014	$0.00	DEATH CERTIFICATE	3918	399	U	V	RAAB JAMES WILLIAM	RAAD DORIS L
	12/16/2004	$100.00	WARRANTY DEED	2349	196	U	I	RAAB JAMES W, DORIS L	RAAB JAMES W,DORIS L TRUSTEES
	10/1/1985	$140,000.00		685	1825	Q	I		RAAB JAMES W,DORIS L

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

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Detail by Entity Name

Florida Limited Liability Company
LEN WEEKS CONSTRUCTION.DESIGN.DEVELOPMENT, L.L.C.

Filing Information

Document Number	L03000055563
FEI/EIN Number	42-1613883
Date Filed	12/16/2003
State	FL
Status	ACTIVE

Principal Address

62 HYPOLITA STREET
ST. AUGUSTINE, FL 32084

Changed: 03/15/2004

Mailing Address

PO BOX 3225
ST AUGUSTINE, FL 32085

Changed: 03/15/2004

Registered Agent Name & Address

WEEKS JR., CLAUDE L.
62 HYPOLITA STREET
ST. AUGUSTINE, FL 32084

Name Changed: 04/20/2022

Address Changed: 04/20/2022

Authorized Person(s) Detail

Name & Address

Title MGRM

WEEKS JR., CLAUDE L.
62 HYPOLITA STREET
ST. AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2023	01/26/2023
2024	01/22/2024
2025	04/21/2025

Document Images

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03/19/2020 -- ANNUAL REPORT	View image in PDF format
03/20/2019 -- ANNUAL REPORT	View image in PDF format
01/17/2018 -- ANNUAL REPORT	View image in PDF format
04/17/2017 -- ANNUAL REPORT	View image in PDF format
03/09/2016 -- ANNUAL REPORT	View image in PDF format
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04/19/2012 -- ANNUAL REPORT	View image in PDF format
04/13/2011 -- ANNUAL REPORT	View image in PDF format
03/04/2010 -- ANNUAL REPORT	View image in PDF format
04/22/2009 -- ANNUAL REPORT	View image in PDF format
05/01/2008 -- ANNUAL REPORT	View image in PDF format
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03/10/2005 -- ANNUAL REPORT	View image in PDF format
03/15/2004 -- ANNUAL REPORT	View image in PDF format
12/16/2003 -- Florida Limited Liabilites	View image in PDF format

Florida Department of State, Division of Corporations

Detail by Entity Name

Florida Limited Liability Company
J.D. ADAMS, LLC.

Filing Information

Document Number	L16000035456
FEI/EIN Number	81-1572574
Date Filed	02/19/2016
State	FL
Status	ACTIVE

Principal Address

138A ST. GEORGE STREET
ST. AUGUSTINE, FL 32084

Changed: 01/16/2017

Mailing Address

138A ST. GEORGE STREET
ST. AUGUSTINE, FL 32084

Changed: 01/16/2017

Registered Agent Name & Address

BORDER, ANNE L
138A ST. GEORGE STREET
ST. AUGUSTINE, FL 32084

Address Changed: 01/16/2017

Authorized Person(s) Detail

Name & Address

Title MANAGING GENERAL PARTNER

BORDER, ANNE L
138A ST. GEORGE STREET
ST. AUGUSTINE, FL 32084

Title MANAGING GENERAL PARTNER

BORDER, DAVID A
138A ST. GEORGE STREET
ST. AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2023	01/22/2023
2024	01/26/2024
2025	02/06/2025

Document Images

02/06/2025 -- ANNUAL REPORT	View image in PDF format
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01/22/2023 -- ANNUAL REPORT	View image in PDF format
02/02/2022 -- ANNUAL REPORT	View image in PDF format
02/03/2021 -- ANNUAL REPORT	View image in PDF format
01/21/2020 -- ANNUAL REPORT	View image in PDF format
02/24/2019 -- ANNUAL REPORT	View image in PDF format
01/12/2018 -- ANNUAL REPORT	View image in PDF format
01/16/2017 -- ANNUAL REPORT	View image in PDF format
02/19/2016 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for August 21, 2025 Meeting



Approximate Limits of Construction in teal

Application HP2025-0052 Address: 241 St George Street

Applicant: Matthews | DCCM

Property Owner: Sisters of St. Joseph, Inc.

Project description: To construct a new institutional building on the northern portion of the property with associated alterations and repairs to existing masonry perimeter walls and new hardscape and landscape designs.

Architectural Style:	Gothic Revival and Mediterranean/Gothic Revival (existing and proposed)	Florida Master Site File:	SJ01916 SJ01916 A & B
National Register:	St. Augustine NRHD: Contributing (Convent)	Construction date:	c. 1874-1876 (Convent)
Archaeology Zone:	IB	Zoning District:	HP-1
Parcel number:	1992900000		
Agenda Item:	6(a)	Previous Action(s):	Several, not applicable to application

STAFF SUMMARY AND ANALYSIS:

1. This application was continued at the July 15, 2025 meeting to allow the applicant time to provide modified drawings that address the Board's massing and scale concerns along Cadiz and Aviles Streets.
2. For an Opinion of Appropriateness (OOA) application, the HARB must determine whether the general concept, preliminary construction plans, details, or specifications of a project meet the requirements of the Architectural Guidelines for Historic Preservation (AGHP) while recognizing that the information submitted is insufficient to meet the requirements for a Certificate of Appropriateness (COA) application or to obtain a building permit.
3. The architectural style proposed for the new institutional structure is a simplified Mediterranean/Gothic Revival style that includes an arcaded loggia and porte cochere with rounded archways, segmental arched windows, and stained-glass lancet windows for the chapel. The Architectural Guidelines for Historic Preservation (AGHP) encourages new construction that complements the size, color, material, and character of adjacent buildings and their historic setting. Features such as the roof form and fenestration patterns appear to complement the existing convent.
4. Architectural elements including the multi-lite wood-clad casement windows, stucco exterior, and red standing seam metal roof are consistent with existing architectural elements on the site. One modification from the previous design includes the addition of large, arched fixed windows on the second and third floors facing the inner courtyard that continue the pattern of the loggia below. More detailed specifications for these elements should be provided with the Certificate of Appropriateness application. Clad windows (usually aluminum exterior) are not generally considered appropriate for HP-1 but have been approved on upper stories and secondary elevations when deemed appropriate by the Board. While colored metal roofs are not generally recommended by the AGHP, they have been previously approved on buildings at this property.
5. The maximum proposed height for the structure has been reduced and is limited to the stairwell/elevator space. The majority of the structure will sit below the 46'8" height of the existing motherhouse at ~43' The proposed building will be most prominent on Aviles and Cadiz where limited setbacks will exaggerate the mass and scale of the building in comparison to the existing convent which is not located as close to any streets.
6. A variance approval must be granted by the Planning and Zoning Board (PZB) to allow the proposed height, as well as for maximum and minimum yard requirements and lot coverage/impervious surfaces. Variances in the HP-1 zoning district may be granted for architectural/historic reasons provided that the variance is necessary for the construction or reconstruction of buildings or structures in the appropriate historic architectural style or form, based upon review of the Historic Architectural Review Board's recommendations.
7. In response to Board and staff recommendations, the elevations facing Cadiz and Aviles Streets have been redesigned to include balconies, projections, and recesses that break up the massing of these sides and soften what were previously flat surfaces. A pergola feature has been added on the roof at the northeast corner of the building with what appear to be metal tube railings around the perimeter of the roof deck which is not consistent with other design elements. The new pergola feature is shown in elevation drawings to not exceed the proposed roof height. More details regarding materials and finishes for added roof feature will be required with the COA.

8. The bird's eye view rendering and streetscape elevations provided oversimplify surrounding structures into box shapes that do not accurately represent their presence along the streetscape and may minimize the true visual impact of the proposed structure.
9. Impacts to the existing site required for the new construction include removal of the swimming pool, a site feature since the 1920s which was redone and screen-enclosed c. 2001-2004, and demolition of the side wing addition of a historic masonry storage building along Aviles Street.
10. Pavement materials for circular driveways, walkways, and loggia were not specified with this application. The AGHP states that appropriate paving materials are poured coquina concrete, tabby, loose coquina, crushed shells, river gravel, and brick or stone on sand. Floors for loggias and galleries may be either poured coquina concrete or tabby. Plain concrete and asphalt are not appropriate. If permeable pavers are considered, the archaeological impacts will be more significant than standard brick or stone pavers.
11. While the proposed retention pond may be necessary to control stormwater on the property, the AGHP does not specifically address this type of site feature. New site features should limit ground-disturbing impacts, complement existing site features and architecture, and avoid creating a false sense of historic development. Additional details should be provided with the Certificate of Appropriateness application relating to the design of the retention pond and alternative stormwater retention methods should be considered if feasible. The application team should work with the City's Public Works department to determine what options are allowed for this site.
12. Proposed landscaping utilizes Florida Native and pre-approved plant materials consistent with AGHP requirements.
13. A portion of the wall along Aviles Street from south of the Cavedo House ruins to the existing vehicular access gate requires repairs to fix visible bowing towards the street. The existing gate on Cadiz Street will also be improved. Plans for these changes should be provided with the Certificate of Appropriateness application.
14. The proposed work will occur within Archaeological Zone IB. Archaeological review and possible excavation are required prior to the initiation of construction activities which can be initiated with the submittal of an A-14 Application via the Planning and Building Department Application Portal. Archaeological investigations could take some time. To avoid interruptions in the construction schedule, it is recommended the applicant coordinate with the City Archaeologist and submit the A14 application as soon as possible.

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 an Opinion of Appropriateness at 241 St George Street**:

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

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Construct a new Gothic Revival Institutional building:
    a. ~ 43' Tall (47'1" tall max at elevator/stair shaft)
    b. 12,127sf,
    c. ~216' x ~95',
    d. J-shaped floor plan with a central courtyard
    e. Stucco exterior to match existing convent
    f. Red standing seam metal roof to match existing convent
    g. Arcaded loggias with rounded archways
    h. Segmental arched multi-lite wood-clad casement windows and fixed windows (courtyard interior)
2. Repairs to wall along Aviles Street south of Cavedo House Ruins
    a. Repair bowing of existing masonry wall
    b. May require careful deconstruction and reconstruction
3. Site and Landscape features:
    a. Relocation of gate along St. George Street with widening for vehicular access
    b. Circular driveway
    c. Walkways
    d. Retention Pond
    e. Landscaping (see plan provided in the Application Packet)

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

2. Retention of Distinguishing Architectural Character
3. Recognition of Historic Period
8. Protection and Preservation of Significant Archaeological Resources
9. Compatible Contemporary Design for New Alterations and Additions

New Construction

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

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

Site Plans and Building Setbacks

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

Height, Width and Massing

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

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

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

Horizontal Rhythms

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

Roof Forms

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

Proportion of Openings

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

Materials

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

Architectural Styles for New Construction

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

HP-1

The diversity of styles exhibited in this district reflects historic development patterns which includes colonial settlement, single family residences, vacation homes for seasonal residents, and an institutional and military presence. ***Permitted styles in HP-1 include: Spanish and British period Colonial, Frame Vernacular, St. Augustine Colonial Revival, Queen Anne, Mediterranean-influenced styles including Moorish Revival, Italian Renaissance, Spanish Colonial Revival, Mission, Mediterranean Baroque and Spanish Renaissance; Garage Apartment as a secondary main building; and Bungalow. New construction shall be in the style of the adjacent properties or as approved by HARB from the list of styles described above and represented in the HP-1 District.*** For the purpose of this section, immediately adjacent refers only to properties located along the same street, or for corner lots, only properties located along the streets which comprise the intersection.

Gothic Revival (1850-1920)

This style reached a height of popularity in the United States from 1840 to 1870. It remained a favored style for religious and educational buildings well into the twentieth century. There are several variations on this style including **Carpenter Gothic** and Collegiate Gothic. Architects Andrew Jackson Downing, Alexander Jackson Davis and Richard Upjohn produced several pattern books adapting this style for modest domestic uses. These pattern books, published in the 1830s, 1840s and 1850s, led to the development of the Carpenter Gothic style.

Identifying features of the **Gothic Revival** style include steeply pitched gable roofs, often with one or more intersecting cross-gables; decorative bargeboard work in the gables; open eaves; wood siding, often board-and-batten; one story entrance or end porch; and varied window treatments including lancet, cantilevered oriels, and double hung sash windows, often with diamond pane glazing. Shutters are common.

Identifying features of the **Carpenter Gothic** style include extensive use of sawn wood ornamentation on the bargeboards, eaves, and porch and balcony railings; steeply pitched gables and diagonal paned windows of Gothic architecture combined with the intricate decorative woodwork of the early Victorian Era; and multi-hued paint schemes. The steeply pitched gables lend pronounced vertical emphasis to these buildings. The term "carpenter" refers both to the extensive use of sawn wood ornamentation and the fact that these buildings were usually designed by craftsmen, not architects.

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

The most common building plans are rectangular, L-shaped and U-shaped. Buildings range from one and one-half to two and one-half stories. Buildings feature tall, narrow windows and doors, often with pointed arches. The style emphasizes vertical elements in the facade.

Foundations are coquina, brick or continuous masonry which may be finished with stucco. Construction is masonry or wood frame. **Exterior finishes** are plain or ashlar joint stucco, brick, marble, stone, drop siding, weatherboards or board-and-batten siding with corner boards. A local church tower is finished with wood shingles.

Roof type is steeply pitched gable. **Roof surfaces** are covered with wood shingles, composition shingles, diamond composition shingles, metal standing seam, or corrugated metal. Chimneys are brick, and may be finished with stucco.

Windows may be lancet or oriel, fixed or casement diamond multi-pane, or double hung sash two-over-two. Attic louvers, transoms and sidelights are also used. Leaded stained glass may be used. Exterior shutters are common.

Detailing is extensive and includes prominent gables, oriel windows, massive chimneys, pointed elliptical arches, towers and battlements, crenelation, jigsawn trim on eaves and gable ends, and leaded stained glass.

Mediterranean Influence Styles (1885-1940)

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

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

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

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

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

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

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

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

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

Fences, Walls and Gates

Do...

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

Don't...

- Remove historic fences and walls.
- Install cinder block walls; or ornate iron or wood, rough cedar, chain link, wire or post and rail fences.
- Install fences of inappropriate scale that obscure the overall design of the building or its individual features.

Post-1821

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

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

Ornate cast iron fences are appropriate only for Queen Anne, Colonial Revival, Classical Revival and other highly styled buildings.

Masonry walls are appropriate for Spanish Renaissance Revival and Moorish Revival buildings.

Parking, Landscaping and Site Features

Do...

- Retain distinctive features such as size, scale, mass, color and materials of buildings, including roofs, porches and stairways.
- Retain landscape features such as parks, gardens, street lights, benches, walkways, streets, alleys, and setbacks that have traditionally linked buildings to their environment.
- Use new plant materials, fencing, walkways, street lights, and benches that are compatible with the character of the district or neighborhood in size, scale, materials and color.
- Identify and retain plants, trees, fencing, walkways, street lighting and benches that reflect a property's history and development.
- Base new site work on documentation or physical evidence. Avoid conjectural changes to the site.
- Remove or trim plants in close proximity to the building that may cause deterioration of historic fabric.
- Provide proper site and roof drainage to assure that water does not splash against the building or foundation walls, or drain toward the building.
- Landscape to provide shade, privacy, screening of non-historic features and erosion control.
- Minimize disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archaeological resources.
- Survey and document areas where the terrain will be altered to determine the potential impact to important landscape features or archaeological resources.
- Replace in kind an entire feature of the site that is too deteriorated to repair if the overall form and detailing are still evident. Physical evidence from the deteriorated feature should be used as a model to guide the new work.

This could include a walkway or fountain. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.
- Replace deteriorated or damaged landscape features in kind.
- Design and construct a new feature of a site when the historic feature is completely missing, such as an outbuilding, terrace or driveway. It may be based on historical, pictorial and physical documentation; or be a new design that is compatible with the historic character of the building and the site.
- Design new onsite parking, loading docks or ramps when required by the new use so that they are as unobtrusive as possible and assure the preservation of the historic relationship between the buildings or buildings and the landscape.

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

Post-1821

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

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

Wells should be masonry finished with stucco. Fountains are not appropriate in spaces open to the public. Wells may have splashing water that is not visible above the lip of the well to provide interest, but should not contain visible water jets or fountains.

Masonry bench seating is appropriate within loggias.

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

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

Parking areas should not be adjacent to or easily viewed from public rights-of-way. Paved areas and curb cuts must be kept to a minimum. Fences, walls, gates, landscaping and buildings must screen parking areas. Whenever possible, parking should occur behind or within a building. Appropriate paving materials include loose coquina, crushed shell, gravel, stone or brick pavers on sand, coquina or tabby concrete, or concrete with a slate appearance. Asphalt and plain concrete are not appropriate.

MUNICIPAL CODE SEC. 28-29(b): Variances (used by the Planning and Zoning Board (PZB))

(1) *Requirements for grant of* variance. The board may grant a variance only under circumstances where practical difficulty or unnecessary hardship is so substantial, serious and compelling that relaxation of the general restrictions should be granted; provided, however, that no variance may be granted for maximum lot coverage requirements within any historic preservation districts 1, 2 and 3, except variances may be obtained: 1) for school, church and governmental agency uses and 2) to provide for handicapped accessibility for buildings constructed prior to December 19, 2019. No variance shall be granted unless the applicant shall show and the board shall find that:

a. The particular property, because of size, shape, topography or other physical conditions, suffers singular disadvantage through the operation of this section, which disadvantage does not apply to other properties in the vicinity; and

b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and

c. This disadvantage does not exist because of conditions created by the owner or applicant; and

d. Grant of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this section.

In passing upon a request for variance, the board shall not consider prospective financial loss or gain to the owner or applicant, nor shall the board by variance permit to be established or carried on in any use district an activity, business or operation which is not otherwise allowed in such district by a specific provision of this chapter.

Within the historic preservation zoning districts 1, 2 and 3 and national register districts, the board may grant a request for variance for architectural or historic reasons, provided that the variance is necessary for the construction or reconstruction of buildings or structures in the appropriate historic architectural style or form, based upon review of the historic architectural review board's recommendations. The board shall find that granting the variance will not be contrary to the public interest; will not adversely affect other property and structures in the district; and will be in harmony with the spirit, intent and purpose of this section.

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site Files (Motherhouse, and Walls)
3. Sanborn Maps

Staff Photographs
241 St. George Street



Existing Gate and Project Site Behind from St. George Street

Staff Photographs
241 St. George Street



Existing Gate and Project Site Behind From St. George Street

Staff Photographs
241 St. George Street



Existing Gate and Project Site Behind From St. George Street

Staff Photographs
241 St. George Street





Existing Gate Details

Staff Photographs
241 St. George Street





Existing Mother House Gate Details

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Staff Photographs
241 St. George Street



Project Site Behind From St. George Street Looking Southeast

Staff Photographs
241 St. George Street



Project Site Behind From St. George Street Looking Southeast

Staff Photographs
241 St. George Street



Existing Gate and Project Site Behind From St. George Street

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Staff Photographs
241 St. George Street



Existing Gate and Project Site From Northwest Corner of Convent

Staff Photographs
241 St. George Street



Existing Gate and Project Site From North Side of Convent

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Staff Photographs
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Existing Gate and Project Site From North Side of Convent

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Staff Photographs
241 St. George Street



Project Site Facing North

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Staff Photographs
241 St. George Street



Project Site Facing North

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241 St. George Street



Project Site Facing North

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Project Site Facing North

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Staff Photographs
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Pool to be Removed

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Staff Photographs
241 St. George Street



Project Site Facing East, Shed Roofed Addition to be Removed

Staff Photographs
241 St. George Street



West Elevation of Existing Convent

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Staff Photographs
241 St. George Street





West Elevation of Existing Convent

Staff Photographs
241 St. George Street



West Elevation of Existing Convent

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Staff Photographs
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North Elevation of Existing Convent

Staff Photographs
241 St. George Street



Northwest Elevation of Existing Convent

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Staff Photographs
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Southwest Elevation of Existing Convent

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South Elevation of Existing Convent

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East Elevation of Existing Convent

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Staff Photographs
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Southeast Elevation of Existing Convent

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241 St. George Street



Lourdes Hall Southwest Elevation

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Staff Photographs
241 St. George Street



Lourdes Hall Northwest Elevation

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Staff Photographs
241 St. George Street



Lourdes Hall Northeast Elevation

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241 St. George Street



Lourdes Hall North Elevation

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Lourdes Hall North Elevation

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241 St. George Street



Other Areas of Convent Property Facing East

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241 St. George Street



Other Areas of Convent Property Facing Northeast

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Other Areas of Convent Property

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241 St. George Street



Other Areas of Convent Property

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View of Property from Aviles Street

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View of Property from Aviles Street

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Views of Property from Aviles Street



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241 St. George Street



Wall to be Repaired Along Aviles Street



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Staff Photographs
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Wall to be Repaired Along Aviles Street and Cavedo House Ruins

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241 St. George Street



Wall along Cadiz Street

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Wall along Cadiz Street

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Wall along Cadiz Street

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Wall and Gate along Cadiz Street

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241 St. George Street



Wall along Cadiz Street

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Staff Photographs
241 St. George Street



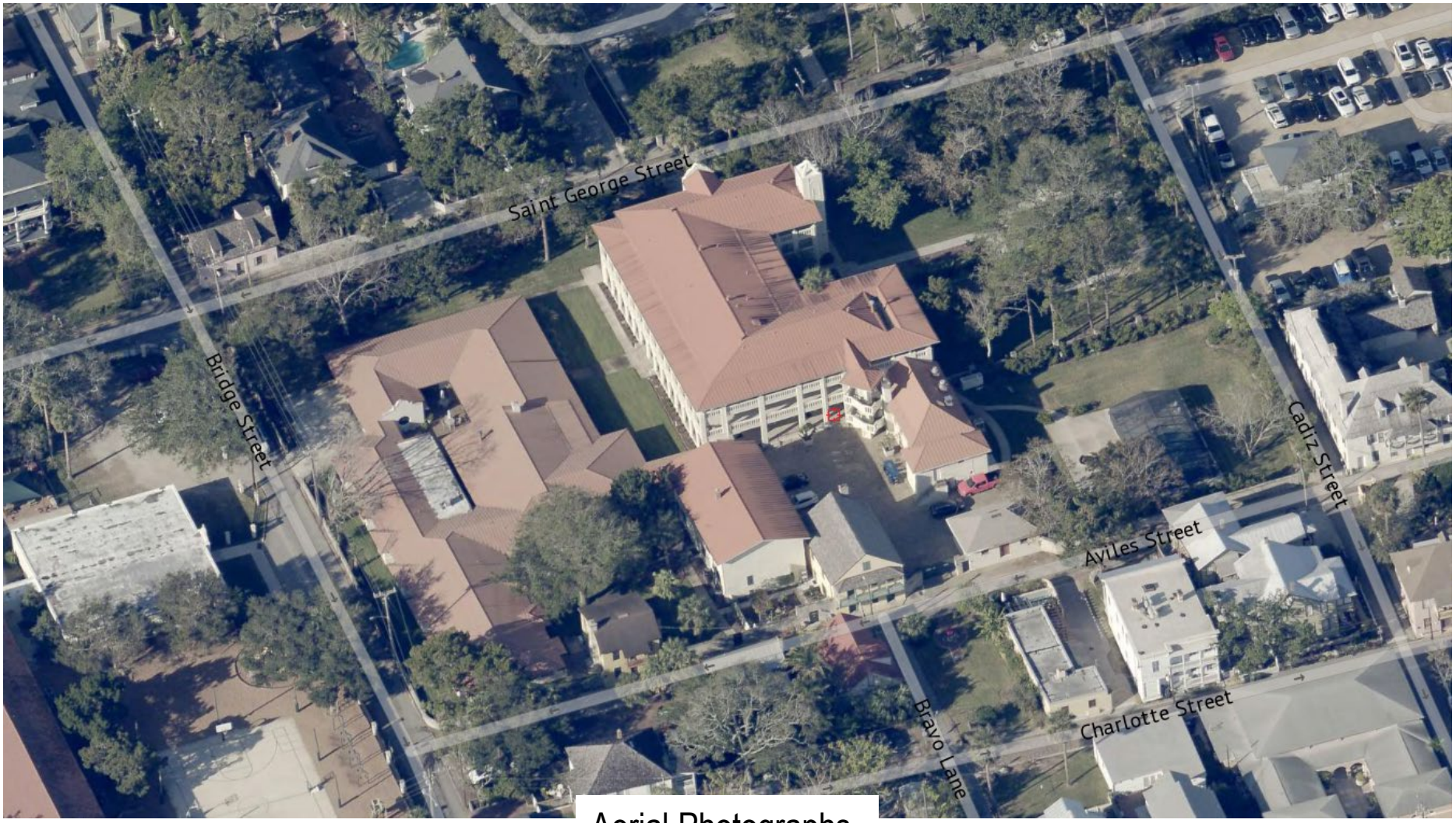
Aerial Photographs

Staff Photographs
241 St. George Street



Aerial Photographs

Staff Photographs
241 St. George Street



Aerial Photographs

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Staff Photographs
241 St. George Street



Aerial Photographs

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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. 8SJ1916 1009==

Site Name: St. Joseph's Academy and Convent 830== Survey Date: 7809 820==

Address: 241 St. George Street, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 35 (block) Shares block 35 with the (lot) 868==

following buildings: Cavedo House Ruins, O'Relly House, and Toledo House. 868==

Owner of Site: Name: Convent School;

Address: 241 St. George Street

St. Augustine, FL 32084 902==

Occupant or Manager: 904==

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

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

UTM: 17 (zone) 469860 (easting) 3306480 (northing) 890== Location: T07S (T) R30E (R) S18 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

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

Integrity of Site:

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

Threats to Site:

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

II. SITE DESCRIPTION, continued.

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

Date: +1876 844== Period: 19th cent. 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Gothic Revival 964==

Plan Type: U-shape 966==

Exterior Fabrics: Stucco (plain & ashlar scored), brick, BEC ceilingboard, marble 854==

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

Features of Structure: (942)

Window Type: Metal awning, DHS 2/2, transom & sidelights 942==

Foundation: 942==

Roof Type: Hip (old section), mansard (new section) 942==

Secondary Roof Structures: Dormers, hip; porches, shed; porches, gable 942==

Porches & Balconies: Two-story open porches on academy building. 942==

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

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Composition shingles, metal (standing seam) 882==

Ornament Exterior: Round & gothic arches on porches, iron work 882==

Quantitative Data: (950-954)

Chimneys: 952== Dormers: 954== Stories: 3-3½ 950==

Other: 956==

Surroundings: Residential 864==

Relationship to Surroundings: On narrow bridk roads in one of the oldest sections of the city. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Religion, Education, Women, Blacks.

920==

Statement of Significance: (911==)

ARCHITECTURE

This three-and-one-half story Gothic Revival Academy-complex at 241 St. George Street was constructed during 1874-76 (the Convent) and between 1904 and 1910 (the Academy Buildings). The oldest building, the convent, is one of the last large coquina buildings constructed in St. Augustine. The Gothic "U-shaped" three-story buildjng consist of pointed arched windows and a three-story bay with a mission parapet. A one-story open front porch with pailed columns with capitals extends from the front. The Academy Buildings were originally built around 1910 with wooden porches. In 1947 the porches were replaced by two-story concrete additions with round and Gothic arches. Enclosure added at the same time unified the complex. The remodeling was one of the last uses of the poured concrete technique. Ornamental iron work also adorns the structures and a two-story portico accents the entrance to the school building. The complex is surrounded by narrow brick roads and is located in one of the oldest sections of the city.

The area of the colonial city south of the plaza and north of Bridge Street includes buildings ranging from colonial to modern times. It contains a significant number of St. Augustine's surviving colonial buildings as well as many fine Victorian buildings from the Flagler era like the development along Palm Row. Some remodeling and construction have taken place in the St. Augustine Colonial Revival style. The narrow colonial street plan is retained, and some of the streets are still surfaced in brick. Aviles Street retains some colonial ambiance with many buildings constructed on the street line, with overhanging balconies, and coquina walls. The visual effect of other streets tends to be mixed Colonial and Victorian, except along the bayfront, which is dominated by modern motels. Along this stretch of the bayfront are the last surviving buildings projecting out over the water. It is an area of combined usages--residential, commercial, educational and religious--all of which produce traffic and parking problems. As a result, many significant buildings, particularly Flagler era hotels and mansions, have been demolished over the years for parking lots or other facilities. The area is bounded on the west by the old Alcazar Hotel (now City Hall) and on the east by the seawall and bayfront. It is part of the National Landmark District, and listed on the

V. BIBLIOGRAPHY

1. Kathleen Deagan, et. al, "A Sub-Surface Survey of the St. Augustine City Environs," (Tallahassee, 1976); Anon., "S. Augustini pars et terrae Florida," 1588.

2. Juan Jose Elixio de la Puente, "Plano . . . de la Plaza de San Agustin," January 22, 1764; Mariano de la Rocque, "Plano Particular de la Ciudad de San Agustin," April 25, 1788; East Florida Papers, Escrituras, 1784-1821; Albert Manucy, The Houses of St. Augustine, 1565-1721 (St. Augustine, 1962), pp. 22-25 and 41-47.

National Register of Historic Places.

HISTORY

This section of the walled colonial city has been continuously occupied since the 16th century and represents the location of the 1565 settlement of St. Augustine. The small blocks and narrow streets of the early city are still evident.(1) All structures were destroyed during the 1702 attack by the South Carolinians, but by mid-century, the Rosario defense line had been erected along the present-day location of Cordova Street, and numerous buildings had been rebuilt throughout the area, although density was greater towards the bayfront. In the 18th and early 19th centuries, this section contained a number of governmental and ecclesiastical structures, including La Soledad parish church and school on St. George Street and the hospital and jail on Aviles (Hospital) Street. Moreover, the largest number of extant colonial buildings are found in this section of the city: Hourritiner, MacMillan, and Murat Houses on St. George Street; Segui, Fatio, O'Reilly, and Toledo Houses on Aviles Street; Solano House on Charlotte Street; and the Jacinto House on Marine Street. The southern border of this area, Bridge Street, led to one of three late colonial San Sebastian River ferry crossings.(2) Certain patterns of earlier development persisted into the American period as this section, particularly on Aviles Street, contained a disproportionately large number of public and educational facilities such as the Territorial City Council Meeting House, and in the late 19th century, the Peabody School, city jail, library, and police and fire departments. St. Joseph's Academy opened in the 1870's on St. George Street. Several prominent hotels also opened in this section, including the Ocean View on the bayfront and the St. George adjacent to Trinity Episcopal Church. Since the Civil War, St. George Street has remained a residential neighborhood and contained some stately homes of the city's more prominent residents and visitors. The streets to the east have contained some residences, but mainly commercial and institutional buildings. The area as a whole has one of the largest concentrations of 18th and 19th century structures within the walled city despite the demolition of several of the stately residences and hotels along St. George Street and Avenida Menendez (Bay Street).(3)

St. Joseph's Academy and Convent at 241 St. George Street is a direct outgrowth of a call to the sisterhood by Bishop Augustin Verot. The Sisters were summoned from Verot's birthplace in Le Puy, France, solely for the purpose of educating and caring for the Negro population of the city.(4) Eight sisters arrived in St. Augustine in September of 1866. The Sisters were housed in a decrepid little building on St. George Street which had been the home of their predesessors, the Sisters of Mercy. (The building was demolished years later and is now the site of the Barnett Bank parking lot). Within a short time the Sisters were established in a house on Aviles Street, a bequest to the parish by Father Michael O'Reilly who died in 1812. The will stated "I bequeath and give the two stone houses, with their orange grove, which border on the South and West of Hospital Street and that of the Government, in order that their produce should go to the help of building a house for Nuns, for education according to the plan of St. Francis de Sales with its institution of the Visitation. . ."(6)

By January, 1867, the sisters opened a school for black children in a stone building on St. George Street behind the O'Reilly House.(7) The French education, under the leadership of Sister Sidonia, continued to work from these buildings for approximately ten years when the new convent was completed. With the laying of the cornerstone in 1874, construction commenced on the three-story coquina building. The conditions leading to the establishment of the convent-school included both the need for community education and the legal transfer of property in 1876 to the Sisters of St. Joseph as stipulated in Father O'Reilly's will. A free school for poor children was continued for borders and day pupils after the opening of the academy.(8) The schools remained part of the public school system until 1913.(9) An article in 1937 describes the original public school building. Notable is the use of the coquina from the walls of the first school house for colored children. The wall around the convent, fashioned from stone, still remains.

> "Where St. Joseph's Academy now raises its imposing structure, formerly stood an old, dilapidated cottage which poor people often occupied, rent free; the old Penelton house in which the first, second and third grades of girls of the Sisters public school were taught, and a comparatively new building erected to house the boys of the public school. All the structures were demolished with the exception of the latter which was moved to Aviles Street, next to the Old Don Toledo House.
>
> "The coquina in the present stone fence on St. George Street was originally in the building which served as the first school house for colored children in the State of Florida, and which was on the property given to the Sisters in 1867. This structure was also the music hall and was situated on St. George Street, northwest of the parlors (then the chapel) and separated from it by a concrete wall."(10)

Around 1839 the sisters of St. Joseph were compelled by court order to purchased some property north of the convent-academy. The land owner, John Pendleton, insisted that the sisters comply with the deed drawn up by Bishop Moore which promised future purchased of the land. Although somewhat untimely, the transaction was completed and the land made available for future expansion.(11) By 1910 two new buildings were erected on the property for school rooms and boarding. The former convent-academy became solely a residence for the sisters. A center gate opened into a courtyard with the new buildings on the north and east ends of the lot and the old "U-shaped convent forming the southern boundary.(12) In 1947 the buildings were remodeled to achieve architectural harmony throughout the complex. The center gate was moved to Academy entrance and another gate installed for the convent. The shcool has since outgrown the campus and plans to move to a new site outside the city.

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3. Anon., "Copy of a Plan of the City of St. Augustine," 1833; 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Maps, 1884-1958.
4. "Living Waters; 1866-1966." Printed by the Sisters of St. Joseph, St. Augustine, Florida. No page numbers.
5. Michael V. Gannon, The Cross in the Sand. (Gainesville, 1965) p. 17.

6. "Living Waters."
7. Interview by Karen G. Harvey with Sister Mary Albert, October 13, 1978.
8. St. Augustine Record, Sunday July 4, 1937.
9. "Living Waters."
10. Record, July 4, 1937.
11. Record in Archives of Sisters of Saint Joseph, Sister Mary Albert, Archivist.
12. Sanborn Fire Insurance Maps, 1904, 1910, 1917, 1924, 1830, 1956.

☐ Original
☒ Update

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

Site #8 SJ01916
Field Date 5-13-2016
Form Date 5-13-2016
Recorder # _____

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

Site Name(s) (address if none) ST JOESPHS ACADEMY AND CONVENT — **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:	241		St George	Street	

Cross Streets (nearest / between) _____
USGS 7.5 Map Name ST. AUGUSTINE — **USGS Date** 1956 — **Plat or Other Map** _____
City / Town (within 3 miles) St. Augustine — **In City Limits?** ☒yes ☐no ☐unknown — **County** St. Johns
Township 7S — **Range** 30E — **Section** 18 — **¼ section:** ☐NW ☐SW ☐SE ☐NE — **Irregular-name:** _____
Tax Parcel # 1992900000 — **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: 1876 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Church/Temple/Synagogue — From (year): _____ — To (year): _____
Current Use Church/Temple/Synagogue — From (year): _____ — To (year): _____
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown — Date: _____ — Original address _____
Alterations: ☒yes ☐no ☐unknown — Date: _____ — Nature _____
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 Gothic Revival — **Exterior Plan** _____ — **Number of Stories** 3-3.5
Exterior Fabric(s) 1. BEC ceiling board 2. Brick 3. Stucco, marble
Roof Type(s) 1. Hip 2. Mansard 3. _____
Roof Material(s) 1. Composition shingles 2. Sheet metal:standing seam 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. Dormers, hip; porches, shed, gable
Windows (types, materials, etc.) pointed arched openings frame wide wood lancet windows w/ paired 6-light casement on upper floors; 1st flr. casements host single light & decorative
Distinguishing Architectural Features (exterior or interior ornaments) Round & gothic arches on porches, iron work; segmented coquina columns with ionic capitals; smooth stucco exterior;
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) large walled complex with mature trees and landscaping

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 SJ01916

DESCRIPTION (continued)

Chimney: No.____ Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Concrete block 2. Coquina block 3. Masonry - General
Foundation Type(s): 1. Continuous 2. _____
Foundation Material(s): 1. _____ 2. masonry general
Main Entrance (stylistic details) pointed arched opening frames paired wood doors with square panels and lancet windows with divided pointed transom
Porch Descriptions (types, locations, roof types, etc.) three story side and rear walkways/porches with lancet arch openings on the first floor and dec. balustrade on second and third floor; front entrance porch contains round coqina columns supporting hip roof with central three story tower accented w/ iron
Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource See original form by David Nolan for additional history

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

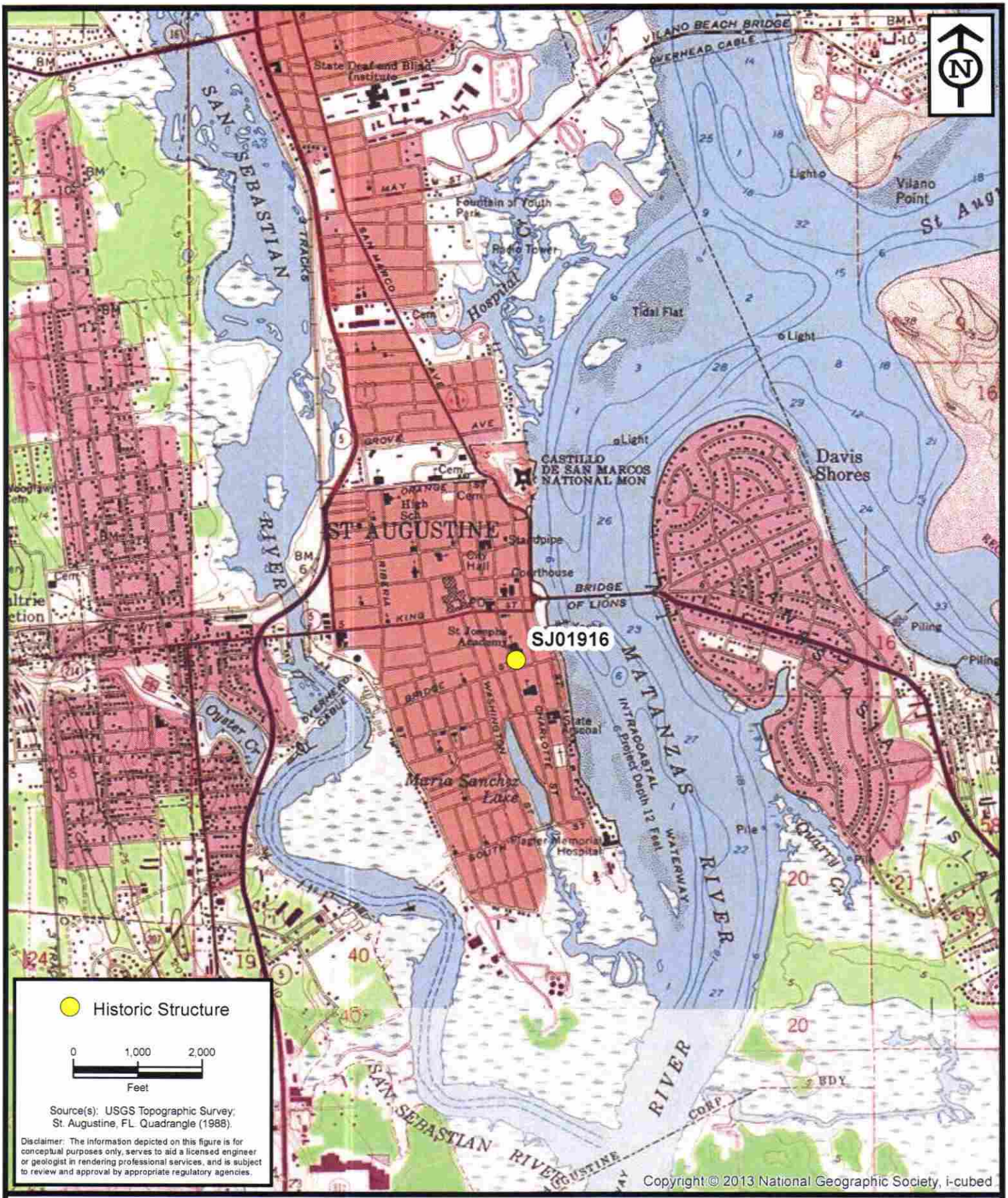
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____
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 - SJ01916

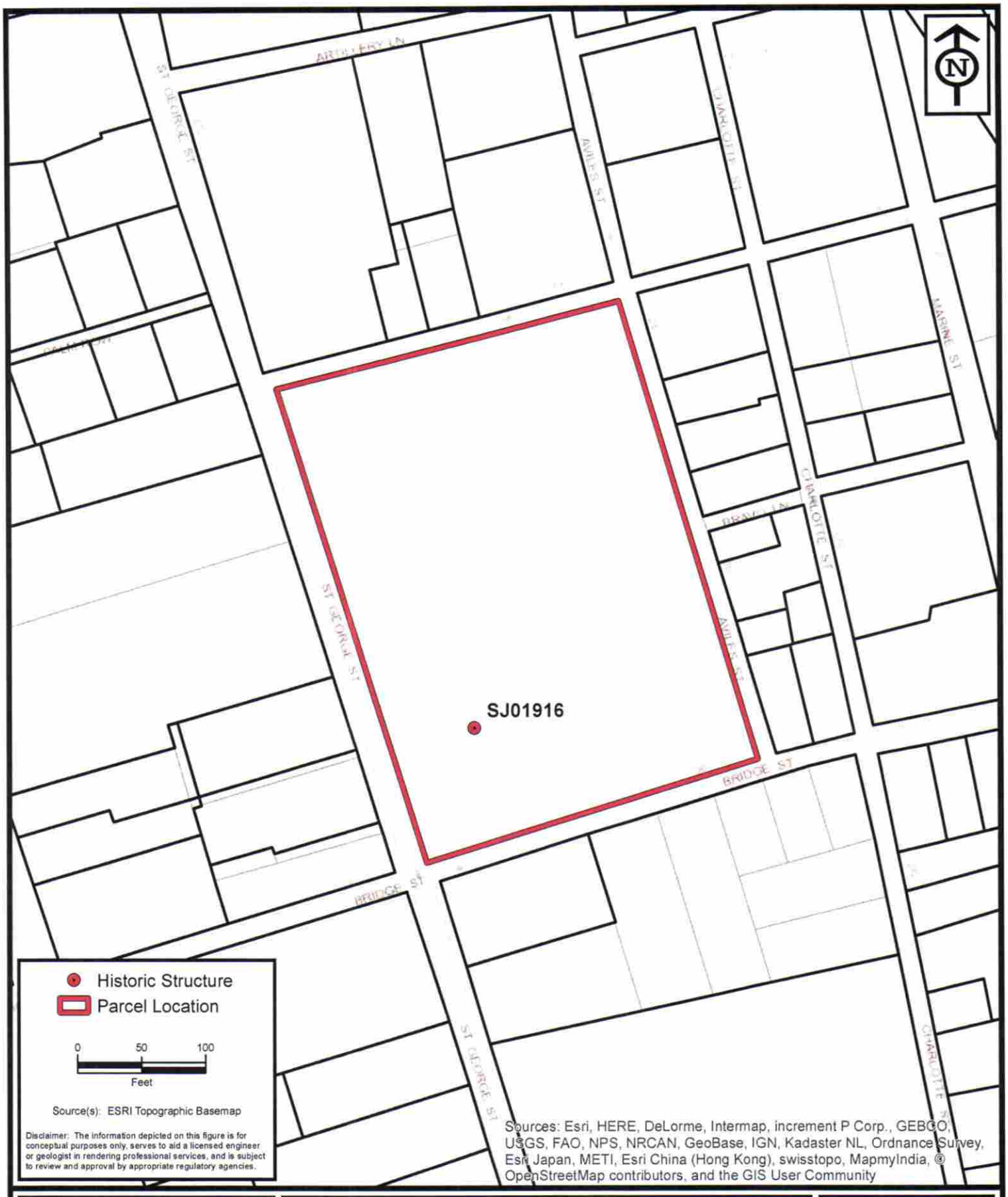
City of St. Augustine
Historic Structure Survey

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\SJ01916\Location.mxd Date: 1/29/2016 10:59:36 AM

SJ01916



ENVIRONMENTAL SERVICES, INC.
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Parcel Location - SJ01916

City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

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

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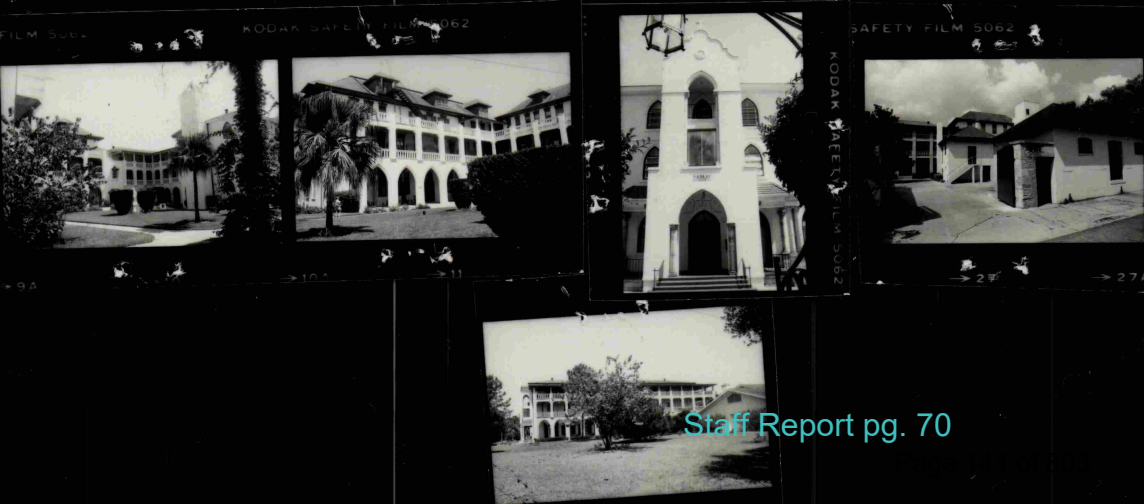
SJ01916



Staff Report pg. 70


†J.M.J†
1874
MOTHERHOUSE
SISTERS OF
SAINT JOSEPH


†J.M.J†
1874
MOTHERHOUSE
SISTERS OF
SAINT JOSEPH
241


LOURDES HALL
1924
SISTERS OF ST. JOSEPH




ST. JOSEPH ACADEMY
FOUNDED BY THE SISTERS
OF ST. JOSEPH
CHARTERED IN 1874
BY THE STATE OF FLORIDA
LOCATED ON THIS SITE
1874 - 1979
RELOCATED AS A DIOCESA
HIGH SCHOOL IN 197
ALUMNI, CLASSES
1952, '53,

ST. JOSEPH ACADEMY
FOUNDED BY THE SISTERS
OF ST. JOSEPH
CHARTERED IN 1874
BY THE STATE OF FLORIDA
LOCATED ON THIS SITE
1874 - 1979
RELOCATED AS A DIOCESAN
HIGH SCHOOL IN 1979
ALUMNI, CLASSES O
1952, '53, '54




CURTIS PEST CONTROL
(904) 827-1781
PESTICIDE APPLICATION
KEEP OFF
UNTIL DRY




†J.M.J†
1874
MOTHERHOUSE
SISTERS OF
SAINT JOSEPH

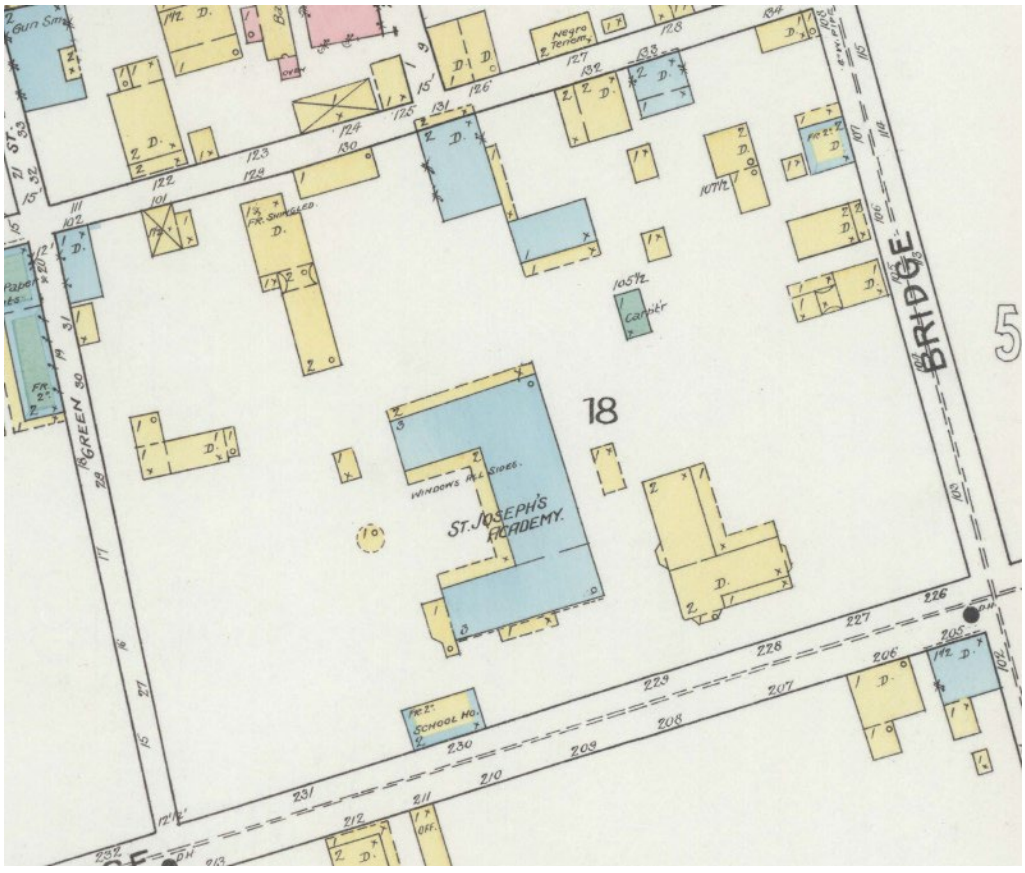

J.M.J.
1874
MOTHERHOUSE
SISTERS OF
SAINT JOSEPH



SANBORN MAPS
241 St. George Street (Entire Block)



1888



1893

SANBORN MAPS
241 St. George Street (Entire Block)



1899

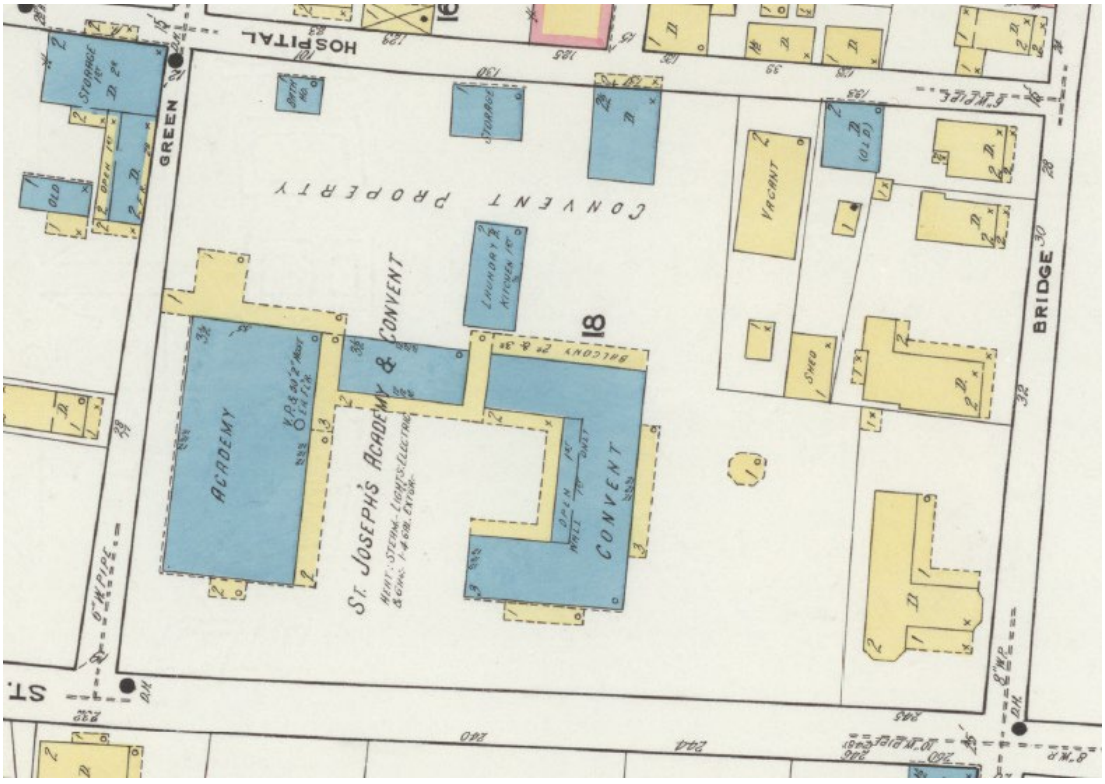


1904

SANBORN MAPS
241 St. George Street (Entire Block)

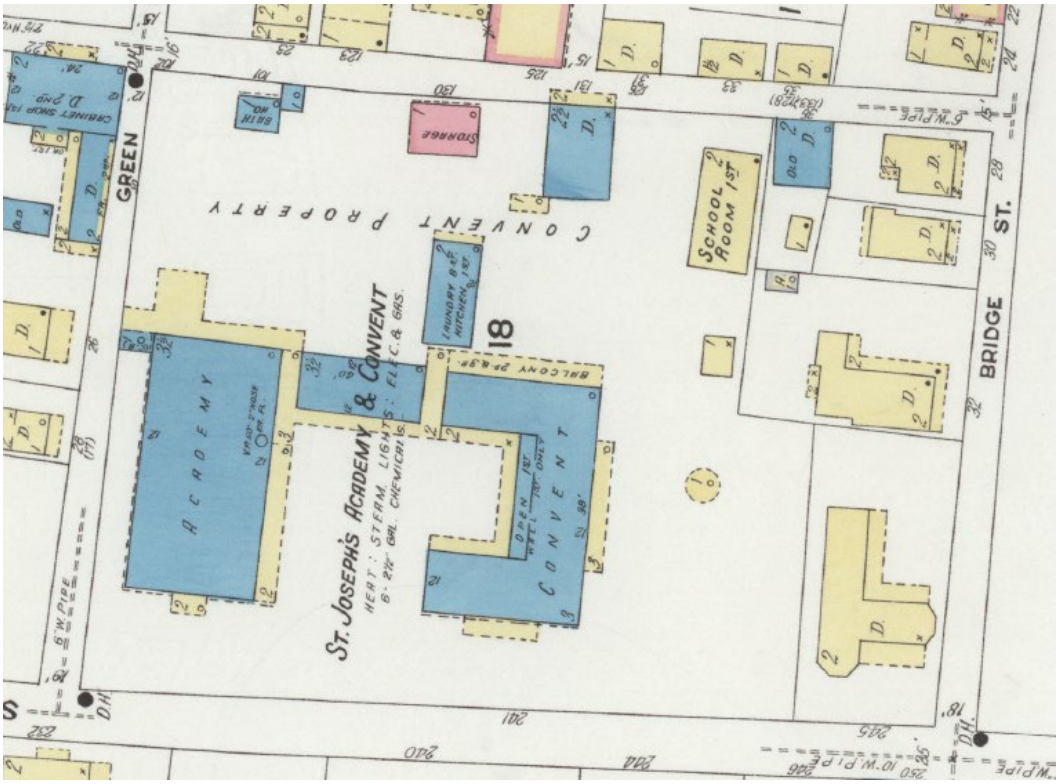


1910

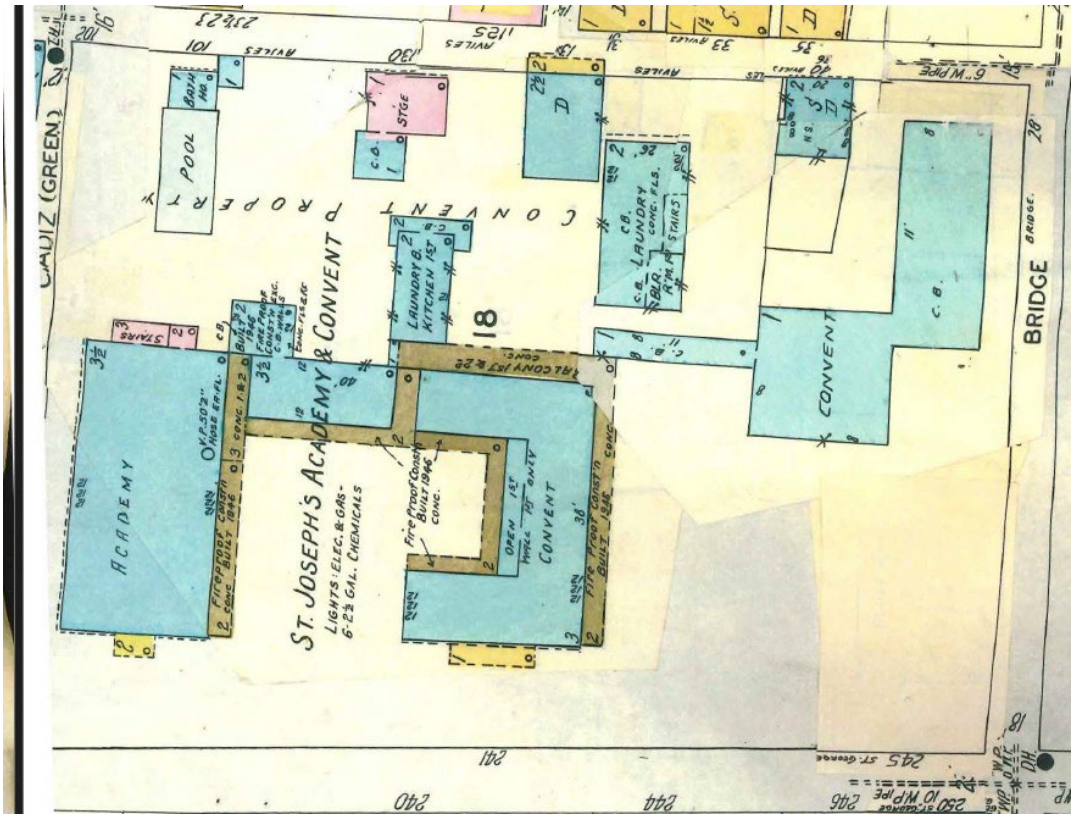


1917

SANBORN MAPS
241 St. George Street (Entire Block)



1924



1930 updated to 1960

FOR THE AUGUST 21, 2025 HARB MEETING

OOA HP2025-0025
241 ST. GEORGE STREET

New Information Submitted by Applicant

Matthews | DCCM
Engineering - Landscape Architecture - Surveying

August 11, 2025

Candice Seymor, Historic Preservation Planner
City of St. Augustine
Planning and Building Department
75 King Street
St. Augustine, FL 32084

Re: SSJ Motherhouse Expansion
Opinion of Appropriateness - HP2025-0052
OOA Submittal 2
Project No.: 24277.00

Dear Candice:

On behalf of our client, the Sister of St. Joseph, please find the revised application materials enclosed for your review. In addition, we have provided a general summary of changes made based on feedback from the July 15th HARB Hearing.

- Revised Site Plan
- Revised Elevations and Building Section
- Revised Renderings
- Revised Floor Plans
- Revised Massing Exhibit

BUILDING HEIGHT

- Reduced maximum height of Motherhouse by 8", from 47' 9" to 47' 1".
  - Maximum height only in area with stair and elevator access (ADA accessibility for Sisters).
  - Majority of proposed Motherhouse is less than 43".
  - For context, the existing Motherhouse is 46'' 8".
- Please see **Massing Exhibit** which shows the proposed and maximum heights are consistent with the surrounding area.

BUILDING MASSING ALONG CADIZ AND AVILES STREETS

- Removed covered walkways facing the internal courtyard on Floors 2 and 3, shifted internal features and added covered balconies on façades along Cadiz and Aviles Streets. Please see **Building Section**.
  - Balconies have larger openings than previous windows and provides significant exterior articulation with projected and recessed sections.
- Replaced faux windows with large windows to increase fenestration.
- Base of structure remains generally in place, screened by 9' coquina wall, with lighter recessed sections and balconies on the upper floors.

EXTERIOR ELEVATIONS

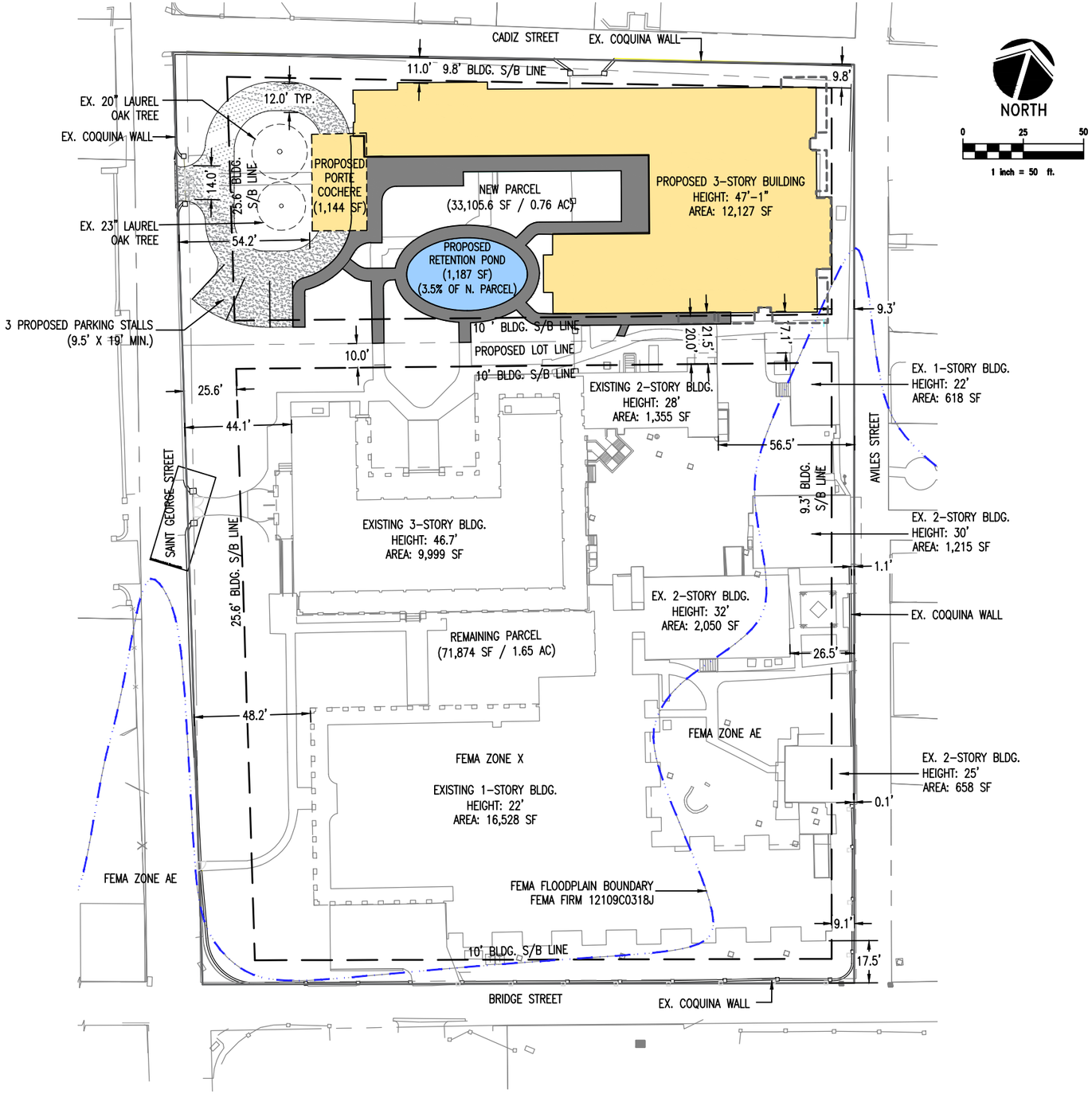
- Additional detailing was added to the elevations and colored renderings.

If you have any comments or questions, please do not hesitate to give me a call.

Sincerely,
Matthews | DCCM



Christina Evans, AICP
Senior Planner



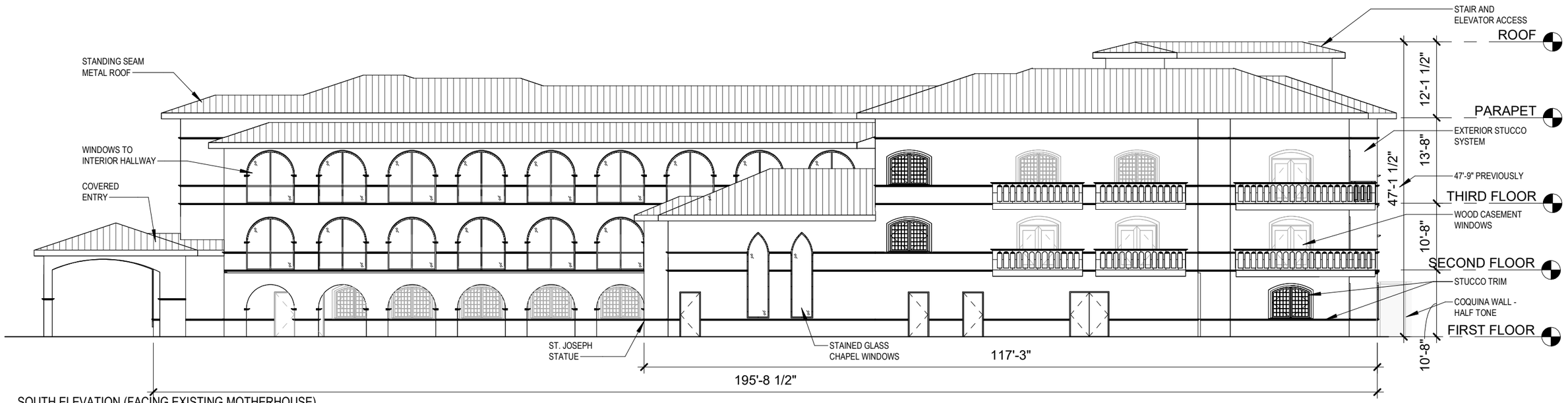
NEW PARCEL (NORTH)	
LAND USE:	HP
ZONING:	HP-1
ADDRESS:	241 ST. GEORGE ST.
PARCEL ID:	1992900000
TOTAL SITE AREA:	33,105.6 SF / 0.76 AC
MINIMUM LOT AREA:	1,750 SF
MINIMUM LOT WIDTH	35 FEET
PROPOSED LOT WIDTH	ST. GEORGE ST: 121.54 FEET CADIZ ST.: 282.16 FEET AVILES ST.: 113.47 FEET
EXISTING BUILDING:	1,551 SF
REMOVED BUILDING:	1,551 SF
ADDITIONAL BUILDING:	12,177 SF
TOTAL BUILDING:	35,211 SF
EXISTING IMPERVIOUS AREA:	5,130 SF
REMOVED IMPERVIOUS AREA:	5,130 SF
PROPOSED IMPERVIOUS AREA:	19,971 SF
TOTAL IMPERVIOUS AREA:	19,475 SF (58.82% OF PARCEL)
MAX. IMPERVIOUS AREA:	23,173.92 SF (70% OF PARCEL)
FLOOD ZONE:	X, AE
FEMA:	FIRM 12109C0318J
ARCHAEOLOGY ZONE:	IB
REQUIRED SETBACKS:	CADIZ ST. FRONTAGE: 8.4'-11.3' AVILES ST. FRONTAGE: 9.3'-12.5' ST. GEORGE ST. FRONTAGE: 25.6' TO 34.6' BRIDGE STREET: 10' INTERIOR LOT LINE: 10'
PROPOSED SETBACKS:	CADIZ ST. FRONTAGE: 9.8' AVILES ST. FRONTAGE: 9.3' ST. GEORGE ST. FRONTAGE: 54.2' BRIDGE STREET: N/A INTERIOR LOT LINE: 11.5'
PROPOSED BUILDING HEIGHT:	3 STORIES 47'-1"
MAX BUILDING HEIGHT:	2 1/2 STORIES 35 FT

REMAINING PARCEL (SOUTH)	
LAND USE:	HP
ZONING:	HP-1
ADDRESS:	241 ST. GEORGE ST.
PARCEL ID:	1992900000
TOTAL SITE AREA:	71,874 SF / 1.65 AC
MINIMUM LOT AREA:	1,750 SF
MINIMUM LOT WIDTH	35 FEET
PROPOSED LOT WIDTH	ST. GEORGE ST: 264.99 FEET BRIDGE ST.: 269.89 FEET AVILES ST.: 267.09 FEET
EXISTING BUILDING:	32,506 SF
REMOVED BUILDING:	83 SF
ADDITIONAL BUILDING:	0 SF
TOTAL BUILDING:	32,423 SF
EXISTING IMPERVIOUS AREA:	45,820 SF
REMOVED IMPERVIOUS AREA:	83 SF
PROPOSED IMPERVIOUS AREA:	0 SF
TOTAL IMPERVIOUS AREA:	45,737 SF (63.63% OF PARCEL)
MAX. IMPERVIOUS AREA:	50,311.8 SF (70% OF PARCEL)
FLOOD ZONE:	X, AE
FEMA:	FIRM 12109C0318J
ARCHAEOLOGY ZONE:	IB
REQUIRED SETBACKS:	CADIZ ST. FRONTAGE: 8.4'-11.3' AVILES ST. FRONTAGE: 9.3'-12.5' ST. GEORGE ST. FRONTAGE: 25.6' TO 34.6' BRIDGE STREET: 10' INTERIOR LOT LINE: 10'
EXISTING SETBACKS:	CADIZ ST. FRONTAGE: N/A AVILES ST. FRONTAGE: 0.1' ST. GEORGE ST. FRONTAGE: 44.1' BRIDGE STREET: 17.5' INTERIOR LOT LINE: 5.6'
EXISTING BUILDING HEIGHT:	3 STORIES 46.7 FT
MAX BUILDING HEIGHT:	2 1/2 STORIES 35 FT

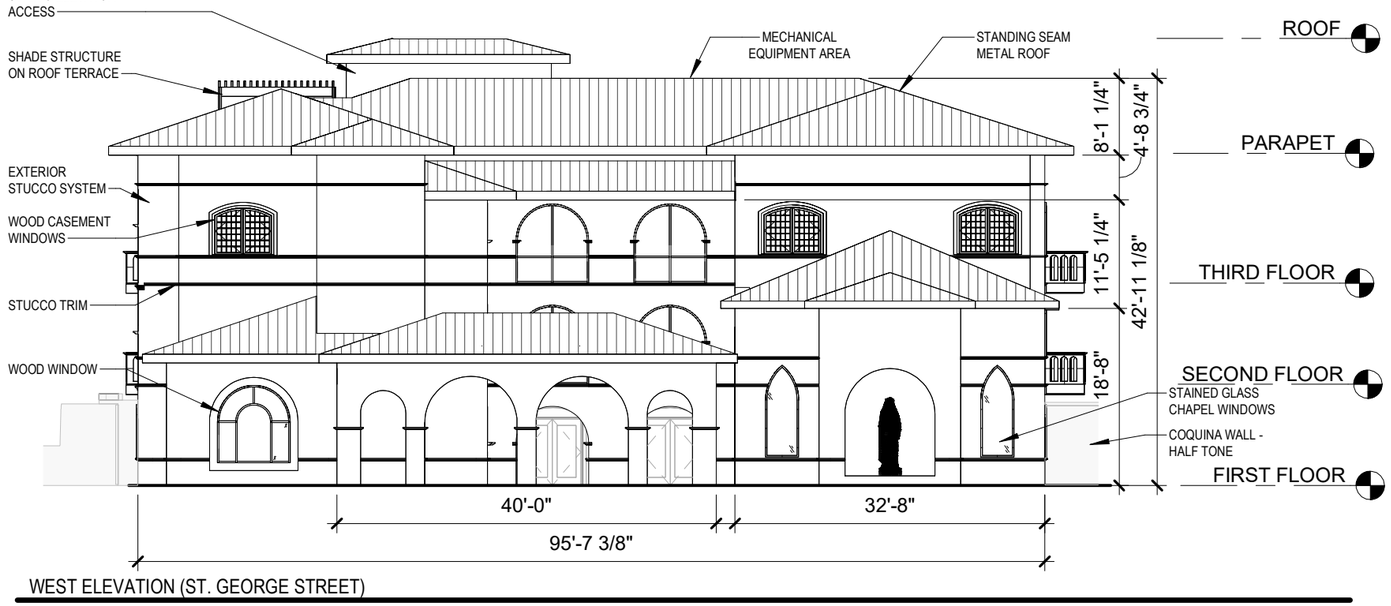
ENTIRE PARCEL	
LAND USE:	HP
ZONING:	HP-1
ADDRESS:	241 ST. GEORGE ST.
PARCEL ID:	1992900000
TOTAL SITE AREA:	104,879.6 SF / 2.41 AC
EXISTING BUILDING:	34,057 SF
REMOVED BUILDING:	1,634 SF
ADDITIONAL BUILDING:	12,177 SF
TOTAL BUILDING:	67,634 SF
EXISTING IMPERVIOUS AREA:	50,950 SF
REMOVED IMPERVIOUS AREA:	5,213 SF
ADDITIONAL IMPERVIOUS AREA:	19,475 SF
TOTAL IMPERVIOUS AREA:	65,212 SF (59.99% OF SITE)
MAX. IMPERVIOUS AREA:	73,415.72 (70% OF SITE)
PARCEL ID:	1992900000
FLOOD ZONE:	X, AE
FEMA:	FIRM 12109C0318J
ARCHAEOLOGY ZONE:	IB
REQUIRED SETBACKS:	CADIZ ST. FRONTAGE: 8.4'-11.3' AVILES ST. FRONTAGE: 9.3'-12.5' ST. GEORGE ST. FRONTAGE: 25.6' TO 34.6' BRIDGE STREET: 10'
PROPOSED SETBACKS:	CADIZ ST. FRONTAGE: 9.8' AVILES ST. FRONTAGE: 9.3' ST. GEORGE ST. FRONTAGE: 22' BRIDGE STREET: 10'
PROPOSED BUILDING HEIGHT:	3 STORIES 47'-1"
MAX BUILDING HEIGHT:	2 1/2 STORIES 35 FT

SISTERS OF ST. JOSEPH
NEW MOTHERHOUSE

SCHEMMER
Design with Purpose. Build with Confidence.



SOUTH ELEVATION (FACING EXISTING MOTHERHOUSE)



WEST ELEVATION (ST. GEORGE STREET)

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

0' 12' 24' 36'

SISTERS OF ST. JOSEPH

NEW MOTHERHOUSE

ELEVATIONS

010389.001

SCHEMMER

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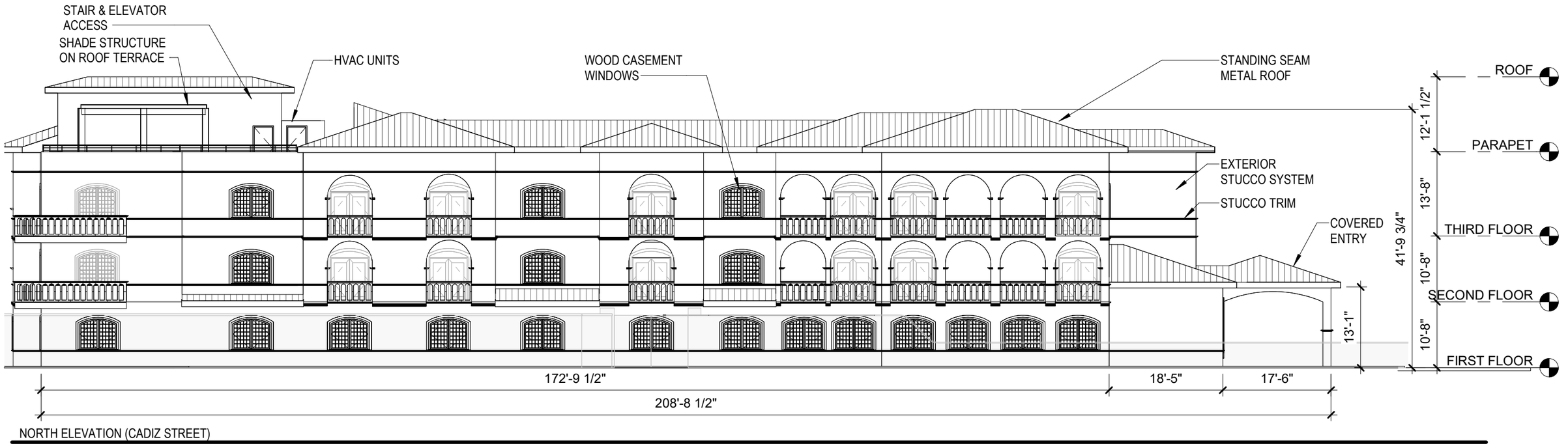
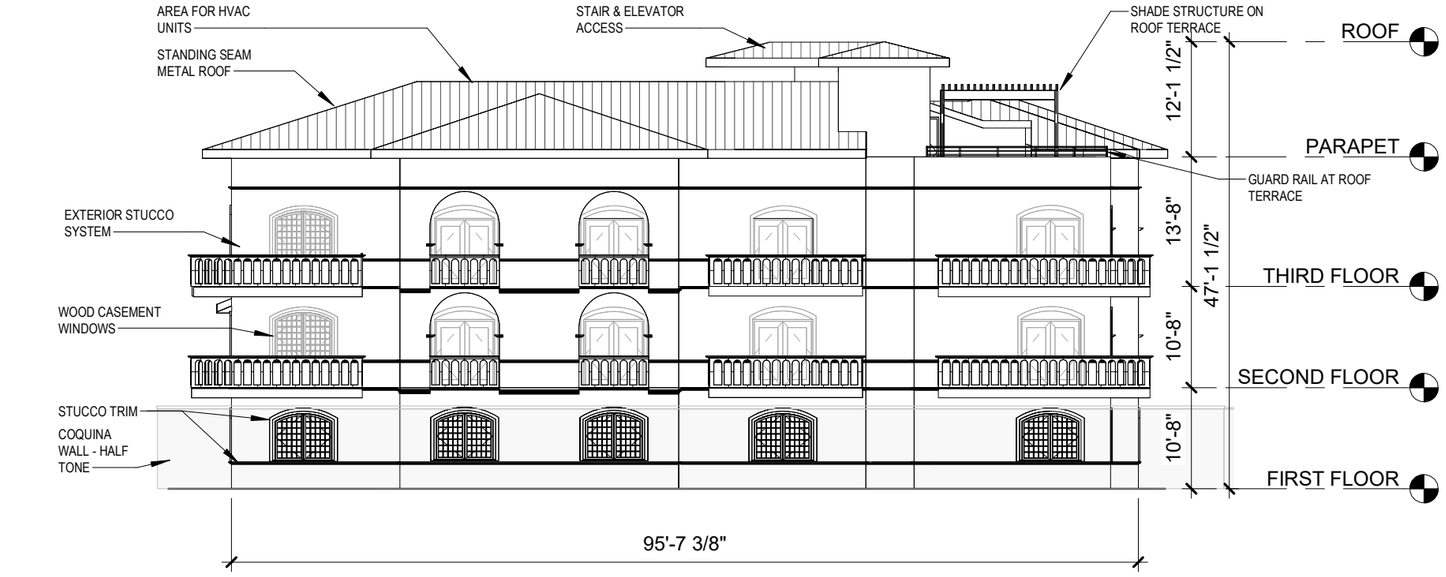


NORTH ELEVATION (CADIZ STREET)



EAST ELEVATION (AVILES STREET)

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

0' 12' 24' 36'

SISTERS OF ST. JOSEPH

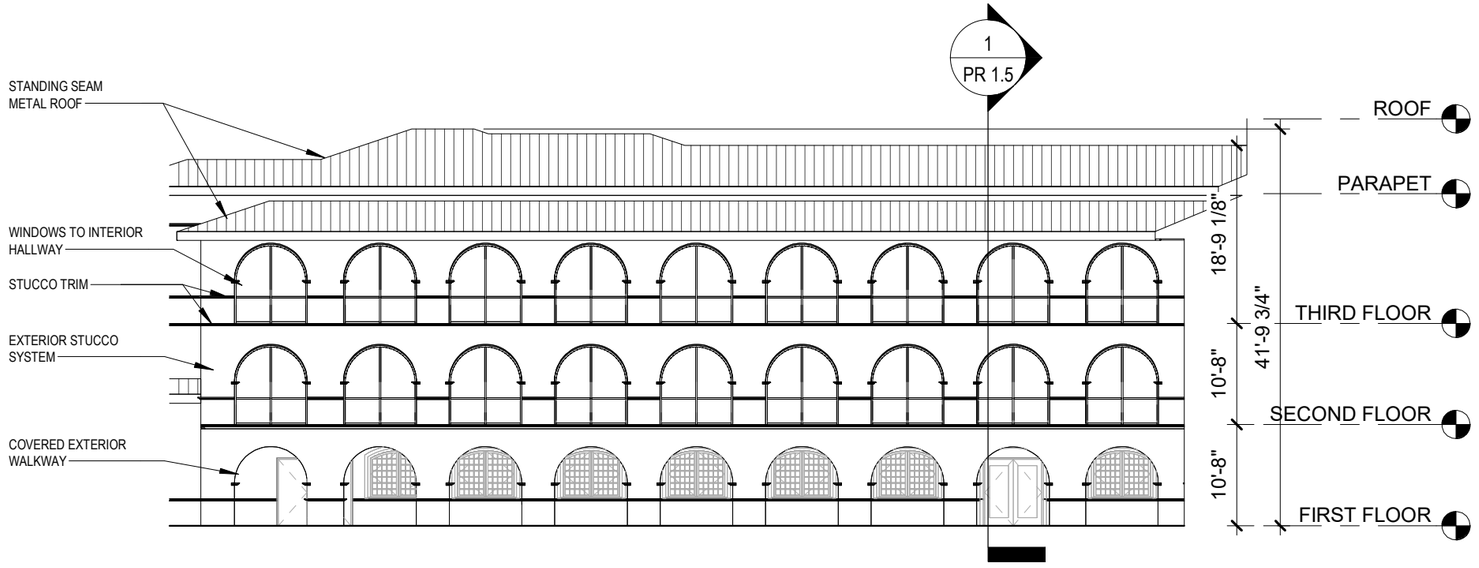
NEW MOTHERHOUSE

ELEVATIONS

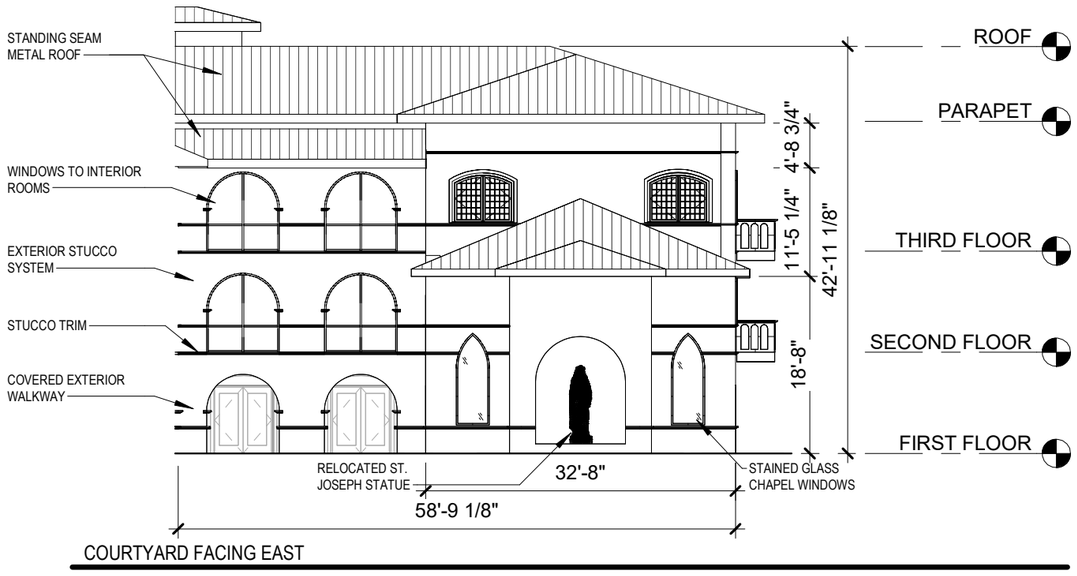
010389.001

SCHEMMER

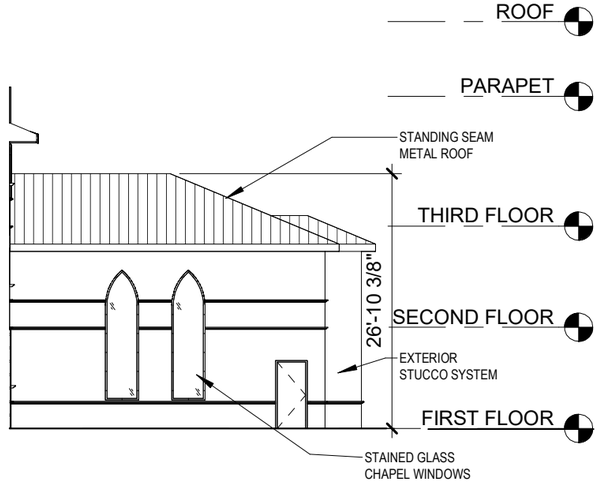
Design with Purpose. Build with Confidence.



COURTYARD FACING NORTH



COURTYARD FACING EAST



COURTYARD FACING SOUTH

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

0' 12' 24' 36'

SISTERS OF ST. JOSEPH

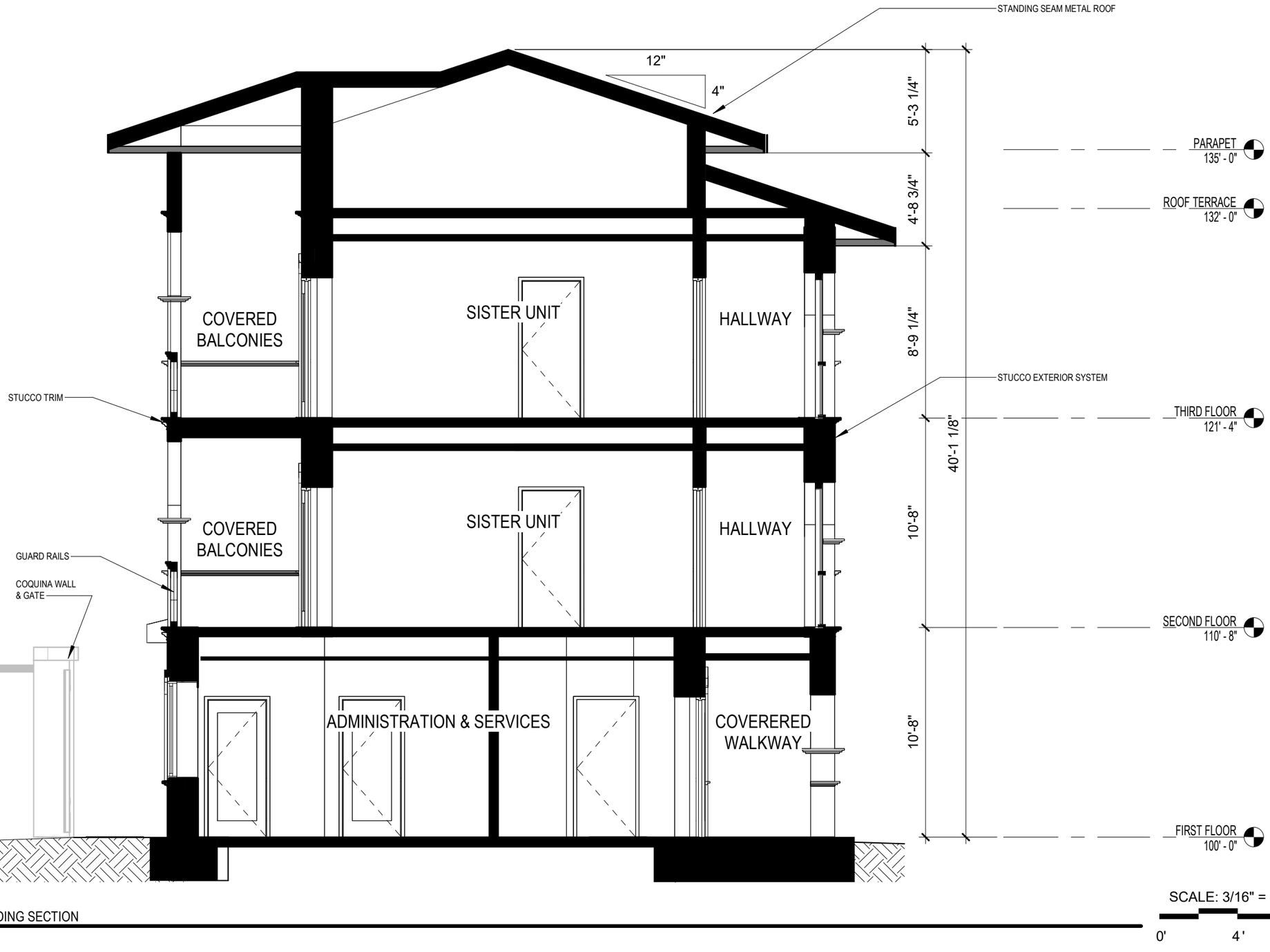
NEW MOTHERHOUSE

COURTYARD ELEVATIONS

010389.001

SCHEMMER

Design with Purpose. Build with Confidence.



TYPICAL BUILDING SECTION

SISTERS OF ST. JOSEPH

NEW MOTHERHOUSE

BUILDING SECTION

010389.001

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SISTERS OF ST. JOSEPH
NEW MOTHERHOUSE
OVERHEAD VIEW
010389.001

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SISTERS OF ST. JOSEPH
NEW MOTHERHOUSE
SOUTHWEST VIEW
010389.001

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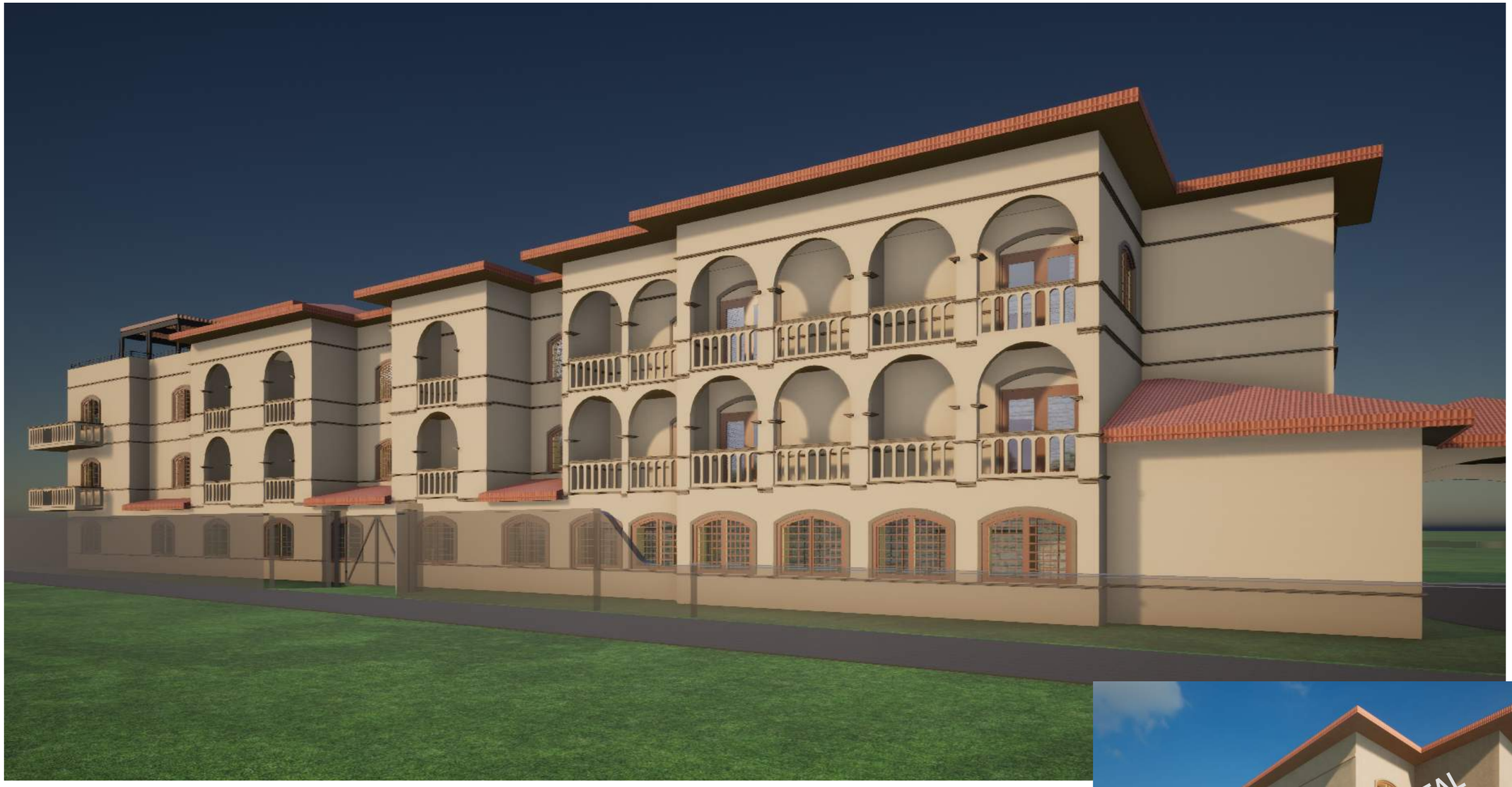



SISTERS OF ST. JOSEPH
NEW MOTHERHOUSE
NORTHWEST VIEW
010389.001

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SISTERS OF ST. JOSEPH
NEW MOTHERHOUSE
NORTHEAST VIEW
010389.001

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SISTERS OF ST. JOSEPH
NEW MOTHERHOUSE
SOUTHEAST VIEW
010389.001

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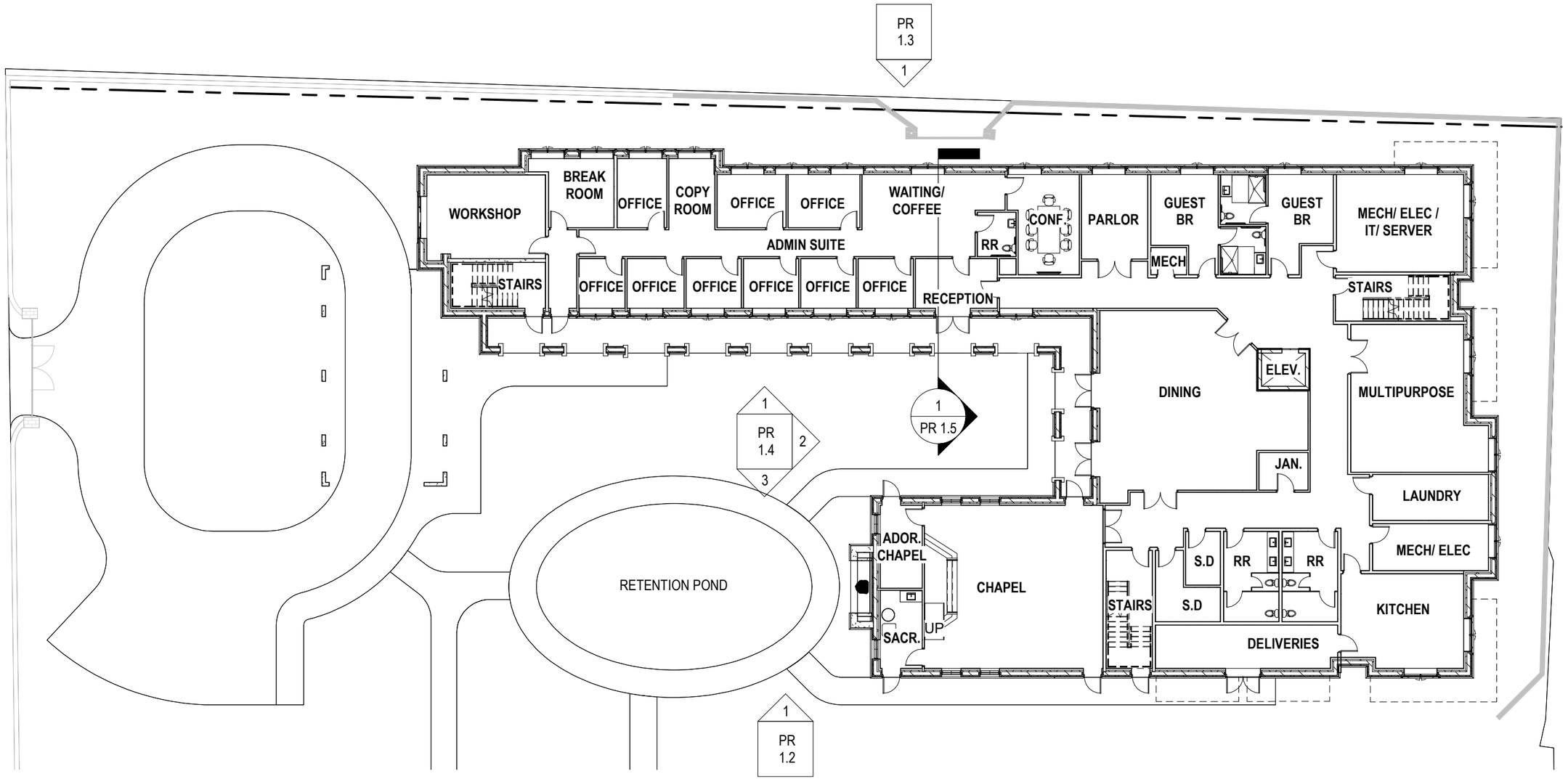


FIRST FLOOR - AREA PLANS

SISTERS OF ST. JOSEPH

NEW MOTHERHOUSE

FLOOR PLAN - LEVEL 1

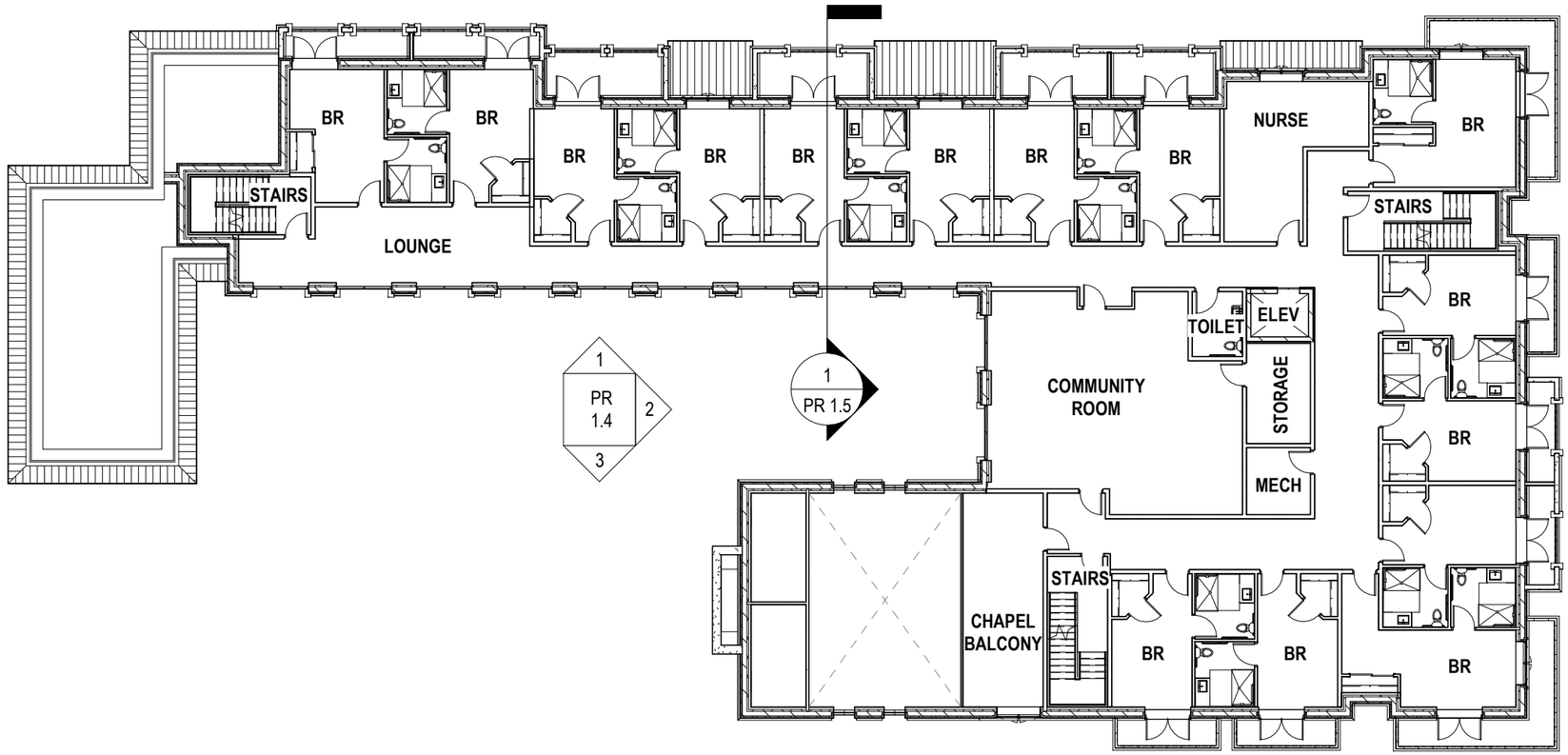
010389.001

SCALE: 1" = 20'-0"

0 ' 30 ' 60 ' 90 '

SCHEMMER

Design with Purpose. Build with Confidence.



SECOND FLOOR - AREA PLANS

SCALE: 1" = 20'-0"

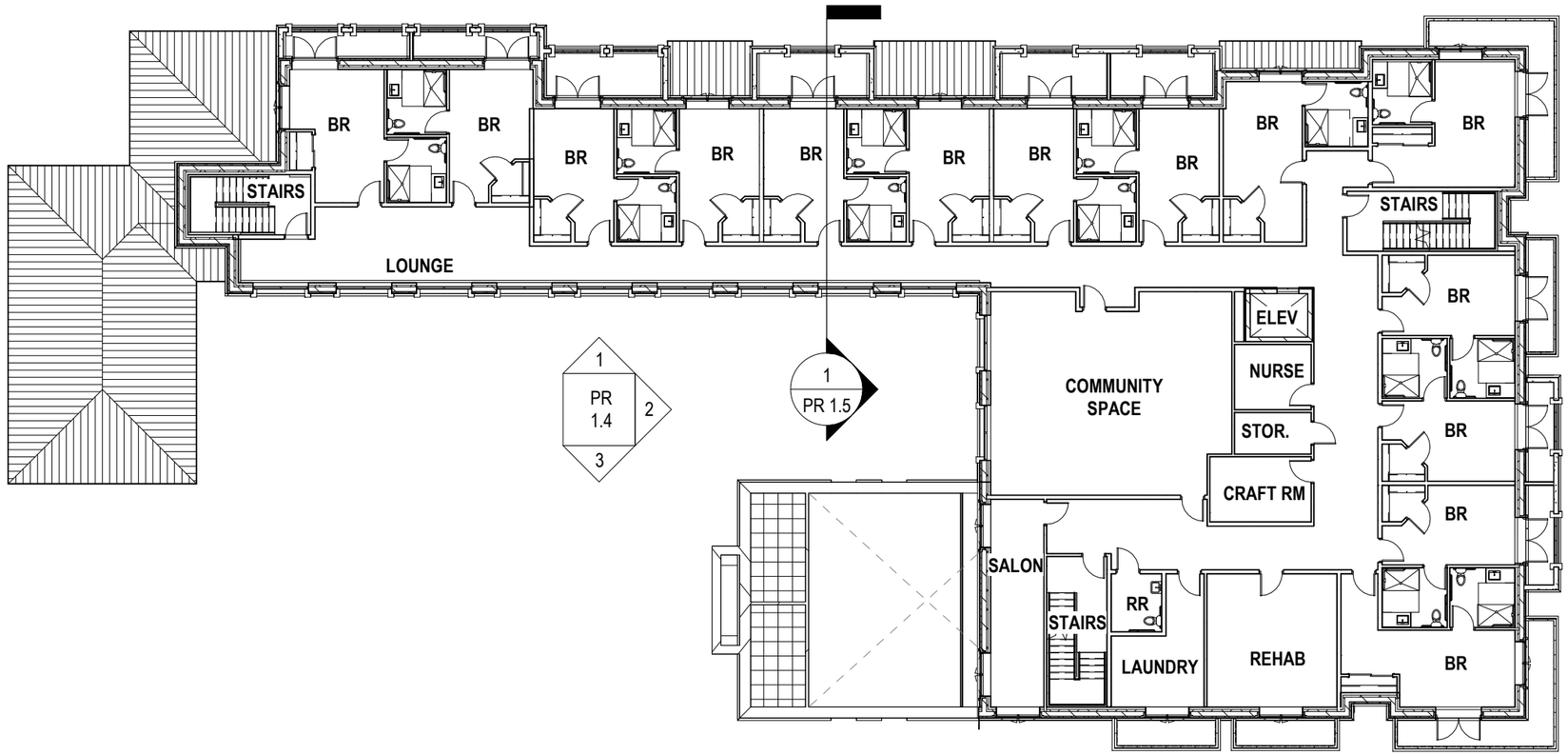
0 ' 30 ' 60 ' 90 '

SISTERS OF ST. JOSEPH

NEW MOTHERHOUSE

FLOOR PLAN - LEVEL 2

010389.001



THIRD FLOOR - AREA PLAN

SISTERS OF ST. JOSEPH

NEW MOTHERHOUSE

FLOOR PLAN - LEVEL 3

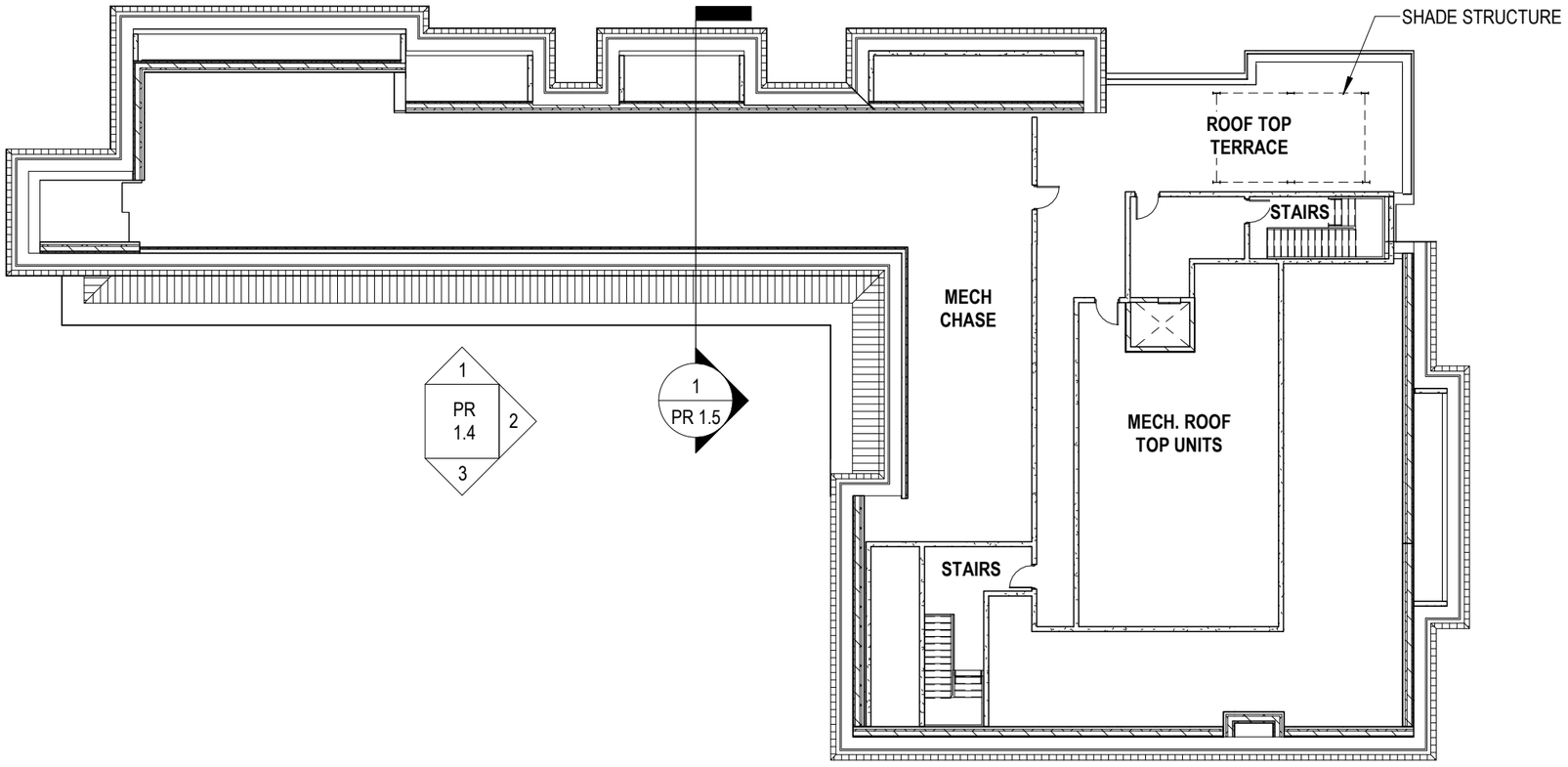
010389.001

SCALE: 1" = 20'-0"

0 ' 30 ' 60 ' 90 '

SCHEMMER

Design with Purpose. Build with Confidence.



ROOF TERRACE

SISTERS OF ST. JOSEPH

NEW MOTHERHOUSE

FLOOR PLAN - ROOF TERRACE

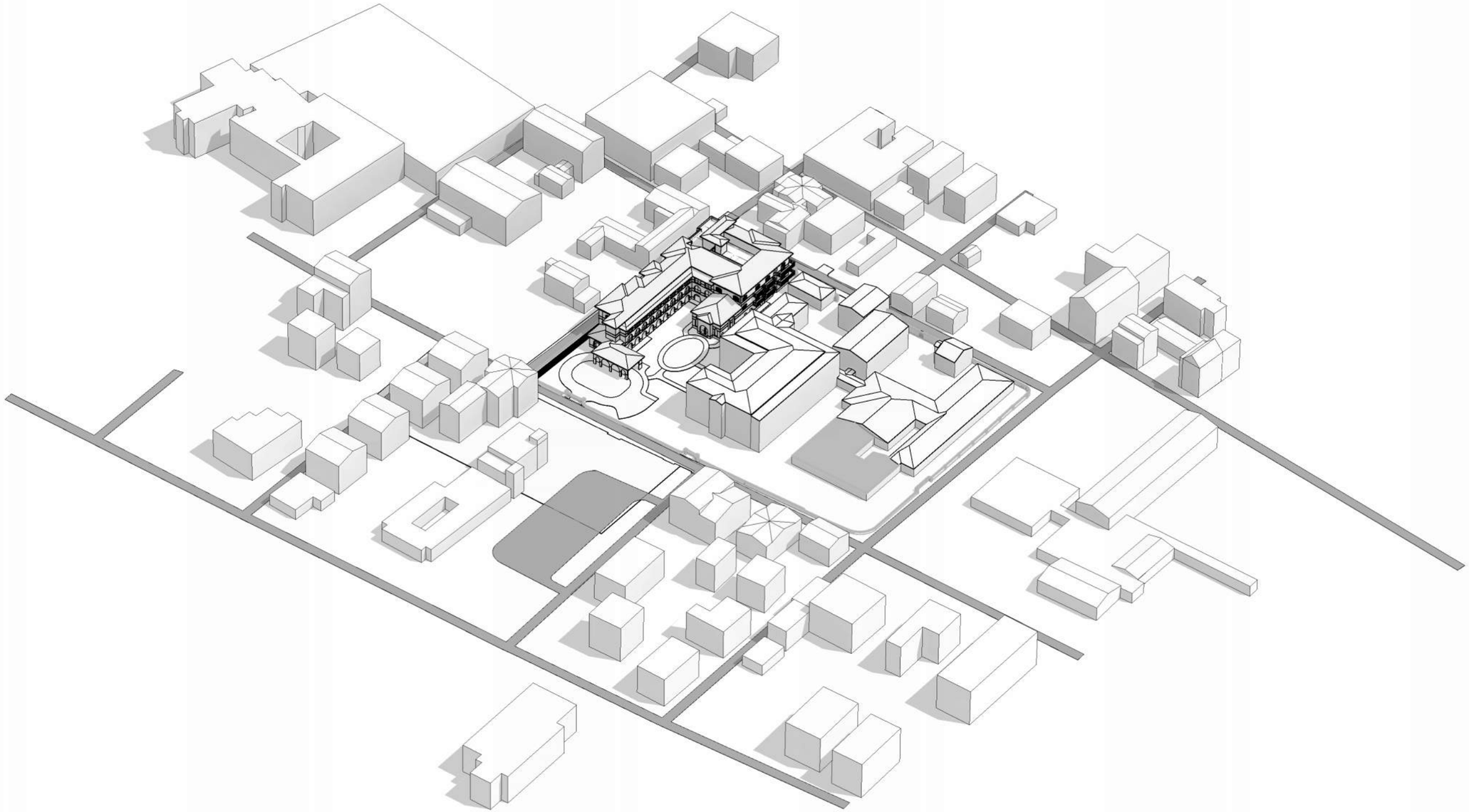
010389.001

SCALE: 1" = 20'-0"

0 ' 30 ' 60 ' 90 '

SCHEMMER

Design with Purpose. Build with Confidence



SISTERS OF ST. JOSEPH

NEW MOTHERHOUSE

SITE - OVERHEAD VIEW

010389.001

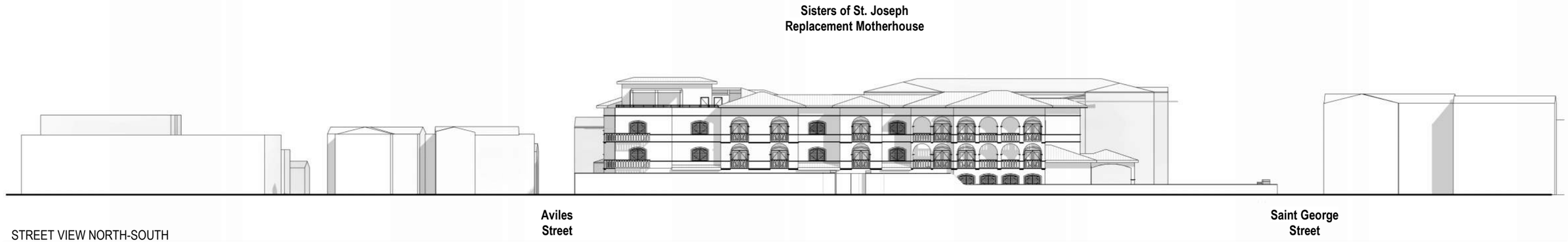
SCHEMMER

Design with Purpose. Build with Confidence.



STREET VIEW WEST - EAST

SCALE: 1" = 40'-0"



STREET VIEW NORTH-SOUTH

SCALE: 1" = 40'-0"



STREET VIEW EAST-WEST

SCALE: 1" = 40'-0"

SISTERS OF ST. JOSEPH

NEW MOTHERHOUSE

STREET VIEWS

010389.001

July 16, 2025

Matthews | DCCM
7 Waldo Street
St Augustine, FL 32084

cc: Sisters of St Joseph, Inc.

Re: Opinion of Appropriateness - 241 Saint George Street - HP2025-0052

Dear Matthews | DCCM,

On July 15, 2025, the Historic Architectural Review Board (HARB) met and discussed your application to construct a new institutional building on the northern portion of the property with associated alterations and repairs to existing masonry perimeter walls and new hardscape and landscape designs.

Specifically, based upon evidence presented, the HARB CONTINUED your application to the AUGUST 21, 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 AUGUST 11, 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.:	HP2025-0052
Applicant:	Matthews | DCCM
Owner:	Sisters of St Joseph, Inc.
Address:	241 Saint George Street
Parcel Number:	199290-0000

Re: Opinion of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to construct a new institutional building on the northern portion of the property with associated alterations and repairs to existing masonry perimeter walls and new hardscape and landscape designs.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON TUESDAY, JULY 15, 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 Tuesday, July 15, 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 Historic Preservation-One (HP-1)

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

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action MEETS / DOES NOT MEET the requirements of Section 28-89, City of St. Augustine Code, and APPROVES / DENIES / CONTINUES the Applicant's request to construct a new institutional building on the northern portion of the property with associated alterations and repairs to existing masonry perimeter walls and new hardscape and landscape designs..

Subject to the following conditions:

- To August 21, 2025
-
-
-
-
-
-

DONE AND ORDERED, at a public hearing on the 15th day of July, A.D., 2025, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2025-0052 **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 15th day of July, 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

OOA HP2025-0052
241 ST. GEORGE STREET

Original Submittal Materials Available Online at:
https://staugustinefl.portal.civicclerk.com/event/1040/files/attachment/6770

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Opinion of Appropriateness

Case Number: HP2025-0052 **Meeting Date: Tuesday, July 15, 2025**

1. NAME OF APPLICANT: Matthews | DCCM
   Business (if applicable):
   Address: 7 Waldo Street
   City: St Augustine State: FL Zip Code: 32084
   Daytime Telephone: 9048261334 E-Mail Address: MDG.planning@dccm.com

2. NAME OF PROPERTY OWNER: Sisters of St Joseph, Inc.
   Business (if applicable):
   Address: 241 Saint George Street
   City: St Augustine State: FL Zip Code: 32085
   Daytime Telephone: 9048261334 E-Mail Address: MDG.planning@dccm.com

3. PROJECT LOCATION: 241 SAINT GEORGE ST, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: CITY OF ST AUGUSTINE ALL BLK 35

5. SCOPE OF WORK: to construct a new institutional building on the northern portion of the property with associated alterations and repairs to existing masonry perimeter walls and new hardscape and landscape designs.

Information attached by applicant includes:

- Application Agreement
- Owner Authorization
- Coversheet
- Property Appraiser
- Sunbiz
- Legal Description
- Summary Statement
- Site Plan
- Architectural Plans
- Landscape Plan
- Existing/Historic Photographs

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: 241 St George Street

Applicant's Name: Autumn Martinage Applicant's Signature: 

Owner's Name: Sisters of St Joseph, Inc. Owner's Signature: 

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

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

(Can add additional signature page if needed)

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

CITY OF ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

Matthews | DCCM is/are hereby authorized TO ACT ON BEHALF OF Sisters of St Joseph, Inc., the owner(s) of those lands described within ☐ the attached application, or ☐ described within the previously filed Application number:_____, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's Historic Architectural Review Board, for an application related to the structure located at:
241 St George Street

BY: Sister Kathleen Carr, SSJ
Signature of Owner

Sister Kathleen Carr, SSJ
Print Name of Owner

904-824-1752
Telephone Number

State of Florida

County of St Johns

Signed and sworn before me on this 3 day of June, 2025

By Sr. Kathleen Carr

Identification verified:

Oath sworn: ✓ Yes____ No

NOTARY PUBLIC STATE OF FLORIDA
LYDIA DENA BOSCHERT
MY COMMISSION # HH 532358
EXPIRES: September 28, 2028

Notary Signature: Lydia Boschert

My Commission expires: 9/28/2028

Rev:120219 jw

Sisters of St Joseph Motherhouse Expansion
Opinion of Appropriateness

Submittal Date
6/13/2025

Applicant/Property Owner
Sisters of St Joseph
PO Box 3506
St. Augustine, FL 32085

Agent
Matthews | DCCM
7 Waldo Street
St. Augustine, FL 32084
904-826-1334
MDG.Planning@dccm.com

Application Packet

Submittal Items
1. Proof of Ownership
2. Owner's Authorization Form
3. Legal Description
4. Summary Statement
5. Site Plan
6. Floorplans, Elevations and Renderings
7. Preliminary Landscape Plan
8. Photos

Parcel ID/Address
199290-0000
241 St George St, St Augustine

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1992900000
Location Address	32 AVILES ST 34 AVILES ST 36 AVILES ST 241 ST GEORGE ST 243 ST GEORGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug S of Plaza (COM) (610.03)
Tax Description*	CITY OF ST AUGUSTINE ALL BLK 35 *The Description above is not to be used on legal documents.
Property Use Code	Non-Profit, Charitable & Orphanages (7500)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	2.410
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Sisters Of St Joseph 100%
Mailing Address	PO BOX 3506 SAINT AUGUSTINE, FL 32085-3506

Exemption Information

Exemption Type	Status	Amount
Church/Religious		$7,336,468

Map



Valuation Information

	2025
Building Value	$5,105,819
Extra Features Value	$130,649
Total Land Value	$2,100,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$7,336,468**
Total Deferred	$0
Assessed Value	**$7,336,468**
Total Exemptions	$7,336,468
Taxable Value	**$0**

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$5,254,458	$137,181	$2,100,000	$0	$0	$7,491,639	$6,942,353	$7,491,639	$0
2023	$5,296,760	$143,832	$1,155,000	$0	$0	$6,595,592	$6,311,230	$6,595,592	$0
2022	$4,495,056	$95,425	$1,155,000	$0	$0	$5,745,481	$5,745,481	$5,745,481	$0
2021	$4,582,392	$95,425	$1,155,000	$0	$0	$5,832,817	$5,832,817	$5,832,817	$0
2020	$4,669,728	$95,425	$1,155,000	$0	$0	$5,920,153	$5,419,884	$5,920,153	$0
2019	$3,660,170	$111,997	$1,155,000	$0	$0	$4,927,167	$4,927,167	$4,927,167	$0
2018	$2,898,736	$111,997	$2,100,000	$0	$0	$5,110,733	$4,917,763	$5,110,733	$0
2017	$2,972,012	$107,787	$2,100,000	$0	$0	$5,179,799	$4,470,694	$5,179,799	$0
2016	$3,024,921	$107,524	$1,375,500	$0	$0	$4,507,945	$4,064,267	$4,507,945	$0
2015	$3,075,453	$131,148	$1,375,500	$0	$0	$4,582,101	$3,694,788	$4,582,101	$0
2014	$1,849,421	$133,977	$1,375,500	$0	$0	$3,358,898	$3,358,898	$3,358,898	$0

Building Information

Building 1
Building Value $2,799,554
Year Built 1866
Actual Area 38338
Conditioned Area 20366
Use Dormitories
Style 03
Exterior Wall Concrete Stucco

Roof Cover Modular Metal
Roof Structure Wood Truss
Interior Flooring Hardwood
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms 0
Baths

Description	Square Footage
BASE AREA	3008
OUTSIDE STAIRS	515
FINISHED UPPER STORY	5542
BASE AREA	11816
UNFINISHED BASEMENT	7269
FINISHED OPEN PORCH	10188
Total SqFt	38338

Building 2
Building Value $254,414
Year Built 1691
Actual Area 3322
Conditioned Area 3218
Use Tourist Attraction
Style 04
Exterior Wall Stone

Roof Cover Modular Metal
Roof Structure Wood Truss
Interior Flooring Concrete Finish, Pine Wood
Interior Wall Plaster
Heating Type None
Air Conditioning None
Bedrooms 0
Baths 5

Description	Square Footage
BASE AREA	3218
FINISHED CANOPY	104
Total SqFt	3322

Building 3
Building Value $432,602
Year Built 1940
Actual Area 4192
Conditioned Area 4192

Roof Cover Modular Metal
Roof Structure Wood Truss
Interior Flooring Concrete Finish, Hardwood
Interior Wall Drywall
Heating Type Air Duct

Use	Libraries	**Air Conditioning**	Central
Style	04	**Bedrooms**	0
Exterior Wall	Concrete Stucco	**Baths**	8

Description	Square Footage
BASE AREA	4080
ADDITION	112
Total SqFt	4192

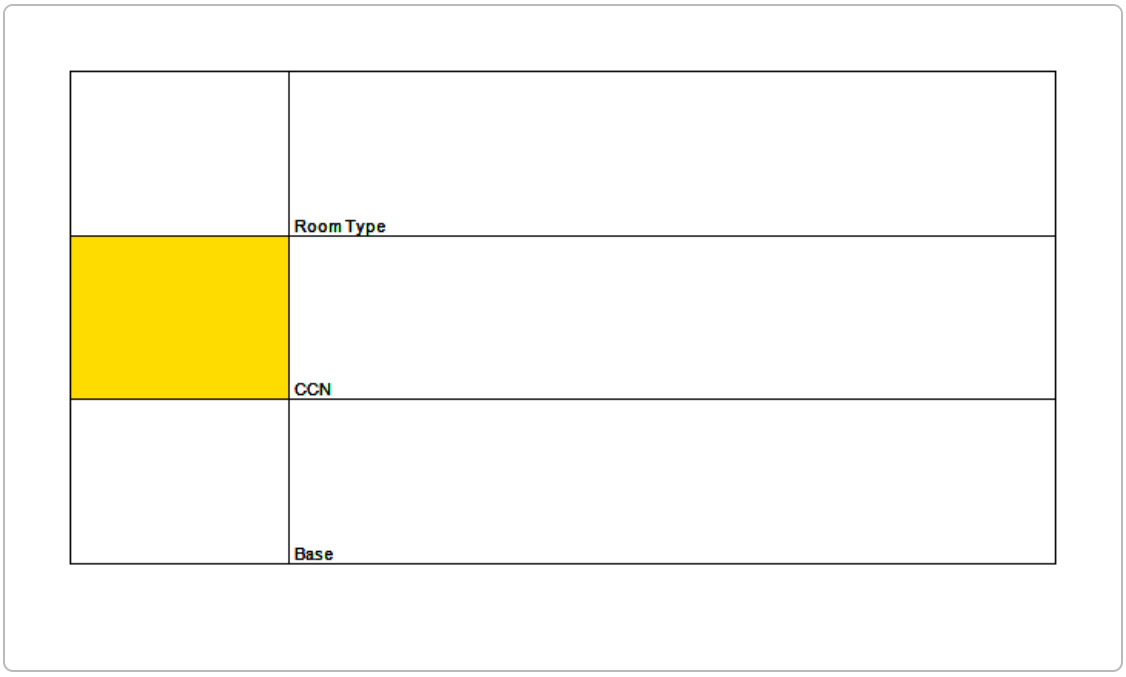
Building	4	**Roof Cover**	Composite Shingle
Building Value	$247,611	**Roof Structure**	Wood Truss
Year Built	1750	**Interior Flooring**	Pine Wood, Sheet Vinyl
Actual Area	2824	**Interior Wall**	Plaster
Conditioned Area	2796	**Heating Type**	Air Duct
Use	Dormitories	**Air Conditioning**	Central
Style	03	**Bedrooms**	0
Exterior Wall	Stucco	**Baths**	

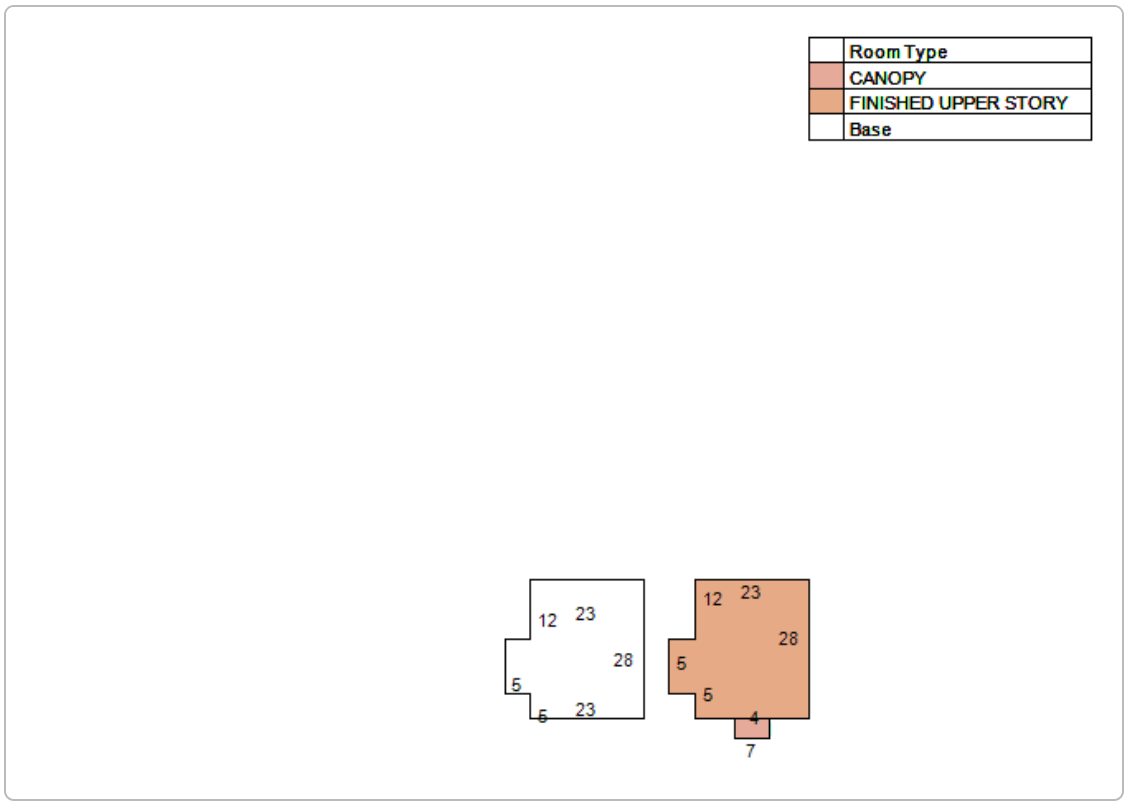
Description	Square Footage
BASE AREA	1398
FINISHED UPPER STORY	1398
UNFINISHED CANOPY	28
Total SqFt	2824

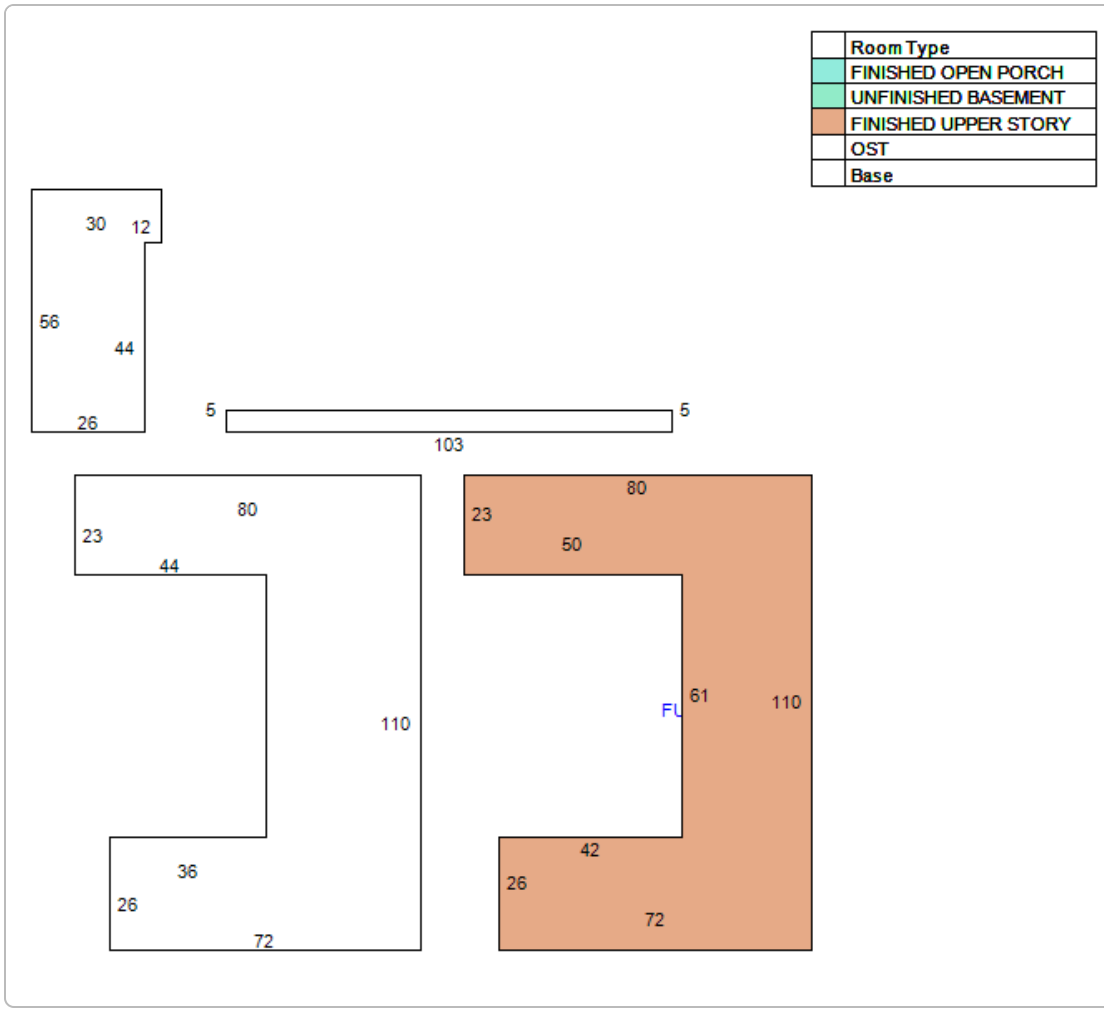
Building	5	**Roof Cover**	Modular Metal
Building Value	$1,371,638	**Roof Structure**	Wood Truss
Year Built	1961	**Interior Flooring**	Carpet, Vinyl Tile
Actual Area	14597	**Interior Wall**	Drywall
Conditioned Area	12822	**Heating Type**	Air Duct
Use	Dormitories	**Air Conditioning**	Central
Style	03	**Bedrooms**	0
Exterior Wall	Concrete Stucco	**Baths**	

Description	Square Footage
ADDITION	456
BASE AREA	7739
BASE AREA	4627
FINISHED OPEN PORCH	1775
Total SqFt	14597

Sketch Information




Room Type
CANOPY
FINISHED UPPER STORY
Base
12
23
28
5
5
23
12
23
28
5
5
4
7


Room Type
FINISHED OPEN PORCH
UNFINISHED BASEMENT
FINISHED UPPER STORY
OST
Base
30
12
56
44
26
5
5
103
80
23
44
110
36
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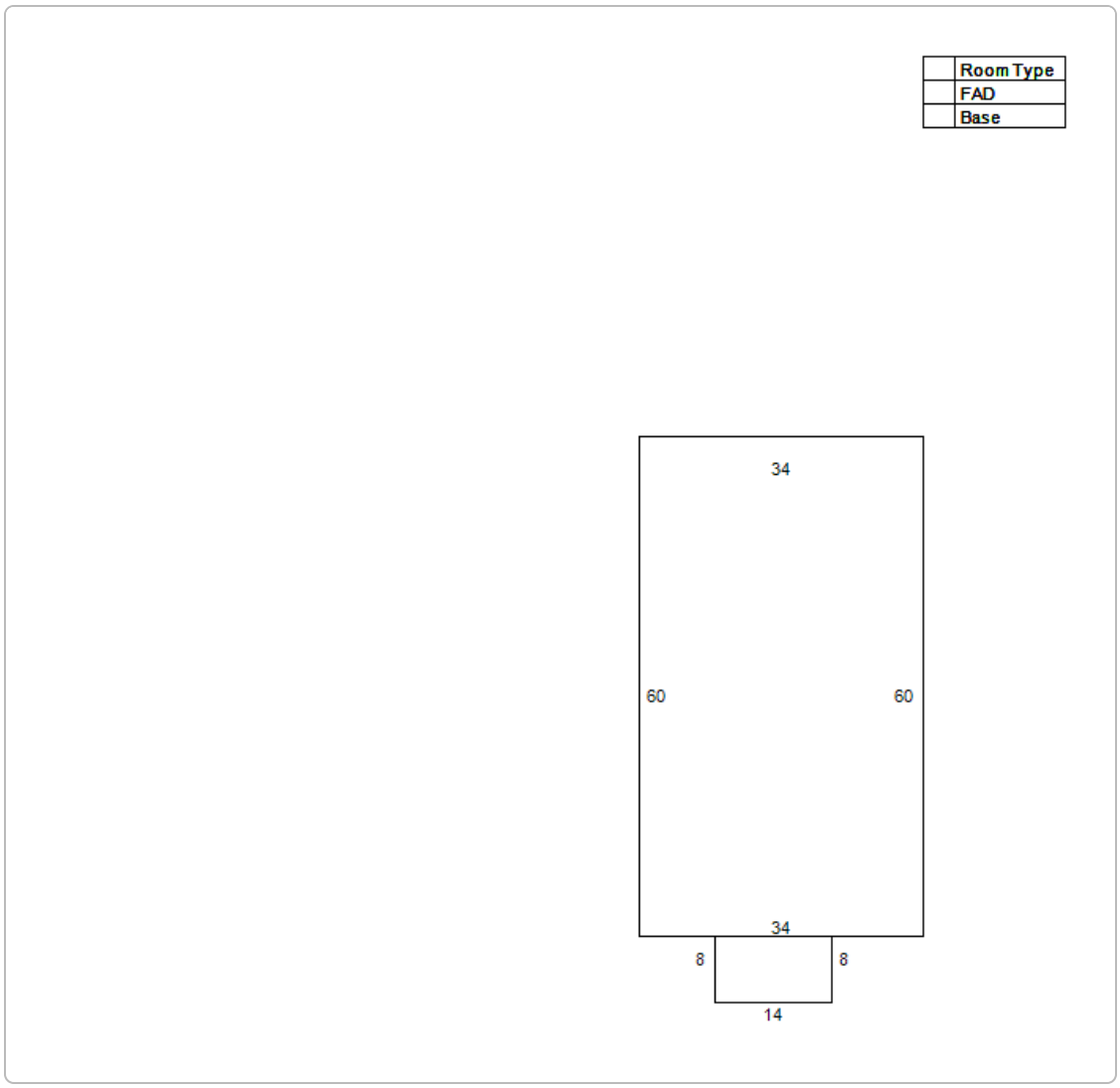
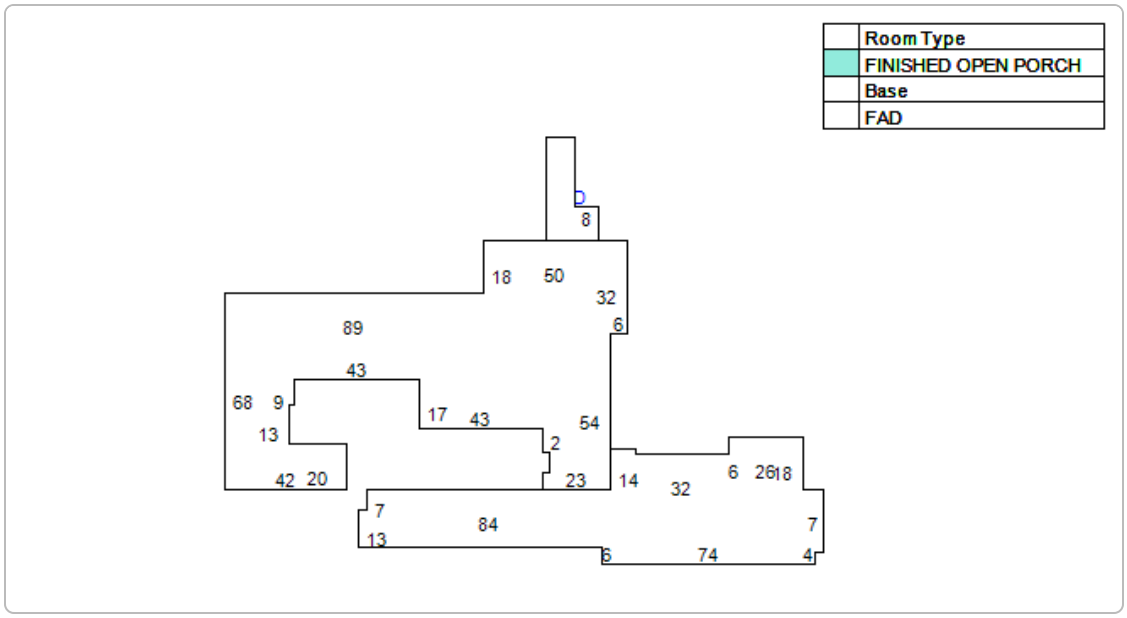
80
23
50
61
110
42
26
72





Extra Feature Information

Code Description	Status	Value
Garage - Excellent (Mix)		18563
Masonry Wall (Mix)		12150

Code Description	Status	Value
Pool - Good (RES)		36400
Handicap Ramp (COM)		1793
Brick Pavers (COM)		518
Masonry Wall (Mix)		306
Handicap Ramp (COM)		1304
Handicap Ramp (COM)		3566
Masonry Wall (Mix)		198
Concrete Paving - Under 8" (COM)		1795
Brick Pavers (COM)		250
Concrete Paving - Under 8" (COM)		1154
Concrete Paving - Under 8" (COM)		4763
Curb (COM)		650
Screen Enclosure - Good (Mix)		14790
Brick Pavers (COM)		32449

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Non-Profit, Charitable & Orphanages	750	140	105000	SF	$2,100,000

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 12/17/2024, 9:51:13 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL



Detail by Entity Name

Florida Not For Profit Corporation
SISTERS OF ST. JOSEPH, INC.

Filing Information

Document Number	711656
FEI/EIN Number	59-6016039
Date Filed	10/19/1966
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	03/05/1987
Event Effective Date	NONE

Principal Address

241 ST GEORGE STREET
ST AUGUSTINE, FL 32084

Changed: 02/12/2009

Mailing Address

P.O. BOX 3506
ST AUGUSTINE, FL 32085

Changed: 01/03/2012

Registered Agent Name & Address

Flynn, Stephanie
241 ST GEORGE ST
ST AUGUSTINE, FL 32084

Name Changed: 02/02/2021

Address Changed: 09/13/2018

Officer/Director Detail

Name & Address

Title PD

CARR, KATHLEEN
P.O. BOX 3506
ST. AUGUSTINE, FL 32085

Title Director

Stoecker, Jane
241 ST GEORGE ST
ST AUGUSTINE, FL 32084

Title Secretary

FOSTER, SUZAN
241 ST GEORGE ST
JACKSONVILLE, FL 32084

Title Treasurer

FLYNN, STEPHANIE
P.O. BOX 3506
SAINT AUGUSTINE, FL 32085

Title Director

Tucker, Carolyn
241 St George St
St Augustine, FL 32084

Annual Reports

Report Year	Filed Date
2023	01/27/2023
2023	08/29/2023
2024	02/02/2024

Document Images

02/02/2024 -- ANNUAL REPORT	View image in PDF format
08/29/2023 -- AMENDED ANNUAL REPORT	View image in PDF format
01/27/2023 -- ANNUAL REPORT	View image in PDF format
01/24/2022 -- ANNUAL REPORT	View image in PDF format
02/02/2021 -- ANNUAL REPORT	View image in PDF format
03/23/2020 -- ANNUAL REPORT	View image in PDF format
02/26/2019 -- ANNUAL REPORT	View image in PDF format
09/13/2018 -- AMENDED ANNUAL REPORT	View image in PDF format
01/26/2018 -- ANNUAL REPORT	View image in PDF format
01/09/2017 -- ANNUAL REPORT	View image in PDF format
01/25/2016 -- ANNUAL REPORT	View image in PDF format
01/13/2015 -- ANNUAL REPORT	View image in PDF format
01/07/2014 -- ANNUAL REPORT	View image in PDF format
01/22/2013 -- ANNUAL REPORT	View image in PDF format

01/03/2012 -- ANNUAL REPORT	View image in PDF format
01/05/2011 -- ANNUAL REPORT	View image in PDF format
09/23/2010 -- ANNUAL REPORT	View image in PDF format
01/12/2010 -- ANNUAL REPORT	View image in PDF format
02/12/2009 -- ANNUAL REPORT	View image in PDF format
02/08/2008 -- ANNUAL REPORT	View image in PDF format
01/29/2007 -- ANNUAL REPORT	View image in PDF format
01/25/2006 -- ANNUAL REPORT	View image in PDF format
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02/22/1999 -- ANNUAL REPORT	View image in PDF format
02/11/1998 -- ANNUAL REPORT	View image in PDF format
01/30/1997 -- ANNUAL REPORT	View image in PDF format
02/14/1996 -- ANNUAL REPORT	View image in PDF format
01/30/1995 -- ANNUAL REPORT	View image in PDF format

Florida Department of State, Division of Corporations

EXHIBIT A
LEGAL DESCRIPTION

ALL OF BLOCK 35 OF THE CITY OF ST AUGUSTINE, ST JOHNS COUNTY, FLORIDA.

PARCEL ID # 199290-0000

Sisters of St Joseph Expansion
Opinion of Appropriateness

Summary Statement

The construction of a new motherhouse to be located in the northern third of the subject property and area that is presently vacant with the exception of an existing swimming pool.

New Construction:

The proposed new motherhouse will have a building footprint of 13,058 square feet and is proposed to be three stories in height (47' 9"). The total square footage is 35,070. The motherhouse will be accessed by St George Street through an existing access point that was previously used for the St Joseph Academy. This access point will feature a circulation drive, a porte cochere, and three parking spaces.

The new motherhouse will be designed to compliment the existing historic motherhouse and will include a stucco facade, metal standing seam roof, wood casement style windows and a combination of full-light and panel style entry doors.

Coquina Walls:

The historic coquina block walls along Aviles Street will be repaired as part of this proposed project. The existing wall is presently leaning out towards Aviles Street creating a safety hazard. A structural engineer will be engaged to assist with developing a plan that will allow for adequate repairs to the wall while maintaining its historic character and preservation of existing materials.

An existing access point along Cadiz Street is currently enclosed with a wood privacy fence. This enclosed access point will be updated to include a new access gate.

The existing access point along St George Street that was part of the former St Joseph Academy entrance will be carefully altered to allow safe vehicular access to this area of the property. This entrance has been previously altered as part of the evolution former school site. A structural engineer will be engaged to assist with any necessary deconstruction and reconstruction of this access point to maintain its existing design and characteristics.

Variance:

A variance request will be applied for prior to a submitted Certificate of Appropriateness (COA) to request relief from the following LDC requirements:

- Sec 28-188(c)(2) maximum lot coverage by all buildings and impervious surfaces;
- Sec 28-188(c)(3) maximum and minimum yard requirements; and
- Sec 28-188(c)(4) maximum height of structures.

July 1, 2025

Candice Seymor, Historic Preservation Planner
City of St. Augustine
Planning and Building Department
75 King Street
St. Augustine, FL 32084

Re: SSJ Motherhouse Expansion
Opinion of Appropriateness - HP2025-0052
Responses to Comments from OOA Submittal 1
Project No.: 24277.00

Dear Candice:

On behalf of our client, the Sister of St. Joseph, please find a list of the comments provided to us by your letter dated June 24, 2025, followed by responses by Matthews | DCCM with the following supplemental materials enclosed for your review.

- Revised Site Plan
- Revised Floorplans, Elevations and Renderings
- Revised Landscape Plan

EXTERIOR DOORS

1. For new openings, a scaled wall section will be required for COA.

Matthews | DCCM: Please see revised Floorplans, Elevations and Renderings.

2. Brochure, sample, or scaled drawing of proposed door(s) including material, all dimensions, finish, glazing, and hardware will be required for COA.

Matthews | DCCM: Please see revised Floorplans, Elevations and Renderings. This information has been labeled on Page 10. Entry doors are wood panels. Service doors are hollow metal. Door hardware is oil rubbed bronze.

WINDOWS

3. For new openings, a scaled wall section with proposed window will be required for COA.

Matthews | DCCM: Please see revised Floorplans, Elevations and Renderings.

4. Brochure or sample showing the material, window type, all dimensions and profiles, finish, glazing, and hardware will be required for COA.

Matthews | DCCM: Please see revised Floorplans, Elevations and Renderings. This information has been labeled on Page 10. Windows are wood clad arched casement approximately 6' by 5'.

EXTERIOR ELECTRICAL/MECHANICAL

5. Brochure, sample, or scaled drawing showing the materials, light intensity and source, hardware, colors/finish. For COA, lighting fixtures and other visible electrical equipment should be detailed.

Matthews | DCCM: Will comply for COA submittal.

6. For new equipment, scaled drawing showing proposed project with context site and/or building. HVAC and other mechanical equipment must be located out of site or appropriately screened from rights-of-way. Drawings will need to confirm mechanical equipment locations, sight-lines, and screening if applicable.

Matthews | DCCM: Mechanical Equipment is located on the roof and screened by the pitched roof. Please see revised Floorplans, Elevations and Renderings. This information has been labeled on Pages 2 and 3.

FENCES/WALLS/GATES

7. More detailed plans for alterations and repairs to the masonry perimeter walls will be required for the COA.

Matthews | DCCM: Will comply for COA submittal.

PARKING, LANDSCAPE OR OTHER SITE FEATURES

8. Plant material list with identification, quantity, size at planting and maturity, spacing. A list of plant materials will be required with the COA application. Keep in mind, a list of pre-approved plants is provided as an appendix to the AGHP, and Florida Native plants are encouraged.

Matthews | DCCM: Please see revised Landscape Plan with an updated Planting Calculations and Schedule.

NEW CONSTRUCTION

9. Scaled landscape plan will be required for COA.

Matthews | DCCM: Please see revised Landscape Plan.

10. Refer to required details above for related roof, finishes, porches, doors, windows, foundation, electrical/mechanical.

Matthews | DCCM: Please see revised Floorplans, Elevations and Renderings. This information has been labeled on Page 10. There will be a standing seam metal roof, color to match the existing Motherhouse. In additional 3 coat stucco finish and trim banding, color to match the existing Motherhouse.

If you have any comments or questions, please do not hesitate to give me a call.

Sincerely,
Matthews | DCCM

Christina Evans, AICP
Senior Planner

Detail by Entity Name

Florida Limited Liability Company
MATTHEWS DESIGN GROUP, LLC

Filing Information

Document Number	L22000424179
FEI/EIN Number	92-0592519
Date Filed	09/30/2022
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	11/08/2022
Event Effective Date	NONE

Principal Address

7 WALDO ST.
ST. AUGUSTINE, FL 32084

Changed: 11/08/2022

Mailing Address

7 WALDO ST.
ST. AUGUSTINE, FL 32084

Changed: 11/08/2022

Registered Agent Name & Address

Clukey & Tebault, LLC
201 Owens Avenue
Unit A
Saint Augustine, FL 32080

Name Changed: 04/24/2023

Address Changed: 04/24/2023

Authorized Person(s) Detail

Name & Address

Title President, CEO

MATTHEWS, ROB
7 WALDO ST.
ST. AUGUSTINE, FL 32084

Title Director

LANEHART, ERIC
7 WALDO ST.
ST. AUGUSTINE, FL 32084

Title Authorized Member

Hewitt, Jeremy
7 WALDO ST.
ST. AUGUSTINE, FL 32084

Title Authorized Member

Garringer , Michael
7 WALDO ST.
ST. AUGUSTINE, FL 32084

Title VP

Acree, Alex
7 WALDO ST.
ST. AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2024	01/03/2024
2024	10/14/2024
2025	02/06/2025

Document Images

02/06/2025 -- ANNUAL REPORT	View image in PDF format
10/14/2024 -- AMENDED ANNUAL REPORT	View image in PDF format
01/03/2024 -- ANNUAL REPORT	View image in PDF format
11/01/2023 -- AMENDED ANNUAL REPORT	View image in PDF format
10/12/2023 -- AMENDED ANNUAL REPORT	View image in PDF format
07/05/2023 -- AMENDED ANNUAL REPORT	View image in PDF format
04/24/2023 -- ANNUAL REPORT	View image in PDF format
11/08/2022 -- LC Amendment	View image in PDF format
10/05/2022 -- Merger	View image in PDF format
09/30/2022 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

FOR THE AUGUST 21, 2025 HARB MEETING

COD-P HP2025-0039
93 KINGS FERRY WAY

Staff is requesting this be continued to a date uncertain to allow the applicant time to submit plans sufficient for administrative approval. If proposed work requires HARB review, this application will be re-advertised for hearing on the next available agenda.

CITY OF ST AUGUSTINE
EST. 1565

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for August 21, 2025 Meeting



Application HP2025-0025 Address: 24 Macaris Street

A V S Builders, Inc. – Applicant Elliot C. Pacetti & Wanda L. Wicker - Owner

Project description: 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.

Architectural Style:	Bungalow	Florida Master Site File:	SJ01222
National Register:	Fullerwood Park Residential NRHD: Contributing	Construction date:	c. 1924-30
Archaeology Zone:	N/A	Zoning District:	RS-1
Parcel number:	1535200000		
Agenda Item:	7(b)	Previous Action(s):	HP2025-0008

STAFF SUMMARY AND ANALYSIS:

This application was continued at the April 17, 2025 HARB meeting, and several times thereafter at the applicant's request, to allow the applicant time to provide additional information related to undue economic hardship.

The Board heard a partial demolition application for this structure under HP2025-0008 in February of this year which approved wholesale window replacement, Hardie lap siding on the sides and rear, and a new rear addition. The applicant was seeking full demolition of the building; however, has modified plans for consideration as a partial demolition. The Board may determine that the newly proposed modifications still constitute full demolition due to the scope of alterations.

Because this 1-1/2 story Bungalow is contributing to a National Register Historic District, a condition assessment completed by a Florida licensed architect or engineer with experience in historic buildings was required for the full proposed demolition. This report was updated to address the chimney which, according to the report, would not survive the proposed relocation and elevation of the building. No credentials were included with the report to indicate if the engineer who conducted the assessment has demonstrated experience in "restoration, rehabilitation, or renovation as to the structural soundness of the building and its adaptability for continued use", which is a requirement stated in the City Code (Sec 28-89(7)).

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 take the following actions for a Certificate of Demolition at **24 Macaris Street:**

1. **APPROVE** as a partial demolition if the Board finds that the proposed alterations,as proposed and/or modified by the HARB and including what was previously approved under HP2025-0008, maintain the historic character and integrity of the structure and are compatible with the historic structure's building envelope; and, removal of the chimney will not compromise the overall historic character and integrity of the structure; OR,
2. **CONITNUE** the application if the HARB finds that the proposed work constitutes a full demolition that requires additional information related to structural integrity of the building or evidence of undue economic hardship.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. ~~Full demolition of a residential building.~~
2. Partial demolition of the residential building to include:
    a. Shifting of the building west on the lot ~7'9"
    b. Removal and replacement of the existing front porch in a different design
    c. Permanent removal of the chimney (see engineer's report)
    d. Removal and replacement of existing rear addition with a larger, 2-story rear addition.
    e. Replacement and/or reinforcement of most structural members
    f. Demolition of the existing garage

DEMOLITION REVIEW CRITERIA (AGHP):

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

2. Whether or not the structure is within and contributing to a National Register Historic District. Yes, the building contributes to the Fullerwood Park Residential National Register Historic District.

3. The contribution of the 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 bungalow style residences within the district and along the streetscape.

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. The existing structure, and surrounding residences for several lots in both directions, are 1-1-½ story structures. The applicant has supplied updated plans that retain the building's mass and scale from the street but includes a large rear addition as well as relocation of the structure on the lot to allow for vehicular access to the garage proposed in the rear. The proposed relocation of the structure on the lot is not dramatic, moves the structure to within required side yard setbacks, and does not appear to affect the rhythm of the street which is already erratic. The proposed rear addition is stepped in from the side planes of the house, does not exceed the existing roof height, and, although large, may not be clearly visible from the street. Modifications, including utilizing more traditional window configurations and sizes, adding additional fenestration on the west elevation, utilizing a garage door that is more residential in scale and design, and stepping the roof height down slightly may make the proposed addition more compatible in design to the existing Bungalow style house. The most noticeable change proposed is to the front porch, which is currently enclosed, and offset. The applicant proposed opening the front porch and continuing it across the front elevation with simple posts and balusters. The height and depth of porch and roof appear to remain unchanged in the updated drawings. The HARB may recommend more appropriate post and baluster styles and determine whether the increased width of the porch is appropriate since historical evidence shows the porch in its existing configuration.

6. The historical or cultural merit of the structure. The building is recorded in the Florida Master Site File. No historic or cultural associations are known that would qualify this building for listing individually, thought it contributes to its district.

7. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. Demolition of the building would continue to erode the historic fabric of the neighborhood and the Fullerwood Park National Register Historic District. The Board should determine whether the newly proposed plans still constitute a full demolition and whether the alterations as a whole could impact the building's ability to remain contributing to the district in a future update.

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 bungalow style structure that has seen some alterations over time and has been further altered, at least temporarily, with a rehabilitation project already in progress

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 Fullerwood Park and Nelmar Terrace 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 could be significantly different in appearance.

11. ***The justification for the proposed demolition.*** The applicant has provided an updated Condition Assessment Report by Structures International, LLC which suggests that retention of the chimney is infeasible with the proposed relocation of the structure. The new plan have been proposed in lieu of a full demolition; however, much of the original fabric of the building will be lost in the process.

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.*

(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 1930 and is thus more than 50 years old. The building 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 contributing to the Fullerwood Park Residential National Register Historic District.

The requirements for review have been sufficiently met.
~~~~~

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

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File survey
3. Sanborn Map(s)
4. Polk City Directory Research
5. Previous COD-P approval: Order & Minutes from February 20, 2025

Staff Photographs
24 Macaris Street



Front (South) Elevation

Staff Report.pg. 8

Staff Photographs
24 Macaris Street



Front (South) Elevation

Staff Report pg. 9

Staff Photographs
24 Macaris Street



West Porch Elevation (Hardie Siding already applied)

Staff Report pg. 10

Staff Photographs
24 Macaris Street



West Elevation

Staff Photographs
24 Macaris Street



Northwest Elevation and Location of Expanded Addition

Staff Report pg. 12

Staff Photographs
24 Macaris Street



North Elevation

Staff Report pg. 13

Staff Photographs
24 Macaris Street

South Elevation
Chimney to be removed
Second-story door to be replaced with window



Staff Photographs
24 Macaris Street





Siding Deterioration

Staff Photographs
24 Macaris Street





East Porch Details (Hardie Siding already applied)

Staff Report pg. 16

Staff Photographs
24 Macaris Street



Roof Detail

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ1222 1009==

Site Name: 24 Macaris 830== Survey Date: 7906 820==

Address: 24 Macaris, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Fullerwood (subdivision) 12 (block) E. 25' of 254 and (lot) 868==

all 255 868==

Owner of Site: Name: Murray, James E. and Roberta A.;

Address: 24 Macaris

St. Augustine, Fla. 32084 902==

Occupant or Manager: 904==

Type of Ownership: Private 848== Zoning: RS1

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

UTM: 17 (zone) 469166 (easting) 3309135 (northing) 890== Location: T07S (T) R30E (R) N7 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(x) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(x) Altered 858==

( ) Unaltered 858==

(x) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

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

II. SITE DESCRIPTION, continued.

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

Date: +1930 844== Period: 20th Cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Bungalow 964==

Plan Type: L-shape 966==

Exterior Fabrics: Wood, weatherboard, with cornerboard, plywood siding 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS, 3/1, 8/8 (metal) 942==

Foundation: 942==

Roof Type: Gable 942==

Secondary Roof Structures: Hip porch, shed dormers 942==

Porches & Balconies: 1 story enclosed front porch 942==

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

Materials: (882)

Chimney: Brick stuccoed 882==

Roof Surfacing: Composition shingles 882==

Ornament Exterior: 882==

Quantitative Data: (950-954)

Chimneys: 1 952== Dormers: 1 954== Stories: 1½ 950==

Other: 956==

Surroundings: Mixed residential/institutional 864==

Relationship to Surroundings: Residential building across from campus of Florida School for the Deaf and Blind 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture

920==

Statement of Significance: (911==)

ARCHITECTURE

This one and one-half story Bungalow at 24 Macaris Street was constructed between 1924 and 1930.

Fullerwood Subdivision was developed in the pre-and post-World War I years by the Fullerwood Development Company. Houses in the neighborhood generally draw their inspiration from the Bungalow, Colonial Revival, and Mediterranean Revival styles popular at that time. Elements of all three styles contribute to the general ambiance of the neighborhood. Many of the homes in the subdivision were obviously built from the same plans. Lot sizes generally run 50' by 100', and the houses are set back on tree-lined streets, forming one of the city's pleasant residential neighborhoods. The area is bounded on the south by the campus of the Florida School for the Deaf and the Blind and on the east by marshland. Threats to the area include traffic and commercial encroachment from San Marco Avenue and drainage problems when it rains.

HISTORY

Fullerwood Park Subdivision evolved out of two early 19th century Spanish land grants and a large tract belonging to the Royal government. The early 18th century Indian village of Macaris and a British period plantation were located in the southeastern part of the subdivision.(1) Between 1844 and 1869, these lands formed the northern section of the large North City plantation belonging to Thomas Douglas, a Florida Supreme Court Justice. Charlotte B. Hildreth of Massachusetts purchased part of the plantation in 1869 and shortly thereafter built a large residence which at 65 Fullerwood Drive is one of the oldest buildings in North City. By 1914, Frank E. Wood, co-owner with C. M. Fuller of the Fuller-Wood Development Company, had acquired most of the former Douglas estate as well as the northern part of the Genopoly Tract to the south and began selling lots. Although some houses were built by 1924, most development took place within the following six years.(2)

V. BIBLIOGRAPHY

1. Pablo Castello, "Plano del Presidio de San Agustin de la Florida", July 21, 1763; American State Papers; Public Lands, 5 Vols. (Washington: Duff Green, 1834), IV, 160-161, 209-210, 212, 259, 270-271; Works Project Administration, Spanish Land Grants in Florida, 5 Vols. (Tallahassee, 1940), III, 179-181; St. Johns County Courthouse, Deed Records, Book S, p. 213.

2. Deed Records, Book S, pp. 18, 56, 58, 121; Book T, p. 23; Book CC, pp. 164, 173; Book 28, pp. 385, 432; Book 30, p. 488; Map Book 2, p. 18; Sanborn Fire Insurance Map, 1924, 1930.

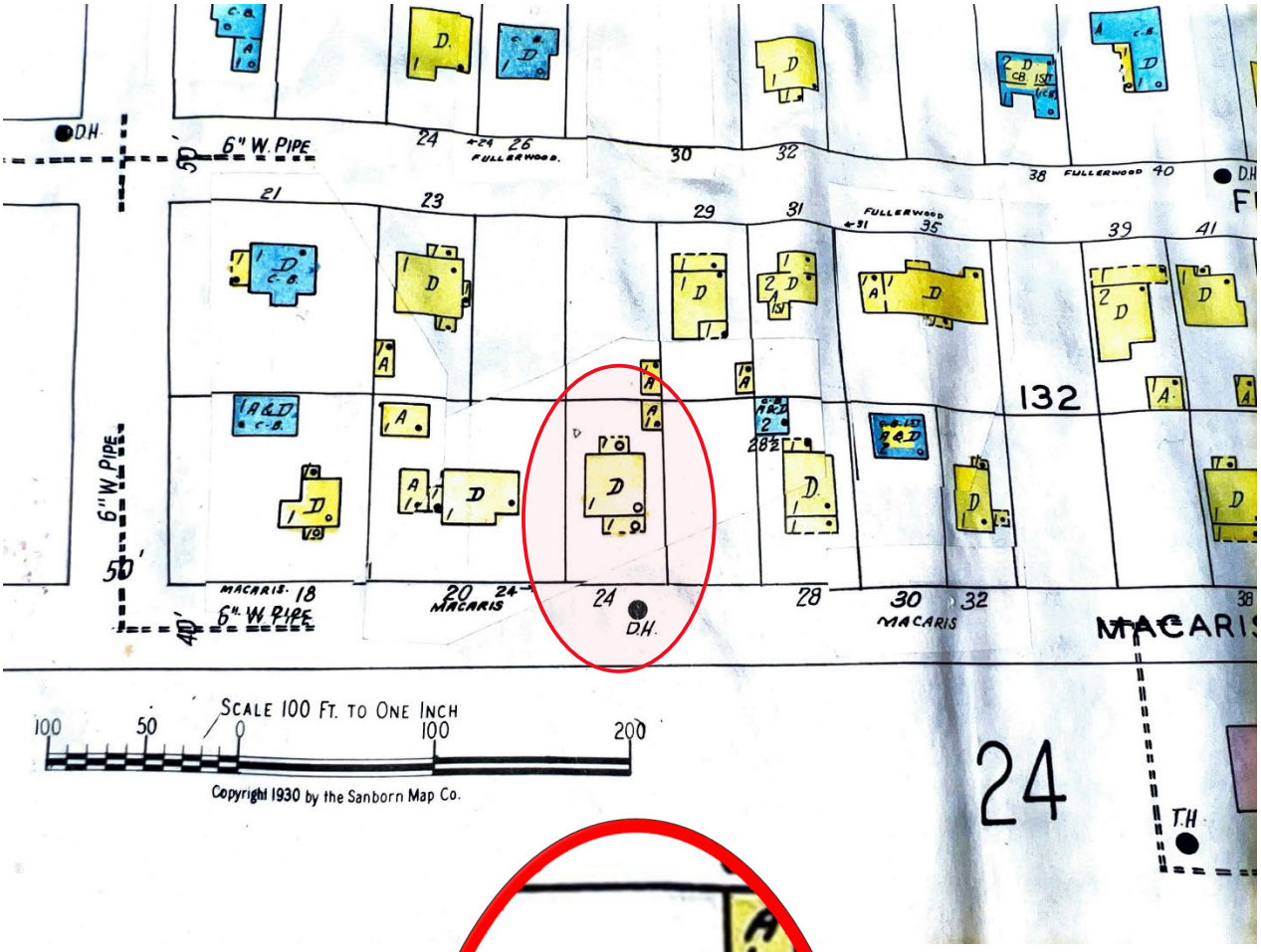
Staff Report pg. 20

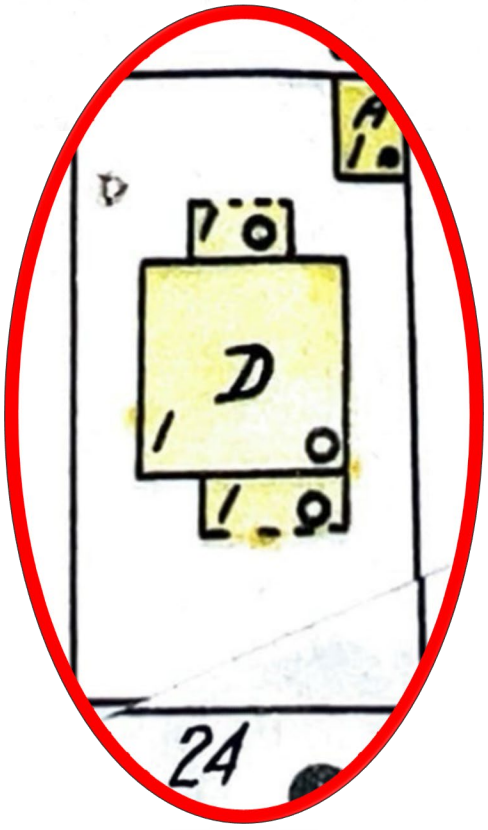




Staff Report pg. 22

1930 SANBORN MAP UPDATED TO 1965
24 Macaris Street





24 Macaris Street (c. 1924-1930)
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
+1927	Bert R. Lucas (wife: Lilly M.)		Clerk
1930	Bert R. Lucas (wife: Lilly M.)		Lucas & Wiles
1934	Bert R. Lucas (wife: Lilly M.)		Lucas & Wiles
1940	Bert R. Lucas (wife: Lilly M.)	(o)	Pres. Lucas & Wiles Inc.
1945	Bert R. Lucas (wife: Lilly M.)	(o)	Post Office Clerk
1951	Bert R. Lucas (wife: Lilly M.)	(o)	Novelties Manufacturer
1955	Bert R. Lucas (wife: Lilly M.)	(o)	Not Listed
1960	Lillie R. Lucas	(o)	Widow: Bert
1965	Vacant		
1970	James E Murray (wife: Roberta A.)	(o)	Agent, United Insurance of America
1975	James E Murray (wife: Roberta A.)	(o)	Agent, United Insurance of America
1979-80	James E Murray (wife: Roberta A.)	(o)	Agent, United Insurance of America
1984-85	Edward Mc Cown (wife: Miriam)	(o)	Employee, University of North FL (Employee, Eckerds Drugs)
1990	Edward Mc Cown (wife: Miriam)	(o)	Employee, University of North FL (Employee, Eckerds Drugs)

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

[note: Lilly Lucas' name is also sometimes spelled "Lillie."]

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.:	HP2025-0008
Applicant:	AVS Builders Inc
Owner:	Elliot and wanda pacetti
Address:	24 Macaris St.
Parcel Number:	1535200000

Re: Certificate of Demolition, pursuant to Section 28-89, City of St. Augustine Code, For partial demolition of a residential building constructed c. 1924-1930 that is recorded in the Florida Master Site File and contributing to the Fullerwood Park Residential National Register Historic District, for work related to rehabilitation, including alterations to exterior siding, windows, roof, and removal of chimney and existing rear addition for expanded replacement addition.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON THURSDAY, FEBRUARY 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, February 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 RS-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 residential building constructed c. 1924-1930 that is recorded in the Florida Master Site File and contributing to the Fullerwood Park Residential National Register Historic District, for work related to rehabilitation, including alterations to exterior siding, windows, roof, and removal of chimney and existing rear addition for expanded replacement addition..

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.
- Approval of windows, 1" standing seam metal roof, and replacement of siding on sides
- and rear w/ Hardie in same reveal + Matching original corner boards + window Frames
- Maintain original/salvaged siding on front elevation including porch
- Retain Chimney or return w/ structural engineers report
- Hardie should be smooth finish.

DONE AND ORDERED, at a public hearing on the 20th day of February, A.D., 2025, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2025-0008 **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 February, 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.

- The sandwiched muntin was not appropriate, one over one window would be more acceptable
- Any original windows should remain and be repaired
- Confirmed that no one was living in the house
- Suggested that the upper sash be removed so that the look would be more correct
- The French door was not appropriate
- The research should be done on any historic building prior to the work being done
- The pairs of columns on each side were a nice idea and the improvements on the front were acceptable
- The balcony and the French door changed the scale of the front of the building

Mr. MacDonald asked if the original permit application had the request for the windows.

Ms. Seymour listed the application timeline for the board.

Mr. Weaver stated that the changes to the portico were okay. He said that the balcony was not acceptable, and any original windows should be kept.

Ms. Duncan added that a clad-style window that had a different profile and muntin would be more appropriate. She said that one over one style without the muntin would be better.

Mr. MacDonald advised that an adhesive muntin could be added to the outside of the windows.

MOTION

Mr. Weaver MOVED to CONTINUE application HP2025-0006 at 142 Washington Street to the March 20, 2025. The motion was SECONDED by Mr. Beach.

VOTE ON MOTION:

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

8. (c) HP2025-0008 – AVS Builders, Inc. – Applicant
Elliot C. Pacetti & Wanda L. Wicker – Owner
24 Macaris Street

For partial demolition of a residential building constructed c. 1924-1930 that is recorded in the Florida Master Site File and contributing to the Fullerwood Park Residential National Register Historic District, for work related to rehabilitation, including alterations to exterior siding, windows, roof, and removal of chimney and existing rear addition for expanded replacement addition.

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 24 Macaris Street fi the HARB can make the following findings:

1. The proposed replacement windows and siding and proposed roof and fenestration changes as proposed and/or modified by the HARB maintain the historic character and integrity of the structure and are compatible with the historic structure's building envelope

2. Removal of the chimney will not compromise the overall historic character and integrity of the structure.

Jack Spence, representing the applicant, reviewed the application.

Ex Parte Communication: none

14 certified notices were sent, 0 were returned in favor, 0 were returned opposed and 0 had comments.

Public hearing was opened.

Richard Rodriguez questioned why the historic buildings did not have to provide an engineering report as did some of the other homeowners.

Leslie Keyes questioned the scope of the damage to this building. She suggested that if an engineer was going to be used, one that had experience with historic buildings should be used.

Public hearing was closed.

The Board discussed:

- The chimney was part of the bungalow design, and an effort should be made to restore it
- After looking at the side profile, felt that this was part of the bungalow as a character defining feature
- Confirmed that the windows had already been removed
- The proposed replacement windows were appropriate as was the roof material
- Chimney did not have to be operable, but should be rehabilitated
- The flare at the bottom of the chimney indicated that there was a hearth on the inside.
- The current siding looked good, albeit it needed rehabilitation.
- Did not see the need for replacing all the siding
- Confirmed that the front porch area had already been replaced with the new siding
- Siding was in good condition and could add value to the house by keeping it on the house
- Siding going to the ground was not the best detail, lifting it off the ground was a better solution
- Agreed that the wood siding should be kept and repaired.

Victor Saris was sworn in for the record. He reviewed additional information for the board associated with the siding. He suggested keeping the front elevation using the old, reclaimed siding and that the sides would have newer material to improve the integrity of the home.

- Confirmed that the applicant would be putting sheeting and a vapor barrier on the walls once the siding was removed

MOTION

Mr. Weaver MOVED to APPROVE application HP2025-0008 at 24 Macaris Street to include the window replacement as proposed and the roof material to be one-inch standing seam metal roof. To salvage the original siding to use on the front elevation and hardy board on the secondary elevations. The chimney would remain unless an engineering report was provided stating otherwise. The motion was SECONDED by Ms. Potter.

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

8. (d) HP2025-0003 – Jax IVC Real Estate Holdings, LLC – Applicant and Owner
95 Oneida Street

To partially demolish a residential building constructed ca. 1871-1885 that is recorded in the Florida Master Site File and a contributing building to the Lincolnville National Register Historic District, for work related to rehabilitation, including the two-story front porch and one-story rear wing and porch, modifications to the window and door fenestration, and replacement of windows and exterior materials.

Ms. Courtney read the staff report and said based on a review of the AGHP, HARB discussions and approval with conditions

FOR THE AUGUST 21, 2025 HARB MEETING

COA HP2025-0025
24 Macaris Street

New Information Submitted by Applicant

STRUCTURES INTERNATIONAL, LLC
...Providing Simple Solutions to Complex Problems®

REVISED FIELD OBSERVATION REPORT

24 MACARIS STREET
St. Augustine, Florida



Prepared For:
Mr. Elliot and Ms. Wanda Pacetti
24 Macaris Street
St. Augustine, 32084

Prepared By:

STRUCTURES INTERNATIONAL, LLC
7563 Philips Highway
Building 600
Jacksonville, Florida 32256
SI Project Number: 25031-01, Date: *July 5*, 2025

FIELD OBSERVATION REPORT

REPORT NO:	25031-01	**OBSERVATION DATE:**	03/10/2025 ***07/01/2025***
PROJECT:	24 Macaris Street St. Augustine, Florida	**REPORT DATE:**	03/12/2025 ***07/05/2025***
CONTRACTOR:	Mr. Victor Saris	**WEATHER:**	Overcast and raining ***Sunny and warm***
CLIENT:	Mr. Elliot & Ms. Wanda Pacetti	**YOUR REFERENCE:**	Structural Observation
OBSERVED BY:	Mr. Daniel Charletta, P.E.	**OUR REFERENCE:**	25031
PREPARED BY:	Mr. Daniel Charletta, P.E.		

REASON FOR OBSERVATION: To observe the current condition of the dwelling structure, fireplace chimney and provide a professional opinion as to the feasibility of salvaging the structure.

PERSONS INVOLVED:

Mr. Elliot Pacetti	*Owner (not present)*
Ms. Wanda Pacetti	*Owner (not present)*
Mr. Victor Saris	*AVS Builders, Inc.*
Mr. Lawrence Surage	*Architect (not present)*
Mr. Dan Charletta, P.E.	*Structures International, Principal Engineer*

ITEMS EXCHANGED: Copy of the HARB report from Saris to Charletta

OBSERVATIONS & DISCUSSIONS:

The subject dwelling was originally constructed in 1926 and is a single-family residence of approximately 2,400 square feet over two stories. It is a wood framed structure over a crawl space. The photographs included in attached Exhibit A were taken during the observation and are referenced in this report.

At the time of this observation, all the windows, interior finishes, first floor decking, and joists had been removed (photographs 1 & 2). Per Saris, the original first floor joists had to be removed due to extensive deterioration from moisture rot and wood destroying organisms. There are multiple segments of interior load bearing walls that are awkwardly supported on concrete pad footings (photograph 3). The wall framing contains diagonal braces for lateral resistance (photograph 4). The existing foundations consist of concrete masonry (CMU) piers bearing on isolated concrete pad footings (photograph 5). There is no connection between the floor beams and the foundations.

The existing fireplace and chimney are a clay brick masonry structure that is finished with coquina on the exterior (photographs 6, & 7). Mortar joints that could be observed were found to exhibit varying degrees of deterioration from age (photograph 8 & 9). It is unclear how the chimney is anchored to the dwelling structure.

The permitted drawings, prepared by Surage and dated November 10, 2023, specify reconfiguration of space on both the first and second floors, as well as an addition at the rear of the dwelling. The Historical Architectural Review Board (HARB) met on February 20, 2025, and discussed the homeowner's application for partial demolition and work related to rehabilitation, including alterations to exterior siding, windows, roof, and removal of chimney and existing rear addition. In the HARB report dated February 24, 2025, HARB approved the following:

.

- Removal of the windows and standing seam metal roof
- Replacement of exterior siding on the sidewalls and rear wall with Hardie in same reveal and matching corner boards and window frames.
- Maintain original / salvaged siding on the front of the dwelling including the porch.
- Retain the chimney or provide a structural engineer's report.

The project is classified as an alteration level 3 project per the Florida Building Code, Existing Buildings, (FEBC) 8th Edition (2023) as it includes a reconfiguration of space and impacts more than 50 percent of the building area. As such the code requires all existing lateral elements of the lateral force resisting system to comply with current building code provisions (§907.4). Additionally, Chapter 12 of the FEBC, which governs historic buildings, states that the objectives of this chapter of the code to be as follows (§1203.2):

1. *Preservation of the original qualities or character of a building, structure, site or environment shall be encouraged.*

2. *Removal or alteration of any historic material or distinctive architectural features shall be minimized.*

3. *Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure or site shall be treated with sensitivity.*

4. *A compatible use for a property that requires minimal alteration of the building, structure or site and its environment shall be encouraged.*

5. *New additions or alterations shall be designed and constructed in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired to the greatest degree possible.*

6. *Repairs, alterations, restorations, changes of occupancy, additions and relocations shall be guided by the recommended approaches in rehabilitation set forth in the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (Appendix B).*

ADDITIONAL OBSERVATIONS & DISCUSSIONS:

A second observation was performed on July 1, 2025. At the time of this observation the siding had been removed in accordance with the February 24, 2025, HARB report. The existing foundation piers were observed to generally consist of two courses of 8"x16" CMU stacked on a small footing. These piers are unreinforced and ungrouted with only the mortar providing connectivity from one course to the other and to the footing (see photograph #10). Furthermore, the rim joist is not connected to the piers. This system relies on continuous compression from the self-weight of the structure to keep the piers from falling apart.

The existing foundation piers are structurally unsound under building code required combined gravity and lateral load combinations. These foundations are not capable of collecting and transmitting the required lateral forces from the structure to the ground. As such, all existing piers and foundations must be replaced with new piers and footings designed and constructed in compliance with the current code. To accomplish this, the subject dwelling must be temporarily raised to provide a safe adequate space to demolish and properly construct new foundation piers and footings. While the existing timber superstructure can be temporarily raised, the existing fireplace and chimney cannot. The existing fireplace and chimney are weathered from age and relies on the timber superstructure for lateral support. Once the fireplace and chimney are freed from the timber superstructure, they will become unstable and present a potential life safety fall risk to the subject property as well as the neighboring property to the

east. Furthermore, based on our experience, none of the experienced house moving contractors in the area will attempt, much less warrant, the raising of such an old-brittle, clay masonry element. The existing fireplace and chimney shall be demolished prior to temporarily raising the timber superstructure.

CONCLUSIONS & RECOMMENDATIONS:

It is my opinion that salvaging the existing dwelling structure, fireplace and chimney is cost-prohibitive *and, in the case of the fireplace and chimney, is not possible as they will not survive the temporary lifting and resetting of the timber superstructure.* Instead, a new structure should be designed and constructed in compliance with the Florida Building Code, Residential, 8th Edition (2023). This new dwelling design should provide an aesthetic that reflects that of the original dwelling, is in harmony with the neighborhood, and conform to the requirements of the HARB report. It is my opinion that a new dwelling can be designed to satisfy the intent of the six objectives stated in Chapter 12 (§1203.2) while using new framing and foundations.

At present time, the only original elements that are candidates to be salvaged, beyond some of the siding, are the framing members for the roof, second floor, walls, and first floor beams. All these framing elements will be obscured from view once new finishes are installed and, therefore, replacement with new framing members does not contradict objectives 1, 2, or 3 of Chapter 12 (§1203.2). The HARB report currently allows for all new windows and new siding on three sides of the dwelling. The current architectural drawings do not provide for the introduction of a proper moisture barrier, which is required, on the exterior of the existing dwelling structure and a reliable lateral load path, compliant with current code, would need to be established which will require modifications from the roof rafters down through the foundations. Salvaging the existing structure will also require temporary supports to allow new first floor joists to be installed.

With respect to the existing chimney, it will be challenging and expensive to retain considering the temporarily stabilization and rehabilitation required once the dwelling has been demolished. Instead, should a chimney be a requirement of the neighborhood aesthetic, a new chimney can be constructed with a matching coquina finish and geometry.

If you have any questions, or if I can be of any further assistance, please let me know.

Sincerely,

This document has been electronically signed and sealed by Daniel J. Charletta, PE. on the date shown using a Digital Signature.

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

Daniel J. Charletta, P.E.
Principal Engineer, Managing Member

(Attachments)



PHOTOGRAPH 1



PHOTOGRAPH 2



PHOTOGRAPH 3



PHOTOGRAPH 4



PHOTOGRAPH 5



PHOTOGRAPH 6



PHOTOGRAPH 7



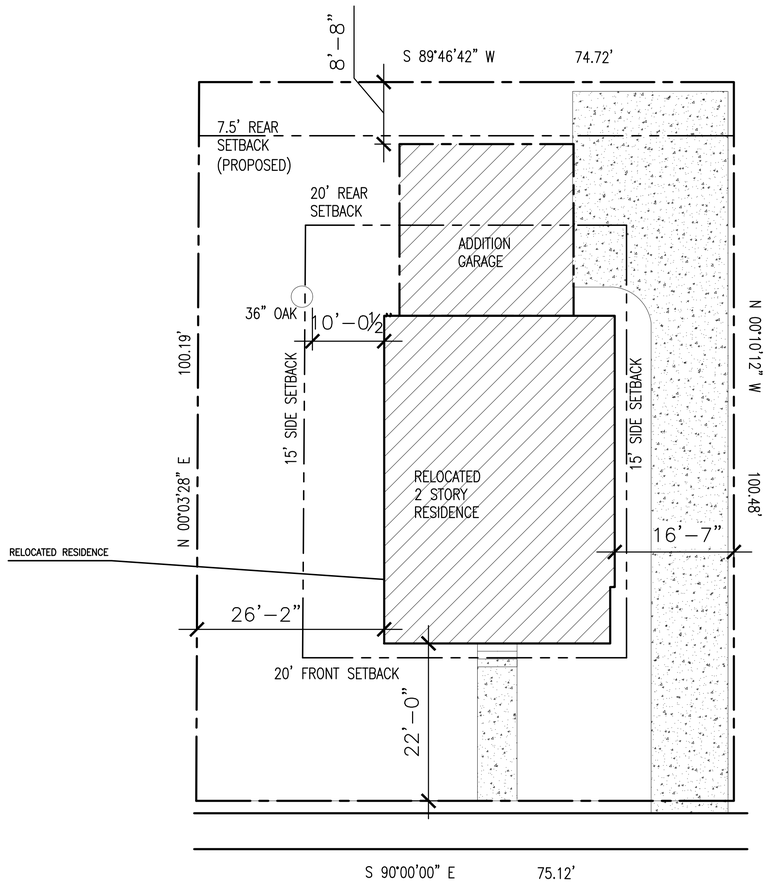
PHOTOGRAPH 8



PHOTOGRAPH 9



PHOTOGRAPH 10



N

1 / A-1 SITE PLAN
SCALE: 1" = 10'-0"

0 5' 10' 20'
SCALE: 1" = 10'-0"

Preliminary

08/07/2025 5:04:57 PM

NOT FOR CONSTRUCTION

S&A
SURAGE & ASSOCIATES, LLC.
101 MARKETSIDE AVE, SUITE 404 #380
PONTE VEDRA, FL 32081
904-347-1811
www.surageandassociates.com

PACETTI
HOME
RENOVATIONS

24 MACARIS ST.
ST. AUGUSTINE, FL

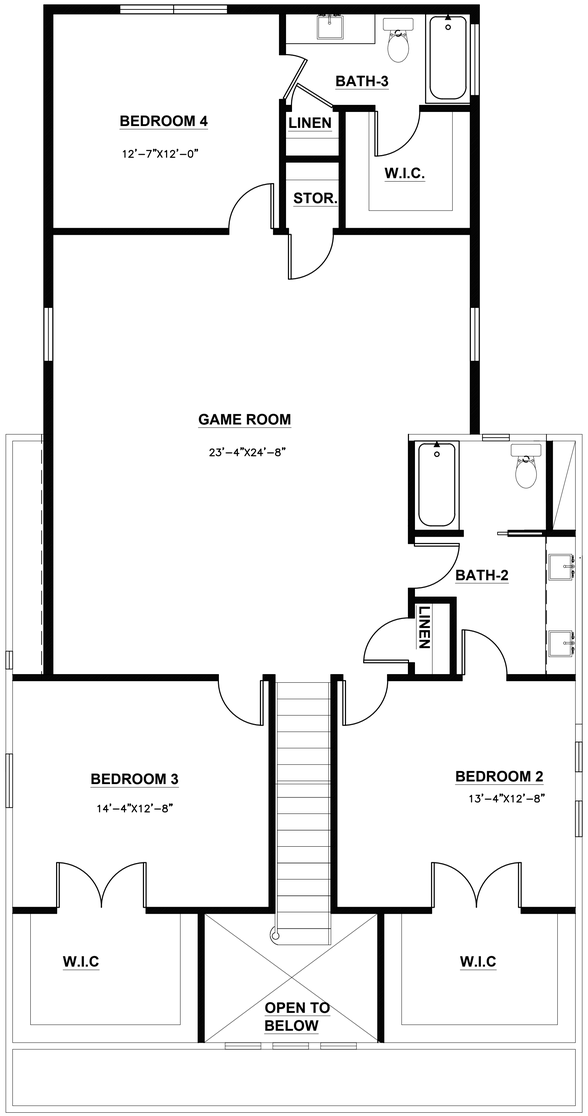
REVISIONS

DATE ISSUED: 8.7.2025

PROJECT NUMBER
P25139

SHEET TITLE
SITE PLAN

SHEET NUMBER
A-1



N

2 A-2 2nd FLOOR PLAN

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

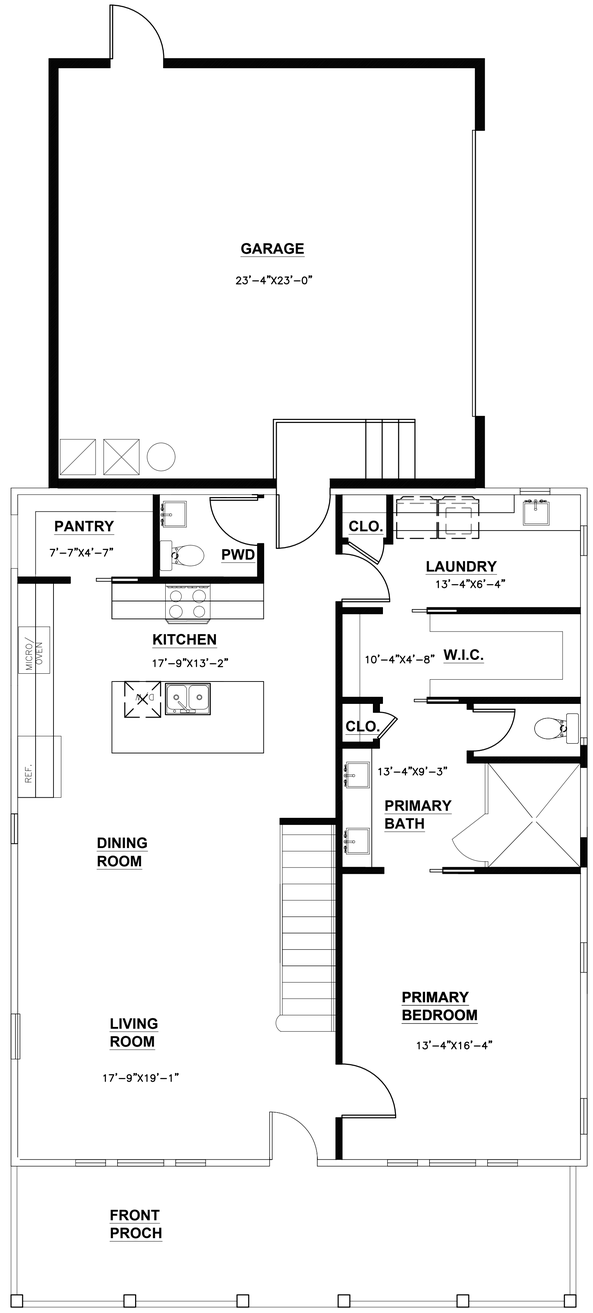
Preliminary

08/07/2025 5:05:47 PM

NOT FOR CONSTRUCTION

WALL LEGEND

- EXISTING BUILDING ELEMENTS TO REMAIN
- NEW INTERIOR PARTITIONS: 1/2" GYP. BD. ON 2x4 WOOD STUDS @ 16" O.C.
- NEW EXTERIOR WALL 2x6 WOOD STUDS WALL @ 16" O.C. W/ 1/2" GYP. BD. AT INTERIOR AND 15/32" EXTERIOR PLYWOOD SHEATHING WITH VAPOR BARRIER AND LAP SIDING TO MATCH EXISTING.



N

1 A-2 1st FLOOR PLAN

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

SURAGE & ASSOCIATES, LLC.
101 MARKETSIDE AVE, SUITE 404 #380
PONTE VEDRA, FL 32081
904-347-1811
www.surageandassociates.com

PACETTI HOME RENOVATIONS

24 MACARIS ST.
ST. AUGUSTINE, FL

REVISIONS

DATE ISSUED: 8.7.2025

PROJECT NUMBER

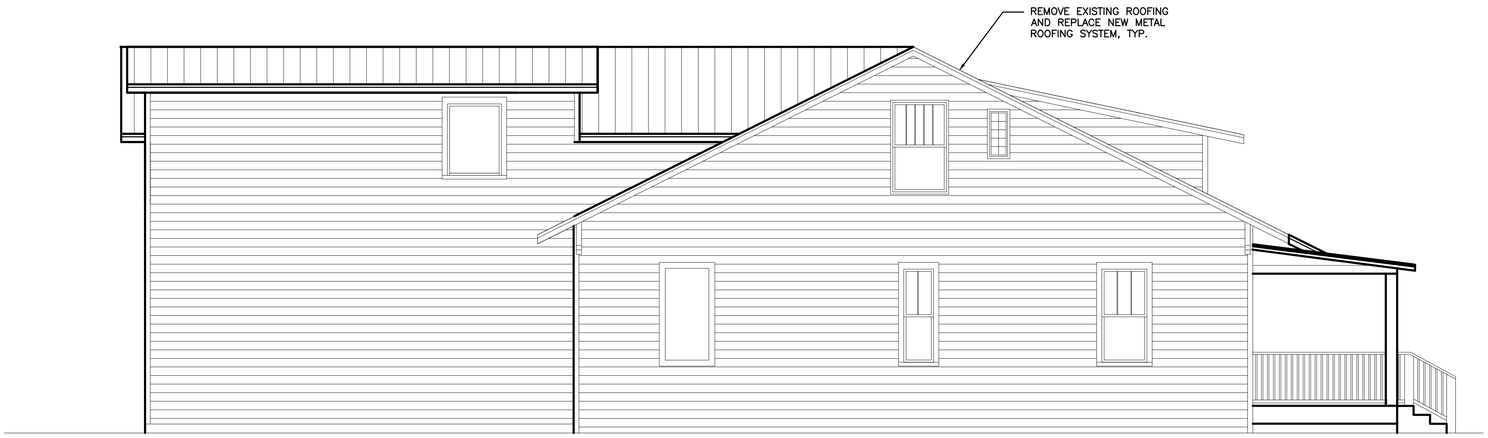
P25139

SHEET TITLE

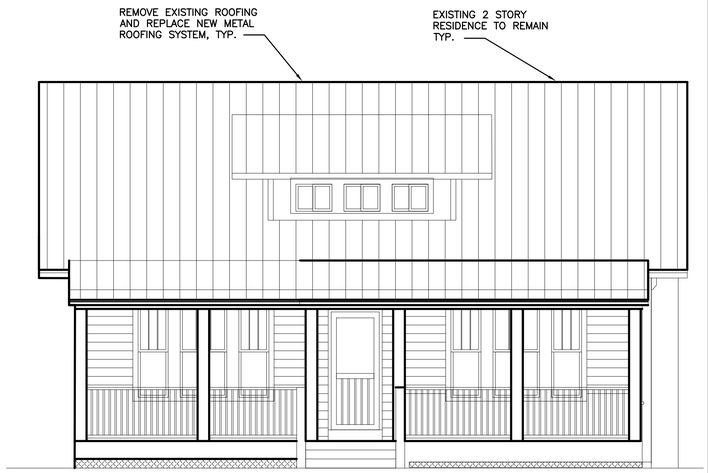
1ST AND 2ND FLOOR PLAN

SHEET NUMBER

A-2



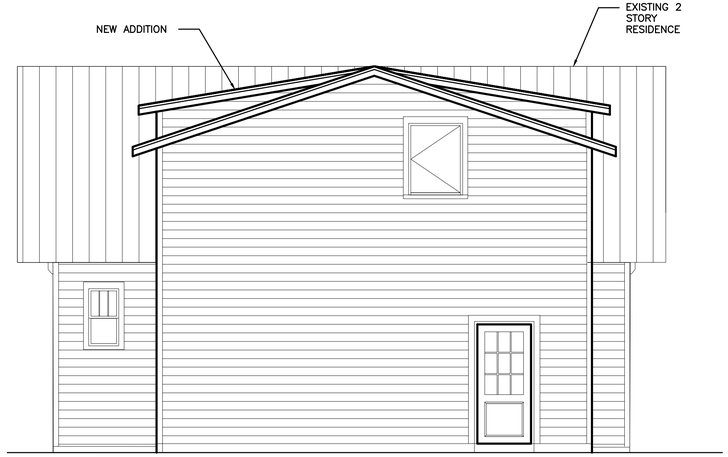
2 A-4 SIDE ELEVATION (WEST)
SCALE: 1/4" = 1'-0"



1 A-4 FRONT ELEVATION (SOUTH)
SCALE: 1/4" = 1'-0"



4 A-4 SIDE ELEVATION (EAST)
SCALE: 1/4" = 1'-0"



3 A-4 REAR ELEVATION (NORTH)
SCALE: 1/4" = 1'-0"

Preliminary
08/07/2025 5:07:58 PM

NOT FOR CONSTRUCTION

S&A
SURAGE & ASSOCIATES, LLC.
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PONTE VEDRA, FL 32081
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PACETTI
HOME
RENOVATIONS

24 MACARIS ST.
ST. AUGUSTINE, FL

REVISIONS

DATE ISSUED: 8.7.2025

PROJECT NUMBER
P25139

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-3

July 16, 2025

Victor Sarris
124 Spanish Oaks Lane
Saint Augustine, FL 32080

Re: Certificate of Demolition (Full) - 24 Macaris St - HP2025-0025

Dear Victor Sarris,

On July 15, 2025, the Historic Architectural Review Board (HARB) met and discussed your application 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.

Specifically, based upon evidence presented, the HARB CONTINUED your application to the AUGUST 21, 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 AUGUST 11, 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.:	HP2025-0025
Applicant:	A V S Builders, Inc.
Owner:	Elliot C. Pacetti & Wanda L. Wicker
Address:	24 Macaris Street
Parcel Number:	1535200000

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

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON TUESDAY, JULY 15, 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 Tuesday, July 15, 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 RS-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 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..

Subject to the following conditions:

- If approved, there is a 30-day delay period and subsequent building permits are required before beginning work.
- An approved Certificate of Demolition expires one year from the date of the order. In accordance with Ordinance No. 2017-06, the owner of the property may request either a one-time six month administrative extension, or may apply for a one year extension from the Historic Architectural Review Board. The extension request must be filed in writing with the Planning and Building Department during regular office hours no later than 30 days before the expiration the Certificate of Demolition.
- To August 21, 2025
-
-
-

DONE AND ORDERED, at a public hearing on the 15th day of July, A.D., 2025, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2025-0025 **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 15th day of July, 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.

Candice Seymour

From: James Whitehouse <jameswhitehouse@sjlawgroup.com>
Sent: Monday, July 7, 2025 3:14 PM
To: Candice Seymour
Cc: James Whitehouse; victor@avsbuildersinc.com
Subject: RE: Historic Architectural Review Board Order from the June 18, 2025 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,

As discussed, we just received the structural engineer's updated report. We are in the process of evaluating the same. As such, we appreciate the additional time to review the same, work on our updated proposal, moving away from full demolition but still needing to address some additional partial demolition issues based upon his report, including lifting and moving the house to replace the foundation, some issues with the roof, and their hopes of having a porch and garage.

Accordingly, we will need a continuance to do the same and to meet with you the week after the HARB meeting when you are available. Please let us know when you have availability on July 21, 22 or 23 and we will come to meet and discuss with you so we have a fully appropriate request and staff evaluation for the August HARB meeting.

Thanks again,
James

James G. Whitehouse, Esquire
Attorney, Board Certified Expert*
Florida Supreme Court Certified Mediator - Circuit Civil

St. Johns Law Group
www.sjlawgroup.com

From: Candice Seymour <cseymour@citystaug.com>
Sent: Monday, July 7, 2025 1:00 PM
To: victor@avsbuildersinc.com
Cc: 'Elliott & Wanda Pacetti' <thepacettis@gmail.com>; James Whitehouse <jameswhitehouse@sjlawgroup.com>
Subject: RE: Historic Architectural Review Board Order from the June 18, 2025 Meeting

Good afternoon,

I am working on staff reports for this application and realized I have not received any new information. Are you planning to continue this item again? It's too late to submit additional information that can be included in the staff report; however, you always have the option to present new information at the meeting by providing 9 printed copies of that information for the Board and staff. Keep in mind it is at the Board's discretion whether to consider information newly presented at the meeting.

Let me know how you would like to proceed.

June 23, 2025

Victor Sarris
124 Spanish Oaks Lane
Saint Augustine, FL 32080

Re: Certificate of Demolition (Full) - 24 Macaris St, Saint Augustine, FL, 32084 - HP2025-0025

Dear Victor Sarris,

On June 18, 2025, the Historic Architectural Review Board (HARB) met and discussed your application 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.

Specifically, based upon evidence presented, the HARB **CONTINUED your application to the JULY 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 by JULY 1, 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.:	HP2025-0025
Applicant:	A V S Builders
Owner:	Elliot C. Pacetti & Wanda L. Wicker
Address:	24 Macaris St
Parcel Number:	1535200000

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

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON WEDNESDAY, JUNE 18, 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 Wednesday, June 18, 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 RS-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 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..

Subject to the following conditions:

- If approved, there is a 30-day delay period and subsequent building permits are required before beginning work.
- An approved Certificate of Demolition expires one year from the date of the order. In accordance with Ordinance No. 2017-06, the owner of the property may request either a one-time six month administrative extension, or may apply for a one year extension from the Historic Architectural Review Board. The extension request must be filed in writing with the Planning and Building Department during regular office hours no later than 30 days before the expiration the Certificate of Demolition.
- To July 15, 2025
-
-
-

DONE AND ORDERED, at a public hearing on the 18th day of June, A.D., 2025, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2025-0025

REQUEST **APPROVED / DENIED / CONTINUED**

Sign Name

Brad Beach

Print Name

HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 18th day of June, 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.

Candice Seymour

From: victor@avsbuildersinc.com
Sent: Monday, June 9, 2025 4:55 PM
To: Candice Seymour
Cc: 'James Whitehouse'; 'Elliott & Wanda Pacetti'
Subject: 24 Macaris 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.

Good afternoon, Candace,

We are still gathering the information requested for our request on 24 Macaris and we need to push the hearing to the July meeting to gather additional information. In the meantime , we are proceeding with the previously approved partial demo work which was approved on the February 20.2025 order from HARB . We believe that the work will also reveal additional evidence requested by HARB showing irreconcilable issues with the entire structure and we will get you all that info to you prior to the July hearing.

Please confirm receipt and that you will be able to move the hearing to July.

Thanks ,

Victor Sarris
AVS Builders Inc.

May 20, 2025

Victor Sarris
124 Spanish Oaks Lane
Saint Augustine, FL 32080

Re: Certificate of Demolition (Full) - 24 Macaris St, Saint Augustine, FL, 32084 - HP2025-0025

Dear Victor Sarris,

On May19, 2025, the Historic Architectural Review Board (HARB) met and discussed your application 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.

Specifically, based upon evidence presented, the HARB **CONTINUED your application to the June 18, 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 June 8, 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.: HP2025-0025
Applicant: Victor Sarris
Owner: Victor Sarris
Address: 24 macaris st
Parcel Number: 1535200000

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

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON MONDAY, MAY 19, 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 Monday, May 19, 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 RS-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 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..

Subject to the following conditions:

- If approved, there is a 30-day delay period and subsequent building permits are required before beginning work.
- An approved Certificate of Demolition expires one year from the date of the order. In accordance with Ordinance No. 2017-06, the owner of the property may request either a one-time six month administrative extension, or may apply for a one year extension from the Historic Architectural Review Board. The extension request must be filed in writing with the Planning and Building Department during regular office hours no later than 30 days before the expiration the Certificate of Demolition.
- June 18, 2025 meeting
-
-
-

DONE AND ORDERED, at a public hearing on the 19th day of May, A.D., 2025, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2025-0025 **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 [4 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 May, 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.

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

April 23, 2025

Victor Sarris
124 Spanish Oaks Lane
Saint Augustine, FL 32080

Re: Certificate of Demolition (Full) - 24 Macaris Street - HP2025-0025

Dear Victor Sarris,

On April 17, 2025, the Historic Architectural Review Board (HARB) met and discussed your application 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.

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.:	HP2025-0025
Applicant:	Victor Sarris
Owner:	Victor Sarris
Address:	24 macaris st
Parcel Number:	1535200000

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

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 RS-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 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..

Subject to the following conditions:

- If approved, there is a 30-day delay period and subsequent building permits are required before beginning work.
- An approved Certificate of Demolition expires one year from the date of the order. In accordance with Ordinance No. 2017-06, the owner of the property may request either a one-time six month administrative extension, or may apply for a one year extension from the Historic Architectural Review Board. The extension request must be filed in writing with the Planning and Building Department during regular office hours no later than 30 days before the expiration the Certificate of Demolition.
- To May 15th 2025 meeting,
- -Provide Economic Hardship documents
-
-

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. HP2025-0025 **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 FROM APRIL 17, 2025 HARB MEETING

COD HP2025-0025
24 MACARIS STREET

Full submittal materials available online at: https://staugustinefl.portal.civicclerk.com/event/1037/files/attachment/6240

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Demolition (Full)

Case Number: HP2025-0025 **Meeting Date: Thursday, April 17, 2025**

1. NAME OF APPLICANT: Victor Sarris
   Business (if applicable):
   Address: 124 Spanish Oaks Lane
   City: Saint Augustine State: FL Zip Code: 32080
   Daytime Telephone: 904-219-2592 E-Mail Address: victor@avsbuildersinc.com

2. NAME OF PROPERTY OWNER: Victor Sarris
   Business (if applicable):
   Address: 124 Spanish Oaks Lane
   City: Saint Augustine State: FL Zip Code: 32080
   Daytime Telephone: 904-219-2592 E-Mail Address: victor@avsbuildersinc.com

3. PROJECT LOCATION: 24 Macaris St, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: 2-18 FULLERWOOD PARK SUB E25FT OF LOT 254 & ALL LOT 255 BLK 12 OR4349/469

5. SCOPE OF WORK: 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.

Information attached by applicant includes:

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

HARB APPLICATION AGREEMENT

In filling out this application:

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

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

Project Address: 24 Macaris St

Applicant's Name: Victor Sarris Applicant's Signature: Victor Sarris

Owner's Name: Elliott & Wendy Pacetti Owner's Signature: _____

Owner's Name: Wanda Wicker Pacetti Owner's Signature: Wanda Wicker Pacetti

Owner's Name: Elliott C. Pacetti Owner's Signature: Elliott C. Pacetti

(Can add additional signature page if needed)

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

STRUCTURES INTERNATIONAL, LLC
...Providing Simple Solutions to Complex Problems®

FIELD OBSERVATION REPORT

24 MACARIS STREET
St. Augustine, Florida



Prepared For:
Mr. Elliot and Ms. Wanda Pacetti
24 Macaris Street
St. Augustine, 32084

Prepared By:

STRUCTURES INTERNATIONAL, LLC
7563 Philips Highway
Building 600
Jacksonville, Florida 32256
SI Project Number: 25031-01, Date: March 12, 2025

FIELD OBSERVATION REPORT

REPORT NO:	25031-01	**OBSERVATION DATE:**	03/10/2025
PROJECT:	24 Macaris Street St. Augustine, Florida	**REPORT DATE:**	03/12/2025
CONTRACTOR:	Mr. Victor Saris	**WEATHER:**	Overcast and raining
CLIENT:	Mr. Elliot & Ms. Wanda Pacetti	**YOUR REFERENCE:**	Structural Observation
OBSERVED BY:	Mr. Daniel Charletta, P.E.	**OUR REFERENCE:**	25031
PREPARED BY:	Mr. Daniel Charletta, P.E.		

REASON FOR OBSERVATION: To observe the current condition of the dwelling structure, fireplace chimney and provide a professional opinion as to the feasibility of salvaging the structure.

PERSONS INVOLVED:		
	Mr. Elliot Pacetti	*Owner (not present)*
	Ms. Wanda Pacetti	*Owner (not present)*
	Mr. Victor Saris	*AVS Builders, Inc.*
	Mr. Lawrence Surage	*Architect (not present)*
	Mr. Dan Charletta, P.E.	*Structures International, Principal Engineer*

ITEMS EXCHANGED: Copy of the HARB report from Saris to Charletta

OBSERVATIONS & DISCUSSIONS:

The subject dwelling was originally constructed in 1926 and is a single-family residence of approximately 2,400 square feet over two stories. It is a wood framed structure over a crawl space. The photographs included in attached Exhibit A were taken during the observation and are referenced in this report.

At the time of this observation, all the windows, interior finishes, first floor decking, and joists had been removed (photographs 1 & 2). Per Saris, the original first floor joists had to be removed due to extensive deterioration from moisture rot and wood destroying organisms. There are multiple segments of interior load bearing walls that are awkwardly supported on concrete pad footings (photograph 3). The wall framing contains diagonal braces for lateral resistance (photograph 4). The existing foundations consist of concrete masonry (CMU) piers bearing on isolated concrete pad footings (photograph 5). There is no connection between the floor beams and the foundations.

The existing fireplace and chimney are a clay brick masonry structure that is finished with coquina on the exterior (photographs 6, & 7). Mortar joints that could be observed were found to exhibit varying degrees of deterioration from age (photograph 8 & 9). It is unclear how the chimney is anchored to the dwelling structure.

The permitted drawings, prepared by Surage and dated November 10, 2023, specify reconfiguration of space on both the first and second floors, as well as an addition at the rear of the dwelling. The Historical Architectural Review Board (HARB) met on February 20, 2025, and discussed the homeowner's application for partial demolition and work related to rehabilitation, including alterations to exterior siding, windows, roof, and removal of chimney and existing rear addition. In the HARB report dated February 24, 2025, HARB approved the following:

- Removal of the windows and standing seam metal roof.

- Replacement of exterior siding on the sidewalls and rear wall with Hardie in same reveal and matching corner boards and window frames.
- Maintain original / salvaged siding on the front of the dwelling including the porch.
- Retain the chimney or provide a structural engineer's report.

The project is classified as an alteration level 3 project per the Florida Building Code, Existing Buildings, (FEBC) 8th Edition (2023) as it includes a reconfiguration of space and impacts more than 50 percent of the building area. As such the code requires all existing lateral elements of the lateral force resisting system to comply with current building code provisions (§907.4). Additionally, Chapter 12 of the FEBC, which governs historic buildings, states that the objectives of this chapter of the code to be as follows (§1203.2):

1. *Preservation of the original qualities or character of a building, structure, site or environment shall be encouraged.*

2. *Removal or alteration of any historic material or distinctive architectural features shall be minimized.*

3. *Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure or site shall be treated with sensitivity.*

4. *A compatible use for a property that requires minimal alteration of the building, structure or site and its environment shall be encouraged.*

5. *New additions or alterations shall be designed and constructed in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired to the greatest degree possible.*

6. *Repairs, alterations, restorations, changes of occupancy, additions and relocations shall be guided by the recommended approaches in rehabilitation set forth in the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (Appendix B).*

CONCLUSIONS & RECOMMENDATIONS:

It is my opinion that salvaging the existing dwelling structure, fireplace and chimney is cost-prohibitive and instead, a new structure should be designed and constructed in compliance with the Florida Building Code, Residential, 8th Edition (2023). This new dwelling design should provide an aesthetic that reflects that of the original dwelling, is in harmony with the neighborhood, and conform to the requirements of the HARB report. It is my opinion that a new dwelling can be designed to satisfy the intent of the six objectives stated in Chapter 12 (§1203.2) while using new framing and foundations.

At present time, the only original elements that are candidates to be salvaged, beyond some of the siding, are the framing members for the roof, second floor, walls, and first floor beams. All these framing elements will be obscured from view once new finishes are installed and, therefore, replacement with new framing members does not contradict objectives 1, 2, or 3 of Chapter 12 (§1203.2). The HARB report currently allows for all new windows and new siding on three sides of the dwelling. The current architectural drawings do not provide for the introduction of a proper moisture barrier, which is required, on the exterior of the existing dwelling structure and a reliable lateral load path, compliant with current code, would need to be established which will require modifications from the roof rafters down through the foundations. Salvaging the existing structure will also require temporary supports to allow new first floor joists to be installed.

With respect to the existing chimney, it will be challenging and expensive to retain considering the temporarily stabilization and rehabilitation required once the dwelling has been demolished. Instead, should a chimney be a requirement of the neighborhood aesthetic, a new chimney can be constructed with a matching coquina finish and geometry.

If you have any questions, or if I can be of any further assistance, please let me know.

Sincerely,

This document has been electronically signed and sealed by Daniel J. Charletta, PE. on the date shown using a Digital Signature.

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

Daniel J. Charletta, P.E.
Principal Engineer, Managing Member

(Attachments)

EXHIBIT A

PHOTOGRAPHS



PHOTOGRAPH 1



PHOTOGRAPH 2



PHOTOGRAPH 3



PHOTOGRAPH 4



PHOTOGRAPH 5



PHOTOGRAPH 6



PHOTOGRAPH 7



PHOTOGRAPH 8



PHOTOGRAPH 9

October 7, 2024

AVS Builders
ATTN: Anthony V. Sarris
124 Spanish Oakes Ln
Saint Augustine, FL 32080

RE: Building Permit Application for 24 Macaris Street

To whom it may concern;

This letter is to inform you that I have determined that the above-mentioned application is considered a Substantial Improvement. This letter will outline as to what is required for a Substantial Improvement project and/or how to appeal the Substantial Improvement determination.

To make a determination if a project is a Substantial Improvement, it is my responsibility, as outlined in CoSA Ord. Section 8-419, to determine the fair market value of the structure and compare it to the cost to perform the improvement. If the cost equals or exceeds 50 percent of the fair market value, it is considered to be a Substantial Improvement and the entire structure will have to comply with all of the floodplain management requirements for new construction. The value that is used for the fair market value is the Building Value that is identified on the St. John's County Property Appraiser's website at the time of submittal. The information for this project is:

Fair market value:	$279,573
Cost of improvements:	$530,000
Percent improvement:	189.57%

The permit application will not be approved for issuance until the Substantial Improvement is addressed in accordance with CoSA Ordinances and the Florida Building Code, Existing Building. Below is a list of options as to how it can be addressed:

1. Provide an elevation certificate showing that the current finished floor elevation for both the house and garage are at or above the design flood elevation. The design flood elevation is one foot above the base flood elevation. The design flood elevation is 8' NAVD 1988 for this property.
2. If the finished floor elevation is below the design flood elevation, provide an elevation certificate showing the current finished floor elevation and engineer drawings on how the structure will be brought into compliance with the elevation requirements, either elevating the finished floor or dry-floodproofing.
3. Appeal the determination by providing a third-party appraisal of the structure only. The appraisal shall be performed and signed by a Florida licensed property appraiser.

For the structure to come into compliance with the floodplain management requirements, the finished floor elevation will have to be at or above the design flood elevation. Additionally, all equipment servicing the structure must be at or above the design flood elevation.

If you have any questions or concerns, feel free to contact me at the number below.

Respectfully,

R. "Buddy" Schauland, CBO, CFM
Building Official
City of St. Augustine | Planning and Building Department
P.O. Box 210 | St. Augustine, FL 32085
Office: 904.209.4327 | Mobile: 904.495.6701
Email: rschauland@citystaug.com
Web: www.CityStAug.com

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.

Instr #2017020893 BK: 4349 PG: 469, Filed & Recorded: 3/27/2017 11:33 AM #Pgs:2
Hunter S. Conrad,Clerk of the Circuit Court St. Johns County FL Recording $18.50 Doc. D $2,240.00

After Recording Return to:
Rec: 18.50 Doc: 2,240.00 (320,000)
ESTATE TITLE OF ST. AUGUSTINE, INC.
71 CARRERA STREET
ST AUGUSTINE, FL 32084

This Instrument Prepared by:
Margie Cassese
ESTATE TITLE OF ST. AUGUSTINE, INC.
71 CARRERA STREET
ST AUGUSTINE, FL 32084
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
153520-0000
File No.: 61325

WARRANTY DEED

COPY

This Warranty Deed, Made the 27th day of March, 2017, by **JOHN M. STEVENS, SINGLE** whose post office address is: 401 69th ST Miami Beach FL 33141, hereinafter called the "Grantor", to **ELLIOTT C. PACETTI and WANDA L. WICKER, BOTH SINGLE, JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP, NOT AS TENANTS IN COMMON** whose post office address is: 2791 Central Valley Rd Murfreesboro, TN 37129, , hereinafter called the "Grantee".

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

EAST 25 FEET OF LOT 245 AND ALL OF LOT 255, BLOCK 12, FULLER-WOOD PARK, ACCORDING TO PLAT THEREOF RECORDED IN MAP BOOK 2, PAGE 18 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

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

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

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2016, reservations, restrictions and easements of record, if any.
(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

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

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

Witness Signature: _____ _____
Printed Name: _____ JOHN M. STEVENS

Witness Signature: _____
Printed Name: _____

State of Florida
County of St Johns

The foregoing instrument was acknowledged before me this 27th day of March, 2017 by JOHN M. STEVENS, who is/are personally known to me or has/have produced driver license(s) as identification.

_____ My Commission Expires: _____
Notary Public Signature (SEAL)
Printed Name: Carol Lagasse

COPY

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

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1535200000
Location Address	24 MACARIS ST SAINT AUGUSTINE 32084-0000
Neighborhood	Fullerwood Park (702)
Tax Description*	2-18 FULLERWOOD PARK SUB E25FT OF LOT 254 & ALL LOT 255 BLK 12 OR4349/469 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Fuller Wood Park Addition to St. Augusti
Sec/Twp/Rng	7-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.170
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Pacetti Elliott C Etal 100% Wicker Wanda L 100%
Mailing Address	2791 CENTRAL VALLEY RD MURFREESBORO, TN 37129-0000

Map



Valuation Information

	2025
Building Value	$276,078
Extra Features Value	$1,800
Total Land Value	$204,750
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$482,628**
Total Deferred	$17,746
Assessed Value	**$464,882**
Total Exemptions	$0
Taxable Value	**$464,882**

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

Historical Assessment Information

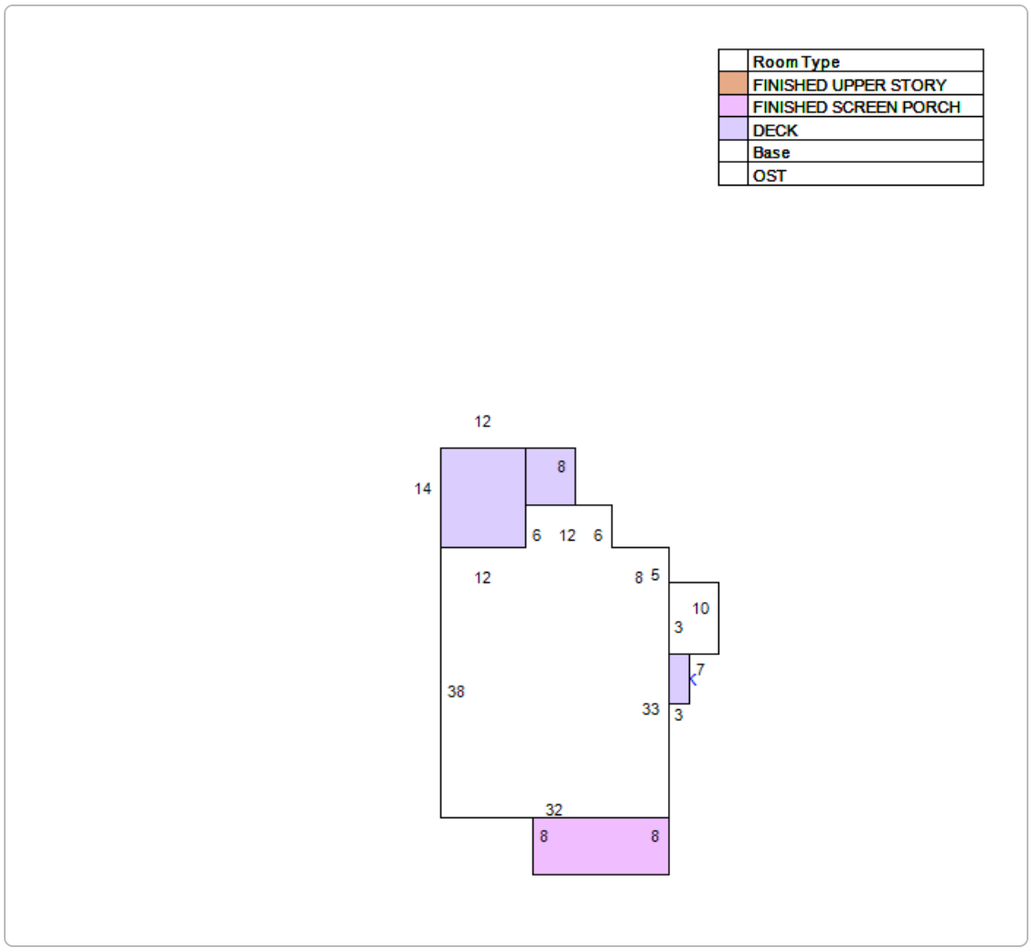
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	$279,573	$1,890	$204,750	$0	$0	$486,213	$422,620	$63,593	$422,620
2023	$271,745	$720	$237,169	$0	$0	$509,634	$384,200	$125,434	$384,200
2022	$284,214	$1,404	$198,744	$0	$0	$484,362	$349,273	$135,089	$349,273
2021	$193,237	$1,434	$122,850	$0	$0	$317,521	$317,521	$0	$317,521
2020	$195,683	$1,463	$109,200	$0	$0	$306,346	$306,346	$0	$306,346
2019	$185,025	$1,445	$109,200	$0	$0	$295,670	$295,670	$0	$295,670
2018	$187,309	$1,474	$81,900	$0	$0	$270,683	$270,683	$0	$270,683
2017	$123,953	$2,691	$81,900	$0	$0	$208,544	$157,619	$100,925	$107,619
2016	$125,605	$2,880	$81,900	$0	$0	$210,385	$154,377	$106,008	$104,377
2015	$106,480	$3,072	$67,568	$0	$0	$177,120	$153,304	$73,816	$103,304
2014	$93,709	$2,223	$67,568	$0	$0	$163,500	$152,087	$61,413	$102,087

Building Information

Building	1
Building Value	$276,078
Year Built	1926
Actual Area	2399
Conditioned Area	1932
Use	Single Family Residence
Style	01
Exterior Wall	Wood
Roof Cover	Composite Shingle
Roof Structure	Gable Hip
Interior Flooring	Ceramic Tile, Hardwood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	3
Baths	2

Description	Square Footage
OUTSIDE STAIRS	70
BASE AREA	1288
FINISHED DECK	56
FINISHED DECK	21
FINISHED DECK	168
FINISHED SCREEN PORCH	152
FINISHED UPPER STORY	644
Total SqFt	2399

Sketch Information



Extra Feature Information

Code Description	Status	Value
Storage Building (Mix)		1800

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	75	100	75	EF	$204,750

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/27/2017	3/27/2017	$320,000.00	WARRANTY DEED	4349	469	Q	I	STEVENS JOHN M	PACETTI ELLIOTT C ETAL
	12/15/2003	$220,000.00	WARRANTY DEED	2107	425	Q	I	KOEBRICK AMY M	STEVENS JOHN M
	11/4/2002	$0.00	FINAL JUDGMENT	1845	653	U	I	KOEBRICK JEFFREY L & AMY M	KOEBRICK AMY M
	10/3/2002	$0.00	QUIT CLAIM DEED	1912	1793	U	I	KOEBRICK JEFFREY L (PER DISS/MARR)	KOEBRICK AMY M
	11/6/2001	$122,000.00	WARRANTY DEED	1677	1032	Q	I	MC COWN EDWARD M,MIRIAM K	KOEBRICK JEFFREY L,AMY M
	1/1/1983	$47,000.00		568	1393	Q	I		MC COWN EDWARD M,MIRIAM K
	1/1/1980	$36,000.00		464	56	U	I		

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

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

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CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for August 21, 2025 Meeting



Application HP2025-0054 Address: 1 S. Castillo Drive

Applicant & Property Owner: National Park Service

Project description: To make improvements to the existing sea wall, including height increases to match the tallest portion of the wall and general repairs; to construct a new ADA boardwalk and steps to the north; and, to construct a new fee station along with associated landscape and hardscape changes throughout the property.

Architectural Style:	Spanish Colonial	Florida Master Site File:	SJ00009 (fort)
National Register:	Designated National Monument and Individually Listed on NRHP	Construction date:	1695
Archaeology Zone:	IA	Zoning District:	HP-3
Parcel number:	1961700000		
Agenda Item:	8(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

1. This National Park Service (NPS) project at the Castillo de San Marcos National Monument spans the entirety of the seawall that delineates the east property line and is being planned in conjunction with FDOT and City seawall projects which have been reviewed by the HARB. In addition to the proposed seawall improvements, new hardscape and a new fee booth are proposed as detailed in the scope of work below.
2. According to NPS staff, little work has been done on the seawalls as they appear today since the fort was decommissioned as a military installation in 1900. While active the fort's sea walls were consistently repaired and reconfigured.
3. The applicant is proposing to increase the height of the north and south seawalls to the existing height of the central sea wall (~10.5' above NAVD 88). The elevated seawalls and transitions will have granite block coursing with granite caps to match the granite on the existing seawall. Other materials being proposed are consistent with those on site as well as the Architectural Guidelines for Historic Preservation (AGHP).
4. Seawall improvements have been planned with input from the State Historic Preservation Office (SHPO). Experts have been consulted to ensure that modern materials, such as mortar and coquina concrete, will have minimal impacts to historic materials if replication is infeasible. A mock-up of the proposed new seawalls will be constructed on the fort property in the near future for reference and informational purposes.
5. A new fee booth is proposed on the site as well. The current fee booth, which is proposed for demolition, sits perpendicular to the southeast bastion of the fort. The new fee booth will be oriented perpendicular to the bastion and shifted in location close to the entrance gate, likely to better control the flow of ingress and egress to the fort. The new orientation and exterior finished will make the fee booth more conspicuous in relation to the fort. A new steel security fence and gates in a black finish are also proposed which are not consistent with the architectural period of the site. The Board may recommend a wood fence and gates as more appropriate.
6. Fee booth materials include a stucco finish painted to match the existing NPS headquarters, ticket windows with timber counters, new lighting fixtures, and a composite shingle roof. The existing NPS headquarters currently feature composite wood shake shingles. The applicant should clarify whether this is the shingle proposed. A wood shake shingle, such as exists on the current fee booth, would be most appropriate in this area.
7. Hardscape changes are primarily proposed to increase ADA access throughout the fort site with new ramps, and resin-bound stabilized aggregate pathways which appear to look similar to existing dirt paths. The applicant should discuss the color/aggregate type being proposed.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a Certificate of Appropriateness at **1 S. Castillo Drive** if the Board finds that the proposed seawall improvements, new fee booth, and hardscape modifications are consistent with the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Seawall Improvements:
    a. South Seawall:
        i. Increase height to match central seawall
        ii. Granite cap to match existing
        iii. Grade earth behind seawall for drainage and to mitigate the landward increase in height
    b. Central Seawall:
        i. Repairs as needed
    c. North Seawall:
        i. Increase height to match central seawall
        ii. Granite cap to match existing
        iii. Grade earth behind seawall for drainage and to mitigate the landward increase in height
2. Demolish existing ticket booth and construct new:
    a. New ticket booth to be larger and rotated.
        i. Stucco exterior painted to match NPS Headquarters Building
        ii. Composite roof shingles (wood shake design should be confirmed by the applicant)
        iii. Timber columns and counters
        iv. New light fixtures
    b. 4' tall steel security gate and fence
3. Landscape and Hardscape:
    a. Expanded hardscape area around fee booth
    b. New stairs and ADA ramps at northeast corner of moat/covered way
    c. New ADA resin-bound stabilized aggregate pathways
    d. Replacement trees post-construction

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Secretary of the Interior's Standard's for Rehabilitation 2, 8, and 9 apply.
2. Retention of Distinguishing Architectural Character
8. Protection and Preservation of Significant Archaeological Resources
9. Compatible Contemporary Design for New Alterations and Additions

Parking, Landscaping and Site Features

Do...

- Retain landscape features such as parks, gardens, street lights, benches, walkways, streets, alleys, and setbacks that have traditionally linked buildings to their environment.
- Use new plant materials, fencing, walkways, street lights, and benches that are compatible with the character of the district or neighborhood in size, scale, materials and color.
- Identify and retain plants, trees, fencing, walkways, street lighting and benches that reflect a property's history and development.
- Base new site work on documentation or physical evidence. Avoid conjectural changes to the site.
- Minimize disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archaeological resources.

- Survey and document areas where the terrain will be altered to determine the potential impact to important landscape features or archaeological resources.
- Replace in kind an entire feature of the site that is too deteriorated to repair if the overall form and detailing are still evident. Physical evidence from the deteriorated feature should be used as a model to guide the new work. This could include a walkway or fountain. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.
- Replace deteriorated or damaged landscape features in kind.
- Design and construct a new feature of a site when the historic feature is completely missing, such as an outbuilding, terrace or driveway. It may be based on historical, pictorial and physical documentation; or be a new design that is compatible with the historic character of the building and the site.
- Design new onsite parking, loading docks or ramps when required by the new use so that they are as unobtrusive as possible and assure the preservation of the historic relationship between the buildings or buildings and the landscape.

Don't...

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

Pre-1821

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

Flag poles and similar fixtures may be wood or metal. Metal must be painted white, brown or black.
Site features of modern design and materials (plastic, metal, vinyl and similar materials) are not appropriate in public spaces.

Floors for loggias and galleries may be either poured coquina concrete or tabby.
Appropriate paving materials are poured coquina concrete, tabby, loose coquina, crushed shells, river gravel, and brick or stone on sand. Asphalt and plain concrete are not appropriate.

Post-1821

Flag poles and similar fixtures may be wood or metal. Metal must be painted white, brown or black.

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

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File
3. NR Nomination Form

Staff Photographs
1 S. Castillo Drive



View of Fort from Castillo Drive







Views of South Sea Wall

Staff Photographs
1 S. Castillo Drive





Views of South Sea Wall

Staff Photographs
1 S. Castillo Drive











South Sea Wall Details

Staff Photographs
1 S. Castillo Drive









Transition from South Sea Wall to Central Sea Wall

Staff Report pg. 9

Staff Photographs
1 S. Castillo Drive





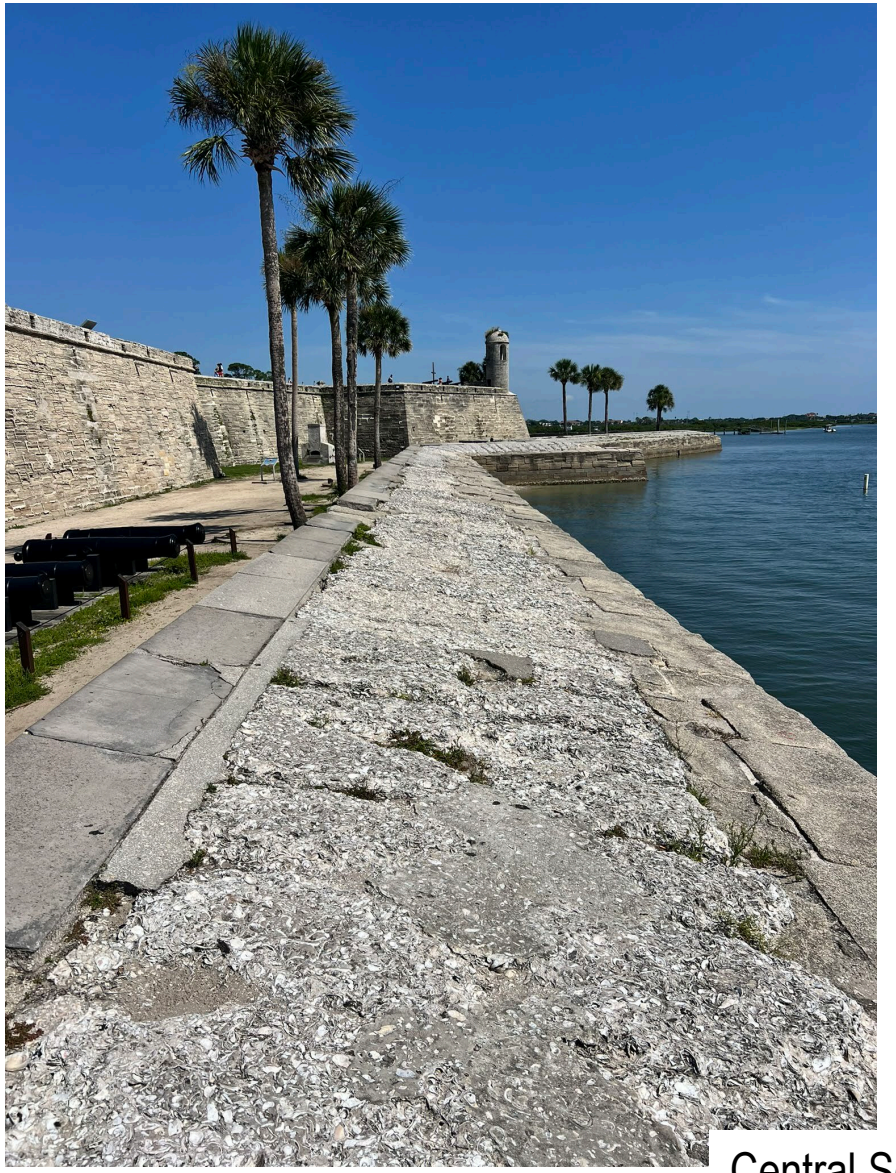




Views of Central Sea Wall

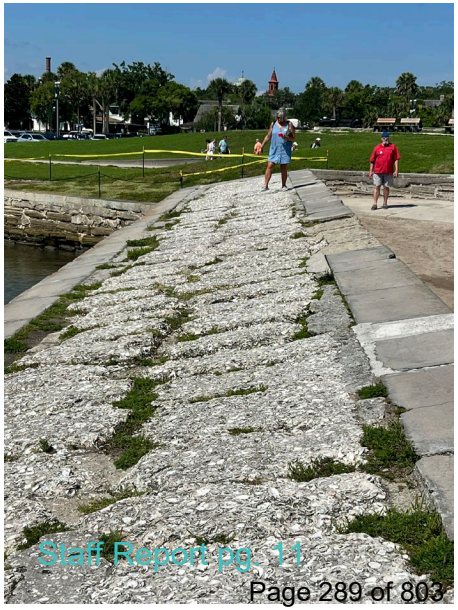
Staff Report pg. 10

Staff Photographs
1 S. Castillo Drive









Central Sea Wall Details

Staff Photographs
1 S. Castillo Drive









Central Sea Wall Transition to South Sea Wall (and wildlife!)

Staff Photographs
1 S. Castillo Drive



View of South Sea Wall

Staff Report pg. 13

Staff Photographs
1 S. Castillo Drive

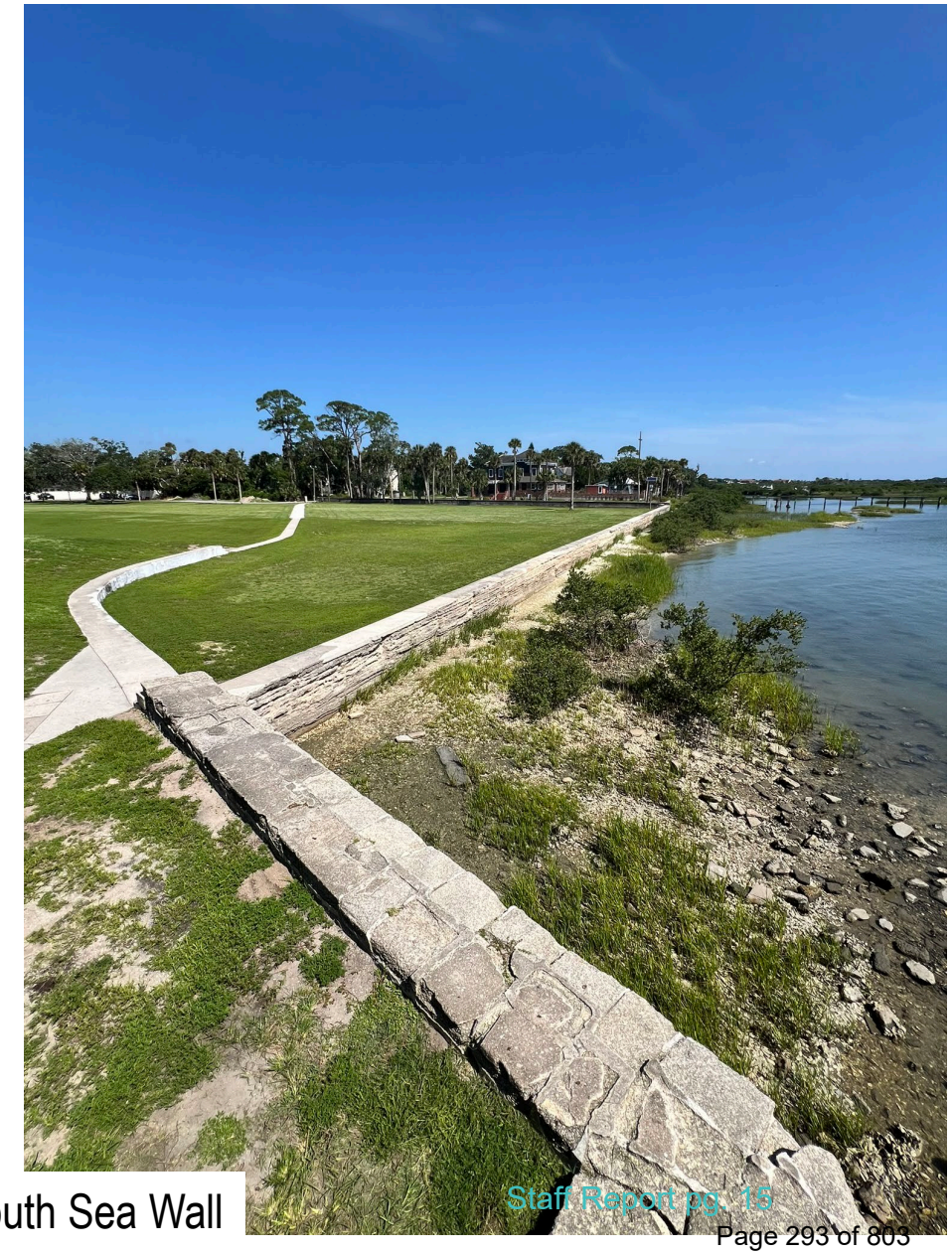


View of South Sea Wall

Staff Report pg. 14

Staff Photographs
1 S. Castillo Drive





Views of South Sea Wall

Staff Photographs
1 S. Castillo Drive









South Sea Wall Transition and Walkover to be Expanded

Staff Report pg. 16

Staff Photographs
1 S. Castillo Drive







South Sea Wall Transition and Walkover to be Expanded

Staff Photographs
1 S. Castillo Drive







South Sea Wall Transition and Walkover to be Expanded

Staff Report pg. 18

Staff Photographs
1 S. Castillo Drive









Existing Fee Booth

Staff Photographs
1 S. Castillo Drive









Existing Fee Booth

Staff Report pg. 20

Staff Photographs
1 S. Castillo Drive









Existing Dirt Pathways to be Stabilized

Staff Photographs
1 S. Castillo Drive











Existing Dirt Pathways to be Stabilized

Staff Report pg. 22

Staff Photographs
1 S. Castillo Drive









Existing Dirt Pathways to be Stabilized

Staff Report pg. 23

Staff Photographs
1 S. Castillo Drive









Views from the Gundeck

Staff Report pg. 24

Staff Photographs
1 S. Castillo Drive









Views from the Gundeck

Staff Report pg. 25

Staff Photographs
1 S. Castillo Drive









Views from the Gundeck

Staff Photographs
1 S. Castillo Drive









Views from the Gundeck

Staff Report pg. 27

Staff Photographs
1 S. Castillo Drive









Views from the Gundeck

Staff Report pg. 28

United States Department of the Interior

NATIONAL PARK SERVICE
Southeast Field Area
75 Spring Street, S.W.
Atlanta, Georgia 30303

IN REPLY REFER TO:
H34

FEB 19 1996

Mr. George W. Percy
State Historic Preservation Officer
Director
Division of Historical Resources
Department of State
R. A. Gray Building
500 S. Bronough Street
Tallahassee, FL 32399-0250

Dear Mr. ~~Percy~~ George:

Enclosed for your information is an amendment to the National Register of Historic Places documentation for Castillo de San Marcos National Monument prepared by our staff. The amendment clarifies the periods and areas of significance for the Castillo and adds contributing historic structures that were omitted from the earlier district nomination. The district boundaries will remain the same. If you have any comments on the amendment, please forward them to us by April 8, 1996. The amendment is currently being reviewed by park staff.

Sincerely,

Kirk A. Cordell
Acting Associate Director, Resource Stewardship
Southeast Field Area

Enclosure

FEB 1996
Received
Survey &

Form No. 10-306 (Rev. 10-74)

on NR - Oct. 15, 1924

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR FEDERAL PROPERTIES

FOR NPS USE ONLY
RECEIVED NOV 29 1976
DATE ENTERED 10-15-24
(10-15-66)

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC
Castillo de San Marcos

AND/OR COMMON

LOCATION

STREET & NUMBER
1 Castillo Drive — NOT FOR PUBLICATION

CITY, TOWN
St. Augustine — VICINITY OF

CONGRESSIONAL DISTRICT
4th

STATE
Florida

CODE
12

COUNTY
St. Johns

CODE
109

CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
X DISTRICT	X PUBLIC	X OCCUPIED	AGRICULTURE	X MUSEUM
BUILDING(S)	PRIVATE	UNOCCUPIED	COMMERCIAL	X PARK
STRUCTURE	BOTH	WORK IN PROGRESS	X EDUCATIONAL	PRIVATE RESIDENCE
SITE	**PUBLIC ACQUISITION**	**ACCESSIBLE**	ENTERTAINMENT	RELIGIOUS
OBJECT	IN PROCESS	X YES: RESTRICTED	GOVERNMENT	SCIENTIFIC
	BEING CONSIDERED	YES: UNRESTRICTED	INDUSTRIAL	TRANSPORTATION
		NO	MILITARY	OTHER:

AGENCY

REGIONAL HEADQUARTERS: *(If applicable)*
National Park Service, Southeast Regional Office

STREET & NUMBER
1895 Phoenix Blvd.

CITY, TOWN
Atlanta — VICINITY OF

STATE
Georgia

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.
Park Files

STREET & NUMBER
1 Castillo Drive

CITY, TOWN
St. Augustine

STATE
Florida

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
Land Status Map, Drawing No. 343/92001 (4 sheets)

DATE
1968 — X FEDERAL — STATE — COUNTY — LOCAL

DEPOSITORY FOR SURVEY RECORDS
National Park Service, Division of Land and Water Rights

CITY, TOWN
Washington, — STATE
D.C.

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
__EXCELLENT	__DETERIORATED	X UNALTERED	X ORIGINAL SITE
X GOOD	__RUINS	__ALTERED	__MOVED DATE_____
__FAIR	__UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Castillo de San Marcos is a symmetrical four-bastioned 145 foot square structure with a ravelin in front of its gate. The height of the walls is thirty feet. The south, west, and north sides of the square and the ravelin are surrounded by a 40 foot wide moat. On the south, west, and north sides there is a 30 foot wide covered way outward from the moat wall to the covered way wall. From the latter, the glacis slopes away and down to the level of the surrounding field. On the east side, there is a waterbattery between the Castillo wall and the sea. From the covered way wall on the west side, there runs westward to Castillo Drive the reconstructed portion of the Cubo Line, a former earthwork. From this reconstruction across Castillo Drive lie the City Gate pillars.

Access to the Castillo is secured over a drawbridge to the ravelin and over another drawbridge from the ravelin to the structure itself. The sally port (entrance way) leads to the 110 foot courtyard, on which there open 23 rooms, through which another 8 are reached. A stairway in a corner of the courtyard leads to the terreplein (gundeck).

The Castillo has been little altered. Originally the moat and a narrow covered way girded the east side, where water battery is now located. The earthwork line running westward from Castillo extended a half mile and girded the north side of the city of St. Augustine, without any gaps in it except for the City Gate.

1. Water Battery (Nos. HS 1)
A filled in area between the east wall of the Castillo and the sea wall in the space originally occupied by the moat. The sea wall (11½' high on the water side, 5½' at the rear, 15' thick) and the fill-in (248' long from north to south, 41' wide) constituted the battery. On the ground, along the sea wall, there were 20 barbette-type gun emplacements of which 16 remain and only 10 still retain gun pintle blocks. Mid-length in the fill-in is a hot shot furnace.

The Water Battery was built in March 1842-March 1844 to afford "action upon the channel and harbor" of St. Augustine. The old Spanish seawall was incorporated into the new seawall by being faced with granite to the high water mark and with coquina above that mark. The rear of the old seawall also revetted with coquina.

By becoming, through the construction of the Water Battery, a 19th Century Bernard Board coastal fortification, the Castillo played a continuous role as an active Spanish, British, and American fortification, from 1672 to 1861.

The water battery is in good condition although 4 barbette arcs and 10 gun pintle blocks have been lost.

2. City Gate (No. HS 2)
Consists of two masonry pillars; and their north side, causeway over a depression which originally was a moat; on the south side, a firing step; a pathway between the pillars which bisects the firing step; and short portions of a recently reconstructed earthwork at the east flank of the east pillar and at the west flank of the west pillar. Originally, there was a fixed wooden bridge to span the moat, which was deeper and contained water, and a two-leaf heavy gate hung between the pillars.

Form No. 10-300a
(Rev. 10-74)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY
RECEIVED NOV 2 0 1976
DATE ENTERED 10-15-76
(10-15-66)

The burning of St. Augustine by the English in 1702 prompted the construction in 1704 of the Cubo Line, a half-mile long earthwork on the north city limit to bar the enemy entry. In a reconstruction of the line, a gate was provided in 1739 in the present location In another reconstruction in 1808, the line's parapet was heightened to 6 feet and revetted on both sides with palm logs, the moat widened to 41 feet, and the existing pillars constructed. After 1821 there was no further maintenance of the line and it quickly deteriorated. The wooden bridge at the City Gate was replaced in 1827 by a stone walled causeway. By 1920 a small triangular park (190' at the base, 130'apex) had developed around the gate.

The City Gate is the only remant of the Cubo Line and the only gate which provided access to and from the area north of St. Augustine.

The City Gate is in excellent condition, having had its appearance improved by the NPS in 1965.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
__PREHISTORIC	__ARCHEOLOGY-PREHISTORIC	__COMMUNITY PLANNING	__LANDSCAPE ARCHITECTURE	__RELIGION	
__1400-1499	__ARCHEOLOGY-HISTORIC	__CONSERVATION	__LAW	__SCIENCE	
__1500-1599	__AGRICULTURE	__ECONOMICS	__LITERATURE	__SCULPTURE	
X 1600-1699	__ARCHITECTURE	__EDUCATION	X MILITARY	__SOCIAL/HUMANITARIAN	
X 1700-1799	__ART	X ENGINEERING	__MUSIC	__THEATER	
X 1800-1899	__COMMERCE	__EXPLORATION/SETTLEMENT	__PHILOSOPHY	__TRANSPORTATION	
__1900-	__COMMUNICATIONS	__INDUSTRY	__POLITICS/GOVERNMENT	__OTHER (SPECIFY)	
		__INVENTION			

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

Since its founding in 1565, St. Augustine has had a fortification to ensure Spanish sovereignty over Florida and the safety of the Spanish intercontinental shipping route which paralleled the Florida coast, following the Gulf Stream. For 100 years, as the northern outpost of the Spanish Caribbean, nine successive wooden forts performed the mission adequately. But when the English sacked St. Augustine in 1668 and then lodged themselves permenantly in the southeast of present-day United States, settling Charleston in 1670; a stone fort became indispensable. Castillo de San Marcos was built in 1672-95 and remodeled in 1738-40, 1752-56, and 1762. It was never conquered but it became British in 1763, Spanish again in 1784, and finally American in 1821.

Castillo de San Marcos is the symbol of the 235 year presence of Spain in Southeastern United States and is a monument to the Anglo-Spanish struggle for control of that region. The Castillo is also the oldest masonry fortification within the continental United States; the best preserved and most important example of 17th century European military architecture; and of a type of construction now almost extinct. It clearly illustrates the transplantation and adaptation of Spanish engineering techniques in the New World.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Arana, Luis R. and Manucy, ALbert. The Building of Castillo de San Marcos. St. Augustine: Castillo de San Marcos NM, 1970.

Benham, H.W. "Plans and Sections, etc., of the Water Battery of Fort Marion," 1844.

Griffin, J.W. Archaeological Investigations of the Cubo Line. Richmond: NPS SER, 1963.

Manucy, A.C. Historic Structures Report: Improvement at the City Gate, Part I, II, III. St. Augustine: Castillo de San Marcos NM, 1964 & 1966. (con't.)

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 19.7

UTM REFERENCES

	ZONE	EASTING	NORTHING
A	17	470000	3307 ~~575~~ 530
B	17	470000	3307 ~~170~~ 120
C	17	469 ~~645~~ 620	3307 ~~165~~ 120
D	17	469 ~~645~~ 620	3307 ~~575~~ 530

VERBAL BOUNDARY DESCRIPTION

Same boundaries as National Monument

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE: Luis R. Arana, Historian, Florida-Caribbean District

ORGANIZATION:

DATE: 6/14/73 (REVISED 6/76)

STREET & NUMBER: 1 Castillo Drive, c/o Castillo de San Marcos

TELEPHONE:

CITY OR TOWN: St. Augustine

STATE: Florida

12 CERTIFICATION OF NOMINATION

STATE HISTORIC PRESERVATION OFFICER RECOMMENDATION

YES____ NO____ NONE____

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

In compliance with Executive Order 11593, I hereby nominate this property to the National Register, certifying that the State Historic Preservation Officer has been allowed 90 days in which to present the nomination to the State Review Board and to evaluate its significance. The evaluated level of significance is ✓ National ____ State ____ Local.

FEDERAL REPRESENTATIVE SIGNATURE

TITLE Deputy Assistant Secretary

DATE NOV 18 1976

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:

DATE 3/4/77

KEEPER OF THE NATIONAL REGISTER

Form No 10-300a
(Rev 10-74)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY
RECEIVED NOV 29 1976
DATE ENTERED 10-15-24
(10-15-66)

American State Papers, Military Affairs, Vol. V, Document No. 590.

NPS Form 10-900
(Rev. 10-90)

OMB No. 1024-0018

66-62

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

RECEIVED 2280
AUG - 5 1996
NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Castillo de San Marcos National Monument

other names/site number _____

2. Location

street & number 1 Castillo Drive East

not for publication ___

city or town St. Augustine *vicinity* ___

state Florida *code* FL *county* St. Johns *code* 109

zip code 32084

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this ____ nomination ____ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ____ meets ____ does not meet the National Register Criteria. I recommend that this property be considered significant ___ nationally ___ statewide ___ locally. (___ See continuation sheet for additional comments.)

_____ _____

Signature of certifying official *Date*

_____

State or Federal agency and bureau

In my opinion, the property ____ meets ____ does not meet the National Register criteria. (___ See continuation sheet for additional comments.)

_____ _____

Signature of commenting or other official *Date*

_____

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

___ entered in the National Register — Edson H. Beall — 9.6.96
___ See continuation sheet.
___ determined eligible for the National Register — _____ — _____
___ See continuation sheet.
___ determined not eligible for the National Register — _____ — _____
___ removed from the National Register — _____ — _____

___ other (explain): _____

_____ *Signature of Keeper* — *Date of Action*

5. Classification

Ownership of Property
(Check as many boxes as apply)

___ private
___ public-local
___ public-State
_x_ public-Federal

Category of Property
(Check only one box)

___ building(s)
_x_ district
___ site
___ structure
___ object

Number of Resources within Property
(Do not include previously listed properties in the count)

Contributing	Noncontributing	
_____	2	buildings
_____	_____	sites
7	1	structures
_____	_____	objects
7	3	Total

Number of contributing resources previously listed in the National Register 3

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.) N/A

6. Function or Use

Historic Functions (Enter categories from instructions)	*Current Functions* (Enter categories from instructions)
DEFENSE/fortification	OTHER/National Park

7. Description

Architectural Classification (Enter categories from instructions)	*Materials* (Enter categories from instructions)
Spanish Colonial	*foundation*: Stone
	walls: Stone
	roof: Stone
	other: Earth
	Concrete

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

_x_ A Property is associated with events that have made a significant contribution to the broad patterns of our history.

_x_ B Property is associated with the lives of persons significant in our past.

_x_ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

___ D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

___ A owned by a religious institution or used for religious purposes.

___ B removed from its original location.

___ C a birthplace or a grave.

___ D a cemetery.

_x_ E a reconstructed building, object, or structure.

___ F a commemorative property.

___ G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance
(Enter categories from instructions)
Architecture
Engineering
Exploration/Settlement
Military

Period of Significance
1672-1821
1821-1924

Significant Dates
N/A

Significant Person
(Complete if Criterion B is marked above)
Osceola

Cultural Affiliation

Architect/Builder
Daza, Ignacio

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)
___ preliminary determination of individual listing (36 CFR 67) has been requested.
_x_ previously listed in the National Register
___ previously determined eligible by the National Register
___ designated a National Historic Landmark
_x_ recorded by Historic American Buildings Survey # FL-17
___ recorded by Historic American Engineering Record # _____

Primary Location of Additional Data
___ State Historic Preservation Office
___ Other State agency
_x_ Federal agency
___ Local government
___ University
___ Other

Name of repository: National Park Service, Southeast Field Area

10. Geographical Data

Acreage of Property 20.48

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
A	__	_____	_____	D	__	_____	_____
B	__	_____	_____	F	__	_____	_____
C	__	_____	_____	F	__	_____	_____

___ See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

The existing district boundary will not change.

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Jennifer D. Brown, Architectural Technician

organization National Park Service, Southeast Field Area Office

date December 14, 1995

street & number 75 Spring Street, S.W. *telephone* (404)730-9486

city or town Atlanta *state* GA *zip code* 30303

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps
A USGS map (7.5 or 15 minute series) indicating the property's location.
A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs
Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner *(Complete this item at the request of the SHPO or FPO.)*

name National Park Service

street & number P.O. Box 37127 *telephone*

city or town Washington *state* DC *zip code* 20013-7127

Castillo de San Marcos National Monument
Additional Documentation
St. Johns County, Florida

Castillo de San Marcos National Monument was listed in the National Register of Historic Places on October 15, 1966, with the passage of the National Historic Preservation Act. The Keeper of the National Register accepted the documentation for the district in 1977. The initial documentation included three structures: Castillo de San Marcos, the City Gate, and the water battery.

This amendment identifies six additional contributing structures that were included but not individually listed in the earlier documentation. The moat, covered way, glacis, ravelin, and reconstructed Cubo Line are all significant because of their association with the struggle between the European powers for control of Florida during the sixteenth, seventeenth, and eighteenth centuries. The seawall and hot shot furnace are significant because of their association with the early American occupation of Florida and attempts to update the Castillo's defenses to meet contemporary military standards.

Description of Historic Resources

Castillo de San Marcos National Monument comprises approximately 20.48 acres in St. Augustine, St. Johns County, Florida. The park lies north of St. Augustine's central plaza and fronts Matanzas Bay. Built to defend St. Augustine from pirate attacks, the Castillo was originally located at the northern edge of the city, where it commanded the land and sea routes into the settlement. Today, colonial St. Augustine extends south of the monument, while the modern city has grown around this core in all directions.

The city of St. Augustine lies on the eastern coastal plain of Florida. It is a low-lying, sandy area protected from the sea by a number of barrier islands. The San Sebastián River runs west of the city and formed a natural boundary for the colony early in its history. A seawall and water battery separate Castillo de San Marcos from the waters of Matanzas Bay on the fort's east side. The site of the Castillo is a rolling, grassy area sprinkled with a few trees. The outer portions of the grounds are flat up to the glacis, which slopes upward toward the fort and roughly follows the contour of the moat and covered way. The park area is irregular in shape, with much of its western boundary following the contour of State Road A-1-A. West of the fort, beginning at the bottom of the glacis near the northwest bastion, is the reconstructed Cubo Line. The defense work runs west from the glacis to the City Gate, interrupted by State Road A-1-A just east of the gate.

The Spanish founded St. Augustine in 1565 and, following an English pirate raid on the city in 1668, began construction of Castillo de San Marcos in 1672. The Castillo had been completed for less than a hundred years, however, when Florida became a diplomatic pawn. Control of Florida passed to the English in 1763, only to revert to the Spanish twenty-one years later. Finally, in 1821,

Spain agreed to a treaty that transferred ownership of Florida to the United States, and Florida became an American territory.

The United States War Department administered the Castillo, renamed Fort Marion, for more than a century. During the early years, troops garrisoned in St. Augustine stored supplies at the fort. The building also housed prisoners of war from a number of conflicts with Native American groups during the nineteenth century. By the early twentieth century, the Castillo was no longer necessary to national defense, and the War Department entered into an agreement with the St. Augustine Historical Society to open the fort to the public. The Castillo was declared a national monument in 1924, and in 1933 its administration passed from the War Department to the National Park Service.

The historic resources at Castillo de San Marcos National Monument include the Castillo, moat, covered way, glacis, ravelin, City Gate, reconstructed Cubo Line, water battery, seawall, and hot shot furnace. The Castillo, moat, covered way, glacis, ravelin, and Cubo Line date from the First Spanish Period, while the City Gate dates from the Second Spanish Period. The water battery, seawall, and hot shot furnace date from the War Department era. The park interprets all of the structures as part of the evolution of the defenses of St. Augustine during the seventeenth-, eighteenth- and nineteenth-centuries. The St. Augustine National Landmark District exists near Castillo de San Marcos National Monument; its resources illustrate the evolution of the city which the fort was built to protect.

Description of Previously Listed Contributing Properties

Castillo de San Marcos (building; IDLCS 00129)
Castillo de San Marcos is a symmetrical four-bastioned fortification of coquina block with tabby mortar built around a square plaza, the sides of which measure 320 feet. The walls of the Castillo are thirty feet high, ten to fourteen feet thick at the base, and five feet thick at the top. Barrel-vaulted casemates support the wide terreplein, and embrasures at intervals along the top of the wall provided openings through which cannon could be fired. Construction on the Castillo began in 1672; the vaulted casemates were built between 1738-1742 and 1751-1756.

City Gate (structure; IDLCS 00131)
The St. Augustine City Gate consists of two coquina walls, thirty feet long and eleven feet wide, flanking an opening twelve feet wide. On either side of the opening stands a four-foot-square pillar with a cove-molded pyramidal cap and round finial rising to a height of fourteen feet. The gate walls adjoin portions of the reconstructed Cubo Line. A small, arched coquina bridge spans the dry moat on the north side of the gate. The City Gate was built in 1808, when the Cubo Line was being rebuilt by the Spanish.

Water battery (structure; IDLCS 07174)
The water battery is the earth bank between the seawall and the east curtain wall of Castillo de San Marcos. The U. S. Army Corps of Engineers built the

water battery atop the eastern portion of the moat between 1842-1844 to update the fort's defenses. The battery is approximately 248 feet long and forty-one feet wide. Sixteen of the original twenty barbette-type gun emplacements remain, only ten of which still retain gun pintle blocks; the hot shot furnace also remains near the center of the water battery.

Description of Contributing Properties

Moat (structure; IDLCS 91415)
The moat, a ditch approximately forty-two feet wide lined with coquina stone, surrounds the Castillo on the north, west and south sides. A small amount of water stands at the bottom of the moat. The ravelin was built within the moat on the south side of the fort. Built at the same time as the Castillo, the moat was filled on the east side from 1842 to 1844 for construction of the water battery.

Covered way (structure; IDLCS 91416)
The covered way is the flat grassy area between the moat and glacis. It measures approximately thirty-five feet wide. A five-foot-high coquina wall separates the covered way from the glacis. The covered way roughly follows the outline of the moat on the north, west, and south sides of the fort. It was built at the same time as the Castillo.

Glacis (structure; IDLCS 91417)
The glacis is the open, grassy area extending from the covered way into the landscape on the north, west, and south sides of Castillo. Its shape roughly follows that of the moat and covered way. The glacis was built between 1672 and 1758.

Ravelin (structure; IDLCS 91418)
The ravelin is a defensive structure shaped roughly like a baseball diamond; it is located within the moat on the south side of the Castillo. Coquina walls rise from the moat and protect the open, earthen terreplein. The ravelin connects with the Castillo and with the covered way by a reconstructed drawbridges. The perimeter of the ravelin measures approximately twenty-eight feet by twenty-eight feet by forty feet. The Spanish replaced the original ravelin in 1762 with the current structure, which was never completed. The National Park Service constructed wooden steps and platform to ease visitor access to terreplein in 1979.

Hot shot furnace (structure; IDLCS 91419)
The stuccoed coquina furnace measures eight feet wide by nine feet long and has an eleven-foot chimney on the south facade. A semicircular opening for inserting shot has a slab of granite at its base. The roof of the structure slopes downward from south to north. The outer surface of the structure is

accentuated by star-shaped iron anchors, which hold the iron bars within the furnace. The shot furnace dates from the completion of the water battery in 1844.

Seawall (structure; IDLCS 91421)
The coquina seawall is faced with granite to the high water mark and separates the water battery from Matanzas Bay. The U.S. Army Corps of Engineers built the present seawall between 1833 and 1842 on the remains of a Spanish seawall that dated to the late 17th century.

Cubo Line (structure; IDLCS 90100)
The Cubo Line is a cast concrete and earth reconstruction of original palm log defensive work. Completed in 1964, the reconstruction is 250 feet long and forty-five feet deep; it has a dry moat along its north face. The concrete was cast to imitate the appearance of the wall in 1808.

Narrative Statement of Signficance

I. EUROPEAN POWERS IN FLORIDA: THE CONSTRUCTION OF CASTILLO DE SAN MARCOS, 1565-1821

Exploration in Florida and the Founding of St. Augustine

The history of Castillo de San Marcos begins with the earliest European exploration in the New World. In the century following the initial voyage of Christopher Columbus to the Caribbean in 1492, Spanish conquistadors carved out a vast and wealthy overseas empire for Spain that encompassed many of the Caribbean islands and the mainlands of Mexico, Central America, Colombia, Venezuela, and Peru.[1]

Juan Ponce de León discovered the Florida peninsula in 1513, claiming the North American continent for Spain. Ponce de León also discovered a significant water current crucial to the success of Spanish empire--the Gulf Stream. Leaving the Caribbean by way of the Bahama Channel, Spanish galleons carrying the riches of the Americas utilized the natural flow of the Gulf Stream to propel them along the Florida coast and across the Atlantic. As a result, Florida assumed a great deal of strategic significance: if Spain did not control Florida, pirates would use its harbors as a base from which to attack the treasure fleets.[2]

A number of attempts to settle Florida followed Ponce's discovery, but their costly failures led the Spanish king, Philip II, to forbid any further efforts at colonizing the region in 1561. The monarch revoked his order three years later, however, as word arrived in Spain of the newly established French settlement, Fort Caroline, on the St. Johns River in northeast Florida. In an effort to protect Spanish interests in the New World, Philip commissioned Pedro Menéndez de Avilés to remove the French from Florida and colonize the area for Spain.[3]

Menéndez arrived on the coast of Florida in 1565, landing first at Cape Canaveral before travelling north to the sheltered harbor of the land he named San Agustín. Hastily erecting fortifications around the big house given to the Spaniards by the Timucua Indian Chief Seloy, Menéndez and his men prepared to defend Spanish claims to Florida. An attack on Fort Caroline while the French fleet was at sea eliminated most of the settlers; the sailors later met their demise when their ships wrecked, leaving them at the mercy of the Spanish. Most of the men, including their leader Jean Ribault, were killed at the direction of

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[1]George B. Tindall and David E. Shi, *America: A Narrative History*, 2d ed. (New York: W. W. Norton and Co., 1989), 8-9.

[2]Verne E. Chatelain, *The Defenses of Spanish Florida, 1565-1763* (Washington, DC: Carnegie Institution of Washington, 1941), 5-9.

[3]Ibid., 7-17.

Menéndez. Within two months of landing in Florida, Menéndez had reclaimed the vast territory comprising most of North America for the Spanish king.[4]

The First Century in St. Augustine

The Spanish settlers remained in Seloy's village less than a year due to growing discord between the natives and the newcomers. The move out of the big house was the first of several within a small area around Matanzas Bay that would eventually lead them to the site of present-day St. Augustine. During the first century of the Florida settlement, the Spanish built nine different wooden forts for the defense of the colony. Each of these had a short life span due to the ill effects of time, weather, and insects on the structures. Enemy attacks destroyed the forts that were not eliminated by natural forces.[5]

The likelihood of attack and the shortage of food and supplies most threatened the safety and stability of the colony. Settlers made few attempts to farm the land around St. Augustine because of poor soil conditions and the threat of Indian attack on those who ventured too far from the settlement. Except for produce raised in small plots around the houses, all of the colony's food, clothing, and other necessities came from Mexico and other Spanish settlements in the New World. Since supply shipments were often detained in Mexico and occasionally lost at sea, the residents of St. Augustine were often hungry and poorly clothed.[6]

The threat of enemy raids on the town was always present, both from neighboring Native American tribes angered by Spanish activities and from other European nations covetous of Spain's New World riches. The English in particular threatened Spanish control of the Florida coast due to the success of privateers like Sir Francis Drake. In 1586, Drake led an expedition against the Spanish at St. Augustine and took the city with relative ease, burning the wooden fort, houses, and other buildings.[7] Thomas Cates, an English sailor who accompanied Drake during the assault, described the fort at that time, named San Juan de Pinos:

> *When the day appeared, we found it built all of timber, the walles being none other but whole Mastes or bodies of trees set vpright and close together in manner of a pale, without any ditch as yet made, but wholy*

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[4]Albert Manucy, *Florida's Menéndez: Captain General of the Ocean Sea* (St. Augustine: St. Augustine Historical Society, 1965), 30-45.

[5]Chatelain, 41; Luis Arana and Albert Manucy, *The Building of Castillo de San Marcos* (Eastern National Park and Monument Association, 1977), 10-11.

[6]Chatelain, 9.

[7]Amy Bushnell, "The Noble and Loyal City, 1565-1668," in *The Oldest City: St. Augustine, Saga of Survival*, ed. Jean Parker Waterbury (St. Augustine: St. Augustine Historical Society, 1983), 36.

> *intended with some more time; for they had not as yet finished al their work, having begunne the same some three or foure moneths before: so as, to say the trueth, they had no reason to keepe it, being subject both to fire, and easie assault.*[8]

Cates's description illustrates the appearance of this early precursor to Castillo de San Marcos and the vulnerability of wood forts to enemy attack.

Despite the inadequacies of the wooden forts erected in St. Augustine, the Spanish continued to build and repair these structures, largely because they did not have the money to construct a masonry fortification. The attack of the pirate John Davis in 1668 provided the stimulus for the construction of a masonry fortress, however. Davis and his men captured a Spanish supply ship from Havana headed to St. Augustine and sailed into the city without raising suspicion among the townspeople. His attack under cover of night revealed once again the vulnerability of the colony and the inadequacy of its defenses. Fear that the pirates would return to claim the city, which they had not destroyed, led the colonial governor to request aid from officials in Spain and Mexico. The Spanish queen approved the proposal for construction of a masonry fortress at St. Augustine, and in 1672 the first stone was laid for Castillo de San Marcos.[9]

Seventeenth Century Military Fortresses

Seventeenth century military engineering conventions dictated the design of Castillo de San Marcos. The introduction of cannon as an implement of war late in the Middle Ages rendered the castle useless as a form of defense and forced military engineers to develop a new type of fortress able to withstand the force of cannon bombardment on its walls. The Italians first developed the bastion system, which quickly spread across Europe and, by the seventeenth century, dominated fortress design. European nations not only utilized bastioned fortresses at home but also built fortifications in their colonial outposts in the same manner, altering designs to suit local conditions and materials. Thus the Spanish officials in St. Augustine adopted the bastion system for the early wood forts and, later, for the stone fortress, Castillo de San Marcos.[10]

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[8]Albert Manucy, ed., *A History of Castillo de San Marcos and Fort Matanzas from Contemporary Narratives and Letters* (Washington, DC: National Park Service, 1943), 8.

[9]Arana and Manucy, 7-9.

[10]Luis Arana, "The First Spanish Period, 1668-1763: The Endurance of Castillo de San Marcos," in *Historic Structure Report: Castillo de San Marcos National Monument*, C. Craig Frazier, Randall Copeland, and Luis Arana (National Park Service, 1986), 9-10; Chatelain, 39-40.

The bastion system evolved out of the medieval castle form. Engineers lowered castle walls and placed mounds of earth in front of them, creating ramparts able to withstand cannon bombardment. Moats remained an integral part of the defenses to prevent enemy forces from scaling the sloped embankments and entering the fort. The circular castle tower evolved into the angular bastion, which afforded protection to adjacent walls. Beyond the fortress walls engineers placed a variety of masonry and earthen outer works that strengthened the fort's defenses.[11]

Bastioned forts centered on a plaza, around which the massive ramparts stood. The interior of the ramparts sloped upward toward the fighting platform, called the terreplein. The banquette, or firing step, rose above the terreplein and was protected by the parapet. Soldiers fired on the enemy through embrasures (openings) in the parapet. On the exterior of the rampart, facing the moat, a masonry scarp retained the earthen wall of the rampart. The opposite side of the moat also had a masonry retaining wall, the counterscarp, above which stood the covered way. A palisade protected the banquette for the covered way. The glacis, an earthen bank kept clear of vegetation, sloped downward from the covered way into open country.[12]

Seventeenth century forts were most often square in shape; the linear curtain walls projected outward at the corners into diamond-shaped bastions, from which soldiers could view the surrounding area in all directions. Ravelins were similarly shaped defensive structures, often built in front of curtain walls to provide additional support to the points of the bastions, which were most vulnerable to attack. Finally, outer defense works like counterguards and hornworks, built of earth and wood and placed in front of the fort's main body, provided additional strength to the fortress and allowed the defenders to move farther into the landscape against the enemy. As a complete defensive fortification, the bastioned fort and its outer defenses provided a great deal of security to its occupants during a siege, although a persistent enemy might breach the walls given sufficient time and manpower.[13]

Construction of the Castillo

In 1669 Queen Regent Mariana of Spain approved the construction of a masonry fortress in St. Augustine and sent the colony's newly appointed governor, Manuel de Cendoya, to Mexico to obtain the necessary funds. Cendoya arrived in St. Augustine in 1671, after stopping in Havana to recruit masons,

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[11]John Muller, *A Treatise Containing the Elementary Part of Fortification, Regular and Irregular* (1746; reprint, Ottawa: Museum Restoration Service, 1968), 21-22.

[12]Christopher Duffy, *The Fortress in the Age of Vauban and Frederick the Great, 1660-1789*, vol. 2 of *Siege Warfare* (London: Routledge and Kegan Paul, 1985), 2.

[13]Ibid., 3.

stonecutters, and lime burners to aid in construction. In Cuba he also acquired the services of Ignacio Daza, an engineer, and Lorenzo Lajones, the master of construction.[14]

Daza was an experienced military engineer familiar with contemporary fortification designs. After examining possible locations for the fort, Daza and the military council in St. Augustine determined that the site of the existing fortress, at the northern edge of town, was most appropriate for the defense of St. Augustine. From this site, enemy fleets attempting to enter the harbor could be bombarded easily from the safety of the fort. The location was also advantageous for the protection of the colony from land attack from the north.[15]

Preparations for construction began in 1671 as blacksmiths and carpenters made the necessary tools and implements for quarrying and transporting stone to the construction site. Coquina, a soft limestone made of cemented seashells, was locally available on Anastasia Island and provided an adequate material with which to build the fortress. Lime kilns were built in St. Augustine to convert oyster shells into lime for construction. On October 2, 1672, Cendoya and other royal officials broke ground for the foundation trench of the fort, and several weeks later the first stone was laid.[16]

Local Indians, convicts, African-American slaves, and occasionally Spanish soldiers labored alongside the skilled workers imported from Cuba. Work progressed at a steady rate on the fortress, although funding shortages and disease epidemics occasionally slowed construction. By 1686, the main block of the Castillo was complete. At that time, the outer curtain walls and bastions of the fort were coquina, while the interior walls and roof were wood; the terreplein was made of tabby, a cement made of lime and seashells, laid on top of wood planks. The fort housed troop quarters, a chapel, and a number of storerooms for the garrison. Ten years later, the moat and seawall were finished, thus enhancing the Castillo's defenses.[17]

The War of Spanish Succession between England and Spain precipitated the first true test of St. Augustine's fortress. Governor James Moore of Carolina led an attack against St. Augustine in 1702, hoping to drive the Spanish out of Florida, gain control of the Bahama Channel for the English, and eliminate the threat of Spanish-French aggression against Charleston. When the English reached St. Augustine, they bypassed the Castillo and occupied the town; local

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[14]Luis Arana, "Governor Cendoya's Negotiation in Mexico for a Stone Fort in St. Augustine," *El Escribano* 7 (Oct. 1970): 125-33.

[15]Chatelain, 15.

[16]Arana, "First Spanish Period," 6, 13.

[17]Luis Arana, David C. Dutcher, George M. Strock, and F. Ross Holland, *Castillo de San Marcos and Fort Matanzas National Monuments, Florida: Historical Research Management Plan* (National Park Service, 1967), 8-9.

residents fled to the fort for protection. The English besieged Castillo de San Marcos for fifty days, until four Spanish men-of-war arrived from Cuba with fresh supplies and reinforcements. Weary from the long siege and unable to match the new Spanish force, Moore burned his ships, abandoned his supplies, and retreated overland to the St. Johns River. The British set the city afire as they left, and the Castillo was the only structure to survive.[18]

Following Moore's attack on the Castillo and the total destruction of St. Augustine, the Spanish sought to strengthen the city's defenses by constructing a system of inner defense lines. Between 1706 and 1763, the Spanish built four earth and log defensive structures around the town. The Cubo Line formed the northern boundary of St. Augustine and, along with the Rosario Line to the west, created a "line of circumvallation" protecting the city's land approaches. The hornwork and Fort Mose line were built north of the Cubo Line, between the North River on the east and the San Sebastian River on the west. These structures strengthened the town's defenses but proved difficult to maintain in the warm Florida climate.[19]

Meanwhile, a new English threat from the north caused the Spanish to reassess the strength of the Castillo's defenses. General James Oglethorpe began settlements at Savannah in 1732 and at Fort Frederica in 1736, thus staking the English claim to an area traditionally considered part of Spanish Florida. As the English pressed south, Spanish Governor Manuel de Montiano realized that Castillo de San Marcos was inadequate for the defense of the colony, even with the addition of the outer defense works. An evaluation of the fort by Antonio de Arredondo, an engineer from Havana, found that the stone walls were in good shape, but the wood in the interior rooms and the terreplein was rotted through.[20] The governor wrote officials in Cuba regarding conditions in St. Augustine:

> *Your Excellency must know that this castle, the only defense here, has no bombproofs for the protection of the garrison, that the counterscarp is too low, that there is no covered way, that the curtains are without demilunes, that there are no other exterior works to give them time for a long defense; . . . we are as bare outside as we are without life inside, for there are no guns that could last 24 hours and if there were, we have no artillerymen to serve them.*[21]

Following the governor's report, officials in Cuba sent soldiers, laborers, provisions, and money to St. Augustine. The Cuban governor

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[18]Arana and Manucy, 42.

[19]Chatelain, 82.

[20]Arana and Manucy, 42-43.

[21]Ibid., 43.

authorized construction of masonry vaults within the fortress walls and improved outer defense works. By 1739, the eight vaults along the east curtain wall were completed, increasing the total height of the wall five feet. The outbreak of war between England and Spain the same year slowed construction, however, and completion of the project was postponed until the end of the war.[22]

The War of Jenkins' Ear, as the conflict between England and Spain was known, provided Oglethorpe with an excuse to attack St. Augustine and oust the Spanish from Florida. Oglethorpe sailed south from Fort Frederica in 1740 and lay siege to the Castillo for thirty-eight days, but the onset of the hurricane season caused the English to abandon the effort and return home. Construction on the vaults resumed after the war and was completed between 1750 and 1756. Work also continued on the covered way and the glacis until funds ran out in 1758.[23]

In 1762 the Spanish undertook the last of their construction projects at the Castillo. Town residents volunteered their labor to enlarge the covered way by five feet, and masons constructed a six-foot-high stone parapet on top. Construction of the glacis was also completed at this time. Engineers determined that the original ravelin was inadequate to the defense of the fort's entrance; therefore, a new, larger ravelin, capable of housing five cannon and an underground powder magazine, was built by the end of the year.[24]

Before the ravelin was completed, news arrived in St. Augustine of the Spanish cession of Florida to England under the terms of the treaty ending the Seven Years War, fought in America as the French and Indian War from 1754 to 1763. All work on the Castillo ceased as the Spanish prepared to evacuate the city. On July 21, 1763, the Spanish governor officially surrendered Castillo de San Marcos to England. Thus ended the occupation of St. Augustine by the Spanish, who chose to abandon the city altogether rather than suffer under British rule.[25]

British Occupation of Fort St. Mark

The Spanish left behind a fortified town with approximately 400 residences and the nearly complete Castillo de San Marcos, which the British renamed Fort St. Mark. The elimination of other European powers from the eastern coast of North America diminished the strategic significance of St. Augustine; therefore, the British undertook few alterations to the city's defenses during

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[22]Ibid., 43-46.

[23]Ibid., 46-49.

[24]Ibid., 52-53.

[25]Ibid., 53.

the first decade of occupation.[26]

The outbreak of the American Revolution elevated the importance of St. Augustine to the English, however. A British garrison was headquartered in town, and a large number of British Loyalists from the southern colonies sought refuge within its walls. The small frontier outpost quickly became a thriving city. Fort St. Mark received needed repairs to its defenses during this time, including the reconstruction of two of the entrenchment and retrenchment lines north of the city. The fortress housed troops, weapons, and equipment for the army. Additionally, the British used the fort as a prison for rebel colonists. Hundreds of prisoners of war passed through St. Augustine before being moved elsewhere or exchanged for imprisoned British soldiers and Loyalists.[27]

Although the Continental Congress entertained plans to invade East Florida in 1778, the British capture of Savannah late that year crushed those ambitions and ended rebel plots against St. Augustine. Even as the American threat to the colony diminished, a new threat to St. Augustine arose from the Spanish, who longed to regain a foothold in North America. Spain declared war on England in 1779 but never launched an attack against East Florida. Nevertheless, negotiations following the war returned Florida to Spain, and the brief British occupation of St. Augustine ended in July 1784.[28]

Second Spanish Occupation of Castillo De San Marcos

Most British citizens evacuated the colony with the military, although about 300 chose to remain and declare allegiance to Spain rather than give up their homes and plantations. The Spanish military escorted the new colonial government into St. Augustine, and the city was soon repopulated with a variety of immigrants, including, "Spaniards, Englishmen, Americans, Minorcans, Italians, Greeks, Swiss, Germans, French, Canary Islanders, Scots, and Irish." A sizable population of free blacks, slaves, and Native Americans resided throughout the colony as well.[29]

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[26]Daniel L. Schafer, "'...Not So Gay a Town in America as This...,' 1763-1784," in *The Oldest City: St. Augustine, Saga of Survival*, ed. Jean Parker Waterbury (St. Augustine: St. Augustine Historical Society, 1983), 91; Arana and Manucy, 54.

[27]Albert Manucy and Alberta Johnson, *Fort Marion and the War of Independence* (St. Augustine: National Park Service, Southeastern National Monuments, 1941), 3-10.

[28]John C. Paige, "Castillo de San Marcos: The British Years, 1763-1784," in *Historic Structure Report for Castillo de San Marcos National Monument*, Edwin C. Bearss and John C. Paige, (Denver: National Park Service, 1983), 14-21.

[29]Patricia C. Griffin, "The Spanish Return: The People-Mix Period, 1784-1821," in *The Oldest City: St. Augustine, Saga of Survival*, ed. Jean Parker

The new Spanish St. Augustine was not a tranquil city, however. Difficulties arising from dependence on Cuba and Mexico continued as they had in the First Spanish Period, leaving the town short on supplies and soldiers much of the year. Unrest along the Georgia border exacerbated the colonial government's problems. Runaway slaves from Georgia often sought refuge in Florida, particularly in the interior of the peninsula controlled by Seminole Indian tribes. As a result, Georgia plantation owners often crossed the border in search of fugitives, raiding Indian towns and Florida plantations. Slaves belonging to Floridians and the Seminoles were often stolen during the raids, and the angry slave owners retaliated with attacks against the Georgians.[30]

The problems of the colonial government escalated with the outbreak of the French Revolution and the ensuing European conflict. The struggle against Napoleon drained the Spanish government of resources, and her colonies in the Americas suffered as a result. Nevertheless, the threat of American or French attack against East Florida inspired the Spanish governor at St. Augustine to undertake improvements to the defenses of the city. The Spanish rebuilt the Cubo Line, widening the moat and lining the earthwork with palm logs. They also built a gate within the line, providing access to the city from the north. The renovations to the Cubo Line and the new City Gate, which replaced an earlier gate built around 1740, were completed in 1808, and the residents of St. Augustine waited anxiously to see if and when an attack might come.[31]

Florida had long been divided into two sections, west and east, with separate governorships. West Florida contained the area west of the Apalachicola River to the Mississippi River, while the peninsula east of the Apalachicola comprised East Florida. It was in West Florida that the first threat to Spanish control emerged. The American government had claimed possession of West Florida following the Louisiana Purchase in 1803, but the Spanish refuted the American claim and retained control of the area. American citizens dominated the population of West Florida, however, and in 1810 they revolted against Spanish authority, meeting little resistance from the helpless Spanish government. The United States annexed the portion of West Florida west of the Perdido River the following year.[32]

This bloodless revolution encouraged land-hungry Georgians, who hoped to oust Spain from the rest of Florida. A small group of planters with land in South Georgia and Florida organized in 1812 as the East Florida Patriots and declared their independence from Spain. With the backing of the United States military, the Patriots took the Spanish settlement at Fernandina on Amelia

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Waterbury (St. Augustine: St. Augustine Historical Society, 1983), 130-1.

[30]Rembert W. Patrick, *Florida Fiasco: Rampant Rebels on the Georgia-Florida Border, 1810-1815* (Athens, GA: University of Georgia Press, 1954), 31.

[31]Ibid.

[32]Ibid., 10-12.

Island and advanced to the old site of Fort Mose, north of St. Augustine. The Spanish governor at St. Augustine refused to surrender to the Patriots, however, and a stalemate ensued during the summer. Attacks by the Seminole allies of the Spanish forced the Americans to retreat, and the cause was lost when President James Madison withdrew his support for the rebels.[33]

The primary impetus behind the Patriot Rebellion was greed for land and expansion of the American nation. Similar motives propelled the United States in 1812 to declare war on England, which controlled the northern part of the continent. Anxious to expand the nation's boundaries and rid its borders of foreign influence, expansionists utilized the violation of neutral rights by the English and dissatisfaction with Spanish rule in Florida to rally public support behind the War of 1812 and the Patriot Rebellion. Both conflicts were ill-conceieved, however, and consequently the goal of expansion was not reached. The Treaty of Ghent, which ended the War of 1812, restored the pre-war boundaries of the United States, including the area of West Florida annexed in 1811; East Florida remained in Spanish hands.[34]

The affirmation of Spanish control of East Florida in Treaty of Ghent did not extinguish American desires for annexation of Florida. In 1817, just three years after the treaty was signed, President James Monroe authorized a campaign against the Seminole Indians, who were fighting with American settlers along the Georgia-Florida border. Monroe sent General Andrew Jackson to drive the Seminoles back into Florida. While Jackson was not authorized to attack Spanish posts, he did so anyway, and by May 1818 he had conquered the Florida panhandle. While Jackson's forces never approached St. Augustine, the conquest of East Florida was a motivating force behind his campaign.[35]

In the wake of American encroachments in Florida and revolutions against Spanish rule in Central and South America, the government in Spain finally acknowledged its inability to maintain possession of Florida. In 1821, Spain agreed to cede Florida to the United States in return for the retirement of Spanish debts owed American citizens. On July 10 of that year, ownership of Castillo de San Marcos transferred to the American government with appropriate fanfare, and the Spanish left the city of St. Augustine for the last time.[36]

Integrity

Castillo de San Marcos is nationally significant under National Register Criteria A and C. The Castillo represents the military struggle that occurred in Florida between the European powers, particularly Spain and England, for control of North America. It also illustrates the early diplomacy of the

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[33]Ibid., 83-193.

[34]Ibid., 144-5, 299.

[35]Tindall and Shi, 237.

[36]Ibid., 238-9.

United States government, which culminated in the cession of Florida to the United States in 1821. The Castillo is also architecturally significant as the oldest masonry fortification remaining in the United States. Built using the bastion system of fortress construction popular in Europe, Castillo de San Marcos remains an important example of early military architecture in the United States. The Castillo has retained integrity of location, design, setting, materials, workmanship, feeling, and association.

The moat, covered way, glacis, and ravelin are nationally significant structures under Criteria A and C. These four structures were integral to the protection of the Castillo and represent the battle for control of the eastern shores of North America by the European powers from the time of Florida's discovery to 1821. The structures are also architecturally significant, representing the military theories prevalent at the time of their construction. All of the structures demonstrate integrity of location, setting, materials, workmanship, feeling, and association. The moat was altered in the mid-nineteenth century by the construction of a water battery; this alteration changed the design of the structure but did not significantly impact its integrity. The covered way, glacis, and ravelin retain integrity of design.

The City Gate and Cubo Line contribute to the significance of the historic district under Criteria A and C. The two structures represent early nineteenth century additions to the defenses of Castillo de San Marcos, and thus several centuries of struggle between European powers for control of Florida. As military fortifications, the Cubo Line and City Gate are typical designs for the period and thus have significance as early nineteenth-century military structures. The City Gate has retained integrity of location, design, materials, workmanship, feeling, and association. The setting of the City Gate has lost some integrity due to the construction of modern roadways that have physically separated it from the Castillo, but the eligibility of the structure has not been significantly diminished by the changes.

The Cubo Line is an accurate reconstruction of the line as it appeared in 1808, when the Spanish rebuilt the structure and added the City Gate. Reconstructions must demonstrate a high level of historical accuracy and integrity in order to be eligible for the National Register. The Criterion Considerations require that reconstructions be placed in appropriate settings as part of a master plan of restoration, in which no other structure with the same association remains. The Cubo Line meets all of these criteria. The reconstruction is built on the original location of the Cubo Line, which was identified through archeological investigation. No physical or archeological remains exist from the other outer defense works constructed at the same time as the Cubo Line. Therefore, the identification of the location of the original Cubo Line provided a unique opportunity for the reconstruction of a significant structure related to the long history of Castillo de San Marcos.

The Cubo Line is an accurate reconstruction, exhibiting integrity of location, design, setting, feeling, and association. The line provides an important visual link between the Castillo and the City Gate, a link that had previously been absent and hindered interpretation of the City Gate at Castillo de San Marcos National Monument. While the reconstruction does not employ the

original material, which was palm logs, the choice of concrete is justified both for its longer life span and by the careful casting of the concrete to simulate the appearance of palm logs. During the reconstruction, precautions were taken to protect the archeological remains of the original Cubo Line. The Cubo Line is thus eligible for the National Register due to the historical accuracy of the reconstruction and the lack of other structures with the same association around the fort.

Contributing Properties under Context I:
Castillo de San Marcos (1672-1756)
Moat (1672-1696)
Covered way (1672-1762)
Glacis (1672-1758)
Ravelin (1762)
City Gate (1808)
Cubo Line (1808; reconstructed 1963)

II. *The United States War Department at Fort Marion, 1821-1933*

Establishing the American Territory of Florida

A ceremony held July 10, 1821, at Castillo de San Marcos officially marked the transfer of East Florida from Spain to the United States. Some Americans were unenthusiastic about acquisition of territory that U. S. Representative John Randolph described as "a land of swamps, of quagmires, of frogs and alligators and mosquitoes."[37] Nevertheless, many other citizens, particularly in the South and West, viewed the removal of the Spanish from the east coast as essential to the prosperity and sovereignty of the nation. Supporters, including President James Monroe, also believed that acquisition of Florida would pacify the Seminole Indians and bring an end to attacks on white settlers.[38]

The newly established territory united East and West Florida under one government, and Monroe appointed Andrew Jackson its first military governor. American farmers began to migrate into the territory soon after its acquisition, carving farms and plantations out of the fertile wilderness of north Florida. Other citizens moved into the territory's largest towns, St. Augustine and Pensacola, mingling with former Spanish citizens who remained in Florida under American rule. The United States Army established outposts throughout the territory; the garrison at St. Augustine occupied Castillo de San Marcos and several Spanish government buildings. In 1825, the War

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[37]Quoted in George E. Buker, "The Americanization of St. Augustine, 1821-1865," in *The Oldest City: St. Augustine, Saga of Survival*, ed. Jean Parker Waterbury (St. Augustine: St. Augustine Historical Society, 1983), 151.

[38]Ibid.

Department changed the name of the Castillo to Fort Marion, in honor of American Revolutionary War General Francis Marion.[39]

The Spanish had limited expenditures on building maintenance and improvements during their final years of occupation because of funding shortages and uncertainty about the future of the colony. As a result, many of the public buildings and private residences in St. Augustine were in poor condition at the time of American occupation. At Fort Marion, cracks in the masonry walls, a crumbling water battery, and leaks in the terreplein were among the structural problems identified by American engineers. These problems made the fort uninhabitable; therefore, the St. Francis barracks, built during the British period to house soldiers, were repaired to house the garrison, and Fort Marion was used to store supplies and provisions. The War Department also permitted local authorities to use several casemates as a prison.[40]

The Second Seminole War, 1835-1842

The belief that American occupation of Florida would provide security against warring Indian tribes helped garner public support for the acquisition of Florida in 1821. It was soon clear, however, that fighting between the Seminoles and white settlers had continued unabated, and the government was forced to intervene in order to protect American lives and property. Negotiations in September 1823 resulted in the Treaty of Moultrie Creek, which established a four-million-acre reservation in the center of the Florida peninsula for the Seminole tribes. The treaty also required the government to provide money and supplies during the move and to reimburse tribesmen for improvements on the land they were forced to abandon.[41]

The move to the reservation progressed slowly, but most tribes had relocated by 1826. Hunger soon forced the Indians off the reservation in search of food on neighboring farms; white settlers responded by petitioning the federal government for removal of the tribes to the West. In 1830 Congress passed the Indian Removal Act, which authorized the government to trade land west of the Mississippi River for Native American lands in the east and to assist in the removal of the tribes to their new homes. In the Treaty of Payne's Landing (1832) and the Treaty of Fort Gibson (1833), Seminole leaders agreed to removal, but soon after they reneged and declared both agreements invalid. Tensions mounted between the Indians and Americans, reaching a climax

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[39]Ibid., 152; Arana, et al., 18.

[40]Buker, 152; Edwin C. Bearss, "Castillo de San Marcos: The War Department Years, 1821-1933," in *Historic Structure Report for Castillo de San Marcos National Monument*, Edwin C. Bearss and John C. Paige (Denver: National Park Service, 1983), 36-44.

[41]Buker, 161; John K. Mahon, *History of the Second Seminole War, 1835-1842* (Gainesville, FL: University of Florida Press, 1985), 29-50.

in December 1835 with the murder of the federal Indian agent and several others at Fort King and the ambush of an American detachment from Fort Brooke.[42]

The Second Seminole War raged for seven years throughout the peninsula and ultimately resulted in the death or removal of virtually all Native Americans from Florida. St. Augustine became an important base of operations for the United States Army during the early stages of the war, and the population expanded with the influx of soldiers and refugees from neighboring plantations. While no skirmishes occurred in the city, attacks in outlying areas kept citizens on alert. Fort Marion continued to serve as a storehouse for weapons, supplies, and provisions for the army during this period.[43]

The fort also served briefly as a prison for captured Seminole warriors. King Philip, Coacoochee, Blue Snake, Osceola, and Coa Hadjo were among the Indian leaders captured by American troops during the fall of 1837. Their loss weakened Seminole resistance, but the dramatic escape of Coacoochee and nineteen others from the fortress prison in November brought renewed vigor to the fight. Many of the prisoners who did not escape, including Osceola, were later sent to Fort Moultrie in South Carolina for safekeeping.[44]

As the war progressed, the conflict moved farther south into the Everglades, but the superior strength of the Americans ultimately proved too much for the natives. In 1842, the Seminoles conceded defeat and loaded their belongings onto ships headed for their new homes west of the Mississippi. Approximately 4,000 Seminole Indians were either killed in the fighting or moved west at the conclusion of the war, leaving few Native Americans in Florida. The victory brought peace to Florida at a substantial cost: the Second Seminole War was the most expensive of the Indian wars, costing approximately $20 million dollars and 2,000 American lives.[45]

Fort Marion as a Coastal Fortification

Engineers and officials in the War Department did not view Fort Marion as essential to national defense prior to the Second Seminole War. Military engineers considered the fort a solid, defensible work, but they also believed the bastioned design of the fortress outdated. War Department officials observed that St. Augustine did not hold a position of strategic significance in Florida: the territorial capital moved to Tallahassee in 1824, and large ships found Matanzas Bay difficult to access. As a result, the War Department made few efforts to improve the fortress in the early years of occupation.

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[42]Mahon, 51-61, 72-83, 101-6.

[43]Sidney Walter Martin, *Florida During the Territorial Days* (Athens, GA: University of Georgia Press, 1944), 183.

[44]Mahon, 212-24.

[45]Ibid., 238; Albert Manucy, "Some Military Affairs in Territorial Florida," *Florida Historical Quarterly* 25:2 (Oct. 1946), 210.

Local citizens protested the Army's neglect in 1832, petitioning Congress to appropriate funds for repair of the fort and reconstruction of the city's seawall. Congress allocated $20,000 the same year to make needed repairs to the structures.[46]

The seawall received top priority in the expenditure of funds because of a breach which threatened property and lives in town. The Army Corps of Engineers directed the reconstruction of the seawall over a period of fourteen years. The outbreak of the Second Seminole War forced the government to reevaluate the importance of Fort Marion within the coastal defense system, and additional expenditures for construction of a water battery were approved in 1842. Workers filled the moat between the east curtain wall and the seawall, building gun emplacements on the battery terreplein. They also built a hot shot furnace, which was used to heat iron cannon balls for firing at flammable targets like wooden ships.[47]

The completion of the water battery and hot shot furnace in 1844 ended construction projects at Fort Marion. The fort's defenses were updated sufficiently to be included as part of the nation's coastal defense system. Like many of the contemporary fortifications along the American coastline, however, the fort lacked one ingredient key to its defense: a garrison to man its guns. When Confederate troops came to take over Fort Marion in 1861, they found only one elderly caretaker occupying the fortress.[48]

Florida in the Civil War, 1861-1865

At the conclusion of the Second Seminole War in 1842, Florida began a gradual return to a peacetime economy. Farmers returned to their fields, and merchants resumed trade. Soldiers stationed in St. Augustine during the war were relocated to other posts around the country. Migration into the territory from the North continued, so that by 1845 Florida had sufficient population to apply for statehood.[49] Congress accepted Iowa and Florida into statehood simultaneously, maintaining the balance between free and slave states in the Union. The need for such compromise illustrated the growing tension between the slave states of the South and the free states of the North, a tension that led to the secession of South Carolina in late 1860. On January 10, 1861, Florida followed suit and the next month became part of the newly formed Confederate States of America.[50]

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[46]Bearss, 35, 46-8.

[47]Bearss, 152-230; Albert Manucy, *Artillery Through the Ages* (Washington: National Park Service, 1949, reprint 1985), 69.

[48]Arana, et al., 18-19.

[49]Buker, 160-72.

[50]Bearss, 255; Tindall and Shi, 405.

Throughout the South, secession governors ordered state troops to seize federally owned forts. In Florida, the governor sent state troops into Fort Marion, Fort Clinch, Fort Barrancas, and the Chattahoochee Arsenal five days before the formal act of secession by the legislature. Troops entered Fort Marion on January 7 and took the fortress from its solitary caretaker without a fight. At Fort Sumter in Charleston, South Carolina, federal troops did not surrender to Confederate forces, and the siege on the fort in April 1861 signalled the beginning of the Civil War.[51]

Florida contributed minimally to the war effort, both because of its limited supply of men and provisions and its location far south of the major theaters of the war. In St. Augustine, troops dismantled the guns at Fort Marion and shipped them to positions more important to the defense of the South. When Union gunboats appeared outside the harbor in March 1862, Confederate forces quickly departed the city; federal troops occupied St. Augustine on March 11 without confrontation. The Union forces upgraded Fort Marion to a state of defense, but the Confederacy made no attempt to reclaim the city for the duration of the war.[52]

The federal occupation of the city continued after the Confederate surrender at Appomattox; troops assigned to Florida during Reconstruction were headquartered in St. Augustine. The strain of the war effort and the absence of winter tourists combined to deplete the town's resources, and recovery occurred slowly. Yet, by the 1870s, improvement was apparent: the local orange industry was rebounding, tourists were returning, and the first suburbs began to appear outside the old city walls.[53]

Fort Marion and the Western Indian Wars

As St. Augustine recovered from the Civil War, army engineers once again evaluated the importance of Fort Marion within the coastal defense system. In 1866, the War Department declared the fort nonessential to the nation's defenses but worthy of maintenance until further notice. The garrison stationed in St. Augustine made needed repairs to the fort and prepared it for possible use as a prison.[54]

In the aftermath of the Civil War, the attention of the federal government shifted to the Great Plains, where the march of American settlers across the

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[51]Bearss, 255-6; E. Merton Coulter, *The Confederate States of America*, vol. 7 of *A History of the South* (Baton Rouge: Louisiana State University Press, 1950), 34.

[52]Coulter, 398; Bearss, 256-63.

[53]Thomas Graham, "The Flagler Era, 1865-1913," in , *The Oldest City: St. Augustine, Saga of Survival*, ed. Jean Parker Waterbury (St. Augustine: St. Augustine Historical Society, 1983), 183-9.

[54]Bearss, 262.

continent had continued virtually unabated throughout the war. The search for precious minerals and new agricultural lands drew miners from the west and farmers from the east toward the center of the continent. This new population of settlers not only infringed upon Indian lands but also threatened resources upon which the natives relied. While some tribes agreed to removal to new reservations, many others resisted, remembering the broken promises of the 1830s that had originally placed them on reservations. The Western Indian wars began in the early 1860s and continued through the 1880s.[55]

In the course of the Indian campaigns, the army captured a number of rebellious natives for whom accommodations removed from the scene of battle were needed. Army officials chose Fort Marion, which had been used as a prison periodically from the time of the American Revolution, to house some of the captives. Seventy-one members of the Cheyenne, Kiowa, Comanche, Caddo, and Arapaho tribes arrived at the fort on May 21, 1875. Lt. Richard H. Pratt, who escorted the Indians to Florida, directed the construction of a wooden shed on the terreplein to house the prisoners.[56]

Pratt attempted to educate and assimilate the Indians during the three years they were at Fort Marion, teaching them vocational skills as well as arithmetic, history, and English. He also encouraged them to make souvenirs to sell to tourists for spending money. When the prisoners were released by the War Department in 1878 to return home, a group of young men went to the Hampton Institute in Virginia to further their education and assimilation. Pratt's experience with the Native American captives at Fort Marion led him to establish the Carlisle Indian Training School in Pennsylvania in 1880.[57]

Conflicts with the western tribes continued into the 1880s. In April 1886, a new group of prisoners arrived in St. Augustine from Arizona. The seventy-seven Apaches had surrendered to the army and were sent to Florida while the rest of the tribe was still at large. The Indians lived in army tents on the parade ground of the fort. By January 1887, the total number of prisoners at the fort was 447. As with the group that preceded them, the Apaches were educated in a special school, and tourists frequented the fort for a view of the men, women, and children. After a year of captivity in Florida, the prisoners were shipped to a reservation in Oklahoma.[58]

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[55]Tindall and Shi, 478-82.

[56]Bearss, 275-80.

[57]Albert Manucy, "Indian School at Fort Marion," chap. 16 in *Great Men and Great Events in St. Augustine*, Albert Manucy, Rhoda Emma Neel, and F. Hilton Crowe (National Park Service, 1939), 5-7.

[58]Omega G. East, *Apache Prisoners in Fort Marion, 1886-1887* (National Park Service, 1951).

Fort Marion National Monument

St. Augustine was a popular tourist destination as early as 1830, attracting many northerners with its healthful climate and unique history. The tourism industry continued to grow until the Civil War, when travel between North and South became impossible. Recovery was slow after the war, until Henry M. Flagler, a cofounder of Standard Oil Company, began building his Florida resort dynasty in the 1880s. Flagler's vision of Florida as a rich man's paradise began in St. Augustine, where he opened several hotels catering to America's wealthy elite.[59]

Two of the great attractions of St. Augustine were its European flavor and Spanish colonial architecture, and Fort Marion embodied both of those qualities. From the earliest days of American occupation, visitors to St. Augustine recognized the fort as one of the "must-see" sites in the city. The War Department began giving guided tours of the structure around 1848; tours were in such demand during the incarceration of the western Indians that special permits were required to gain access to the building.[60]

The historical significance of Fort Marion was recognized by local citizens and War Department administrators early in the American period. In a letter requesting Congressional support for needed repairs to the structure in 1832, a local citizen, Judge Robert R. Reid, referred to the fort as "a fine and venerable monument of art" worthy of preservation, and he considered the structure a source of pride to the local community. Military engineers assigned to work in St. Augustine often made similar observations about the strength of the fortress and its historic value to the city and the nation.[61]

In 1884 Congress made the first appropriation for restoration of Fort Marion, which Jere Krakow, in the administrative history of Castillo de San Marcos and Fort Matanzas, describes as a particularly important step toward the structure's preservation:

> *Of all the congressional actions, the most significant one occurred in 1884 when President Chester A. Arthur signed into law an appropriation of $5,000 for restoration and preservation of the Castillo. Preceding the Casa Grande preservation action by almost five years, it established a little known precedent for the expenditure of federal monies to preserve an historic structure.*[62]

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[59]Graham, 189-96.

[60]Jere L. Krakow, *Administrative History of Castillo de San Marcos National Monument and Fort Matanzas National Monument* (National Park Service, 1986), 1-7.

[61]Bearss, 46-7; Krakow, 7.

[62]Krakow, 8.

Additional appropriations in 1888 and 1890 aided preservation efforts at the fort, and expenditures for restoration continued into the twentieth century.

A disastrous fire in 1914 destroyed much of the downtown of St. Augustine, including the headquarters of the St. Augustine Historical Society and Institute of Science. Searching for a place to house its collections, the society applied to the War Department for use of several casemates at Fort Marion. Under terms of an agreement reached the same year, the Historical Society provided guided tours of the fort for ten cents per person and ran a gift shop selling postcards and other souvenirs. The War Department reserved the right to insure maintenance and access to visitors as well as quality of guide service This arrangement would continue, with modifications, until the National Park Service assumed responsibility for the fort in 1933.[63]

In 1924, President Calvin Coolidge, acting under the authority of the Antiquities Act of 1906, declared five forts, including Fort Marion and another Spanish colonial fortification, Fort Matanzas, to be national monuments. This action officially established a government policy of preservation for the two structures. The War Department continued to administer the two forts until 1933, when Franklin D. Roosevelt signed an executive order transferring national monuments, military parks, battlefields, and cemeteries to the National Park Service in the Department of the Interior.[64]

Integrity

Castillo de San Marcos, and the moat, covered way, glacis, and ravelin are nationally significant under National Register Criteria A and C. All of these structures were significant during the Second Seminole War, when the fort served as a base of operations for the United States Army against the Seminoles. The structures also played a minor role in the Civil War and the coastal defense system developed by the Army Corps of Engineers during the nineteenth century. During the twentieth century, the Castillo and its associated structures gained additional significance as recipients of federal funding for their preservation. The structures were also contributing factors to tourism development in Florida at the end of the nineteenth century. The Castillo, covered way, glacis, and ravelin demonstrate integrity of location, design, setting, materials, workmanship, feeling, and association. The design of the moat was altered between 1842 and 1844, but it retains sufficient integrity to merit listing.

The seawall, water battery and hot shot furnace contribute to the significance of the district under National Register Criteria A and C. The three structures were built in the mid-nineteenth century in order to update the defenses of Castillo de San Marcos, then known as Fort Marion. The reconstruction of the seawall by the Army Corps of Engineers was necessary to insure the safety of the town and fort from high waters and erosion. The construction of the water battery and hot shot furnace was primarily a response

[63]Ibid., 14-5.

[64]Ibid., 23-4, 39.

to the Second Seminole War and was also a part of the development of the nineteenth century coastal defense system. The structures are significant examples of the military and engineering conventions of their day and have retained integrity of location, setting, design, materials, workmanship, feeling, and association.

Contributing Properties under Context II:
- Castillo de San Marcos (1672-1756)
- Moat (1672-1696)
- Covered way (1672-1762)
- Glacis (1672-1758)
- Ravelin (1762)
- Water battery (1842)
- Seawall (1833-1842)
- Hot shot furnace (1842)

Contributing Properties within District:
- Castillo de San Marcos
- Moat
- Ravelin
- Covered Way
- Glacis
- Cubo Line
- City Gate
- Water battery
- Seawall
- Hot shot furnace

Non-contributing Properties within District:
- Administration Building
- Ticket booth
- Tricentennial Marker

Major Bibliographical References

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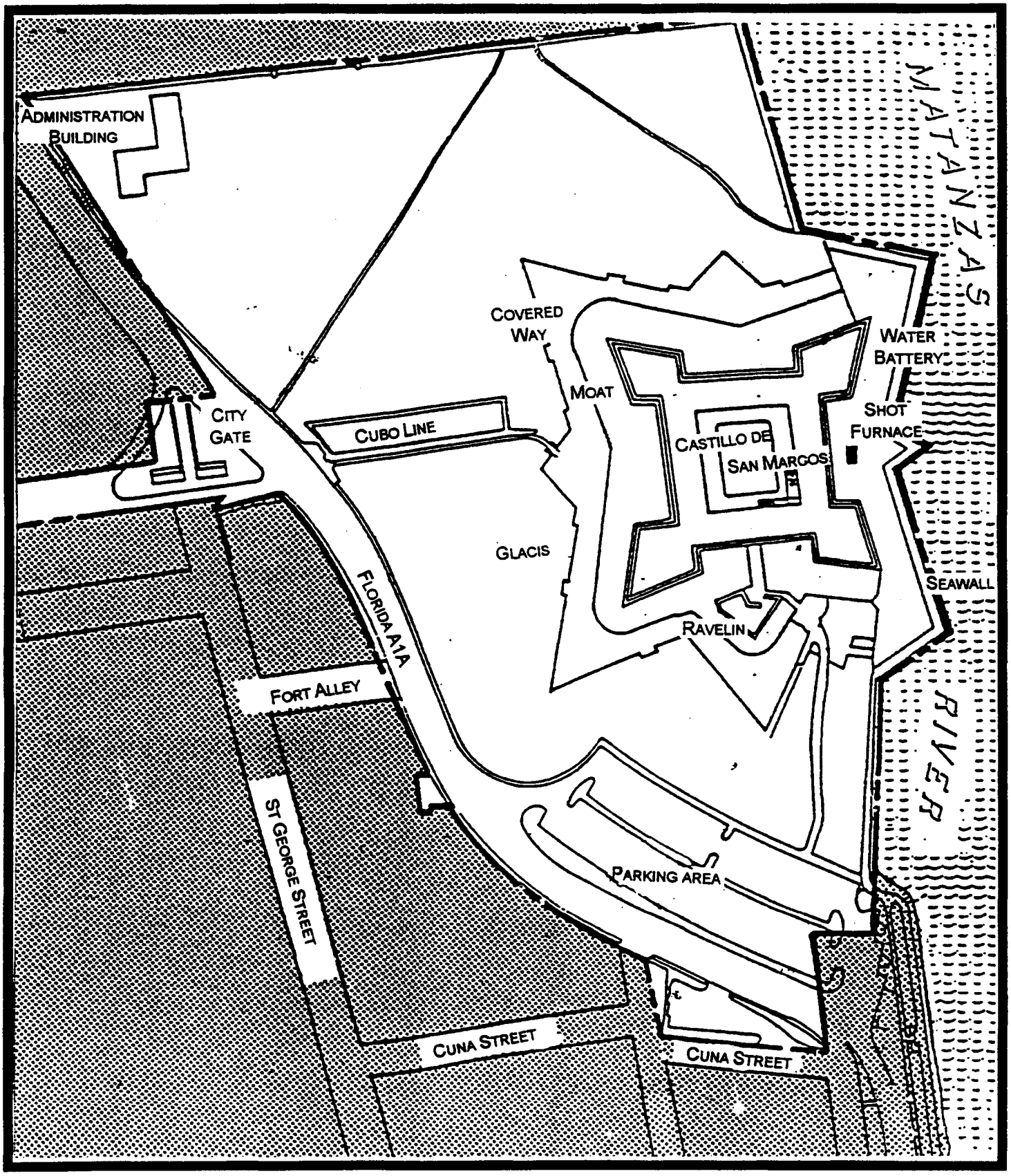
Photographs

Castillo de San Marcos National Monument
St. Johns County, Florida
Location of negatives: NPS, SEFA

1. Moat, view from northeast (Jennifer D. Brown, November 1995)
2. Ravelin, view from west (Brown, November 1995)
3. Covered way, view from east (Brown, November 1995)
4. Glacis, view from west (Brown, November 1995)
5. Hot shot furnace, view from south (Brown, November 1995)
6. Seawall, view from south (William Chapman, July 1991)
7. Reconstructed Cubo Line and adjacent moat, view from northwest (Chapman, July 1991)



BASE MAP
CASTILLO DE SAN MARCOS NATIONAL MONUMENT
ST. AUGUSTINE, FLORIDA

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Appropriateness

Case Number: HP2025-0054 **Meeting Date: Thursday, August 21, 2025**

1. NAME OF APPLICANT: National Park Service
   Business (if applicable):
   Address: 1 South Castillo Drive
   City: St. Augustine State: FL Zip Code: 32084
   Daytime Telephone: 904-829-6506 E-Mail Address: Gordon_Wilson@nps.gov

2. NAME OF PROPERTY OWNER: National Park Service
   Business (if applicable):
   Address: 1 South Castillo Drive
   City: St. Augustine State: FL Zip Code: 32084
   Daytime Telephone: 904-829-6506 E-Mail Address: Gordon_Wilson@nps.gov

3. PROJECT LOCATION: 1 S CASTILLO DR, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: (2) CASTILLO DE SAN MARCOS & PT LYING SE IN OR911/1409

5. SCOPE OF WORK: to make improvements to the existing sea wall, including height increases to match the tallest portion of the wall and general repairs; to construct a new ADA boardwalk and steps to the north; and, to construct a new fee station along with associated landscape and hardscape changes throughout the property

Information attached by applicant includes:

- Application Agreement
- Plan Overview
- Site Plans
- Site Details and Specs
- Landscape Plan
- Fee Booth Plans and 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: 1 S Castillo Dr, Saint Augustine, FL, 32084

Applicant's Name: Gordon Wilson Applicant's Signature: Gordon J Wilson 7/22/2025

Owner's Name: Gordon Wilson Owner's Signature: Gordon J Wilson 7/22/2025

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 August 11, 2025
Planning and Building Department

CITY OF ST AUGUSTINE EST. 1565

Certificate of Appropriateness
Sufficiency Checklist

Case Number HP2025-0054
1 S CASTILLO DR, Saint Augustine, FL, 32084

	Checklist Item	Checklist Item Description	Status	Comments
1.	**ROOFS AND ROOFING - Brochure or sample of proposed roof surface**	Brochure or sample of proposed roof surface including applicable colors, patterns, material, texture	Need	There are two different roof material types on the NPS Office building: Composite wood shake and real wood shake. Based upon the AGHP and past board discussion, preference would be for real wood shakes. Alternatively, asphalt shingles in a medium-dark brown could be appropriate.
2.	**EXTERIOR FINISHES - Scaled drawing of existing and proposed conditions**	Scaled drawing of existing and proposed conditions if full replacement material is proposed which will change the appearance of the building through its shape, scale, size, profile, pattern, and/or texture	Need	While detailed drawings of the proposed fee booth have been provided, simplified drawings (site plan showing size of building footprint and a front and side elevation) of the existing fee booth, for comparison, should be provided. Dimensions for both existing and proposed should be provided.
3.	**PORCHES, DECKS, BALCONIES - Photographs of existing**	Photographs of existing porch/deck/balcony or location of proposed porch/deck/balcony	Need	We need clear photographs of the existing wood walkways.
4.	**PORCHES, DECKS, BALCONIES - Scaled detail of existing or proposed**	Scaled detail of existing or proposed porch/deck/balcony showing material, construction detail, finish details	Need	Please specify all materials and finishes including treads and railings. Existing stairs are all wood, and wood would be the material preference. Also clarify the extent of timber walkways and how they will tie in to existing and new walkways.
5.	**EXTERIOR DOORS - Brochure, sample, or scaled drawing of proposed**	Brochure, sample, or scaled drawing of proposed door(s) including material, all dimensions, finish, glazing, and hardware	Need	Material and style of door are generally required for COAs.
6.	**WINDOWS - Brochure or sample showing the material**	Brochure or sample showing the material, window type, all dimensions and profiles, finish, glazing, and hardware	Need	Proposed window materials and style are generally required for COAs.
7.	**EXTERIOR ELECTRICAL/MECHANICAL - Brochure, sample, or scaled drawing**	Brochure, sample, or scaled drawing showing the materials, light intensity and source, hardware, colors/finish	Need	Any mechanical equipment or lighting fixtures visible from the exterior should be noted.
8.	**PARKING, LANDSCAPE OR OTHER SITE FEATURE - Details of proposed features**	Details of proposed features including material, finish, height, spacing, shapes, patterns, hardware, construction details such as a section drawing	Need	Visual representations (photographs and samples) of what the Resin Bound Stabilized Earth Aggregate Walkway will look like should be provided. The type of aggregate used could determine whether the feature is appropriate.

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Checklist Item	Checklist Item Description	Status	Comments
9. **PARKING, LANDSCAPE OR OTHER SITE FEATURE - Plant material list**	Plant material list with identification, quantity, size at planting and maturity, spacing	Need	Please include a list of proposed new plant materials, and existing if possible.

Other Details Necessary for Review

Please provide a brief history of the seawall's development, particularly construction dates for what is existing. Existing and proposed materials for each portion of the sea wall should be clearly stated since the drawings provided make it difficult to determine how each area will be finished.

Additionally, please provide any information available regarding the age and construction of the current fee booth.

CROFT RESPONSE 2015-08-06

1. The current design specifies synthetic cedar shakes due to their superior durability and longevity compared to natural wood products. Unlike natural shakes, which require regular maintenance such as cleaning, sealing, and treatment for moss and algae, synthetic options offer long-term performance with minimal upkeep. Additionally, natural wood shakes present a higher fire risk and tend to become more vulnerable to wind damage over time. While asphalt shingles are an acceptable alternative, they are less aligned with the historic architectural character we aim to preserve. We suggest moving forward with the synthetic cedar shake roofing specified.

2. Simplified drawings have been provided as a part of this response.

3. Noted. We have provided this information as a part of this response.

4. Noted. We have provided this information as a part of this response.

5. The exterior door of the fee booth is a full flush, painted FRP door that is hurricane rated, impact resistant, moisture resistant, corrosion resistant, and low maintenance (no repainting or refinishing).

6. There are various window types on the project. The ticketing windows are bullet-resistant stainless steel transition windows with a two-way microphone and tray with locking lid. The other exterior windows are fixed hurricane rated aluminum storefront. The ticketing windows will have roll down hurricane shutters.

7. Electrical plans and cutsheets of the exterior lighting are included as part of this response.

8. Technical specifications and cutsheets of the proposed resin bound pathway have been included as part of this response.

9. Landscape plans with plant list is included as part of this response.

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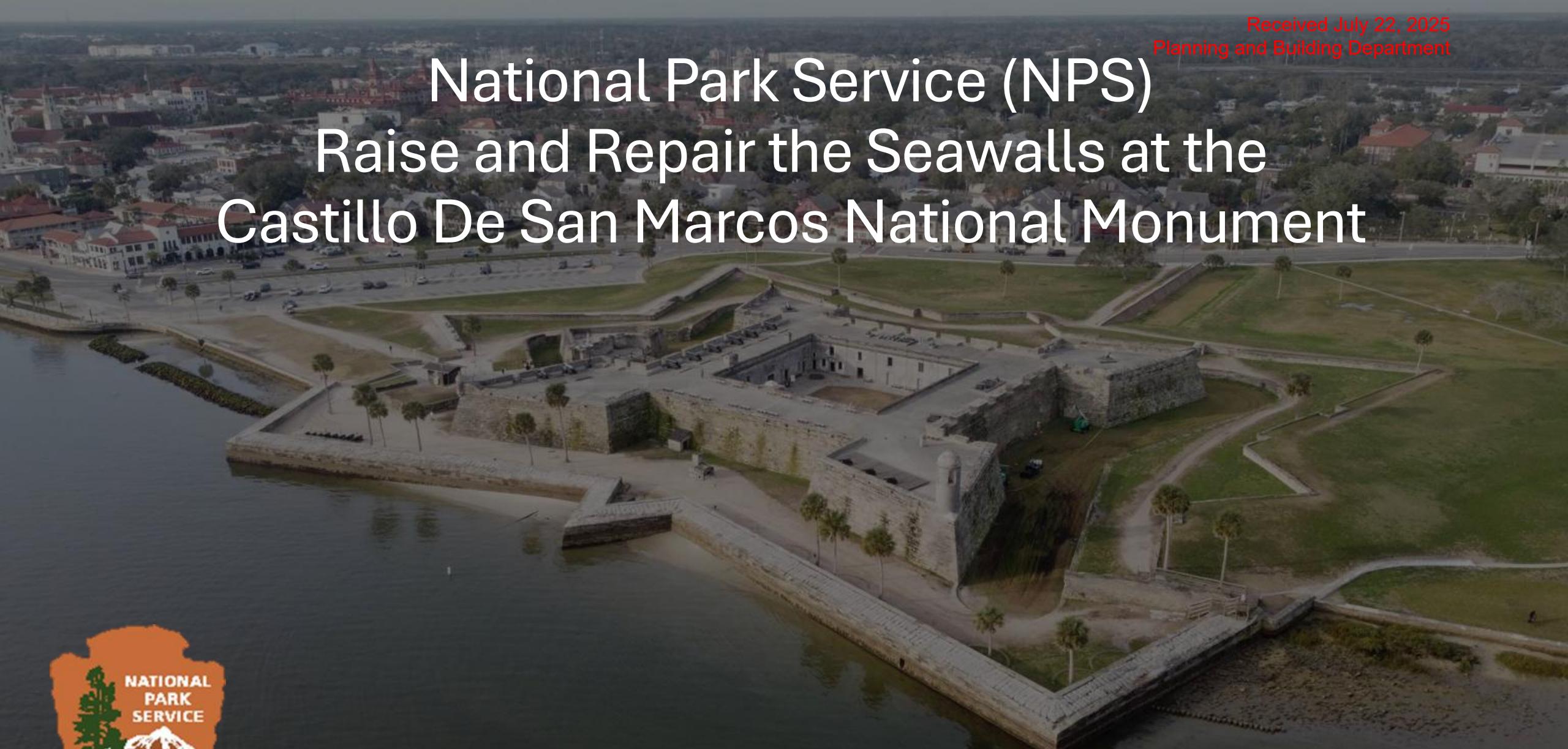
National Park Service (NPS)
Raise and Repair the Seawalls at the Castillo De San Marcos National Monument



City of St. Augustine Presentation for PZB & HARB

August 2025

Received July 22, 2025
Planning and Building Department



Introductions & Project Approach

Received July 22, 2025
Planning and Building Department

Presentation Outline

- Introductions
- Purpose & Need
- Seawall Sections & Existing Conditions
- Project Challenges & Approach
- Project Design
- Compliance
- Schedule
- Next Steps
- Questions



Received July 22, 2025
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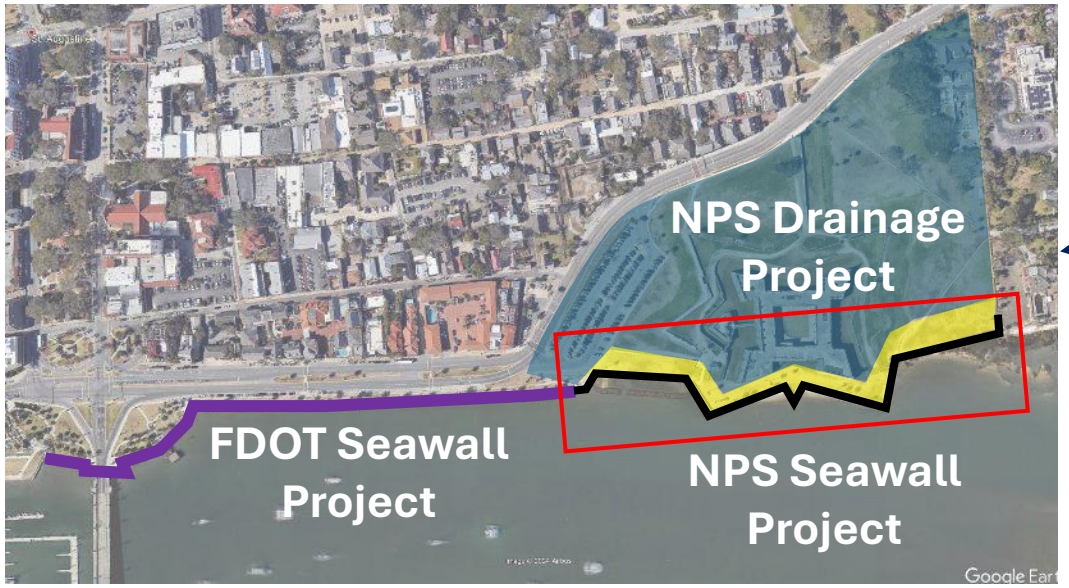
Concurrent Projects

- City of St. Augustine Capital Improvement Projects (CIPs)
- US Army Corps of Engineers (USACE) Coastal Storm Risk Management (CSRM) Study
- FL Department of Transportation (FDOT) Seawall Project
- NPS Drainage Project





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Project Purpose & Need

- Purpose: To repair and rehabilitate the seawall's historical functionality to protect and preserve the NPS historic and cultural resources.
- Need: To address structural integrity issues at the seawall, including effects of aging, erosion, storm damage and flooding, as well as mitigate the impacts of sea level rise by raising the seawalls.





PURPOSE AND NEED	Purpose is to repair and rehabilitate the seawall along the shoreline	Address deteriorating structural integrity issues and improve seawall's resilience	Mitigate risks and preserve historical significance	Need to protect seawalls from continued degradation	Need to raise the elevation of the seawalls to provide protection to the site

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Coastal Hazards

- The seawall elevations at the Fort result in overtopping and flooding during high water level and storm events.
- This allows flood waters to inundate the Historic District of St. Augustine, as seen during several recent storm events.
- The low elevation and deterioration of the aged seawalls will be addressed as part of this project.









https://www.jacksonville.com/picture-gallery/weather/hurricane/2022/11/11/downtown-st-augustine-flooded-tropical-st[illegible]ole/10664498002/

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Project Key Objectives

- Improve the seawall's ***historical functionality***, aimed at preserving the sites historical and cultural resources.
- Develop a sustainable design that ***minimizes the potential for flooding*** or harm to neighboring properties, thereby enhancing the overall resilience of the site.
- Support the ***preservation of the fortress*** to uphold its standing as a regional, national, and international tourist destination in Florida.
- ***Maintain historic and cultural integrity*** aligned with NPS policy and compliance standards.



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Seawall Conditions & Design Approach

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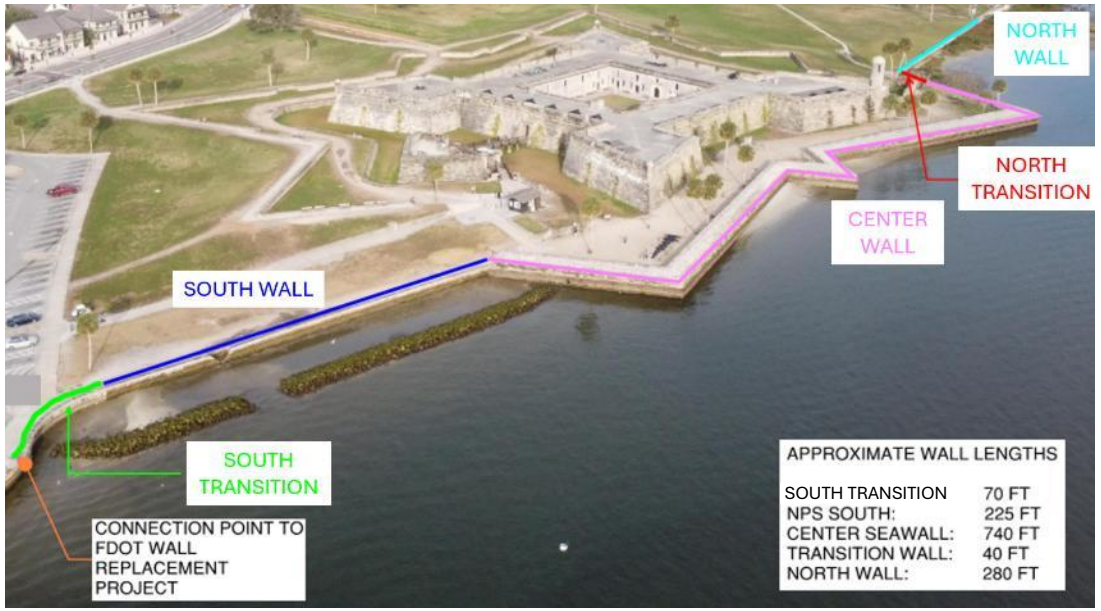
Project Overview – Historic Wall Sections

South Transition





North Wall



South Wall



Center Wall



North Transition



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Project Challenges

History	Preservation	Resiliency	Cultural	Structural Integrity
Materials	Archeology	Scope & Funding	Viewsheds	Constructability
Resource Impacts	Site Conditions	Operations	Guest Experience	Coastal Hazards

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Historic & Cultural Resources

Considerations

- ✓ Historic Alignment
- ✓ Hierarchy & Center Wall Prominence
- ✓ Viewshed
- ✓ Cultural Resources
- ✓ Natural Resources
- ✓ Archeology
- ✓ History of Fort & Seawall
- ✓ Historic Materials



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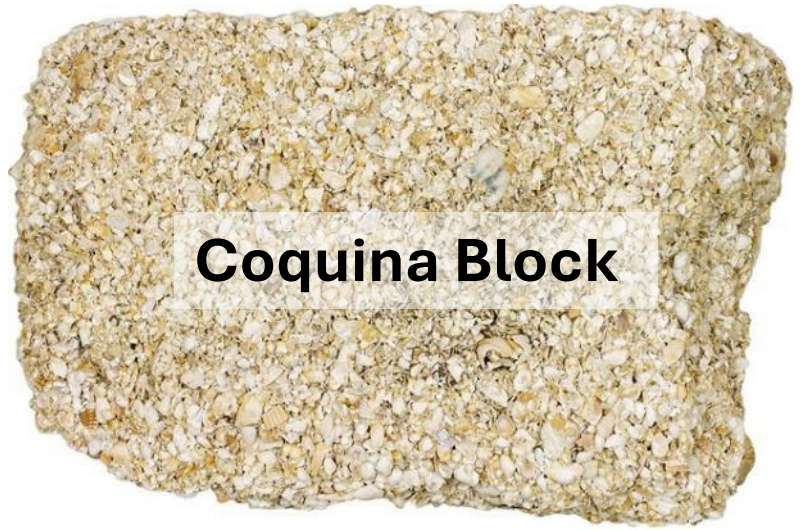
Materials

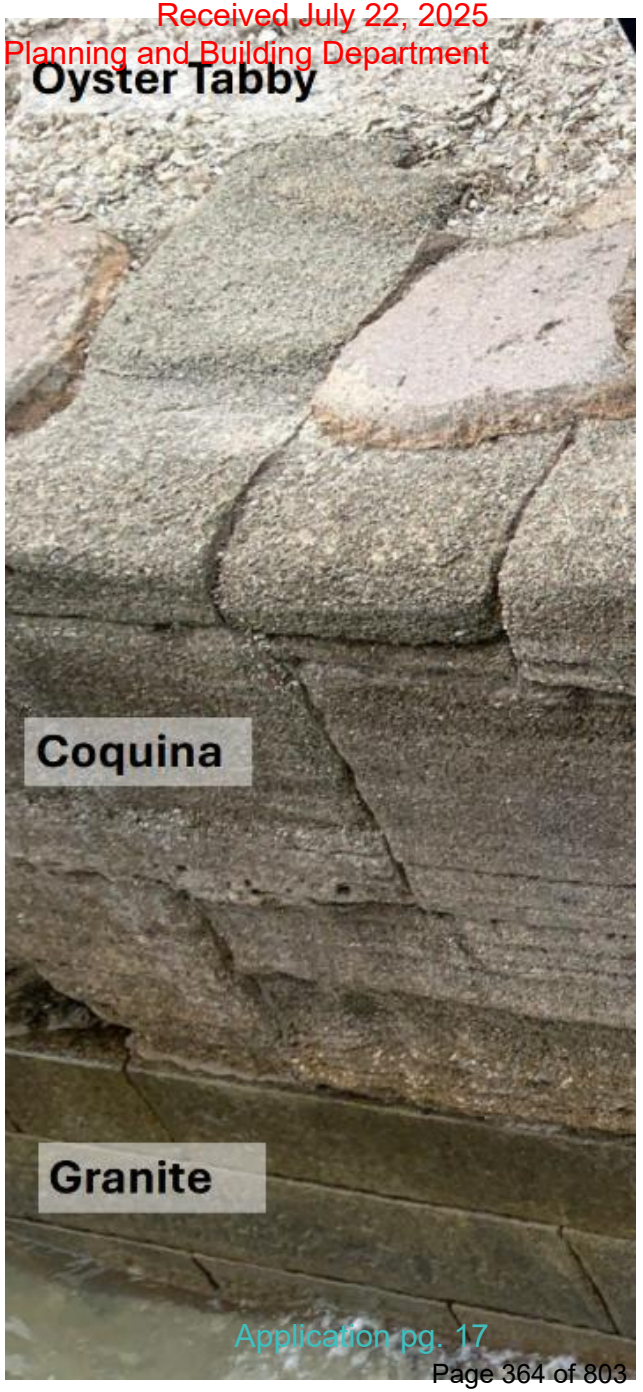
Historical Materials

- Coquina (*limitations*)
- Poured Concrete with Coquina Shell Aggregate
- Tabby
- Granite









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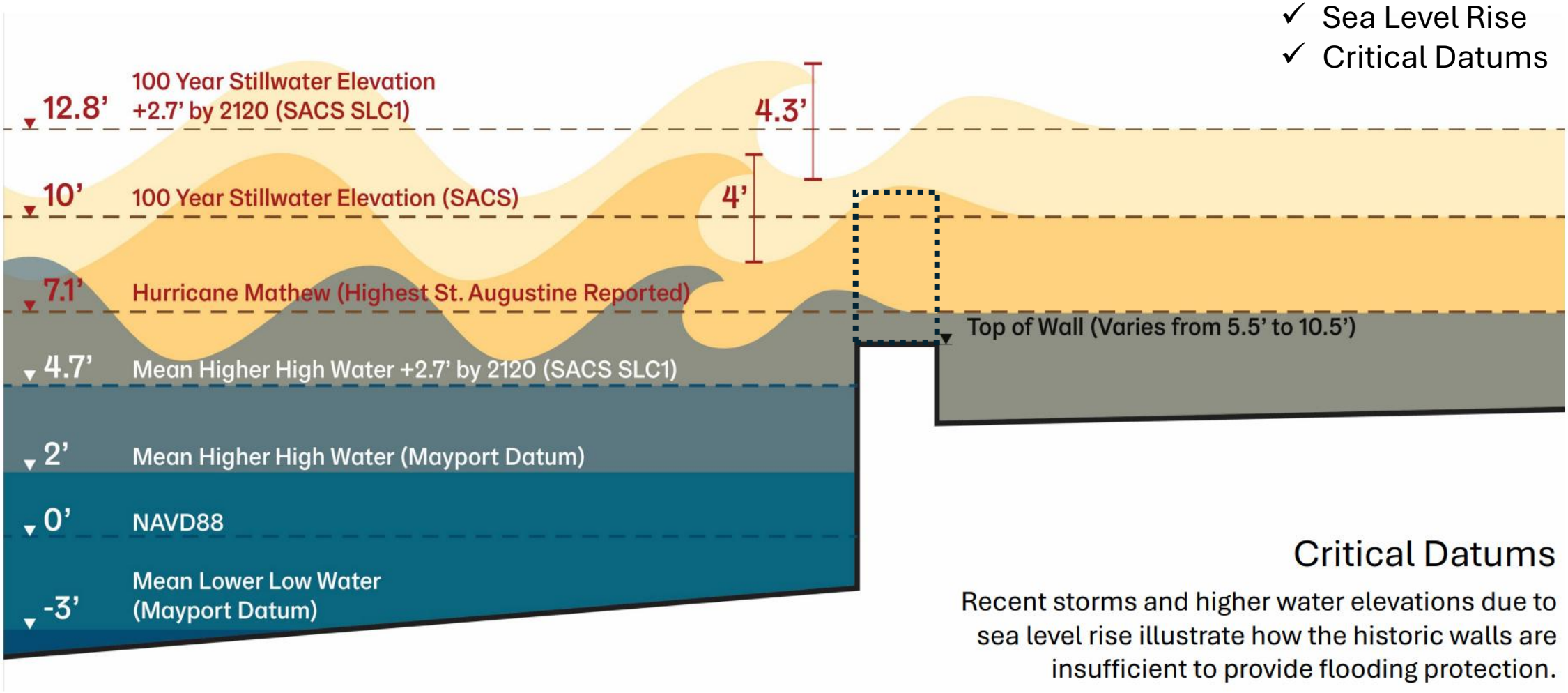
Resiliency & Rehabilitation

- ✓ Tides
- ✓ Storm Surge
- ✓ Sea Level Rise
- ✓ Critical Datums



Critical Datums

Recent storms and higher water elevations due to sea level rise illustrate how the historic walls are insufficient to provide flooding protection.

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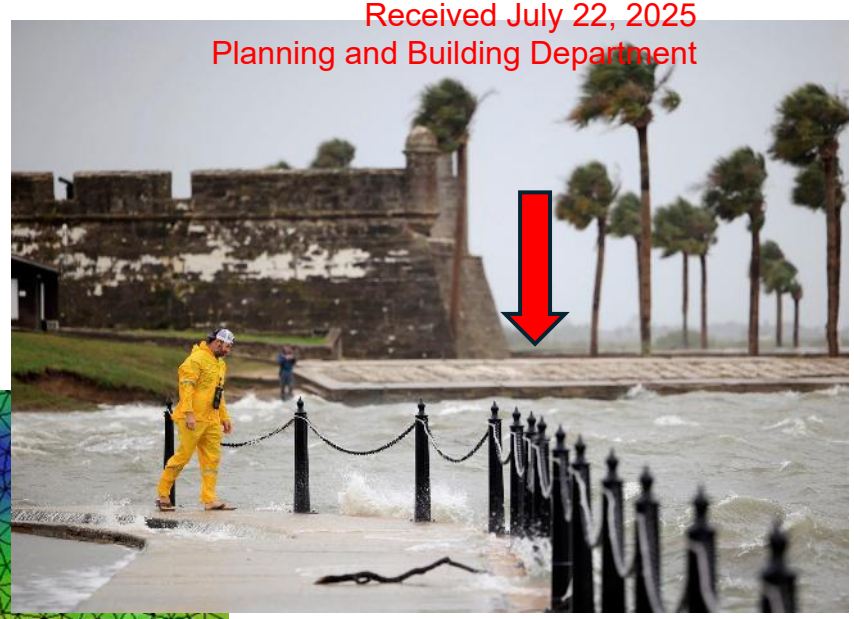
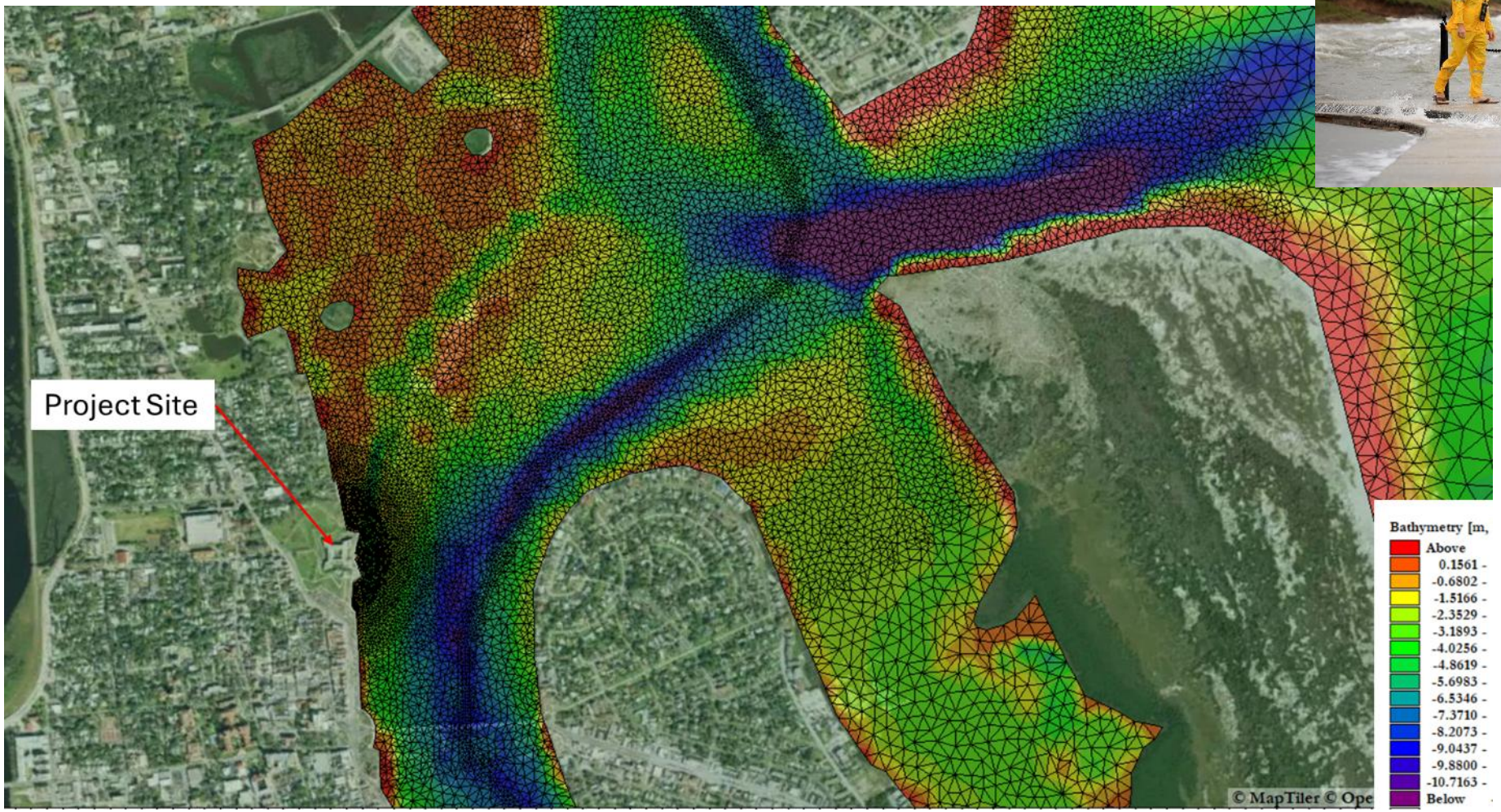
Coastal Hazards

Design Wall Height to Match Existing Center Wall Height of 10.5 feet NAVD88





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NPS Seawall Project Overview

Site Plan

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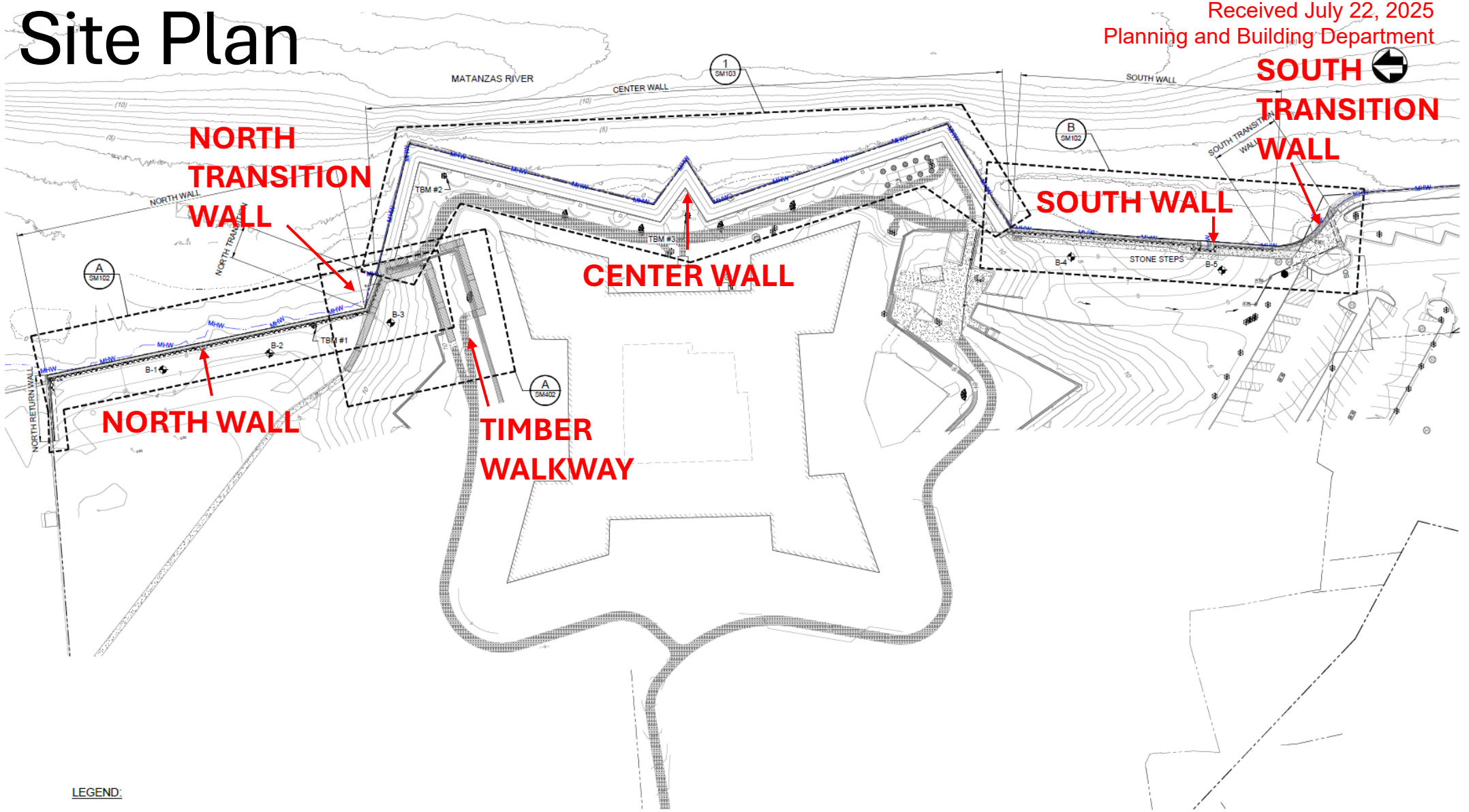

LEGEND:

MHW — MEAN HIGH WATER LINE

TBM-# — TEMPORARY BENCHMARK

B-# — STANDARD PENETRATION BORING

NOTE

1. BORING LOCATIONS ARE APPROXIMATE, SOIL PROFILES ON SHEETS BM601 AND BM602.

CONTROL POINT TABLE

POINT	NORTHING	EASTING	ELEVATION
TBM #1	2023225.87	557533.03	3.59
TBM #2	2023113.66	557657.52	5.27
TBM #3	2022903.88	557623.32	5.32

40' 0' 40' 80'
SCALE: 1"=40'

A/E FIRM: CROFT & ASSOCIATES; MOFFATT & NICHOL	DESIGNED: JJL; PLOTTED: RAW; TECH REVIEW: RVS/LRB; DATE: 06/18/2025	SUB SHEET NO. SM101	LOCATION WITHIN PARK: HISTORIC SEAWALL; TITLE OF SHEET: MARINE STRUCTURAL SITE PLAN; CASTILLO DE SAN MARCOS NATIONAL MONUMENT	DRAWING NO.: 343 189856; ZMI/PKG NO.: 324271; SHEET: 087 OF 111	

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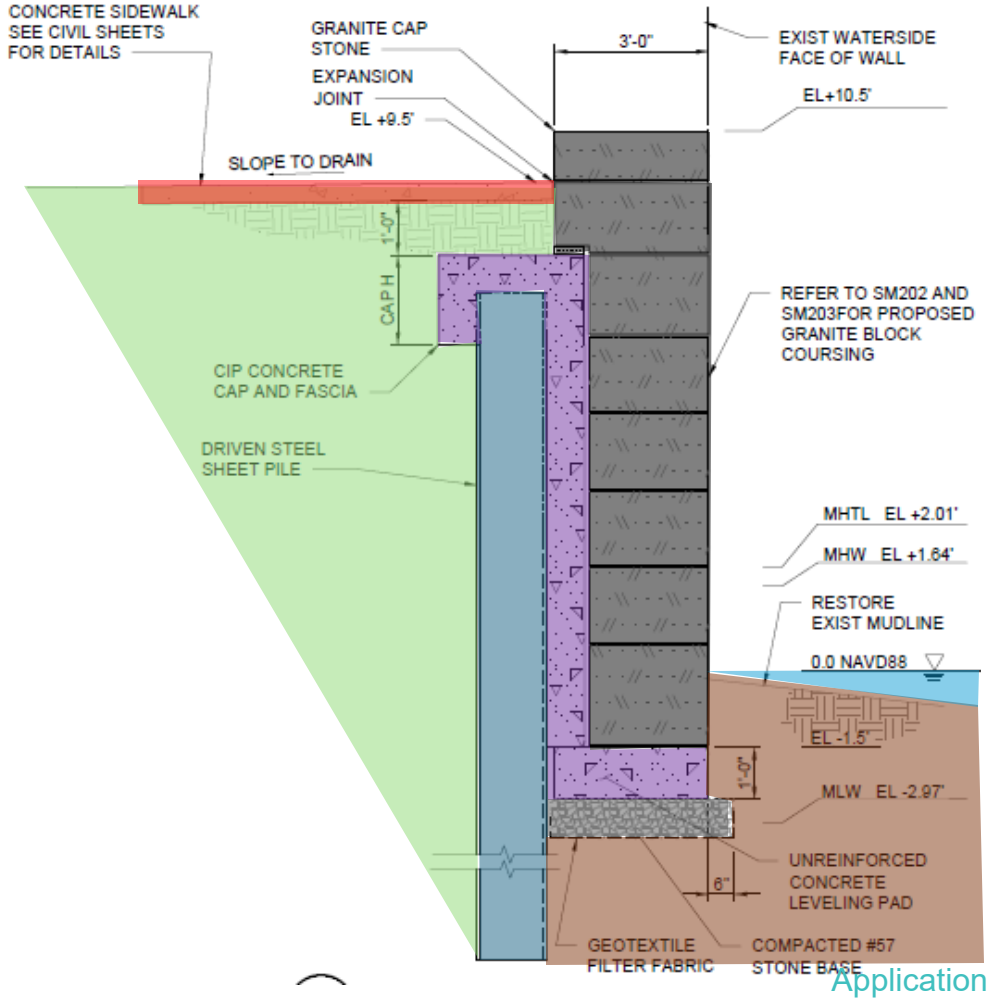
North Wall







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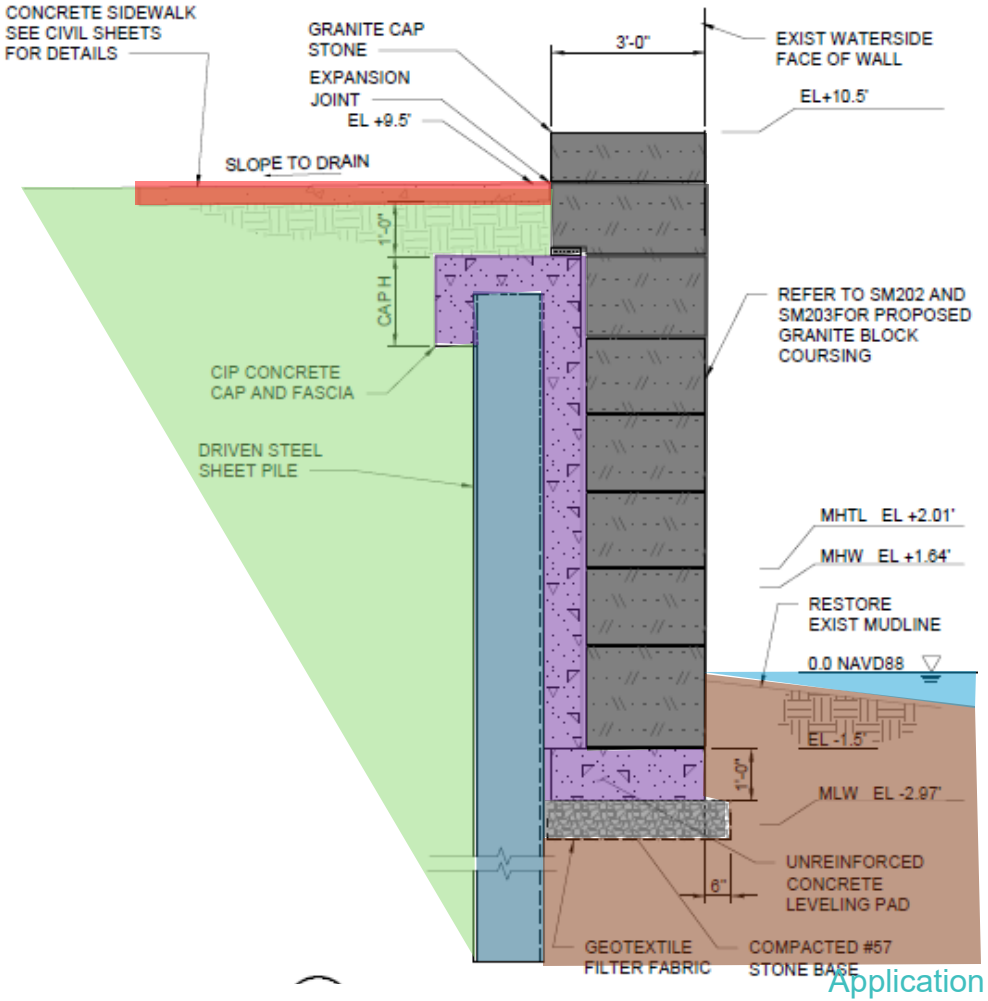
North Transition Wall







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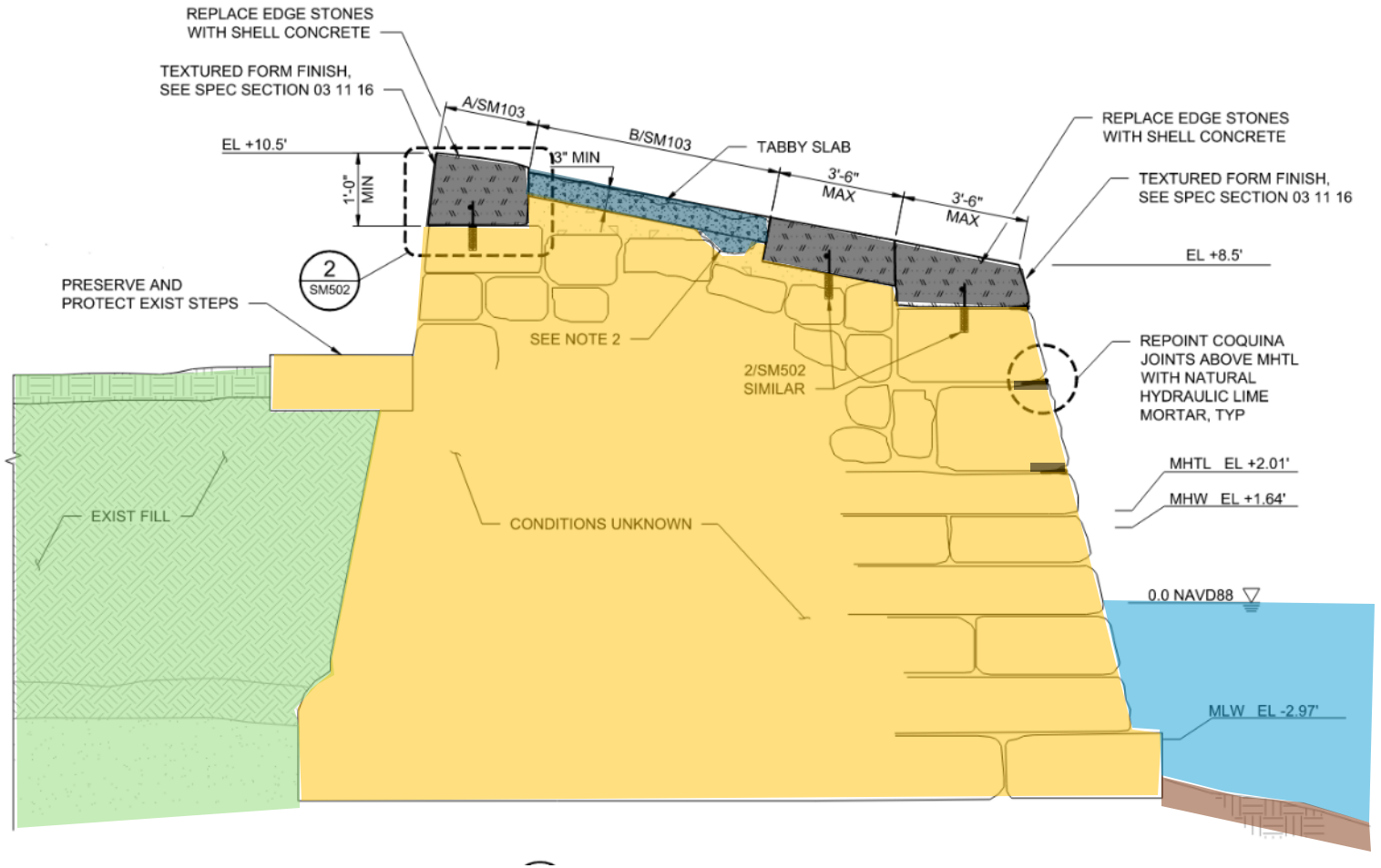
Center Wall







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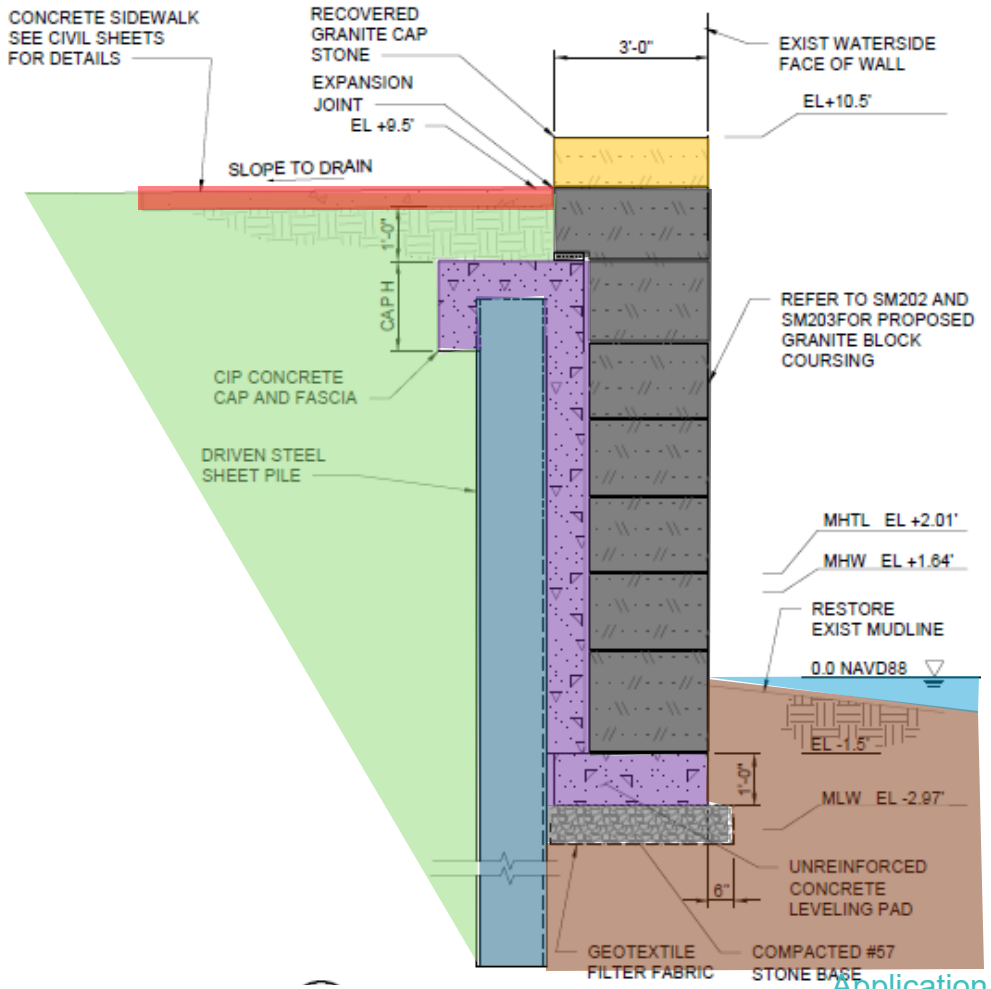
South Wall







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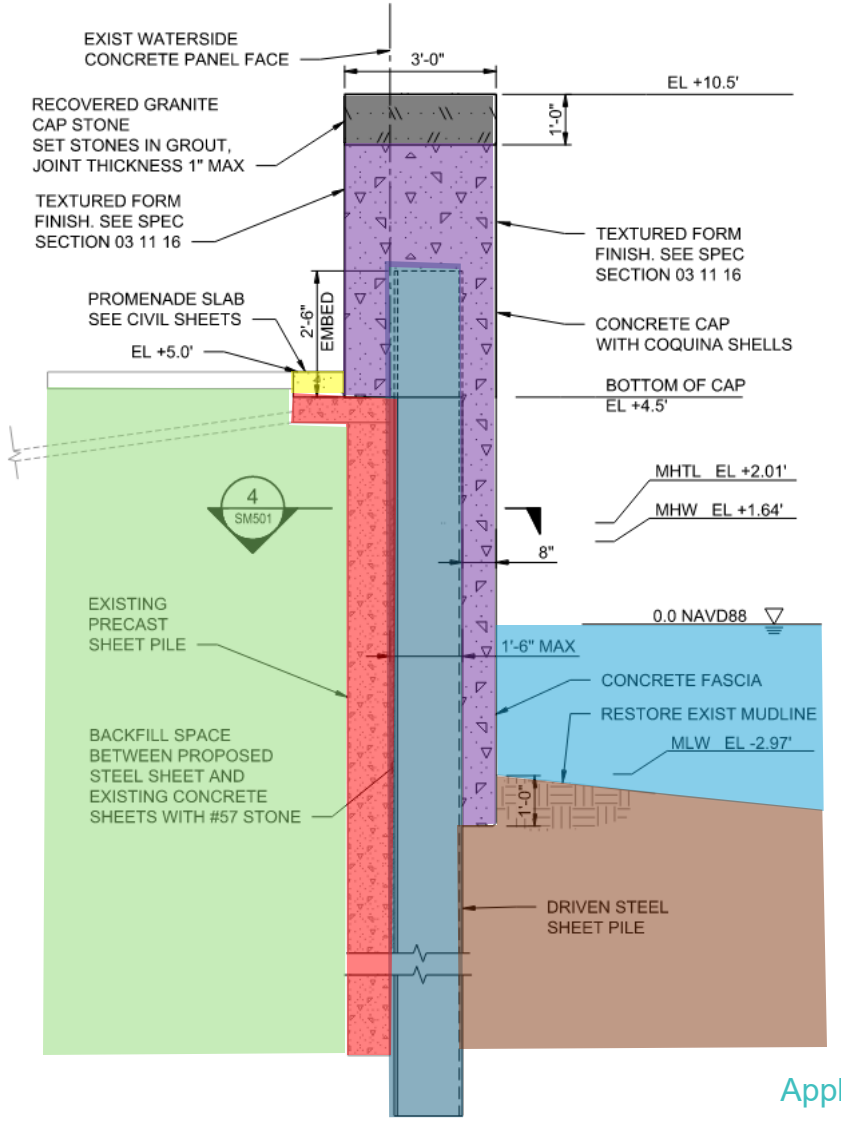
South Transition Wall







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Site Accessibility



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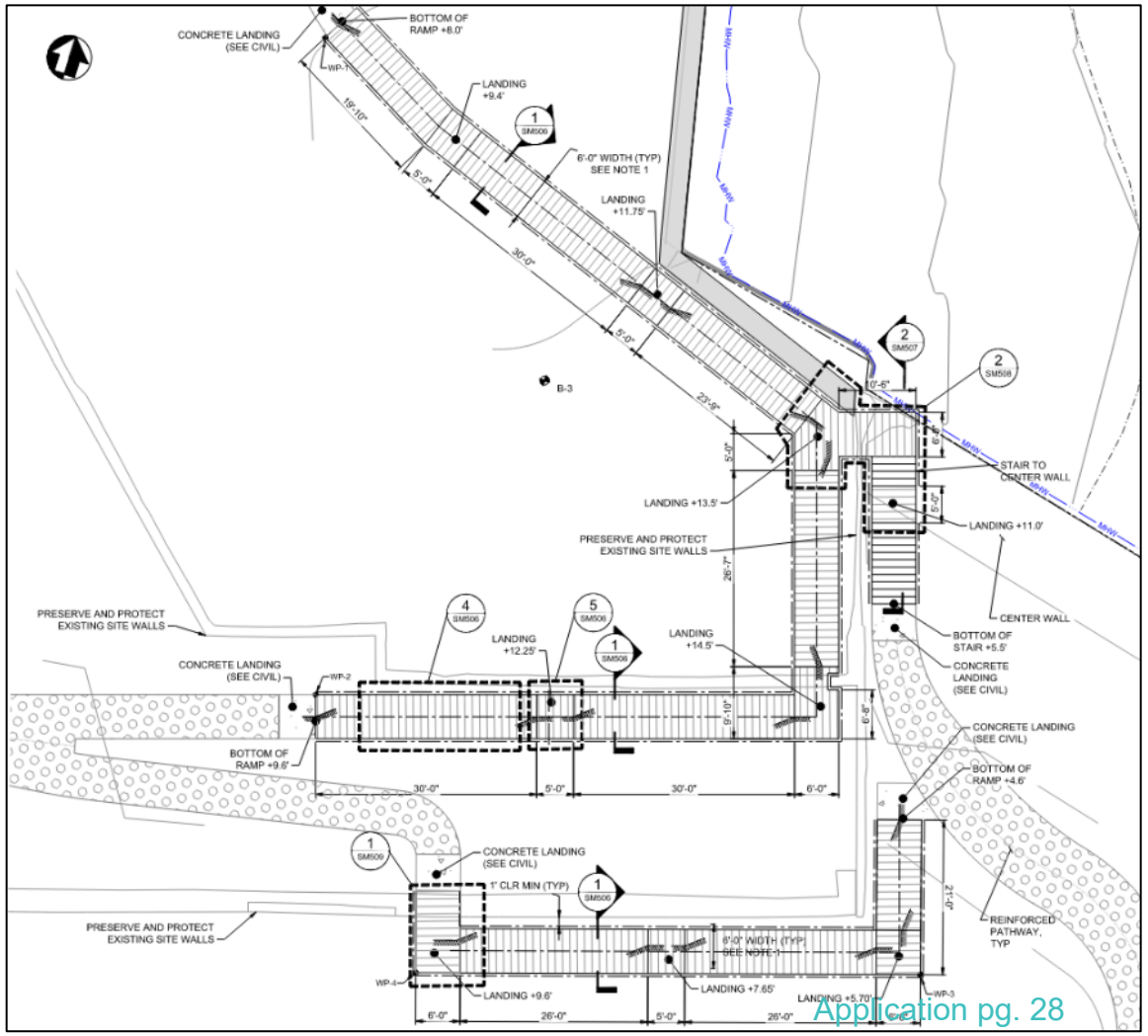
Timber Walkway (ABA Accessibility)







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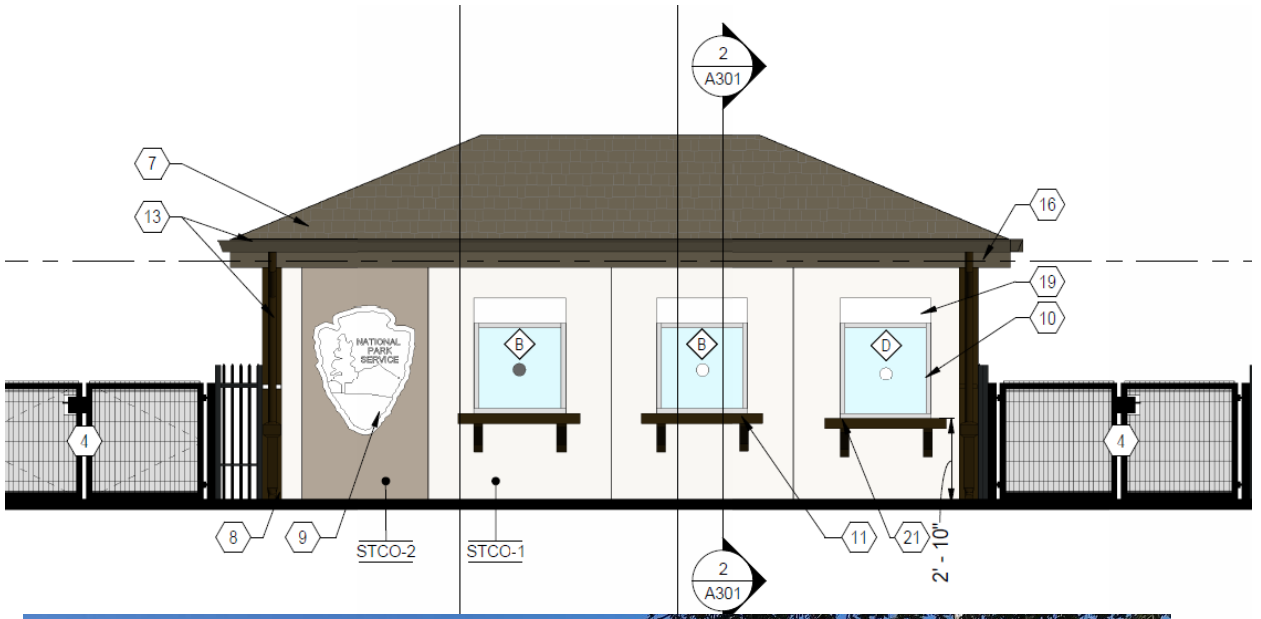
Fee Station









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North Wall View – Existing



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North Wall View – Existing



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South Wall View – Existing



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Fort Approach View – Existing



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Construction

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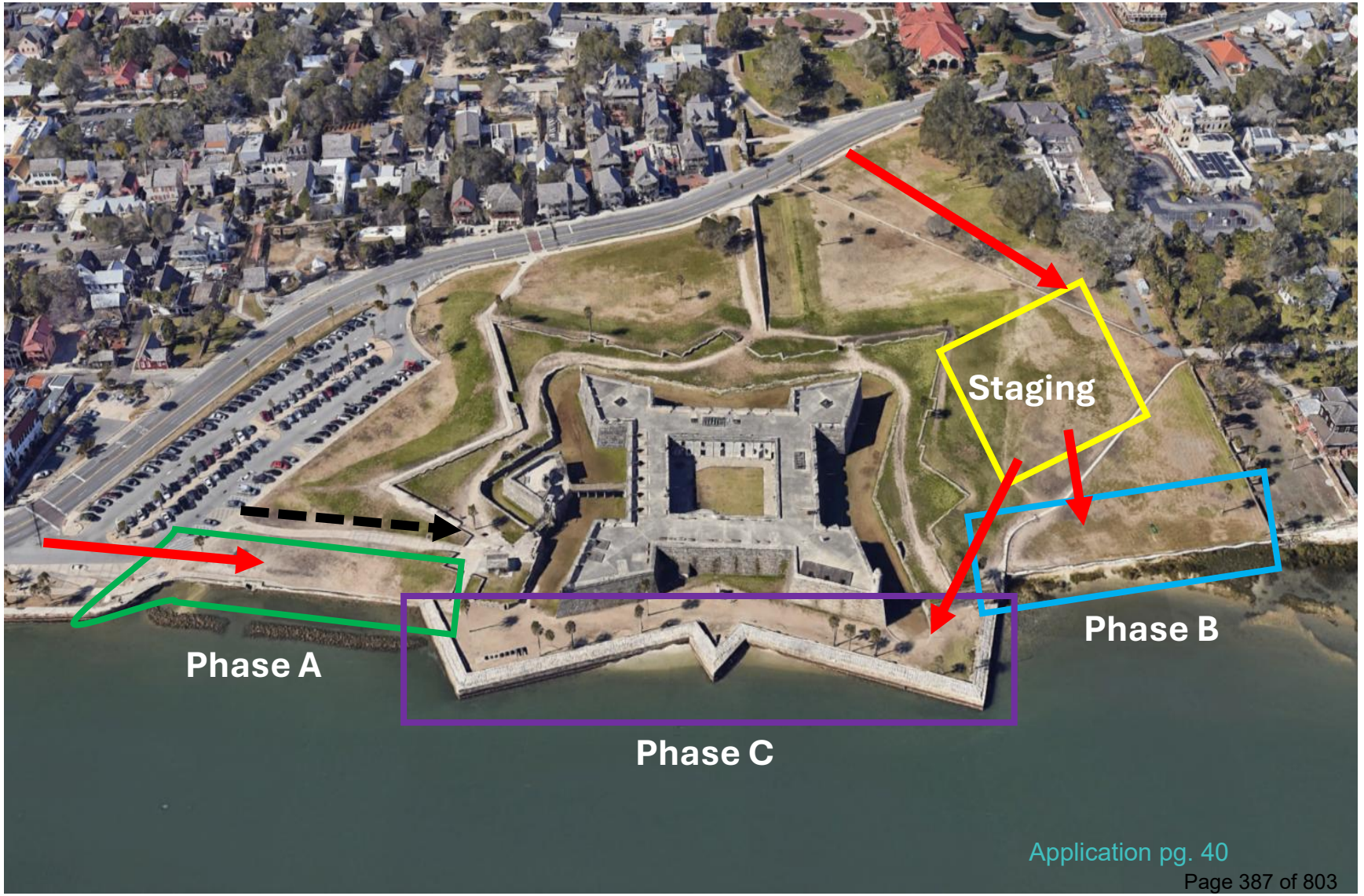
Construction Overview

- Phasing
- Access
  - Fort
  - Traffic
- Impacts
- Staging
  - Off-hours delivery



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Example Staging





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Compliance Summary

Public Engagement

- Meetings: Virtually & In-Person
  - June 25, 2024 & September 24, 2024
  - Strong support of project, proposed designs, historic and cultural considerations & materials.
  - Focus on drainage, upland grading, and potential adjacent impacts.
- NPS Project Website & Documents:
  - https://parkplanning.nps.gov/seawall

Environmental Assessment (EA)

- Submitted for Public Review, Comment Period June 9 – July 9, 2025
  - Link: https://parkplanning.nps.gov/document.cfm?parkID=363&projectID=102296&documentID=144781

Coordination with Agencies & Organizations

- Permitting Process: USACE, FDEP, St. Augustine
  - Mitigation bank: North Florida Saltwater Marsh Mitigation Bank - UMAM – reserved credits (0.01)
- State Historic Preservation Office (SHPO) & Tribal Historic Preservation Office (THPO)



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Resource Management



Environmental Resources

- Conducted surveys & coordination with managing agencies
- Biological monitors during in-water construction
- Erosion control measures & turbidity curtains
- Best management practices for avoidance & minimization

Cultural, Historic, Archeological Resources

- Conducted surveys & coordination with managing agencies (GPR)
- Archeological monitor during construction
- NPS Compliance process
- On-going collaboration with State Historic Preservation Office (SHPO) & Tribal Historic Preservation Office (THPO)

Avoidance, Minimization, Mitigation

- Replanting mangroves
- Oyster relocation
- Cultural resource mitigation coordination on-going



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Next Steps & Schedule

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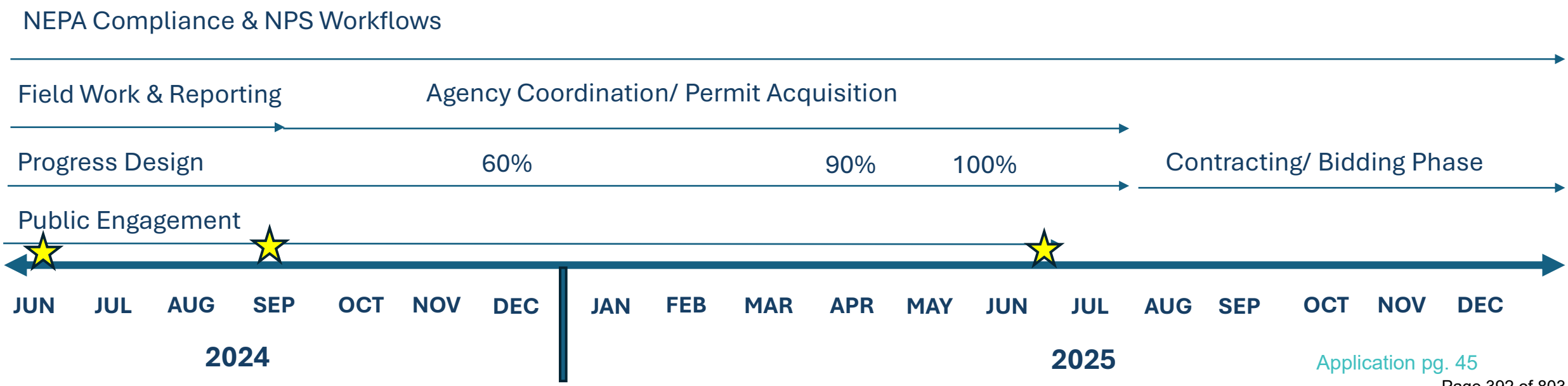
Next Steps & Project Schedule

- 2024
  - Design, Permits, NEPA Compliance, Public Engagement
- 2025 - 2026
  - Final Design & Permits, Construction, Monitoring, NEPA Compliance



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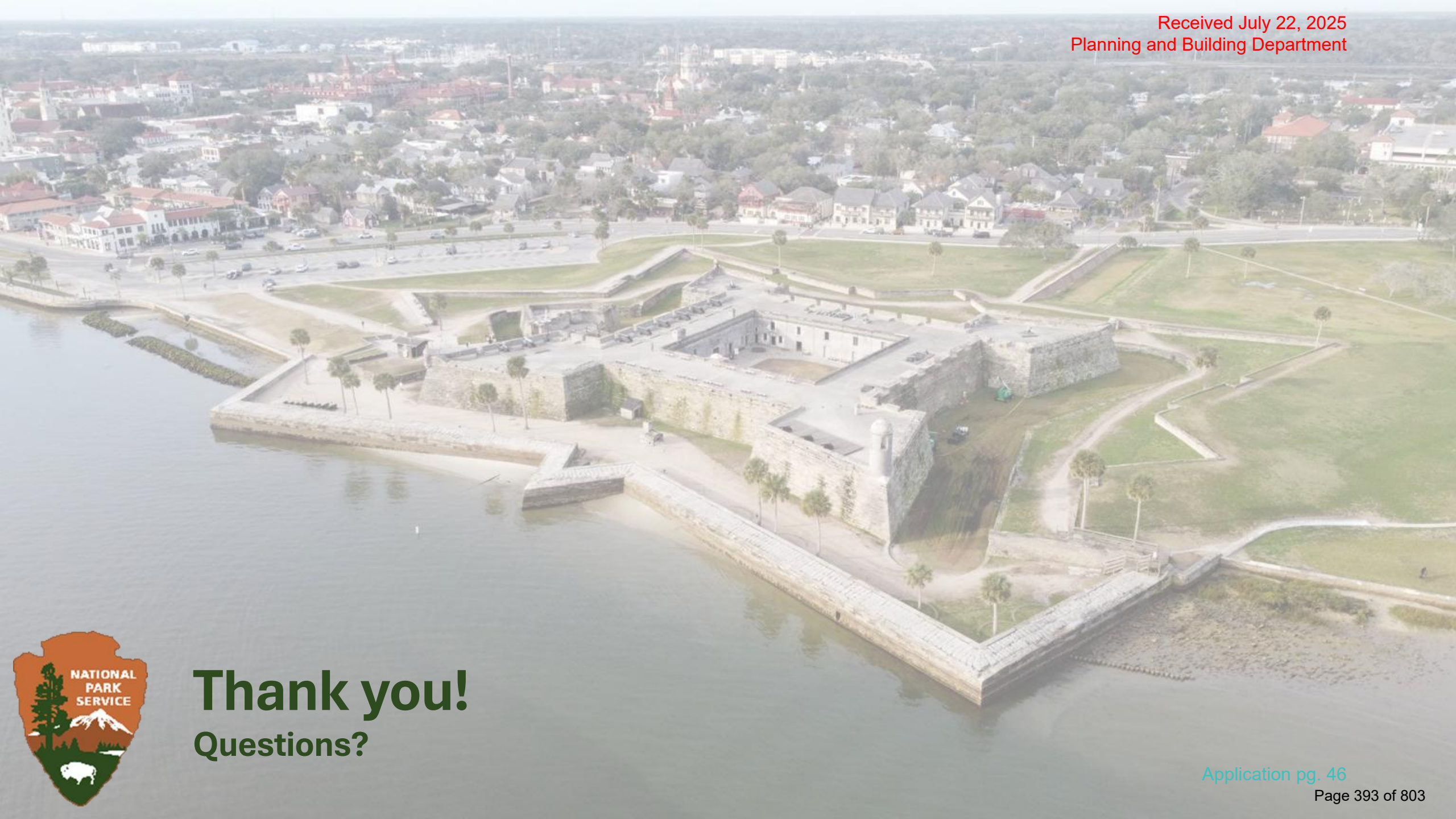

Thank you!

Questions?

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MATANZAS RIVER

LIVING SEAWALL

RESIN BOUND STABILIZED EARTH AGGREGATE WALKWAY (TYP.)

FDOT SEAWALL (BY OTHERS)

PROPOSED SEAWALL

PROPOSED TIMBER RAMP AND STAIRS

RENOVATED PLAZA

PROPOSED FEE BOOTH

PROPOSED SEAWALL

DRAWBRIDGE

PROPOSED CONCRETE SIDEWALK

PROPOSED CONCRETE SIDEWALK

FORT

MOAT

MOAT

VISITOR PARKING

GLACIS

EXISTING STEPS

RESIN BOUND STABILIZED EARTH AGGREGATE WALKWAY (TYP.)

MOAT

COUNTERSCARP

COVERED WAY WALL

COVERED WAY WALL

EXISTING STEPS

WATER STREET

EXISTING STEPS

GLACIS

EXISTING SIDEWALK

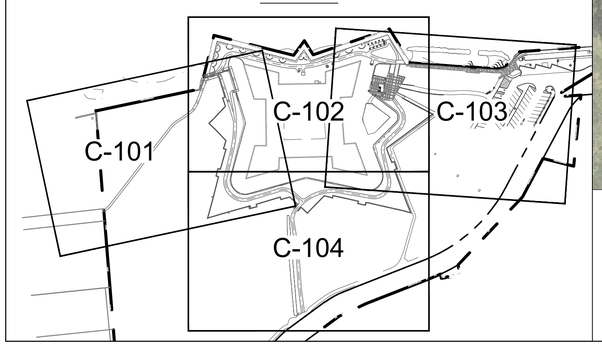
MOAT

CUBO LINE

A1A SCENIC AND HISTORIC BYWAY

EXISTING SIDEWALK

KEY PLAN



LEGEND

- CONCRETE PAVING
- PROPOSED SEAWALL
- RESIN BOUND STABILIZED EARTH AGGREGATE
- TIMBER RAMP
- PROPERTY LINE

25 0 25 50 1" = 50'

SCALE OF FEET

A/E FIRM
CROFT & ASSOCIATES
KENNESAW, GEORGIA

DESIGNED: J.R
DRAWN: J.R
TECH REVIEW: L.C
DATE: 06/20/2025

SUB SHEET NO.
C100

TITLE OF SHEET
OVERALL SITE PLAN

NAME OF PARK
CASTILLO DE SAN MARCOS NATIONAL MONUMENT

DRAWING NO. 343 189856
PMIS/PKG NO. CASA 324271
SHEET 11 OF 112

6/19/2025 4:33:15 PM

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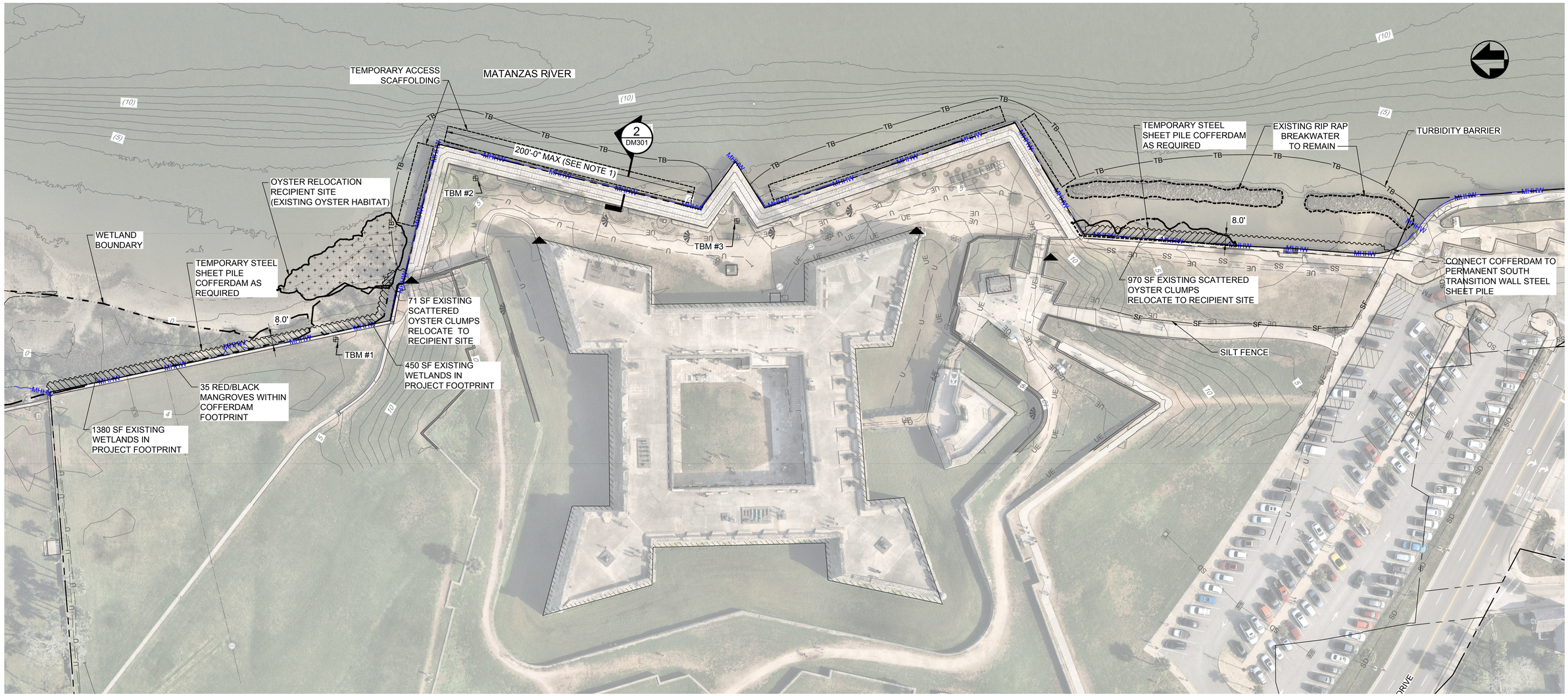

LEGEND:

- SF — SILT FENCE
- TB — TURBIDITY BARRIER
- MHHW — MEAN HIGH HIGHER WATER LINE (MHHW) EQUALS TO MEAN HIGH TIDE LINE (MHTL)
- BREAKWATER BOUNDARY
- WETLAND BOUNDARY
- OYSTER RECIPIENT SITE
- AREA OF EXISTING WETLANDS WITHIN PROJECT FOOTPRINT
- AREA OF EXISTING OYSTERS WITHIN PROJECT FOOTPRINT
- TEMPORARY IN WATER SCAFFOLDING BOUNDARIES
- VIBRATION MONITORING LOCATION

NOTES:

1. MAXIMUM LENGTH OF SCAFFOLDING ALONG THE CENTER SEAWALL AT ANY GIVEN TIME NOT TO EXCEED 200 LINEAR FEET.
2. TURBIDITY CURTAINS MUST COMPLETELY ENCIRCLE THE AREAS OF WORK IN OR IMMEDIATELY ADJACENT TO TIDAL WATERS. CONTRACTOR IS RESPONSIBLE MAINTENANCE, LOCATION, AND ANCHORAGE OF CURTAINS.
3. NO INDIVIDUAL COFFERDAM MAY BE INSTALLED FOR LONGER THAN 120 CALENDAR DAYS.

40' 0' 40' 80'

SCALE: 1"=40'

A/E FIRM: CROFT & ASSOCIATES; MOFFATT & NICHOL	DESIGNED: JLL; CADD: RAW; TECH REVIEW: RVS/LRB; DATE: 06/18/2025	SUB SHEET NO. GM102	LOCATION WITHIN PARK: HISTORIC SEAWALL TITLE OF SHEET: ENVIRONMENTAL CONTROL PLAN CASTILLO DE SAN MARCOS NATIONAL MONUMENT	DRAWING NO.: 343 / 189856; PMIS/PKG NO.: 324271; SHEET: 75 OF 112

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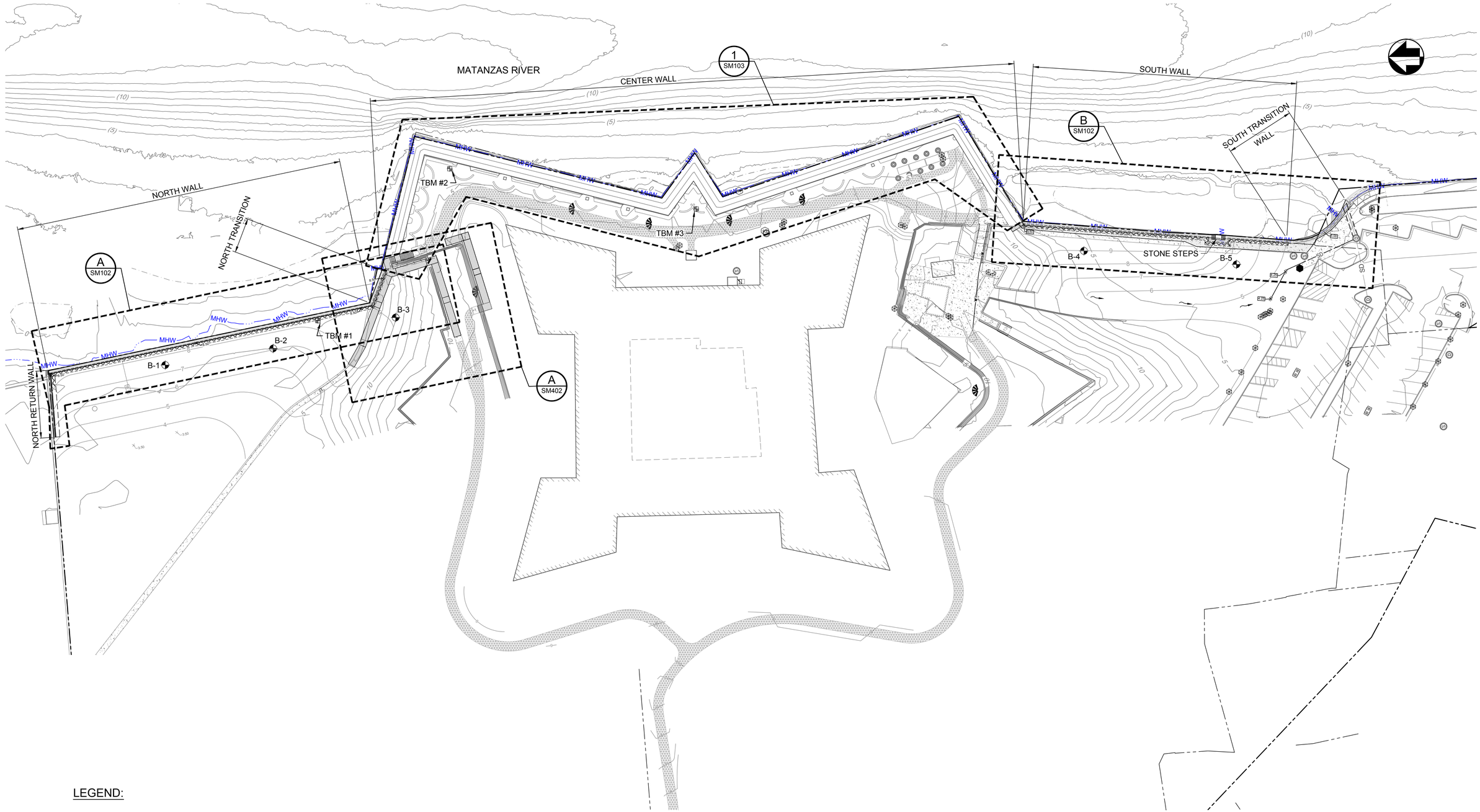

LEGEND:

MHW	MEAN HIGH WATER LINE
TBM-#	TEMPORARY BENCHMARK
B-#	STANDARD PENETRATION BORING

NOTE

1. BORING LOCATIONS ARE APPROXIMATE, SOIL PROFILES ON SHEETS BM601 AND BM602.

CONTROL POINT TABLE			
POINT	NORTHING	EASTING	ELEVATION
TBM #1	2023225.87	557533.03	3.59
TBM #2	2023113.66	557657.52	5.27
TBM #3	2022903.88	557623.32	5.32

A/E FIRM **CROFT & ASSOCIATES** **MOFFATT & NICHOL**	DESIGNED: JJL DRAWN: RAW TECH REVIEW: RVS/LRB DATE: 06/18/2025	SUB SHEET NO. SM101	LOCATION WITHIN PARK HISTORIC SEAWALL TITLE OF SHEET MARINE STRUCTURAL SITE PLAN CASTILLO DE SAN MARCOS NATIONAL MONUMENT	DRAWING NO.. 343 189856 PMIS/PKG NO. 324271 SHEET 88 OF 112

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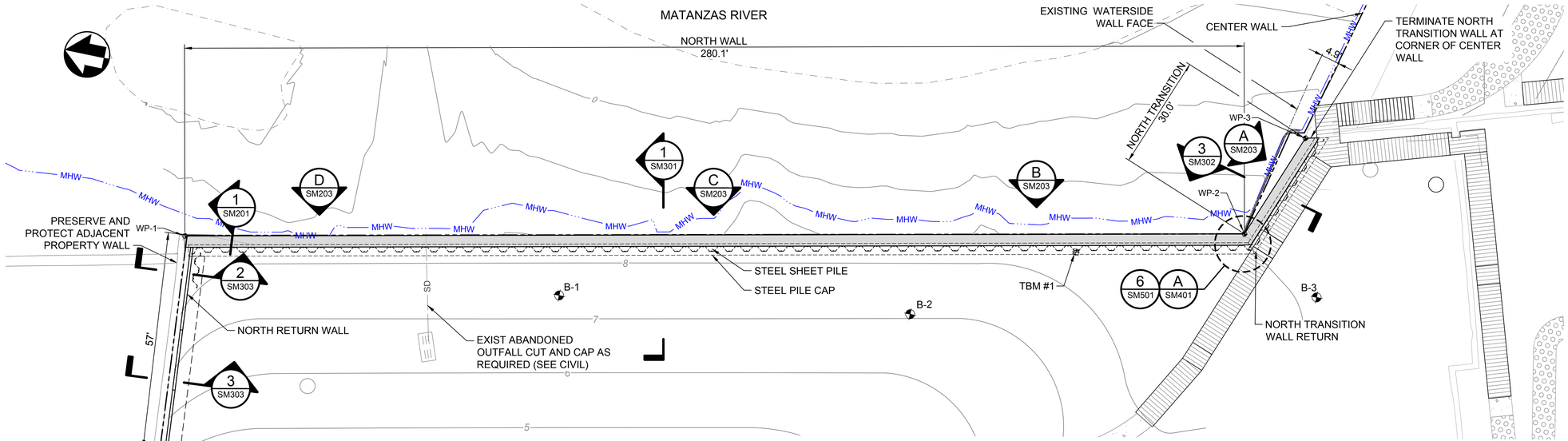
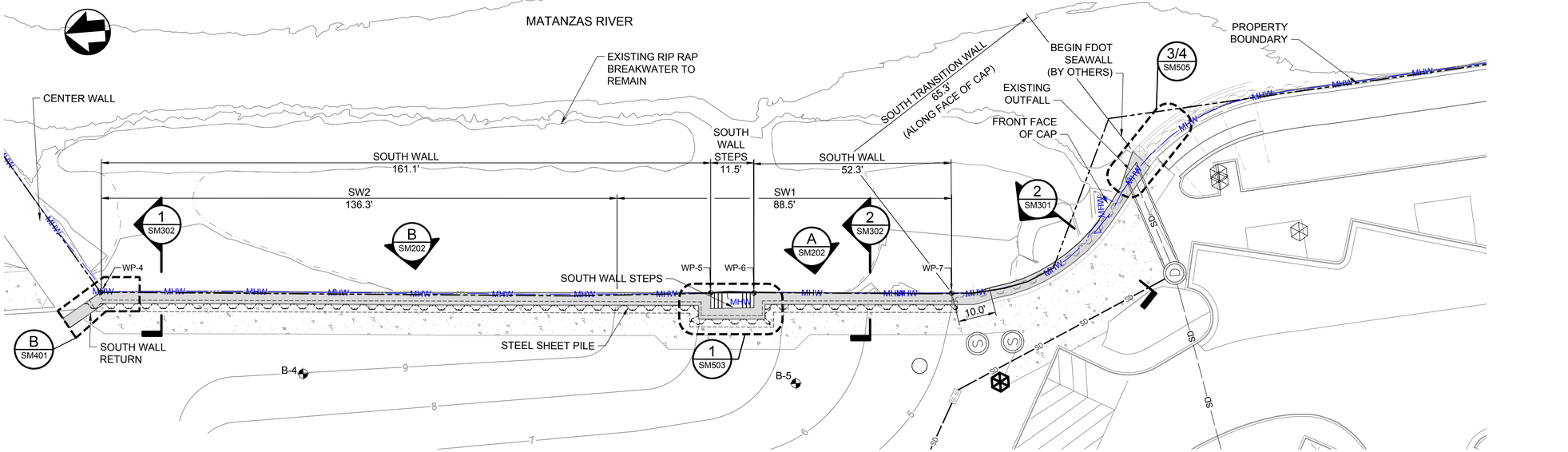


A SM102 NORTH AND NORTH TRANSITION WALL PLAN
SCALE: 1" = 16'



B SM102 SOUTH AND SOUTH TRANSITION WALL PLAN
SCALE: 1" = 16'

WORKING POINTS TABLE		
POINT #	NORTHING	EASTING
WP-1	2023458.30	557488.01
WP-2	2023184.22	557545.91
WP-3	2023173.63	557573.93
WP-4	2022628.12	557615.23
WP-5	2022467.31	557604.02
WP-6	2022455.88	557603.22
WP-7	2022403.74	557599.58

16' 0' 16' 32'
SCALE: 1"=16'

A/E FIRM: CROFT & ASSOCIATES; MOFFATT & NICHOL	DESIGNED: JJL; DRAWN: RAW; TECH REVIEW: RVS/LRB; DATE: 06/18/2025	SUB SHEET NO. SM102	LOCATION WITHIN PARK: HISTORIC SEAWALL; TITLE OF SHEET: ENLARGED SEAWALL PLANS; CASTILLO DE SAN MARCOS NATIONAL MONUMENT	DRAWING NO.: 343 / 189856; PMIS/PKG NO.: 324271; SHEET: 89 OF 112

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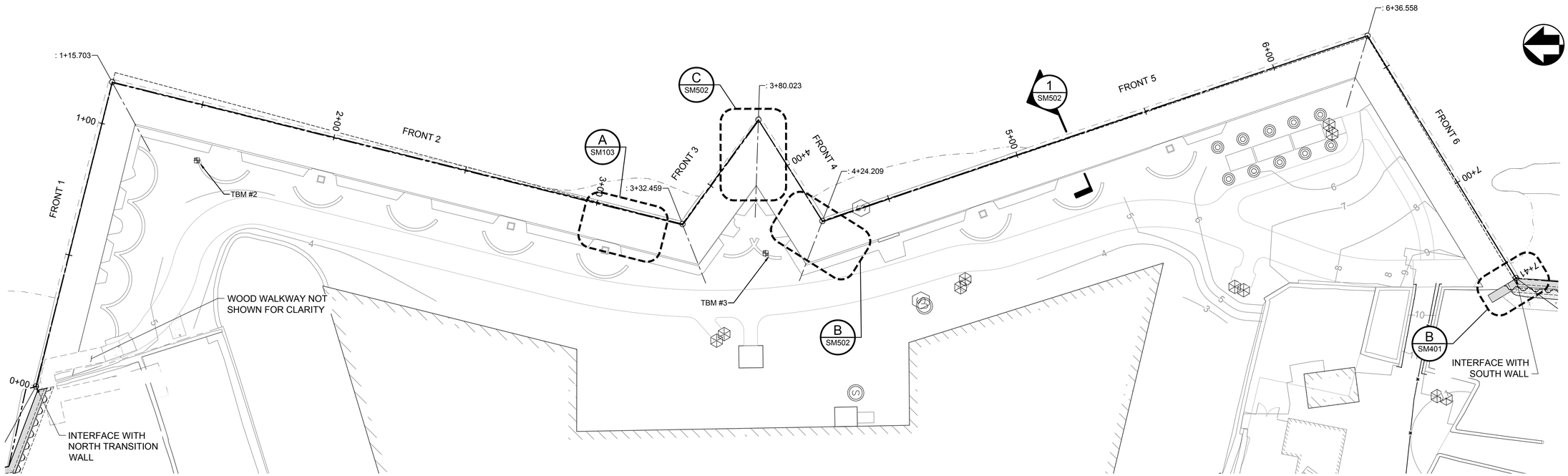

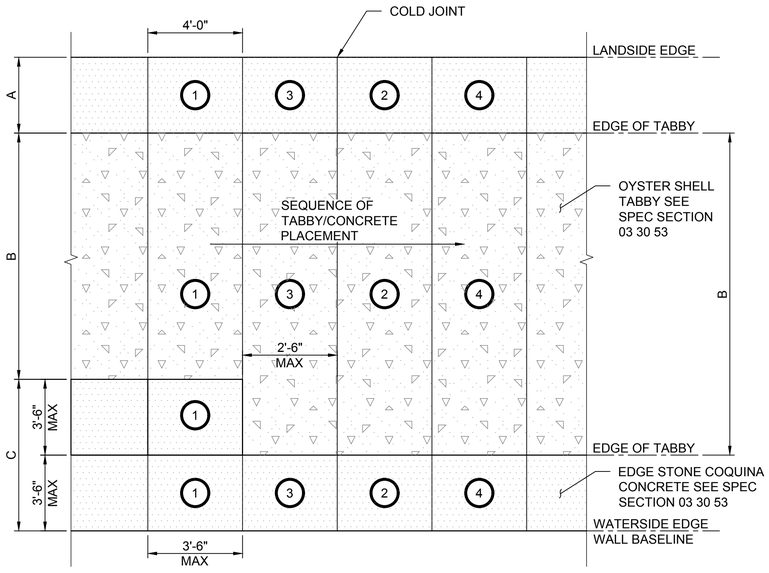

A SM103 CENTER WALL TYPICAL SURFACE REPAIR
SCALE: 1/2" = 1'-0"

NOTES:

1. STAGGER TABBY/CONCRETE PLACEMENT TO CREATE COLD JOINTS IN FINISHED SURFACE.
2. USE FORMWORK TO CREATE EDGES IN-KIND WITH EXISTING TABBY/STONE SIZES.
3. (#) INDICATES ORDER OF PLACEMENT

1 SM101 CENTER SEAWALL PLAN
SCALE: 1" = 20'

NOTE

1. CENTERWALL BASELINE IS THE WATERSIDE CAP EDGE.
2. SURFACE JOINTS TO BE REPLACED IN-KIND. SUBMIT A WORK/PLACEMENT PLAN THAT INCLUDES PROPOSED JOINT LAYOUTS WITH METHOD OF CONSTRUCTION.

SUMMARY OF SURFACE SECTIONS

START	STOP	LENGTH (FT)	A (FT)	B (FT-IN)	C (FT-IN)
0+00	0+15	15	2'-0"	7'-4"	3'-2"
0+15	3+19	304	2'-0"	8'-0"	2'-6"
3+19	3+66	47	2'-0"	3'-10"	6'-8"
3+66	3+82	16	2'-0"	6'-0"	4'-6"
3+82	4+06	24	2'-0"	8'-0"	2'-6"
4+06	4+54	48	2'-0"	7'-10"	2'-8"
4+54	5+47	93	2'-0"	4'-3"	6'-3"
5+47	6+12	65	2'-0"	6'-2"	4'-4"
6+12	7+41	105	2'-8"	7'-10"	2'-0"

LEGEND:

TBM-# TEMPORARY BENCHMARK

2' 0'-0" 2' 4'
SCALE: 1/2"=1'-0"

20' 0' 20' 40'
SCALE: 1"=20'

A/E FIRM: CROFT & ASSOCIATES; MOFFATT & NICHOL	DESIGNED: JJL; DRAWN: RAW; TECH REVIEW: RVS/LRB; DATE: 06/18/2025	SUB SHEET NO. SM103	LOCATION WITHIN PARK: HISTORIC SEAWALL; TITLE OF SHEET: CENTER SEAWALL REPAIR PLAN; CASTILLO DE SAN MARCOS NATIONAL MONUMENT	DRAWING NO.: 343 / 189856; PMIS/PKG NO.: 324271; SHEET: 90 OF 112

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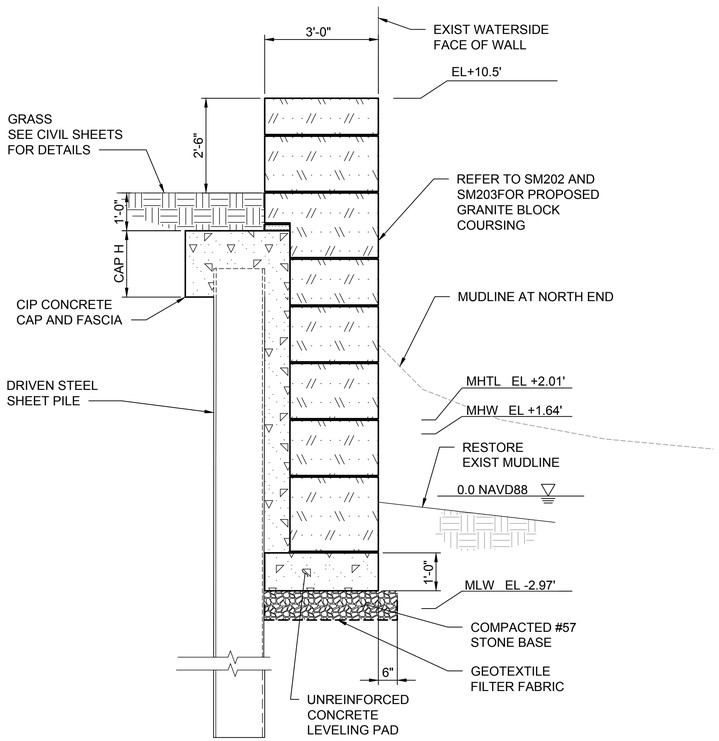
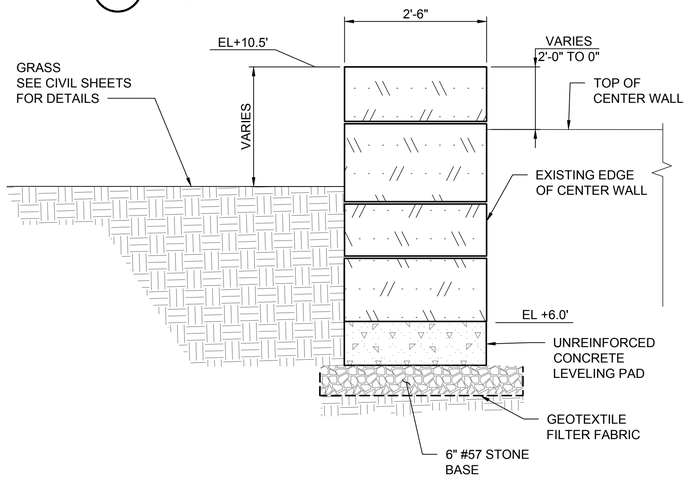
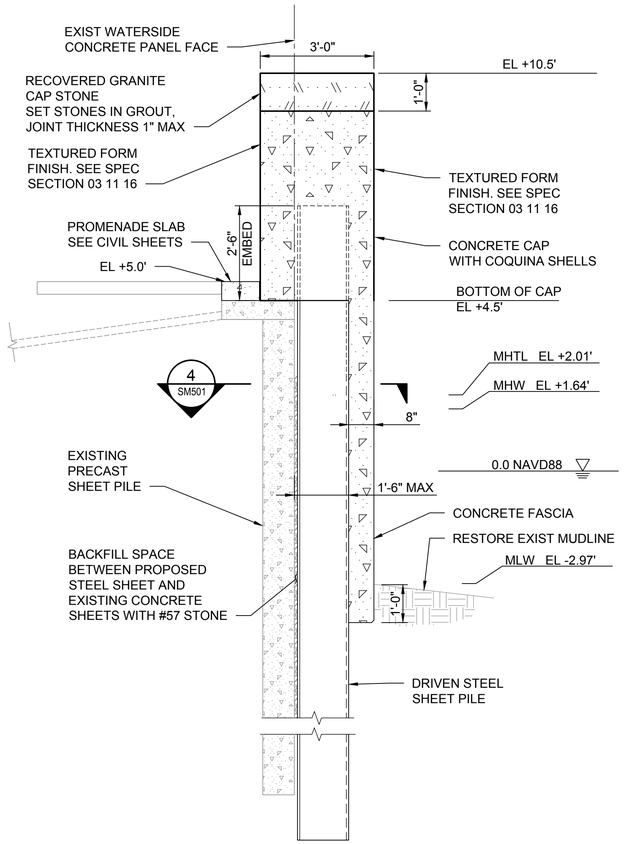


1 SM102 SECTION - NORTH WALL
SCALE: 1/2" = 1'-0"

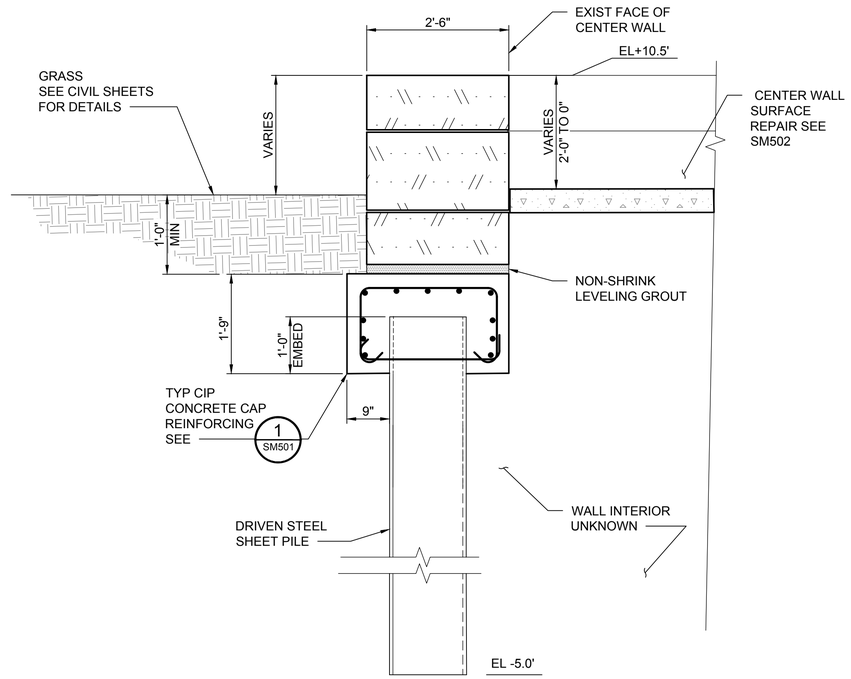


5 SM301 SECTION - SOUTH WALL RETURN AT CENTER WALL
SCALE: 3/4" = 1'-0"



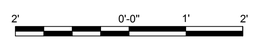
2 SM101 SECTION - SOUTH TRANSITION WALL
SCALE: 1/2" = 1'-0"

NOTE:
MAXIMUM STEEL SHEET PILE FROM FACE OF EXISTING CONCRETE SHEET PILE IS 1'-6".

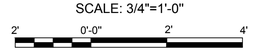


4 SM301 SECTION - SOUTH WALL RETURN AT CENTER WALL
SCALE: 3/4" = 1'-0"

SHEET PILE WALL DESIGN TABLE						
	TIP EL	TOP EL.	MIN ELASTIC SECTION MODULUS	MIN MOMENT OF INERTIA	CAP H	SHEET PILE EMED
WALL	FT NAVD88	FT NAVD88	IN^3/FT	IN^4/FT	FT-IN	FT-IN
SOUTH TRANSITION	-27	7	35	283.1	5'-0"	2'-6"
SOUTH	-23	3.25 TO 7.25	35	283.1	1'-9"	1'-0"
NORTH TRANSITION	-22	7.25	35	283.1	1'-9"	1'-0"
NORTH	-20	6.25	35	283.1	1'-9"	1'-0"
PROVIDE STEEL SHEETS CONFORMING TO ASTM A572, GRADE 50						



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



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

A/E FIRM **CROFT & ASSOCIATES** **MOFFATT & NICHOL**	DESIGNED: JJL CADD: RAW TECH REVIEW: RVS/LRB DATE: 06/18/2025	SUB SHEET NO. SM301	LOCATION WITHIN PARK HISTORIC SEAWALL TITLE OF SHEET TYPICAL SEAWALL SECTIONS (1 OF 3) CASTILLO DE SAN MARCOS NATIONAL MONUMENT	DRAWING NO. 343 189856 PMIS/PKG NO. 324271 SHEET 98 OF 112

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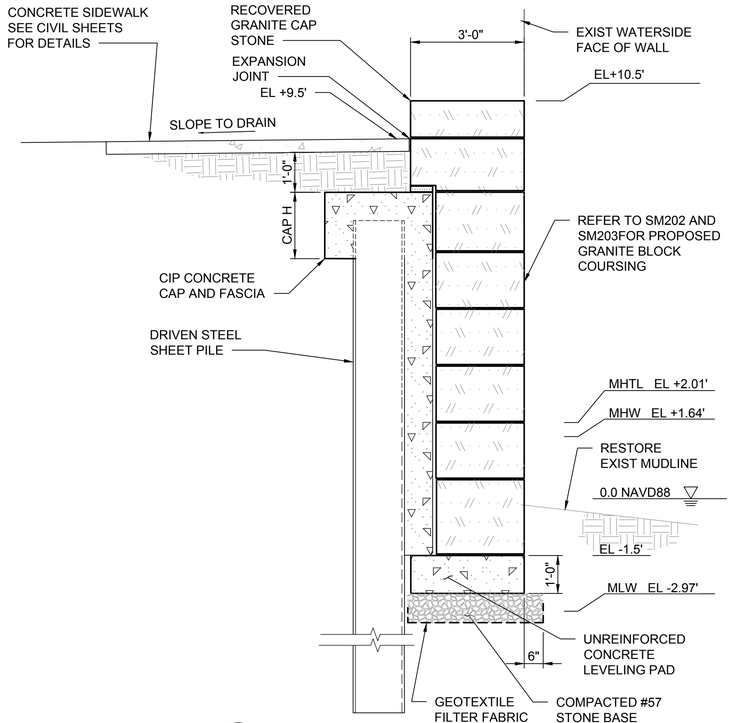
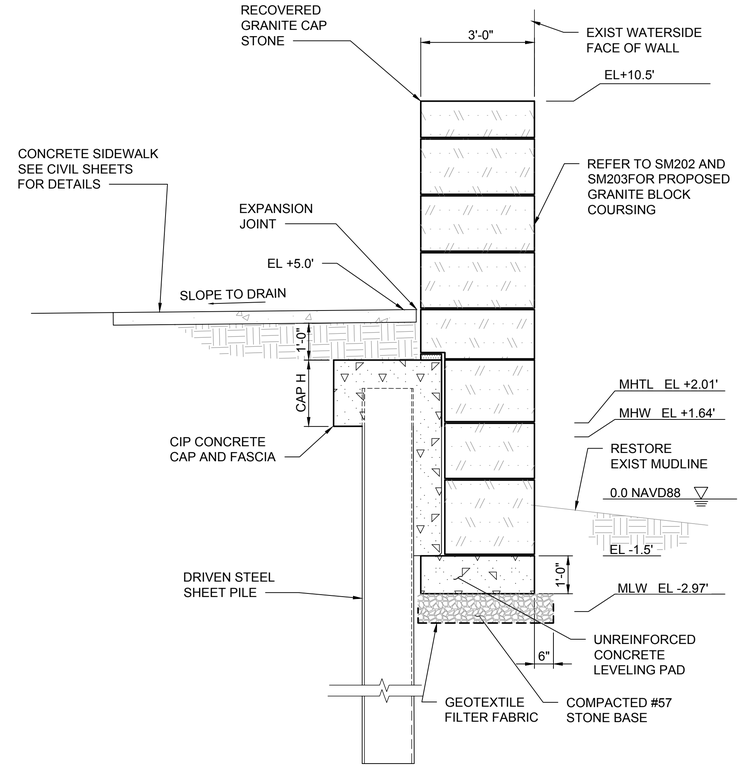
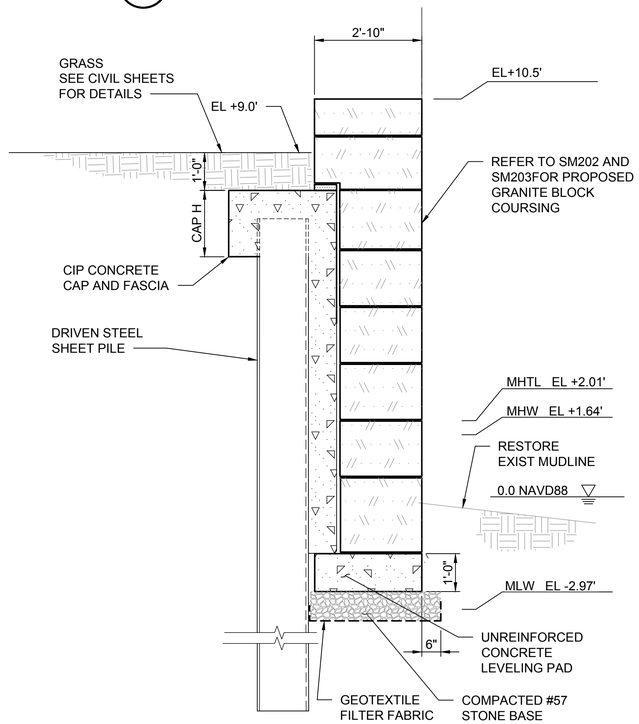


1 SM102 SECTION - SOUTH WALL (NORTH END)
SCALE: 1/2" = 1'-0"



2 SM102 SECTION - SOUTH WALL (SOUTH END)
SCALE: 1/2" = 1'-0"



3 SM102 SECTION - NORTH TRANSITION WALL
SCALE: 1/2" = 1'-0"

2' 0'-0" 2' 4'
SCALE: 1/2"=1'-0"

A/E FIRM **CROFT & ASSOCIATES** **MOFFATT & NICHOL**	DESIGNED: JJL CADD RAW TECH REVIEW: RVS/LRB DATE: 06/18/2025	SUB SHEET NO. SM302	LOCATION WITHIN PARK HISTORIC SEAWALL TITLE OF SHEET TYPICAL SEAWALL SECTIONS (2 OF 3) CASTILLO DE SAN MARCOS NATIONAL MONUMENT	DRAWING NO.. 343 189856 PMIS/PKG NO. 324271 SHEET 99 OF 112

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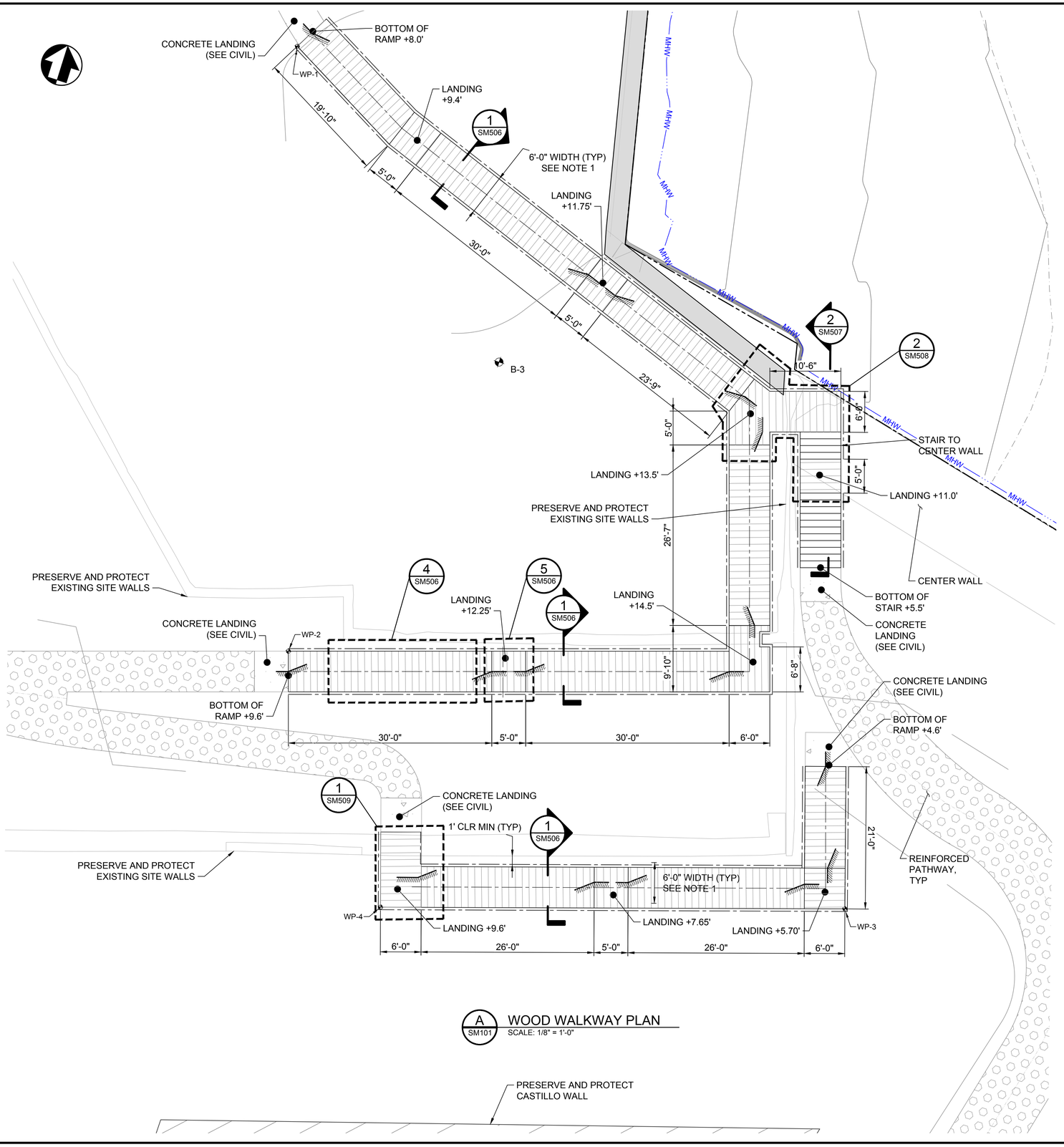

A SM101 WOOD WALKWAY PLAN
SCALE: 1/8" = 1'-0"

WORK POINT TABLE		
WORK POINTS	NORTHING	EASTING
WP-1	2023197.59	557491.01
WP-2	2023112.12	557516.55
WP-3	2023100.52	557606.24
WP-4	2023080.20	557540.84

NOTE

1. WIDTH SHOWN IS LESSER OF DECK WIDTH AND CLEAR DISTANCE BETWEEN OPPOSITE GUARD RAILS.
2. MAXIMUM WALKWAY SLOPE SHALL BE 1:12

LEGEND:

- CHANGE IN SLOPE
- WP-X — WORK POINT
- SPOT ELEVATION FT NAVD88
- 42" HIGH HANDRAIL
- ELEVATED WOOD WALKWAY
- WOOD STEPS
- REINFORCED PATHWAY ON GRADE (REFER TO CIVIL DRAWINGS)
- CONCRETE LANDING (REFER TO CIVIL DRAWINGS)

8' 0'-0" 8' 16'

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

A/E FIRM: CROFT & ASSOCIATES; MOFFATT & NICHOL	DESIGNED: JJL; DRAWN: RAW; TECH REVIEW: RVS/LRB; DATE: 06/18/2025	SUB SHEET NO. SM402	LOCATION WITHIN PARK: HISTORIC SEAWALL; TITLE OF SHEET: WOOD WALKWAY LAYOUT PLAN; CASTILLO DE SAN MARCOS NATIONAL MONUMENT	DRAWING NO.: 343 / 189856; PMIS/PKG NO.: 324271; SHEET: 102 OF 112

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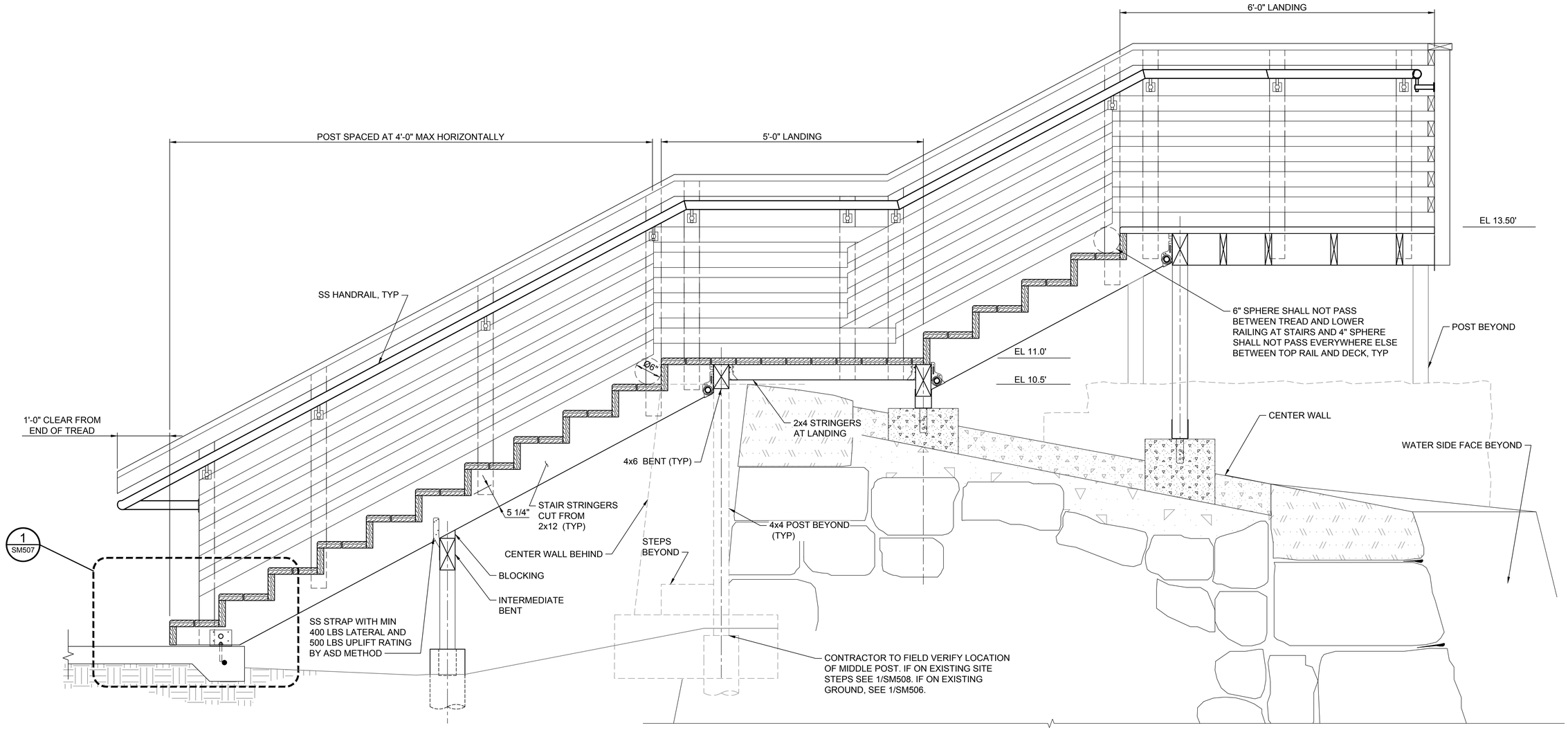
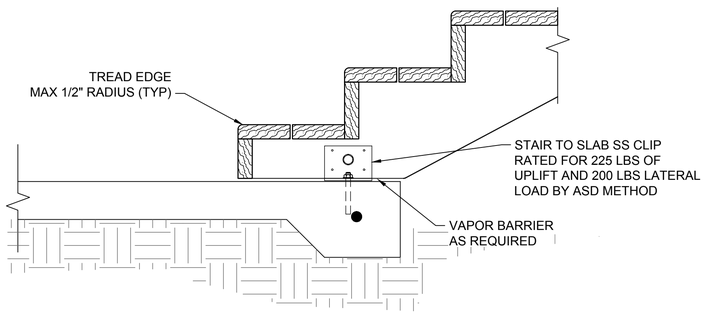
File: Q:\MIA\23136\20 CADD_Active_NPS CASA Seawall Repair DD\CASA – 189856 – CAD v2020 DRAWINGS – STRUCT COASTAL – S507; Plotted: 6/18/2025 1:30 PM by WILLIAMS, RHAFICK; Saved: 6/17/2025 3:39 PM by RWILLIAMS





1 SM507 **DETAIL**
SCALE: 1 1/2" = 1'-0"

2 SM507 **TYPICAL STAIR SECTION**
SCALE: 1" = 1'-0"

NOTE:

DETAIL SHOWS HORIZONTAL RAILING OPTION. FOR VERTICAL PICKET OPTION, SEE ALTERNATE OPTION SM506.

1' 0'-0" 6" 1'
SCALE: 1 1/2"=1'-0"

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

A/E FIRM: CROFT & ASSOCIATES; MOFFATT & NICHOL	DESIGNED: JJL; DRAWN: RAW; TECH REVIEW: RVS/LRB; DATE: 06/18/2025	SUB SHEET NO.: SM507	LOCATION WITHIN PARK: HISTORIC SEAWALL TITLE OF SHEET: WOOD WALKWAY DETAILS (2 OF 5) CASTILLO DE SAN MARCOS NATIONAL MONUMENT	DRAWING NO.: 343 / 189856; PMIS/PKG NO.: 324271; SHEET: 109 OF 112

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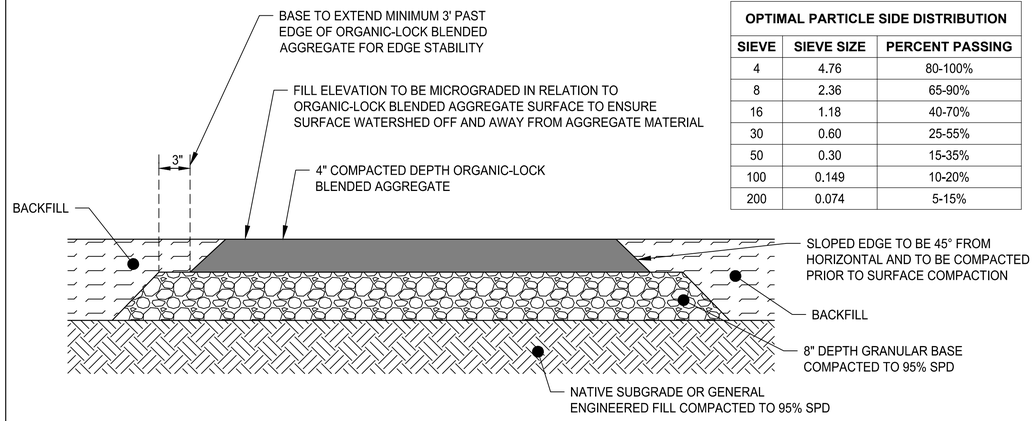
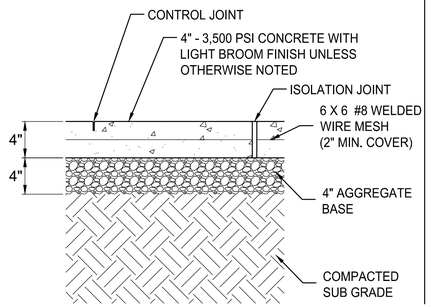
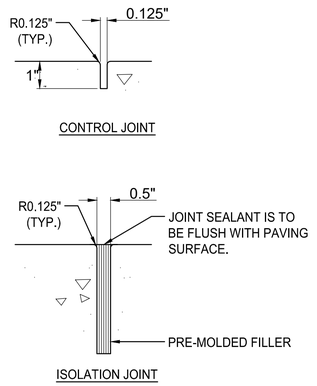
OPTIMAL PARTICLE SIDE DISTRIBUTION		
SIEVE	SIEVE SIZE	PERCENT PASSING
4	4.76	80-100%
8	2.36	65-90%
16	1.18	40-70%
30	0.60	25-55%
50	0.30	15-35%
100	0.149	10-20%
200	0.074	5-15%



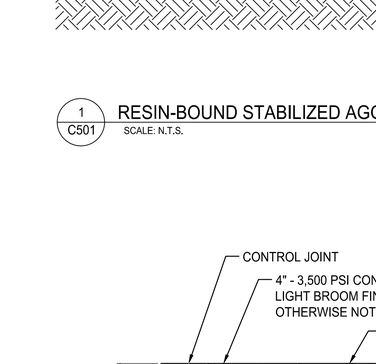
1 C501 **RESIN-BOUND STABILIZED AGGREGATE PATH DETAIL**
SCALE: N.T.S.



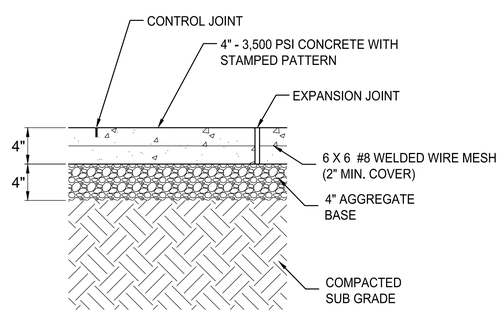


NOTE:
1. UNLESS OTHERWISE INDICATED, PREFORMED ISOLATION JOINTS TO BE 40'-0" O.C. MAX. OR AT BACK OF CURB, CHANGE OF DIRECTION, OTHER WALK UTILITY APPURTENANCE, OR FACE OF STRUCTURE.
2. INSTALL CONTROL JOINTS AS INDICATED ON PLANS
3. ALL SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 1.5%.

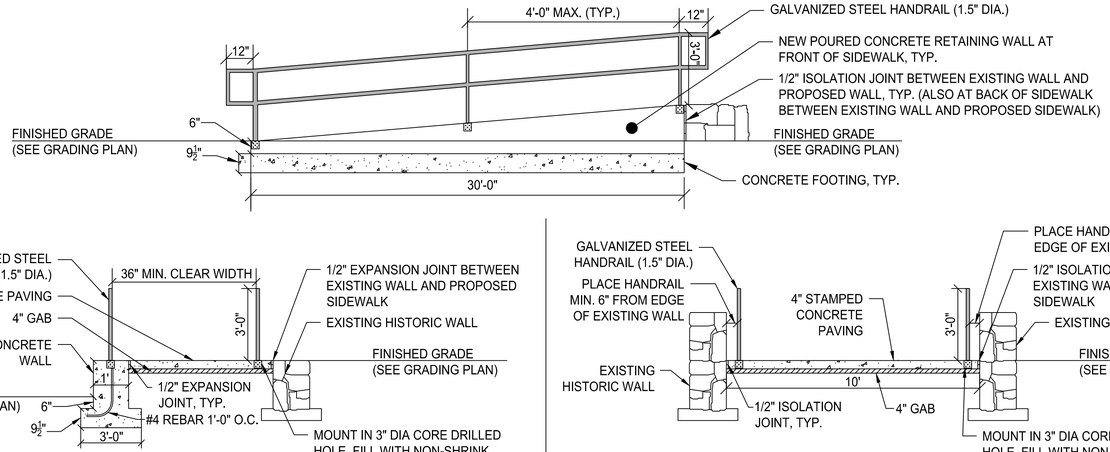
3 C501 **CONCRETE SIDEWALK PAVING DETAIL**
NOT TO SCALE



5 C501 **SIGN INSTALLATION**
NOT TO SCALE



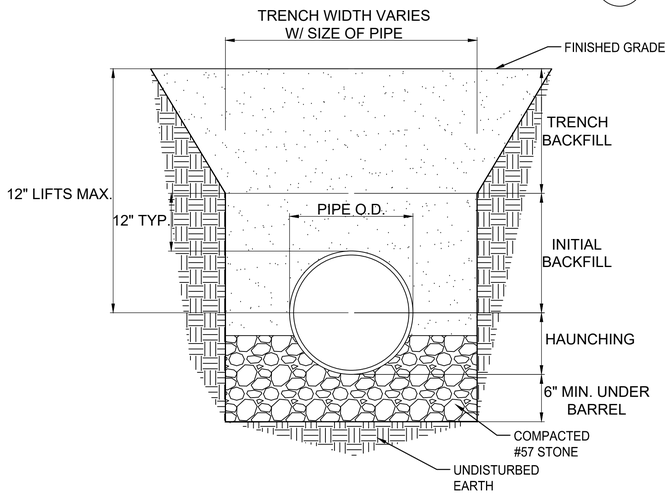
6 C501 **PLAZA CONCRETE PAVING AND STAMP DETAIL**
NOT TO SCALE



CROSS SECTION AT SOUTH ENTRANCE INTO PLAZA

CROSS SECTION AT EAST ENTRANCE INTO PLAZA

2 C501 **RAMP AND HANDRAIL DETAIL**
SCALE: N.T.S.



4 C501 **PIPE BEDDING & TRENCHING DETAIL**
NOT TO SCALE

PIPE BEDDING & TRENCHING NOTES:
1. INITIAL BACKFILL: SELECT COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY PER AASHTO T-180.

2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY PER AASHTO T-180.

3. TYPE A BEDDING MATERIAL SHALL CONFORM TO FDOT NO. 57 AGGREGATE.

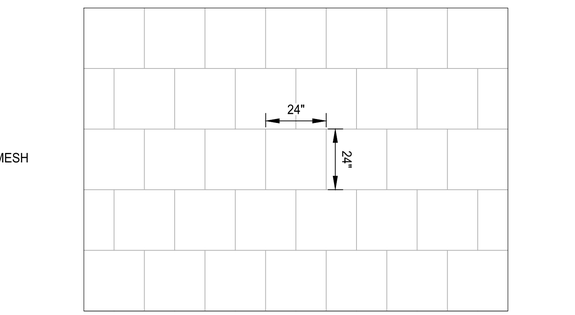
4. 15" MAX. (12" MIN.) FOR PIPE DIAMETER LESS THAN 24" .

5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.

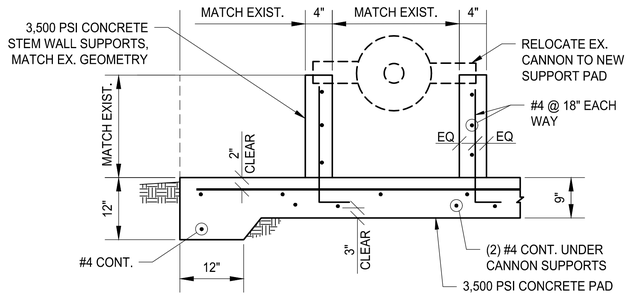
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF FLOW.

7. BEDDING DEPTH SHALL BE 4" MIN. FOR PIPE DIAMETER UP TO 12" AND 6" MIN. DEPTH FOR PIPE DIAMETER LARGER THAN 16".

8. DEPTH OF REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. UTILITIES SHALL DETERMINE IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION.



CONCRETE STAMP PATTERN



7 C501 **CANNON DISPLAY PAD DETAIL**
NOT TO SCALE

A/E FIRM	DESIGNED:	SUB SHEET NO.	TITLE OF SHEET	DRAWING NO.
PRIME: CROFT & ASSOCIATES KENNESAW, GEORGIA **COASTAL** MOFFATT & NICHOL, INC MIAMI, FL **STRUCTURAL** MH STRUCTURES POWDER SPRINGS, GA **LANDSCAPE** CATALYST DESIGN GROUP WINTER PARK, FL	J.R DRAWN: J.R TECH REVIEW: L.C DATE: 08/01/2025	C501	SITE DETAILS CASTILLO DE SAN MARCOS NATIONAL MONUMENT	343 / 189856 PMIS/PKG NO. 324271 SHEET 31 OF 119

8/1/2025 4:16:58 PM

Received August 11, 2025
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Organic-Lock
STABILIZED AGGREGATE

PRODUCT DATA SHEET



FEATURES

Organic-Lock Stabilized Aggregate (OLSA) is blended and sold by licensed dealers. Contact www.organic-lock.com for more information.

Approved aggregates are material consisting of sound, angular, durable particles. Gradation in accordance with ASTM C136:

Licensed Organic-Lock Dealers are set up across North America to provide locally sourced aggregate properly blended with the Organic-Lock binder.

The color of the end product takes the color of the aggregate used. Visit Organic-Lock.com to view.

Optimal Gradation		
Sieve	Sieve Size (mm)	Percent Passing
4	4.75	80-100%
8	2.36	65-90%
16	1.18	40-65%
30	0.6	25-55%
50	0.3	15-35%
100	0.15	10-20%
200	0.075	5-15%

COLOR OPTIONS



EXECUTION

FOR FULL INSTALLATION INSTRUCTIONS, VISIT: https://www.organic-lock.com/installation/

1. HYDRATION

Proper hydration of the Organic-Lock Stabilized Aggregate (OLSA) is crucial to the installation and longevity of the surface. The instructions below refer to Organic-Lock that has been pre-blended with aggregate and contains optimal moisture content.

For more information on pre-wetting, and pre-blending Organic-Lock visit: https://www.organic-lock.com/snowball-test/

2. ENVIRONMENTAL CONDITIONS

Achieve best results installing Organic-Lock Stabilized aggregate in dry conditions and temperatures above 40°F (5°C).

3. PREPARATION

3.1. Prepare the Subgrade: Excavate the area to the depth required so that finish grade can be established as noted on plans. Compact the subgrade to 95% Modified Proctor Density.

Traffic Type	Compacted Base Depth	OLSA Depth	Total Depth
Pedestrian/Bicycle	4 - 6 in (100 - 150 mm)	3 in (75 mm)	7 - 9 in (175 - 225 mm)
Light Vehicular	8 - 12 in (200 - 300 mm)	4 in (100 mm)	12 - 16 in (300 - 400 mm)

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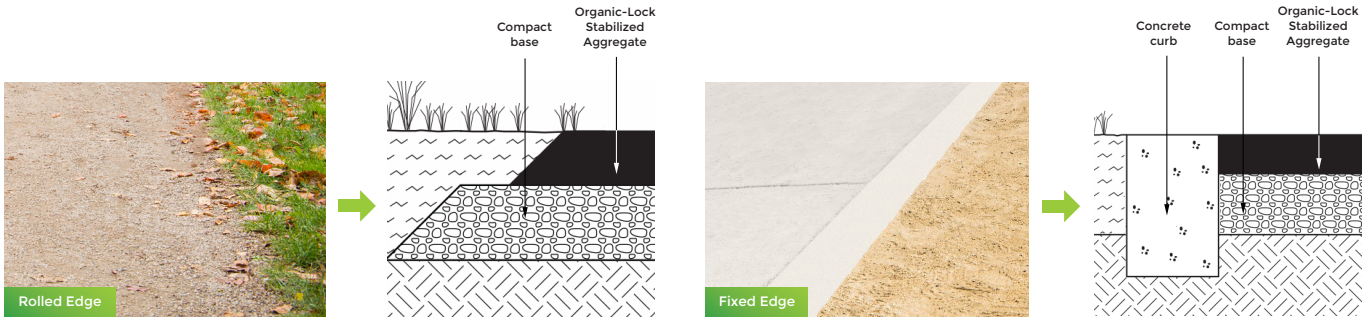
3.2. Prepare the Base: Install the base material as per your region's approved DOT road base guidelines. Clear stone or ungraded base is NOT acceptable in this application. Compact the base to 95% modified proctor density.

4. WATERSHED MANAGEMENT

Crowns and/or cross-slopes must be incorporated into the compacted base material. If the slope is 2% or lower, a crown should be incorporated into the pathway. If the slope is greater than 2%, incorporate a cross-slope. Note: The addition of crowns and cross-slopes is heavily dependent upon surrounding watershed.

5. EDGING

Edging options for OLSA surfaces are grouped into two categories: fixed edge, meaning an edge that doesn't move, and rolled edge, that tapers down.



We recommend against using plastic, thin aluminum, or other flexible material edging for OLSA surfaces. After compaction, OLSA surfacing should be flush with or slightly above any edge material such that water may shed off of the OLSA surface.

5. SPREADING

The use of a paving machine is highly recommended for large projects to evenly spread Organic-Lock Stabilized Aggregate (OLSA) at the specified depth. It is recommended to screed the material to ensure the depth is consistent for smaller projects or projects with tight areas.

Spread the loose and uncompacted Organic-Lock Stabilized Aggregate over the compacted base material. Typically, OLSA compacts between 25% and 25% (i.e. spread 5 inches to compact down to 4 inches). Compaction will vary with different aggregates due to particle shape and size.

6. COMPACTION

Make passes using a minimum 1-ton double or single static drum roller, or equivalent. Compact until no further deflection occurs during rolling. If project conditions prohibit the use of a roller, contact Organic-Lock for project-specific guidance.

For tight spaces that are not accessible by drum rollers, a hand tamper is recommended. However, in certain circumstances, a vibratory or plate tamper can be used where the installer deems it to be more effective as hand-tamping over large spaces will create inconsistent results. Lifts will vary depending on the vehicular traffic application. Install up to 4 inches compacted depth in a single lift.

7. COMPLETING INSTALLATION

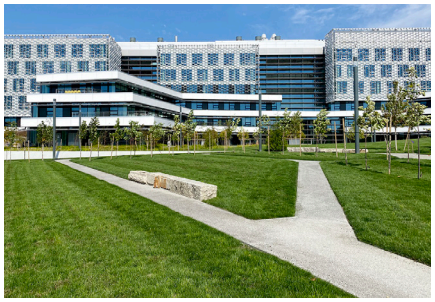
Apply a light spray to the surface of the material to ensure binder is fully activated. Apply water until the water begins to run-off.

Do not allow any traffic on the newly installed pathway until fully cured, a minimum of 24-72 hours.

NOTABLE PROJECTS



Presidio Tunnel Tops
San Francisco, CA



Harvard University
Cambridge, MA



Brooklyn Bridge Park
Brooklyn, NY

https://www.organic-lock.com/projects/

SECTION 32 15 40 - STABILIZED PATHWAY AGGREGATE

PART 1: GENERAL

1.1 SUMMARY

A. This section includes materials and execution information for construction with aggregate and resin binder for pedestrian and light vehicular traffic applications.

1.2 REFERENCES

A. ASTM C136/C136M – 14, Standard Test Method for Sieve Analysis of Fine and Coarse Aggregates, ASTM International, West Conshohocken, PA, 2014, www.astm.org

B. ASTM D2419 – 14, Standard Test Method for Sand Equivalent Value of Soils and Fine Aggregates, ASTM International, West Conshohocken, PA, 2014, www.astm.org

C. ASTM F1951 – 14, Standard Specification for Determination of Accessibility of Surface Systems Under and Around Playground Equipment, ASTM International, West Conshohocken, PA, 2014, www.astm.org

1.3 SUBMITTALS

A. Submit in accordance with Section 01 33 23 - Submittal Procedures:

1. 1 quart sample of base course.
2. 1 quart sample of crushed aggregate material sourced from manufacturer.
3. Manufacturer’s Material Safety Data Sheet.

1.4 SITE CONDITIONS

A. Ensure that the subgrade and base are properly graded and compacted to required specifications.

B. Do not install the stabilized aggregate during rain. Rain within 3-5 days after installation will increase curing time.

C. Protect all nearby surfaces, plants, and structures from possible contamination from materials or damage by equipment.

D. It is not recommended to install when temperatures are below 40 degrees Fahrenheit (5 degrees Celsius).

1.5 TEST PLOT

A. Install 16 square feet minimum of stabilized crushed aggregate paving including base course, at location approved by Contracting Officer.

B. Allow Contracting Officer or Contracting Officer Representative to view test plot before proceeding with rest of stabilized crushed aggregate paving.

C. Approved mock-up may remain as part of completed Work.

1.6 PRE-CONSTRUCTION

A. Contractor to attend a virtual pre-construction meeting led by manufacturer to review installation best practices and project expectations.

B. Pre-construction meeting to take place at a minimum one week prior to installation.

1.7 HANDLING AND STORAGE

A. Storage:

1. Protect stabilized crushed aggregate mix from contamination. Store undercover. If the blended and hydrated aggregate is sitting for long periods of time (longer than 48 hours), or when subject to rainfall, it needs to be turned with a skid steerer or loader to ensure consistent moisture content throughout prior to installation. Verify hydration level with snowball test before installation. For any questions regarding storage, contact the manufacturer or local dealer.

PART 2: PRODUCTS

2.1 MATERIALS

A. Crushed Agreggate Material

1. Consisting of sound, angular, durable particles.
2. Gradation, in accordance with ASTM C136:

	Optimal Gradation	
Sieve	Sieve Size (mm)	Percent Passing
4	4.75	80-100%
8	2.36	65-90%
16	1.18	40-65%
30	0.6	25-55%
50	0.3	15-35%
100	0.15	10-20%
200	0.075	5-15%

B. Aggregate Binder

1. Binder to be blended with crushed aggregate.
2. Made with 100% naturally occurring materials.

C. Color: Color to match as closely as possible to existing sandy paths on site.

PART 3: EXECUTION

3.1 SPECIFIER NOTES:

A. Proper hydration of the stabilized aggregate is crucal to the installation and longevity of the surface. The instructions below refer to binder that has been preblended with aggregate and contains optimal moisture content.

B. To achieve best results, install the stabilized aggregate in dry conditions and temperatures about 40-degrees Fahrenheit. Both wet and cold conditions slow down the curing/drying process.

3.2 PREPARATION

A. Prepare the subgrade

1. Excavate the area to the depth required so that finished grade can be established as noted on the plans.

2. A vehicular traffic application will require a full depth of 12-16 inches: 8-12 inches of compacted base depth together with 4 inches of pathway aggregate.
3. Compact the subgrade to 95% modified proctor density.

B. Prepare the Base

1. Install base per approved Florida DOT road base guidelines. Clear stone or ungraded base is not acceptable in this application. Compact the base to 95% modified proctor density.
2. Vehicular traffic applications will require 8-12 inches of compacted base material.
3. Depending upon the method of compaction the installation of base material may require separate lifts. 4 inches can be compacted in a single lift with a minimum 2-ton compaction roller.
4. Compact the subgrade to 95% modified proctor density using a single or double drum static roller or vibratory compactor.

3.3 WATERSHED MANAGEMENT

A. Crowns/cross slopes must be incorporated into the compacted base material.

B. Pathway to maintain cross slopes as shown on the drawings. Pathway to positively drain towards moat, unless otherwise shown on the drawings.

3.4 SPREADING

A. It is recommended to use a paving machine for large projects to even spread stabilized aggregate at the specified depth. It's recommended to screed the material to ensure the depth is consistent for small projects or projects with tight areas.

B. Spread the loose and uncompacted stabilized aggregate over the compacted base material.

C. Typically, a lift of 5 inches of loose, pre-wet stabilized aggregate will compact to 4-inch depth.

3.5 COMPACTION

A. Make passes using a 1-ton double or single static drum roller, or equivalent. Lifts will vary depending on the vehicular traffic application, one lift can be 4-inches, installed.

B. Compaction will vary with different aggregates due to particle shape and size. It will compact 20-25%, less if using paving machinery. This level of compaction needs to be monitored as early as possible (starting during the test plot) to determine the actual degree of compaction. It is better to put down too much material and to remove it from the top than to put to too little and add a layer later.

C. Compact until no further deflection occurs during rolling.

D. Vibratory compaction is acceptable for the base material but generally not suitable or the stabilized aggregate or allowing the fines and moisture to migrate to the surface, causing the surface to take on a smooth, concrete-like appearance. Stabilized aggregate should be compacted using a single or double drum static roller wherever possible. For tight spaces that are not accessible by drum rollers, a hand tamper is recommended. However, in certain circumstances, a plate tamper can be used where the installer deems it to be more effective as hand-tampering over large spaces will create inconsistent results.

E. Provide the moisture content of the stabilized aggregate is adequate, additional hydration should not be necessary. On dry, sunny dats, however, the surface layer may start to dry out

while installing, in which case, a light misting would be appropriate to prevent surface cracks from appearing during compaction.

3.6 COMPLETING INSTALLATION

A. Apply a light spray to the surface of the material to give a clean appearance. Apply water until the water begins to run-off.

B. Do not allow any traffic on the newly installed pathway until fully cured, a minimum of 72 hours.

3.7 REPAIRS AND PROTECTION

A. Excavate the damaged area and scarify exposed stabilized aggregate.

B. Source the replacement material from a Licensed stabilized aggregate dealer. Apply the material to the excavated area and compact.

C. Allow the newly installed stabilized aggregate to cure, but not completely dry out.

D. Re-compact the material, ensuring that the final grade and cross slope are maintained.

3.8 MAINTENANCE

A. It is recommended to do a thorough analysis of the installed stabilized aggregate 7 days after installation followed by monthly analysis to ensure no alterations are required.

B. Excess Loose Material

1. Directly after the installation, the aggregate surface will be smooth because of the weight of the fresh compaction. As the surface weathers with traffic and time, the larger particles of the aggregate will loosen on the surface to create a natural look and feel which is often sought after. The loose aggregate particles on your surface should not exceed 1⁄4” in depth.
2. Sweeping off the excess particles can be accomplished in areas where excess 1⁄4” chip is not detrimental. These loose particles can also be shoveled and removed from site. The remaining surface will eventually chip loose again, so new material is recommended as a top up (see instructions below) after doing this more than once.
3. If material exceeds a 1⁄4”, redistribute the particles over a greater surface, scarify the surface to a depth of 1” and water to a 1” depth and compact with a roller of no less than 1000-lbs. Keep traffic off for 24-72 hours.

C. Removing Debris

1. Remove grass clippings, soil, debris or organic material by mechanically blowing or hand raking as needed.

END OF SECTION 32 15 40

Received July 22, 2025
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MATANZAS RIVER

WATER BATTERY

MATANZAS RIVER

SOUTH SEAWALL (SEE CIVIL DRAWINGS)

NORTH SEAWALL (SEE CIVIL DRAWINGS)

EXISTING CONCRETE SIDEWALK

PARKING LOT

PATHWAY (TYP.)

CASTILO DE SAN MARCOS

WALL (TYP.)

WALL (TYP.)

EXISTING PATHWAY (TYP.)

H101 HARDSCAPE PLAN
L100 LANDSCAPE PLAN

H104 HARDSACPE PLAN
L103 LANDSCAPE PLAN

TREE PROTECTION FENCE; SEE CIVIL DWG.

WALL (TYP.)

H102 HARDSCAPE PLAN
L101 LANDSCAPE PLAN

PATHWAY (TYP.); SEE CIVIL DWGS.

TREE PROTECTION FENCE; SEE CIVIL DWG.

H103 HARDSCAPE PLAN
L102 LANDSCAPE PLAN

EXISTING PATHWAY (TYP.)

TREE PROTECTION FENCE; SEE CIVIL DWG.

GRAVEL PATH FOR CONSTRUCTION ONLY; SEE CIVIL DWG.

N

0' 20' 40' 80' 120'

DRAWING SCALE (1"=40')

A/E FIRM **CROFT & ASSOCIATES** KENNESAW, GEORGIA	DESIGNED: BW / SC CADD: SC TECH REVIEW: BH DATE: 6/19/2025	SUB SHEET NO. H100	TITLE OF SHEET INDEX SHEET NAME OF PARK CASTILLO DE SAN MARCOS NATIONAL MONUMENT	DRAWING NO. 343 189856 PMIS/PKG NO. CASA 324271 SHEET 33 OF 112

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N

0' 10' 20' 40' 60'

DRAWING SCALE (1"=20')

A/E FIRM	DESIGNED:	SUB SHEET NO.	TITLE OF SHEET	DRAWING NO.
CROFT & ASSOCIATES KENNESAW, GEORGIA	BW / SC CADD SC TECH REVIEW: BH DATE: 08/01/2025	L100	LANDSCAPE PLAN NAME OF PARK CASTILLO DE SAN MARCOS NATIONAL MONUMENT	343 189856 PMIS/PKG NO. CASA 324271 SHEET 42 OF 119

7/25/2025 1:05:18 PM

MATCH LINE; SEE SHEET L100

QV 1

JE 1

EXISTING TREE TO REMAIN (TYP.)

WALL (TYP.)

WALL (TYP.)

PROPOSED PATHWAY (SEE CIVIL DRAWINGS)

UA 2

QVR 2

10' MIN. FROM PATH (TYP.)

UA 2

REPLACEMENT TREES DUE TO DAMAGES FROM CONSTRUCTION APPROVAL FROM THE CONTRACTING OFFICER PRIOR TO PLANTING THESE TREES.

QVR 2

UA 2

EXISTING TREE TO REMAIN (TYP.)

EXISTING TREE TO REMAIN (TYP.)

GRAVEL PATH FOR CONSTRUCTION STAGING AREA; SEE CIVIL DWGS.

EXISTING TREE TO REMAIN (TYP.)

EXISTING SIDEWALK

N

0' 10' 20' 40' 60'

DRAWING SCALE (1"=20')

MATCH LINE; SEE SHEET L102

A/E FIRM **CROFT & ASSOCIATES** KENNESAW, GEORGIA	DESIGNED: BW / SC DRAWN: SC TECH REVIEW: BH DATE: 08/01/2025	SUB SHEET NO. L101	TITLE OF SHEET LANDSCAPE PLAN NAME OF PARK CASTILLO DE SAN MARCOS NATIONAL MONUMENT	DRAWING NO. 343 / 189856 PMIS/PKG NO. CASA 324271 SHEET 43 OF 119

7/25/2025 1:05:29 PM

MATCH LINE; SEE SHEET L103

WALL (TYP.)

WALL (TYP.)

SA
2,119 sf

EXISTING TREE TO REMAIN (TYP.)

EXISTING TREE TO REMAIN (TYP.)

SA
1,755 sf

EXISTING PATHWAY

MATCH LINE; SEE SHEET L101

N

0' 10' 20' 40' 60'

DRAWING SCALE (1"=20')

A/E FIRM **CROFT & ASSOCIATES** KENNESAW, GEORGIA	DESIGNED: BW / SC CADD: SC TECH REVIEW: BH DATE: 08/01/2025	SUB SHEET NO. L102	TITLE OF SHEET LANDSCAPE PLAN NAME OF PARK CASTILLO DE SAN MARCOS NATIONAL MONUMENT	DRAWING NO. 343 189856 PMIS/PKG NO. CASA 324271 SHEET 44 OF 119

7/25/2025 1:05:28 PM

EXISTING TREE TO REMAIN (TYP.)

EXISTING TREE TO BE REMOVED; SEE DEMOLITION PLAN

SP 7

CD 651 sf

SA 737 sf

SOUTH SEAWALL (SEE COASTAL DRAWINGS)

SA 401 sf

PATHWAY (SEE CIVIL DRAWINGS)

EXISTING TREE TO REMAIN (TYP.)

EXISTING TREE (TYP.)

SA 326 sf

PATHWAY (SEE CIVIL DRAWINGS)

EXISTING SIDEWALK

PARKING LOT

SA 1,487 sf

WALL (TYP.)

PROPOSED PATHWAY (SEE CIVIL DRAWINGS)

SA 395 sf

WALL (TYP.)

MATCH LINE; SEE SHEET L101

MATCH LINE; SEE SHEET L103

N

0' 10' 20' 40' 60'

DRAWING SCALE (1"=20')

7/25/2025 1:04:57 PM

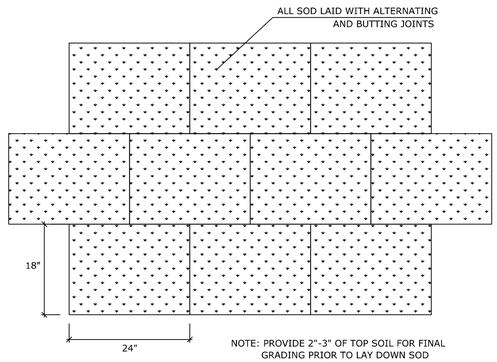
A/E FIRM **CROFT & ASSOCIATES** KENNESAW, GEORGIA	DESIGNED: BW / SC CADD: SC TECH REVIEW: BH DATE: 08/01/2025	SUB SHEET NO. L103	TITLE OF SHEET LANDSCAPE PLAN NAME OF PARK CASTILLO DE SAN MARCOS NATIONAL MONUMENT	DRAWING NO. 343 / 189856 PMIS/PKG NO. CASA 324271 SHEET 45 OF 119

PLANT SCHEDULE

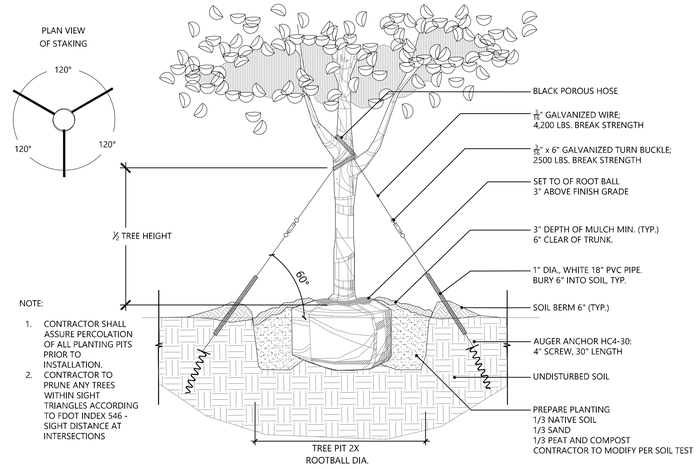
SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE
TREES							
	JE	3	Eastern Redcedar	Juniperus virginiana	-	3" CAL.	12'-14' HT., FULL TO GROUND
	QV	2	Southern Live Oak	Quercus virginiana	-	3" CAL.	12'-14' HT., 6'-8' SPRD.
PALM TREES							
	SP	6	Cabbage Palmetto	Sabal palmetto	FG.	--	20'-24' CT.HT., REGENERATED, FLORIDA FANCY
REPLACEMENT TREE							
	QVR	4	Southern Live Oak	Quercus virginiana	-	3" CAL.	12'-14' HT., 6'-8' SPRD.
	UA	6	American Elm	Ulmus americana	-	3" CAL.	12'-14' HT., 5'-6' SPRD.
SOD							
	CD	16,201 sf	Celebration Bermudagrass	Cynodon dactylon 'Celebration'	SOD		
	SA	43,156 sf	Floratam St. Augustine Grass	Stenotaphrum secundatum 'Floratam'	SOD		

LANDSCAPE NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR HAND WATERING IN ALL PLANTING AREAS, REGARDLESS OF THE STATUS OF EXISTING OR PROPOSED IRRIGATION.
2. CONTRACTOR SHALL RE-GRADE ALL AREAS DISTURBED BY PLANT REMOVAL, RELOCATION, AND/OR INSTALLATION WORK.
3. CONTRACTOR SHALL REPLACE (BY EQUAL SIZE AND QUALITY) ANY AND ALL EXISTING PLANT MATERIAL/SOD DISTURBED OR DAMAGED BY PLANT REMOVAL, RELOCATION, AND/OR INSTALLATION WORK.
4. THE CONTRACTOR SHALL PROVIDE AN APPROVED PLANTING SOIL MIXTURE FOR ALL PLANT MATERIAL. SEE SPECIFICATIONS FOR REQUIREMENTS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR STABILITY AND PLUMB CONDITION OF ALL TREES AND SHRUBS, AND SHALL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY INSTABILITY OF ANY PLANT MATERIALS. STAKING OF TREES OR SHRUBS SHALL BE DONE IN ACCORDANCE WITH PLANS AND SPECIFICATIONS.
6. THE CONTRACTOR SHALL INSURE ADEQUATE VERTICAL DRAINAGE IN ALL PLANT BEDS AND PLANTERS. IF INADEQUATE VERTICAL DRAINAGE IS ENCOUNTERED, THE CONTRACTOR SHALL SUBMIT RECOMMENDATIONS FOR PROVIDING ADEQUATE DRAINAGE TO THE CONTRACTING OFFICER'S REPRESENTATIVE.
7. CONTRACTOR SHALL FIELD-ADJUST LOCATION OF PLANT MATERIAL PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL OF THE CONTRACTING OFFICER.
8. UPON COMPLETION OF ALL LANDSCAPING, AN INSPECTION FOR SUBSTANTIAL COMPLETION OF THE WORK SHALL BE HELD. THE CONTRACTOR SHALL NOTIFY THE CONTRACTING OFFICER'S REPRESENTATIVE FOR SCHEDULING THE INSPECTION AT LEAST SEVEN (7) DAYS PRIOR TO THE ANTICIPATED INSPECTION DATE.
9. CONTRACTOR SHALL SUBMIT WRITTEN GUARANTEE OF SURVIVABILITY OF ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION.
10. CONTRACTOR MUST REVIEW AND ACCEPT, APPROVE ALL GRADED AREAS PRIOR TO THE COMMENCEMENT OF PLANTING.
11. TREES ADJACENT TO BUILDINGS SHOULD BE PLANTED AT LEAST THE DIAMETER OF THE TREE CANOPY OR A MIN. OF 10'-0" (WHICHEVER IS GREATER) AWAY FROM THE BUILDING WALL.
12. MAINTENANCE SHALL BEGIN AFTER EACH PLANT HAS BEEN INSTALLED AND SHALL CONTINUE UNTIL THE PROJECT HAS BEEN DEEMED SUBSTANTIALLY COMPLETE. MAINTENANCE INCLUDES WATERING, PRUNING, WEEDING, MULCHING, REPLACEMENTS OF SICK OR DEAD PLANTS, AND ANY OTHER CARE NECESSARY FOR THE PROPER GROWTH OF THE PLANT MATERIAL.
13. ALL PLANT MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE WITH FLORIDA NO. 1 GRADE OR BETTER, ACCORDING TO THE "GRADES AND STANDARDS FOR NURSERY PLANTS" PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
14. CONTRACTOR SHALL COORDINATE ALL PLANTING WORK WITH IRRIGATION WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HAND WATERING AS REQUIRED TO SUPPLEMENT IRRIGATION WATERING AND RAINFALL.
15. THE CONTRACTOR SHALL REVIEW PLANS TO BECOME THOROUGHLY FAMILIAR WITH SURFACE AND SUBSURFACE UTILITIES.
16. THE PLANT QUANTITIES SHOWN ON THE LANDSCAPE CONTRACT DOCUMENTS ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES AND REPORTING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO CONTRACT AWARD AND COMMENCEMENT OF WORK.
17. PEG SOD ON SLOPES GREATER THAN 3:1.
18. CONTRACTOR SHALL PROTECT EXISTING VEGETATION TO REMAIN AS SHOWN ON DRAWINGS OR BY MEANS APPROVED BY THE CONTRACTING OFFICER.
19. CONTRACTOR TO CLEAN, PRUNE, AND SHAPE EDGES OF EXISTING VEGETATION AS DIRECTED BY CONTRACTING OFFICER. CREATE SMOOTH BED LINES AROUND EXISTING VEGETATION.
20. THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS AND AMENDMENTS ETC. ASSOCIATED WITH THE WORK. SEE SPECIFICATIONS FOR ADDITIONAL TESTING REQUIREMENTS. CONTRACTOR TO PROVIDE SOIL AMENDMENT RECOMMENDATIONS BASED ON SOIL TESTS.
21. CONTRACTOR SHALL BEAR ALL COSTS OF SOIL AMENDMENTS.
22. ALL INSTALLATION OF PLANT MATERIAL SHALL COMPLY WITH APPLICABLE JURISDICTIONAL CODES.
23. PRIOR TO PLANTING INSTALLATION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF ALL THE SPECIFIED PLANT MATERIALS. SUBMIT DATED PHOTOGRAPHS OF ALL TREE MATERIAL AND SPECIMEN MATERIAL AS TO THE CONTRACTING OFFICER FOR REVIEW.
24. ALL PLANT MATERIAL SIZES SPECIFIED ARE MINIMUM SIZES. CONTAINER SIZE SHALL BE INCREASED IF NECESSARY TO PROVIDE OVERALL PLANT SIZE SPECIFIED.
25. IF PLANT MATERIAL DOES NOT COMPLY WITH THE REQUIREMENTS AS SPECIFIED HEREIN, THE CONTRACTING OFFICER RESERVES THE RIGHT TO REJECT SUCH PLANTS AND REQUIRE THE CONTRACTOR TO REPLACE REJECTED WORK AND CONTINUE SPECIFIED MAINTENANCE UNTIL RE-INSPECTED AND FOUND TO BE ACCEPTABLE.
26. THE PLANT QUANTITIES SHOWN ON THE PLANT SCHEDULE ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES AND REPORTING ANY DISCREPANCIES TO THE CONTRACTING OFFICER FOR CLARIFICATION PRIOR TO CONTRACT AWARD AND COMMENCEMENT OF WORK.
27. ALL LANDSCAPE AREAS TO BE COVERED WITH 3" DEPTH 0F PINE STRAWS.
28. CONTRACTOR SHALL NOT OVERTHROW MULCH ONTO PLANT MATERIAL.
29. CONTRACTOR SHALL USE MULCH FINES TO COVER PERENNIAL PEANUTS, ASIATIC JASMINE PLANTING BEDS.
30. CONTRACTOR SHALL REPLACE (BY EQUAL SIZE AND QUALITY) ANY AND ALL EXISTING PLANT MATERIAL/SOD DISTURBED OR DAMAGED BY PLANT REMOVAL, RELOCATION, AND/OR INSTALLATION WORK.
31. LANDSCAPE TO BE IRRIGATED BY AN AUTOMATIC SYSTEM WITH RAIN SENSOR.



1 SOD PLANTING
SCALE: NTS



2 TREE PLANTING - 3" TO 7" CALIPER
SCALE: NTS

3 PALM PLANTING
SCALE: NTS

A/E FIRM: CROFT & ASSOCIATES, KENNESAW, GEORGIA	DESIGNED: BW / SC	SUB SHEET NO.: L104	TITLE OF SHEET: LANDSCAPE SCHEDULE, DETAILS AND NOTES
	CADD: SC		NAME OF PARK: CASTILLO DE SAN MARCOS NATIONAL MONUMENT
	TECH REVIEW: BH		
	DATE: 08/01/2025		

DRAWING NO. 343 / 189856
PMIS/PKG NO. CASA 324271
SHEET 46 OF 119

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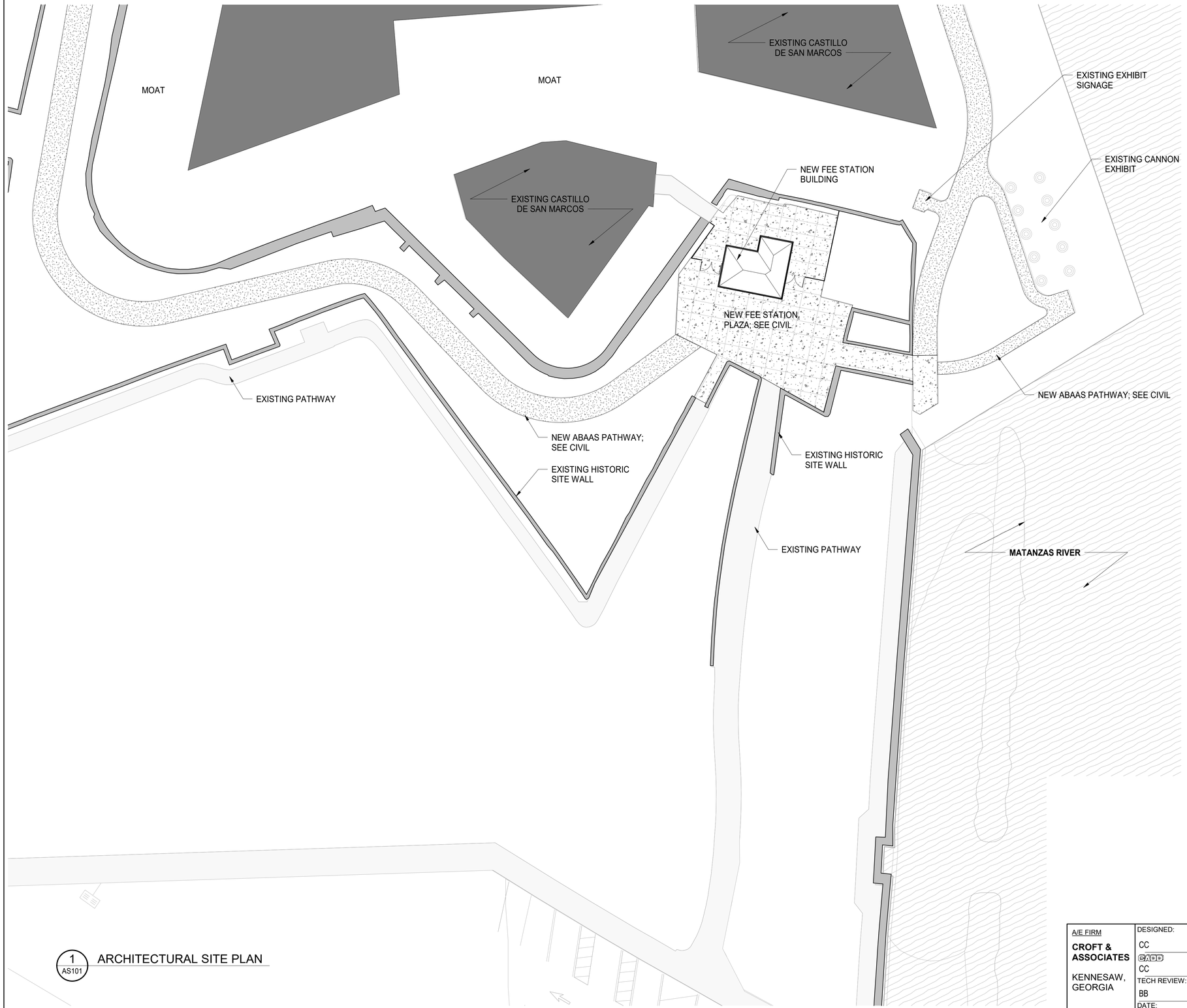

1 AS101 ARCHITECTURAL SITE PLAN

20 0 20 40
SCALE OF FEET

GENERAL SITE NOTES:

1. SITE PLAN IS PROVIDED FOR CONTEXT ONLY. THERE ARE NO PLANNED UPGRADES TO UTILITY INFRASTRUCTURE SYSTEMS FOR THIS PROJECT.
2. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING CONDITIONS TO REMAIN. DAMAGE SHALL BE RESTORED TO MATCH EXISTING OR BETTER.
3. CONTRACTOR IS RESPONSIBLE FOR REPAIRING DAMAGE TO EXISTING LANDSCAPING ONCE PROJECT IS COMPLETE. COORDINATE WITH PARK TO IDENTIFY LANDSCAPE CONDITIONS TO BE RESTORED.

A/E FIRM **CROFT & ASSOCIATES** KENNESAW, GEORGIA	DESIGNED: CC CADD: CC TECH REVIEW: BB DATE: 06/20/2025	SUB SHEET NO. AS101	TITLE OF SHEET ARCHITECTURAL SITE PLAN CASTILLO DE SAN MARCOS NATIONAL MONUMENT	DRAWING NO. 343 189856 PMIS/PKG NO. 324271 SHEET 48 OF 112

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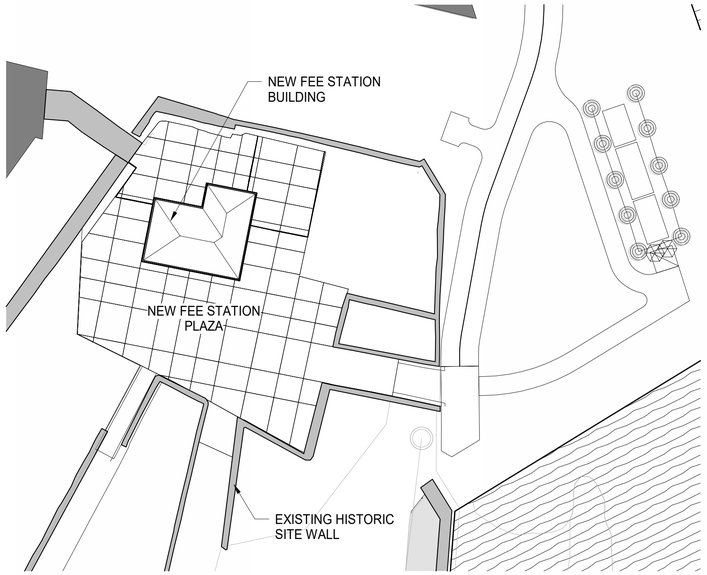
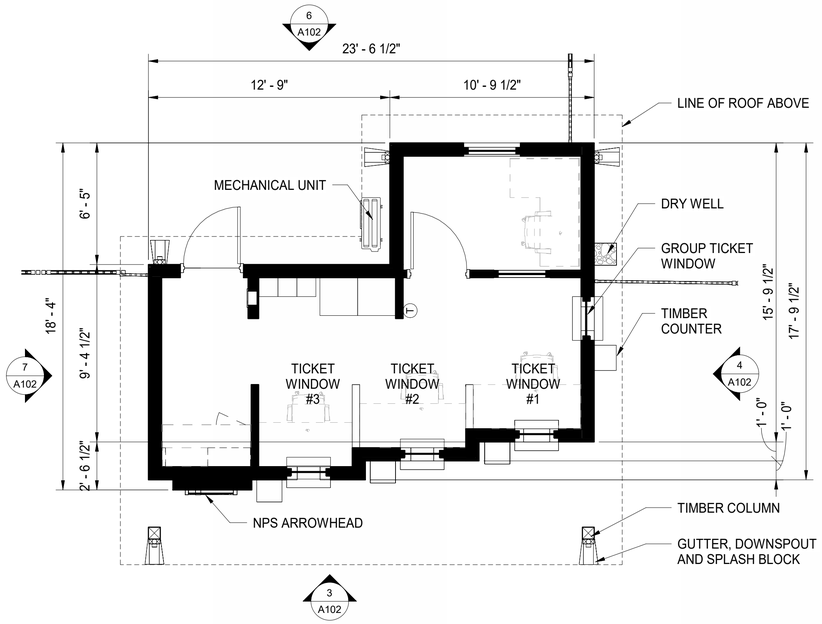
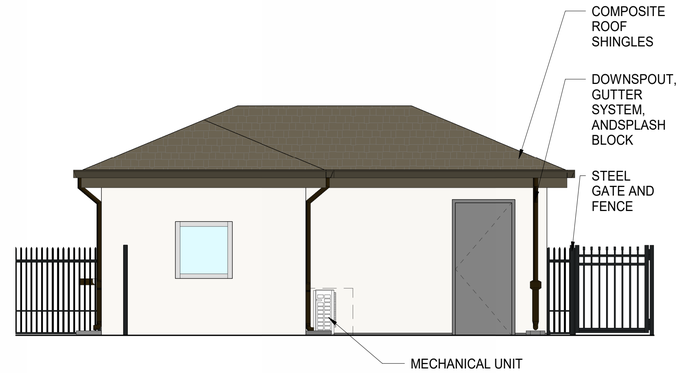


1 A102 ARCHITECTURAL SITE PLAN - PROPOSED
SCALE (A)



2 A102 FLOOR PLAN - PROPOSED
SCALE (B)



6 A102 ELEVATION - NORTH (REAR) - PROPOSED
SCALE (A)

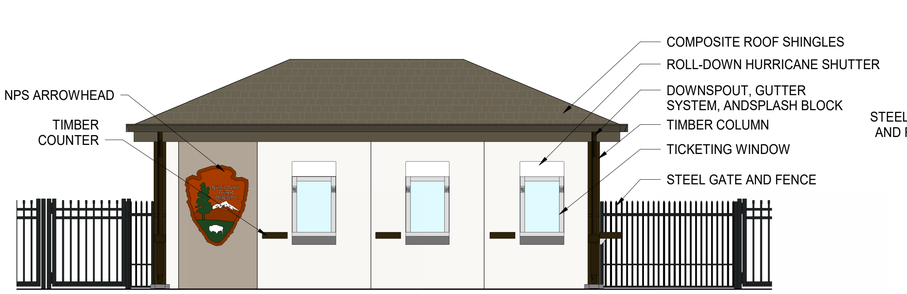

EAST ELEVATION


SOUTH ELEVATION

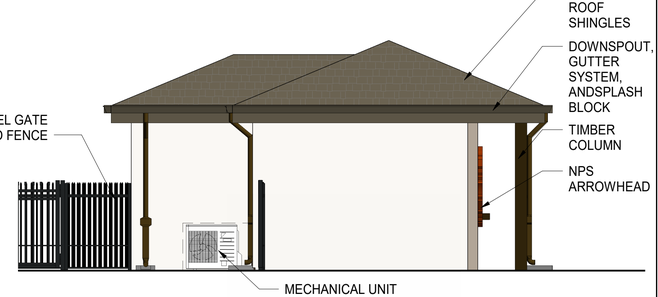

NORTH ELEVATION


WEST ELEVATION

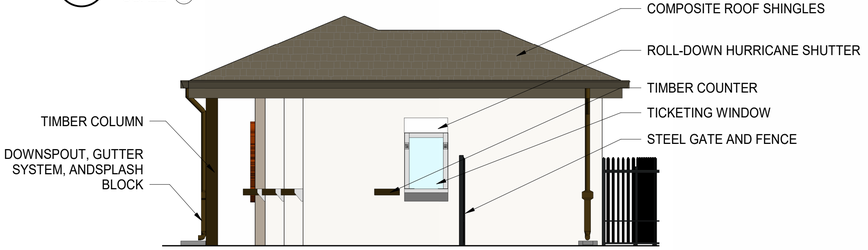
5 A102 EXISTING FEE BOOTH PHOTOS



3 A102 ELEVATION - SOUTH (FRONT) - PROPOSED
SCALE (B)



7 A102 ELEVATION - WEST - PROPOSED
SCALE (A)



4 A102 ELEVATION - EAST - PROPOSED
SCALE (A)

SCALE (B) 4 0 4 8
SCALE OF FEET

SCALE (A) 20 0 20 40
SCALE OF FEET

BLDG

A/E FIRM **PRIME:** CROFT & ASSOCIATES KENNESAW, GEORGIA **COASTAL** MOFFATT & NICHOL, INC MIAMI, FL **STRUCTURAL** MH STRUCTURES POWDER SPRINGS, GA **LANDSCAPE** CATALYST DESIGN GROUP WINTER PARK, FL	DESIGNED: M.LAROSA CADD: M.LAROSA TECH REVIEW: C.BAXTER DATE: 08/08/2025	SUB SHEET NO. A102	TITLE OF SHEET EXISTING AND PROPOSED CONDITIONS CASTILLO DE SAN MARCOS NATIONAL MONUMENT	DRAWING NO. 343 189856 PMIS/PKG NO. 324271 SHEET 55 OF 120

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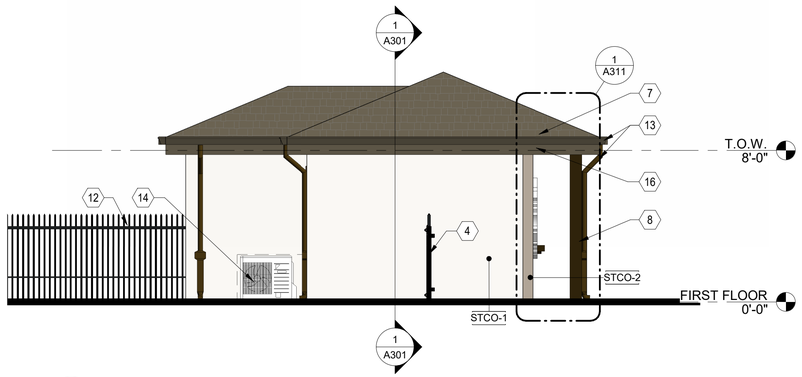
EXTERIOR MATERIALS AND FINISH SCHEDULE

STCO-1
PAINTED PPG1020-1 "ATRIUM WHITE", OR EQUAL. MATCH COLOR TO EXISTING NPS HQ BUILDING

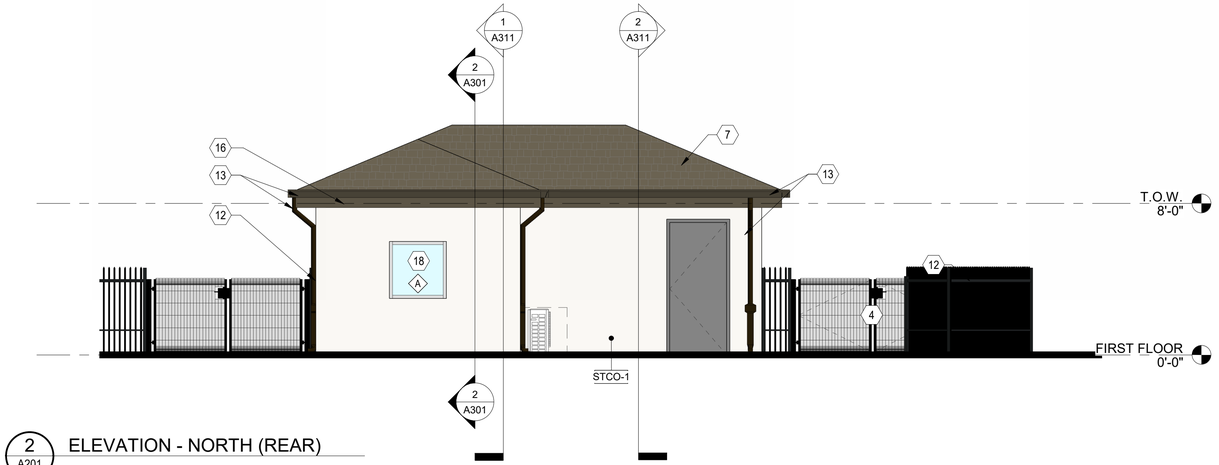
STCO-2
PAINTED PPG 1023-3 "ASHEN", OR EQUAL

X — ELEVATION SHEET NOTES
SEE ARCH MASTER KEY FOR COMPLETE LIST

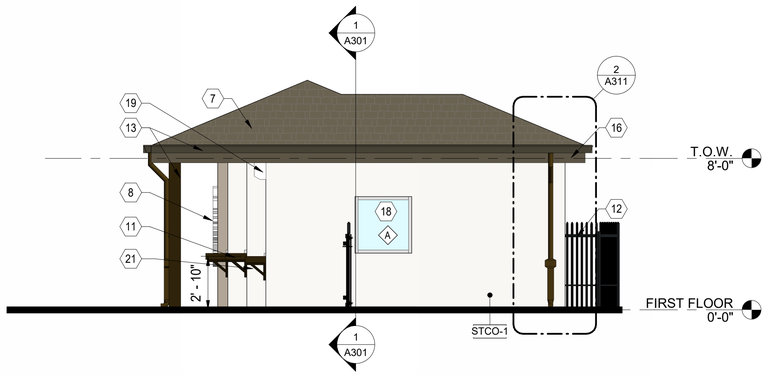
TAG #	TAG DESCRIPTION
4	8'-0" x 4'-0" STEEL GATE & FENCE
7	COMPOSITE ROOF SHINGLES
8	8x8 HEAVY TIMBER COLUMN; TYP.
9	NPS ARROWHEAD, PROVIDED BY CONTRACTOR. PROVIDE BLOCKING IN WALL TO SUPPORT; COORDINATE WITH PARK
10	TICKETING WINDOW
11	HEAVY TIMBER COUNTER
12	4'-0" STEEL FENCE
13	ALUMINUM DOWNSPOUT AND GUTTER SYSTEM
14	CONDENSING UNIT
16	FIBER CEMENT SOFFIT AND FASCIA
18	HURRICANE RATED WINDOWS
19	ROLL DOWN HURRICANE SHUTTERS
21	ABA COUNTER



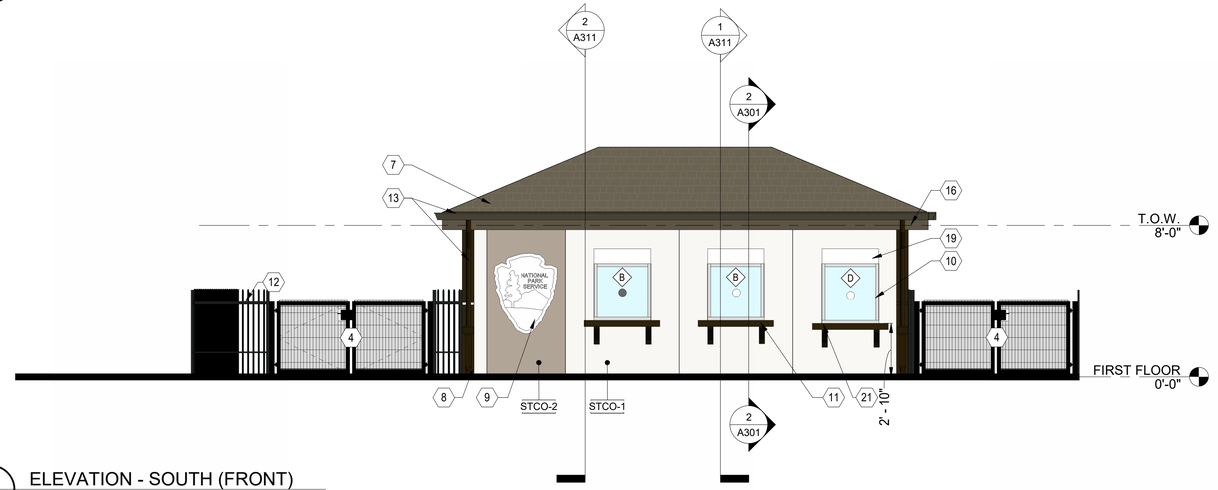
1 A201 ELEVATION - EAST



2 A201 ELEVATION - NORTH (REAR)



3 A201 ELEVATION - WEST



4 A201 ELEVATION - SOUTH (FRONT)

4 0 4 8
SCALE OF FEET

A/E FIRM: **CROFT & ASSOCIATES** KENNESAW, GEORGIA	DESIGNED: CC DRAWN: CC TECH REVIEW: BB DATE: 06/20/2025	SUB SHEET NO. A201	TITLE OF SHEET: EXTERIOR ELEVATIONS CASTILLO DE SAN MARCOS NATIONAL MONUMENT
			DRAWING NO. 343 189856 PMIS/PKG NO. 324271 SHEET 53 OF 112

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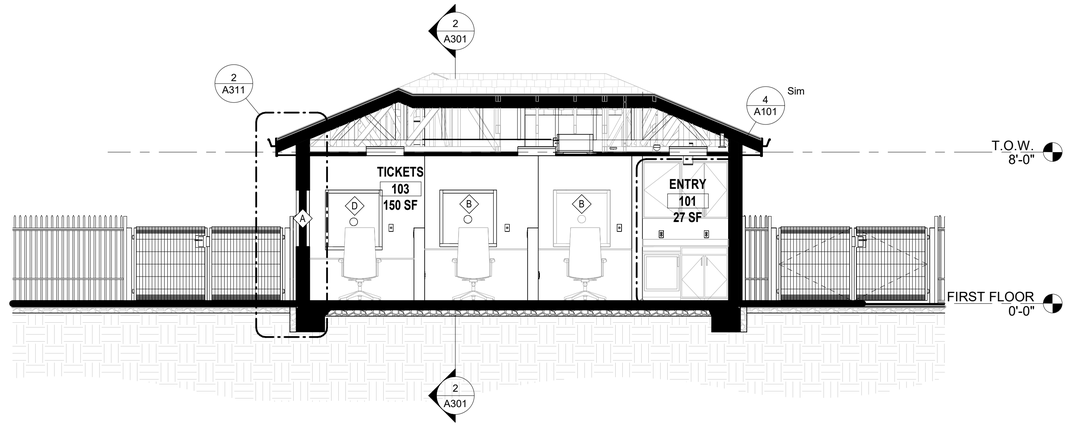
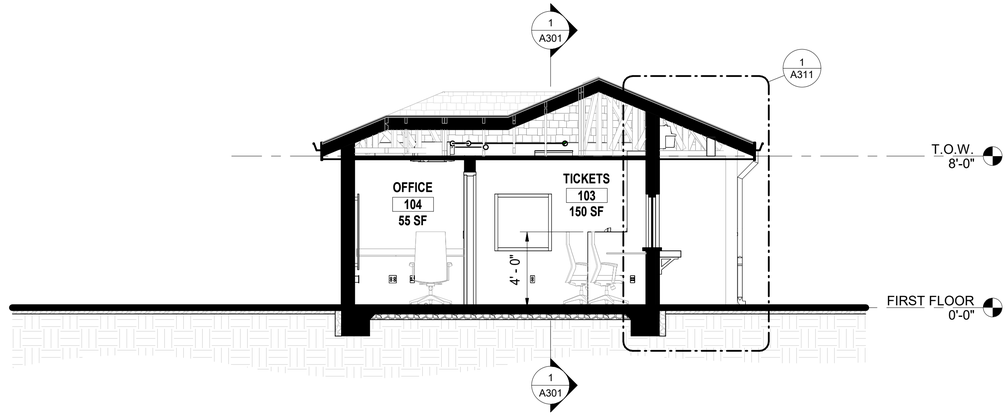


1 A301 BUILDING SECTION - EAST/WEST



2 A301 BUILDING SECTION - NORTH/SOUTH

4 0 4 8
SCALE OF FEET

A/E FIRM **CROFT & ASSOCIATES** KENNESAW, GEORGIA	DESIGNED: M.LAROSA DRAWN: M.LAROSA TECH REVIEW: C.BAXTER DATE: 06/20/2025	SUB SHEET NO. A301	TITLE OF SHEET BUILDING SECTIONS CASTILLO DE SAN MARCOS NATIONAL MONUMENT	DRAWING NO. 343 189856 PMIS/PKG NO. 324271 SHEET 54 OF 112

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CASTILLO DE SAN MARCOS FEE STATION

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(741) Questions & Answers (101)















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- View More Details

Feedback

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♡	♡	♡	♡	♡
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$273.39



Hampton Bay Hugger 52 in. LED Indoor Black Ceiling Fan with Light Kit



Hampton Bay Wetherby 11 in. Black Barn Outdoor Wall Light Sconce



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Commercial Electric Brushed Nickel Selec CCT Color Changing

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Type a question

Get an Answer

AI-generated from the text of manufacturer documentation. To verify or get additional information, please contact The Home Depot customer service.

Product Details

About This Product

The Hampton Bay 2-pack outdoor wall light sconce features a classic and timeless, rustic design that will coordinate and compliment the exterior of your home. Each exterior wall sconce has a weather resistant construction with a long lasting powder-coated finish. The rugged steel cage protects the glass shade and adds an unique design element. Mount each wall fixture on a porch or patio to illuminate your outdoor spaces. Uses up to a 60-Watt incandescent light bulb or equivalent LED bulb.

Highlights

- Outdoor wall light fixture sconce with rustic design
- Easy set up
- Clear seedy glass
- Each outdoor wall fixture uses one 60-Watt maximum medium-base bulb
- UL Certified
- Durable steel construction
- For design inspiration, Click here for exterior front of home trend ideas
- Click here to learn more about exclusive Hampton Bay patio products
- Click here for information about Hampton Bay Customer Service
- Click here for more information on Electronic Recycling Programs
- Return Policy

Product Information

Internet # 303832799
Model # JBO1691A-4
Store SKU # 1002956547

Additional Resources

Shop All Hampton Bay

From the Manufacturer

- Warranty
- Instructions / Assembly
- Return Policy



Big Ass Fans Haiku L - Smart Indoor Ceiling…

(4.5 / 124)

$744.00

Sponsored

Specifications

Dimensions: H 8.2 in, W 6.2 in, D 7.1 in



Sconce Type

Lantern

See Similar Items

Number of Lights

1 Light

See Similar Items

Fixture Material

Metal

See Similar Items

Style

Casual

Farmhouse

Power Source

Hardwired

See Similar Items

Light Direction

Down

See Similar Items

Durability

Weather Resistant

See Similar Items

Dimensions

Mounting Plate Height (in.)	4.488
Mounting Plate Width (in.)	4.488
Product Depth (in.)	7.1 in
Product Height (in.)	8.2 in
Product Width (in.)	6.2 in

Details

Compatible Bulb Type	Incandescent, LED
Damp/Wet Rating	Damp Rated
Durability	Weather Resistant
Exterior Lighting Product Type	Sconce
Fixture Color/Finish	Black
Fixture Material	Metal
Glass Type	Clear Glass
Included	Hardware Included
Indoor/Outdoor	Outdoor
Light Bulb Base Code	E26
Light Bulb Type Included	No Bulbs Included
Light Direction	Down
Max. Bulb Wattage (W)	60 W
Number of Lights	1 Light

Outdoor Lighting Features	Dimmable
Package Quantity	2
Power Source	Hardwired
Product Size	Small
Product Weight (lb.)	1.68 lb
Recommended Light Bulb Shape Code	A19
Returnable	90-Day
Sconce Type	Lantern
Shade Material	Glass
Shape	Dome
Style	Casual, Farmhouse
Voltage Type	Line Voltage

Feedback

Warranty / Certifications

Certifications and Listings	UL Certified
Manufacturer Warranty	2 year limited warranty

How can we improve our product information? Provide feedback.

Questions & Answers
101 Questions

Customer Reviews
4.6 out of 5 ★★★★½ (741)

More to Explore

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SAFAVIEH Ranzi 1-Light Black Outdoor Wall Lantern Sconce

★★★½☆ (3.7 / 3)

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SAFAVIEH Grayter 1-Light Black Outdoor Wall Lantern…

★★★★★ (5 / 7)

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C Cattleya 1-Light Dark Bronze Outdoor Wall Lantern Sconc…

★★★★½ (4.6 / 76)

$52.09
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Save $13.03 (20%)

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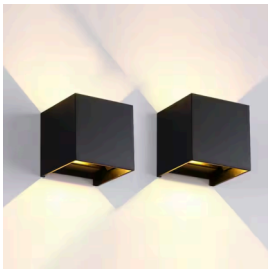

2-Light Matte Black Aluminum Cube LED Outdoor Wall…

★★★★½ (4.6 / 39)

$64.77
($32.39/fixture)

Add to Cart



1-Light Matte Black Hard Outdoor Wall Lantern Sc

★★★★★ (4.9 / 31)

$52.94
($26.47/fixture)

Add to Cart



8.375 in. Black Line Voltage Outdoor Wall Light Lantern Sconce with Integrated LED

Complement your exterior home decor with these 5 in. Hampton Bay LED outdoor wall lanterns. They are engineered to be mounted in wet locations and have a black finish and…

View Product



Modern Frosted Black Porch Outdoor Wall Sconce 1-Light Classic Exterior Lantern with Mushroom Clear Seeded Glass Shade

Transform your front porch or patio into a contemporary haven with the striking LNC Modern Frosted Black Porch Outdoor Wall Sconce. Boasting a sleek metal frame adorned with a…

View Product



Matte Black Outdoor Hardwired Wall Lantern Sconces with Water Glass, No Bulbs Included (2-Pack)

Boost your home's curb appeal and outdoor illumination with this striking classic design featuring bold, clean lines and distinctive clear waterfall glass. Squared edges powder-…

View Product



Westbury 11 in. Aged Iron Large LED Outdoor Wall Light Fixture Sconce with Clear Crackled Glass

The Westbury Collection features transitional outdoor wall lighting with cylindrical frames and crackled glass shades. The Westbury 11 inch LED wall lantern is the largest in the collectio…

View Product

Feedback

Received August 11, 2025
Planning and Building Department

FXLED78SF/USA



Color: Bronze

Weight: 20.9 lbs

Project:	**Type:**
Prepared By:	**Date:**

Driver Info

Type	Constant Current
120V	0.78A
208V	0.45A
240V	0.39A
277V	0.34A
Input Watts	78.5W

LED Info

Watts	78W
Color Temp	N/A
Color Accuracy	N/A
L70 Lifespan	N/A
Lumens	9,989 lm
Efficacy	127.2 lm/W

Technical Specifications

Compliance

UL Listed:
Suitable for wet locations. Suitable for mounting within 4 ft (1.2m) of the ground.

IESNA LM-79 & LM-80 Testing:
RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

IP Rating:
Ingress protection rating of IP66 for dust and water

Performance

Lifespan:
100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Wattage Equivalency:
Equivalent to 250W Metal Halide

LED Characteristics

LEDs:
Long-life, high-efficacy, surface-mount LEDs

Color Stability:
LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:
RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

EPA:
2

Maximum Ambient Temperature:
Suitable for use in up to -40°C (-40°F) to 40°C (104°F)

Lens:
Tempered glass lens included

Housing:
Die-cast aluminum housing and door frame

Finish:
Formulated for high durability and long-lasting color

Tilt Increment:
Rotates in 6 degree increments

Installation

Mounting:
Heavy-duty slipfitter for 2 3/8"OD pipe

Other

5-Year, No-Compromise Warranty:
RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Electrical

Driver:
Constant Current, Class 2, 120-277V, 50/60 Hz, 120V: 0.66A, 208V: 0.38A, 240V: 0.33A, 277V: 0.29A

THD:
6.12% at 120V, 7.79% at 277V

Power Factor:
99.8% at 120V, 94.9% at 277V

Copyright © 2025 RAB Lighting All Rights Reserved Note: Specifications are subject to change at any time without notice

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	1961700000
Location Address	1 S CASTILLO DR 11 S CASTILLO DR SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug E of St George (COM) (610.08)
Tax Description*	(2) CASTILLO DE SAN MARCOS & PT LYING SE IN OR911/1409 *The Description above is not to be used on legal documents.
Property Use Code	Federally Owned (8800)
Subdivision	N/A
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	16.560
Homestead	N

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Skip to main content

St. Johns County, FL

Owner Information

Owner Name	United States Of America 100%
Mailing Address	1 S CASTILLO DR SAINT AUGUSTINE, FL 32084-3252

Exemption Information

Exemption Type	Status	Amount
Federal		$57,799,188

Map



Valuation Information

Assessed Year	2025
Building Value	$59,011,326.00
Extra Features Value	$2,544,801.00
Total Land Value	$4,968,000.00
Agricultural (Assessed) Value	$0.00
Agricultural (Market) Value	$0.00
Just Market	**$66,524,127.00**
Total Deferred	$8,724,939.00
Assessed Value	**$57,799,188.00**
Total Exemptions	$57,799,188.00
Taxable Value	**$0.00**

Values listed are from our working tax roll and are subject to change. Exemption and taxable values shown reflect County-level assessment.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2024	$44,908,884	$2,667,832	$4,968,000	$0
2023	$46,243,898	$2,772,125	$4,968,000	$0
2022	$42,214,407	$8,769,112	$4,140,000	$0
2021	$31,124,000	$8,767,045	$4,140,000	$0
2020	$34,430,953	$8,769,112	$4,140,000	$0
2019	$31,555,796	$8,752,944	$4,140,000	$0
2018	$26,192,172	$8,703,995	$4,082,856	$0
2017	$27,500,587	$8,691,407	$4,082,856	$0
2016	$26,420,927	$8,693,086	$4,082,856	$0
2015	$27,856,791	$8,694,766	$4,082,856	$0
2014	$16,953,441	$8,689,749	$4,082,856	$0

Building Information

Building	1	**Roof Cover**	Wood Shingle
Building Value	$669,889	**Roof Structure**	Wood Truss
Year Built	1971	**Interior Flooring**	Carpet
Actual Area	6779	**Interior Wall**	Drywall
Conditioned Area	4678	**Heating Type**	Air Duct
Use	Office Class C	**Air Conditioning**	Central
Style	04	**Bedrooms**	
Exterior Wall	Concrete Stucco	**Baths**	

Description	Square Footage
BASE AREA	1680
ADDITION	416
BASE AREA	2582
UNFINISHED CANOPY	760
UNFINISHED GARAGE	1341
Total SqFt	6779

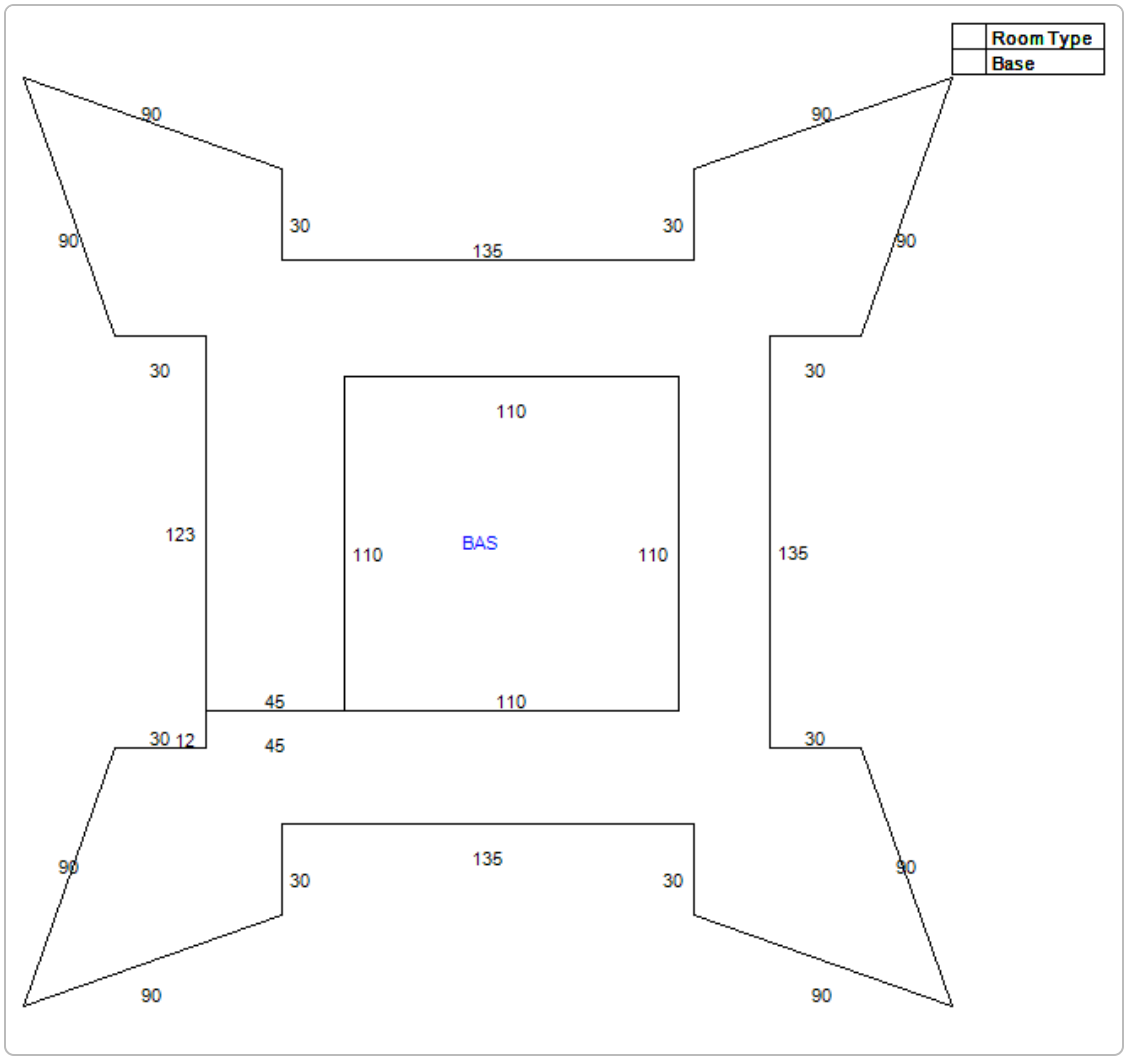
Building	2	**Roof Cover**	Built Up
Building Value	$58,305,200	**Roof Structure**	Rigid Frame
Year Built	1690	**Interior Flooring**	Slate
Actual Area	38325	**Interior Wall**	Custom Panel
Conditioned Area	38325	**Heating Type**	None
Use	Fort	**Air Conditioning**	None
Style	04	**Bedrooms**	
Exterior Wall	Stone	**Baths**	

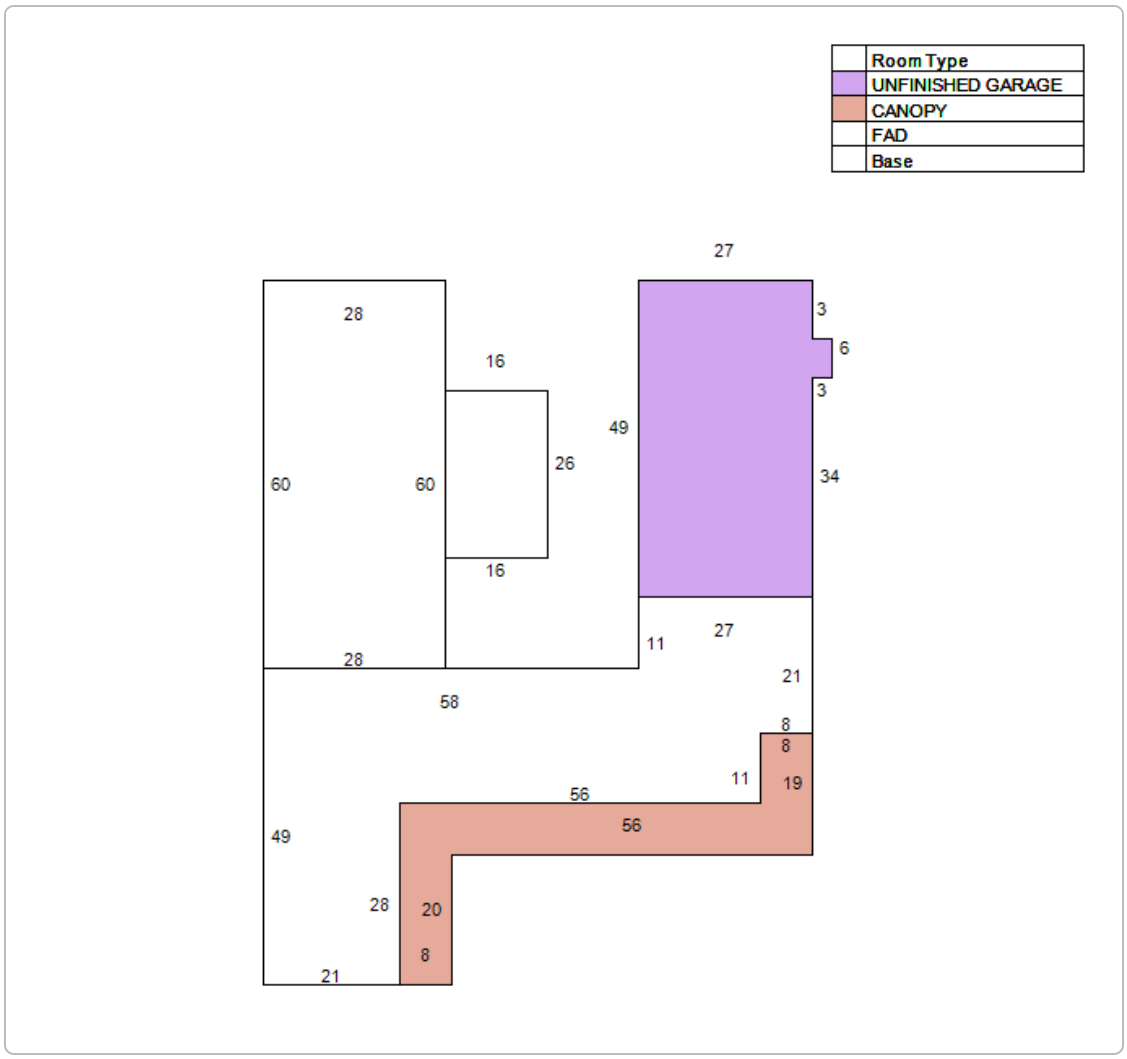
Description	Square Footage
BASE AREA	38325
Total SqFt	38325

Building	4	**Roof Cover**	Wood Shingle
Building Value	$36,237	**Roof Structure**	Wood Truss
Year Built	2000	**Interior Flooring**	Carpet
Actual Area	312	**Interior Wall**	Drywall
Conditioned Area	312	**Heating Type**	Air Duct
Use	Office Class C	**Air Conditioning**	Central
Style	04	**Bedrooms**	
Exterior Wall	Concrete Stucco	**Baths**	

Description	Square Footage
BASE AREA	312
Total SqFt	312

Sketch Information




Room Type
UNFINISHED GARAGE
CANOPY
FAD
Base
27
28
3
6
16
3
49
26
60
60
34
16
27
11
28
21
58
8
8
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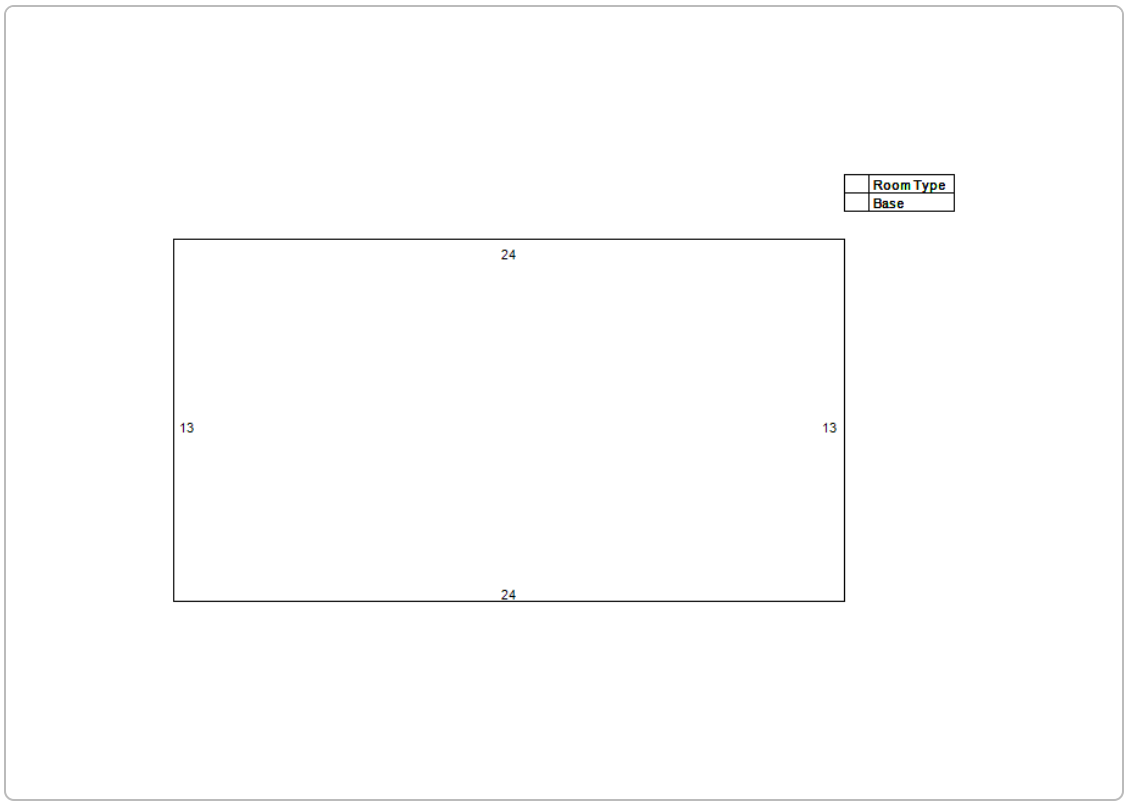
56
49
28
20
8
21



Extra Feature Information

Code Description	Status	Value
Sea Wall (Mix)		1521043
Masonry Wall (Mix)		641520
Asphalt Paving (COM)		69207
Concrete Paving - Under 8" (COM)		58320
Bulkhead - Excellent (Mix)		140333
Storage Building (Mix)		1350
Storage Building (Mix)		2025
Restroom - Good (COM)		10000
Curb (COM)		11962
Masonry Wall (Mix)		13984
Gate - Average (Mix)		1555
Gate - Average (Mix)		648
Pole Light (COM)		2391
Steel Door (COM)		4050
Steel Door (COM)		3600
Garage - Low (Mix)		62813

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Federally Owned	1125	750	16.56	AC	$4,968,000

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

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CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for August 21, 2025 Meeting



Application HP2025-0053 Address: 24 Cathedral Place/ Charlotte Street
(PID 1971600000 and 19720000000)

Applicant: Rogers Towers, P.A.

Property Owner: Kasam Hospitality, Inc.

Project description: To construct commercial buildings on the west side of Charlotte Street and south side of Treasury Street to flank a new parking garage on the existing parking lot, related to an adaptive use project of the existing buildings. *(Follows Opinion of Appropriateness approved under HP2024-0055)*

HARB will review the landscape, hardscape, and streetscape plans at this meeting.

Architectural Style:	Mediterranean Revival (#24); Spanish Renaissance Revival (#22)	Florida Master Site File:	SJ0400
National Register:	St. Augustine Town Plan Historic District: Contributing	Construction date:	1927 (24 Cathedral); c. 1938 (22 Cathedral)
Archaeology Zone:	IA	Zoning District:	PUD (HP-2)
Parcel number:	1971600000, 1972000000		
Agenda Item:	9(b)	Previous Action(s):	PZB2024-0041 OOA HP2022-0039 (not approved) and HP2024-0055

STAFF SUMMARY AND ANALYSIS:

1. This new application is to review a Certificate of Appropriateness (COA) request that follows the Opinion of Appropriateness (OOA) approval for HP2024-0055 granted by the Historic Architectural Review Board (HARB) at the February 20, 2025 meeting.
2. **For this August 21, 2025 meeting, the HARB is to review the landscape, hardscape, and streetscape plans, which are included as pages 11-51 of the application packet.** These plans detail how those elements will interact with the proposed new commercial building which wraps a parking garage structure to be constructed on the existing surface parking lot parcel, bounded by Charlotte Street to the east and Treasury Street to the north. Site and streetscape plans also highlight the streetscape redesign of a portion of Charlotte Street. Within the presentation renderings that follow in the application packet, the proposed landscape, hardscape, and streetscape elements are shown as they will relate to the proposed new buildings.
3. Overall, the project is related to an adaptive use of the significant historic buildings and visually prominent, 24 Cathedral Place, which was designed by architect F.A. Hollingsworth, and 22 Cathedral Place. The proposed project scope includes a large development project involving this currently zoned PUD property that is in the process of a PUD amendment, which ultimately must be approved by the City Commission. **To provide context for the overall project, views of the proposed designs for the new commercial building are also included in the application packet, but will not be focused on for this staff report. Planned work to the existing historic buildings was also provided as context only for this meeting and will be focused on in a subsequent meeting's review**. If the reader is new to 22-24 Cathedral Place, a context of the property is included in the corresponding section below.
4. The project is in a very visible and important area adjacent to the Plaza de la Constitución, and within the Town Plan National Historic Landmark (NHL) area, the St. Augustine National Register Historic District (NRHD), as well as the very sensitive Archaeology Zone IA. While an amended PUD may allow for variations to AGHP recommendations, great care should be taken that the proposed modifications and new construction, landscape, and streetscape are compatible to the existing and adjacent buildings, surrounding streetscape, and NHL, NRHD, and the HP-2 Zoning District. Impact to the existing archaeological resources should also be a consideration in the overall design.
5. When comparing these newly submitted COA plans that focus on the proposed landscaping, hardscape, and streetscape with the last plans reviewed under OOA HP2024-0055 in February, there are now numerous additional plan sheets providing more details on the design elements and slight modifications to a few of the earlier designs. Modifications include added varieties of plantings and different shaped/configurations for planters and fountains to be located within the courtyards that front the proposed new building on Charlotte Street.
6. Streetscape elements include coquina concrete pedestrian walkways in the form of a raised sidewalk on the west side of Charlotte and a flush curbed walkway to the east, which flank a brick paver "cartway" laid in a running bond. Additional details include designs for street lights, benches, trash receptacles, manhole and drainage covers, tree grates, and planter boxes that are proposed in the areas shown on the plans. A majority of these streetscape features match the designs used in other applications within the downtown and were approved in 2013 by the HARB in the *Historic Downtown Streetscape Guidelines*, which were adopted by resolution. However, the proposed trash composting receptacles match other ones that exist throughout areas of the downtown, which also had been reviewed by the HARB.

STAFF SUMMARY AND ANALYSIS (continued):

7. For each of the four courtyards, plans include individually designed elements, including different courtyard walls with openings to be constructed in materials and finished in a manner that is recommended by the AGHP: white finished stucco covered cement block, rough face coquina veneer, or wood boards (wood fences can be left natural or painted white), and gates. The walls meet the AGHP's minimum 5.5' height for walls of the Spanish Colonial design, but the HARB should look at each of the gate widths, since some do not meet/are larger the AGHP's recommended 50" width (minimum 44" width). Other features include a large wooden pergola on the Treasury Street elevation (32.5' long x 12'9" high), and a couple different well houses/surrounds. Although the courtyards have openings, the majority will not be accessible to the public and do not appear to be accessed via the hotel guest rooms.
8. Planting charts denote whether the proposed species are found in the AGHP plant list, a Florida native, or Florida friendly plant, and if there is historic precedence for a particular plant. A number of plants have overlapping denotations, but some are only considered Florida friendly, which have not always met the threshold for approval by the HARB with previous landscape project reviews. The HARB should determine if the Florida friendly plants shown in this proposed landscape plan are approvable. Salt tolerant plants are very important for this area of the city, where flooding is common, and should be heavily utilized in the design if they are not already.

STAFF RECOMMENDATION:

Based on a review of the AGHP, reviews and discussions by the HARB during the previous Opinion of Appropriateness hearings, and without the support of evidence to the contrary, staff finds that the HARB can take the following actions related to the new buildings, landscape, site plan, and other related features and design elements proposed in a **CERTIFICATE OF APPROPRIATENESS at 24 Cathedral Place and Charlotte Street:**

CONTINUE to allow the applicant to incorporate any revisions recommended by the HARB and to include the planned review of the architectural plans for the existing historic buildings and proposed new buildings fronting Charlotte and Treasury Streets

Julie Courtney
Julie Courtney, Historic Preservation Officer

SUMMARY SCOPE OF WORK:

1. Incorporation of a new landscape and hardscape design into the proposed redevelopment for the project area that fronts Charlotte and Treasury Streets, including a new streetscape design for a portion of Charlotte Street.

To be reviewed at a later meeting:

2. To construct 2 to 2-1/2 to 3-story commercial buildings on the west side of Charlotte Street and south side of Treasury Street to flank a new parking garage on the existing surface parking lot, related to an adaptive use project on the existing historic buildings of 22-24 Cathedral Place.
3. Rehabilitation of the existing historic buildings exterior at 22-24 Cathedral Place, including window and door replacements.

CONTEXT OF THE EXISTING HISTORIC BUILDINGS THAT ARE BEING INCORPORATED INTO THE DESIGN:

1. **24 Cathedral Place:** Facing the Plaza de la Constitución from the north side of Cathedral Place, the eight-story tall Mediterranean Revival style building is the tallest in the downtown area. Designed by architect F.A. Hollingsworth, construction began in 1926, soon after the Bridge of Lions was started, for the First National Bank of St. Augustine. After its demise with the financial bust in 1929, the building was later acquired by the Exchange Bank (1939), the Atlantic Bank (1970), the First Union National Bank (1985), and later that year to private investors.
2. **22 Cathedral Place:** Designed by Jacksonville architect, Roy Benjamin, and built starting in 1938, the existing building contains the front façade and the remaining front portion of the building that once held the ticket and foyer areas of the former Matanzas Theatre. After the adjacent bank acquired the theatre and neighboring Abstract Company properties so it could expand to the east, the atmospheric styled auditorium portion of the building, which held over 1,000 seats, was demolished around 1969 for parking spaces.

CONTEXT OF LATEST AND PREVIOUS HARB REVIEWS:

1. Opinion of Appropriateness (OOA) application HP2022-0039 was the first application on the proposed project, which was heard at the June 16, 2022 HARB meeting, continued by the HARB, and was subsequently heard at an August 11, 2022 special meeting, when it was also continued. Plans reviewed at these two meetings were inspired by Victorian styles that were formerly prominent in the subject area.
2. A new Opinion of Appropriateness application (HP2024-0055) was reviewed and continued on September 18, 2024 with the new buildings with Mediterranean influenced designs, repeating features from existing iconic historic buildings in the downtown, as well as at a special meeting held on January 22, 2025, before being approved at a regular HARB meeting on February 20, 2025. Minutes from the February 20, 2025 HARB meetings are included in the attachments at the end of this packet.
3. A southern portion of the new conceptual design is inspired by Mediterranean Influence styles, which some of the HARB members at the previous meetings had suggested may be more appropriate for the proposed new development., and ties into the architecture of the bank tower that is the anchor of the project. In addition, St. Augustine Style elements, which reflect one or more of the three distinctive Colonial periods, were also incorporated in another portion of the new conceptual design. This new concept is in response to the concern of compatibility and on how the project will tie in with the existing Colonial era or inspired buildings, just north of the project area, and the Architectural Guidelines for Historic Preservation's (AGHP) requirement for new construction within HP-2, as well as with the c. 1927 Mediterranean Revival bank tower anchor building for the project and existing buildings at the corner of Cathedral Place and Charlotte Street. Details or specifications of the proposed finishes were not provided.
4. The proposed parking garage structure's entrance/exit is off of Charlotte Street and is largely concealed by the proposed buildings flanking it. At the rear of the property, part of the parking structure's west elevation with vented exterior walls will be exposed when viewed at certain points on Treasury Street.
5. According to the Architectural Guidelines for Historic Preservation, new buildings in HP-2 are required to be in the form of St. Augustine Style reconstructions with all the permutations of development from 1565 to 1821." However, the existing adjacent buildings to the proposed project area are in other architectural styles, including the anchor tower building at 24 Cathedral, 12 and 8 Cathedral Place (both c. 1888 buildings) and 1 Anderson Circle (c. 1899-1904) across Charlotte Street, which are now all in the Mediterranean Revival style, and 124 Charlotte Street (c. 1888), a Masonry Vernacular building. Some of these were later altered when their original Victorian, Moorish or Colonial Revival detailing was replaced with other architectural elements.
6. The AGHP's section on New Construction should be reviewed when considering the appropriateness of the architectural elements of the application especially. Some key recommendations include: "New construction should complement historic architecture", "…respect and reinforce the existing patterns of development in the local historic preservation zoning districts", "….pick up significant
themes such as height, materials, roof form, massing, setbacks, and the rhythm of openings to ensure that a new building blends with its context.", "New construction adjacent to historic buildings can dramatically alter the historic setting of neighboring buildings or the district. Such construction should not create a false sense of historical development through the use of conjectural features or stylistic elements drawn from other buildings. New construction is appropriate as long as it does not destroy significant historic features, including designed

landscapes, and complements the size, color, material, and character of adjacent buildings and their historic setting."

7. Requested items by the HARB at the February 2025 meeting to accompany a Certificate of Appropriateness application:

a. More renderings from a person's perspective (not bird's eye views), with views from all around the project area
b. Break down plans into units of design and details
c. Too many dormers on Treasury Street elevations. Dormers should be special and not overly used.
d. Still want to see more:
   - undulations along the elevations fronting Charlotte and Treasury Streets
   - some lower heights on the proposed new construction
   - to be more pedestrian friendly
e. Concern voiced for footing and foundation work – extra care will be needed to avoid damage to existing historic buildings. Also consideration on how to avoid damage from construction related vibrations is needed

8. Some of the concerns from the 2022 reviews, which continued through other reviews up to the February 2025 hearing included:

a. Height, scale, and mass of the proposed buildings were too large and not at a pedestrian scale, so was not compatible with the surrounding area.
b. There were not enough undulations and breaks in the elevations of the building that fronted Charlotte and Treasury Streets, both in height and along the wall plane that seemed to be mostly uniform and too flat across overall.
c. Compatibly designed landscaping that is appropriate to the historic core of the project area is needed. Care should be given to the impact of the streetscape experience, with more visual and physical relief provided.
d. Drawings visibly labeled with dimensions, a scale study with massing outlined, and a streetscape study showing the proposed buildings with the adjacent existing buildings were requested (to include the structures that stand behind the proposed buildings and their dimensions).
e. Although the project was being proposed as a Planned Unit Development (PUD) that allows more flexibility in the required design and zoning regulations (discussed further below), there was continued discussion how the overall style that was not in keeping with the AGHP's requirement for new buildings in HP-2.
f. Instead of the Victorian/turn of the 20th century styles and detailing as was proposed in the early submitted plans reviewed, many of the members voiced support for designs focusing on the Mediterranean Influence styles, which evolved out of the three distinctive Colonial periods, as this styling was used for 24 Cathedral, the anchor building of the project, and the adjacent buildings.

PUD (Planned Unit Development) Context:

1. Because of the PUD (Planned Unit Development) component, the City Attorney advised the Planning & Zoning Board (PZB) was to fully hear the application before HARB. After a public hearing at the May 7 and June 4, 2024 Planning & Zoning Board meetings, the PZB recommended approval of the new PUD language, dated June 26, 2024, at the July 2, 2024 meeting. The PZB is responsible for making recommendations on PUDs to the City Commission, who is responsible for adopting the PUD. **A PUD document must address how the proposed project deviates from the AGHP and zoning requirements of HP-2.** The application reviewed by PZB includes the existing and the proposed new PUD and is available at this link: https://staugustinefl.portal.civicclerk.com/event/964/files/attachment/5346.
2. At the PZB hearings noted above, **the PZB board deferred to the HARB to determine if the design's massing, scale, and heights were appropriate and made a finding that HARB should give special attention to the proposed rooftop pergola during their review (this feature has since been removed). The HARB should understand how the building height was measured, as shown on the plans. or its amendment.**
3. **PUD (Planned Unit Development):** The property (PID1972000000 and a portion of 1971600000) was rezoned a Planned Unit Development (PUD) in 2013. Per City Code (Section 28-286), ***the purpose of a PUD*** **"**is **to provide an option, and process for the provision of unique individually planned developments that are consistent with the Comprehensive Plan and the categories outlined in the Comprehensive Plan, but may allow for more creative, flexible, and innovative designs for projects than the regular zoning districts allow."** Further, **the PUD process is to "Demonstrate the coordinating of architectural styles, building forms, and building**

relationships within a planned development, as well as, the planned developments relationship with the existing and preferred architectural context surrounding the project." A **" PUD is a zoning category that can be beneficially utilized** in order **to create site-specific regulations to address specific development** or topographic conditions, **historic or architectural features, existing structures, neighborhood patterns or transitioning uses of land. PUDs may be created as in-fill development or redevelopment…"** The full Code's PUD Purpose and Intent section is in the attachments.

CITY CODES/DESIGN GUIDELINES:
ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

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

Fences, Walls and Gates

Do...

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

Don't...

- Remove historic fences and walls.
- Install cinder block walls; or ornate iron or wood, rough cedar, chain link, wire or post and rail fences.
- Install fences of inappropriate scale that obscure the overall design of the building or its individual features.

Pre-1821

The fence or wall is an extension of the building along the front property line. All front property lines must be enclosed by a fence or, more commonly, a masonry wall. All First Spanish Period and most Second Spanish Period buildings are entered first through a gate in the front wall and then through a door in the side of the building facing the yard. This is one of the defining features of St. Augustine Plan architecture. All exposed side and rear yards must be enclosed as well.

First Spanish Period fences may be poles, stakes or random width boards. Masonry walls are covered with smooth finish stucco or plaster with a rounded or steeply angled cap.

British Period and Second Spanish Period fences may be poles, stakes, pickets, board or clapboard. Masonry walls are covered with smooth finish or ashlar joint stucco, or plaster. Caps may be round, steeply angled or flat with a slight overhang.

Fences must be nailed or pegged, not stapled. Exposed nail heads must appear as hand wrought colonial nails. Boards should be substantial, not flimsy. Board fences are generally flat topped, while poles, pickets and stakes have sharply angled tops. Wood fences may be painted white or left unpainted.

Walls may be constructed of poured coquina concrete, tabby, course squared coquina stone, or masonry finished with smooth stucco or plaster. Walls may be painted to match the structure or painted white. A zocalo may also be used. Gates in fences should reflect the design of the fence. Gates may be single or double leaf, ship lap, tongue-and-groove, beaded boards, square edged boards, or multi-paneled. Fences and walls continue over the gate at a higher elevation. Gates in walls should be topped by a substantial lintel two to three feet higher than the wall.

First and Second Spanish Period fences and walls must be a minimum of five and one-half feet high. British Period fences and walls must be a least six feet high.

The most appropriate gate width is fifty inches with the smallest opening being forty-four inches.

Hardware should be made of wood, leather or iron. Iron must be painted black. Brass generally is not appropriate for St. Augustine. Modern locks must be installed flush with the gate face and painted black. Hinges are black iron and should not appear machine stamped or flimsy. Exposed nail heads must reflect the design of 18th Century hand made nails. Modern nail heads should not be visible.

Parking, Landscaping and Site Features

Do...

- Retain distinctive features such as size, scale, mass, color and materials of buildings, including roofs, porches and stairways.
- Retain landscape features such as parks, gardens, street lights, benches, walkways, streets, alleys, and setbacks that have traditionally linked buildings to their environment.
- Use new plant materials, fencing, walkways, street lights, and benches that are compatible with the character of the district or neighborhood in size, scale, materials and color.
- Identify and retain plants, trees, fencing, walkways, street lighting and benches that reflect a property's history and development.
- Base new site work on documentation or physical evidence. Avoid conjectural changes to the site.
- Provide proper site and roof drainage to assure that water does not splash against the building or foundation walls, or drain toward the building.
- Landscape to provide shade, privacy, screening of non-historic features and erosion control.
- Minimize disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archaeological resources.
- Survey and document areas where the terrain will be altered to determine the potential impact to important landscape features or archaeological resources.
- Evaluate the overall condition of materials and features to determine whether more than protection and maintenance are required.
- Repair features of the site by reinforcing historic materials.
- Replace in kind an entire feature of the site that is too deteriorated to repair if the overall form and detailing are still evident. Physical evidence from the deteriorated feature should be used as a model to guide the new work. This could include a walkway or fountain. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

- Replace deteriorated or damaged landscape features in kind.
- Design and construct a new feature of a site when the historic feature is completely missing, such as an outbuilding, terrace or driveway. It may be based on historical, pictorial and physical documentation; or be a new design that is compatible with the historic character of the building and the site.
- Design new onsite parking, loading docks or ramps when required by the new use so that they are as unobtrusive as possible and assure the preservation of the historic relationship between the buildings or buildings and the landscape.

Don't...

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

Pre-1821

Traditionally, most landscaping consisted of herb and vegetable gardens, flower gardens, fruit trees, and vines grown on a trellis or wall. **Trees and shrubs should be native or documented as having been introduced prior to 1821, and must reflect the small scale of pre-1821 buildings.** Design concepts from the 18th Century should be used for flower, vegetable and herb gardens. **Foundation plantings are not appropriate**.

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

Trellises should be constructed of simple round wooden posts and poles.

Wells should be masonry finished with stucco. Fountains are not appropriate in spaces open to the public. Wells may have splashing water that is not visible above the lip of the well to provide interest, but should not contain visible water jets or fountains.

Masonry bench seating is appropriate within loggias.

Canopies and umbrellas must be white, natural canvas or sailcloth, and must be supported on a wooden structure.

Flag poles and similar fixtures may be wood or metal. Metal must be painted white, brown or black.

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

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

Appropriate paving materials are poured coquina concrete, tabby, loose coquina, crushed shells, river gravel, and brick or stone on sand. Asphalt and plain concrete are not appropriate.
Parking areas must be completely screened by a solid board fence or wall at least five and one-half feet high. Entries and exits should be as small as possible and should not exceed twenty feet in width. All openings should have functional gates to screen parking areas from the street. Residential parking should be designed so that vehicles are screened by fences, walls or buildings. Unscreened parking adjacent to the street is inappropriate.

Historic Plant Materials

A list of plant materials is provided in the Architectural Guidelines for Historic Preservation (AGHP) for use by developers so that when landscaping is required by the City Code for a construction project, historically appropriate plant materials can be used.

*Plants that are Florida native are encouraged and considered to be pre-approved species.

New Construction

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

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

Site Plans and Building Setbacks

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

Height, Width and Massing

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

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

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

Horizontal Rhythms

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

Roof Forms

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

Proportion of Openings

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

Materials

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

Architectural Styles for New Construction

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

HP-2 and HP-3

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

Pre-1821 Designs for New Construction

*** Pre-1821 Site Plans**
For buildings constructed in the St. Augustine Style, the front facade is located directly on the street. If the finished floor elevation requires it, the building may be set back the width of one step. If more steps are required, they must be within the building.

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

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

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

*** Pre-1821 Building Plans**
There are three basic building plan types in the St. Augustine Style. These are the Common Plan, St. Augustine Plan and the Wing Plan.

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

The St. Augustine Plan is an adaptation of the Common Plan to the Florida climate. A loggia or gallery, usually located on the south or east facade, provides shade and shelters doors and windows. A Common Plan building could be

converted to the St. Augustine Plan by the addition of a loggia or gallery. The British retained this building plan and adapted it for several new buildings.

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

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

Pre-1821 Design Considerations
In Colonial St. Augustine, the design tools of the builder were the compass and tradition. The use of T-squares, angles and grids was unknown. Proportions were often determined by circles, arcs and the tradition of the “Golden Rectangle” of classical Greece.

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

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

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

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

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

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

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

Post-1821 Designs for New Construction
(Applicable to portion of new building that is south of parking garage opening)

Post-1821 Site Plans
Commercial buildings are constructed directly on the street, in close proximity to one another, and frequently cover the entire lot.

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

Post-1821 Building Plans

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

Mediterranean Influence buildings are irregular; typically two stories.

Moorish Revival buildings are irregular; two to four stories.

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

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

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

LIST OF ATTACHMENTS:

1. Staff photographs
2. Google StreetViews
3. 3-D Views
4. Florida Master Site File
5. Sanborn Maps
6. 1788 Roque Map
7. Pages from *Historic Downtown Streetscape Guidelines* (adopted by resolution 2013)
8. City Code Sec 28-286 PUD Purpose and Intent
9. Planning & Zoning Board (PZB) July 2, 2024 Meeting Final Order
10. HARB February 20, 2025 meeting minutes

STAFF PHOTOGRAPHS
22-24 Cathedral Place
August 2025







At corner of Charlotte Street
and Anderson Circle:
with Cathedral Place,
the Plaza, and King Street to the south

STAFF PHOTOGRAPHS
22-24 Cathedral Place
August 2025





Looking south on Charlotte Street

STAFF PHOTOGRAPHS
22-24 Cathedral Place
August 2025



Corner of Charlotte and Treasury Streets



STAFF PHOTOGRAPHS
22-24 Cathedral Place
August 2025







Treasury Street with similar streetscape elements to proposed plans:
central brick pavered cartway and coquina concrete walkways with flush curbs

STAFF PHOTOGRAPHS – January 2025
24 Cathedral Place and Charlotte Street





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

STAFF PHOTOGRAPHS – January 2025
24 Cathedral Place and Charlotte Street





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

STAFF PHOTOGRAPHS – January 2025
24 Cathedral Place and Charlotte Street





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







STAFF PHOTOGRAPHS
January 2025
24 Cathedral Place and Charlotte Street

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

STAFF PHOTOGRAPHS– January 2025
24 Cathedral Place and Charlotte Street





Looking north down Charlotte Street, near Anderson Circle

STAFF PHOTOGRAPHS– January 2025
24 Cathedral Place and Charlotte Street







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

STAFF PHOTOGRAPHS – January 2025
24 Cathedral Place and Charlotte Street





Looking southwest at intersection of Charlotte and Treasury Streets

STAFF PHOTOGRAPHS – January 2025
24 Cathedral Place and Charlotte Street





Looking southwest from Treasury Street

STAFF PHOTOGRAPHS – January 2025
24 Cathedral Place and Charlotte Street



Looking southeast from Treasury Street



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22-24 Cathedral Place





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24 Cathedral Place





Looking north from Cathedral Place at front façade / south elevation

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22-24 Cathedral Place





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22-24 Cathedral Place





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22-24 Cathedral Place





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22-24 Cathedral Place





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24 Cathedral Place







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

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24 Cathedral Place





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

STAFF PHOTOGRAPHS
24 Cathedral Place





Looking south at rear elevation


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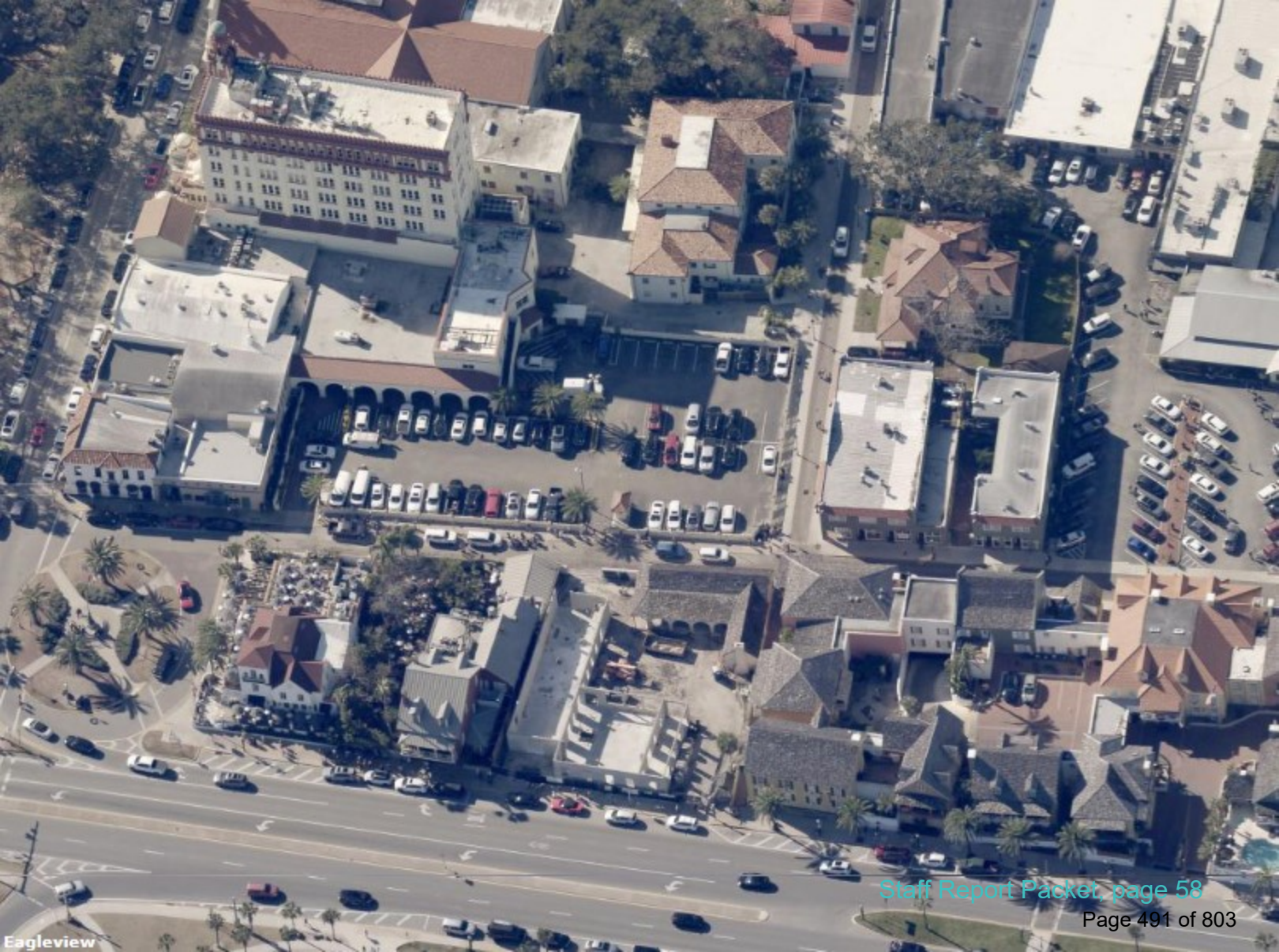
ONE WAY
ONE WAY
NOTICE
Charlotte St
Google
Image capture: Jul 2018 © 2024 Google




Treasury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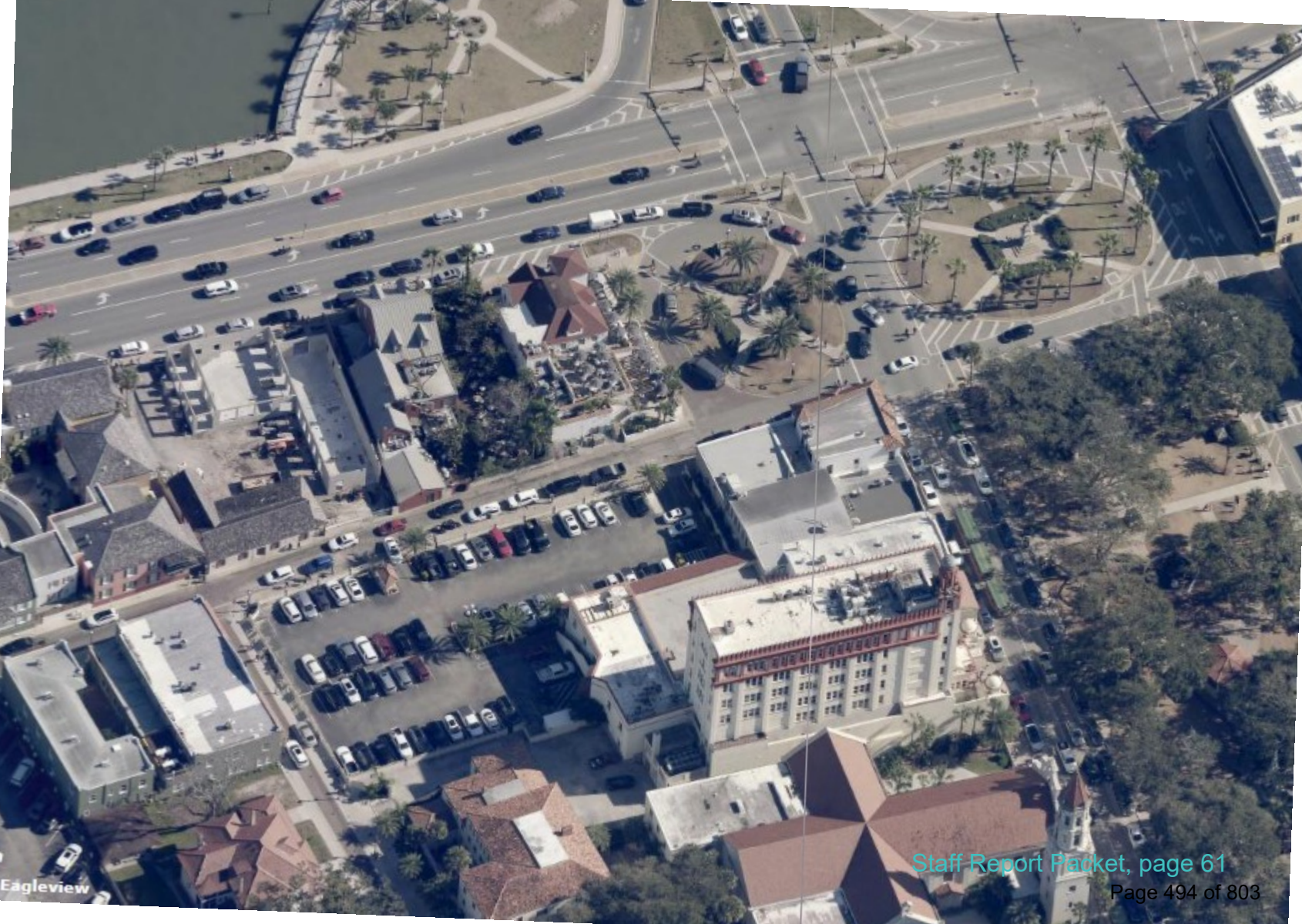
Eagleview

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ400 1009==

Site Name: Atlantic Bank Building 830== Survey Date: 7809 820==

Address: 24-28 Cathedral Place, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 10 (block) West 72.8 of lots 5&6, and (lot) 868==

all 7, east 162.2 of lot 8 and east 135 feet of lot 9 (except 221/248 868==

Owner of Site: Name: Exchanged Bank of St. Augustine;

Address: P.O. Box 291

St. Augustine, FL 32084 902==

Occupant or Manager: 904==

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

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

UTM: 17 (zone) 469860 (easting) 3306760 (northing) 890== Location: T07S (T) R30E (R) S18 (S) 812==

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

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

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

I. SITE DESCRIPTION

Condition of Site:

(X) Excellent 863==

( ) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(X) Altered 858==

( ) Unaltered 858==

(X) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

II. SITE DESCRIPTION, continued.

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

Date: +1927 844== Period: 20th cent. 845== Culture: American 840==

Architect: Hollingsworth, F.A., St. Augustine, FL 32084 872==

Builder: San Marco Construction Company - St. Augustine, FL 32084 874==

Style: Mediterranean Revival 964==

Plan Type: 966==

Exterior Fabrics: Stucco, cast terra cota 854==

Structural Systems: Reinforced masonry 856==

Features of Structure: (942)

Window Type: DHS 1/1 942==

Foundation: 942==

Roof Type: Flay, parapet 942==

Secondary Roof Structures: Tower hoods, hip 942==

Porches & Balconies: 942==

Chimney Location: 942==

Materials: (882)

Chimney: 882==

Roof Surfacing: Flat, built up 882==

Ornament Exterior: Cast terra cota, ceramic tile, wrought iron carved brackets, pilasters, finial, broken pediment, cornices. 882==

Quantitative Data: (950-954)

Chimneys: 952== Dormers: 954== Stories: 8 950==

Other: 956==

Surroundings: Commercial 864==

Relationship to Surroundings: Faces plaza and is beside cathedral. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints



IV. SIGNIFICANCE

Areas of Significance: Architecture, Banking, Medicine, Commerce, Women, Law 920==

Statement of Significance: (911==)

ARCHITECTURE

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

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

(over)

V. BIBLIOGRAPHY

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

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

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

HISTORY

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

This commercial building at 24-28 Cathedral Place was built

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

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

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

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

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

Staff Report Packet page 66

HISTORY OF THE ATLANTIC BANK OF ST. AUGUSTINE

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

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

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

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

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

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

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

HISTORY OF THE FIRST UNION BANK BUILDING

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

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

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

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

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

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

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

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

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

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

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

HISTORY OF THE ATLANTIC BANK BUILDING

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

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

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

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

First Union building on 'Registry'

By DOUG SHAVER
and GREG HOYELER
Staff Writers

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

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

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

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

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

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

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

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

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

The parking lot behind the building also was upgraded, increasing the capacity from about 40 spaces to more than 60.

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

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

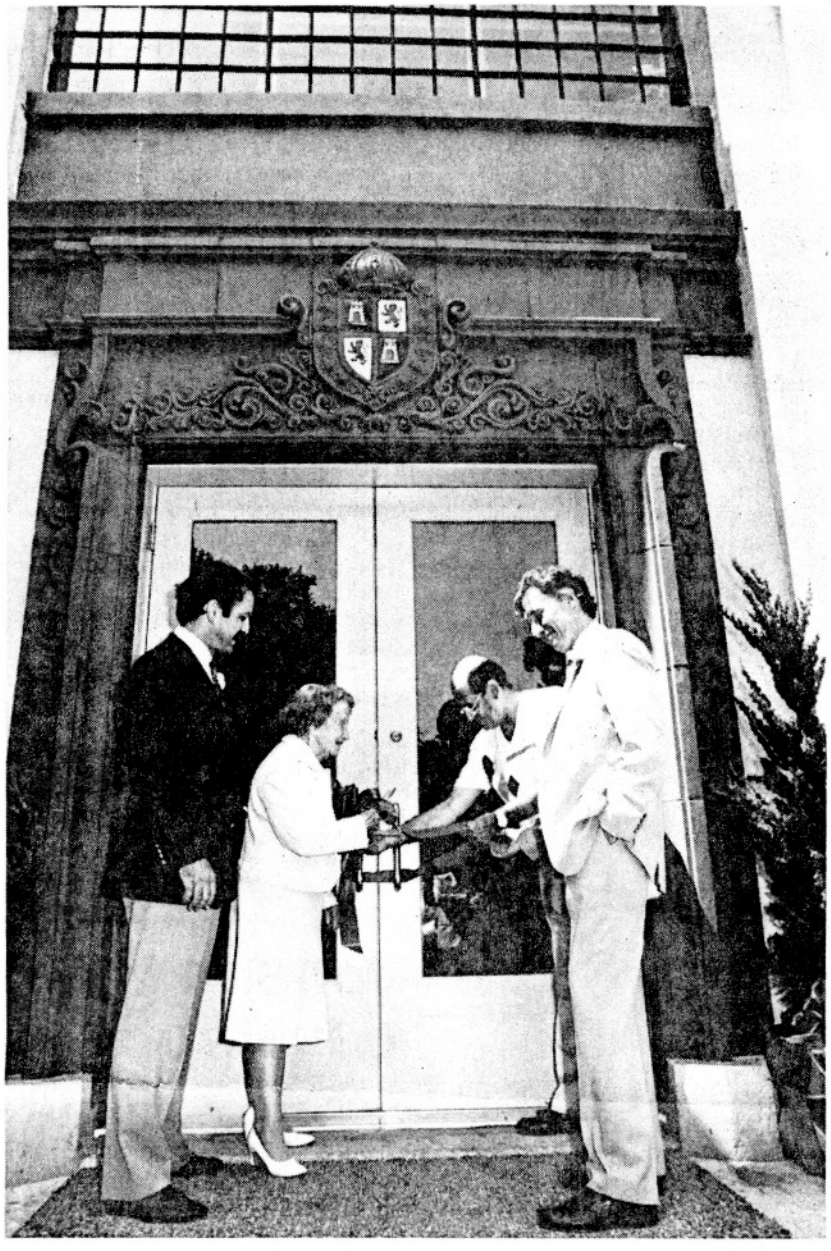
The original owner, First National Bank, was a victim of the Depression in 1929. During most of the 1930s the building housed a succession of enterprises including a warehouse, mercantile store and post office.

The Exchange Bank bought the building in 1939 and stayed there until its assets were acquired by the Atlantic Bancorporation in 1970.

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

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

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



By JIM LANE, Staff

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

ERROR: Smith, F.W. of Zorayda Castle or Villa Zorayda

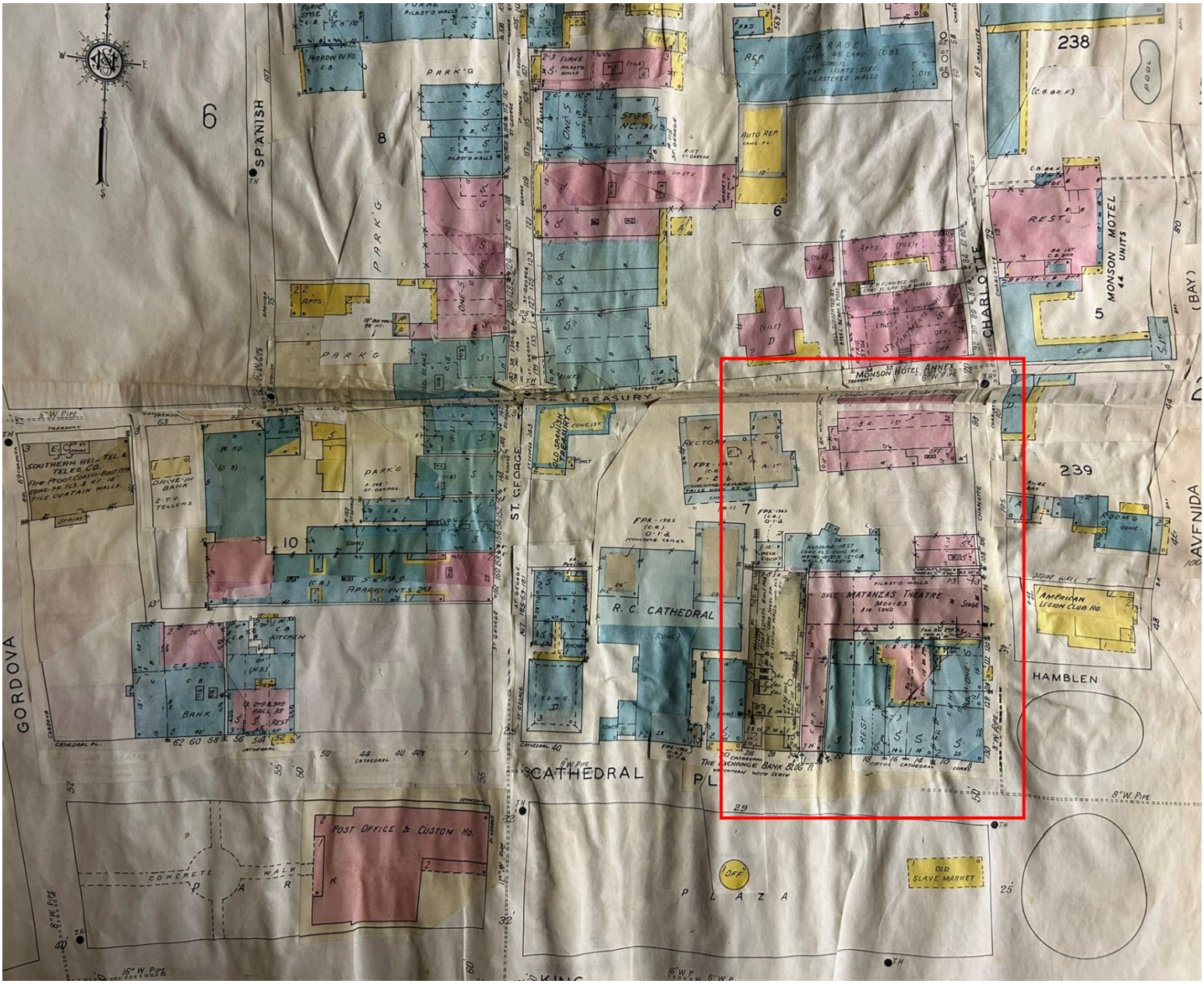
St Aug. Record Sept 8-9, 1979



Atlantic Bank towers over bayfront scene of oldest city

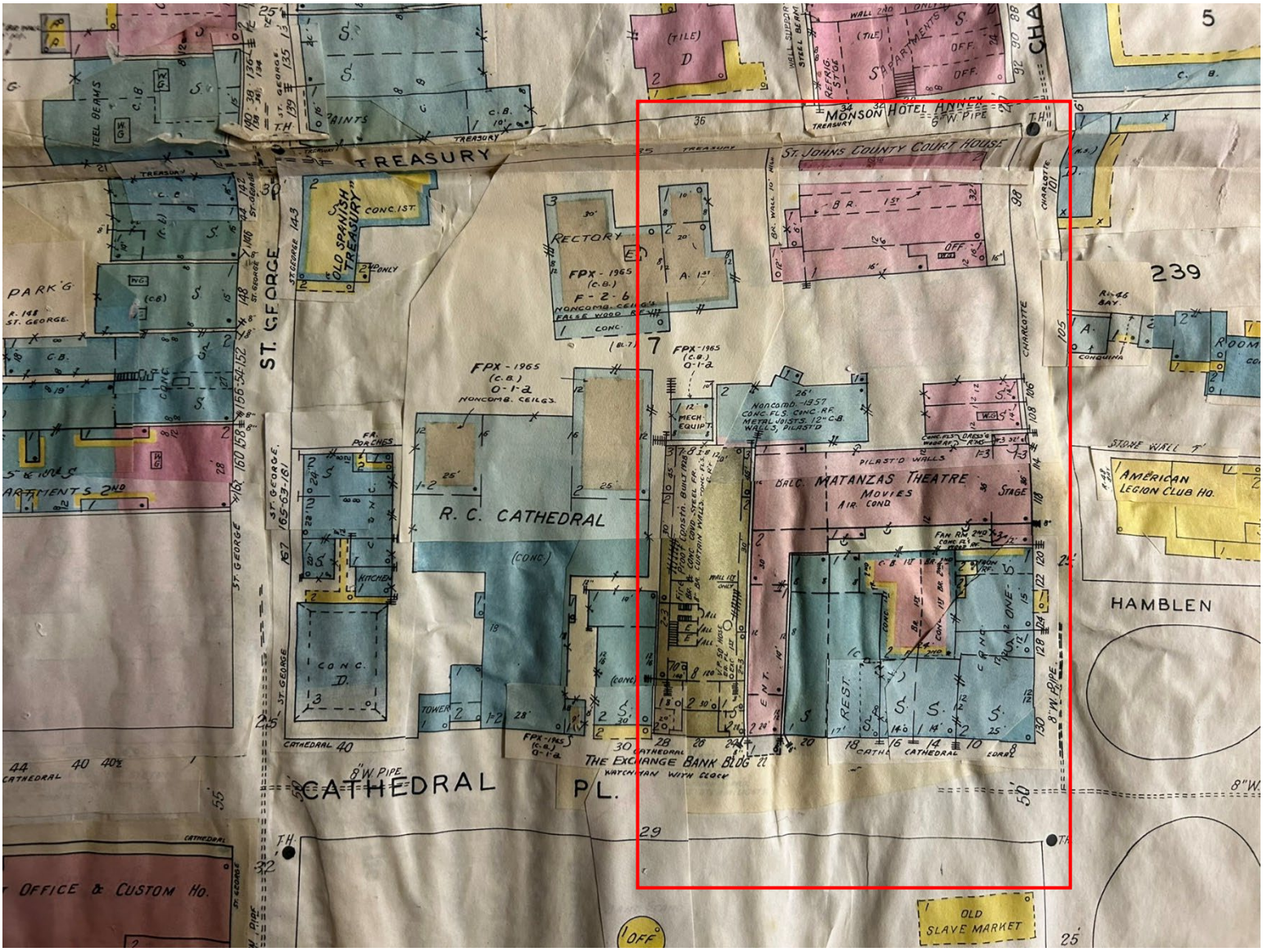
SANBORN MAPS (1930 basemap, revised to 1965)

24 Cathedral Place



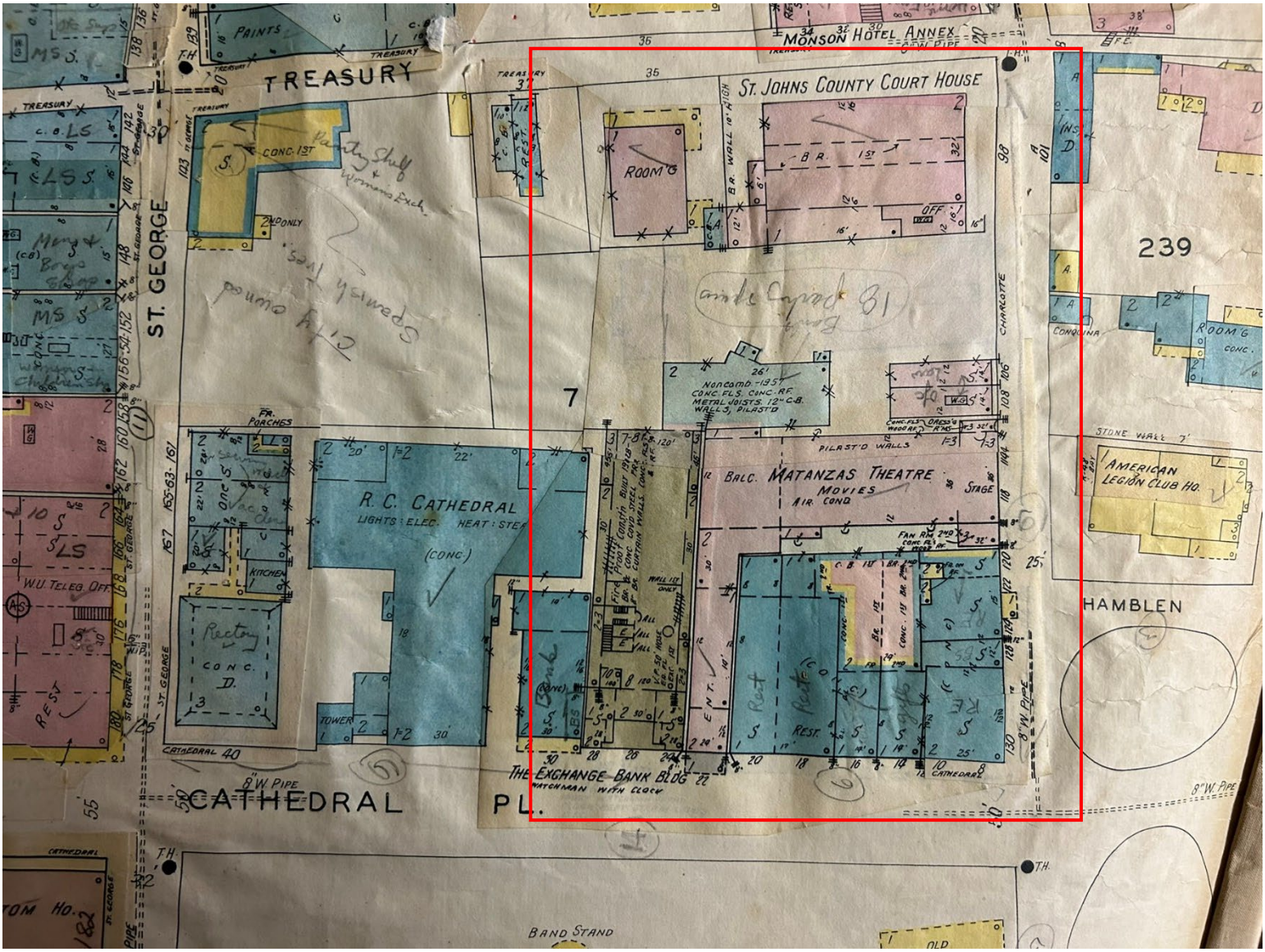
SANBORN MAPS (1930 basemap, revised to 1965)

24 Cathedral Place



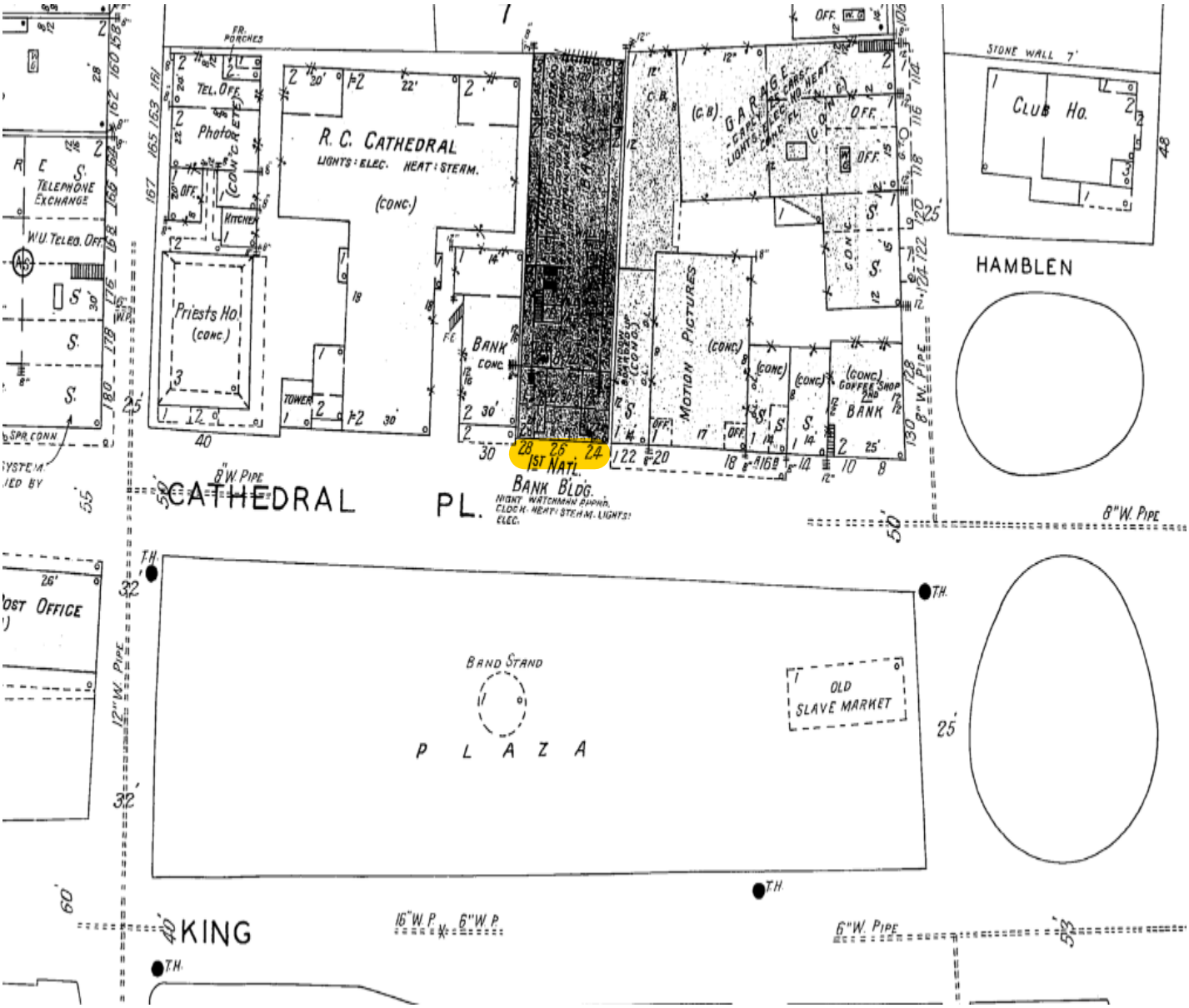
SANBORN MAPS (1930 basemap, revised to 1957)

24 Cathedral Place



ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Apr. 1930, Sheet 7



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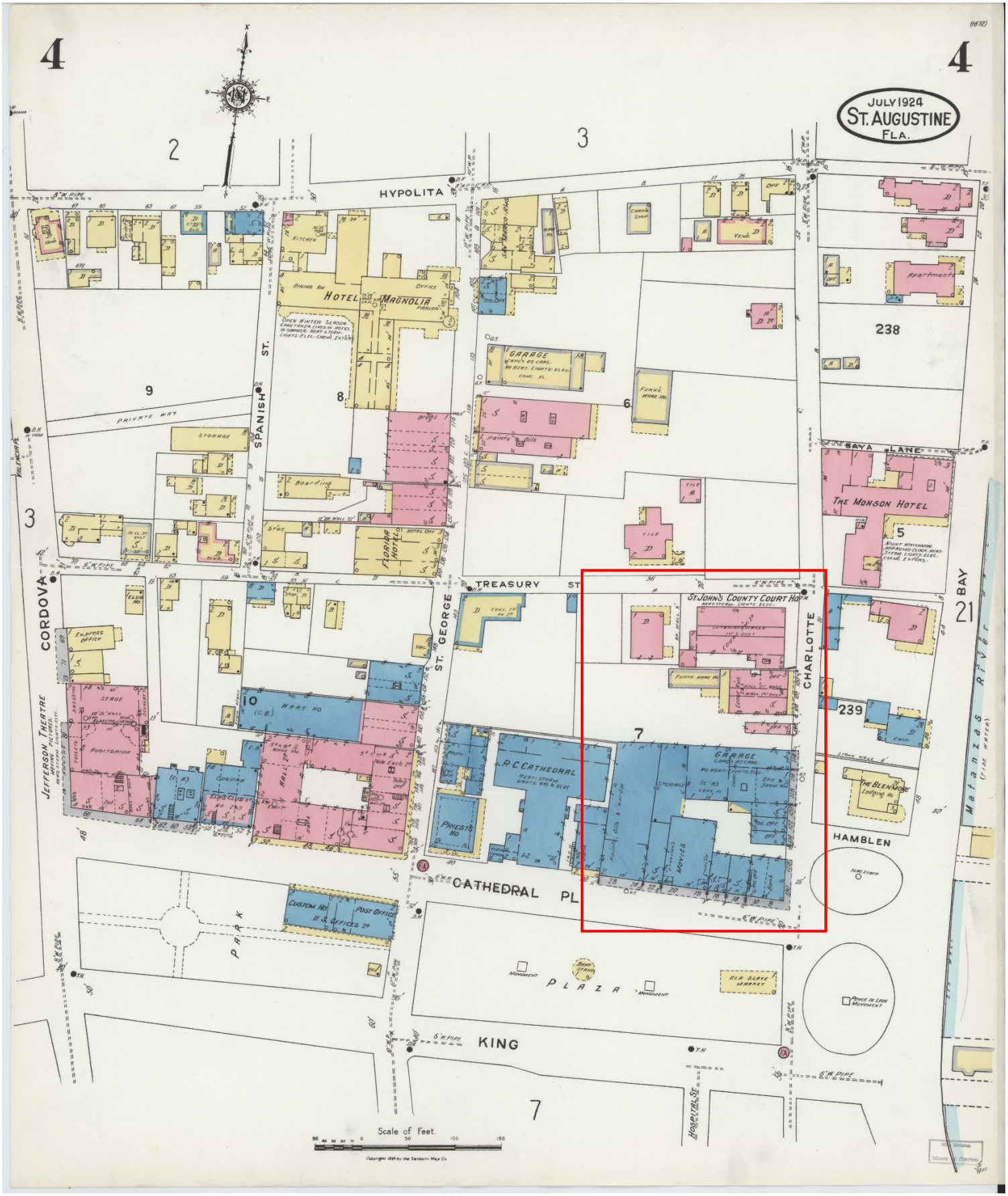
SANBORN MAPS (1924)

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



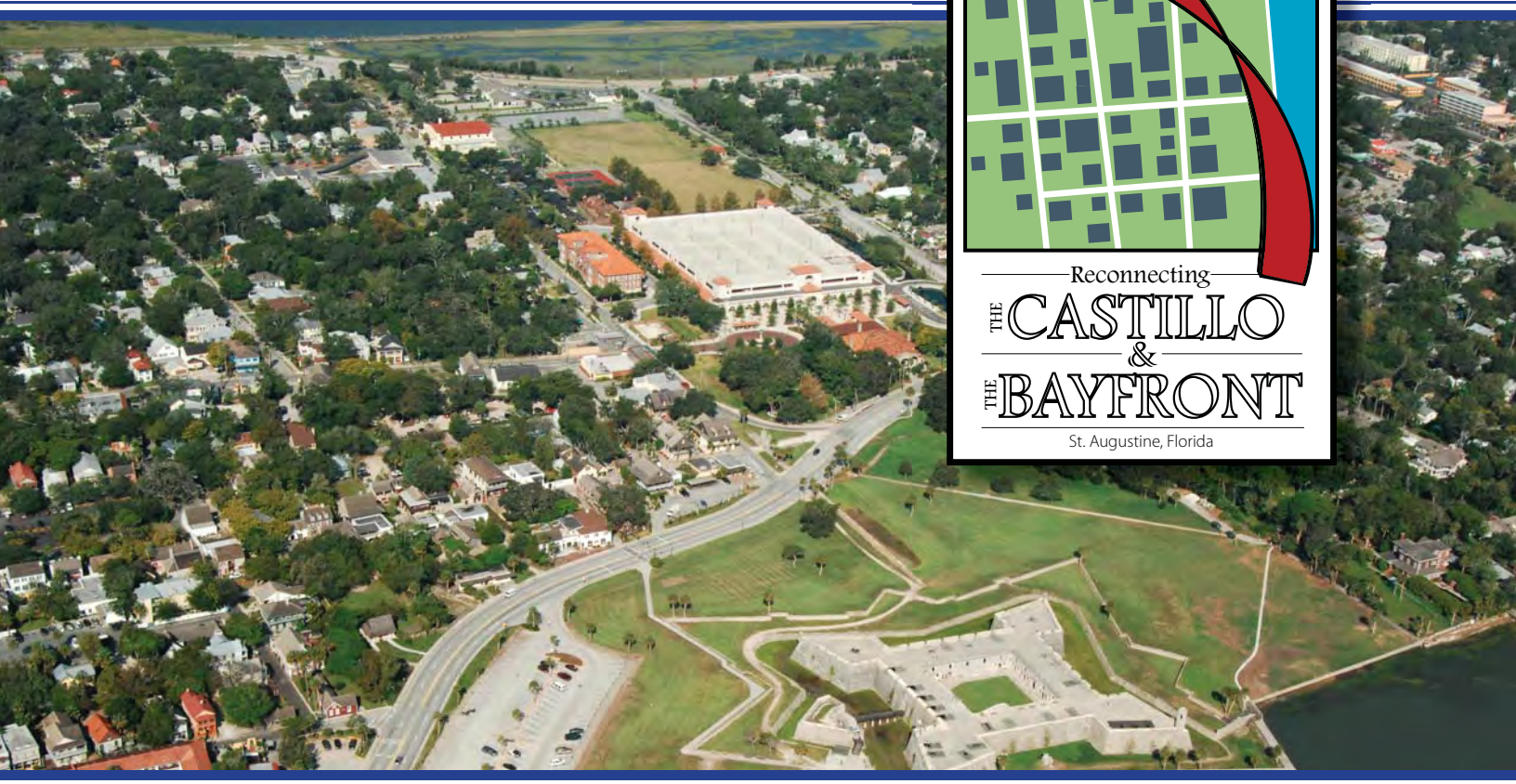
1788 ROCQUE MAP



Executive Summary

Historic Downtown Streetscape Guidelines

Final Master Planning Phase| *revised* **September 16, 2013**



Reconnecting
THE CASTILLO & THE BAYFRONT
St. Augustine, Florida

City of St. Augustine

Marquis Halback
Creating Compelling Environments to Live, Work, and Play

Historic Downtown Streetscape Guidelines

The purpose of this report is to provide streetscape design guidelines for the pedestrian-focused connections in the historic district of St. Augustine surrounding and connecting to the Castillo de San Marcos National Monument. This study is funded through the Federal Transit Administration's "Paul S. Sarbanes Transit in Parks" grant program. A synopsis of the program is below:

The Paul S. Sarbanes Transit in Parks Program was established to address the challenge of increasing vehicle congestion in and around our national parks and other federal lands. America's national parks, wildlife refuges, and national forests were created to protect unique environmental and cultural treasures, but are now facing traffic, pollution and crowding that diminishes the visitor experience and threatens the environment.

To address these concerns, this program provides funding for alternative transportation systems, such as shuttle buses, rail connections and even bicycle trails. The program seeks to conserve natural, historical, and cultural resources; reduce congestion and pollution; improve visitor mobility and accessibility; enhance visitor experience; and ensure access to all, including persons with disabilities. The program is administered by the U.S. Department of Transportation, together with the Department of the Interior and the U.S. Forest Service.

This booklet is designed to provide a summary of the guidelines accepted by the Historic Architectural Review Board (HARB) at the August 15, 2013 meeting. HARB issued a unanimous (5-0) Opinion of Appropriateness, which requires an additional review of specfic construction documents if and when projects move forward. A Certificate of Appropriateness would then be issued.

1.0 Introduction



1.1 Study Area

For the purpose of this overview, the study area is **focused on supporting increased pedestrian connections throughout the historic downtown core, especially in relationship to the Castillo de San Marcos National Monument**. Generally, the study area for the streetscape guidelines is defined by Orange Street on the north, Avenida Menendez on the east, Cathedral Place on the south, and Cordova Street on the west.

Specifically, the streets considered in the streetscape guidelines include:

Pedestrian-Only Street
St. George Street

North-South Connectors**
Spanish Street
Cordova Street

East-West Connectors
Cuna Street
Hypolita Street
Treasury Street

**Due to the recent improvements on Charlotte Street, this was not included in the study.

1.2 Streetscape Overview

This study provides recommendations for the **"visible" streetscape**, including the cartway, sidewalks, street lighting, street furniture, and landscaping.

Due to the varied nature of streets in the historic district, many streets display a "typical" condition and a "narrow" condition. The narrow condition is important to consider, as it deals with the needs to **balance vehicular traffic with pedestrian flow**, **ADA accessibility**, and **obstructions such as street lights, trash receptacles, and bike racks**. For applicable streets, both options are shown.



FIGURE A | St. George Street, ca. 1908.
Photograph from Samuel A. Cooley (on web at Shorty)

Underground utilities, while important, are not fully addressed in these guidelines. The streets within the study area largely benefit from buried eletrical service (Cordova is an exception), but utilities such as water, sanitary sewer, and stormwater need to be addressed in the final design. Natural gas lines should also be incorporated. However, stormwater inlets are addressed due to their integral nature to the street and its drainage.

2.0 Streetscape Materials

2.1 Materials Overview

The streetscape guidelines presented in this document address the following items:

Curbless Street

A central component of the guidelines is the elimination of the vertical curb, instead replaced with a 12" flush curb. This achieves three main goals: (1) providing ample maneuvering room for emergency vehicles, (2) reflecting the historic "curbless" character of St. Augustine (see figure A), and (3) providing a larger pedestrian area, even in the narrowest roadways, without overly restricting the vehicular traffic.

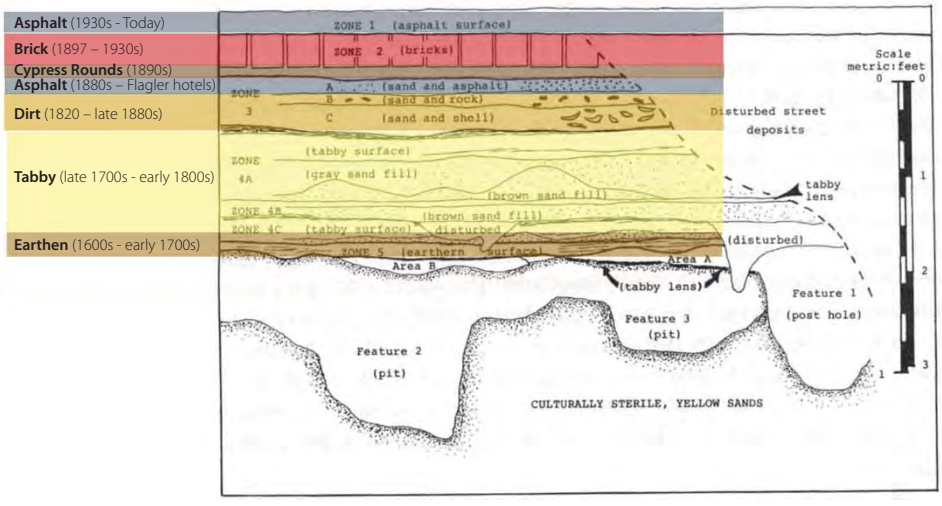


FIGURE B| Layers of St. George Street. Black and white graphic from Carl Halbirt, as published in El Escribano: The St. Augustine Journal of History. 1997. Carl D. Halbirt (pp. 70-97).

Cartway Width

Travel lanes in the historic district range from approximately 8' to 10'. **A fairly narrow 9' lane is suggested,** as it balances a reasonable lane width with the pedestrian traffic that dominates downtown St. Augustine.

The 12" flush curb on either side of the roadway also helps give drivers a small clear zone on either side, and is more indicative of a typical 11' lane found in most cities (9' cartway + 12" curb + 12" curb).

The 9' lane also allows for an ADA sidewalk (36" minimum) even in the narrowest roadway section (Treasury Street).

Cartway Material

Utilizing archaeological research (see figure B) and photographic evidence (see photos this page), the evolution of the street materi al was documented. Generally, the street remained shell (coquina / tabby) or dirt until the late 1880s, when the City of St. Augustine first began paving the downtown streets with cypress wood rounds. This was short-lived as the City then began installing brick, the first permanent street material installed throughout the historic district. Carl Halbirt, the City archaeologist, noted that there is evidence that all of the streets in the study area have had brick paving.

Interestingly, asphalt also has historic roots in St. Augustine. With his background in oil, Henry Flagler utilized asphalt (an oil-based product) around his hotels.

Based on extensive research and conversations with City staff and the Historic Architectural Review Board, it is proposed that **St. George Street remain coquina concrete** to connect the restored area at the North end of St. George Street with the colonial era Plaza de la Constitution. This also complements the Second Spanish Period architecture along St. George Street.

On the **other historic core streets, it is proposed that the cartway be brick** to reflect the first permanent paving material and to knit together the various architectural styles throughout the rest of the historic downtown core.

Street Light Fixture Type

A **four-sided Colonial style fixture is recommended** for the historic downtown core to complement the Second Spanish Period and other historic Colonial architecture (see Figure C). See the materials schedule for specific fixture call outs.

HARB noted that lighting should be as inconspicuous as possible, especially during the evenings. Other fixture types should be considered outside of the study area to compliment the surrounding architecture.

Dirt | St. George Street, ca. 1865.
Photograph from Samuel A. Cooley (on web at Shorty)



Asphalt | King Street, ca. 1891
Photograph from Detroit Publishing Company (on web at Shorty)

Cypress | St. George Street, ca. 1894
Photograph from Detroit Publishing Company (on web at Shorty)



Brick | St. George Street, ca. 1908
Photograph from Detroit Publishing Company (on web at LOC)



FIGURE C | Colonial Fixture along St. George Street *(photo from St. Augustine Historic Society)*

The color of the light is also important. Energy efficient LED fixtures are proposed, within a light output similar in color to an incandescent fixture. Specifically, **LED fixtures close to 2800-3000K should be utilized**.

Street Lighting Placement

General placement of street lights are shown. The general height of the fixtures is suggested as 12' pole height. This results in spacing of lights approximately 36' on center.

The lights are typically shown immediately behind the flush curb, helping to define the edge of the cartway and presenting an obstacle in the vehicle path to help ensure cars stay on the cartway.

Street Furniture Placement + Selection

Typical street furniture items include benches, trash receptacles, recycling receptacles, and bike racks. Placement of the street furniture focused on maintaining ADA accessibility on the adjacent sidewalk. See the materials schedule for street furniture call outs.



LED Color Chart

HARB noted the **wooden benches** would provide more user comfort than the concrete benches currently on the street. Center armrests should be included to segment the benches into 3' sections.

Regarding trash/recycle receptacles and bike racks, HARB noted the **black or brown-black finishes** would be appropriate. See the material schedule.

Street Trees + Landscape

On St. George Street, Hypolita Street and Spanish Street, street trees are shown as an option. While a fairly recent addition to the historic core (ca. 1960s), trees do provide pedestrian comfort by adding some shade along a sometimes hot area of the city. It is suggested that **cabbage palms be used**, as photographic evidence shows these were used along Avenida Menendez, San Marco Avenue, and other important streets in St. Augustine (see figure D).



FIGURE D | Cabbage Palms along Avenida Menendez *(photo from St. Augustine Historic Society)* and San Marco Avenue *(photo from Florida School for the Deaf and Blind)*.

Along St. George Street, south of Hypolita, shade trees may be appropriate due to the turn-of-the-century commercial architecture. Native trees, such as Live Oak (*Quercus virginiana),* Elm Trees *(Ulmus parvifolia),* and Florida Maples *(Acer rubrum)* should be considered. See Figure E. HARB also encouraged private courtyards to add shade trees.

Other landscape is suggested in **planters and hanging baskets.** Note that long term maintenance from the business owners, a Downtown Improvement District, or the City needs to be considered.



FIGURE E | Shade Trees *(photos by others)*
LEFT: Live Oak (*Quercus virginiana*) *CENTER:* Elm (*Ulmus parviflora*)
RIGHT: Florida Maple (*Acer rubrum*).

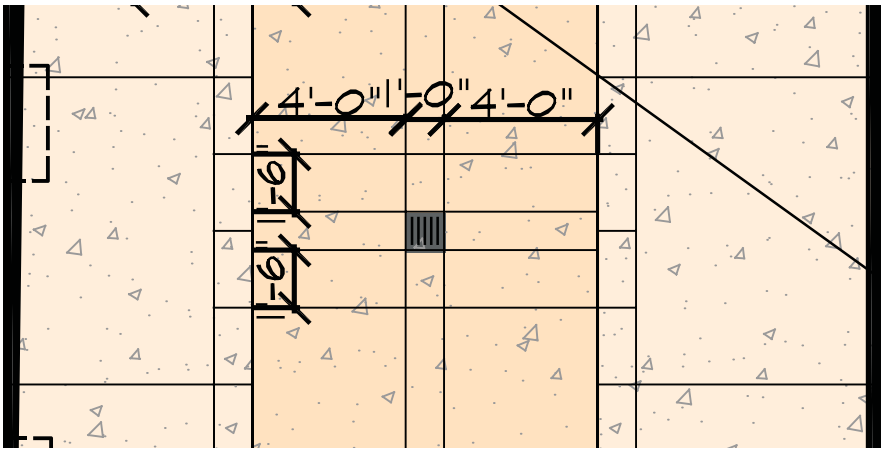


FIGURE F | Coquina Concrete street enlargement, noting placement of expansion and control joints. Note the placement of the inlet. Example shown above is south of Hypolita Street.

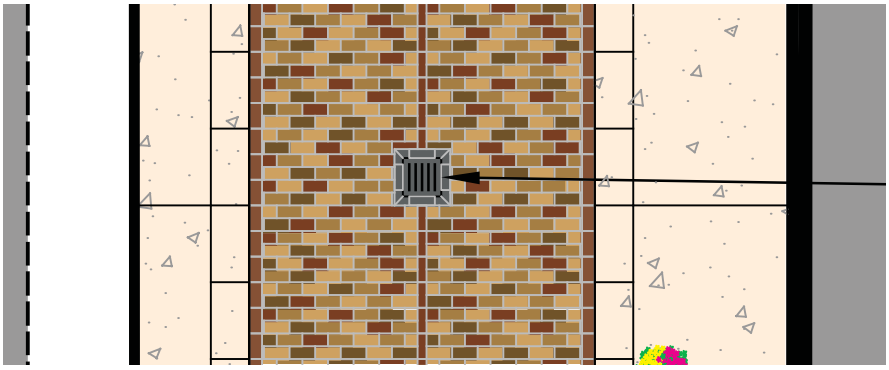


FIGURE G | Brick street enlargement, noting placement of brick along flush curb, around storm inlet, and along center of cartway. Example shown above is Spanish Street, north of Cuna Street.

2.2 Enlargement: Coquina Concrete Cartway Layout

While coquina concrete has been identified as the most visually appropriate cartway material along St. George Street, the material has inherent technical challenges. Coquina concrete is prone to cracking, moreso than standard vehicular grade or even sidewalk grade concrete mixes due to the incorporation of the distinctive shell aggregate.

To overcome this technical challenge, **appropriately placed expansion joints and sawcuts are critical to direct cracking and minimize the impact to open expanses of concrete.** Recommended spacing is noted in Figure F. Additional technical recommendations are noted in the materials schedule.

2.2 Enlargment: Brick Cartway Layout

Careful detailing of the brick street not only heightens the appearance of quality and care, but it functions to better hold the "field" in place over time.

The storm inlet drains are framed with a single row of brick and the edges of the cartway also use a single row along the flush curb to compose the conclusive edge of the running bond field. The center is defined by a brick placed on its narrow side, creating a clean edge for the inverted crown roadway. Layout is noted on Figure G.

Site Furniture Matrix

The street furniture noted in the below matrix defines the design intent. Products of equal materials, dimensions, style and quality may be proposed.

Sample Image	Manufacturer	Model	Material
Benches			
	Victor Stanley	Framers Modern	Wood Slats and ductile iron castings
	Canterbury International	Bowery 500	Wood Slats and Aluminum Frame
	Thomas Steele	Waldorf	Wood Slats and Powder Coated E-Steel
Trash and Recycle Receptacles			
	Canterbury International	PADC 104-A	Cast Iron
	Landscape Forms	Scarborough	Powder-Coated Metal
	Victor Stanley	Dynasty	Powder-Coated Steel
	Thomas Steele	Gramercy	Cast Iron & Steel

Site Furniture Matrix

The street furniture noted in the below matrix defines the design intent. Products of equal materials, dimensions, style and quality may be proposed.

Sample Image	Manufacturer	Model	Material
Bicycle Racks			
	Madrax	Post & Ring Racks	Powder-Coated Steel
	Belson	Classic Bollard Bike Rack (BOL-2-SF-P)	Powder-Coated Steel
	Dero	Bike Hitch	Powder-Coated Steel
Street Lighting			
	Lumec	Square Lantern Series	Cast Aluminum Housing
	Hanover Lantern	Plymouth	Cast Aluminum Housing
	Hanover Lantern	Essex	Cast Aluminum Housing

3.0 Streetscape Materials Matrix

The matrix below is provided for quick reference and includes applicable technical information for planning purposes. Note that all plans will need full engineering and construction documents, which will then go through a "Certificate of Appropriateness" review with the City's Historic Architectural Review Board (HARB).

	Cartway Material	Lane Width	Curb Type & Material	Curb Width, per side	Sidewalk Material	Sidewalk Width[3]	Stormwater Inlet flow & placement[4]	Street Light Placement[5]	Street Furniture Placement	Street Tree Type
Pedestrian Only Streets										
St. George Street	Coquina Concrete[1] (darker color than sidewalk)	9'-0"	Flush, Coquina Concrete	12"	Coquina Concrete	6-1" min (N) 10'-11" min (South of Hypolita)	Inverted crown, ~25' o.c. center of lane	Alternating, ~36' o.c.	Alternating, adjacent to curb	Cabbage Palms (south of Hypolita)
North-South Connectors										
Spanish Street *narrow*	Brick[2]	9'-0"	Flush, Coquina Concrete	12"	Coquina Concrete	3'-0" min.	Inverted crown, ~25' o.c. center of lane	East side, ~36' o.c.	West side along outer edge, space permitting	None
Spanish Street *typical*	Brick[2]	9'-0"	Flush, Coquina Concrete	12"	Coquina Concrete	4'-2" min.	Inverted crown, ~25' o.c. center of lane	Alternating, ~36' o.c.	Alternating along outer sidewalk edge	Cabbage Palm (space permitting)
Cordova Street	Asphalt	10'-0"	Raised, Granite	6" +12" gutter	Coquina Concrete (E) Concrete + Flagler Brick (W)	4'-0" min.	Crown, inlets located as existing	Alternating, ~36' o.c.	Alternating along outer sidewalk edge	Cabbage Palm (space permitting)
East-West Connectors										
Cuna Street	Brick[2]	9'-0"	Flush, Coquina Concrete	12"	Coquina Concrete	5'-0" min. (may be on one side only)	Inverted crown, ~25' o.c. center of lane	Alternating, ~36' o.c.	Alternating along outer sidewalk edge	None
Hypolita Street *narrow*	Brick[2]	9'-0"	Flush, Coquina Concrete	12"	Coquina Concrete	3'-9" min.	Inverted crown, ~25' o.c. center of lane	North side, ~36' o.c.	North side, along building edge	None
Hypolita Street *typical*	Brick[2]	9'-0"	Flush, Coquina Concrete	12"	Coquina Concrete	3'-9" min.	Inverted crown, ~25' o.c. center of lane	Alternating, ~36' o.c.	Alternating, along building edge	Cabbage Palm (west of Charlotte)
Treasury Street *narrow*	Brick[2]	9'-0"	Flush, Coquina Concrete	12"	Coquina Concrete	3'-0" min. (may be on one side only)	Inverted crown, ~25' o.c. center of lane	South side, ~36' o.c.	North side, along outer sidewalk edge	None
Treasury Street *typical*	Brick[2]	9'-0"	Flush, Coquina Concrete	12"	Coquina Concrete	4'-0" min.	Inverted crown, ~25' o.c. center of lane	Alternating, ~36' o.c.	North side, along outer sidewalk edge	None

Technical Information

[1] *Coquina Concrete*

Recommendation for concrete shall be 6" coquina concrete with fiber reinforcement, set over 8" LBR 30 compacted subgrade. This specification should be used for sidewalks that may experience substantial vehicular traffic. Color shall be Scofield Chromix integral color or approved equal. Color is C-12 mesa beige for cartway (as shown on bottom of photo to right). Sidewalks shall be standard gray.



Coquina Concrete: C-12 Mesa Beige

[2] *Brick*

Whitacre Greer or approved equal. Mix shall be defined as:
10% Dark Antique (color 33), 20% Mulberry (color 34), 20% Mahogany (color 44), 20% Cimmerian (color 53), 30% Chocolate (color 54)



Brick

[3] *Sidewalk Width*

Minimum 36" clear width must be maintained for ADA accessibility.

[4] *Stormwater Inlets*

25' frequency of inlets is recommended to limit pooling and sloping ofcartway.

[5] *Street Light Placement*

Final placement of 12' poles based on photometric analysis.
Fixture Dimensions: 16"-20" wide x 36"-40" height. Color/ Material: Black Metal. LED: 2800k-3000k

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

Sec. 28-286. Purpose and intent.

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

The PUD process is designed to:

(a) Promote more efficient and economic uses of land, including bypassed lands, land ripe for urban infill, and potential redevelopment projects;

(b) Encourage a more compatible and harmonious development of contiguous lands;

(c) Provide flexibility to meet changing needs, technologies, economics, and consumer preferences;

(d) Provide a process to assess a development's impact on the proposed site, the surrounding neighborhoods or areas, and the city as a whole;

(e) Demonstrate the coordinating of architectural styles, building forms, and building relationships within a planned development, as well as, the planned developments relationship with the existing and preferred architectural context surrounding the project;

(f) Provide an environment of consistent character compatible with the surrounding areas; and,

(g) Permit specific limitations and requirements in excess of those included in other zoning districts, based on the unique characteristics of the individual site, where necessary to the public health, safety, or welfare, or for the protection or preservation of lands, neighborhoods or areas of the city deemed unique or historic based on the proposed location of the planned development.

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

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

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

TYPE OF REQUEST:

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

IN THE MATTER OF:

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

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

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

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

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

ORDER:

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

Subject to the following findings by the PZB:

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

Subject to the following conditions:

- Recommends approval to St. Augustine City Commission.
-
-

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

Case No. PZB2024-0041

REQUEST **APPROVED / DENIED / CONTINUED**

C L R

Sign Name

Charles Pappas

Print Name

PLANNING AND ZONING BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

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

MICHELE FUDO
Commission # HH 448184
Expires September 26, 2027

M Michele Fudo

Notary Public, State of Florida

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting
February 20, 2025

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, February 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
Brad Beach, Vice-Chairperson
Paul Weaver, III
Catherine Duncan
Linda Potter

City Staff:

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

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2. General Public Comments for Items not on the Agenda

None

3. Approval of Minutes

MOTION

Mr. Beach MOVED to APPROVE the January 16, 2025 minutes as presented. The motion was SECONDED by Ms. Duncan.

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

4. Modification and approval of Agenda

Item 8.a. HP2024-0081 requested continuance to the March 20, 2025 meeting.

MOTION

Mr. Weaver MOVED to APPROVE the Agenda with the following modifications: Item 5.a. had been moved to Expedited Hearing; Item 6.a and 8.a would be continued to the March 20, 2025 meeting. The motion was SECONDED by Mr. Beach.

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

5. Public Comments related to Expedited Hearing items:

5. (a) HP2025-0004 – San Marco Office LLC– Applicant and Owner
6 Court Theophelia

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

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 6 Court Theophelia because it is not a local landmark

Mr. MacDonald said that he would like to take a closer look at the building and suggested continuance for this application.

There were several alternative uses discussed for the building attempt to save the building.

Mr. McGeorge was amenable to the suggestions.

MOTION

Mr. Weaver MOVED to APPROVE Partial Demolition for application HP2025-0002 at 93 Oneida Street to demolish the rear addition. The motion was SECONDED by Ms. Duncan.

VOTE ON MOTION:
AYES: Weaver, Duncan, Potter, Beach, MacDonald
NAYES: NONE
MOTION CARRIED UNANIMOUSLY[2]

9. Opinion of Appropriateness – Large Project
9.(a) HP2024-0055 Rogers Towers, P.A. – Applicant Kasam Hospitality, Inc. – Owner 24 Cathedral Place / Charlotte Street (PID 1971600000 and 197200000)
Continued from January 22, 2025

To construct commercial buildings on the west side of Charlotte Street and south side of Treasury Street to flank a new parking garage on the existing parking lot, related to an adaptive use project of the existing buildings.

Ms. Courtney read the staff report and said based on a review of the AGHP, reviews and discussions by the HARB at multiple previous meetings, and without the support of evidence to the contrary, staff finds that the board can take the following actions related to the new buildings, landscape, and other related features and design elements proposed in an Opinion of Appropriateness at 24 Cathedral Place:

1. CONTINUE to allow time for the applicant to respond to recommended changes to the design provided by the HARB and provide additional details as requested, ensuring that the proposed work is compatible with the AGHP and the St. Augustine Style reconstructions with all the permutations of development from 1565 to 1821.

2. APPROVE if the board finds that the overall project design and architectural concepts generally comply with the AGHP, St. Augustine Style reconstructions and/or Houses of St. Augustine 1565-1821, by Alber Manucy, or as documented and verified for pre-1821 St. Augustine structures by the St. Augustine Historical Society, Historic American Building Survey or other accredited authority.

    a. If making a motion to approve, the HARB may make detailed recommendations that should be accommodated with a subsequent COA application

Les Thomas and Jeremy Marquis were sworn in for the record and presented a review of the application in its latest iteration with Ellen Avery-Smith including the highlights from the Special Meeting in January.

Ex Parte Communication: none

Public hearing was opened.

BJ Kalaidi said that this development was not compatible with the Town Plan National Historic District. She cited her supporting information for her opinion. She felt that the project would destroy the character of the town plan.

[2] Break 5:41 – 5:58 pm

Melinda Rakoncay was glad that Les Thomas had joined the project and how it had been moved to a more Spanish Colonial Style. She said that Charlotte Street was the narrowest Spanish Street in the city and she thought that the scale of the project was too much for this area. She wanted to see the height reduced to one-story and one and a half stories rather than two and two and a half stories.

Richard Rodriguez was concerned about the additional traffic problems that would be created with the new hotel. He mentioned that there could be flooding problems as the pressure on the drainage would be increased. He said also that the construction could cause damage to the older buildings in the area.

Bryce Hannon was advocating for the project. He thought that if the project was allowed to proceed, there would be additional funds available for other services in the city. He said that the hope was to grow the hospitality in St. Augustine to make it a food and beverage destination across the world. He felt that there were many positive things that would be brought to the city with the addition of this hotel.

Mr. Rodriguez talked about the increased traffic in the area and said he was not opposed to the hotel, but did not support the garage.

Public hearing was closed.

Ms. Avery-Smith clarified with Ms. Courtney that the landscape plans were in the packet, but not the latest renderings presented by Mr. Marquis and Mr. Thomas.

The Board discussed:

Mr. Beach felt that the board was hyper focused on the project at hand not the bigger picture. He suggested showing how the project fit into the entire downtown area should be the focus. He wanted to look at the fenestration to include the window openings, proportion, layouts, roof treatments, the dormers, courtyards, and who would be using them and also what the purpose was and would they be open to the public. He asked for the reasoning of the difference in style.

Mr. Thomas said there were no doors opening from the building to the courtyard and the different style walls were there to add depth to the design.

Ms. Duncan confirmed that the purpose of the trash compactor was to eliminate the trash cans being on Charlotte. She wanted to know if the gates would be open during the day. She agreed that there appeared to be too many dormers and thought the height of the building should be reduced by removing some of the dormers.

Ms. Avery-Smith said that there were no more rooms to remove as 21 rooms had been removed thus far.

Mr. Weaver said that this was a transition area in the city between Cathedral and Treasury. He did not think that the project was out of scale for the area. The building was in keeping with the spirit of HP-2. He asked the Board how much more detail was needed for an Opinion of Appropriateness.

Mr. MacDonald wanted to know what type of construction practices would be used to limit any potential damage to the historic buildings in the area. He said that the mass had changed and was better, he did not think that people should have access to the courtyard since they were outside of hotel rooms. He pointed out that there were some points where the height of the building exceeded 35 feet.

MOTION

Mr. Weaver MOVED to APPROVE application HP2024-0055 at 24 Cathedral Place/Charlotte Street to construct commercial buildings on the west side of Charlotte Street and south side of

Treasury Street to flank a new parking garage on the existing parking lot,. The motion was SECONDED by Mr. Beach.

VOTE ON MOTION:
AYES: Weaver, Beach, Potter, Duncan, 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)

Ms. Courtney observed an obituary for Martin Gold, who was considered a great contributor to the city as an architect.

11. (b)

Ms. Lopez gave an update on the bill regarding illegal demolition and changing the maximum penalty.

12. Next Scheduled Meeting Dates

12.(a) March 20, 2025 – Regular meeting

13. Adjournment

There being no further business, the meeting was adjourned at 7:33 P.M.[3]

Gaere MacDonald, Chairperson

[3] Transcribed by Michele Fudo

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Appropriateness

Case Number: HP2025-0053 **Meeting Date: Thursday, August 21, 2025**

1. NAME OF APPLICANT: Rogers Towers, PA, Ellen Avery-Smith
   Business (if applicable):
   Address: 100 Whetstone Place, Suit 200
   City: St. Augustine State: FL Zip Code: 32086
   Daytime Telephone: N/A E-Mail Address: eaverysmith@rtlaw.com

2. NAME OF PROPERTY OWNER: Kasam Hospitality, Inc., Kanti Patel
   Business (if applicable):
   Address: 32 Avenida Menendez
   City: St. Augustine State: FL Zip Code: 32084
   Daytime Telephone: N/A E-Mail Address: kanti.patel@jalaramhotels.com

3. PROJECT LOCATION: 24 CATHEDRAL PL, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: CITY OF ST AUGUSTINE W72.8FT OF LOTS 5 & 6 & 7 & E 162.2FT OF LOT 8 & E135FT OF LOT 9 (EX PT IN OR221/248) BLK 10 OR4496/846;and, CITY OF ST AUGUSTINE LOTS 10 & 11 (EX W9FT) BLK 10 OR4496/846

5. SCOPE OF WORK: to construct commercial buildings on the west side of Charlotte Street and south side of Treasury Street to flank a new parking garage on the existing parking lot, related to an adaptive use project of the existing buildings

Information attached by applicant includes:

- Application Agreement
- Plans
- Project Overview

HARB APPLICATION AGREEMENT

In filling out this application:

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

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

Project Address: 24 Cathedral Place

Applicant's Name: Ellen Avery-Smith Applicant's Signature: Ellen Avery-Smith

Owner's Name: Kanti Patel Owner's Signature:
Kasam Hospitality, Inc.

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

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

BY: _____
Signature of Owner

Kanti Patel
Print Name of Owner

904-826-5504
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 21 day of July, 2025

By Kanti Patel

Identification verified: /

Oath sworn: ✓ Yes ____ No

Notary Signature: _____

My Commission expires: Mar 30, 2026

Rev:120219 jw

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

Certificate of Appropriateness

Sufficiency Checklist

LIST COMPLETED BY STAFF: SEE APPLICANT'S REPLY COMMENTS THAT FOLLOW Case Number HP2025-0053

24 CATHEDRAL PL, Saint Augustine, FL, 32084

Checklist Item	Checklist Item Description	Status	Comments
ROOFS AND ROOFING - Brochure or sample of proposed roof surface	Brochure or sample of proposed roof surface including applicable colors, patterns, material, texture	Need	Please provide more detailed information/specs on both styles of tile shingles, cedar shakes, and any other roofing materials are proposed for the different roofs.
EXTERIOR FINISHES - Brochure or sample of proposed finish	Brochure or sample of proposed finish including applicable colors, patterns, material, texture, dimensions of reveals, mortar width/color as applicable	Need	Please provide specifications on proposed siding with material, dimensions and profiles indicated. Also include information on stucco system proposed.
PORCHES, DECKS, BALCONIES - Photographs of existing	Photographs of existing porch/deck/balcony or location of proposed porch/deck/balcony	Need	Please provide material proposed for balconies, railings, pergolas, etc.
PORCHES, DECKS, BALCONIES - Scaled site plan showing the building and existing	Scaled site plan showing the building and existing or proposed porch/deck/balcony and property lines if applicable	Need	Balconies on proposed new building(s) should be indicated on site plan.
PORCHES, DECKS, BALCONIES - Scaled elevation showing the building and existing	Scaled elevation(s) showing the building and existing or proposed porch/deck/balcony	Need	-Separate plan sheets with scaled elevations of balconies should be provided outside of presentation document. -Need plans/elevations, and more details of rooftop pergola elements shown.
PORCHES, DECKS, BALCONIES - Scaled detail of existing or proposed	Scaled detail of existing or proposed porch/deck/balcony showing material, construction detail, finish details	Need	See comment above and provide more detailed dimensions on balcony elements.
AWNING/CANOPY - Photographs of existing	Photographs of existing awning/canopy or location of proposed awning/canopy	Need	If design, materials, dimensions of awnings on existing bank building are being modified.
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	If new awnings are being proposed on bank tower.
EXTERIOR DOORS - Photographs of existing	Photographs of existing door(s) or location of proposed new door opening(s)	Need	Need if existing doors on bank tower building are proposed to be replaced.
EXTERIOR DOORS - Scaled elevation(s) showing the building façade and existing	Scaled elevation(s) showing the building façade and existing or proposed door (not necessary for just replacement door in existing door opening)	Need	Need if existing exterior doors on bank tower building are proposed to be replaced.
EXTERIOR DOORS - Documentation of justification for changing	Documentation of justification for changing the existing door(s) and the extent of the affected area	Need	Need if existing exterior doors on bank tower building are proposed to be replaced.

Checklist Item	Checklist Item Description	Status	Comments
WINDOWS - Photographs of affected window(s) or location(s)	Photographs of affected window(s) or location(s) of proposed new window opening(s)	Need	Need if existing windows on bank tower building are proposed to be replaced.
WINDOWS - Brochure or sample showing the material	Brochure or sample showing the material, window type, all dimensions and profiles, finish, glazing, and hardware	Need	-Need if existing windows on bank tower building are proposed to be replaced and for the windows proposed on the new construction. **A more appropriate window is recommended as an alternative to the proposed vinyl-clad windows, such as aluminum clad, or possibly the newer composite windows that contain some wood materials. -Need specs/material for proposed shutters
WINDOWS - Scaled elevation of existing and proposed window	Scaled elevation of existing and proposed window; a “typical” elevation can be used if multiple windows are affected as long as the existing and proposed conditions are identical at each location	Need	-Need if existing windows on bank tower building are proposed to be replaced and for the windows proposed on the new construction. -A window schedule sheet with scaled elevations and dimensions noted should be provided for all windows proposed.
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	Please provide information on the existing windows, including age, material, finish, and condition.
FOUNDATION - Scaled site plan showing building footprint	Scaled site plan showing building footprint and extent of existing and proposed foundation wall/piers/slab or infill	Need	Include foundation plan with proposed materials.
EXTERIOR ELECTRICAL/MECHANICAL - Photographs of existing	Photographs of existing details and context of affected site area within view of the proposed project	Need	If existing lighting on bank tower building is proposed to be replaced.
EXTERIOR ELECTRICAL/MECHANICAL - Brochure, sample, or scaled drawing	Brochure, sample, or scaled drawing showing the materials, light intensity and source, hardware, colors/finish	Need	Information and details are needed if replacement fixtures if existing lighting on bank tower building is proposed to be replaced. Provide material of proposed light fixtures for new construction.
PARKING, LANDSCAPE OR OTHER SITE FEATURE - Scaled site plan	Scaled site plan showing the property line, building footprints, sidewalks, driveways and other major site features and proposed feature (smaller projects may not require a scaled site plan if limited to a small area)	Need	Need dimensions of courtyards noted and also for new sidewalk and street design along Charlotte.
PARKING, LANDSCAPE OR OTHER SITE FEATURE - Details of proposed features	Details of proposed features including material, finish, height, spacing, shapes, patterns, hardware, construction details such as a section drawing	Need	Need information on materials proposed for parking garage paved surface.

Checklist Item	Checklist Item Description	Status	Comments
NEW CONSTRUCTION - Scaled site plan showing the property line & existing site	Scaled site plan showing the property line and existing site features like buildings, sidewalks, driveways	Need	Architectural site plan does not show scale or include dimensions of existing or proposed, which would be helpful. Should indicate where courtyard walls will extend on new construction.
NEW CONSTRUCTION - Scaled site plan showing the property line & proposed constr	Scaled site plan showing the property line and proposed construction	Need	See comment above
NEW CONSTRUCTION - Scaled landscape plan	Scaled landscape plan	Need	More legible dimensions noted on the plans would be helpful.
NEW CONSTRUCTION - Scaled elevation drawings showing existing building(s)	Scaled elevation drawings showing existing building(s) and major site features	Need	NEED ACTUAL PLAN SETS with all floor plans, elevations, sections, and details, with dimensions clearly legible, not just the versions embedded in presentation.
NEW CONSTRUCTION - Scaled elevation drawings showing proposed building(s)	Scaled elevation drawings showing proposed building(s) and major site features	Need	NEED ACTUAL PLAN SETS with all floor plans, elevations, sections, and details, with dimensions clearly legible, not just the versions embedded in presentation.
NEW CONSTRUCTION - Wall sections	Wall sections	Need	NEED ACTUAL PLAN SETS with all floor plans, elevations, sections, and details, with dimensions clearly legible, not just the versions embedded in presentation.
NEW CONSTRUCTION - Refer to required details above for related	Refer to required details above for related roof, finishes, porches, doors, windows, foundation, electrical/mechanical	Need	NEED ACTUAL PLAN SETS with all floor plans, elevations, sections, and details, with dimensions clearly legible, not just the versions embedded in presentation.
NEW CONSTRUCTION - Scaled elevation drawing (line drawing with minimal detail)	Scaled elevation drawing (line drawing with minimal detail) showing the existing and proposed streetscape	Need	Would be helpful to include heights for other buildings shown on streetscape elevations.
NEW CONSTRUCTION - Scaled footprint diagram showing proposed building footprint	Scaled footprint diagram showing proposed building footprint(s) and surrounding existing building footprints	Need	Would be helpful to have scaled line drawing of new construction proposed that is more detailed than the simplified Overview Plan with Context and includes dimensions.
NEW CONSTRUCTION - Written summary describing existing and proposed conditions	Written summary describing existing and proposed conditions and project's consistency with zoning code	Need	

Other Details Necessary for Review

As indicated above, separate plan sheets should be submitted, as well as specs and details on all elements proposed for the new construction or replacements on bank tower.
Even though the roof/pool deck is not visible from the street, details on the proposed materials and designs should be included as HARB has purview over everything within the property.
This is a huge amount of material for the HARB to review in one meeting. It may be helpful to separate out the different components, such as the new construction, the bank tower, the landscape plan, and the streetscape plan.

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

August 8, 2025

Julie Courtney
Historic Preservation Officer
City of St. Augustine

Re: 23.21.0 – 24 Cathedral Place; re: HARB review Case #HP2025-0053

Ms. Courtney,

We reviewed the Certificate of Appropriateness Sufficiency Checklist for review at the 8/21/25 HARB meeting. Given the large number of items for review, and per Staff's suggestion, we are separating the Site + Landscape plans from the Architectural plans and requesting that the architectural plans and details be reviewed at a future meeting.

Please see the attached drawings for additional details regarding the Site + Landscape that were requested in the Sufficiency Checklist.

Fremont Latimer, RLA

Certificate of Appropriateness
Sufficiency Checklist

Case Number HP2025-0053
24 CATHEDRAL PL, Saint Augustine, FL, 32084

Checklist Item	Checklist Item Description	Status	Comments
ROOFS AND ROOFING - Brochure or sample of proposed roof surface	Brochure or sample of proposed roof surface including applicable colors, patterns, material, texture	Need	Please provide more detailed information/specs on both styles of roofs. To be reviewed with Architecture at future meeting
EXTERIOR FINISHES - Brochure or sample of proposed finish	Brochure or sample of proposed finish including applicable colors, patterns, material, texture, dimensions of reveals, mortar width/color as applicable	Need	Please provide specifications on proposed siding with material, dimensions and profiles proposed. Siding to be reviewed at future meeting Courtyard finishes are provided on L-2.3
PORCHES, DECKS, BALCONIES - Photographs of existing	Photographs of existing porch/deck/balcony or location of proposed porch/deck/balcony	Need	Please provide material proposed for balconies, railings, pergolas, etc.
PORCHES, DECKS, BALCONIES - Scaled site plan showing the building and existing	Scaled site plan showing the building and existing or proposed porch/deck/balcony and property lines if applicable	Need	Balconies on proposed new Balconies are indicated on site plan; See L-2.1
PORCHES, DECKS, BALCONIES - Scaled elevation showing the building and existing	Scaled elevation(s) showing the building and existing or proposed porch/deck/balcony	Need	-Separate plan sheets with scaled elevations of balconies should be provided outside of To be reviewed with Architecture at future meeting more details of rooftop pergola elements shown.
PORCHES, DECKS, BALCONIES - Scaled detail of existing or proposed	Scaled detail of existing or proposed porch/deck/balcony showing material, construction detail, finish details	Need	To be reviewed with Architecture at future meeting
AWNING/CANOPY - Photographs of existing	Photographs of existing awning/canopy or location of proposed awning/canopy	Need	To be reviewed with Architecture at future meeting
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	If new awnings are being proposed on bank tower. To be reviewed with Architecture at future meeting
EXTERIOR DOORS - Photographs of existing	Photographs of existing door(s) or location of proposed new door opening(s)	Need	Courtyard Gates have been detailed (L-2.4). Colors and other doors to be reviewed at future meeting
EXTERIOR DOORS - Scaled elevation(s) showing the building façade and existing	Scaled elevation(s) showing the building façade and existing or proposed door (not necessary for just replacement door in existing door opening)	Need	Need if existing exterior doors on To be reviewed with Architecture at future meeting
EXTERIOR DOORS - Documentation of justification for changing	Documentation of justification for changing the existing door(s) and the extent of the affected area	Need	To be reviewed with Architecture at future meeting

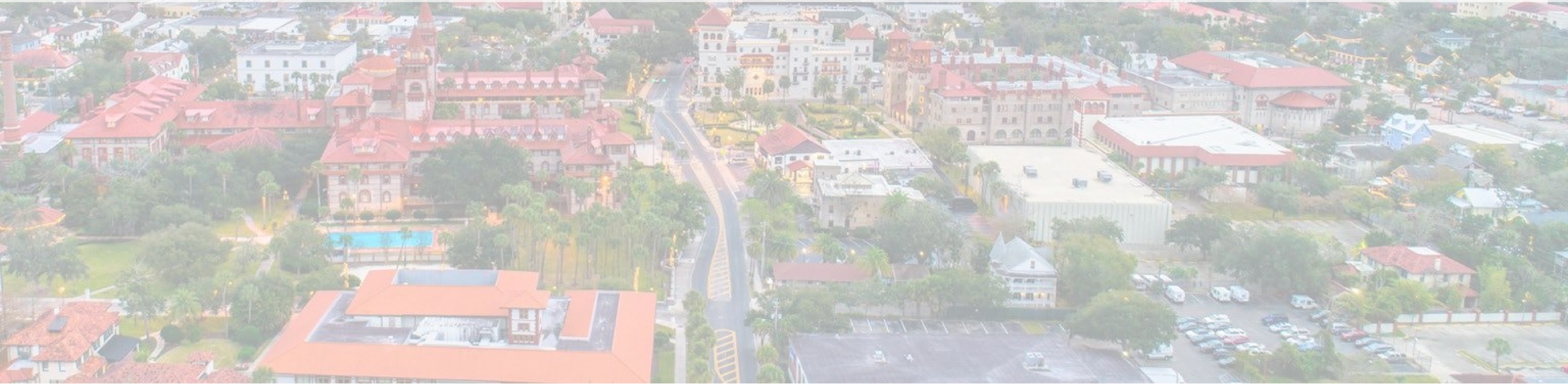
Checklist Item	Checklist Item Description	Status	Comments
WINDOWS - Photographs of affected window(s) or location(s)	Photographs of affected window(s) or location(s) of proposed new window opening(s)	Need	To be reviewed with Architecture at future meeting
WINDOWS - Brochure or sample showing the material	Brochure or sample showing the material, window type, all dimensions and profiles, finish, glazing, and hardware	Need	Need if existing windows on [illegible] construction. **A more appropriate window is recommended as an alternative to the proposed vinyl-clad windows, such as aluminum clad, or possibly the newer composite windows that contain some wood materials. -Need specs/material for proposed shutters To be reviewed with Architecture at future meeting
WINDOWS - Scaled elevation of existing and proposed window	Scaled elevation of existing and proposed window; a "typical" elevation can be used if multiple windows are affected as long as the existing and proposed conditions are identical at each location	Need	windows proposed on the new construction. -A window schedule sheet with scaled elevations and dimensions noted should be provided for all windows proposed. To be reviewed with Architecture at future meeting
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	Please provide information on the To be reviewed with Architecture at future meeting
FOUNDATION - Scaled site plan showing building footprint	Scaled site plan showing building footprint and extent of existing and proposed foundation wall/piers/slab or infill	Need	See Sheet L-2.1 for construction extents
EXTERIOR ELECTRICAL/MECHANICAL - Photographs of existing	Photographs of existing details and context of affected site area within view of the proposed project	Need	To be reviewed with Architecture at future meeting
EXTERIOR ELECTRICAL/MECHANICAL - Brochure, sample, or scaled drawing	Brochure, sample, or scaled drawing showing the materials, light intensity and source, hardware, colors/finish	Need	Information and details are To be reviewed with Architecture at future meeting replaced. Provide material of proposed light fixtures for new construction.
PARKING, LANDSCAPE OR OTHER SITE FEATURE - Scaled site plan	Scaled site plan showing the property line, building footprints, sidewalks, driveways and other major site features and proposed feature (smaller projects may not require a scaled site plan if limited to a small area)	Need	Need dimensions of courtyards Elevation dimensions - See L-2.4 Plan Dimensions - See L-2.3
PARKING, LANDSCAPE OR OTHER SITE FEATURE - Details of proposed features	Details of proposed features including material, finish, height, spacing, shapes, patterns, hardware, construction details such as a section drawing	Need	Need information on materials See Hardscape Plan - L-2.1

Checklist Item	Checklist Item Description	Status	Comments
NEW CONSTRUCTION - Scaled site plan showing the property line & existing site	Scaled site plan showing the property line and existing site features like buildings, sidewalks, driveways	Need	Architectural site plan does not show scale or include dimensions on new construction. See Hardscape Plan - L-2.1
NEW CONSTRUCTION - Scaled site plan showing the property line & proposed constr	Scaled site plan showing the property line and proposed construction	Need	See comment above See Hardscape Plan - L-2.1
NEW CONSTRUCTION - Scaled landscape plan	Scaled landscape plan	Need	See Landscape Plan - L-3.1; plan is at 1"-20'
NEW CONSTRUCTION - Scaled elevation drawings showing existing building(s)	Scaled elevation drawings showing existing building(s) and major site features	Need	NEED ACTUAL PLAN SETS with all floor plans, elevations, s… To be reviewed with Architecture at future meeting …presentation.
NEW CONSTRUCTION - Scaled elevation drawings showing proposed building(s)	Scaled elevation drawings showing proposed building(s) and major site features	Need	NEED ACTUAL PLAN SETS with To be reviewed with Architecture at future meeting just the versions embedded in presentation.
NEW CONSTRUCTION - Wall sections	Wall sections	Need	NEED ACTUAL PLAN SETS with To be reviewed with Architecture at future meeting presentation.
NEW CONSTRUCTION - Refer to required details above for related	Refer to required details above for related roof, finishes, porches, doors, windows, foundation, electrical/mechanical	Need	NEED ACTUAL PLAN SETS with To be reviewed with Architecture at future meeting just the versions embedded in presentation.
NEW CONSTRUCTION - Scaled elevation drawing (line drawing with minimal detail)	Scaled elevation drawing (line drawing with minimal detail) showing the existing and proposed streetscape	Need	To be reviewed with Architecture at future meeting
NEW CONSTRUCTION - Scaled footprint diagram showing proposed building footprint	Scaled footprint diagram showing proposed building footprint(s) and surrounding existing building footprints	Need	Would be helpful to have scaled To be reviewed with Architecture at future meeting dimensions.
NEW CONSTRUCTION - Written summary describing existing and proposed conditions	Written summary describing existing and proposed conditions and project's consistency with zoning code	Need	

Other Details Necessary for Review

As indicated above, separate plan sheets should be submitted, as well as specs and details on all elements proposed for the new construction or replacements on bank tower.
Even though the roof/pool deck is not visible from the street, details on the proposed materials and designs should be included as HARB has purview over everything within the property.
This is a huge amount of material for the HARB to review in one meeting. It may be helpful to separate out the different components, such as the new construction, the bank tower, the landscape plan, and the streetscape plan.

STREETSCAPE + COURTYARDS



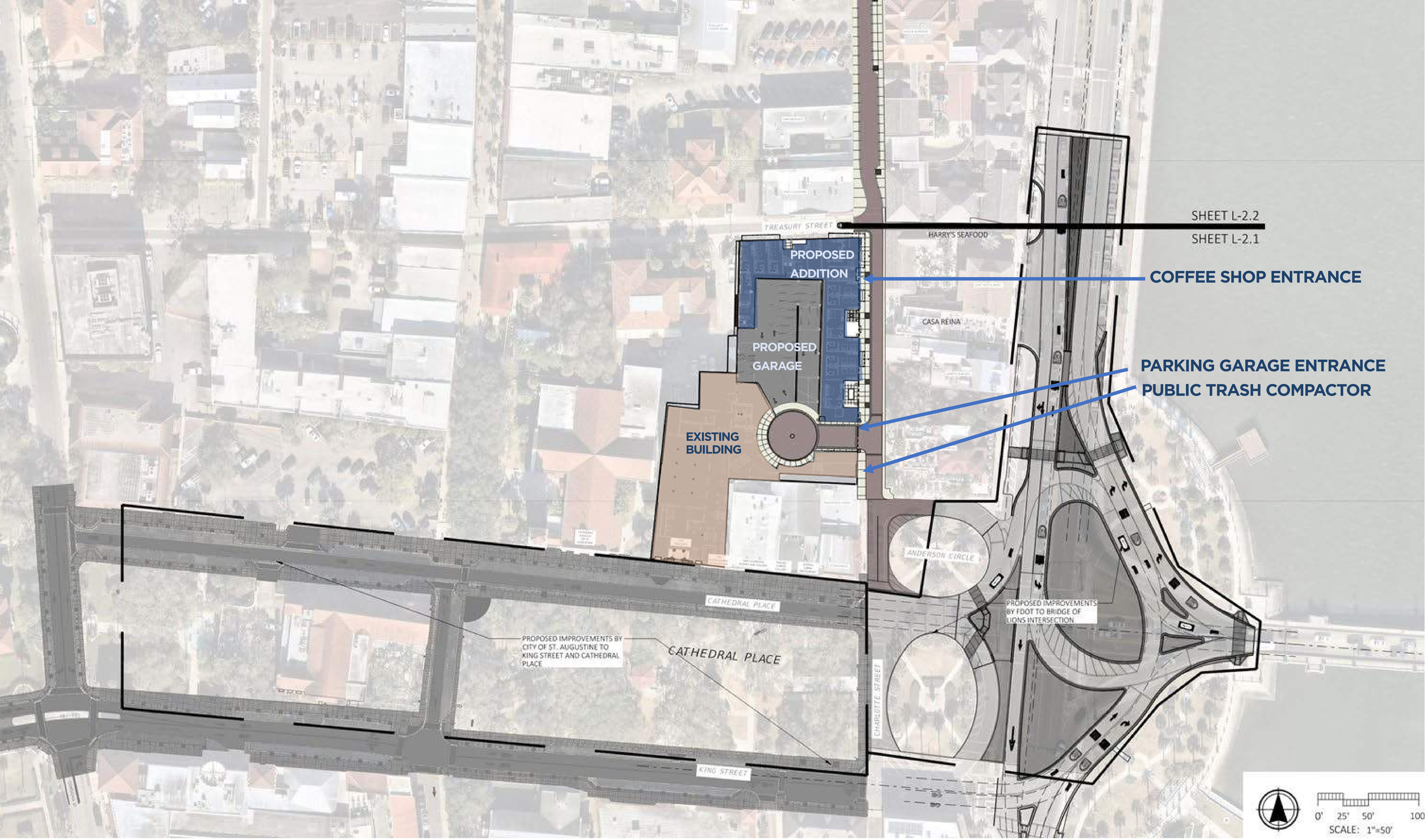
The Exchange Hotel

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

Streetscape

JALARAM HOTELS, INC. | ROGERS TOWERS | MAVERICK ENGINEERING | FK | Marquis Latimer + Halback LANDSCAPE ARCHITECTURE · PLANNING

www.halback.com | Florida Qualifier LA6667110



The Exchange Hotel

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

Site Plan

STREETSCAPE + SITE

JALARAM HOTELS, INC. · ROGERS TOWERS · MAVERICK ENGINEERING · FK

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

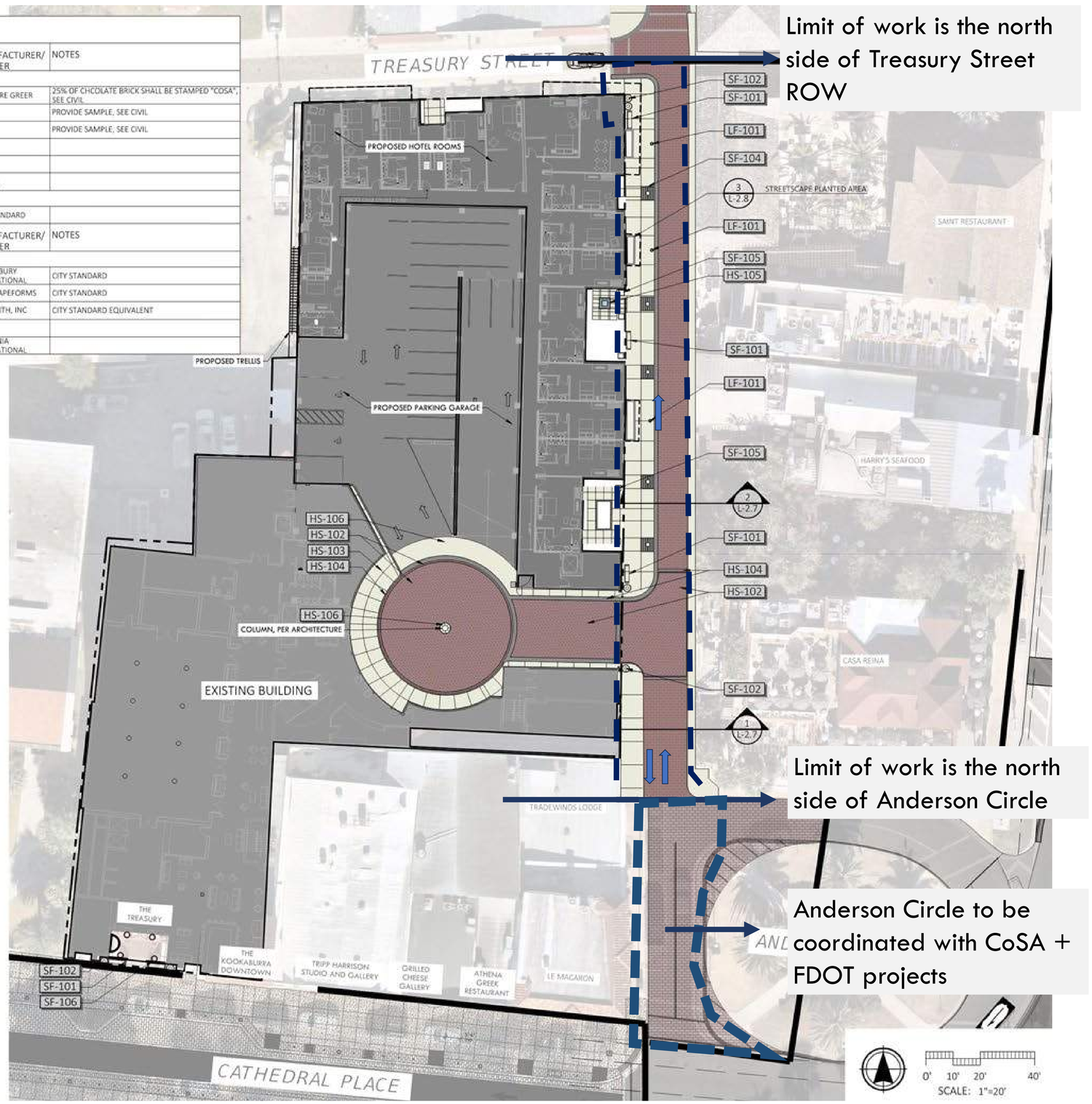
REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	DESCRIPTION	FINISH/COLOR	MANUFACTURER/ SUPPLIER	NOTES
HARDSCAPE SCHEDULE						
	HS-102	BRICK PAVING		CUSTOM ST. AUGUSTINE BLEND	WHITACRE GREER	25% OF CHCOLATE BRICK SHALL BE STAMPED "COSA", SEE CIVIL
	HS-103	COQUINA CONCRETE SIDEWALK		NATURAL GREY		PROVIDE SAMPLE, SEE CIVIL
	HS-104	COQUINA CONCRETE FLUSH CURB		NATURAL GREY		PROVIDE SAMPLE, SEE CIVIL
	HS-105	WELL	WOOD FRAME	NATURAL		
	HS-106	COQUINA CONCRETE DRIVEWAY				
SYMBOL	CODE	DESCRIPTION	DESCRIPTION	FINISH/COLOR	NOTES	
LIGHT FIXTURE SCHEDULE						
☼	LF-101	LIGHT POLE	CONC. POLE W/ACORN FIXTURE	BLACK	CITY STANDARD	
SYMBOL	CODE	DESCRIPTION	DESCRIPTION	COLOR/FINISH	MANUFACTURER/ SUPPLIER	NOTES
SITE FURNITURE SCHEDULE						
	SF-101	BENCH		CAST ALUMINUM, BLACK POWDER COAT	CANTERBURY INTERNATIONAL	CITY STANDARD
	SF-102	LITTER + RECYCLE RECEPTACLES		BLACK POWDER COAT	LANDSCAPEFORMS	CITY STANDARD
	SF-104	5' X 5' TREE GRATE	6018-2 STARBURST TREE GRATE	CAST ALUMINUM W/ BLACK POWDERCOAT	IRONSMITH, INC	CITY STANDARD EQUIVALENT
	SF-105	PLANT POT	SQUARE WOOD EXTERIOR WITH PLASTIC INNER LINING	NATURAL WOOD TONE		
	SF-106	TERRACOTTA PLANTERS	CASUSAGO ROUND PLANTER;28"X25"	TERRACOTTA	CAMPANIA INTERNATIONAL	

STREETSCAPE IMPROVEMENTS NOTES:

1. ALL STREETSCAPE IMPROVEMENTS BETWEEN CATHEDRAL PLACE AND TREASURY STREET ARE TO BE COMPLETED BY THE APPLICANT IN CONJUNCTION WITH THE CONSTRUCTION FO THE HOTEL.
2. IMPROVEMENTS BETWEEN TREASURY STREET AND HYPOLITA STREET ARE TO BE COMPLETED BY OTHERS WITH FINANCIAL CONTRIBUTIONS FROM THE APPLICANT

The Streetscape from Anderson Circle to Treasury Street will be funded and completed in conjunction with the construction of the new hotel.



The Exchange Hotel

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

Streetscape Plan - Cathedral to Treasury

STREETSCAPE + SITE

JALARAM HOTELS, INC. · ROGERS TOWERS · MAVERICK ENGINEERING · FK · Marquis Latimer + Halback LANDSCAPE ARCHITECTURE · PLANNING
www.halback.com | Florida Qualifier LA6667110

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	DESCRIPTION	FINISH/COLOR	MANUFACTURER/ SUPPLIER	NOTES
HARDSCAPE SCHEDULE						
	HS-102	BRICK PAVING		CUSTOM ST. AUGUSTINE BLEND	WHITACRE GREER	25% OF CHCOLATE BRICK SHALL BE STAMPED "COSA", SEE CIVIL
	HS-103	COQUINA CONCRETE SIDEWALK		NATURAL GREY		PROVIDE SAMPLE, SEE CIVIL
	HS-104	COQUINA CONCRETE FLUSH CURB		NATURAL GREY		PROVIDE SAMPLE, SEE CIVIL
	HS-105	WELL	WOOD FRAME	NATURAL		
	HS-106	COQUINA CONCRETE DRIVEWAY				
SYMBOL	CODE	DESCRIPTION	DESCRIPTION	FINISH/COLOR	NOTES	
LIGHT FIXTURE SCHEDULE						
☼	LF-101	LIGHT POLE	CONC. POLE W/ACORN FIXTURE	BLACK	CITY STANDARD	
SYMBOL	CODE	DESCRIPTION	DESCRIPTION	COLOR/FINISH	MANUFACTURER/ SUPPLIER	NOTES
SITE FURNITURE SCHEDULE						
	SF-101	BENCH		CAST ALUMINUM, BLACK POWDER COAT	CANTERBURY INTERNATIONAL	CITY STANDARD
◎	SF-102	LITTER + RECYCLE RECEPTACLES		BLACK POWDER COAT	LANDSCAPEFORMS	CITY STANDARD
	SF-104	5` X 5` TREE GRATE	6018-2 STARBURST TREE GRATE	CAST ALUMINUM W/ BLACK POWDERCOAT	IRONSMITH, INC	CITY STANDARD EQUIVALENT
□	SF-105	PLANT POT	SQUARE WOOD EXTERIOR WITH PLASTIC INNER LINING	NATURAL WOOD TONE		
○	SF-106	TERRACOTTA PLANTERS	CASUSAGO ROUND PLANTER;28"X25"	TERRACOTTA	CAMPANIA INTERNATIONAL	

STREETSCAPE IMPROVEMENTS NOTES:

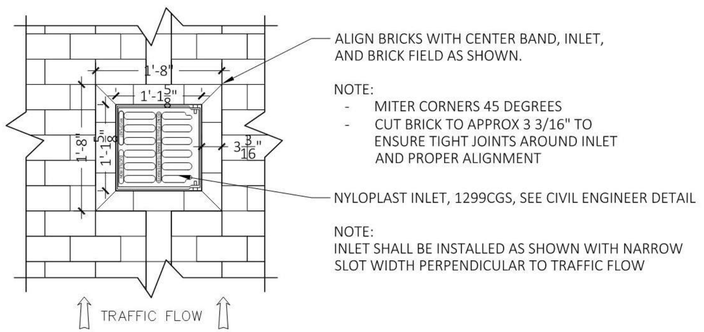
1. ALL STREETSCAPE IMPROVEMENTS BETWEEN CATHEDRAL PLACE AND TREASURY STREET ARE TO BE COMPLETED BY THE APPLICANT IN CONJUNCTION WITH THE CONSTRUCTION FO THE HOTEL.
2. IMPROVEMENTS BETWEEN TREASURY STREET AND HYPOLITA STREET ARE TO BE COMPLETED BY OTHERS WITH FINANCIAL CONTRIBUTIONS FROM THE APPLICANT

The Streetscape plan north of Treasury Street is to be completed by the City of St Augustine at a later date.

The applicant will contribute a portion of the cost as part of the PUD agreement.



Matches the DID Improvements seen on updated streets downtown



ALIGN BRICKS WITH CENTER BAND, INLET, AND BRICK FIELD AS SHOWN.

NOTE:
- MITER CORNERS 45 DEGREES
- CUT BRICK TO APPROX 3 3/16" TO ENSURE TIGHT JOINTS AROUND INLET AND PROPER ALIGNMENT

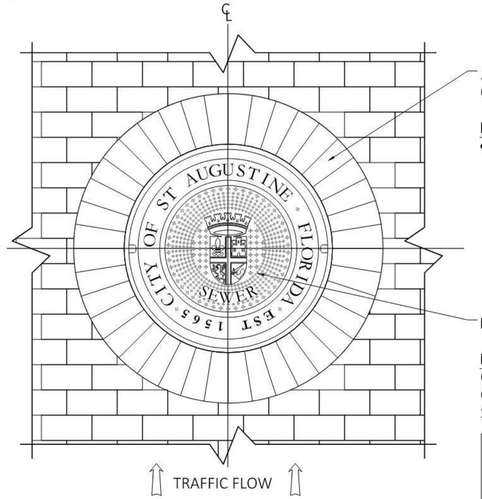
NYLOPLAST INLET, 1299CGS, SEE CIVIL ENGINEER DETAIL

NOTE:
INLET SHALL BE INSTALLED AS SHOWN WITH NARROW SLOT WIDTH PERPENDICULAR TO TRAFFIC FLOW

4 12" SQ. DRAINAGE INLET BAND

1" = 1'-0"

P-CO-24CATH-18



ALIGN BRICKS WITH CENTER LINES OF MANHOLE COVER, AS SHOWN.

NOTE:
- EACH BRICK SHALL BE DOUBLE TAPERED. SEE BRICK DETAIL. HAND TIGHT JOINTS, TO MATCH ROADWAY.

MANHOLE COVER, TYPE PER PLANS

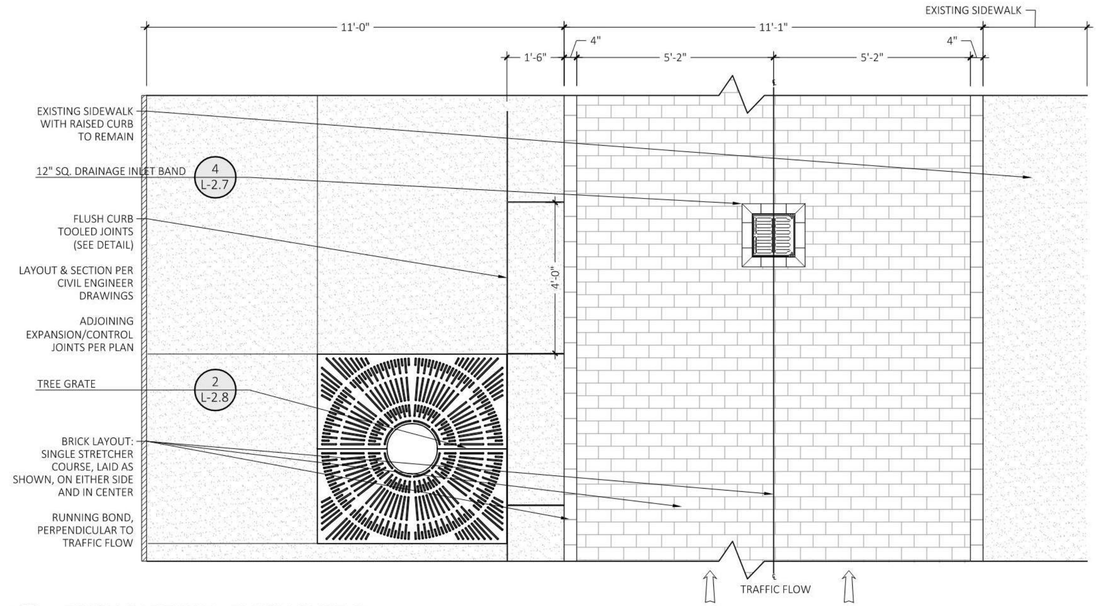
NOTE: ORIENT MANHOLE CENTERLINE PARALLEL WITH FLUSH CURB EDGE & TRAFFIC FLOW, AS SHOWN.

ADJUST BRICK DETAILING AS APPROPRIATE FOR OTHER ROUND UTILITY COVERS (I.E. FPL)

3 MANHOLE BRICK BAND

1/2" = 1'-0"

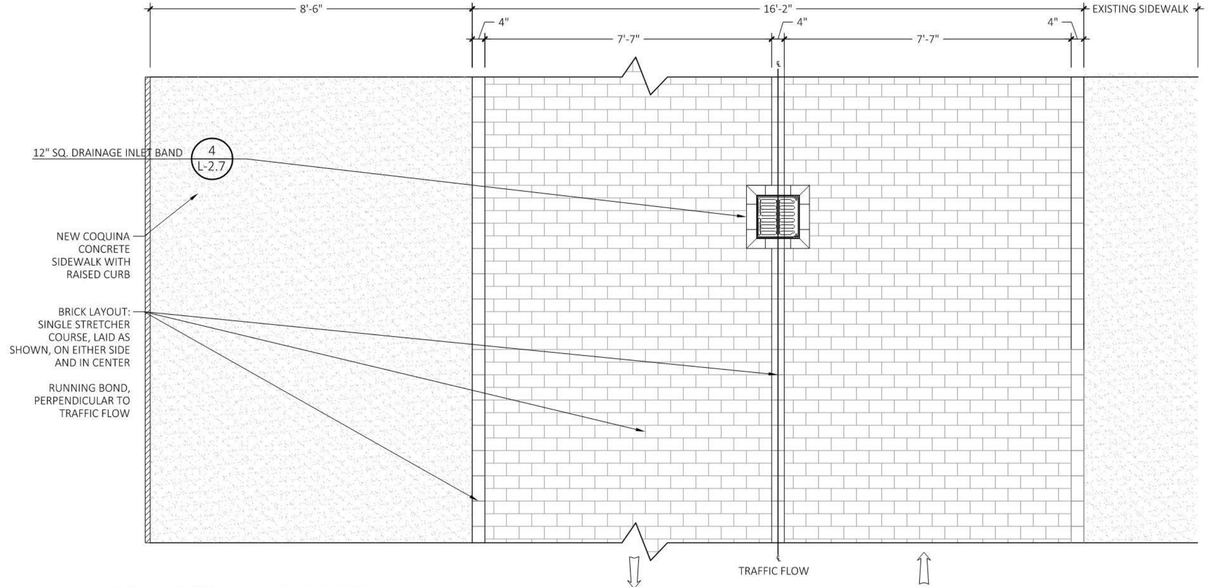
P-CO-24CATH-12



2 BRICK CARTWAY - FLUSH CURB B

1/2" = 1'-0"

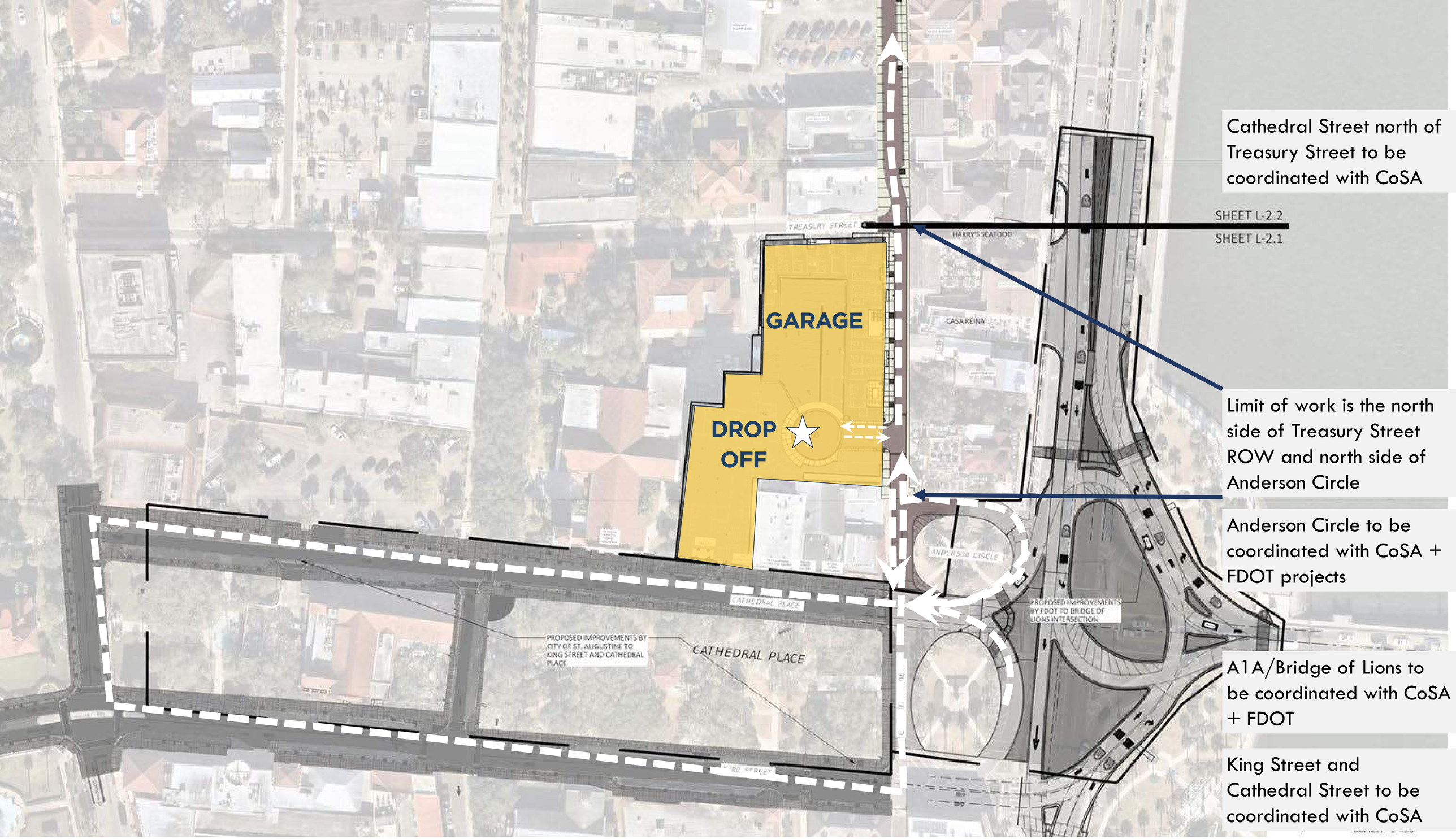
P-CO-24CATH-61



1 BRICK CARTWAY - FLUSH CURB A

1/2" = 1'-0"

P-CO-24CATH-17





The Exchange Hotel

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

Site Operations: After Cathedral / King Renovations

STREETSCAPE + SITE

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LIGHTS



BENCHES + SITE FURNITURE



SYLVESTER PALM



STREETSCAPE:

Clay Bricks, Whitacre Greer "St. Augustine Blend"



The Exchange Hotel

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

Streetscape Materials

STREETSCAPE + SITE

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Bigbelly Receptacles being added in King Street Design and currently found in Plaza de la Constitucion

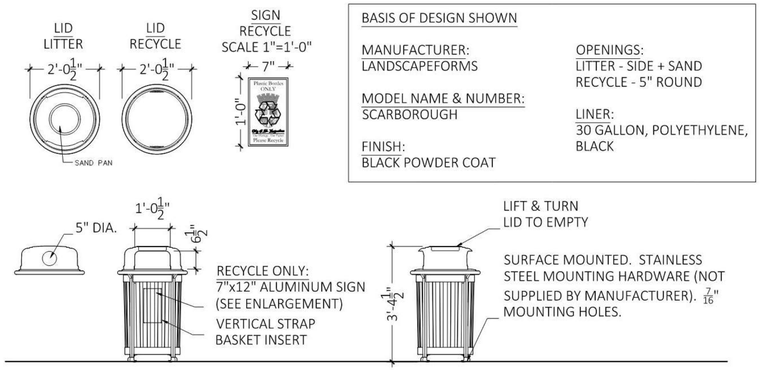
City Standard for Streetscape articles





6 TRASH RECEPTACLE - BIG BELLY

1" = 1" P-CO-24CATH-58



BASIS OF DESIGN SHOWN

MANUFACTURER:
LANDSCAPEFORMS

MODEL NAME & NUMBER:
SCARBOROUGH

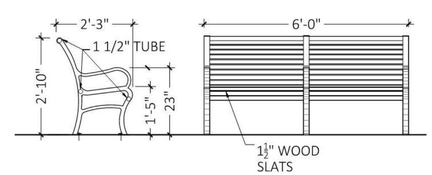
FINISH:
BLACK POWDER COAT

OPENINGS:
LITTER - SIDE + SAND
RECYCLE - 5" ROUND

LINER:
30 GALLON, POLYETHYLENE, BLACK

5 LITTER + RECYCLE RECEPTACLES

1/2" = 1'-0" P-CO-24CATH-04



BASIS OF DESIGN SHOWN

MANUFACTURER:
CANTERBURY INTL.

MODEL NAME & NUMBER:
BOWERY 500

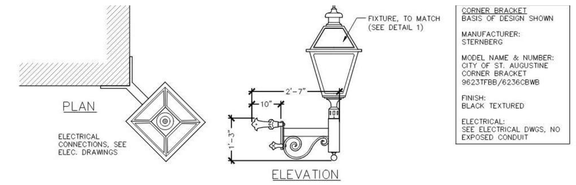
FINISH:
CAST ALUMINUM,
BLACK POWDER COAT

SLATS:
JATOBA WOOD, CLEAR OIL FINISH (PROVIDE SAMPLE)

SUPPORTS:
END + CENTER ARMREST

4 BENCH

1/2" = 1'-0" P-CO-24CATH-05



CORNER BRACKET
BASIS OF DESIGN SHOWN

MANUFACTURER:
STERNBERG

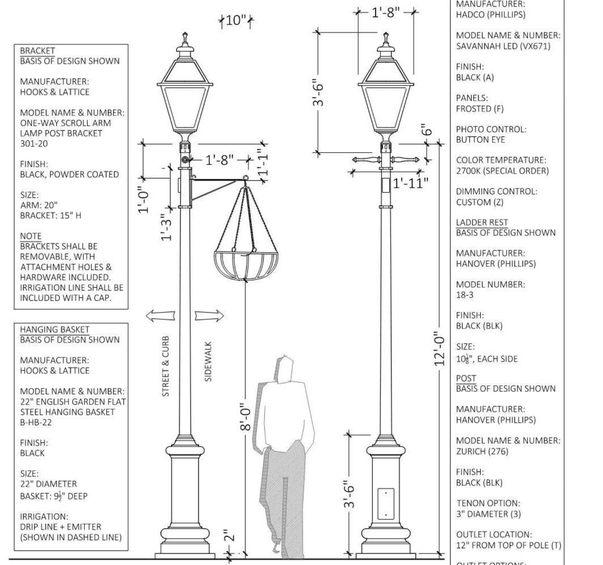
MODEL NAME & NUMBER:
CITY OF ST. AUGUSTINE CORNER BRACKET 9623TFBB/6236CBWB

FINISH:
BLACK TEXTURED

ELECTRICAL:
SEE ELECTRICAL DWGS, NO EXPOSED CONDUIT

3 CORNER MOUNT LIGHT BRACKET

1/2" = 1'-0" P-CO-24CATH-09



BRACKET
BASIS OF DESIGN SHOWN

MANUFACTURER:
HOOKS & LATTICE

MODEL NAME & NUMBER:
ONE-WAY SCROLL ARM LAMP POST BRACKET 301-20

FINISH:
BLACK, POWDER COATED

SIZE:
ARM: 20"
BRACKET: 15" H

NOTE
BRACKETS SHALL BE REMOVABLE, WITH ATTACHMENT HOLES & HARDWARE INCLUDED. IRRIGATION LINE SHALL BE INCLUDED WITH A CAP.

HANGING BASKET
BASIS OF DESIGN SHOWN

MANUFACTURER:
HOOKS & LATTICE

MODEL NAME & NUMBER:
22" ENGLISH GARDEN FLAT STEEL HANGING BASKET B-HB-22

FINISH:
BLACK

SIZE:
22" DIAMETER
BASKET: 9½" DEEP

IRRIGATION:
DRIP LINE + EMITTER (SHOWN IN DASHED LINE)

LANTERN
BASIS OF DESIGN SHOWN

MANUFACTURER:
HADCO (PHILLIPS)

MODEL NAME & NUMBER:
SAVANNAH LED (VX671)

FINISH:
BLACK (A)

PANELS:
FROSTED (F)

PHOTO CONTROL:
BUTTON EYE

COLOR TEMPERATURE:
2700K (SPECIAL ORDER)

DIMMING CONTROL:
CUSTOM (Z)

LADDER REST
BASIS OF DESIGN SHOWN

MANUFACTURER:
HANOVER (PHILLIPS)

MODEL NUMBER:
18-3

FINISH:
BLACK (BLK)

SIZE:
10½", EACH SIDE

POST
BASIS OF DESIGN SHOWN

MANUFACTURER:
HANOVER (PHILLIPS)

MODEL NUMBER:
ZURICH (276)

FINISH:
BLACK (BLK)

TENON OPTION:
3" DIAMETER (3)

OUTLET LOCATION:
12" FROM TOP OF POLE (T)

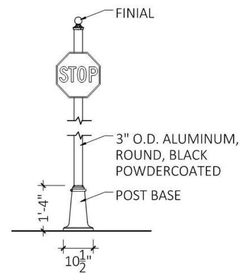
OUTLET OPTIONS:
GFI DUPLEX (G)

MOUNTING:
FRANGIBLE COUPLING WITH SKIRT TO COVER EXPOSED FOOTER AND COUPLING; SKIRT MATERIAL & FINISH TO MATCH POST

2 CITY STANDARD LIGHT

1/2" = 1'-0" P-CO-24CATH-11

STREET SIGN SIZE & MOUNTING HEIGHT PER CIVIL ENGINEER DRAWINGS. INCLUDE FULL BLACK ALUMINUM BACKER WITH APPROX. ½" REVEAL



POST FINIAL
BASIS OF DESIGN SHOWN

MANUFACTURER:
HANOVER (PHILLIPS)

MODEL NUMBER:
PC16-3

FINISH:
BLACK (BLK)

SIZE:
APPROX. 4⅜" H x 3¾"W

POST BASE
BASIS OF DESIGN SHOWN

MANUFACTURER:
HANOVER (PHILLIPS)

MODEL NUMBER:
136-3

FINISH:
BLACK (BLK)

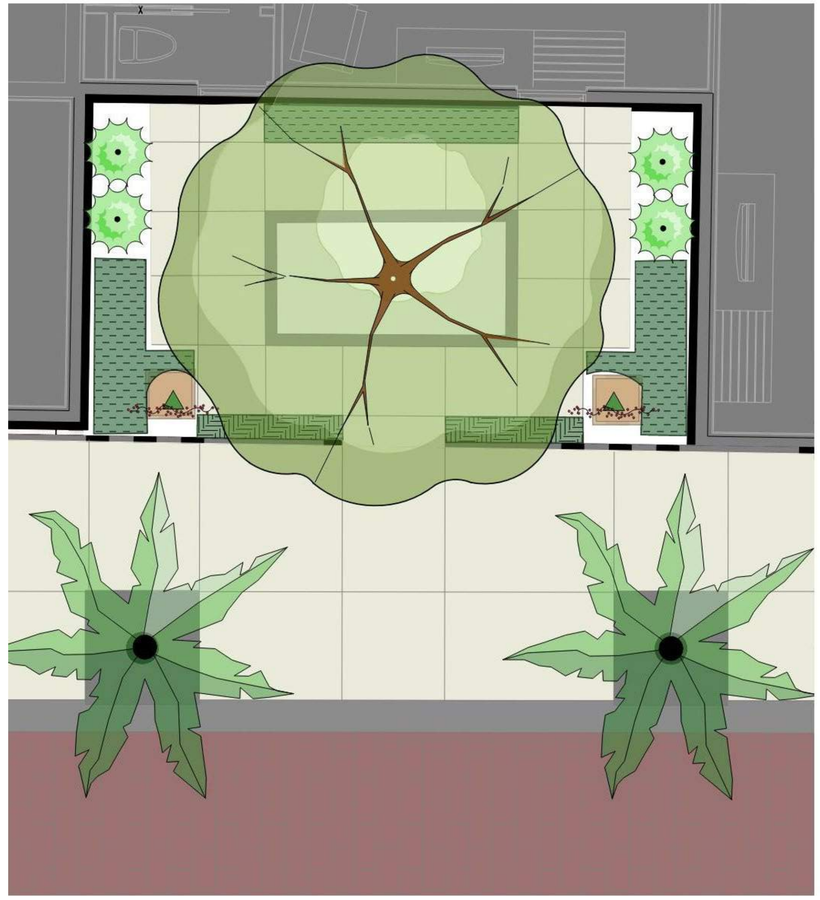
SIZE:
APPROX. 16" H x 10½" W

1 STREET SIGN POST

1/2" = 1'-0" P-CO-24CATH-10



Courtyard A Elevation



Courtyard A Plan



97 Marine Street



206 Charlotte Street





PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	OM	OLEA EUROPAEA 'MANZANILLO' / MANZANILLO OLIVE
	PS	PHOENIX SYLVESTRIS / WILD DATE PALM
SYMBOL	CODE	BOTANICAL / COMMON NAME
SHRUBS		
	Bg	BOUGAINVILLEA GLABRA / PAPER FLOWER
	Di	DIETES IRIDIOIDES / FORTNIGHT LILY
	Hc	HAMELIA PATENS 'COMPACTA' / DWARF FIREBUSH
	Vd	VIBURNUM OBOVATUM 'DWARF WALTER'S' / DWARF WALTER'S VIBURNUM
	Ye	YUCCA ELEPHANTIPES / GIANT YUCCA
SYMBOL	CODE	BOTANICAL / COMMON NAME
SHRUB AREAS		
	Lg	LIRIOPE MUSCARI 'EVERGREEN GIANT' / EVERGREEN GIANT LILYTURF
	Ns2	NERIUM OLEANDER 'PETITE PINK' / DWARF OLEANDER
	Pm	PODOCARPUS MACROPHYLLUS / YEW PINE

AGHP Approved

Native to Florida

Florida Friendly

Historic precedence: Planted at the Turnbull Plantation (New Smyrna) by Menorcan settlers circa 1750



The Exchange Hotel

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

COURTYARD A

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Courtyard A Plan

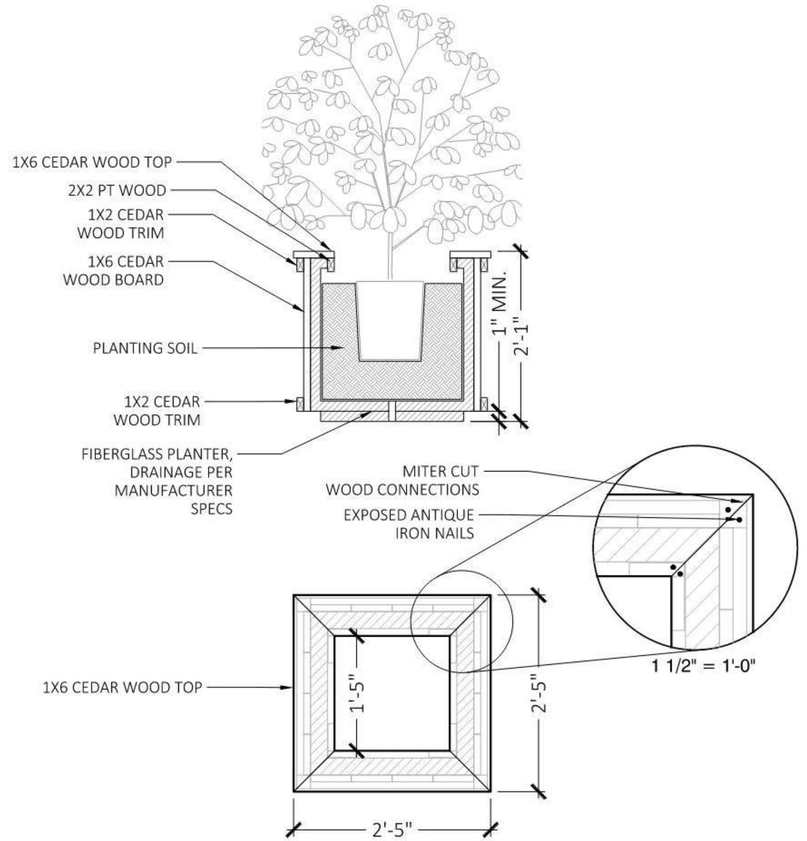


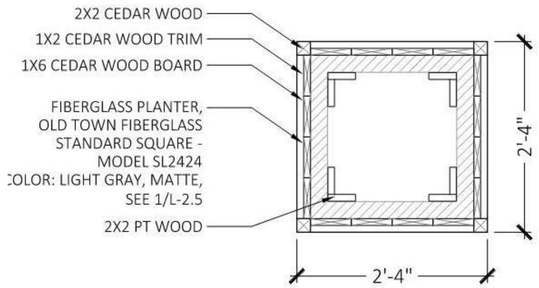
Courtyard A Elevation











7 SQUARE WOOD HERB PLANTER

3/4" = 1'-0" P-CO-24CATH-06



Courtyard B Elevation



Courtyard B Plan



52 St. George Street



214 St. George Street





PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	OM	OLEA EUROPAEA 'MANZANILLO' / MANZANILLO OLIVE
	PS	PHOENIX SYLVESTRIS / WILD DATE PALM
SYMBOL	CODE	BOTANICAL / COMMON NAME
SHRUBS		
	Bg	BOUGAINVILLEA GLABRA / PAPER FLOWER
	Di	DIETES IRIDIOIDES / FORTNIGHT LILY
	Hc	HAMELIA PATENS 'COMPACTA' / DWARF FIREBUSH
	Vd	VIBURNUM OBOVATUM 'DWARF WALTER'S' / DWARF WALTER'S VIBURNUM
	Ye	YUCCA ELEPHANTIPES / GIANT YUCCA
SYMBOL	CODE	BOTANICAL / COMMON NAME
SHRUB AREAS		
	Lg	LIRIOPE MUSCARI 'EVERGREEN GIANT' / EVERGREEN GIANT LILYTURF
	Ns2	NERIUM OLEANDER 'PETITE PINK' / DWARF OLEANDER
	Pm	PODOCARPUS MACROPHYLLUS / YEW PINE

AGHP Approved

Native to Florida

Florida Friendly

Historic precedence: Planted at the Turnbull Plantation (New Smyrna) by Menorcan settlers circa 1750



The Exchange Hotel

COURTYARD B

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

JALARAM HOTELS, INC.

ROGERS TOWERS

MAVERICK ENGINEERING

FK

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING
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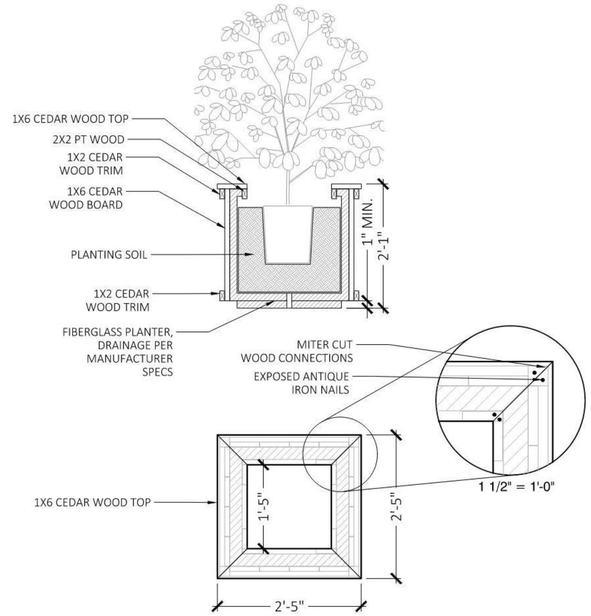
Courtyard B Plan

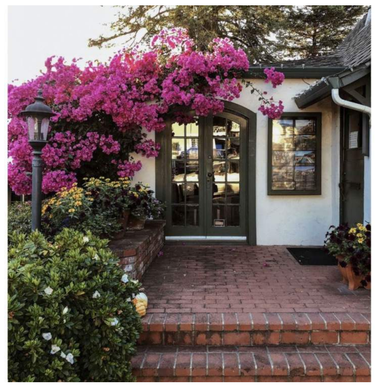


Courtyard B Elevation

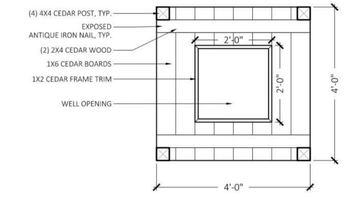


7 SQUARE WOOD HERB PLANTER

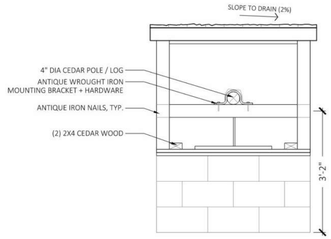
3/4" = 1'-0" P-CO-24CATH-06



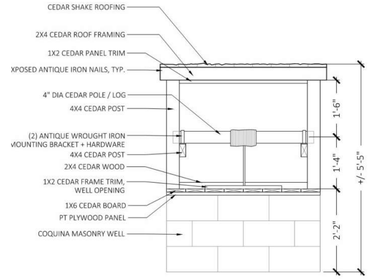




TOP VIEW OF BASE + OPENING



SIDE VIEW



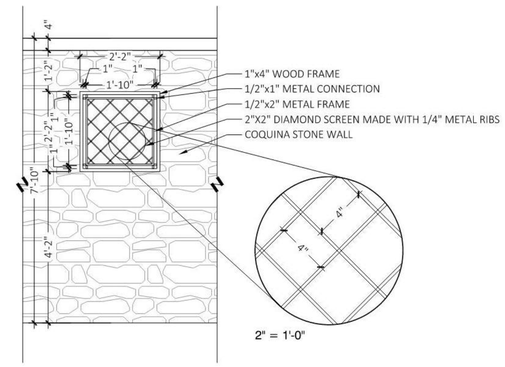
FRONT VIEW

3 WELL WOOD COVERING

3/4" = 1'-0" P-CO-24CATH-07

METALWORK NOTES:

COLOR: BLACK
PROVIDE SHOP DRAWINGS FOR FINAL APPROVAL.



4 METAL SCREEN WINDOW

1/2" = 1'-0" P-CO-24CATH-19



The Exchange Hotel

COURTYARD B

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

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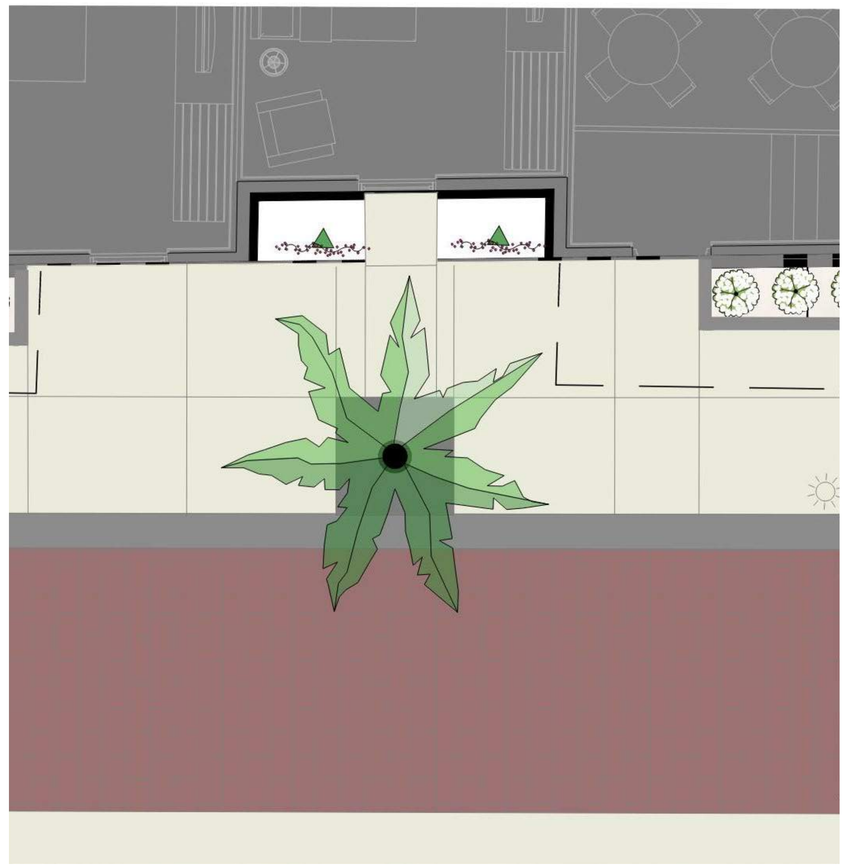
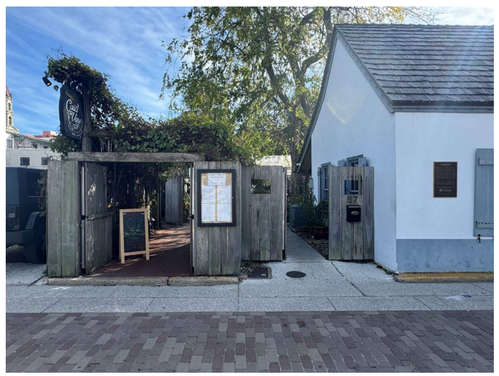
Courtyard C Elevation



Courtyard C Plan





57 Treasury Street



PLANT SCHEDULE		
SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	OM	OLEA EUROPAEA 'MANZANILLO' / MANZANILLO OLIVE
	PS	PHOENIX SYLVESTRIS / WILD DATE PALM
SYMBOL	CODE	BOTANICAL / COMMON NAME
SHRUBS		
	Bg	BOUGAINVILLEA GLABRA / PAPER FLOWER
	Di	DIETES IRIDIOIDES / FORTNIGHT LILY
	Hc	HAMELIA PATENS 'COMPACTA' / DWARF FIREBUSH
	Vd	VIBURNUM OBOVATUM 'DWARF WALTER'S' / DWARF WALTER'S VIBURNUM
	Ye	YUCCA ELEPHANTIPES / GIANT YUCCA
SYMBOL	CODE	BOTANICAL / COMMON NAME
SHRUB AREAS		
	Lg	LIRIOPE MUSCARI 'EVERGREEN GIANT' / EVERGREEN GIANT LILYTURF
	Ns2	NERIUM OLEANDER 'PETITE PINK' / DWARF OLEANDER
	Pm	PODOCARPUS MACROPHYLLUS / YEW PINE

AGHP Approved

Native to Florida

Florida Friendly

Historic precedence: Planted at the Turnbull Plantation (New Smyrna) by Minorcan settlers circa 1750



The Exchange Hotel

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

COURTYARD C

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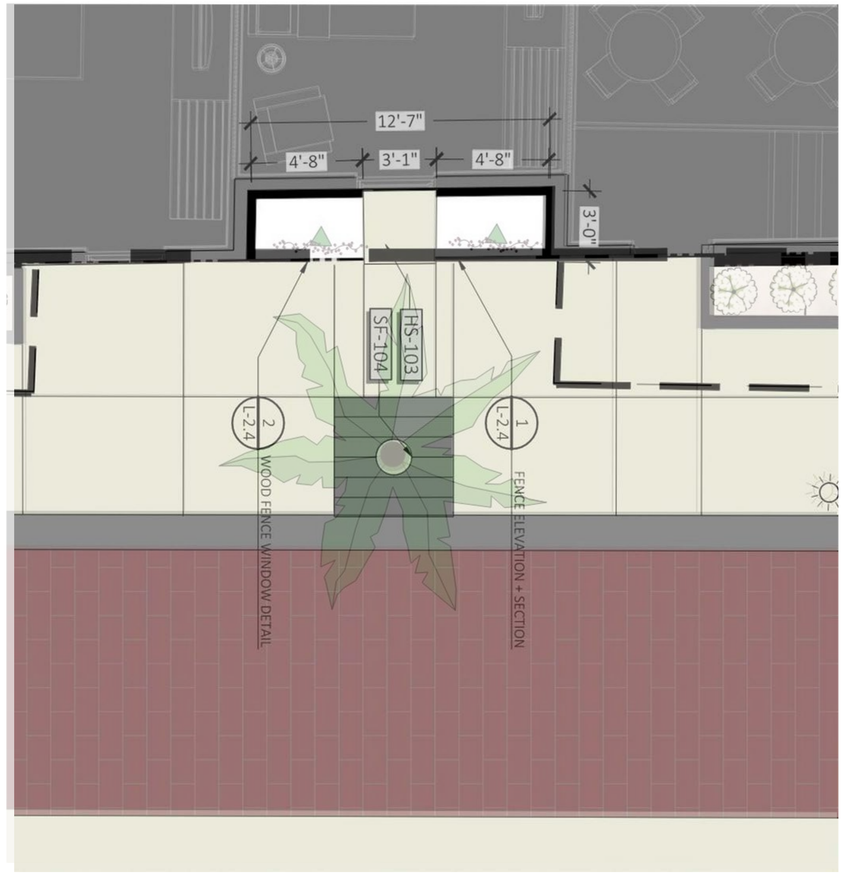
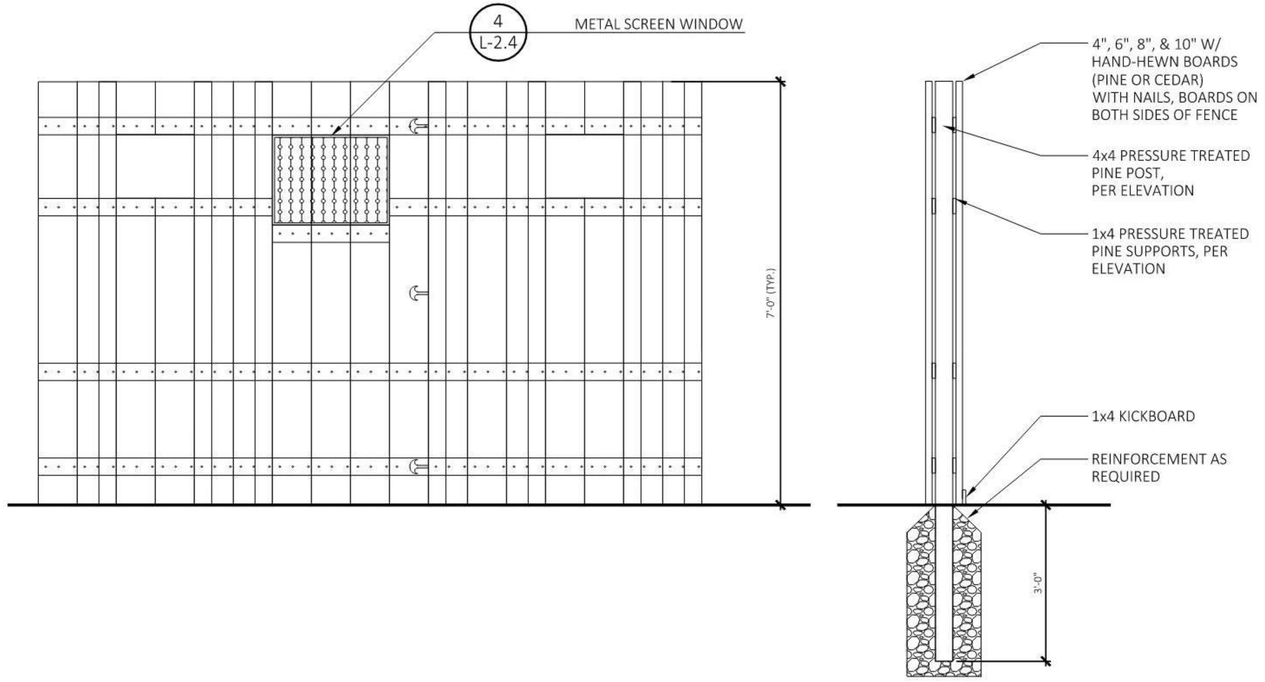


Courtyard C Plan



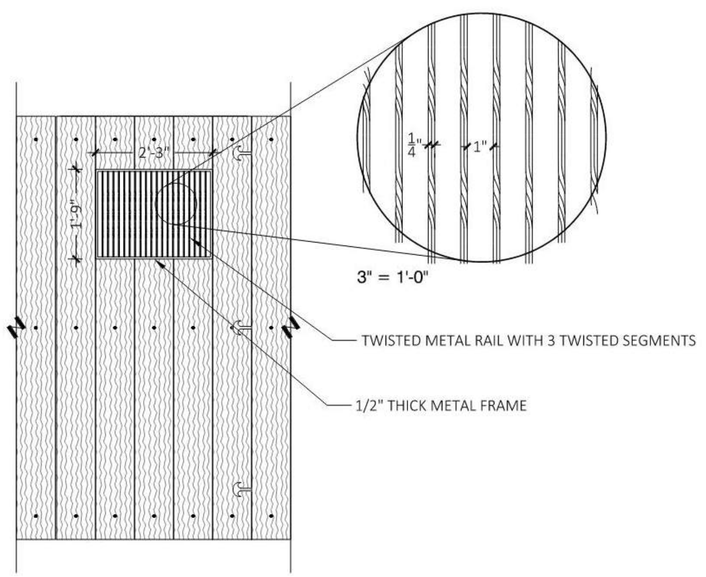
Courtyard C Elevation



1 FENCE ELEVATION + SECTION

1/2" = 1'-0"

P-CO-24CATH-03



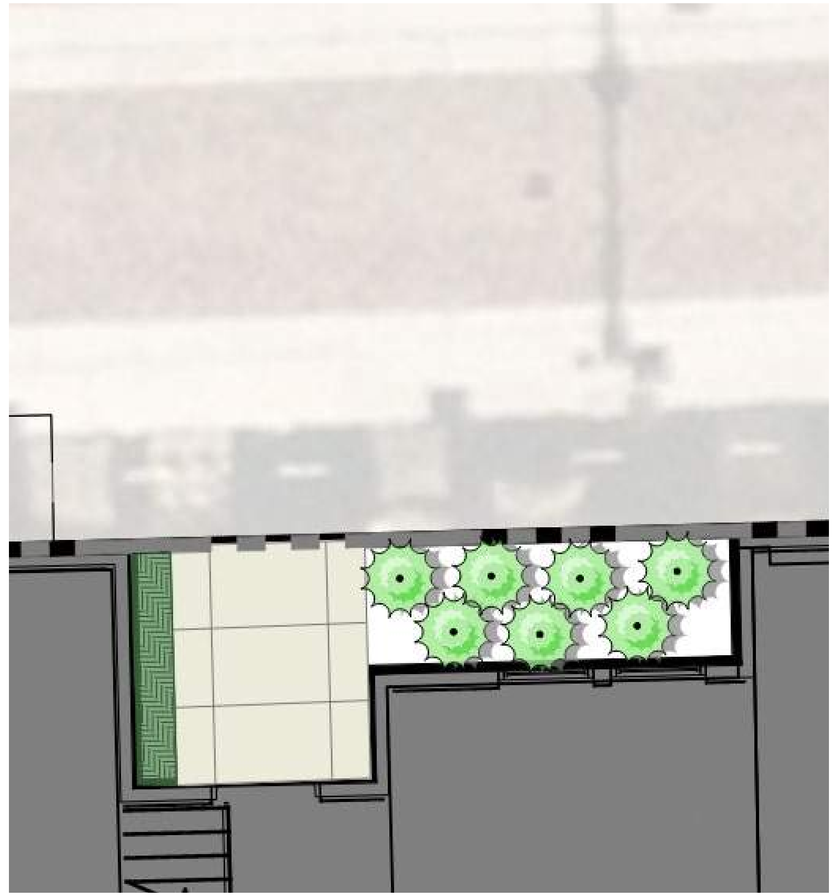
2 WOOD FENCE WINDOW DETAIL

1/2" = 1'-0"

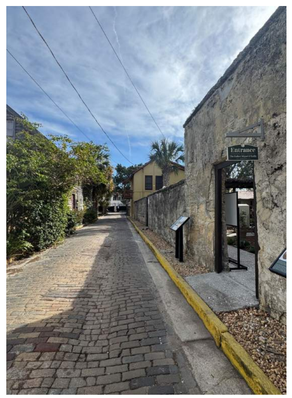
P-CO-24CATH-20



Courtyard D Elevation



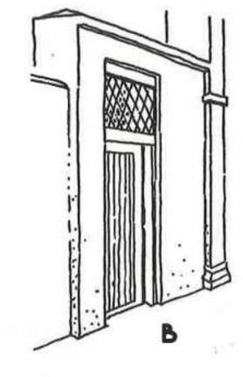
Courtyard D Plan



32 Aviles Street







The Houses of St Augustine, pg. 1320

PLANT SCHEDULE		
SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	OM	OLEA EUROPAEA 'MANZANILLO' / MANZANILLO OLIVE
	PS	PHOENIX SYLVESTRIS / WILD DATE PALM
SYMBOL	CODE	BOTANICAL / COMMON NAME
SHRUBS		
	Bg	BOUGAINVILLEA GLABRA / PAPER FLOWER
	Di	DIETES IRIDIOIDES / FORTNIGHT LILY
	Hc	HAMELIA PATENS 'COMPACTA' / DWARF FIREBUSH
	Vd	VIBURNUM OBOVATUM 'DWARF WALTER'S' / DWARF WALTER'S VIBURNUM
	Ye	YUCCA ELEPHANTIPES / GIANT YUCCA
SYMBOL	CODE	BOTANICAL / COMMON NAME
SHRUB AREAS		
	Lg	LIRIOPE MUSCARI 'EVERGREEN GIANT' / EVERGREEN GIANT LILYTURF
	Ns2	NERIUM OLEANDER 'PETITE PINK' / DWARF OLEANDER
	Pm	PODOCARPUS MACROPHYLLUS / YEW PINE

AGHP Approved

Native to Florida

Florida Friendly

Historic precedence: Planted at the Turnbull Plantation (New Smyrna) by Minorcan settlers circa 1750



The Exchange Hotel

COURTYARD D

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

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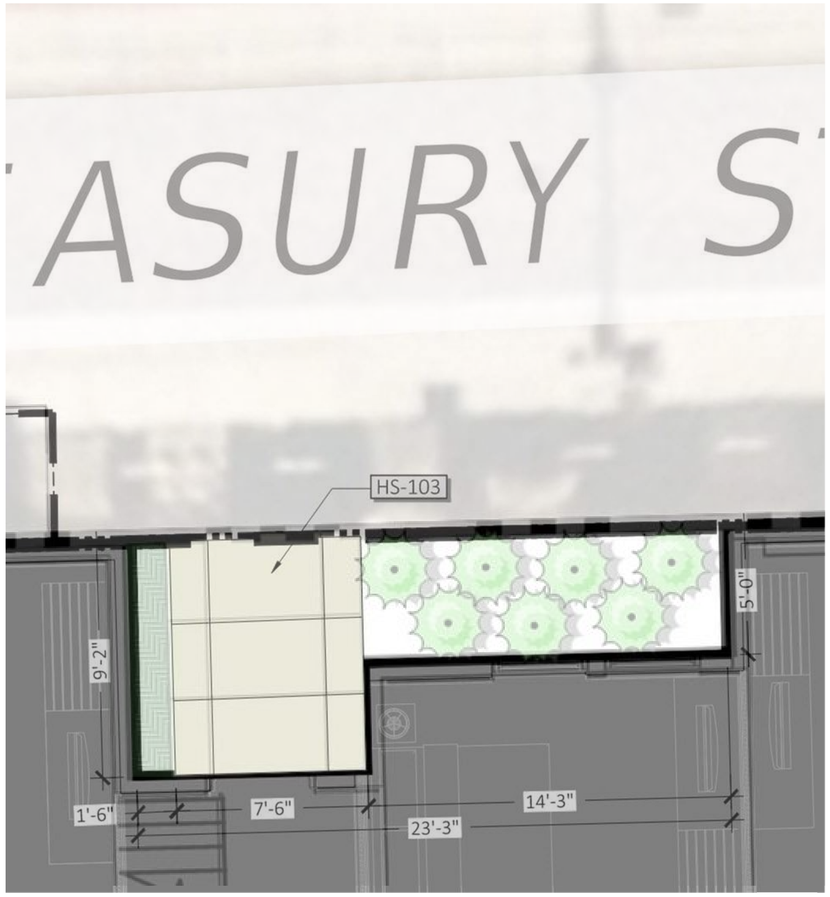


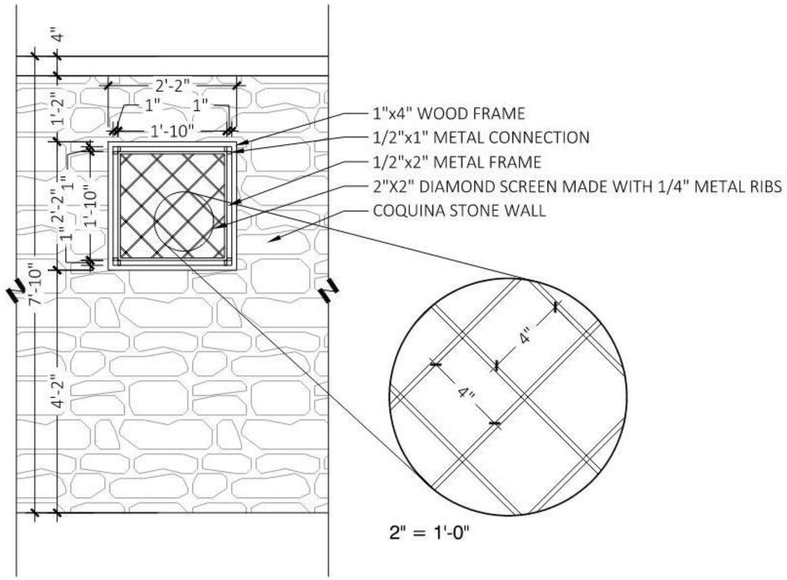
Courtyard D Plan



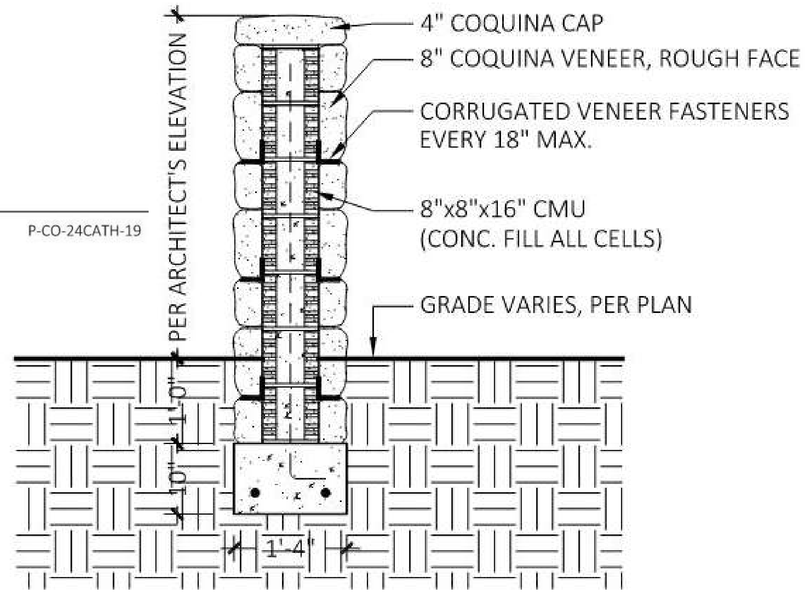
Courtyard D Elevation

METALWORK NOTES:

COLOR: BLACK
PROVIDE SHOP DRAWINGS FOR FINAL APPROVAL.



4 METAL SCREEN WINDOW
1/2" = 1'-0" P-CO-24CATH-19

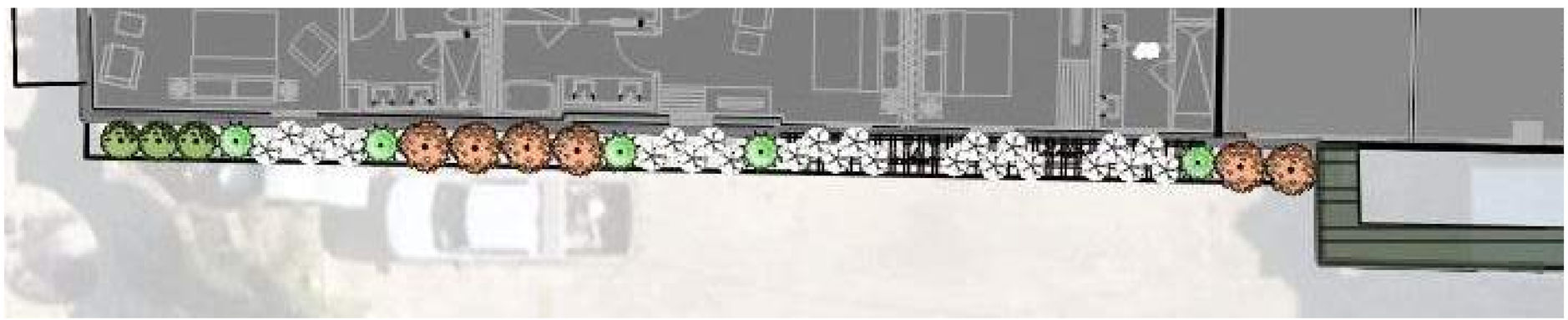


SEE STRUCTURAL FOR FOOTER SIZING AND REINFORCEMENT

3 CUT COQUINA WALL
1/2" = 1'-0" P-CO-24CATH-21



Parking Garage Elevation



Parking Garage

- AGHP Approved
- Native to Florida
- Florida Friendly

Historic precedence: Planted at the Turnbull Plantation (New Smyrna) by Minorcan settlers circa 1750

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	OM	OLEA EUROPAEA 'MANZANILLO' / MANZANILLO OLIVE
	PS	PHOENIX SYLVESTRIS / WILD DATE PALM
SYMBOL	CODE	BOTANICAL / COMMON NAME
SHRUBS		
	Bg	BOUGAINVILLEA GLABRA / PAPER FLOWER
	Di	DIETES IRIDIOIDES / FORTNIGHT LILY
	Hc	HAMELIA PATENS 'COMPACTA' / DWARF FIREBUSH
	Vd	VIBURNUM OBOVATUM 'DWARF WALTER'S' / DWARF WALTER'S VIBURNUM
	Ye	YUCCA ELEPHANTIPES / GIANT YUCCA
SYMBOL	CODE	BOTANICAL / COMMON NAME
SHRUB AREAS		
	Lg	LIRIOPE MUSCARI 'EVERGREEN GIANT' / EVERGREEN GIANT LILYTURF
	Ns2	NERIUM OLEANDER 'PETITE PINK' / DWARF OLEANDER
	Pm	PODOCARPUS MACROPHYLLUS / YEW PINE



The Exchange Hotel

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

PARKING GARAGE ELEVATION

PENDING EASEMENT APPROVAL

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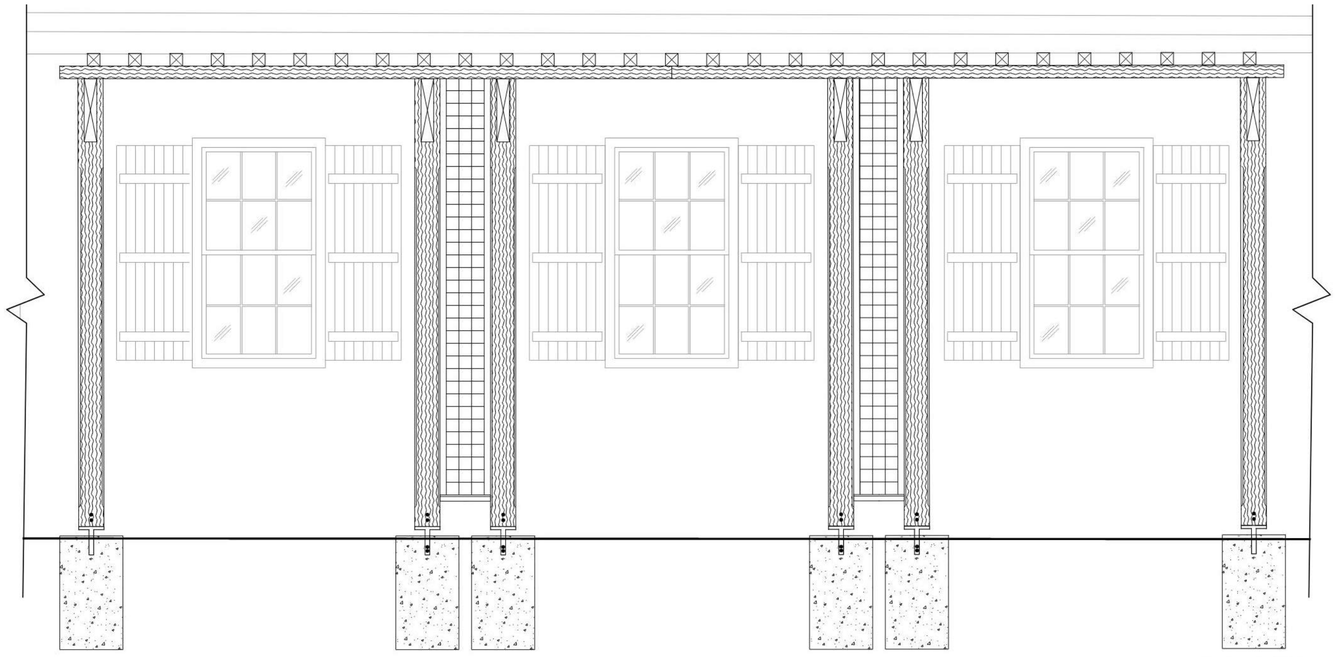
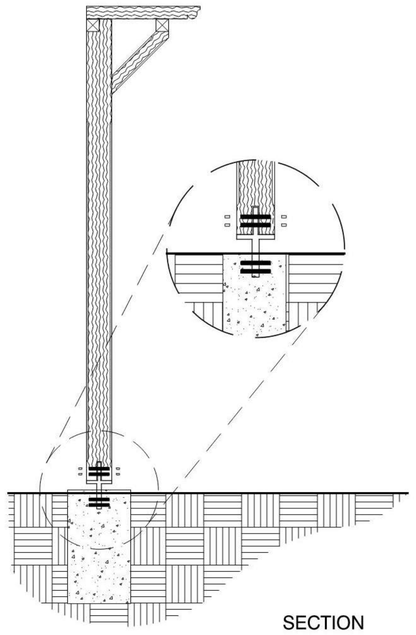


ELEVATION

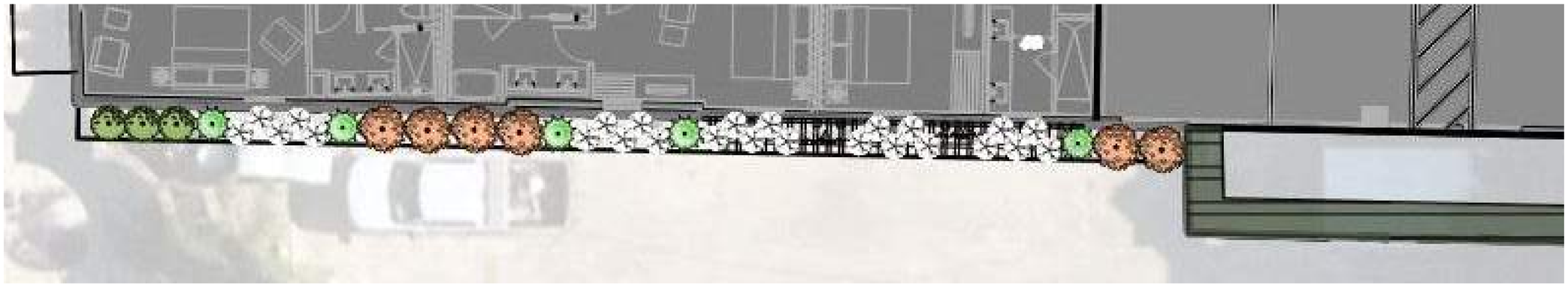


SECTION

1 WOODEN TRELLIS

1/2" = 1'-0"

P-CO-24CATH-59



Parking Garage



The Exchange Hotel

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

PARKING GARAGE ELEVATION

PENDING EASEMENT APPROVAL

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LANDSCAPE



The Exchange Hotel

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

Streetscape

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PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	OM	OLEA EUROPAEA 'MANZANILLO' / MANZANILLO OLIVE
	PS	PHOENIX SYLVESTRIS / WILD DATE PALM
SYMBOL	CODE	BOTANICAL / COMMON NAME
SHRUBS		
	Bg	BOUGAINVILLEA GLABRA / PAPER FLOWER
	Di	DIETES IRIDIOIDES / FORTNIGHT LILY
	Hc	HAMELIA PATENS 'COMPACTA' / DWARF FIREBUSH
	Vd	VIBURNUM OBOVATUM 'DWARF WALTER'S' / DWARF WALTER'S VIBURNUM
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SYMBOL	CODE	BOTANICAL / COMMON NAME
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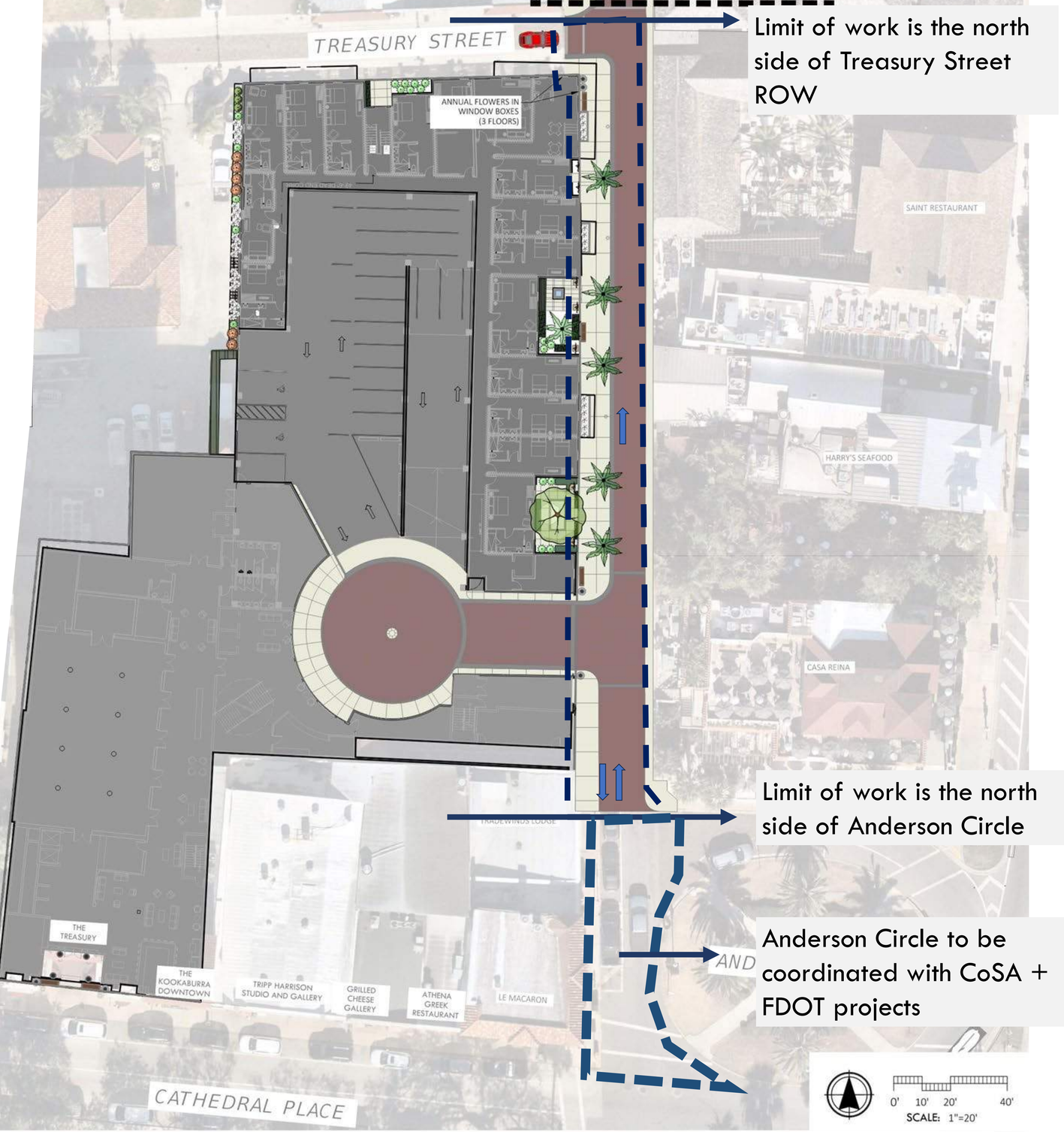
	Lg	LIRIOPE MUSCARI 'EVERGREEN GIANT' / EVERGREEN GIANT LILYTURF
	Ns2	NERIUM OLEANDER `PETITE PINK` / DWARF OLEANDER
	Pm	PODOCARPUS MACROPHYLLUS / YEW PINE

AGHP Approved
Native to Florida
Florida Friendly

Historic precedence: Planted at the Turnbull Plantation (New Smyrna) by Minorcan settlers circa 1750





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

Streetscape Plan - Cathedral to Treasury
STREETSCAPE + SITE

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PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	OM	OLEA EUROPAEA 'MANZANILLO' / MANZANILLO OLIVE
	PS	PHOENIX SYLVESTRIS / WILD DATE PALM
SYMBOL	CODE	BOTANICAL / COMMON NAME
SHRUBS		
	Bg	BOUGAINVILLEA GLABRA / PAPER FLOWER
	Di	DIETES IRIDIOIDES / FORTNIGHT LILY
	Hc	HAMELIA PATENS 'COMPACTA' / DWARF FIREBUSH
	Vd	VIBURNUM OBOVATUM 'DWARF WALTER'S' / DWARF WALTER'S VIBURNUM
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SYMBOL	CODE	BOTANICAL / COMMON NAME
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	Lg	LIRIOPE MUSCARI 'EVERGREEN GIANT' / EVERGREEN GIANT LILYTURF
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	Pm	PODOCARPUS MACROPHYLLUS / YEW PINE

AGHP Approved
Native to Florida
Florida Friendly

Historic precedence: Planted at the Turnbull Plantation (New Smyrna) by Minorcan settlers circa 1750



DIETES GRANDIFLORA | WILD IRIS



LIRIOPE MUSCARI 'EVERGREEN GIANT' | EVERGREEN GIANT LILYTURF



VIBURNUM OBOVATUM 'DWARF WALTERS' | DWARF WALTERS VIBURNUM



PODOCARPUS MACROPHYLLUS | YEW PINE



NERIUM OLEANDER 'PETITE PINK' | DWARF OLEANDER



HAMELIA PATENS 'COMPACTA' | DWARF FIREBUSH



OLEA EUROPAEA 'MANZANILLO' | MANZANILLO OLIVE



PHOENIX SYLVESTRIS | WILD DATE PALM



YUCCA ELEPHANTIPES | GIANT YUCCA



BOUGANVILLEA GLABRA | PAPER FLOWER



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

Streetscape Plan - Cathedral to Treasury
STREETSCAPE + SITE

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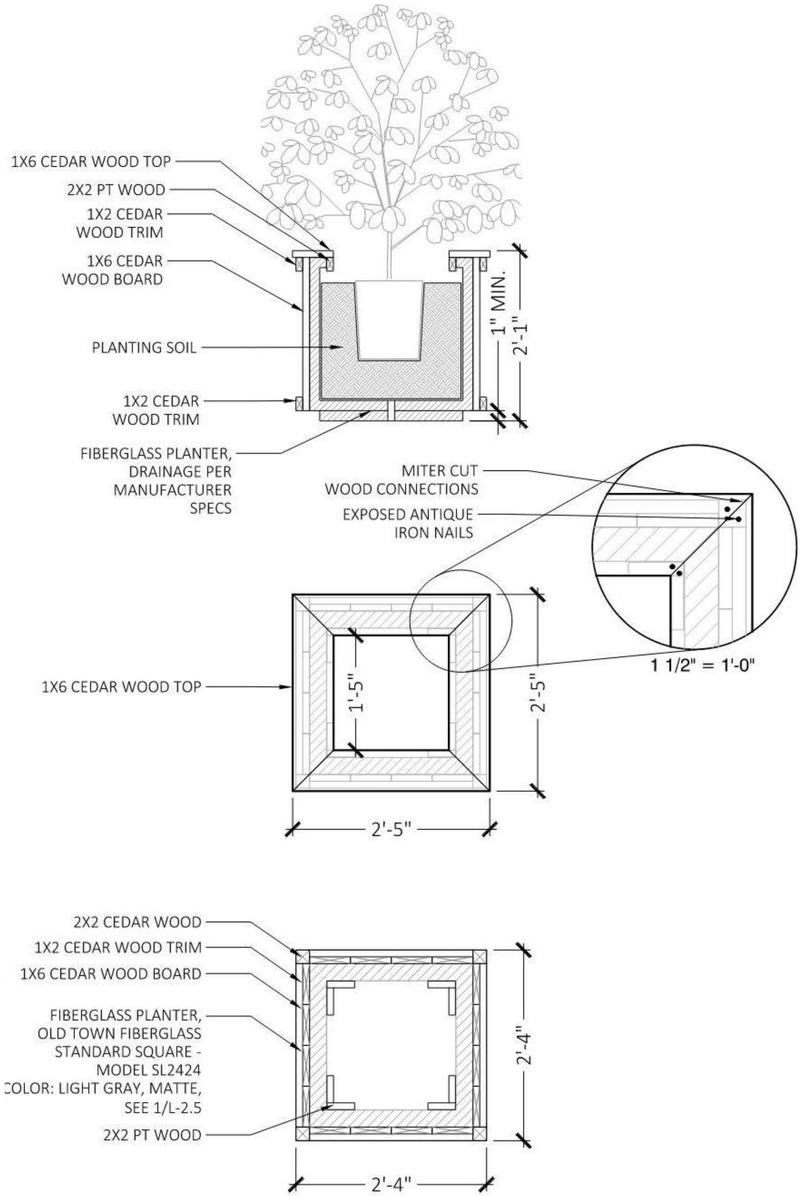
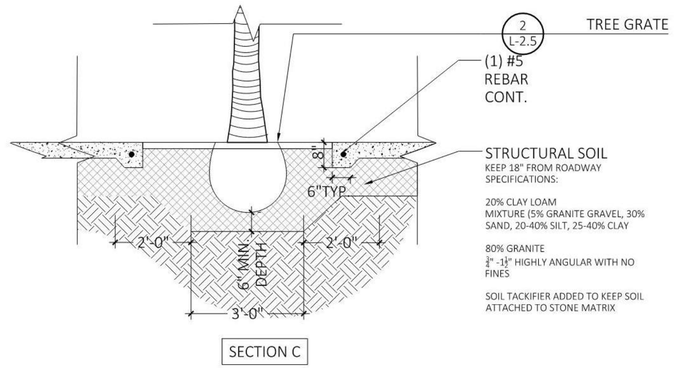


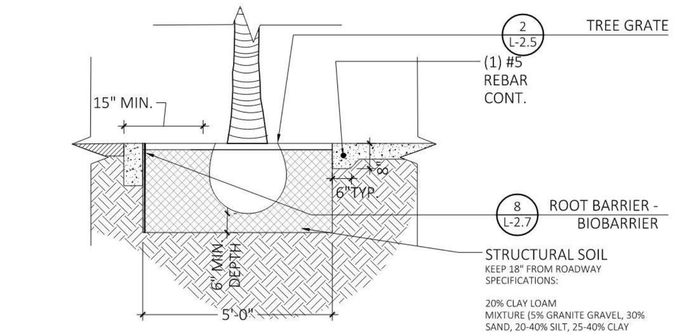
7 SQUARE WOOD HERB PLANTER

3/4" = 1'-0"

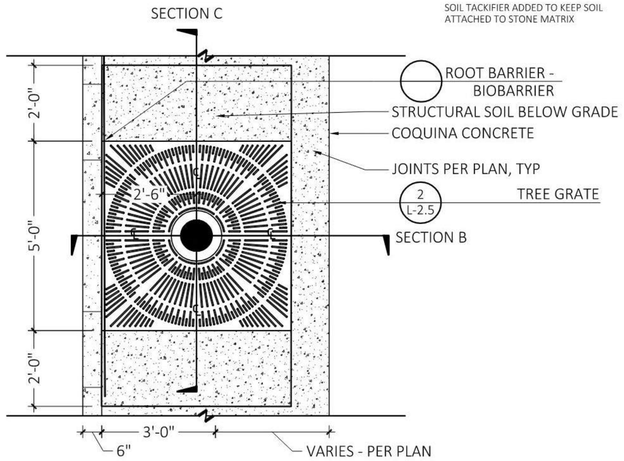
P-CO-24CATH-0(



SECTION C



SECTION B

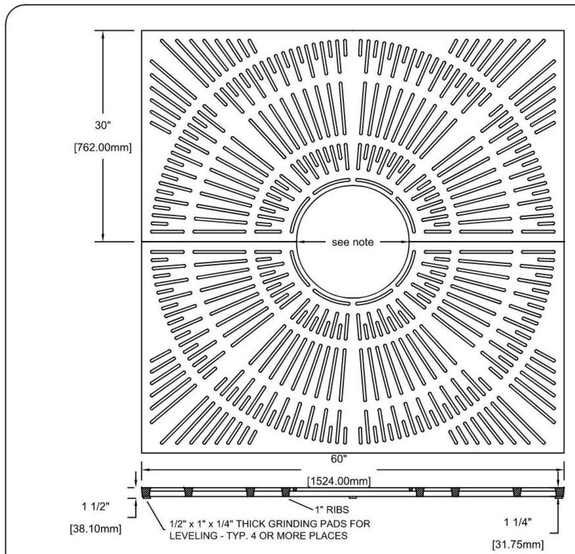


PLAN

1 PALM WITH STRUCTURAL SOILS

1/2" = 1'-0"

P-CO-24CATH-57



6018-2
STARBURST
TREE GRATE

60" x 60" Square tree grate in two sections.

3/8 Maximum slot opening for pedestrian safety and A.D.A Compliance.

Cast from 100% recycled Iron, Aluminum,or Bronze for pedestrian loads only.

Tree opening: 16",18",28" Grates can be orderd with or later expanded to these openings. please specify when ordering.

Finish: unfinished or Black dip or Enamel paint or Polyurethane Paint or Powder coat Specify finish and color

Use frame model: 6000F

Weight: Iron= 456 lb/ 207 Kg Aluminum=174 lb/79 Kg

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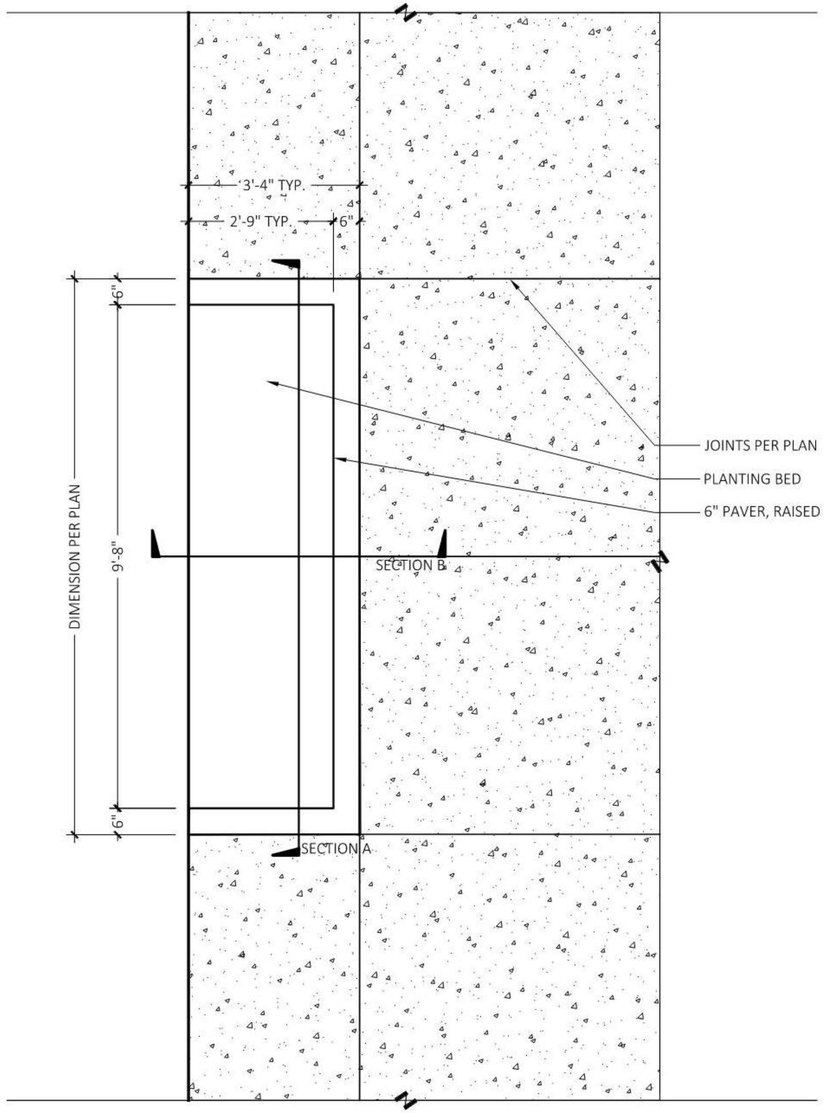
Palm Desert, CA 92260
800.338.4766

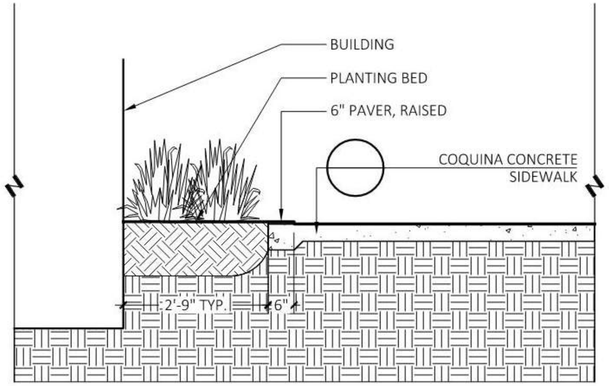
2 TREE GRATE

1" = 1"

P-CO-24CATH-14







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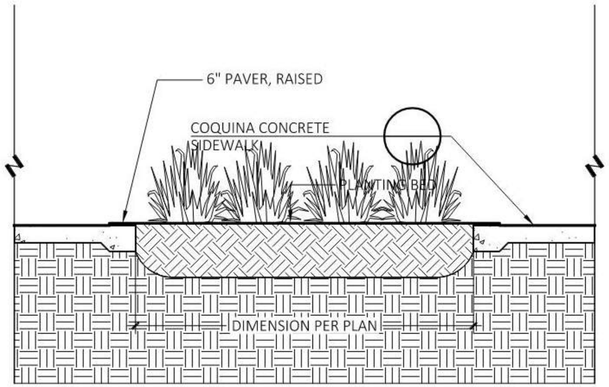

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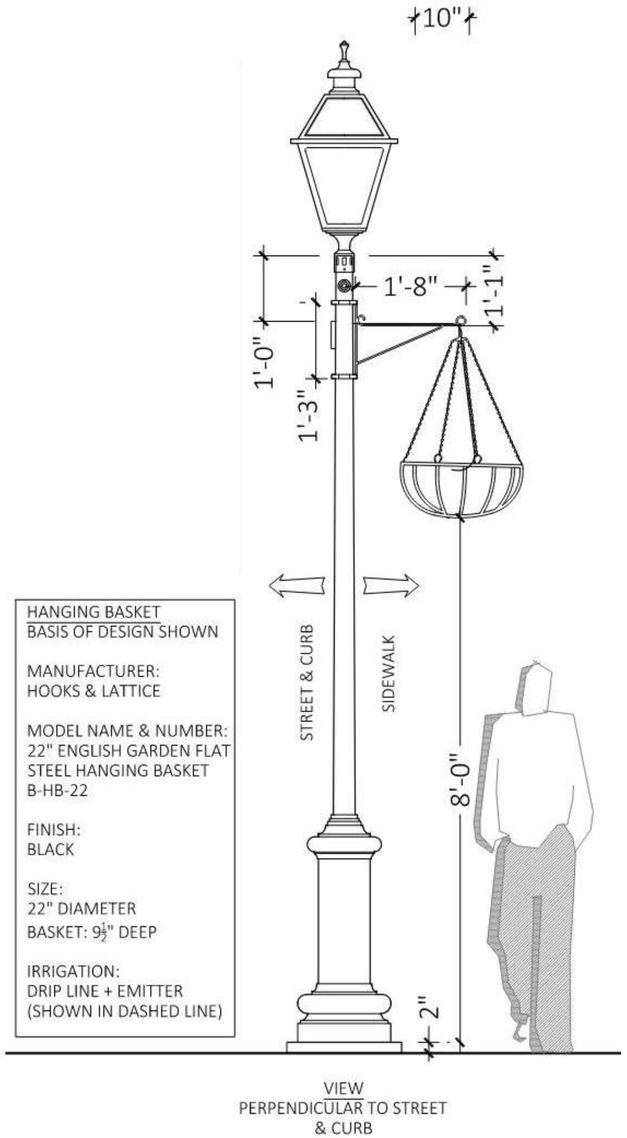

HANGING BASKET
BASIS OF DESIGN SHOWN

MANUFACTURER:
HOOKS & LATTICE

MODEL NAME & NUMBER:
22" ENGLISH GARDEN FLAT
STEEL HANGING BASKET
B-HB-22

FINISH:
BLACK

SIZE:
22" DIAMETER
BASKET: 9½" DEEP

IRRIGATION:
DRIP LINE + EMITTER
(SHOWN IN DASHED LINE)

VIEW
PERPENDICULAR TO STREET
& CURB

2 STREETSCAPE PLANTED AREA

1/2" = 1'-0"

2 CITY STANDARD LIGHT

1/2" = 1'-0"

P-CO-



The Exchange Hotel

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

Landscape Details

STREETSCAPE + SITE

JALARAM HOTELS, INC. | ROGERS TOWERS | MAVERICK ENGINEERING | FK

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

Questions?



The Exchange Hotel

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

JALARAM HOTELS, INC. | ROGERS TOWERS | MAVERICK ENGINEERING | FK | Marquis Latimer + Halback LANDSCAPE ARCHITECTURE · PLANNING

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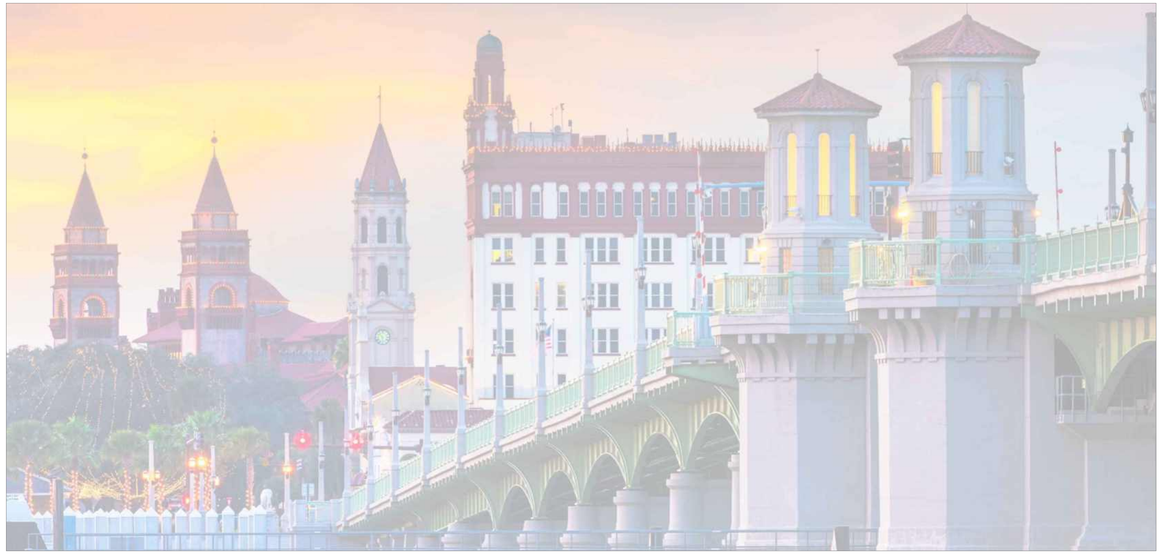

THE EXCHANGE HOTEL

ST. AUGUSTINE, FLORIDA

Marquis Latimer + Halback, Inc.
Landscape Architecture
Project Manager: Fremont Latimer | fremont@halback.com
34 Cordova Street, Suite A, St. Augustine, FL 32084
Ph: 904.825.6747
Florida LA6667128

Fisher Koppenhafer
Architecture
Project Manager: Michael Koppenhafer | kope@fkaid.com
9104 Cypress Green Drive; Jacksonville, FL 32256
Ph: 904.367.0077

Les Thomas Architect
Architecture += Historic Preservation
Project Manager:Les Thomas
32 Cordova Street, Suite A, St. Augustine, FL 32084
Ph: 904.470.2200

Know what's below.
Call 811 before you dig.

Prepared For

Jalaram Hotels

Project Manager

Vikram Patel

Site Location

ST. AUGUSTINE, FLORIDA

Jurisdictional Review

City of St. Augustine

City Commission
Zoning and Land Use Review
Planning and Zoning Board
Zoning and Land Use Review
Historic Architectural Review Board
Architectural Review
Planning and Building
Site Plan Review

Sheet List Table

Sheet Number	Sheet Title	Issue Date
--	COVER	07/21/25
L-2.0	SITE CONTEXT PLAN	07/21/25
L-2.1	HARDSCAPE PLAN	07/21/25
L-2.2	HARDSCAPE PLAN	07/21/25
L-2.3	COURTYARD HARDSCAPE PLAN ENLARGEMENTS	07/21/25
L-2.4	HARDSCAPE DETAILS	07/21/25
L-2.5	HARDSCAPE DETAILS	07/21/25
L-2.6	HARDSCAPE DETAILS	07/21/25
L-2.7	HARDSCAPE DETAILS	07/21/25
L-2.8	HARDSCAPE DETAILS	07/21/25
L-2.9	HARDSCAPE DETAILS	07/21/25
L-3.0	LANDSCAPE PLAN OVERALL	07/21/25
L-3.1	LANDSCAPE PLAN	07/21/25
L-3.2	LANDSCAPE PLAN	07/21/25
L-3.3	COURTYARD LANDSCAPE PLAN ENLARGEMENTS	07/21/25
L-3.4	LANDSCAPE SCHEDULE + NOTES	07/21/25
L-3.5	LANDSCAPE DETAILS	07/21/25

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LA6667110 Qualifier

Fremont Latimer, RLA
Lic. #: LA6667218

DRAWN BY: #####

24 CATHEDRAL PLACE
ST. AUGUSTINE, FLORIDA
COVER

SYM	DESCRIPTION	DATE
	HARB SUBMITTAL	07.21.25
	HARB SUBMITTAL	02.10.25
	PZB SUBMITTAL	06.25.24
	PZB SUBMITTAL	03.01.24

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.21.0

DRAWING NO.: ----

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Lic. #: LA6667218

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24 CATHEDRAL PLACE

ST. AUGUSTINE, FLORIDA

SITE CONTEXT PLAN

SYM	DESCRIPTION	DATE
	HARB SUBMITTAL	07.21.25
	HARB SUBMITTAL	02.10.25
	PZB SUBMITTAL	06.25.24
	PZB SUBMITTAL	03.01.24

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PRIME PROJECT #:
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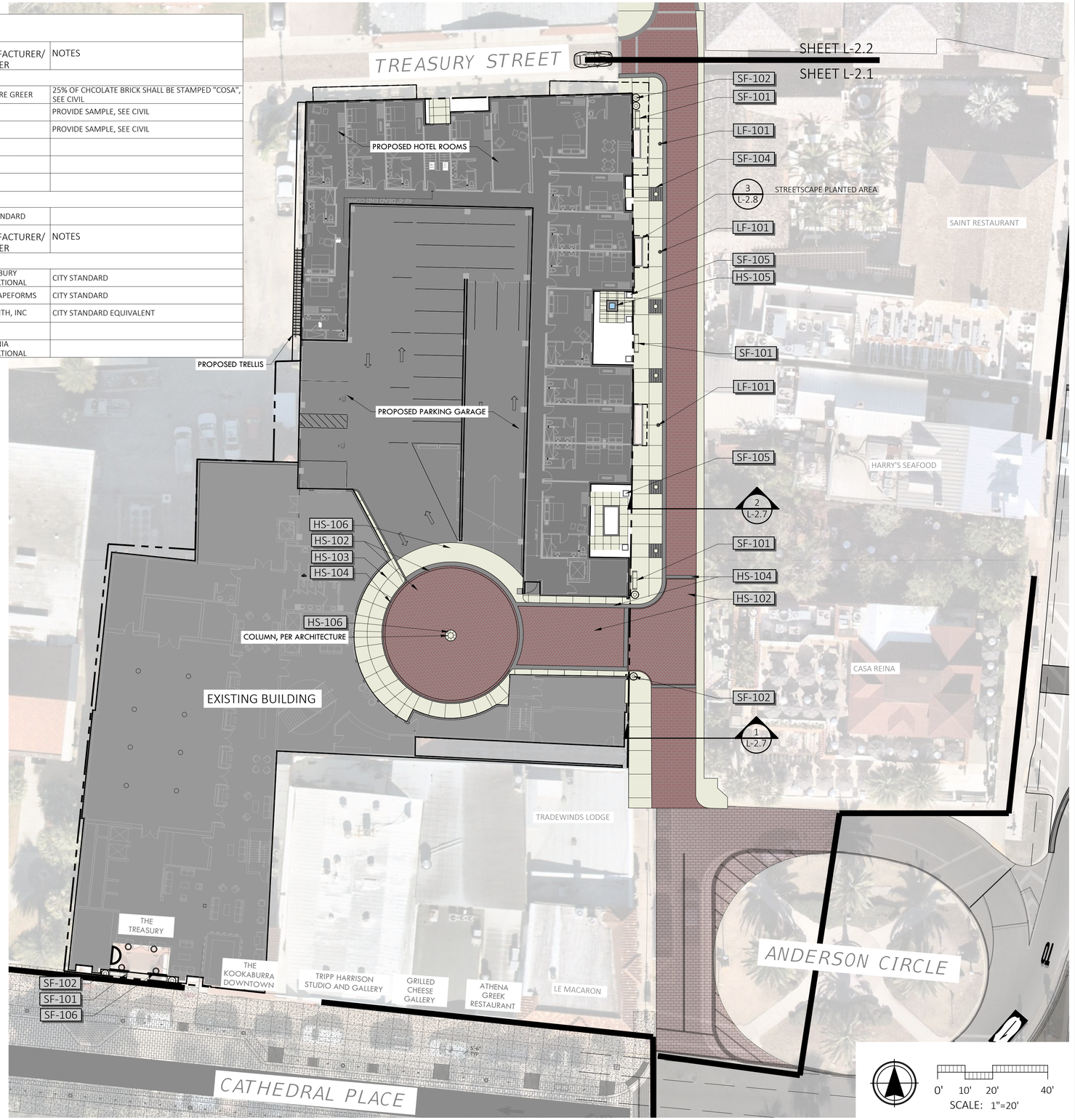
Friday, August 08, 2025

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	DESCRIPTION	FINISH/COLOR	MANUFACTURER/ SUPPLIER	NOTES
HARDSCAPE SCHEDULE						
	HS-102	BRICK PAVING		CUSTOM ST. AUGUSTINE BLEND	WHITACRE GREER	25% OF CHCOLATE BRICK SHALL BE STAMPED "COSA", SEE CIVIL
	HS-103	COQUINA CONCRETE SIDEWALK		NATURAL GREY		PROVIDE SAMPLE, SEE CIVIL
	HS-104	COQUINA CONCRETE FLUSH CURB		NATURAL GREY		PROVIDE SAMPLE, SEE CIVIL
	HS-105	WELL	WOOD FRAME	NATURAL		
	HS-106	COQUINA CONCRETE DRIVEWAY				
SYMBOL	CODE	DESCRIPTION	DESCRIPTION	FINISH/COLOR	NOTES	
LIGHT FIXTURE SCHEDULE						
	LF-101	LIGHT POLE	CONC. POLE W/ACORN FIXTURE	BLACK	CITY STANDARD	
SYMBOL	CODE	DESCRIPTION	DESCRIPTION	COLOR/FINISH	MANUFACTURER/ SUPPLIER	NOTES
SITE FURNITURE SCHEDULE						
	SF-101	BENCH		CAST ALUMINUM, BLACK POWDER COAT	CANTERBURY INTERNATIONAL	CITY STANDARD
	SF-102	LITTER + RECYCLE RECEPTACLES		BLACK POWDER COAT	LANDSCAPEFORMS	CITY STANDARD
	SF-104	5` X 5` TREE GRATE	6018-2 STARBURST TREE GRATE	CAST ALUMINUM W/ BLACK POWDERCOAT	IRONSMITH, INC	CITY STANDARD EQUIVALENT
	SF-105	PLANT POT	SQUARE WOOD EXTERIOR WITH PLASTIC INNER LINING	NATURAL WOOD TONE		
	SF-106	TERRACOTTA PLANTERS	CASUSAGO ROUND PLANTER;28"X25"	TERRACOTTA	CAMPANIA INTERNATIONAL	

STREETSCAPE IMPROVEMENTS NOTES:

1. ALL STREETSCAPE IMPROVEMENTS BETWEEN CATHEDRAL PLACE AND TREASURY STREET ARE TO BE COMPLETED BY THE APPLICANT IN CONJUNCTION WITH THE CONSTRUCTION FO THE HOTEL.
2. IMPROVEMENTS BETWEEN TREASURY STREET AND HYPOLITA STREET ARE TO BE COMPLETED BY OTHERS WITH FINANCIAL CONTRIBUTIONS FROM THE APPLICANT



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24 CATHEDRAL PLACE

ST. AUGUSTINE, FLORIDA

HARDSCAPE PLAN

SYM	DESCRIPTION	DATE
	HARB SUBMITTAL	07.21.25
	HARB SUBMITTAL	02.10.25
	PZB SUBMITTAL	06.25.24
	PZB SUBMITTAL	03.01.24

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Friday, August 08, 2025

REFERENCE NOTES SCHEDULE

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HARDSCAPE SCHEDULE						
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	HS-103	COQUINA CONCRETE SIDEWALK		NATURAL GREY		PROVIDE SAMPLE, SEE CIVIL
	HS-104	COQUINA CONCRETE FLUSH CURB		NATURAL GREY		PROVIDE SAMPLE, SEE CIVIL
	HS-105	WELL	WOOD FRAME	NATURAL		
	HS-106	COQUINA CONCRETE DRIVEWAY				
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	LF-101	LIGHT POLE	CONC. POLE W/ACORN FIXTURE	BLACK	CITY STANDARD	
SYMBOL	CODE	DESCRIPTION	DESCRIPTION	COLOR/FINISH	MANUFACTURER/ SUPPLIER	NOTES
SITE FURNITURE SCHEDULE						
	SF-101	BENCH		CAST ALUMINUM, BLACK POWDER COAT	CANTERBURY INTERNATIONAL	CITY STANDARD
	SF-102	LITTER + RECYCLE RECEPTACLES		BLACK POWDER COAT	LANDSCAPEFORMS	CITY STANDARD
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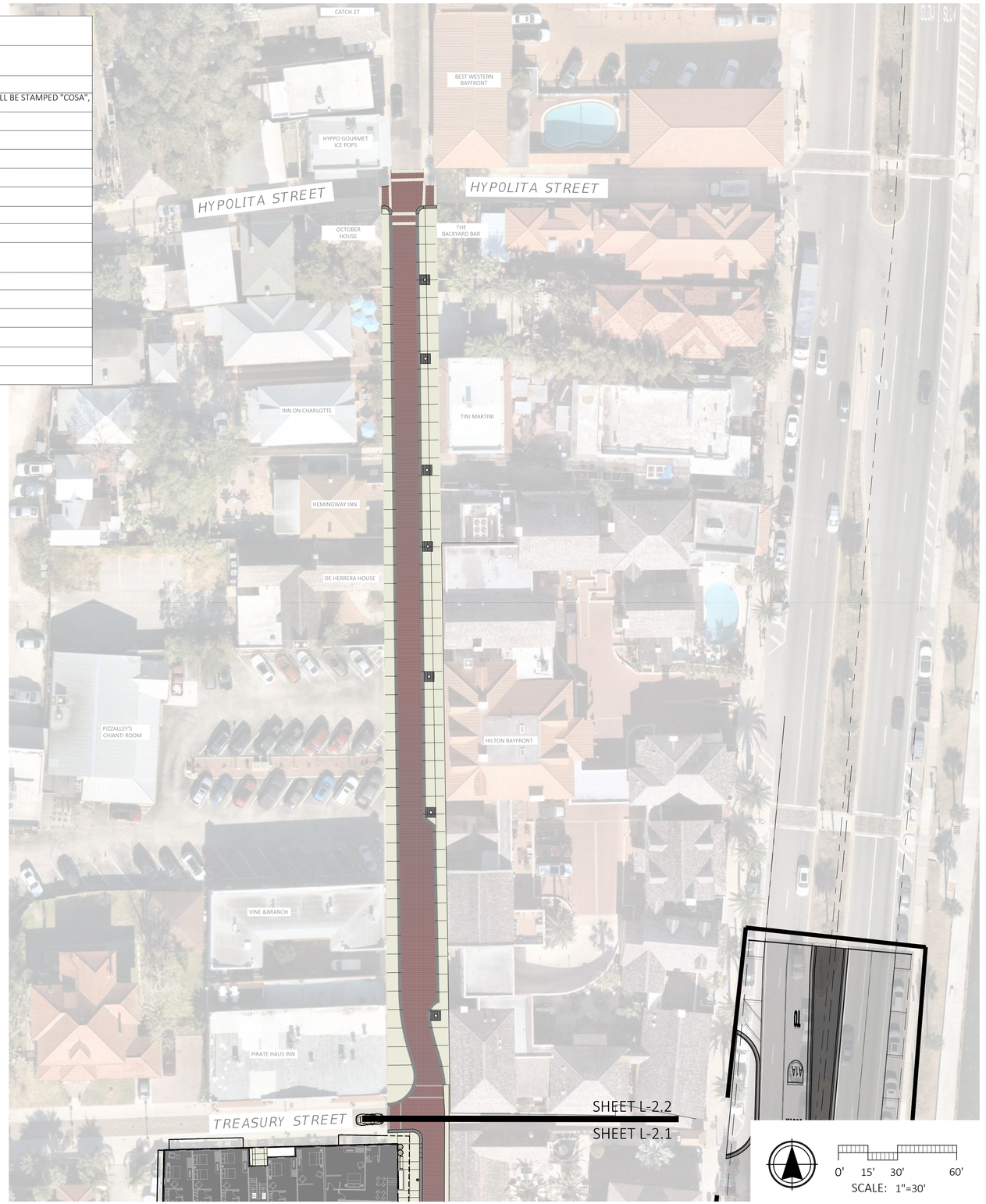

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24 CATHEDRAL PLACE
ST. AUGUSTINE, FLORIDA
HARDSCAPE PLAN

SYM	DESCRIPTION	DATE
	HARB SUBMITTAL	07.21.25
	HARB SUBMITTAL	02.10.25
	PZB SUBMITTAL	06.25.24
	PZB SUBMITTAL	03.01.24

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Friday, August 08, 2025

REFERENCE NOTES SCHEDULE COURTYARD A

CODE	DESCRIPTION	QTY
HARDSCAPE SCHEDULE		
HS-103	COQUINA CONCRETE SIDEWALK	195 SF
HS-104	COQUINA CONCRETE FLUSH CURB	16 SF
HS-105	WELL	
SITE FURNITURE SCHEDULE		
SF-101	BENCH	
SF-104	4` X 4` TREE GRATE	
SF-105	PLANT POT	2

REFERENCE NOTES SCHEDULE COURTYARD B

CODE	DESCRIPTION	QTY
HARDSCAPE SCHEDULE		
HS-103	COQUINA CONCRETE SIDEWALK	124 SF
HS-104	COQUINA CONCRETE FLUSH CURB	12 SF
HS-105	WELL	16 LF
SITE FURNITURE SCHEDULE		
SF-101	BENCH	1
SF-104	4` X 4` TREE GRATE	
SF-105	PLANT POT	3

REFERENCE NOTES SCHEDULE COURTYARD C

CODE	DESCRIPTION	QTY
HARDSCAPE SCHEDULE		
HS-103	COQUINA CONCRETE SIDEWALK	9 SF
HS-104	COQUINA CONCRETE FLUSH CURB	
HS-105	WELL	
SITE FURNITURE SCHEDULE		
SF-101	BENCH	
SF-104	4` X 4` TREE GRATE	
SF-105	PLANT POT	

REFERENCE NOTES SCHEDULE COURTYARD D

CODE	DESCRIPTION	QTY
HARDSCAPE SCHEDULE		
HS-103	COQUINA CONCRETE SIDEWALK	69 SF
HS-104	COQUINA CONCRETE FLUSH CURB	
HS-105	WELL	
SITE FURNITURE SCHEDULE		
SF-101	BENCH	
SF-104	4` X 4` TREE GRATE	
SF-105	PLANT POT	

STREETSCAPE IMPROVEMENTS NOTES:

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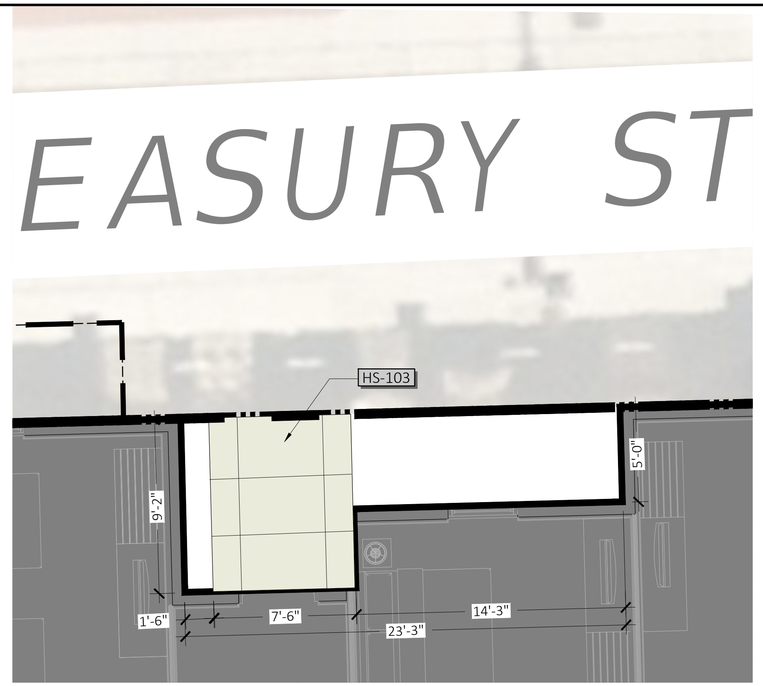
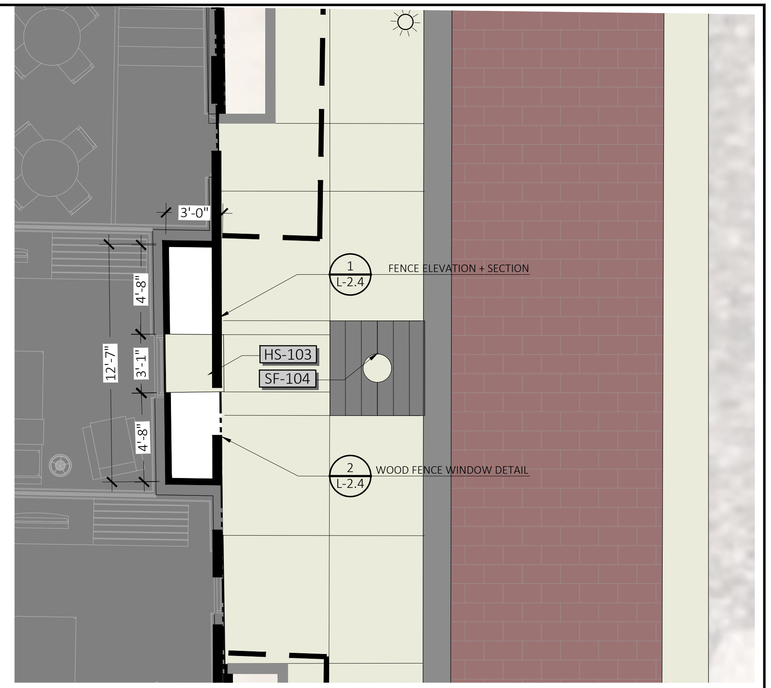


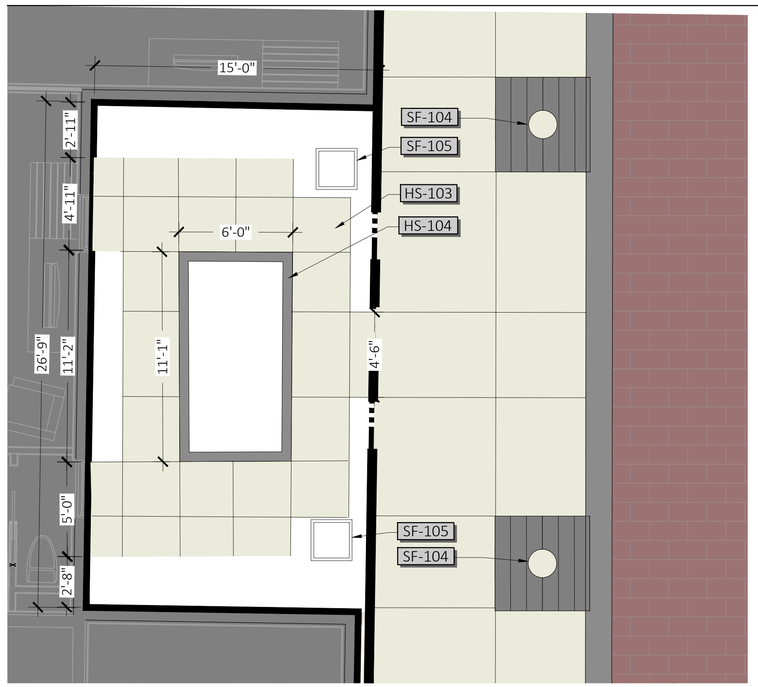
COURTYARD D

SCALE: 1/4"=1'



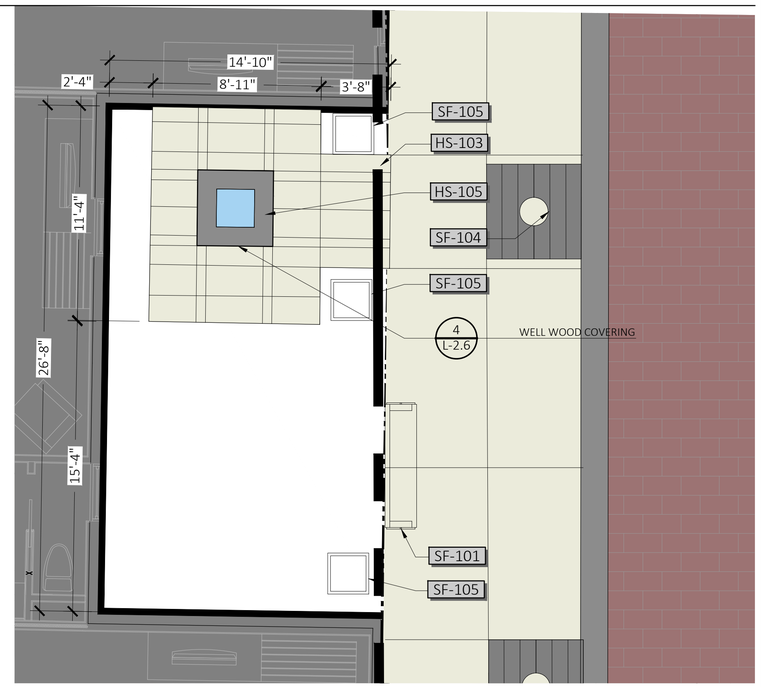
COURTYARD C

SCALE: 1/4"=1'



COURTYARD A

SCALE: 1/4"=1'



COURTYARD B

SCALE: 1/4"=1'

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24 CATHEDRAL PLACE
ST. AUGUSTINE, FLORIDA
COURTYARD HARDSCAPE PLAN ENLARGEMENTS

SYM	DESCRIPTION	DATE
	HARB SUBMITTAL	07.21.25
	HARB SUBMITTAL	02.10.25
	PZB SUBMITTAL	06.25.24
	PZB SUBMITTAL	03.01.24

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PRIME PROJECT #:
ML+H PROJECT #: 23.21.0

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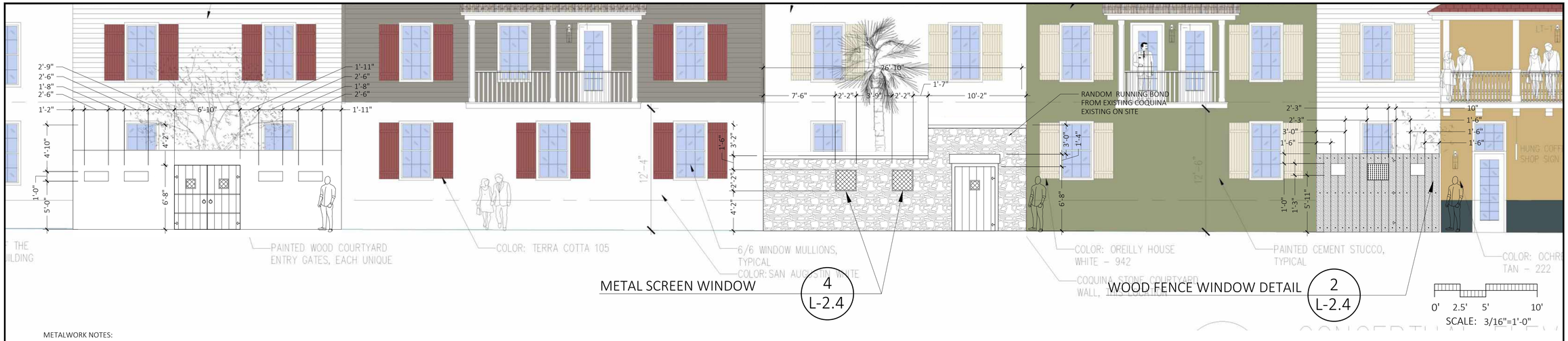


METAL SCREEN WINDOW 4 L-2.4

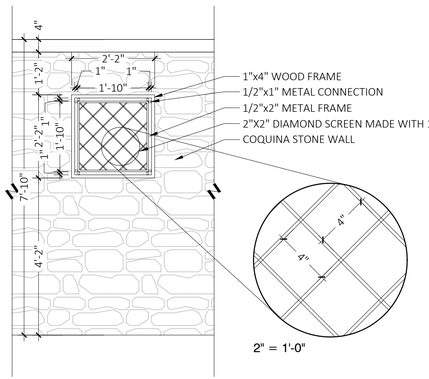
WOOD FENCE WINDOW DETAIL 2 L-2.4

0' 2.5' 5' 10'

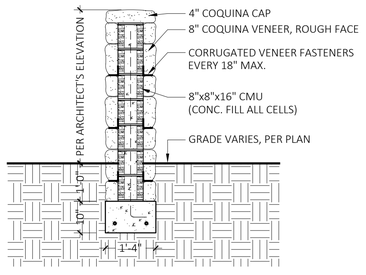
SCALE: 3/16"=1'-0"

METALWORK NOTES:

COLOR: BLACK
PROVIDE SHOP DRAWINGS FOR FINAL APPROVAL.

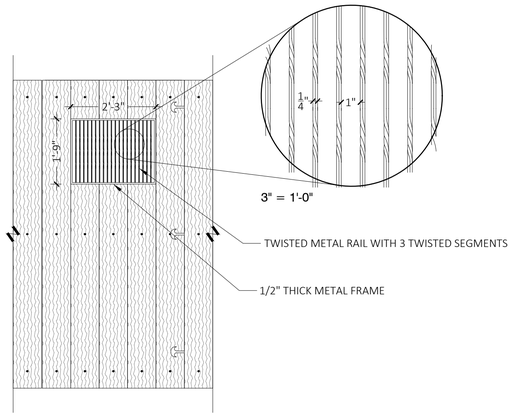


4 METAL SCREEN WINDOW
1/2" = 1'-0" P-CO-24CATH-19

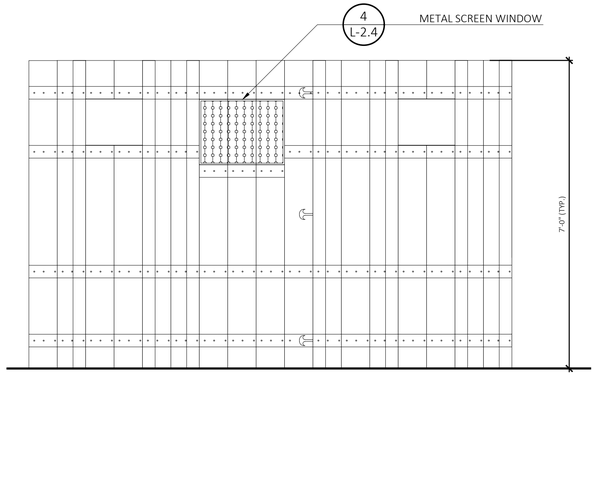


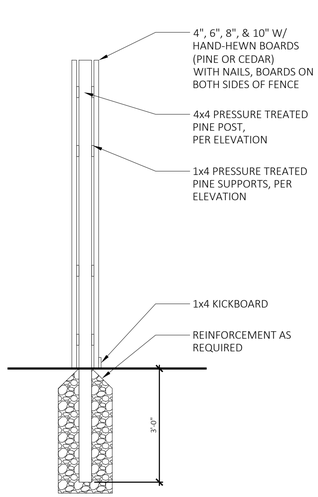
SEE STRUCTURAL FOR FOOTER SIZING AND REINFORCEMENT

3 CUT COQUINA WALL
1/2" = 1'-0" P-CO-24CATH-21



2 WOOD FENCE WINDOW DETAIL
1/2" = 1'-0" P-CO-24CATH-20





1 FENCE ELEVATION + SECTION
1/2" = 1'-0" P-CO-24CATH-03



0' 2.5' 5' 10'

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

ML+H
Marquis Latimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084
Ph 904.825.6747 www.halback.com
LA6667110 Qualifier

Fremont Latimer, RLA
Lic. #: LA6667218

DRAWN BY:

24 CATHEDRAL PLACE
ST. AUGUSTINE, FLORIDA
HARDSCAPE DETAILS

SYM	DESCRIPTION	DATE
	HARB SUBMITTAL	07.21.25
	HARB SUBMITTAL	02.10.25
	PZB SUBMITTAL	06.25.24
	PZB SUBMITTAL	03.01.24

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.21.0

DRAWING NO.: L-2.4

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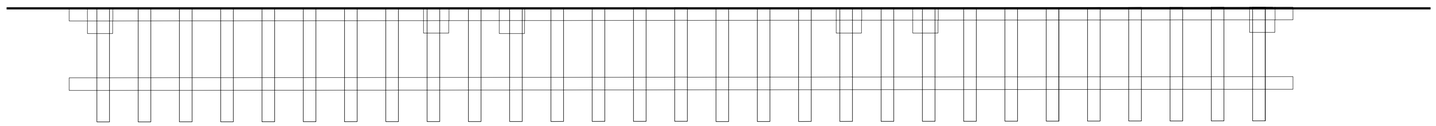
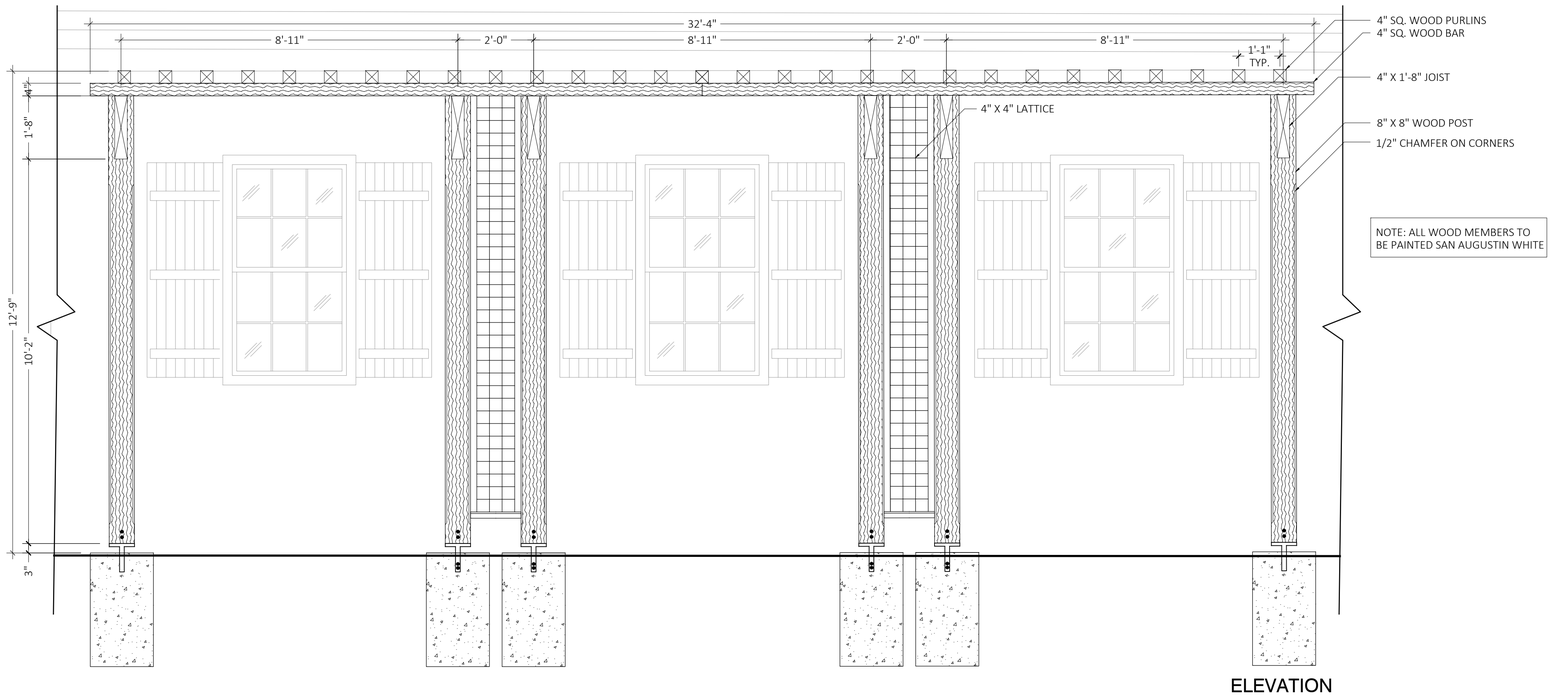
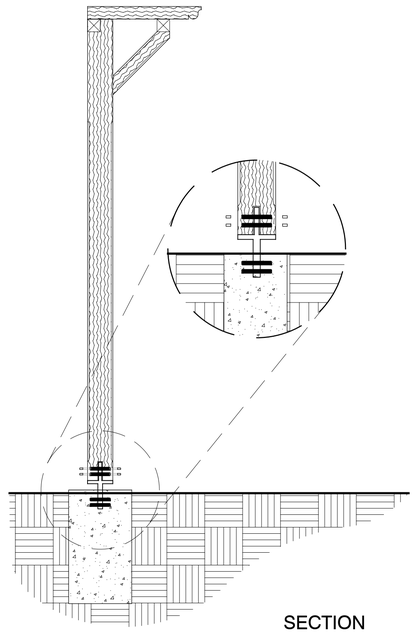
Friday, August 08, 2025







1 WOODEN TRELLIS

1/2" = 1'-0"

P-CO-24CATH-59

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24 CATHEDRAL PLACE

ST. AUGUSTINE, FLORIDA

HARDSCAPE DETAILS

SYM	DESCRIPTION	DATE
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	HARB SUBMITTAL	02.10.25
	PZB SUBMITTAL	06.25.24
	PZB SUBMITTAL	03.01.24

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.21.0

DRAWING NO.: L-2.5

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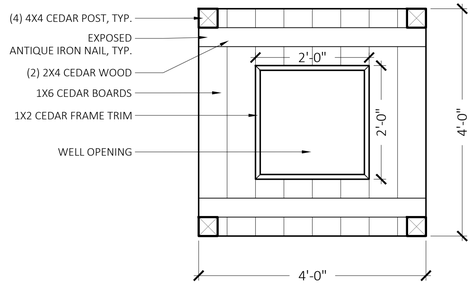
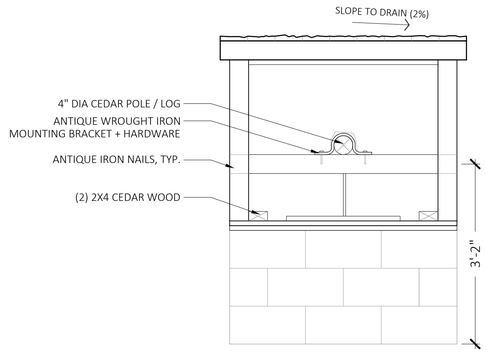
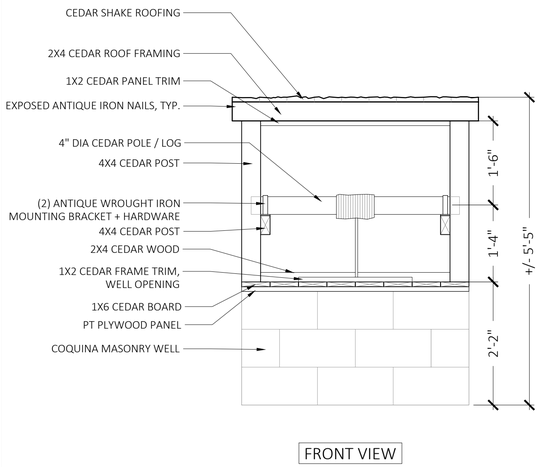


TOP VIEW OF BASE + OPENING



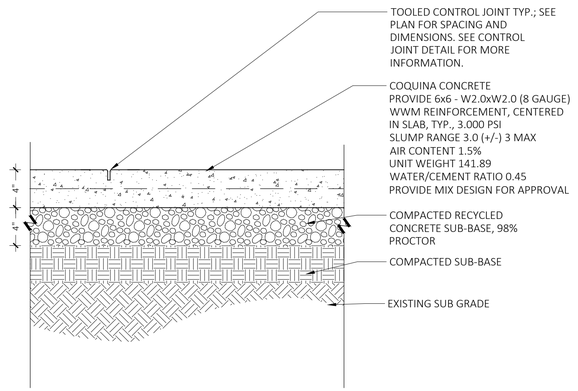
SIDE VIEW



FRONT VIEW

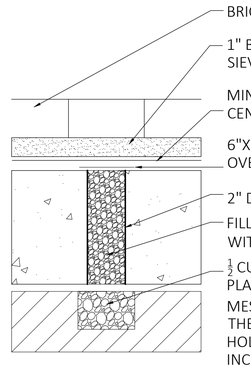
4 WELL WOOD COVERING

3/4" = 1'-0" P-CO-24CATH-07



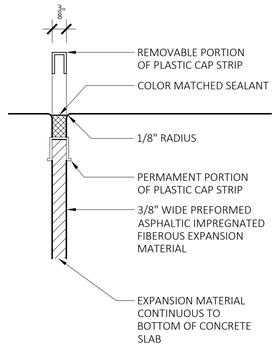
3 COQUINA CONCRETE - PEDESTRIAN

1 1/2" = 1'-0" P-CO-24CATH-08



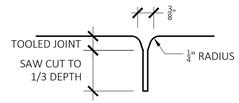
2 WEEP HOLE SECTION

1/2" = 1'-0" P-MU-KST-13



EXPANSION JOINT

EXPANSION JOINTS TO BE LOCATED PER LAYOUT PLANS, ALONG VERTICAL EDGES, AND ALL CHANGES IN MATERIAL



CONTROL JOINT

REFER TO LAYOUT PLANS FOR TYPICAL LOCATIONS

1 CONCRETE JOINTS

6" = 1'-0" P-CO-24CATH-13

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Lic.#: LA6667218

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24 CATHEDRAL PLACE
ST. AUGUSTINE, FLORIDA
HARDSCAPE DETAILS

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SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.21.0

DRAWING NO.: L-2.6

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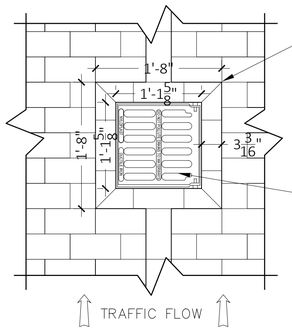


ALIGN BRICKS WITH CENTER BAND, INLET, AND BRICK FIELD AS SHOWN.

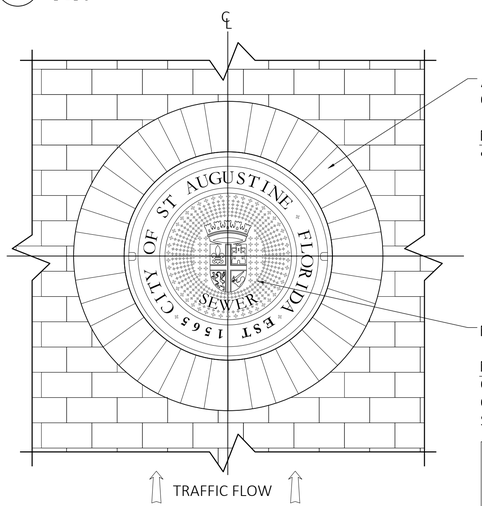
NOTE:
- MITER CORNERS 45 DEGREES
- CUT BRICK TO APPROX 3 3/16" TO ENSURE TIGHT JOINTS AROUND INLET AND PROPER ALIGNMENT

NYLOPLAST INLET, 1299CGS, SEE CIVIL ENGINEER DETAIL

NOTE:
INLET SHALL BE INSTALLED AS SHOWN WITH NARROW SLOT WIDTH PERPENDICULAR TO TRAFFIC FLOW

4 12" SQ. DRAINAGE INLET BAND

1" = 1'-0" P-CO-24CATH-18



ALIGN BRICKS WITH CENTER LINES OF MANHOLE COVER, AS SHOWN.

NOTE:
- EACH BRICK SHALL BE DOUBLE TAPERED. SEE BRICK DETAIL. HAND TIGHT JOINTS, TO MATCH ROADWAY.

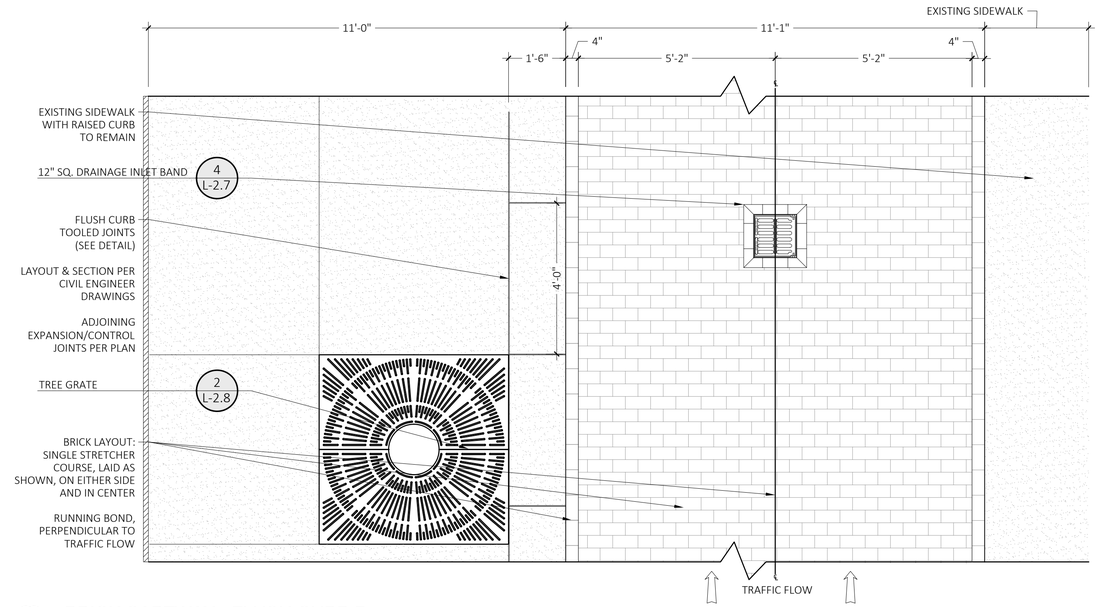
MANHOLE COVER, TYPE PER PLANS

NOTE: ORIENT MANHOLE CENTERLINE PARALLEL WITH FLUSH CURB EDGE & TRAFFIC FLOW, AS SHOWN.

ADJUST BRICK DETAILING AS APPROPRIATE FOR OTHER ROUND UTILITY COVERS (I.E. FPL)

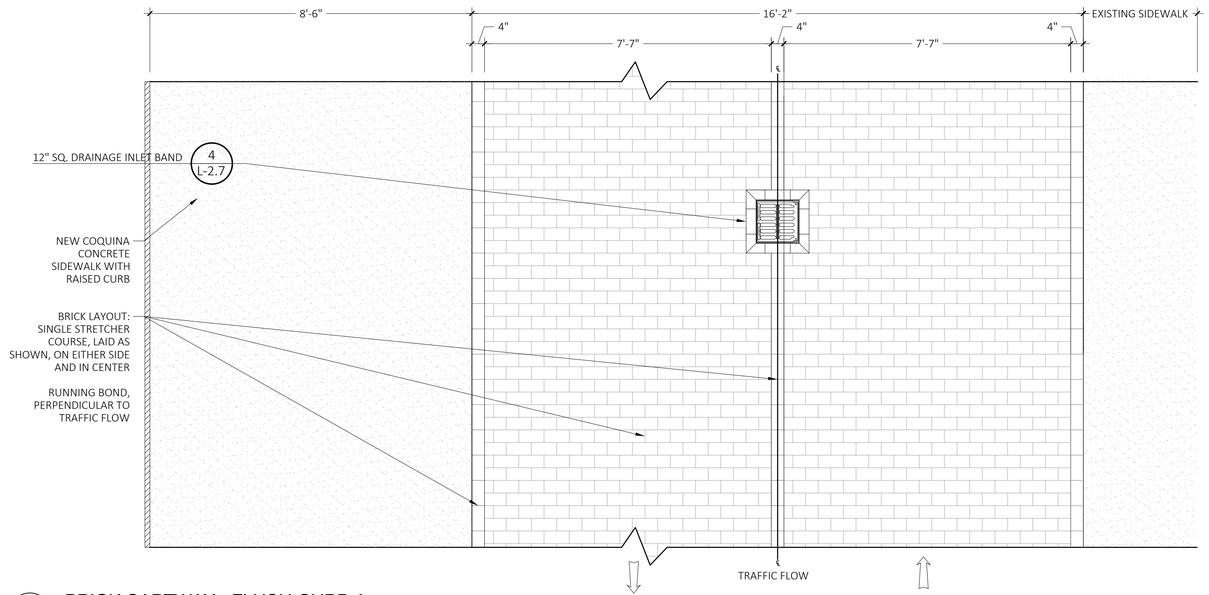
3 MANHOLE BRICK BAND

1/2" = 1'-0" P-CO-24CATH-12



2 BRICK CARTWAY - FLUSH CURB B

1/2" = 1'-0" P-CO-24CATH-61



1 BRICK CARTWAY - FLUSH CURB A

1/2" = 1'-0" P-CO-24CATH-17

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DRAWN BY:

24 CATHEDRAL PLACE
ST. AUGUSTINE, FLORIDA
HARDSCAPE DETAILS

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	PZB SUBMITTAL	03.01.24

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.21.0

DRAWING NO.: L-2.7

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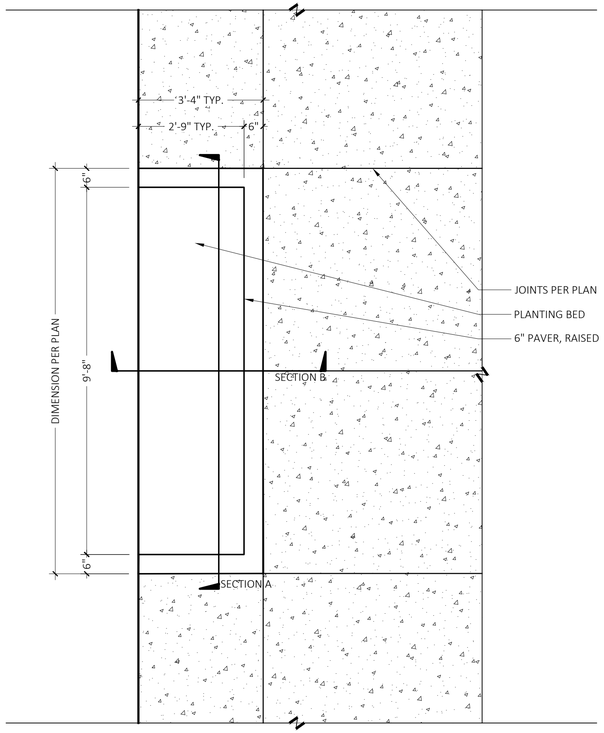
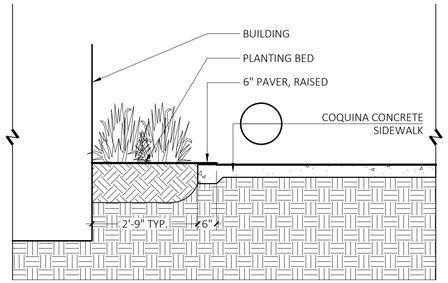
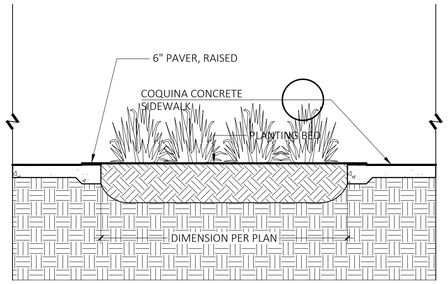


3 STREETSCAPE PLANTED AREA

1/2" = 1'-0"

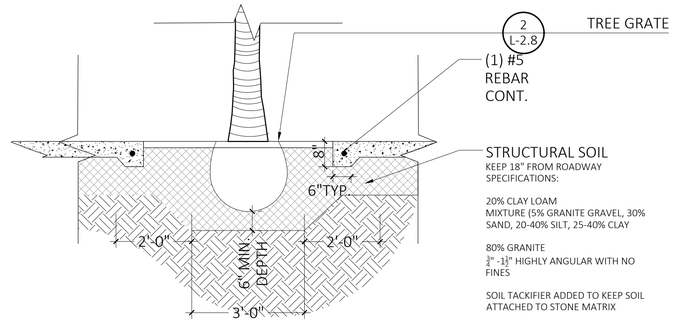


SECTION B

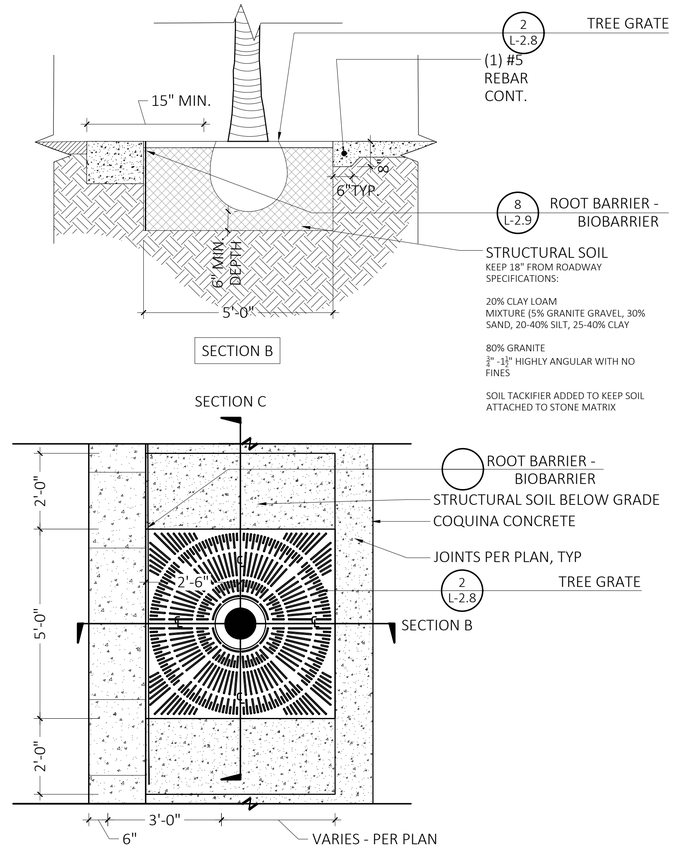


SECTION A

P-CO-24CATH-60



SECTION C



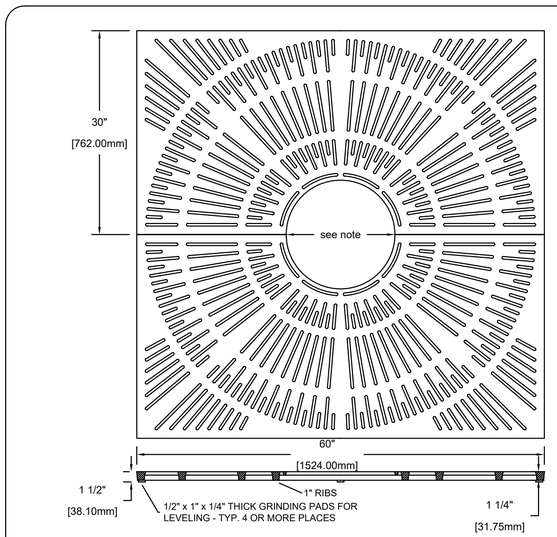
SECTION B

PLAN

1 PALM WITH STRUCTURAL SOILS

1/2" = 1'-0"

P-CO-24CATH-57



6018-2
STARBURST
TREE GRATE

60" x 60" Square tree grate in two sections.

3/8 Maximum slot opening for pedestrian safety and A.D.A Compliance.

Cast from 100% recycled Iron, Aluminum,or Bronze for pedestrian loads only.

Tree opening: 16",18",28" Grates can be orderd with or later expanded to these openings. please specify when ordering.

Finish: unfinished or Black dip or Enamel paint or Polyurethane Paint or Powder coat Specify finish and color

Use frame model: 6000F

Weight: Iron= 456 lb/ 207 Kg Aluminum=174 lb/79 Kg

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IRONSMITH
41-701 Corporate Way #3
Palm Desert, CA 92260
800.338.4766

2 TREE GRATE

1" = 1"

P-CO-24CATH-14

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24 CATHEDRAL PLACE
ST. AUGUSTINE, FLORIDA
HARDSCAPE DETAILS

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SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.21.0

DRAWING NO.: L-2.8

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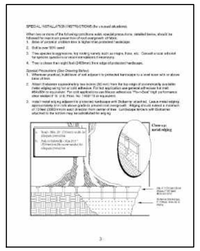
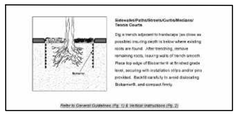
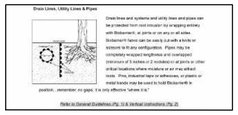








BASIS OF DESIGN

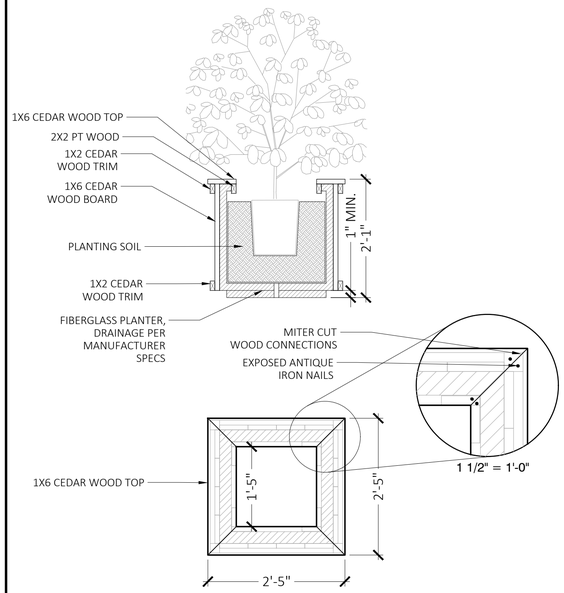
TYPE:
TYPAR BIOBARRER ROOT CONTROL
24" WIDTH

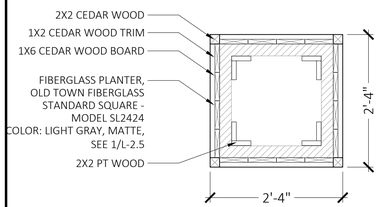
INSTALL PER MANUFACTURER'S RECOMMENDATIONS

MANUFACTURER:
TYPAR
BERRY GLOBAL, INC.
800-541-5519

8 ROOT BARRIER - BIOBARRIER

1" = 1" P-CO-24CATH-25





7 SQUARE WOOD HERB PLANTER

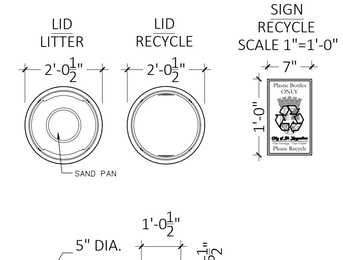
3/4" = 1'-0" P-CO-24CATH-06





6 TRASH RECEPTACLE - BIG BELLY

1" = 1" P-CO-24CATH-58



BASIS OF DESIGN SHOWN

MANUFACTURER:
LANDSCAPEFORMS

MODEL NAME & NUMBER:
SCARBOROUGH

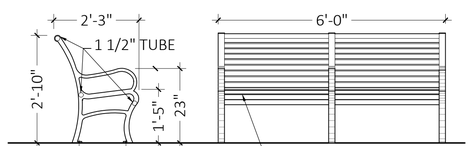
FINISH:
BLACK POWDER COAT

OPENINGS:
LITTER - SIDE + SAND
RECYCLE - 5" ROUND

LINER:
30 GALLON, POLYETHYLENE, BLACK

5 LITTER + RECYCLE RECEPTACLES

1/2" = 1'-0" P-CO-24CATH-04



BASIS OF DESIGN SHOWN

MANUFACTURER:
CANTERBURY INTL.

MODEL NAME & NUMBER:
BOWERY 500

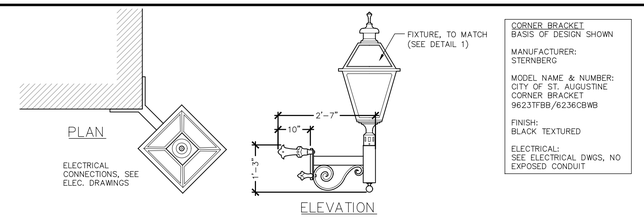
FINISH:
CAST ALUMINUM,
BLACK POWDER COAT

SLATS:
JATOBA WOOD, CLEAR OIL FINISH
(PROVIDE SAMPLE)

SUPPORTS:
END + CENTER ARMREST

4 BENCH

1/2" = 1'-0" P-CO-24CATH-05



CORNER BRACKET
BASIS OF DESIGN SHOWN

MANUFACTURER:
STERNBERG

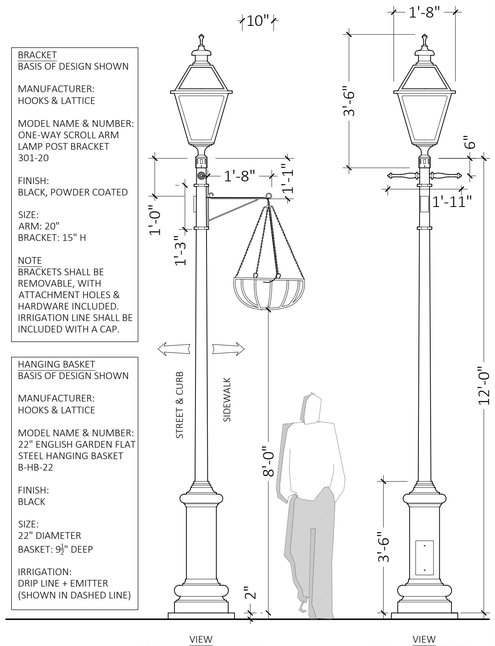
MODEL NAME & NUMBER:
CITY OF ST. AUGUSTINE
CORNER BRACKET
9623TFBB/6236CBWB

FINISH:
BLACK TEXTURED

ELECTRICAL:
SEE ELECTRICAL DWGS, NO EXPOSED CONDUIT

3 CORNER MOUNT LIGHT BRACKET

1/2" = 1'-0" P-CO-24CATH-09



BRACKET
BASIS OF DESIGN SHOWN

MANUFACTURER:
HOOKS & LATTICE

MODEL NAME & NUMBER:
ONE-WAY SCROLL ARM LAMP POST BRACKET
301-20

FINISH:
BLACK, POWDER COATED

SIZE:
ARM: 20"
BRACKET: 15" H

NOTE
BRACKETS SHALL BE REMOVABLE, WITH ATTACHMENT HOLES & HARDWARE INCLUDED. IRRIGATION LINE SHALL BE INCLUDED WITH A CAP.

HANGING BASKET
BASIS OF DESIGN SHOWN

MANUFACTURER:
HOOKS & LATTICE

MODEL NAME & NUMBER:
22" ENGLISH GARDEN FLAT STEEL HANGING BASKET
B-HB-22

FINISH:
BLACK

SIZE:
22" DIAMETER
BASKET: 9 1/2" DEEP

IRRIGATION:
DRIP LINE + EMITTER
(SHOWN IN DASHED LINE)

LANTERN
BASIS OF DESIGN SHOWN

MANUFACTURER:
HADCO (PHILLIPS)

MODEL NAME & NUMBER:
SAVANNAH LED (VX671)

FINISH:
BLACK (A)

PANELS:
FROSTED (F)

PHOTO CONTROL:
BUTTON EYE

COLOR TEMPERATURE:
2700K (SPECIAL ORDER)

DIMMING CONTROL:
CUSTOM (Z)

LADDER REST
BASIS OF DESIGN SHOWN

MANUFACTURER:
HANOVER (PHILLIPS)

MODEL NUMBER:
18-3

FINISH:
BLACK (BLK)

SIZE:
10 1/2", EACH SIDE

POST
BASIS OF DESIGN SHOWN

MANUFACTURER:
HANOVER (PHILLIPS)

MODEL NAME & NUMBER:
ZURICH (276)

FINISH:
BLACK (BLK)

TENON OPTION:
3" DIAMETER (3)

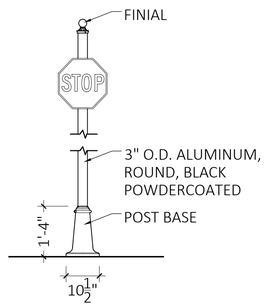
OUTLET LOCATION:
12" FROM TOP OF POLE (T)

OUTLET OPTIONS:
GFI DUPLEX (G)

MOUNTING:
FRANGIBLE COUPLING WITH SKIRT TO COVER EXPOSED FOOTER AND COUPLING; SKIRT MATERIAL & FINISH TO MATCH POST

2 CITY STANDARD LIGHT

1/2" = 1'-0" P-CO-24CATH-11



STREET SIGN SIZE & MOUNTING HEIGHT PER CIVIL ENGINEER DRAWINGS. INCLUDE FULL BLACK ALUMINUM BACKER WITH APPROX. 1/2" REVEAL

POST FINIAL
BASIS OF DESIGN SHOWN

MANUFACTURER:
HANOVER (PHILLIPS)

MODEL NUMBER:
PC16-3

FINISH:
BLACK (BLK)

SIZE:
APPROX. 4 3/8" H x 3 3/4"W

POST BASE
BASIS OF DESIGN SHOWN

MANUFACTURER:
HANOVER (PHILLIPS)

MODEL NUMBER:
136-3

FINISH:
BLACK (BLK)

SIZE:
APPROX. 16" H x 10 1/2" W

1 STREET SIGN POST

1/2" = 1'-0" P-CO-24CATH-10

ML+H
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LA6667110 Qualifier

Fremont Latimer, RLA
Lic. #: LA6667218

DRAWN BY:

24 CATHEDRAL PLACE
ST. AUGUSTINE, FLORIDA
HARDSCAPE DETAILS

SYM	DESCRIPTION	DATE
	HARB SUBMITTAL	07.21.25
	HARB SUBMITTAL	02.10.25
	PZB SUBMITTAL	06.25.24
	PZB SUBMITTAL	03.01.24

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.21.0

DRAWING NO.: L-2.9

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Friday, August 08, 2025



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DRAWN BY:

24 CATHEDRAL PLACE

ST. AUGUSTINE, FLORIDA

LANDSCAPE PLAN OVERALL

SYM	DESCRIPTION	DATE
	HARB SUBMITTAL	07.21.25
	HARB SUBMITTAL	02.10.25
	PZB SUBMITTAL	06.25.24
	PZB SUBMITTAL	03.01.24

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.21.0

DRAWING NO.: L-3.0

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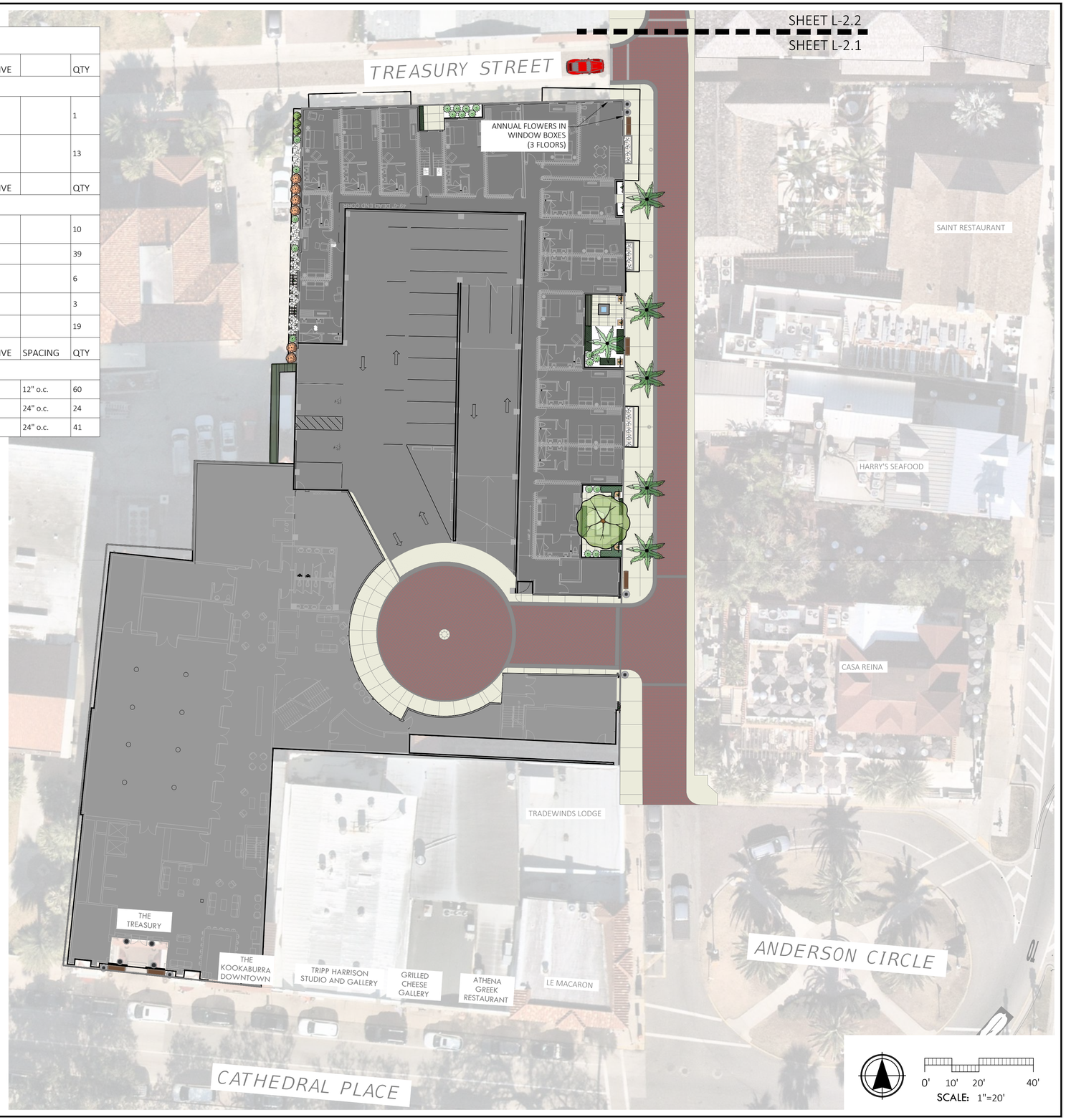
Friday, August 08, 2025

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	NATIVE		QTY
TREES								
	OM	OLEA EUROPAEA 'MANZANILLO' / MANZANILLO OLIVE	670 GAL., SPECIMEN					1
	PS	PHOENIX SYLVESTRIS / WILD DATE PALM	B&B	15" MIN.	10` CT			13
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPREAD	NATIVE		QTY
SHRUBS								
	Bg	BOUGAINVILLEA GLABRA / PAPER FLOWER	30 GAL.	3` TRELLIS		NO		10
	Di	DIETES IRIDIOIDES / FORTNIGHT LILY	3 GAL.					39
	Hc	HAMELIA PATENS 'COMPACTA' / DWARF FIREBUSH	7 GAL.	FULL IN POT	2-3`	YES		6
	Vd	VIBURNUM OBOVATUM 'DWARF WALTER'S' / DWARF WALTER'S VIBURNUM	3 GAL.	18"	18"	YES		3
	Ye	YUCCA ELEPHANTIPES / GIANT YUCCA	7 GAL.	5`	3`			19
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPREAD	NATIVE	SPACING	QTY
SHRUB AREAS								
	Lg	LIRIOPE MUSCARI 'EVERGREEN GIANT' / EVERGREEN GIANT LILYTURF	B&B	FULL IN POT	FULL IN POT		12" o.c.	60
	Ns2	NERIUM OLEANDER `PETITE PINK` / DWARF OLEANDER	3 GAL.	18"	18"	NO	24" o.c.	24
	Pm	PODOCARPUS MACROPHYLLUS / YEW PINE	7 GAL.	36"	18"		24" o.c.	41

STREETSCAPE IMPROVEMENTS NOTES:

1. ALL STREETSCAPE IMPROVEMENTS BETWEEN CATHEDRAL PLACE AND TREASURY STREET ARE TO BE COMPLETED BY THE APPLICANT IN CONJUNCTION WITH THE CONSTRUCTION FO THE HOTEL.
2. IMPROVEMENTS BETWEEN TREASURY STREET AND HYPOLITA STREET ARE TO BE COMPLETED BY OTHERS WITH FINANCIAL CONTRIBUTIONS FROM THE APPLICANT



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DRAWN BY:

24 CATHEDRAL PLACE
ST. AUGUSTINE, FLORIDA
LANDSCAPE PLAN

SYM	DESCRIPTION	DATE
	HARB SUBMITTAL	07.21.25
	HARB SUBMITTAL	02.10.25
	PZB SUBMITTAL	06.25.24
	PZB SUBMITTAL	03.01.24

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.21.0

DRAWING NO.: L-3.1

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Friday, August 08, 2025

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	NATIVE		QTY
TREES								
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	Vd	VIBURNUM OBOVATUM 'DWARF WALTER'S' / DWARF WALTER'S VIBURNUM	3 GAL.	18"	18"	YES		3
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	Ns2	NERIUM OLEANDER `PETITE PINK` / DWARF OLEANDER	3 GAL.	18"	18"	NO	24" o.c.	24
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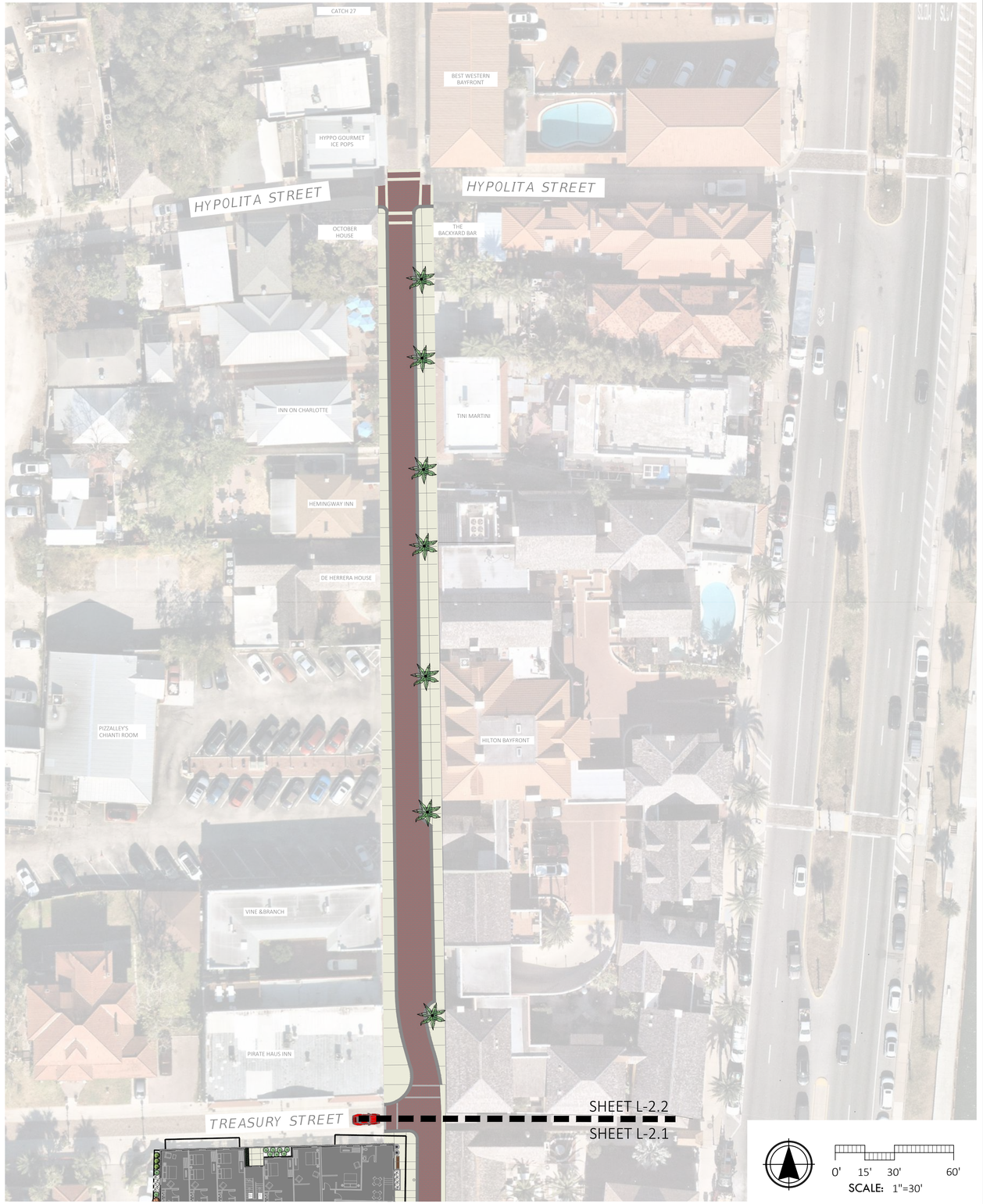

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24 CATHEDRAL PLACE
ST. AUGUSTINE, FLORIDA
LANDSCAPE PLAN

SYM	DESCRIPTION	DATE
	HARB SUBMITTAL	07.21.25
	HARB SUBMITTAL	02.10.25
	PZB SUBMITTAL	06.25.24
	PZB SUBMITTAL	03.01.24

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.21.0

DRAWING NO.: L-3.2

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Friday, August 08, 2025

PLANT SCHEDULE

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	Ns2	NERIUM OLEANDER `PETITE PINK` / DWARF OLEANDER	3 GAL.	18"	18"	NO	24" o.c.	24
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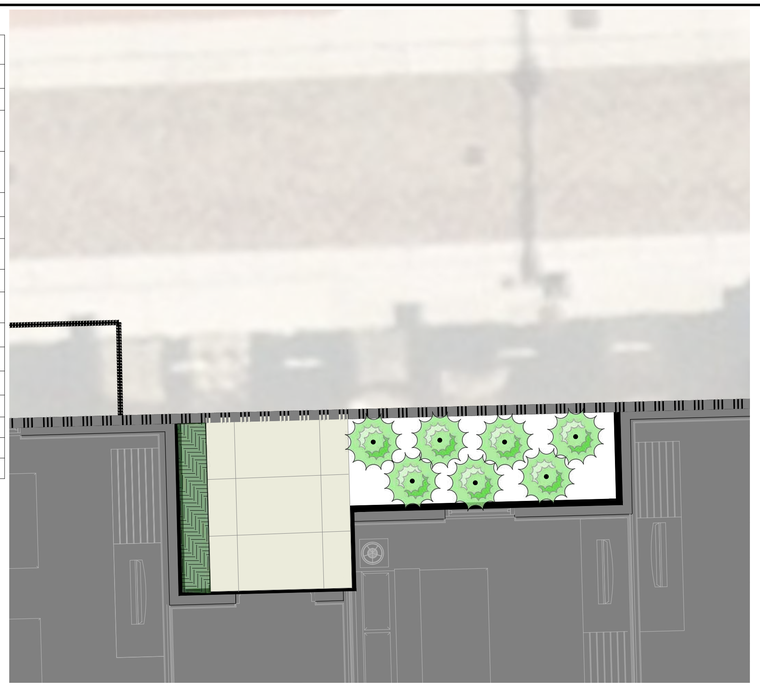
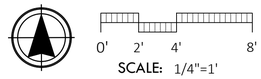
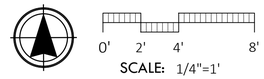


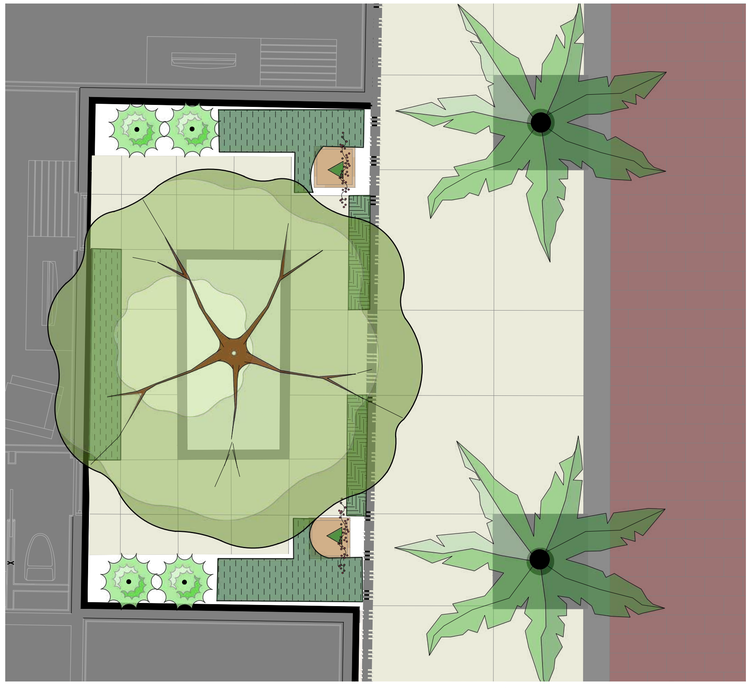
COURTYARD D



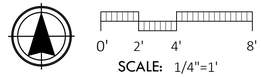


COURTYARD C



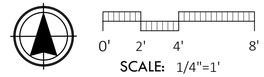


COURTYARD A





COURTYARD B



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DRAWN BY:

24 CATHEDRAL PLACE
ST. AUGUSTINE, FLORIDA
COURTYARD LANDSCAPE PLAN ENLARGEMENTS

SYM	DESCRIPTION	DATE
	HARB SUBMITTAL	07.21.25
	HARB SUBMITTAL	02.10.25
	PZB SUBMITTAL	06.25.24
	PZB SUBMITTAL	03.01.24

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.21.0

DRAWING NO.: L-3.3

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Friday, August 08, 2025

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	NATIVE		QTY
TREES								
	OM	OLEA EUROPAEA 'MANZANILLO' / MANZANILLO OLIVE	670 GAL., SPECIMEN					1
	PS	PHOENIX SYLVESTRIS / WILD DATE PALM	B&B	15" MIN.	10` CT			13
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPREAD	NATIVE		QTY
SHRUBS								
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SHRUB AREAS								
	Lg	LIRIOPE MUSCARI 'EVERGREEN GIANT' / EVERGREEN GIANT LILYTURF	B&B	FULL IN POT	FULL IN POT		12" o.c.	60
	Ns2	NERIUM OLEANDER `PETITE PINK` / DWARF OLEANDER	3 GAL.	18"	18"	NO	24" o.c.	24
	Pm	PODOCARPUS MACROPHYLLUS / YEW PINE	7 GAL.	36"	18"		24" o.c.	41

GENERAL NOTES

1. CONTRACTOR SHALL PROVIDE LANDSCAPE BED PREPARATION, INCLUDING REMOVAL AND DISPOSAL OF EXISTING LANDSCAPE AND TREES (TREES TO REMAIN ARE NOTED ON PLAN). CONTRACTOR SHALL PULL ANY APPLICABLE PERMITS, SUCH AS TREE REMOVAL PERMIT.
2. SPRAY DOWN BASE OF BUILDING TO REMOVE SOIL FROM CONSTRUCTION ACTIVITIES.
3. PLANT MATERIAL SHALL CONFORM TO THE STANDARDS FOR GRADE #1 OR BETTER AS GIVEN IN THE LATEST "GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II," FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES . PLANT SIZE IS TO TAKE PRECEDENCE OVER CONTAINER SIZE.
4. ALL TREES AND SHRUBS ARE TO BE POSITIONED VERTICALLY REGARDLESS OF THE SLOPE OF THE GROUND IN WHICH THEY ARE PLANTED. BERMS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN A MANNER IN WHICH THEY WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.
5. WEEDS ARE TO BE ADEQUATELY AND PROPERLY TREATED AND REMOVED PRIOR TO LANDSCAPE INSTALLATION. ALL SOIL AMENDMENTS SHOULD BE CERTIFIED AS WEED-FREE FROM THE SUPPLIER.
6. LANDSCAPE MATERIAL IS TO BE MAINTAINED BY THE LANDSCAPE CONTRACTOR (INCLUDING MOWING, PRUNING, AND WEEDING) UNTIL PLANTING IS APPROVED BY THE LANDSCAPE ARCHITECT. THE LANDSCAPE CONTRACTOR MUST PROVIDE: (A.) A WARRANTY ON ALL TREES AND PALMS FOR A PERIOD OF (12) TWELVE MONTHS. (B.) A WARRANTY ON ALL SHRUBS AND GROUNDCOVERS FOR A PERIOD OF (12) TWELVE MONTHS. (C.) GUIDELINES FOR PROPER MAINTENANCE.
7. TREES SHALL NOT BE PLANTED CLOSER THAN 7.5' FROM THE CENTERLINE OF UNDERGROUND UTILITIES; ADJUST IN THE FIELD IF NEEDED.
8. BALLED AND BURLAPPED STRAPPING WIRE, AND ANY SYNTHETIC MATERIAL, SHALL BE REMOVED PRIOR TO FINAL INSPECTION. WIRE BASKETS SHOULD BE PULLED AWAY FROM THE TRUNK.
9. CONTRACTOR SHALL SCARIFY SOIL TO A DEPTH OF 12" IN AREAS WITH COMPACTED SOIL. CONTRACTOR SHALL EXCAVATE AND DISPOSE OF ALL STONE, DEBRIS AND BASE MATERIAL FROM PREVIOUS PARKING AREAS. BACK FILL WITH TOP SOIL WITH HIGH ORGANIC CONTENT AND CERTIFIED WEED FREE.

COORDINATION WITH PROJECT WORK

1. THE CONTRACTOR SHALL COORDINATE WITH ALL OTHER WORK THAT MAY IMPACT THE COMPLETION OF THE WORK.
2. PRIOR TO THE START OF WORK, PREPARE A DETAILED SCHEDULE OF THE WORK FOR COORDINATION WITH OTHER TRADES.
3. COORDINATE THE RELOCATION OF ANY IRRIGATION LINES, HEADS OR THE CONDUITS OF OTHER UTILITY LINES THAT ARE IN CONFLICT WITH TREE LOCATIONS. ROOT BALLS SHALL NOT BE ALTERED TO FIT AROUND LINES. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS ENCOUNTERED.

LAYOUT AND PLANTING SEQUENCE

1. RELATIVE POSITIONS OF ALL PLANTS AND TREES ARE SUBJECT TO APPROVAL OF THE LANDSCAPE ARCHITECT.
2. NOTIFY THE LANDSCAPE ARCHITECT, ONE (1) WEEK PRIOR TO LAYOUT. LAYOUT ALL INDIVIDUAL TREE AND SHRUB LOCATIONS. PLACE PLANTS ABOVE SURFACE AT PLANTING LOCATION OR PLACE A LABELED STAKE AT PLANTING LOCATION. LAYOUT BED LINES WITH PAINT FOR THE LANDSCAPE ARCHITECT'S APPROVAL. SECURE THE LANDSCAPE ARCHITECT'S ACCEPTANCE BEFORE DIGGING AND START OF PLANTING WORK.

SCHEDULE NOTES:

QUANTITIES ARE APPROXIMATE FOR CONTRACTOR CONVENIENCE ONLY.
PLEASE VERIFY COMPLETE QUANTITIES FOR MATERIALS.

PLANTING GUIDELINES: TREES, SHRUBS & GROUNDCOVER

1. ASSURE THAT SOIL MOISTURE IS WITHIN THE REQUIRED LEVELS PRIOR TO PLANTING. IRRIGATION, IF REQUIRED, SHALL NOT BE APPLIED LESS THAN 12 HOURS PRIOR TO PLANTING TO AVOID PLANTING IN MUDDY SOILS.
2. ASSURE THAT SOIL GRADES IN THE BEDS ARE SMOOTH AND AS SHOWN ON THE PLANS.
3. PLANTS SHALL BE PLANTED IN EVEN, TRIANGULARLY SPACED ROWS, AT THE INTERVALS CALLED OUT FOR ON THE DRAWINGS, UNLESS OTHERWISE NOTED.
4. DIG PLANTING HOLES TWO TIMES (2x) THE WIDTH OF THE ROOT BALL AND BACK FILL WITH PLANTING MIX. SEE "SOIL MIX" GUIDELINES.
5. PRESS SOIL TO BRING THE ROOT SYSTEM IN CONTACT WITH THE SOIL.
6. SPREAD ANY EXCESS SOIL AROUND IN THE SPACES BETWEEN PLANTS.
7. APPLY MULCH TO THE BED BEING SURE NOT TO COVER THE TOPS OF THE PLANTS WITH OR THE TOPS OF THE ROOT BALL WITH MULCH.
8. WATER EACH PLANTING AREA AS SOON AS THE PLANTING IS COMPLETED. APPLY ADDITIONAL WATER TO KEEP THE SOIL MOISTURE AT THE REQUIRED LEVELS. DO NOT OVER WATER.

PALM PLANTING

1. PALM TREES SHALL BE PLACED AT GRADE MAKING SURE NOT TO PLANT THE TREE ANY DEEPER IN THE GROUND THAN THE PALM TREES ORIGINALLY STOOD.
2. THE TREES SHALL BE PLACED WITH THEIR VERTICAL AXIS IN A PLUMB POSITION.
3. ALL BACKFILL SHALL BE NATIVE SOIL EXCEPT IN CASES WHERE PLANTING IN ROCK. WATER-SETTLE THE BACK FILL.
4. DO NOT COVER ROOT BALL WITH MULCH OR TOPSOIL.
5. PROVIDE A WATERING BERM AT EACH PALM. BERMS SHALL EXTEND A MINIMUM OF 18 INCHES OUT FROM THE TRUNK ALL AROUND AND SHALL BE A MINIMUM OF (6) INCHES HIGH.
6. REMOVE TWINE WHICH TIES FRONDS TOGETHER AFTER PLACING PALM IN PLANTING HOLE AND SECURING IT IN THE UPRIGHT POSITION.

PRUNING OF TREES AND SHRUBS

1. IF PRUNING OF EXISTING TREES OR PLANT MATERIAL IS REQUIRED THE CONTRACTOR SHALL ADHERE TO ANSI Z133.1 STANDARDS FOR TREE CARE AND INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) BEST MANAGEMENT PRACTICES.

MULCHING OF PLANTS

1. SCHEDULE THE PLANTING TO OCCUR PRIOR TO APPLICATION OF THE MULCH. IF THE BED IS ALREADY MULCHED, PULL THE MULCH FROM AROUND THE HOLE AND PLANT INTO THE SOIL. DO NOT PLANT THE ROOT SYSTEM IN THE MULCH. PULL MULCH BACK SO IT IS NOT ON THE ROOT BALL SURFACE.
2. APPLY A MINIMUM OF 2-3 INCHES DEPTH OF PINE STRAW MULCH BEFORE SETTLEMENT, COVERING THE ENTIRE PLANTING BED AREA. INSTALL NO MORE THAN 1 INCH OF MULCH OVER THE TOP OF THE ROOT BALLS OF ALL PLANTS. TAPER TO 2 INCHES WHEN ABUTTING PAVEMENT.
3. FOR TREES PLANTED IN LAWN AREAS THE MULCH SHALL EXTEND TO A 5 FOOT RADIUS AROUND THE TREE OR TO THE EXTENT INDICATED ON THE PLANS AND SPACED AT LEAST SIX INCHES AWAY FROM THE TREE TRUNK. MULCH TREES IN TURF AREAS PRIOR TO HYDROSEEDING.
4. LIFT ALL LEAVES, LOW HANGING STEMS AND OTHER GREEN PORTIONS OF SMALL PLANTS OUT OF THE MULCH IF COVERED.

SOIL MIX

1. CONTRACTOR SHALL OBTAIN SOIL TESTING FOR EXISTING AND IMPORTED SOIL TO DETERMINE AGRONOMIC SUITABILITY. FOR RESULTS SHALL BE REVIEWED WITH THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO PLANTING. AT A MINIMUM, SOILS SHALL MEET THE FOLLOWING CRITERIA:

1.2. REFUSE, ROOTS LARGER THAN 1" DIAMETER, HEAVY OR STICKY CLAY, STONES LARGER THAN 2" DIAMETER, NOXIOUS SEEDS, STICKS, BRUSH, LITTER, OR OTHER SUBSTANCES DELETERIOUS TO PLANT GROWTH ARE TO BE REMOVED FROM SOILS.

1.3. IMPORTED TOP SOIL SHALL NOT CONTAIN WEED SEEDS THAT CAUSE NOTICEABLE WEED INFESTATIONS IN FINAL PLANTING BEDS.

1.4. IMPORTED SOIL SHALL MEET THE FOLLOWING PHYSICAL AND CHEMICAL PROPERTIES:
- 1.4.1. PH/BUFFER PH: 5.5-7.0
- 1.4.2. ORGANIC MATTER: 4.0-7.0% BY DRY WEIGHT
- 1.4.3. CALCIUM CARBONATE: <5.0%
- 1.4.4. Nitrogen: >.15%
- 1.4.5. PHOSPOROUS: 26-100 MG/L
- 1.4.6. POTASSIUM: 240-1200 MG/L
- 1.4.7. MAGNESIUM: 50-600 MG/L
- 1.4.8. SOLUBLE SALT LEVEL: LESS THAN 2 MMHO/CM
- 1.4.9. SOIL CHEMISTRY SUITABLE FOR GROWING THE PLANTS SPECIFIED.
- 1.4.10. PERMEABILITY: >.05" IN.HR
- 1.4.11. AIR FILLED POROSITY: 12-20%
- 1.4.12. EXCHANGEABLE SODIUM: <15%

1.5. SOIL COMPACTION SHALL BE PER GEOTECHNICAL ENGINEER. GENERALLY COMPACTION SHOULD NOT EXCEED 85% PROCTOR IN ANY PLANTING BED,

1.6. ALL SHRUBS AND GROUNDCOVERS SHALL HAVE A PLANTING HOLE DUG TWO TIMES (2x) THE WIDTH AND DEPTH OF THE ROOT BALL. BACK FILL SHALL BE COMPOSED OF APPROVED SOIL MIX

2. WHERE NATIVE SOILS ARE UTILIZED, CONTRACTOR IS TO PROPOSE A SOIL MIX DESIGN BASED UPON RESULTS OF TESTING. THESE RECOMMENDATIONS SHOULD ALSO TAKE INTO ACCOUNT THE TEST RESULTS FROM SAMPLES AND TESTING DATA SHALL BE SUBMITTED AT THE SAME TIME. PROVIDE A SUBMITTAL OF A TWO GALLON SAMPLE WITH TESTING DATA THAT INCLUDES RECOMMENDATIONS FOR CHEMICAL ADDITIVES FOR THE TYPES OF PLANTS TO BE GROWN. . CONTRACTOR SHALL INCLUDE THE COST OF SOIL TESTING IN THE BASE BID AS WELL AS A APPLICATION OF SLOW RELEASE BALANCED FERTILIZER. CONTRACTOR WILL PROVIDE A PROPOSAL FOR ANY ADDITIONAL AMENDMENTS.
3. AT THE TIME OF FINAL GRADING, ADD FERTILIZER, ACIDIFIER, OR LIMING ADDITIVE IF REQUIRED TO THE PLANTING SOIL AT RATES RECOMMENDED BY THE TESTING RESULTS FOR THE PLANTS TO BE GROWN.

ML+H
Marquis Latimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084
Ph 904.825.6747 www.halback.com
LA6667110 Qualifier

Fremont Latimer, RLA
Lic. #: LA6667218

DRAWN BY:

24 CATHEDRAL PLACE
ST. AUGUSTINE, FLORIDA

LANDSCAPE SCHEDULE + NOTES

SYM	DESCRIPTION	DATE
	HARB SUBMITTAL	07.21.25
	HARB SUBMITTAL	02.10.25
	PZB SUBMITTAL	06.25.24
	PZB SUBMITTAL	03.01.24

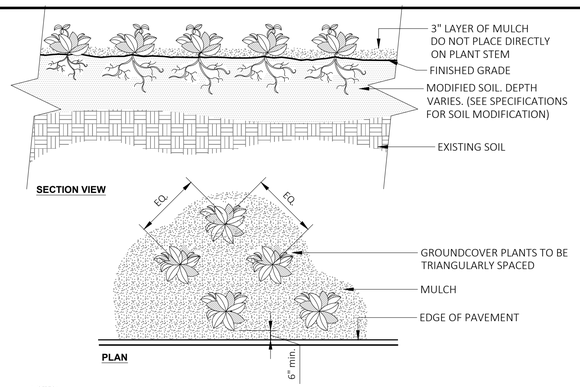
SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.21.0

DRAWING NO.: L-3.4

NOT FOR CONSTRUCTION; FOR COORDINATION, REVIEW, AND BIDDING PURPOSES ONLY.

C:\Users\CarolinaSchultz\Marquis Latimer + Halback, Inc\ML+H Projects - Folders\00 Projects\23\23.21.0 24 Cathedral\05 CAD\23210_LANDSCAPE.dwg

Friday, August 08, 2025



NOTES:
1- SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
2- SMALL ROOTS (¼" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPERHY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL).
3- SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

8 GROUNDCOVER

NOT TO SCALE 00-04

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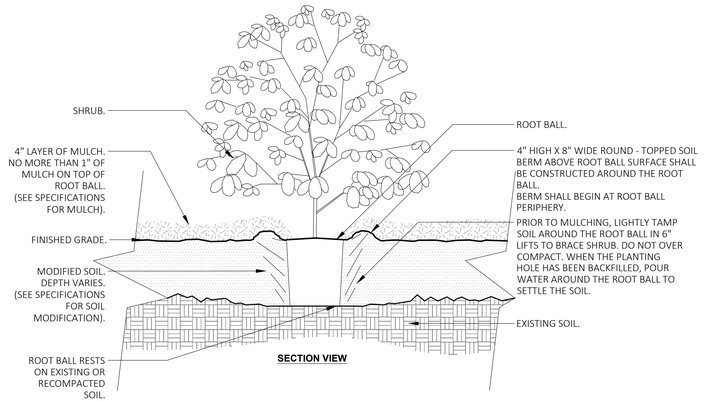

NOTES:
1- SHRUBS SHALL BE OF QUALITY PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.
2- SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.
3- ALL TREES PLANTED SHALL BE STAKED OR GUYED FOR A PERIOD OF AT LEAST SIX (6) MONTHS IN ACCORDANCE WITH THE FOLLOWING DETAIL.

7 SHRUB - MODIFIED SOIL

NOT TO SCALE 00-06

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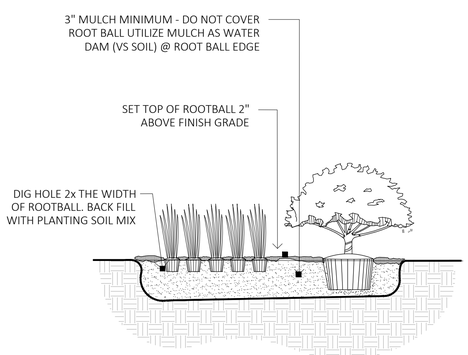
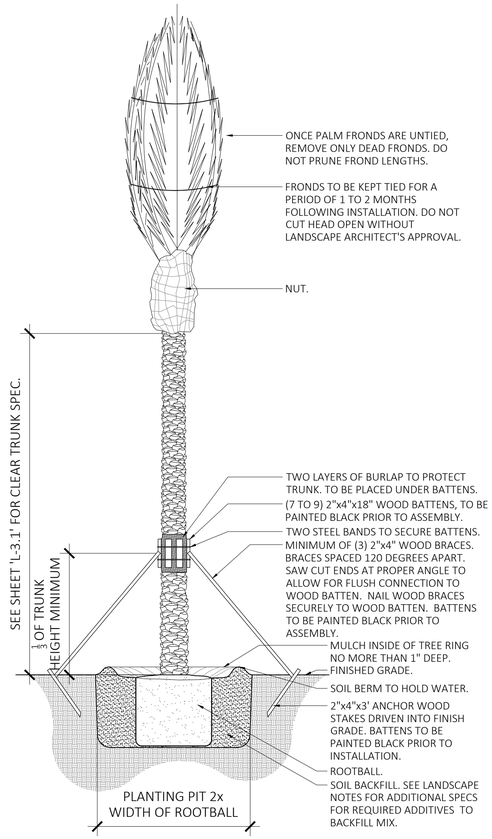


6 SHRUB AND GROUNDCOVER PLANTING

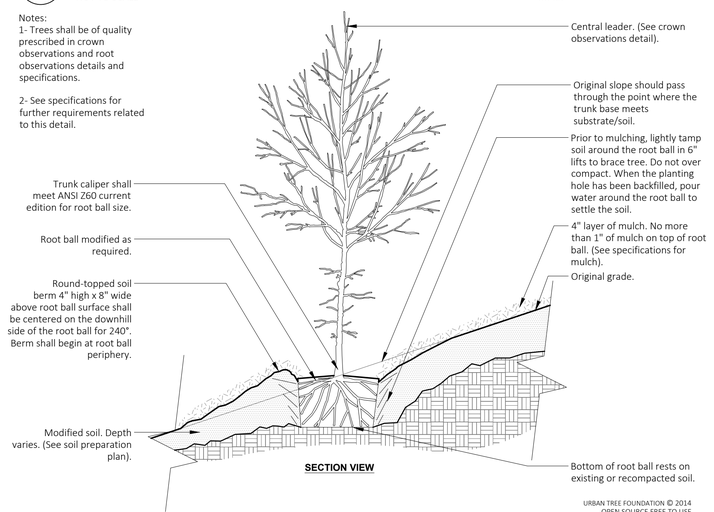
NOT TO SCALE 00-16



NOTES:
1- CONTRACTOR TO ASSURE DRAINAGE/PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.
2- CONTRACTOR TO STAKE LOCATION OF PALMS, OUTSIDE OF CONFLICT WITH UNDERGROUND UTILITIES, FOR LANDSCAPE ARCHITECT'S REVIEW AND APPROVAL PRIOR TO INSTALLATION.
3- ALL TREES PLANTED SHALL BE STAKED OR GUYED FOR A PERIOD OF AT LEAST SIX (6) MONTHS IN ACCORDANCE WITH THE FOLLOWING PLANTING DETAIL.

5 PALM PLANTING & STAKING DETAIL

NOT TO SCALE 00-03



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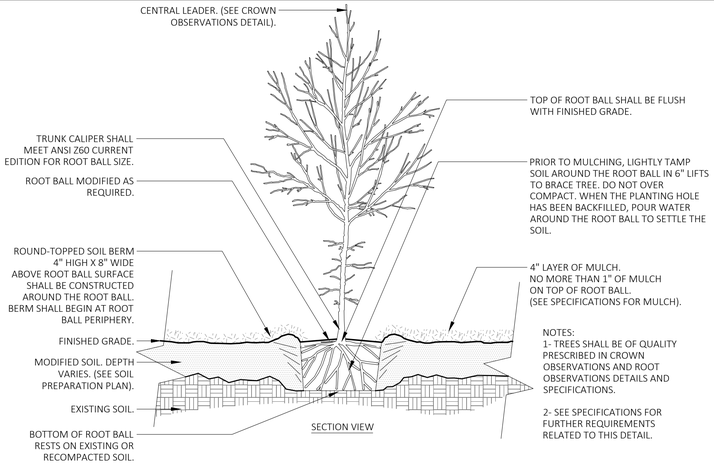
4 TREE ON SLOPE (EXISTING SOIL MODIFIED)

1/2" = 1'-0" SLOPE 5% (20:1) TO 50% (2:1) 00-18



NOTES:
1- TREES SHALL BE OF QUALITY PRESCRIBED IN CROWN OBSERVATIONS AND ROOT OBSERVATIONS DETAILS AND SPECIFICATIONS.
2- SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

3 TREE W/ BERM (EXISTING SOIL MODIFIED)

NOT TO SCALE 00-05

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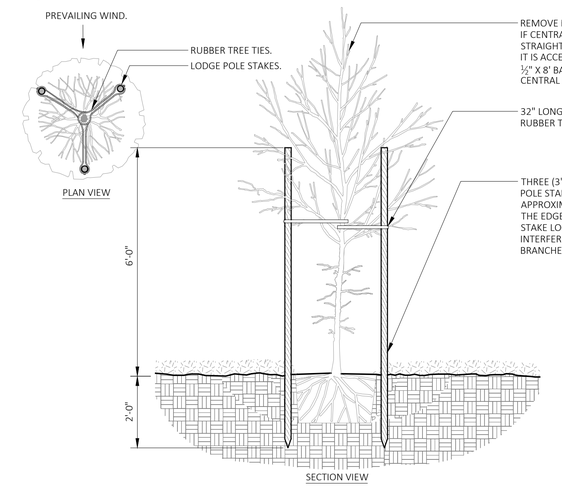

2 TREE STAKING - LODGE POLES (3) (TREES >12' OA.)

NOT TO SCALE 00-02

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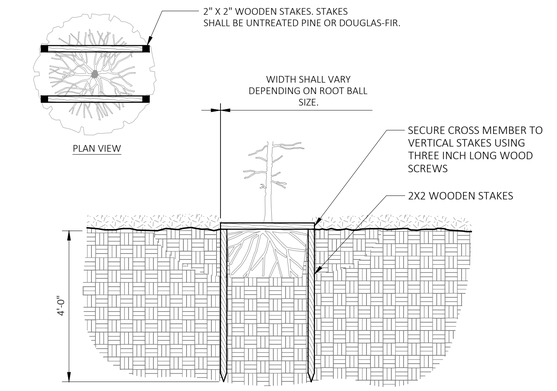

1 TREE STAKING - STAPLE (TREES <12' OA.)

NOT TO SCALE 00-01

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Ph 904.825.6747 www.halback.com
LA6667110 Qualifier

Fremont Latimer, RLA
Lic. #: LA6667218

DRAWN BY:

24 CATHEDRAL PLACE

ST. AUGUSTINE, FLORIDA

LANDSCAPE DETAILS

SYM	DESCRIPTION	DATE
	HARB SUBMITTAL	07.21.25
	HARB SUBMITTAL	02.10.25
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	PZB SUBMITTAL	03.01.24

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.21.0

DRAWING NO.: L-3.5

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24 Cathedral Place
(The Exchange Hotel)

Certificate of Appropriateness

Historical Architecture Review Board

August 21, 2025











The Exchange Hotel

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

JALARAM HOTELS, INC.

ROGERS | TOWERS

MAVERICK ENGINEERING

FK

Marquis Latimer + Halback
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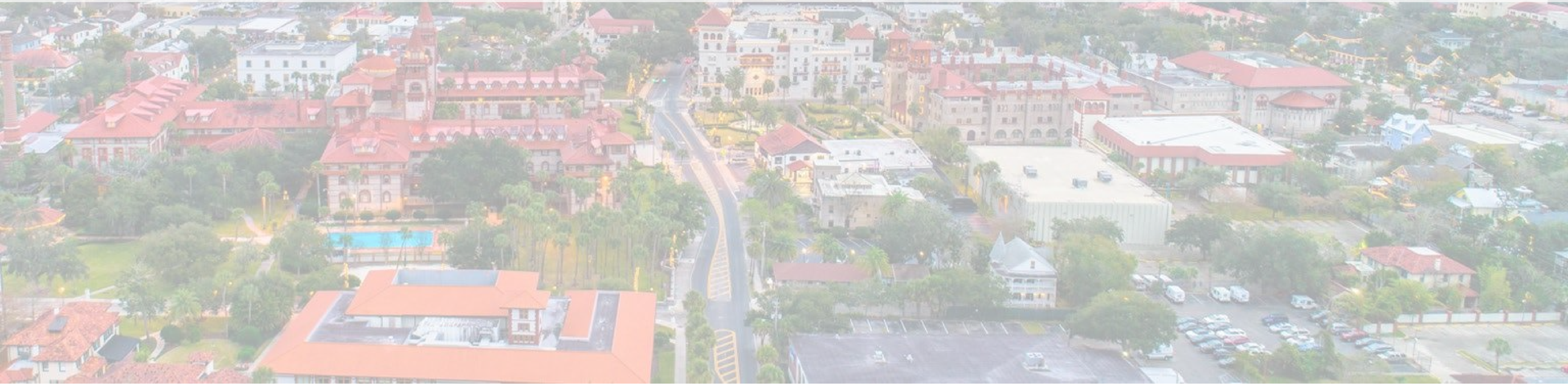
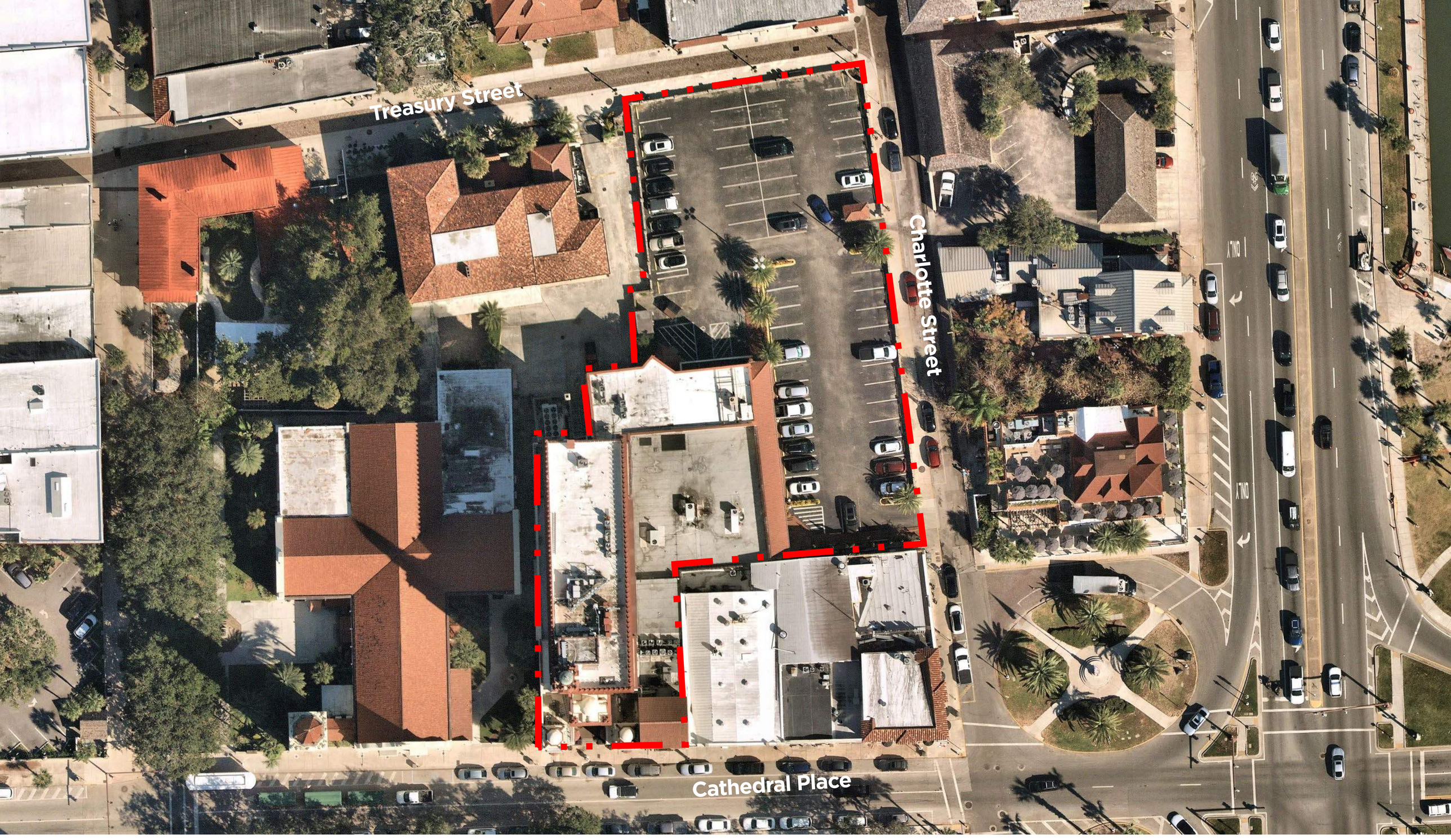
CONTEXT





The Exchange Hotel

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

Existing Conditions

JALARAM HOTELS, INC. | ROGERS TOWERS | MAVERICK ENGINEERING | FK | Marquis Latimer + Halback LANDSCAPE ARCHITECTURE · PLANNING
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PAY METER
City of St. Augustine
NO PARKING

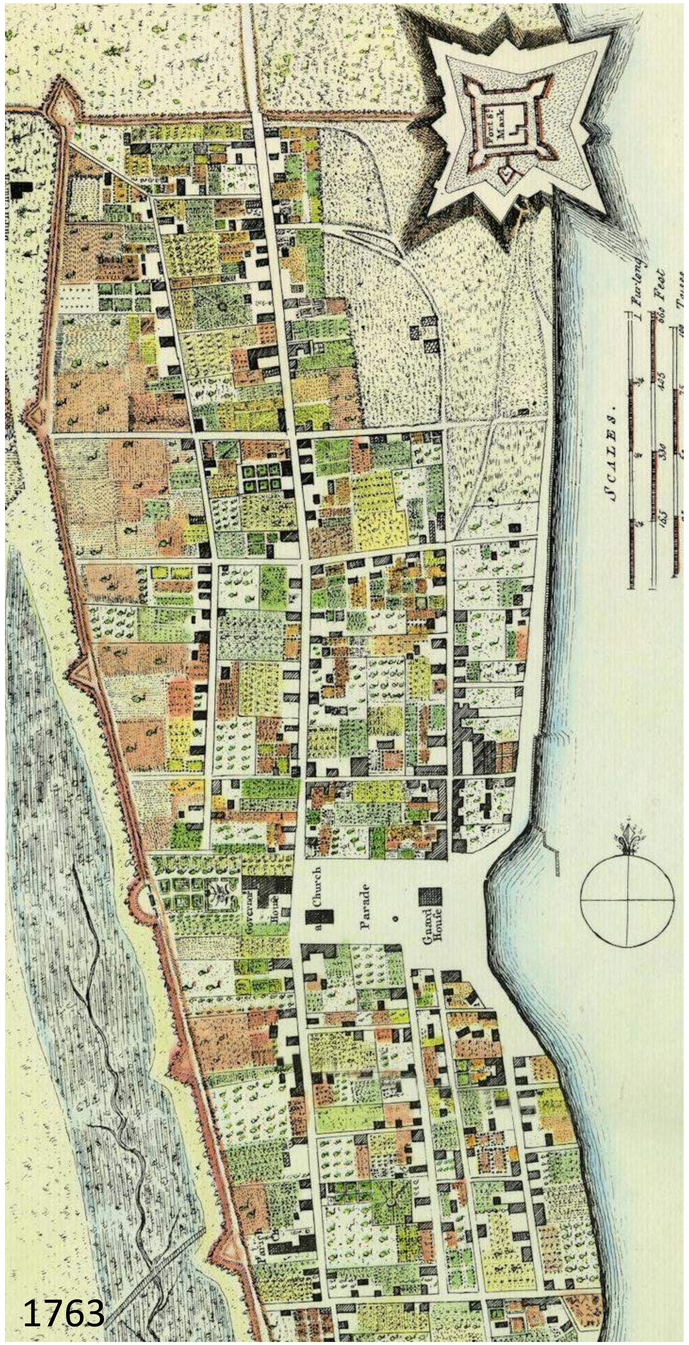

DO NOT BLOCK DRIVEWAY
DO NOT BLOCK DRIVEWAY

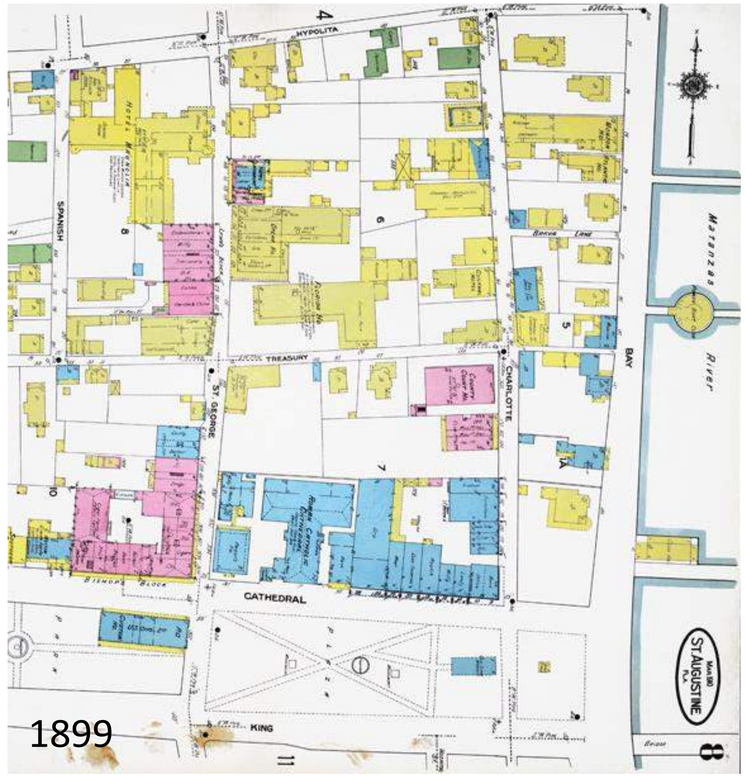

Harry's

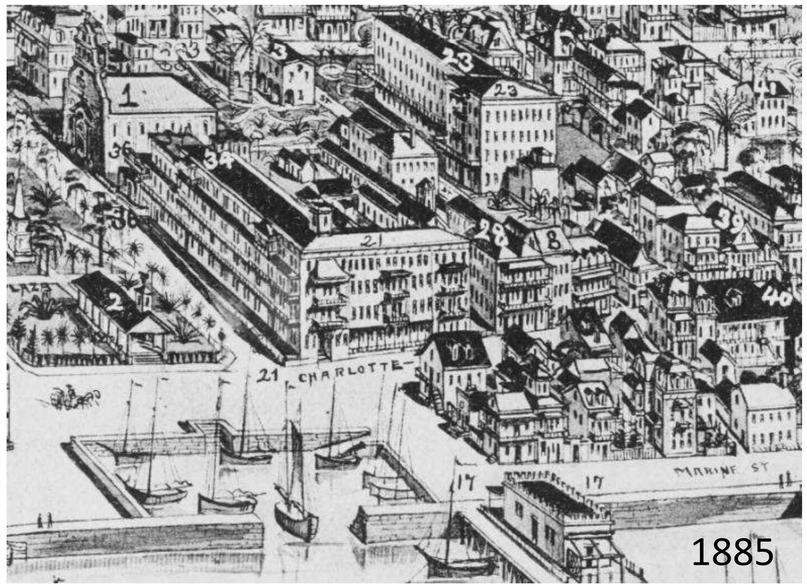


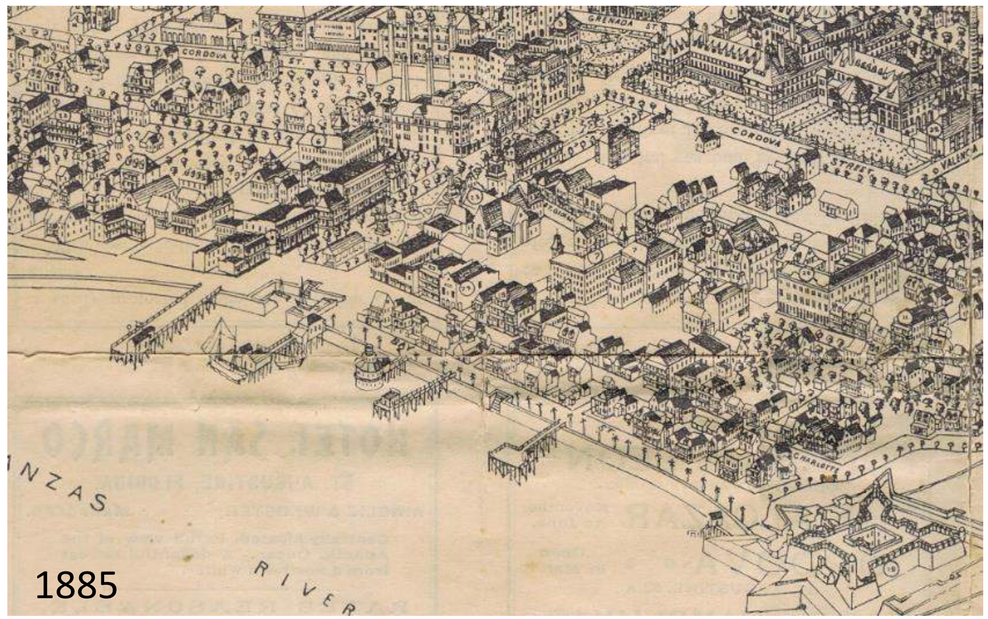

Harry's

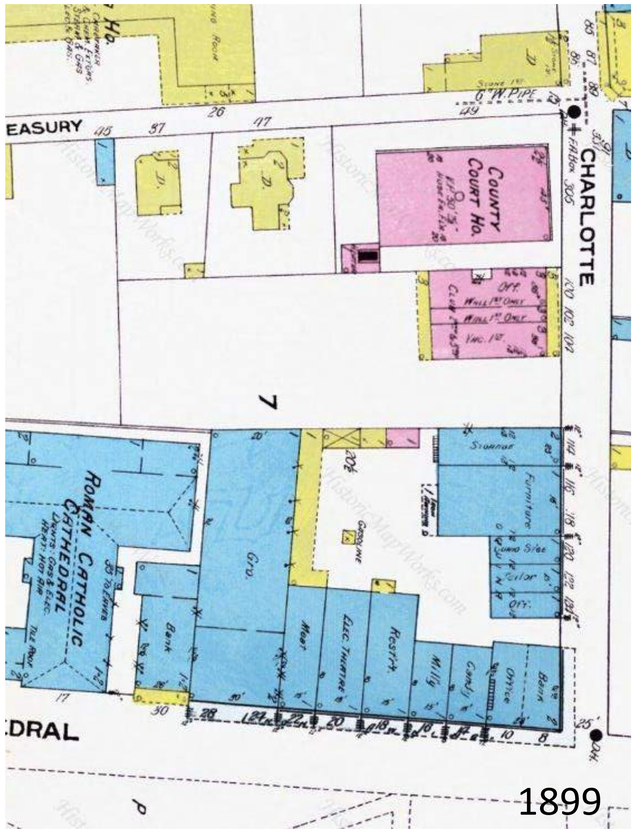

PRIVATE PROPERTY
NO TRESPASSING
TOW AWAY ZONE


Parade
Church
Guard House
Governor's House
SCALES.
1 Furlong
1763


HYPOLITA
SPANISH
TREASURY
ST GEORGE
CHARLOTTE
BAY
Matanzas River
CATHEDRAL
KING
ST AUGUSTINE
1899


CHARLOTTE
MARINE ST
1885


CORDOVA
RIVER
1885


EASURY
CHARLOTTE
COUNTY COURT HO.
ROMAN CATHOLIC CATHEDRAL
DRAL
1899



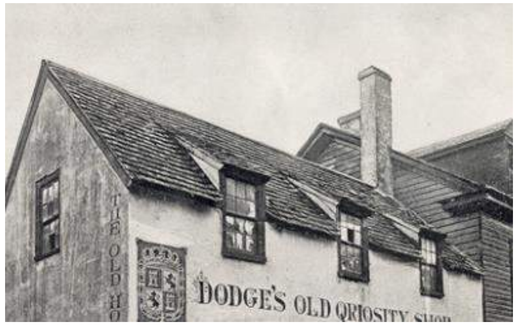


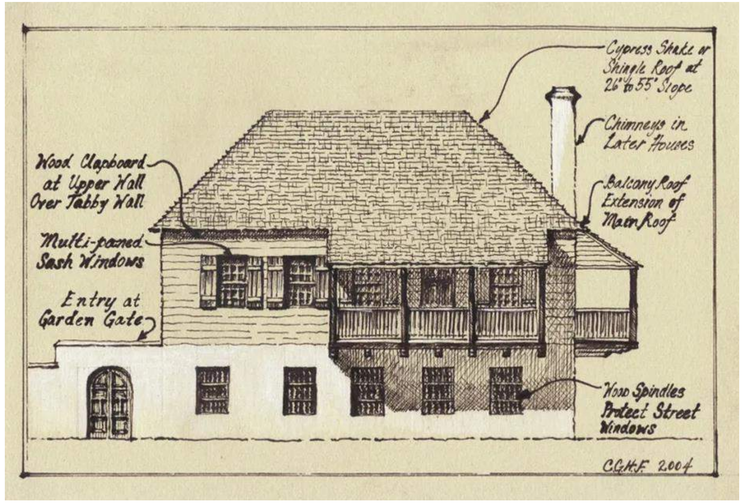






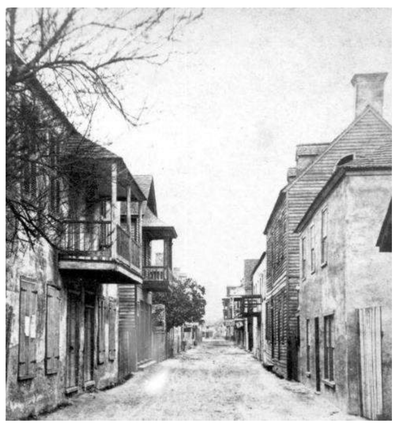

HP-3
HP-4
HP-2
HP-1

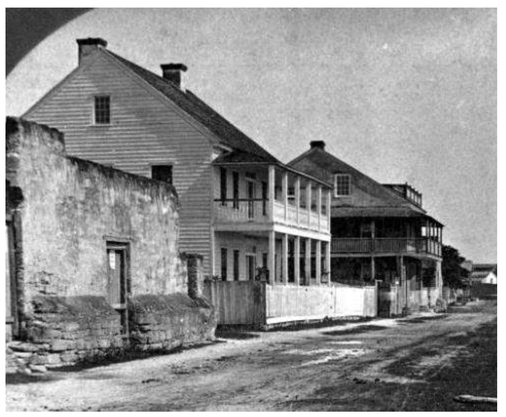

THE OLD HO
DODGE'S OLD QRIOSITY SHOP


Cypress Shake or Shingle Roof at 26° to 55° Slope
Chimneys in Later Houses
Balcony Roof Extension of Main Roof
Wood Clapboard at Upper Wall Over Tabby Wall
Multi-paned Sash Windows
Entry at Garden Gate
Wood Spindles Protect Street Windows
C.G.H.F. 2004











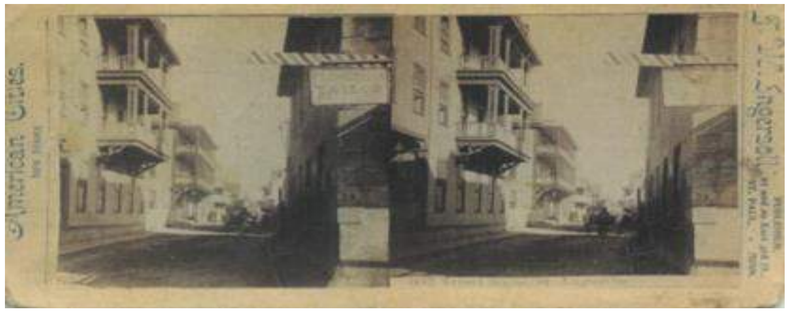

THE OLD HOUSE
DODGE'S OLD CURIOSITY SHOP
SANCHEZ & Co
FUNERAL DIRECTORS
EMBALM INC.






For a vivid description of ST. AUGUSTINE, READ BLOOMFIELD'S HISTORICAL GUIDE.
FLORIDA, THE LAND OF FLOWERS AND TROPICAL SCENERY.

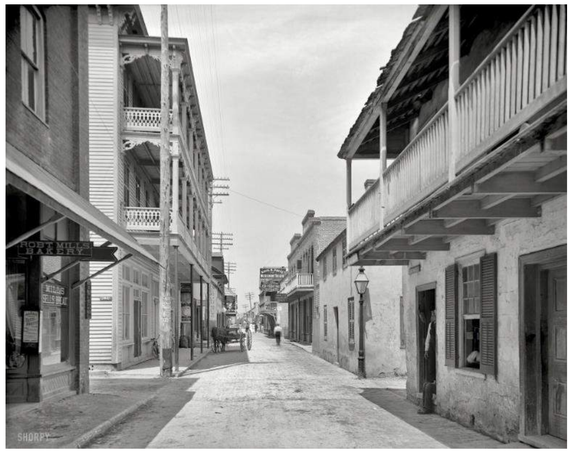



American Scenic



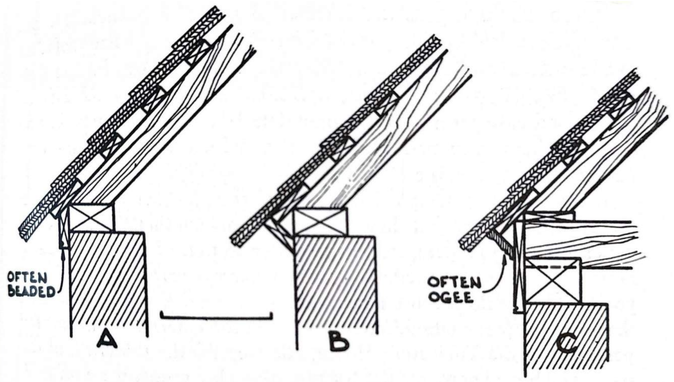




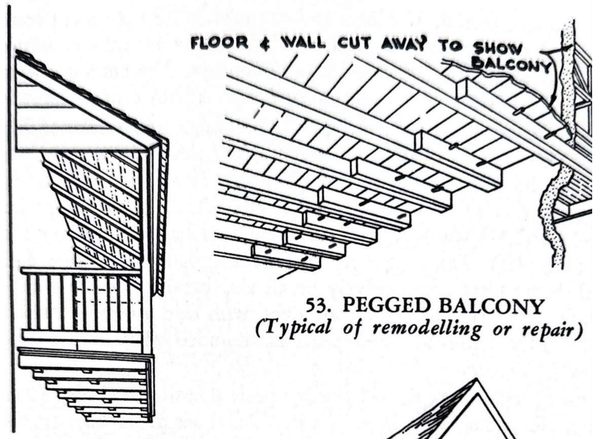

SHARPE





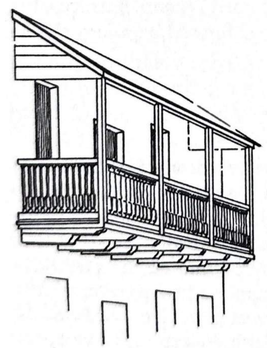


46. TYPICAL EAVES

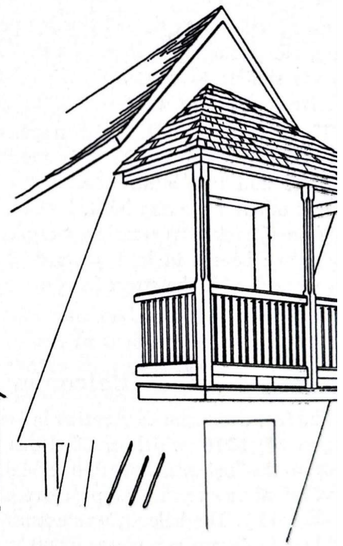


50. TYPICAL STREET BALCONY

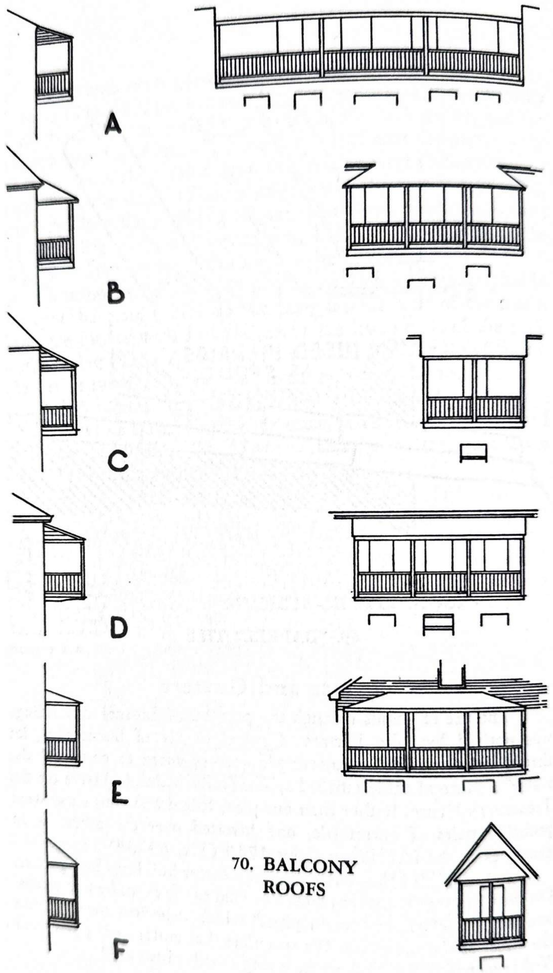
53. PEGGED BALCONY
(Typical of remodelling or repair)



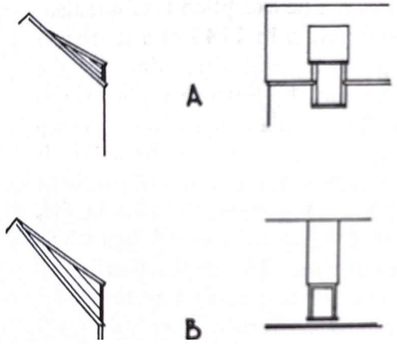
52. CORBELED BALCONY

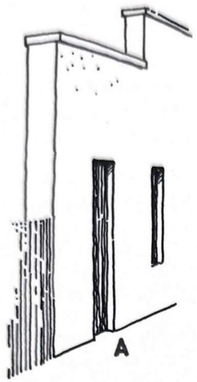


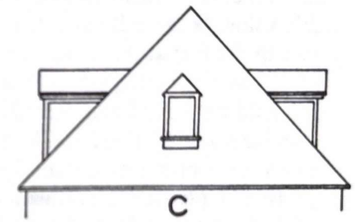
51. A SMALL BALCONY



70. BALCONY ROOFS

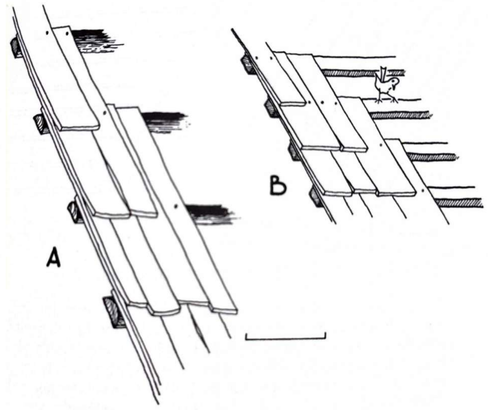




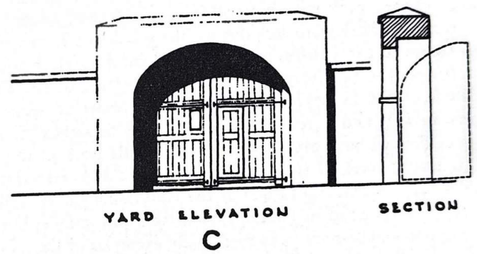


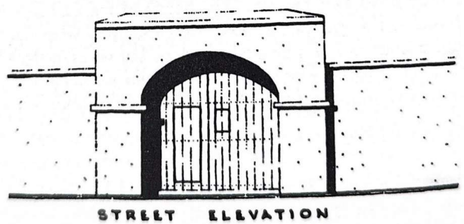
71. DORMERS





60. SHINGLES
A — Shakes
B — Short Shingles





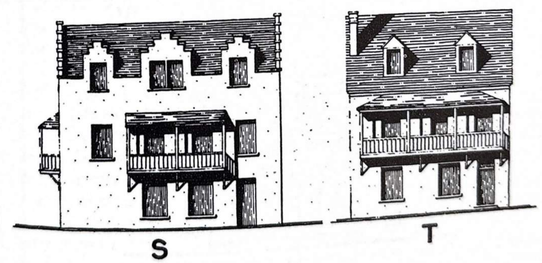


35. STREET ELEVATIONS OF EXISTING HOUSES





TWO-STORY TYPES



TALL TWO-STORY

O — 32 Aviles
P — 43 St. George
Q — 56 Marine
R — 105 St. George
S — 214 St. George
T — 46 Bay (reconstruction)

77








FDC





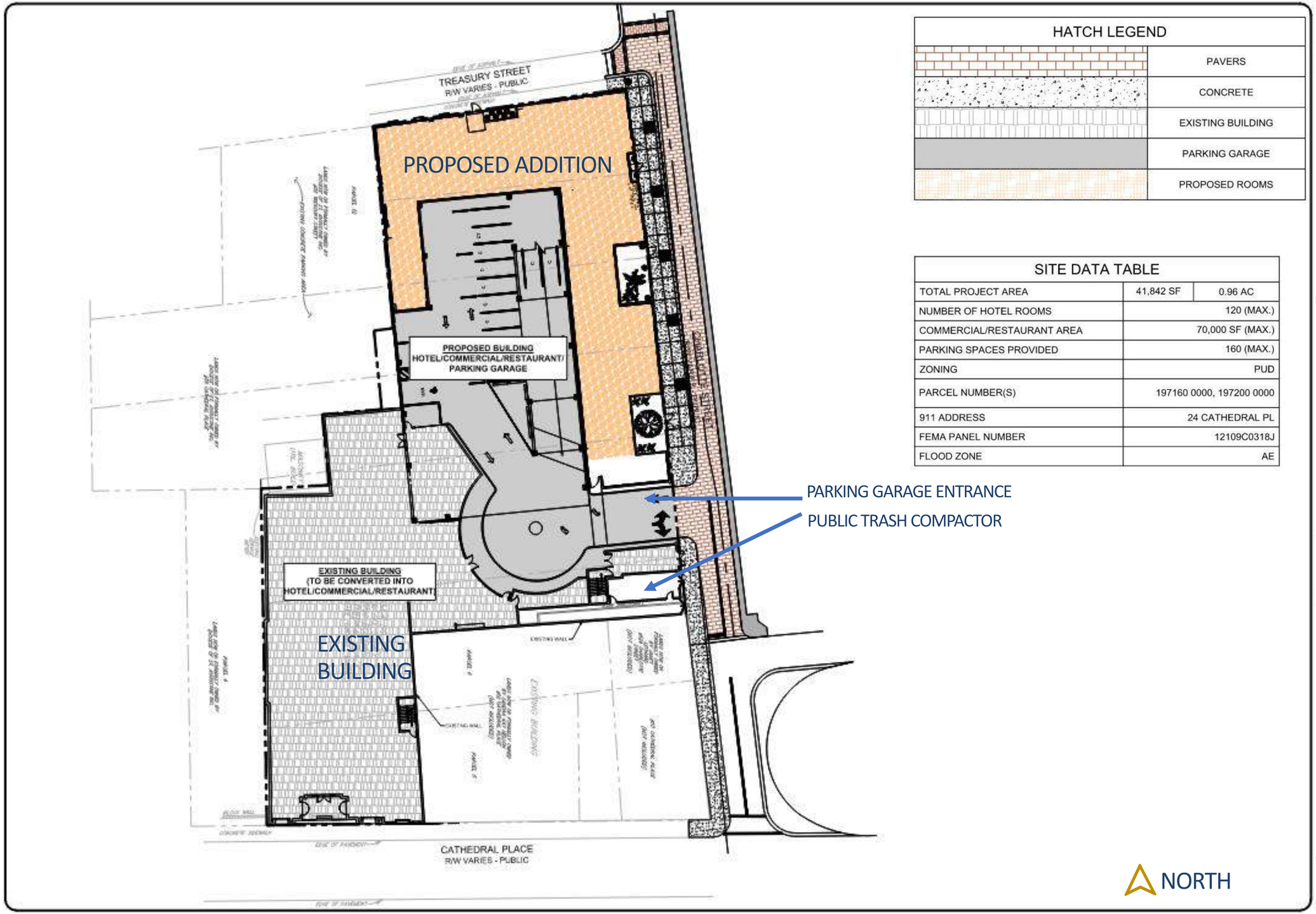

DO NOT BLOCK DRIVEWAY
DO NOT BLOCK DRIVEWAY


Harry's


DO NOT BLOCK DRIVEWAY

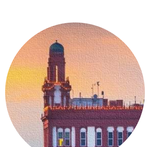

Harry's


PRIVATE PROPERTY
NO TRESPASSING
TOW AWAY ZONE



HATCH LEGEND	
	PAVERS
	CONCRETE
	EXISTING BUILDING
	PARKING GARAGE
	PROPOSED ROOMS

SITE DATA TABLE		
TOTAL PROJECT AREA	41,842 SF	0.96 AC
NUMBER OF HOTEL ROOMS	120 (MAX.)	
COMMERCIAL/RESTAURANT AREA	70,000 SF (MAX.)	
PARKING SPACES PROVIDED	160 (MAX.)	
ZONING	PUD	
PARCEL NUMBER(S)	197160 0000, 197200 0000	
911 ADDRESS	24 CATHEDRAL PL	
FEMA PANEL NUMBER	12109C0318J	
FLOOD ZONE	AE	



The Exchange Hotel

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

Overview Plan

08.21.25

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www.halback.com | Florida Qualifier LA6667110



The Exchange Hotel

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

Overview Plan with Context

08.21.25

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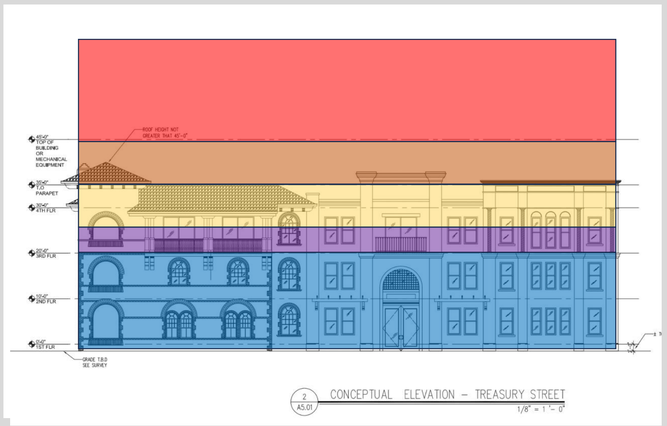
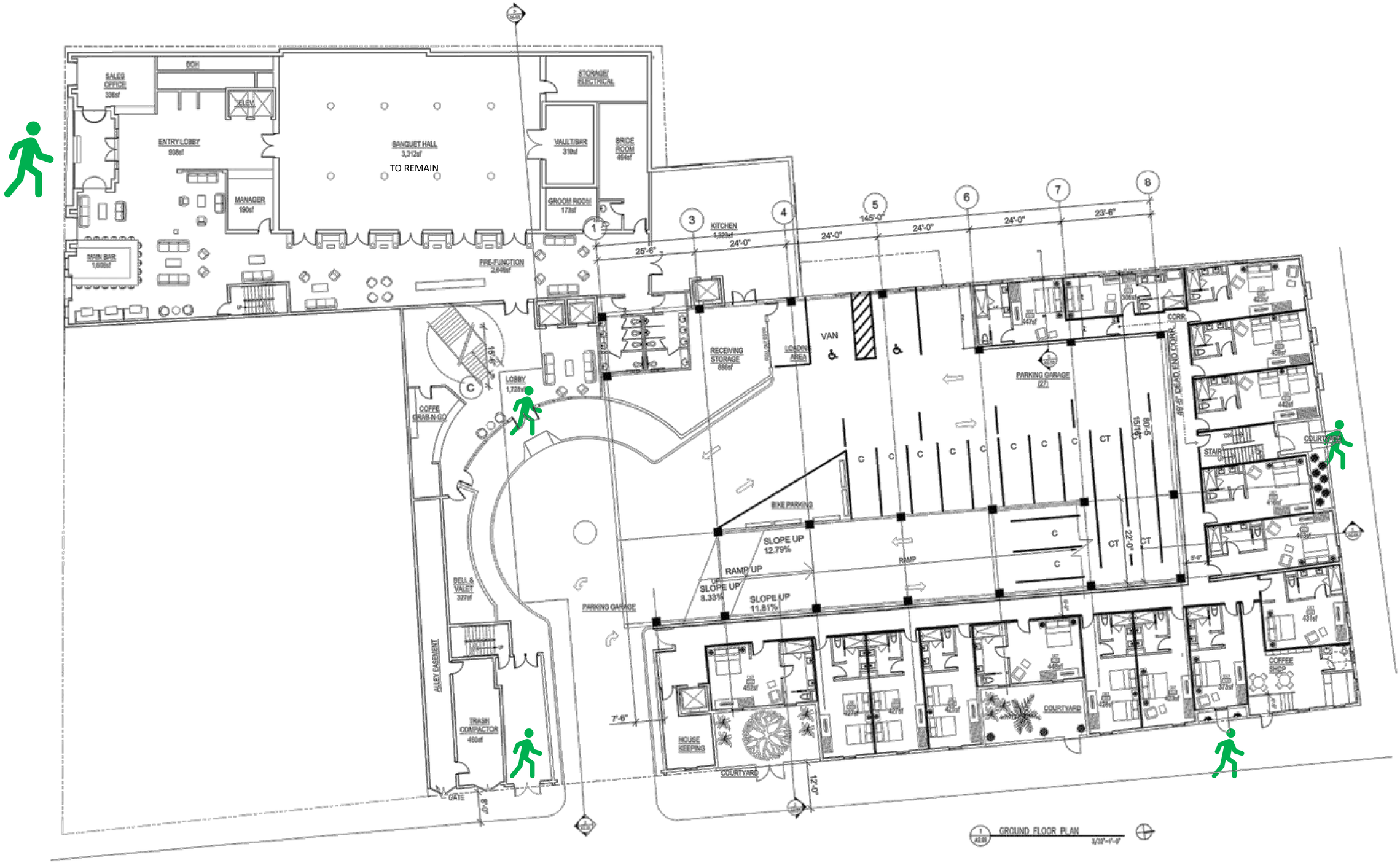
APPROXIMATE BUILDING HEIGHTS

Heights are approximated from Google Earth; May 3, 2024

- 45’ +
- 35’ -45’+
- 25’-35’
- 20’-25’
- < 20’



Treasury Street Elevation





The Exchange Hotel

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

Ground Floor Plan

08.21.25

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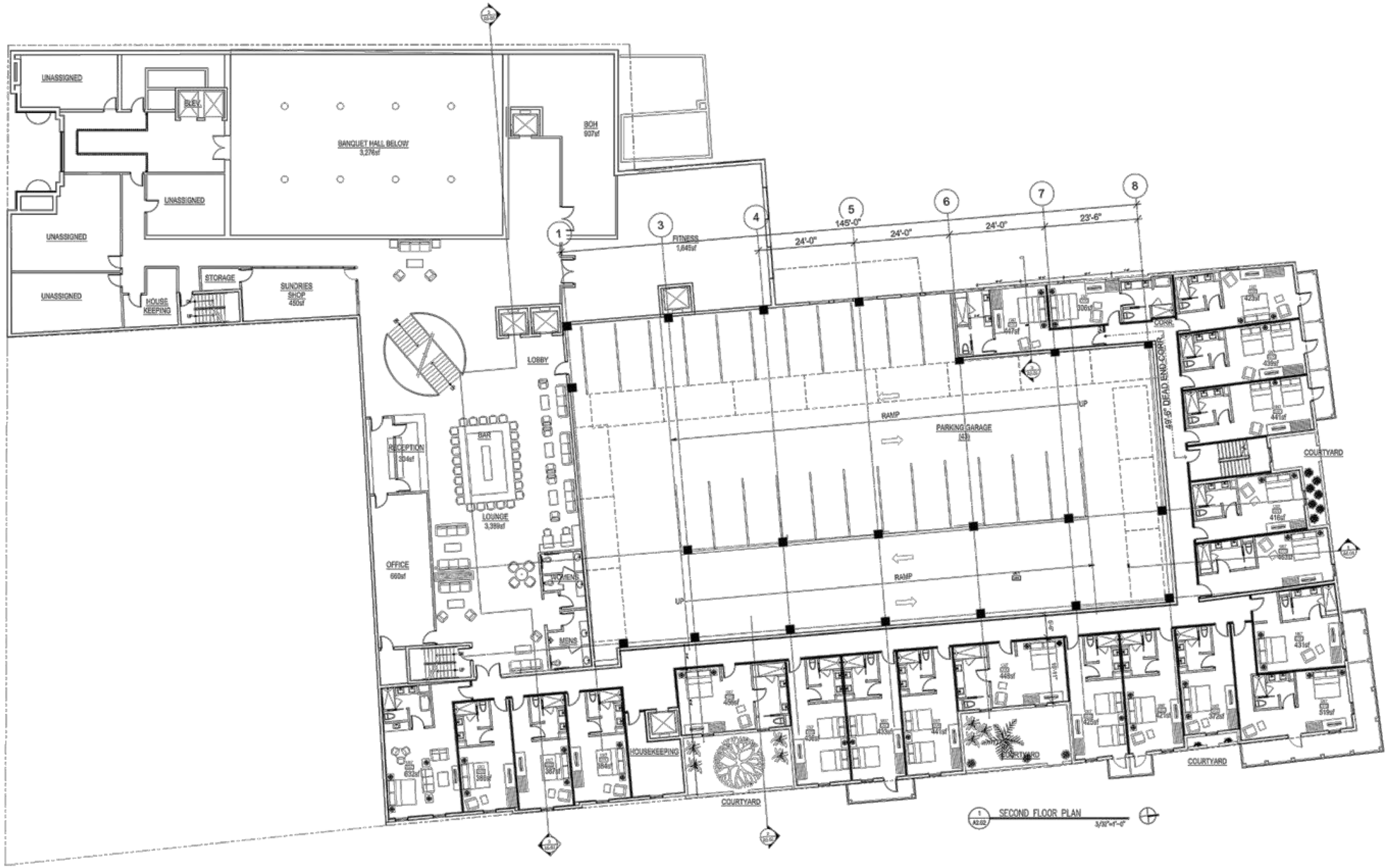
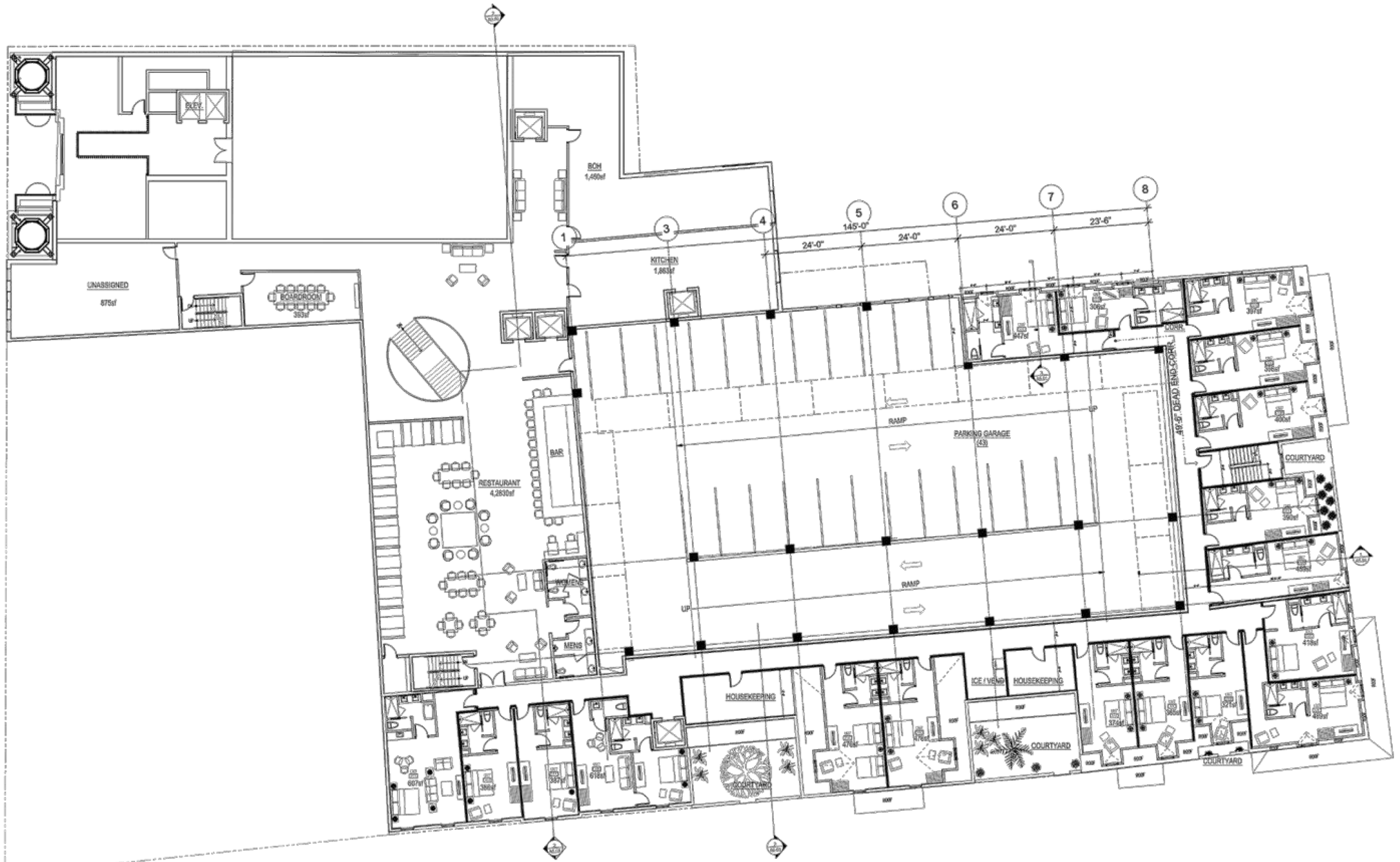


The Exchange Hotel

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

2nd Floor Plan

08.21.25



The Exchange Hotel

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

3rd Floor Plan

08.21.25

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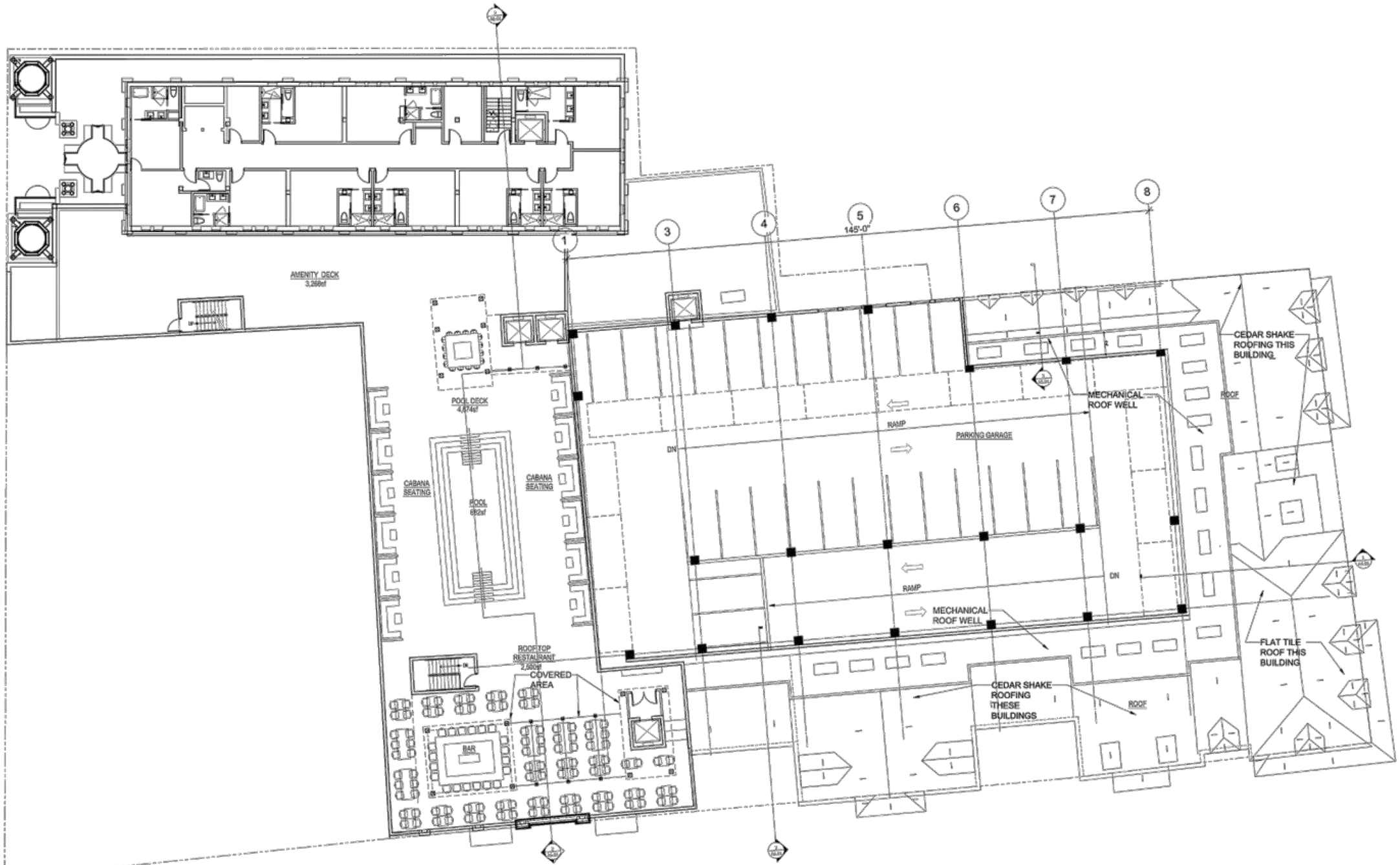

1 A2.04 FOURTH FLOOR PLAN & ROOF 3/32" = 1'-0"

The Exchange Hotel

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

Roof Plan

08.21.25

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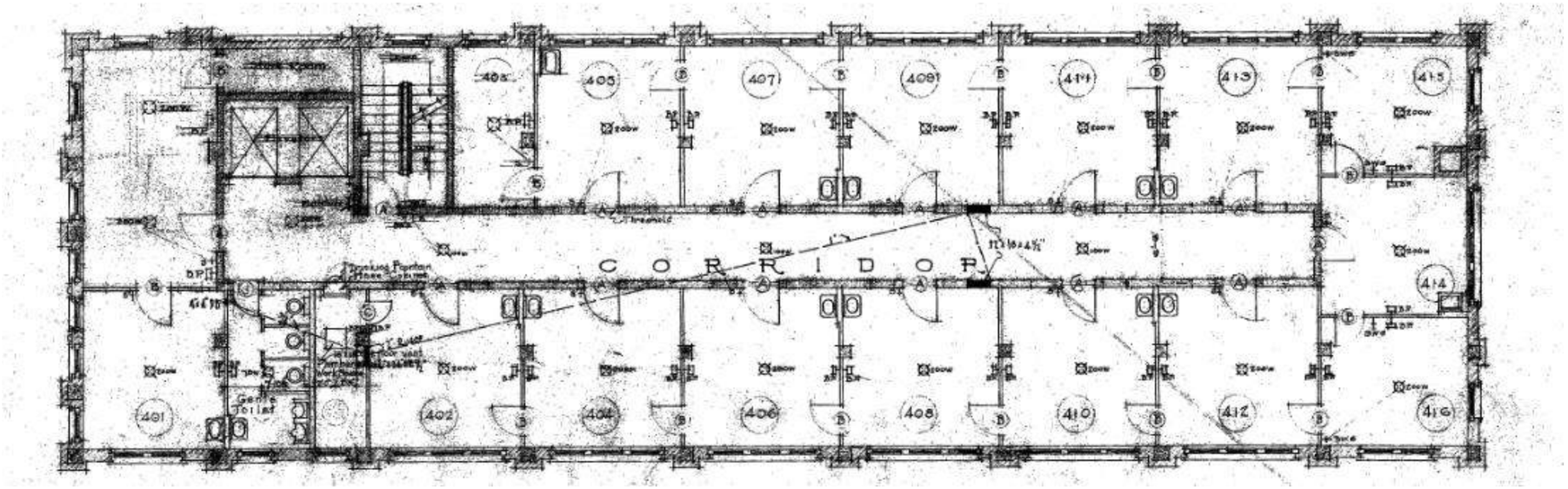
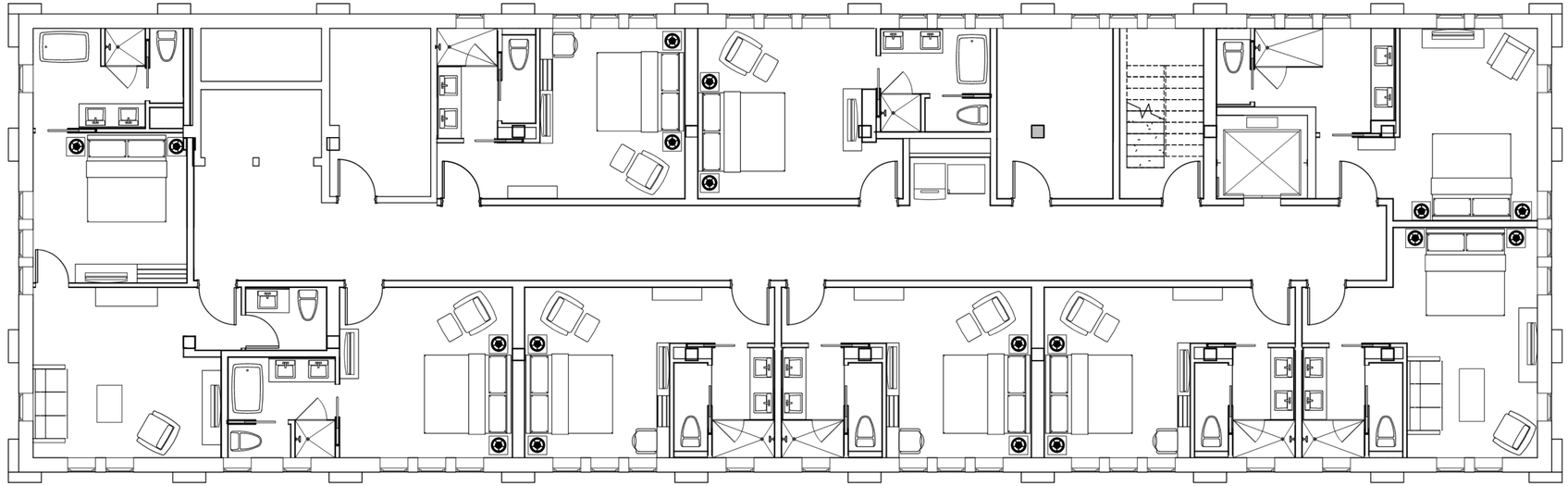


1 A2.05 HISTORIC TOWER FLOOR PLAN

3'/16"=1'-0"



2 A2.05 PROPOSED TOWER FLOOR PLAN

3'/16"=1'-0"



The Exchange Hotel

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

Tower Plan

08.21.25

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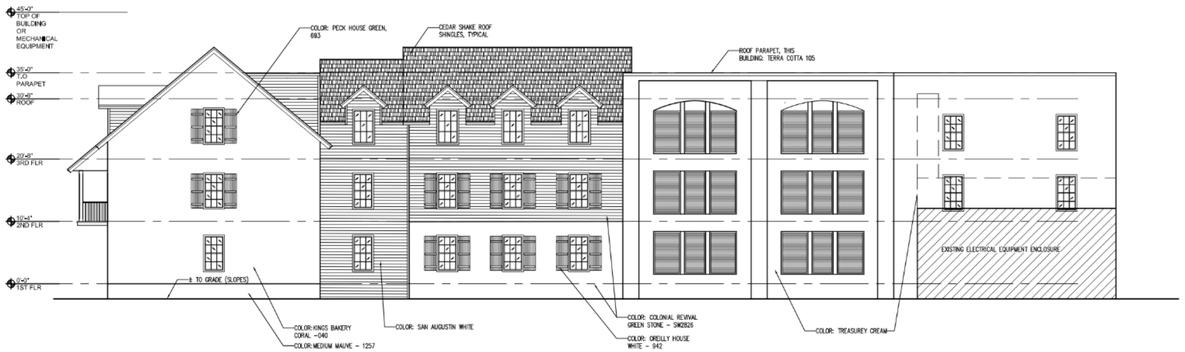
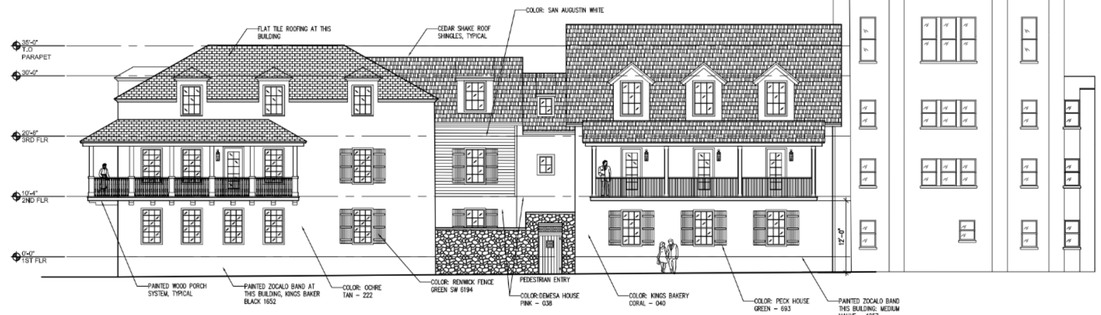


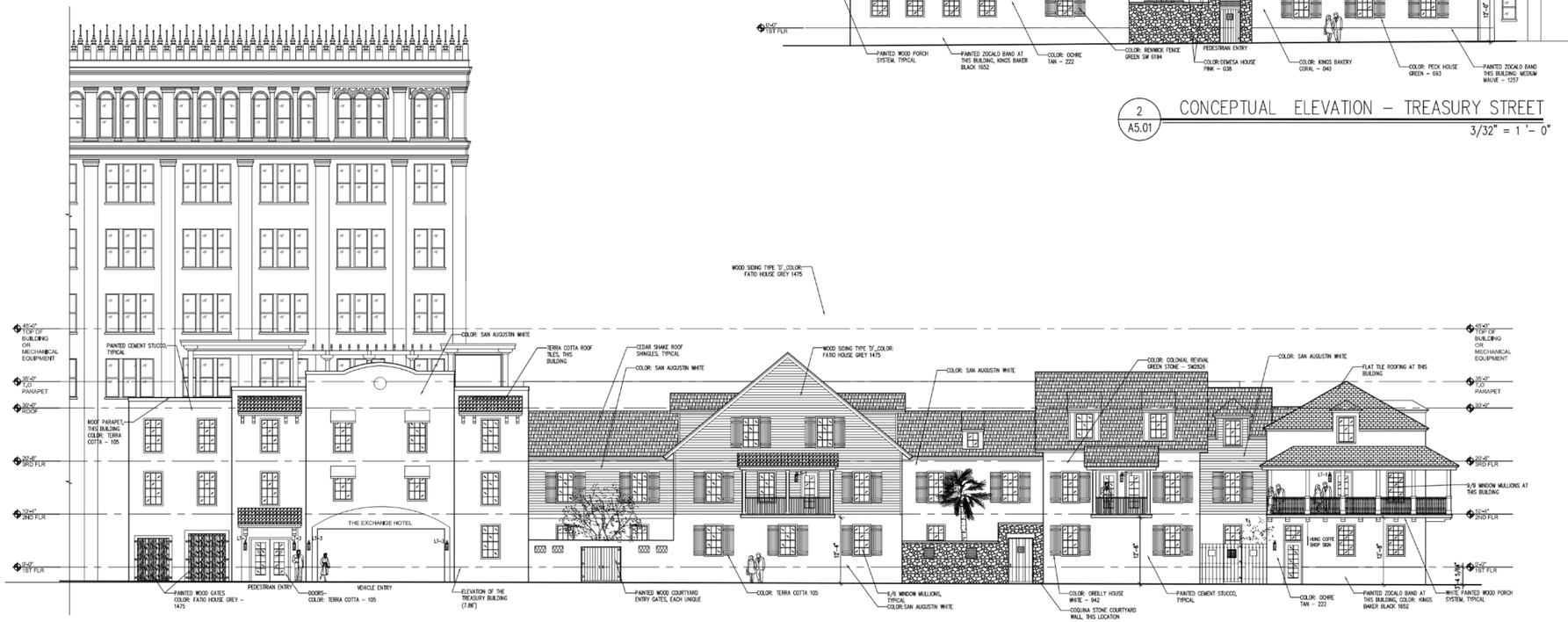
3 A5.01 CONCEPTUAL WEST ELEVATION

3/32" = 1 '- 0"



2 A5.01 CONCEPTUAL ELEVATION – TREASURY STREET

3/32" = 1 '- 0"



1 A5.01 CONCEPTUAL ELEVATION – CHARLOTTE STREET

3/32" = 1 '- 0"



The Exchange Hotel

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

Proposed Elevations

08.21.25

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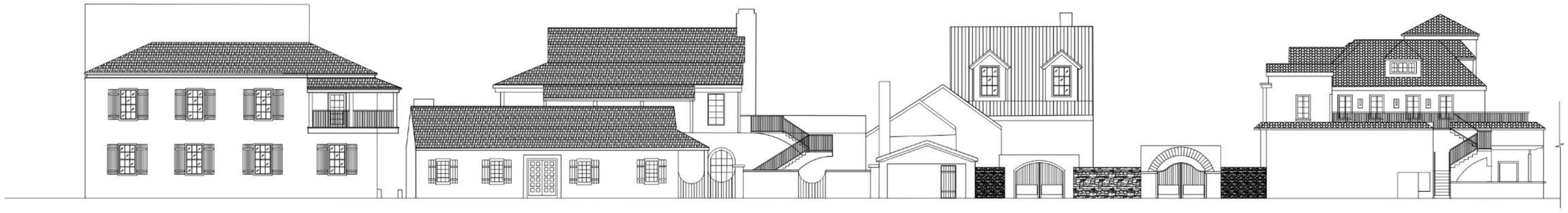
Context Elevation Along Charlotte Street – Looking West

1 A5.02 CONTEXT ELEVATION – CHARLOTTE STREET
1/16" = 1 '– 0"



Context Elevation Along Treasury Street – Looking South

2 A5.02 CONTEXT ELEVATION – TREASURY STREET
1/16" = 1 '– 0"



1 A5.01 CONTEXT ELEVATION – CHARLOTTE STREET

3/32" = 1 '– 0"



2 A5.01 CONTEXT ELEVATION – TREASURY STREET

3/32" = 1 '– 0"



The Exchange Hotel

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

Context Elevations

08.21.25

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3 A5.01 CONCEPTUAL WEST ELEVATION

3/32" = 1 '– 0"



2 A5.01 CONCEPTUAL ELEVATION – TREASURY STREET

3/32" = 1 '– 0"



1 A5.01 CONCEPTUAL ELEVATION – CHARLOTTE STREET

3/32" = 1 '– 0"



The Exchange Hotel

24 Cathedral Place, St. Augustine, Florida
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Color Elevations

08.21.25

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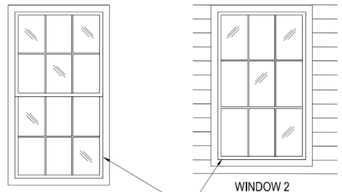
1 A5.04 CONCEPTUAL ENLARGED PART. ELEVATION 1 - CHARLOTTE STREET

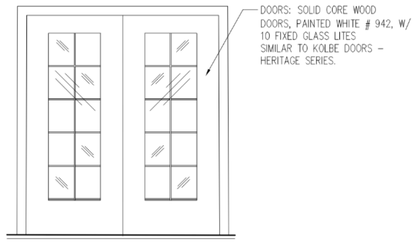
3/16" = 1 '- 0"

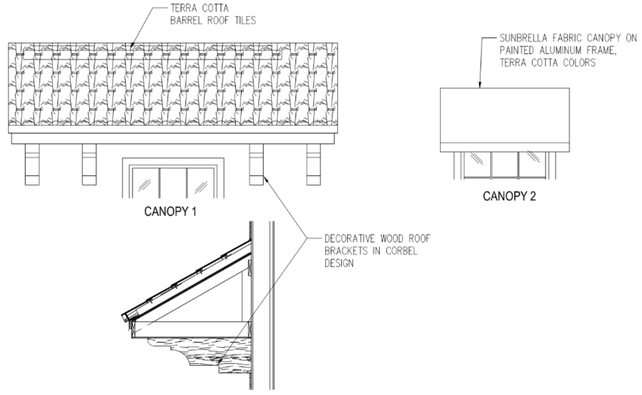


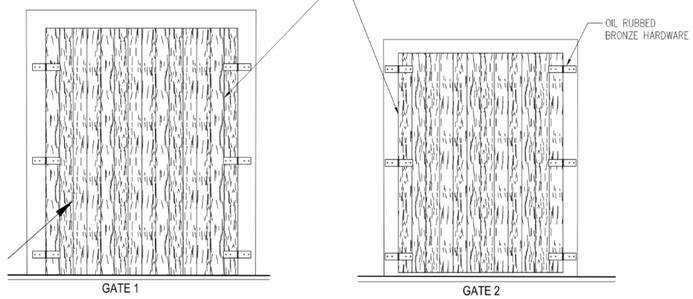
2 A5.04 CONCEPTUAL ENLARGED PART. ELEVATION 1 - CHARLOTTE STREET

3/16" = 1 '- 0"















White Stucco - Typical

San Augustin White
Pure White

Fatio House Grey
1475

Terra Cotta
105



DOOR HARDWARE: MANUFACTURED BY ROCKY MOUNTAIN HAREWARE OIL RUBBED BRONZE COLLER

DOOR HARWARE



The Exchange Hotel

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

Partial Enlarged Elevation

08.21.25

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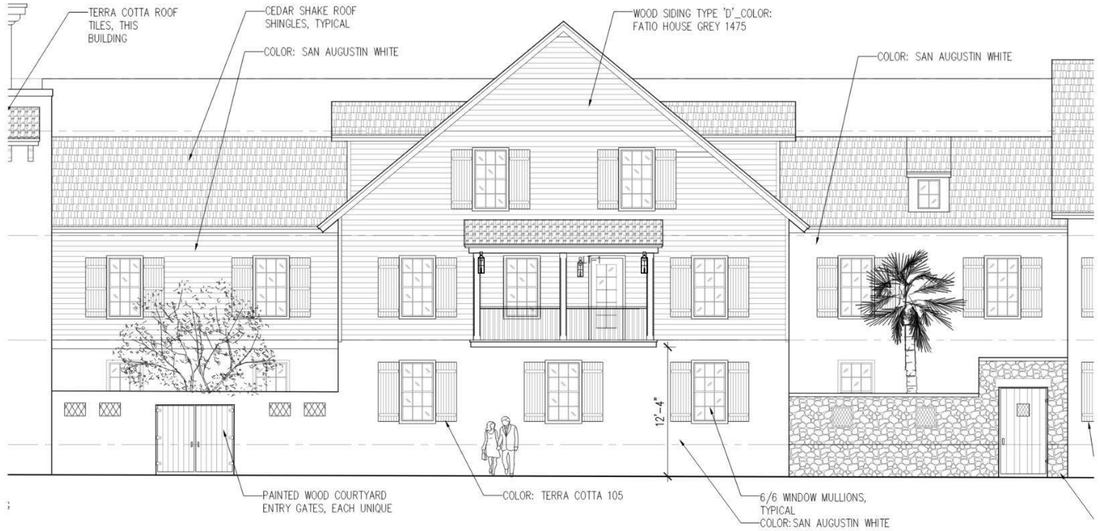
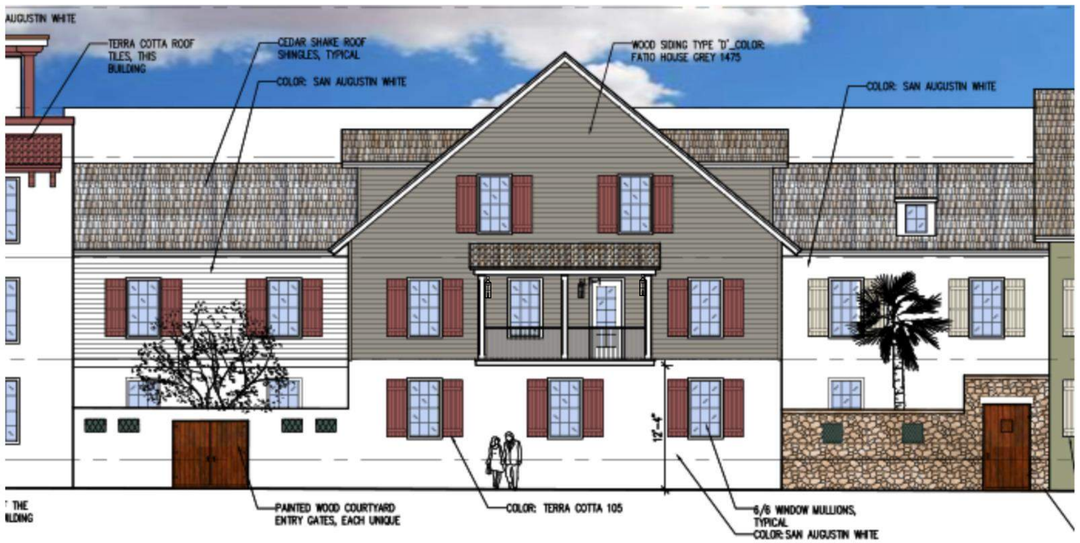


1 A5.05 CONCEPTUAL ENLARGED PART. ELEVATION 2 – CHARLOTTE STREET

3/16" = 1 '– 0"



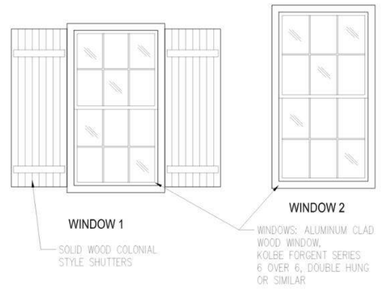
2 A5.05 CONCEPTUAL ENLARGED PART. ELEVATION 2 – CHARLOTTE STREET

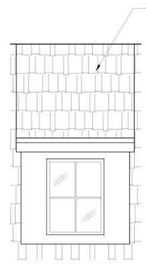
3/16" = 1 '– 0"

Terra Cotta 105

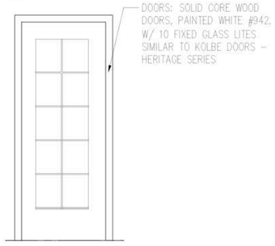
San Augustin White Pure White

Fatio House Grey 1475

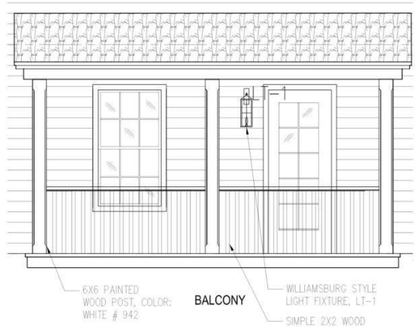


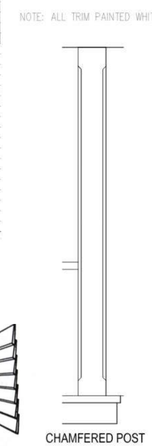


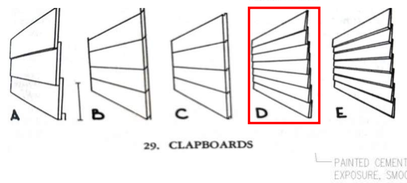
DORMER WINDOW



DOOR









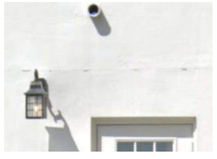
Dormer Window

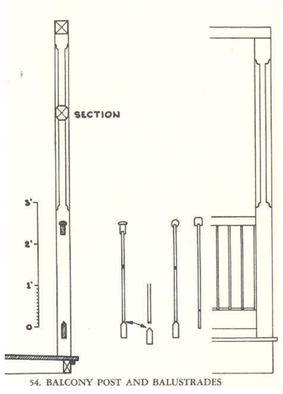


Cedar Shake - Typical



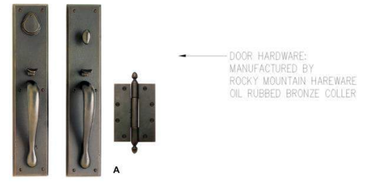
Shutters







Shutter Dog



DOOR HARWARE



The Exchange Hotel

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

Partial Enlarged Elevation

08.21.25

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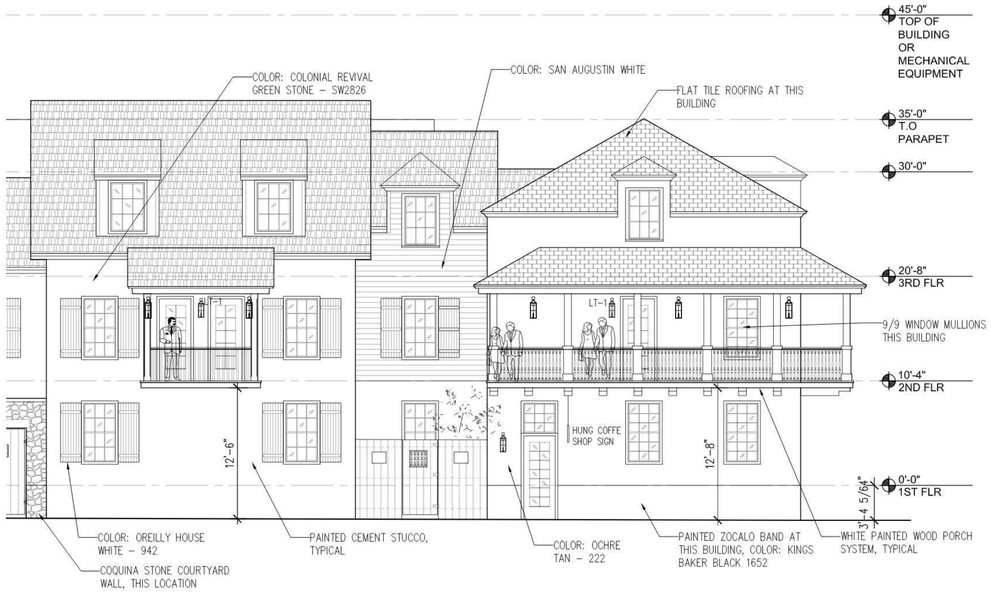


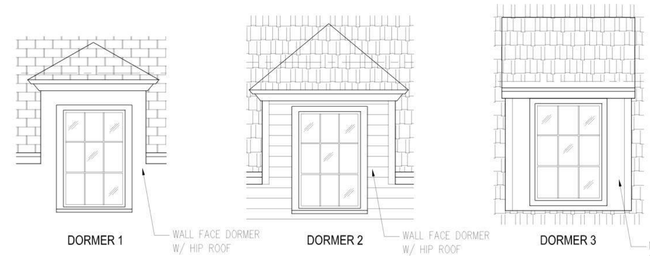
1 A5.06 CONCEPTUAL ENLARGED PART. ELEVATION 3 – CHARLOTTE STREET

3/16" = 1 '– 0"



2 A5.06 CONCEPTUAL ENLARGED PART. ELEVATION 3 – CHARLOTTE STREET

3/16" = 1 '– 0"

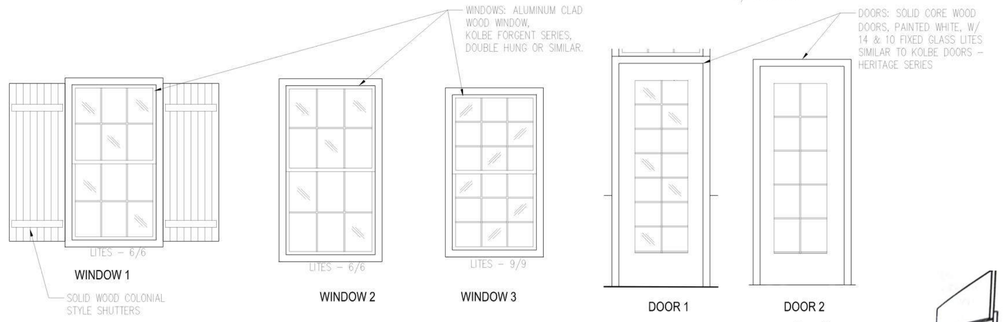




Cedar Shake - Typical

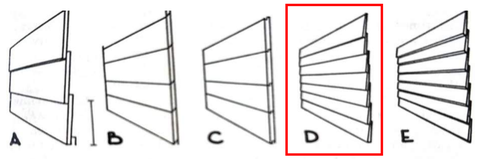


Shutters





Shutter Dog

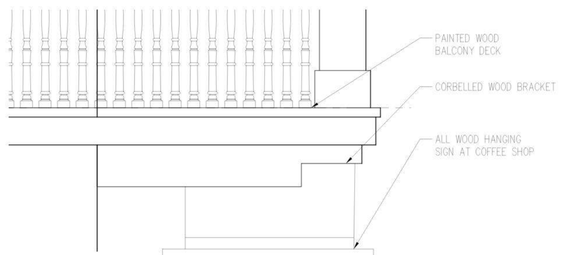


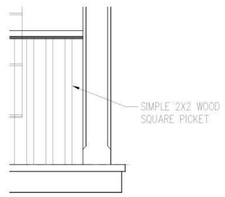
29. CLAPBOARDS





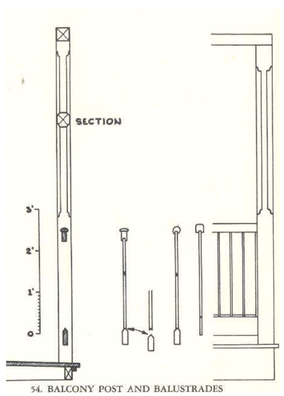
White Stucco - Typical







Door Hardware



54. BALCONY POST AND BALUSTRADES

Colonial Revival Green Stone SW 2826

O'Reilly House White 942

Ochre Tan 222

King's Bakery Black 1652

San Augustin White Pure White



The Exchange Hotel

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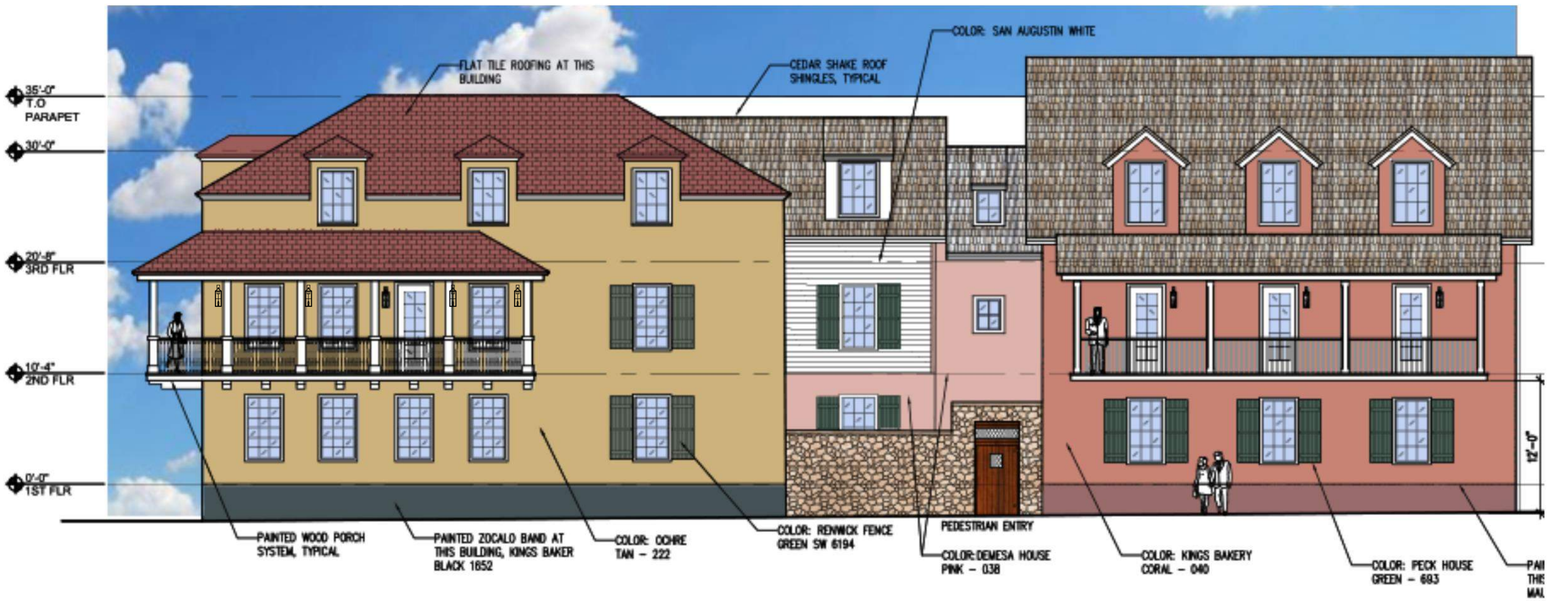
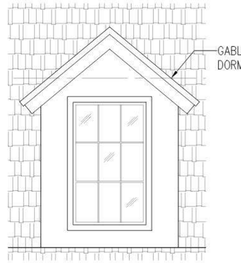
1 A5.07 CONCEPTUAL ENLARGED ELEVATION – TREASURY STREET

3/16" = 1 '– 0"

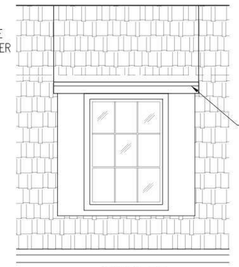


2 A5.07 CONCEPTUAL ENLARGED ELEVATION – TREASURY STREET

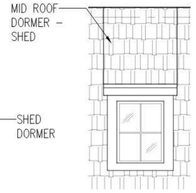
3/16" = 1 '– 0"



DORMER 1



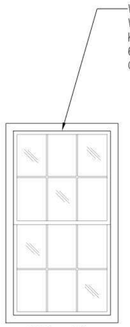
DORMER 2



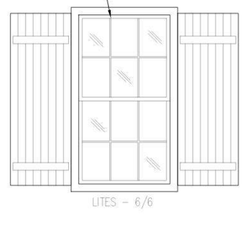
DORMER 3



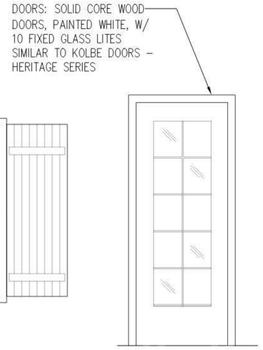
Cedar Shake - Typical



WINDOW 1



WINDOW 2



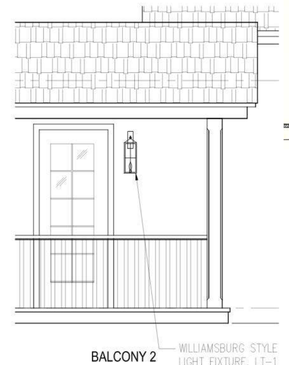
DOOR



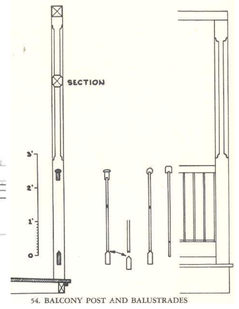
Shutters



BALCONY 1



BALCONY 2





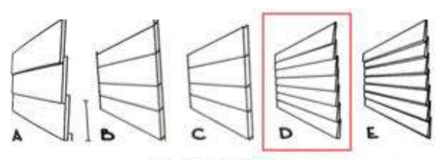
White Stucco - Typical



Shutter Dog



Door Hardware



29. CLAPBOARDS

DeMesa House Pink 038

Ochre Tan 222

Renwick Fence Green *(Match: Basil – SW 6194)*

King's Bakery Black 1652

Peck House Green 693

Medium Mauve 1257

King's Bakery Coral 040



The Exchange Hotel

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

Partial Enlarged Elevation

08.21.25

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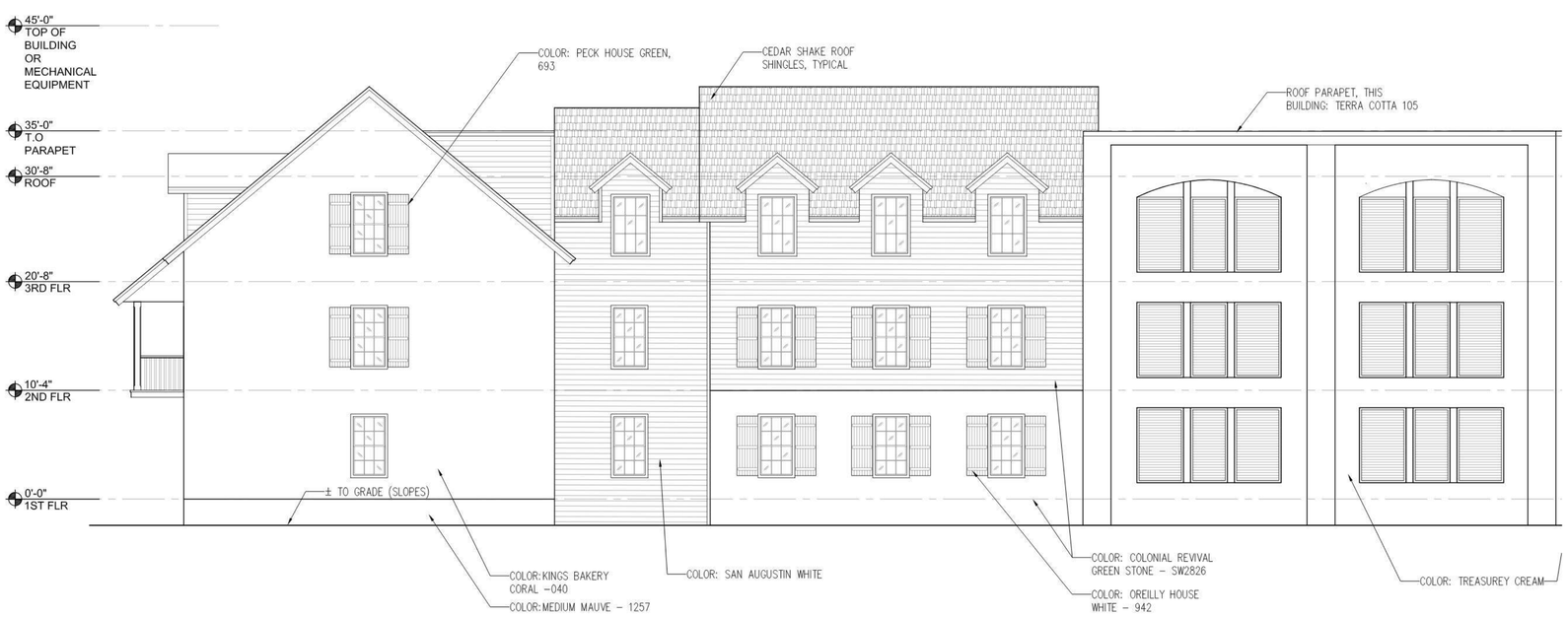


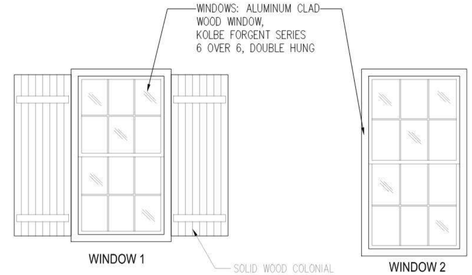
1 A5.08 CONCEPTUAL PART. ENLARGED WEST ELEVATION 1

3/16" = 1 '- 0"



2 A5.08 CONCEPTUAL PART. ENLARGED WEST ELEVATION

3/16" = 1 '- 0"

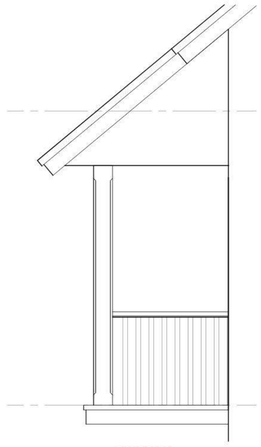


WINDOW 1

WINDOW 2



DORMER



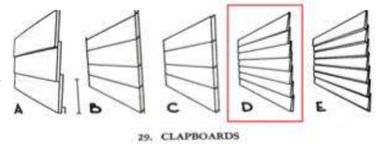
BALCONY



LOUVER



Cedar Shake - Typical



29. CLAPBOARDS



Shutters



Shutter Dog



White Stucco - Typical

Colonial Revival Green Stone SW 2826

San Augustin White Pure White

King's Bakery Coral 040

Medium Mauve 1257

Terra Cotta 105

Treasury Cream



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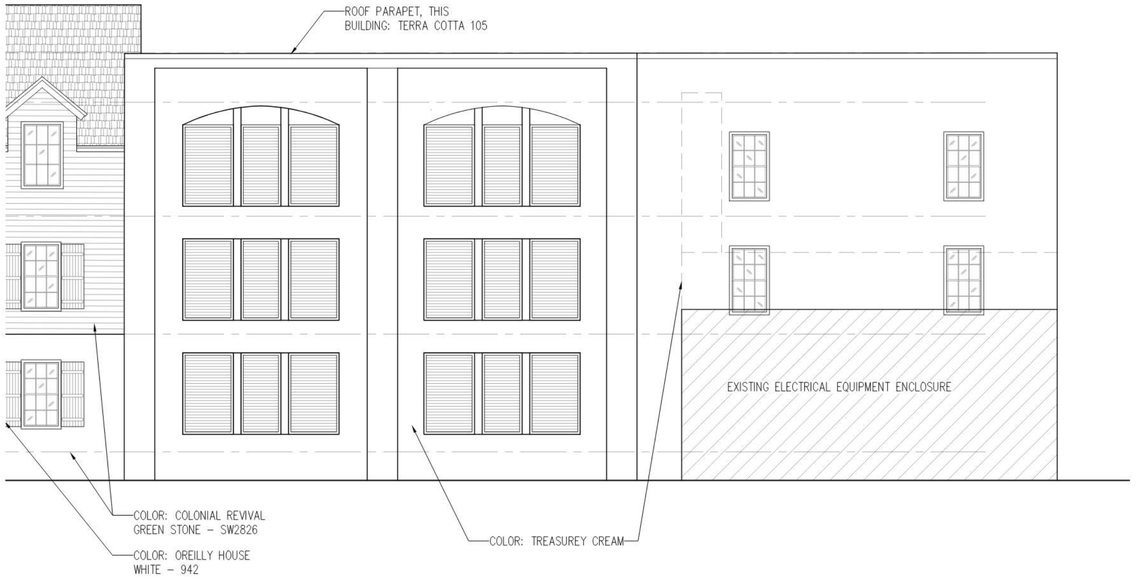
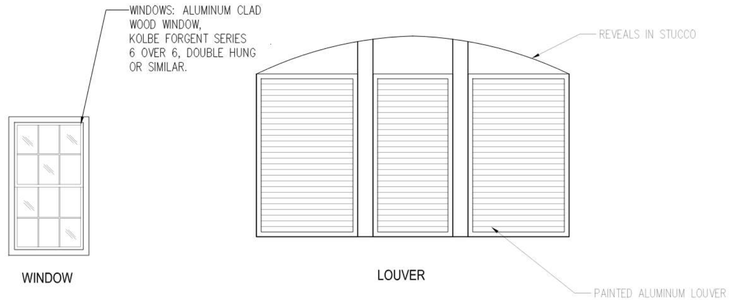
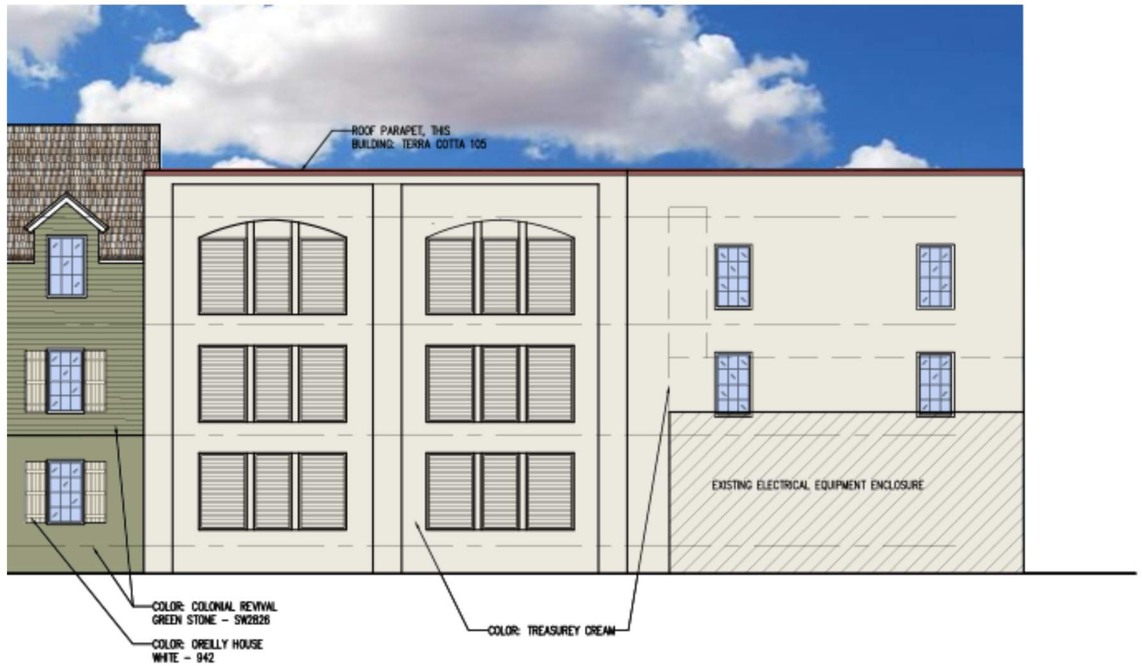


1 / A5.09 CONCEPTUAL PART. ENLARGED WEST ELEVATION 2

3/16" = 1 '– 0"





2 / A5.09 CONCEPTUAL PART. ENLARGED WEST ELEVATION 2

3/16" = 1 '– 0"



Colonial Revival
Green Stone
SW 2826



Terra Cotta
105

Treasury Cream



O'Reilly House White
942



The Exchange Hotel

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

Partial Enlarged Elevation

08.21.25

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Rendering

08.21.25

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STOP



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Rendering

08.21.25

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Rendering

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Rendering

08.21.25

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Rendering

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Rendering

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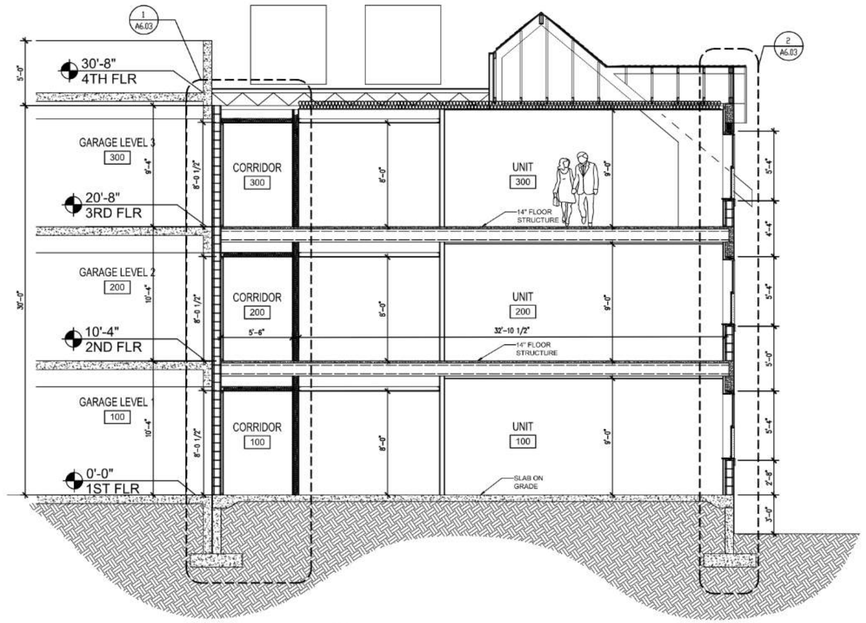
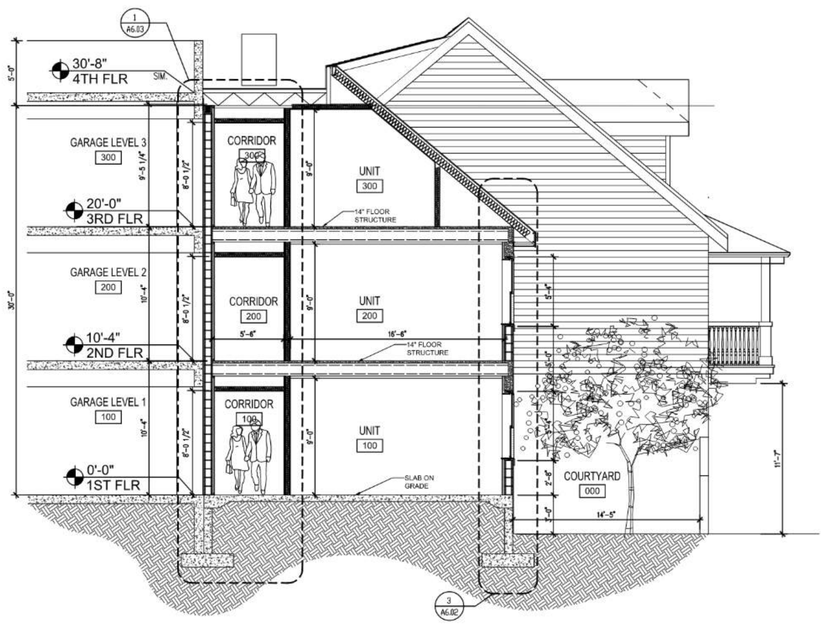
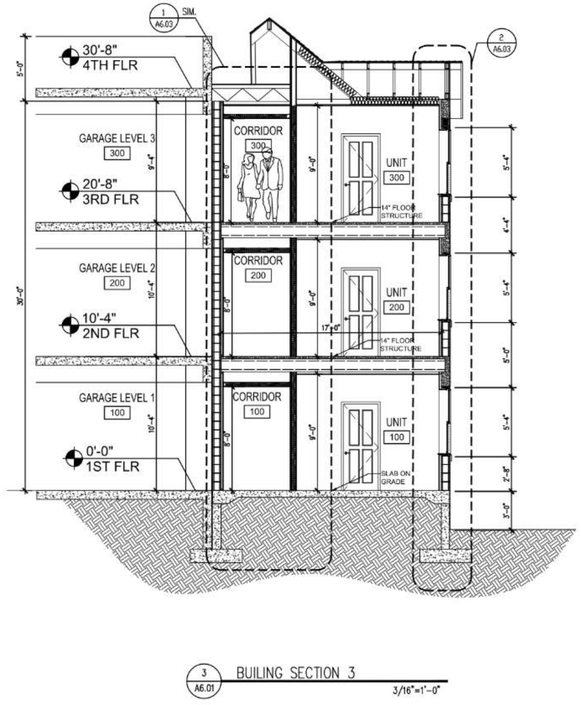
A1A
SAINT



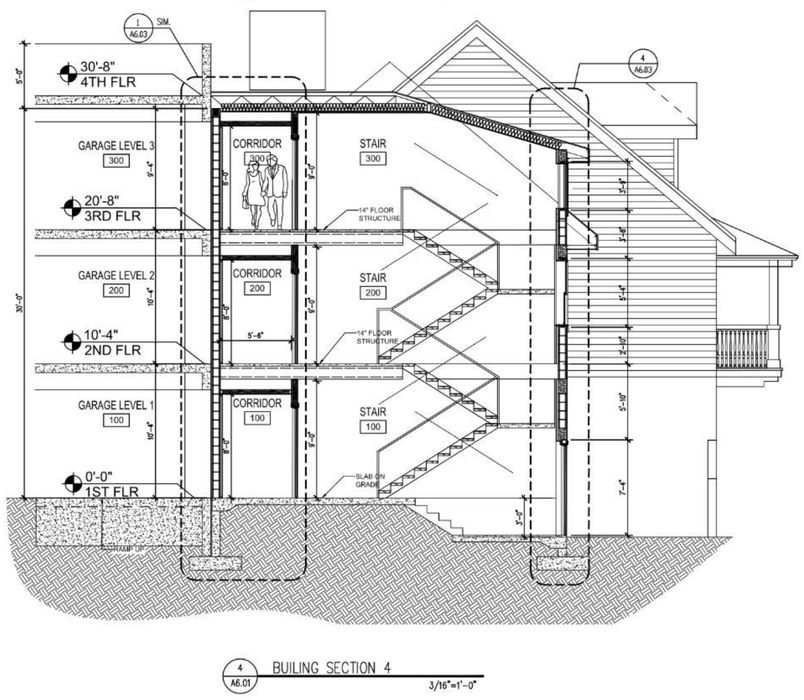
1 A6.01 BUILING SECTION 1 3/16"=1'-0"



2 A6.01 BUILING SECTION 2 3/16"=1'-0"



3 A6.01 BUILING SECTION 3 3/16"=1'-0"



4 A6.01 BUILING SECTION 4 3/16"=1'-0"



The Exchange Hotel

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Building Sections

08.21.25

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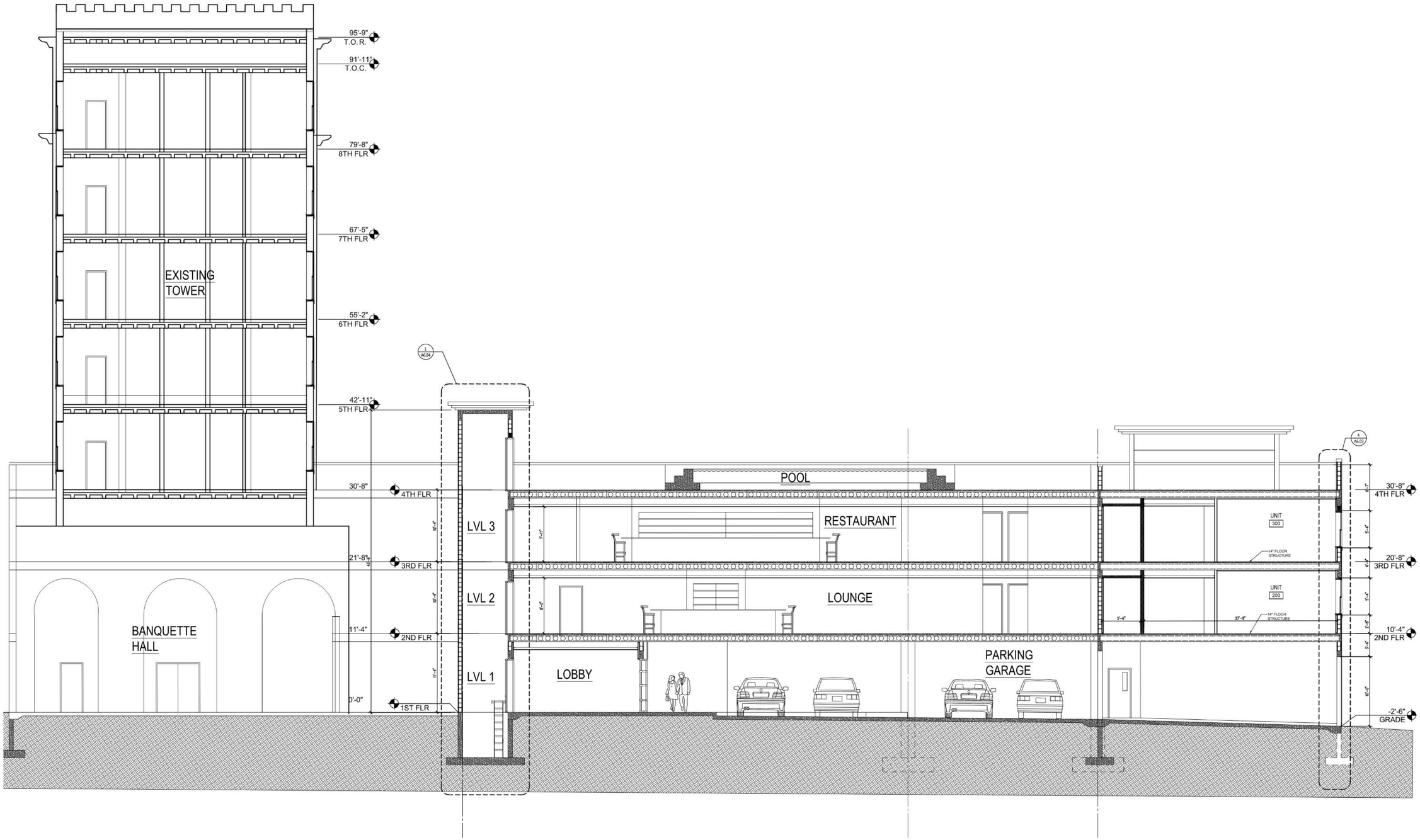



The Exchange Hotel

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

Building Sections

08.21.25

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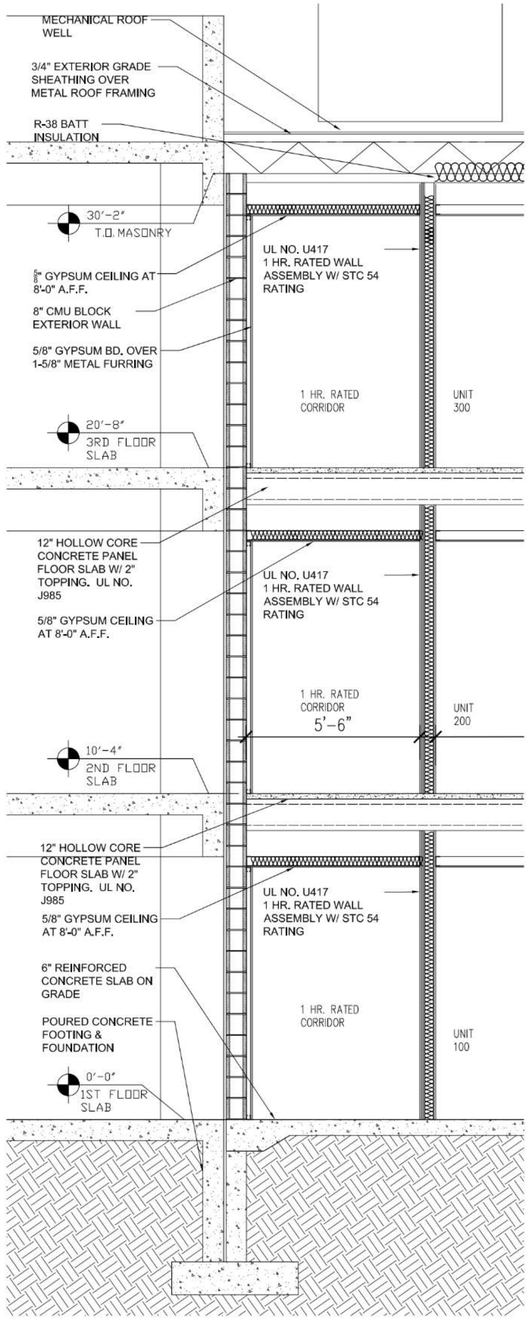
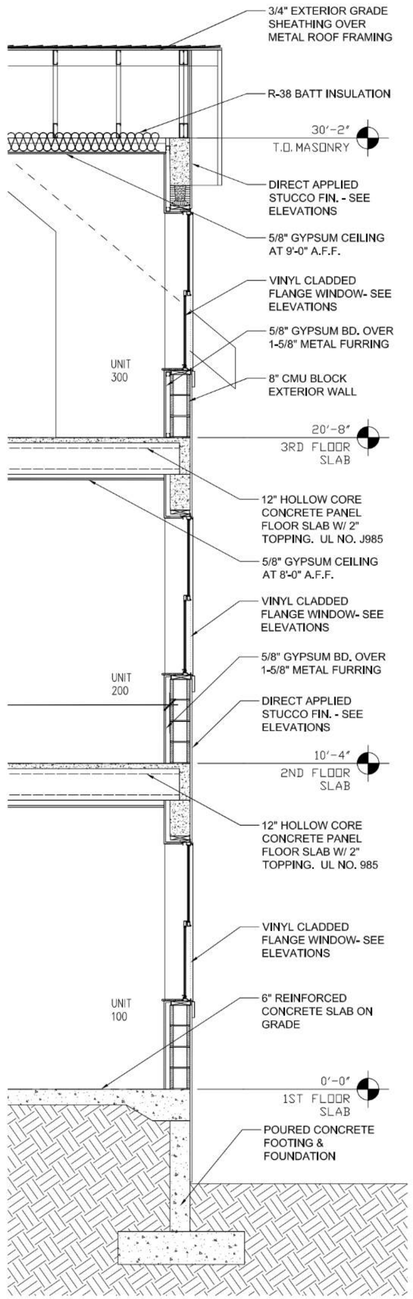
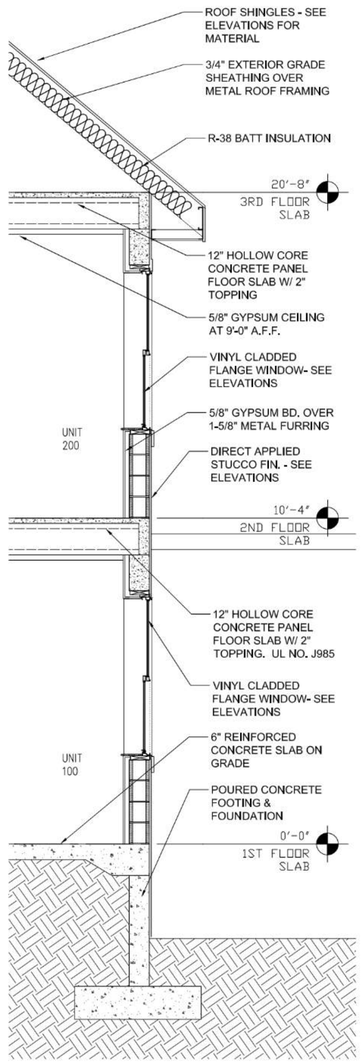


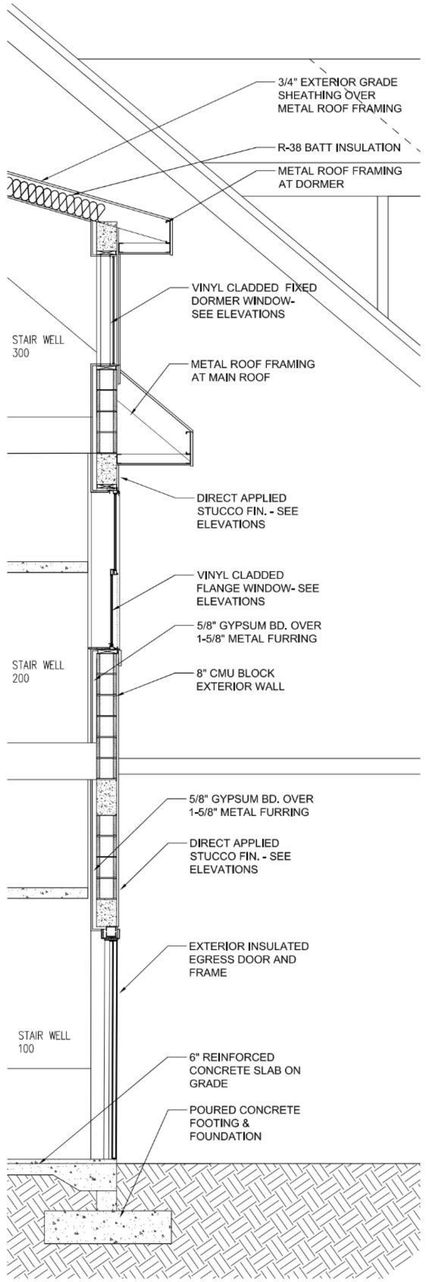
1 A6.03 WALL SECTION 1 1/2"=1'-0"



2 A6.03 WALL SECTION 2 1/2"=1'-0"



3 A6.03 WALL SECTION 3 1/2"=1'-0"



3 A6.03 WALL SECTION 4 1/2"=1'-0"



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Wall Sections

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Ochre Tan
222

Fatio House Grey
1475

Renwick Fence Green
(Match: Basil – SW 6194)

King's Bakery Black
1652

Peck House Green
693

King's Bakery Coral
040

Colonial Revival
Green Stone
SW 2826

San Augustin White
Pure White

Medium Mauve
1257

Terra Cotta
105



Weathered Cedar Shake - Typical



Tile to Match Hanke Hall



O'Reilly House White
942

Treasury Cream



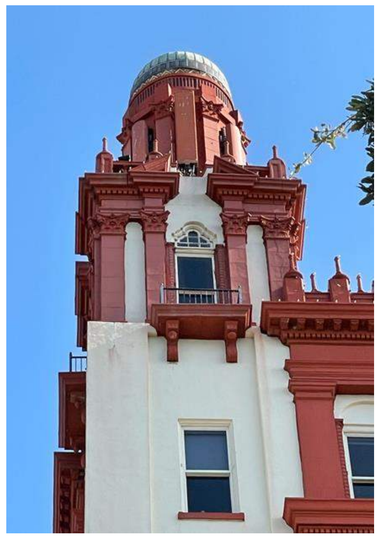


1927: CONSTRUCTION COMPLETED



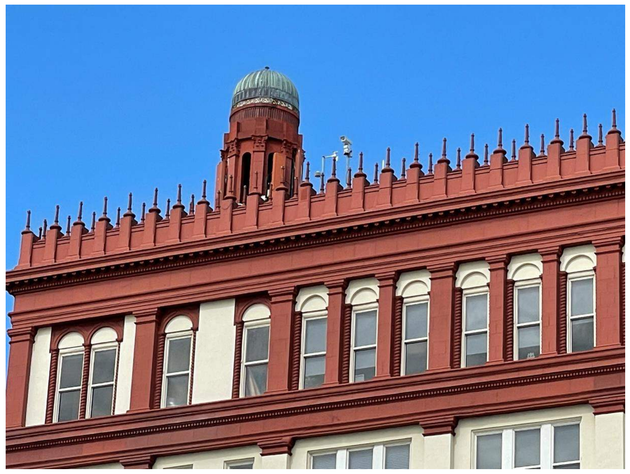


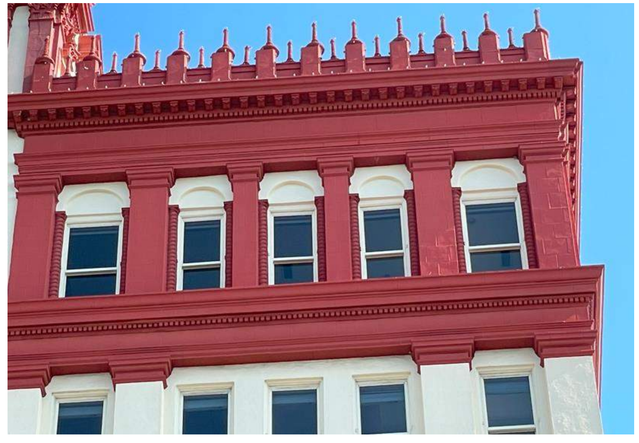




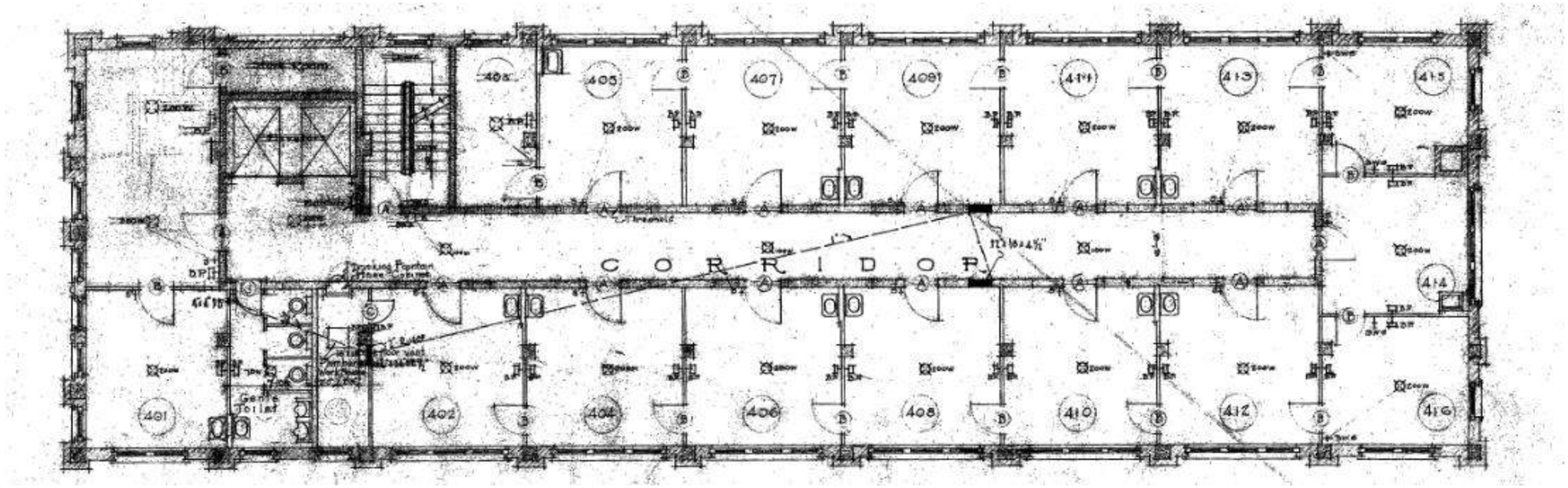




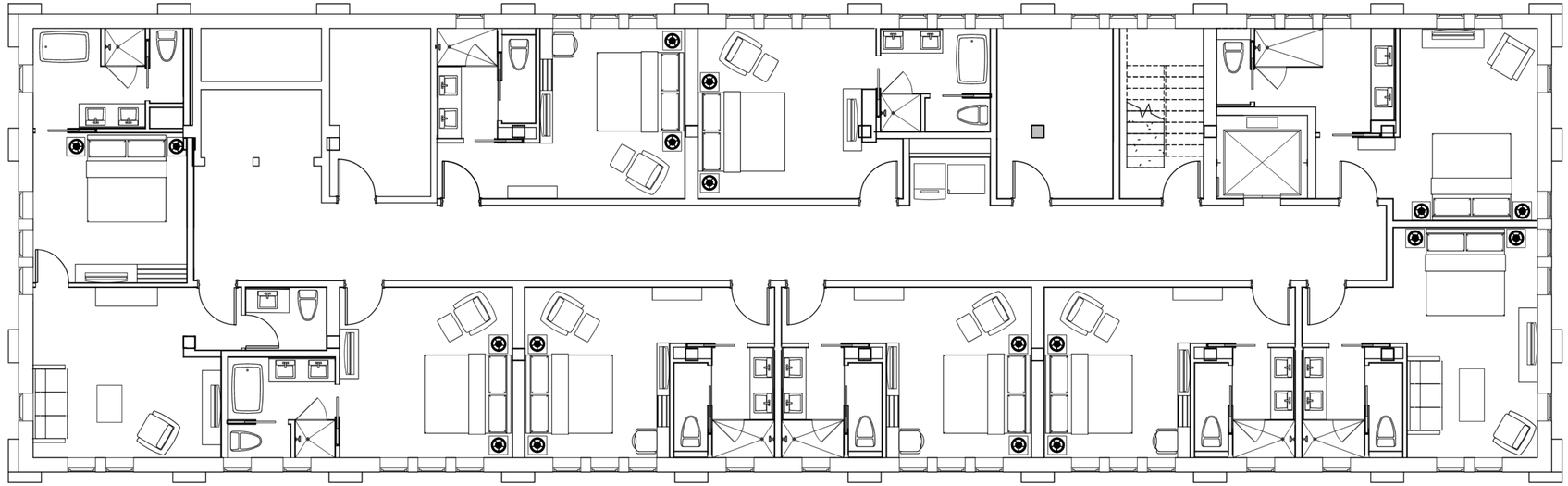








1 A2.05 HISTORIC TOWER FLOOR PLAN
3'/16"=1'-0"



2 A2.05 PROPOSED TOWER FLOOR PLAN
3'/16"=1'-0"



The Exchange Hotel

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ML+H Project No. 23.21.0

Tower Plan

08.21.25

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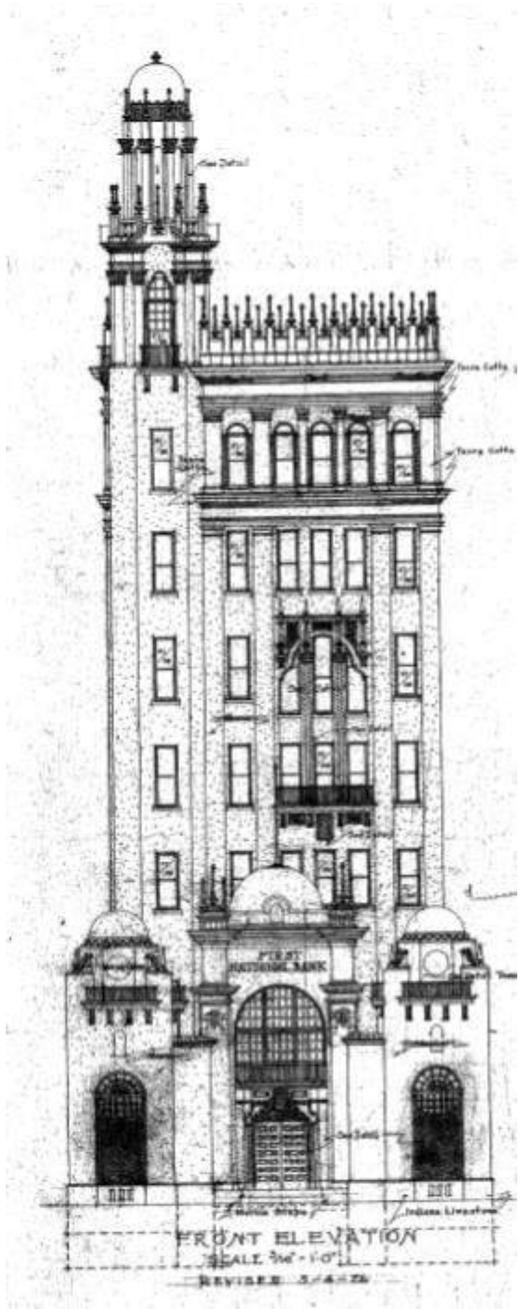
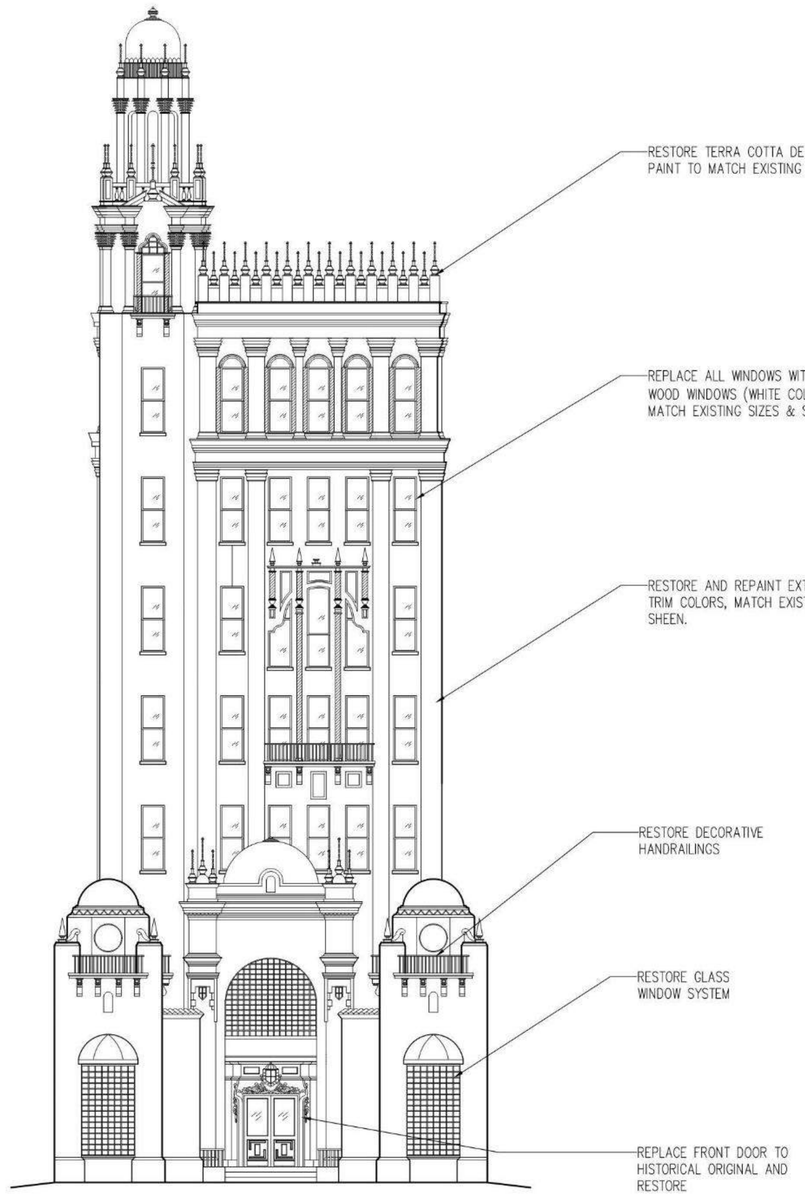
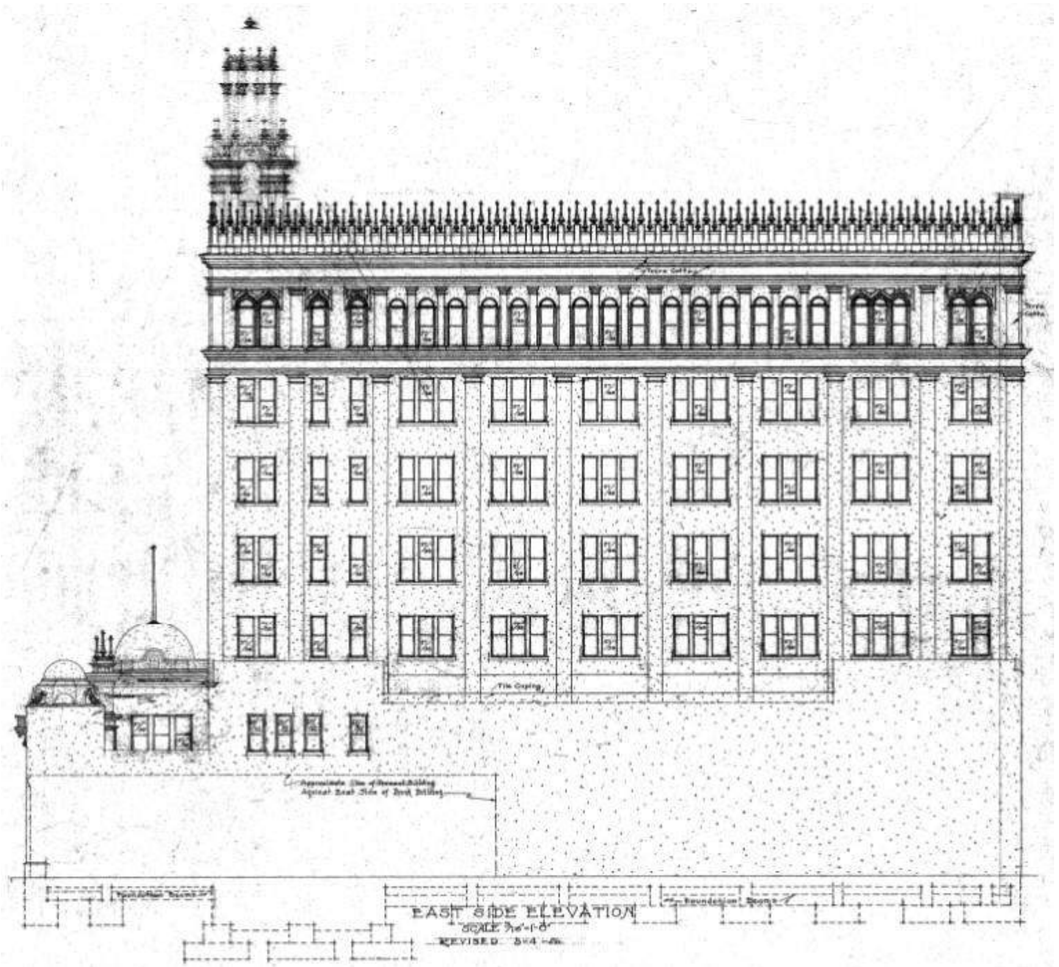


1 A5.10 HISTORIC TOWER FRONT (SOUTH) ELEVATION
1/8" = 1 '- 0"



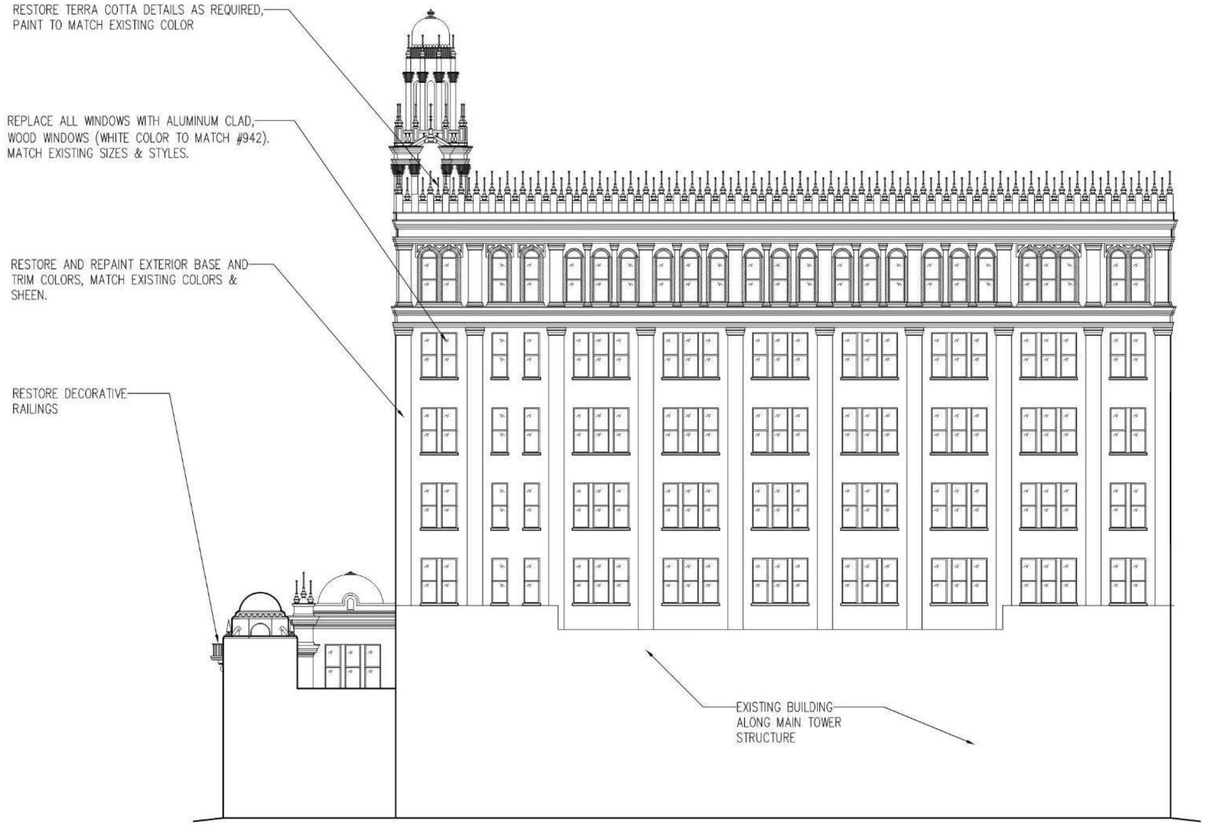
2 A5.10 PROPOSED TOWER FRONT (SOUTH) ELEVATION
1/8" = 1 '- 0"





1 A5.12 HISTORIC TOWER (EAST) ELEVATION

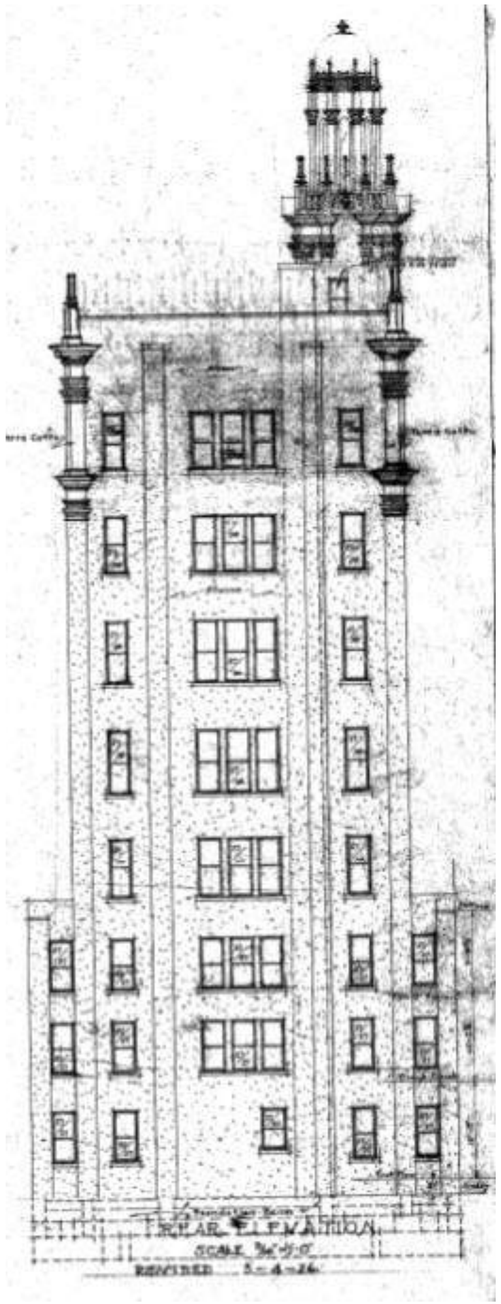
3/32" = 1 '– 0"



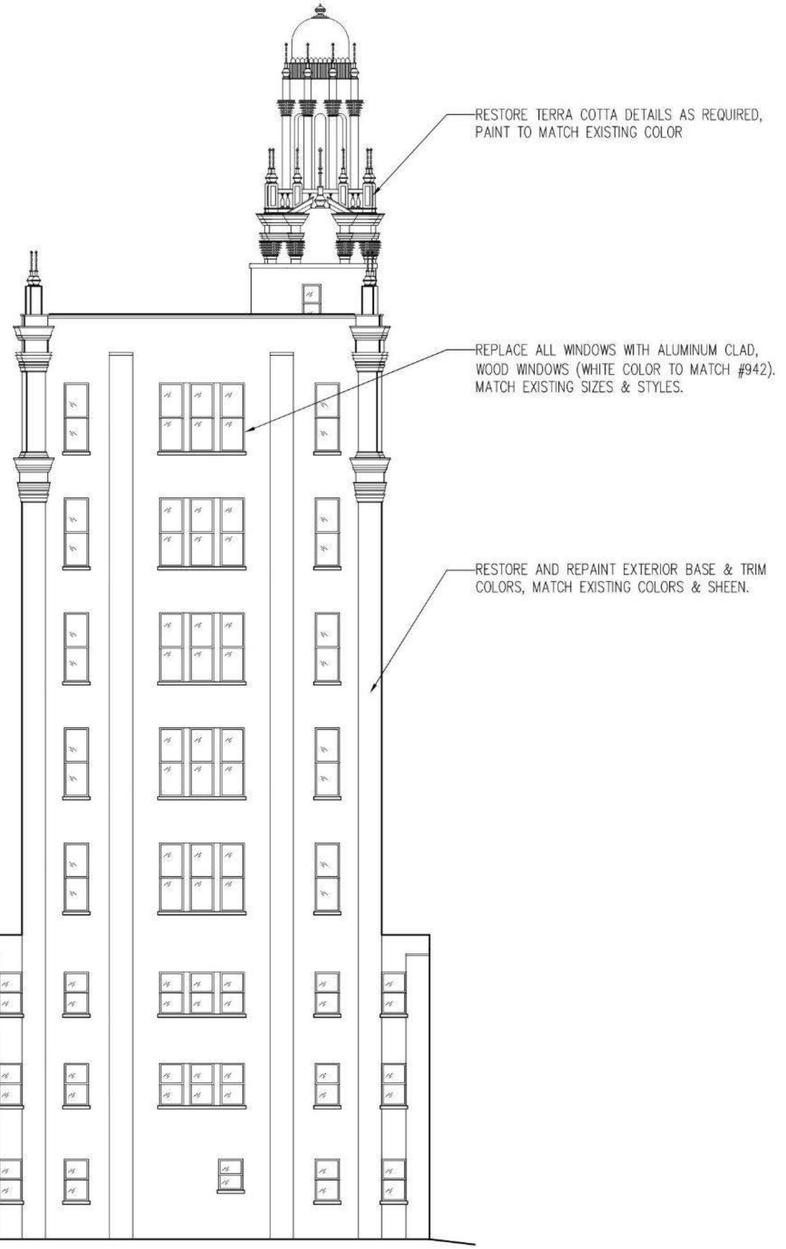
2 A5.12 PROPOSED TOWER (EAST) ELEVATION

3/32" = 1 '– 0"





1 A5.11 HISTORIC TOWER (NORTH) REAR ELEVATION
1/8" = 1 '– 0"



2 A5.11 PROPOSED TOWER (NORTH) REAR ELEVATION
1/8" = 1 '– 0"



The Exchange Hotel

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ML+H Project No. 23.21.0

Tower Elevations

08.21.25

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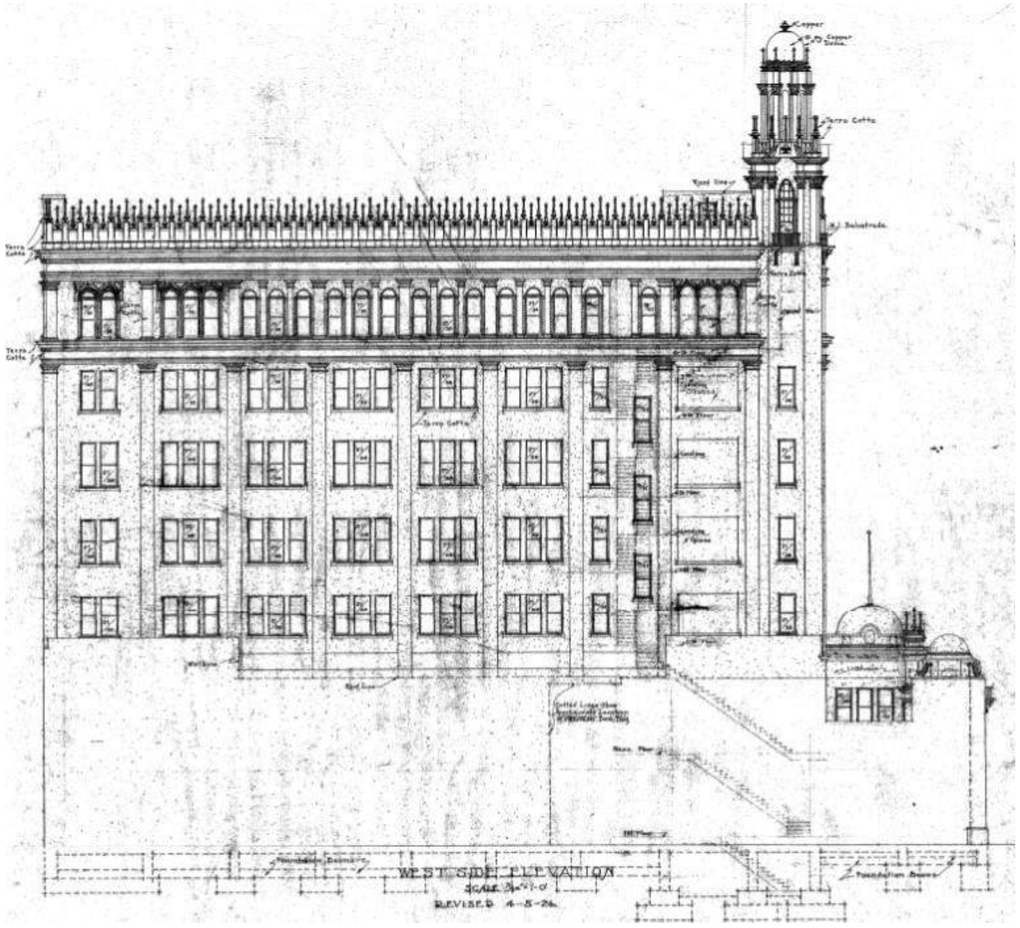
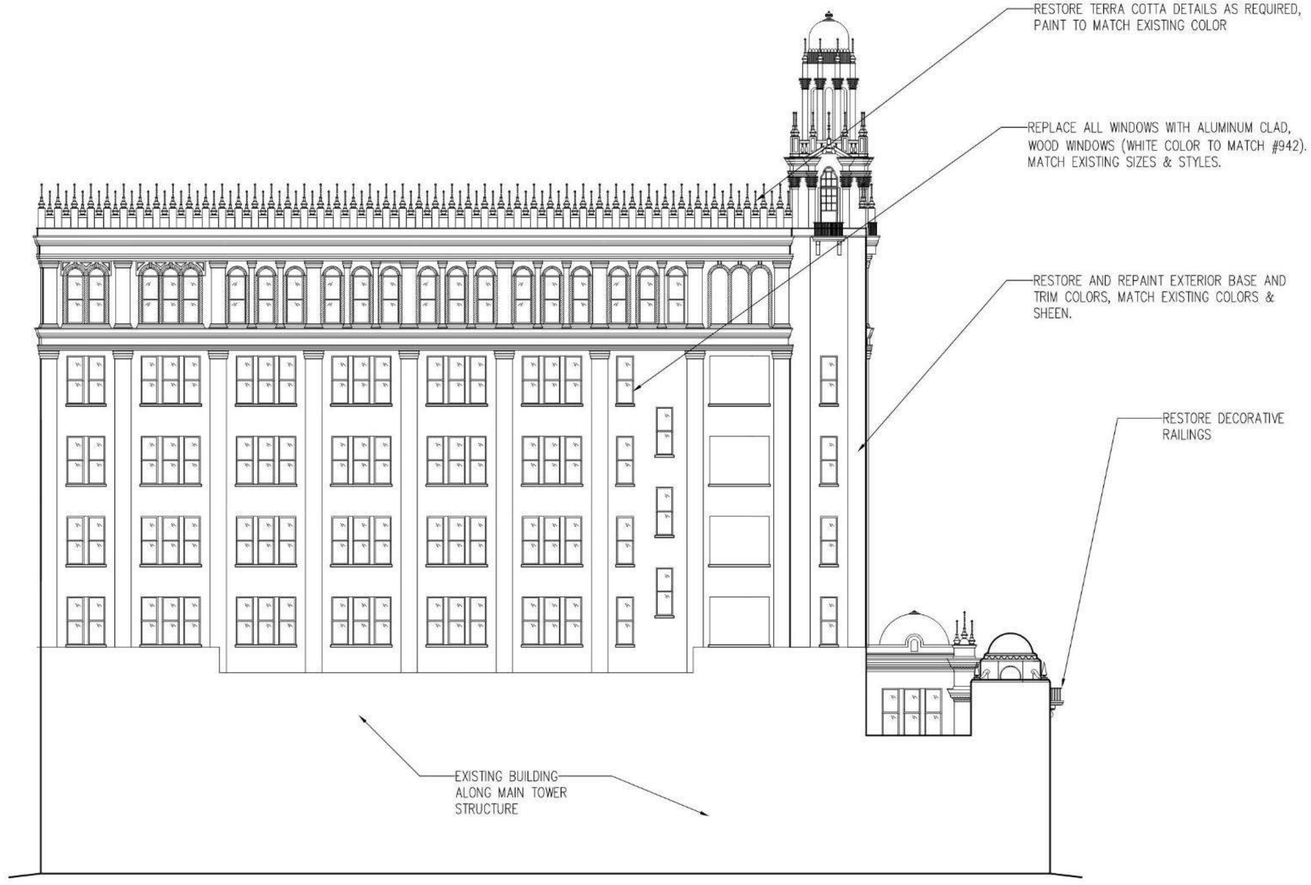
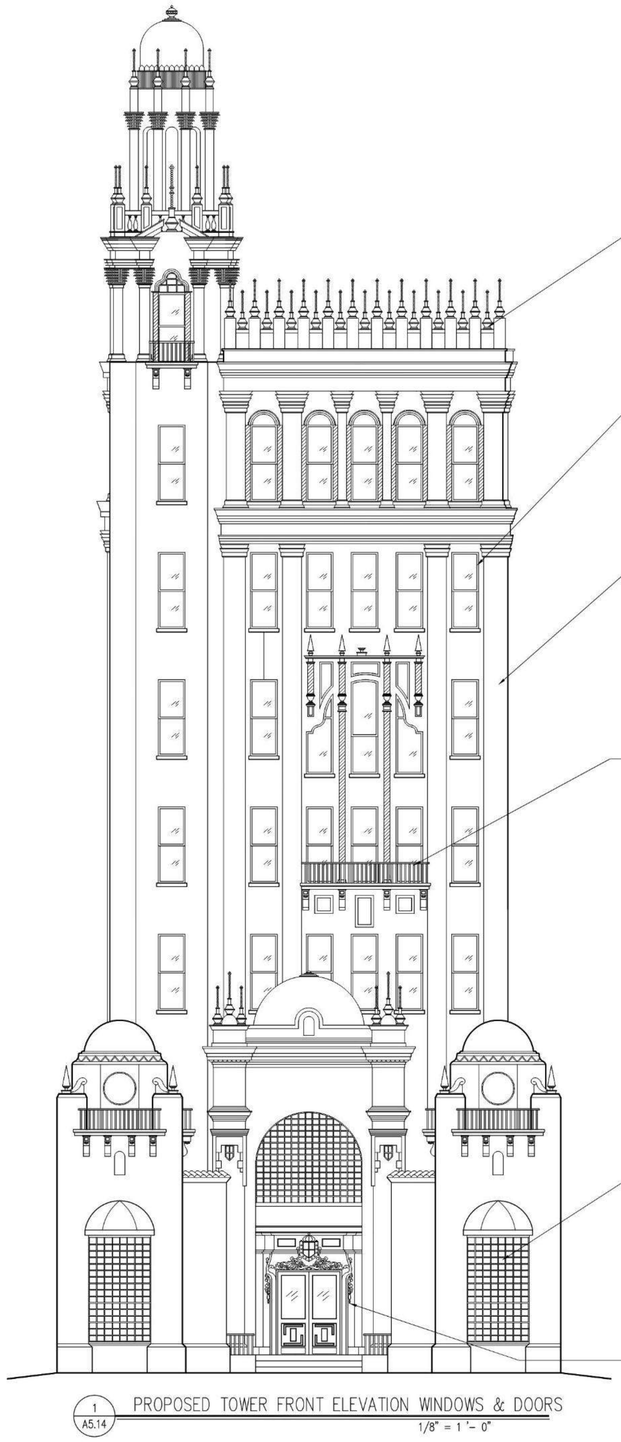


1 A5.13 HISTORIC TOWER (WEST) ELEVATION
3/32" = 1 '- 0"



2 A5.13 PROPOSED TOWER (WEST) ELEVATION
3/32" = 1 '- 0"





RESTORE TERRA COTTA DETAILS AS REQUIRED, PAINT TO MATCH EXISTING COLOR

REPLACE ALL WINDOWS WITH ALUMINUM CLAD, WOOD WINDOWS (WHITE COLOR TO MATCH #942). MATCH EXISTING SIZES & STYLES.

RESTORE AND REPAINT EXTERIOR BASE & TRIM COLORS, MATCH EXISTING COLORS & SHEEN.

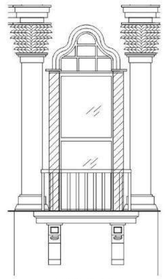
RESTORE DECORATIVE HANDRAILINGS

RESTORE GLASS WINDOW SYSTEM

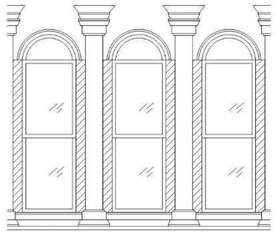
REPLACE FRONT DOOR TO HISTORICAL ORIGINAL AND RESTORE

1 A5.14 PROPOSED TOWER FRONT ELEVATION WINDOWS & DOORS

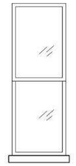
1/8" = 1'-0"



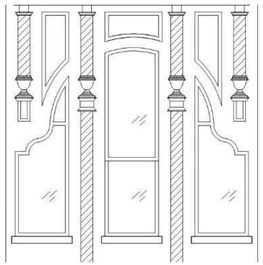
WINDOW 6



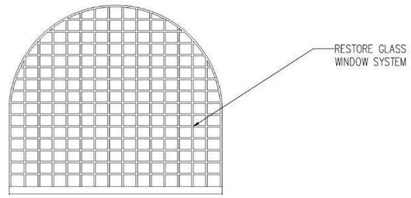
WINDOW 4



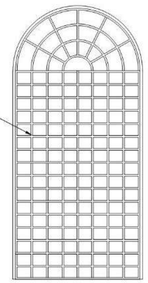
WINDOW 5



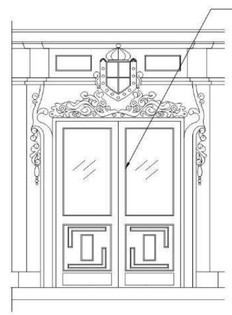
WINDOW 2



WINDOW 3



WINDOW 1



DOOR



The Exchange Hotel

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

Tower Elevations – Window & Door Details

08.21.25

JALARAM HOTELS, INC. | ROGERS TOWERS | MAVERICK ENGINEERING | FK | Marquis Latimer + Halback LANDSCAPE ARCHITECTURE · PLANNING

www.halback.com | Florida Qualifier LA6667110



LT-1
PROPOSED LIGHT AT GUEST ROOM BALCONIES
Manufacturer: Bevolo
Style: Williamsburg
Size: 12”H x 8.75” W x 7.5” D
Color: Black

LT-2
PROPOSED LIGHT ENTRANCES
Manufacturer: Bevolo
Style: Williamsburg
Size: 18”H x 8.75” W x 7.5” D
Color: Black



LT-3
PROPOSED LIGHT AT MEDITERRANEAN PORTION
Manufacturer: Bevolo
Style: Signature Series, Italianate Original
Size: 27”H x 12.5”W x 12.5” D
Color Black

*Note: All exterior lighting shall have a Kelvin temperature of 3000.



Instr #2018006576 BK: 4496 PG: 846, Filed & Recorded: 1/30/2018 2:31 PM #Pgs:5
Hunter S. Conrad,Clerk of the Circuit Court St. Johns County FL Recording $44.00 Doc. D $70,000.00

After Recording, Return to:

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

Tax Parcel No. 197160 0000 and 197200 0000

SPECIAL WARRANTY DEED

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

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

COPY

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

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

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

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

The foregoing collectively being the "Property".

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

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

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

COPY

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

Signed, sealed and delivered in the presence of:

Printed Name: Mark Grosse

Printed Name: Angela Edwards

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

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

By: _____
Scott McWhorter, Manager

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

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

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

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

WITNESS my hand and official seal.

BECKY GIAUQUE
NOTARY PUBLIC-STATE OF UTAH
COMMISSION EXP. 09/13/2020
COMMISSION NO. 690657

Signature _____ (Seal)

COPY

BK: 4496 PG: 849

EXHIBIT A
to
Special Warranty Deed

PROPERTY DESCRIPTION

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

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

COPY

EXHIBIT B
to
Special Warranty Deed

Permitted Exceptions

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

   Property ID#197160 0000
   Property ID#197200 0000

2. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.

3. Easement Agreement granted to Jack Shuler, Jr. and Sandra N. Shuler, his wife by instrument recorded in Official Records Book 879, Page 1952, of the Public Records of St Johns County, Florida.

4. Terms, provisions and conditions of Lease Agreement by and between Virtu Cathedral Associates, LLC a Delaware limited liability company, as Lessor, and New Cingular Wireless PCS, LLC, a Delaware limited liability company By: AT&T Mobility Corporation its: Manager, as Lessee, filed 10/10/2013,recorded in Official Records Book 3801, Page 451, as affected by Subordination, Non-Disturbance and Attornment Agreement recorded in Official Records Book 3942, Page 1085, of the Public Records of St. Johns County, FL.

5. Terms, provisions and conditions of Lease Agreement by and between Virtu Cathedral Associates, LLC a Delaware limited liability corporation, as Lessor, and Verizon Wireless Personal Communications LP, a Delaware limited partnership d/b/a Verizon Wireless, as Lessee, filed 05/13/2013, recorded in Official Records Book 3729, Page 1293, and First Amendment recorded in Official Records Book 4024, Page 709, together with Subordination Non-Disturbance and Attornment Agreement(s) recorded in Official Records Book 3795, Page 1895, Official Records Book 3801, Page 1035, Official Records Book 3808, Page 1245, Official Records Book 3945, Page 1434, of the Public Records of St. Johns County, FL.

6. Existing unrecorded leases and all rights thereunder of the lessees, and of any person claiming by, through or under lessees.

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	1971600000
Location	22 CATHEDRAL PL
Address	24 CATHEDRAL PL SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug E of St George (COM) (610.08)
Tax Description*	CITY OF ST AUGUSTINE W72.8FT OF LOTS 5 & 6 & 7 & E 162.2FT OF LOT 8 & E135FT OF LOT 9 (EX PT IN OR221/248) BLK 10 OR4496/846 *The Description above is not to be used on legal documents.
Property Use Code	Office Buildings (Multi-Story) (1800)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.850
Homestead	N

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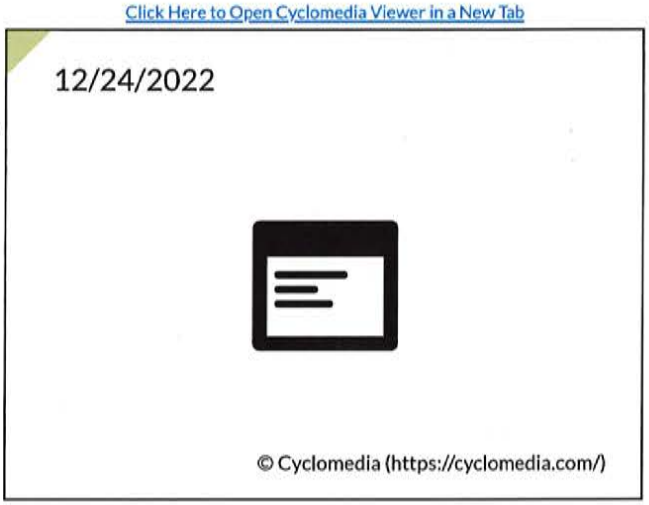


Owner Information

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

Map



Valuation Information

	2024
Building Value	$6,693,955
Extra Features Value	$136,452
Total Land Value	$2,218,020
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	$9,048,427
Total Deferred	$462,710
Assessed Value	$8,585,717
Total Exemptions	$0
Taxable Value	$8,585,717

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	$6,676,286	$145,126	$2,218,020	$0	$0	$9,039,432	$7,805,197	$1,234,235	$7,805,197
2022	$4,931,631	$112,526	$2,218,020	$0	$0	$7,262,177	$7,095,634	$166,543	$7,095,634
2021	$4,115,103	$117,453	$2,218,020	$0	$0	$6,450,576	$6,450,576	$0	$6,450,576
2020	$5,079,411	$121,210	$2,218,020	$0	$0	$7,418,641	$7,418,641	$0	$7,418,641
2019	$5,133,151	$125,421	$2,218,020	$0	$0	$7,476,592	$7,476,592	$0	$7,476,592
2018	$4,031,573	$76,133	$2,957,360	$0	$0	$7,065,066	$3,119,364	$3,945,702	$3,119,364
2017	$1,981,857	$63,213	$1,312,329	$0	$0	$3,357,399	$2,835,785	$521,614	$2,835,785
2016	$2,086,165	$63,223	$1,182,944	$0	$0	$3,332,332	$2,577,986	$754,346	$2,577,986
2015	$2,190,474	$63,233	$1,109,010	$0	$0	$3,362,717	$2,343,624	$1,019,093	$2,343,624
2014	$2,287,534	$63,243	$1,513,494	$0	$0	$3,864,271	$2,915,657	$948,614	$2,915,657
2013	$1,073,850	$63,253	$1,513,494	$0	$0	$2,650,597	$2,650,597	$0	$2,650,597

Building Information

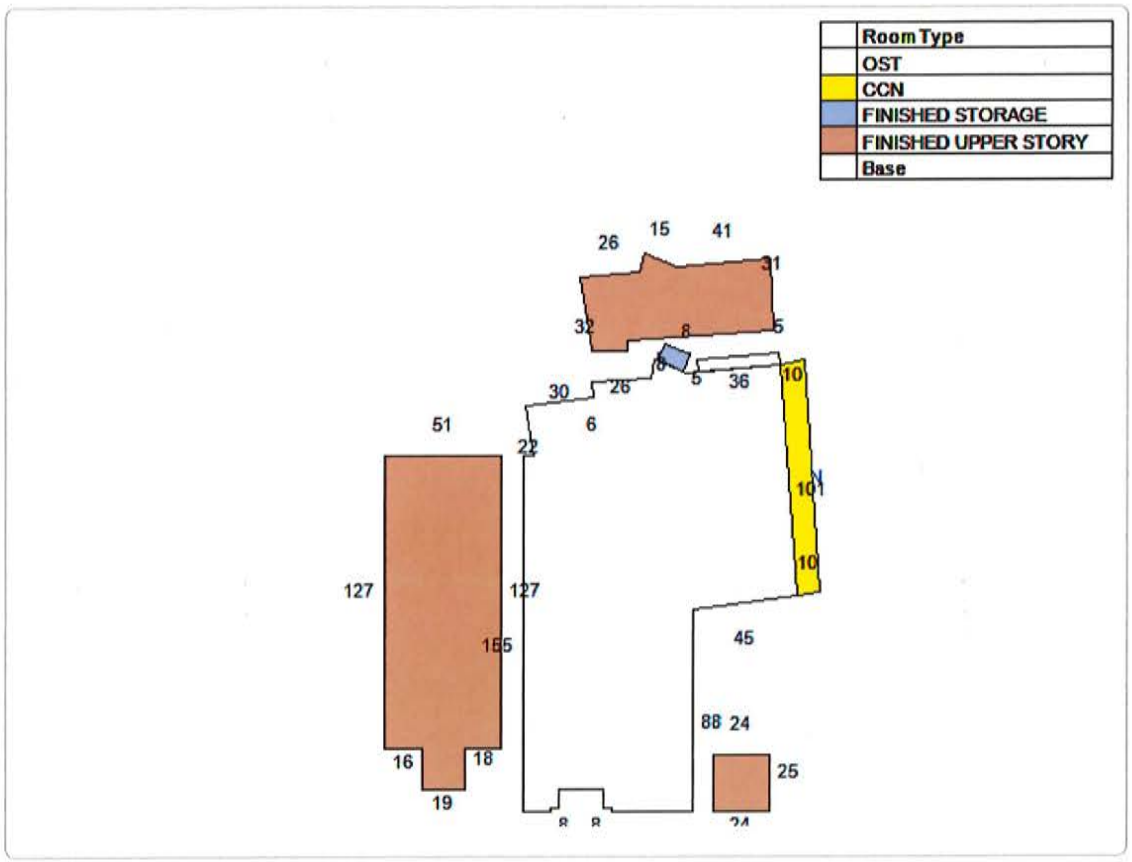
Building	1	Roof Cover	Built Up, Clay Tile
Building Value	$3,748,686	Roof Structure	Rigid Frame
Year Built	1928	Interior Flooring	Carpet, Ceramic Tile
Actual Area	29220	Interior Wall	Drywall
Conditioned Area	27921	Heating Type	Air Duct
Use	Office Building (Multi-Story) Class A	Air Conditioning	Central
Style	04	Bedrooms	
Exterior Wall	Concrete Stucco	Baths	

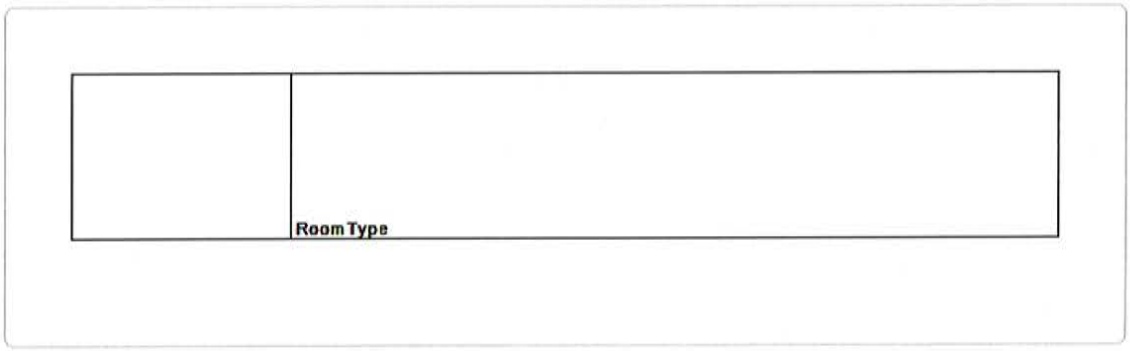
Description	Square Footage
BASE AREA	17911
FINISHED UPPER STORY	2591
FINISHED STORAGE/UTILITY	92
FINISHED UPPER STORY	6819
FINISHED CANOPY	1024
OUTSIDE STAIRS	183
FINISHED UPPER STORY	600
Total SqFt	29220

Building	2	Roof Cover	Clay Tile
Building Value	$2,945,269	Roof Structure	Rigid Frame
Year Built	1928	Interior Flooring	Carpet, Ceramic Tile
Actual Area	26035	Interior Wall	Drywall
Conditioned Area	26035	Heating Type	Air Duct
Use	Office Building (Multi-Story) Class C	Air Conditioning	Central
Style	04	Bedrooms	
Exterior Wall	Concrete Stucco	Baths	

Description	Square Footage
BASE AREA	26035
Total SqFt	26035

Sketch Information





Extra Feature Information

Code Description	Status	Value
Sprinkler Wet (COM)		59621
Masonry Wall (Mix)		5818
Concrete Paving - Under 8" (COM)		5760
Asphalt Paving (COM)		18900
Curb (COM)		3072
Handicap Ramp (COM)		1404
Pole Light (COM)		8400
Storage Building (Mix)		977
4+ Passenger Elevator (Mix)		32500

Land Information

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

Sale Information

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

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

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St. Johns County, FL

Apply for Exemptions

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2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	1972000000
Location Address	CHARLOTTE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug E of St George (COM) (610.08)
Tax Description*	CITY OF ST AUGUSTINE LOTS 10 & 11 (EX W9FT) BLK 10 OR4496/846 *The Description above is not to be used on legal documents.
Property Use Code	Parking Lots (2810)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.210
Homestead	N

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Owner Information

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

Map



Valuation Information

	2024
Building Value	$0
Extra Features Value	$33,114
Total Land Value	$614,250
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	$647,364
Total Deferred	$41,114
Assessed Value	$606,250
Total Exemptions	$0
Taxable Value	$606,250

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	$0	$34,746	$614,250	$0	$0	$648,996	$551,136	$97,860	$551,136
2022	$0	$28,533	$472,500	$0	$0	$501,033	$501,033	$0	$501,033
2021	$0	$30,385	$472,500	$0	$0	$502,885	$502,885	$0	$502,885
2020	$0	$32,766	$472,500	$0	$0	$505,266	$505,266	$0	$505,266
2019	$0	$35,148	$472,500	$0	$0	$507,648	$507,648	$0	$507,648
2018	$0	$27,778	$756,000	$0	$0	$783,778	$204,791	$578,987	$204,791
2017	$0	$31,726	$167,796	$0	$0	$199,522	$186,174	$13,348	$186,174
2016	$0	$31,736	$139,830	$0	$0	$171,566	$169,249	$2,317	$169,249
2015	$0	$31,745	$122,118	$0	$0	$153,863	$153,863	$0	$153,863
2014	$0	$31,755	$122,118	$0	$0	$153,873	$153,873	$0	$153,873
2013	$0	$31,987	$122,118	$0	$0	$154,105	$154,105	$0	$154,105

Extra Feature Information

Code Description	Status	Value
Asphalt Paving (COM)		13986
Pool House (Mix)		2055
Masonry Wall (Mix)		7448
Masonry Wall (Mix)		2903
Curb (COM)		1052
Pole Light (COM)		2590
Pole Light (COM)		3080

Land Information

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

Sale Information

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

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

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

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	1971600000
Location	22 CATHEDRAL PL
Address	24 CATHEDRAL PL SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug E of St George (COM) (610.08)
Tax Description*	CITY OF ST AUGUSTINE W72.8FT OF LOTS 5 & 6 & 7 & E 162.2FT OF LOT 8 & E135FT OF LOT 9 (EX PT IN OR221/248) BLK 10 OR4496/846 *The Description above is not to be used on legal documents.
Property Use Code	Office Buildings (Multi-Story) (1800)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.850
Homestead	N

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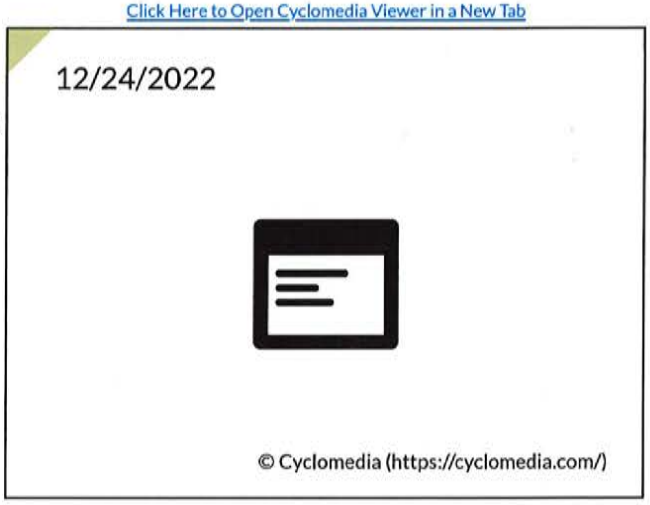


Owner Information

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

Map



Valuation Information

	2024
Building Value	$6,693,955
Extra Features Value	$136,452
Total Land Value	$2,218,020
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	$9,048,427
Total Deferred	$462,710
Assessed Value	$8,585,717
Total Exemptions	$0
Taxable Value	$8,585,717

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	$6,676,286	$145,126	$2,218,020	$0	$0	$9,039,432	$7,805,197	$1,234,235	$7,805,197
2022	$4,931,631	$112,526	$2,218,020	$0	$0	$7,262,177	$7,095,634	$166,543	$7,095,634
2021	$4,115,103	$117,453	$2,218,020	$0	$0	$6,450,576	$6,450,576	$0	$6,450,576
2020	$5,079,411	$121,210	$2,218,020	$0	$0	$7,418,641	$7,418,641	$0	$7,418,641
2019	$5,133,151	$125,421	$2,218,020	$0	$0	$7,476,592	$7,476,592	$0	$7,476,592
2018	$4,031,573	$76,133	$2,957,360	$0	$0	$7,065,066	$3,119,364	$3,945,702	$3,119,364
2017	$1,981,857	$63,213	$1,312,329	$0	$0	$3,357,399	$2,835,785	$521,614	$2,835,785
2016	$2,086,165	$63,223	$1,182,944	$0	$0	$3,332,332	$2,577,986	$754,346	$2,577,986
2015	$2,190,474	$63,233	$1,109,010	$0	$0	$3,362,717	$2,343,624	$1,019,093	$2,343,624
2014	$2,287,534	$63,243	$1,513,494	$0	$0	$3,864,271	$2,915,657	$948,614	$2,915,657
2013	$1,073,850	$63,253	$1,513,494	$0	$0	$2,650,597	$2,650,597	$0	$2,650,597

Building Information

Building	1
Building Value	$3,748,686
Year Built	1928
Actual Area	29220
Conditioned Area	27921
Use	Office Building (Multi-Story) Class A
Style	04
Exterior Wall	Concrete Stucco

Roof Cover	Built Up, Clay Tile
Roof Structure	Rigid Frame
Interior Flooring	Carpet, Ceramic Tile
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	
Baths	

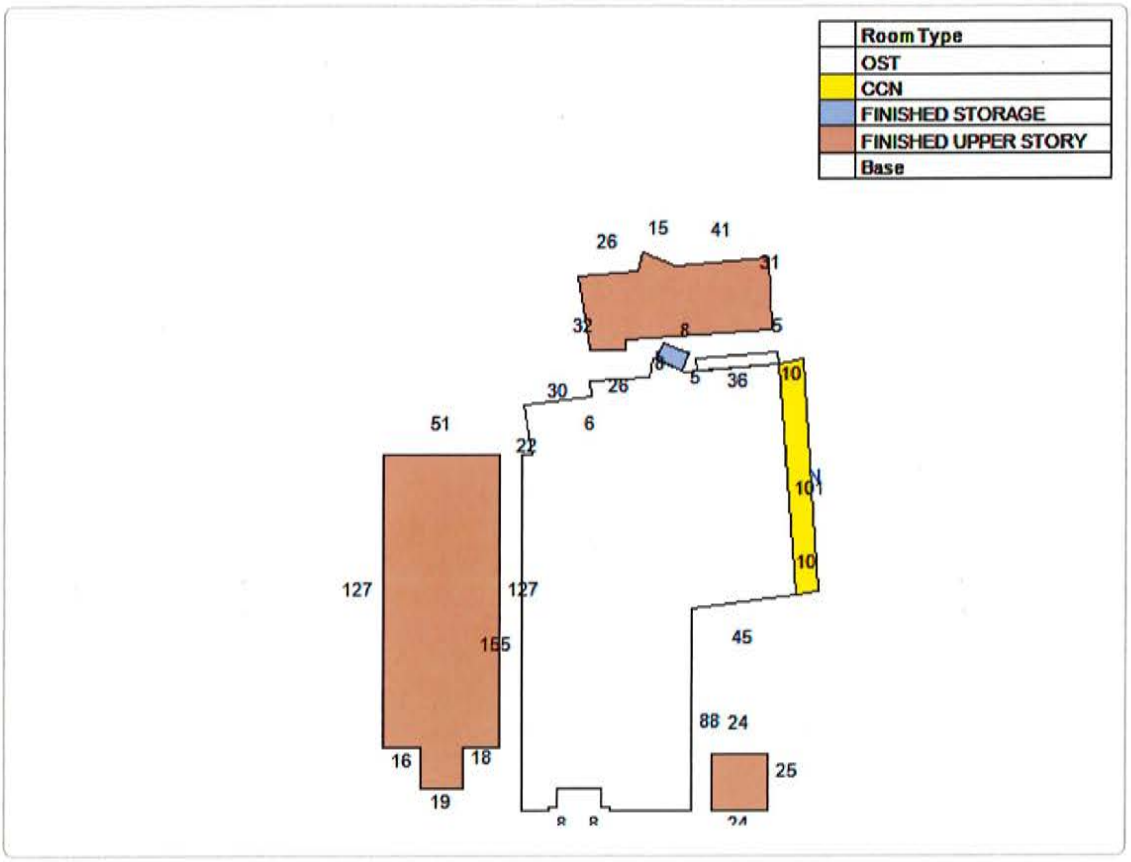
Description	Square Footage
BASE AREA	17911
FINISHED UPPER STORY	2591
FINISHED STORAGE/UTILITY	92
FINISHED UPPER STORY	6819
FINISHED CANOPY	1024
OUTSIDE STAIRS	183
FINISHED UPPER STORY	600
Total SqFt	29220

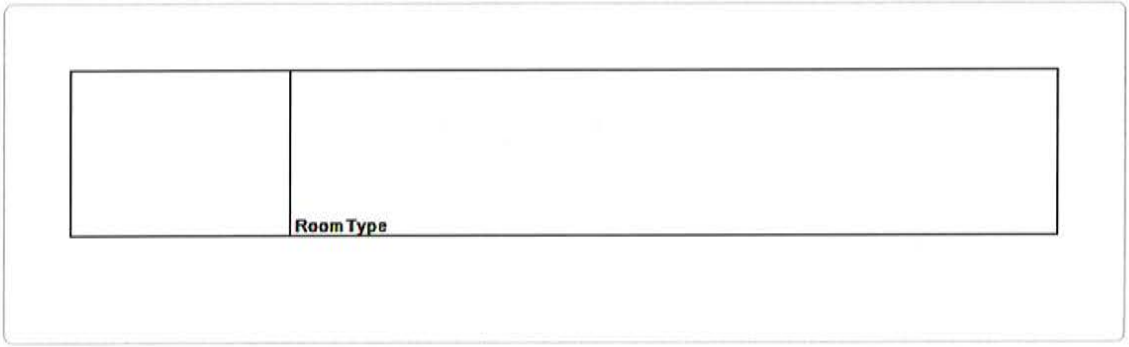
Building	2
Building Value	$2,945,269
Year Built	1928
Actual Area	26035
Conditioned Area	26035
Use	Office Building (Multi-Story) Class C
Style	04
Exterior Wall	Concrete Stucco

Roof Cover	Clay Tile
Roof Structure	Rigid Frame
Interior Flooring	Carpet, Ceramic Tile
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	
Baths	

Description	Square Footage
BASE AREA	26035
Total SqFt	26035

Sketch Information





Extra Feature Information

Code Description	Status	Value
Sprinkler Wet (COM)		59621
Masonry Wall (Mix)		5818
Concrete Paving - Under 8" (COM)		5760
Asphalt Paving (COM)		18900
Curb (COM)		3072
Handicap Ramp (COM)		1404
Pole Light (COM)		8400
Storage Building (Mix)		977
4+ Passenger Elevator (Mix)		32500

Land Information

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

Sale Information

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

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
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Last Data Upload: 5/21/2024, 1:33:27 AM

Contact Us

Developed by Schneider GEOSPATIAL

For the August 21, 2025 Historic Architectural Review Board (HARB) Meeting
(Continued from the June 18, 2025 HARB meeting)

Certificate of Appropriateness Application: **HP2025-0011**
Address: **Various areas within/adjacent to existing City rights-of-way within Historic Preservation Zoning Districts 1 through 5, including Parcel ID (PID) 961500001):**
-Toques Place parking lot - (HP-3):
-69A Cordova Street (HP-2)
Applicant: **CBVR Telecom Design Group and**
Cellco Partnership Successor in Interest to Verizon Wireless
Property Owner: **City of St. Augustine**
Project Description: **To install new cell antennas and related cellular equipment in proposed locations.**

The information submitted for the August 21, 2025 HARB meeting, which follows, has the same small cell pole designs with the same luminaires, which were reviewed at the June 18, 2025 HARB meeting. Since no new information that was requested by the HARB was submitted for this meeting, I am administratively continuing this application.

Thank you,
Julie Courtney
Historic Preservation Officer

Received August 6, 2025
Planning and Building Department

St. Augustine HARB

Courtney Barnard & Christopher Milnes II – Verizon

Nikki Nechtem & Jeff Finch – CBVR Telecom

08/21/2025



verizon

Received August 6, 2025
Planning and Building Department

Table of Contents

HARB Review - St. AUG 001 – Toques Pl.
HARB Review - St. AUG 020 – 69 Cordova St.

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ST AUG SC001

Toques Pl.

Coverage Objective & Footprint

This designed small cell objective is to provide coverage and capacity to the central section of St George St., Charlotte St., and Hypolita St..

This small cell footprint at 35' overall height will cover a .06 mile circumference.



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ST AUG SC001

Toques Pl.

35’ FPL Light Pole Site
Photo-simulation

Location: Northeast corner of Parking Lot



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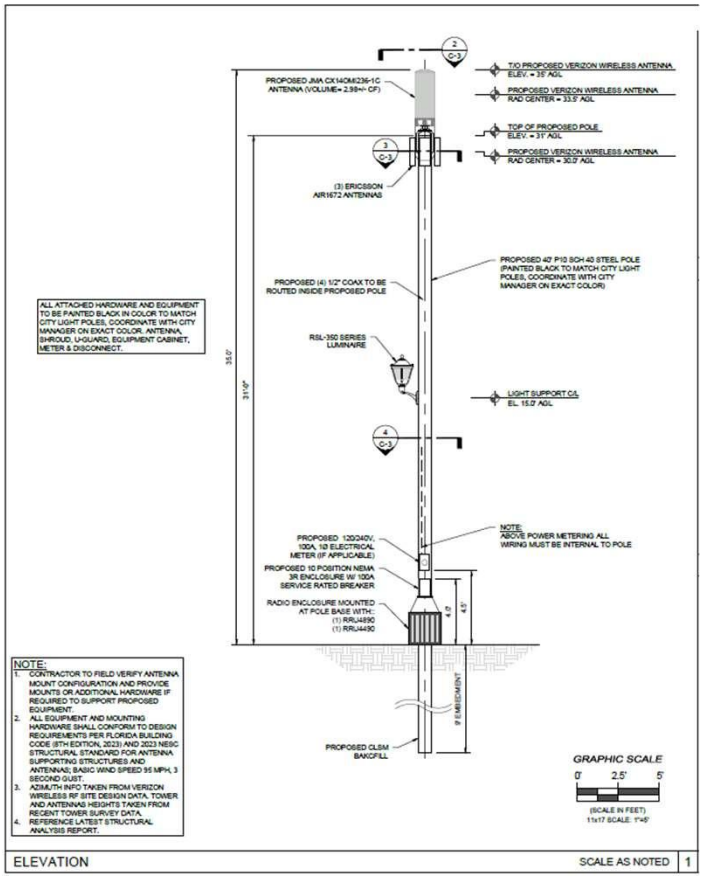
ST AUG SC001

Toques Pl.

35’ FPL Light Pole - Site Engineering Profile

Location: Northeast corner of Parking Lot

Power provided by FPL from existing light conduit



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Received August 6, 2025
Planning and Building Department

ST AUG SC020

69 Cordova St.

Coverage Objective & Footprint

This designed small cell objective is to provide coverage and capacity to Flagler College, Cordova St., Cathedral Pl. , Valencia St., Treasury St., and Spanish St.

This small cell footprint at 35' overall height will cover a .06 mile circumference.

verizon



Received August 6, 2025
Planning and Building Department

ST AUG SC020

69 Cordova St.

35’ FPL Light Pole Site
Photo-simulation





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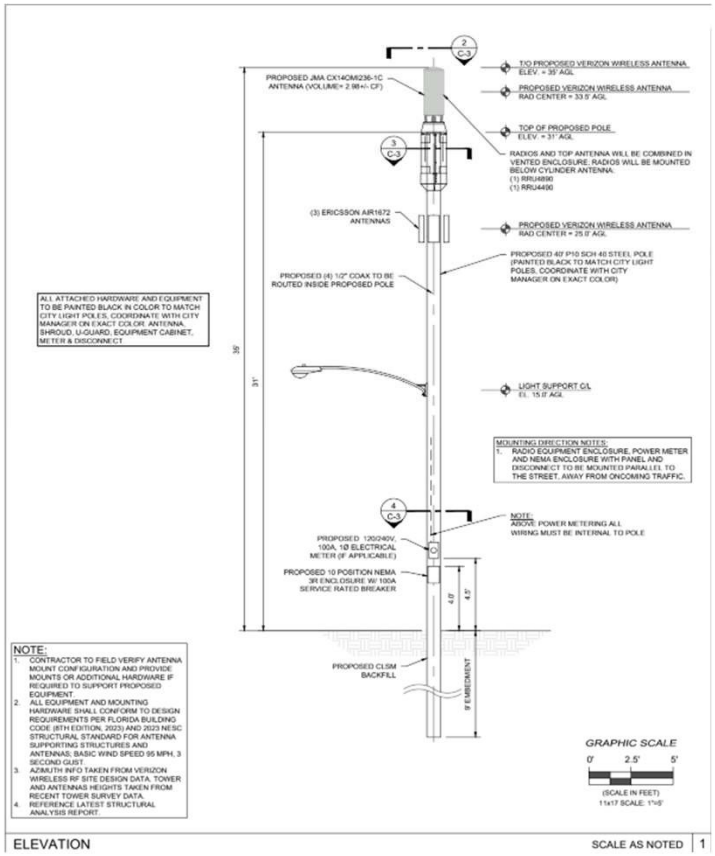
ST AUG SC020

69 Cordova St.

35’ FPL Light Pole - Site Engineering Profile

Location: Northeast corner of Parking Lot

Power provided by FPL from existing light conduit



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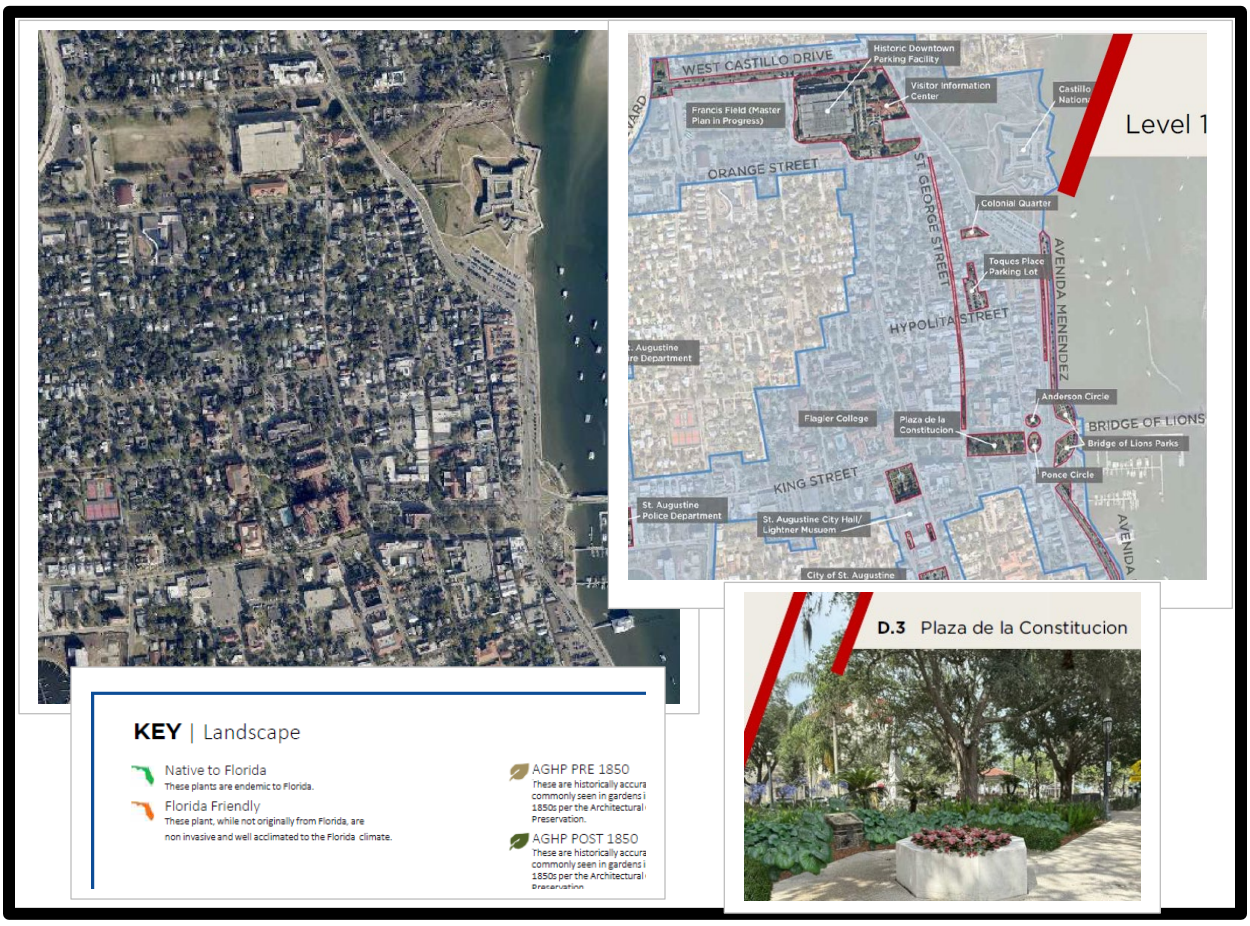
CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for August 21, 2025 Meeting



Application HP2025-0056

Address: Various City Properties and Rights-of-Way within Historic Preservation Zoning Districts 1 through 5 (PIDs 1960500000, 1961500001, 1960400001, 1995700000)

Applicant: Marquis Latimer + Halback, Inc

Property Owner: City of St. Augustine

Project description: To install new landscape plantings.

Architectural Style:	Varies	Florida Master Site File:	N/A
National Register:	St. Augustine National Register Historic District; Town Plan National Historic Landmark Area	Construction date:	N/A
Archaeology Zone:	IA & IB	Zoning District:	HP-1 to HP-5
Parcel number:	1960500000, 1961500001, 1960400001, 1995700000		
Agenda Item:	10(b)	Previous Action(s):	Review of specific landscape plans noted below

STAFF SUMMARY AND ANALYSIS:

1. This Certificate of Appropriateness (COA) application is to review the landscape plans proposed for immediate implementation, as part of a larger plan for the overall City of St. Augustine's Historic Area Community Redevelopment Area to implement over time. According to the Master Plan objectives, which are included in the application packet, this broader plan was created with the mission "to develop cohesive landscape master plans for City-owned parcels within the Historic Area Community Redevelopment Area (HACRA) that reflect the following factors": Historically appropriate plant material, Resilient landscape need, and Improved tree and canopy and shade coverage.
2. **For this meeting's review, the HARB will focus on areas identified on the plans as "Level 1 – Quick Action."** Generally these areas of immediate focus have for the most part have already been landscaped, but have areas where there are now empty beds covered with mulch, plantings that are no longer or have struggled to thrive in their locations, lacking plantings, or are in need of a refresh. New streetscape trees are proposed in a few areas as shown on the plans.
3. The Level 1 project areas are all within very visible and important areas of the downtown including the Plaza de la Constitución, along St. George Street, in front of the Hotel Alcazar Building (City Hall and Lightner Museum), Anderson Circle and Ponce de Leon Circle, on either side of the Bridge of Lions, in the median of Avenida Menendez, and areas around and adjacent to the Visitor Information Center (VIC) and downtown parking garage.
4. In turn, these areas are all within Historic Preservation Zoning District One through Five (HP-1 to HP-5). In addition, some of the project areas fall within the Town Plan National Historic Landmark (NHL) area and many within the St. Augustine National Register Historic District (NRHD), as well as the very sensitive Archaeology Zones IA and IB. Great care should be taken that the proposed modifications and new landscape elements are compatible to the existing and adjacent buildings, surrounding streetscape, and NHL, NRHD, and the Historic Preservation Zoning Districts. Impact to the existing archaeological resources should also be a consideration in the overall designs and implementation.
5. The applicant provided previously approved landscape plans for some of the areas that will mostly be refreshed. Portions of those original landscape design sheets are at the end of the application packet, which include the parks on either side of the Bridge of Lions, Government House (which is not included in this review but shares similar plantings proposed for the Plaza), and the VIC/parking garage.
6. The Architectural Guidelines for Historic Preservation (AGHP) does not directly address designs for public rights-of-way as they were created to guide the designs of private properties. In September of 2013, the Historic Downtown Street Guidelines (HDSG) were adopted by resolution. These provide general guidelines for public rights-of-way within Historic Preservation Zoning Districts 2 and 3 (HP-2 and HP-3) and a short section was included on street trees and landscape.
7. Submitted plans have plant lists identifying if the species are native to Florida, on the AGHP list, or are "Florida Friendly." Native Florida plants are always recommended and species listed as plant materials within the AGHP are approvable. An effort should be made to choose saltwater/flood-tolerant plant species as well. The HDSG recommends native Cabbage Palms, Live Oak, Elm, and Florida Maple for use as shade trees along streets and in courtyards. Florida Friendly plants have not always been automatically approved by the HARB on other landscape projects, so the HARB should consider the appropriateness of the ones proposed.
8. References of trees used historically in what is now the downtown are found in Thomas Graham's book, *Mr. Flagler's St. Augustine*, who describes how oak trees were planted in the middle of King Street and created a "shaded canopy avenue" in front of what is now known as Markland House, the home of Dr. Anderson's mother, Clarissa, before it was

STAFF SUMMARY AND ANALYSIS (continued):

sold to Flagler and moved from its King Street location. Photographs from the late 1800s show the earlier planted and mature oaks. After the oaks were cut down for the trolley line that ran along King Street, Sabal Palms were later planted in 1907 adjacent to the sidewalk on either side of King Street, between Sevilla and Ribera Streets and extended further in areas. Newspaper articles from that year (attached) highlighted the beauty and contribution of the Sabal Palms planted along King Street, which are still standing today.

9. Consideration should be given to the impact on existing historic trees. Furthermore, beyond the potential destruction of archeological resources, the other potential impacts of adding new trees to the streetscapes/street medians where they have not been previously should also be considered. Adding shade trees in areas like narrow medians could cause unintended consequences according to different perspectives voiced during staff's review: they may require aggressive trimming over time to decrease risk of damage from/to taller vehicles, block views from businesses along the bayfront, and encourage people to congregate under them even if in areas that are not conducive or spacious enough for people to safely lay down or hang out under for prolonged periods.
10. The proposed timing to implement these Quick Action plans in the next few months, should take into account that in the near future many of these project areas may likely be heavily impacted by planned projects around the sea wall, the interchange at the base of the Bridge of Lions, and with the King Street Improvements project, as well as the upcoming annual Nights of Lights which generates large crowds who have trampled planting beds during past events. Overall, a commitment to regular maintenance, upkeep, and keeping plantings irrigated is key to the ongoing success of this large-scaled landscape plan.
11. Ultimately the HARB should make a determination regarding the proposed "Level 1 – Quick Action" plans based upon the general purpose, intent, and goals of the AGHP and Historic Downtown Street Guidelines (HDSG).

STAFF DOES NOT MAKE RECOMMENDATIONS REGARDING CITY PROJECTS.
THE HARB SHOULD MAKE A DETERMINATION BASED ON EVIDENCE PROVIDED.

SUMMARY SCOPE OF WORK:

To replace and/or modify existing plantings or install new landscaping and trees in areas identified on the application plans as "Level 1 – Quick Action" areas that include:

the Plaza de la Constitución, along St. George Street, in front of the Hotel Alcazar Building (City Hall and Lightner Museum), Anderson Circle and Ponce de Leon Circle, on either side of the Bridge of Lions, in the median of Avenida Menendez, and areas around and adjacent to the Visitor Information Center (VIC) and downtown parking garage (All areas all within Historic Preservation Zoning Districts (HP-1 to HP-5))

CITY CODES/DESIGN GUIDELINES

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION
(https://www.citystaug.com/DocumentCenter/View/153/Architectural-Guidelines-for-Historic-Preservation-PDF)

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

2. Retention of Distinguishing Architectural Character
8. Protection and Preservation of Significant Archaeological Resources
9. Compatible Contemporary Design for New Alterations and Additions

Parking, Landscaping, and Site Features

Do...

- Retain landscape features such as parks, gardens, street lights, benches, walkways, streets, alleys, and setbacks that have traditionally linked buildings to their environment.
- Use new plant materials, fencing, walkways, streetlights, and benches that are compatible with the character of the district or neighborhood in size, scale, materials and color.
- Identify and retain plants, trees, fencing, walkways, street lighting and benches that reflect a property's history and development.
- Base new site work on documentation or physical evidence. Avoid conjectural changes to the site.
- Remove or trim plants in close proximity to the building that may cause deterioration of historic fabric.
- Landscape to provide shade, privacy, screening of non-historic features and erosion control.
- Minimize disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archaeological resources.
- Survey and document areas where the terrain will be altered to determine the potential impact to important landscape features or archaeological resources.
- Design new onsite parking, loading docks or ramps when required by the new use so that they are as unobtrusive as possible and assure the preservation of the historic relationship between the buildings or buildings and the landscape.

Don't...

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

- Introduce new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture; which destroys historic relationships on the site; or which damages or destroys important landscape features.

Pre-1821
Traditionally, most landscaping consisted of herb and vegetable gardens, flower gardens, fruit trees, and vines grown on a trellis or wall. Trees and shrubs should be native or documented as having been introduced prior to 1821 and must reflect the small scale of pre-1821 buildings. Design concepts from the 18th Century should be used for flower, vegetable and herb gardens.

Flag poles and similar fixtures may be wood or metal. Metal must be painted white, brown or black.

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

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

Parking areas must be completely screened by a solid board fence or wall at least five and one-half feet high. Entries and exits should be as small as possible and should not exceed twenty feet in width. All openings should have functional gates to screen parking areas from the street. Residential parking should be designed so that vehicles are screened by fences, walls or buildings. Unscreened parking adjacent to the street is inappropriate.
Garages are addressed in the Accessory Buildings section of these Guidelines.

Post-1821
Trees, shrubs and vine covered trellises are appropriate and effective ways of providing shade for patios and buildings.

Flag poles and similar fixtures may be wood or metal. Metal must be painted white, brown or black.

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

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

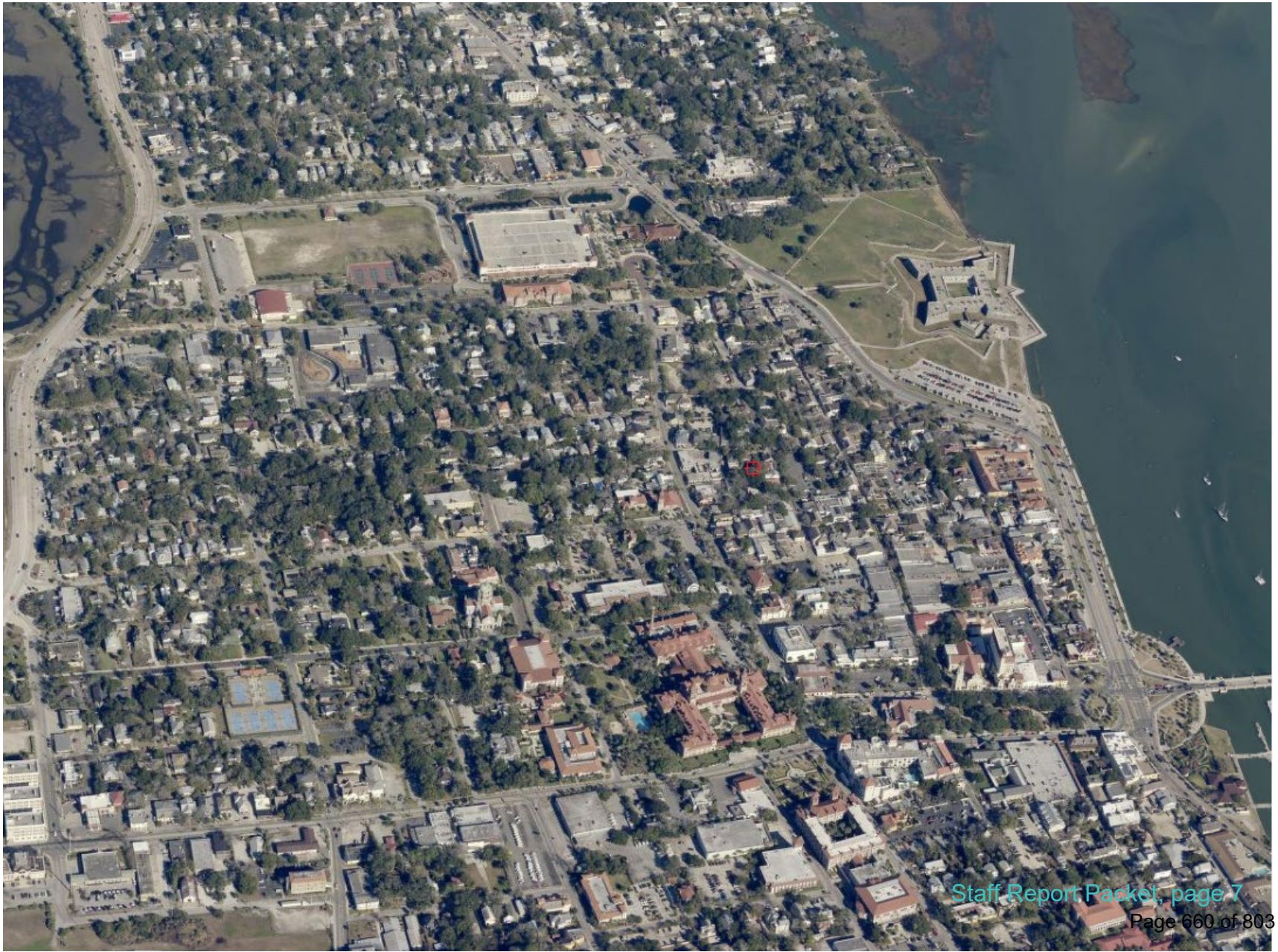
Parking areas should not be adjacent to or easily viewed from public rights-of-way. Paved areas and curb cuts must be kept to a minimum. Fences, walls, gates, landscaping and buildings must screen parking areas. Whenever possible, parking should occur behind or within a building. Appropriate paving materials include loose coquina, crushed shell, gravel, stone or brick pavers on sand, coquina or tabby concrete, or concrete with a slate appearance. Asphalt and plain concrete are not appropriate.

HISTORIC DOWNTOWN STREETSCAPE GUIDELINES (SEE PERTINENT PAGES ATTACHED)
(https://www.citystaug.com/documentcenter/view/196)

LIST OF ATTACHMENTS:

1. Staff Photographs, Google StreetView Images, EagleView Images
2. **HISTORIC DOWNTOWN STREETSCAPE GUIDELINES (SEE PERTINENT PAGES ATTACHED)**
   (https://www.citystaug.com/documentcenter/view/196)

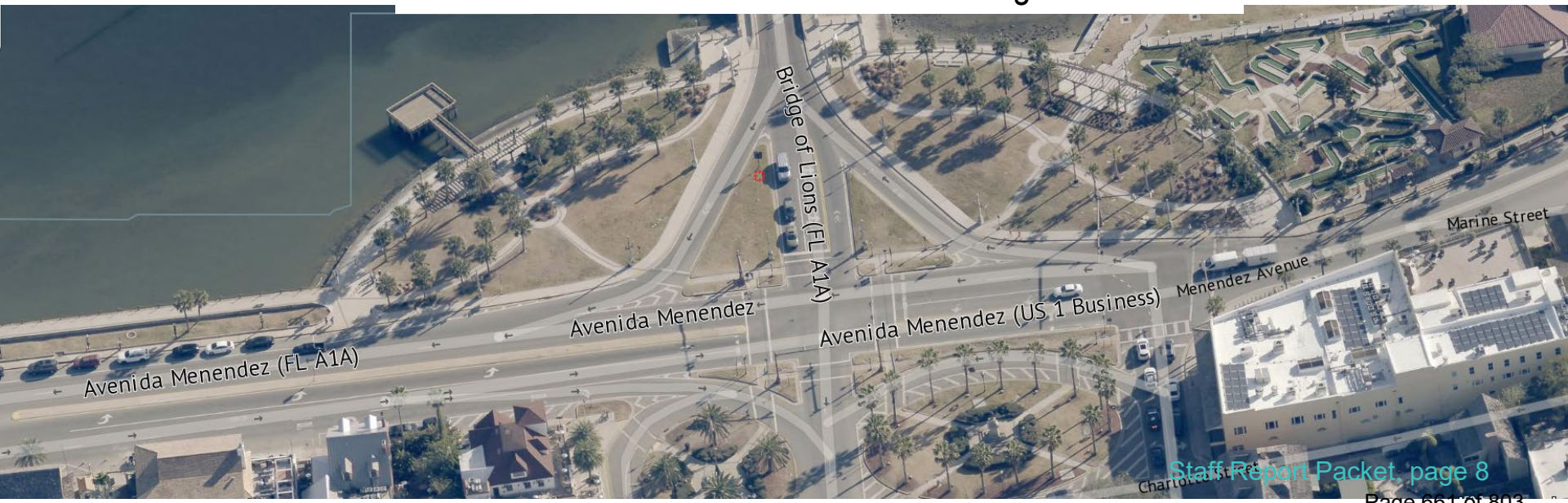
EagleView Image
Proposed Downtown Landscape Areas



EagleView Image/AERIAL PHOTOGRAPHS
Proposed Downtown Landscape Areas



Avenida Menendez – North of the Bridge of Lions



STAFF PHOTOGRAPHS
Proposed Downtown Landscape Areas





Looking north on Avenida Menendez

GOOGLE STREETVIEW PHOTOGRAPHS
Proposed Downtown Landscape Areas



Avenida Menendez

GOOGLE STREETVIEW PHOTOGRAPHS
Proposed Downtown Landscape Areas



Avenida Menendez

GOOGLE STREETVIEW PHOTOGRAPHS
Proposed Downtown Landscape Areas



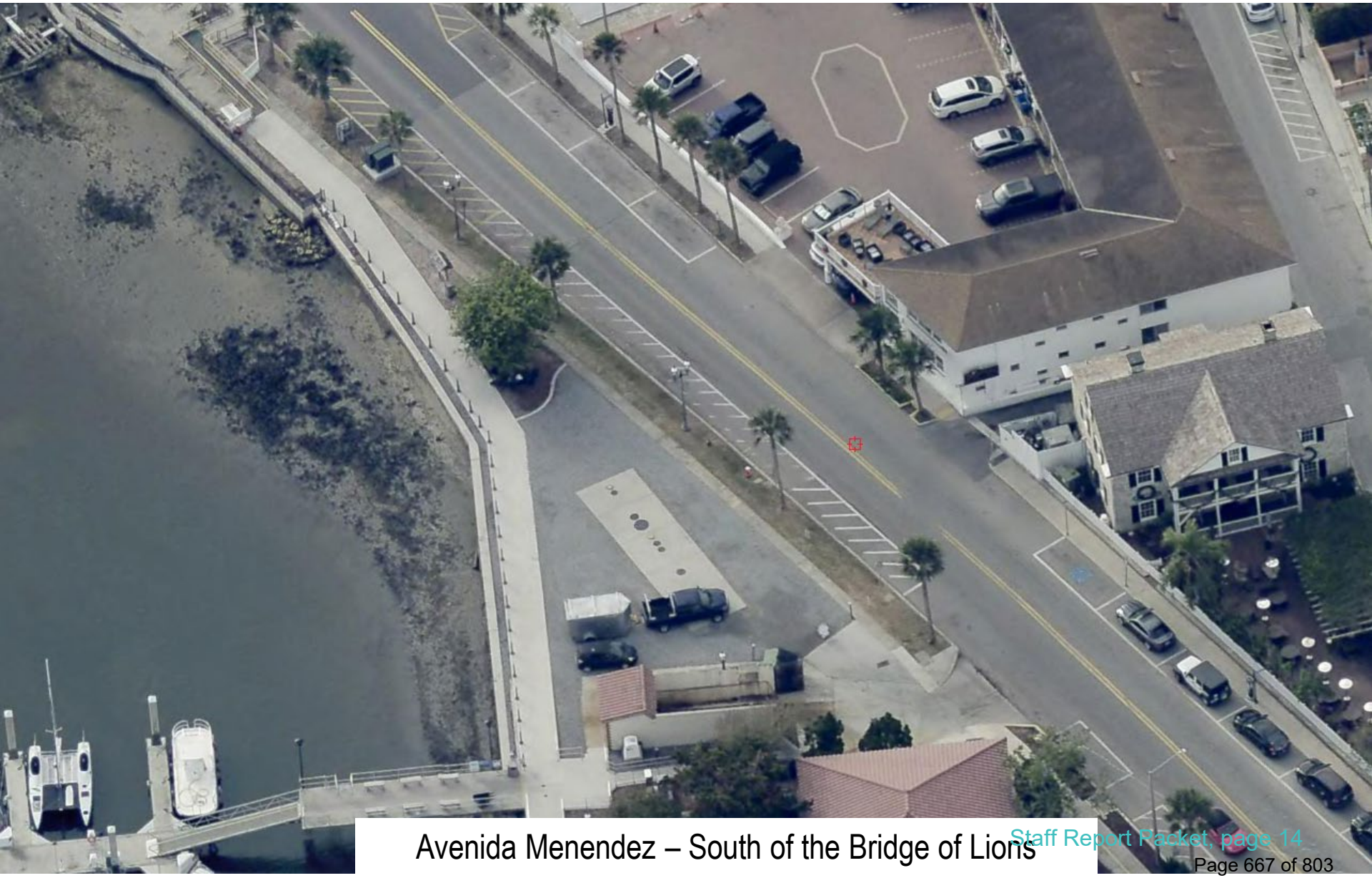
Avenida Menendez

GOOGLE STREETVIEW PHOTOGRAPHS
Proposed Downtown Landscape Areas



Avenida Menendez

EagleView Image
Proposed Downtown Landscape Areas



Avenida Menendez – South of the Bridge of Lions

STAFF PHOTOGRAPHS
Proposed Downtown Landscape Areas





North Bridge of Lions Park





STAFF PHOTOGRAPHS
Proposed Downtown Landscape Areas





North Bridge of Lions Park





STAFF PHOTOGRAPHS
Proposed Downtown Landscape Areas





North Bridge of Lions Park

STAFF PHOTOGRAPHS
Proposed Downtown Landscape Areas





South Bridge of Lions Park





STAFF PHOTOGRAPHS
Proposed Downtown Landscape Areas

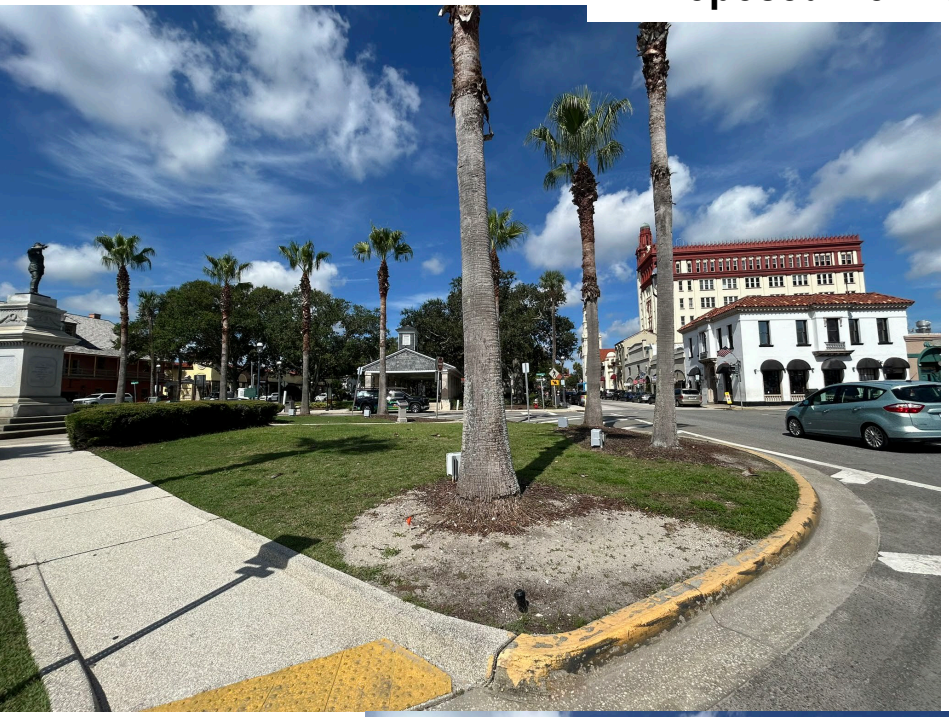




South Bridge of Lions Park



STAFF PHOTOGRAPHS
Proposed Downtown Landscape Areas







Ponce de Leon Circle

STAFF PHOTOGRAPHS
Proposed Downtown Landscape Areas





Anderson Circle





STAFF PHOTOGRAPHS
Proposed Downtown Landscape Areas







Anderson Circle

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Proposed Downtown Landscape Areas



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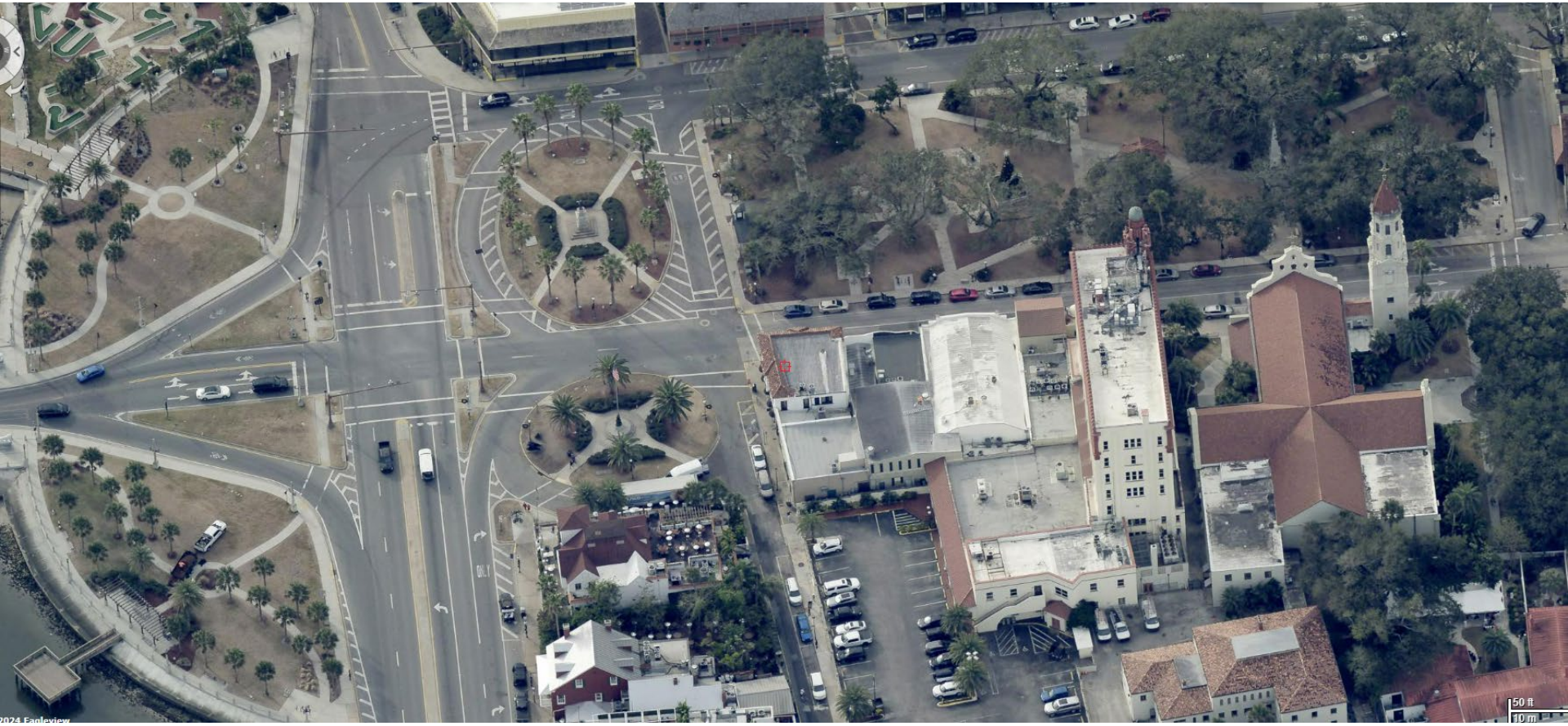
Proposed Downtown Landscape Areas



STAFF PHOTOGRAPHS
Proposed Downtown Landscape Areas





Plaza de la Constitución





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Proposed Downtown Landscape Areas





Plaza de la Constitución





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Proposed Downtown Landscape Areas





Plaza de la Constitución





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Proposed Downtown Landscape Areas





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Proposed Downtown Landscape Areas



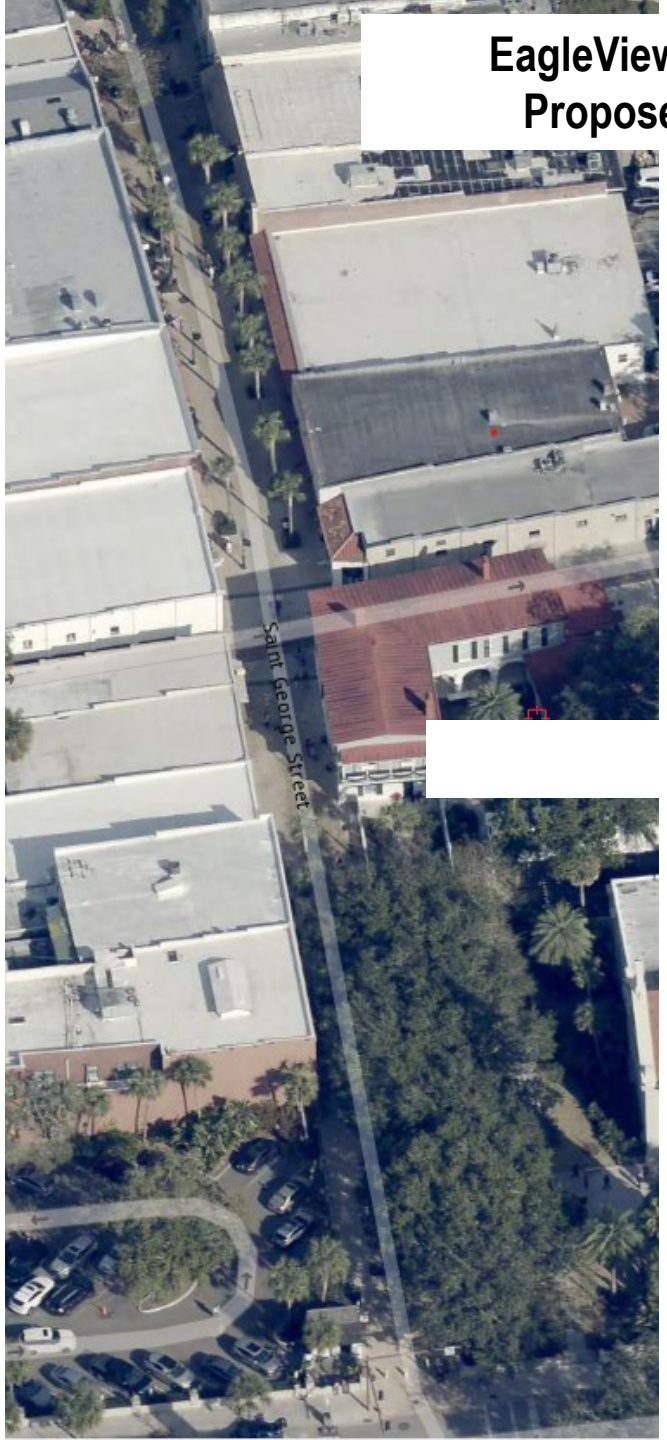


St. George Street





EagleView Image/AERIAL PHOTOGRAPHS
Proposed Downtown Landscape Areas



St. George Street



EagleView Image / AERIAL PHOTOGRAPHS
Proposed Downtown Landscape Areas





W. Castillo Drive

STAFF PHOTOGRAPHS
Proposed Downtown Landscape Areas





Hotel Alcazar: City Hall & Lightner Museum





STAFF PHOTOGRAPHS
Proposed Downtown Landscape Areas





Hotel Alcazar: City Hall & Lightner Museum



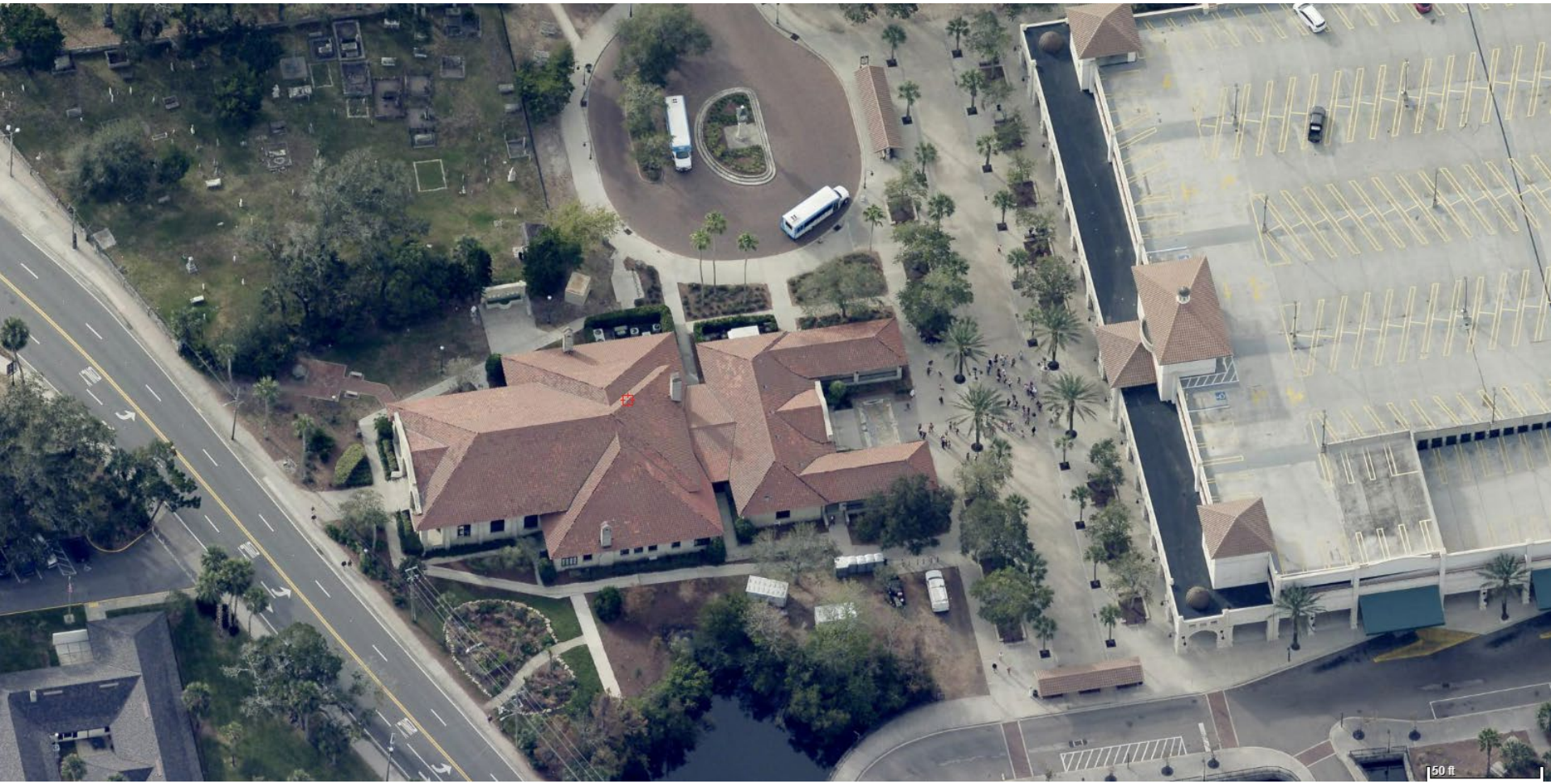


EagleView Image/AERIAL PHOTOGRAPHS
Proposed Downtown Landscape Areas



Hotel Alcazar: City Hall & Lightner Museum

EagleView Image
Proposed Downtown Landscape Areas



Visitor Information Center (VIC) and Downtown Parking Garage areas

EagleView Image
Proposed Downtown Landscape Areas



Visitor Information Center (VIC) and Downtown Parking Garage areas

GOOGLE STREETVIEW PHOTOGRAPHS
Proposed Downtown Landscape Areas



W. Castillo Drive

GOOGLE STREETVIEW PHOTOGRAPHS
Proposed Downtown Landscape Areas



W. Castillo Drive

GOOGLE STREETVIEW PHOTOGRAPHS
Proposed Downtown Landscape Areas



W. Castillo Drive

Executive Summary

Historic Downtown Streetscape Guidelines

Final Master Planning Phase| *revised* **September 16, 2013**



Reconnecting
THE CASTILLO & THE BAYFRONT
St. Augustine, Florida

City of St. Augustine

Marquis Halback
Creating Compelling Environments to Live, Work, and Play

Historic Downtown Streetscape Guidelines

The purpose of this report is to provide streetscape design guidelines for the pedestrian-focused connections in the historic district of St. Augustine surrounding and connecting to the Castillo de San Marcos National Monument. This study is funded through the Federal Transit Administration's "Paul S. Sarbanes Transit in Parks" grant program. A synopsis of the program is below:

The Paul S. Sarbanes Transit in Parks Program was established to address the challenge of increasing vehicle congestion in and around our national parks and other federal lands. America's national parks, wildlife refuges, and national forests were created to protect unique environmental and cultural treasures, but are now facing traffic, pollution and crowding that diminishes the visitor experience and threatens the environment.

To address these concerns, this program provides funding for alternative transportation systems, such as shuttle buses, rail connections and even bicycle trails. The program seeks to conserve natural, historical, and cultural resources; reduce congestion and pollution; improve visitor mobility and accessibility; enhance visitor experience; and ensure access to all, including persons with disabilities. The program is administered by the U.S. Department of Transportation, together with the Department of the Interior and the U.S. Forest Service.

This booklet is designed to provide a summary of the guidelines accepted by the Historic Architectural Review Board (HARB) at the August 15, 2013 meeting. HARB issued a unanimous (5-0) Opinion of Appropriateness, which requires an additional review of specfic construction documents if and when projects move forward. A Certificate of Appropriateness would then be issued.

1.0 Introduction



1.1 Study Area

For the purpose of this overview, the study area is **focused on supporting increased pedestrian connections throughout the historic downtown core, especially in relationship to the Castillo de San Marcos National Monument**. Generally, the study area for the streetscape guidelines is defined by Orange Street on the north, Avenida Menendez on the east, Cathedral Place on the south, and Cordova Street on the west.

Specifically, the streets considered in the streetscape guidelines include:

Pedestrian-Only Street
St. George Street

North-South Connectors**
Spanish Street
Cordova Street

East-West Connectors
Cuna Street
Hypolita Street
Treasury Street

**Due to the recent improvements on Charlotte Street, this was not included in the study.

1.2 Streetscape Overview

This study provides recommendations for the **"visible" streetscape**, including the cartway, sidewalks, street lighting, street furniture, and landscaping.

Due to the varied nature of streets in the historic district, many streets display a "typical" condition and a "narrow" condition. The narrow condition is important to consider, as it deals with the needs to **balance vehicular traffic with pedestrian flow**, **ADA accessibility**, and **obstructions such as street lights, trash receptacles, and bike racks**. For applicable streets, both options are shown.



FIGURE A | St. George Street, ca. 1908.
Photograph from Samuel A. Cooley (on web at Shorty)

Underground utilities, while important, are not fully addressed in these guidelines. The streets within the study area largely benefit from buried eletrical service (Cordova is an exception), but utilities such as water, sanitary sewer, and stormwater need to be addressed in the final design. Natural gas lines should also be incorporated. However, stormwater inlets are addressed due to their integral nature to the street and its drainage.

2.0 Streetscape Materials

2.1 Materials Overview

The streetscape guidelines presented in this document address the following items:

Curbless Street

A central component of the guidelines is the elimination of the vertical curb, instead replaced with a 12" flush curb. This achieves three main goals: (1) providing ample maneuvering room for emergency vehicles, (2) reflecting the historic "curbless" character of St. Augustine (see figure A), and (3) providing a larger pedestrian area, even in the narrowest roadways, without overly restricting the vehicular traffic.

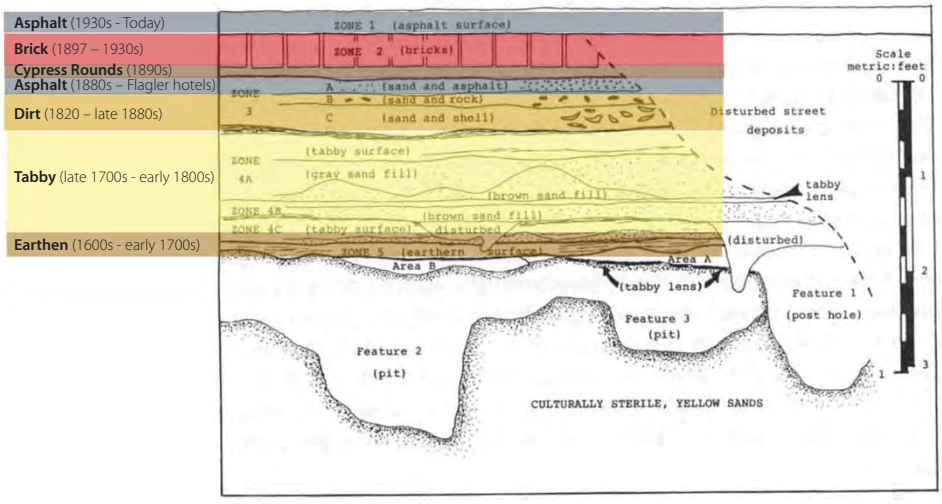


FIGURE B| Layers of St. George Street. Black and white graphic from Carl Halbirt, as published in El Escribano: The St. Augustine Journal of History. 1997. Carl D. Halbirt (pp. 70-97).

Cartway Width

Travel lanes in the historic district range from approximately 8' to 10'. **A fairly narrow 9' lane is suggested,** as it balances a reasonable lane width with the pedestrian traffic that dominates downtown St. Augustine.

The 12" flush curb on either side of the roadway also helps give drivers a small clear zone on either side, and is more indicative of a typical 11' lane found in most cities (9' cartway + 12" curb + 12" curb).

The 9' lane also allows for an ADA sidewalk (36" minimum) even in the narrowest roadway section (Treasury Street).

Cartway Material

Utilizing archaeological research (see figure B) and photographic evidence (see photos this page), the evolution of the street materi al was documented. Generally, the street remained shell (coquina / tabby) or dirt until the late 1880s, when the City of St. Augustine first began paving the downtown streets with cypress wood rounds. This was short-lived as the City then began installing brick, the first permanent street material installed throughout the historic district. Carl Halbirt, the City archaeologist, noted that there is evidence that all of the streets in the study area have had brick paving.

Interestingly, asphalt also has historic roots in St. Augustine. With his background in oil, Henry Flagler utilized asphalt (an oil-based product) around his hotels.

Based on extensive research and conversations with City staff and the Historic Architectural Review Board, it is proposed that **St. George Street remain coquina concrete** to connect the restored area at the North end of St. George Street with the colonial era Plaza de la Constitution. This also complements the Second Spanish Period architecture along St. George Street.

On the **other historic core streets, it is proposed that the cartway be brick** to reflect the first permanent paving material and to knit together the various architectural styles throughout the rest of the historic downtown core.

Street Light Fixture Type

A **four-sided Colonial style fixture is recommended** for the historic downtown core to complement the Second Spanish Period and other historic Colonial architecture (see Figure C). See the materials schedule for specific fixture call outs.

HARB noted that lighting should be as inconspicuous as possible, especially during the evenings. Other fixture types should be considered outside of the study area to compliment the surrounding architecture.

Dirt | St. George Street, ca. 1865.
Photograph from Samuel A. Cooley (on web at Shorty)



Asphalt | King Street, ca. 1891
Photograph from Detroit Publishing Company (on web at Shorty)

Cypress | St. George Street, ca. 1894
Photograph from Detroit Publishing Company (on web at Shorty)



Brick | St. George Street, ca. 1908
Photograph from Detroit Publishing Company (on web at LOC)



FIGURE C | Colonial Fixture along St. George Street *(photo from St. Augustine Historic Society)*

The color of the light is also important. Energy efficient LED fixtures are proposed, within a light output similar in color to an incandescent fixture. Specifically, **LED fixtures close to 2800-3000K should be utilized**.

Street Lighting Placement

General placement of street lights are shown. The general height of the fixtures is suggested as 12' pole height. This results in spacing of lights approximately 36' on center.

The lights are typically shown immediately behind the flush curb, helping to define the edge of the cartway and presenting an obstacle in the vehicle path to help ensure cars stay on the cartway.

Street Furniture Placement + Selection

Typical street furniture items include benches, trash receptacles, recycling receptacles, and bike racks. Placement of the street furniture focused on maintaining ADA accessibility on the adjacent sidewalk. See the materials schedule for street furniture call outs.



LED Color Chart

HARB noted the **wooden benches** would provide more user comfort than the concrete benches currently on the street. Center armrests should be included to segment the benches into 3' sections.

Regarding trash/recycle receptacles and bike racks, HARB noted the **black or brown-black finishes** would be appropriate. See the material schedule.

Street Trees + Landscape

On St. George Street, Hypolita Street and Spanish Street, street trees are shown as an option. While a fairly recent addition to the historic core (ca. 1960s), trees do provide pedestrian comfort by adding some shade along a sometimes hot area of the city. It is suggested that **cabbage palms be used**, as photographic evidence shows these were used along Avenida Menendez, San Marco Avenue, and other important streets in St. Augustine (see figure D).



FIGURE D | Cabbage Palms along Avenida Menendez *(photo from St. Augustine Historic Society)* and San Marco Avenue *(photo from Florida School for the Deaf and Blind)*.

Along St. George Street, south of Hypolita, shade trees may be appropriate due to the turn-of-the-century commercial architecture. Native trees, such as Live Oak (*Quercus virginiana),* Elm Trees *(Ulmus parvifolia),* and Florida Maples *(Acer rubrum)* should be considered. See Figure E. HARB also encouraged private courtyards to add shade trees.

Other landscape is suggested in **planters and hanging baskets.** Note that long term maintenance from the business owners, a Downtown Improvement District, or the City needs to be considered.



FIGURE E | Shade Trees *(photos by others)*
LEFT: Live Oak (*Quercus virginiana*) *CENTER:* Elm (*Ulmus parviflora*)
RIGHT: Florida Maple (*Acer rubrum*).

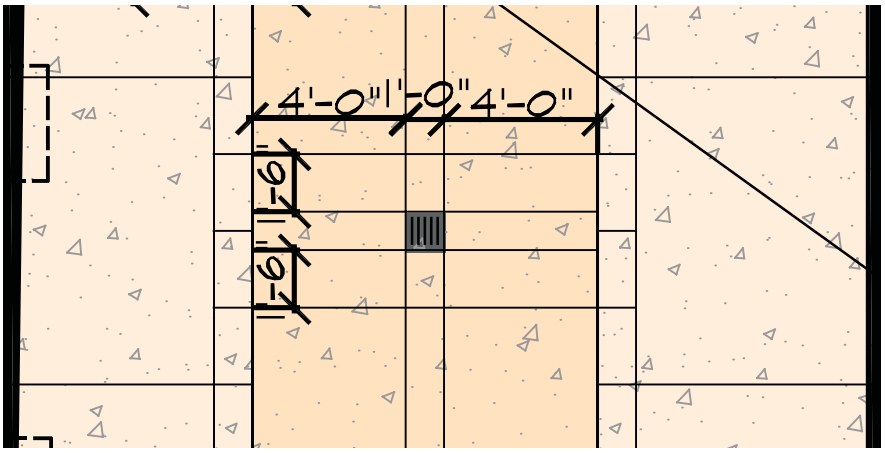


FIGURE F | Coquina Concrete street enlargement, noting placement of expansion and control joints. Note the placement of the inlet. Example shown above is south of Hypolita Street.

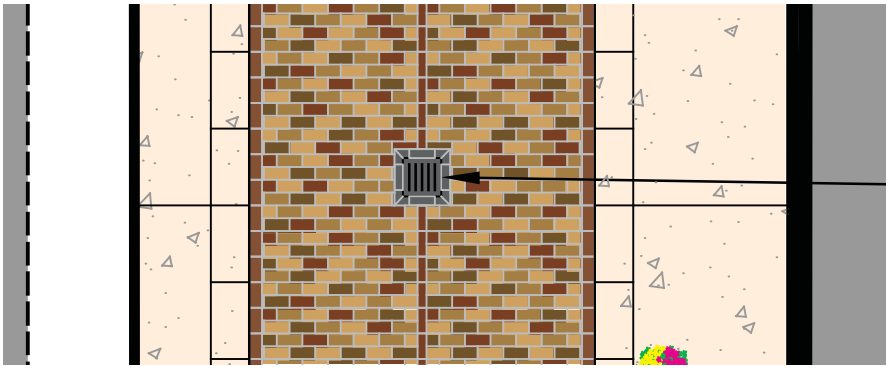


FIGURE G | Brick street enlargement, noting placement of brick along flush curb, around storm inlet, and along center of cartway. Example shown above is Spanish Street, north of Cuna Street.

2.2 Enlargement: Coquina Concrete Cartway Layout

While coquina concrete has been identified as the most visually appropriate cartway material along St. George Street, the material has inherent technical challenges. Coquina concrete is prone to cracking, moreso than standard vehicular grade or even sidewalk grade concrete mixes due to the incorporation of the distinctive shell aggregate.

To overcome this technical challenge, **appropriately placed expansion joints and sawcuts are critical to direct cracking and minimize the impact to open expanses of concrete.** Recommended spacing is noted in Figure F. Additional technical recommendations are noted in the materials schedule.

2.2 Enlargment: Brick Cartway Layout

Careful detailing of the brick street not only heightens the appearance of quality and care, but it functions to better hold the "field" in place over time.

The storm inlet drains are framed with a single row of brick and the edges of the cartway also use a single row along the flush curb to compose the conclusive edge of the running bond field. The center is defined by a brick placed on its narrow side, creating a clean edge for the inverted crown roadway. Layout is noted on Figure G.

Site Furniture Matrix

The street furniture noted in the below matrix defines the design intent. Products of equal materials, dimensions, style and quality may be proposed.

Sample Image	Manufacturer	Model	Material
Benches			
	Victor Stanley	Framers Modern	Wood Slats and ductile iron castings
	Canterbury International	Bowery 500	Wood Slats and Aluminum Frame
	Thomas Steele	Waldorf	Wood Slats and Powder Coated E-Steel
Trash and Recycle Receptacles			
	Canterbury International	PADC 104-A	Cast Iron
	Landscape Forms	Scarborough	Powder-Coated Metal
	Victor Stanley	Dynasty	Powder-Coated Steel
	Thomas Steele	Gramercy	Cast Iron & Steel

Site Furniture Matrix

The street furniture noted in the below matrix defines the design intent. Products of equal materials, dimensions, style and quality may be proposed.

Sample Image	Manufacturer	Model	Material
Bicycle Racks			
	Madrax	Post & Ring Racks	Powder-Coated Steel
	Belson	Classic Bollard Bike Rack (BOL-2-SF-P)	Powder-Coated Steel
	Dero	Bike Hitch	Powder-Coated Steel
Street Lighting			
	Lumec	Square Lantern Series	Cast Aluminum Housing
	Hanover Lantern	Plymouth	Cast Aluminum Housing
	Hanover Lantern	Essex	Cast Aluminum Housing

3.0 Streetscape Materials Matrix

The matrix below is provided for quick reference and includes applicable technical information for planning purposes. Note that all plans will need full engineering and construction documents, which will then go through a "Certificate of Appropriateness" review with the City's Historic Architectural Review Board (HARB).

	Cartway Material	Lane Width	Curb Type & Material	Curb Width, per side	Sidewalk Material	Sidewalk Width[3]	Stormwater Inlet flow & placement[4]	Street Light Placement[5]	Street Furniture Placement	Street Tree Type
Pedestrian Only Streets										
St. George Street	Coquina Concrete[1] (darker color than sidewalk)	9'-0"	Flush, Coquina Concrete	12"	Coquina Concrete	6-1" min (N) 10'-11" min (South of Hypolita)	Inverted crown, ~25' o.c. center of lane	Alternating, ~36' o.c.	Alternating, adjacent to curb	Cabbage Palms (south of Hypolita)
North-South Connectors										
Spanish Street *narrow*	Brick[2]	9'-0"	Flush, Coquina Concrete	12"	Coquina Concrete	3'-0" min.	Inverted crown, ~25' o.c. center of lane	East side, ~36' o.c.	West side along outer edge, space permitting	None
Spanish Street *typical*	Brick[2]	9'-0"	Flush, Coquina Concrete	12"	Coquina Concrete	4'-2" min.	Inverted crown, ~25' o.c. center of lane	Alternating, ~36' o.c.	Alternating along outer sidewalk edge	Cabbage Palm (space permitting)
Cordova Street	Asphalt	10'-0"	Raised, Granite	6" +12" gutter	Coquina Concrete (E) Concrete + Flagler Brick (W)	4'-0" min.	Crown, inlets located as existing	Alternating, ~36' o.c.	Alternating along outer sidewalk edge	Cabbage Palm (space permitting)
East-West Connectors										
Cuna Street	Brick[2]	9'-0"	Flush, Coquina Concrete	12"	Coquina Concrete	5'-0" min. (may be on one side only)	Inverted crown, ~25' o.c. center of lane	Alternating, ~36' o.c.	Alternating along outer sidewalk edge	None
Hypolita Street *narrow*	Brick[2]	9'-0"	Flush, Coquina Concrete	12"	Coquina Concrete	3'-9" min.	Inverted crown, ~25' o.c. center of lane	North side, ~36' o.c.	North side, along building edge	None
Hypolita Street *typical*	Brick[2]	9'-0"	Flush, Coquina Concrete	12"	Coquina Concrete	3'-9" min.	Inverted crown, ~25' o.c. center of lane	Alternating, ~36' o.c.	Alternating, along building edge	Cabbage Palm (west of Charlotte)
Treasury Street *narrow*	Brick[2]	9'-0"	Flush, Coquina Concrete	12"	Coquina Concrete	3'-0" min. (may be on one side only)	Inverted crown, ~25' o.c. center of lane	South side, ~36' o.c.	North side, along outer sidewalk edge	None
Treasury Street *typical*	Brick[2]	9'-0"	Flush, Coquina Concrete	12"	Coquina Concrete	4'-0" min.	Inverted crown, ~25' o.c. center of lane	Alternating, ~36' o.c.	North side, along outer sidewalk edge	None

Technical Information

[1] *Coquina Concrete*

Recommendation for concrete shall be 6" coquina concrete with fiber reinforcement, set over 8" LBR 30 compacted subgrade. This specification should be used for sidewalks that may experience substantial vehicular traffic. Color shall be Scofield Chromix integral color or approved equal. Color is C-12 mesa beige for cartway (as shown on bottom of photo to right). Sidewalks shall be standard gray.



Coquina Concrete: C-12 Mesa Beige

[2] *Brick*

Whitacre Greer or approved equal. Mix shall be defined as:
10% Dark Antique (color 33), 20% Mulberry (color 34), 20% Mahogany (color 44), 20% Cimmerian (color 53), 30% Chocolate (color 54)



Brick

[3] *Sidewalk Width*

Minimum 36" clear width must be maintained for ADA accessibility.

[4] *Stormwater Inlets*

25' frequency of inlets is recommended to limit pooling and sloping ofcartway.

[5] *Street Light Placement*

Final placement of 12' poles based on photometric analysis.
Fixture Dimensions: 16"-20" wide x 36"-40" height. Color/ Material: Black Metal. LED: 2800k-3000k

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Appropriateness

Case Number: HP2025-0056 **Meeting Date: Thursday, August 21, 2025**

1. NAME OF APPLICANT: Jeremy Marquis
   Business (if applicable): Marquis Latimber + Halback, Inc
   Address: 34 Cordova Street, Suite A
   City: St Augustine State: FL Zip Code: 32084
   Daytime Telephone: 9045406940 E-Mail Address: jeremy@halback.com

2. NAME OF PROPERTY OWNER: Jaime D Perkins
   Business (if applicable): City of St. Augustine
   Address: 75 King Street
   City: St Augustine State: FL Zip Code: 32084
   Daytime Telephone: 9048297086 E-Mail Address: jperkins@citystaug.com

3. PROJECT LOCATION: 75 KING ST, Saint Augustine, 32084

4. LEGAL DESCRIPTION: (1) SAN MARCO TRACT CITY LOT 1 (EX E200 O F W262 OF S70FT IN DB180/20) (EX 120 X 130FT LEASED AS VISITORS INFORMATION CENTER) DB 86/227; and; CITY OF ST AUGUSTINE SUB ROWS ARE COMMON ELEMENTS DEDICATED FOR PUBLIC USE PER F.S. 177.081(3); and, SAN MARCO TRACT SUBD ROWS ARE COMMON ELEMENTS DEDICATED FOR PUBLIC USE PER F.S. 177.081(3); and, CITY OF ST AUGUSTINE BLK 36-A LIGHTNER MUSEUM (EX SUITES 110 111 112 113 (FKA #3) 114 115 116 120 121 122 & 123) (EX PTS LEASED IN POOL AREA) (EX PT IN OR5006/1190) DB167/565

5. SCOPE OF WORK: to install new landscape plantings

Information attached by applicant includes:

- Application Agreement
- Project Overview
- Landscape Plans

HARB APPLICATION AGREEMENT

In filling out this application:

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

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

Project Address: various projects throughout downtown Historic Area CRA

Applicant's Name: Jeremy Marquis Applicant's Signature: Jeremy Marquis

Owner's Name: Jaime D. Perkins Owner's Signature: Jaime D. Perkins

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 HP2025-0056

75 KING ST, Saint Augustine, 32084

Checklist Item	Checklist Item Description	Status	Comments
PARKING, LANDSCAPE OR OTHER SITE FEATURE - Photographs of existing	Photographs of existing site area within view of proposed feature and detail photo of any existing affected features	Need	For references to the proposed project areas, please provide previously approved HARB Certificate of Appropriateness application numbers for reference
PARKING, LANDSCAPE OR OTHER SITE FEATURE - Plant material list	Plant material list with identification, quantity, size at planting and maturity, spacing	Need	For areas where changes to plant species are proposed, please provide full listing of plants that will be replaced, if not already provided

Other Details Necessary for Review

N/A

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HISTORIC AREA COMMUNITY REDEVELOPMENT AREA
Established 2000

CITY OF ST AUGUSTINE COMMUNITY REDEVELOPMENT AGENCY

CITY OF ST AUGUSTINE EST. 1565

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

Historic Area Community Redevelopment Area

Downtown Landscape Master Plan
Historic Architectural Review Board
LEVEL 1 OVERVIEW for COA

June 31, 2025 | version 3
25.13.0 City of St. Augustine Downtown Landscape Master Plan TASK 2.1C.3

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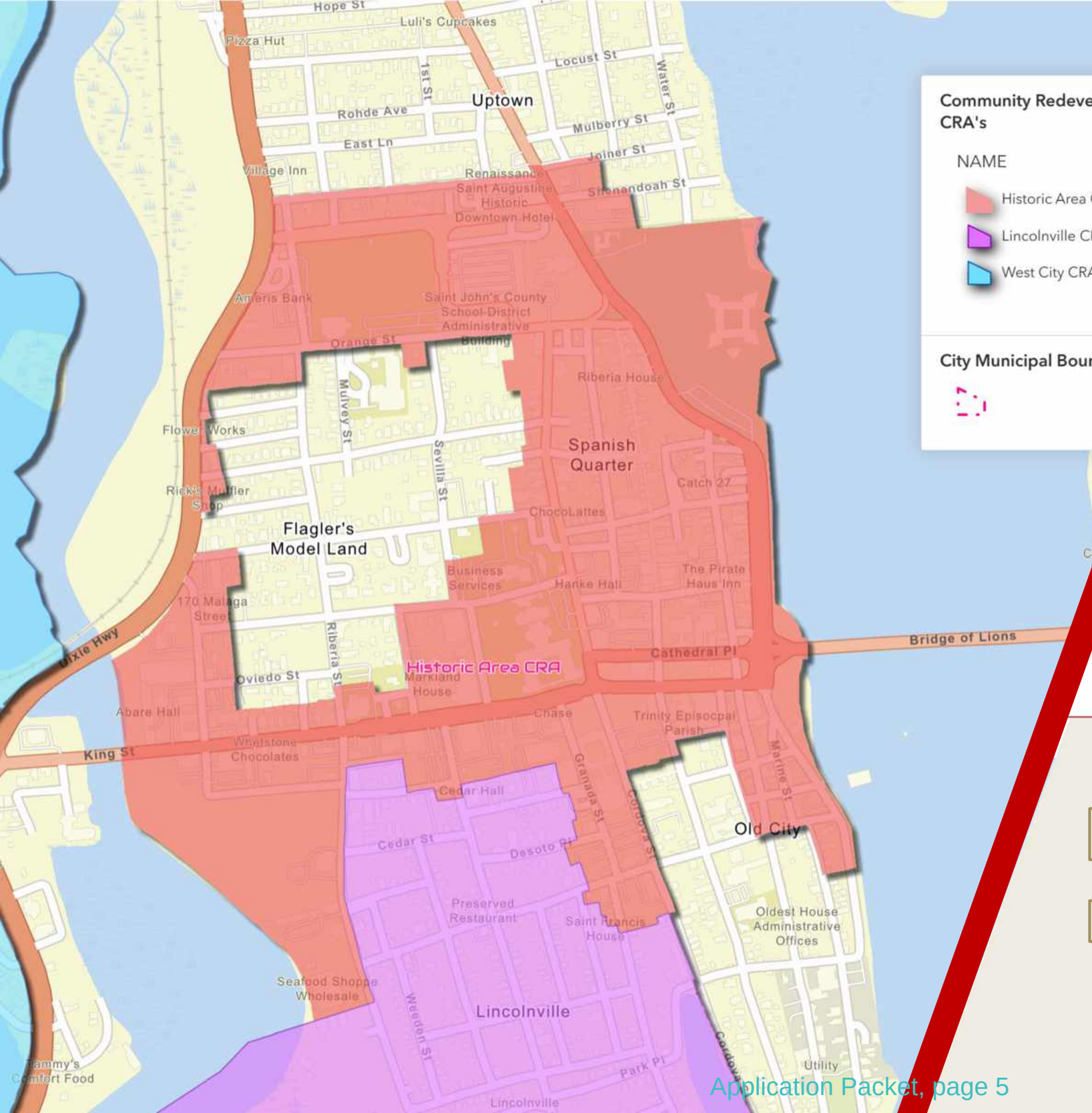
Image: Historic Area Community Redevelopment Area Map



HISTORIC AREA COMMUNITY REDEVELOPMENT AREA

HISTORIC AREA COMMUNITY REDEVELOPMENT AREA GOAL

Address conditions of blight connected with traffic and parking in the downtown area.

HACRA RECOMMENDED ACTIVITIES

1 Construct and maintain parking garages at strategic locations.

2 Maintain and improve existing sidewalks.

3 Enhancing pedestrian areas and streetscapes

4 Study changes to traffic patterns and implement as appropriate.

5 Implementing a heritage tourism signage wayfinding system

6 Encourage and enhance bicycle usage.

7 Periodically evaluate transit needs and implement transit systems where possible.

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Master Plan **Objectives**

The objective of the assignment is to develop cohesive landscape master plans for downtown City-owned parcels within the Historic Area Community Redevelopment Area that reflect the following factors:

Historically appropriate landscape plant material.

Resilient landscape needs for hurricane resiliency and improved recovery.

Improved tree canopy and shade coverage to reduce heat island effect and to improve pedestrian comfort for walking and around shuttle / circulator stops.

The first portion of this booklet includes the *Downtown Landscape Master Plan Guidelines*. These are overall tenets of the design approach that reflects the history, resiliency, and tree canopy objectives.

- **Landscape Level of Service Overview Map,** which identifies zones for different "levels of service" of the landscape, which will help to guide plant selection, maintenance expectations, and overall cost-effective strategy.

- **Landscape Plant Material Palette,** including plant selections for streetscapes (including hanging baskets), areas adjacent to streetscapes (including trees), and public park and gathering areas.

- **Irrigation Guidelines,** including equipment preferences, watering schedules, and areas for temporary / establishment only / permanent irrigation needs.

- **Tree Canopy Improvement Overview,** including basic updates to the current City inventory to remove trees that have been impacted by storms, along with aerial analysis of shade / tree canopy and opportunities for improvements.

- **Downtown Visual Assessment + Sign Diet Recommendations,** which will include photographs of public infrastructural elements along with recommendations to potentially limit / reduce "extra" roadway signs that impact the visual quality of downtown.

The second version shows current and proposed imagery the begins to implement the Landscape Master Plan. Based on the overview document and *Downtown Landscape Master Plan Guidelines,* there are two levels of master planning included for implementation, specifically:

LEVEL 1 **Quick Action (Site Level),** which is focused on landscape refresh that can be accomplished quickly based on previously approved / designed landscape plans.

LEVEL 2 **Full Master Plan (Site Level),** which includes more full construction documentation for (a) landscape improvements, (b) irrigation improvements, (c) limited hardscape improvements, and (d) electrical improvements for Nights of Lights infrastructure needs. Note that these plans go much deeper into the historic context of each site and will include Historic Architectural Review Board (HARB) reviews and approval processes.

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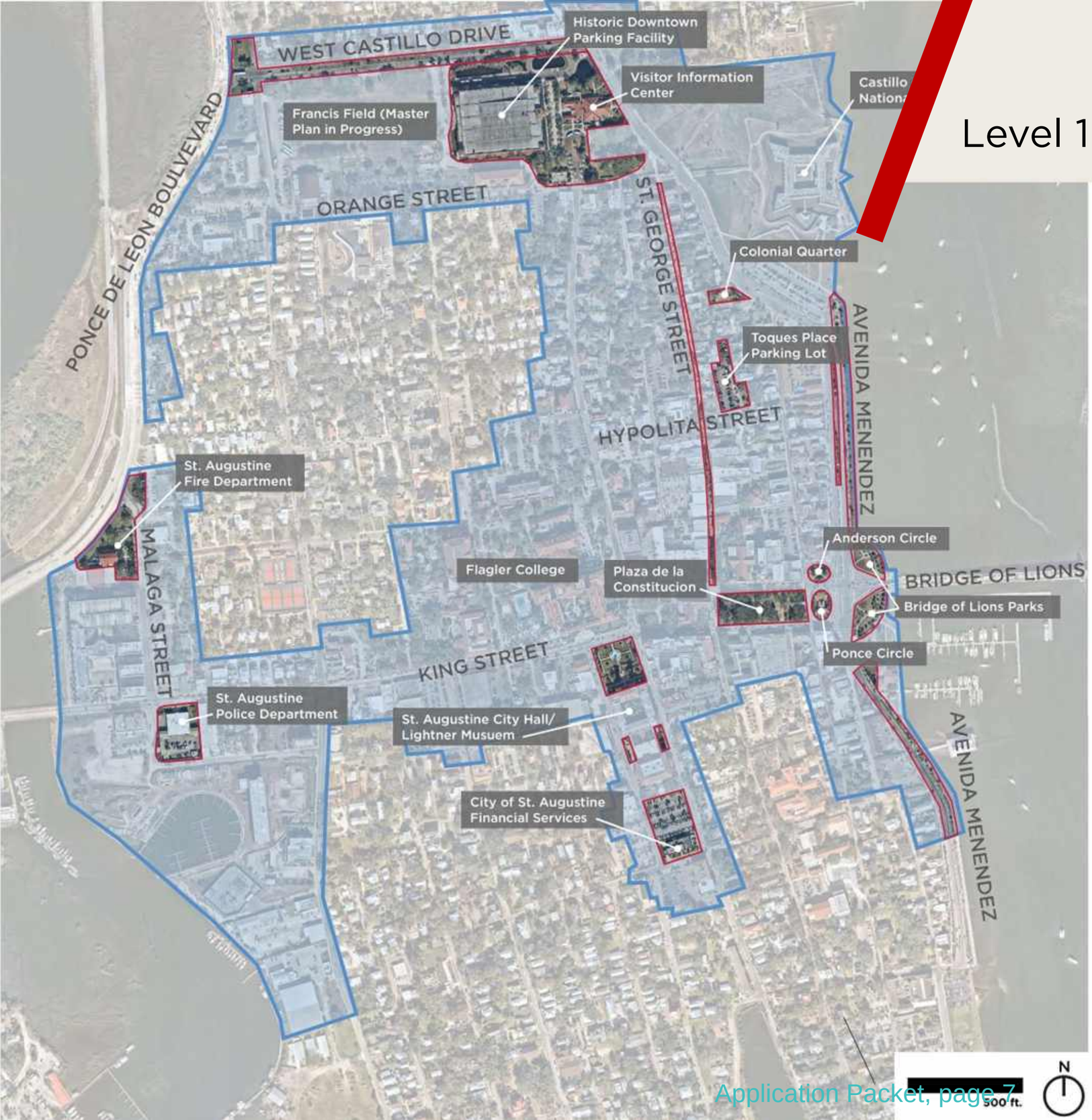
Level 1 Quick Access **Overview**



PROPERTIES			
CENTER: Lightner Museum		acres	Master Plan Levels
L1.	Front of Lightner Museum / City Hall	0.83	Level 1 and 2
L2.	Rear parking of Lightner / Financial	0.76	Level 2
L3.	Side courtyards of Lightner / City Hall	0.07	Level 2
CENTER: Plaza de la Constitucion			
P1.	Plaza (east: St. George to Charlotte)	1.12	Level 1 and 2
EAST: Bridge of Lions			
BL1.	Northwest Park of Bridge of Lions	0.60	Level 1
BL2.	Southwest Park of Bridge of Lions	0.56	Level 1
BL3.	Anderson Circle	0.14	Level 1
BL4.	Ponce Circle	0.20	Level 1
EAST: Avenida Menendez & Seawall			
AM1.	Center medians of Avenida Menendez	0.68	Level 1 and 2
NORTH: Visitor Information Center + Entry			
V1.	Visitor Information Center	7.55	Level 1
V2.	West Castillo Drive medians + entry	0.20	Level 1 and 2
CORE: St. George Street (north of Cathedral Place)			
SG1.	St. George Street	0.94	Level 1 and 2
CORE: Colonial Quarter			
CQ1.	Edge of city parcel / trolley drop off	0.17	Level 2
CORE: Toques Place			
T1.	City Parking Lot	0.53	Level 2
KING / MALAGA: Police + Fire			
K1.	Police Department (along King)	1.20	Level 2
K2.	Fire Station (along Malaga)	1.66	Level 2

LEVEL 1

Quick Action (Site Level), which is focused on landscape refresh that can be accomplished quickly based on previously approved / designed landscape plans.

D.1 Overview Map
D.2 Lightner Museum / City Hall
D.3 Plaza de la Constitucion
D.4 Bridge of Lions
D.5 Avenida Menendez & Seawall
D.6 Visitor Information Center
D.7 West Castillo Drive
D.8 St. George Street

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PLANT PALETTE | Trees



Bald Cypress
(*Taxodium distichum*)



Cabbage Palm
(*Sabal palmetto*)



Chickasaw Plum
(*Prunus angustifolia*)



Dahoon Holly
(*Ilex casine*)



Date Palms
(*Phoenix spp*)



Eastern Red Cedar
(*Juniperus virginiana*)



Florida Maple
(*Acer barbatum*)



Hickory
(*Florida Carya spp*)



Japanese Magnolia
(*Magnolia soulangiana*)



Live Oak
(*Quercus virginiana*)



Loblolly Pine
(*Pinus taeda*)

KEY | Landscape

Native to Florida
These plants are endemic to Florida.

Florida Friendly
These plant, while not originally from Florida, are non invasive and well acclimated to the Florida climate.

AGHP PRE 1850
These are historically accurate plantings that were commonly seen in gardens in Saint Augustine prior to the 1850s per the Architectural Guidelines for Historic Preservation.

AGHP POST 1850
These are historically accurate plantings that were commonly seen in gardens in Saint Augustine after the 1850s per the Architectural Guidelines for Historic Preservation.



A variety of cabbage and date palms are encircled by formal hedges at the Alcazar hotel. Circa 1902; Courtesy of the Florida Memory Archives

Images by others

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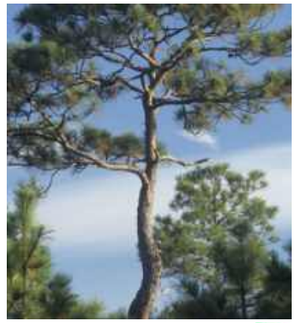
PLANT PALETTE | Trees



Longleaf Yellow Pine
(*Pinus palustris*)



Red Maple
(*Acer rubrum*)



Shumard Oak
(*Quercus shumardii*)



Slash Pine
(*Pinus ellioti, densa*)



Southern Red Cedar
(*Juniperus siliciola*)



Southern Magnolia
(*Magnolia graniflora*)

Cultivars



'Brackens Beauty'
(*Magnolia grandiflora 'Brackens Brown Beauty'*)



'Little Gem'
(*Magnolia grandiflora 'Little Gem'*)



'D.D. Blanchard'
(*Magnolia grandiflora 'D.D. Blanchard'*)



Sycamore
(*Plantanus occidentalis*)



Tuliptree
(*Liriodendron tulifera*)



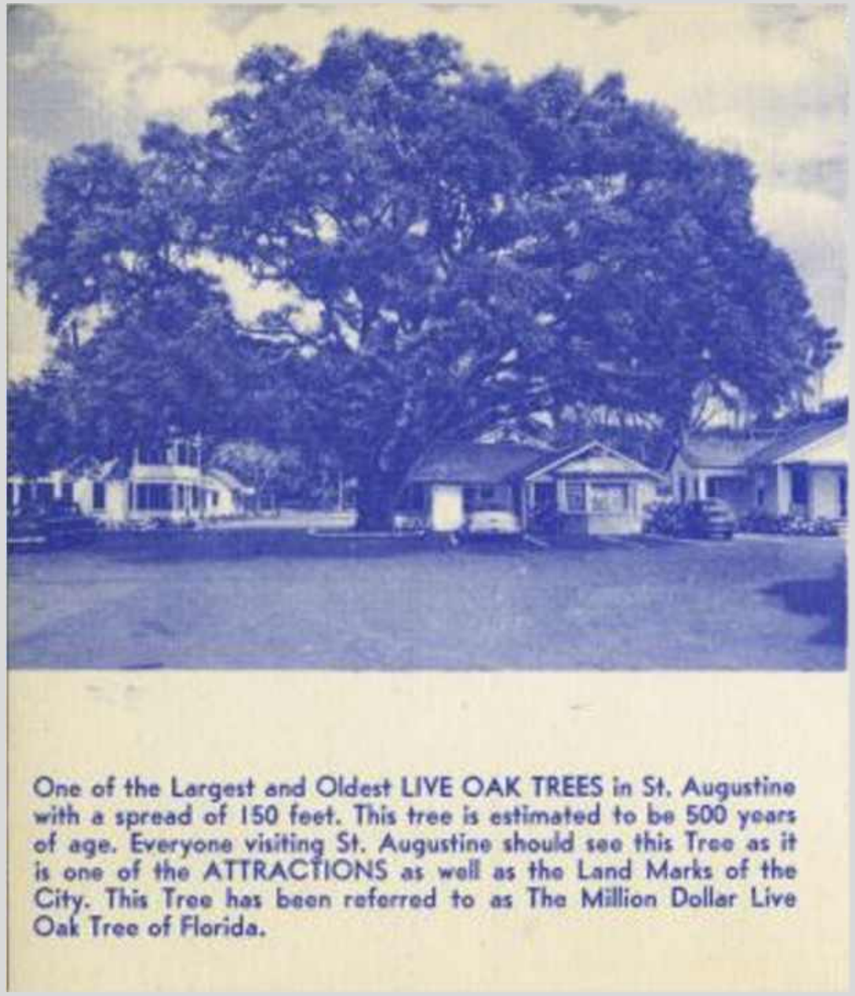
Weeping Willow
(*Salix babilonica*)



Winged Elm
(*Ulmus alma*)



Weeping Yaupon Holly
(*Ilex vomitoria 'Pendula'*)



A postcard depicting the Senator Live oak. It still stands at 137 San Marco Avenue. Circa 1956; Courtesy of the Florida Memory Archives

KEY | Landscape — Native to Florida — Florida Friendly — AGHP PRE 1850 — AGHP POST 1850

Images by others

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PLANT PALETTE | Shrubs



Azalea
(*Rhododendron spp*)



Beauty Berry
(*Callicarpa americana*)



Camellia
(*Camellia japonica*)



Chinese Hibiscus
(*Hibiscus rosasinensis*)



Coontie
(*Zamia integrifolia*)



European Fan Palm
(*Chamaerops humilis*)



Fatsia
(*Fatsia japonica*)



Firebush
(*Hamelia patens*)



Hydrangea
(*Hydrangea arborescens*)



India Azalea
(*Rhododendron indicum*)



Oakleaf Hydrangea
(*Hydrangea quercifolia*)



Ocala Anise
(*Illicium parvifolium*)



The Pena-Peck house is depicted with a variety of flowering trees, shrubs, and annuals.. Circa 1930s; Courtesy of the Florida Memory Archives

KEY | Landscape Native to Florida Florida Friendly AGHP PRE 1850 AGHP POST 1850

Images by others

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Planning and Building Department

PLANT PALETTE | Shrubs



Oleander
(*Nerium oleander*)



Prickly Pear
(*Opuntia humifusa*)



Rose-of-Sharon
(*Hibiscus syriacus*)



Sea Grape
(*Coccoloba uvifera*)



Simpson's Stopper
(*Myrcianthes fragans*)



Spanish Bayonet
(*Yucca aloifolia*)
(*Yucca elephantipes*)



Star Anise
(*Illicium floridanum*)



Sweet Viburnum
(*Viburnum odoratissium*)



Tea Olive
(*Osmanthus spp*)



Walter's Viburnum
(*Viburnum obovatum*)



Waxmyrtle
(*Myrica cerifera*)



Yaupon Holly
(*Ilex vomitoria*)



The Spear Mansion Hotel was planted with what appears to be southern magnolias, loquats, and azaleas. Circa 1903; courtesy of the Florida Memory Project.

KEY | Landscape Native to Florida Florida Friendly AGHP PRE 1850 AGHP POST 1850

Images by others

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FLOWERS|



African Lily
(*Agapanthus africanus*)



Aloe
(*Aloe spp*)



Begonia
(*Begonia spp*)



Blanket Flower
(*Gaillardia pulchella*)



Blue Flag Iris
(*Iris versacolor*)



Bougainvillea
(*Bougainvillea glabra*)
(*Bougainvillea spectibilis*)



Caladium
(*Caladium bicolor*)



Canna
(*Canna ehemannii*)



Carnations
(*Dianthus caryophyllus*)



Coleus
(*Coleus spp*)



Confederate Jasmine
(*Tracheluspermum jasminoides*)



Coreopsis species
(*Coreopsis spp*)



Crinum Lily
(*Crinum spp*)



Crocus
(*Crocus vernus*)



Croton
(*Codiaeum variegatum*)



Daylily
(*Hemerocalis spp*)



Dune Sunflower
(*Helianthus debilis*)



Dusty Miller
(*Centaurea gymnocarpa*)



Ponce Circle was heavily planted with annual flowers in this 1940's postcard. Courtesy of the Florida Memory Archives

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Planning and Building Department

FLOWERS|



Iris
(*Iris spp*)



Lantana
(*Lantana spp*)



Lily
(*Lilium spp*)



Marigold
(*Tagetes spp*)



Pansy
(*Viola Tricolor*)



Phlox
(*Phlox spp*)



Purple Coneflower
(*Echinacea purpurea*)



Scarlet Rosemallow
(*Hibiscus coccineus*)



Scarlet Salvia
(*Salvia coccinea*)



Sunflower
(*Helianthus annus*)



Swamp Milkweed
(*Asclepias incarnata*)



Sweet Alyssum
(*Lobularia maritima*)



Violet
(*Viola spp*)



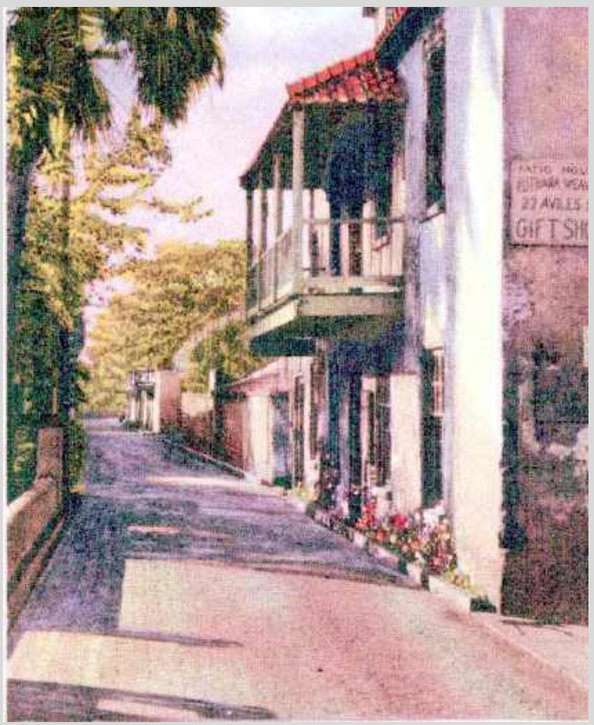
Yellow Daylily
(*Hemerocallisflava*)



Zinnia
(*Zinnia spp*)



Oleander peeks over the wall, Circa 1900; Courtesy of the Florida Memory Archives



Annual flowers are planted at the base of 22 Aviles Street.. Circa 1900; Courtesy of the Florida Memory Archives

KEY | Landscape Native to Florida Florida Friendly AGHP PRE 1850 AGHP POST 1850

Images by others

Application Packet, page 13

Received August 11, 2025
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PLANT PALETTE | Nuts + Fruits



Fig
(*Ficus carica*)



Muscadine Grape
(*Vitis rotundifolia*)



Orange | Seville + Sour
(*Citrus spp*)



Persimmon
(*Diospyrus virginiana*)



Red Mulberry
(*Morus rubra*)

PLANT PALETTE | Vines



Passion Flower
(*Passiflora incarnata*)



Yellow Jessamine
(*Gelsemium sempervirens*)



Coral Honeysuckle
(*Lonicera sempervirens*)



Crossvine
(*Bignonia capreolata*)



Garnett Orange Grove, St Augustine FL.. Circa 1900s; Courtesy of the Florida Memory Archives.
Located just north of the City Gates, The Garnett Orange Grove was one of many Orange groves in the city in the nineteenth century.

KEY | Landscape Native to Florida Florida Friendly AGHP PRE 1850 AGHP POST 1850

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SEASONAL INTEREST TREES - INCONSPICUOUS

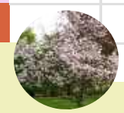
COMMON NAME	SCIENTIFIC NAME	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Bald Cypress	*Taxodium distichum*												
Dahoon Holly	*Ilex casine*												
Date Palm	*Phoenix spp*												
Eastern Red Cedar	*Juniperus virginiana*												
Live Oak	*Quercus virginiana*												
Loblolly Pine	*Pinus taeda*												
Longleaf Yellow Pine	*Pinus palustris*												
Shumard Oak	*Quercus shumardii*												
Slash Pine	*Pinus ellioti, densa*												
Southern Red Cedar	*Juniperus siliciola*												
Sycamore	*Plantanus occidentalis*												
Weeping Willow	*Salix babilonica*												
Winged Elm	*Ulmus alma*												






SEASONAL INTEREST TREES - SHOWY

COMMON NAME	SCIENTIFIC NAME	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Cabbage Plam	*Sabal palmetto*												
Chickasaw Plum	*Prunus angustifolia*												
Japanese Magnolia	*Magnolia soulangiana*												
Red Maple	*Acer rubrum*												
Florida Maple	*Acer floridanum*												
Hickory	*Carya spp*												
Southern Magnolia	*Carya spp*												
Southern Magnolia ‘Brackens Beauty’	*Magnolia grandiflora ‘Brackens Brown Beauty’*												
Southern Magnolia ‘Little Gem’	*Magnolia grandiflora ‘Little Gem’*												
Southern Magnolia ‘D.D. Blanchard’	*Magnolia grandiflora ‘D.D. Blanchard’*												
Tuliptree	*Liriodendron tulipifera*												
Weeping Yaupon Holly	*Ilex vomitoria ‘Pendula’*												

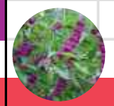




Received August 11, 2025
Planning and Building Department

SEASONAL BLOOM INTEREST SHRUBS

COMMON NAME	SCIENTIFIC NAME	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Azaela	*Rhododendron spp.*												
Beauty Berry	*Callicarpa americana*												
Camellia	*Camellia japonica*												
Chinese Hibiscus	*Hibiscus rosasinensis*												
Coontie	*Zamia integrifolia*												
European Fan Palm	*Carya spp*												
Fatsia	*Fatsia japonica*												
Firebush	*Hamelia patens*												
Hydrangea	*Hydrangea arborescens*												
India Azaela	*Rhododendron indicum*												
Oakleaf Hydrangea	*Hydrangea quercifolia*												
Ocala Anise	*Illicium parviflorum*												
Oleander	*Nerium oleander*												
Prickly Pear	*Opuntia humifusa*												
Rose-of-Sharon	*Hibiscus syriacus*												
Sea Grape	*Coccoloba uvifera*												
Simpson's Stopper	*Myrcianthes fragans*												
Spanish Bayonet	*Yucca aloifolia / Yucca elephantipes*												
Star Anise	*Illicium floridanum*												
Sweet Viburnum	*Viburnum odoratissium*												
Tea Olive	*Osmanthus spp*												
Walter's Viburnum	*Viburnum obovatum*												
Waxmyrtle	*Myrica cerifera*												
Yaupon Holly	*Ilex vomitoria*												







Received August 11, 2025
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SEASONAL BLOOM INTEREST VINES

COMMON NAME	SCIENTIFIC NAME	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Passion Flower	*Passiflora incarnata*												
Yellow Jessamine	*Gelsemium sempervirens*												
Coral Honeysuckle	*Lonicera sempervirens*												
Crossvine	*Bignonia capreolata*												





SEASONAL BLOOM INTEREST NUTS + FRUIT - INCONSPICUOUS/SMALL BLOOM

COMMON NAME	SCIENTIFIC NAME	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Fig	*Ficus carica*												
Muscadine Grape	*Vitis rotundifolia*												
Orange | Seville + Sour	*Citrus spp*												
Olive	*Olea europaea*												
Persimmon	*Diospyrus virginiana*												
Red Mulberry	*Morus rubra*												







Edibles dominated the landscape of the early colonial period. In this 1769 map of the City, the organized groves of trees are visible throughout the city. 1769; Courtesy of The Florida Memory Project

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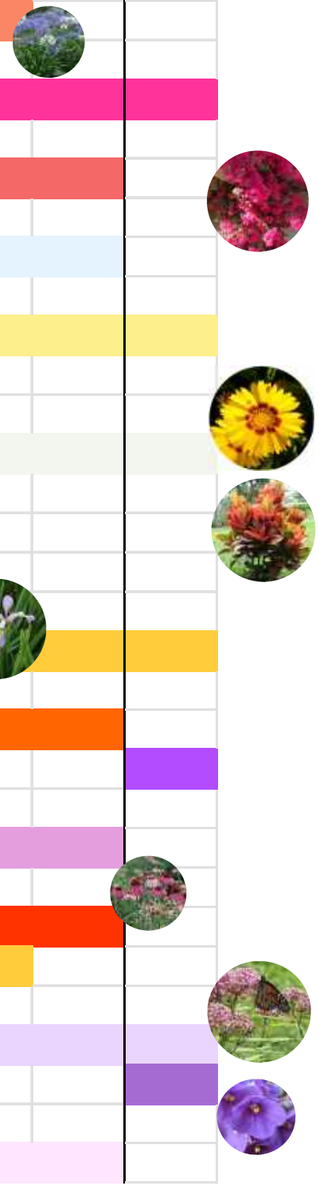
SEASONAL BLOOM INTEREST FLOWERS

COMMON NAME	SCIENTIFIC NAME
Afican Lily	*Agapanthus africanus*
Aloe	*Aloe spp*
Begonia	*Begonia spp*
Blanket Flower	*Gaillardia pulchella*
Blue Flag Iris	*Iris versacolor*
Bougainvillea	*Carya spp*
Caladium	*Caladium bicolor*
Canna	*Canna ehemannii*
Carnations	*Dianthus caryophyllus*
Coleus	*Coleus spp*
Confederate Jasmine	*Trachelospermum jasminoides*
Coreopsis species	*Coreopsis spp*
Crinum Lily	*Crinum spp*
Crocus	*Crocus vernus*
Croton	*Codiaeum variegatum*
Daylily	*Hemerocalis spp*
Dune Sunflower	*Helianthus debilis*
Dusty Miller	*Centaurea gymnocarpa*
Iris	*Iris spp*
Lantana	*Lantana spp*
Lily	*Lilium spp*
Marigold	*Tagetes spp*
Pansy	*Viola Tricolor*
Phlox	*Phlox spp*
Purple Coneflower	*Echinacea purpurea*
Scarlet Rosemallow	*Hibiscus coccineus*
Scarlet Salvia	*Salvia coccinea*
Sunflower	*Helianthus annus*
Swamp Milkweed	*Asclepias incarnata*
Sweet Alyssum	*Lobularia maritima*
Violet	*Viola spp*
Yellow Daylily	*Hemerocallis flava*
Zinnia	*Zinnia spp*



Received August 11, 2025
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LEVEL 1 “Quick Action”

Summary + Imagery

Received August 11, 2025
Planning and Building Department

BEFORE



RECOMMENDED EDITS

The podocarpus hedge has portions that are damaged and/or missing. This is a typical example of locations where we are removing failing sections and replacing them with new plants.

Received August 11, 2025
Planning and Building Department

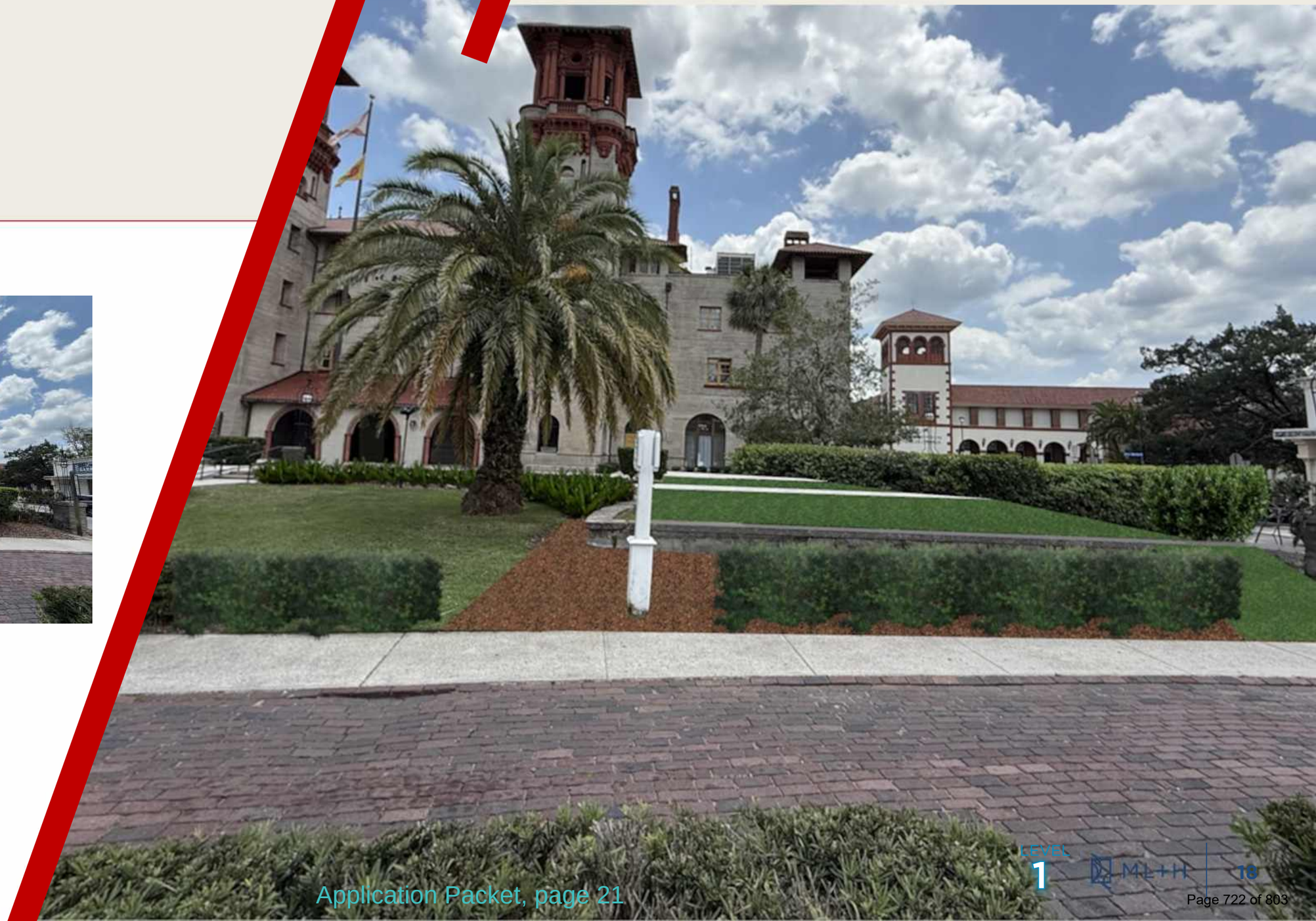
D.2 Lightner Museum / City Hall

RECOMMENDED EDITS

The goal is to remove the failing ligustrum and re-establish the ornamental podocarpus hedge. This also exposes the existing seatwall which becomes a seatwall for visitors waiting for the trolley. The current "mower ramp" is shifted to a less prominent location.

BEFORE





Received August 11, 2025
Planning and Building Department

D.3 Plaza de la Constitucion

RECOMMENDED EDITS

New plantings highlight monuments and historic plaques throughout the plaza. A variety of colors and textures provided by agapanthus, liriope, farfugium, and holly help highlight this area as a place to reflect.

BEFORE





Application Packet, page 22

Received August 11, 2025
Planning and Building Department

BEFORE



RECOMMENDED EDITS

Replacing the existing understory with new planting. Holly as a formal edge with iris flowering in spring-fall and camellias flowering in winter.

Received August 11, 2025
Planning and Building Department

RECOMMENDED EDITS

The new plantings create an "entrance" moment. Replacing the existing understory with new planting. Agapanthus will provide spring color and iris will flower throughout the spring-fall.

BEFORE



Received August 11, 2025
Planning and Building Department

BEFORE



RECOMMENDED EDITS

The existing landscape is performing well. The renovation utilizes the same plant material, but create more variety in texture and color. The turf is currently in poor shape and a full replacement is recommended.

Received August 11, 2025
Planning and Building Department

D.4 Bridge of Lions

RECOMMENDED EDITS

The existing landscape is performing well. The renovation utilizes the same plant material, but create more variety in texture and color. The turf is currently in poor shape and a full replacement is recommended.

BEFORE





Received August 11, 2025
Planning and Building Department

BEFORE



RECOMMENDED EDITS

The existing plant material has performed well over the years, but has lived its functional life and should be replaced with the same species. An additional ring of iris on the outside will provide flowering color spring-fall. The turf and bedlines need to be replaced.

Received August 11, 2025
Planning and Building Department

D.4 Bridge of Lions (Ponce & Anderson Circles)

RECOMMENDED EDITS

The existing plant material has performed well over the years, but has lived its functional life and should be replaced with the same species. An additional ring of iris on the outside will provide flowering color spring-fall. The turf and bedlines need to be replaced.

BEFORE





Application Packet, page 28

Received August 11, 2025
Planning and Building Department



BEFORE



RECOMMENDED EDITS

The northern medians have sufficient soil volume to support large shade trees. Once full over time, the addition of live oaks will mimic the look of the plaza, provide shade, and a place to hang lights during nights of lights. The use of native ground cover will limit fertilizer need, mowing and provide seasonal color.

Received August 11, 2025
Planning and Building Department

D.5 Avenida Menendez & Seawall

RECOMMENDED EDITS

The green strip can be enhanced with native landscape that requires little maintenance or irrigation. The muhly grass will flower heavily in October-November. The landscape will be interspersed with sections of turf where people can cross between the seawall and the adjacent parking.

BEFORE





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RECOMMENDED EDITS

Re-establish the muhly grass ground cover. This will provide pink plumes in October and November. The palmetto adds a native and historic character to the planting bed.

D.6 Visitor Information Center

BEFORE



Received August 11, 2025
Planning and Building Department

BEFORE



RECOMMENDED EDITS

The existging hawthorne is weak after 20 years. Replacing with a mix of podocarpus, Holly and iris will provide some texture variety and a diversity of plant materials.

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Planning and Building Department

RECOMMENDED EDITS

Given the success of the Audobon garden, it may be a good idea to expand the garden so it can connect to the central pedestrian walkway at the VIC. This would be a variety of native plants and ground covers with a focus on pollinators and flowering material.

BEFORE



BEFORE



RECOMMENDED EDITS

The current organization of trees are north of the seating area and do not provide shade. The proposed landscape would add shade and a variety of native plant material with the iris providing flowers in spring-fall.

Received August 11, 2025
Planning and Building Department

RECOMMENDED EDITS

The existing elm trees are doing poorly due to the constricted soil volume. The proposed sable palms are one of the few species that can thrive in these conditions. The existing grates have a 16" opening which can accommodate a palm without modification.

BEFORE





BEFORE



RECOMMENDED EDITS

A low wall and native plantings provide an opportunity to welcome visitors to the City of St. Augustine.

Received August 11, 2025
Planning and Building Department

D.7 West Castillo Drive

RECOMMENDED EDITS

As the entrance to the historic district, the median landscape are an important part of the visitor experience. These medians also have the soil value to support large shade trees. Magnolias and Ligustrum will provide additional canopy volume, ecosystem services, and a place to hang lights for Nights of Lights.

BEFORE





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BEFORE



RECOMMENDED EDITS

Given the limited soil volume and lack of irrigation, sabal palms are the best solution for the planters. Currently, Mexican petunia is in the planters. While it is doing well, it is a category 1 invasive. A more suitable ground cover such as liriope or iris are proposed.

Application Packet, page 38

Received August 11, 2025
Planning and Building Department

D.8 St. George Street

RECOMMENDED EDITS

Given the limited soil volume and lack of irrigation, sabal palms are the best solution for the planters. Currently, Mexican petunia is in the planters. While it is doing well, it is a category 1 invasive. A more suitable ground cover such as liriope or iris are proposed.

BEFORE





Monday, July 21, 2025

Received August 11, 2025
Planning and Building Department

LEVEL 1 "QUICK ACTION" LANDSCAPE PLANS

HISTORIC AREA COMMUNITY REDEVELOPMENT AREA LANDSCAPE MASTER PLAN ST. AUGUSTINE, FL

06.26.2025

ML+H PROJECT 25.13.0

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

Design Team

Marquis Latimer + Halback, Inc.
Project Management + Landscape Architecture
Project Managers: Jeremy Marquis | jeremy@halback.com
Fremont Latimer | fremont@halback.com
34 Cordova Street, Suite A
St. Augustine, FL 32084
Ph: 904.825.6747
Florida LA6667110

Project Location



811
Know what's below.
Call 811 before you dig.

Prepared For

Historic Area Community Redevelopment Agency (HACRA)
City of St. Augustine

Project Manager
Jaime D. Perkins, MPA, PMP, FRA-RA
Director, Department of Community Services

Site Location
St. Augustine, Florida

Jurisdictional Review
City of St. Augustine
City

CRA Board
Review Board

CITY OF ST AUGUSTINE COMMUNITY REDEVELOPMENT AGENCY

HISTORIC AREA COMMUNITY REDEVELOPMENT AREA Established 2000

Sheet List Table

Sheet Number	Sheet Title
COVER	COVER
L-1.00	01_LIGHTNER MUSEUM - DEMO PLAN
L-1.10	01_LIGHTNER MUSEUM - LANDSCAPE PLAN
L-1.30	01_LIGHTNER MUSEUM - IMAGES
L-2.00	02_PLAZA - DEMO
L-2.10	02_PLAZA - LANDSCAPE
L-2.30	02_PLAZA - IMAGES
L-3.00	03_BRIDGE OF LIONS - DEMO PLAN
L-3.10	03_BRIDGE OF LIONS - LANDSCAPE PLAN
L-3.30	03_BRIDGE OF LIONS - IMAGES
L-4.00	04_CIRCLES - DEMO PLAN
L-4.10	04_CIRCLES - LANDSCAPE PLAN
L-4.30	04_CIRCLES - IMAGES
L-5.00	05_AVENIDA MENENDEZ - DEMO PLAN
L-5.01	05_AVENIDA MENENDEZ - DEMO ENLARGEMENT 1
L-5.02	05_AVENIDA MENENDEZ - DEMO ENLARGEMENT 2
L-5.03	05_AVENIDA MENENDEZ - DEMO ENLARGEMENT 3
L-5.04	05_AVENIDA MENENDEZ - DEMO ENLARGEMENT 4
L-5.10	05_AVENIDA MENENDEZ - LANDSCAPE PLAN
L-5.11	05_AVENIDA MENENDEZ - LS ENLARGEMENT 1
L-5.12	05_AVENIDA MENENDEZ - LS ENLARGEMENT 2
L-5.13	05_AVENIDA MENENDEZ - LS ENLARGEMENT 3
L-5.14	05_AVENIDA MENENDEZ - LS ENLARGEMENT 4
L-5.30	05_AVENIDA MENENDEZ - IMAGES
L-6.00	06_VIC - DEMO PLAN
L-6.10	06_VIC - LANDSCAPE PLAN
L-6.11	06_VIC - LANDSCAPE ENLARGEMENT 1
L-6.12	06_VIC - LANDSCAPE ENLARGEMENT 2
L-6.13	06_VIC - LANDSCAPE ENLARGEMENT 3
L-6.14	06_VIC - LANDSCAPE ENLARGEMENT 4
L-6.15	06_VIC - LANDSCAPE SCHEDULE
L-6.30	06_VIC - IMAGES
L-6.31	06_VIC - IMAGES
L-7.00	07_W CASTILLO DR - DEMO OVERALL
L-7.01	07_W CASTILLO DR - DEMO ENLARGEMENT 1
L-7.02	07_W CASTILLO DR - DEMO ENLARGEMENT 2
L-7.03	07_W CASTILLO DR - DEMO ENLARGEMENT 3
L-7.10	07_W CASTILLO DR - LANDSCAPE PLAN
L-7.11	07_W CASTILLO DR - LANDSCAPE ENLARGEMENT 1
L-7.12	07_W CASTILLO DR - LANDSCAPE ENLARGEMENT 2
L-7.13	07_W CASTILLO DR - LANDSCAPE ENLARGEMENT 3
L-7.20	07_W CASTILLO DR - HARDSCAPE PLAN
L-7.30	07_W CASTILLO DR - IMAGES
L-8.00	08_ST. GEORGE ST. - DEMOLITION PLAN
L-8.01	08_ST. GEORGE ST. - DEMO ENLARGEMENT 1
L-8.02	08_ST. GEORGE ST. - DEMO ENLARGEMENT 2
L-8.03	08_ST. GEORGE ST. - DEMO ENLARGEMENT 3
L-8.10	08_ST. GEORGE ST. - LANDSCAPE PLAN
L-8.11	08_ST. GEORGE ST. - LS ENLARGEMENT 1
L-8.12	08_ST. GEORGE ST. - LS ENLARGEMENT 2
L-8.13	08_ST. GEORGE ST. - LS ENLARGEMENT 3
L-8.30	08_ST. GEORGE ST. - IMAGES

ML+H
Marquis Latimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084
Ph 904.825.6747
www.halback.com
LA6667110 Qualifier

LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA667110)

DRAWN BY: JRM, FL, CT, GC, CS, IH, EM

HISTORIC AREA CRA LEVEL "1" IMPROVEMENTS
HISTORIC AREA CRA, CITY OF ST. AUGUSTINE, FLORIDA
COVER

REV	DESCRIPTION	DATE
	INITIAL CONCEPTS	06/26/25

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 25.13.0

DRAWING NO.
COVER

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Thursday, June 26, 2025

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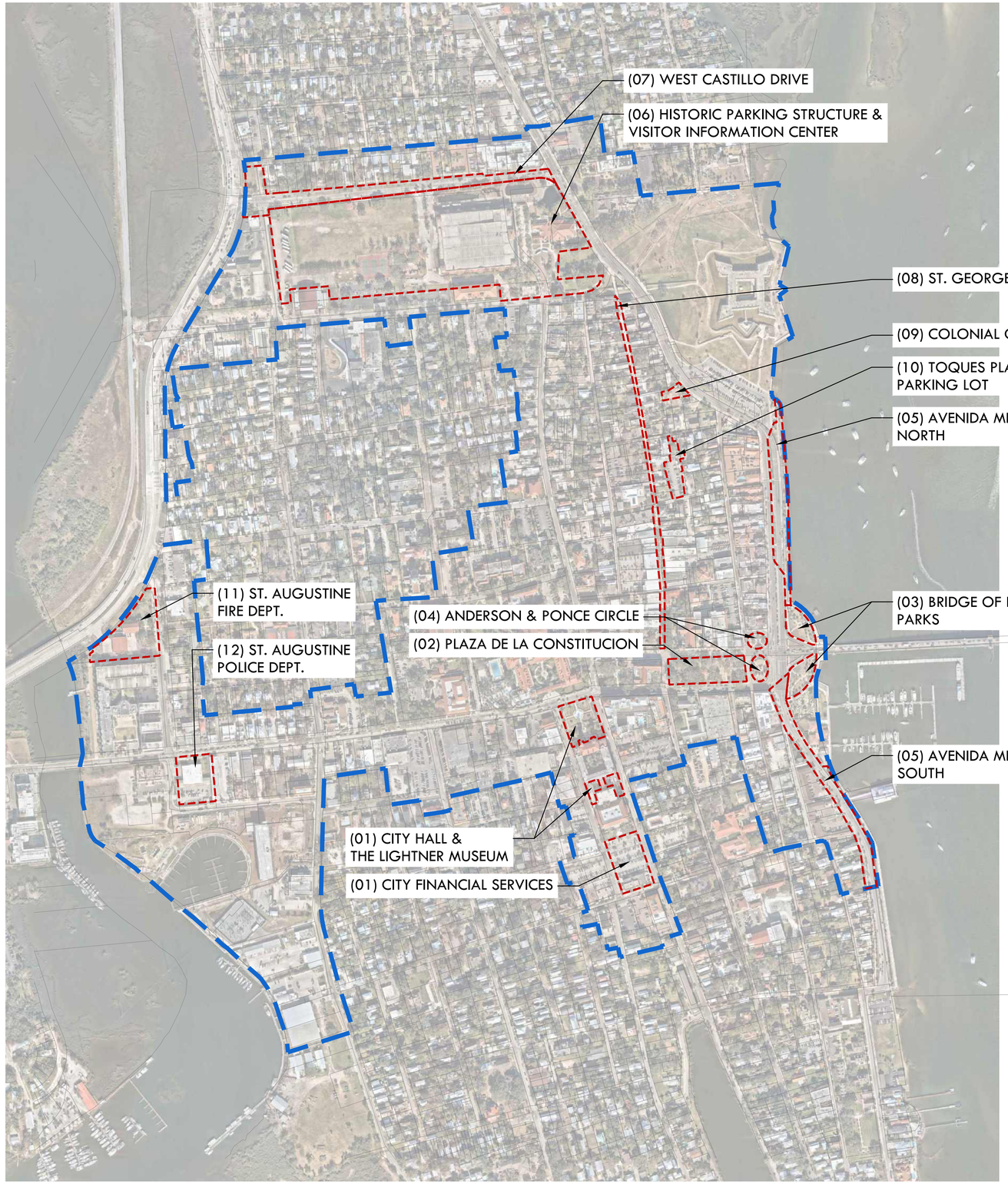

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Marquis Latimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084
Ph 904.825.6747
www.halback.com
LA6667110 Qualifier

LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA667110)

DRAWN BY: JRM, FL, CT, GC, CS, IH, EM

HISTORIC AREA CRA LEVEL "1" IMPROVEMENTS

HISTORIC AREA CRA, CITY OF ST. AUGUSTINE, FLORIDA

OVERALL SITE MAP

REV	DESCRIPTION	DATE
	INITIAL CONCEPTS	06/26/25

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 25.13.0

DRAWING NO. L-0.00

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Application Packet, page 41

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Monday, July 21, 2025

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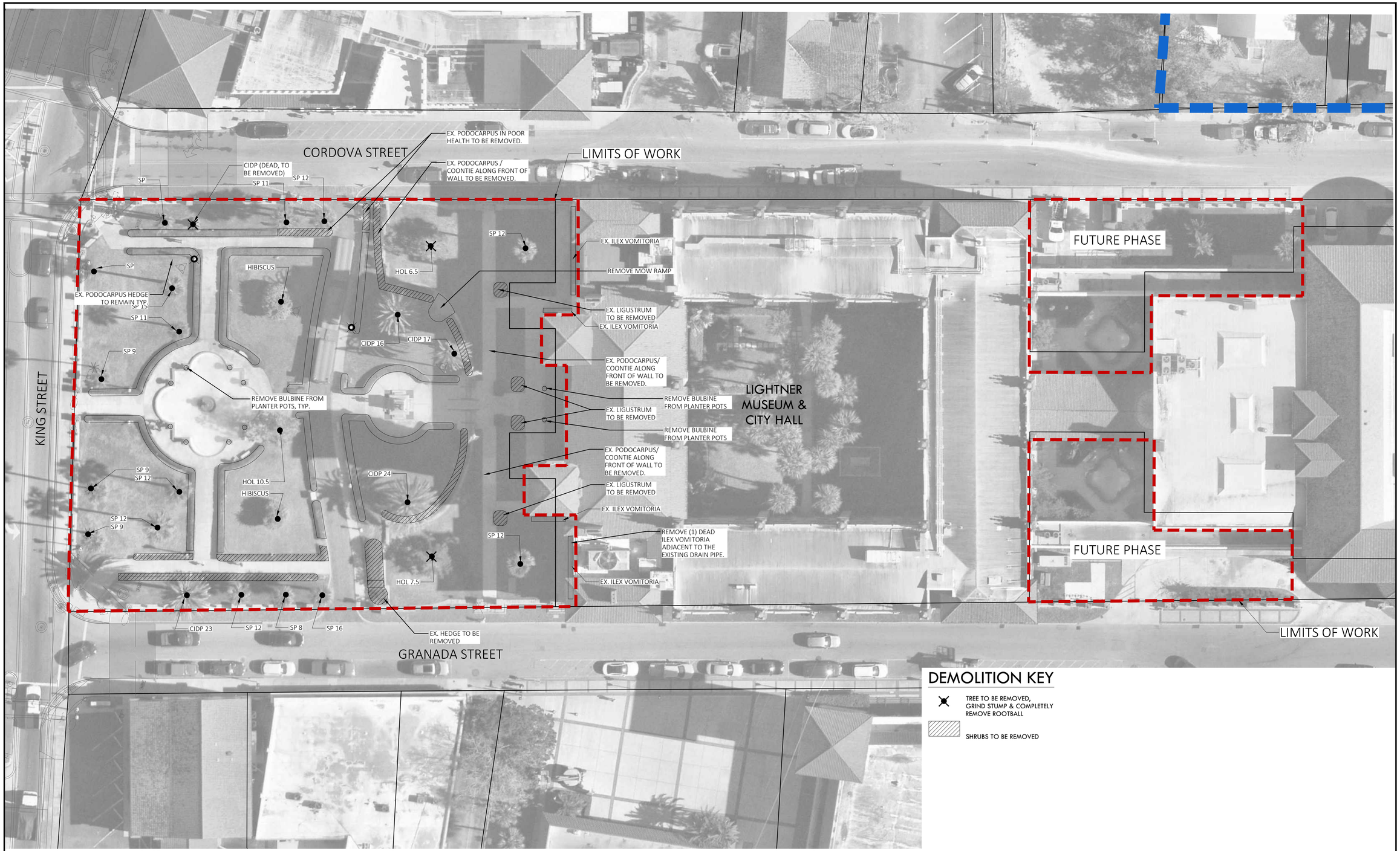

DEMOLITION KEY

TREE TO BE REMOVED, GRIND STUMP & COMPLETELY REMOVE ROOTBALL

SHRUBS TO BE REMOVED

EXISTING TREES

CIDP	CANARY ISLAND DATE PALM
HOL	HOLLY
SP	CABBAGE PALM

0' 10' 20' 40'

SCALE: 1"= 20'-0"

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LA6667110 Qualifier

LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA667110)

DRAWN BY: JRM, FL, CT, GC, CS, IH, EM

HISTORIC AREA Established 2000 COMMUNITY REDEVELOPMENT AREA

HISTORIC AREA CRA LEVEL "1" IMPROVEMENTS

HISTORIC AREA CRA, CITY OF ST. AUGUSTINE, FLORIDA

01_LIGHTNER MUSEUM - DEMO PLAN

REV	DESCRIPTION	DATE
	INITIAL CONCEPTS	06/26/25

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 25.13.0

DRAWING NO. L-1.00

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Received August 11, 2025
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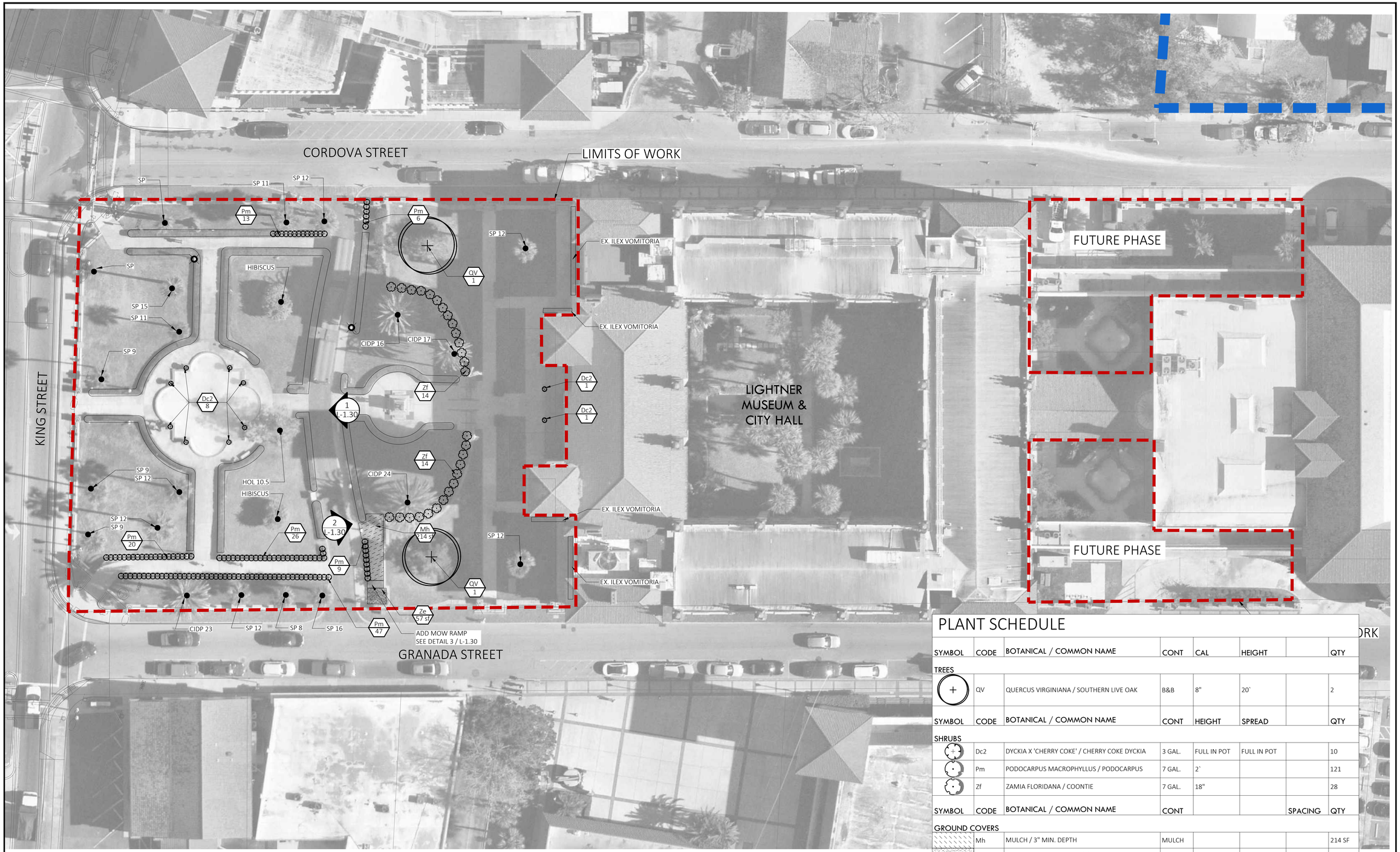

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT		QTY
TREES							
+	QV	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	B&B	8"	20`		2
SYMBOL	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**HEIGHT**	**SPREAD**		**QTY**
SHRUBS							
+	Dc2	DYCKIA X 'CHERRY COKE' / CHERRY COKE DYCKIA	3 GAL.	FULL IN POT	FULL IN POT		10
·	Pm	PODOCARPUS MACROPHYLLUS / PODOCARPUS	7 GAL.	2`			121
·	Zf	ZAMIA FLORIDANA / COONTIE	7 GAL.	18"			28
SYMBOL	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**			**SPACING**	**QTY**
GROUND COVERS							
	Mh	MULCH / 3" MIN. DEPTH	MULCH				214 SF
	Ze	ZOYSIA JAPONICA 'EMPIRE' / EMPIRE ZOYSIA GRASS	SOD				57 SF

SCHEDULE NOTES:

QUANTITIES ARE APPROXIMATE FOR CONTRACTOR CONVENIENCE ONLY. PLEASE VERIFY COMPLETE QUANTITIES FOR MATERIALS.

CONTRACTOR TO AERATE AND FERTILIZE ALL EXISTING SOD WITHIN PROJECT LIMITS AS PART OF THIS SCOPE OF WORK.

0' 10' 20' 40'
SCALE: 1"= 20'-0"

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HISTORIC AREA CRA LEVEL "1" IMPROVEMENTS
HISTORIC AREA CRA, CITY OF ST. AUGUSTINE, FLORIDA
01_LIGHTNER MUSEUM - LANDSCAPE PLAN

REV	DESCRIPTION	DATE
	INITIAL CONCEPTS	06/26/25

SIZE: ANSI D
PRIME PROJECT #:
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DRAWING NO. L-1.10

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IMAGE 01

THE PODOCARPUS HEDGE HAS PORTIONS THAT ARE DAMAGED AND/OR MISSING. THIS IS A TYPICAL EXAMPLE OF LOCATIONS WHERE WE ARE REMOVING FAILING SECTIONS AND REPLACING THEM WITH NEW PLANTS.



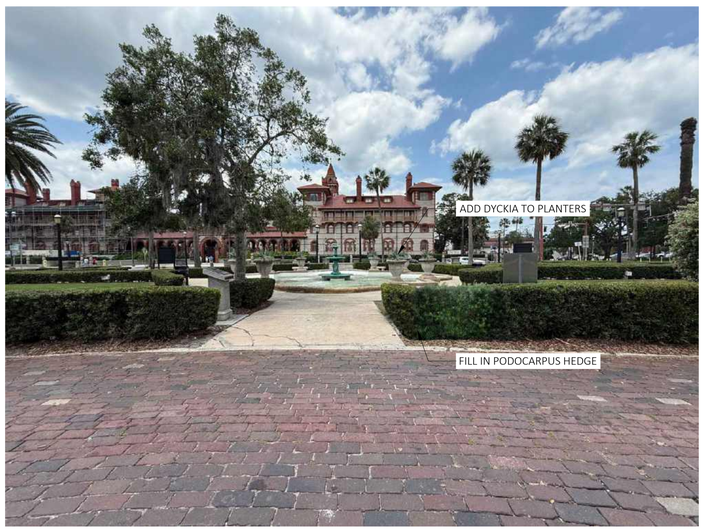
BEFORE LEVEL 1 UPDATES

IMAGE 02

THE GOAL IS TO REMOVE THE FAILING LIGUSTRUM AND RE-ESTABLISH THE ORNAMENTAL PODOCARPUS HEDGE. THIS ALSO EXPOSES THE EXISTING SEATWALL WHICH BECOMES A SEATWALL FOR VISITORS WAITING FOR THE TROLLEY. THE CURRENT "MOWER RAMP" IS SHIFTED TO A LESS PROMINENT LOCATION.



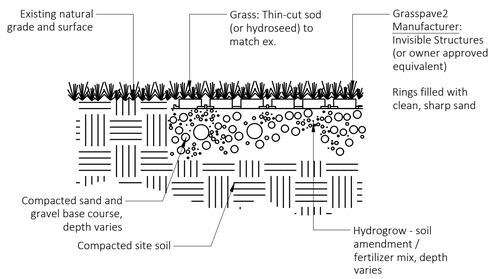
BEFORE LEVEL 1 UPDATES



AFTER LEVEL 1 UPDATES



AFTER LEVEL 1 UPDATES



1 CITY HALL - RENDER 1
1" = 1" P-MU-COSA.MP-07

2 CITY HALL - RENDER 2
1" = 1" P-MU-COSA.MP-06

3 CITY HALL - GRASSPAVE
1" = 1'-0" P-MU-COSA.MP-22

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HISTORIC AREA CRA, CITY OF ST. AUGUSTINE, FLORIDA
01_LIGHTNER MUSEUM - IMAGES

REV	DESCRIPTION	DATE
	INITIAL CONCEPTS	06/26/25

SIZE: ANSI D
PRIME PROJECT #:
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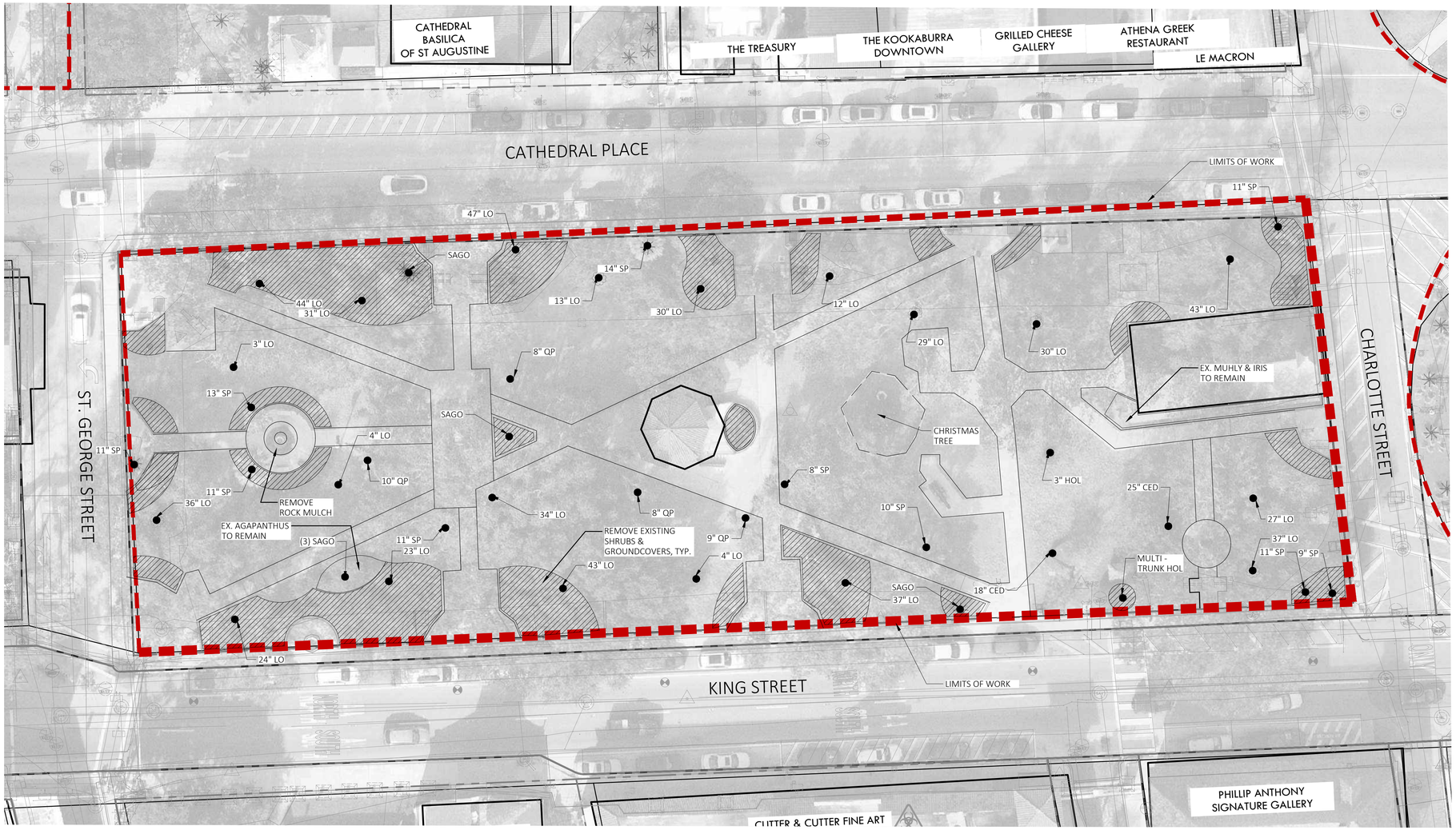

DEMOLITION KEY

TREE TO BE REMOVED, GRIND STUMP

SHRUBS TO BE REMOVED

EXISTING TREES

CED	SOUTHERN RED CEDAR
CIDP	CANARY ISLAND DATE PALM
LO	LIVE OAK
HOL	HOLLY
QP	QUEEN PALM
SAGO	SAGO PALM
SP	CABBAGE PALM

0' 10' 20' 40'

SCALE: 1"= 20'-0"

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HISTORIC AREA
Established 2000
COMMUNITY REDEVELOPMENT AREA

HISTORIC AREA CRA LEVEL "1" IMPROVEMENTS

HISTORIC AREA CRA, CITY OF ST. AUGUSTINE, FLORIDA

02_PLAZA - DEMO

REV	DESCRIPTION	DATE
	INITIAL CONCEPTS	06/26/25

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 25.13.0

DRAWING NO.
L-2.00

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Application Packet, page 45

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Monday, July 21, 2025

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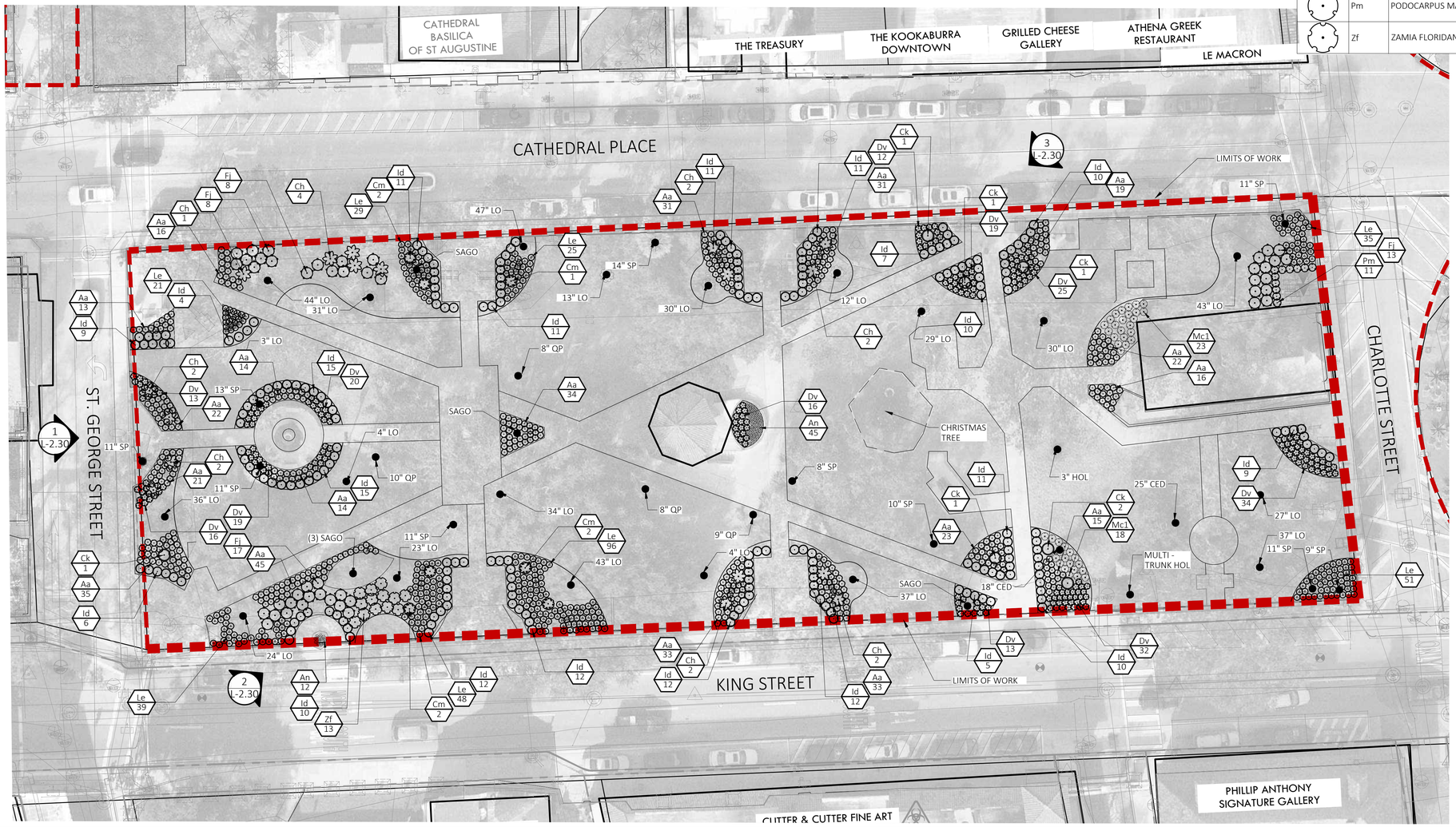
PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT	QTY
SHRUBS					
	Aa	AGAPANTHUS AFRICANUS / AGAPANTHUS	3 GAL.	FULL IN POT	437
	An	ANNUALS (SEASONAL) / ANNUALS (SEASONAL)	QUART	FULL IN POT	57
	Ck	CAMELLIA SASANQUA 'KANJIRO' / KANJIRO CAMELLIA	15 GAL.	4`	7
	Cm	CAMELLIA SASANQUA 'MINE NO YUKI' / MINE NO YUKI CAMELLIA	15 GAL.	4`	7
	Ch	CHAMAEROPS HUMILIS / MEDITERRANEAN FAN PALM	30 GAL.	3`	17
	Dv	DIETES VEGETA / AFRICAN IRIS	1 GAL.	FULL IN POT	219
	Fj	FARFUGIUM JAPONICUM / LEOPARD PLANT	7 GAL.	FULL IN POT	46
	Id	ILEX VOMITORIA 'SCHILLINGS DWARF' / SCHILLINGS DWARF YAUPON HOLLY	7 GAL.	FULL IN POT	213
	Le	LIRIOPE MUSCARI / LIRIOPE	1 GAL.	FULL IN POT	344
	Mc1	MUHLENBERGIA CAPILLARIS / PINK MUHLY	3 GAL.	FULL IN POT	41
	Pm	PODOCARPUS MACROPHYLLUS / PODOCARPUS	7 GAL.	2`	11
	Zf	ZAMIA FLORIDANA / COONTIE	7 GAL.	18"	13



SCHEDULE NOTES:

QUANTITIES ARE APPROXIMATE FOR CONTRACTOR CONVENIENCE ONLY. PLEASE VERIFY COMPLETE QUANTITIES FOR MATERIALS.

REPLACE SOD IN AREAS WHERE BARE/UNHEALTHY, AS NEEDED. SOD TYPE TO MATCH EXISTING.

EXISTING TREES

CED	SOUTHERN RED CEDAR
CIDP	CANARY ISLAND DATE PALM
LO	LIVE OAK
HOL	HOLLY
QP	QUEEN PALM
SAGO	SAGO PALM
SP	CABBAGE PALM

0' 10' 20' 40'
SCALE: 1"= 20'-0"

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HISTORIC AREA CRA LEVEL "1" IMPROVEMENTS
HISTORIC AREA CRA, CITY OF ST. AUGUSTINE, FLORIDA
02_PLAZA - LANDSCAPE

REV	DESCRIPTION	DATE
	INITIAL CONCEPTS	06/26/25

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 25.13.0

DRAWING NO.
L-2.10

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IMAGE 01

THE NEW PLANTINGS CREATE AN "ENTRANCE" MOMENT. REPLACING THE EXISTING UNDERSTORY WITH NEW PLANTING. AGAPANTHUS WILL PROVIDE SPRING COLOR AND IRIS WILL FLOWER THROUGHOUT THE SPRING-FALL.



BEFORE LEVEL 1 UPDATES

IMAGE 02

REPLACING THE EXISTING UNDERSTORY WITH NEW PLANTING. HOLLY AS A FORMAL EDGE WITH IRIS FLOWERING IN SPRING-FALL AND CAMELLIAS FLOWERING IN WINTER.



BEFORE LEVEL 1 UPDATES

IMAGE 03

NEW PLANTINGS HIGHLIGHT MONUMENTS AND HISTORIC PLAQUES THROUGHOUT THE PLAZA. A VARIETY OF COLORS AND TEXTURES PROVIDED BY AGAPANTHUS, LIRIOPE, FARFUGIUM, AND HOLLY HELP HIGHLIGHT THIS AREA AS A PLACE TO REFLECT.



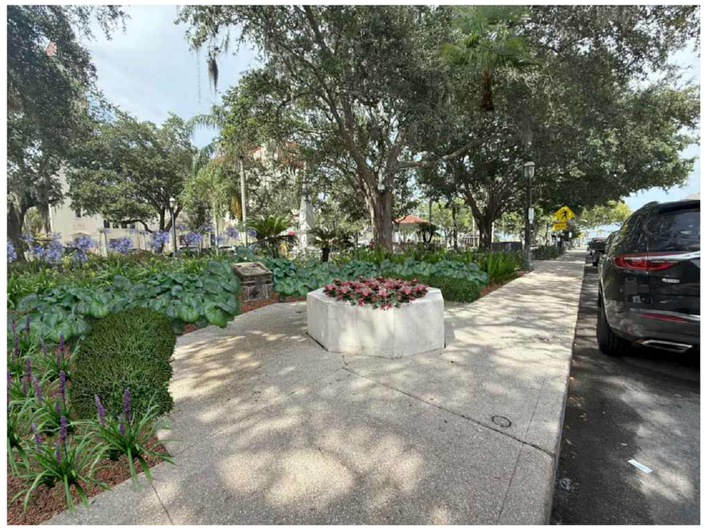
BEFORE LEVEL 1 UPDATES



AFTER LEVEL 1 UPDATES



AFTER LEVEL 1 UPDATES



AFTER LEVEL 1 UPDATES

1 PLAZA - RENDER 1
1" = 1" P-MU-COSA.MP-15

2 PLAZA - RENDER 2
1" = 1" P-MU-COSA.MP-16

3 PLAZA - RENDER 3
1" = 1" P-MU-COSA.MP-17

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HISTORIC AREA CRA, CITY OF ST. AUGUSTINE, FLORIDA
02_PLAZA - IMAGES

REV	DESCRIPTION	DATE
	INITIAL CONCEPTS	06/26/25

SIZE: ANSI D
PRIME PROJECT #:
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DRAWING NO.
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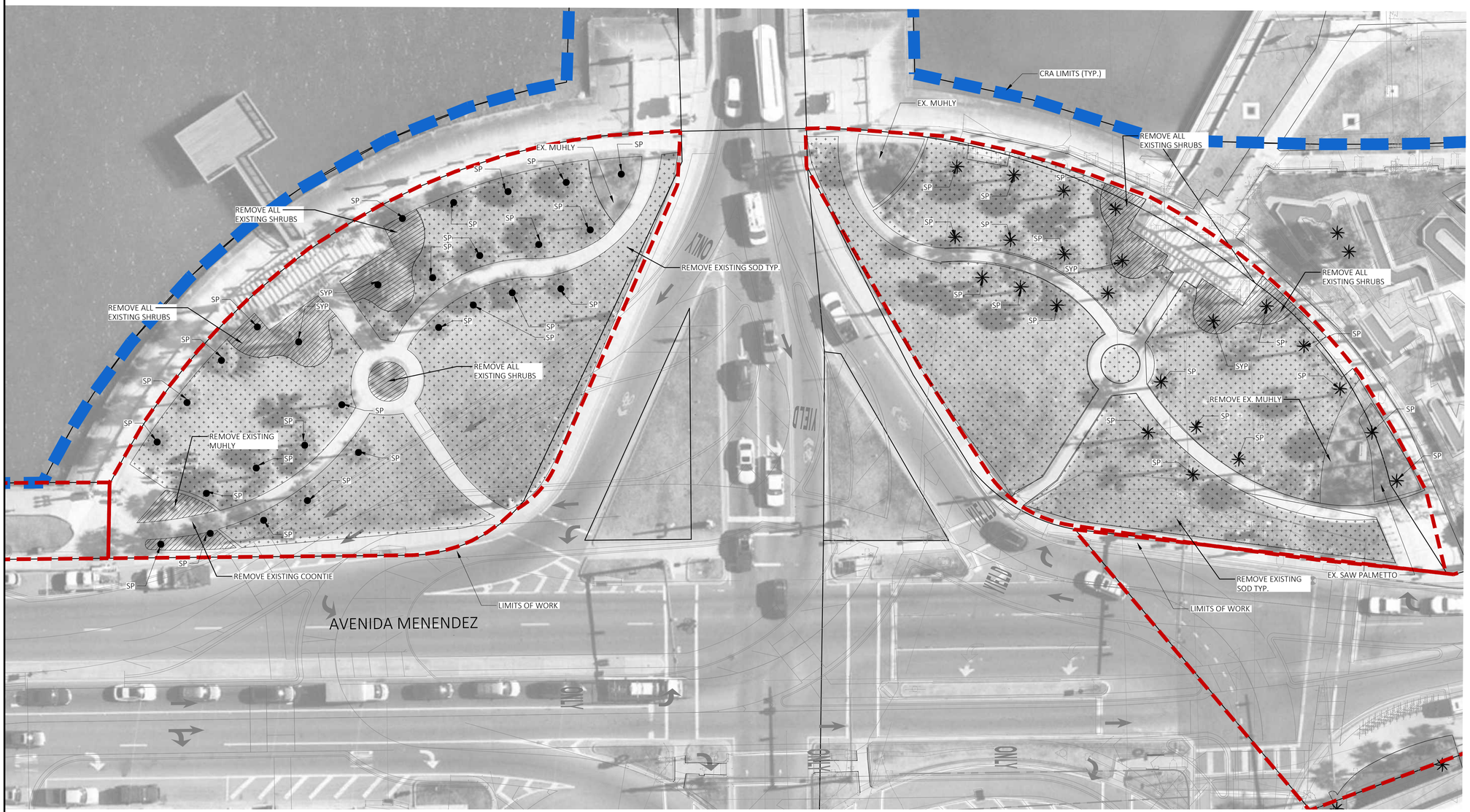

DEMOLITION KEY

- TREE TO BE REMOVED, GRIND STUMP
- SHRUBS TO BE REMOVED
- SOD TO BE REMOVED

EXISTING TREES

CIDP	CANARY ISLAND DATE PALM
SP	CABBAGE PALM
SYP	SYLVESTER PALM
WP	WASHINGTONIA PALM

0' 10' 20' 40'
SCALE: 1"= 20'-0"

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HISTORIC AREA CRA LEVEL "1" IMPROVEMENTS

HISTORIC AREA CRA, CITY OF ST. AUGUSTINE, FLORIDA

03_BRIDGE OF LIONS - DEMO PLAN

REV	DESCRIPTION	DATE
	INITIAL CONCEPTS	06/26/25

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 25.13.0

DRAWING NO. L-3.00

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Application Packet, page 48

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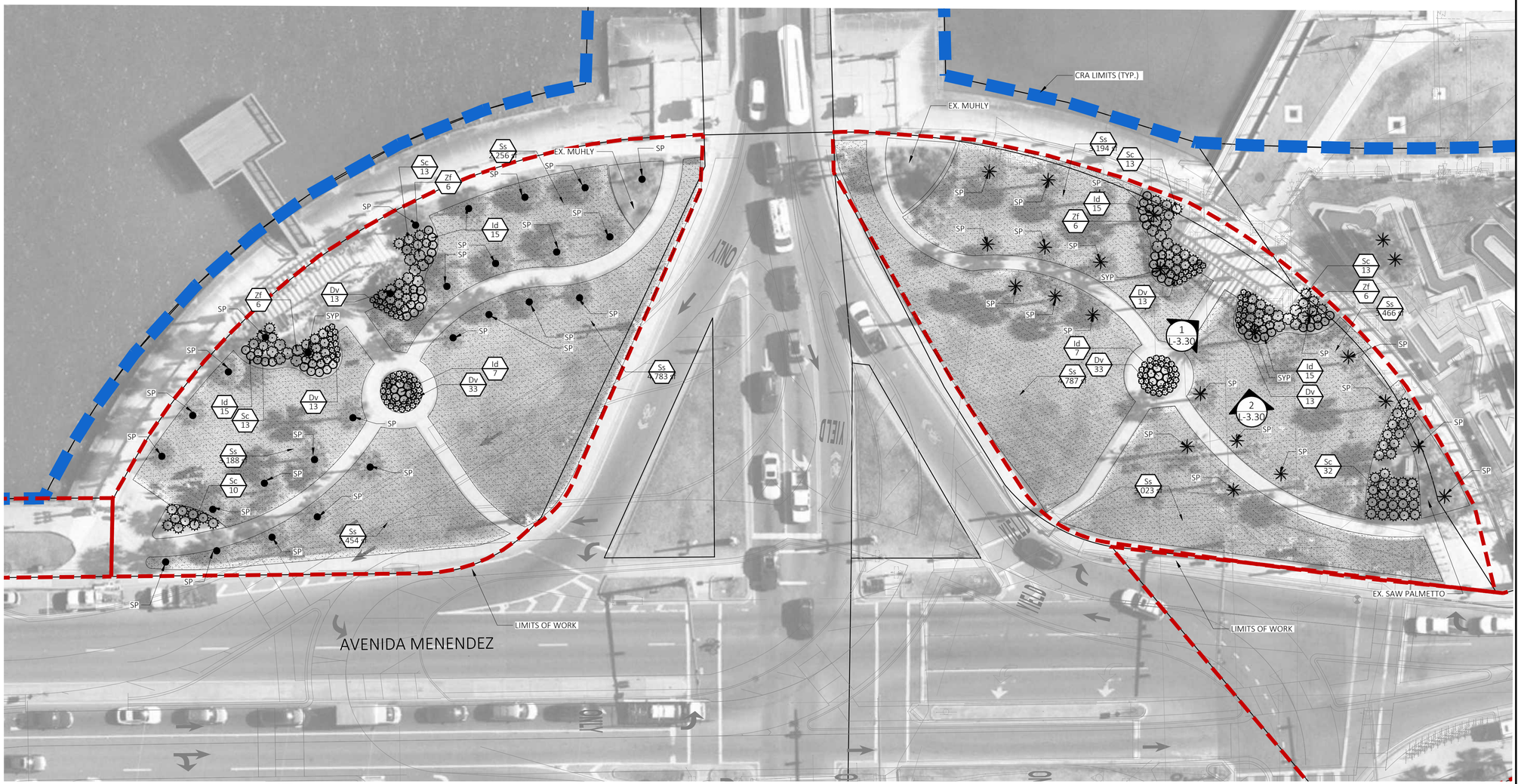
PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT		QTY
SHRUBS						
	Dv	DIETES VEGETA / AFRICAN IRIS	1 GAL.	FULL IN POT		118
	Id	ILEX VOMITORIA 'SCHILLINGS DWARF' / SCHILLINGS DWARF YAUPON HOLLY	7 GAL.	FULL IN POT		74
	Sc	SERENOA REPENS 'CINEREA' / SILVER SAW PALMETTO	7 GAL.	FULL IN POT		94
	Zf	ZAMIA FLORIDANA / COONTIE	7 GAL.	18"		24
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT		SPACING	QTY
GROUND COVERS						
	Ss	STENOTAPHRUM SECUNDATUM / ST. AUGUSTINE GRASS	SOD			27,151 SF

SCHEDULE NOTES:

QUANTITIES ARE APPROXIMATE FOR CONTRACTOR CONVENIENCE ONLY. PLEASE VERIFY COMPLETE QUANTITIES FOR MATERIALS.

PROVIDE 6' CIRCLE OF PINE STRAW MULCH AROUND EACH EX. PALM WITHIN PROPOSED AREAS OF SOD.



EXISTING TREES

CIDP	CANARY ISLAND DATE PALM
SP	CABBAGE PALM
SYP	SYLVESTER PALM
WP	WASHINGTONIA PALM

0' 10' 20' 40'

SCALE: 1"= 20'-0"

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HISTORIC AREA CRA LEVEL "1" IMPROVEMENTS

HISTORIC AREA CRA, CITY OF ST. AUGUSTINE, FLORIDA

03_BRIDGE OF LIONS - LANDSCAPE PLAN

REV	DESCRIPTION	DATE
	INITIAL CONCEPTS	06/26/25

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 25.13.0

DRAWING NO. L-3.10

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IMAGE 01

THE EXISTING LANDSCAPE IS PERFORMING WELL. THE RENOVATION UTILIZES THE SAME PLANT MATERIAL, BUT CREATE MORE VARIETY IN TEXTURE AND COLOR. THE TURF IS CURRENTLY IN POOR SHAPE AND A FULL REPLACEMENT IS RECOMMENDED.



BEFORE LEVEL 1 UPDATES

IMAGE 02

THE EXISTING LANDSCAPE IS PERFORMING WELL. THE RENOVATION UTILIZES THE SAME PLANT MATERIAL, BUT CREATE MORE VARIETY IN TEXTURE AND COLOR. THE TURF IS CURRENTLY IN POOR SHAPE AND A FULL REPLACEMENT IS RECOMMENDED.



BEFORE LEVEL 1 UPDATES



AFTER LEVEL 1 UPDATES



AFTER LEVEL 1 UPDATES

1 BRIDGE OF LIONS - RENDER 1
1" = 1" P-MU-COSA.MP-18

2 BRIDGE OF LIONS - RENDER 2
1" = 1" P-MU-COSA.MP-19

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Jeremy Marquis, RLA (LA6667110)

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HISTORIC AREA CRA LEVEL "1" IMPROVEMENTS
HISTORIC AREA CRA, CITY OF ST. AUGUSTINE, FLORIDA
03_BRIDGE OF LIONS - IMAGES

REV	DESCRIPTION	DATE
	INITIAL CONCEPTS	06/26/25

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 25.13.0

DRAWING NO. L-3.30

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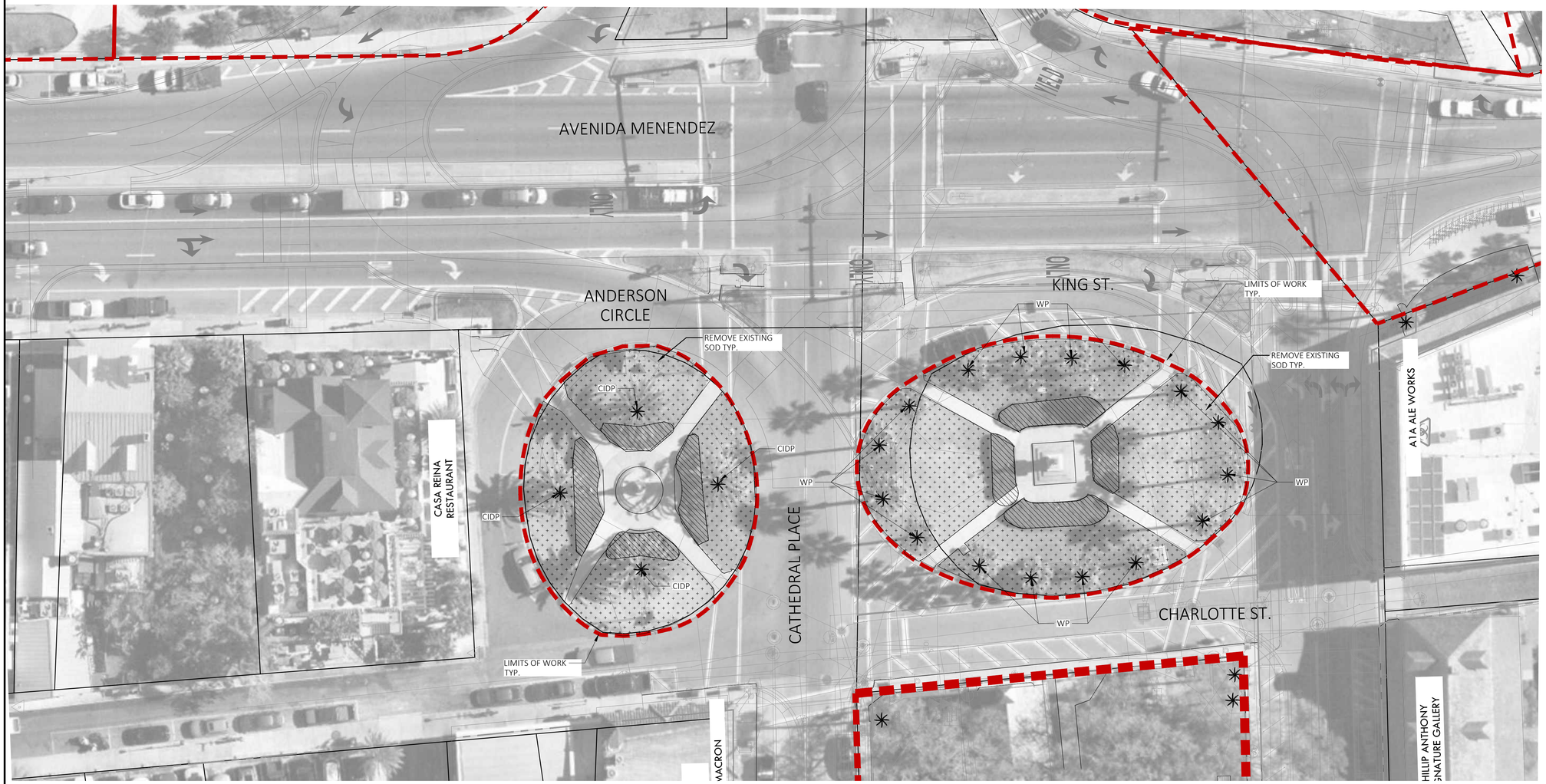

DEMOLITION KEY

- SHRUBS TO BE REMOVED
- SOD TO BE REMOVED

EXISTING TREES

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HISTORIC AREA CRA LEVEL "1" IMPROVEMENTS

HISTORIC AREA CRA, CITY OF ST. AUGUSTINE, FLORIDA

04_CIRCLES - DEMO PLAN

REV	DESCRIPTION	DATE
	INITIAL CONCEPTS	06/26/25

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 25.13.0

DRAWING NO. L-4.00

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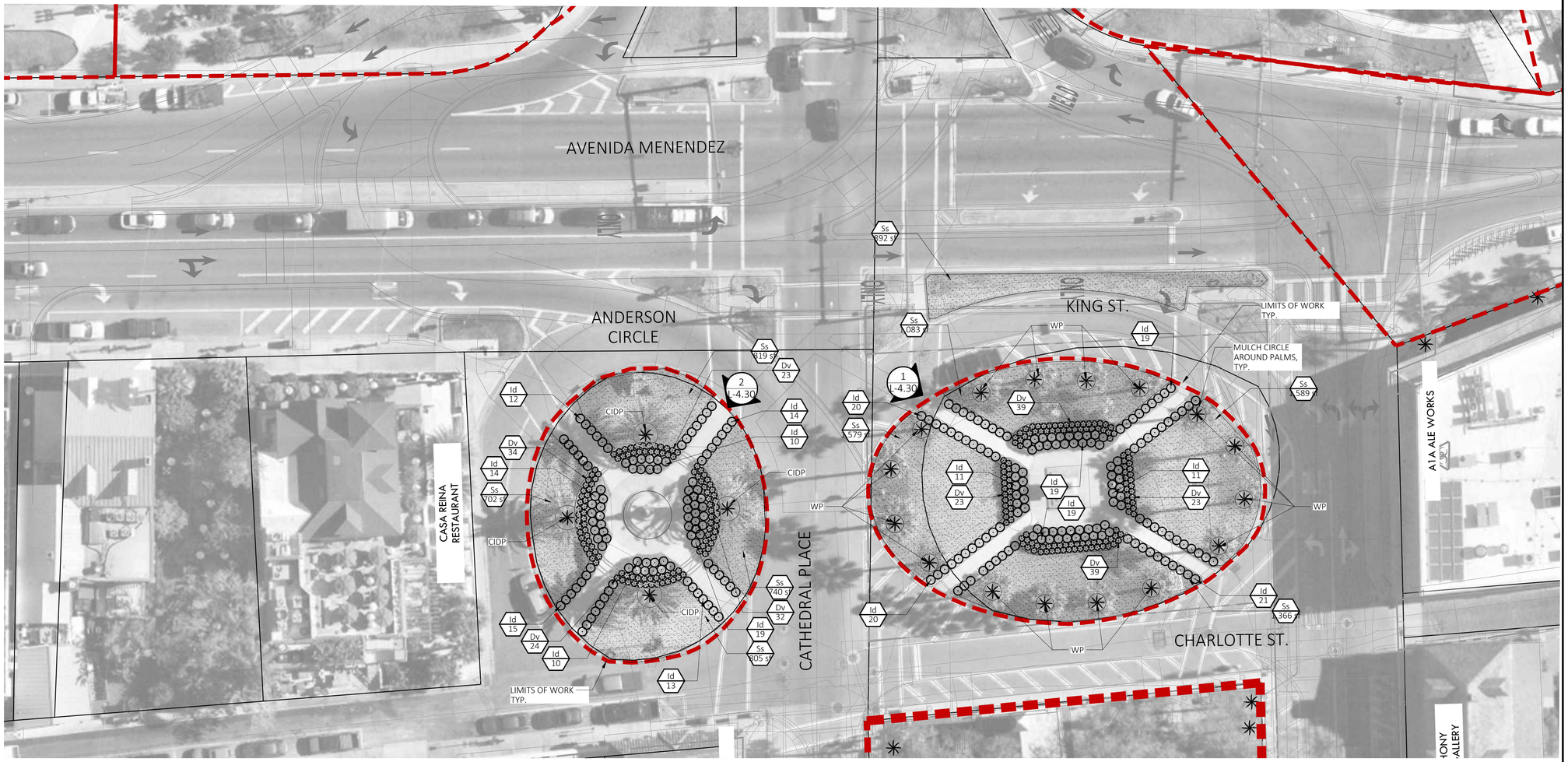

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT		QTY
SHRUBS						
	Dv	DIETES VEGETA / AFRICAN IRIS	1 GAL.	FULL IN POT		237
	Id	ILEX VOMITORIA 'SCHILLINGS DWARF' / SCHILLINGS DWARF YAUPON HOLLY	7 GAL.	FULL IN POT		247
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT		SPACING	QTY
GROUND COVERS						
	Ss	STENOTAPHRUM SECUNDATUM / ST. AUGUSTINE GRASS	SOD			9,575 SF

SCHEDULE NOTES:

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PROVIDE 6' CIRCLE OF PINE STRAW MULCH AROUND EACH EX. PALM WITHIN PROPOSED AREAS OF SOD.

EXISTING TREES

CIDP	CANARY ISLAND DATE PALM
SP	CABBAGE PALM
SYP	SYLVESTER PALM
WP	WASHINGTONIA PALM

0' 10' 20' 40'
SCALE: 1"= 20'-0"

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HISTORIC AREA CRA LEVEL "1" IMPROVEMENTS
HISTORIC AREA CRA, CITY OF ST. AUGUSTINE, FLORIDA
04_CIRCLES - LANDSCAPE PLAN

REV	DESCRIPTION	DATE
	INITIAL CONCEPTS	06/26/25

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 25.13.0

DRAWING NO.
L-4.10

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Received August 11, 2025
Planning and Building Department

IMAGE 01

THE EXISTING PLANT MATERIAL HAS PERFORMED WELL OVER THE YEARS, BUT HAS LIVED ITS FUNCTIONAL LIFE AND SHOULD BE REPLACED WITH THE SAME SPECIES. AN ADDITIONAL RING OF IRIS ON THE OUTSIDE WILL PROVIDE FLOWERING COLOR SPRING-FALL. THE TURF AND BEDLINES NEED TO BE REPLACED.



BEFORE LEVEL 1 UPDATES

IMAGE 02

THE EXISTING PLANT MATERIAL HAS PERFORMED WELL OVER THE YEARS, BUT HAS LIVED ITS FUNCTIONAL LIFE AND SHOULD BE REPLACED WITH THE SAME SPECIES. AN ADDITIONAL RING OF IRIS ON THE OUTSIDE WILL PROVIDE FLOWERING COLOR SPRING-FALL. THE TURF AND BEDLINES NEED TO BE REPLACED.



BEFORE LEVEL 1 UPDATES



AFTER LEVEL 1 UPDATES



AFTER LEVEL 1 UPDATES

1 CIRCLE - RENDER 1
1" = 1" P-MU-COSA.MP-20

2 CIRCLE - RENDER 2
1" = 1" P-MU-COSA.MP-21

ML+H
Marquis Latimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084

Ph 904.825.6747
www.halback.com
LA6667110 Qualifier

LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA6667110)

DRAWN BY: JRM, FL, CT, GC, CS, IH, EM

HISTORIC AREA CRA LEVEL "1" IMPROVEMENTS
HISTORIC AREA CRA, CITY OF ST. AUGUSTINE, FLORIDA
04_CIRCLES - IMAGES

REV	DESCRIPTION	DATE
	INITIAL CONCEPTS	06/26/25

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 25.13.0

DRAWING NO.
L-4.30

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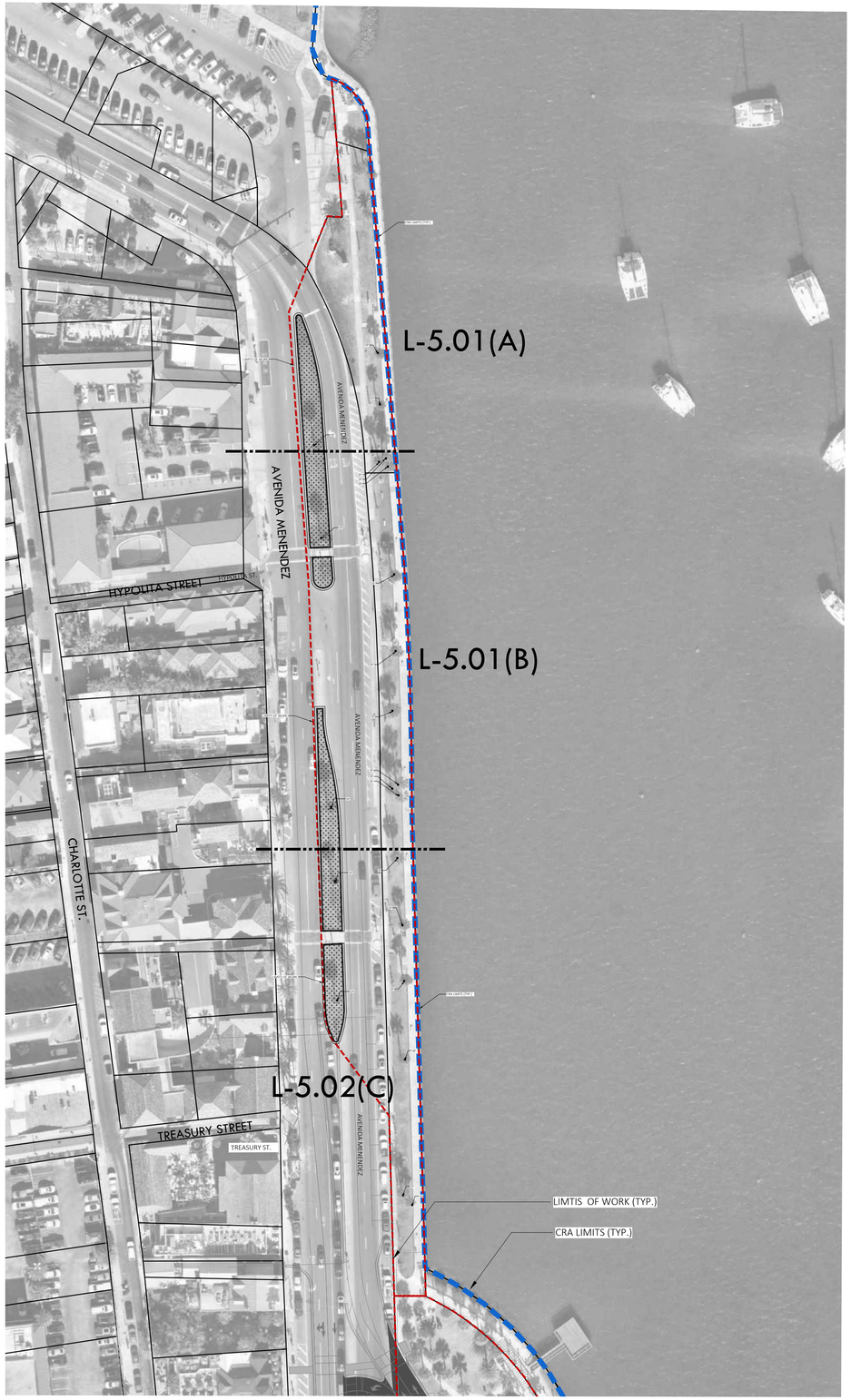

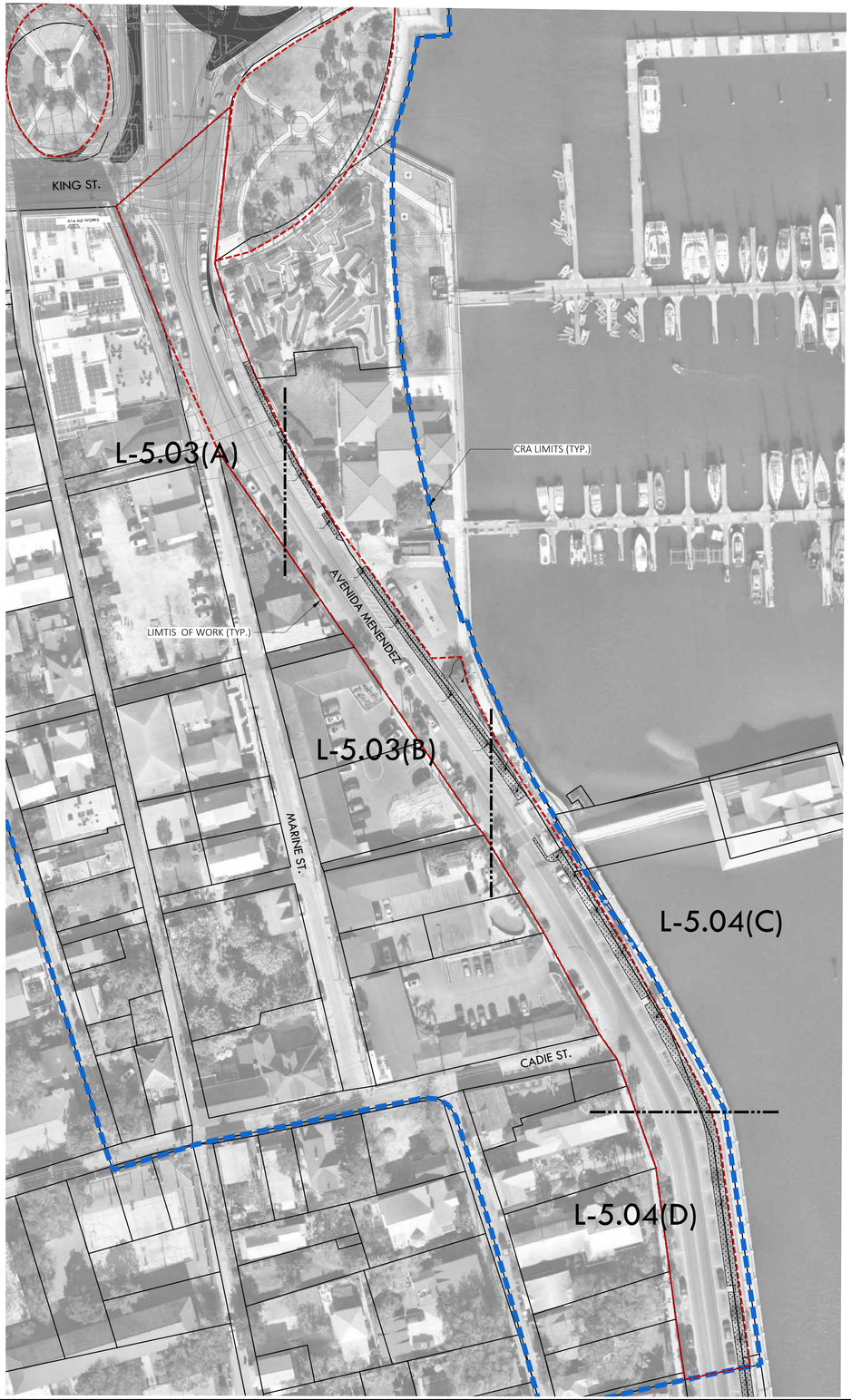

0' 30' 60' 120'
SCALE: 1"= 60'-0"

MARQUIS LATIMER + HALBACK
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HISTORIC AREA CRA LEVEL "1" IMPROVEMENTS

HISTORIC AREA CRA, CITY OF ST. AUGUSTINE, FLORIDA

05_AVENIDA MENENDEZ - DEMO PLAN

REV	DESCRIPTION	DATE
	INITIAL CONCEPTS	06/26/25

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 25.13.0

DRAWING NO.
L-5.00

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Application Packet, page 54

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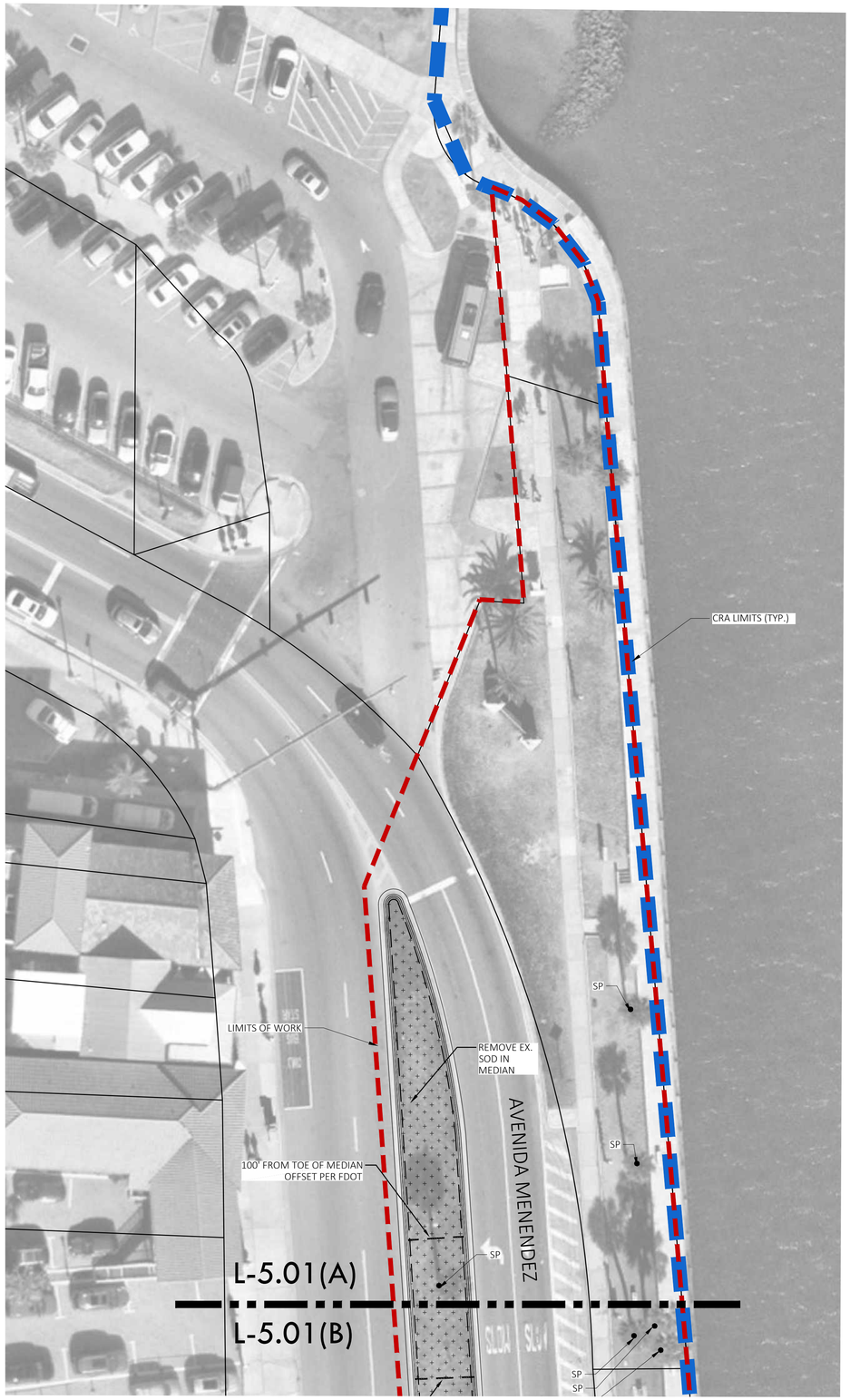

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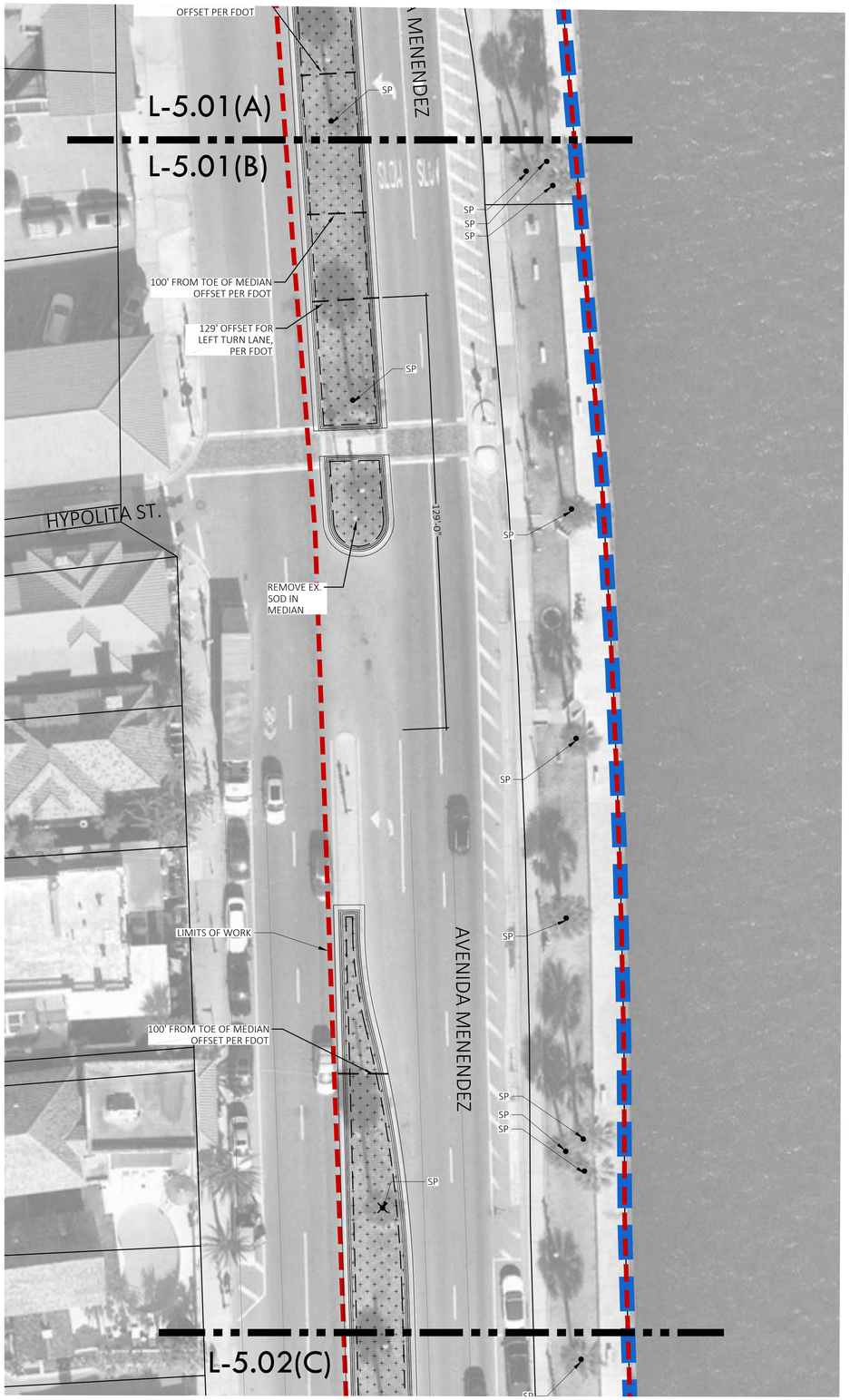

DEMOLITION KEY

- TREE TO BE REMOVED, GRIND STUMP
- SHRUBS TO BE REMOVED
- SOD TO BE REMOVED

EXISTING TREES

SP	CABBAGE PALM
ELM	ELM

0' 10' 20' 40'

SCALE: 1"= 20'-0"

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Jeremy Marquis, RLA (LA6667110)

DRAWN BY: JRM, FL, CT, GC, CS, IH, EM

HISTORIC AREA CRA LEVEL "1" IMPROVEMENTS
HISTORIC AREA CRA, CITY OF ST. AUGUSTINE, FLORIDA
05_AVENIDA MENENDEZ - DEMO ENLARGEMENT 1

REV	DESCRIPTION	DATE
	INITIAL CONCEPTS	06/26/25

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 25.13.0

DRAWING NO. L-5.01

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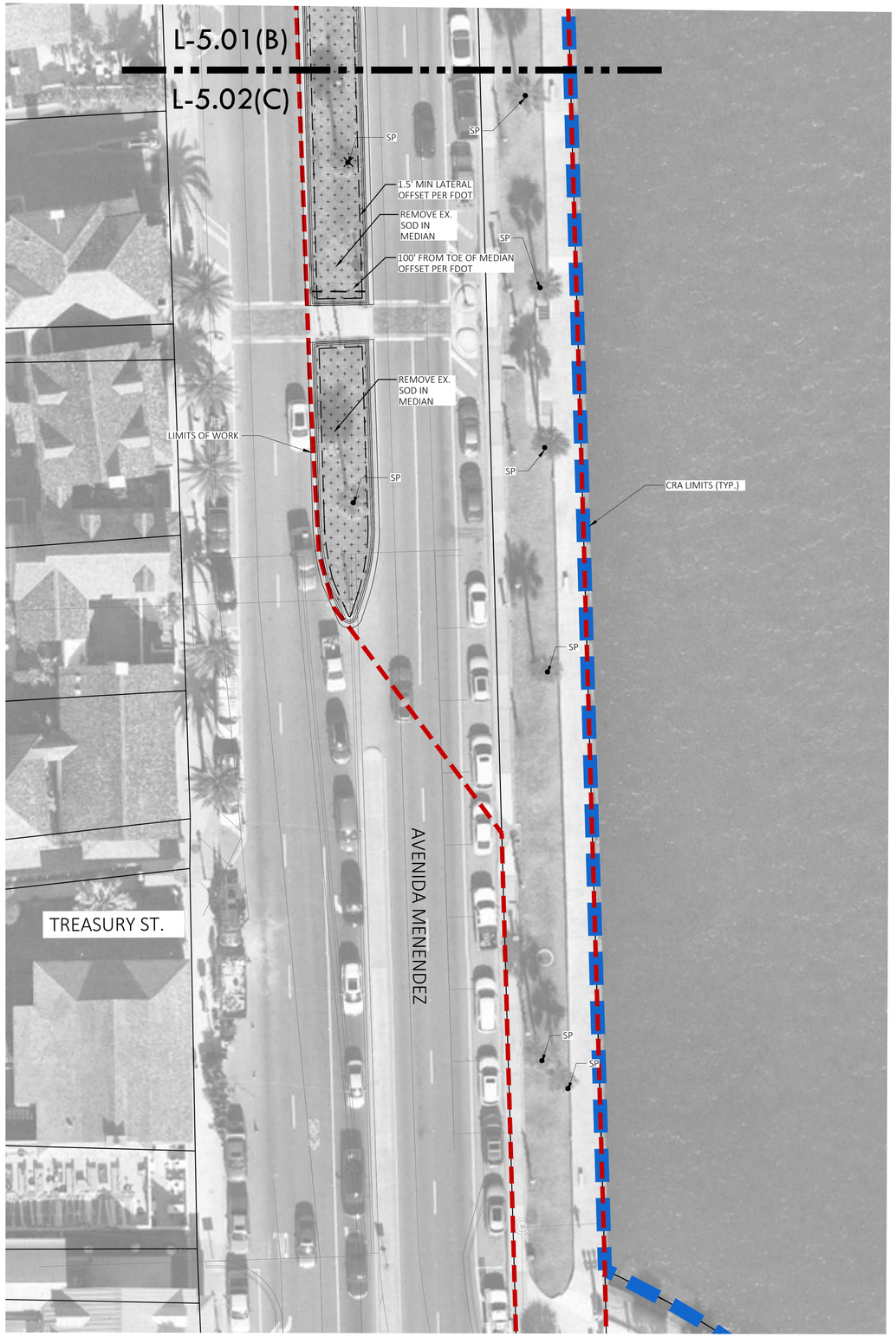

(C)

DEMOLITION KEY

- TREE TO BE REMOVED, GRIND STUMP
- SHRUBS TO BE REMOVED
- SOD TO BE REMOVED

EXISTING TREES

SP	CABBAGE PALM
ELM	ELM

0' 10' 20' 40'

SCALE: 1"= 20'-0"

ML+H
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Jeremy Marquis, RLA (LA667110)

DRAWN BY: JRM, FL, CT, GC, CS, IH, EM

HISTORIC AREA CRA LEVEL "1" IMPROVEMENTS

HISTORIC AREA CRA, CITY OF ST. AUGUSTINE, FLORIDA

05_AVENIDA MENENDEZ - DEMO ENLARGEMENT 2

REV	DESCRIPTION	DATE
	INITIAL CONCEPTS	06/26/25

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 25.13.0

DRAWING NO. L-5.02

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Application Packet, page 56

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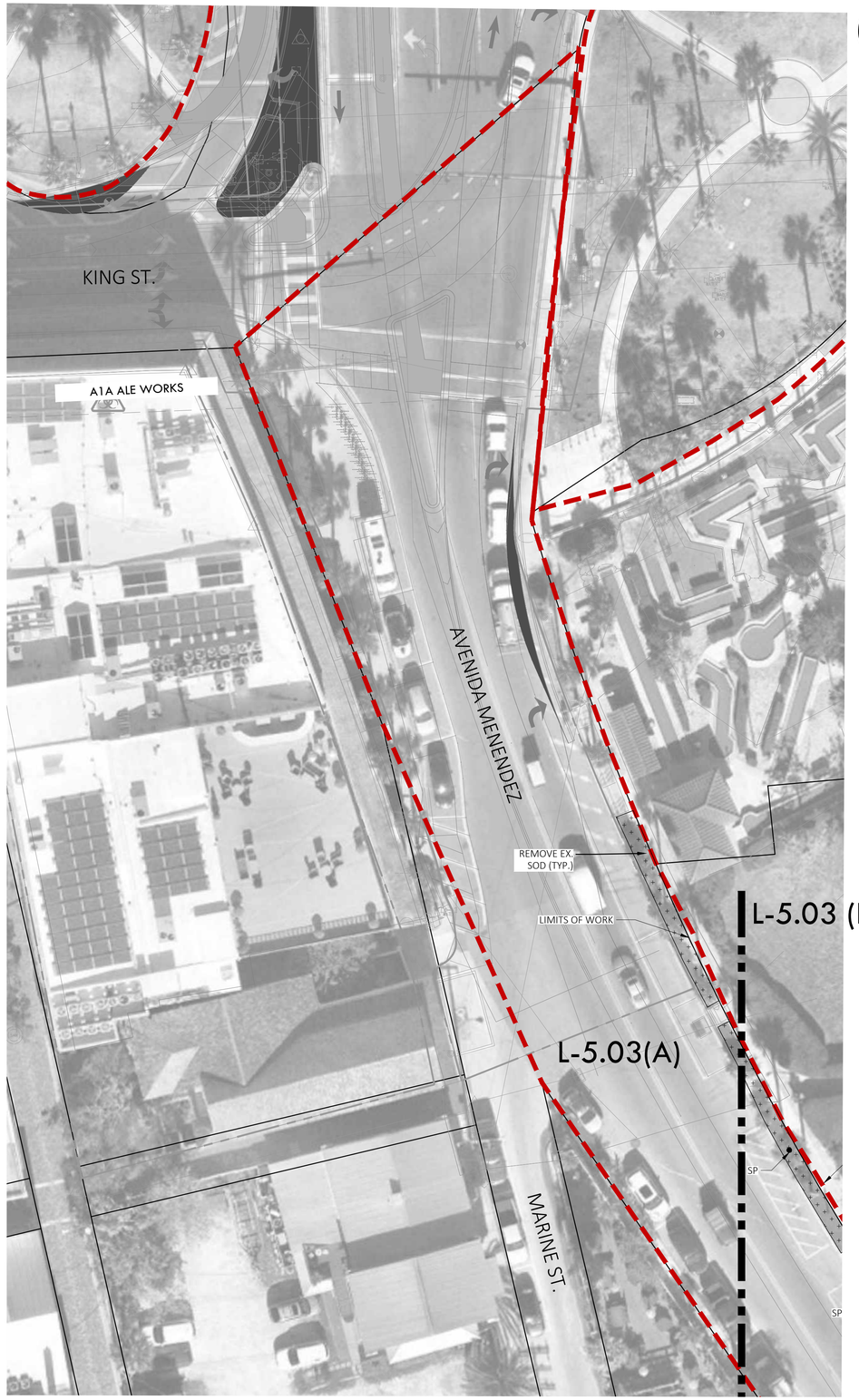

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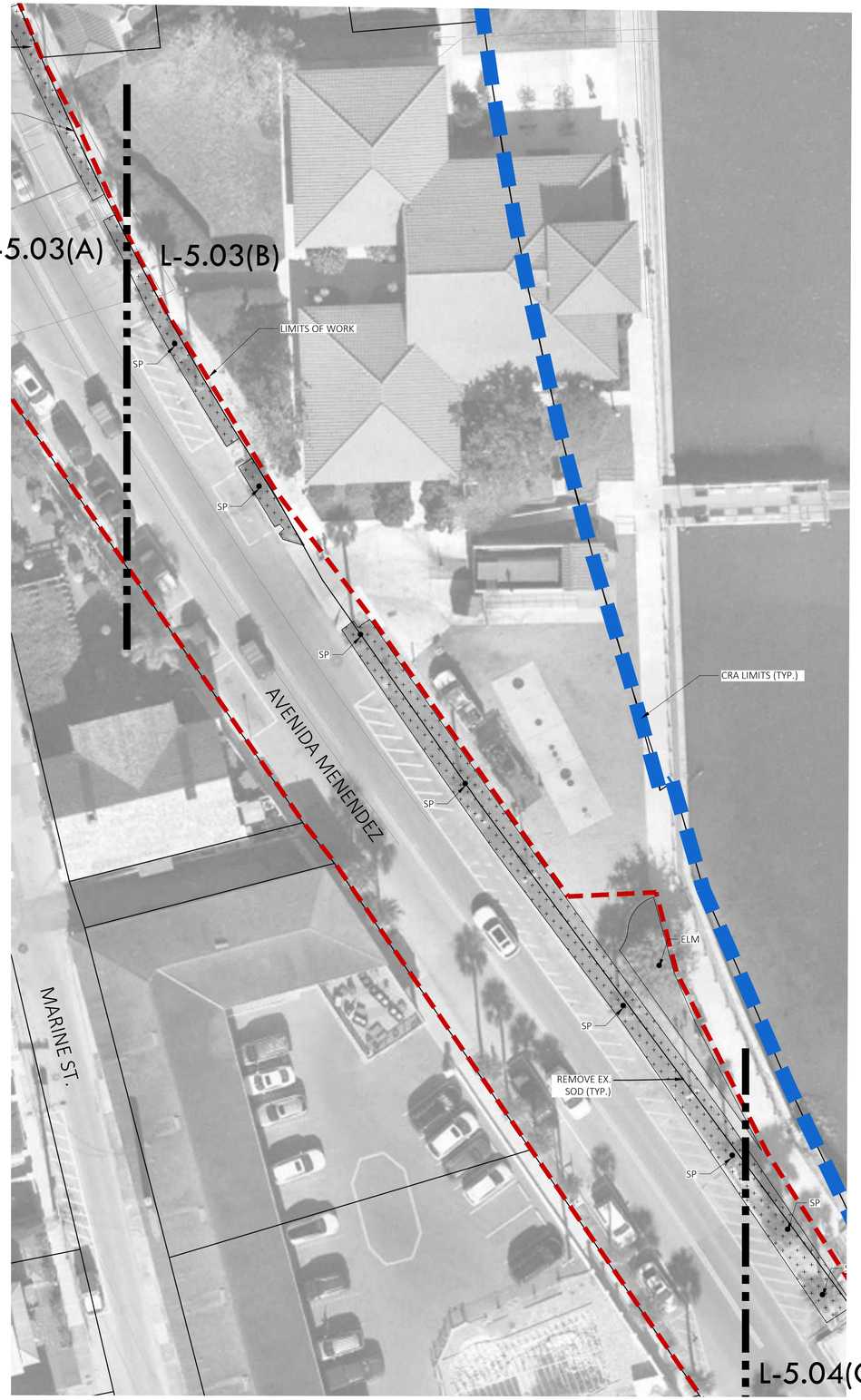

DEMOLITION KEY

- TREE TO BE REMOVED, GRIND STUMP
- SHRUBS TO BE REMOVED
- SOD TO BE REMOVED

EXISTING TREES

SP	CABBAGE PALM
ELM	ELM

0' 10' 20' 40'

SCALE: 1"= 20'-0"

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DRAWN BY: JRM, FL, CT, GC, CS, IH, EM

HISTORIC AREA CRA LEVEL "1" IMPROVEMENTS

HISTORIC AREA CRA, CITY OF ST. AUGUSTINE, FLORIDA

05_AVENIDA MENENDEZ - DEMO ENLARGEMENT 3

REV	DESCRIPTION	DATE
	INITIAL CONCEPTS	06/26/25

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 25.13.0

DRAWING NO. L-5.03

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Thursday, June 26, 2025

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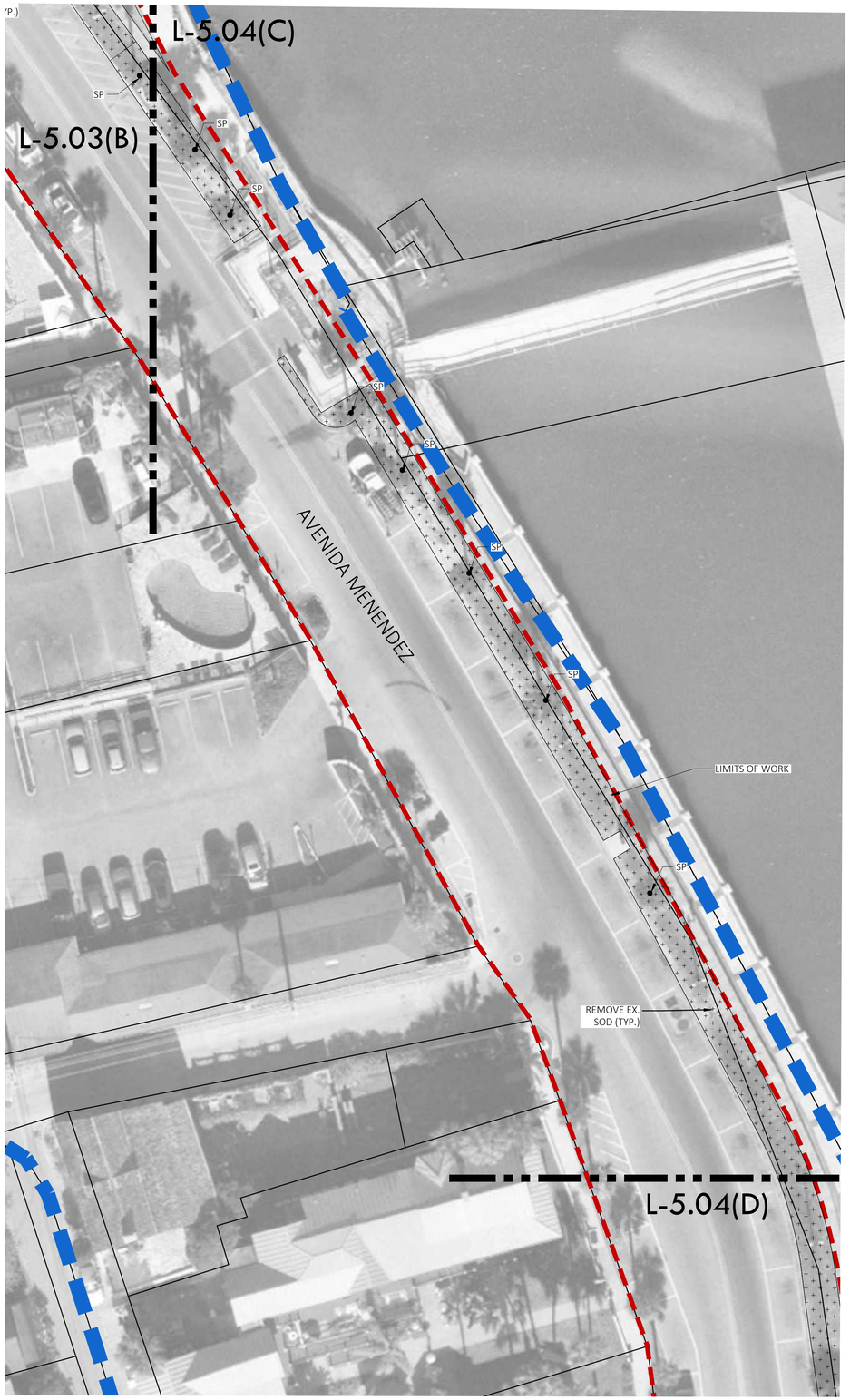

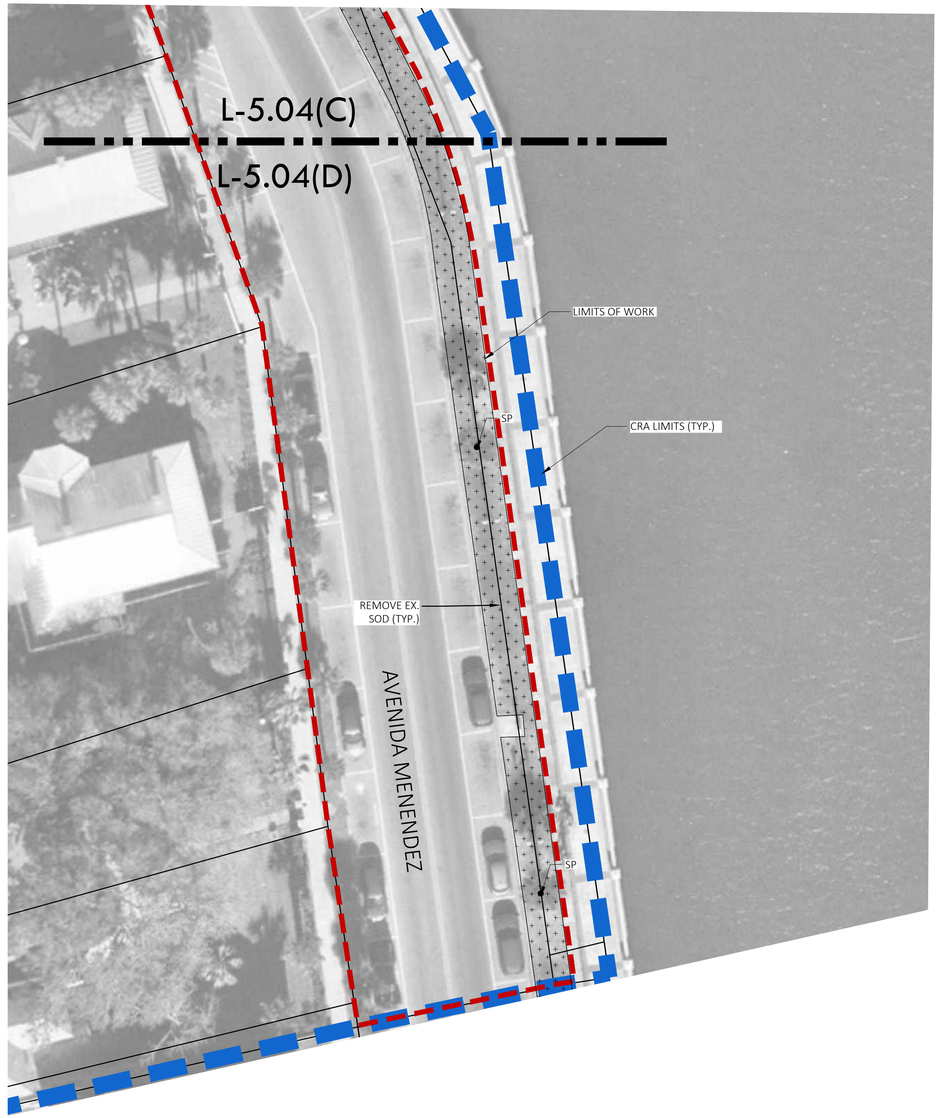

DEMOLITION KEY

- TREE TO BE REMOVED, GRIND STUMP
- SHRUBS TO BE REMOVED
- SOD TO BE REMOVED

EXISTING TREES

SP	CABBAGE PALM
ELM	ELM

0' 10' 20' 40'

SCALE: 1"= 20'-0"

ML+H
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LA6667110 Qualifier

LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA6667110)

DRAWN BY: JRM, FL, CT, GC, CS, IH, EM

HISTORIC AREA CRA LEVEL "1" IMPROVEMENTS

HISTORIC AREA CRA, CITY OF ST. AUGUSTINE, FLORIDA

05_AVENIDA MENENDEZ - DEMO ENLARGEMENT 4

REV	DESCRIPTION	DATE
	INITIAL CONCEPTS	06/26/25

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 25.13.0

DRAWING NO. L-5.04

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Monday, July 21, 2025

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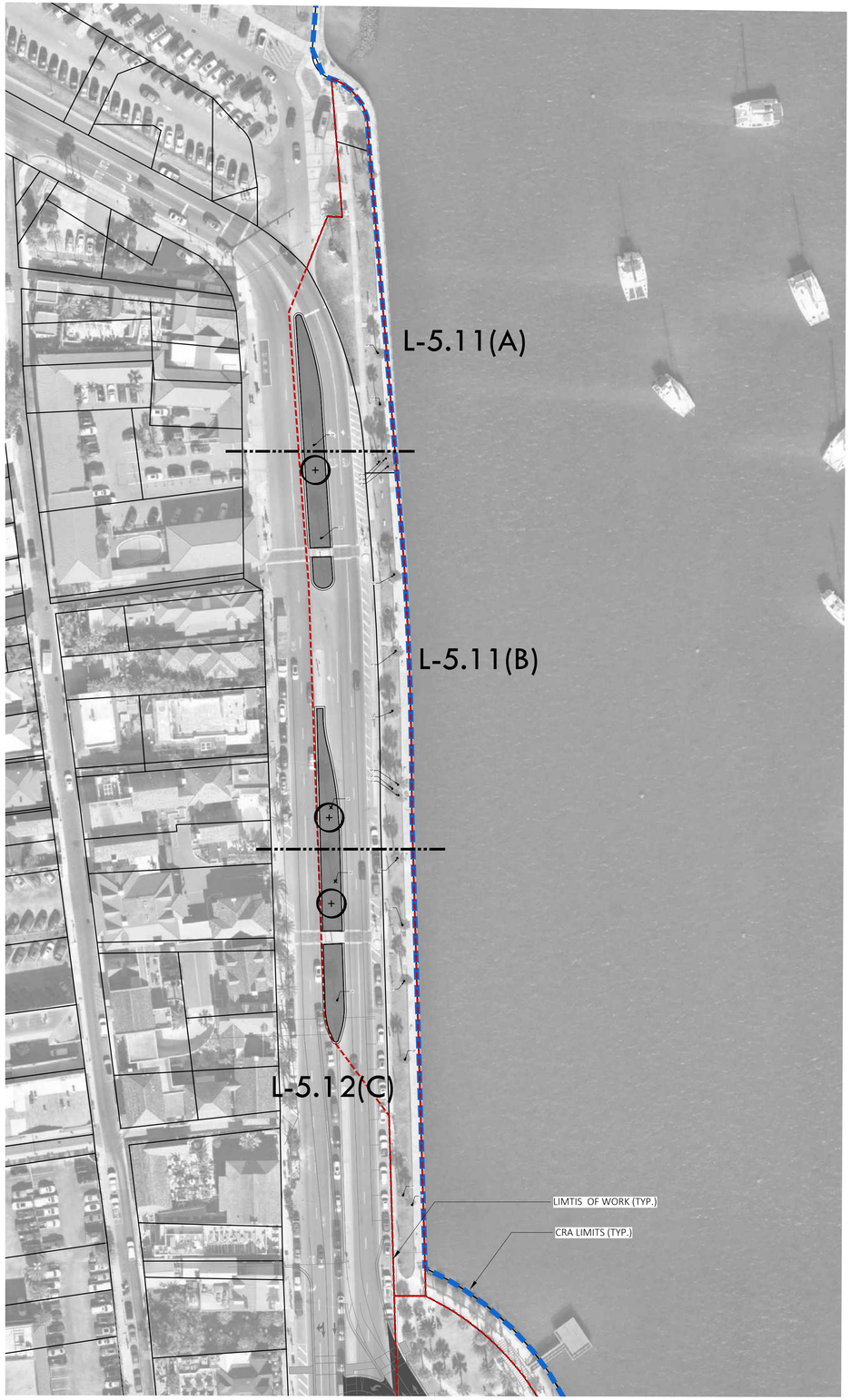

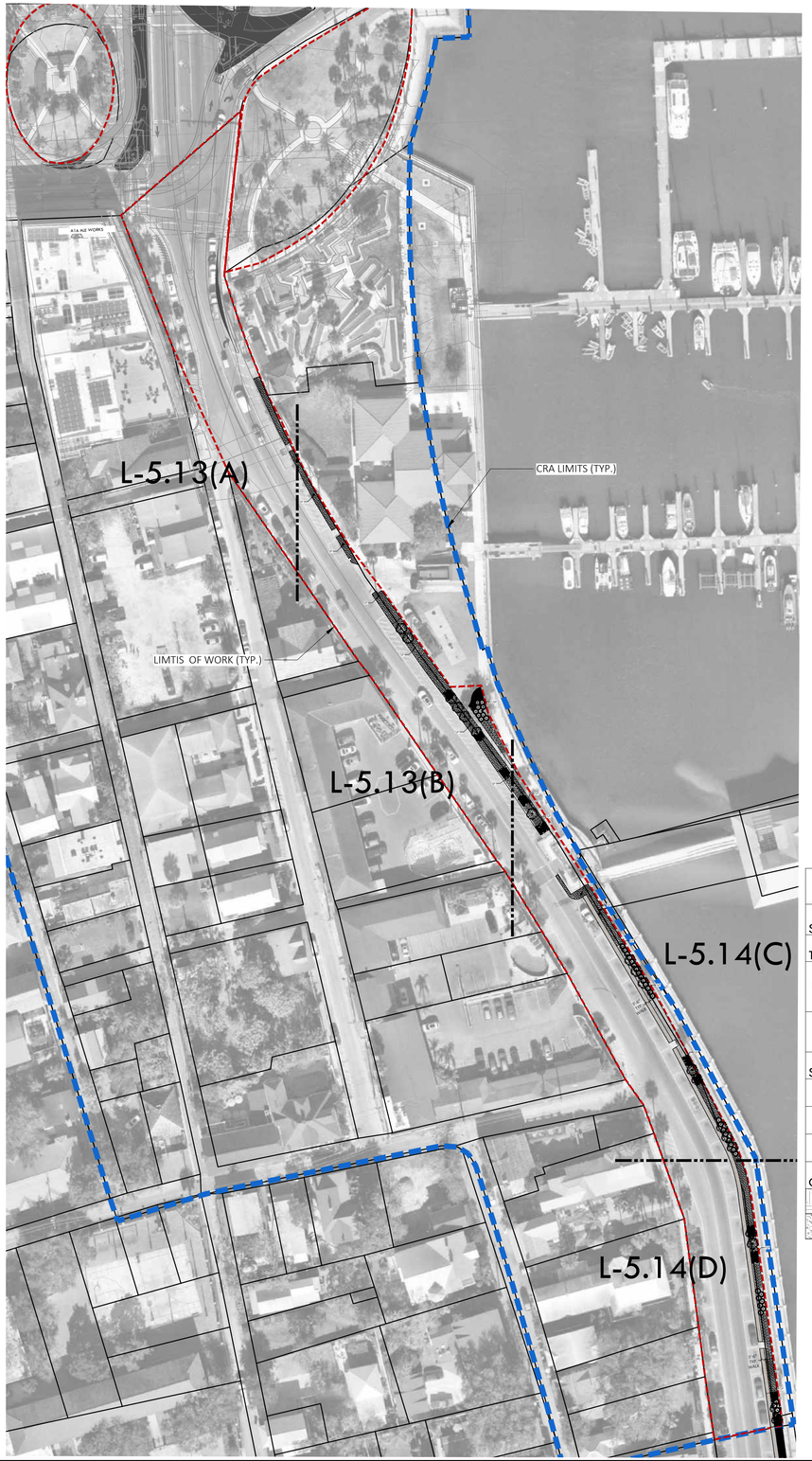

PLANT SCHEDULE CRA SCOPE

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
+	QV	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
+	SS2	SABAL PALMETTO / CABBAGE PALMETTO
SHRUBS		
	Dv	DIETES VEGETA / AFRICAN IRIS
	Mc1	MUHLENBERGIA CAPILLARIS / PINK MUHLY
+	Sg	SERENOA REPENS `GREEN` / GREEN SAW PALMETTO
GROUND COVERS		
	Ag-s	ARACHIS GLABRATA / PERENNIAL PEANUT
	Pa	PASPALUM NOTATUM 'ARGENTINE' / ARGENTINE BAHIAGRASS

EXISTING TREES

SP	CABBAGE PALM
ELM	ELM

0' 30' 60' 120'

SCALE: 1"= 60'-0"

MARQUIS LATIMER + HALBACK, INC.
34 Cordova Street, Suite A
St. Augustine, FL 32084

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LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA6667110)

DRAWN BY: JRM, FL, CT, GC, CS, IH, EM

REV	DESCRIPTION	DATE
	INITIAL CONCEPTS	06/26/25

HISTORIC AREA CRA LEVEL "1" IMPROVEMENTS

HISTORIC AREA CRA, CITY OF ST. AUGUSTINE, FLORIDA

05_AVENIDA MENENDEZ - LANDSCAPE PLAN

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 25.13.0

DRAWING NO. L-5.10

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Thursday, June 26, 2025

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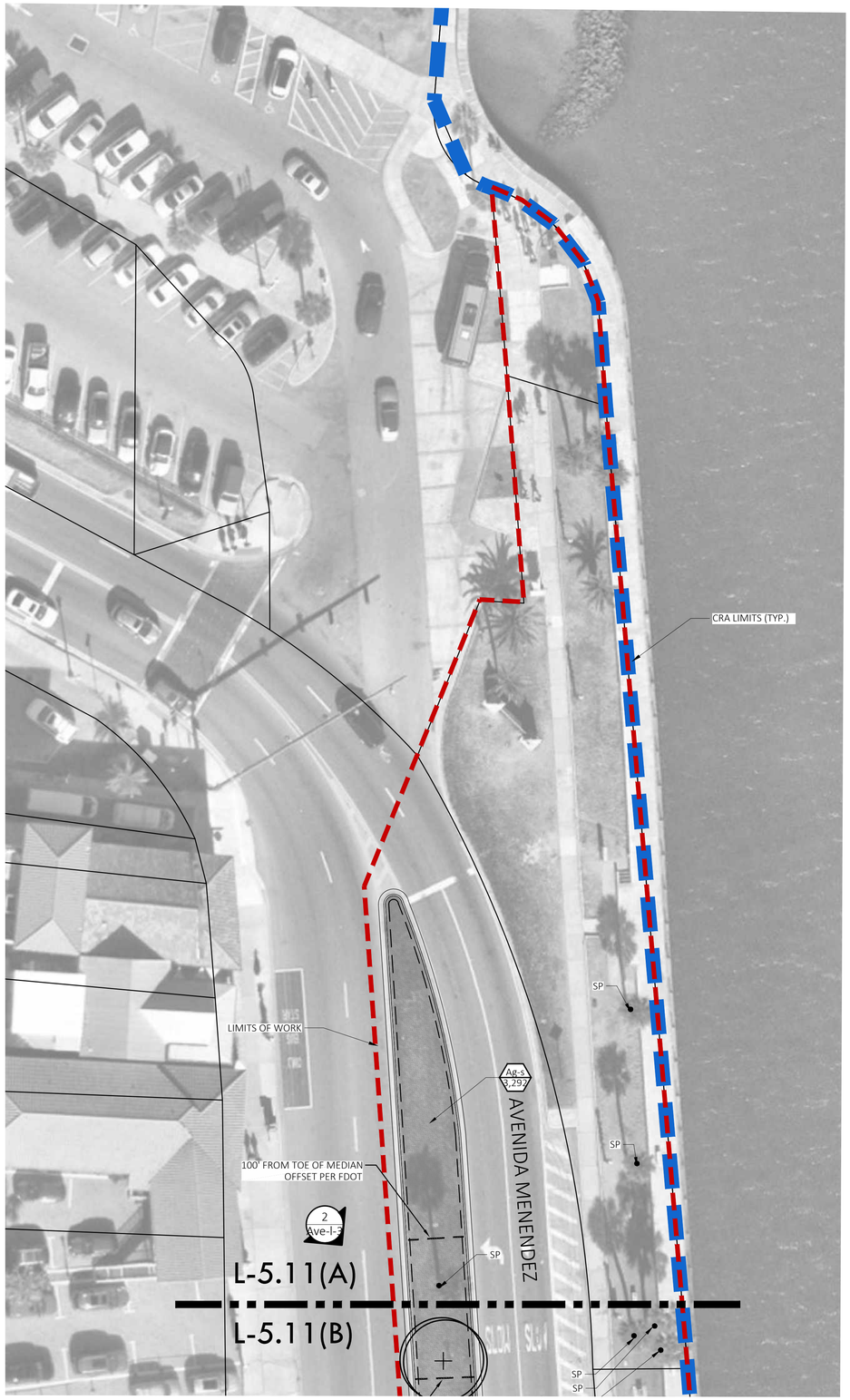

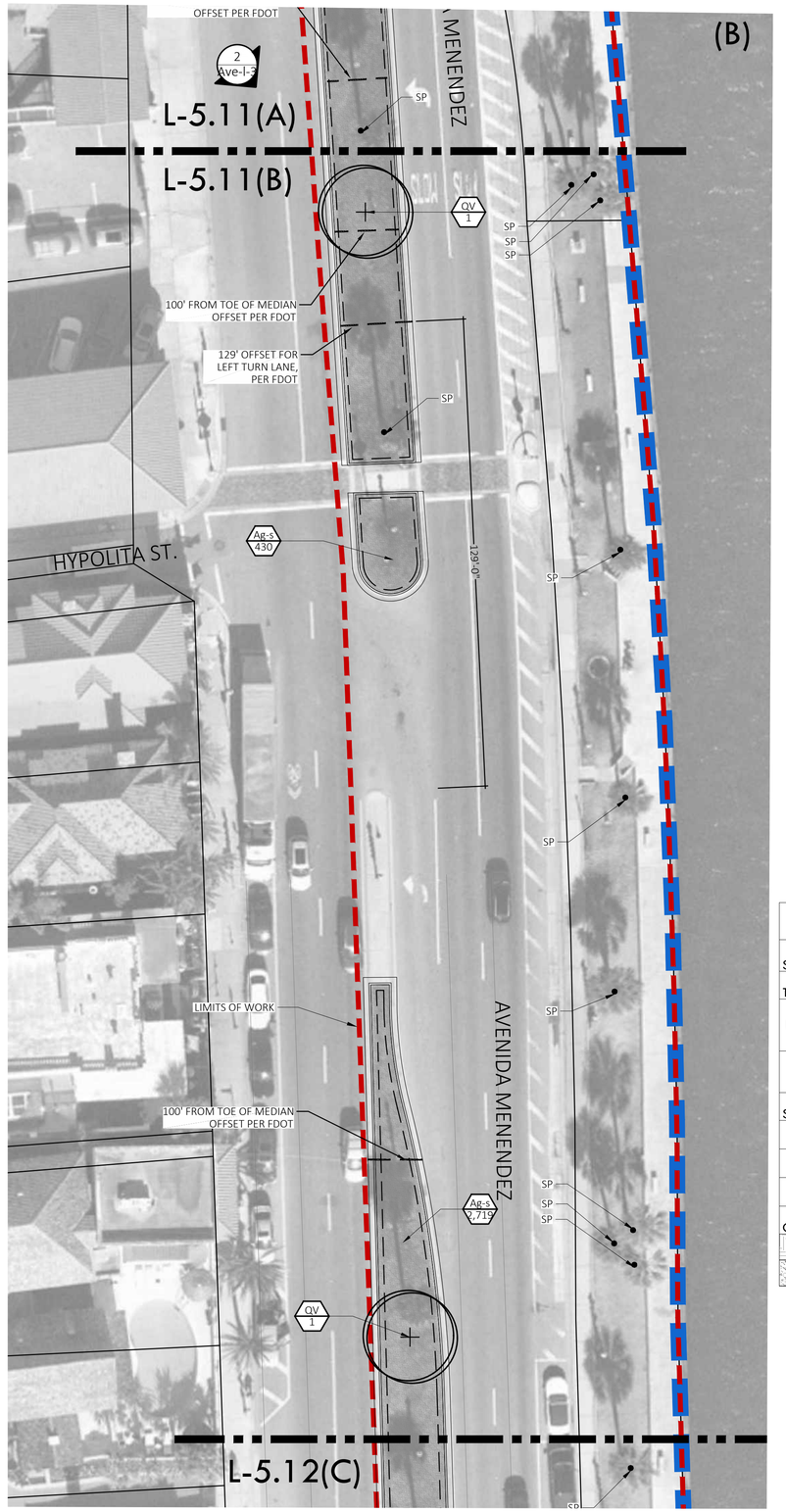

PLANT SCHEDULE CRA SCOPE

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
+	QV	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
	SS2	SABAL PALMETTO / CABBAGE PALMETTO
SHRUBS		
	Dv	DIETES VEGETA / AFRICAN IRIS
	Mc1	MUHLENBERGIA CAPILLARIS / PINK MUHLY
+	Sg	SERENOA REPENS `GREEN` / GREEN SAW PALMETTO
GROUND COVERS		
	Ag-s	ARACHIS GLABRATA / PERENNIAL PEANUT
	Pa	PASPALUM NOTATUM 'ARGENTINE' / ARGENTINE BAHIAGRASS

EXISTING TREES

SP	CABBAGE PALM
ELM	ELM

0' 10' 20' 40'

SCALE: 1"= 20'-0"

MLH
Marquis Latimer + Halback, Inc.
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LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA6667110)

DRAWN BY: JRM, FL, CT, GC, CS, IH, EM

HISTORIC AREA

HISTORIC AREA CRA LEVEL "1" IMPROVEMENTS

HISTORIC AREA CRA, CITY OF ST. AUGUSTINE, FLORIDA

05_AVENIDA MENENDEZ - LS ENLARGEMENT 1

REV	DESCRIPTION	DATE
	INITIAL CONCEPTS	06/26/25

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 25.13.0

DRAWING NO. L-5.11

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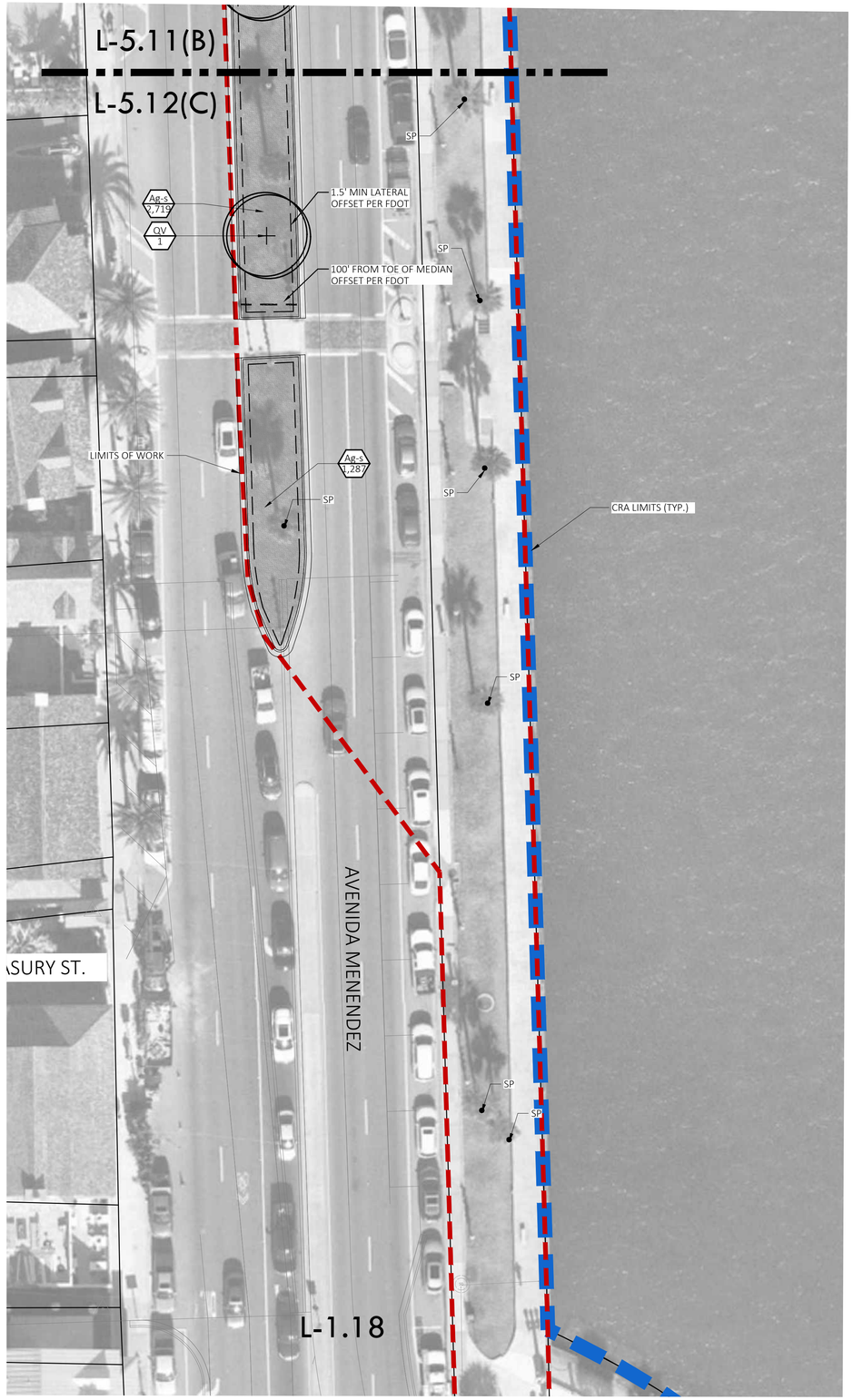
Planning and Building Department



(C)

PLANT SCHEDULE CRA SCOPE

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
+	QV	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
	SS2	SABAL PALMETTO / CABBAGE PALMETTO
SHRUBS		
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+	Sg	SERENOA REPENS `GREEN` / GREEN SAW PALMETTO
GROUND COVERS		
	Ag-s	ARACHIS GLABRATA / PERENNIAL PEANUT
	Pa	PASPALUM NOTATUM 'ARGENTINE' / ARGENTINE BAHIAGRASS

EXISTING TREES

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HISTORIC AREA

REV	DESCRIPTION	DATE
	INITIAL CONCEPTS	06/26/25

HISTORIC AREA CRA LEVEL "1" IMPROVEMENTS

HISTORIC AREA CRA, CITY OF ST. AUGUSTINE, FLORIDA

05_AVENIDA MENENDEZ - LS ENLARGEMENT 2

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 25.13.0

DRAWING NO. L-5.12

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Application Packet, page 61

Friday, July 25, 2025

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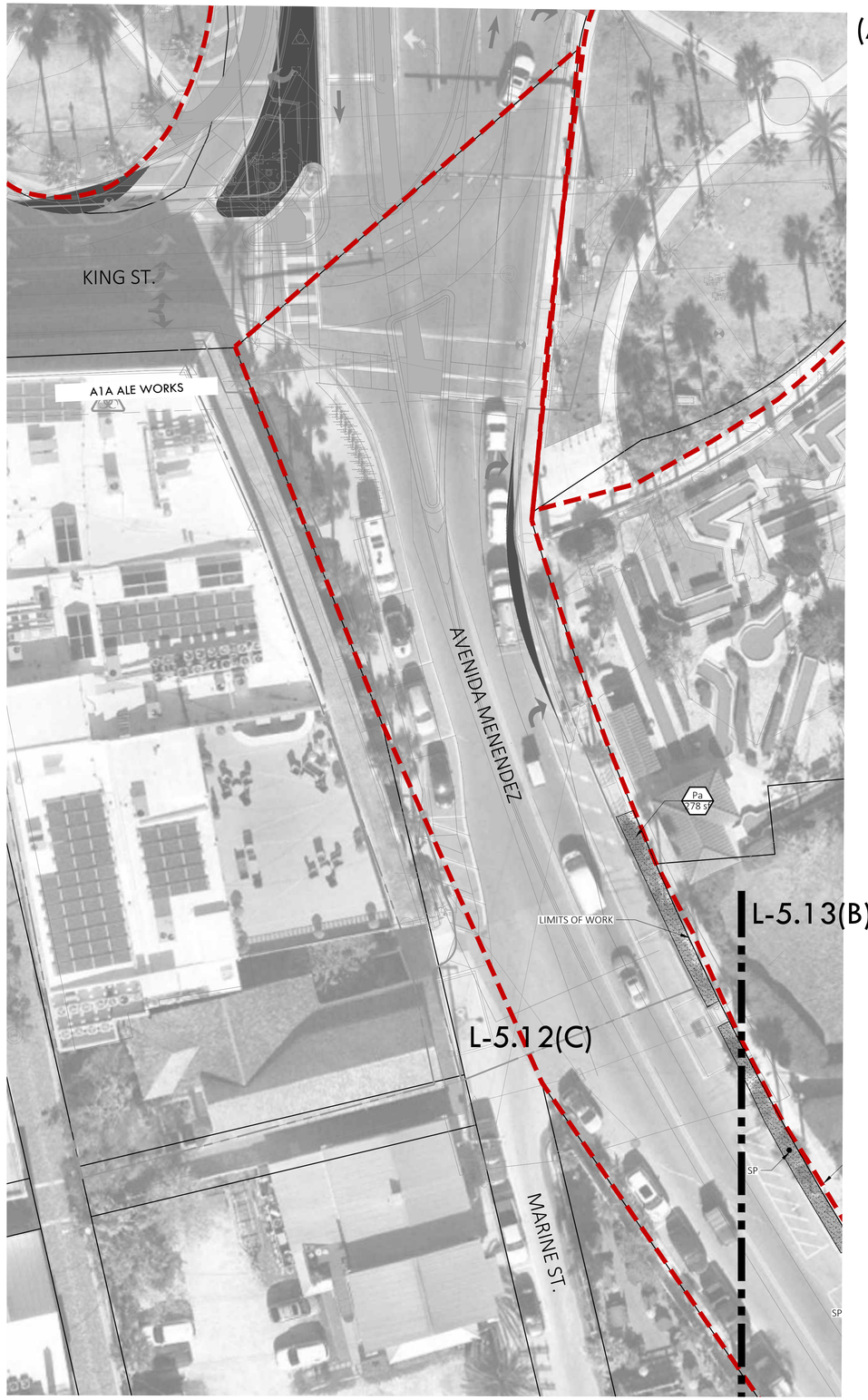
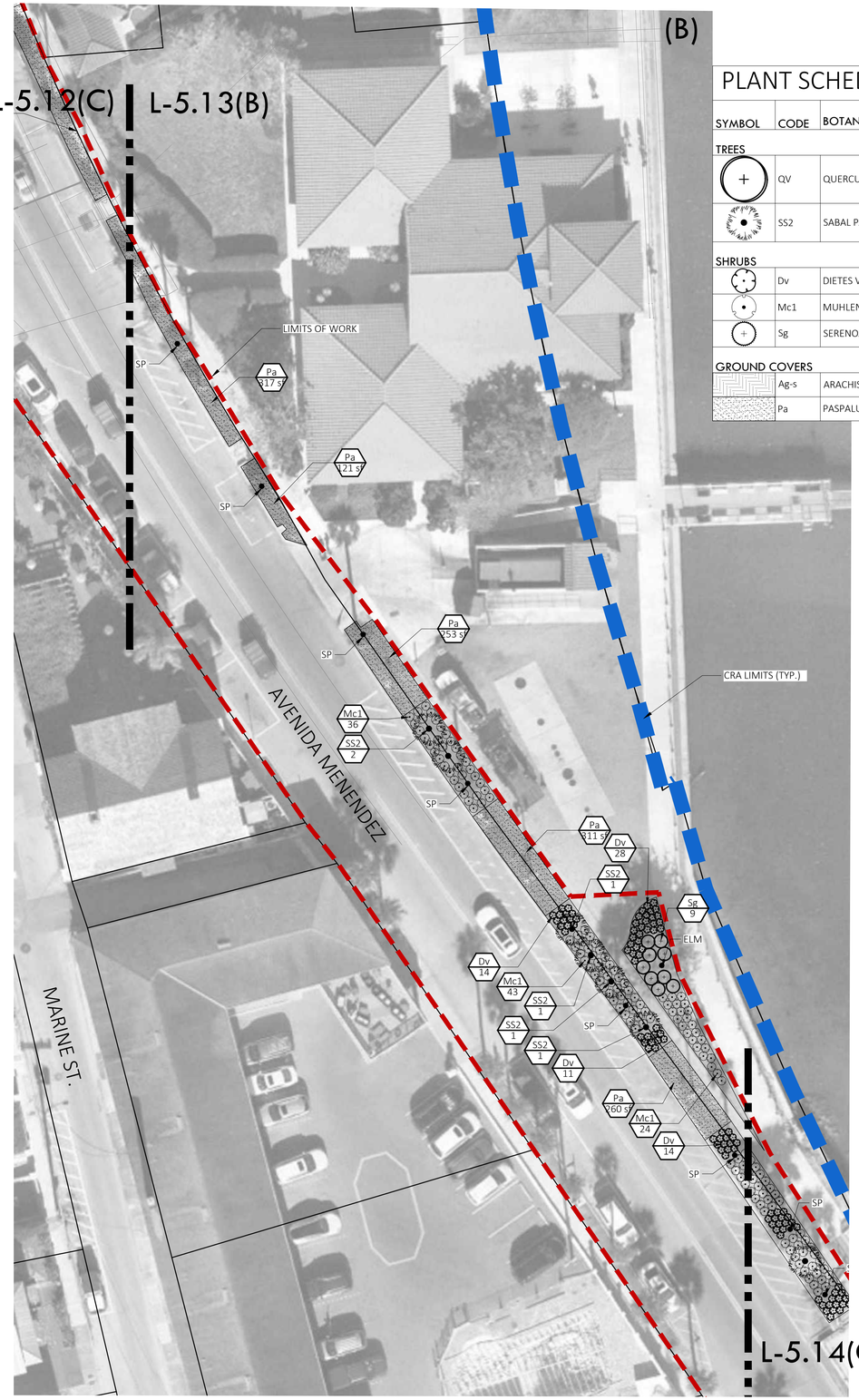
Planning and Building Department





PLANT SCHEDULE CRA SCOPE

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	QV	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
	SS2	SABAL PALMETTO / CABBAGE PALMETTO
SHRUBS		
	Dv	DIETES VEGETA / AFRICAN IRIS
	Mc1	MUHLENBERGIA CAPILLARIS / PINK MUHLY
	Sg	SERENOA REPENS `GREEN` / GREEN SAW PALMETTO
GROUND COVERS		
	Ag-s	ARACHIS GLABRATA / PERENNIAL PEANUT
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EXISTING TREES

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ELM	ELM

0' 10' 20' 40'

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Jeremy Marquis, RLA (LA6667110)

DRAWN BY: JRM, FL, CT, GC, CS, IH, EM

HISTORIC AREA CRA LEVEL "1" IMPROVEMENTS
HISTORIC AREA CRA, CITY OF ST. AUGUSTINE, FLORIDA
05_AVENIDA MENENDEZ - LS ENLARGEMENT 3

REV	DESCRIPTION	DATE
	INITIAL CONCEPTS	07/24/25

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 25.13.0

DRAWING NO. L-5.13

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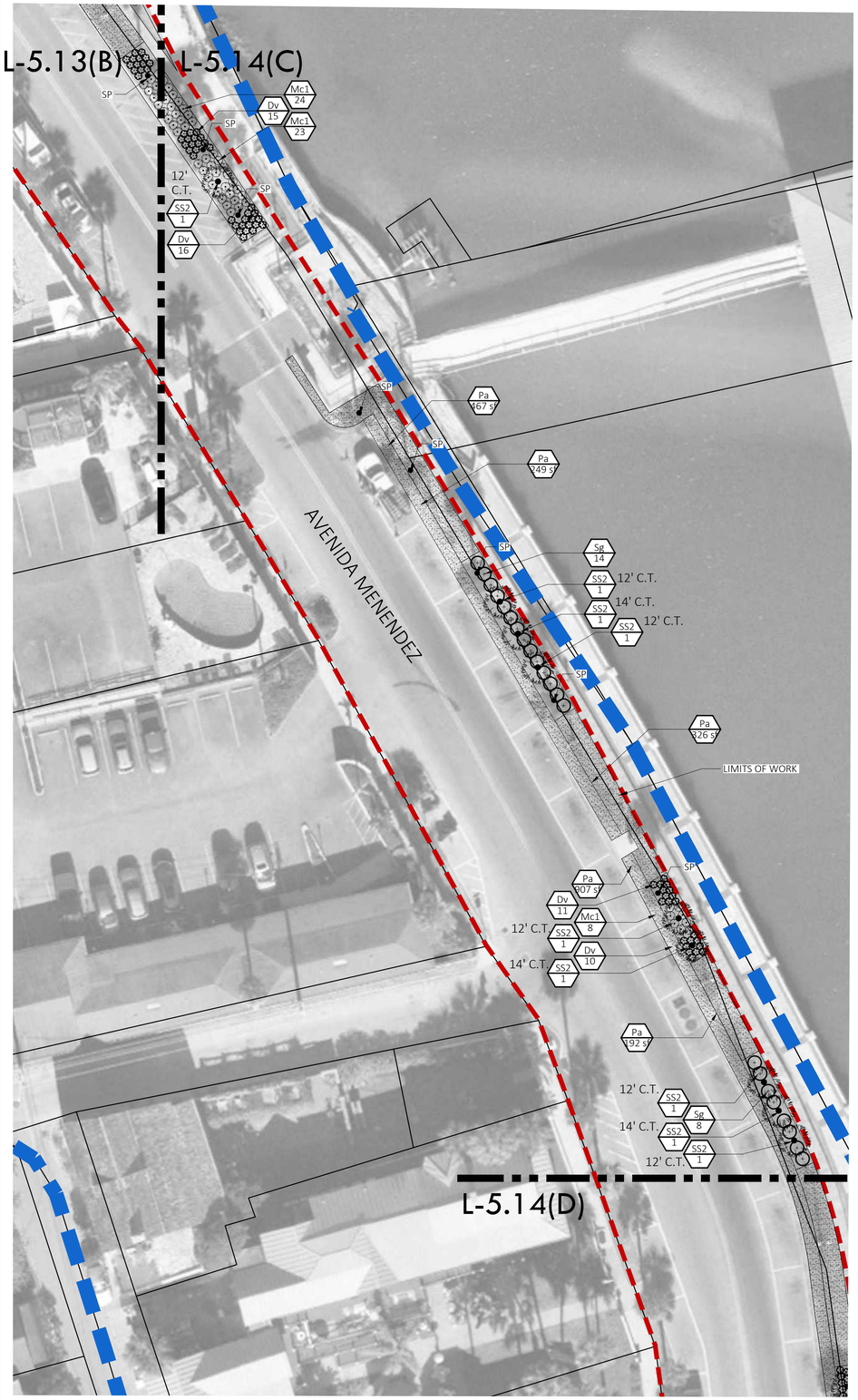

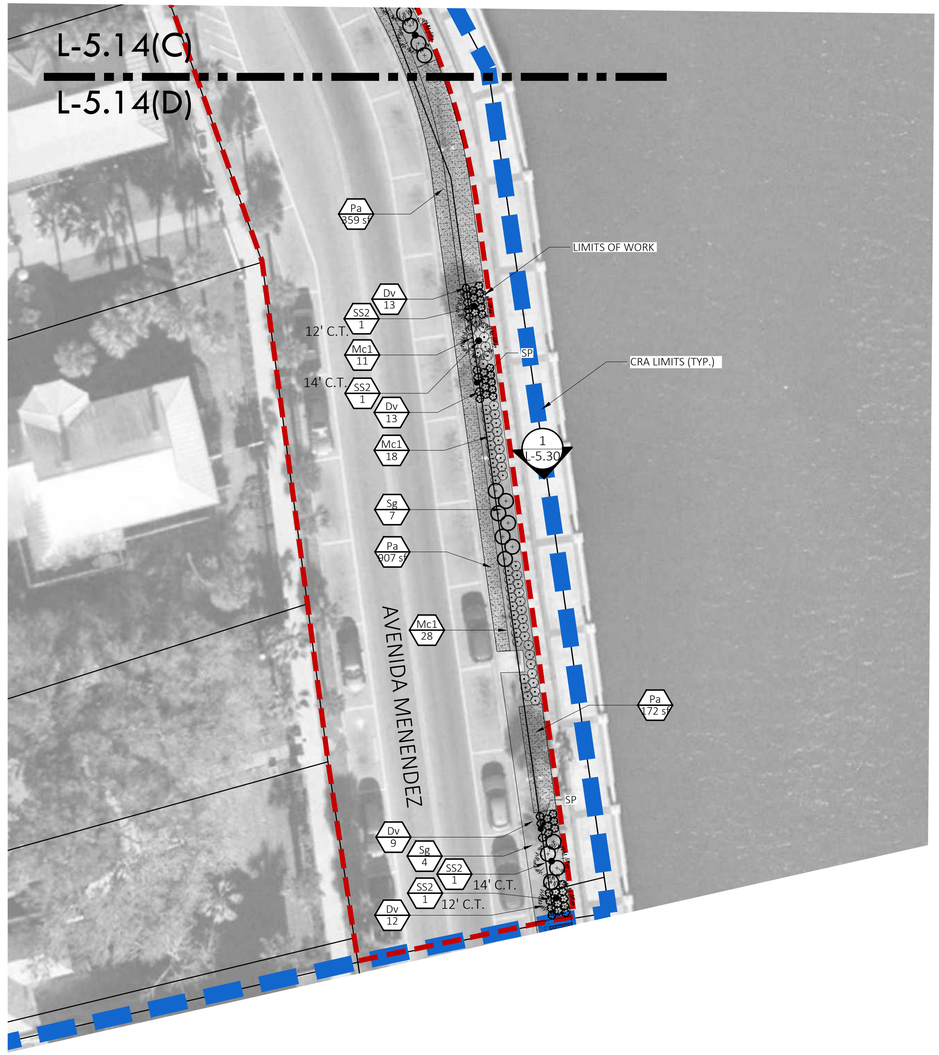

PLANT SCHEDULE CRA SCOPE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	NATIVE		QTY
TREES								
	QV	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	B&B	8"	20`			3
	SS2	SABAL PALMETTO / CABBAGE PALMETTO	B&B; REGENERATED	15" MIN.	18` CT (MATCHED)	YES		19
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPREAD	NATIVE		QTY
SHRUBS								
	Dv	DIETES VEGETA / AFRICAN IRIS	1 GAL.	FULL IN POT				166
	Mc1	MUHLENBERGIA CAPILLARIS / PINK MUHLY	3 GAL.	FULL IN POT				214
	Sg	SERENOA REPENS `GREEN` / GREEN SAW PALMETTO	7 GAL.	FULL IN POT				42
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT				SPACING	QTY
GROUND COVERS								
	Ag-s	ARACHIS GLABRATA / PERENNIAL PEANUT	SOD				12" o.c.	7,728
	Pa	PASPALUM NOTATUM 'ARGENTINE' / ARGENTINE BAHIAGRASS	SOD					4,812 SF

EXISTING TREES

SP	CABBAGE PALM
ELM	ELM

0' 10' 20' 40'
SCALE: 1"= 20'-0"

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LA6667110 Qualifier

LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA667110)

DRAWN BY: JRM, FL, CT, GC, CS, IH, EM

HISTORIC AREA CRA LEVEL "1" IMPROVEMENTS
HISTORIC AREA CRA, CITY OF ST. AUGUSTINE, FLORIDA
05_AVENIDA MENENDEZ - LS ENLARGEMENT 4

REV	DESCRIPTION	DATE
	INITIAL CONCEPTS	07/24/25

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 25.13.0

DRAWING NO. L-5.14

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Thursday, June 26, 2025

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IMAGE 01

THE GREEN STRIP CAN BE ENHANCED WITH NATIVE LANDSCAPE THAT REQUIRES LITTLE MAINTENANCE OR IRRIGATION. THE MUHLY GRASS WILL FLOWER HEAVILY IN OCTOBER-NOVEMBER. THE LANDSCAPE WILL BE INTERSPERSED WITH SECTIONS OF TURF WHERE PEOPLE CAN CROSS BETWEEN THE SEAWALL AND THE ADJACENT PARKING.



BEFORE LEVEL 1 UPDATES

IMAGE 02

THE NORTHERN MEDIANS HAVE SUFFICIENT SOIL VOLUME TO SUPPORT LARGE SHADE TREES. ONCE FULL OVER TIME, THE ADDITION OF LIVE OAKS WILL MIMIC THE LOOK OF THE PLAZA, PROVIDE SHADE, AND A PLACE TO HANG LIGHTS DURING NIGHTS OF LIGHTS. THE USE OF NATIVE GROUND COVER WILL LIMIT FERTILIZER NEED, MOWING AND PROVIDE SEASONAL COLOR.



BEFORE LEVEL 1 UPDATES



AFTER LEVEL 1 UPDATES



AFTER LEVEL 1 UPDATES

1 AVENIDA MENENDEZ - RENDER 1
1" = 1" P-MU-COSA.MP-12

2 AVENIDA MENENDEZ - RENDER 2
1" = 1" P-MU-COSA.MP-13

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LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA6667110)

DRAWN BY: JRM, FL, CT, GC, CS, IH, EM

HISTORIC AREA CRA LEVEL "1" IMPROVEMENTS
HISTORIC AREA CRA, CITY OF ST. AUGUSTINE, FLORIDA
05_AVENIDA MENENDEZ - RENDERED IMAGES

REV	DESCRIPTION	DATE
	INITIAL CONCEPTS	06/26/25

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 25.13.0

DRAWING NO. L-5.30

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DEMOLITION NOTES

CODE	DESCRIPTION	QTY	DESCRIPTION
DM-101	REMOVE VEGETATION	15,598 SF	REMOVE VEGETATION PER CALLOUT
DM-102	REMOVE WEEDS AND VINES	6,418 SF	
DM-103	UNDERBRUSH	2,132 SF	HAND CLEAR
DM-104	REMOVE HARDSCAPE	338 SF	REMOVE PER CALLOUT
	REMOVE SPECIFIED TREE		

DEMOLITION KEY

- TREE TO BE REMOVED, GRIND STUMP
- SHRUBS TO BE REMOVED
- SOD TO BE REMOVED

EXISTING TREES

CIDP	CANARY ISLAND DATE PALM
CM	CRAPE MYRTLE
HOL	HOLLY
SP	CABBAGE PALM

0' 25' 50' 100'

SCALE: 1"= 50'-0"

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LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA667110)

DRAWN BY: JRM, FL, CT, GC, CS, IH, EM

HISTORIC AREA

HISTORIC AREA CRA LEVEL "1" IMPROVEMENTS

HISTORIC AREA CRA, CITY OF ST. AUGUSTINE, FLORIDA

06_VIC - DEMO PLAN

REV	DESCRIPTION	DATE
	INITIAL CONCEPTS	06/26/25

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 25.13.0

DRAWING NO. L-6.00

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HARDSCAPE SCHEDULE

CODE	DESCRIPTION	QTY	DETAIL	DESCRIPTION
HS-101	GRAVEL	229 SF		MATCH EXISTING AT VIC

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	CC2	CHAMAEROPS HUMILIS CERIFERA / EUROPEAN FAN PALM
+	QV2	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
	SS2	SABAL PALMETTO / CABBAGE PALMETTO
SHRUBS		
	Ba	BAPTISIA ALBA / WHITE WILD INDIGO
	Dv	DIETES VEGETA / AFRICAN IRIS
	Id	ILEX VOMITORIA 'SCHILLINGS DWARF' / SCHILLINGS DWARF YAUPON HOLLY
	Le	LIRIOPE MUSCARI / LIRIOPE
	Mc3	MUHLENBERGIA CAPILLARIS / PINK MUHLY
	Pp2	PODOCARPUS MACROPHYLLUS `PRINGLES` / DWARF PODOCARPUS
	Rl	RHAPHIOLEPIS INDICA / INDIAN HAWTHORN
	Sm	SABAL MINOR / DWARF PALMETTO
	Sc	SERENOA REPENS 'CINEREA' / SILVER SAW PALMETTO
	Sl	STOKESIA LAEVIS / STOKES' ASTER
	Zf	ZAMIA FLORIDANA / COONTIE
GROUND COVERS		
	Ms-p	MIMOSA STRIGILLOSA / SUNSHINE MIMOSA
	Mh	PINE STRAW MULCH / 3" MIN. DEPTH
	Ss	STENOTAPHRUM SECUNDATUM / ST. AUGUSTINE GRASS

0' 25' 50' 100'
SCALE: 1"= 50'-0"

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HISTORIC AREA CRA LEVEL "1" IMPROVEMENTS
HISTORIC AREA CRA, CITY OF ST. AUGUSTINE, FLORIDA
06_VIC - LANDSCAPE PLAN

REV	DESCRIPTION	DATE
	INITIAL CONCEPTS	06/26/25

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 25.13.0

DRAWING NO. L-6.10

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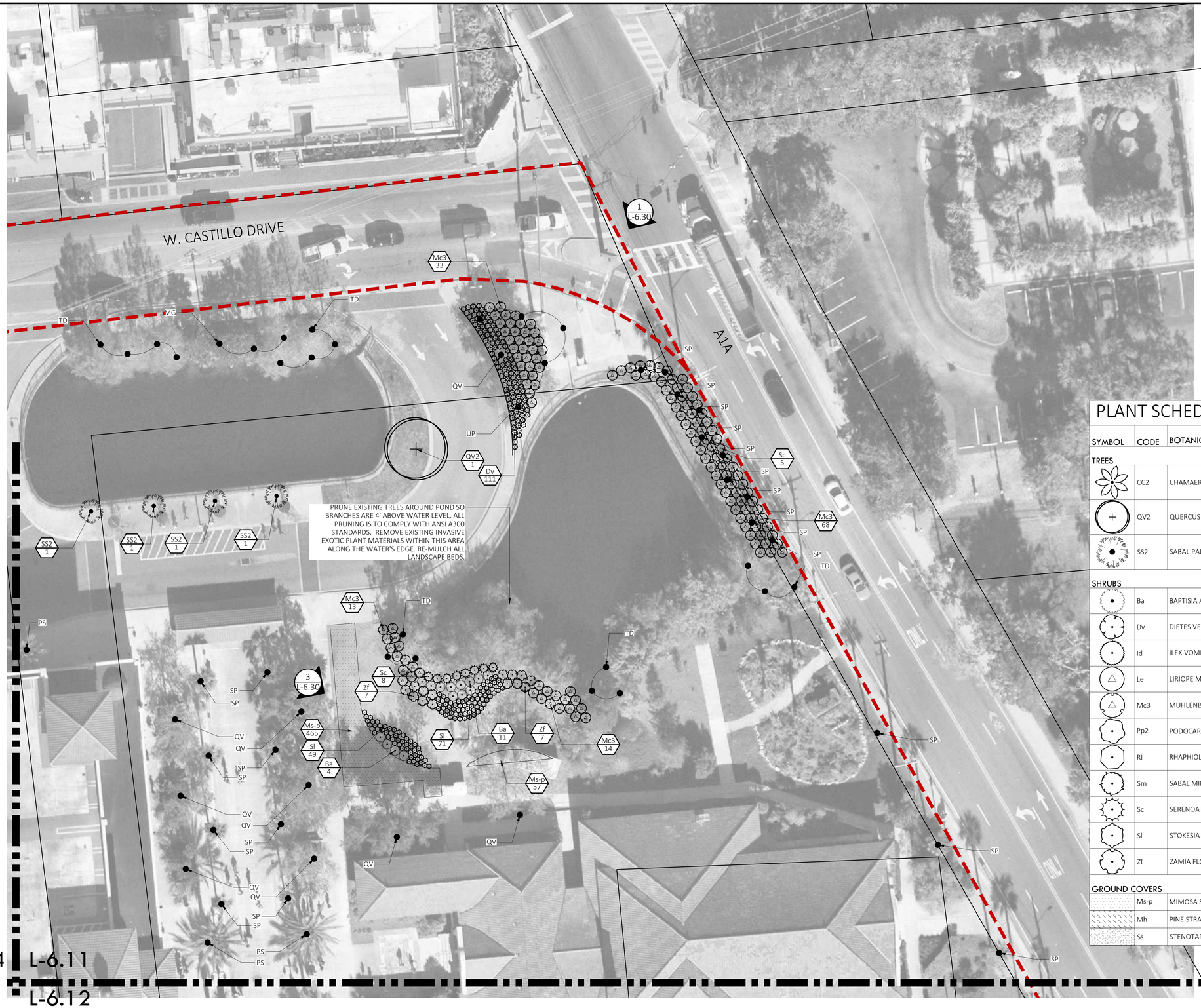
Planning and Building Department



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	CC2	CHAMAEROPS HUMILIS CERIFERA / EUROPEAN FAN PALM
	QV2	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
	SS2	SABAL PALMETTO / CABBAGE PALMETTO
SHRUBS		
	Ba	BAPTISIA ALBA / WHITE WILD INDIGO
	Dv	DIETES VEGETA / AFRICAN IRIS
	Id	ILEX VOMITORIA 'SCHILLINGS DWARF' / SCHILLINGS DWARF YAUPON HOLLY
	Le	LIRIOPE MUSCARI / LIRIOPE
	Mc3	MUHLENBERGIA CAPILLARIS / PINK MUHLY
	Pp2	PODOCARPUS MACROPHYLLUS 'PRINGLES' / DWARF PODOCARPUS
	RI	RHAPHIOLEPIS INDICA / INDIAN HAWTHORN
	Sm	SABAL MINOR / DWARF PALMETTO
	Sc	SERENOA REPENS 'CINEREA' / SILVER SAW PALMETTO
	Sl	STOKESIA LAEVIS / STOKES' ASTER
	Zf	ZAMIA FLORIDANA / COONTIE
GROUND COVERS		
	Ms-p	MIMOSA STRIGILLOSA / SUNSHINE MIMOSA
	Mh	PINE STRAW MULCH / 3" MIN. DEPTH
	Ss	STENOTAPHRUM SECUNDATUM / ST. AUGUSTINE GRASS

0' 10' 20' 20'
SCALE: 1"= 20'-0"

ML+H
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Ph 904.825.6747
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LA6667110 Qualifier

LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA6667110)

DRAWN BY: JRM, FL, CT, GC, CS, IH, EM

HISTORIC AREA CRA LEVEL "1" IMPROVEMENTS
HISTORIC AREA CRA, CITY OF ST. AUGUSTINE, FLORIDA
06_VIC - LANDSCAPE ENLARGEMENT 1

REV	DESCRIPTION	DATE
	INITIAL CONCEPTS	06/26/25

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 25.13.0

DRAWING NO.
L-6.11

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HARDSCAPE SCHEDULE

CODE	DESCRIPTION
HS-101	GRAVEL

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	CC2	CHAMAEROPS HUMILIS CERIFERA / EUROPEAN FAN PALM
	QV2	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
	SS2	SABAL PALMETTO / CABBAGE PALMETTO
SHRUBS		
	Ba	BAPTISIA ALBA / WHITE WILD INDIGO
	Dv	DIETES VEGETA / AFRICAN IRIS
	Id	ILEX VOMITORIA 'SCHILLINGS DWARF' / SCHILLINGS DWARF YAUPON HOLLY
	Le	LIRIOPE MUSCARI / LIRIOPE
	Mc3	MUHLENBERGIA CAPILLARIS / PINK MUHLY
	Pp2	PODOCARPUS MACROPHYLLUS `PRINGLES` / DWARF PODOCARPUS
	RI	RHAPHIOLEPIS INDICA / INDIAN HAWTHORN
	Sm	SABAL MINOR / DWARF PALMETTO
	Sc	SERENOA REPENS 'CINEREA' / SILVER SAW PALMETTO
	Sl	STOKESIA LAEVIS / STOKES' ASTER
	Zf	ZAMIA FLORIDANA / COONTIE
GROUND COVERS		
	Ms-p	MIMOSA STRIGILLOSA / SUNSHINE MIMOSA
	Mh	PINE STRAW MULCH / 3" MIN. DEPTH
	Ss	STENOTAPHRUM SECUNDATUM / ST. AUGUSTINE GRASS

0' 10' 20' 40'

SCALE: 1"= 20'-0"

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HISTORIC AREA CRA LEVEL "1" IMPROVEMENTS
HISTORIC AREA CRA, CITY OF ST. AUGUSTINE, FLORIDA
06_VIC - LANDSCAPE ENLARGEMENT 2

REV	DESCRIPTION	DATE
	INITIAL CONCEPTS	06/26/25

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 25.13.0

DRAWING NO. L-6.12

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PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	CC2	CHAMAEROPS HUMILIS CERIFERA / EUROPEAN FAN PALM
	QV2	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
	SS2	SABAL PALMETTO / CABBAGE PALMETTO
SHRUBS		
	Ba	BAPTISIA ALBA / WHITE WILD INDIGO
	Dv	DIETES VEGETA / AFRICAN IRIS
	Id	ILEX VOMITORIA 'SCHILLINGS DWARF' / SCHILLINGS DWARF YAUPON HOLLY
	Le	LIRIOPE MUSCARI / LIRIOPE
	Mc3	MUHLENBERGIA CAPILLARIS / PINK MUHLY
	Pp2	PODOCARPUS MACROPHYLLUS `PRINGLES` / DWARF PODOCARPUS
	RI	RHAPHIOLEPIS INDICA / INDIAN HAWTHORN
	Sm	SABAL MINOR / DWARF PALMETTO
	Sc	SERENOA REPENS 'CINEREA' / SILVER SAW PALMETTO
	Sl	STOKESIA LAEVIS / STOKES' ASTER
	Zf	ZAMIA FLORIDANA / COONTIE
GROUND COVERS		
	Ms-p	MIMOSA STRIGILLOSA / SUNSHINE MIMOSA
	Mh	PINE STRAW MULCH / 3" MIN. DEPTH
	Ss	STENOTAPHRUM SECUNDATUM / ST. AUGUSTINE GRASS

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HISTORIC AREA CRA LEVEL "1" IMPROVEMENTS

HISTORIC AREA CRA, CITY OF ST. AUGUSTINE, FLORIDA

06_VIC - LANDSCAPE ENLARGEMENT 3

REV	DESCRIPTION	DATE
	INITIAL CONCEPTS	06/26/25

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 25.13.0

DRAWING NO.
L-6.13

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PLANT SCHEDULE

SYMBOL	CODE	COMMON NAME
TREES		
	SS2	CABBAGE PALMETTO
	CC2	EUROPEAN FAN PALM
	QV2	SOUTHERN LIVE OAK
SHRUBS		
	Dv	AFRICAN IRIS
	Zf	COONTIE
	Sm	DWARF PALMETTO
	Pp2	DWARF PODOCARPUS
	RI	INDIAN HAWTHORN
	Le	LIRIOPE
	Mc3	PINK MUHLY
	Id	SCHILLINGS DWARF YAUPON HOLLY
	Sc	SILVER SAW PALMETTO
	Sl	STOKES' ASTER
	Ba	WHITE WILD INDIGO
GROUND COVERS		
	Mh	3" MIN. DEPTH
	Ss	ST. AUGUSTINE GRASS
	Ms-p	SUNSHINE MIMOSA

0' 10' 20' 40'
SCALE: 1"= 20'-0"

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LA6667110 QUALIFIER

LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA667110)

DRAWN BY: JRM, FL, CT, GC, CS, IH, EM

HISTORIC AREA CRA LEVEL "1" IMPROVEMENTS

HISTORIC AREA CRA, CITY OF ST. AUGUSTINE, FLORIDA

06_VIC - LANDSCAPE ENLARGEMENT 4

REV	DESCRIPTION	DATE
	INITIAL CONCEPTS	06/26/25

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 25.13.0

DRAWING NO. L-6.14

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Application Packet, page 70

Thursday, June 26, 2025

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Planning and Building Department

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	NATIVE		QTY
TREES								
	CC2	CHAMAEROPS HUMILIS CERIFERA / EUROPEAN FAN PALM	AS NEEDED	MULTI	3`-4` HT			3
	QV2	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	B&B	8"	20`			1
	SS2	SABAL PALMETTO / CABBAGE PALMETTO	B&B; REGENERATED	15" MIN.	18` CT (MATCHED)	YES		24
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPREAD	NATIVE		QTY
SHRUBS								
	Ba	BAPTISIA ALBA / WHITE WILD INDIGO	7 GAL.					15
	Dv	DIETES VEGETA / AFRICAN IRIS	1 GAL.	FULL IN POT				674
	Id	ILEX VOMITORIA 'SCHILLINGS DWARF' / SCHILLINGS DWARF YAUPON HOLLY	7 GAL.	FULL IN POT				66
	Le	LIRIOPE MUSCARI / LIRIOPE	1 GAL.	FULL IN POT				17
	Mc3	MUHLENBERGIA CAPILLARIS / PINK MUHLY	3 GAL. FULL IN POT	18"	18"			128
	Pp2	PODOCARPUS MACROPHYLLUS `PRINGLES` / DWARF PODOCARPUS	3 GAL.	18"	18"			8
	RI	RHAPHIOLEPIS INDICA / INDIAN HAWTHORN	3 GAL.	18"	18"			85
	Sm	SABAL MINOR / DWARF PALMETTO	7 GAL.	FULL IN POT	FULL IN POT	YES		6
	Sc	SERENOA REPENS 'CINEREA' / SILVER SAW PALMETTO	7 GAL.	FULL IN POT				31
	Sl	STOKESIA LAEVIS / STOKES' ASTER	3 GAL.					120
	Zf	ZAMIA FLORIDANA / COONTIE	7 GAL.	18"				14
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT				SPACING	QTY
GROUND COVERS								
	Ms-p	MIMOSA STRIGILLOSA / SUNSHINE MIMOSA	LT36 PLUG				18" o.c.	522
	Mh	MULCH / 3" MIN. DEPTH	MULCH					1,170 SF
	Ss	STENOTAPHRUM SECUNDATUM / ST. AUGUSTINE GRASS	SOD					3,266 SF

SCHEDULE NOTES:

QUANTITIES ARE APPROXIMATE FOR CONTRACTOR CONVENIENCE ONLY. PLEASE VERIFY COMPLETE QUANTITIES FOR MATERIALS.

REPLACE SOD IN AREAS WHERE BARE/UNHEALTHY, AS NEEDED. SOD TYPE TO MATCH EXISTING.

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LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA667110)

DRAWN BY: JRM, FL, CT, GC, CS, IH, EM

HISTORIC AREA CRA LEVEL "1" IMPROVEMENTS

HISTORIC AREA CRA, CITY OF ST. AUGUSTINE, FLORIDA

06_VIC - LANDSCAPE SCHEDULE

REV	DESCRIPTION	DATE
	INITIAL CONCEPTS	06/26/25

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 25.13.0

DRAWING NO. L-6.15

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IMAGE 01

RE-ESTABLISH THE MUHLY GRASS GROUND COVER. THIS WILL PROVIDE PINK PLUMES IN OCTOBER AND NOVEMBER. THE PALMETTO ADDS A NATIVE AND HISTORIC CHARACTER TO THE PLANTING BED.



BEFORE LEVEL 1 UPDATES

IMAGE 02

THE EXISTGING HAWTHORNE IS WEAK AFTER 20 YEARS. REPLACING WITH A MIX OF PODOCARPUS, HOLLY AND IRIS WILL PROVIDE SOME TEXTURE VARIETY AND A DIVERSITY OF PLANT MATERIALS.



BEFORE LEVEL 1 UPDATES

IMAGE 03

GIVEN THE SUCCESS OF THE AUDOBON GARDEN, IT MAY BE A GOOD IDEA TO EXPAND THE GARDEN SO IT CAN CONNECT TO THE CENTRAL PEDESTRIAN WALKWAY AT THE VIC. THIS WOULD BE A VARIETY OF NATIVE PLANTS AND GROUND COVERS WITH A FOCUS ON POLLINATORS AND FLOWERING MATERIAL.



BEFORE LEVEL 1 UPDATES



AFTER LEVEL 1 UPDATES



AFTER LEVEL 1 UPDATES



AFTER LEVEL 1 UPDATES

1 VISITOR INFORMATION CENTER - RENDER 1
1" = 1" P-MU-COSA.MP-05

2 VISITOR INFORMATION CENTER - RENDER 2
1" = 1" P-MU-COSA.MP-04

3 VISITOR INFORMATION CENTER - RENDER 3
1" = 1" P-MU-COSA.MP-03

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DRAWN BY: JRM, FL, CT, GC, CS, IH, EM

HISTORIC AREA CRA LEVEL "1" IMPROVEMENTS
HISTORIC AREA CRA, CITY OF ST. AUGUSTINE, FLORIDA
06_VIC - IMAGES

REV	DESCRIPTION	DATE
	INITIAL CONCEPTS	06/26/25

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 25.13.0

DRAWING NO.
L-6.30

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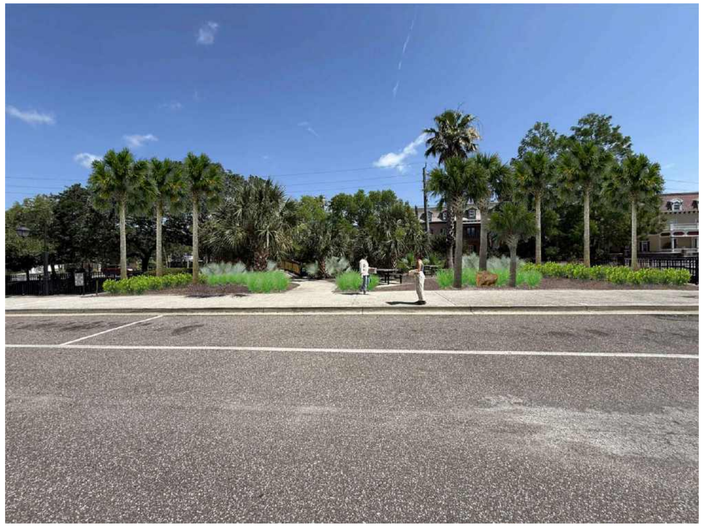
IMAGE 04

THE CURRENT ORGANIZATION OF TREES ARE NORTH OF THE SEATING AREA AND DO NOT PROVIDE SHADE. THE PROPOSED LANDSCAPE WOULD ADD SHADE AND A VARIETY OF NATIVE PLANT MATERIAL WITH THE IRIS PROVIDING FLOWERS IN SPRING-FALL.



BEFORE LEVEL 1 UPDATES



AFTER LEVEL 1 UPDATES

2 VISITOR INFORMATION CENTER - RENDER 4

1" = 1" P-MU-COSA.MP-02

IMAGE 05

THE EXISTING ELM TREES ARE DOING POORLY DUE TO THE CONSTRCTED SOIL VOLUME. THE PROPOSED SABLE PALMS ARE ONE OF THE FEW SPECIES THAT CAN THRIVE IN THESE CONDITIONS. THE EXISTING GRATES HAVE A 16" OPENING WHICH CAN ACCOMODATE A PALM WITHOUT MODIFICATION.



BEFORE LEVEL 1 UPDATES



AFTER LEVEL 1 UPDATES

3 VISITOR INFORMATION CENTER - RENDER 5

1" = 1" P-MU-COSA.MP-01

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LA6667110 Qualifier

LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA6667110)

DRAWN BY: JRM, FL, CT, GC, CS, IH, EM

HISTORIC AREA CRA LEVEL "1" IMPROVEMENTS

HISTORIC AREA CRA, CITY OF ST. AUGUSTINE, FLORIDA

06_VIC - IMAGES

REV	DESCRIPTION	DATE
	INITIAL CONCEPTS	06/26/25

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 25.13.0

DRAWING NO. L-6.31

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DEMOLITION KEY

- TREE TO BE REMOVED, GRIND STUMP
- SHRUBS TO BE REMOVED
- SOD TO BE REMOVED

EXISTING TREES

LI	LIGUSTRUM
OAK	OAK
PR	PHOENIX RECLINATA, SENEGAL DATE PALM
SP	CABBAGE PALM

0' 30' 60' 120'

SCALE: 1"= 60'-0"

MLH

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LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA6667110)

DRAWN BY: JRM, FL, CT, GC, CS, IH, EM

HISTORIC AREA CRA LEVEL "1" IMPROVEMENTS

HISTORIC AREA CRA, CITY OF ST. AUGUSTINE, FLORIDA

07_ W CASTILLO DR - DEMO OVERALL

REV	DESCRIPTION	DATE
	INITIAL CONCEPTS	07/24/25

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 25.13.0

DRAWING NO.
L-7.00

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Application Packet, page 74

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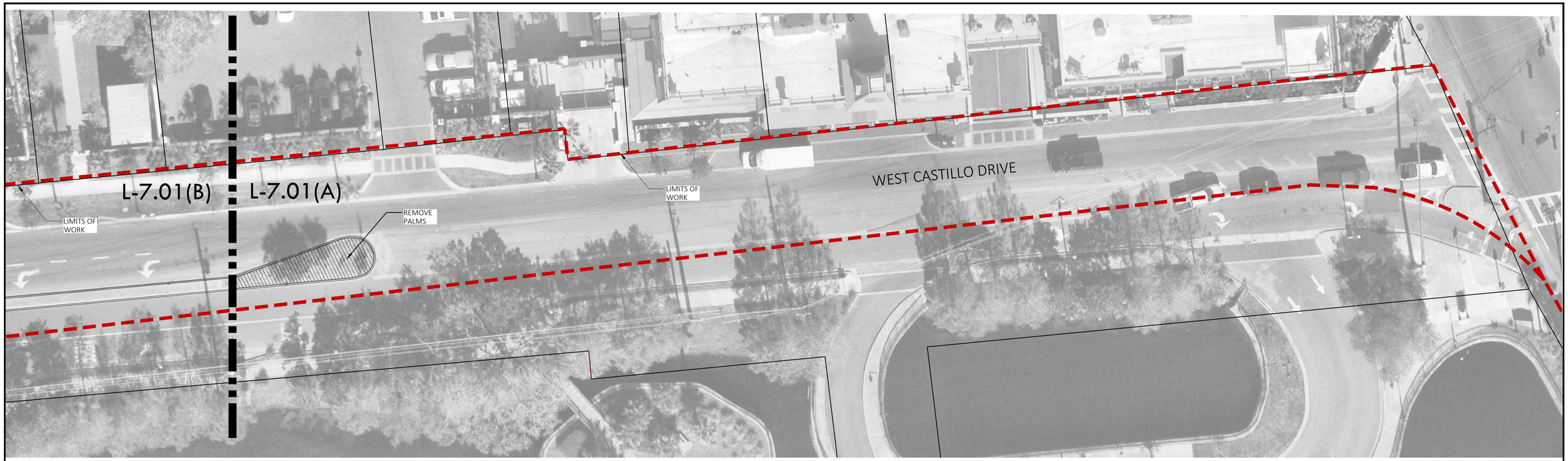
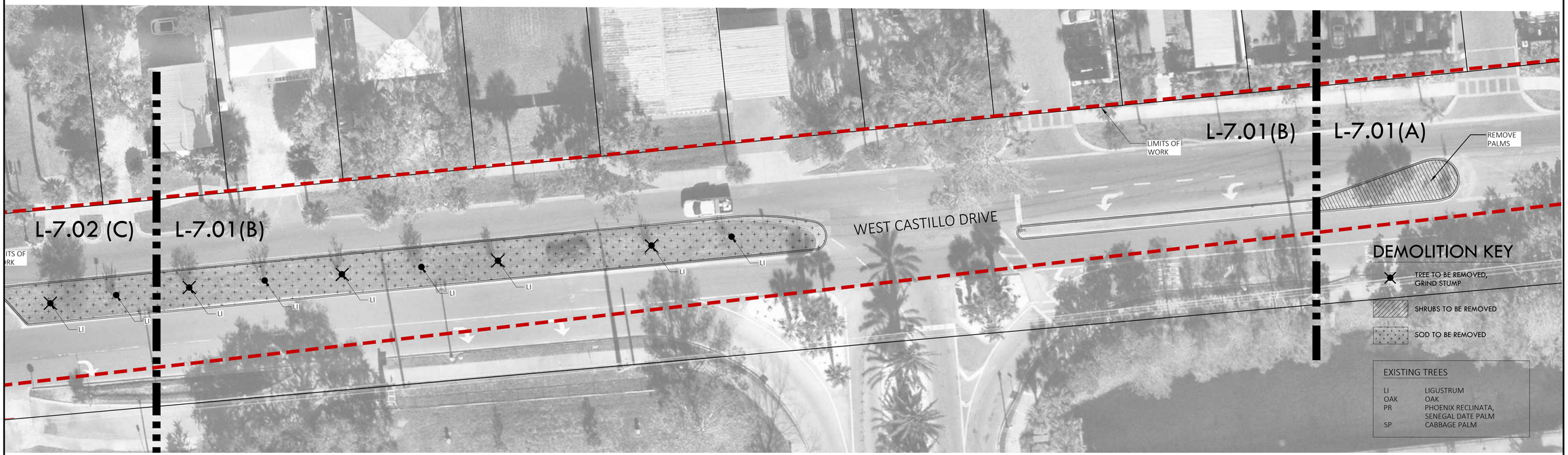


(A)

0' 10' 20' 40'
SCALE: 1"= 20'-0"



(B)

0' 10' 20' 40'
SCALE: 1"= 20'-0"

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LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA667110)

DRAWN BY: JRM, FL, CT, GC, CS, IH, EM

HISTORIC AREA CRA LEVEL "1" IMPROVEMENTS

HISTORIC AREA CRA, CITY OF ST. AUGUSTINE, FLORIDA

07_W CASTILLO DR - DEMO ENLARGEMENT 1

REV	DESCRIPTION	DATE
	INITIAL CONCEPTS	07/24/25

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 25.13.0

DRAWING NO.
L-7.01

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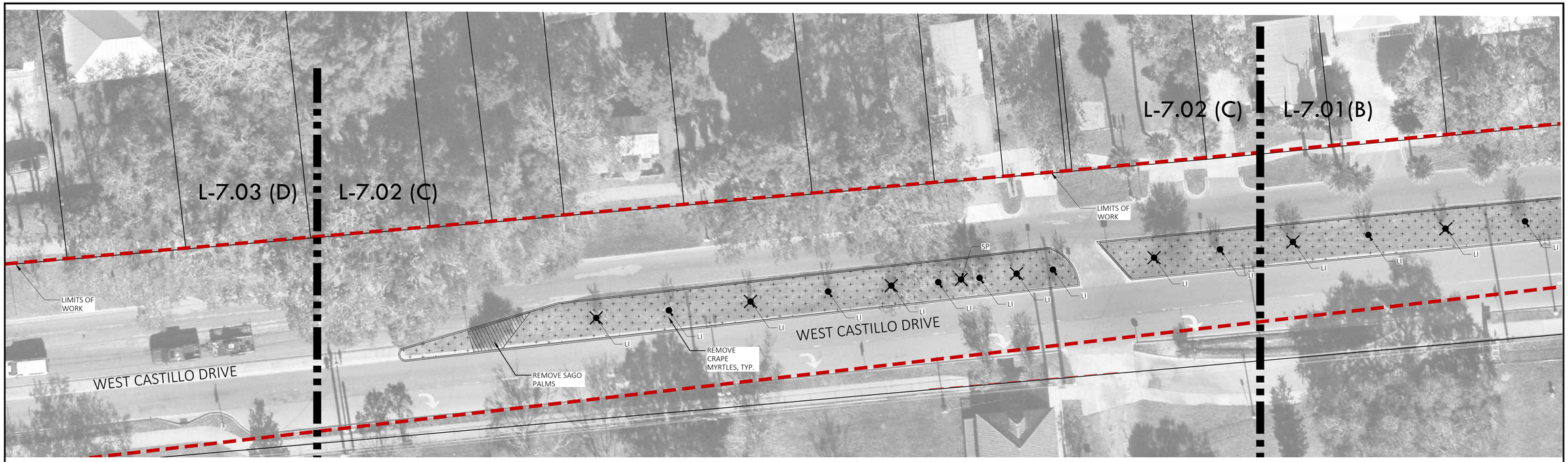

(C)

0' 10' 20' 40'

SCALE: 1"= 20'-0"

DEMOLITION KEY

- TREE TO BE REMOVED, GRIND STUMP
- SHRUBS TO BE REMOVED
- SOD TO BE REMOVED

EXISTING TREES

LI	LIGUSTRUM
OAK	OAK
PR	PHOENIX RECLINATA, SENEGAL DATE PALM
SP	CABBAGE PALM

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ST. AUGUSTINE, FL 32084

PH 904.825.6747
WWW.HALBACK.COM
LA6667110 QUALIFIER

LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA667110)

DRAWN BY: JRM, FL, CT, GC, CS, IH, EM

HISTORIC AREA CRA LEVEL "1" IMPROVEMENTS

HISTORIC AREA CRA, CITY OF ST. AUGUSTINE, FLORIDA

07_W CASTILLO DR - DEMO ENLARGEMENT 2

REV	DESCRIPTION	DATE
	INITIAL CONCEPTS	07/24/25

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 25.13.0

DRAWING NO.
L-7.02

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Application Packet, page 76

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(D)



DEMOLITION KEY

- TREE TO BE REMOVED, GRIND STUMP
- SHRUBS TO BE REMOVED
- SOD TO BE REMOVED

EXISTING TREES

LI	LIGUSTRUM
OAK	OAK
PR	PHOENIX RECLINATA, SENEGAL DATE PALM
SP	CABBAGE PALM

0' 10' 20' 40'

SCALE: 1"= 20'-0"

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LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA667110)

DRAWN BY: JRM, FL, CT, GC, CS, IH, EM

HISTORIC AREA CRA LEVEL "1" IMPROVEMENTS

HISTORIC AREA CRA, CITY OF ST. AUGUSTINE, FLORIDA

07_W CASTILLO DR - DEMO ENLARGEMENT 3

REV	DESCRIPTION	DATE
	INITIAL CONCEPTS	07/24/25

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 25.13.0

DRAWING NO. L-7.03

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EXISTING TREES

LI	LIGUSTRUM
OAK	OAK
PR	PHOENIX RECLINATA, SENEGAL DATE PALM
SP	CABBAGE PALM

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	NATIVE		QTY
TREES								
	MB	MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD' / D.D BLANCHARD SOUTHERN MAGNOLIA	B&B	6"	16`			9
	QV2	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	B&B	8"	20`			4
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPREAD	NATIVE	SPACING	QTY
SHRUBS								
	Dv	DIETES VEGETA / AFRICAN IRIS	1 GAL.	FULL IN POT			24" o.c.	548
	Mc3	MUHLENBERGIA CAPILLARIS / PINK MUHLY	3 GAL. FULL IN POT	18"	18"		30" o.c.	207
	Sg	SERENOA REPENS `GREEN` / GREEN SAW PALMETTO	7 GAL.	FULL IN POT			48" o.c.	93
	Yg	YUCCA GIGANTEA / GIANT YUCCA	7 GAL.	FULL IN POT	FULL IN POT	NO	48" o.c.	30
	Zf	ZAMIA FLORIDANA / COONTIE	7 GAL.	18"			48" o.c.	36
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT				SPACING	QTY
GROUND COVERS								
	Ag-s	ARACHIS GLABRATA / PERENNIAL PEANUT	SOD				12" o.c.	402
	Pa	PASPALUM NOTATUM 'ARGENTINE' / ARGENTINE BAHIAGRASS	SOD					4,560 SF

SCHEDULE NOTES:

QUANTITIES ARE APPROXIMATE FOR CONTRACTOR CONVENIENCE ONLY.
PLEASE VERIFY COMPLETE QUANTITIES FOR MATERIALS.

0' 30' 60' 120'
SCALE: 1"= 60'-0"

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LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA667110)

DRAWN BY: JRM, FL, CT, GC, CS, IH, EM

HISTORIC AREA CRA LEVEL "1" IMPROVEMENTS
HISTORIC AREA CRA, CITY OF ST. AUGUSTINE, FLORIDA
07_W CASTILLO DR - LANDSCAPE PLAN

REV	DESCRIPTION	DATE
	INITIAL CONCEPTS	07/24/25

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 25.13.0

DRAWING NO. L-7.10

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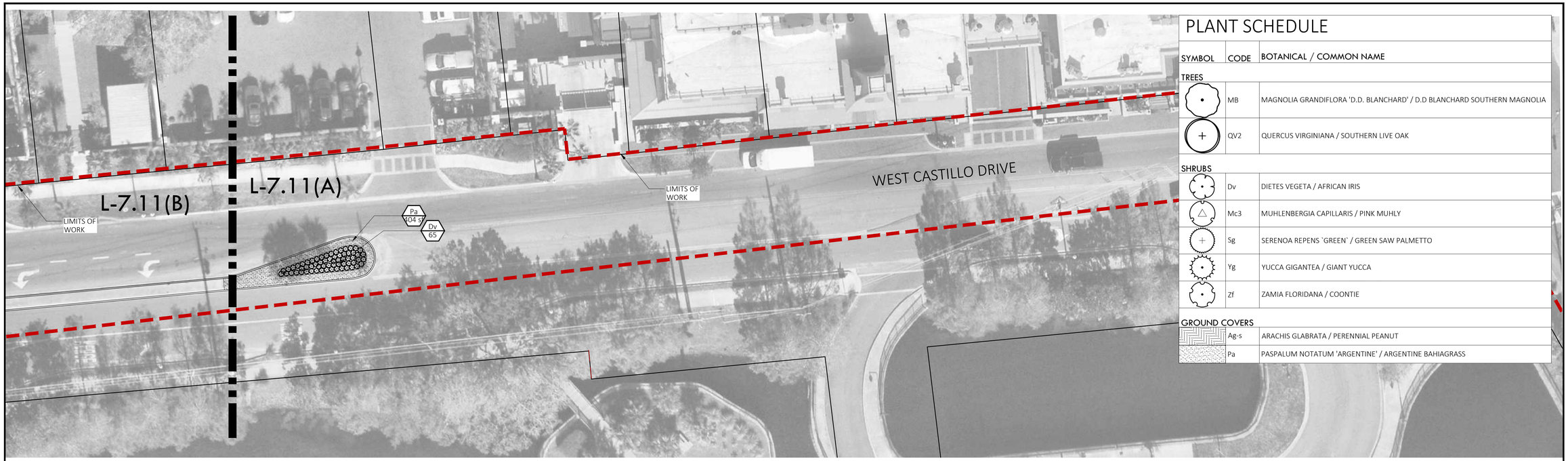

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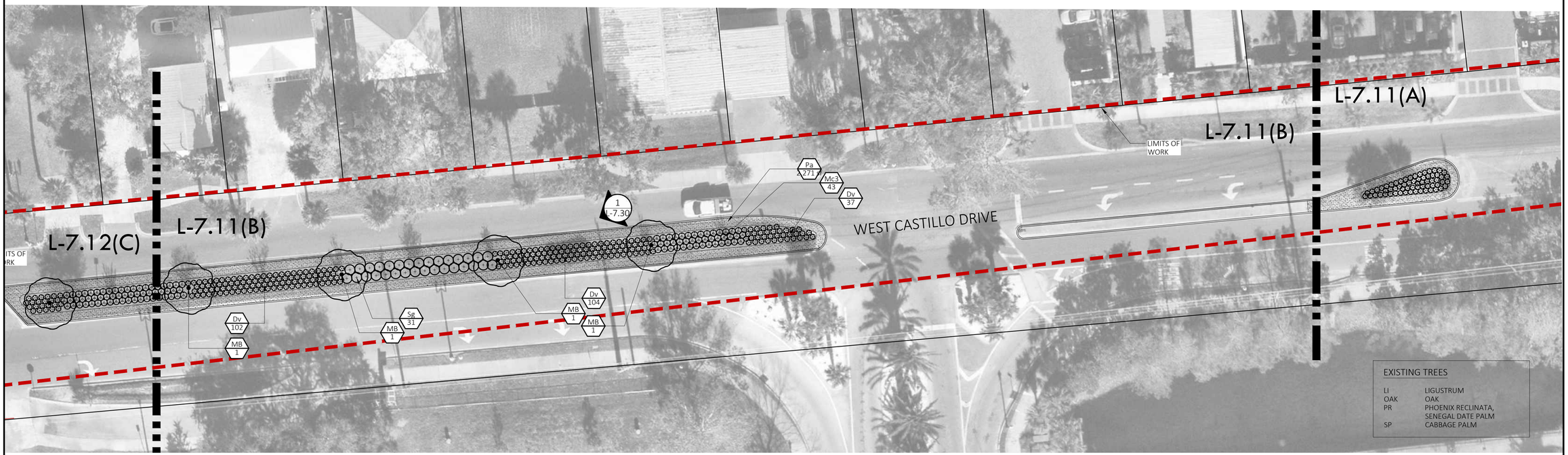

(B)

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	MB	MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD' / D.D BLANCHARD SOUTHERN MAGNOLIA
	QV2	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
SHRUBS		
	Dv	DIETES VEGETA / AFRICAN IRIS
	Mc3	MUHLENBERGIA CAPILLARIS / PINK MUHLY
	Sg	SERENOA REPENS `GREEN` / GREEN SAW PALMETTO
	Yg	YUCCA GIGANTEA / GIANT YUCCA
	Zf	ZAMIA FLORIDANA / COONTIE
GROUND COVERS		
	Ag-s	ARACHIS GLABRATA / PERENNIAL PEANUT
	Pa	PASPALUM NOTATUM 'ARGENTINE' / ARGENTINE BAHIAGRASS

0' 10' 20' 40'
SCALE: 1"= 20'-0"

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LA6667110 Qualifier

LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA667110)

DRAWN BY: JRM, FL, CT, GC, CS, IH, EM

HISTORIC AREA CRA LEVEL "1" IMPROVEMENTS
HISTORIC AREA CRA, CITY OF ST. AUGUSTINE, FLORIDA
07_W CASTILLO DR - LANDSCAPE ENLARGEMENT 1

REV	DESCRIPTION	DATE
	INITIAL CONCEPTS	07/24/25

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 25.13.0

DRAWING NO. L-7.11

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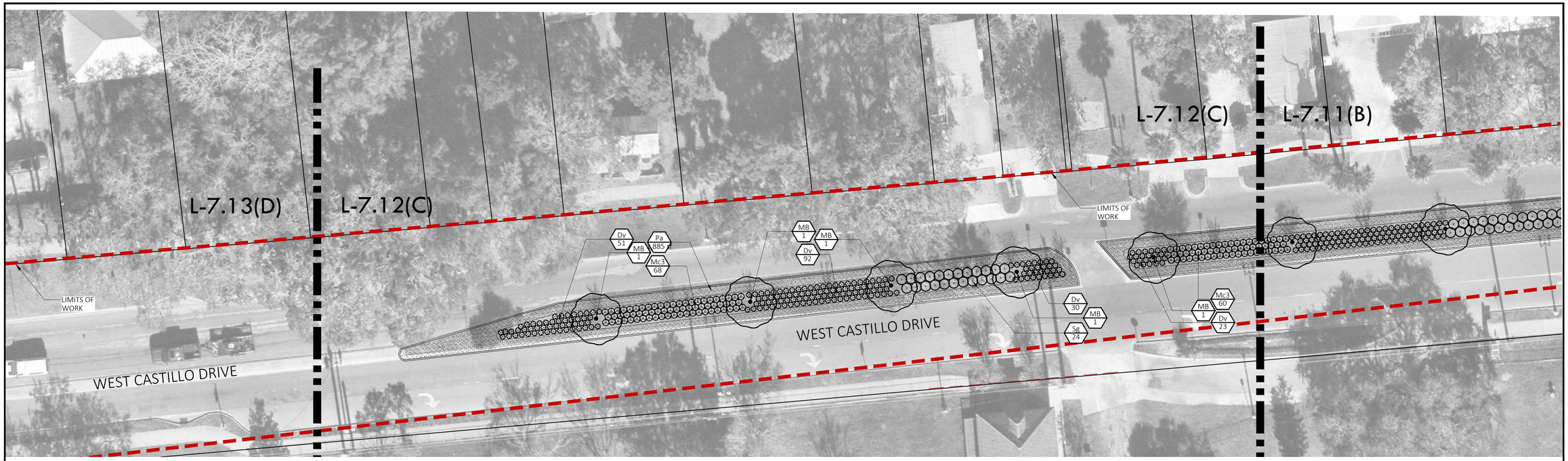

(C)

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	MB	MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD' / D.D BLANCHARD SOUTHERN MAGNOLIA
	QV2	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
SHRUBS		
	Dv	DIETES VEGETA / AFRICAN IRIS
	Mc3	MUHLENBERGIA CAPILLARIS / PINK MUHLY
	Sg	SERENOA REPENS `GREEN` / GREEN SAW PALMETTO
	Yg	YUCCA GIGANTEA / GIANT YUCCA
	Zf	ZAMIA FLORIDANA / COONTIE
GROUND COVERS		
	Ag-s	ARACHIS GLABRATA / PERENNIAL PEANUT
	Pa	PASPALUM NOTATUM 'ARGENTINE' / ARGENTINE BAHIAGRASS

0' 10' 20' 40'
SCALE: 1"= 20'-0"

EXISTING TREES

LI	LIGUSTRUM
OAK	OAK
PR	PHOENIX RECLINATA, SENEGAL DATE PALM
SP	CABBAGE PALM

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Jeremy Marquis, RLA (LA6667110)

DRAWN BY: JRM, FL, CT, GC, CS, IH, EM

HISTORIC AREA CRA LEVEL "1" IMPROVEMENTS
HISTORIC AREA CRA, CITY OF ST. AUGUSTINE, FLORIDA
07_W CASTILLO DR - LANDSCAPE ENLARGEMENT 2

REV	DESCRIPTION	DATE
	INITIAL CONCEPTS	07/24/25

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 25.13.0

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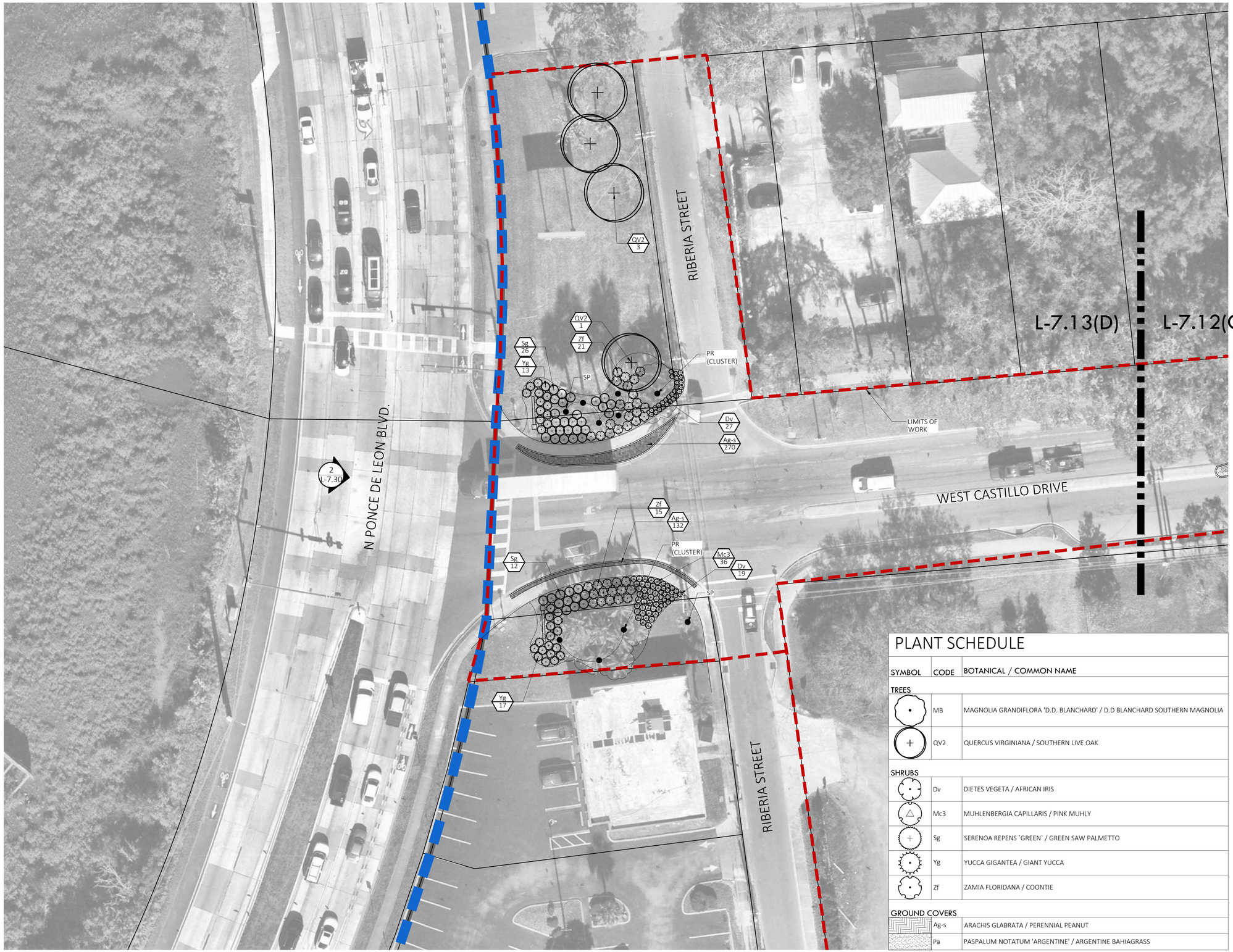

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	MB	MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD' / D.D BLANCHARD SOUTHERN MAGNOLIA
	QV2	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
SHRUBS		
	Dv	DIETES VEGETA / AFRICAN IRIS
	Mc3	MUHLENBERGIA CAPILLARIS / PINK MUHLY
	Sg	SERENOA REPENS `GREEN` / GREEN SAW PALMETTO
	Yg	YUCCA GIGANTEA / GIANT YUCCA
	Zf	ZAMIA FLORIDANA / COONTIE
GROUND COVERS		
	Ag-s	ARACHIS GLABRATA / PERENNIAL PEANUT
	Pa	PASPALUM NOTATUM 'ARGENTINE' / ARGENTINE BAHIAGRASS

EXISTING TREES

LI	LIGUSTRUM
OAK	OAK
PR	PHOENIX RECLINATA, SENEGAL DATE PALM
SP	CABBAGE PALM

0' 10' 20' 40'
SCALE: 1"= 20'-0"

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HISTORIC AREA CRA LEVEL "1" IMPROVEMENTS

HISTORIC AREA CRA, CITY OF ST. AUGUSTINE, FLORIDA

07_W CASTILLO DR - LANDSCAPE ENLARGEMENT 3

REV	DESCRIPTION	DATE
	INITIAL CONCEPTS	07/24/25

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 25.13.0

DRAWING NO. L-7.13

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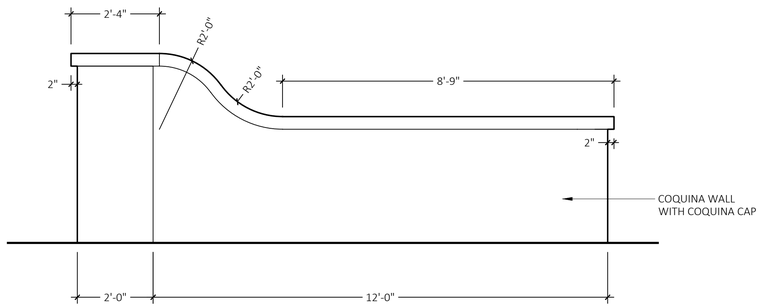

1 WEST CASTILLO - COQUINA ENTRY WALL

1/2" = 1'-0"

P-MU-COSA.MP-14



0' 5' 10' 20'

SCALE: 1"= 10'-0"

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Jeremy Marquis, RLA (LA667110)

DRAWN BY: JRM, FL, CT, GC, CS, IH, EM

HISTORIC AREA CRA LEVEL "1" IMPROVEMENTS

HISTORIC AREA CRA, CITY OF ST. AUGUSTINE, FLORIDA

07_W CASTILLO DR - HARDSCAPE PLAN

REV	DESCRIPTION	DATE
	INITIAL CONCEPTS	07/24/25

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 25.13.0

DRAWING NO. L-7.20

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Monday, August 11, 2025

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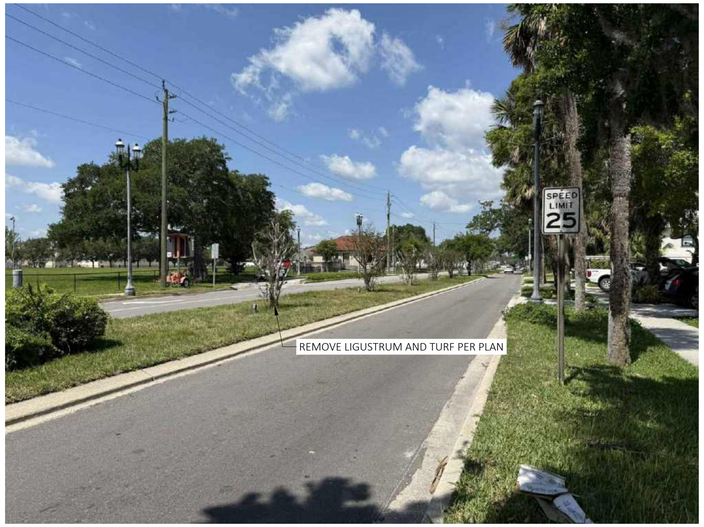
IMAGE 01

AS THE ENTRANCE TO THE HISTORIC DISTRICT, THE MEDIAN LANDSCAPE ARE AN IMPORTANT PART OF THE VISITOR EXPERIENCE. THESE MEDIANS ALSO HAVE THE SOIL VOLUME TO SUPPORT LARGE SHADE TREES. MAGNOLIAS AND LIGUSTRUM WILL PROVIDE ADDITIONAL CANOPY VOLUME, ECOSYSTEM SERVICES, AND A PLACE TO HANG LIGHTS FOR NIGHTS-OF-LIGHTS.



BEFORE LEVEL 1 UPDATES

IMAGE 02

A LOW WALL AND NATIVE PLANTINGS PROVIDE AN OPPORTUNITY TO WELCOME VISITORS TO THE CITY OF ST. AUGUSTINE.



BEFORE LEVEL 1 UPDATES



AFTER LEVEL 1 UPDATES



AFTER LEVEL 1 UPDATES

1 WEST CASTILLO - RENDER 1
1" = 1"
P-MU-COSA.MP-08

2 WEST CASTILLO - RENDER 2
1" = 1"
P-MU-COSA.MP-09

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DRAWN BY: JRM, FL, CT, GC, CS, IH, EM

HISTORIC AREA Established 2000 COMMUNITY REDEVELOPMENT AREA

HISTORIC AREA CRA LEVEL "1" IMPROVEMENTS
HISTORIC AREA CRA, CITY OF ST. AUGUSTINE, FLORIDA
07_W CASTILLO DR - IMAGES

REV	DESCRIPTION	DATE
	INITIAL CONCEPTS	07/24/25

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 25.13.0

DRAWING NO. L-7.30

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Thursday, June 26, 2025

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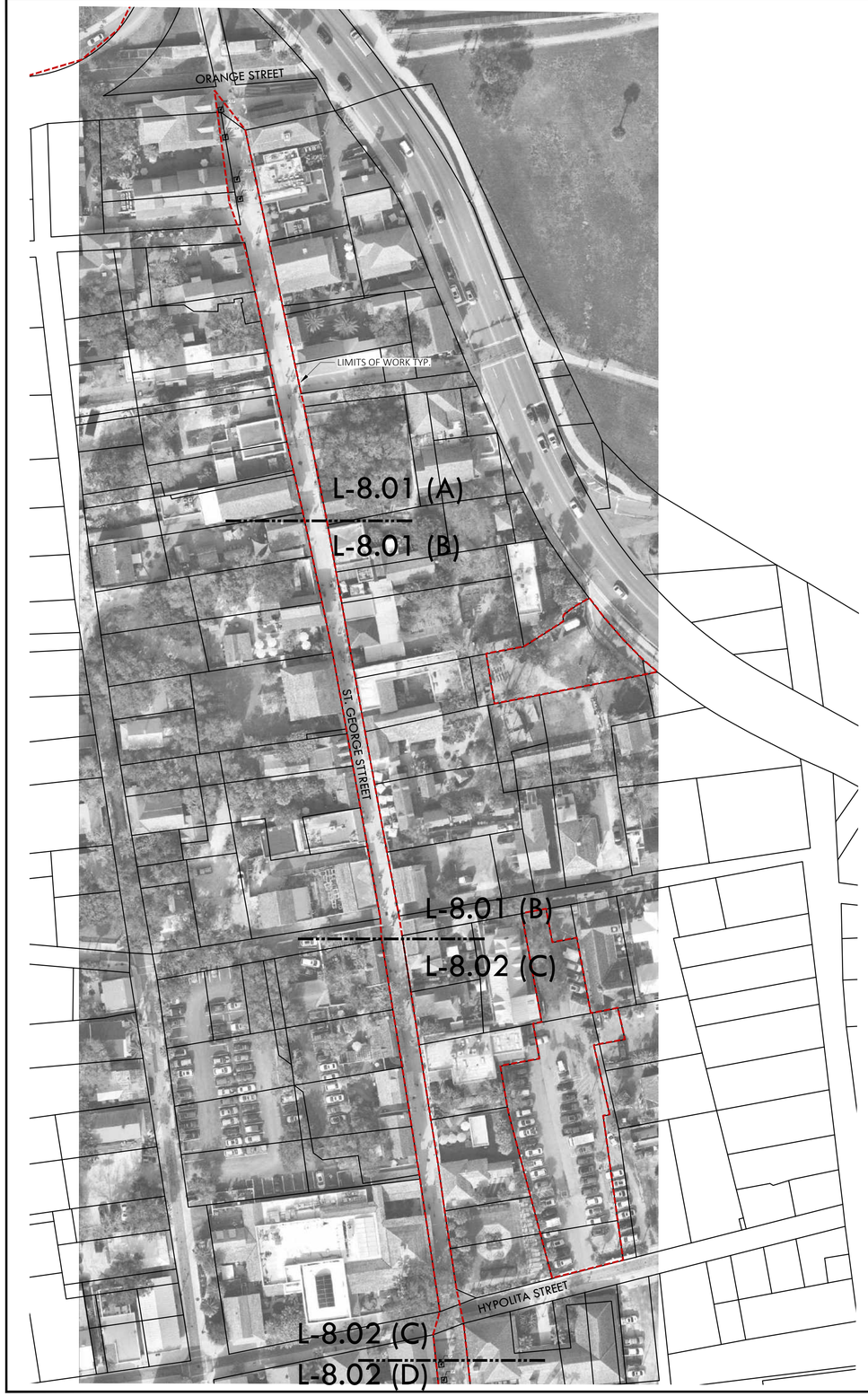



DEMOLITION KEY

- TREE TO BE REMOVED, GRIND STUMP
- SHRUBS TO BE REMOVED

EXISTING TREES

CIDP	CANARY ISLAND DATE PALM
CM	CRAPE MYRTLE
HOL	HOLLY
SP	CABBAGE PALM

0' 30' 60' 120'

SCALE: 1"= 60'-0"

ML+H
Marquis Latimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084
Ph 904.825.6747
www.halback.com
LA6667110 Qualifier

LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA6667110)

DRAWN BY: JRM, FL, CT, GC, CS, IH, EM

HISTORIC AREA CRA LEVEL "1" IMPROVEMENTS

HISTORIC AREA CRA, CITY OF ST. AUGUSTINE, FLORIDA

08_ST. GEORGE ST. - DEMOLITION PLAN

REV	DESCRIPTION	DATE
	INITIAL CONCEPTS	06/26/25

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 25.13.0

DRAWING NO. L-8.00

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Application Packet, page 84

Thursday, June 26, 2025

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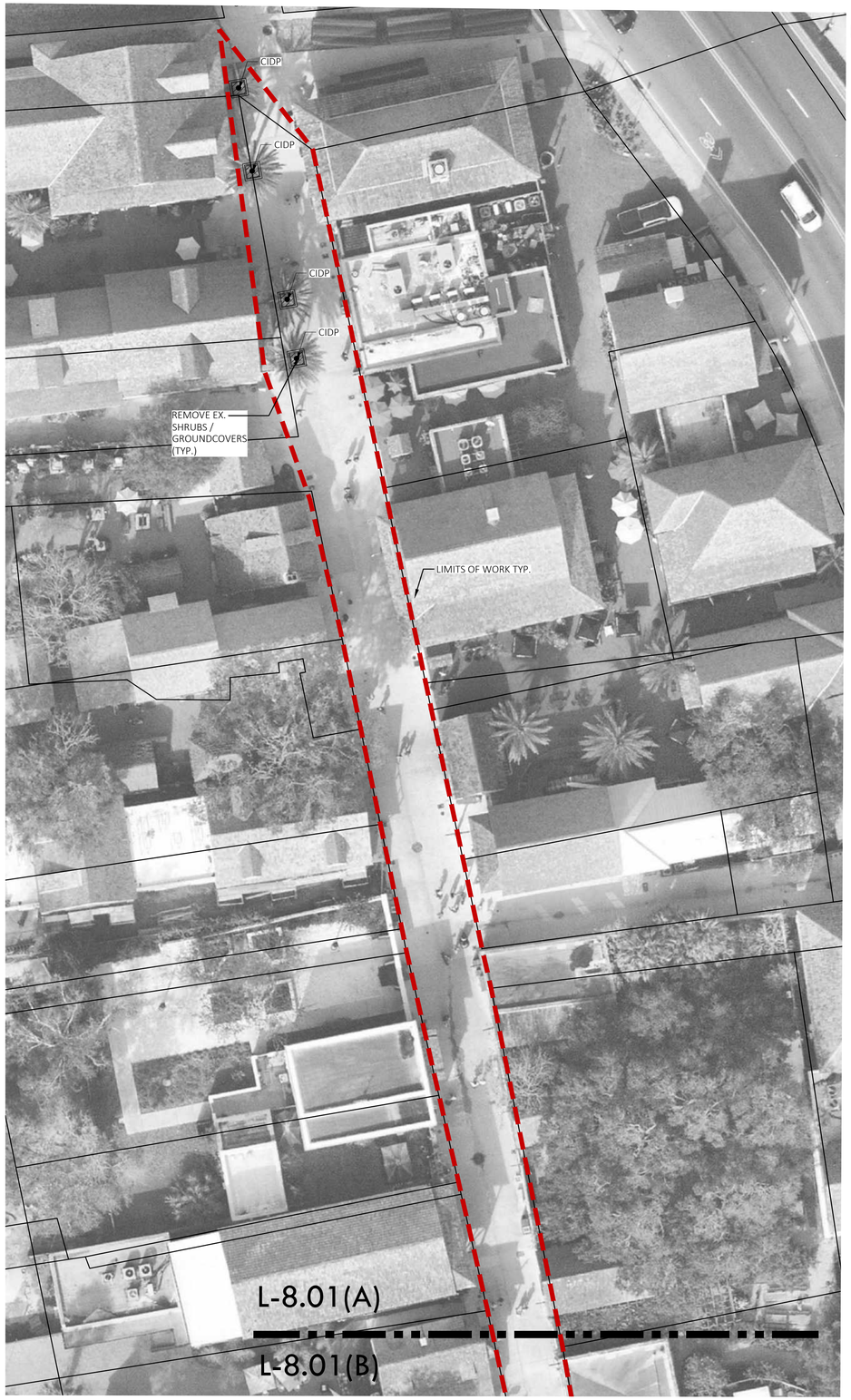
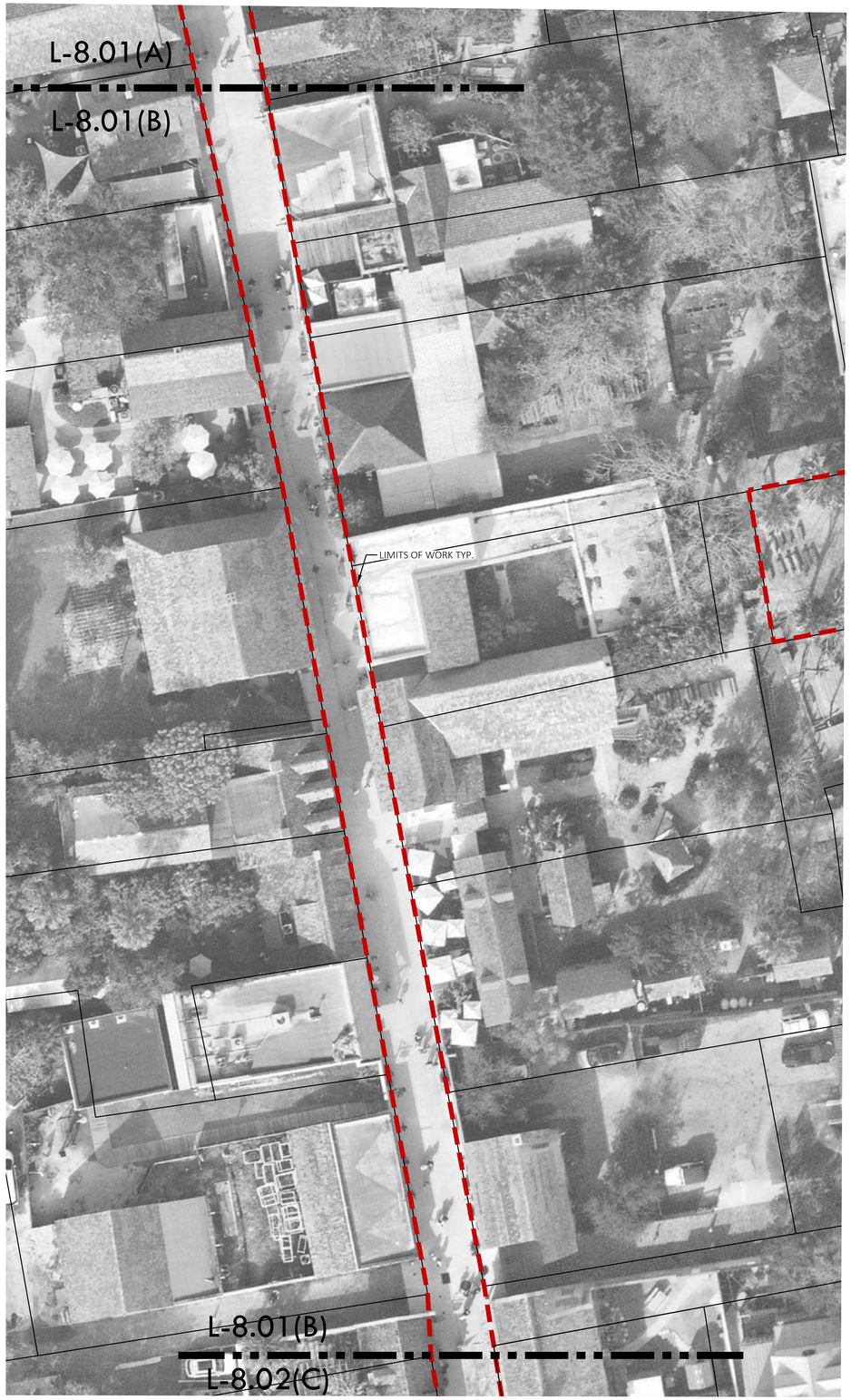
(A)



(B)



DEMOLITION KEY

- TREE TO BE REMOVED, GRIND STUMP
- SHRUBS TO BE REMOVED

EXISTING TREES

CIDP	CANARY ISLAND DATE PALM
CM	CRAPE MYRTLE
HOL	HOLLY
SP	CABBAGE PALM

0' 10' 20' 40'

SCALE: 1"= 20'-0"

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Jeremy Marquis, RLA (LA6667110)

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HISTORIC AREA CRA LEVEL "1" IMPROVEMENTS

HISTORIC AREA CRA, CITY OF ST. AUGUSTINE, FLORIDA

08_ST. GEORGE ST. - DEMO ENLARGEMENT 1

REV	DESCRIPTION	DATE
	INITIAL CONCEPTS	06/26/25

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 25.13.0

DRAWING NO. L-8.01

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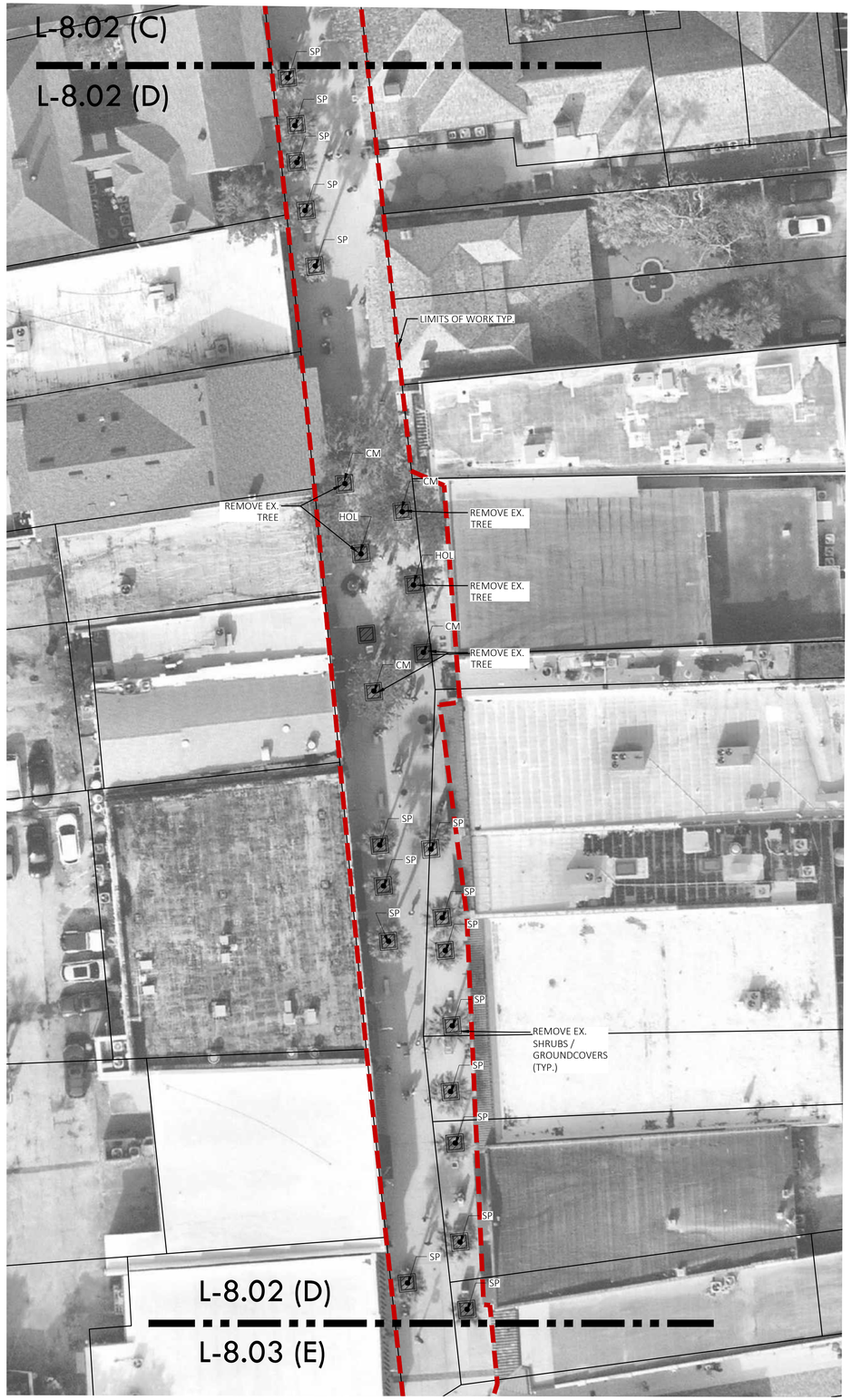

DEMOLITION KEY

- TREE TO BE REMOVED, GRIND STUMP
- SHRUBS TO BE REMOVED

EXISTING TREES

CIDP	CANARY ISLAND DATE PALM
CM	CRAPE MYRTLE
HOL	HOLLY
SP	CABBAGE PALM

0' 10' 20' 40'
SCALE: 1"= 20'-0"

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LA6667110 Qualifier

LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA6667110)

DRAWN BY: JRM, FL, CT, GC, CS, IH, EM

HISTORIC AREA CRA LEVEL "1" IMPROVEMENTS
HISTORIC AREA CRA, CITY OF ST. AUGUSTINE, FLORIDA
08_ST. GEORGE ST. - DEMO ENLARGEMENT 2

REV	DESCRIPTION	DATE
	INITIAL CONCEPTS	06/26/25

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 25.13.0

DRAWING NO. L-8.02

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DEMOLITION KEY

TREE TO BE REMOVED, GRIND STUMP

SHRUBS TO BE REMOVED

EXISTING TREES

CIDP	CANARY ISLAND DATE PALM
CM	CRAPE MYRTLE
HOL	HOLLY
SP	CABBAGE PALM

0' 10' 20' 40'

SCALE: 1"= 20'-0"

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LA6667110 Qualifier

LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA667110)

DRAWN BY: JRM, FL, CT, GC, CS, IH, EM

HISTORIC AREA
Established 2000
COMMUNITY REDEVELOPMENT AREA

HISTORIC AREA CRA LEVEL "1" IMPROVEMENTS

HISTORIC AREA CRA, CITY OF ST. AUGUSTINE, FLORIDA

08_ST. GEORGE ST. - DEMO ENLARGEMENT 3

REV	DESCRIPTION	DATE
	INITIAL CONCEPTS	06/26/25

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 25.13.0

DRAWING NO. L-8.03

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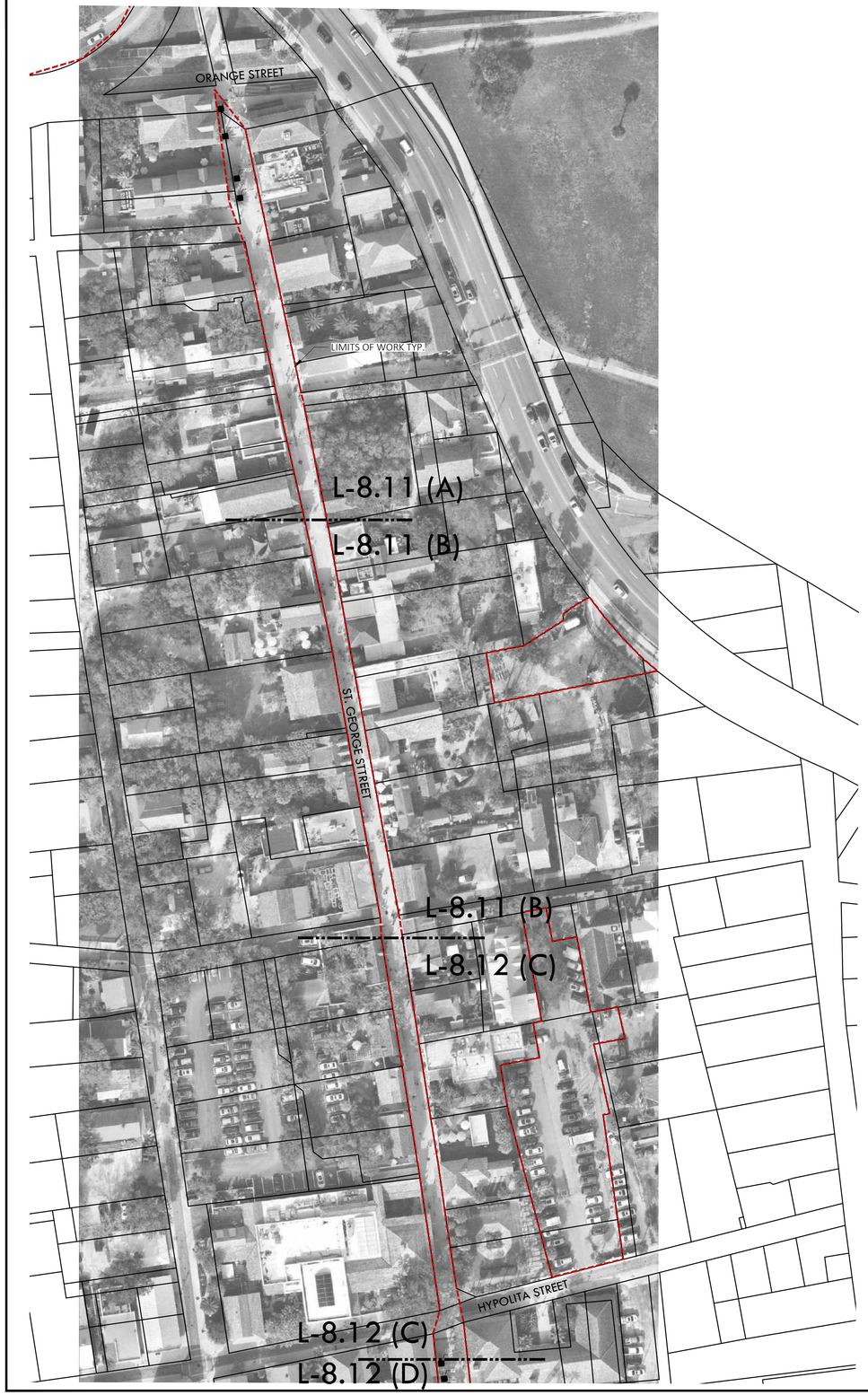

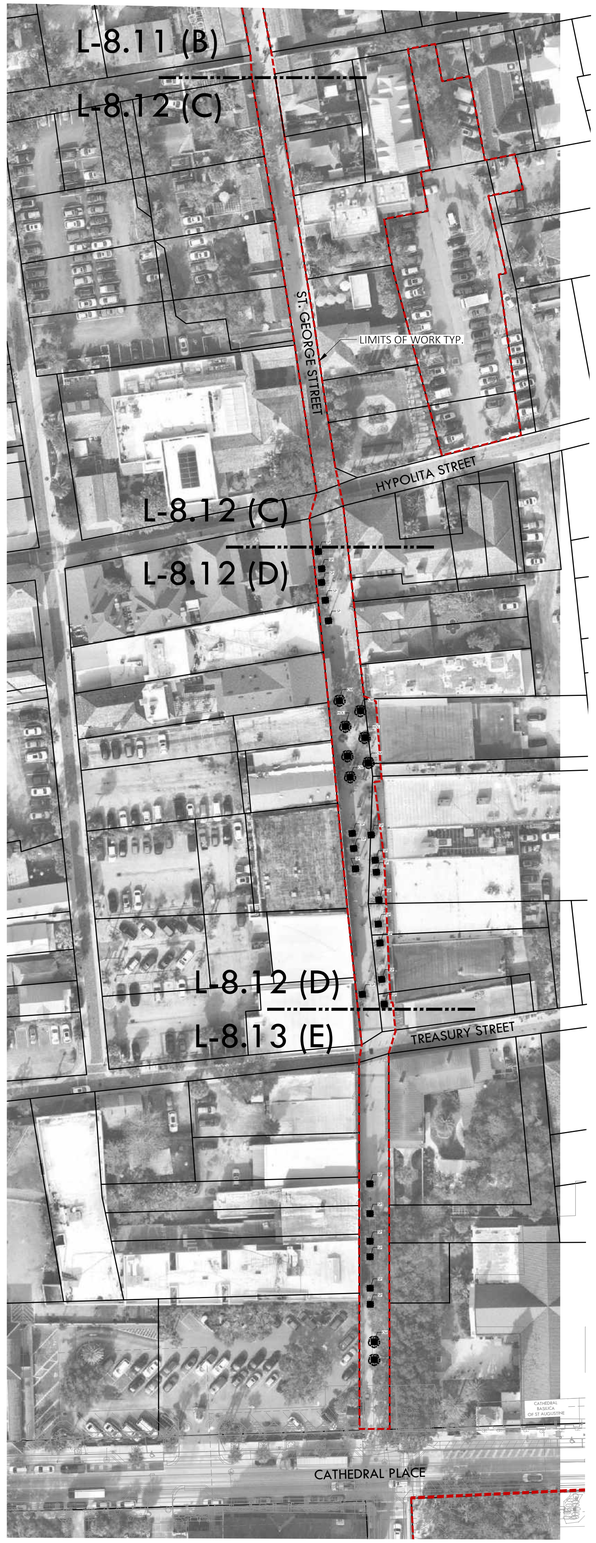

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	NATIVE	QTY
TREES							
	SS2	SABAL PALMETTO / CABBAGE PALMETTO	B&B; REGENERATED	15" MIN.	18` CT (MATCHED)	YES	9

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPREAD	NATIVE	QTY
SHRUBS							
	Dv	DIETES VEGETA / AFRICAN IRIS	1 GAL.	FULL IN POT			126
	Le	LIRIOPE MUSCARI / LIRIOPE	1 GAL.	FULL IN POT			90

EXISTING TREES

CIDP	CANARY ISLAND DATE PALM
CM	CRAPE MYRTLE
HOL	HOLLY
SP	CABBAGE PALM

0' 30' 60' 120'

SCALE: 1"= 60'-0"

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LA6667110 Qualifier

LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA667110)

DRAWN BY: JRM, FL, CT, GC, CS, IH, EM

HISTORIC AREA

HISTORIC AREA CRA LEVEL "1" IMPROVEMENTS

HISTORIC AREA CRA, CITY OF ST. AUGUSTINE, FLORIDA

08_ST. GEORGE ST. - LANDSCAPE PLAN

REV	DESCRIPTION	DATE
	INITIAL CONCEPTS	06/26/25

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 25.13.0

DRAWING NO.
L-8.10

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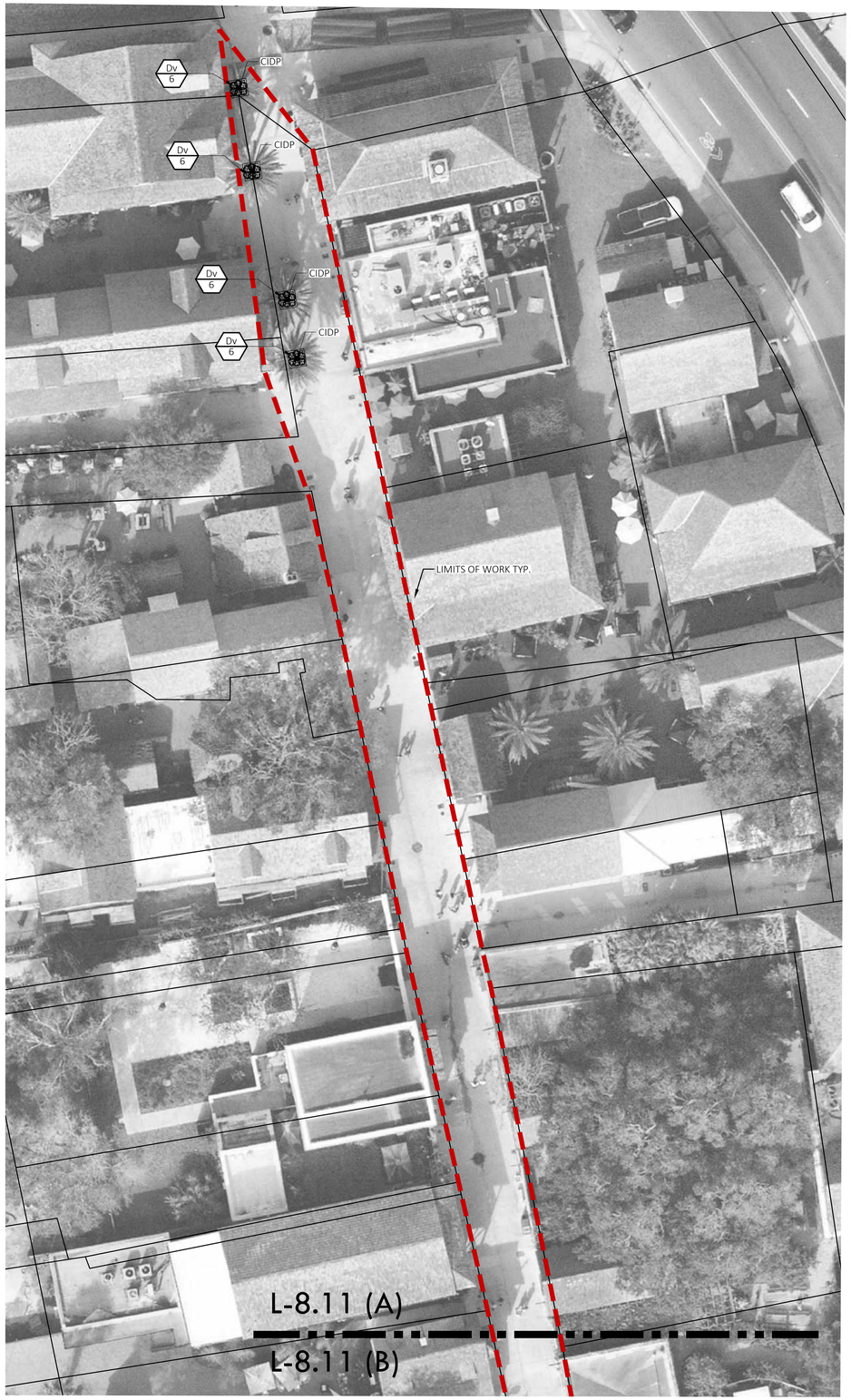

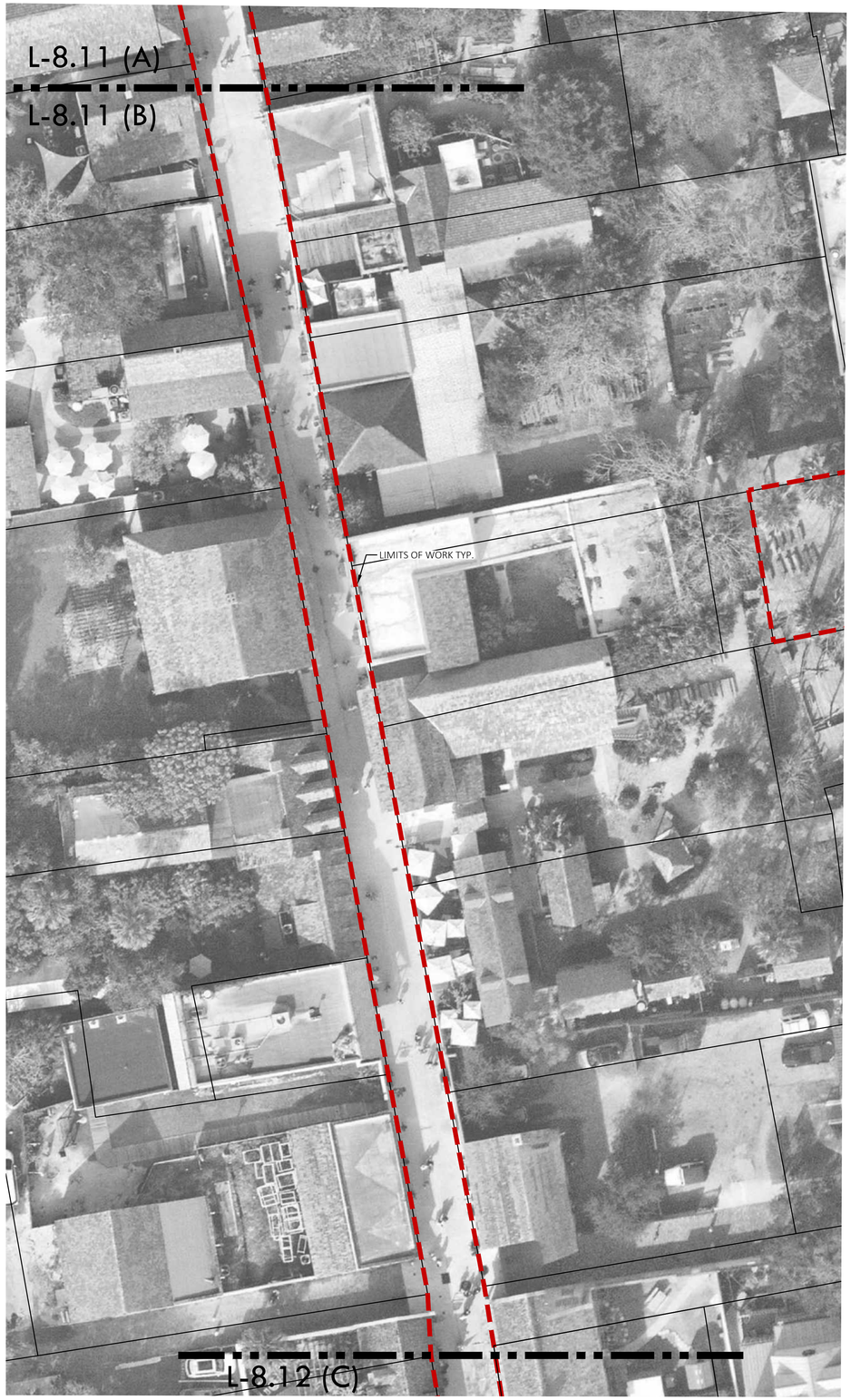

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	SS2	SABAL PALMETTO / CABBAGE PALMETTO
SHRUBS		
	Dv	DIETES VEGETA / AFRICAN IRIS
	Le	LIRIOPE MUSCARI / LIRIOPE

EXISTING TREES

CIDP	CANARY ISLAND DATE PALM
CM	CRAPE MYRTLE
HOL	HOLLY
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0' 10' 20' 40'
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LA6667110 Qualifier

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Jeremy Marquis, RLA (LA6667110)

DRAWN BY: JRM, FL, CT, GC, CS, IH, EM

HISTORIC AREA CRA LEVEL "1" IMPROVEMENTS

HISTORIC AREA CRA, CITY OF ST. AUGUSTINE, FLORIDA

08_ST. GEORGE ST. - LS ENLARGEMENT 1

REV	DESCRIPTION	DATE
	INITIAL CONCEPTS	06/26/25

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 25.13.0

DRAWING NO. L-8.11

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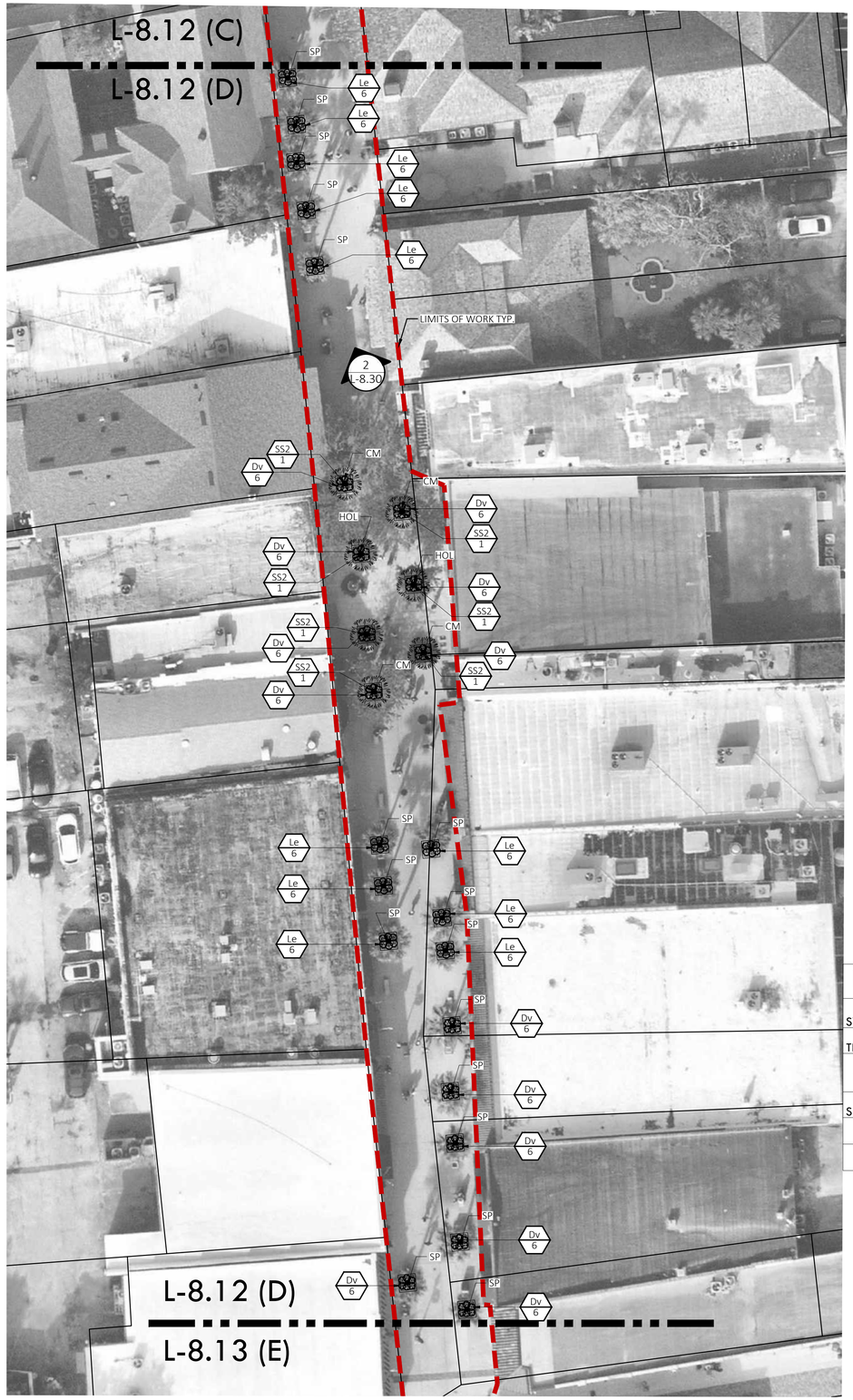

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	SS2	SABAL PALMETTO / CABBAGE PALMETTO
SHRUBS		
	Dv	DIETES VEGETA / AFRICAN IRIS
	Le	LIRIOPE MUSCARI / LIRIOPE

EXISTING TREES

CIDP	CANARY ISLAND DATE PALM
CM	CRAPE MYRTLE
HOL	HOLLY
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0' 10' 20' 40'
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LA6667110 Qualifier

LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA6667110)

DRAWN BY: JRM, FL, CT, GC, CS, IH, EM

HISTORIC AREA
Established 2000
COMMUNITY REDEVELOPMENT AREA

HISTORIC AREA CRA LEVEL "1" IMPROVEMENTS

HISTORIC AREA CRA, CITY OF ST. AUGUSTINE, FLORIDA

08_ST. GEORGE ST. - LS ENLARGEMENT 2

REV	DESCRIPTION	DATE
	INITIAL CONCEPTS	06/26/25

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 25.13.0

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L-8.12

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PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	SS2	SABAL PALMETTO / CABBAGE PALMETTO
SHRUBS		
	Dv	DIETES VEGETA / AFRICAN IRIS
	Le	LIRIOPE MUSCARI / LIRIOPE

EXISTING TREES

CIDP	CANARY ISLAND DATE PALM
CM	CRAPE MYRTLE
HOL	HOLLY
SP	CABBAGE PALM

0' 10' 20' 40'
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LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA667110)

DRAWN BY: JRM, FL, CT, GC, CS, IH, EM

HISTORIC AREA
Established 2000
COMMUNITY REDEVELOPMENT AREA

HISTORIC AREA CRA LEVEL "1" IMPROVEMENTS

HISTORIC AREA CRA, CITY OF ST. AUGUSTINE, FLORIDA

08_ST. GEORGE ST. - LS ENLARGEMENT 3

REV	DESCRIPTION	DATE
	INITIAL CONCEPTS	06/26/25

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 25.13.0

DRAWING NO.
L-8.13

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IMAGE 01

GIVEN THE LIMITED SOIL VOLUME AND LACK OF IRRIGATION, SABAL PALMS ARE THE BEST SOLUTION FOR THE PLANTERS. CURRENTLY, MEXICAN PETUNIA IS IN THE PLANTERS. WHILE IT IS DOING WELL, IT IS A CATEGORY 1 INVASIVE. A MORE SUITABLE GROUND COVER SUCH AS LIRIOPE OR IRIS ARE PROPOSED.



BEFORE LEVEL 1 UPDATES



AFTER LEVEL 1 UPDATES

1 ST. GEORGE STREET - RENDER 1

1" = 1"

P-MU-COSA.MP-10

IMAGE 02

GIVEN THE LIMITED SOIL VOLUME AND LACK OF IRRIGATION, SABAL PALMS ARE THE BEST SOLUTION FOR THE PLANTERS. CURRENTLY, MEXICAN PETUNIA IS IN THE PLANTERS. WHILE IT IS DOING WELL, IT IS A CATEGORY 1 INVASIVE. A MORE SUITABLE GROUND COVER SUCH AS LIRIOPE OR IRIS ARE PROPOSED.



BEFORE LEVEL 1 UPDATES



AFTER LEVEL 1 UPDATES

2 ST. GEORGE STREET - RENDER 2

1" = 1"

P-MU-COSA.MP-11

MARQUIS LATIMER + HALBACK, INC.
34 CORDOVA STREET, SUITE A
ST. AUGUSTINE, FL 32084
PH 904.825.6747
WWW.HALBACK.COM
LA6667110 QUALIFIER

LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA667110)

DRAWN BY: JRM, FL, CT, GC, CS, IH, EM

HISTORIC AREA CRA LEVEL "1" IMPROVEMENTS

HISTORIC AREA CRA, CITY OF ST. AUGUSTINE, FLORIDA

08_ST. GEORGE ST. - IMAGES

REV	DESCRIPTION	DATE
	INITIAL CONCEPTS	06/26/25

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 25.13.0

DRAWING NO. L-8.30

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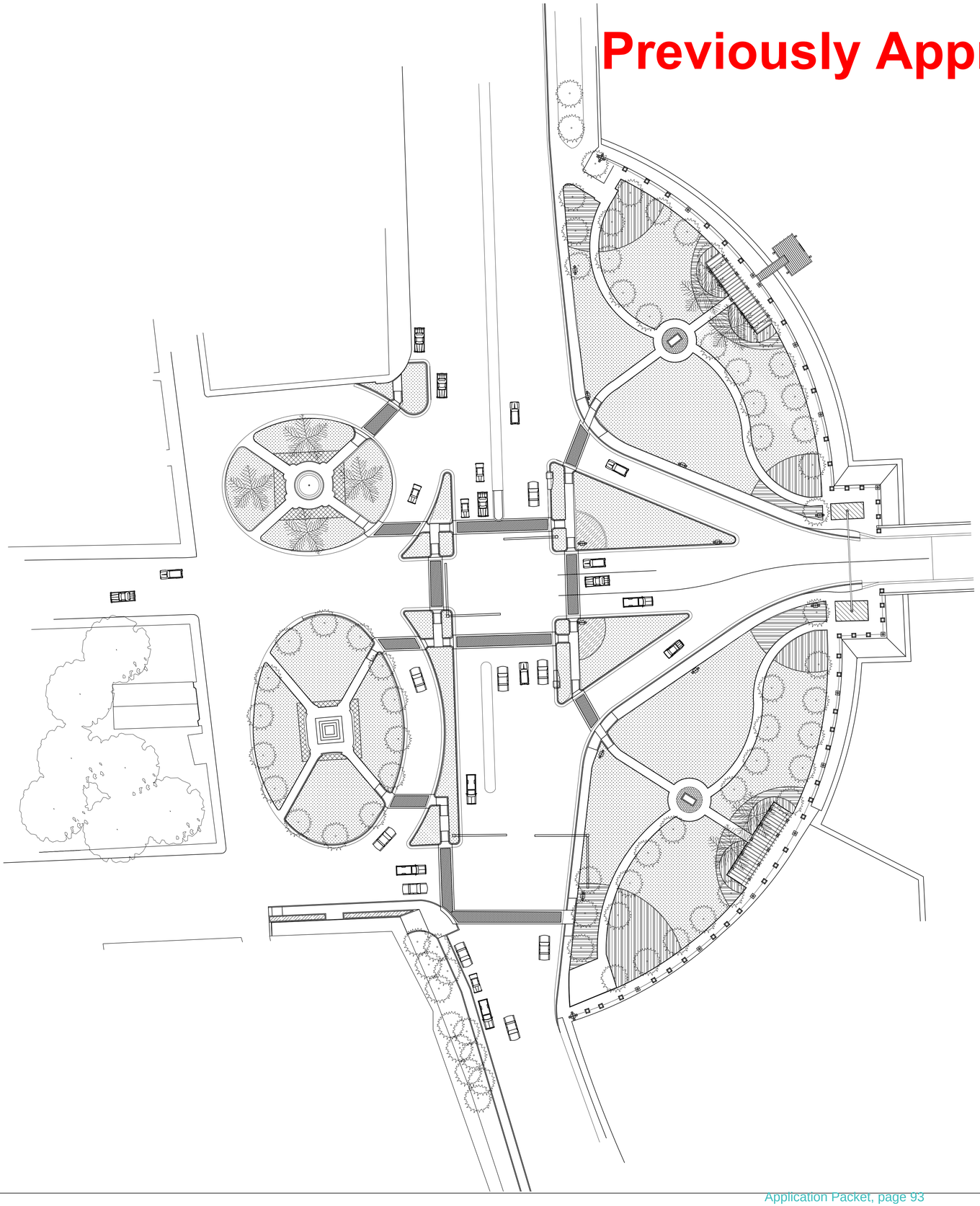
Previously Approved Plans



GRAPHIC SCALE
0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

- St. Augustine Sod
- Yellow Lantana
- Green Pennisitum
- Muhly Grass
- Coontie Palm
- Dwarf Yaupon Holly
- Perennials
- Sabal Palm
- Canary Palm
- Existing Tree
- Event Platform (Alternate)
- Crosswalk
- Handicap Ramp
- Single Light Fixture
- Double Light Fixture
- Five Light Fixture
- Trellis
- Traffic Signalization
- Lion Sculptures
- Post and Railing
- Events Arch

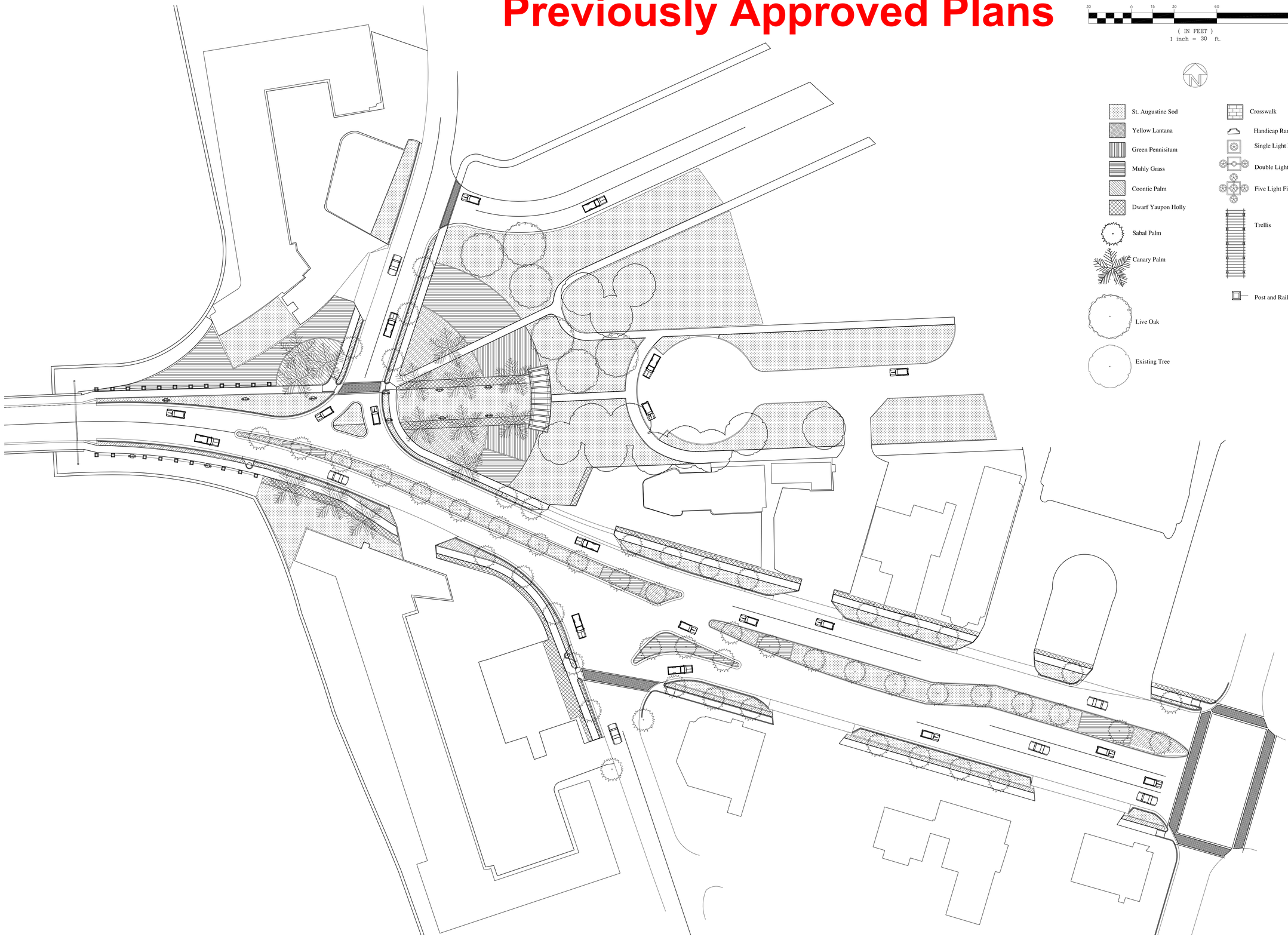
BRIDGE OF LIONS
REHABILITATION PROJECT
Landscape Plans - West Approach

October, 2002

L-1

Received August 11, 2025
Planning and Building Department

Previously Approved Plans



GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

- St. Augustine Sod
- Yellow Lantana
- Green Pennisitum
- Muhly Grass
- Coontie Palm
- Dwarf Yaupon Holly
- Sabal Palm
- Canary Palm
- Live Oak
- Existing Tree
- Crosswalk
- Handicap Ramp
- Single Light Fixture
- Double Light Fixture
- Five Light Fixture
- Trellis
- Post and Railing

BRIDGE OF LIONS
REHABILITATION PROJECT
Landscape Plans - East Approach

FREDERICK HALBACK AND ASSOCIATES, INC.
a planning, design, and management company

October, 2002

L-2

Received August 11, 2025
Planning and Building Department



UF/HSA Government House at St. Augustine Courtyard + Landscape Improvements

100% BID SET | March 15, 2016

Design Team

ML+H

Marquis Latimer + Halback, Inc.
Project Management, Site Design, and Landscape Architecture
Project Manager: Jeremy Marquis | jeremy@halback.com
34 Cordova Street, Suite A, St. Augustine, FL 32084
Ph: 904.825.6747
LC0000391

Project Manager
Jeremy Marquis, RLA, LEED AP BD+ C

Site Location
48 King Street
St. Augustine, FL 32084

Jurisdictional Review
Permitting
City of St. Augustine
(including Historic Architectural Review Board)

Additional Review / Stakeholders
University of Florida, Institute of Food Agricultural Sciences,
UF/ HSA Government House Board of Directors,
State of Florida Department of Natural Resources

Sheet Set

CONCEPTUAL IMAGERY
L-0.1 Fountain Imagery
L-0.2 Courtyard Imagery
L-0.3 Sideyard Imagery
L-0.4 Palms Sideyard Imagery

LANDSCAPE
L-3.1 Landscape Plan - East Courtyard
L-3.2 Landscape Plan - Garden
L-3.3 Landscape Details + Specifications

IRRIGATION
L-4.1 Irrigation Plan - East Courtyard
L-4.2 Irrigation Plan - Garden
L-4.3 Irrigation Details

ARCHAEOLOGICAL RESOURCES:
Coordinate with Billy Triay on archaeological monitoring. All impacts over 3" require monitoring. Hand digging may be required.

Sunshine 811
Call for utility locates before beginning any excavation and/or digging

SYM	DESCRIPTION	DATE	APPR
	100% BID SET	03.14.17	
	60% DESIGN DEVELOPMENT REVIEW SET	11.01.16	
	30% DESIGN DEVELOPMENT REVISED SET	09.15.16	
	30% DESIGN DEVELOPMENT REVIEW SET	09.06.16	

JEREMY MARQUIS
LIC. # 6667110 SEAL

ML+H
Marquis Latimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084
Ph 904.825.6747 www.halback.com
LC0000391

SUPERVISOR
APPROVED

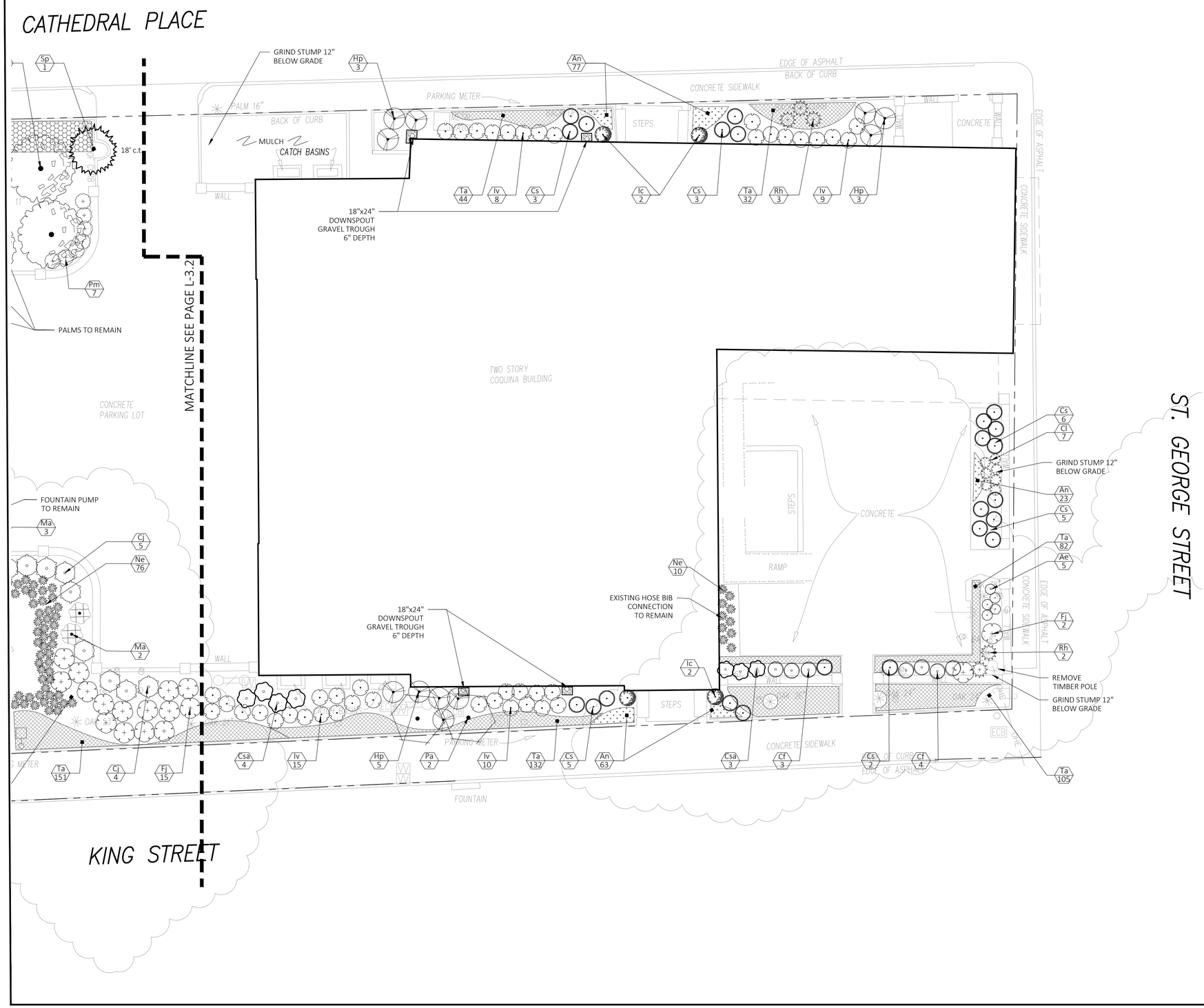
DRAWN BY: KR
CHECKED BY: JM
PROJECT MANAGER: JM

UF - HSA GOVERNMENT HOUSE
48 King Street, St. Augustine, Florida 32084
COVER

SPEC: SIZE: ANSI D
PRIME PROJECT NO.: XXXXX
ML+H PROJECT NO.: 16.29.0
CONSTR. CONTR. NO.:
DRAWING NO.:

Received August 11, 2025
Planning and Building Department

Previously Approved Plans



Plant Legend

Symbol	Common Name	Botanical name	Size	Qty
Tree				
Qv*	Live Oak	*Quercus virginiana*	3" cal. 12' h	1
Ci*+	Citrus	*Citrus spp.*	2" cal. 8' h	4
Oe	Florida Olive	*Olea europaea 'Arbequina'*	2" cal. 10' h	2
Pa*	Chickasaw Plum	*Prunus angustifolia*	2" cal.; 8' h; 4' ct	2
Ps+	Sylvester Palm	*Phoenix sylvestris*	8'-10' ct shelf cut	2
Sp*+	Cabbage Palm, regenerated	*Sabal palm*	Min: 15" Cal. Hts per plan	2
Ic	Sky Pencil Holly	*Ilex crenata* 'Sky Pencil'	5' oa	4
Shrub				
Ae	Cast Iron Plant	*Aspidistra elatior*	18"h x 12"w 3 gal.	5
Cl**+	Canna Lily	*Canna flaccida*	24"h x 8"w 3 gal	7
Csa+	Dwarf Camellia	*Camellia sasanqua 'Shishi Gashira'*	20"h x 20"w 3 gal	9
Cj+	Camellia	*Camellia japonica*	18"h x 18"w 3 gal	9
Iv**+	Schillings Holly	*Ilex vomitoria* 'Schillings Dwarf'	13"h x 13"w 3 gal	42
Pm	Podocarpus	*Podocarpus macrophylus'*	24"h x 18"w 7 gal	18
Fj*+	Fatsia	*Fatsia japonica*	24"h x 12"w 3 gal	16
Cf*+	Sweetshrub	*Calycanthus floridus*	24"h x 12"w 3 gal	7
Cs+	Queen Emma Crinum Lily	*Crinum spp. 'Queen Emma'*	24"h x 24"w 7 gal	23
Aa*	Century Plant	*Agave americana*	30"h x 30"w 7 gal	6
Rh*	Needle Palm	*Rhapidophyllum hystrix*	24"h x 24"w, 15 gal	5
Hp*	Firebush	*Hamelia patens*	18"h x 18"w 3 gal	17
Yg	Spineless Yucca	*Yucca elephantipes*	24"h x 12"w 3 gal	12
Ne*	Boston Fern	*Nephrolepis Exaltata* 'Bostoniensis'	12"h x 12"w 1 gal	76
Ma+	Oregon Grape	*Mahonia aquifolium*	30"h x 18"w 3 gal	5
Ta+	Asiatic Jasmine	*Trachelospermum asiaticum*	full in pot, 1 gal; 18: o.c.	696
An	Assorted Annuals		4" pot; 8" o.c.	163
Zp*	Coontie Palm	*Zamia pumila*	13"h x 13"w 3 gal	22
Hd*	Dune Sunflower	*Helianthus debilis*	8" full in pot; 1 gal; 24" o.c.	42
Hm	Day Lily	Hemerocallis 'Mary's Gold'	8" full in pot; 1 gal; 12" o.c.	32
Jc	Blue Pacific Juniper	*Juniperus conferta* 'Blue Pacific'	8" runner, 1 gal; 24" o.c.	40
	Potted Sweet Potato Vine	*Ipomoea butatas*	12" runner, 1 gal	8

EXISTING TREE CANOPY

NOTE:
* DENOTES FLORIDA NATIVE
** DENOTES FLORIDA NATIVE CULTIVAR
\+ DENOTES AGHP HISTORIC PLANT

0' 5' 10' 20'
SCALE: 1"=10'

APPR	DATE	DESCRIPTION	SYM
	03.14.17	100% BID SET	
	11.01.16	60% DESIGN DEVELOPMENT REVIEW SET	
	09.15.16	30% DESIGN DEVELOPMENT REVISED SET	
	09.06.16	30% DESIGN DEVELOPMENT REVIEW SET	

JEREMY MARQUIS
LIC. # 6667110 SEAL

ML+H
Marquis Latimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084
Ph 904.825.6747 www.halback.com
LC0000391

SUPERVISOR

APPROVED

DRAWN BY:	KR
CHECKED BY:	JM
PROJECT MANAGER:	JM

UF - HSA GOVERNMENT HOUSE
48 King Street, St. Augustine, Florida 32084
LANDSCAPE PLAN - EAST COURTYARD

SPEC:	SIZE: ANSI D
PRIME PROJECT NO.:	XXXXX
ML+H PROJECT NO.:	16.29.0
CONSTR. CONTR. NO.:	

DRAWING NO.: L-3.1

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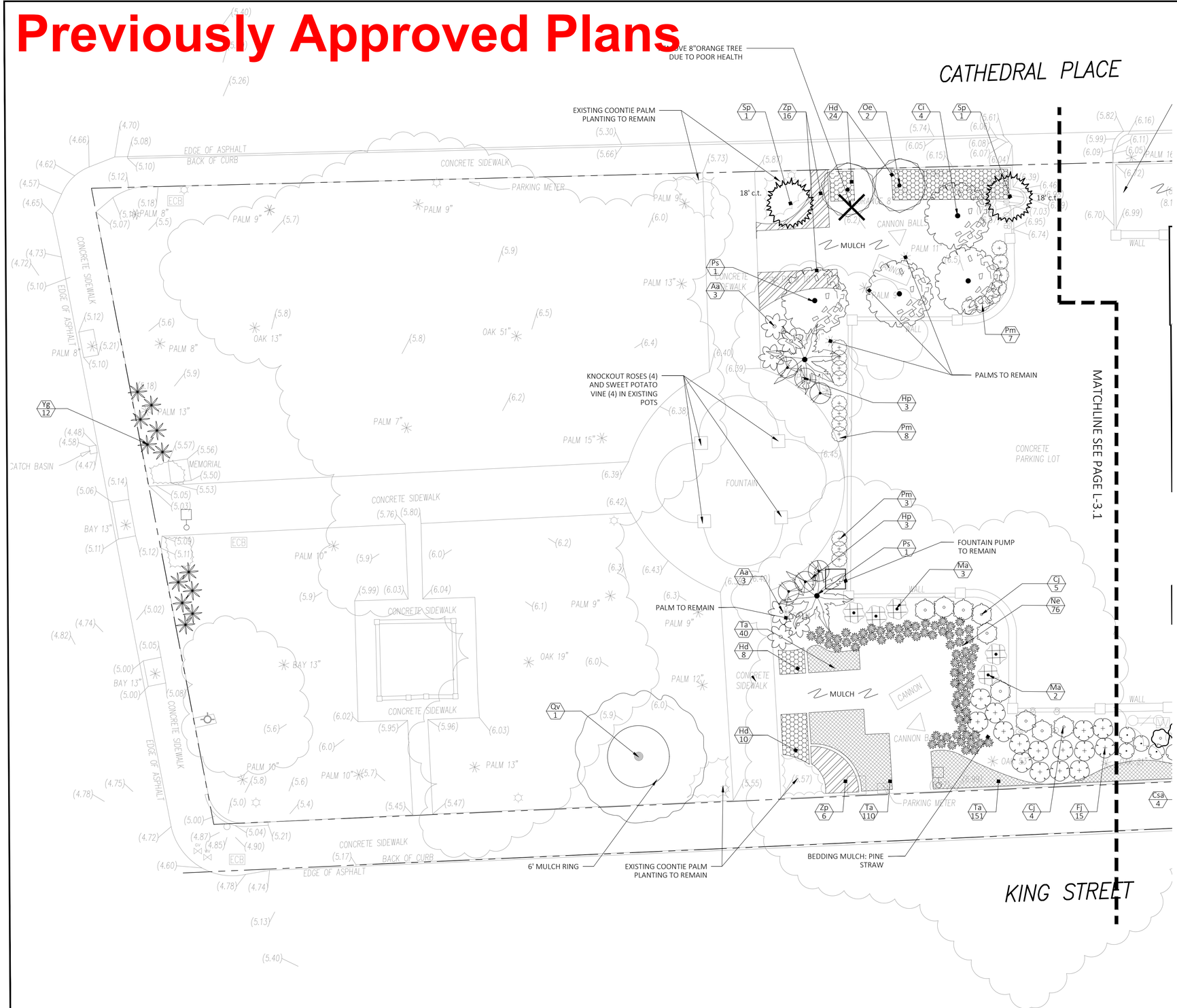
Previously Approved Plans



Plant Legend

Tree

Symbol	Common Name	Botanical name	Size	Qty
Qv*	Live Oak	*Quercus virginiana*	3" cal. 12' h	1
Ci*+	Citrus	*Citrus spp.*	2" cal. 8' h	4
Oe	Florida Olive	*Olea europaea 'Arbequina'*	2" cal. 10' h	2
Pa*	Chickasaw Plum	*Prunus angustifolia*	2" cal.; 8' ht; 4' ct	2
Ps+	Sylvester Palm	*Phoenix sylvestris*	8'-10' ct shelf cut	2
Sp*+	Cabbage Palm, regenerated	*Sabal palm*	Min: 15" Cal. Hts per plan	2
Ic	Sky Pencil Holly	*Ilex crenata* 'Sky Pencil'	5' oa	4

Shrub

Symbol	Common Name	Botanical name	Sizing	
Ae	Cast Iron Plant	*Aspidistra elatior*	18"h x 12"w 3 gal.	5
Cl**+	Canna Lily	*Canna flaccida*	24"h x 8"w 3 gal	7
Csa+	Dwarf Camellia	*Camellia sasanqua 'Shishi Gashira'*	20"h x 20"w 3 gal	9
Cj+	Camellia	*Camellia japonica*	18"h x 18"w 3 gal	9
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0' 5' 10' 20'
SCALE: 1"=10'

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LC0000391

SUPERVISOR

APPROVED

DRAWN BY:	KR
CHECKED BY:	JM
PROJECT MANAGER:	JM

UF - HSA GOVERNMENT HOUSE
48 King Street, St. Augustine, Florida 32084
LANDSCAPE PLAN- GARDEN

SPEC:	SIZE: ANSI D
PRIME PROJECT NO.:	XXXXX
ML+H PROJECT NO.:	16.29.0
CONSTR. CONTR. NO.:	
DRAWING NO.:	L-3.2

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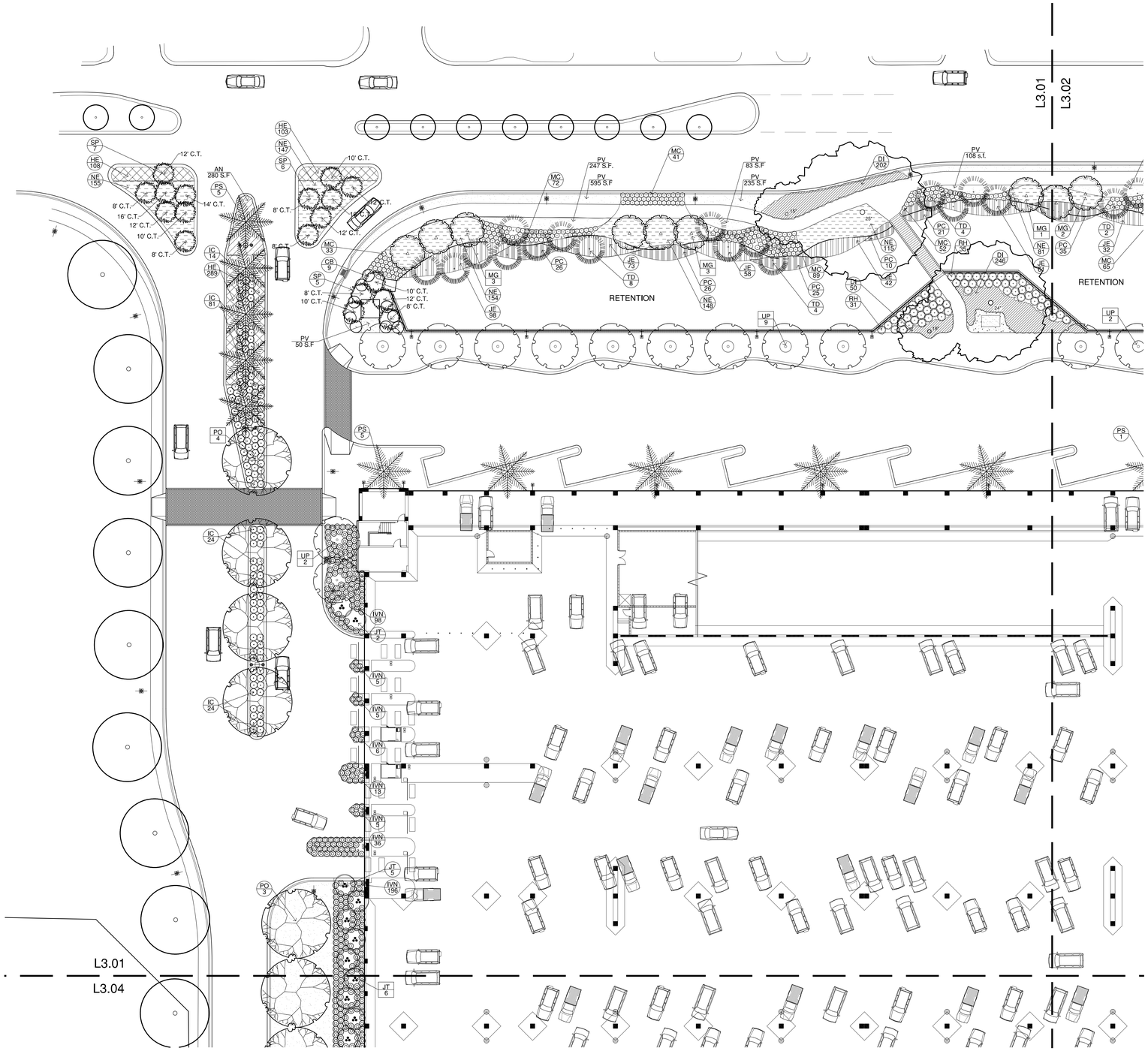

LEGEND

- Transit Pavilions
- Bulkheads
- Pedestrian Crosswalks
- Trash Receptacles
- Benches
- Picnic Table Area
- Bike Rack Area
- Clock Tower

PLANT LEGEND

TREES

- Ligustrum japonicum
- Magnolia grandiflora
- Platanus occientalis
- Quercus virginiana
- Taxodium distichum
- Ulmus parvifolia 'drake'

PALM TREES

- Phoenix sylvestris
- Sabal palmetto
- Washingtonia robusta

SPECIMANS & LARGE SHRUBS

- Cassia bicapsularis
- Eriobotrya japonica
- Ilex 'carissa'
- Ilex vomitoria
- Illicium anisatum
- Juniperus torulosa
- Lagerstroemia indica
- Rhododendron spp.

SMALL SHRUBS & GROUNDCOVERS

- Dietes iridiodes
- Hemerocallis spp.
- Ilex vomitoria 'nana'
- Muhlenbergia capillaris
- Nephrolepis exaltata
- Raphiolepsis indica 'alba'
- Trachelopermum jasminoides

WETLAND

- Juncus effusus
- Pontederia condata
- Paspalum vaginatum
- Annuals

PLANT TAGS

- UP 5 — Relocated Trees
- PO 1 — New Plant Materials
- PV 1360 S.F. — Square Footage Materials

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St. Augustine, FL 32084
Ph. 904.825.6747

ISSUED: NO.	DESCRIPTION	DATE	DRAWN	CHECKED
1	100% CONSTRUCTION DOCUMENTS	11.11.04	ANW	FEH
2	100% BID DOCUMENTS	12.17.04	ANW	FEH

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VISITOR INFORMATION CENTER
TRANSPORTATION FACILITY
ST. AUGUSTINE, FLORIDA

SEAL
FREDERICK HALBACK FASLA
LC #519

SHEET TITLE:

LANDSCAPE PLANTING PLAN

Scale: 1" = 20'
Project No. 15-1548.00
Sheet No.
L3.01

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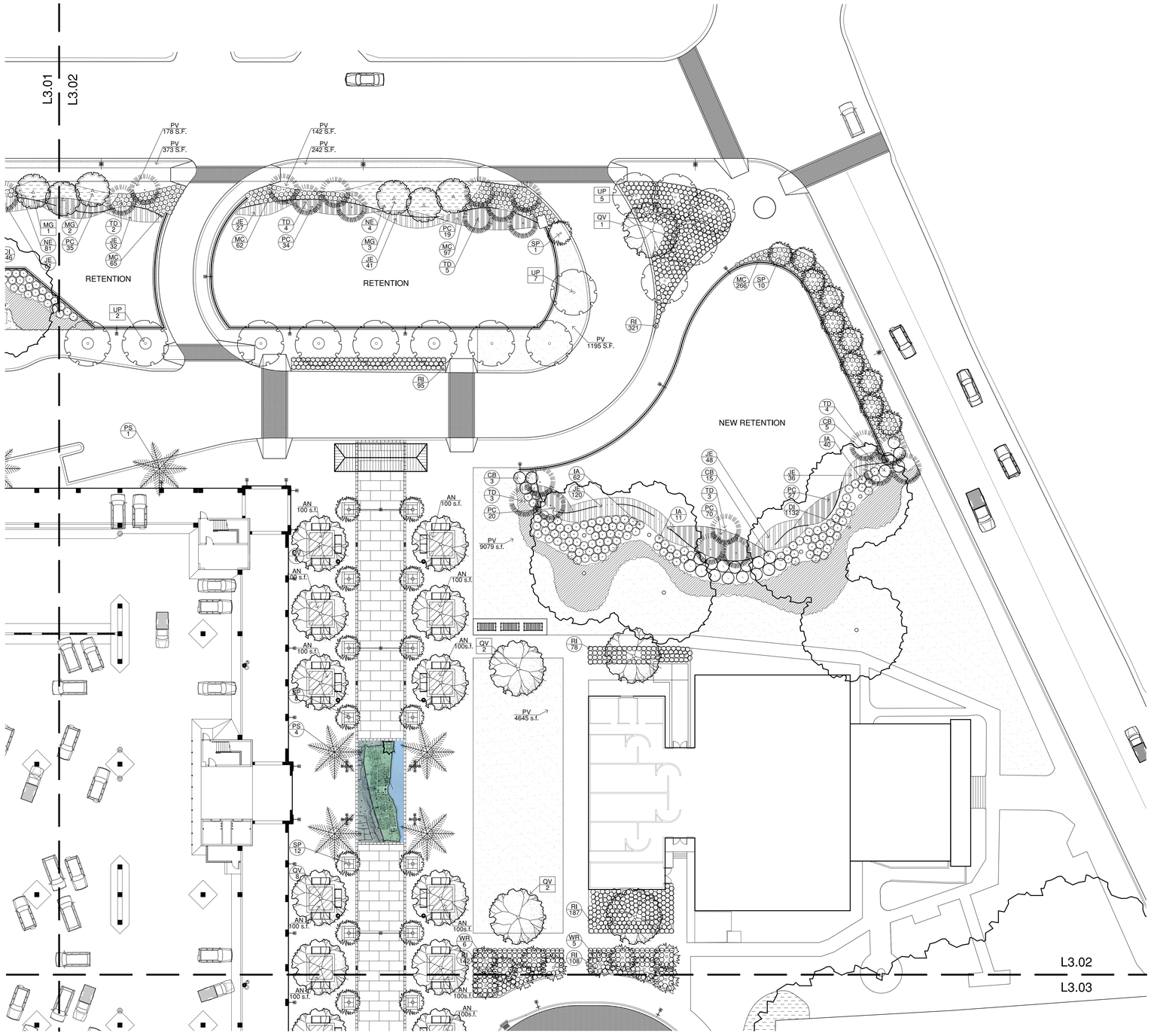

LEGEND

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PLANT LEGEND

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- Sabal palmetto
- Washingtonia robusta

SPECIMANS & LARGE SHRUBS

- Cassia bicapsularis
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- Rhododendron spp.

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- Muhlenbergia capillaris
- Nephrolepis exaltata
- Raphiolepsis indica 'alba'
- Trachelopermum jasminoides

WETLAND

- Juncus effusus
- Pontederia condata
- Paspalum vaginatum
- Annuals

PLANT TAGS

- UP 5 — Relocated Trees
- PO 1 — New Plant Materials
- PV 1360 S.F. — Square Footage Materials

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ST. AUGUSTINE, FLORIDA

SEAL
FREDERICK HALBACK PASLA
LIC #519

SHEET TITLE:

LANDSCAPE PLANTING PLAN

Scale: 1" = 20'
Project No. 15-1548.00
Sheet No.
L3.02

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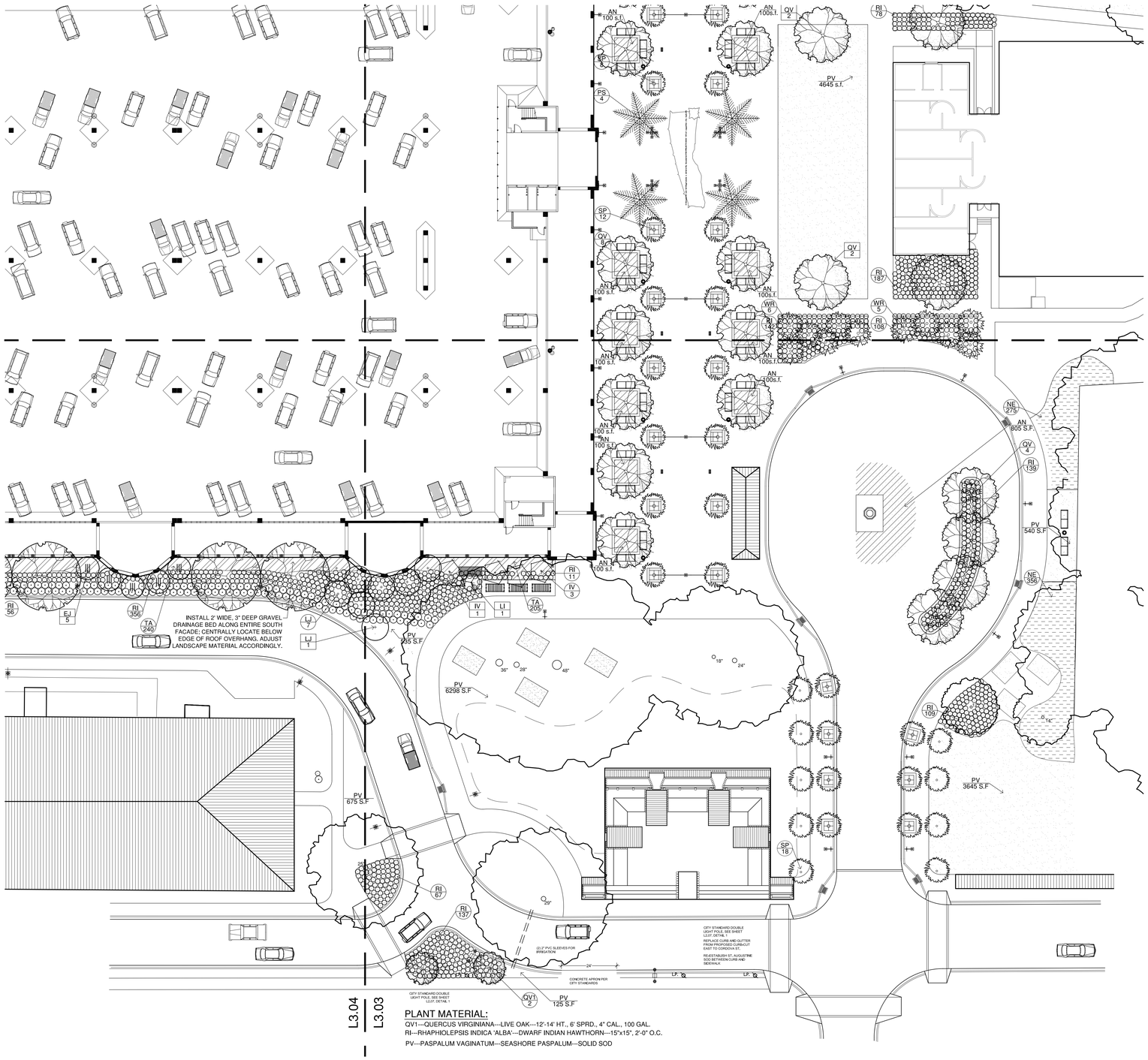

PLANT MATERIAL:
QV1—QUERCUS VIRGINIANA—LIVE OAK—12'-14' HT., 6' SPRD., 4" CAL., 100 GAL.
RI—RHAPHIOLEPSIS INDICA 'ALBA'—DWARF INDIAN HAWTHORN—15"x15", 2'-0" O.C.
PV—PASPALUM VAGINATUM—SEASHORE PASPALUM—SOLID SOD

LEGEND

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- Ulmus parvifolia 'drake'

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- Annuals

PLANT TAGS

- UP 5 — Relocated Trees
- PO 1 — New Plant Materials
- PV 1360 S.F. — Square Footage Materials

LANDSCAPE PLANTING PLAN

1" = 20'

L3.03

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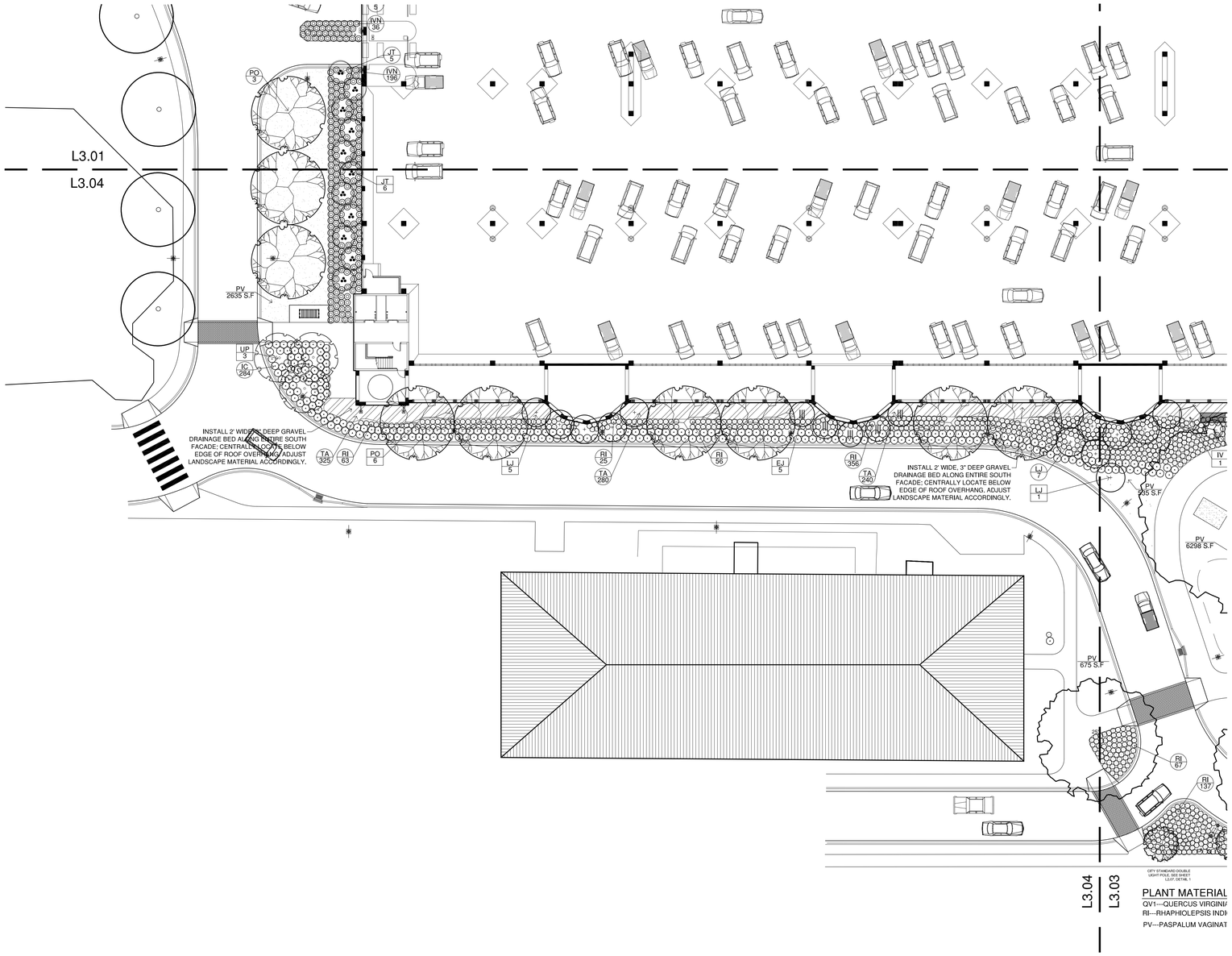

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CITY OF ST AUGUSTINE

MEMORANDUM

To: The Historic Architectural Review Board

Date: August 21, 2025

Re: Issued Planning and Building Permits – HP Districts & HARB Approved Projects

During the month of July 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

138A St. George Street (Interior Renovations)

27 Lovett Street (HARB-approved partial demolition)

62 Cuna Street (HARB-approved mechanical and screening installation)

61 Cordova Street (HVAC change-out)

52 Marine Street (HVAC change-out)

46 Marine Street (HVAC change-out)

30 St. George Street (Plumbing)

105 Marine Street (Interior remodel of unit #5 and HARB-approved window replacement)

47 Grove Avenue (Interior renovation of rear structure)

DEMOLITIONS

95 Chapin Street (HARB approved full demolition)

Candice Seymour

Candice Seymour, Historic Preservation Planner