CITY OF ST AUGUSTINE EST. 1565

HISTORIC ARCHITECTURAL REVIEW BOARD

AMENDED

A G E N D A

THURSDAY, SEPTEMBER 18, 2025 - 1:00 PM

ALCAZAR ROOM

1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
   a) June 18, 2025 - Regular Meeting
   b) August 21, 2025 - Regular Meeting
4. Modification and approval of Agenda
5. Recommended Expedited Hearing Items (to be recommended one week in advance)

*a) HP2024-0045
Matthews | DCCM – Applicant
Turner Ace St. Augustine, Inc. - Owner
11 Garnett Avenue
Requesting a one (1) year extension on the approval of a Certificate of Demolition to demolish a garage apartment building accessed from the rear alley, constructed c. 1940, that is not recorded in the Florida Master Site File or located in a district.

*b) HP2025-0059
Pat Dobosz - Applicant
J Prabhu II LLC - Owner
226 Charlotte Street
To remove existing porch steps and continue existing wood railing along the Charlotte Street facade.

6. Certificate of Appropriateness

a) HP2025-0063
St. Augustine Dunes, LLC - Applicant and Owner
154 Avenida Menendez
To replace an existing wooden gate with a decorative metal gate.

b) HP2025-0060
Shirah and Company, LLC for T-Mobile - Applicant
Flagler College, Inc. - Owner
74 King Street
To install cellular equipment in existing bell towers.

c) HP2025-0057
44 Avenida Menendez, LLC / Riverview Partners One, LLC - Applicant
44 Avenida Menendez, LLC - Owner
44 Avenida Menendez
For after-the-fact approval of rooftop cabana structures, lighting fixtures, and other design elements that were not previously approved under Certificate of Appropriateness PL2021-0121.

7. Certificate of Demolition and Partial Demolition

a) HP2025-0058
Kenneth Lewis - Applicant
39 Park Ave East LLC - Owner
39 E Park Avenue
For partial demolition of a residential building, constructed c. 1945, that is recorded in the Florida Master Site File and contributing to the Fullerwood Park Residential National Register Historic District for work related to elevation of the building, including removal of the existing block foundation and replacement with a new masonry first floor and garage space.

8. Continued Items from the previous HARB meetings

a) Opinion of Appropriateness
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.

b) Certificate of Appropriateness
HP2025-0053
CONTINUED FROM
AUGUST 21, 2025
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.

c) Certificate of Appropriateness - City-Owned Property
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.

9. Planning and Building Staff Communications

a) Staff Approved Permits Report

10. Other Business
    a) Staff presentation of findings related to the Evaluation and Appraisal Report of the 2040 Comprehensive Plan
11. Next Scheduled Meeting Date(s):
    a) October 16, 2025 - Regular Meeting
12. Adjournment

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

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

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

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting
June 18, 2025

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, June 18, 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
Paul Weaver, III
Catherine Duncan
Gaere MacDonald

City Staff:

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

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2. General Public Comments for Items not on the Agenda

BJ Kalaidi expressed her appreciation of the Board and said that she was disappointed that some members of the public were not considerate of the work the boards do.

3. Approval of Minutes

MOTION

Mr. Weaver MOVED to APPROVE the April 17, 2025 minutes as presented. The motion was SECONDED by Ms. Potter.

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

4. Modification and approval of Agenda

Item 5.a HP2025-0025 requested continuance to the July 15, 2025 meeting

Item 7.b HP2025-0033 requested continuance to the July 15, 2025 meeting.

MOTION

Mr. Weaver MOVED to APPROVE the Agenda with the following modifications: to continue item 5.a HP2025-0025 and item 7.b. HP2025-0033 to the July 15, 2025 meeting. The motion was SECONDED by Mr. MacDonald.

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

5. Certificate of Demolition - Full

5. (a) HP2025-0025 – AVS Builders, Inc – Applicant
Elliot C. Pacetti & Wanda L. Wicker – Owner
24 Macaris Street
REQUESTING CONTINUANCE TO JULY 15, 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 continuance to the July 15, 2025 meeting. See item 4.

5. (b) HP2025-0041 – John Valdes & Associates, Inc. – Applicant
Danmac LLC – Owner
156 Avenida Menedez

To demolish a residential building, constructed c. 1839, that is recorded in the Florida Master Site File and contributing to the St. Augustine National Register Historic District.

Ms. Courtney read the staff report and said based on a review of the AGHP, discussion at the previous HARB meeting, additional information gathered for this meeting's review, and without the support of evidence to the contrary, staff finds that the board can take the following actions related to a Certificate of Demolition at 156 Avenida Menedez (59 Marine Street) which includes the remaining c. 1839 building that contributes to the St. Augustine National Register Historic District, with the following finding(s):

1. To APPROVE if the Harb finds that the burden of proof has been sufficiently met by the applicant, in combination with the other evidence provided, in making the case that the structural soundness of the remaining structure is in such a condition that it is not feasible to rehabilitate for continued use or justifies the need for demolition, and/or the case for undue economic hardship has been made, and that the demolition will not be detrimental to the historic and architectural character of the city (per City Code, Sections: 28-29(1)d; 28-89(7); 28-89(3)b.

a. with the condition that archival documentation by the applicant as specified by the Board will be submitted to the City, and historic architectural materials will be salvaged (per City Code, Section 28-89(8)

2. To CONTINUE if the HARB finds that the case has not been sufficiently made that the structure is in such a condition that justifies demolition or that rehabilitation is not feasible and/or the burden of proof for undue economic hardship has not been met by the applicant. Plans sufficient for a Certificate of Appropriateness for the replacement building(s) should also be submitted for concurrent approval with this Certificate of Demolition.

3. To DENY if the HARB finds that a sufficient case has not been made by the applicant (per City Code 28-89(7) and 28-29(1)d, and/or that enough evidence has been provided by the independent structural engineer's report and follow up response that the remaining historic building can be stabilized temporarily before it is rehabilitated, and/or that the full demolition of the structure will be detrimental to the historic and architectural character of the city if the applicant had not proven the denial will cause undue economic hardship (per City Code, Section: 28-29(3)b).

Mr. Beach reviewed the certified notice responses and emails received for the application.

The Board presented their Ex Parte Communication.

John Regan, Les Thomas, and John Valdes were sworn in for the record. James Whitehouse was also present representing the applicant.

Ms. Courtney reviewed the staff report. She advised the board that the State Historic Preservation Office (SHPO) states that seventy-five percent of the external structure and fifty percent of the internal structure should remain for a structure to be considered contributing.

Mr. Weaver wanted to confirm if Mr. Kostage would be attending the meeting. He had a procedural concern and wanted to know if it was essential that Mr. Kostage be present for questions.

Ms. Lopez advised that if determination was based on the competence of a particular individual then the testimony had to be on record.

Mr. Weaver felt that the scheduling was important and prior to testimony, it needed to be confirmed that Mr. Kostage would be in attendance.[1]

Ms. Lopez advised that Mr. Kostage was forty-five minutes from the meeting and she had confirmed the applicant agreed to move the item further down the agenda.

MOTION

Mr. Weaver MOVED to CONTINUE item 5b until an appropriate time for Mr. Kostage to be available for questions and to hear item 6.a at this time. The motion was SECONDED by Ms. Duncan and PASSED BY UNANIMOUS VOICE VOTE.

This item was heard after item 6.c.

Mr. Kostage was sworn in for the record.

Mr. Richard "Buddy" Schauland reviewed the emergency demolition request he had received. He said that his review was to determine if life would be threatened should the building collapse and he advised that he had not granted the request. He said he asked the engineers if the building would survive a hurricane, and engineers stated that the building would not survive a significant wind event. He advised the board of the time frame of hurricanes reaching Florida starting in Africa and the Gulf because he wanted to point out the time needed to bring the building down if necessary.

Mr. Regan explained how he had become involved in the project. He provided his background to show his area of expertise with historic preservation. He recapped the process by which the property at 156 Avenida Menendez had come before the board and followed the timeline of the project. He said that two separate structural engineers had the same findings; however, they had different conclusions; one favored demolishing the building and the other favored preservation. He presented photos he had taken as examples of the poor condition the building was in (1839 portion). He went on to describe the process of shoring the building.

Mr. Thomas presented his plans for the reconstruction of the territorial building.

Kostage reviewed the engineering questions from the board.

- Confirmed the total square footage of the building to be approximately 1,200 square feet
- Needed to consider the time it would take to strengthen the building because of the neighboring buildings that could be harmed in the event of strong winds
- How much of the building was savable
- This building might be a candidate for an emergency demolition
- Timing was important
- It would take several weeks to shore up the building from a structural standpoint
- The foundation was in very poor condition and not salvageable
- The first floor was not salvageable
- The lap siding would probably disintegrate when removed because it was so old
- The expense to reinforce the building would be considerable
- Tearing down the Avenida Menedez building was a mistake because approval had been predicted on the statement that the building at 59 Marine could be saved
- The value versus saving a territorial building was worth the cost
- Thought it was a good idea to stabilize and reevaluate

Public hearing was opened.

Becky Smith said she was extremely invested in the community and had remodeled or restored several homes on

[1] Break 1:30 – 1:37 pm

Marine Street. She thought that in the future, there should be more information for historical buildings so that when they are purchased, the buyer had an understanding of the building. She was concerned that the building, as it stood was not safe.

Mr. Beach confirmed that the shoring would remain within the current footprint of the building.

Kevin Smith said that he understood the passion to save the old houses in the area. He said that the area was unique.

BJ Kalaidi said that she appreciated that the board had not discussed the application prior to the actual meeting. She felt that this was demolition by neglect.

Ms. Courtney advised that Mr. Kostage was the engineer that had been hired by the city.

Public hearing was closed.

The Board discussed:

Mr. MacDonald asked if the building would qualify for any funding through SHPO.

Mr. Weaver said that grants were not available because this was privately owned. He said that there might be funds available through other historic foundations.

Mr. Regan told the board that the demolition approved in January had been conducted in March. He said that the materials were not available to make a restoration sensible. He focused on the economic analysis, stating the difference between the cost and the market value was significant. He reviewed the cost analysis that had been presented to the board prior to the meeting.

The discussion continued to include the cost of the project, economic hardship, and the concerns of the neighbors.

Mr. Beach wanted to know if there was a way to compromise.

Mr. Kostage told the board that there would have to be emergency shoring first and then shoring to allow for the reconstruction to occur.

Mr. Whitehouse told the board that they had been asked to provide the information for the economic hardship. He read from the criteria. He told the board that the economic analysis had been provided in the staff report and the board had the responsibility to review that report.

Mr. Regan presented a compromise saying that each piece of the building that could be reused would be labeled and placed where it had been originally.

Mr. MacDonald liked the idea of the deconstruct/reconstruct process for the building.

Ms. Lopez said that the board needed to be very specific to add all the details in the motion if the board was going to use the deconstruct/reconstruct method.

Mr. Regan made a proposal to include deconstructing the building, inventorying all materials and include Mr. Kostage. He said they were asking for an opinion of appropriateness to rebuild the territorial period building as presented in the plans to include the porches from the 1890 version of the building.

Regan asked for a brief recess to confer with the owner.[2]

Mr. Regan advised that the owner agreed to the proposed plan of deconstruct/reconstruct.

MOTION

[2] Break 5:28 – 5:43

Mr. MacDonald MOVED to APPROVE application HP2025-0041 at 156 Avenida Menendez to approve the demolition in the form of deconstruction with effective labeling and inventory of all components to be reconstructed in the same territorial design, utilizing all labeled and salvaged components in the place from which they came. Any other salvageable elements that can be milled down for other repairs shall also be used. This program will be by agreement from the owner to be overseen by an independent city appointed engineer, the cost of the engineer will be the responsibility of the owner. There should be accurate photographic documentation of the house as it stands now to ensure that the structure is reassembled in the correct manner. There should be as built drawings of the structure. The motion was SECONDED by Mr. Weaver.

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

6. Certificate of Appropriateness

6. (a) HP2025-0037 – Patricia Dobosz – Applicant
My Tato, LLC – Owner
105 Marine Street
CONTINUED FROM MAY19, 2025

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

Ms. Seymour read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can take the following actions for a Certificate of Appropriateness for after-the-fact and future window replacement and fenestration changes at 105 Marine Street:

1 CONTINUE the application to allow the applicant time to complete the requested window survey; or

2 APPROVE the application if the HARB finds that the new proposed replacement windows, as proposed or modified by the HARB, meet the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design with the following conditions:

a. A window survey detailing existing window types, materials, and conditions be provided to staff prior to any additional window replacement
b. Mitigation for the unapproved windows and sliding glass door be completed per HARB specifications.

Ms. Dobosz reviewed the application.

Ex Parte Communication: none

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

The Board discussed:
- Typically, wood was required on at least the front (streetside) of the building
- Vinyl was not acceptable in HP-1
- The other windows could be aluminum clad
- The vinyl windows in the building should be removed
- Before any work was completed, a window schedule should be completed
- The proposed replacement window was an improvement
- The proposal appeared to be good
- Aluminum windows were allowed on secondary elevations

Ms. Dobosz wanted to continue with the current application and apply separately for future renovations.

Mr. Beach asked if there could be a condition in the motion that would cover the desire of the applicant.

Mr. MacDonald explained how to complete a window survey and agreed that the slider should be replaced.
Mr. Beach recapped the discussion; wood windows on the front elevation; aluminum clad on all other elevations was acceptable. The sliding glass door needed to be replaced as well as the fiberglass doors.

Mr. Weaver asked when the windows on the third floor had been installed and was advised that it had been three years prior. He felt that the statute of limitations had run out on the third-floor windows and thought leaving them in place would be acceptable.

MOTION

Mr. Weaver MOVED to APPROVE application HP2025-0037 at 105 Marine Street to allow the existing vinyl windows to be grandfathered in; the sliding door and the new vinyl door to be mitigated through drawings of appropriate replacement door to be submitted to staff; to allow the replacement of 4 pairs of windows on the south elevation with the JELWEN W5500 aluminum clad double hung sash windows one over one light configuration and continue the remainder of the window replacement until the window survey was submitted to staff and the approval could be done administratively. The motion was SECONDED by Mr. MacDonald.

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

6.(b)HP2025-0016- Casi Tafuri – Applicant
Chip Shot Properties L.L.C. – Owner
32 St. Francis Street
CONTINUED FROM MARCH 20, 2025

For after-the-fact fenestration changes, including wholesale window replacement on the sides and rear; and to replace an existing canopy on the east elevation, modify front balcony decking, reconstruct the rear access stairs with a new configuration, change stucco finish from rough to smooth, and modify the existing detached garage structure.

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 an after-the-fact Certificate of Appropriateness at 32 St, Francis Street if the HARB finds that the proposed work, as proposed or modified by the HARB, meets the Secretary of the Interior's Standards for Rehabilitation for #9 as a compatible contemporary design.

Mr. John Ahman reviewed the application.

Ex Parte Communication: none

Public hearing was opened.

BJ Kalaidi said that she was fairly certain that the applicant had completed the due diligence.

Public hearing was closed.

Mr. MacDonald thought that the new information provided had brought the application into compliance

Ms. Potter reminded the applicant that there should be an application for an A-14 archeological review prior to construction.

There was consensus with the Board that all requested information had been provided.

MOTION

Mr. MacDonald MOVED to APPROVE application HP2025-0016 at 32 St. Francis Street in its entirety as presented. If there was more than one hundred square feet of ground disturbance, archaeology would be informed. The motion was SECONDED by Ms. Duncan.

VOTE ON MOTION:

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

6.(c)HP2025-0042- Johns Valdes & Associates, Inc – Applicant
Partners Team One LLC – Owner
26 Toques Place

For after-the-fact approval of modification to the previously approved design and for review of new landscape and hardscape plans.

Ms. Courtney read the staff report and said based on a review of the AGHP, the previous COA reviews and approved proposed designs for the property, 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 26 Toques Place:

1 To APPROVE the after-the-fact modification to the design/orientation of the front porch steps and the other as built changes to the previously approved plans that are listed in the scope of work, and the proposed hardscape and landscape design features, if the HARB finds that these alterations and proposed new designs are compatible with the character and design of the historic building, thereby meeting the Secretary of the Interior's Standards for Rehabilitation 9.

a. With the condition that the plantings be changed to either Florida native plants or species recommended by the AGHP, the vinyl trellis be changed to a wood material, and the landscape lighting is within an acceptable temperature/color range.

And/or

2 To CONTINUE the proposed new hardscape and landscape designs if the HARB finds that they are not compatible with the historic property, to allow the applicant time to make modifications to the plans more compatible with the AGHP and recommendations of the HARB.

This item was heard before returning to item 5b.

Nick Freeman and Steve Porter reviewed the application.

Les Thomas reviewed photos of the original structure and then advised the board why the steps were moved to the side instead of keeping them out to the front.

Mr. Freeman reviewed the landscape plan advising the board of the proposed brick area that would be used for loading and unloading. He said that changing the trellis to wood would be done. He told the Board that the landscape would be placed around the proposed brick pavers.

John Valdes explained that raising the building had presented the problem with the stairway, and the concern that one parking place would be lost.

Ex Parte Communication: none

Public hearing was opened.

BJ Kalaidi thought that special treatment was offered to certain applicants.

Public hearing was closed.

The Board discussed:

- Any changes to any approved plan should come before the board
- The change in the orientation of the stairs changed the character of the building
- The door could be an acceptable contemporary design
- Wanted to see the justification for the change from single light doors to panel doors
- The landscape design was not historic in nature as proposed

- Suggested a hexagonal paver to soften the look
- The building should convey a sense of time and place.
- The building had to be raised
- The intent was to maintain the residential feel of the area
- The stairs should go back to what had been approved in the past
- Concerned that the changes had not been presented to the HARB prior to completion
- Thought that gravel would be a good substitute for the brick and would soften the look
- The changes made caused the building to no longer look like the residence that it had been in the past
- The stairs should be reoriented to retain the residential feel
- Lessen the hardscape

Mr. Valdes advised the board that they would reorientate the stairs He said he agreed that the character of the building had been changed.

Discussion continued to determine what would be appropriate for landscaping in the front of the building.

Mr. Valdes suggested recycled brick for the pavers. He told the Board that the front door had been recycled from another building.

MOTION

Mr. MacDonald MOVED to APPROVE application HP2025-0042 with the following conditions: landscaping on the north of the house, three parking spaces with clay pavers integrated into one space, with a separation and a pathway coming from the house with the stairs reorientated coming from the front door, a wood arbor near the Toques Place parking lot, a gable vent (faux) at the top, the six panel doors in the back of the building would stay, landscaping in the southwest quadrant and a revised landscape plan presented to staff. The motion was SECONDED by Mr. Weaver.

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

7. Certificates of Demolition and Partial Demolition

7. (a) HP2025-0036 – Reiter Roofing – Applicant
Peter Schirduan – Owner
19 Sevilla Street
CONTINUED FROM MAY 19,2025

For partial demolition of a residential building, constructed c. 1917-1922, that is recorded in the Florida Master Site File and contributing to the Model Land Company National Historic District, including replacement of existing roof material 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 Demolition at 19 Sevilla Street if the HARB finds that the proposed metal panel roof material maintains the historic character and integrity of the structure and is compatible with the historic structure's building envelope per the Secretary of the Interior's Standards for Rehabilitation #9 (Compatible Contemporary Design).

Peter Schirduan reviewed the application.

Ex Parte Communication: none

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

The Board discussed:

There was consensus with the Board for approval.

MOTION

Mr. Weaver MOVED to APPROVE application HP2025-0036 at 19 Sevilla Street to replace an existing roof material with a different material and design, specifically 5 v crimp metal roofing. The motion was SECONDED by Ms. Duncan.

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

7. (b) HP2025-0033 – Gloria Daniele – Applicant & Owner
58 Riberia Street
CONTINUED FROM MAY 19, 2025
REQUESTING CONTINUANCE TO JULY 15, 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 Historic District, including replacement of the existing decorative metal porch posts and railings with a new material and design.

This item requested continuance to the July 15, 2025 meeting. See item 4.

7. (c) HP2025-0046 – Craig and Stephanie Kiker – Applicant & Owner
66 Sanford Street

For partial demolition of a residential building, constructed c. 1905-1910, that is recorded in the Florida Master Site Fiel and contributing to the Lincolnville National Register Historic District, including wholesale replacement of existing siding 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 Demolition at 66 Sanford Street if the HARB finds that the proposed replacement material maintains the historic character and integrity of the structure and is compatible with the historic structure's building envelope with the condition that a smooth finish Hardie material be utilized.

Craig Kiker reviewed the application.

Ex Parte Communication: none

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

Public hearing was opened.

BJ Kalaidi asked if the building would still be contributing after the work was completed.

Public hearing was closed.

The Board discussed:

- This was long leaf yellow pine siding
- The Hardie board was not appropriate
- Try to retain as much of the original siding as possible
- Cedar siding could be used
- It was important to match the profile of the siding
- The original material should be used in areas that were smaller
- In order to have a uniform finish, do not use any Hardie board siding

MOTION

Mr. Weaver MOVED to Deny application HP2025-0046 the Hardie Board was not an appropriate material. The motion was SECONDED by Ms. Duncan.

VOTE ON MOTION:

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

7. (d) HP2025-0039 – Robert and Nancy Irving – Applicant & 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.

Ms. Seymour read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can CONTINUE a Certificate of Demolition or Partial Demolition at 93 Kings Ferry Way to allow the applicant time to finalize project details, determine what may be administratively approvable, and provide clear plans for those portions of the scope of work that will require HARB review.

Nancy Irving and Dan Fedeli reviewed the application, providing a sample of the proposed window for replacement.

Ex Parte Communication: none

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

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

The Board discussed:

Ms. Duncan asked if there was a window available with a more historic appearance.

Ms. Seymour said that the window company was aware of the requirements in the historic districts and worked with staff. She said that because this was not a National Historic District, the replacement windows did not have to be wood as long as the depth and shadow lines could be matched.

Mr. Weaver felt that the windows and the siding could be administratively approved after careful review.

Mr. Weaver suggested that the applicant complete an analysis of the porch, specifically the knee wall, and provide construction drawings for the staff to review.

Ms. Seymour advised that the application could be administratively approved if there were no changes in the fenestrations.

MOTION

Ms. Potter MOVED to CONTINUE application HP2025-0039 he July 15, 2025. The motion was SECONDED by Ms. Duncan.

VOTE ON MOTION:
AYES:
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

8. Certificate of Appropriateness- City Owned Property

8. (a) HP2025-0011 – CBVR Telecom Design Group and Cellco Partnership Successor in Interest to Verizon Wireless – Applicant
City of St, Augustine – Owner
Toques Place Parking and various areas within/adjacent to existing City rights-of-way within Historic Preservation Zoning District 1 through 5

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

Ms. Courtney read the staff report and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can take the following actions for a Certificate of Appropriateness at the proposed location adjacent to 12

Charlotte Street, 69A Cordova Street, and Toques Place Parking:

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

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

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

Courtney Barnard and Chris Milne reviewed the application.

Ex Parte Communication: none

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

The Board discussed:

There was a discussion regarding the placement and appearance of the cell antennas being placed in the historic district.[3]

It was determined that the Toques Place parking lot and Cordova Street were acceptable locations, with additional locations to be determined at the next meeting.

MOTION

Weaver MOVED to CONTINUE application HP2025-0011 to the July 15, 2025 meeting. The motion was SECONDED by Duncan.

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

9. Planning and Building Staff Communications

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

(Provided for informational purposes)

10. Other Business

10. (a) Unlawful Demolition Bill

Ms. Courtney thanked Ms. Lopez for her work on the bill.

Florida Trust Advocacy

Ms. Courtney advised that the new state budget had removed many of the grants for historical preservation.

11. Next Scheduled Meeting Date(s)

11.(a) Tuesday, July 15, 2025 – Regular Meeting (day moved due to conflict)

[3] Mr. MacDonald left the meeting at 7:13

12. Adjournment

There being no further business, the meeting was adjourned at 7:31 P.M.[4]

Brad Beach, Chairperson

DRAFT

[4] Transcribed by Michele Fudo

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting
August 21, 2025

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, August 21, 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
Paul Weaver, III
Catherine Duncan
Gaere MacDonald

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

2.Approval of Minutes

MOTION

Mr. MacDonald MOVED to APPROVE the July 15, 2025 minutes with the following corrections: in the general public comments for items not on the agenda the address needed to be changed to 40 Sanford Street; for HP2025-0048 the condition for not changing the gable needed to be included. The motion was SECONDED by Ms. Potter.

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

2.Modification and approval of Agenda

Item 7.a. HP2025-0039 was administratively continued to a date uncertain.
Item 9.a. HP2025-0011 was continued administratively to September 18, 2025.

MOTION

Mr. Weaver MOVED to APPROVE the Agenda with the following changes: item 7.a being administratively continued to a future date and 9.a being continued to September 18, 2025 meeting. The motion was SECONDED by Ms. Duncan.

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

5. Certificate of Appropriateness

5. (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.

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

actions for a Certificate of Appropriateness at 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 designs elements.

Len Weeks and Dave Borders reviewed the application.

Ex Parte Communication: none

Public hearing was opened.

BJ Kalaidi was concerned that there would be future changes based on the fact that there were many people involved in the project.

Public hearing was closed.

- Wood doors and wood trim for the windows was a good idea
- Painting the trim was acceptable
- The profile of the store would stay the same
- The design was simple, and the awnings would provide shade
- Confirmed that the glass façade would remain the same, only the framing would be changed
- This was a traditional recessed storefront design
- The floor tile had been installed in 2005
- Supported the revised plan
- Agreed the awnings looked good
- The paint selections were acceptable
- This building had a 1950's department store look currently
- Advised that there was no historical evidence to suggest what had existed for the window framing, it could have been cast iron, but was certainly metal
- There was no break in the different storefront and should read as the same
- There was wood on the existing windows
- The new design should look consistent whether it is wood or metal
- The end corners appeared to be three inches thick
- There were no comparison photos to study

Ms. Courtney asked the Board to comment on the color selections.

Mr. Weeks said that they had chosen colors from the available pallet and that they were selected based on what they thought the colors should be.

Mr. Border wanted to allow the tenants flexibility for the color selection while maintaining uniformity.

MOTION

Mr. MacDonald MOVED to APPROVE application HP2025-0055 with the awnings as shown, the lighting as shown, the center unit with a wood/terra cotta door and wood trim for the shop windows, a blue wood door on the northern unit, nothing would change on the southern unit with a conditional approval to change that door to a wood door; permission to paint the aluminum, with approved colors, if desired; the color selection as shown on the drawing would be the approved colors. The motion was SECONDED by Mr. Weaver.

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

6. Opinion of Appropriateness

6. (a) HP2025-0052 – Matthews | DCCM – Applicant
Sisters of St. Joseph, Inc. – Owner

241 St. George Street
CONTINUED FROM JULY 15, 225

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.

Christina Evans and Shane Larsen reviewed the application highlighting the changes that had been made as a result of the last HARB discussion.
The Board presented their Ex Parte Communication.
Public hearing was opened; however, there was no response.

The Board discussed:

- The changes made in the plan were remarkable
- The addition of the balconies helped to break up the facade
- Verified that the balconies on the Aviles side were within the required setback
- The pergola was out of character of the design and interrupted the flow of the building
- The sisters wanted to have an outside connection within the building and the pergola allowed for that
- The design of the pergola was pulled back to lessen the prominence and could probably be adjusted
- The retention pond was there to assist with storm water retention, and it would be a feature of the landscape
- There would also be some underground features to the drainage plan
- This was an important site within the city
- Could the entire site plan be flipped
- There was access from St. George Street into this property
- The concern was that this would increase traffic on St. George Street; was there another alternative
- There was a system in place for deliveries that entered through the St. George Street gate
- Thought the roof height over the proposed balconies was too high and could be lowered
- Confirmed the setback along Cadiz to be compliant
- While an opinion of appropriateness did not require a landscape plan; wanted to know where the garden would be placed
- Wanted to see more detailing for the design as well as the materials that would be used
- The pergola on the roof should complement the design of the building
- Agreed the roof height should come down
- The massing was headed in the right direction
- Be sure to look at the existing motherhouse for the inspiration for the new building
- Differentiate the base of the new building as compared to the motherhouse

DRAFT

- A subtle differentiation was all that was needed
- Wanted to consider moving deliveries to the rear of the property to keep traffic off St. George Street

Ms. Lopez confirmed that the applicant was agreeable to a continuance.

MOTION

Mr. Weaver MOVED to CONTINUE application HP2025-0052 at 241 St. George Street to the September 18, 2025 meeting. The motion was SECONDED by Ms. Potter.

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

7. Certificate of Demolition and Partial Demolition

7. (a) HP2025-0039 – Robert and Nancy Irving – Applicant & 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 Lincolnville National Register Historic District, including replacement of existing siding, windows, and reconstruction of the existing porch.

This item was administratively continued to the September 18, 2025 meeting. See item four.

7. (b) HP2025-0025-AVS Builders, Inc.- Applicant Elliot C. Pacetti & Wanda 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

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

James Whitehouse and Victor Saris reviewed the application.
The Board presented their Ex Parte Communication.

Public hearing was opened.

BJ Kalaidi wanted to know if the proposed changes would take away the contributing status of the building.

Charles Pappas felt that the partial demolition was really a full demolition as there was merely a shell left of the house. He said that in this case, there were people who were trying to do something and were willing

[1] Break 3:16 – 3:27 pm

to rebuild to preserve the character of the neighborhood.

Thomas Bird asked if anyone had visited the building. He said the house was “junk” and he felt that the board was giving the owner a difficult time.

Public Hearing was closed.

The Board discussed:

Mr. Weaver said that the building was intact upon purchase. He asked if the applicants had done the due diligence when they purchased the house. He asked what the difference was between what had been approved previously and what was proposed today.

Mr. Whitehouse advised that a structural engineer had advised that the original approval could not go forward because the foundation had to be replaced. He felt that since the house had to be lifted it should be okay to center the house on the lot to allow for driveway access to the garage. He said that the chimney from the previous approval was allowed to be removed if it would not survive the lifting.

- This was now a partial demolition
- Having the porch across the entire front was acceptable
- Confirmed that the dormer window would remain
- Verified the house was going to be moved about seven to eight feet
- Saving and reconstructing the chimney was encouraging
- The garage addition was acceptable
- Verified that the windows would be staying in the same location and would be replaced
- The siding should not go to the ground, piers and lattice would be an acceptable finish for the house
- Confirmed that the façade of the building would remain and the chimney would be rebuilt in a different location
- Keeping the chimney was a good faith effort and was acceptable
- There was no way to clearly identify how the chimney was attached to the house until it was removed
- Had the applicant considered raising the house since it would be lifted
- Any skirting should cover any foundation piers
- Lifting the building to ten feet was acceptable
- Salvage the material from the chimney and try to put it in the same location on the opposite side of the house
- The windows that were located by the chimney should be moved as well

MOTION

Mr. MacDonald MOVED to APPROVE application HP2025-0025 at 24 Macaris Street to raise the structure and move it seven to eight feet to the west; to rebuild the foundation to create a finished floor elevation of ten feet, nine feet plus one; to rebuild the chimney with as much original material as possible on the west side of the house; to follow the window patterns as suggested by the board on elevations submitted to record. The motion was SECONDED by Mr. Weaver.

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

8. Certificate of Appropriateness – Large Scale Projects

8. (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.

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

Jackie Brower and Gordie Wilson reviewed the application.

Ex Parte Communication: none

Public hearing was opened.

Leslee Keyes thanked Mr. Wilson for his contributions over the last many years of his service.

Public hearing was closed.

The Board discussed:

- The overall design was very good
- The ticket sale building should have wood shingles as there were no apparent fire hazards in the area
- Comfortable with the project
- The wood shingle would be nice but what was approved was fine

Mr. Weaver asked if the application was an advisory opinion or could the board make changes to the plan.

Ms. Lopez said she perceived this as a cooperative effort.

- Pleased to see that the plan was to raise the wall
- The security gate and fence were to disallow people from getting into the fort without paying
- Light fixtures would not change substantially.
- Agreed that authentic cedar shake shingle would be a better alternative
- Would any materials be reused
- The coquina was not a very good construction material
- SHPO advised that the center wall was the most important and using granite on the adjacent walls was a better idea
- Booth light fixtures should be a higher quality fixture that would last longer in the salt air environment

MOTION

Mr. Weaver MOVED to APPROVE application HP2025-0054 at 1 Castillo Drive; based on the presentation and because it had been thoroughly reviewed by the Florida SHPO and found to be in compliance with the Secretary of the Interior's Standards. The motion was SECONDED by Mr. MacDonald.

VOTE ON MOTION:
AYES: Weaver, MacDonald, Duncan, Potter, Beach
NAYES: NONE
MOTION CARRIED UNANIMOUSLY[2]

8. (b) HP2025-0053 – Rogers Towers, PA – Applicant
Kasam Hospitality, Inc. – Owner
24 Cathedral Place and Charlotte Street (PID 1972000000)

To construct a commercial building 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

[2] Break 4:42 – 4:52 pm

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.

Freemont Latimer, Mike Koppenhaufer, Les Thomas, and Ellen Avery-Smith reviewed the application focusing on the landscape plan.
Ex Parte Communication: none

Public hearing was opened.

BJ Kalaidi asked why the landscape was being discussed prior to the building being approved

Ms. Avery-Smith advised that the staff had requested that the project be broken into separate parts as it was so large. She said that the landscape would be installed as the building was constructed

Public hearing was closed.

The Board discussed:

- Would the doors to the courtyards be open for the public to experience the design
- The larger courtyards should have a tree larger than an olive tree
- The olive tree would grow to a large tree and provide shade on the sidewalk
- A well would not be appropriate historically, a fountain would be a better idea
- There were a lot of hardscapes that needed some softening of that feature
- It appeared that there would still be a wall along the street rather than an in and out flow
- Suggested a sour orange tree as an alternative to the olive tree
- The selection of the palm tree was due to the limited soil volume along the sidewalk
- Spineless Yucca, which looked like the Spanish Bayonet and Podocarpus, were not AGHP approved plants
- The bougainvillea plant had thorns and could be dangerous as well, but was easily pruned
- The hanging plants would be placed on the streetlights, which were very sturdy
- Reminded the applicant of the archeology factor in the area
- Thought lowering the walls to the courtyards would allow for better visibility for pedestrians
- Vagrancy could be a problem in the courtyards, and any changes would have to factor that in
- Making the walls less opaque could be a solution to the problem

Ms. Lopez advised that since this was private property the owner had the ability to handle certain problems on their own.

- Wanted the courtyards to be more functional
- Thought that the gates or walls to the courtyard could be iron work fences
- Interaction with the public was important
- Felt that changing the gates to metal work would be the best option

Ms. Lopez advised that having trees that dropped fruit on the sidewalk was not a good idea.

- Courtyard C had been left shallow as there would have to be a place for the utilities
- The drop off into the hotel garage was valet only

MOTION

Mr. Weaver MOVED to CONTINUE application HP2025-0053 at 24 Cathedral Place and Charlotte Street to the September 18, 2025 meeting. The motion was SECONDED by Ms. Potter.

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

9. Certificate of Appropriateness – City owned property

9. (a) HP2025-0011 – CBVR Telecom Design Group and Cellco Partnership Successor in Interest to Verizon Wireless – Applicant
City of St. Augustine - Owner
Various areas within/adjacent to existing City rights-of-way within Historic Preservation Zoning Districts 1 through 5.
CONTINUED FROM MARCH 20, 2025

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

This item was administratively continued to the September 18, 2025 meeting. See item four.

9. (b) HP2025-0056 – Marquis Latimer + Halback, Inc – Applicant
City of St. Sugustine – 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.[3]

Staff does not make recommendations regarding city projects. The HARB should make a determination based on evidence provided

Jeremy Marquis reviewed the application advising that this was the first stage of the project to relandscape the city with the directive from the CRA.

Ex Parte Communication: none

Public hearing was opened.

BJ Kalaidi was concerned about CRA tax dollars being used for maintenance for the proposed plantings.

Public hearing was closed.

The Board discussed:

- There would be various plantings, some would be in irrigated areas and others would be more drought tolerant depending on the location
- Confirmed that this project was designed to be ready for the nights of lights season
- The selected plantings looked good
- Would like to see the garden by the VIC expanded
- Concerned that the roots of the proposed live oaks would destroy the streets
- There was some concern; however, the DOT had a system that allowed the roots to turn away from any underground pipes and the area proposed for planting had ample room for the roots to grow
- Any ground disturbance over 3 inches deep would need to have an archeological review.

MOTION

Ms. Potter MOVED to APPROVE application HP2025-0056 replanting various city properties and rights-of-way within the historic preservation zoning districts one through five. The motion was SECONDED by Mr. Weaver.

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

[3] 6:17 pm Mr. MacDonald left the meeting

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

12. Next Scheduled Meeting Date(s)

12. (a) September 18, 2025 – Regular Meeting

13. Adjournment

There being no further business, the meeting was adjourned at 6:59 P.M.[4]

_____

Brad Beach, Chairperson

DRAFT

[4] Transcribed by Michele Fudo

For the September 18, 2025 Historic Architectural Review Board (HARB) Meeting

Certificate of Appropriateness Application: **HP2024-0045**
Address: **11 Garnett Avenue**
Applicant: **Matthews | DCCM**
Property Owner: **Turner Ace St. Augustine, Inc.**
Project Description: **Requesting a one (1) year extension on the approval of a Certificate of Demolition to demolish a garage apartment building accessed from the rear alley, constructed c. 1940, that is not recorded in the Florida Master Site File or located in a district.**

Sec. 28-92 of the City Code sets the expiration date for approved CODs at one (1) year from the date of the order. The code also offers property owners with options to extend the COD approval for six (6) months (administrative) or one (1) year (HARB approved) provided that a letter requesting the extension be submitted at minimum 1 month prior to the expiration date.

On August 4, 2025, Christina Evans of Matthews | DCCM submitted a formal letter requesting a one (1) year extension of the above referenced Certificate of Demolition (COD) which was approved by the HARB on September 18, 2024. The signed Final Order approving this application is attached to the extension request letter submitted by the applicant.

The staff report and minutes for the September 18, 2025, HARB meeting have been attached for the Board's consideration. The extension request was submitted in a timely manner, and staff has found no justification for denying the requested approval extension.

If the HARB approves the requested extension, the new expiration date will be September 18, 2026. No additional extensions can be applied for once an extension is granted by staff or the HARB. The applicant is still required to meet any conditions as detailed in the original Final Order and Motion as recorded in the September 18, 2024 meeting minutes.

Candice Seymour
Historic Preservation Planner

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for September 18, 2024 Meeting



Application HP2024-0045 Address: 11 Garnett Avenue

Autumn Martinage – Applicant Stephen Robideaux – Owner

Project description: To demolish a garage apartment building accessed from the rear alley, constructed c. 1940, that is not recorded in the Florida Master Site File or located in a district. *Continued from August 15, 2024.*

Architectural Style:	Garage Apartment	Florida Master Site File:	N/A
National Register:	N/A	Construction date:	c. 1940
Archaeology Zone:	N/A	Zoning District:	CL-2
Parcel number:	1900600000		
Agenda Item:	7(d)	Previous Action(s):	DRC2024-064

STAFF SUMMARY AND ANALYSIS:

This Certificate of Demolition application was continued at the August 15, 2024, meeting to allow the applicant time to consider alternatives to demolition.

The applicant submitted an updated narrative, a letter from Ace Hardware addressing the infeasibility of utilizing the existing Garage Apartment building as part of their commercial expansion (although details regarding replacement development were not provided), and a letter from Hygema house movers discussing the difficulties of potentially moving the structure due to the existing tree canopy and narrow streets.

Architectural Context from the August 15, 2024 HARB Report:
This Garage Apartment Building, constructed c. 1940, is set far back from the south side of Garnett Street one lot east of Cunningham Ave. Blocked from view by foliage and a gated fence, the building is accessed primarily by an alley to the south. The building features two pairs of wooden swinging garage doors, one inoperable, set in the masonry ground floor walls, asbestos shingle cladding on the second floor, 1/1 single and paired, awning, and 6-lite wood windows, a low-sloping side gable metal roof with a shed roof over the second story entry porch, and a brick chimney centrally located on the exterior of the west elevation.

Detailed analysis and additional comments in the staff responses to the Demolition Review Criteria on page 3 of this staff report have not changed from the prior hearing. Any full demolition of a structure aged 50 years or older requires review and approval by the HARB.

STAFF RECOMMENDATION:

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

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

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Demolition of a residential building.

DEMOLITION REVIEW CRITERIA (AGHP):

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

2. The contribution of the structure to the mass and scale of the streetscape. The building is so far set-back and screened from Garnett Avenue, that it contributes very little to the existing streetscape. It is a prominent feature in the dirt alley along the rear of the property.

3. The impact of the loss of the structure on the streetscape. The building is similar to other Garage Apartment buildings in St. Augustine. It's loss would minimally impact the Garnett Avenue streetscape because it is not visible from the street.

4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. 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.

5. The historical or cultural merit of the structure. The building is not recorded in the Florida Master Site File and is not located in a district. No historic or cultural associations are known that would qualify the building for listing individually and it is unclear whether the building would contribute to a district if one were created. There is no indication of a primary structure associated with this building ever existing on the property; however, Polk City Directory Research indicates that carpenter Charles Shugart, a likely relative of 11 Garnett Avenue resident Patricia Shugart, owned the property across the alley at 145 Cunningham Avenue around the time of the garage apartment's construction.

6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. The building is not designated as historic, is not eligible for individual designation and would require additional research for consideration as contributing to a historic district.

7. Whether or not the structure is representative of a style or type of architecture or a method of construction. The building is an example of a simple garage apartment style with a masonry ground floor and wood frame upper story.

8. *Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction.* The building typology is found sporadically throughout St. Augustine in many different neighborhoods, particularly Old City South, Nelmar Terrace, and Fullerwood Park and generally in relation to another primary structure.

9. *Whether or not the structure is of such design, craftsmanship or materials that it either could not be reproduced or could be reproduced only with great difficulty or expense. The condition of the structure, and the possibility of rehabilitating or relocating the structure.* The mixed masonry and frame building is not of such design that it could not be reproduced, although new construction would be visibly different in appearance.The building appears to be on good condition. Relocation of the structure may be cost prohibitive based upon the foundation type.

10. *The justification for the proposed demolition.* The applicant seeks to expand the existing commercial use to the east onto this property. No plans were provided for replacement development.

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

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

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

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

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

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

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

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

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

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

The building was built by 1940 and is thus more than 50 years old. The building is not in a Historic Preservation Zoning District or National Register Historic District, individually listed on the National Register of Historic Places or recorded on the Florida Master Site File.

The requirements have been sufficiently met.

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

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

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

STAFF PHOTOGRAPHS
11 GARNETT AVENUE



Front (north) Elevation

STAFF PHOTOGRAPHS
11 GARNETT AVENUE



Northwest Elevation

STAFF PHOTOGRAPHS
11 GARNETT AVENUE



West Elevation



STAFF PHOTOGRAPHS
11 GARNETT AVENUE



Rear (south) Elevation along the alley

STAFF PHOTOGRAPHS
11 GARNETT AVENUE



East Elevation

STAFF PHOTOGRAPHS
11 GARNETT AVENUE



Yard facing Garnett Avenue

Staff Report, Page 12

STAFF PHOTOGRAPHS
11 GARNETT AVENUE





Existing Shed

STAFF PHOTOGRAPHS
11 GARNETT AVENUE





STAFF PHOTOGRAPHS
11 GARNETT AVENUE





Interior

STAFF PHOTOGRAPHS
11 GARNETT AVENUE





Interior

STAFF PHOTOGRAPHS
11 GARNETT AVENUE





Interior

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11 GARNETT AVENUE





Interior

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11 GARNETT AVENUE





Interior

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11 GARNETT AVENUE





Interior

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11 GARNETT AVENUE





Interior

STAFF PHOTOGRAPHS
11 GARNETT AVENUE





Interior

SANBORN MAP – 1930 UPDATED TO 1965
11 Garnett Avenue



11 Garnett Avenue (c. 1940)
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
+ 1947	Mrs. Patricia Shugart		Widow, Lloyd
1949	Mrs. Patricia Shugart		Widow, Lloyd
1955	Mrs. Patricia Shugart		Widow, Lloyd
1960	Mrs. Patricia Shugart		Widow, Lloyd
1964	Mrs. Patricia Shugart		Clerk St. Augustine National Bank
1970	Vacant		
1975	Vacant		
1979-80	Not Listed		
1984-85	No Return		

\+ First entry found for this address

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

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

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

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

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

Ex Parte Communication: none

Mitchell Turner and Autumn Martinage

James Whitehouse representing Turner Ace Hardware reviewed the application.

Ms. Potter asked what would be replacing the building.

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

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

The Board discussed:

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

MOTION

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

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

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

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

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

8. Opinion of Appropriateness

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

Matthews | DCCM

Engineering - Landscape Architecture - Surveying

August 4, 2025

Amy McClure Skinner, AICP
City of St. Augustine
Planning & Building Department
75 King Street
St. Augustine, FL 32084

Re: Certificate of Demolition Extension Request
Project Name: 11 Garnett Ave - HP2024-0045
MDG Project #.: 24135
Parcel ID: 19006-0000

Dear Ms. Skinner:

This letter is written on behalf of Turner Ace St. Augustine, Inc., owner of the property subject to the Certificate of Demolition attached.

HP2024-0045 was approved by the Historic Architectural Review Board (HARB) on September 19, 2024, and is set to expire on September 19, 2025.

In accordance with Ordinance No. 2017-06, the owner is requesting a one (1) year extension of the Certificate of Demolition, for a new expiration date of September 19, 2026.

We look forward to your reply and please feel free to reach out with any questions or if you would like to discuss.

Sincerely yours,
Matthews | DCCM

Christina Evans, AICP
Senior Planner

cc: Mitchell Turner, Turner Ace St. Augustine, Inc.

ATTACHMENTS:

- Final Order for Certificate of Demolition - HP2024-0045
- Warranty Deed

CITY OF ST AUGUSTINE EST. 1565

Owner's Authorization For Agent

MATTHEWS | DCCM is/are hereby authorized TO ACT ON BEHALF OF TURNER ACE ST. AUGUSTINE, INC., the owner(s) of those lands described within

☐ the attached application, or ☒ described within the previously filed Application number: HP2025-45, 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 HISTORICAL ARCH REVIEW Board, for an application related to the structure located at:

BY: Mitchell A Turner
Signature of Owner

MITCHELLE TURNER, TURNER ACE ST. AUGUSTINE, INC.
Print Name of Owner

904-294-2170
Telephone Number

State of Florida

County of Duval

Signed and sworn before me on this 28 day of August, 2025.

By Mitchell A. Turner

Identification verified: ✓

Oath sworn: ✓ Yes ____ No

Notary Public State of Florida
Tammy Michele Williams
My Commission HH 432135
Expires 12/4/2027

Notary Signature: Tammy Michele Williams

My Commission expires: 12/04/27

Rev:120219 jw

September 20, 2024

Autumn Martinage
7 Waldo St
St Augustine, FL 32084

cc: Stephen Robideaux

Re: Certificate of Demolition (Full) - 11 Garnett Ave - HP2024-0045

Dear Autumn Martinage,

On September 18, 2024, the Historic Architectural Review Board (HARB) met and discussed your application To demolish a garage apartment building accessed from the rear alley, constructed c. 1940, that is not recorded in the Florida Master Site File or located in a district.

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

Please contact the Planning and Building Department at (904) 825-1065 with any questions and for the proper permits, archaeology review, fees and requirements to proceed with the approved elements of your project in accordance with the Historic Architectural Review Board's decision. Applications for building permits will be required and must be submitted electronically with formalized digital signature. HARB documents are not accepted for issuance of a building permit and applications must meet all city standards prior to permit issuance.

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

Amy McClure Skinner, AICP
Director, Planning & Building

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

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

TYPE OF REQUEST:

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

IN THE MATTER OF:

Case No.:	HP2024-0045
Applicant:	Autumn Martinage
Owner:	Stephen Robideaux
Address:	11 Garnett Avenue
Parcel Number:	19006-0000

Re: Certificate of Demolition, pursuant to Section 28-89, City of St. Augustine Code, To demolish a garage apartment building accessed from the rear alley, constructed c. 1940, that is not recorded in the Florida Master Site File or located in a district.

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

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☒ was present at the Wednesday, September 18, 2024, Historic Architectural Review Board meeting and testified under oath, or ☐ was not present.

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

3. The subject property has a zoning classification of CL-2

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

ORDER:

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

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.
- Condition to salvage useable materials
- Condition that Demo permit cannot be issued until the permit for new construction is submitted
-

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

Case No. HP2024-0045 **REQUEST** **APPROVED / DENIED / CONTINUED**

Sign Name

Brad Beach

Print Name

HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

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

MICHELLE 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.

Instr #2024071649 BK: 6018 PG: 984, Filed & Recorded: 9/10/2024 1:39 PM #Pgs:2 Doc. D $2,502.50
Brandon J. Patty,Clerk of the Circuit Court and County Comptroller St. JohnsCounty FL Recording $18.50

This instrument was prepared by:
Joan DeGrande
Action Title Services of St. Johns County, Inc.
3670 US 1 South, Suite 110, St. Augustine, Florida 32086
File Number:26018
Consideration: $357,500.00
Documentary Stamps Paid: $2,502.50

This Warranty Deed

Made this **September 10, 2024 A.D.** By
Stephen J. Robideaux, a single man, hereinafter called the grantor, to **Turner Ace St. Augustine, Inc., a Florida corporation,** whose post office address is: **13164 Atlantic Blvd., Jacksonville, FL 32225**, hereinafter called the grantee:

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

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

In the City of St. Augustine: The East Fifty (50) feet of Lot Seven (7) of Block Two (2) of the Cunningham and Garnett Subdivision, as the same is recorded in the Office of the Clerk of the Circuit Court of St. Johns County; now know as the East 50 feet of Lot 7, Block 7 of the Garnett Addition to the City of St. Augustine, Florida, as shown by plats on record in the Office of the Clerk of the Circuit Court of St. Johns County. The above described property fronting 50 feet on Garnett Avenue formerly known as Live Oak Avenue and extending back South 110 feet to an alley.

Parcel ID Number: 190060-0000

Grantor warrants that said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon as defined by Article X, Section 4 of the Florida Constitution, nor is it adjacent to or contiguous with any of his/their homestead(s) and that the property described herein is not now, nor has it ever been, the primary residence/homestead of the owner or the owner's spouse or dependent child, if any. The Grantor(s) residence is at the street or post office address designated below.

In addition, the property is not contiguous to such persons' homestead, which is located at: 1120 Hibiscus Street, St. Augustine, Florida 32084.

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

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

[signature page to follow]

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes and assessments accruing subsequent to **December 31, 2023.**

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

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

Signed, sealed and delivered in our presence:

[1] Joan DeGrande
Witness Printed Name: **Joan DeGrande**
Witness 1 address: 3670 US 1 S., Ste. 110, St. Augustine, FL 32086

[2]
Witness Printed Name Craig M. Herzog
Witness 2 address: 3670 US 1 S., Ste. 110
St. Augustine, FL 32086

Stephen J. Robideaux (Seal)
Stephen J. Robideaux
Address: 1120 Hibiscus Street, St. Augustine, Florida 32084.

State of FLORIDA
County of ST. JOHNS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this September 09, 2024, by Stephen J. Robideaux, a single man. Such person (notary must check applicable box):

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

JOAN DEGRANDE MY COMMISSION EXPIRES MARCH 24, 2025 #HH 105171 NOTARY PUBLIC, STATE OF FLORIDA
(NOTARY SEAL)

Joan DeGrande
Notary Public
Print Name: Joan DeGrande
My Commission Expires: 03/24/2025

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

Sales Questionnaire Form

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

Sales Questionnaire

Skip to main content

2024 TRIM Notice

St. Johns County, FL

Summary

Parcel ID	1900600000
Location Address	11 GARNETT AVE SAINT AUGUSTINE 32084-0000
Neighborhood	Garnett Addition & Rambo (585)
Tax Description*	GARNETT ADDITION CITY E1/2 OF LOT 7 BLK 7 OR791/1930 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Garnett Division, Plan Of
Sec/Twp/Rng	7-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.140
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab

No Image Available

Owner Information

Owner Name	Turner Ace St Augustine Inc 100%
Mailing Address	13164 ATLANTIC BLVD JACKSONVILLE, FL 32225-0000

Map



Valuation Information

Assessed Year	**2025**
Building Value	$86,735.00
Extra Features Value	$324.00
Total Land Value	$190,000.00
Agricultural (Assessed) Value	$0.00
Agricultural (Market) Value	$0.00
Just Market	**$277,059.00**
Total Deferred	$0.00
Assessed Value	**$277,059.00**
Total Exemptions	
Taxable Value	**$277,059.00**

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

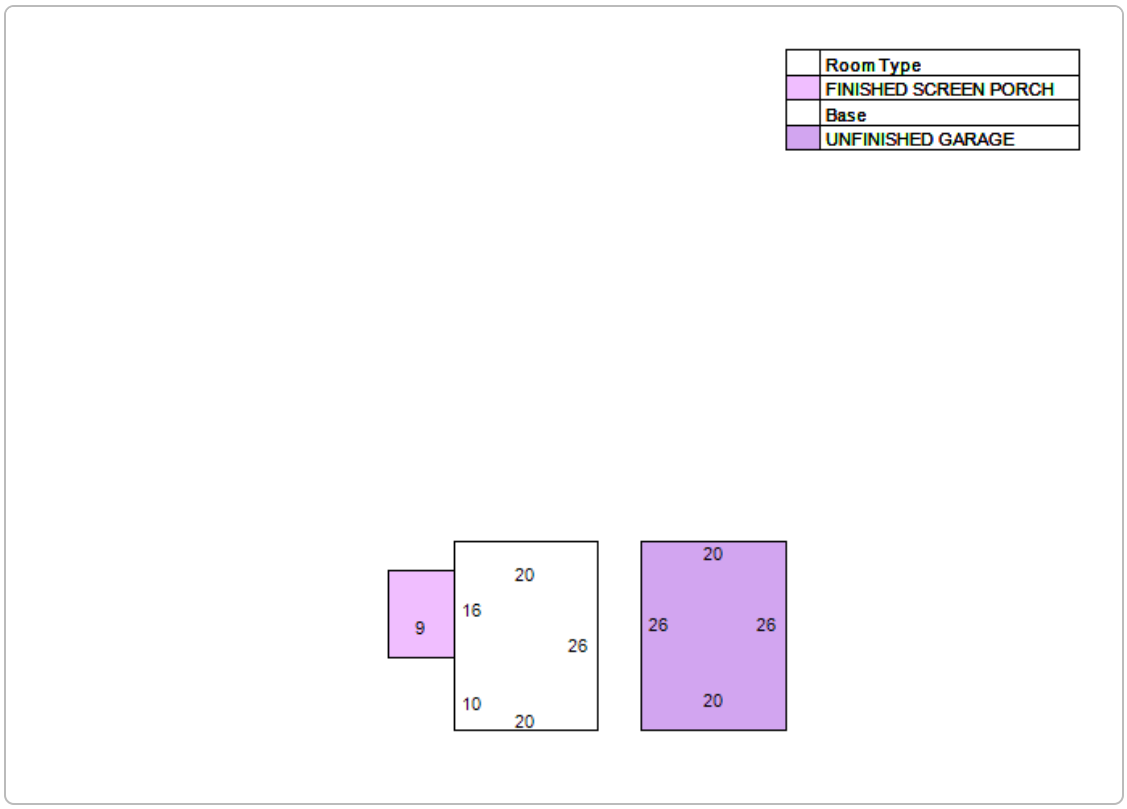
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2024	$70,449	$324	$190,000	$0
2023	$66,477	$324	$190,000	$0
2022	$65,770	$351	$159,600	$0
2021	$49,065	$351	$130,625	$0
2020	$40,332	$351	$85,500	$0
2019	$35,544	$333	$85,500	$0
2018	$36,672	$333	$85,500	$0
2017	$25,644	$2,097	$85,500	$0
2016	$24,318	$2,097	$76,000	$0
2015	$20,957	$2,097	$59,850	$0
2014	$20,468	$2,097	$59,850	$0

Building Information

Building	1	**Roof Cover**	Metal
Building Value	$86,735	**Roof Structure**	Gable Hip
Year Built	1940	**Interior Flooring**	Pine Wood, Sheet Vinyl
Actual Area	1148	**Interior Wall**	Drywall
Conditioned Area	520	**Heating Type**	None
Use	Single Family Residence	**Air Conditioning**	Window
Style	01	**Bedrooms**	1
Exterior Wall	Cement Fiber, Concrete Block	**Baths**	1

Description	Square Footage
UNFINISHED GARAGE	520
BASE AREA	520
FINISHED SCREEN PORCH	108
Total SqFt	1148

Sketch Information



Extra Feature Information

Code Description	Status	Value
Storage Building (Mix)		324

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	50	110	50	EF	$190,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
9/10/2024	9/10/2024	$357,500.00	WARRANTY DEED	6018	984	Q	I	ROBIDEAUX STEPHEN J	TURNER ACE ST AUGUSTINE INC
	8/1/1988	$39,000.00		791	1930	Q	I		ROBIDEAUX STEPHEN J
	1/1/1981	$21,000.00		478	471	U	I		
	1/1/1977	$0.00		340	612	U	I		

No data available for the following modules: Exemption Information.

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for September 18, 2025 Meeting



Application HP2025-0059 Address: 226 Charlotte Street

Applicant: Pat Dobosz

Property Owner: J Prabhu II LLC

Project description: To remove existing porch steps and continue existing wood railing along the Charlotte Street facade.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ00543
National Register:	St. Augustine NRHD: Contributing	Construction date:	c. 1865-1885
Archaeology Zone:	IB	Zoning District:	HP-2
Parcel number:	1989800000		
Agenda Item:	5(b)	Previous Action(s):	COA HP2022-0092 COA HP2023-0008

STAFF SUMMARY AND ANALYSIS:

1. This property is located on a through-lot fronting both Aviles and Charlotte Streets on the block between Cadiz Street and Bravo Lane in the Historic Preservation-Two (HP-2) zoning district. The HARB has previously approved construction of a new two-story porch along Aviles Street and some minor fenestration changes related to interior renovations.
2. The applicant is seeking to close off the existing porch entry by removing the stairs, continuing the existing railing across the entry opening, and extending the decking to fill in the gap where the stairs cut into the porch deck. According to the applicant, the reason for this request is to deter transients from accessing the porch space.
3. Along the block, starting at Bravo Lane and heading north towards King Street, Charlotte Street becomes increasingly utilitarian, primarily featuring rear access and service spaces for structures fronting Aviles Street or Marine Street and Avenida Menendez. The applicant has requested that the address for this property be changed to 25 Aviles Street, suggesting that the porch along Charlotte Street, once the primary entry, is now utilized as the rear of the property.
4. While the Architectural Guidelines for Historic Preservation (AGHP) recommends retaining porches and steps in their historic configuration, the modifications proposed by the applicant will retain the architectural character of the porch overall while meeting the security needs of the owner. Since the existing doorways to the building will remain, the porch steps could easily be reconstructed in the future. Small details, such as the brick foundation for the steps, could be retained to convey that entry stairs once existed at this location. The spacing of the porch bays aligned with the original entry door also reflects the location of the entry stairs.

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 **226 Charlotte Street** if the HARB finds that the proposed porch alterations meet the Secretary of the Interior's Standards for Rehabilitation numbers 9 and 10 as a reversible compatible contemporary design with the condition that all materials be clearly defined as wood to match existing.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Remove existing porch steps.
2. Extend porch decking over the step area.
3. Continue existing railing across to block access to the porch.

CITY CODES/DESIGN GUIDELINES:

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

Accessory Buildings including porches

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

Do...

- Identify, retain and preserve porches and their functional and decorative features that are important in defining the overall historic character of the building such as columns, balustrades and stairs.
- Retain porches and steps that are appropriate to a building and its subsequent development. Porches and additions reflecting later architectural styles are often important to the building's historical development and should be retained.
- Repair and replace, where necessary, deteriorated architectural features of wood, terra cotta, tile, brick and other historic materials.
- Repair will also generally include the limited replacement in kind, or with compatible substitute material, of those extensively deteriorated or missing parts of repeated features where there are surviving prototypes such as balustrades, columns and stairs.

Don't...

- Fail to provide adequate protection to materials on a cyclical basis so that deterioration of porches results.
- Fail to undertake adequate measures to assure the protection of porches.
- Remove or alter porches and steps that are appropriate to the building's development and style.
- Remove a porch that is unrepairable and not replace it; or replace it with a new porch that does not convey the same visual appearance.
- Strip porches and steps of original material and architectural materials such as hand rails, balusters, columns, brackets and roof decorations.

LIST OF ATTACHMENTS:

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

Staff Photographs
226 Charlotte Street



Southeast Elevation

Staff Report pg 5

Staff Photographs
226 Charlotte Street



Southeast Elevation



Northeast Elevation

Staff Photographs
226 Charlotte Street



Porch Details

Staff Report pg 7

Staff Photographs
226 Charlotte Street





Porch Details

Staff Photographs
226 Charlotte Street



Existing Door to Charlotte Street (Appears to be Inoperable)

Staff Report pg.9

Staff Photographs
226 Charlotte Street



Entry From Aviles Street

1980

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ543 1009==

Site Name: 226 Charlotte Street 830== Survey Date: 7808 820==

Address: 226 Charlotte Street, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 30 (block) 2 (lot) 868==

868==

Owner of Site: Name: Williamson, Nellie Hugas & William;

Address: 226 Charlotte Street

St. Augustine, FL 32084 902==

Occupant or Manager: 904==

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

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

UTM: 17 (zone) 469940 (easting) 3306500 (northing) 890== Location: T07S (T) R30E (R) S18 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

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

Integrity of Site:

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

Threats to Site:

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

II. SITE DESCRIPTION, continued.

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

Date: +1885 844== Period: 19th cent. 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame Vernacular 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Wood, drop siding, with cornerboards 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

- Window Type: DHS 1/1 942==
- Foundation: Brick piers 942==
- Roof Type: Flat 942==
- Secondary Roof Structures: Porch, hip 942==
- Porches & Balconies: Two-story open porch on the front. 942==
- Chimney Location: Interior 942==

Materials: (882)

- Chimney: Brick 882==
- Roof Surfacing: Built up 882==
- Ornament Exterior: Chamfered posts, jigsawn brackets 882==

Quantitative Data: (950-954)

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

Other: 956==

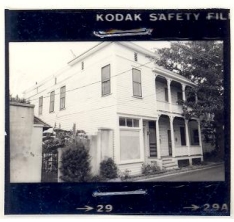
Surroundings: Mixed Residential/Commercial 864==

Relationship to Surroundings: On narrow street in old section of city. Near school grounds. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints



IV. SIGNIFICANCE

Areas of Significance: Architecture, Commerce, Literature, Music

920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Frame Vernacular apartment house at 226 Charlotte Street was constructed between 1865 and 1885. A two-story open porch with chamfered posts and jigsawn brackets extends from the front. Sanborn Fire Insurance Maps show that an enclosed area on the southeast corner served as a store. The building, set on coquina piers, is located on a narrow street in one of the oldest sections of town. A two-story porch in the rear overlooks the grounds of the one hundred year old St. Joseph's Academy.

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 facilites. 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 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

(over)

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.

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)

This house at 226 Charlotte Street was occupied for many years by Robert Mills who operated a bakery in a two-story frame building adjoining the residence. During the 1920's, Mills was also proprietor of a boarding house and apartments. Residents during that time included Beatrice Leonardi, musician at the Orpheum Theater; N. N. Eaton, a bridge builder, and his wife Lilliam; and Goldie Laden, a writer.(4) After 1930 the bakery/apartment house building was razed and this structure renovated to accommodate renters.(5)

ARCHAEOLOGY

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

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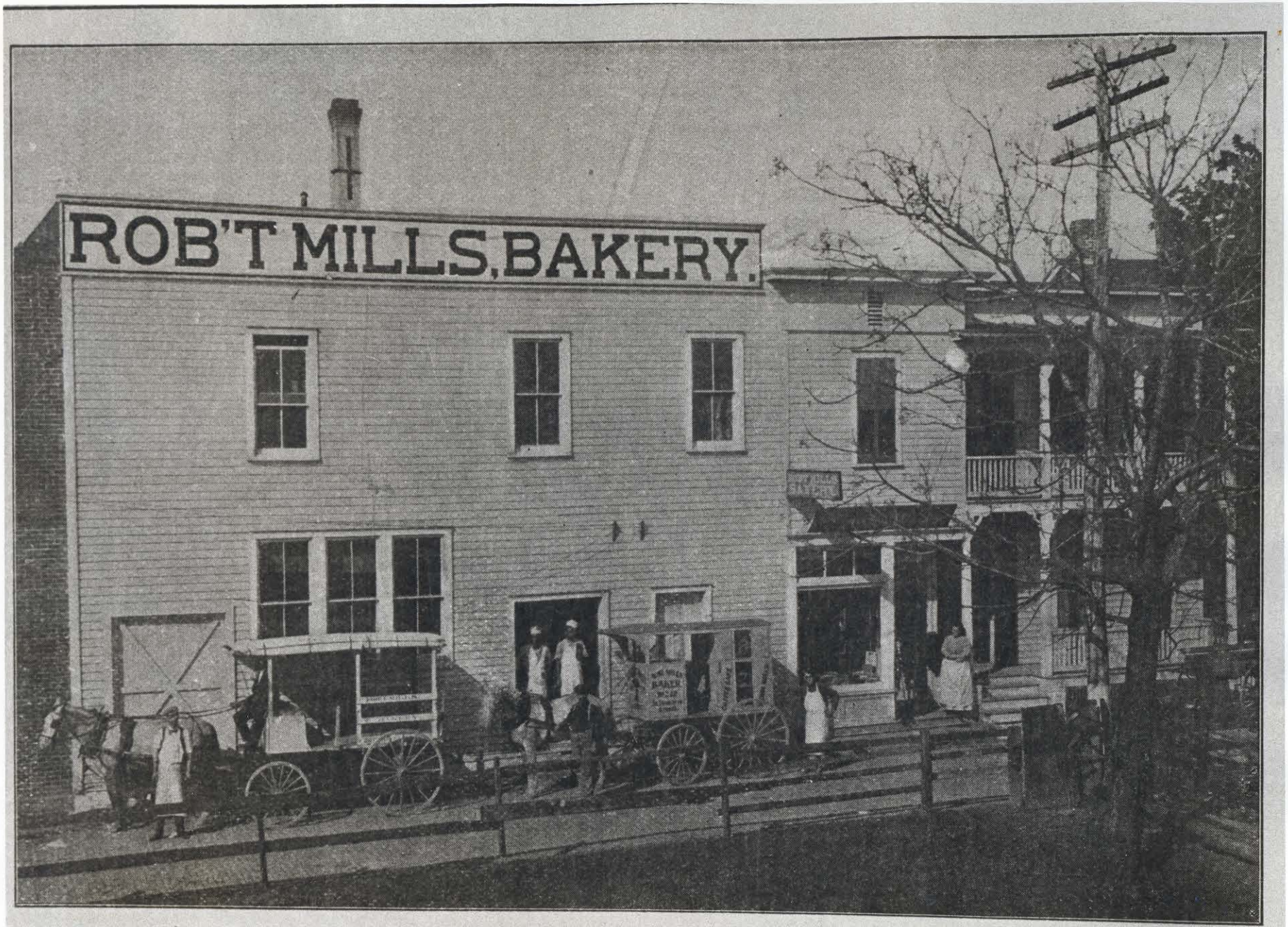
3. Anon., "Copy of a Plan of the City of St. Augustine," 1833; 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Maps, 1884-1958.
4. St. Augustine City Directory, 1899 through 1927-28.
5. Sanborn, 1924, 1930, 1956.



Staff Report pg.15



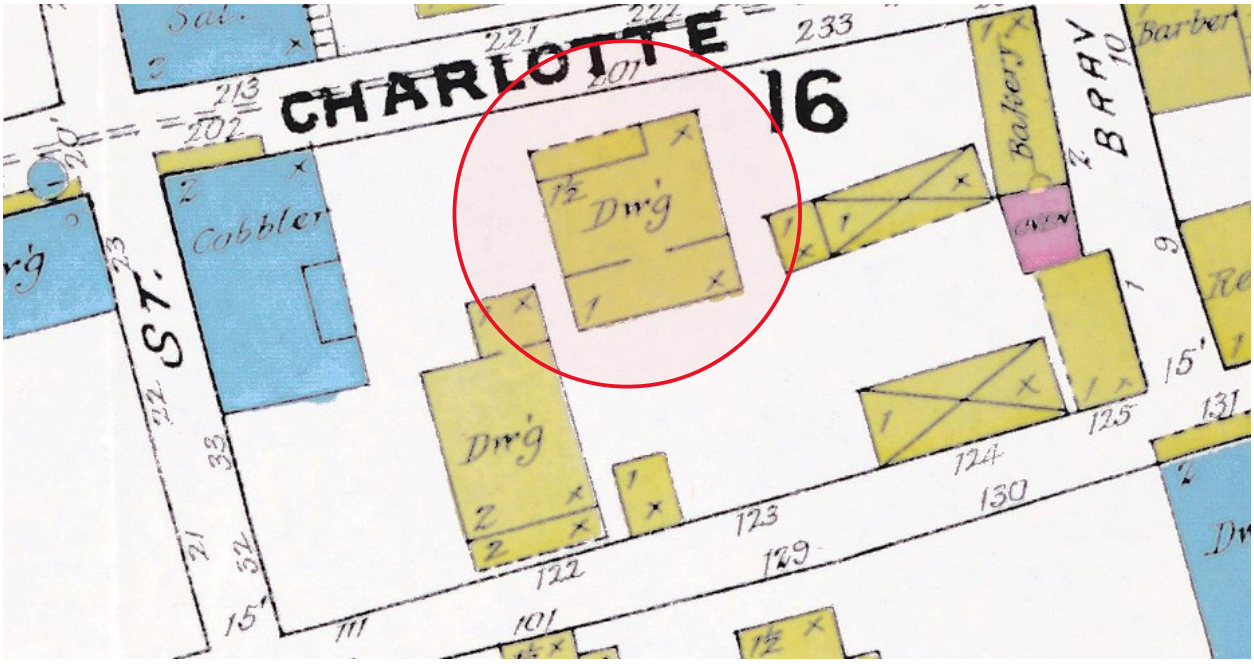
BAKERY, STORE AND RESIDENCE OF ROBERT MILLS, 228 CHARLOTTE STREET

) up to date
respect

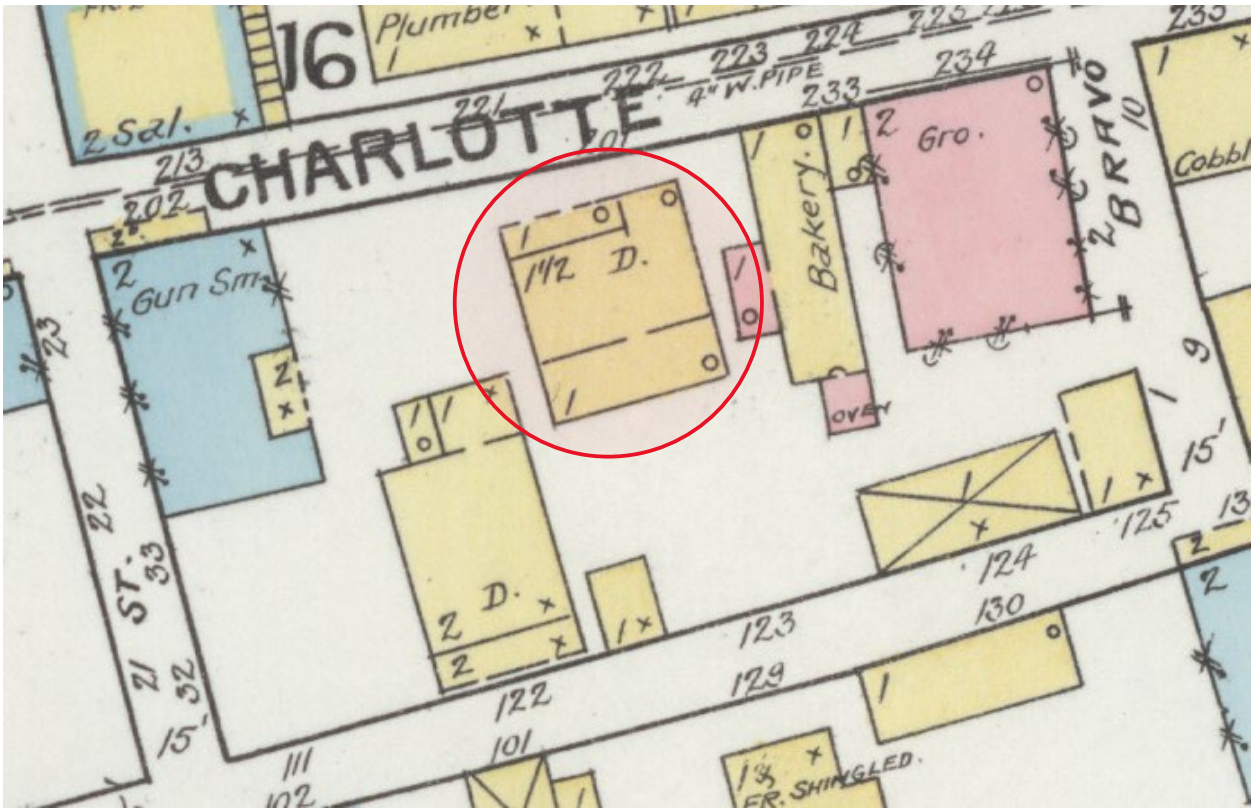
MILLS SELLS BREAD

Try our
Come in an

SANBORN MAPS
226 Charlotte Street

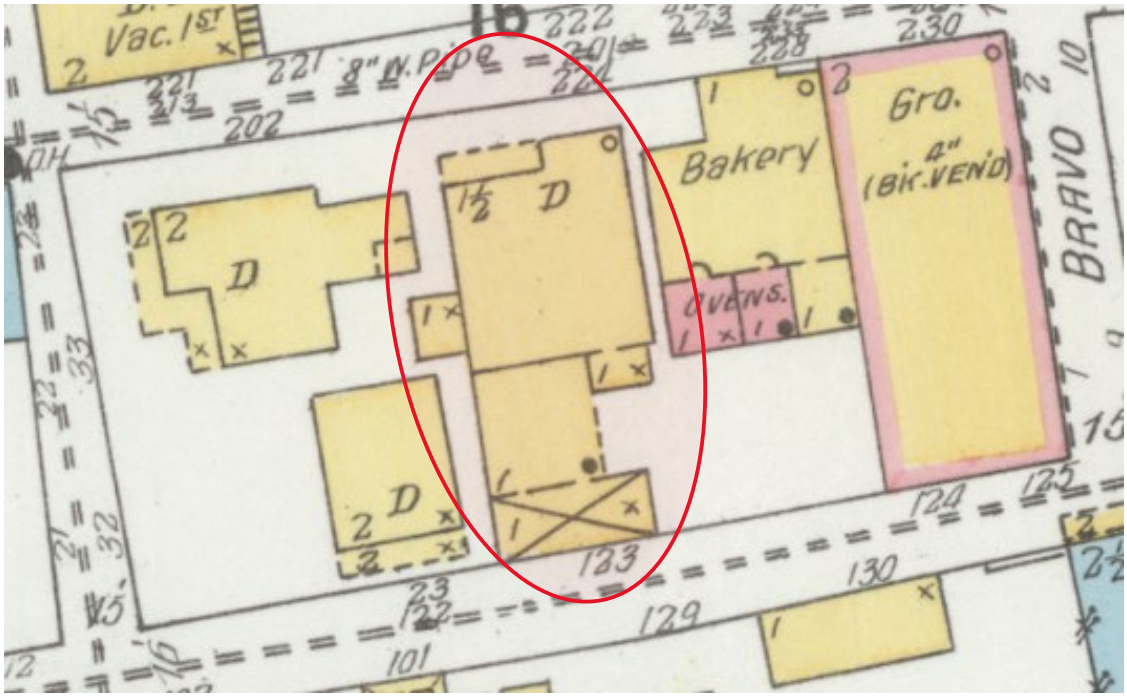


1888

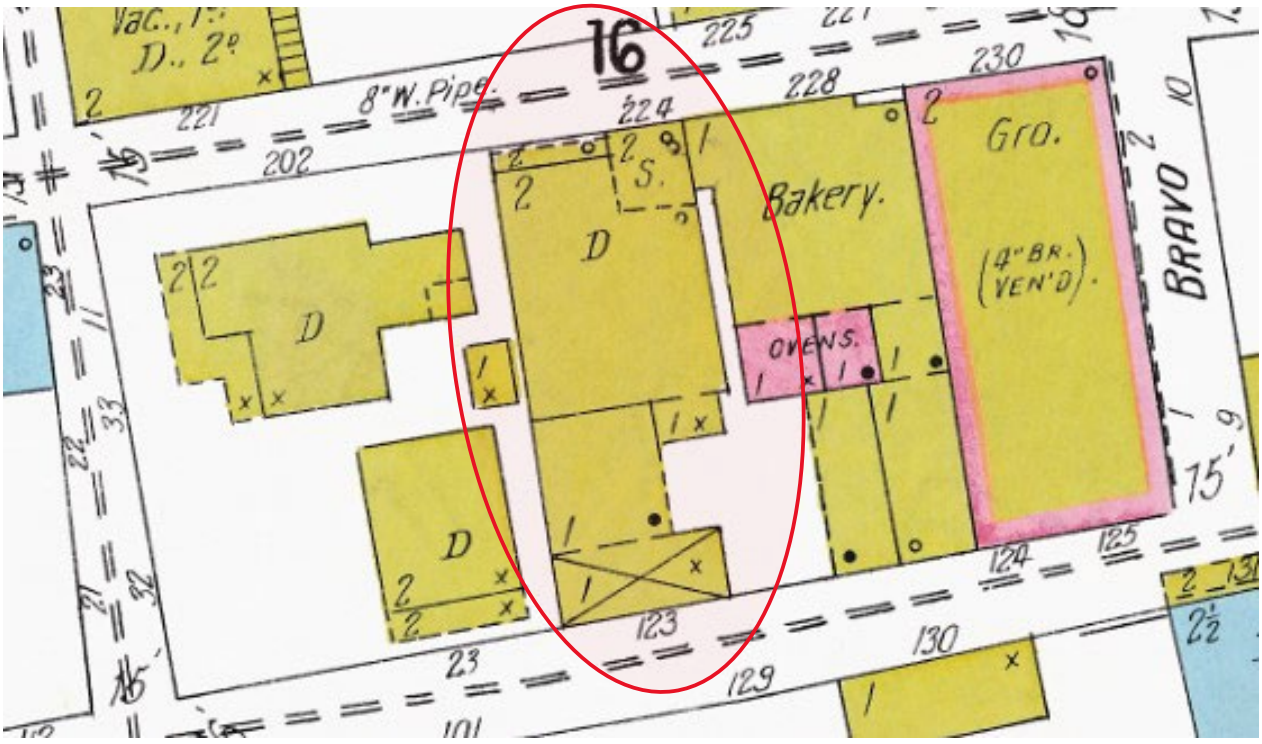


1893

SANBORN MAPS
226 Charlotte Street

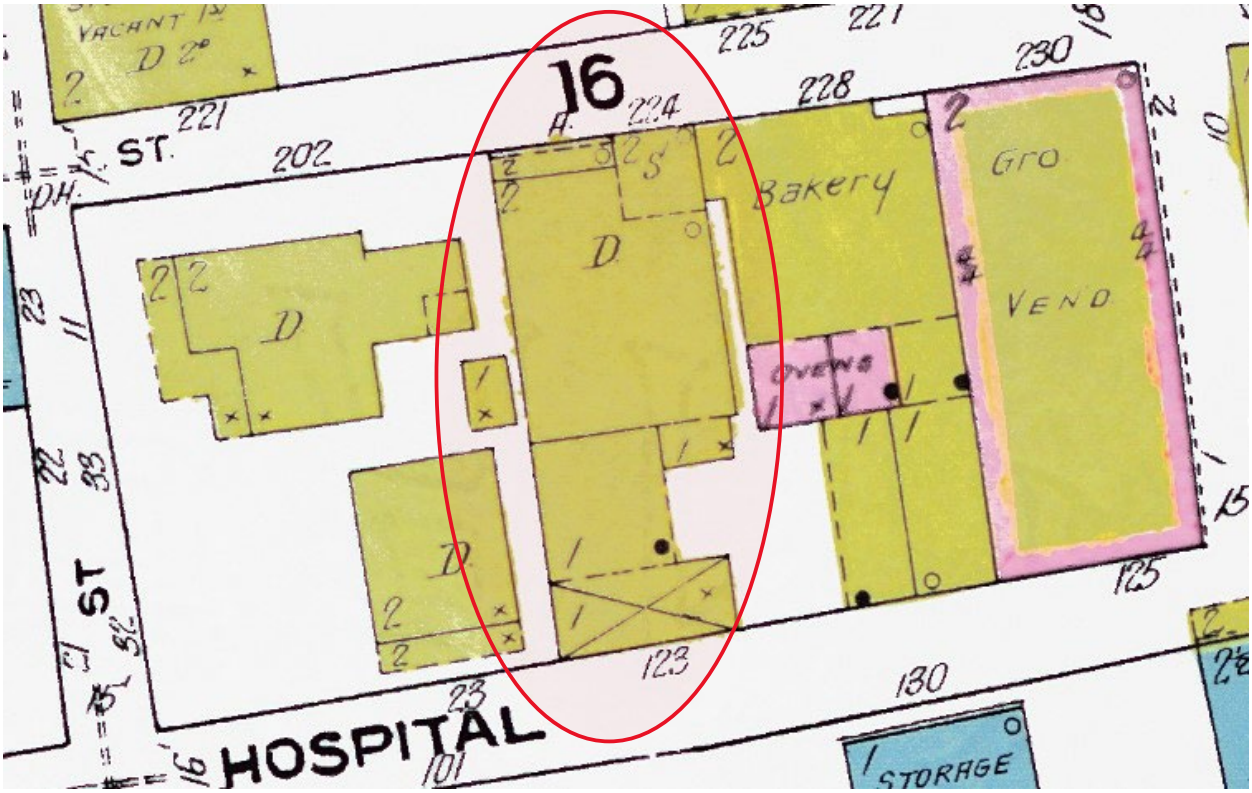


1899



1904

SANBORN MAPS
226 Charlotte Street



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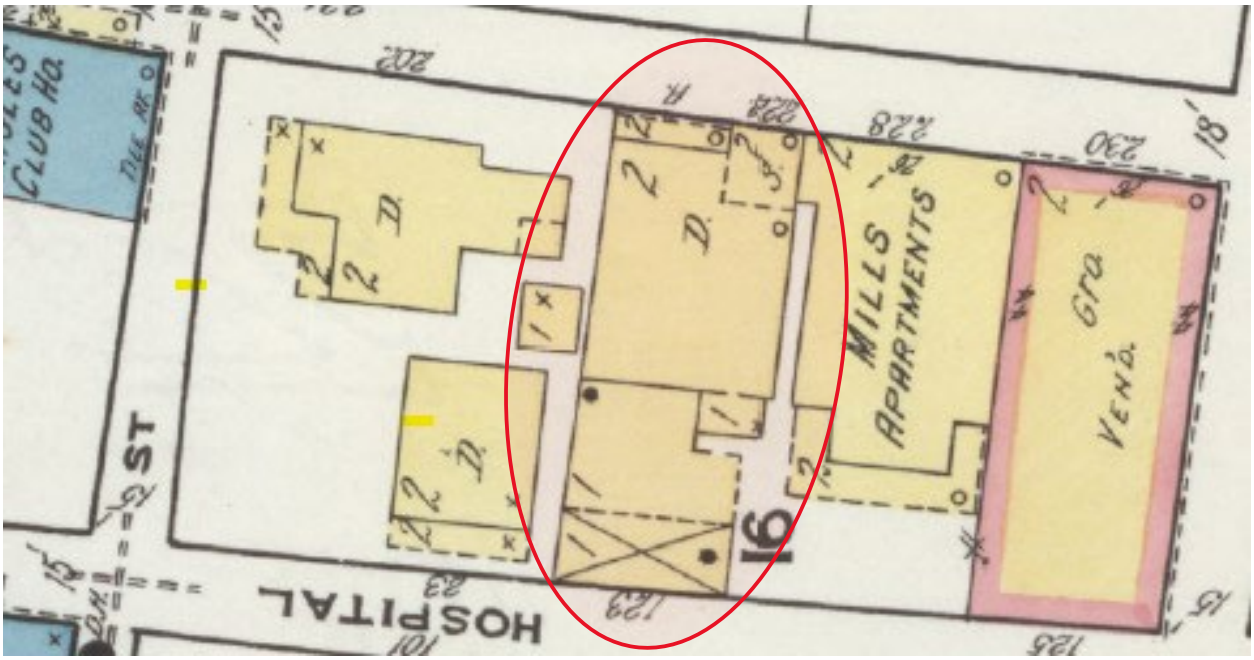
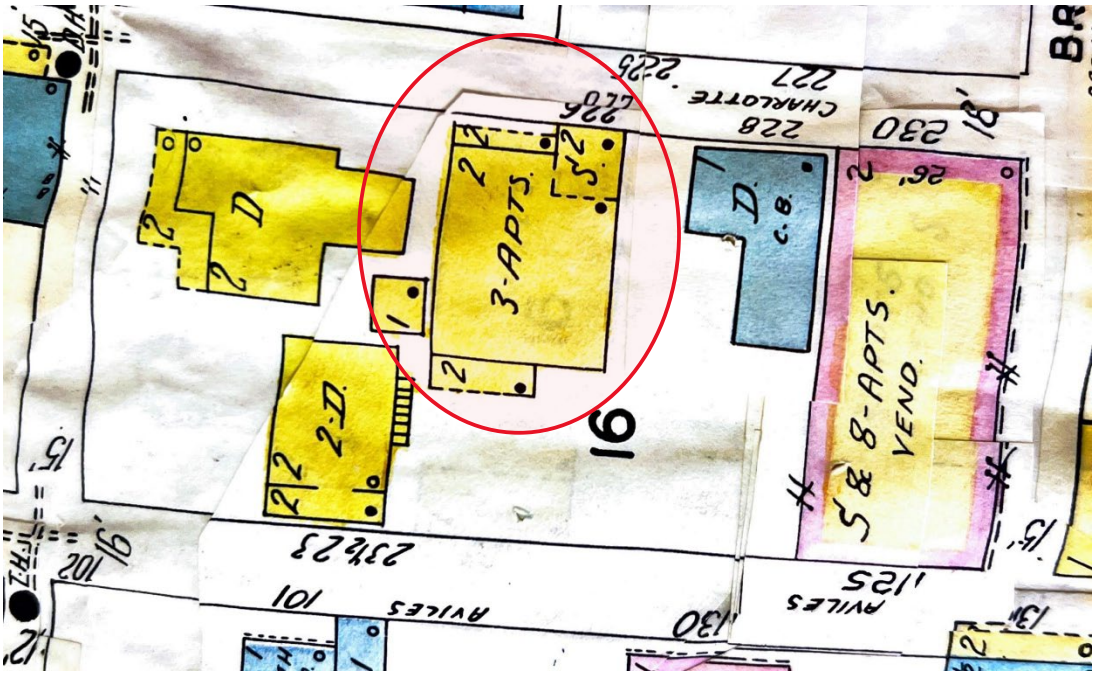


1917

SANBORN MAPS
226 Charlotte Street



1924



1930 updated to 1965

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Appropriateness

Case Number: HP2025-0059 **Meeting Date: Thursday, September 18, 2025**

1. NAME OF APPLICANT: Pat Dobosz
   Business (if applicable):
   Address: 25 Aviles St
   City: St Augustine State: FL Zip Code: 32084
   Daytime Telephone: 9048242116 E-Mail Address: contactus@thekenwoodinn.com

2. NAME OF PROPERTY OWNER: Mack Patel
   Business (if applicable): J Prabhu II LLC
   Address: 25 Aviles St
   City: St Augustine State: FL Zip Code: 32084
   Daytime Telephone: 9048242116 E-Mail Address: contactus@thekenwoodinn.com

3. PROJECT LOCATION: 226 CHARLOTTE ST, Saint Augustine, 32084

4. LEGAL DESCRIPTION: CITY OF ST AUG N34.9FT OF LOT 2 BLK 30 OR5210/1855

5. SCOPE OF WORK: to remove existing porch steps and continue existing wood railing along the Charlotte Street facade

Information attached by applicant includes:

- Application Agreement
- Existing Photograph/Plan

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: 25 Aviles St/226 Charlotte St

Applicant's Name: Pat Dobosz Applicant's Signature: Pat Dobosz

Owner's Name: J Prabhu II LLC Owner's Signature: Mack Patel

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 HP2025-0059

25 AVILES ST, Saint Augustine, FL, 32084

Checklist Item	Checklist Item Description	Status	Comments
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	A site plan showing the location of this change (even a marked aerial photo) should be provided.
PORCHES, DECKS, BALCONIES - Scaled elevation showing the building and existing	Scaled elevation(s) showing the building and existing or proposed porch/deck/balcony	Need	Please add measurements to submitted drawing.
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	State clearly the materials being used to fill in the stairway location and continue the porch railing.
PORCHES, DECKS, BALCONIES - Documentation of justification for changing	Documentation of justification for changing the existing porch/deck/balcony and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.	Need	Please provide a justification for removing access to this structure from Charlotte Street.

Other Details Necessary for Review

N/A

Received August 17, 2025
Planning and Building Department



Instr #2021030003 BK: 5210 PG: 1855, Filed & Recorded: 3/18/2021 9:12 AM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $3,500.00

This instrument was prepared by:
Craig M. Herzog, CLC
Action Title Services of St. Johns County, Inc.
3670 US 1 South, Suite 110, St. Augustine, Florida 32086
File Number:20103
Consideration: $500,000.00
Documentary Stamps Paid: $3,500.00

This Warranty Deed

Made this **March 18, 2021 A.D.** By
Eduardo Acebal and Jack Acebal, conveying non-homestead property hereinafter called the grantor, to **J Prabhu II LLC, a Florida limited liability company,** whose post office address is: **120 Avenida Menendez, St. Augustine, Florida 32084**, hereinafter called the grantee:

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

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

COPY

A parcel of land being a part of Lot 2, Block 30, according to Official Map of the City of St. Augustine, Florida on file in the Office of the Clerk of the Circuit Court for St. Johns County, Florida, and being more particularly bounded and described as follows: Commence at the Southeast corner of said Block 30; thence N 13°23'36" W, along the East line of said Block 30 and the West line of Charlotte Street, as it currently exists, a distance of 73.44 feet to the Point of beginning for the herein described parcel of land, said point also being the Northeast corner of those lands described in Official Records Book 5205, Page(s) 732 of the Public Records of said county; thence S 76°01'33" W, along the North line of said lands described in Official Records Book 5025, Page(s) 732, a distance of 15.80 feet; thence S12°41'48" E, along a jog in said North line of those lands described in Official Records Book 5025, Page(s) 732, a distance of 4.20 feet; thence S 76°50'39" W, along the North line of said lands described in Official Records Book 5025, Page(s) 732, a distance of 67.16 feet to the East line of Aviles Street, as it currently exists; thence N 16°55'39" W along said East line of Aviles Street, a distance of 35.81 feet to the Southwest corner of those lands described in Official Records Book 4254, Page(s) 786 of said Public Records; thence N 75°03'45"E, along the South line of said lands described in Official Records Book 4254, Page(s) 786, a distance of 85.25 feet to the West line of said Charlotte Street; thence S13°23'36"E, along said West line of said Charlotte Street, a distance of 33.54 feet to the Point of Beginning. The aforedescribed parcel of land being those same lands described in Official Records Book 2341, Page(s) 996.

Parcel ID Number: 198980-0000

Grantor warrants that said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon as defined by Article X, Section 4 of the Florida Constitution, nor is it adjacent to or contiguous with any of his/their homestead(s) and that the property described herein is not now, nor has it ever been, the primary residence/homestead of the owner or the owner's spouse or dependent child, if any.

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

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes and assessments accruing subsequent to **December 31, 2020.**

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

TWO DIFFERENT WITNESSES HAVE SIGNED BELOW (THE NOTARY MAY BE ONE OF THE TWO WITNESSES) AND NEITHER WITNESS NOR THE NOTARY IS RELATED TO THE GRANTOR(S) OR HAS A BENEFICIAL INTEREST IN THE SALE OF THIS PROPERTY DESCRIBED HEREIN.

COPY

Signed, sealed and delivered in our presence:

[1] _____

Witness Printed Name: Craig M. Herzog

Eduardo Acebal _____ (Seal)

Eduardo Acebal
Address: 40 Dolphin Dr
St. Augustine, FL 32080

[2] Joan DeGrande

Witness Printed Name: Joan DeGrande

Jack C. Acebal Jr _____ (Seal)

Jack Acebal
Address: 80 Nicholai Ct
Ormond Beach FL
32176

State of FLORIDA
County of ST. JOHNS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this March 16 2021, by Eduardo Acebal and Jack Acebal, conveying non-homestead property. Such person (notary must check applicable box):

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

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

CRAIG M. HERZOG
MY COMMISSION EXPIRES
JANUARY 27, 2022
#GG 146525
Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

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	1989800000
Location Address	226 CHARLOTTE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City/Historic (SF) (612.01)
Tax Description*	CITY OF ST AUG N34.9FT OF LOT 2 BLK 30 OR5210/1855 *The Description above is not to be used on legal documents.
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	City of St Augustine
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.070
Homestead	N

Skip to main content

St. Johns County, FL

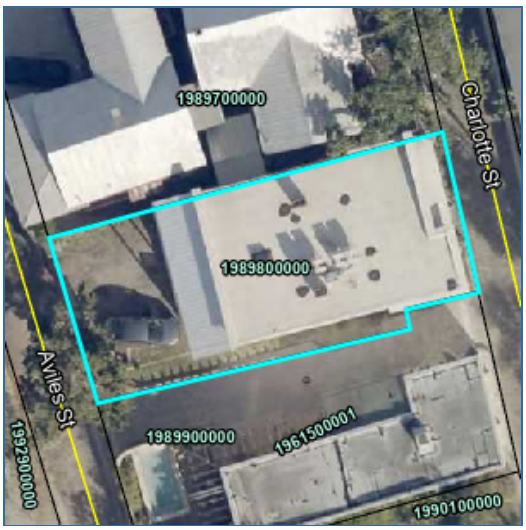
Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	J Prabhu II LLC 100%
Mailing Address	120 AVENIDA MENENDEZ SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

Assessed Year	2025
Building Value	$412,126.00
Extra Features Value	$0.00
Total Land Value	$252,000.00
Agricultural (Assessed) Value	$0.00
Agricultural (Market) Value	$0.00
Just Market	**$664,126.00**
Total Deferred	$5,619.00
Assessed Value	**$658,507.00**
Total Exemptions	
Taxable Value	**$658,507.00**

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

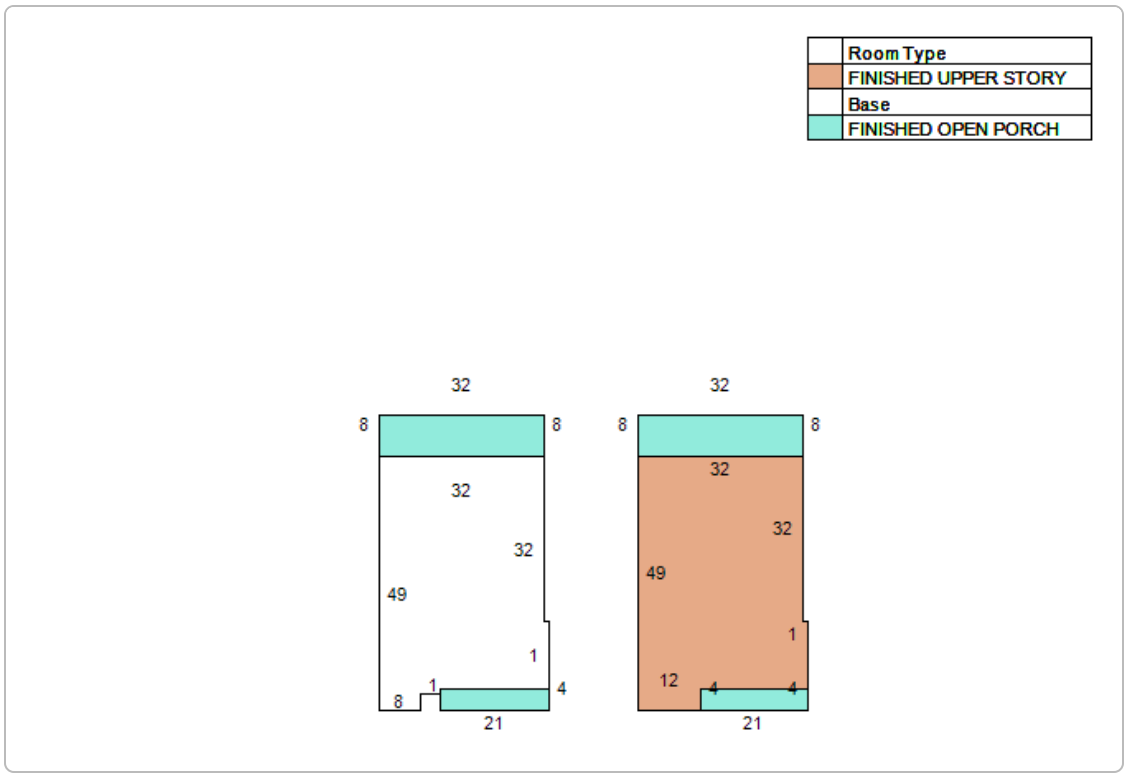
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2024	$354,121	$0	$252,000	$0
2023	$292,449	$0	$236,250	$0
2022	$255,038	$0	$229,950	$0
2021	$204,064	$0	$189,000	$0
2020	$79,125	$0	$189,000	$0
2019	$64,547	$0	$126,000	$0
2018	$64,632	$0	$126,000	$0
2017	$51,712	$0	$126,000	$0
2016	$54,235	$0	$102,375	$0
2015	$56,758	$0	$102,375	$0
2014	$54,606	$0	$102,375	$0

Building Information

Building	1	**Roof Cover**	Built Up
Building Value	$412,126	**Roof Structure**	Shed
Year Built	1920	**Interior Flooring**	Pine Wood
Actual Area	3670	**Interior Wall**	Minimum
Conditioned Area	2990	**Heating Type**	Air Duct
Use	Duplex	**Air Conditioning**	Central
Style	01	**Bedrooms**	5
Exterior Wall	Wood	**Baths**	5.5

Description	Square Footage
FINISHED OPEN PORCH	256
FINISHED OPEN PORCH	256
BASE AREA	1489
FINISHED OPEN PORCH	84
FINISHED OPEN PORCH	84
FINISHED UPPER STORY	1501
Total SqFt	3670

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	35	90	3150	SF	$252,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/18/2021	3/18/2021	$500,000.00	WARRANTY DEED	5210	1855	Q	I	ACEBAL EDUARDO & ACEBAL JACK (T/C)	J PRABHU II LLC
	11/30/2004	$100.00	PERSONAL REP	2341	996	U	I	MOORE MARY ACEBAL ESTATE BY PERS REP	ACEBAL EDUARDO & ACEBAL JACK (T/C)
	11/30/2004	$0.00	LETTERS OF ADMN	2335	559	U	I	MOORE MARY ACEBAL ESTATE (DECD 12/7/03)	MOORE MARY ACEBAL ESTATE (LETT OF ADMIN)
	10/7/1997	$100.00	PERSONAL REP	1278	807	U	I	WILLIAMSON NELLIE ESTATE	MOORE MARY ACEBAL

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 8/27/2025, 7:59:45 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL



Detail by Entity Name

Florida Limited Liability Company
J PRABHU II LLC

Filing Information

Document Number	L21000103417
FEI/EIN Number	86-2641197
Date Filed	03/03/2021
Effective Date	03/03/2021
State	FL
Status	ACTIVE

Principal Address

120 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

Mailing Address

120 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

Registered Agent Name & Address

PATEL, MAHENDRA
120 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

Authorized Person(s) Detail

Name & Address

Title MGR

PATEL, MAHENDRA
120 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2023	01/24/2023
2024	02/08/2024
2025	01/13/2025

Document Images

01/13/2025 -- ANNUAL REPORT	View image in PDF format
02/08/2024 -- ANNUAL REPORT	View image in PDF format
01/24/2023 -- ANNUAL REPORT	View image in PDF format
01/11/2022 -- ANNUAL REPORT	View image in PDF format
03/03/2021 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for September 18, 2025 Meeting



Application HP2025-0063 Address: 154 Avenida Menendez

Applicant & Owner: St. Augustine Dunes, LLC

Project description: To replace an existing wooden gate with a decorative metal gate.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ00200
National Register:	St. Augustine NRHD: Contributing	Construction date:	1885
Archaeology Zone:	IB	Zoning District:	HP-1
Parcel number:	1984700000		
Agenda Item:	6(a)	Previous Action(s):	OOA F2017-0145 COA PL2018-0043

STAFF SUMMARY AND ANALYSIS:

1. This property is a through-lot fronting both Marine Street and Avenida Menendez in the block between Bridge and St. Francis Streets in the Historic Preservation-One (HP-1) zoning district. The HARB has previously approved elevation of the existing Frame Vernacular residence for flood mitigation purposes.
2. The applicant is seeking approval to replace an existing single wood louvered gate with a decorative wrought-iron double-leaf gate.
3. The Architectural Guidelines for Historic Preservation (AGHP) does not directly address metal gates but states that fences, walls, and gates must match the architectural style of the primary building; and, ornate cast iron fences are appropriate only for Queen Anne, Colonial Revival, Classical Revival and other highly styled buildings.
4. The wrought-iron gate proposed is a simple custom design, lacking finials with a decorative panel across the top and simple pickets. The gate will be mounted within the existing masonry wall opening, and no additional changes are proposed to the masonry wall.
5. Other cast and wrought iron gate and fence designs of varying detail are found along Avenida Menendez and within HP-1 on properties featuring Frame Vernacular, Mediterranean Revival, and Spanish Colonial structures.

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 **154 Avenida Menendez** if the HARB finds that the proposed new decorative metal gate, as proposed or with modifications as recommended by the HARB, meets 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. Remove existing wooden gate
2. Install decorative wrought-iron gate

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**
9. **Compatible Contemporary Design for 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.

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.

Modern wood vertical board privacy fences are generally appropriate only on side and rear elevations. These privacy fences should be recessed from the wall plane on street side elevations.

Simple vertical picket fences are appropriate for Frame Vernacular buildings.

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.

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

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File

Staff Photographs
154 Avenida Menendez



Front (East) Elevation

Staff Report pg 5

Staff Photographs
154 Avenida Menendez



Gate to be Replaced



Staff Photographs
154 Avenida Menendez





Gate Details

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. 8SJ200 1009==

Site Name: 154 Avenida Menendez 830== Survey Date: 7808 820==

Address: 154 Avenida Menendez, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 22 (block) Shares ½ of lot 5 (lot) 868==

868==

Owner of Site: Name: Mellon, Thomas A. IV;

Address: 57 Marine Street

St. Augustine, FL 32084 902==

Occupant or Manager: Weimar, Nell P. (occupant) 904==

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

NR Classification Category: Building 916== Recording Date: 8010 832==

UTM: 17 (zone) 470100 (easting) 3306360 (northing) 890== Location: T07S (T) R30E (R) S17 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(X) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(X) Altered 858==

( ) Unaltered 858==

( ) Original Site 858==

( ) Restored - Date: 858==

(X) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

II. SITE DESCRIPTION, continued.

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

Date: +1885 844== Period: 19th cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame Vernacular 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Wood, shingles, butt, BEC ceiling board 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS 1/1, 2/2, 6/4, transom light, sliding (4 pane) blinds 942==

Foundation: Brick piers, concrete block wall infill 942==

Roof Type: Gable 942==

Secondary Roof Structures: Porch, hip dormers, gable 942==

Porches & Balconies: Two-story open front porch 942==

Chimney Location: End, interior, ridge 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Composition shingles 882==

Ornament Exterior: Shingled posts 882==

Quantitative Data: (950-954)

Chimneys: 2 952== Dormers: 3 954== Stories: 2½ 950==

Other: 956==

Surroundings: Mixed Residential/Commercial 864==

Relationship to Surroundings: Faces waterfront. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Politics/Government, Railroads, Women, Military 920==

Statement of Significance: (911==)

ARCHITECTURE

This two and one-half story Frame Vernacular residence at 154 Avenida Menendez was constructed between 1865 and 1885. An on-site inspection of the house revealed vertical saw marks on the structural timbers under the house. This and massive coquina piers is frequently indicative of pre-Civil War construction; however, deed research did not substantiate this theory (see history statement for additional details). The house is believed to have been moved from the north half of the lot to its present location. A two-story open porch with shingled posts and box-car siding (BEC Ceiling Board) extends from the front. Gabled dormers give additional height, for viewing the waterfront. The butt cut wood shingle exterior and the contrasting belt course were common in late 18th and early 19th century construction in the city. The 1885 Birds-Eye View shows the house with a three-bay second story balcony, and a front door opening directly onto the street. The 1894 view shows a two-story single bay porch centered on the front of the house. By 1899, the Sanborn Fire Insurance Map shows a one-story addition on the rear of the rectangular building.

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

(over)

V. BIBLIOGRAPHY

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

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

Staff Report pg.10

HISTORY

This section of the walled colonial city was first occupied in the 17th century as the early settlement expanded south towards the St. Francis convent. All structures were destroyed in 1702 by the invading South Carolinians, but by mid-century, houses had been rebuilt on all streets except present-day Cordova Street, then the course of the early 18th century Rosario defense line. The northern boundary of the area, Bridge Street, led to one of three late colonial San Sebastian River ferry crossings. The British demolished numerous buildings here, but were the first to build along the bayfront on the east side of Marine Street. The Spanish filled this low-lying land in the 1790's, and substantial residences were thereafter erected on the reclaimed land. The Spanish crown owned considerable property in this section of the colonial city, such as a school building near the southeast corner of Bridge and St. George Streets and the vacant land west of St. George Street where crops were raised by the garrison. Nine colonial buildings have survived in this section, particularly in clusters along Marine and St. Francis Streets: Sanchez, Marin, Puello, Jones and the two Rovira Houses on Marine; Tovar and Oldest House on St. Francis; and the St. Francis Inn on corner of St. George and St. Francis. The Llambias House and the St. Francis Barracks lie on the south side of St. Francis Street.(1) The area remained essentially residential throughout the American period, although several religious structures were built along St. George Street (the non-extant 19th century Presbyterian Church and the 20th century Cathedral Parish School complex) and along Cordova Street (the 20th century Synagogue). Several boarding houses were scattered throughout the area, most notably the St. Francis Inn building and the Valencia Hotel. Taken as a whole, this section has a high concentration of 18th and 19th century buildings on all streets except Cordova which was developed primarily in the 1920's.(2)

This house at 154 Avenida Menendez was originally located on the north half of lot 5, block 22, and used the address of 152 Bay Street. The south half of the lot was occupied by an older two-story house set midway on the lot between Bay and Marine Streets, with the address of 152½ Bay Street. This older building was located due east of the colonial Jones House at 56 Marine Street. Although vertical saw marks and coquina piers, as found on this house, are frequently indicative of pre-Civil War construction, early deed records did not give evidence of a house on this property (lot 5).(3) A newspaper article in 1924 describes the demolition of an old frame house called the Von Balsam house. The owner, Adjutant General J. C. R. Foster felt the shabby appearance of the house detracted from the beauty of Bay Street. The article continues by explaining that the Hite house (the present 154 Avenida Menendez) was to be moved to the south end of the lot and renovated.(4) The 1930 Sanborn Map shows it with a two-story, three-bay porch on the front, and a two-story "L" on the back, generally in keeping with its current appearance.(5) A resident of the 1920's was Margaret Hite, a clerk for the Florida East Coast Railway Company. She was the wife of Louis R. Hite, deputy marshall in 1904.(6)

ARCHAEOLOGY

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

---

3. H. Wellge, end., "View of the City of St. Augusitne, Florida 1885" (Boston, Massachusetts); Koch, eng., "Birds-Eye View of St. Augustine, Florida", (1894); Sanborn Fire Insurance Maps, 1893, 1899, 1904, 1917, 1924, 1930.
4. St. Augustine Evening Record, Wednesday, July 30, 1924, p. 4.
5. Sanborn, 1930.
6. St. Augustine City Directory, 1904, 1924-25.

Page 1

☐ Original
☒ Update

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

Site #8 SJ00200
Field Date 5-18-2016
Form Date 5-18-2016
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) 154 Avenida Menedez — 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:	154		Avenida Menedez	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 # 1984700000 — **Landgrant** _____
Subdivision Name _____ — **Block** _____ — **Lot** _____
UTM Coordinates: Zone ☐16 ☒17 — Easting ☐☐☐☐☐☐ — Northing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ — **Coordinate System & Datum** _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1885 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Cabin) — From (year): _____ — To (year): _____
Current Use Private Residence (House/Cottage/Cabin) — From (year): _____ — To (year): _____
Other Use Apartment — From (year): _____ — To (year): _____
Moves: ☐yes ☐no ☒unknown — Date: _____ — Original address _____
Alterations: ☒yes ☐no ☐unknown — Date: _____ — Nature partially enclosed front porch
Additions: ☐yes ☐no ☒unknown — Date: _____ — Nature _____
Architect (last name first): _____ — **Builder** (last name first): _____
Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Colonial Revival — **Exterior Plan** Rectangular — **Number of Stories** 2.5
Exterior Fabric(s) 1. BEC ceiling board 2. Wood shingles 3. wood, butt
Roof Type(s) 1. Gable 2. _____ 3. _____
Roof Material(s) 1. Composition shingles 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. Porch, hip dormers, gable
Windows (types, materials, etc.) DHS 1/1, 2/2. 6/4, transom light, sliding (4-pane) blinds

Distinguishing Architectural Features (exterior or interior ornaments) Shingled posts; exposed rafters; three bay facade with centrally located entry; gable dormers

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) side courtyard; masonry wall at streetfront

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 SJ00200

DESCRIPTION (continued)

Chimney: No. 2 Chimney Material(s): 1. Brick 2. _____
Structural System(s): 1. Wood frame 2. _____ 3. _____
Foundation Type(s): 1. Piers 2. _____
Foundation Material(s): 1. Brick 2. concrete block wall infill
Main Entrance (stylistic details) single wood and multi-light door with divided transom and operable louvered shutters

Porch Descriptions (types, locations, roof types, etc.) Two-story partially enclosed front porch; wood shingles on walls; hip roof

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource Also known as 57 Marine Street -- Utilities

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

DOCUMENTATION

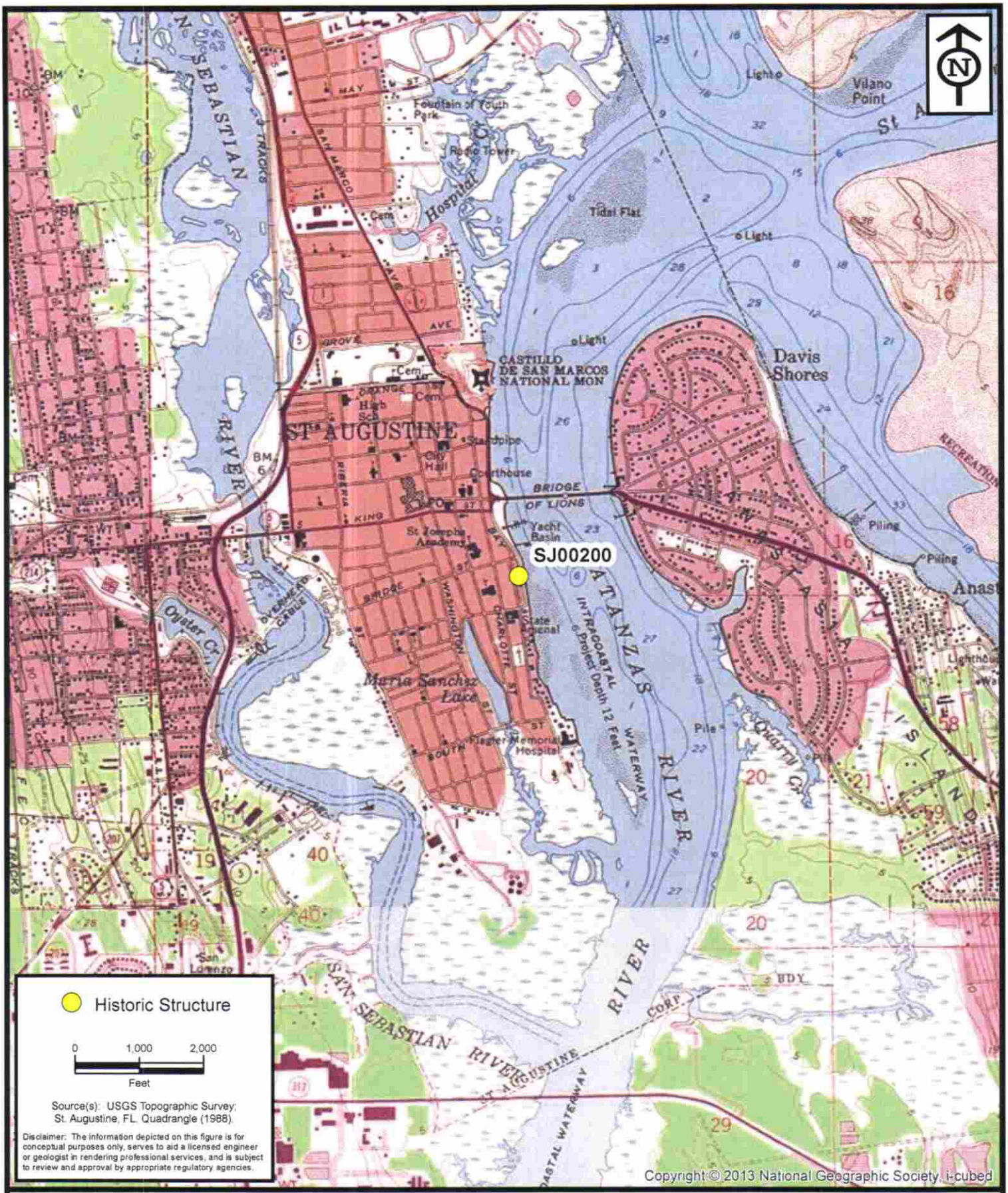
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____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

RECORDER INFORMATION

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

Required Attachments

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



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

Project Location - SJ00200

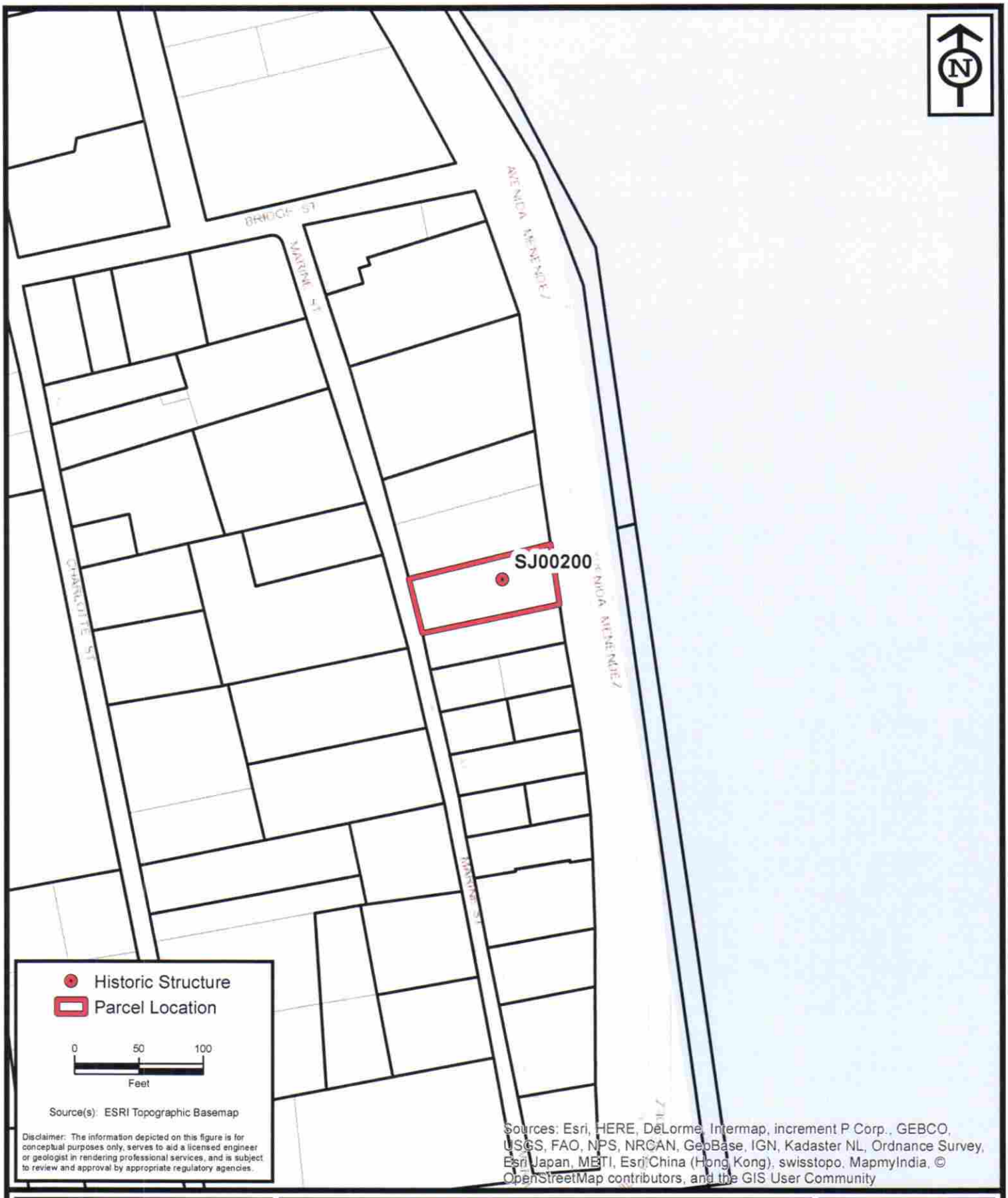
City of St. Augustine
Historic Structure Survey

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\SJ00200\Location.mxd Date: 1/28/2016 2:20:07 PM

SJ00200



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

Parcel Location - SJ00200

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\SJ00200\Parcel.mxd Date: 2/1/2016 4:20:15 PM

Page 1

☒ Original
☐ Update

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 SJ00200
Field Date 9-15-2020
Form Date 5-12-2021
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) 57 Marine Street Multiple Listing (DHR only) _____
Survey Project Name St. Augustine NHL NPS HIM 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
154		AVENIDA MENENDEZ		

Address: 154 AVENIDA MENENDEZ
Cross Streets (nearest / between) Between Bridge St and St Francis St
USGS 7.5 Map Name ST. AUGUSTINE USGS Date 2015 Plat or Other Map Location map
City / Town (within 3 miles) St. Augustine In City Limits? ☒yes ☐no ☐unknown County St. Johns
Township 7S Range 30E Section 17 ¼ section: ☐NW ☐SW ☐SE ☐NE Irregular-name: _____
Tax Parcel # 1984700000 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: 1900 ☒approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): _____ To (year): _____
Current Use Private Residence (House/Cottage/Ca From (year): _____ To (year): _____
Other Use _____ From (year): _____ To (year): _____
Moves: ☐yes ☐no ☒unknown Date: _____ Original address _____
Alterations: ☒yes ☐no ☐unknown Date: _____ Nature Elevated
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 Local and National Hist. Distr

DESCRIPTION

Style Colonial Revival Exterior Plan Rectangular Number of Stories 2.5
Exterior Fabric(s) 1. Wood shingles 2. _____ 3. _____
Roof Type(s) 1. Gable 2. Flat 3. _____
Roof Material(s) 1. Asphalt shingles 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. Gable dormer 2. _____
Windows (types, materials, etc.)
6/6 SHS; 12-pane sidelights

Distinguishing Architectural Features (exterior or interior ornaments)
Symmetrical; shingle siding; three dormers; roofwalk; double-sided staircase.

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

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

HISTORICAL STRUCTURE FORM

Site #8 SJ00200

DESCRIPTION (continued)

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

Located at center of main facade; sheltered by two-story open porch; flanked by sidelights.

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

Two-story porch located on main facade; sheltered by a flat roof; supported by four roof supports clad with wooden shingles; accessible by double-sided staircase.

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

The 2 1/2 story Colonial Revival house is symmetrical; has a side-gabled roof with three gabled dormers; fully clad with wood shingle siding; it has been elevated and is now accessed by a double-sided staircase along the main facade.

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

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

☐other methods (describe) _____

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)

The building is an example of Colonial Revival style; retains sufficient level of its integrity; and contributes to the significance of St. Augustine National Historic 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. Architecture
2. Community planning & developm
3. Tourism
4. Archaeology-historic
5. _____
6. _____

DOCUMENTATION

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

1) Document type All materials at one location — Maintaining organization University of Florida
Document description various — File or accession #'s Digital Collection

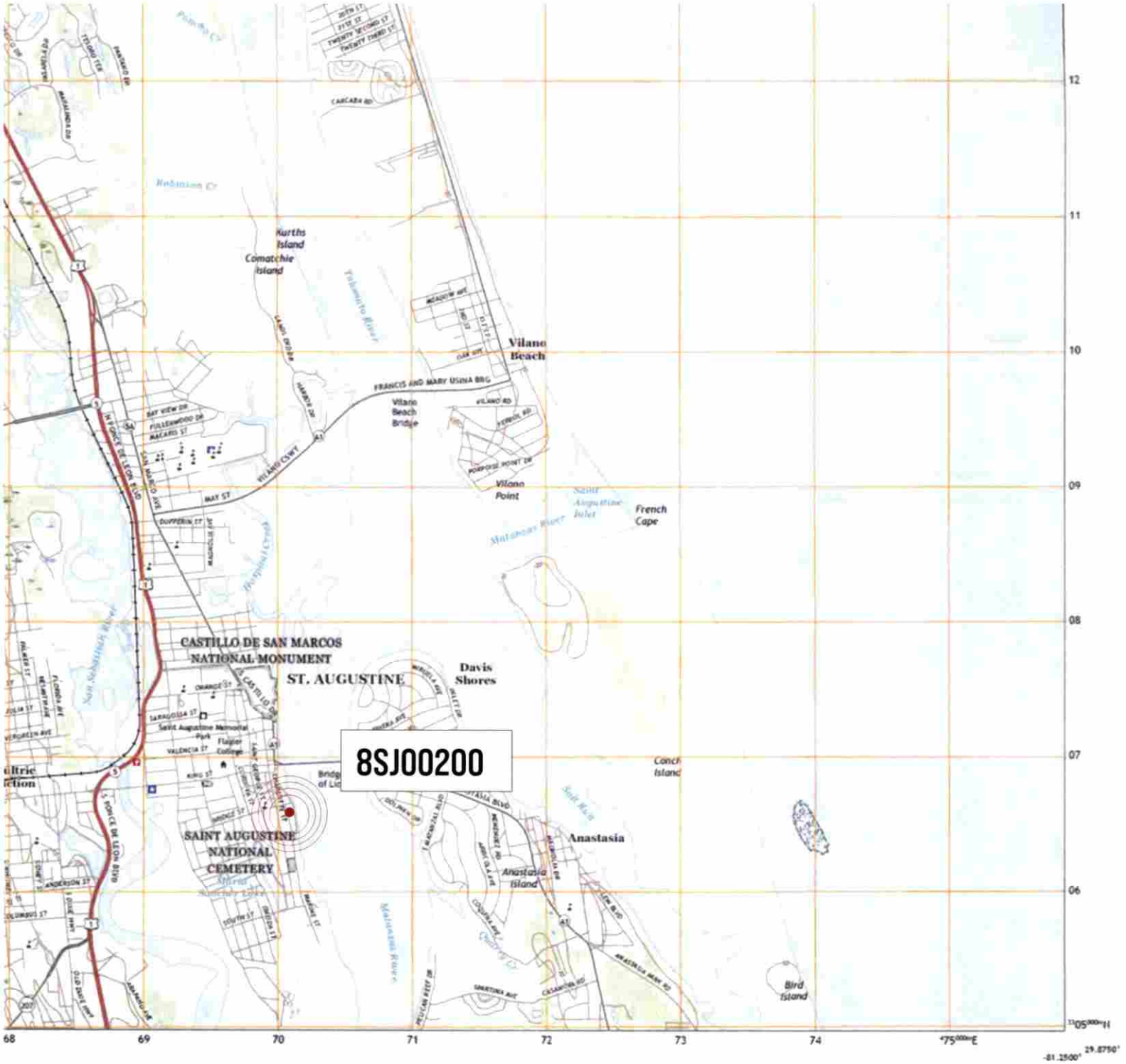
2) Document type All materials at one location — Maintaining organization Florida Division of Historical Resources
Document description FMSF files — File or accession #'s _____

RECORDER INFORMATION

Recorder Name A. Jackson; S. Kim; M. Hylton III — Affiliation University of Florida
Recorder Contact Information UF Historic Preservation Program; 3522941438, mhylton@ufl.edu
(address / phone / fax / e-mail)

Required Attachments

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
❸ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable).
Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



SCALE 1:24 000

KILOMETERS 0 0.5 1
METERS 0 500 1000 2000
MILES 0 0.5 1
FEET 1000 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000

CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the National Geospatial Program US Topo Product Standard, 2011. A metadata file associated with this product is draft version 0.6.18

1 Durbin
2 South Ponte Vedra Beach
3 Bakersville
4 Elkton
5 Saint Augustine Beach
6 Saint Augustine Beach OE E

ADJOINING QUADRANGLES

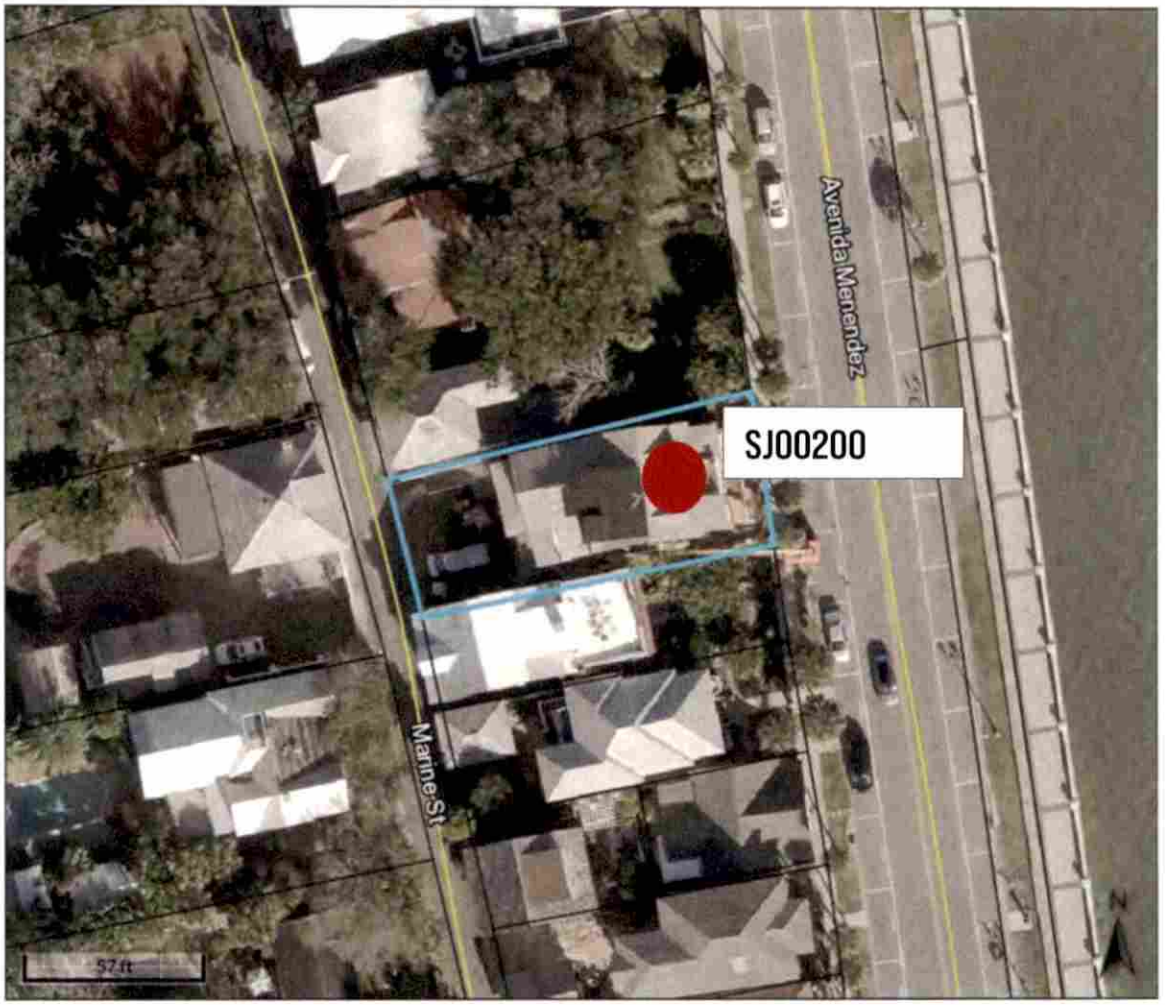
Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and 1 000-meter grid:Universal Transverse Mercator, Zone 17R

SAINT AUGUSTINE, FL
2018

UF Historic Preservation UNIVERSITY of FLORIDA	**St. Augustine NHL NPS HIM** **Cultural Resources Survey** **St. Johns County, Florida**	**FMSF: 8SJ00200** **Date: 03/09/2021** **Historic Building**

PROPERTY APPRAISER
Eddie Creamer

St. Johns County, FL



Overview



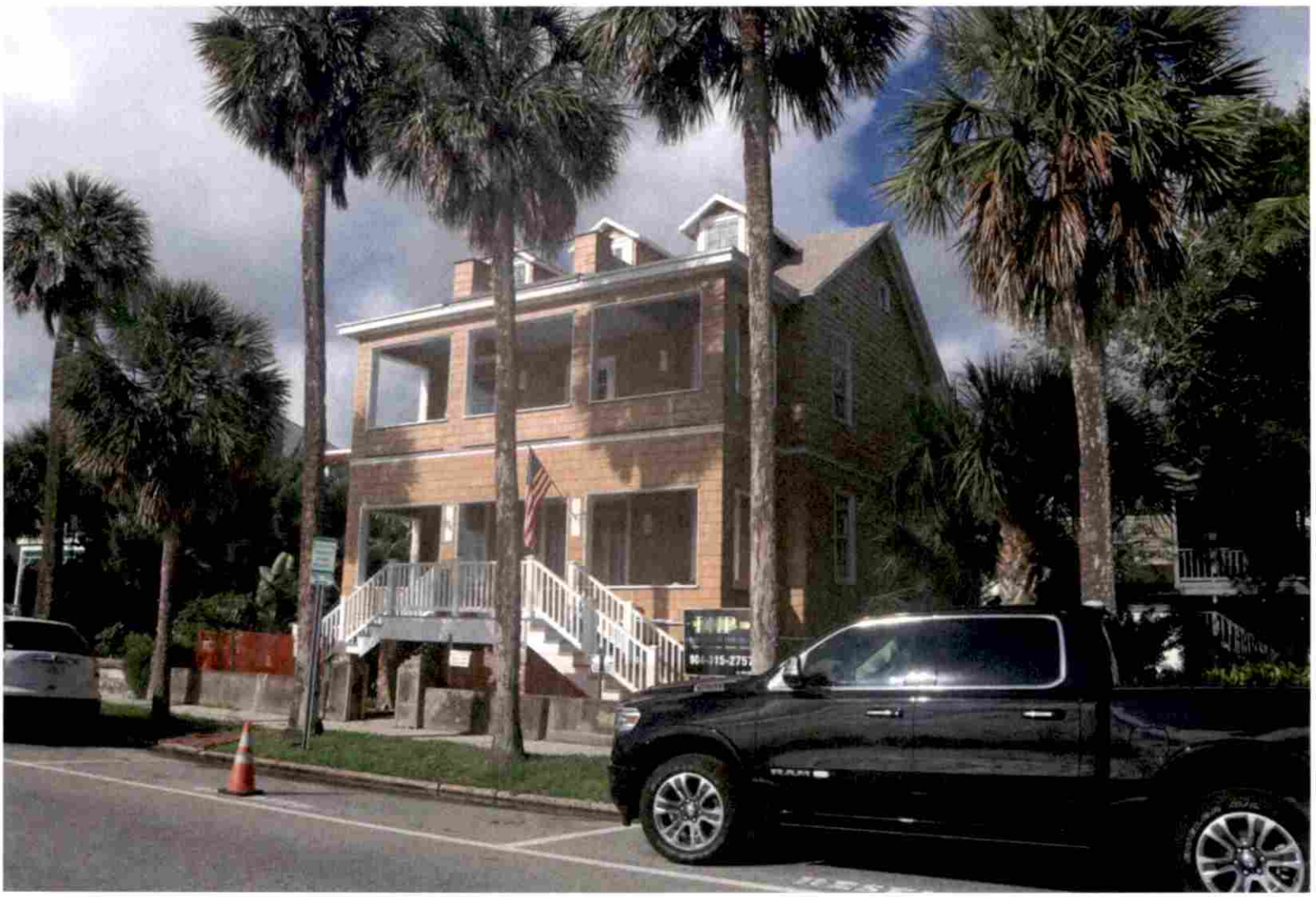
Legend

☐ Parcels

Parcel ID	1984700000	**Physical Address**	57 MARINE ST SAINT AUGUSTINE
Property Class	0800 - Multi-Family (Less than 10 Units)	**Mailing Address**	BEBRY JOSEPH S,SUSAN L 26 BAYVILLE PARK BLVD BAYVILLE NY 11709-0000
Taxing District	City of St Augustine		
Acres	0.13		

N

UF Historic Preservation UNIVERSITY of FLORIDA	**St. Augustine NHL NPS HIM** **Cultural Resources Survey** St. Johns County, Florida	FMSF: SJ00200 Date: 02/25/2021 ● Historic Building



UF Historic Preservation UNIVERSITY of FLORIDA	St. Augustine NHL NPS HIM Cultural Resources Survey St. Johns County, Florida	FMSF: SJ00200 Date: 03/18/2021 Historic Building



UF Historic Preservation UNIVERSITY of FLORIDA	St. Augustine NHL NPS HIM Cultural Resources Survey St. Johns County, Florida	FMSF: SJ00200 Date: 03/18/2021 Historic Building


KODAK SAFETY FILM
→7A
→8



SJ000200


154




RESIDENTIAL
PARKING
PERMIT
REQUIRED
7AM - 7PM
Ferrell
Electric LLC
904.540.9223
WARNING
Security
Cameras In Use
DHP
DANIEL HOROWITZ PAINTING, INC.
RESIDENTIAL / COMMERCIAL / INTERIOR / EXTERIOR
904-315-2757


RESIDENTIAL
PARKING
PERMIT
REQUIRED
7AM - 7PM
DHP
DANIEL HOROWITZ PAINTING, INC
904-315-2757
RESERVED

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Appropriateness

Case Number: HP2025-0063 **Meeting Date: Thursday, September 18, 2025**

1. NAME OF APPLICANT: Rebecca (Becky) Smith
   Business (if applicable): St. Augustine Dunes, LLC
   Address: 154 Avenida Menendez
   City: St. Augustine State: FL Zip Code: 32084
   Daytime Telephone: 570-721-0545 E-Mail Address: sunsations1213@gmail.com

2. NAME OF PROPERTY OWNER: Rebecca (Becky)
   Business (if applicable): St. Augustine Dunes, LLC
   Address: 50 Marine Street
   City: St. Augstine State: FL Zip Code: 32084
   Daytime Telephone: 570-721-0545 E-Mail Address: sunsations1213@gmail.com

3. PROJECT LOCATION: 154 AVENIDA MENENDEZ, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: CITY OF ST AUGUSTINE S1/2 OF LOT 5 BLK 22 OR6128/1846

5. SCOPE OF WORK: to replace an existing wooden gate with a decorative metal gate

Information attached by applicant includes:

- Application Agreement
- Existing Photograph
- New Gate design

Received August 18, 2025
Planning and Building Department

HARB APPLICATION AGREEMENT

In filling out this application:

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

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

Project Address: 154 Avenida Menendez St. Augustine, FL 32084

Applicant's Name: Rebecca Smith Applicant's Signature: Rebecca Smith

Owner's Name: Rebecca Smith Owner's Signature: Rebecca Smith

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

Les Thomas is/are hereby authorized TO ACT ON BEHALF OF Rebecca Smith, the owner(s) of those lands described within ☐ the attached application, or ☒ described within the previously filed Application number: HP2025-0063, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's Harb Board, for an application related to the structure located at: 154 Avenida Menendez

BY: Rebecca Smith
Signature of Owner

Rebecca Smith
Print Name of Owner

570-721-0545
Telephone Number

State of PA

County of Bradford

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

By Kala J Swain- Notary

Identification verified:

Oath sworn: ✓ Yes ____ No

Commonwealth of Pennsylvania - Notary Seal
Kala J. Swain, Notary Public
Bradford County
My commission expires April 18, 2028
Commission number 1215601
Member, Pennsylvania Association of Notaries

Notary Signature: Kala J Swain

My Commission expires: 4-18-28

Candice Seymour

From: Candice Seymour
Sent: Tuesday, August 26, 2025 5:26 PM
To: sunsations1213@gmail.com
Subject: 154 Avenida Menendez - Certificate of Appropriateness application for the September 18, 2025 Historic Architectural Review Board Meeting
Attachments: Owner auth 2019.pdf; COA154AvendiaMenendez091825SuffReport.pdf

RE: 154 Avenida Menendez

Greetings!

This email formally acknowledges receipt of your Certificate of Appropriateness (COA) application to appear before the Historic Architectural Review Board (HARB). **The meeting is currently scheduled on September 18, 205 as an in-person meeting beginning at 1 pm in the Alcazar Room of City Hall (75 King Street).** Please read this e-mail thoroughly. Below are the next steps for your application:

- The total cost of your application fee is $50 and must be paid no later than August 29, 2025 for your application to be included on the meeting agenda. Application fees and any subsequent costs related to your application can be paid by:
    - Utilizing the Online Portal payment system (a convenience fee applies)
    - Mailing a check made out to the City of St. Augustine to ATTN: Planning and Building Department, P.O. Box 210, St. Augustine, FL 32085 (include property address and application type in check memo or on a cover page)
    - Visting In-person at 75 King Street, Elevator Lobby "B," 4th floor with cash, check, or card (2% fee is applied to all card transactions)

- Our staff will need to photograph the property to supplement the item staff report. **Please confirm receipt of this email and let us know a convenient time within the next 5 business days to conduct a site visit with you.** If the presence of a property owner/applicant is not necessary for the site visit, you may also grant staff permission to access the property independently for photographs.

- A preliminary review of your application (utilizing the checklist attached to your application form) was completed by staff and the attached report details information still needed.

  Formal staff evaluation of the proposed project may uncover further required materials and/or include conditions associated with the staff recommendation. **Any updates, or additional and supporting materials for this Certificate of Appropriateness application must be uploaded in PDF format to your application in the Planning and Building Portal**. Additional materials will be accepted in the Planning and Building Department **up to 10 days before the meeting and must be received September 8, 2025** per Ordinance 2010-09. After that, the HARB has the discretion whether to consider any additional materials presented at the meeting and your application may be continued if the HARB deems the application incomplete. The HARB may also request additional information during the public hearing.

- **A copy of the meeting agenda and the staff report for this application will be emailed to you at the address provided on the application by the week of the meeting. If you do not receive it before the meeting date, please contact our department.**

- Because of the quasi-judicial nature of HARB hearings, someone must physically be at the meeting to represent the application. If the representative is not listed on the application as the applicant or property owner, an Owner's Authorization Form (attached) must be completed granting the other person/people the ability to represent the application. The form requires the property owner's signature and **must** be notarized.

IMPORTANT NOTICE: Now that the hearing date has been set and once the legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. If the applicant requests a continuance, the decision to grant or deny the request for continuance will be decided by a vote of the board at the scheduled hearing date. The applicant, or a duly authorized representative with authority to bind, should be present at the scheduled hearing date to answer questions from the board regarding the application. If the board votes to deny the request for a continuance, the hearing on the application will go forward, whether or not the applicant is present, and could result in a denial of the application if the board finds that the application and supporting documents submitted prior to the meeting do not meet the criteria of the code. Costs associated with legal notice will be assessed by the city and must be paid prior to the issuance of any development permit. Costs associated for any subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling of any hearing will also be assessed to the applicant.

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

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

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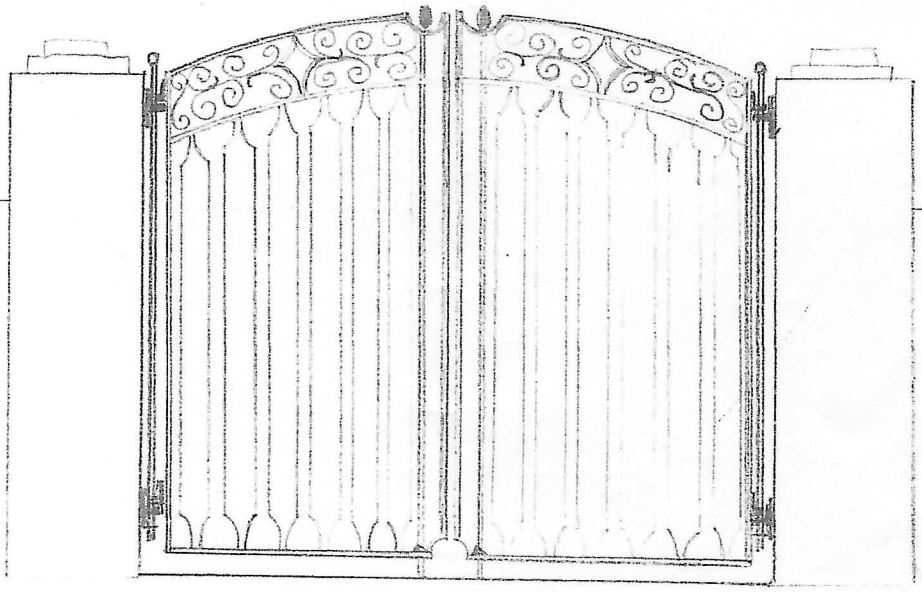
Received August 18, 2025
Planning and Building Department

Hands On Metal Design & Fabrication



Thanks

57 Marine St

Instr #2025027908 BK: 6128 PG: 1846, Filed & Recorded: 4/9/2025 4:08 PM #Pgs:2 Doc. D $18,200.00
Brandon J. Patty,Clerk of the Circuit Court and County Comptroller St. JohnsCounty FL Recording $18.50

Prepared by and return to:
Douglas N Burnett
St. Johns Law Group
104 Sea Grove Main Street
St. Augustine, FL 32080
(904) 495-0400
File Number: 07800-2504

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **9th** day of **April, 2025** by and between **Joseph Scott Bebry, an unmarried man**, whose post office address is **57 Marine Street, St. Augustine, FL 32084**, grantor, and **St. Augustine Dunes LLC, a Florida Limited Liability Company**, whose post office address is **50 Marine Street, St. Augustine, FL 32084**, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **St. Johns County**, **Florida** to-wit:

The S 1/2 of Lot 5, Block 22, CITY OF ST. AUGUSTINE, according to the Official Map of said City dated January 1st, 1905, and bounded East by Bay Street; North by Lot now or formerly of J.C.R.Foster, being the N/2 of Lot 5; West by Marine Street; and South by property now or formerly of Rose Neunert.

Parcel Identification Number: 198470-0000

Subject to taxes for 2025 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2025**.

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

Signed, sealed and delivered in the presence of:

Witness Signature
Print Name: Kathryn Lemelin
Address: 104 Sea Grove Main Street
St. Augustine, Florida 32080

Witness Signature
Print Name: Thomas Sharpe
Address: 104 Sea Grove Main Street
St. Augustine, Florida 32080

Joseph Scott Bebry

COPY

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of (✓) physical presence or ( ) online notarization, this 8 day of April, 2025, by Joseph Scott Bebry, ( ) who is/are personally known to me or (✓) who has/have produced D.L. as identification.

Signature of Notary Public

Kathryn Lemelin
Print, Type/Stamp Name of Notary

KATHRYN LEMELIN
Notary Public-State of Florida
Commission # HH 429237
My Commission Expires
August 03, 2027

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

Sales Questionnaire Form

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

Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1984700000
Location Address	154 AVENIDA MENENDEZ 57 MARINE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City/Bayfront (ICW) (SF) (612.42)
Tax Description*	CITY OF ST AUGUSTINE S1/2 OF LOT 5 BLK 22 OR6128/1846 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	City of St Augustine
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.130
Homestead	Y

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	St Augustine Dunes LLC 100%
Mailing Address	50 MARINE ST SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
Homestead Band		$25,722
Homestead		$25,000

Skip to Main Content

St. Johns County, FL

Map



Valuation Information

Assessed Year	2025
Building Value	$1,147,399.00
Extra Features Value	$22,085.00
Total Land Value	$913,715.00
Agricultural (Assessed) Value	$0.00
Agricultural (Market) Value	$0.00
Just Market	**$2,083,199.00**
Total Deferred	$819,849.00
Assessed Value	**$1,263,350.00**
Total Exemptions	$50,722.00
Taxable Value	**$1,212,628.00**

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	$635,111	$585	$913,715	$0
2023	$498,400	$585	$693,000	$0
2022	$92,073	$2,079	$693,000	$0
2021	$62,775	$2,079	$420,750	$0
2020	$64,511	$2,079	$420,750	$0
2019	$64,365	$1,386	$421,600	$0
2018	$65,132	$1,386	$421,600	$0
2017	$44,626	$4,385	$421,600	$0
2016	$207,864	$5,417	$470,475	$0
2015	$210,791	$5,437	$394,368	$0
2014	$107,697	$5,935	$358,392	$0

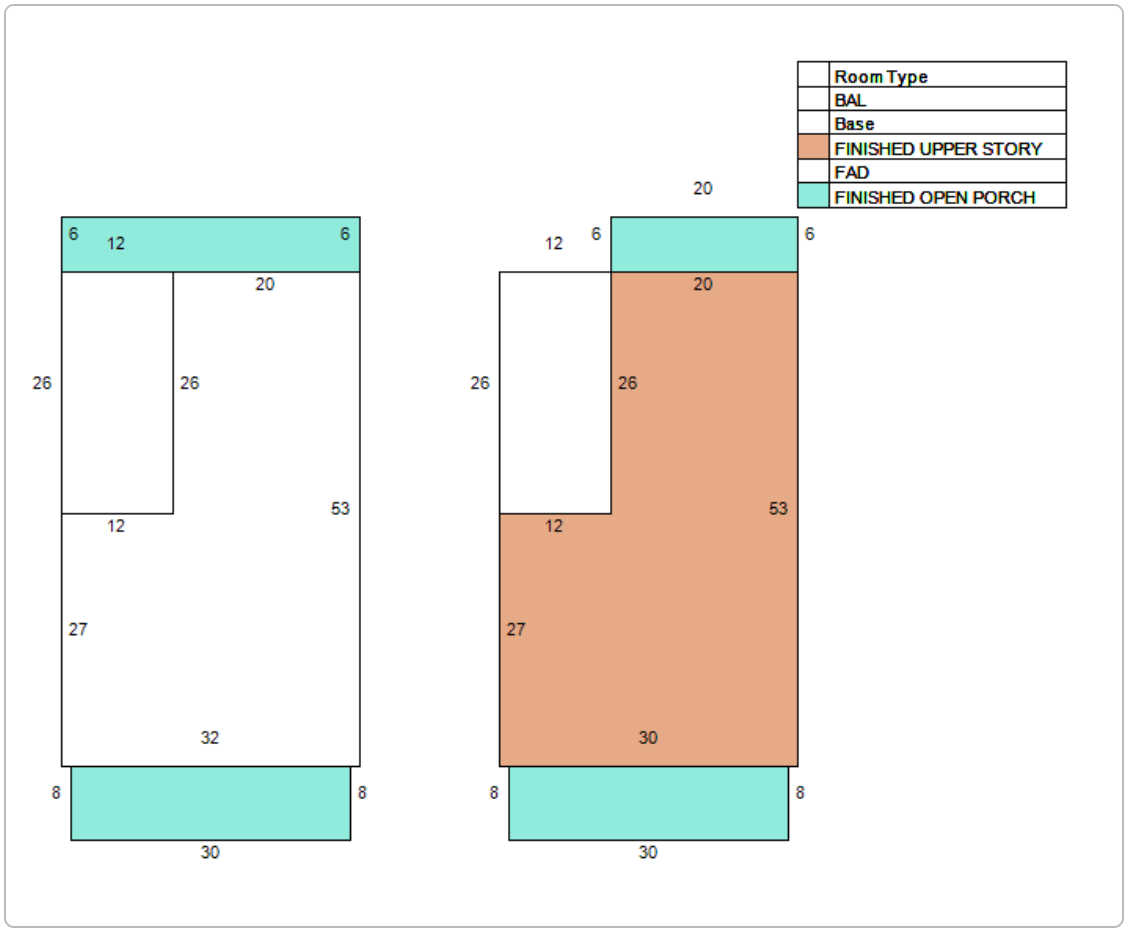
Building Information

Building	1	**Roof Cover**	Composite Shingle
Building Value	$1,147,399	**Roof Structure**	Gable Hip
Year Built	1900	**Interior Flooring**	Hardwood, Ceramic Tile
Actual Area	5616	**Interior Wall**	Drywall
Conditioned Area	4484	**Heating Type**	Air Duct
Use	Single Family Residence	**Air Conditioning**	Central
Style	01	**Bedrooms**	4
Exterior Wall	Wood Shingle	**Baths**	3.5

Description	Square Footage
FINISHED OPEN PORCH	192
ADDITION	312
FINISHED UPPER STORY	1384
ADDITION	312
BASE AREA	1384
FINISHED OPEN PORCH	240
FINISHED OPEN PORCH	120

Description	Square Footage
FINISHED OPEN PORCH	240
BALCONY	100
FINISHED UPPER STORY	400
BALCONY	240
FINISHED UPPER STORY	692
Total SqFt	5616

Sketch Information



Extra Feature Information

Code Description	Status	Value
Masonry Wall (Mix)		585
4+ Passenger Elevator (Mix)		21500

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	45	110	4939	SF	$913,715

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
4/9/2025	4/9/2025	$2,600,000.00	WARRANTY DEED	6128	1846	Q	I	BEBRY JOSEPH S	ST AUGUSTINE DUNES LLC
3/31/2021	3/25/2021	$100.00	QUIT CLAIM DEED	5223	838	U	I	BEBRY SUSAN	BEBRY JOSEPH S
3/15/2021	3/15/2021	$0.00	DISSOLUTION OF MARRIAGE	5206	1830	U	I	BEBRY JOSEPH S,SUSAN L	BEBRY JOSEPH S
11/17/2017	11/15/2017	$475,000.00	WARRANTY DEED	4464	864	Q	I	BEATIE MARY KATE TRUSTEE	BEBRY JOSEPH S,SUSAN L
	7/31/2002	$100.00	WARRANTY DEED	1792	1514	U	I	BEATIE MARY KATE	BEATIE MARY KATE TRUSTEE
	8/1/1982	$118,000.00		551	92	U	I		BEATIE MARY K
	1/1/1977	$70,000.00		328	152	U	I		

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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Detail by Entity Name

Florida Limited Liability Company
ST. AUGUSTINE DUNES, LLC

Filing Information

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State	FL
Status	ACTIVE

Principal Address

50 MARINE STREET
ST. AUGUSTINE, FL 32084

Changed: 03/05/2024

Mailing Address

50 MARINE STREET
ST. AUGUSTINE, FL 32084

Changed: 03/05/2024

Registered Agent Name & Address

GINN & PATROU, PA
460 A1A BEACH BLVD.
ST. AUGUSTINE, FL 32080

Authorized Person(s) Detail

Name & Address

Title AMBR

SMITH, REBECCA
50 MARINE STREET
ST. AUGUSTINE, FL 32084

Title AMBR

SMITH, KEVIN

50 MARINE STREET
ST. AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2023	03/18/2023
2024	03/05/2024
2025	02/21/2025

Document Images

02/21/2025 -- ANNUAL REPORT	View image in PDF format
03/05/2024 -- ANNUAL REPORT	View image in PDF format
03/18/2023 -- ANNUAL REPORT	View image in PDF format
03/10/2022 -- ANNUAL REPORT	View image in PDF format
12/17/2021 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for September 18, 2025 Meeting



Application HP2025-0060 Address: 74 King Street

Applicant: Shirah & Company, LLC for T-Mobile

Property Owner: Flagler College, Inc.

Project description: To install cellular equipment in existing bell towers.

Architectural Style:	Spanish Renaissance Revival	Florida Master Site File:	SJ00080
National Register:	Individually Listed NHL	Construction date:	1887
Archaeology Zone:	N/A	Zoning District:	HP-4
Parcel number:	2016900000		
Agenda Item:	6(b)	Previous Action(s):	COA F2016-0137 COA PL2019-0033 COA HP2022-0086 COA HP2023-0072

STAFF SUMMARY AND ANALYSIS:

1. Formerly the Ponce de Leon Hotel, this Spanish Renaissance Revival structure, now home to Flagler College, is situated on the corner of King and Cordova Streets within the Historic Preservation-Four (HP-4) zoning district and is individually listed as a National Historic Landmark due to its significance in the areas of Architecture, Art, and Commerce.
2. The applicant is seeking approval to install cellular equipment within the arched openings of the two towers as described in the scope of work below. Temporary mock-ups of the proposed equipment were installed by the applicant to allow for assessment of visual impacts. Photographs of these mock-ups were provided by both the applicant and staff and HARB members were notified in advance of the meeting and encouraged to observe the mock-ups in person.
3. The Architectural Guidelines for Historic Preservation (AGHP) requires that installation of completely new mechanical/electrical systems cause the least alteration possible to the building's floor plan and exterior elevations, and the least damage to historic building materials. Electrical and mechanical equipment should be covered or screened to be as inconspicuous as possible and may only be installed when it does not damage or conceal important architectural features, is not visible from the street and is not located on significant facades. Electrical and mechanical equipment is not appropriate in visible roof locations.
4. The visible antennas are proposed to be installed within the tower, offset as far as possible to one side of each opening, and painted with an extremely matte black finish. A backdrop panel of the same matte black finish will be installed for each antenna so that the antenna is not visible as a standout shadow through the opening behind it. Existing netting covers many of the openings but does not obscure visibility within the openings. The visual distance of the tower openings from the street, limited visible angles, antenna placement, and the black matte paint help to minimize visibility of the antennas.
5. Before and after photographs of the mock-up antennas illustrate the shadow-like effect of the matte paint within the bell tower openings. The applicant also provided photos of the equipment at times of day and at angles where they would be most visible.
6. Antennas are to be mounted on ballasted stands rather than attached mounts, minimizing damage to the towers themselves during installation. Electrical connections are proposed to run through or near existing electrical conduits within the tower.
7. Along with installation of new equipment, the applicant has partnered with the property owner to remove existing unused electrical equipment within the towers, including highly visible dishes and audio speakers. Additionally, the property owner has agreed to allow the applicant to paint existing unfinished mechanical equipment, previously approved by the HARB, with the same matte black finish to minimize the visual impacts of that equipment.

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** Certificate of Appropriateness for the installation of cellular equipment at **74 King Street** if the Board finds that the proposed new cellular equipment will not negatively impact the integrity of this architecturally significant building, or the character of the bell towers, and consistent with the Secretary of the Interior's Standards for Rehabilitation #s 2, 5, and 9 with the following condition:

1. Other electrical and mechanical equipment visible in the tower be painted with the same black suede finish to minimize visual impacts.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Remove existing visible speakers, ladders, and dishes in bell towers.
2. Install two cellular antennas with related equipment within bell towers:
   a. East tower antennas facing out of east and north openings
   b. West tower antennas facing out of west and south openings
   c. Antennas: 6' tall x ~1' wide
   d. All equipment painted in suede (matte) black finish
   e. Installed on ballasted (weighted) stand mounts

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

2. **Retention of Distinguishing Architectural Character**
5. **Sensitive Treatment of Distinctive Features and Craftsmanship**
8. **Protection and Preservation of Significant Archaeological Resources**
9. **Compatible Contemporary Design for New Alterations and Additions**

Electrical and Mechanical Equipment

Modern electrical and mechanical equipment can be intrusive on both the site and the neighborhood. Electrical and mechanical equipment includes: antennas; trash and refuse containers; air conditioning compressors; above ground fuel tanks; solar heating panels; electric meters, panels and risers; light fixtures; vents and stacks; swimming pools, pumps and filters; vending machines; automated teller machines (ATMs); and similar electrical and mechanical devices.

Do...

- Install a completely new mechanical system if required for the new use so that it causes the least alteration possible to the building's floor plan and exterior elevations, and the least damage to historic building materials.
- Install vertical runs of ducts, pipes and cables in closets, service rooms, chases and wall cavities.

Don't...

- Install a new mechanical system so that character-defining structural or interior features are radically changed, damaged or destroyed.
- Install vertical runs of ducts, pipes and cables in places where they will obscure character-defining features.

Post-1821

Electrical and mechanical equipment should be covered or screened to be as inconspicuous as possible, and may only be installed when it does not damage or conceal important architectural features, is not visible from the street and is not located on significant facades. This equipment is not appropriate on visible roof locations.

Vents should be as unobtrusive as possible. Vents should not be visible in the silhouette of the building and should be made unobtrusive by shape, color and location.

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File

Staff Photographs
74 King Street



South Elevation (December 2022)

Staff Report pg. 6

Staff Photographs
74 King Street





South Elevation East and West Towers

Staff Report pg. 7

Staff Photographs
74 King Street





East Elevation of East Tower

Staff Report pg. 8

Staff Photographs
74 King Street





Northeast Elevation of East Tower

Staff Report pg. 9

Staff Photographs
74 King Street



North Elevation of East Tower



West Elevation of West Tower

Staff Photographs
74 King Street



West Elevation of West Tower



Staff Report pg. 11

Staff Photographs
74 King Street



South Elevation of West Tower

Staff Report pg. 12

Staff Photographs
74 King Street



Close-up, North Elevation East Tower Taken from Solarium Level
Adjacent Mechanical Vent to be Painted Matte Black as well

Staff Photographs
74 King Street





East Tower Interior

Staff Report pg. 14

Staff Photographs
74 King Street





East Tower Interior

Staff Report pg. 15

Staff Photographs
74 King Street





East Tower Interior

Staff Report pg. 16

Staff Photographs
74 King Street





East Tower Interior

Staff Report pg. 17

Staff Photographs
74 King Street





East Tower Interior

Staff Report pg. 18

Staff Photographs
74 King Street



View of East Elevation of West Tower (from east tower—speakers to be removed)

Staff Photographs
74 King Street





West Tower Interior

Staff Report pg. 20

Staff Photographs
74 King Street





West Tower Interior

Staff Report pg. 21

Staff Photographs
74 King Street





West Tower Interior – Ladder and Speakers to be removed

Staff Photographs
74 King Street





West Tower Interior

Staff Report pg. 23

Staff Photographs
74 King Street





West Tower Interior

Staff Report pg. 24

Staff Photographs
74 King Street



West Tower Interior

Staff Report pg. 25

Staff Photographs
74 King Street





Staff Report pg. 26

Staff Photographs
74 King Street





Staff Report pg. 27

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

UNITED STATES DEPARTMENT OF
NATIONAL PARK SERVICE

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NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

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

1 NAME

HISTORIC
Hotel Ponce de Leon

ORIGINAL - NOT TO BE REMOVED FROM FILES

NR listed 5-6-75

AND/OR COMMON

2 LOCATION

STREET & NUMBER whole block bordered on south by King St.; north by Valencia St.; on the west by Sevilla and on the east by Cordova — NOT FOR PUBLICATION

CITY, TOWN St. Augustine — VICINITY OF

CONGRESSIONAL DISTRICT Fourth

STATE	CODE	COUNTY	CODE
Florida	12	St. Johns	109

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
__DISTRICT	XPUBLIC	XOCCUPIED	__AGRICULTURE	__MUSEUM
XBUILDING(S)	__PRIVATE	__UNOCCUPIED	__COMMERCIAL	__PARK
__STRUCTURE	__BOTH	__WORK IN PROGRESS	XEDUCATIONAL	__PRIVATE RESIDENCE
__SITE	PUBLIC ACQUISITION	ACCESSIBLE	__ENTERTAINMENT	__RELIGIOUS
__OBJECT	__IN PROCESS	XYES: RESTRICTED	__GOVERNMENT	__SCIENTIFIC
	__BEING CONSIDERED	__YES: UNRESTRICTED	__INDUSTRIAL	__TRANSPORTATION
		__NO	__MILITARY	__OTHER:

4 OWNER OF PROPERTY

NAME
Flagler College Board of Trustees

STREET & NUMBER

CITY, TOWN St. Augustine — VICINITY OF — STATE Florida

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. St. Johns County Courthouse

STREET & NUMBER

CITY, TOWN St. Augustine — STATE Florida

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
Historic American Buildings Survey (FLA 173)

DATE

XFEDERAL __STATE __COUNTY __LOCAL

DEPOSITORY FOR SURVEY RECORDS Library of Congress

CITY, TOWN Washington — STATE D.C.

ORIGINAL - NOT TO BE REMOVED FROM FILES

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

DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
__EXCELLENT	__DETERIORATED	__UNALTERED	XORIGINAL SITE
XGOOD	__RUINS	XALTERED	__MOVED DATE_____
__FAIR	__UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Hotel Ponce de Leon was completed in May of 1887, and since that time has been a landmark in St. Augustine. The East Coast complement of Henry Bradley Plant's Tampa Bay Hotel (National Register, 1973), it was built in Spanish Renaissance style and is characterized by massive proportions, vibrant color and an abundance of applied surface ornament. Constructed of concrete which was cast-in-place and had a heavy concentration of locally quarried coquina, the surface of the building presents the appearance of a porous tabby mixture. These concrete bearing walls are grey-brown in color offering a neutral background for the salmon brick sills, lintels and quoins and the darker red of the clay tile roof. All roofing is red clay tile including the conical domes of the towers and the central dome over the lobby.

The plan of the building is exceedingly complex. The main body of the structure is oriented east-west with the entrance facade facing south. The two wings which extend from the central section to enclose the courtyard are oriented north-south. Flanking the entry gate is a double arcade defining a loggia which creates the southern enclosure of the courtyard. Entry into the courtyard is via a round arched opening in the base of a one-story hip roofed gate. The arcade is a series of colonettes rising from a concrete retaining wall from which spring equilateral arches in series. The whole is topped by a ridge roof which butts the interior walls of the east and west wings. The concrete retaining wall is continued in effect along the south elevation of each wing creating the effect of a water table.

Although fenestration and ornamentation are consistent within a given story, each story is differently treated. Windows diminish in size from ground floor to roof and become flat topped instead of round arched. All window surrounds are a salmon colored brick. First floor windows are all set into round arched openings, and where windows occur in pairs, they are separately arched with a colonette between and set into one larger common arch. These windows are double-hung sash with lunette above. Second floor windows are also sash, quoined on the sides with voussoirs on top. On the third floor, French doors set into quoined surrounds lead onto wooden balconies defined by turned columns and spindle post balustrades. The main roof covering the wings extends down and flares slightly to cover the balconies. On the interior walls of the courtyard, three-tiered arcades occur on the east and west. The entrance facade of the building (south elevation) is a composition of glazed and unglazed arches beneath a clay tiled pent roof, small rectangular casement windows in series and a terra cotta grille flanking the central pavilion. Rising from this central hipped section is a vaulted dome with bronze lantern, the inside of which can be seen from the rotunda below. Immediately to the west of the dome is a small belvedere with casement windows and hip roof and flanking the whole are twin towers extruded from the juncture of the central

7. Description (cont.)

section of the building and the wings. On the interior wing walls, the main roof slopes down and flares to cover the three-tiered arcade and meets the south wall pent at the towers. The square towers are singularly the most ornate components of the building. Taller than the surrounding parts, they immediately become the focal point of the structure. Ornamentation includes conical roofs with bronze orb and weathervane atop, terra cotta balconies (one each per elevation) beneath an arcade which surrounds the entire tower. Tower corners are quoined as are the corners of the smaller towers which are juxtaposed at each of the four southern corners of the two main wings. Dormers with casement windows project in series from all sides of the south wings. Brick chimneys rise from all points on the roof, some with multiple flues and ornate stepped caps.

Entrance to the hotel proper is directly in line with the south gate. The huge double doors surrounded by decorative mosaic tile lead into a large foyer and then into the rotunda. There are auxiliary entrances centered in the east and west wings and at the rear of the building. Each of these entrances has an abundance of decorative terra cotta relief in addition to the blue, white and brown mosaic at the main entrance. Within this section of the building were located the Lounge, Grand Parlor and Bedrooms. Immediately behind this section of the hotel, but attached to it, was the Great Dining Hall. Its central section is a large rectangular room with barrel vaulted ceiling, the walls of which are pierced with arched windows filled with stained glass. There is an abundance of colored glass, art work and murals throughout the hotel - the work of Louis Tiffany who designed the hotel's interiors, and artists George W. Maynard and Virgilio Tojetti.

As the plan of the building rambles on in a northerly direction, there are, located behind the Great Dining Hall, a kitchen, utility rooms and other miscellaneous areas now used for classes and laboratories.

The building is little changed since its construction, despite its several uses. Originally the structure had only community bathrooms at various points along the halls. Early in the twentieth century, a yearly program of adding semi-private baths between rooms was carried out. The Grand Parlor has been converted to a library and overhead flourescent light added. Other alterations have been limited to minor interior partition changes.

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	
__1600-1699	X ARCHITECTURE	__EDUCATION	__MILITARY	X SOCIAL/HUMANITARIAN	
__1700-1799	X ART	__ENGINEERING	__MUSIC	__THEATER	
X 1800-1899	X COMMERCE	__EXPLORATION/SETTLEMENT	__PHILOSOPHY	__TRANSPORTATION	
__1900-	__COMMUNICATIONS	__INDUSTRY	__POLITICS/GOVERNMENT	__OTHER (SPECIFY)	
		__INVENTION			

SPECIFIC DATES 1887 BUILDER/ARCHITECT John M. Carrere and Thomas Hastings

STATEMENT OF SIGNIFICANCE

The development of railway transportation and resort facilities on the East Coast of Florida by Henry Flagler in the late 19th and early 20th centuries, was a catalyst for the subsequent economic, social and cultural development of the State. The construction of the Hotel Ponce de Leon in 1887 was a key element in the successful implementation of Flagler's overall program.

Flagler's interest in St. Augustine and Florida began in the winter of 1885 when he first visited that city with his second wife. He recognized the potential of the area as a winter resort and commenced almost immediately to launch a luxury hotel venture of his own. In Flagler's words, he explained his dilemma regarding the design of the Ponce thusly: "Here was St. Augustine, the oldest city in the United States. How to build a hotel to meet the requirements of nineteenth century America and have it in keeping with the character of the place - that was my hardest problem" (Lefevre, p. 182). The suggestion of a solution to that problem already existed in St. Augustine in the form of the Villa Zorayda, the home of Franklin W. Smith, a Bostonian with the means to dabble in philanthropy, politics and amateur architecture (Martin, pp. 103-107). The Smith residence, borrowing from the exotic motifs of Spain's moorish castles, was one of the earliest structures in this area to employ a cast-in-place type of concrete construction. Smith's success with the Villa Zorayda convinced Flagler that he could employ poured concrete and a Spanish architectural theme in creating a luxury resort hotel. For architects, Flagler went to the leading firm in the nation at that time, McKim, Meade and White of New York and hired two young men who had no major achievements to their credit: John M. Carrere and Thomas Hastings. Both had studied at the Ecole des Beaux-Arts in Paris. The firm of Carrere and Hastings, founded to carry out the design of the Ponce de Leon, would become, in the opinion of the nation's leading architectural journal, the foremost architectural partnership in the United States during the early decades of the twentieth century ("The Work of Messrs. Carrere and Hastings," The Architectural Record, XXVII, p. 1). The firm was later to design such buildings as the New York Public Library in 1910.

The hotel's decorator was Louis Comfort Tiffany of New York, who had recently reorganized his company to specialize in glass for

architects and builders. The magnificence of the windows he designed for the Ponce had an impact in stimulating demand for the creations which would make his name synonymous with excellence in glass (Koch, pp. 69-70). The great rotunda and dining hall of the hotel were decorated with mural paintings by George W. Maynard, while the ceiling of the Grand Parlor was covered with angelic canvasses by Virgilio Tojetti, painted in Paris and stretched between ceiling moldings as the hotel was completed. In addition to the elegance and grandeur of the furnishings and interiors, the building was replete with the most modern utilities - electricity for lighting via four Edison direct current dynamos and fresh water piped in from a pond located west of town.

Upon completion of the Ponce de Leon in 1887, Flagler insured that his plans for its success would be accomplished by improving the railroad between Jacksonville and St. Augustine and mailing out thousands of copies of Florida, the American Riviera, thus making certain that the world knew what was about to transpire in the nation's oldest city (Castleden, p. 17). During the next few years, the Ponce was visited by presidents, congressmen and many wealthy and influential Northerners.

The hotel's success as a tourist resort was short lived for a number of reasons. The yellow fever epidemic kept people away from the State in 1888 and in December of 1894 and January of 1895, Florida was hit by the worst freeze in its history. These freezes were symptomatic of a grave shortcoming in St. Augustine as a winter resort: the weather was simply not as pleasant and sunny as in the more tropical southern peninsula. With the expansion of Flagler's own railroad and hotel empire down the east coast and the progress of developers such as Henry Plant on the west coast, St. Augustine found itself in an increasingly unfavorable competitive position. There would continue to be brief periods of heavy visitation, particularly as prosperity returned to the nation in the first decades of the twentieth century, during World War I while travel was restricted to the United States (Annual Report, 1917) and during the Florida boom of the 1920's. Although the boom was centered in South Florida, St. Augustine experienced a rapid increase in building construction and tourism. During the Great Depression, only three Flagler Hotels survived, one of which was the Ponce (Annual Report, 1932). Followed by a lull in tourism during World War II, the hotel underwent extensive repairs and modernization, and attracted large crowds in 1946 and 1947 (Annual Report, 1946). Then the former pattern of decline resumed and each year fewer and fewer guests returned. With the pattern in tourism changing so rapidly, the way was now prepared for the closing and possible destruction of the venerable Hotel Ponce de Ldon. Due, however, to the concern among civic leaders for the preservation and utilization of historic buildings,

the hotel was saved and its fate announced publicly in 1967. Flagler Systems could no longer feasibly continue operation of the building and therefore it would be sold and converted into a college for women. In April, 1967, the Ponce de Leon closed its doors to tourists for the last time.

Eighteen months later Flagler College opened to receive its first students. Since that time, it has become coeducational, received accreditation and graduated two classes. The success of Flagler College augurs well for the future of the great buildings whose walls were built to last through the centuries.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

"Annual Report of the Florida East Coast Hotel Co." Volumes for the years 1917, 1932, 1946. Located in the Flagler Museum, Palm Beach. The "Annual Reports" are detailed typescript accounts of the Flagler hotel system's financial affairs.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____

UTM REFERENCES

	ZONE	EASTING	NORTHING
A	17	469580	330572
B			
C			
D			

VERBAL BOUNDARY DESCRIPTION

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
Dr. Thomas Graham, Chairman

ORGANIZATION
History Department

DATE

STREET & NUMBER
Flagler College

TELEPHONE

CITY OR TOWN
St. Augustine

STATE
Florida

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL ___ STATE ___ LOCAL ___

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665). I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

FEDERAL REPRESENTATIVE SIGNATURE

TITLE

DATE

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

KEEPER OF THE NATIONAL REGISTER

7

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

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CONTINUATION SHEET ITEM NUMBER 9 PAGE 1

Castleden, Louise D. "Early Years of the Ponce de Leon." Unpublished pamphlet, 1957.

Graham, Thomas. "Flagler's Magnificent Hotel Ponce de Leon." Unpublished manuscript. Copy in possession of DAHRM.

Koch, Robert. Louis C. Tiffany, Rebel in Glass. New York: Crown Publishers, Inc., 1966.

Lefevre, Edwin. "Flagler and Florida," Everybody's Magazine, XXII (February, 1910).

Martin, Sidney Walter. Florida's Flagler. Athens, Georgia: University of Georgia Press, 1949.

"The Work of Messrs. Carrere and Hastings," Architectural Record, XXVII (January, 1910).

8

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

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CONTINUATION SHEET ITEM NUMBER 11 PAGE 1

Diane D. Greer, Historic Sites Specialist
Dept. of State, Div. of Archives, History and Records Mgmt.
The Capitol
Tallahassee, Florida

Personal presentation recommended

ENTRIES IN THE NATIONAL REGISTER

STATE FLORIDA

Date Entered MAY 6 1975

Name	Location
Hotel Ponce de Leon	St. Augustine St. Johns County

Notified by phone
5-20-75 JRL

Thomas Graham
829-6485
82

Also Notified

Hon. Richard Stone
Hon. Lawton Mainor Chiles, Jr.
Hon. Bill Chappell, Jr.

June 3, 1975

Flagler College Board of Trustees
St. Augustine
Florida

Ref: Hotel Ponce de Leon

Dear Sirs:

It is a pleasure to advise you that the referenced property has been officially listed on the National Register of Historic Places. A certificate of formal notification of the recognition given to this site is now being prepared. If at all possible, Secretary of State, Bruce A. Smathers, will be in contact with you concerning a mutually acceptable time and place for presentation of the certificate.

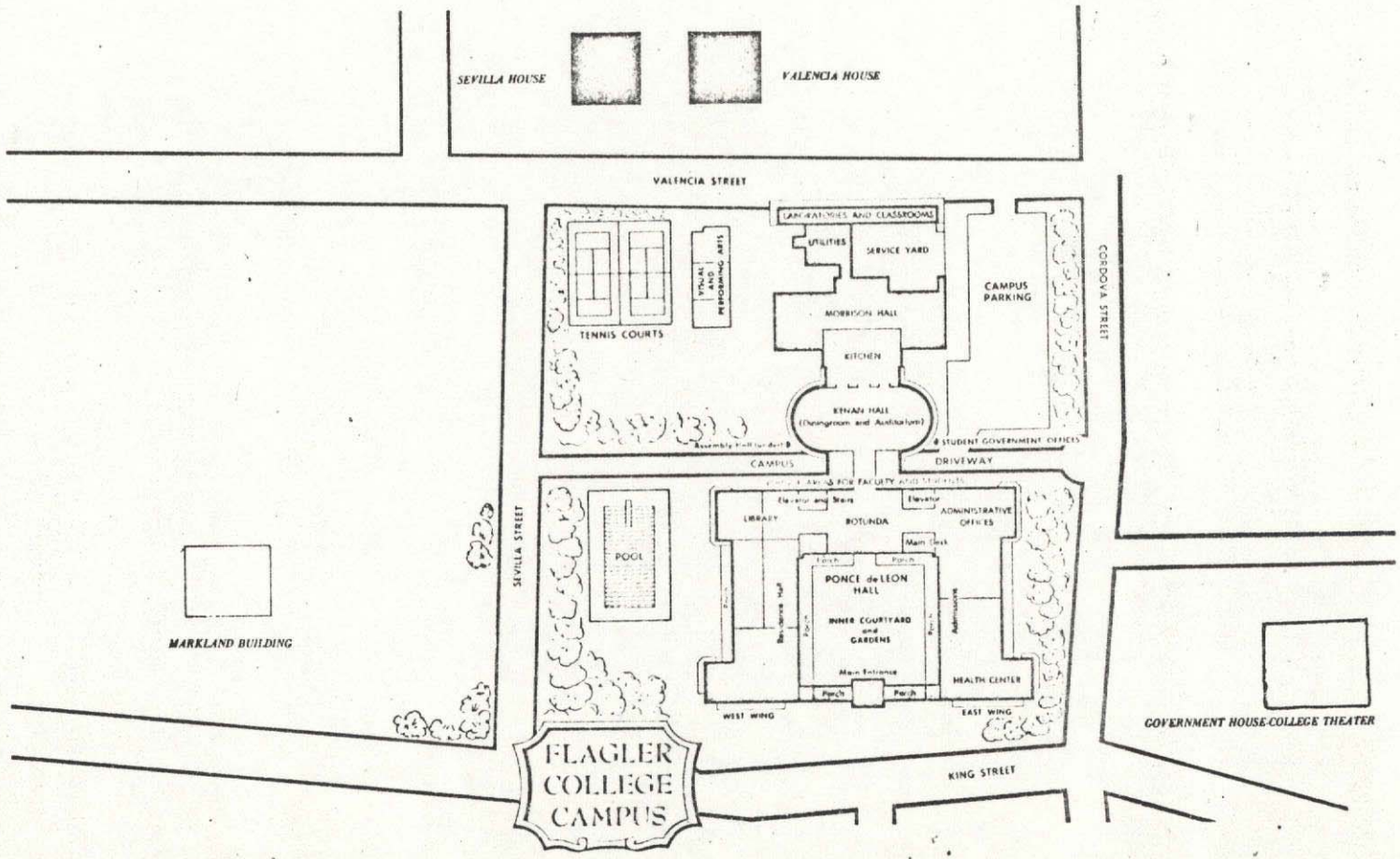
With every good wish and warm regards.;

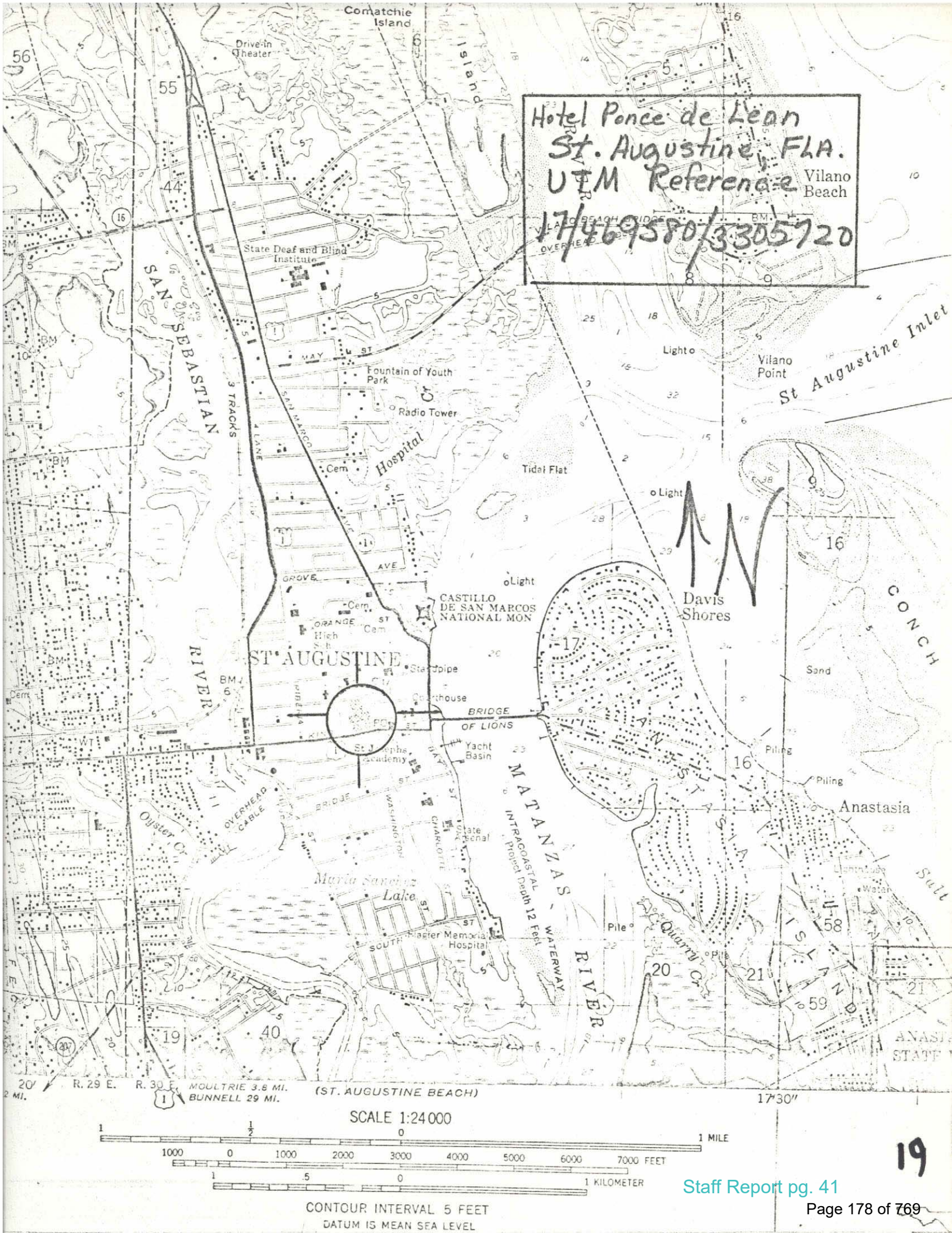
Sincerely,

Robert Williams
State Historic
Preservation Officer

RW/eb
cc: City Planning
County Planning

Staff Report pg. 39


SEVILLA HOUSE
VALENCIA HOUSE
VALENCIA STREET
LABORATORIES AND CLASSROOMS
UTILITIES
SERVICE YARD
CAMPUS PARKING
MORRISON HALL
KITCHEN
KENAN HALL
(Dining room and Auditorium)
TENNIS COURTS
STUDENT GOVERNMENT OFFICES
CAMPUS
DRIVEWAY
CORDOVA STREET
SEVILLA STREET
POOL
LIBRARY
ROTUNDA
ADMINISTRATIVE OFFICES
PONCE de LEON HALL
INNER COURTYARD and GARDENS
HEALTH CENTER
WEST WING
EAST WING
MARKLAND BUILDING
GOVERNMENT HOUSE-COLLEGE THEATER
KING STREET
FLAGLER COLLEGE CAMPUS


Hotel Ponce de Leon
St. Augustine, FLA.
UTM Reference
17/469580/3305720
Comatchie Island
Drive-in Theater
Island
Vilano Beach
State Deaf and Blind Institute
SAN SEBASTIAN
RIVER
3 TRACKS
4 LANE
MAY ST
Fountain of Youth Park
Radio Tower
Hospital
Cem
Tidal Flat
Light
Vilano Point
St Augustine Inlet
GROVE AVE
ORANGE ST
High Sch
CASTILLO DE SAN MARCOS NATIONAL MON
ST AUGUSTINE
Standpipe
Courthouse
BRIDGE OF LIONS
St Josephs Academy
Yacht Basin
Davis Shores
CONCH
Sand
Piling
Anastasia
MATANZAS RIVER
INTRACOASTAL WATERWAY
Project Depth 12 Feet
State Arsenal
OVERHEAD CABLE
Oyster Cr
Maria Sanchez Lake
Flagler Memorial Hospital
SOUTH ST
Pile
Quarry Cr
Lighthouse
Water
Salt
ANASTASIA ISLAND
ANASTASIA STATE
R. 29 E.
R. 30 E.
MOULTRIE 3.8 MI.
BUNNELL 29 MI.
(ST. AUGUSTINE BEACH)
17'30"
SCALE 1:24 000
1 MILE
7000 FEET
1 KILOMETER
CONTOUR INTERVAL 5 FEET
DATUM IS MEAN SEA LEVEL

19

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Appropriateness

Case Number: HP2025-0060 **Meeting Date: Thursday, September 18, 2025**

1. NAME OF APPLICANT: Shirah and Company, LLC on behalf of T-Mobile
   Business (if applicable):
   Address: 620 Sea Island Rd, PMB 283
   City: St. Simons Island State: GA Zip Code: 31522
   Daytime Telephone: 9044377377 E-Mail Address: ccaudill@shirahandcompany.com

2. NAME OF PROPERTY OWNER: Flagler College, C/O DIR BUS SERVICES
   Business (if applicable):
   Address: 74 King Street
   City: St. Augustine State: FL Zip Code: 32084
   Daytime Telephone: 9048196205 E-Mail Address: LStevenson@flagler.edu

3. PROJECT LOCATION: 74 KING ST, Saint Augustine, 32084

4. LEGAL DESCRIPTION: CITY OF ST AUGUSTINE BLK 45-C & PT OF MODEL LAND CO SUB CITY BLK J LOT 1 (EX W75FT) ALL LOTS 2 3 4 5 & 6 (EX DB188 /421 & OR260/264 & 297) LOT 7 (EX DB186/141 & DB188/421) PT LOT 8 IN SE CORN LOTS 9 10 11 12 & 14 (EX N75 & W75FT) OR103/258 259 & 233/113 & 236/ 419 & 297/203 & 663/1266 1267 & 942/1537

5. SCOPE OF WORK: to install cellular equipment in existing bell towers

Information attached by applicant includes:

- Application Agreement
- Architectural Plans
- Black Suede Paint Specifications
- Total Visible Surface Area calculations
- Exterior Photographs, before and after mock-up installation
- Exterior photographs of visible mock-up antennas
- Interior Tower Photographs
- Photographs of existing equipment proposed for removal (Interior and Exterior)
- St. Johns County Sheriff's Office Letter of Support

Received August 18, 2025
Planning and Building Department

HARB APPLICATION AGREEMENT

In filling out this application:

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

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

Project Address: 74 King Street, Saint Augustine, FL 32084

Applicant's Name: T-Mobile Applicant's Signature: _____

Owner's Name: Flagler College, 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.

Received August 27, 2025
Planning and Building Department

T-Mobile stick together

T-Mobile Engineering South
7025 A. C. Skinner Parkway
Jacksonville, FL 32256

To Whom It May Concern,

Please be advised that **Shirah and Company, LLC** has been hired by T-Mobile South, LLC to act as an agent on our behalf. Please allow the following Shirah and Company, LLC personnel to make application for building or zoning permits, including any required revisions. Also, please note that the below Shirah and Company, LLC personnel have the permission of T-Mobile South, LLC to sign any applications as the "Owner's Agent" that are necessary for the issuance of a building or zoning permit.

Shirah and Company, LLC
Richard O. Shirah
Jay P. Shirah
Charles L. Padgett III
Chad Caudill

Regards,

Michael Cannon
Engineering Development
T-Mobile South, LLC

Notary Public

Sworn to and signed before me, a notary public, this 16th day of July in the year 2025

Notary Public in and for the county of Duval, state of FL,
Michael Cannon has personally appeared before me and affirms that all statements and declarations therein are true and accurate.

TIMOTHY CHARLES BELLWOOD
Notary Public, State of Florida
Commission No. HH 523897
My Comm. Exp. May 5, 2028

Timothy Charles Bellwood

T-Mobile USA, Inc.
Office: (904) 251-7000
P.O. Box 551299
Jacksonville, FL 32255

Received August 18, 2025
Planning and Buiilding Department

T-Mobile

T-MOBILE SITE NAME

FLAGLER COLLEGE

T-MOBILE SITE ID

#9JK2451A

74 KING ST.
ST. AUGUSTINE, FL 32084
(ST. JOHNS COUNTY)

PROPOSED COMMUNICATION FACILITY
CO-LOCATE ON A EXISTING BUILDING

REV	DATE	DESCRIPTION
0	08/17/25	FINAL PLANS ISSUED

PROJECT NO.:	24-5113
DRAWN BY:	J.MENDEZ
PROJECT MANAGER:	O. RIVERA
CHECKED BY:	O. RIVERA

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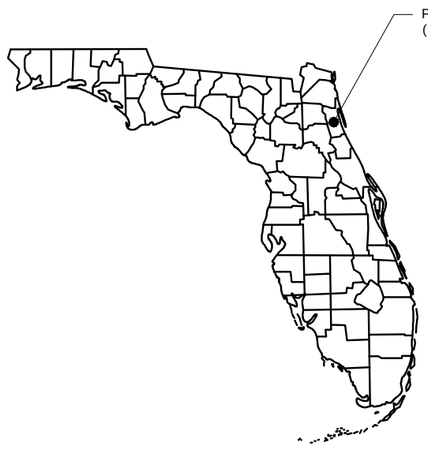
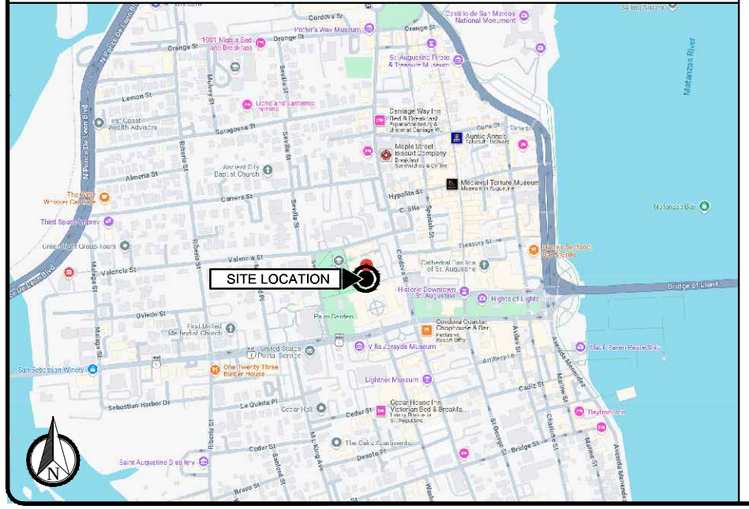
SMW ENGINEERING GROUP, INC.
TOGETHER PLANNING A BETTER TOMORROW
13005 TELECOM PARKWAY N SUITE 102
TEMPLE TERRACE, FLORIDA 33637
(813) 615-1422
CERTIFICATE OF AUTHORIZATION 33693

T-Mobile
7025 A.C. SKINNER PARKWAY
JACKSONVILLE, FL 32256

LOCAL MAP



VICINITY MAP



PROPERTY SUMMARY

PARCEL #: 2016900000

LATITUDE: 29.89272067° N

LONGITUDE: -81.31485005° W

JURISDICTION: CITY OF ST. AUGUSTINE

PROPERTY OWNER:
FLAGLER COLLEGE INC
C/O DIR BUS SERVICES
74 KING ST. SAINT AUGUSTINE, FL 32084

DESIGN CRITERIA

DESIGN WIND SPEED: 130 MPH (ULTIMATE 3-SEC GUST)
EXPOSURE CATEGORY: C
RISK CATEGORY: II

CONTACTS

T-MOBILE SOUTH LLC.
7025 A.C SKINNER PARKWAY
JACKSONVILLE, FL 32256

SMW ENGINEERING GROUP, INC. PROJECT MANAGER:
13005 TELECOM PARKWAY N SUITE 102
TEMPLE TERRACE, FLORIDA 33637
OMAR RIVERA (407) 453-1740

INDEX OF DRAWINGS

SHT. NO.	DESCRIPTION	REV. NO.
T1	TITLE SHEET	0
G1	GENERAL NOTES	0
C1	OVERALL SITE PLAN	0
C2	IT ROOM LAYOUT	0
C3	WEST BUILDING ELEVATION	0
C3A	WEST BUILDING ARCHES	0
C4	NORTH COURTYARD ELEVATION	0
C4A	EAST BUILDING ARCHES	0
C5	EAST BELL TOWER LAYOUT	0
C5A	EAST BELL TOWER - SIGNAGE	0
C6	WEST BELL TOWER LAYOUT	0
C6A	WEST BELL TOWER - SIGNAGE	0
C7	ANTENNA DETAILS	0
C8	RACK DETAILS	0
C9	MOUNT DETAILS (1 OF 3)	0
C10	MOUNT DETAILS (2 OF 3)	0
C11	MOUNT DETAILS (3 OF 3)	0
C12	MOUNT MODIFICATIONS	0
C13	ANTENNA SHROUD	0
C14	ANTENNA SHROUD ELEVATIONS	0
RF1	PROPOSED ANTENNA SCHEDULE (1 OF 2)	0
RF2	PROPOSED ANTENNA SCHEDULE (2 OF 2)	0
RF3	PROPOSED ANTENNA PLUMBING DIAGRAM	0
RF4	GPS ANTENNA SPECIFICATIONS	0
E1	ELECTRICAL NOTES	0
E2	GROUNDING NOTES	0
E3	ELECTRICAL PLAN	0
E4	UTILITY ROUTING PLAN	0
E5	ONE-LINE DIAGRAM	0
E6	GROUNDING PLAN	0
E7	GROUNDING DETAILS AND NOTES	0
E8	PENETRATION DETAILS	0

APPLICABLE CODES

THE CONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) OVER THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.

BUILDING CODE: FLORIDA BUILDING CODE (FBC), 8TH EDITION (2023).

NATIONAL ELECTRICAL CODE: 2020 EDITION.

ELECTRICAL CODE: NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70

MECHANICAL CODE: MECHANICAL CODE, 8TH EDITION.

FIRE CODE: FLORIDA FIRE PREVENTION CODE, 8TH EDITION.

LIFE SAFETY CODE: NFPA-101-2021

THE CONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS; AMERICAN CONCRETE INSTITUTE (ACI) 318-11 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE: AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), 14th EDITION: TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-H, STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES: TIA-607-B, COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS.

INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM: IEEE 1100 (2005) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRONIC EQUIPMENT.

IEEE C62.41, GUIDE ON THE SURGE ENVIRONMENT IN LOW-VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE").

TELCORDIA GR-1275, GENERAL INSTALLATION REQUIREMENTS: TELCORDIA GR-1503, COAXIAL CABLE CONNECTIONS: ANSI T1.311, FOR TELECOM - DC POWER SYSTEMS - TELECOM, ENVIRONMENTAL PROTECTION.

JEREMY D. SHARIT
LICENSE
No. 75137
STATE OF FLORIDA
PROFESSIONAL ENGINEER
JEREMY D. SHARIT PE FL LIC 75137
8/17/25

FLAGLER COLLEGE
#9JK2451A

74 KING ST.
ST. AUGUSTINE, FL 32084
(ST. JOHNS COUNTY)

SHEET NAME

TITLE SHEET

SHEET NUMBER

T-1

Received August 18, 2025
Planning and Building Department

1. FOR THE PURPOSES OF THESE CONSTRUCTION DRAWINGS, THE FOLLOWING DEFINITIONS SHALL APPLY:

   OWNER – T–MOBILE USA
   ENGINEER – SMW ENGINEERING GROUP, INC.
   CONTRACTOR – GENERAL CONTRACTOR (CONSTRUCTION)

2. PRIOR TO SUBMITTING HIS BID, THE CONTRACTOR SHALL VISIT THE JOB SITE IN ORDER TO (1) VERIFY ALL EXISTING CONDITIONS, (2) CONFIRM WHETHER ALL DIMENSIONS ARE AS SHOWN ON THE PLANS AND (3) CONFIRM WHETHER THE WORK MAY BE ACCOMPLISHED AS SHOWN. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER.

3. A 20–FOOT HORIZONTAL CLEARANCE DISTANCE SHALL BE MAINTAINED FROM ALL EXISTING POWER LINES.

4. THE CONTRACTOR'S USE OF A CONSTRUCTION STAGING AREA SHALL BE COORDINATED WITH THE OWNER WELL IN ADVANCE OF THE CONSTRUCTION START DATE.

5. LABOR, MATERIAL, TOOLS, EQUIPMENT, TRANSPORTATION AND TEMPORARY POWER SERVICES NECESSARY FOR AND INCIDENTAL TO COMPLETION OF ALL WORK SHALL BE PROVIDED AS INDICATED ON THE DRAWINGS AND/OR AS SPECIFIED HEREIN. LABOR AND MATERIALS SHALL BE FURNISHED AS REQUIRED FOR COMPLETE SYSTEMS, INCLUDING ALL ELEMENTS OBVIOUSLY OR REASONABLY INCIDENTAL TO A COMPLETE INSTALLATION, WHETHER OR NOT SPECIFICALLY INDICATED ON THE PLANS.

6. FOR TASKS REQUIRED TO BE PERFORMED BUT NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOT START WORK ON SUCH TASKS WITHOUT HAVING RECEIVED WRITTEN AUTHORIZATION FROM THE CONSTRUCTION MANAGER TO PROCEED.

7. THE DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE GENERAL ARRANGEMENT OF SYSTEMS AND EQUIPMENT UNLESS OTHERWISE INDICATED BY DIMENSIONS OR DETAILS. EXACT EQUIPMENT LOCATIONS MAY BE MODIFIED AS REQUIRED BY ACTUAL FIELD CONDITIONS. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE ENGINEER AND THE CONSTRUCTION MANAGER.

8. THE CONTRACTOR SHALL OBTAIN, PAY FOR AND DELIVER ALL REQUIRED PERMITS, CERTIFICATES OF INSPECTION, INCLUDING UTILITY CONNECTION FEES, ETC., REQUIRED BY THE AUTHORITIES HAVING JURISDICTION AND SHALL DELIVER SUCH DOCUMENTS TO THE OWNER PRIOR TO FINAL ACCEPTANCE OF THE WORK.

9. THE CONTRACTOR'S OPERATIONS SHALL BE CONFINED TO AREAS OF NEW CONSTRUCTION.

10. ALL NECESSARY PROVISIONS SHALL BE MADE TO PROTECT EXISTING IMPROVEMENTS, PAVING, CURBS, GALVANIZED SURFACES, ETC, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO SAME RESULTING FROM THE CONSTRUCTION WORK. ALL DISTURBED AND DAMAGED AREAS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION OR BETTER UPON COMPLETION OF ALL WORK TO THE SATISFACTION OF THE CONSTRUCTION MANAGER.

11. THE FOLLOWING CLEANUP TASKS SHALL BE PERFORMED AS FOLLOWS: (1) ON A DAILY BASIS, KEEP THE GENERAL AREA CLEAN AND HAZARD FREE, REMOVING ALL WASTE, DEBRIS AND TRASH FROM THE SITE AND DISPOSING OF SAME IN A LEGAL MANNER. (2) UPON COMPLETION, LEAVE THE PREMISES IN A CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE. (3) UPON COMPLETION, CONSTRUCTION AND CONSTRUCTION STAGING AREA SHALL BE LEFT IN AS GOOD OR BETTER CONDITION THAN PRIOR TO CONSTRUCTION.

12. ALL EQUIPMENT AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE RESPECTIVE MANUFACTURER'S RECOMMENDATIONS EXCEPT WHERE IT IS SPECIFICALLY INDICATED OTHERWISE IN THE CONTRACT DOCUMENTS OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.

13. ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY HAVING JURISDICTION OVER THE PERFORMANCE OF THE WORK. MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AS WELL AS LOCAL AND STATE CODES, ORDINANCES AND APPLICABLE REGULATIONS.

14. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AT ALL TIMES, USING THE BEST SKILLS AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL OF THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK, INCLUDING CONTACT AND COORDINATION WITH THE CONSTRUCTION MANAGER AND WITH THE OWNER'S AUTHORIZED REPRESENTATIVE.

15. WITHIN TEN (10) WORKING DAYS AFTER PROJECT COMPLETION, THE CONTRACTOR SHALL PROVIDE A COMPLETE SET OF AS–BUILT DRAWINGS, SWEEP TEST, CYLINDER TESTS, LIEN RELEASES, AND OTHER CLOSEOUT DOCUMENTATION AS REQUIRED BY THE OWNER. ALL SYSTEMS SHALL BE COMPLETELY ASSEMBLED, TESTED, ADJUSTED AND DEMONSTRATED TO BE READY FOR OPERATION PRIOR TO THE OWNER'S ACCEPTANCE.

1. THE APPROPRIATE UTILITY LOCATING SERVICES SHALL BE CONTACTED PRIOR TO THE START OF CONSTRUCTION IN ORDER TO VERIFY THE EXACT LOCATION OF ALL EXISTING UNDERGROUND UTILITIES.

2. THE INSTALLATION OF NEW UTILITIES SHALL BE COORDINATED WITH LOCAL AUTHORITIES.

3. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES. WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SUCH UTILITIES SHALL BE RELOCATED AS DIRECTED BY THE CONSTRUCTION MANAGER. EXTREME CAUTION SHALL BE USED WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES.

4. RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.

5. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES THAT INTERFERE WITH THE EXECUTION OF THE WORK SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS THAT WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF THE LANDLORD AND/OR LOCAL UTILITIES.

6. DISTURBANCE TO THE EXISTING SITE DURING CONSTRUCTION SHALL BE MINIMIZED.

7. ANY AREAS OF THE CONSTRUCTION SITE DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE. SUCH GRADING SHALL CAUSE SURFACE WATER TO FLOW AWAY FROM ANY EQUIPMENT SHELTER AND TOWER AREAS AND THE SOIL SHALL BE STABILIZED TO PREVENT EROSION. EROSION CONTROL MEASURES,IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL.

8. THE SUB–GRADE SHALL BE COMPACTED AND BROUGHT TO A UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.

9. BACKFILL SHALL CONSIST OF CLEAN SAND FILL APPROVED FOR USE BY THE ENGINEER. NO UNAPPROVED MATERIAL WILL BE ALLOWED. CLEAN SAND FILL SHALL BE FREE OF ALL ROOTS, BOULDERS, OR OTHER DELETERIOUS MATERIAL.

10. THE CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO EQUAL TO OR BETTER CONDITION THAN ORIGINAL.

11. SITE SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS FOR SUCH SIGNAGE AS MAY BE CONTAINED IN THESE DRAWINGS.

SITE WORK NOTES | 2

1. MATERIAL:
   A. ALL STRUCTURAL STEEL WORK SHALL CONFORM TO THE LATEST EDITION OF THE AISC "STEEL CONSTRUCTION MANUAL".
   B. ALL STRUCTURAL STEEL WF BEAMS SHALL BE ASTM A992 AND "HOT DIPPED" GALVANIZED IN ACCORDANCE WITH ASTM A123 AND ASTM A153 STANDARDS.
   C. ALL STRUCTURAL PLATES, ANGLES, AND CHANNELS SHALL BE ASTM A36 AND "HOT DIPPED" GALVANIZED IN ACCORDANCE WITH ASTM A123 AND ASTM A153 STANDARDS.
   D. ALL TS MEMBERS SHALL BE ASTM A500 GRADE B (Fy=46ksi), AND "HOT DIPPED" GALVANIZED IN ACCORDANCE WITH ASTM A123 AND ASTM A153 STANDARDS.
   E. ALL STRUCTURAL PIPE MEMBERS SHALL BE ASTM A500 GRADE B (Fy=42ksi), AND "HOT DIPPED" GALVANIZED IN ACCORDANCE WITH ASTM A123 AND ASTM A153 STANDARDS.
   F. ALL NON_STRUCTURAL PIPE MEMBERS SHALL BE ASTM A53 GRADE B, AND "HOT DIPPED" GALVANIZED IN ACCORDANCE WITH ASTM A123 AND ASTM A153 STANDARDS.

2. DESIGN, FABRICATION, AND CONSTRUCTION OF ALL CONNECTIONS SHALL CONFORM TO AISC STEEL CONSTRUCTION MANUAL.

3. WELDING:
   A. ALL WELDS, WELDERS, AND WELD INSPECTIONS SHALL CONFORM TO THE REQUIREMENTS OF AWS D 1.1, LATEST REVISION.
   B. ALL WELDS SHALL BE MADE WITH E70XX LOW HYDROGEN ELECTRODES.
   C. ALL STEEL SHALL BE SPRAY GALVANIZED AFTER WELDING.

4. ALL BOLTS SHALL BE GALVANIZED ¾" DIAMETER, A325–N, UNLESS NOTED OTHERWISE AND TIGHTENED TO A "SNUG TIGHT" CONDITION AS DEFINED BY AISC. SECURE NUT WITH LOCKING WASHER.

5. ANCHOR BOLTS SHALL CONFORM TO ASTM A307, UNLESS NOTED OTHERWISE.

6. THE CONTRACTOR/STEEL FABRICATOR SHALL LOCATE ANY REINFORCEMENT IN THE STRUCTURAL MEMBERS IN SUCH A MANNER SO THAT THERE WILL NOT BE CONFLICT WITH THE REINFORCEMENT WHEN INSTALLING ANCHORS. THE ANCHORS SHALL BE INSTALLED PER THE MANUFACTURER'S INSTRUCTION.

7. THE CONTRACTOR/STEEL FABRICATOR SHALL CONFORM TO THE MINIMUM EDGE DISTANCE REQUIREMENTS IN ACCORDANCE WITH THE AISC MANUAL OF STEEL CONSTRUCTION.

8. ALL STRUCTURAL STEEL SHALL BE FABRICATED TO FIT AT BOLTED CONNECTIONS WITHIN 1/16 INCH TOLERANCE. STRUCTURAL STEEL SHALL NOT BE FLAME CUT UNDER ANY CIRCUMSTANCES WITHOUT APPROVAL OF THE ENGINEER.

9. THE CONTRACTOR/STEEL FABRICATOR SHALL CAP OR SEAL ALL PIPES AS REQUIRED TO PREVENT RAINWATER INTRUSION.

10. THE CONTRACTOR/STEEL FABRICATOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO ANY STEEL FABRICATION. AT THE CONTRACTOR'S OPTION, FIELD SPLICES MAY BE USED FOR ERECTION PURPOSES. IF FIELD SPLICES ARE USED, THE SHOP DRAWINGS SHALL INCLUDE ALL DETAILS FOR THE PROPOSED FIELD SPLICES.

11. AT THE CONTRACTOR'S OPTION, SHOP WELDS MAY BE USED INSTEAD OF FIELD WELDS.

12. SUBMIT ORIGINAL SHOP DRAWINGS, INCLUDING COMPLETE DETAILS, SCHEDULES OF FABRICATION AND ASSEMBLY, PROCEDURES, AND DIAGRAMS. INCLUDE DETAILS OF CUTS, CONNECTIONS, CAMBER, HOLE, AND OTHER PERTINENT DATA. INDICATE WELDS BY STANDARD AWS A2.1 AND A2.4 SYMBOLS, AND SHOW SIZE, LENGTH, AND TYPE OF WELD. PROVIDE SETTING DRAWINGS, TEMPLATES, AND DIRECTIONS FOR INSTALLATION OF ANCHOR BOLTS AND OTHER ANCHORAGES TO BE INSTALLED AS WORK OF OTHERS' SECTIONS.

REV	DATE	DESCRIPTION
0	08/17/25	FINAL PLANS ISSUED

PROJECT NO.:	24–5113
DRAWN BY:	J.MENDEZ
PROJECT MANAGER:	O. RIVERA
CHECKED BY:	O. RIVERA

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SMW ENGINEERING GROUP, INC.
TOGETHER PLANNING A BETTER TOMORROW
13005 TELECOM PARKWAY N SUITE 102
TEMPLE TERRACE, FLORIDA 33637
(813) 615–1422
CERTIFICATE OF AUTHORIZATION 33693

T-Mobile
7025 A.C. SKINNER PARKWAY
JACKSONVILLE, FL 32256

JEREMY D. SHARIT LICENSE No. 75137 STATE OF FLORIDA PROFESSIONAL ENGINEER
8/17/25
JEREMY D. SHARIT PE FL LIC 75137

FLAGLER COLLEGE
#9JK2451A

74 KING ST.
ST. AUGUSTINE, FL 32084
(ST. JOHNS COUNTY)

SHEET NAME
GENERAL NOTES

SHEET NUMBER
G1

Received August 18, 2025
Planning and Buiilding Department

40' 0' 20' 40'

FOR 24"x36" DRAWINGS
GRAPHIC SCALE: 1" = 20'
FOR 11"x17" DRAWINGS
GRAPHIC SCALE: 1" = 40'



OVERALL SITE PLAN — SCALE AS NOTED | 1

REV	DATE	DESCRIPTION
0	08/17/25	FINAL PLANS ISSUED

PROJECT NO.:	24-5113
DRAWN BY:	J.MENDEZ
PROJECT MANAGER:	O. RIVERA
CHECKED BY:	O. RIVERA

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FLAGLER COLLEGE
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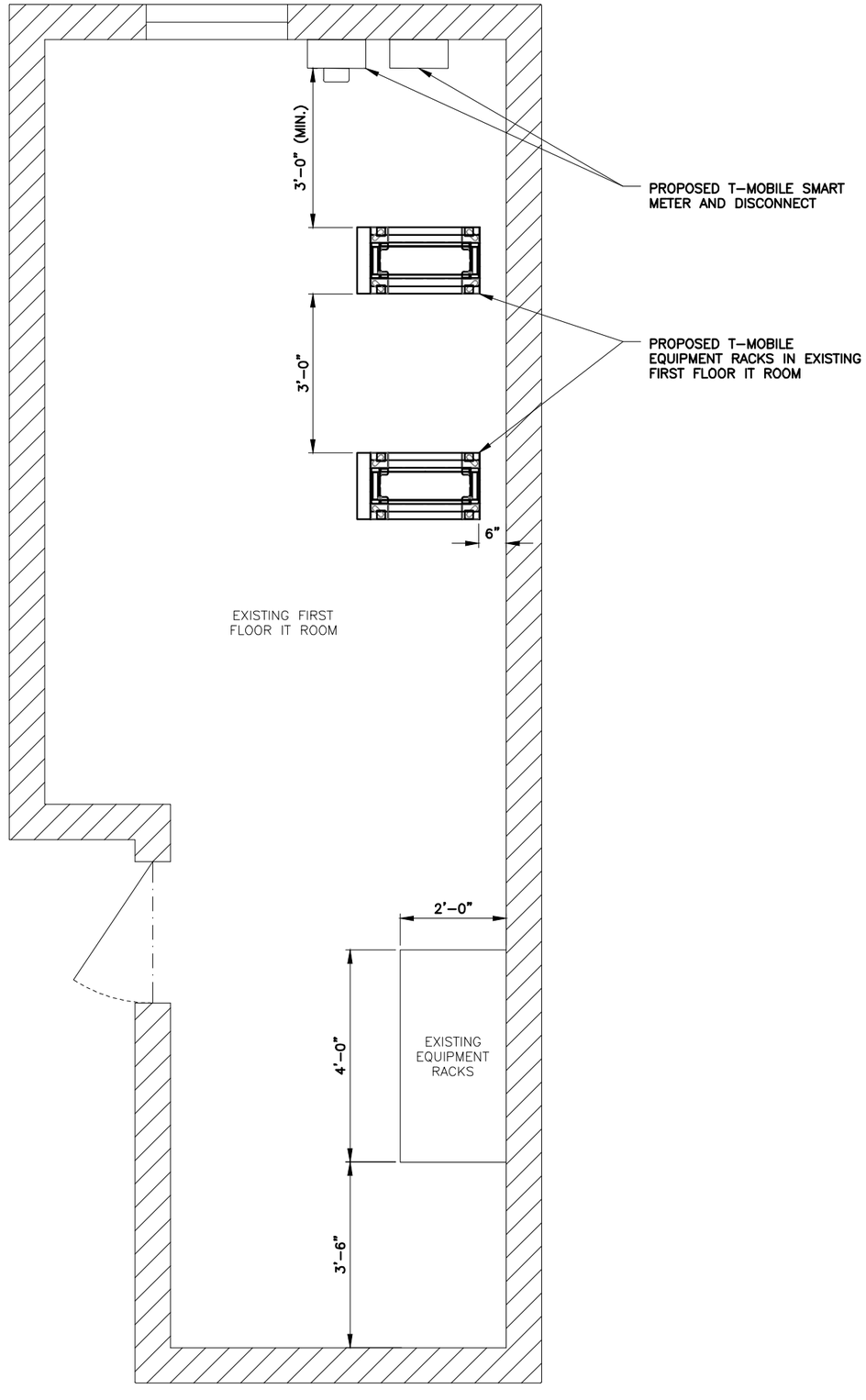
74 KING ST.
ST. AUGUSTINE, FL 32084
(ST. JOHNS COUNTY)

SHEET NAME
OVERALL
SITE PLAN

SHEET NUMBER
C1

Received August 18, 2025
Planning and Buiilding Department



IT ROOM LAYOUT

NTS | 1

REV	DATE	DESCRIPTION
0	08/17/25	FINAL PLANS ISSUED

PROJECT NO.:	24-5113
DRAWN BY:	J.MENDEZ
PROJECT MANAGER:	O. RIVERA
CHECKED BY:	O. RIVERA

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TEMPLE TERRACE, FLORIDA 33637
(813) 615-1422
CERTIFICATE OF AUTHORIZATION 33693

T-Mobile
7025 A.C. SKINNER PARKWAY
JACKSONVILLE, FL 32256

JEREMY D. SHARIT LICENSE No. 75137 STATE OF FLORIDA PROFESSIONAL ENGINEER
JEREMY D. SHARIT PE FL LIC 75137
08/17/25

FLAGLER COLLEGE
#9JK2451A

74 KING ST.
ST. AUGUSTINE, FL 32084
(ST. JOHNS COUNTY)

SHEET NAME
IT ROOM LAYOUT

SHEET NUMBER
C2

Received August 18, 2025
Planning and Buiilding Department

NOTE:
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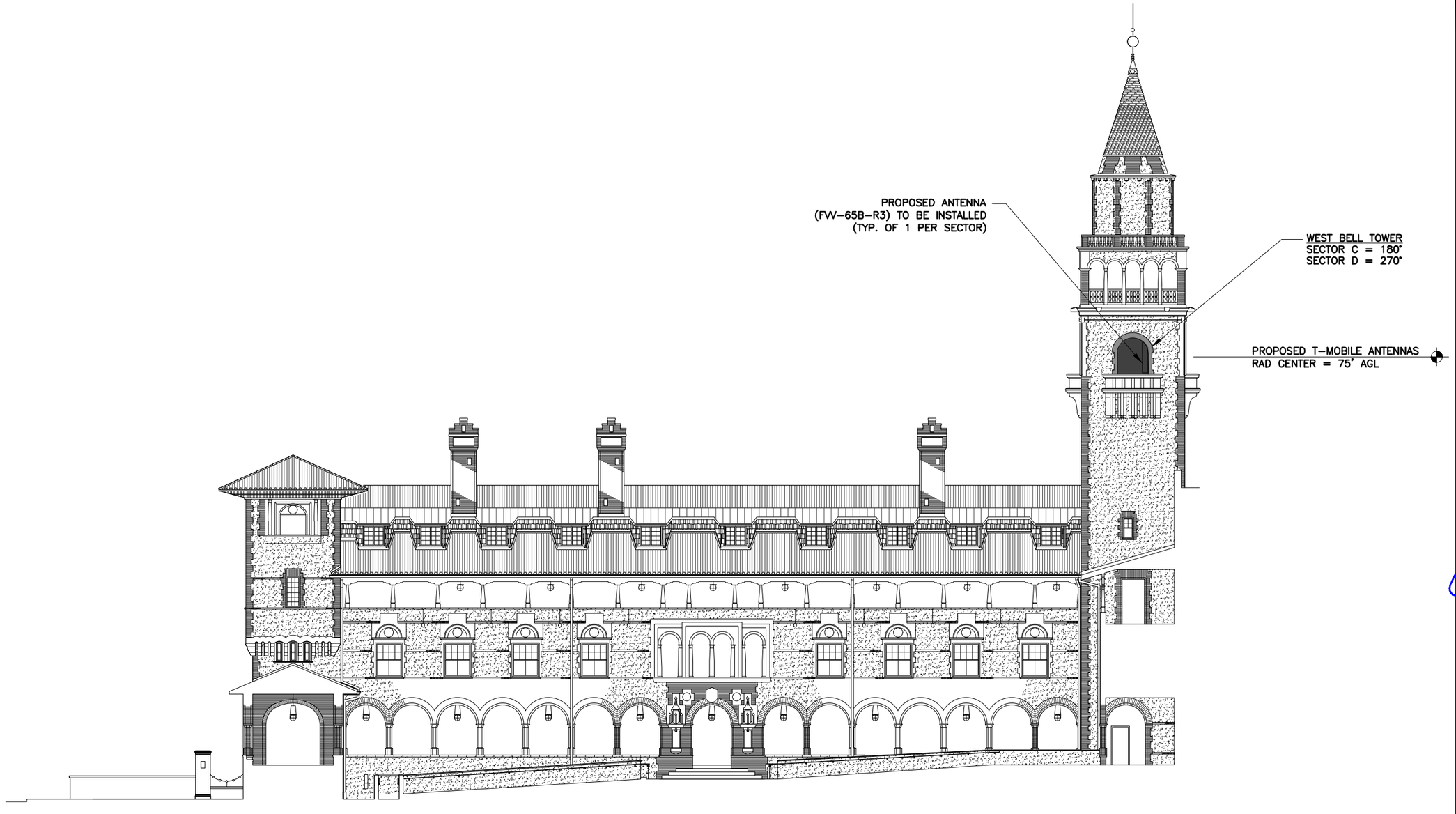

WEST BUILDING ELEVATION

NTS

1

REV	DATE	DESCRIPTION
0	08/17/25	FINAL PLANS ISSUED

PROJECT NO.:	24-5113
DRAWN BY:	J.MENDEZ
PROJECT MANAGER:	O. RIVERA
CHECKED BY:	O. RIVERA

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8/17/25
JEREMY D. SHARIT PE FL LIC 75137

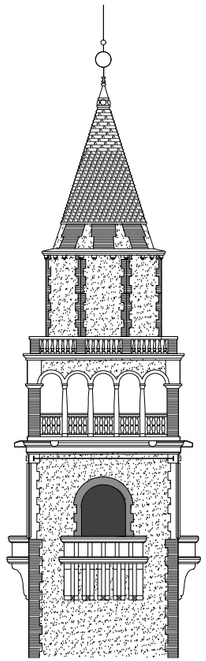
FLAGLER COLLEGE
#9JK2451A

74 KING ST.
ST. AUGUSTINE, FL 32084
(ST. JOHNS COUNTY)

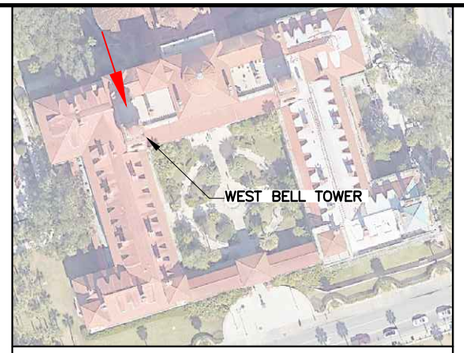
SHEET NAME
WEST BUILDING ELEVATION

SHEET NUMBER
C3

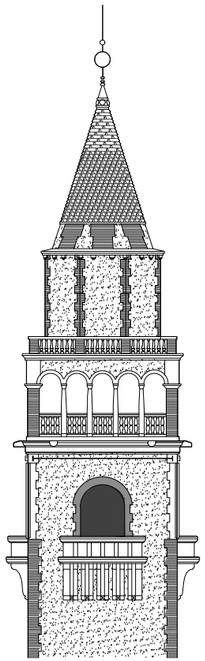
Received August 18, 2025
Planning and Buiilding Department



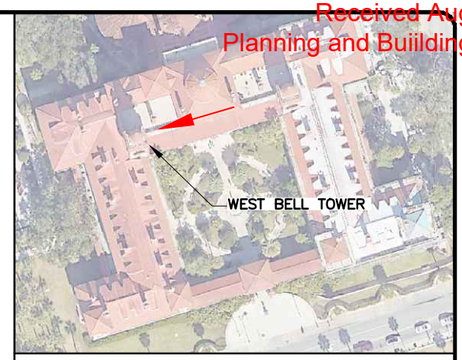
NORTH ELEVATION NTS 1



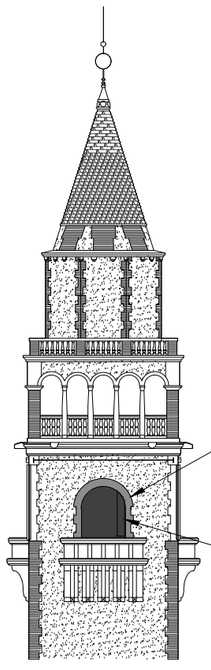
SITE MAP



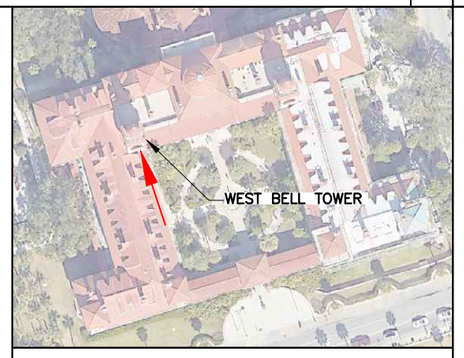
EAST ELEVATION NTS 2



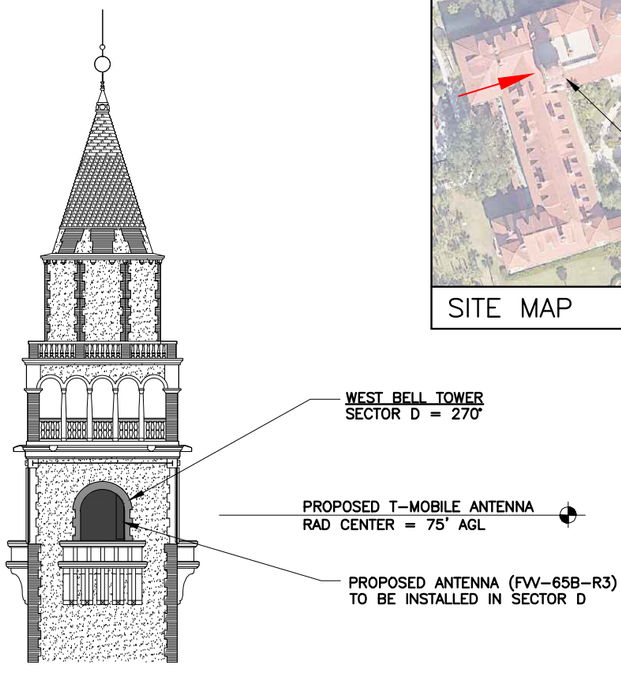
SITE MAP



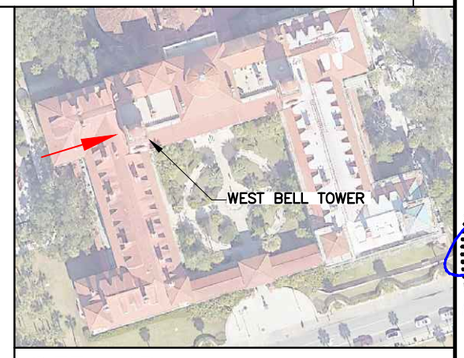
SOUTH ELEVATION NTS 3



SITE MAP



WEST ELEVATION NTS 4



SITE MAP

REV	DATE	DESCRIPTION
0	08/17/25	FINAL PLANS ISSUED

PROJECT NO.:	24-5113
DRAWN BY:	J.MENDEZ
PROJECT MANAGER:	O. RIVERA
CHECKED BY:	O. RIVERA

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JACKSONVILLE, FL 32256

JEREMY D. SHARIT LICENSE No. 75137 STATE OF FLORIDA PROFESSIONAL ENGINEER
8/17/25
JEREMY D. SHARIT PE FL LIC 75137

FLAGLER COLLEGE
#9JK2451A

74 KING ST.
ST. AUGUSTINE, FL 32084
(ST. JOHNS COUNTY)

SHEET NAME
WEST BUILDING ARCHES

SHEET NUMBER
C3A

Application pg 3

Received August 18, 2025
Planning and Buiilding Department

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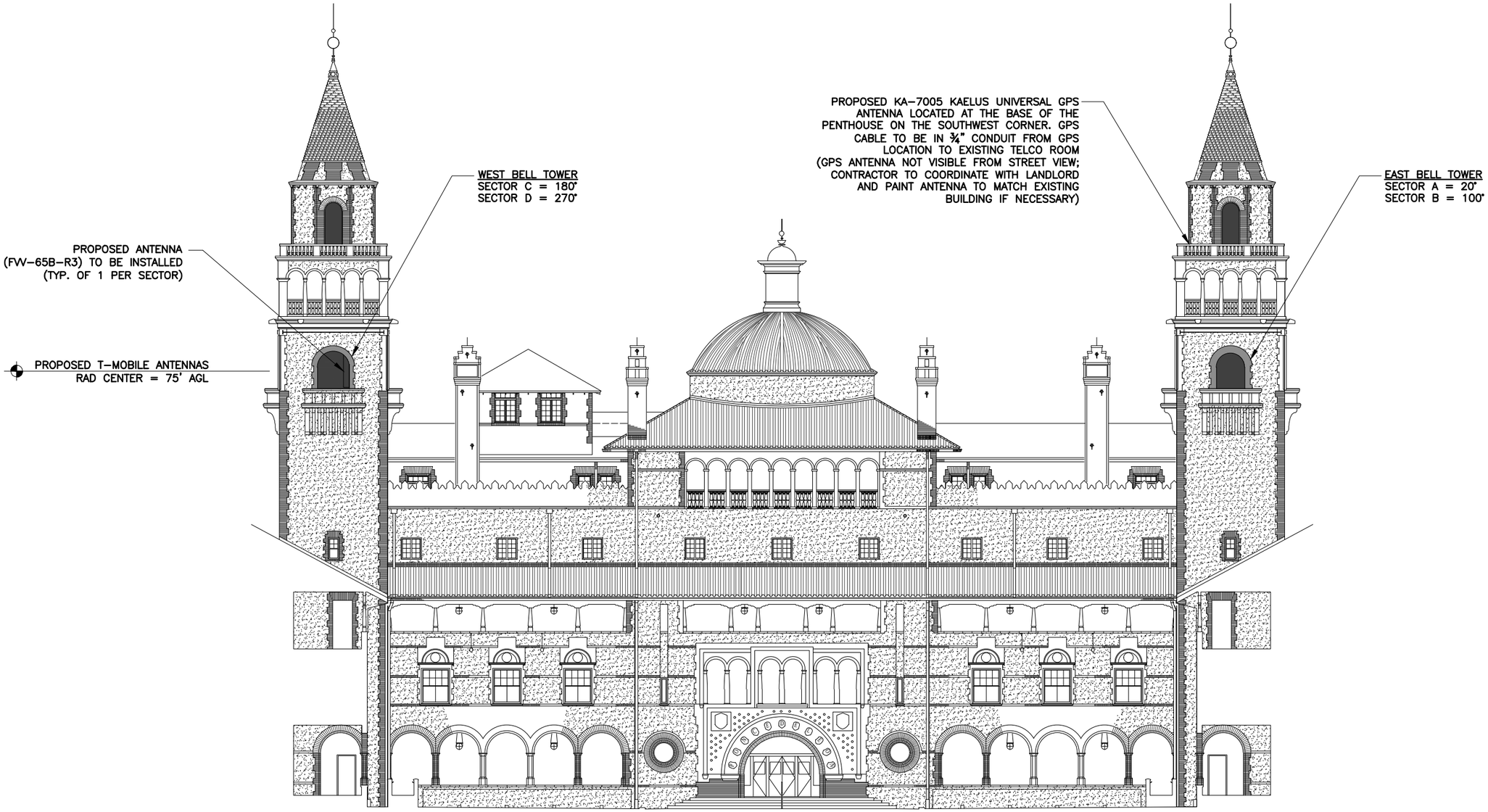

NORTH COURTYARD ELEVATION

NTS

1

REV	DATE	DESCRIPTION
0	08/17/25	FINAL PLANS ISSUED

PROJECT NO.:	24-5113
DRAWN BY:	J.MENDEZ
PROJECT MANAGER:	O. RIVERA
CHECKED BY:	O. RIVERA

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8/17/25
JEREMY D. SHARIT PE FL LIC 75137

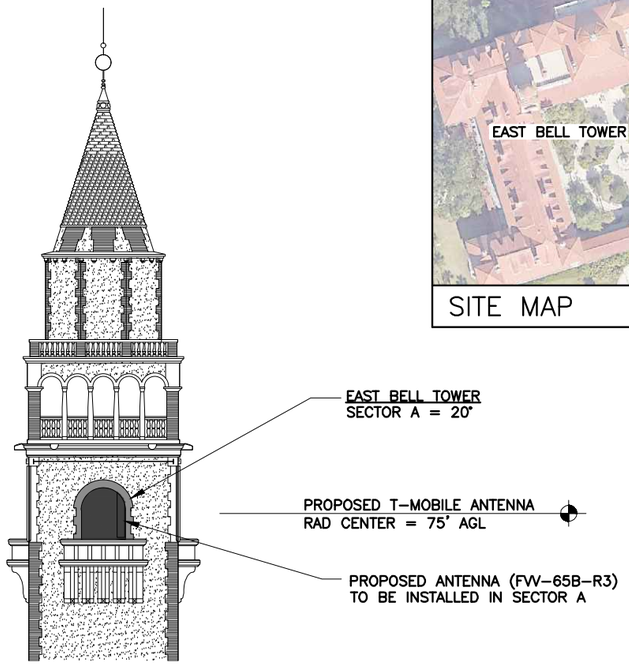
FLAGLER COLLEGE
#9JK2451A

74 KING ST.
ST. AUGUSTINE, FL 32084
(ST. JOHNS COUNTY)

SHEET NAME
NORTH COURTYARD ELEVATION

SHEET NUMBER
C4

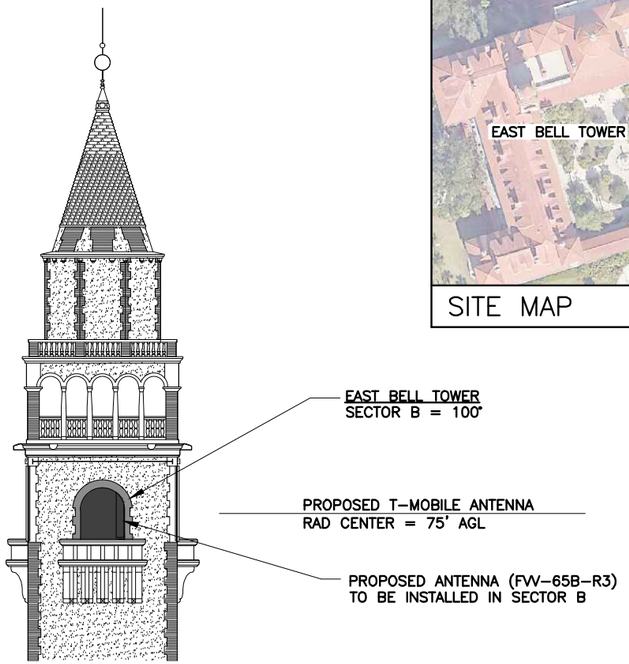
Received August 18, 2025
Planning and Buiilding Department

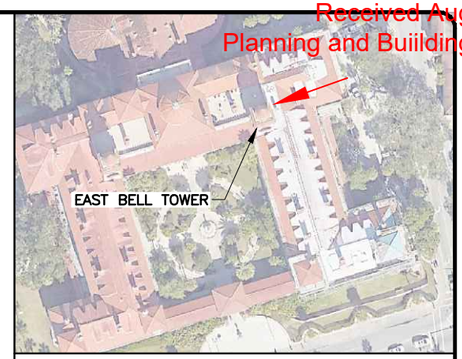




SITE MAP

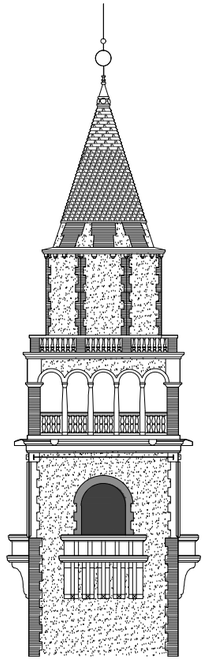
NORTH ELEVATION NTS 1





SITE MAP

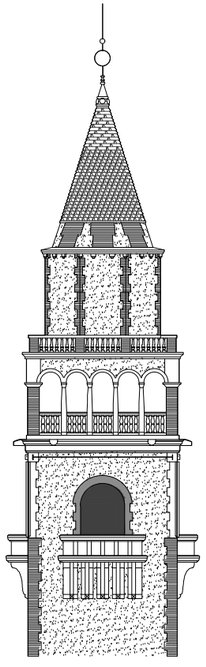
EAST ELEVATION NTS 2





SITE MAP

SOUTH ELEVATION NTS 3





SITE MAP

WEST ELEVATION NTS 4

REV	DATE	DESCRIPTION
0	08/17/25	FINAL PLANS ISSUED

PROJECT NO.:	24-5113
DRAWN BY:	J.MENDEZ
PROJECT MANAGER:	O. RIVERA
CHECKED BY:	O. RIVERA

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CERTIFICATE OF AUTHORIZATION 33693

T-Mobile
7025 A.C. SKINNER PARKWAY
JACKSONVILLE, FL 32256

JEREMY D. SHARIT LICENSE No. 75137 STATE OF FLORIDA PROFESSIONAL ENGINEER
8/17/25
JEREMY D. SHARIT PE FL LIC 75137

FLAGLER COLLEGE
#9JK2451A

74 KING ST.
ST. AUGUSTINE, FL 32084
(ST. JOHNS COUNTY)

SHEET NAME
EAST BUILDING ARCHES

SHEET NUMBER
C4A

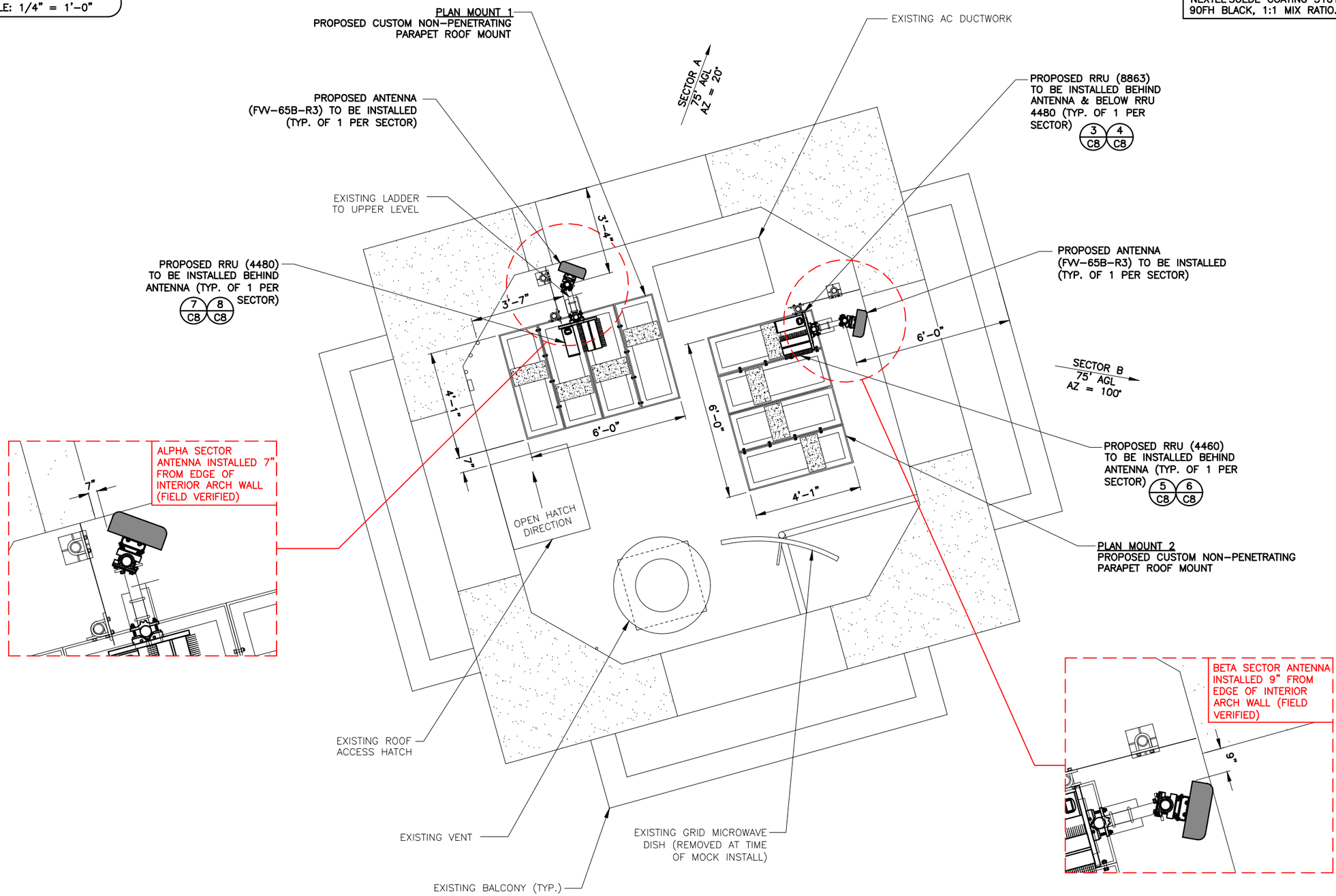
Application pg 1

Received August 18, 2025
Planning and Building Department

4' 0' 2' 4'

FOR 24"x36" DRAWINGS
GRAPHIC SCALE: 1/2" = 1'-0"
FOR 11"x17" DRAWINGS
GRAPHIC SCALE: 1/4" = 1'-0"

NOTE:
CONTRACTOR TO PAINT ANTENNAS AND ALL ASSOCIATED EQUIPMENT WITH NEXTEL SUEDE COATING 3101; COLOR: 90FH BLACK, 1:1 MIX RATIO.



N

EAST BELL TOWER

SCALED AS NOTED | 1

REV	DATE	DESCRIPTION
0	08/17/25	FINAL PLANS ISSUED

PROJECT NO.:	24-5113
DRAWN BY:	J.MENDEZ
PROJECT MANAGER:	O. RIVERA
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JACKSONVILLE, FL 32256

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JEREMY D. SHARIT PE FL LIC 75137
8/17/25

FLAGLER COLLEGE
#9JK2451A

74 KING ST.
ST. AUGUSTINE, FL 32084
(ST. JOHNS COUNTY)

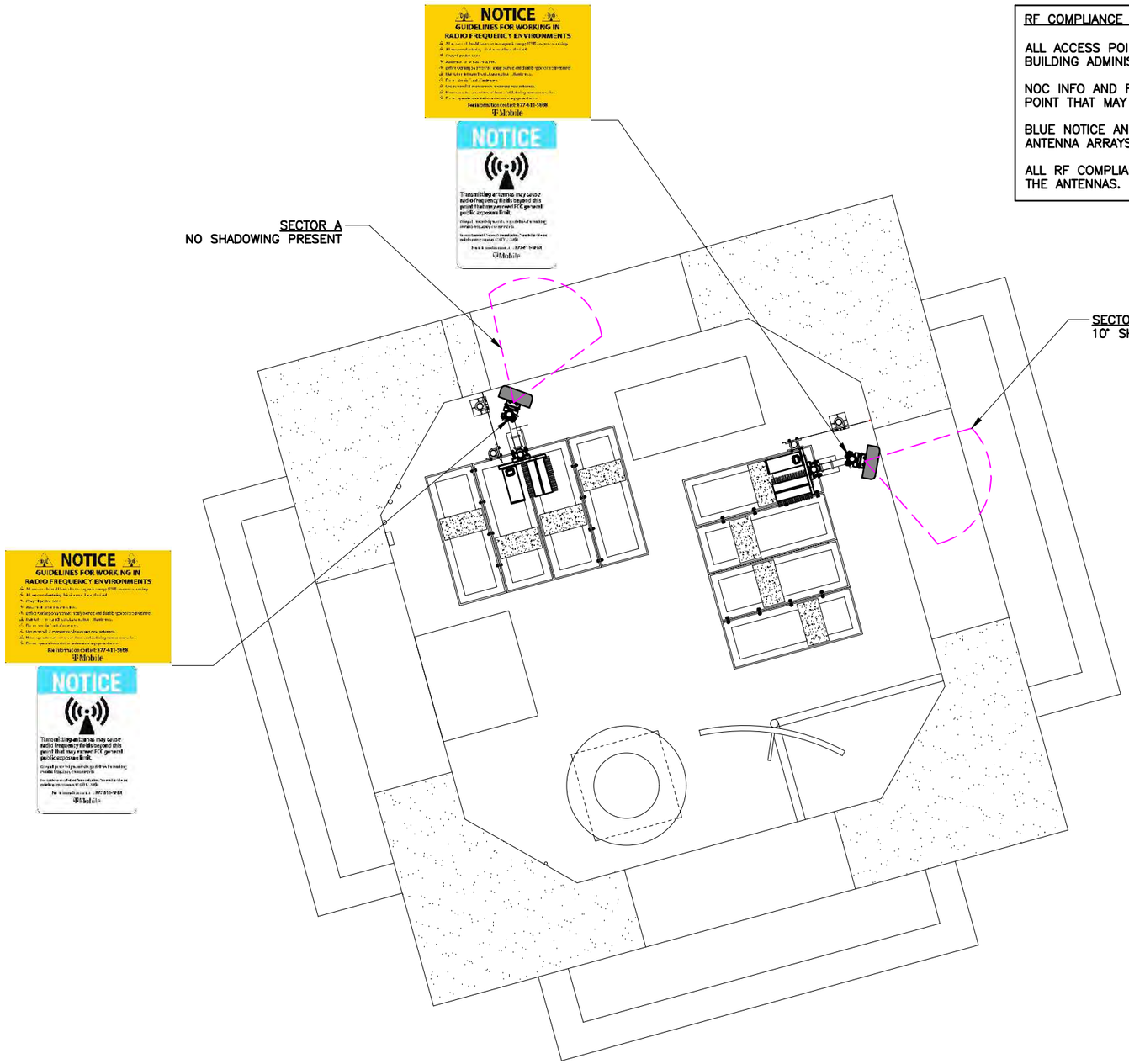
SHEET NAME
EAST BELL TOWER LAYOUT

SHEET NUMBER
C5

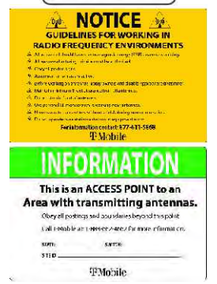
Received August 18, 2025
Planning and Building Department

4' 0' 2' 4'

FOR 24"x36" DRAWINGS
GRAPHIC SCALE: 1/2" = 1'-0"
FOR 11"x17" DRAWINGS
GRAPHIC SCALE: 1/4" = 1'-0"







NOC INFO SIGN
RF GUIDELINE SIGN
LOCATION TBD

RF COMPLIANCE REQUIREMENTS:

ALL ACCESS POINTS SHOULD BE LOCKED/RESTRICTED AND MANAGED BY BUILDING ADMINISTRATOR.

NOC INFO AND RF GUIDELINES SHOULD BE INSTALLED AT EVERY ACCESS POINT THAT MAY LEAD DIRECTLY TO THE MAIN ROOFTOP.

BLUE NOTICE AND RF GUIDELINE SHOULD BE INSTALLED AROUND T-MOBILE ANTENNA ARRAYS.

ALL RF COMPLIANCE SIGNAGE SHOULD BE VISIBLE TO ANYONE APPROACHING THE ANTENNAS.

REV	DATE	DESCRIPTION
0	08/17/25	FINAL PLANS ISSUED

PROJECT NO.:	24-5113
DRAWN BY:	J.MENDEZ
PROJECT MANAGER:	O. RIVERA
CHECKED BY:	O. RIVERA

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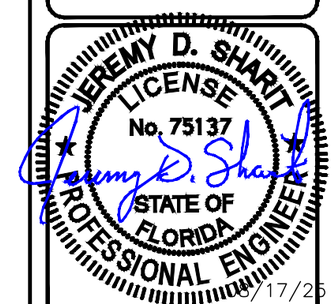
CERTIFICATE OF AUTHORIZATION 33693

T-Mobile

7025 A.C. SKINNER PARKWAY
JACKSONVILLE, FL 32256



8/17/25
JEREMY D. SHARIT PE FL LIC 75137

FLAGLER COLLEGE
#9JK2451A

74 KING ST.
ST. AUGUSTINE, FL 32084
(ST. JOHNS COUNTY)

SHEET NAME
EAST BELL TOWER
SIGNAGE

SHEET NUMBER
C5A

EAST BELL TOWER – SIGNAGE | SCALED AS NOTED | 1

Received August 18, 2025
Planning and Building Department

4' 0' 2' 4'

FOR 24"x36" DRAWINGS
GRAPHIC SCALE: 1/2" = 1'-0"
FOR 11"x17" DRAWINGS
GRAPHIC SCALE: 1/4" = 1'-0"

NOTE:
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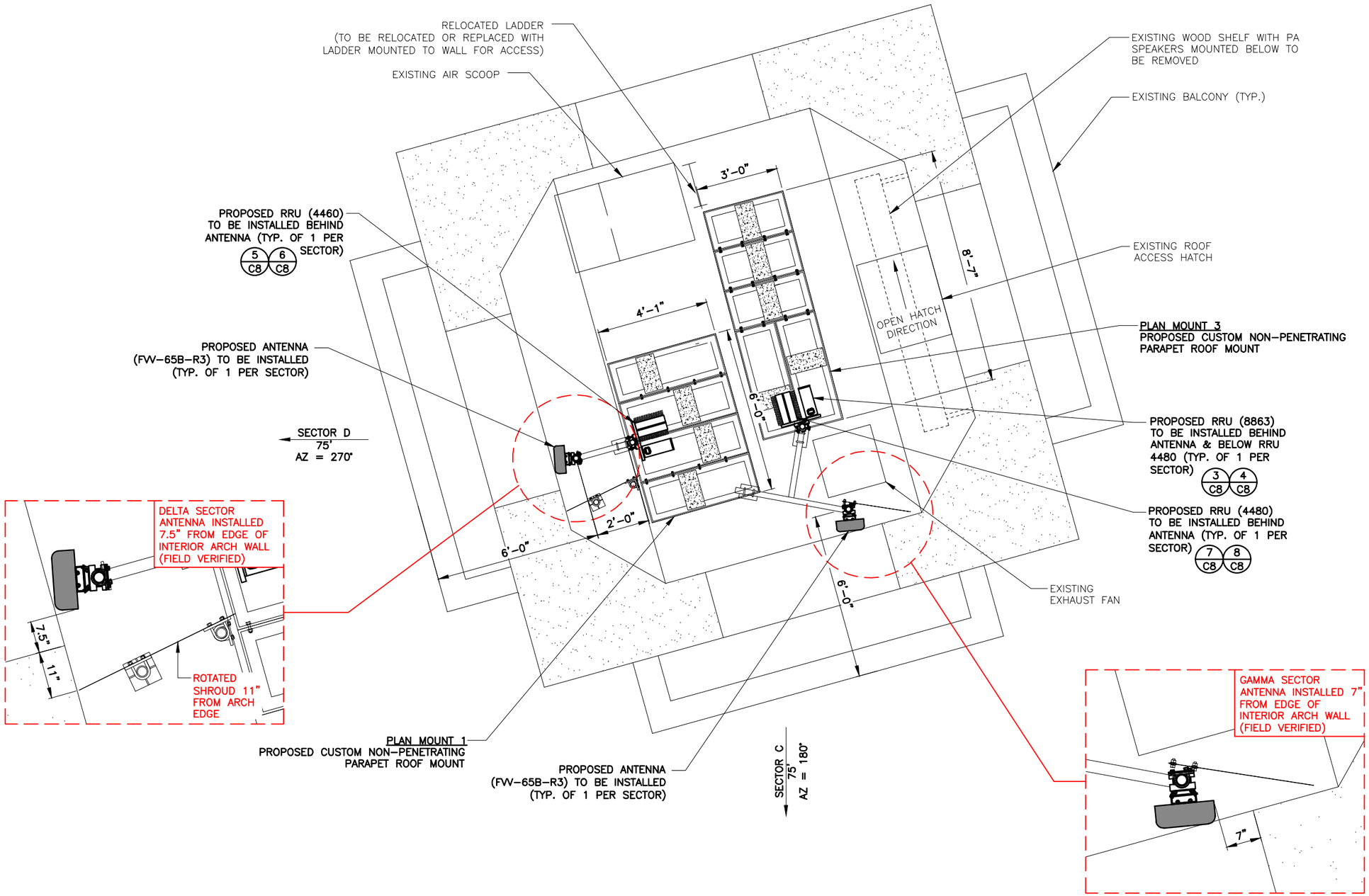

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0	08/17/25	FINAL PLANS ISSUED

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8/17/25
JEREMY D. SHARIT PE FL LIC 75137

FLAGLER COLLEGE
#9JK2451A

74 KING ST.
ST. AUGUSTINE, FL 32084
(ST. JOHNS COUNTY)

SHEET NAME
WEST BELL TOWER LAYOUT

SHEET NUMBER
C6

WEST BELL TOWER

SCALE AS NOTED | 1

Received August 18, 2025
Planning and Building Department

4' 0' 2' 4'

FOR 24"x36" DRAWINGS
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FOR 11"x17" DRAWINGS
GRAPHIC SCALE: 1/4" = 1'-0"

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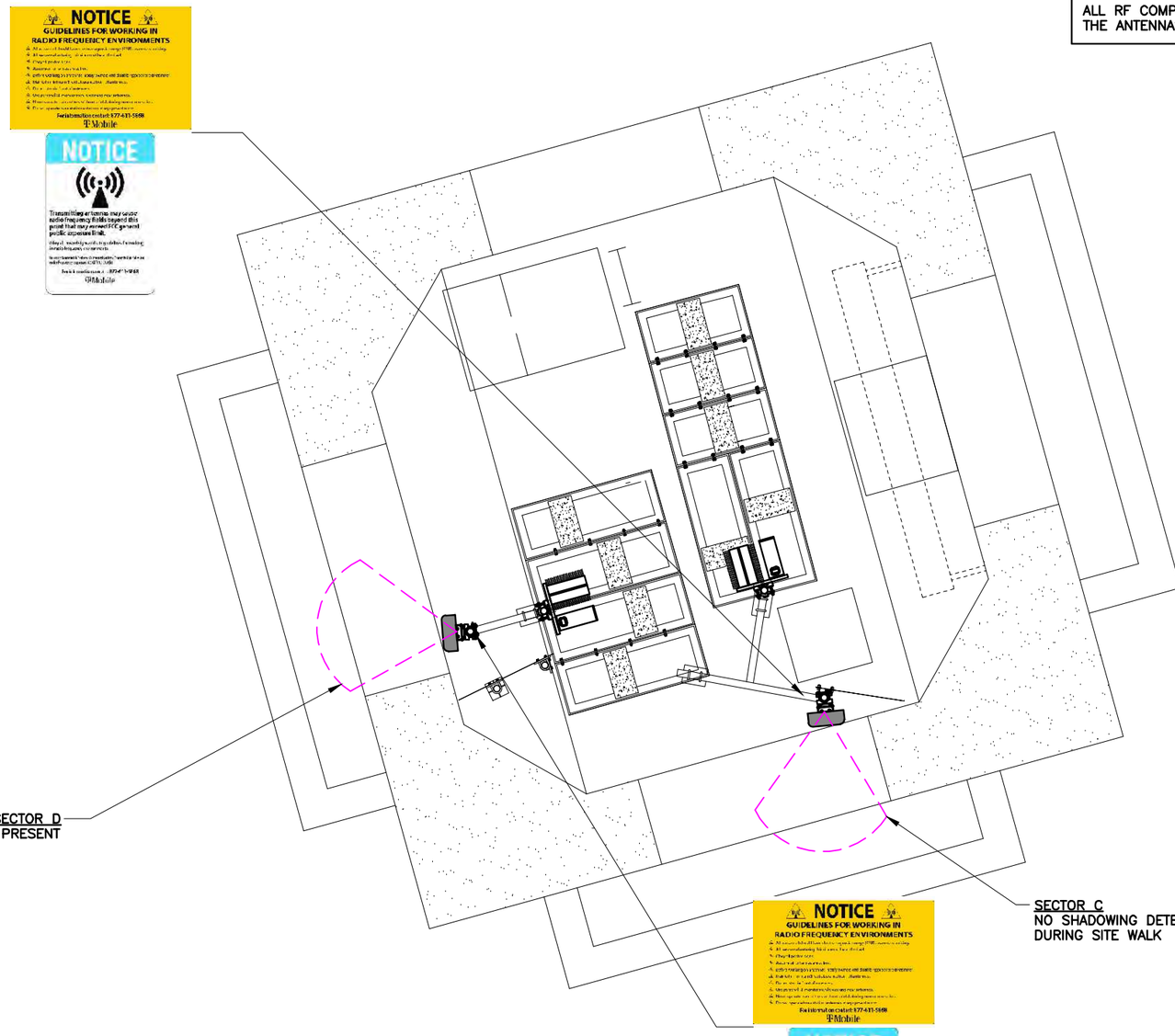



NOC INFO SIGN
RF GUIDELINE SIGN
LOCATION TBD

REV	DATE	DESCRIPTION
0	08/17/25	FINAL PLANS ISSUED

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08/17/25
JEREMY D. SHARIT PE FL LIC 75137

FLAGLER COLLEGE
#9JK2451A

74 KING ST.
ST. AUGUSTINE, FL 32084
(ST. JOHNS COUNTY)

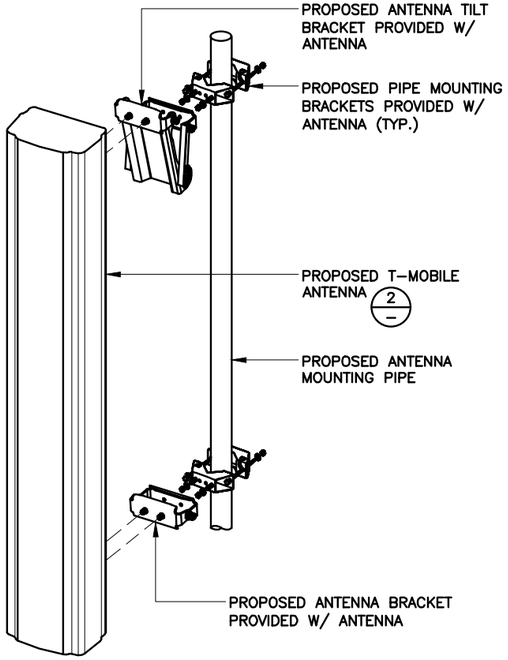
SHEET NAME
WEST BELL TOWER SIGNAGE

SHEET NUMBER
C6A

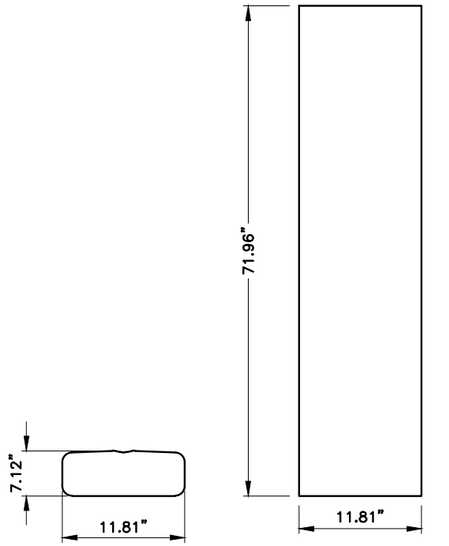
WEST BELL TOWER – SIGNAGE

SCALE AS NOTED | 1

Received August 18, 2025
Planning and Buiilding Department

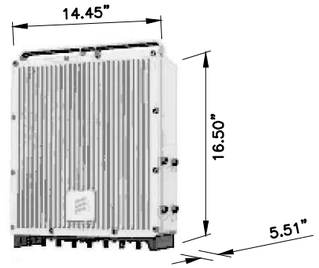


ANTENNA MOUNTING DETAIL NTS 1



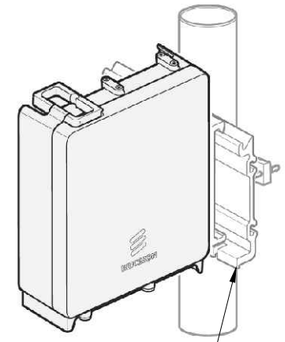
MODEL: COMMSCOPE FVV-65B-R3
WEIGHT: 43.21 LBS

ANTENNA SPECS NTS 2

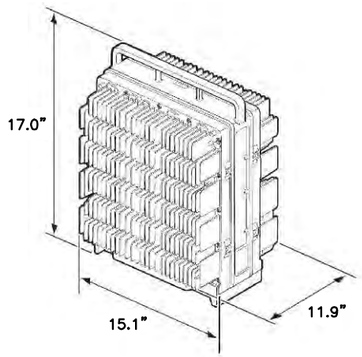


MODEL: RRU 8863
WEIGHT: 55.3 LBS

8863 RRU SPECS NTS 3

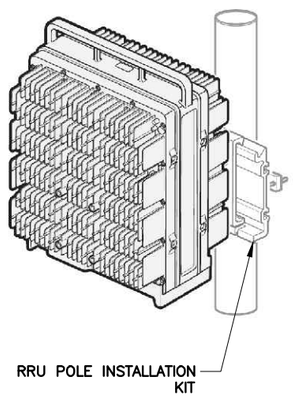


8863 RRU MOUNTING DETAIL NTS 4

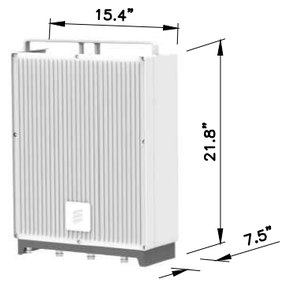


MODEL: RRU 4460
WEIGHT: 109 LBS

4460 RRU SPECS NTS 5

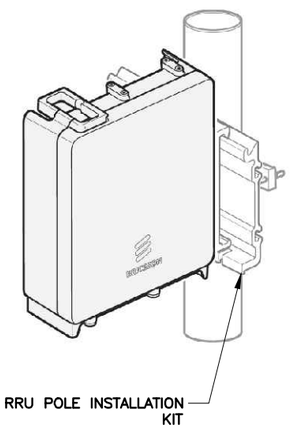


4460 RRU MOUNTING DETAIL NTS 6



MODEL: RRU 4480
WEIGHT: 93 LBS

4480 RRU SPECS NTS 7



4480 RRU MOUNTING DETAIL NTS 8

REV	DATE	DESCRIPTION
0	08/17/25	FINAL PLANS ISSUED

PROJECT NO.:	24-5113
DRAWN BY:	J.MENDEZ
PROJECT MANAGER:	O. RIVERA
CHECKED BY:	O. RIVERA

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CERTIFICATE OF AUTHORIZATION 33693

T-Mobile
7025 A.C. SKINNER PARKWAY
JACKSONVILLE, FL 32256

JEREMY D. SHARIT LICENSE No. 75137 STATE OF FLORIDA PROFESSIONAL ENGINEER
JEREMY D. SHARIT PE FL LIC 75137
8/17/25

FLAGLER COLLEGE
#9JK2451A
74 KING ST.
ST. AUGUSTINE, FL 32084
(ST. JOHNS COUNTY)

SHEET NAME
ANTENNA DETAILS

SHEET NUMBER
C7

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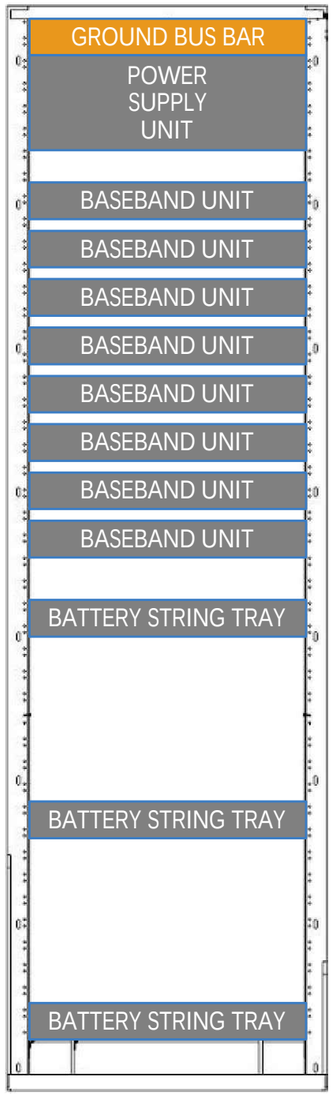
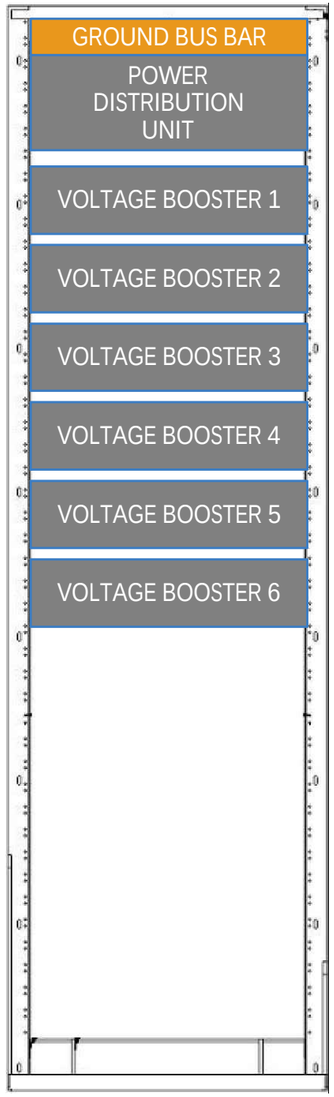
Planning and Buiilding Department

RACK 01
ERICSSON 6230
INDOOR RACK



RACK 02
200MM 19" RACK



REV	DATE	DESCRIPTION
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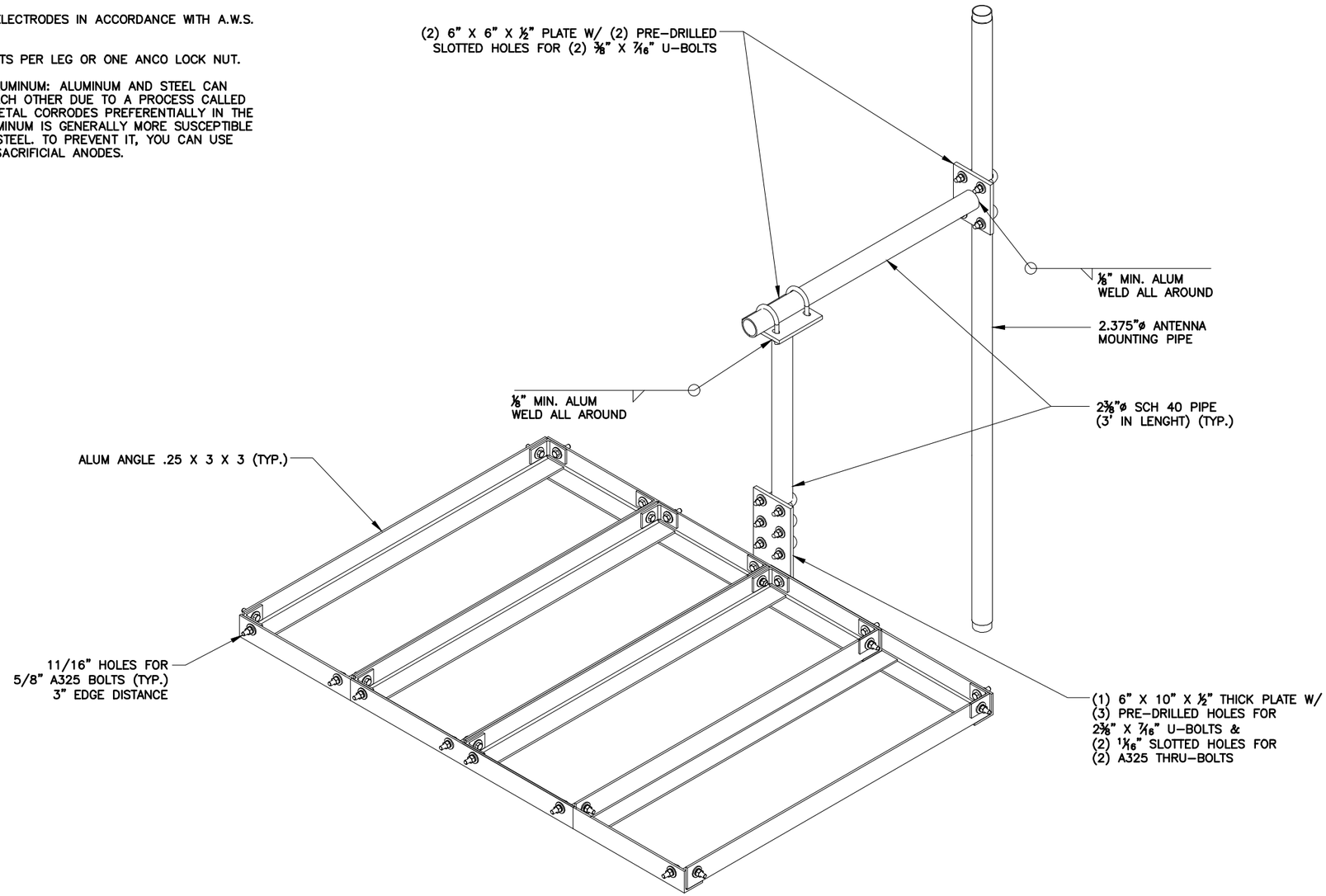
STRUCTURAL NOTES:

1. ALL BOLTS SHALL BE A–325 WITH THREADS EXCLUDED FROM THE SHEAR PLANE. BOLTS, NUTS, AND WASHERS SHALL BE AMERICAN MADE. THE MANUFACTURER SHALL PROVIDE CERTIFICATION THAT THEY ARE AMERICAN MADE. BOLTS SHALL BE 3/4"ø U.N.O.
2. EDGE DISTANCE 1 1/4" UNLESS OTHERWISE NOTED.
3. HOLES SHALL BE PUNCHED OR DRILLED 1/16" LARGER THAN THE DIAMETER OF THE BOLTS THEY WILL RECEIVE UNLESS OTHERWISE NOTED.
4. WELDING SHALL BE DONE WITH E70 ELECTRODES IN ACCORDANCE WITH A.W.S. WELDING CODES.
5. ALL U–BOLTS SHALL HAVE 2 EA. NUTS PER LEG OR ONE ANCO LOCK NUT.
6. ALL PIPES AND HARDWARE TO BE ALUMINUM: ALUMINUM AND STEEL CAN CORRODE WHEN IN CONTACT WITH EACH OTHER DUE TO A PROCESS CALLED GALVANIC CORROSION, WHERE ONE METAL CORRODES PREFERENTIALLY IN THE PRESENCE OF AN ELECTROLYTE. ALUMINUM IS GENERALLY MORE SUSCEPTIBLE TO THIS TYPE OF CORROSION THAN STEEL. TO PREVENT IT, YOU CAN USE COATINGS, INSULATION, OR CHOOSE SACRIFICIAL ANODES.



NON–PENETRATING ANTENNA MOUNT

NTS | 1

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(ST. JOHNS COUNTY)

SHEET NAME
MOUNT DETAILS
(1 OF 3)

SHEET NUMBER
C9

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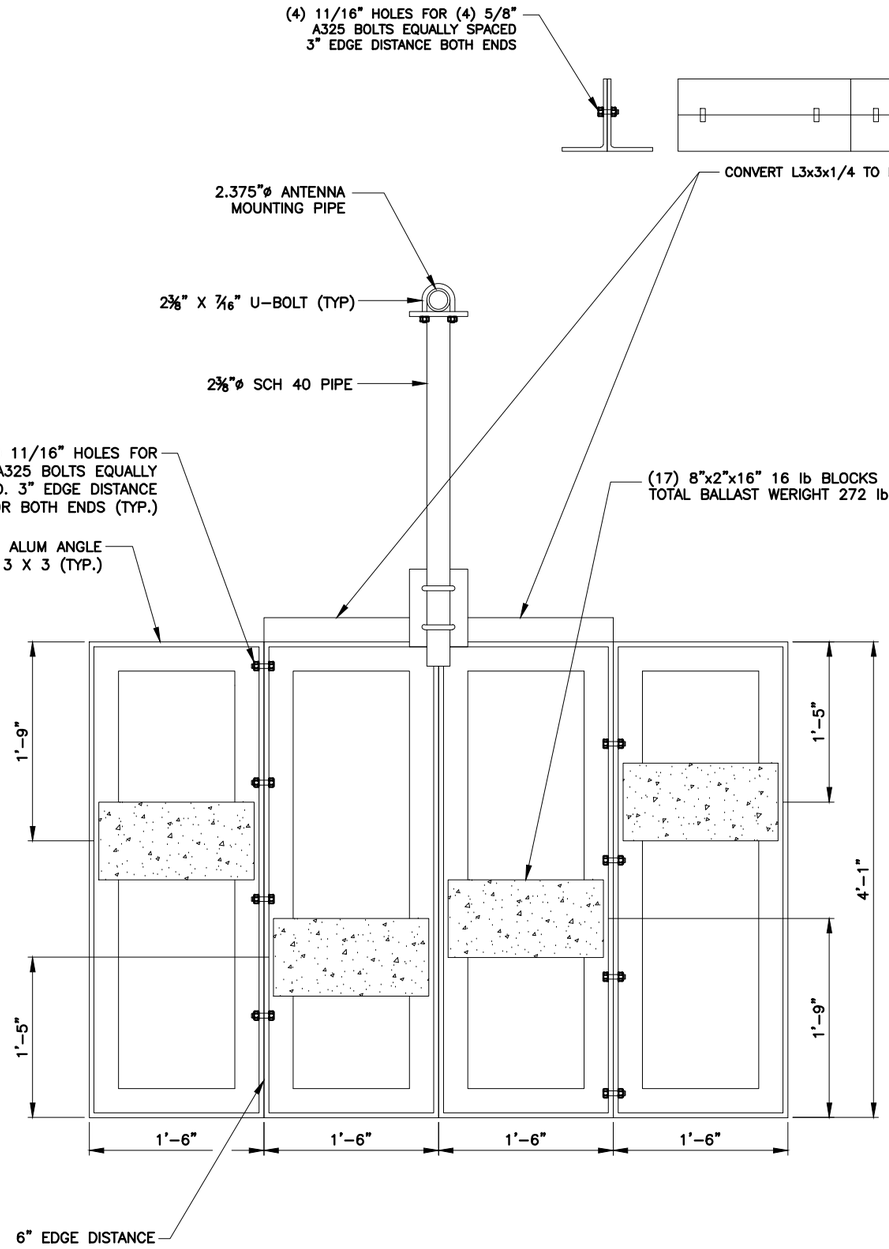
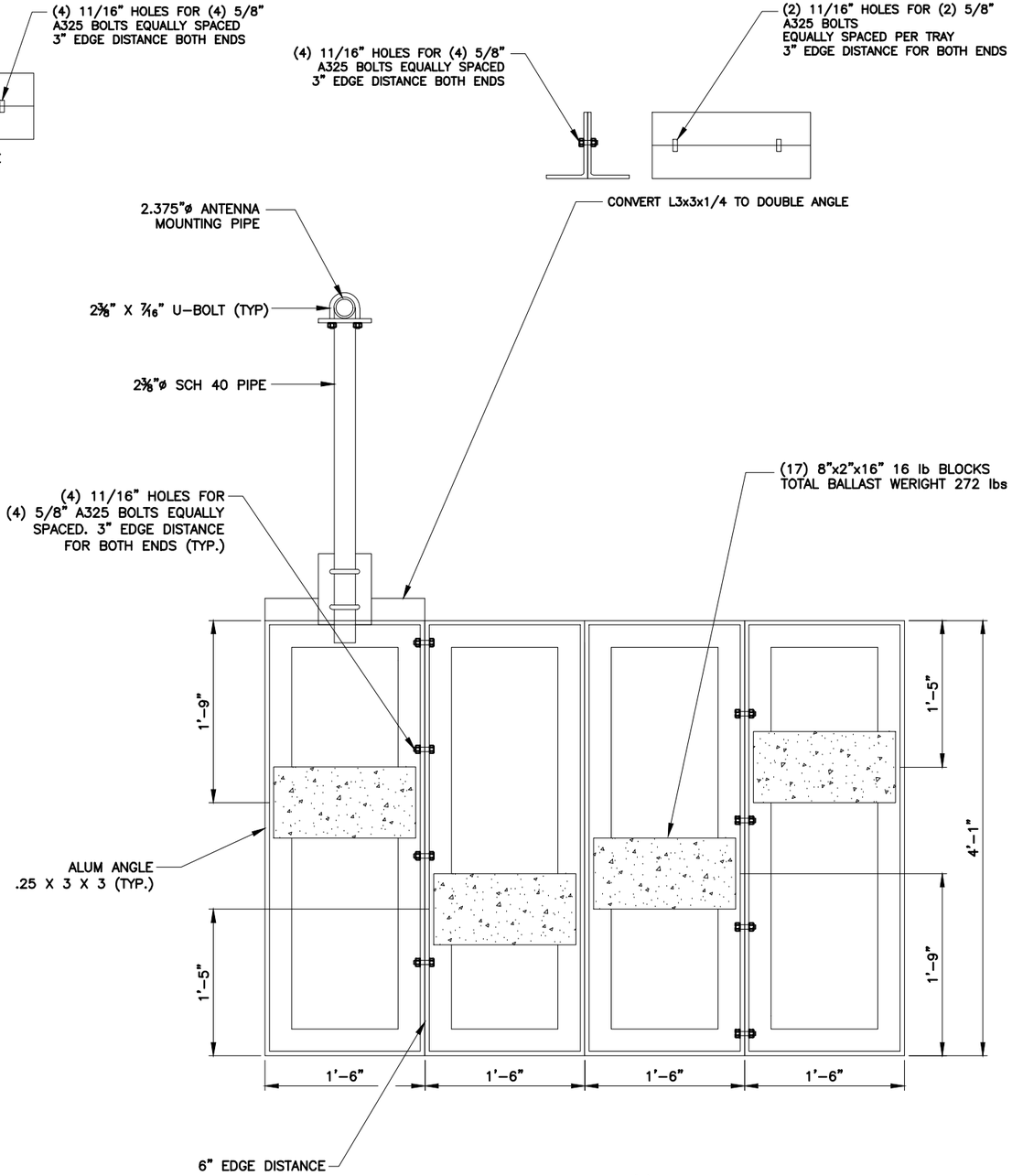


NOTE: THE DESIGN FOR (2) MOUNTS.

PLAN
MOUNT 1
SCALE: N.T.S.



NOTE: THE DESIGN FOR (1) MOUNT.

PLAN
MOUNT 2
SCALE: N.T.S.

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0	08/17/25	FINAL PLANS ISSUED

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SHEET NAME
MOUNT DETAILS
(2 OF 3)

SHEET NUMBER
C10

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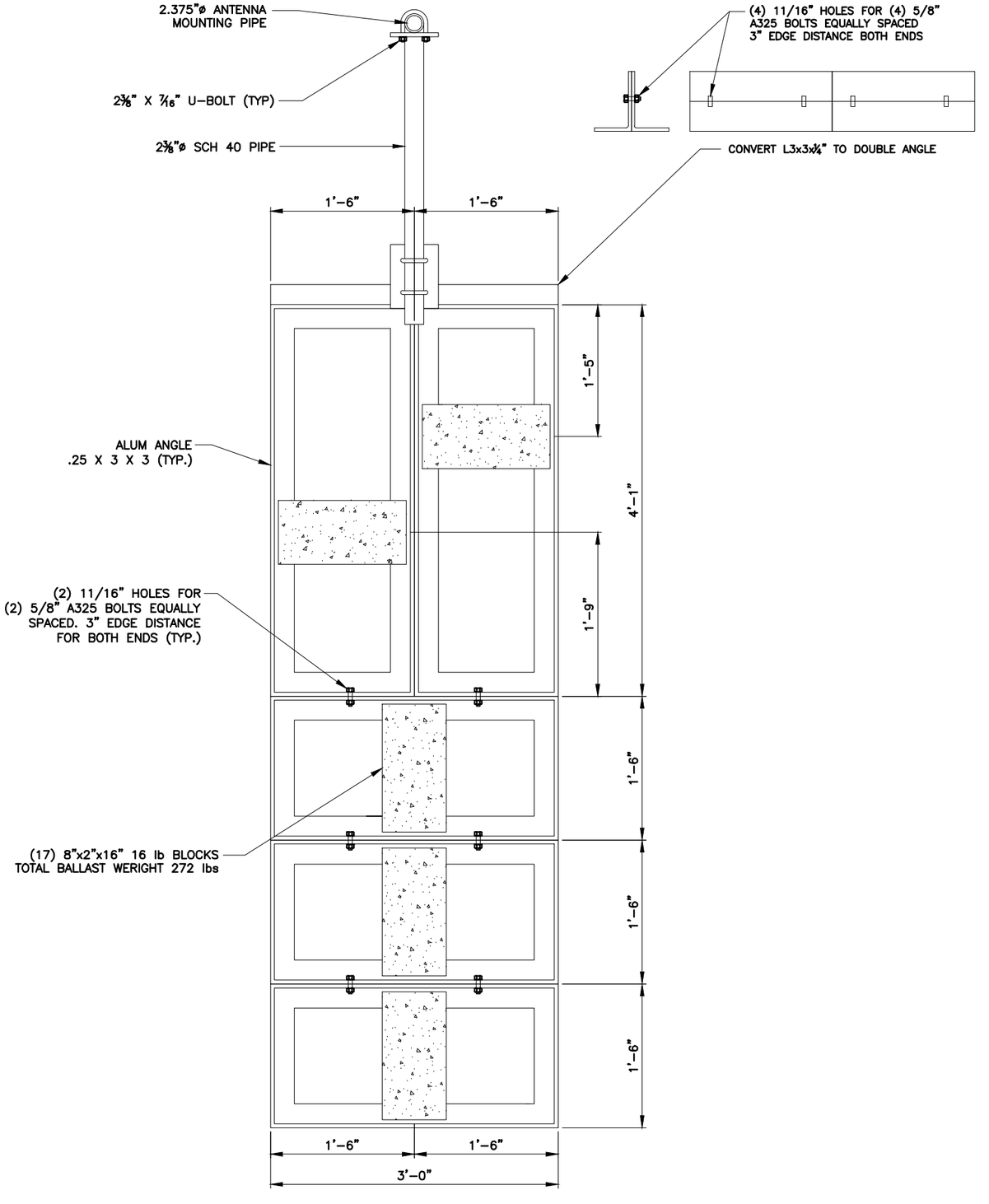
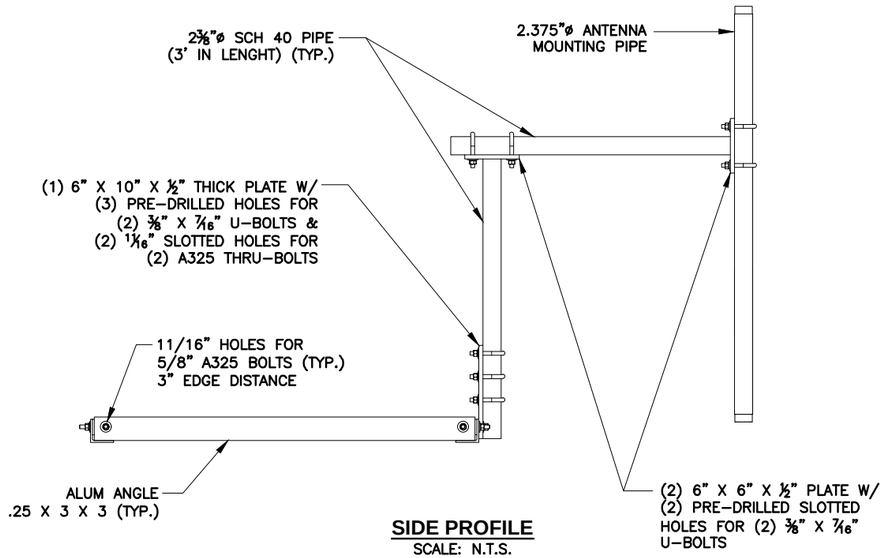
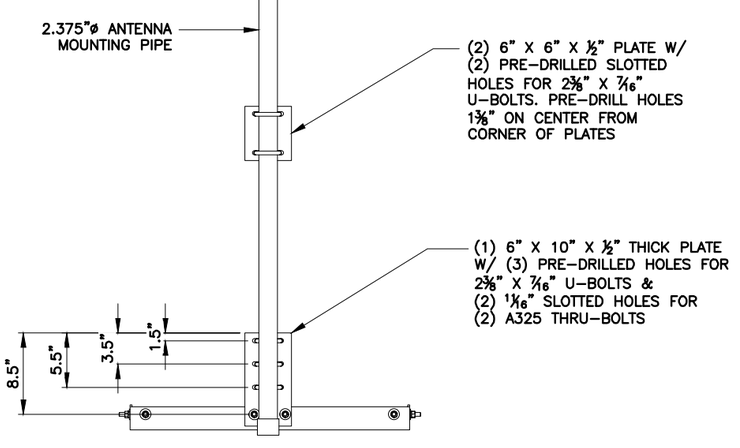


NOTE: THE DESIGN FOR (1) MOUNT.

PLAN
MOUNT 3
SCALE: N.T.S.



SIDE PROFILE
SCALE: N.T.S.



FRONT PROFILE
SCALE: N.T.S.

PROFILE VIEWS

REV	DATE	DESCRIPTION
0	08/17/25	FINAL PLANS ISSUED

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SHEET NAME
MOUNT DETAILS
(3 OF 3)

SHEET NUMBER
C11

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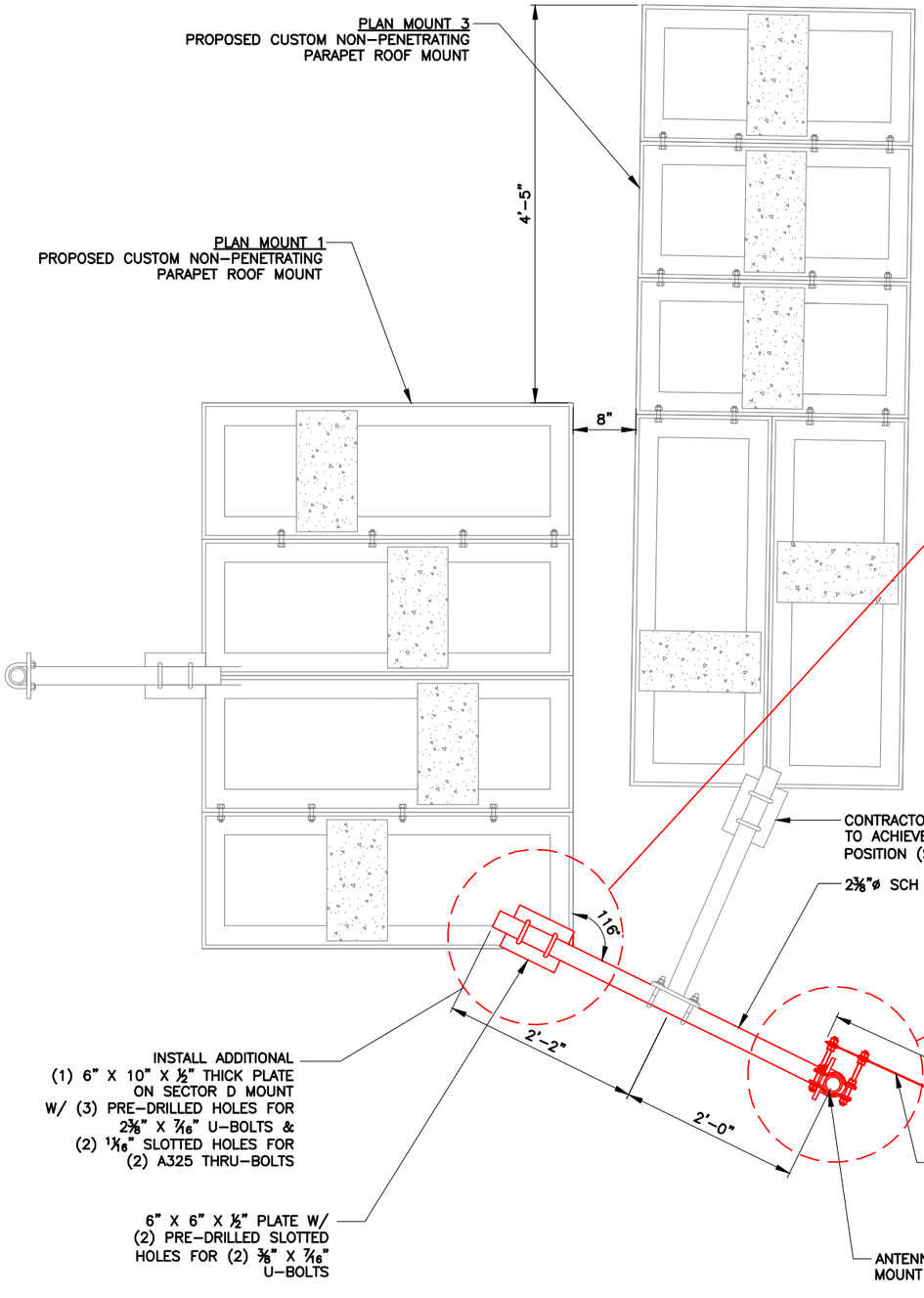

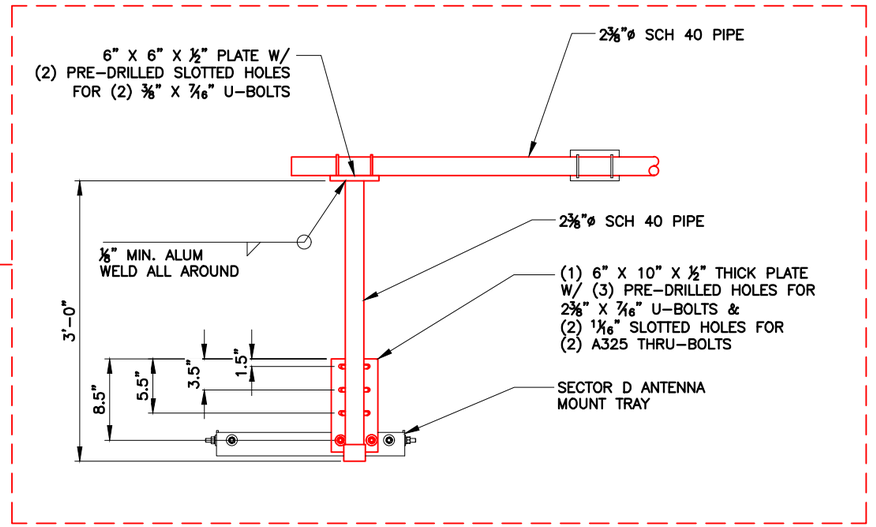

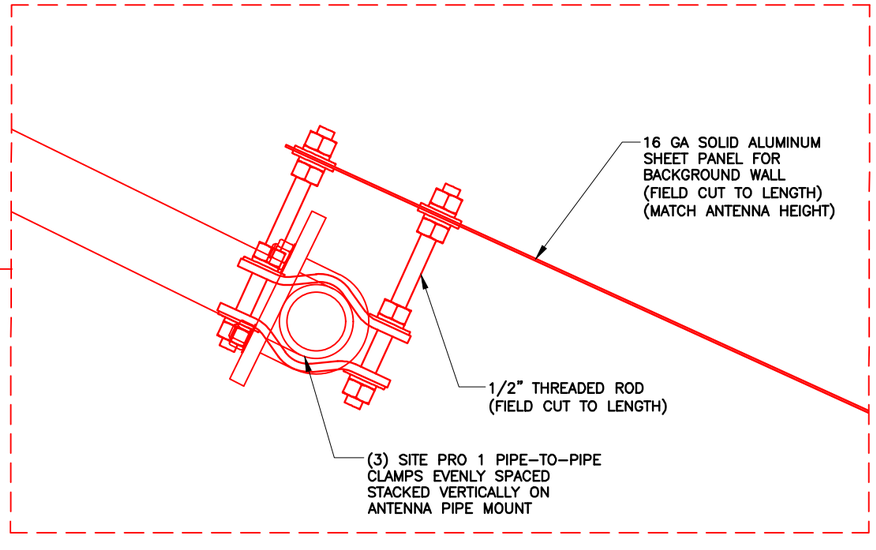

MOUNT MODIFICATIONS – SECTOR C & SECTOR D

NTS | 1

REV	DATE	DESCRIPTION
0	08/17/25	FINAL PLANS ISSUED

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SHEET NAME
MOUNT MODIFICATIONS

SHEET NUMBER
C12

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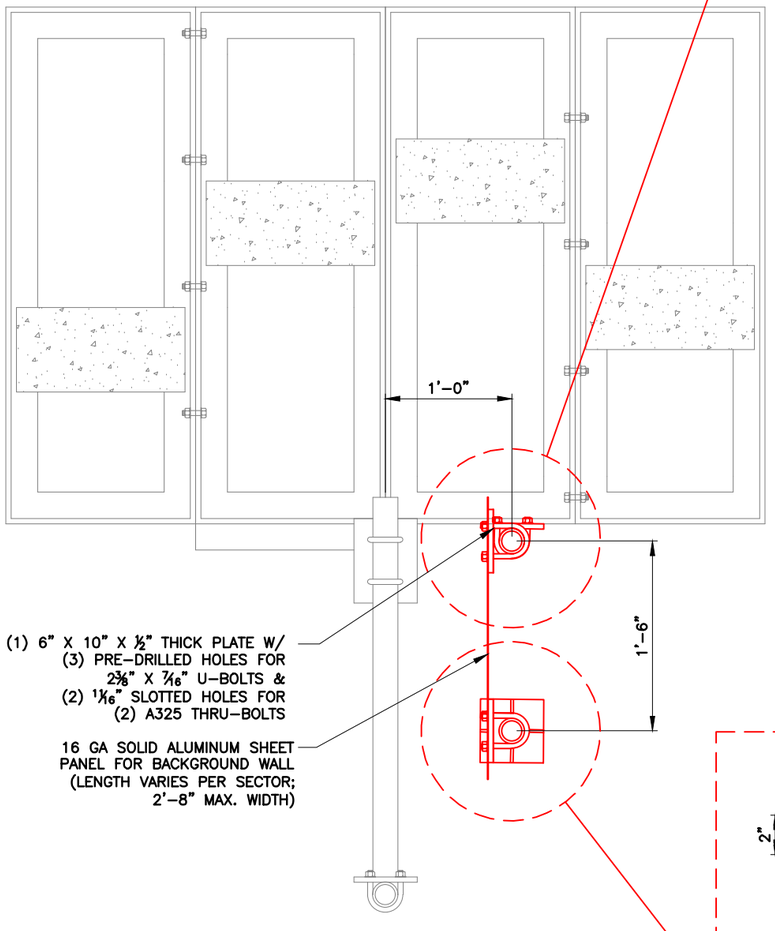
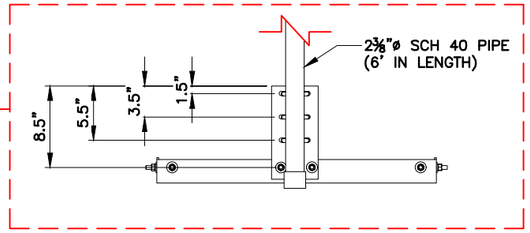
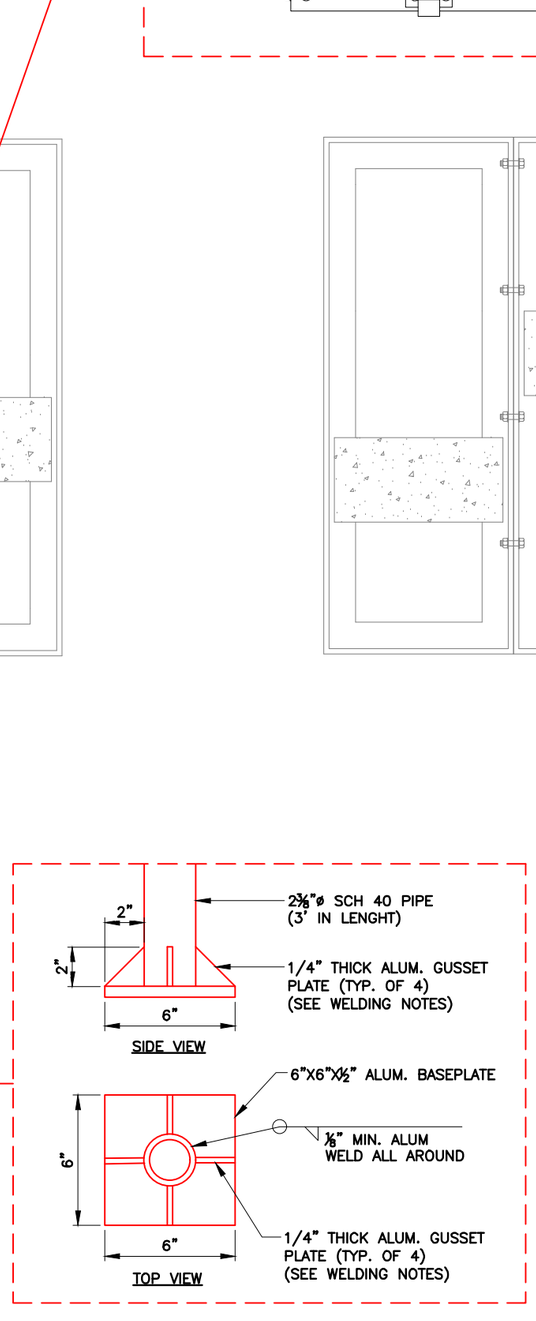
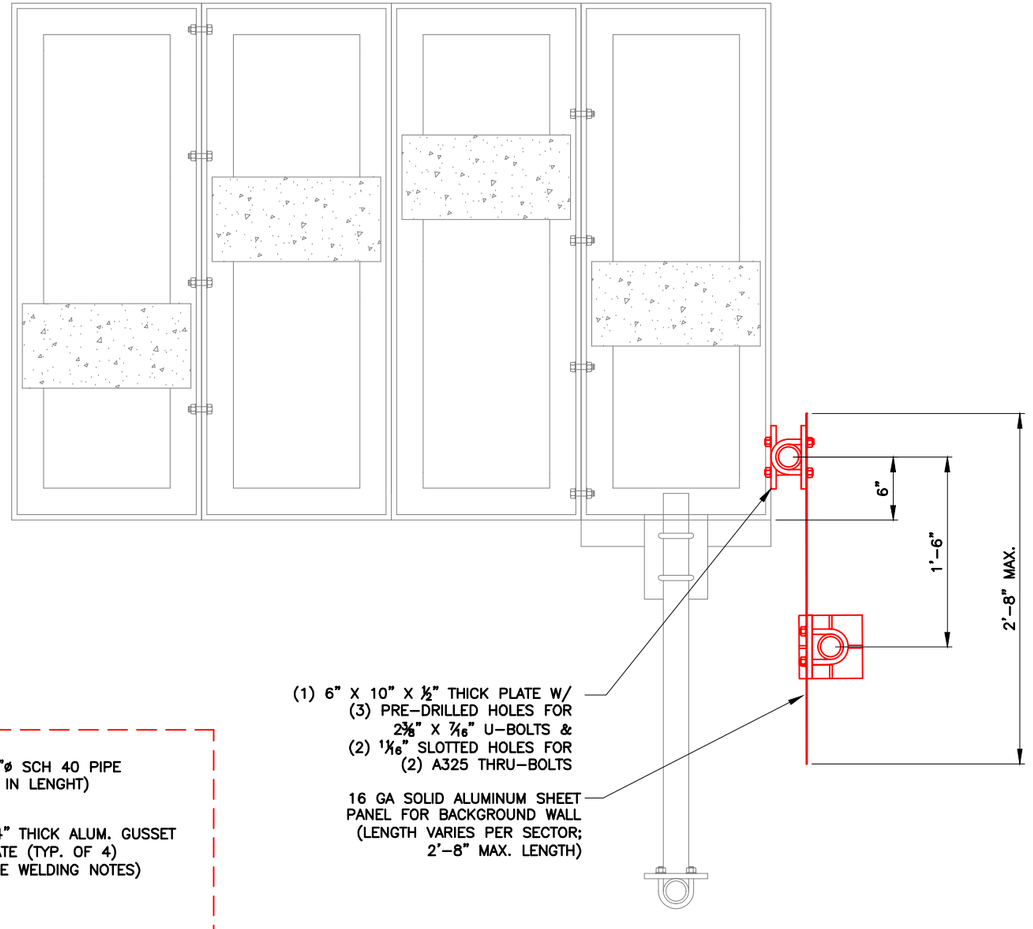


PLAN
MOUNT 1







PLAN
MOUNT 2

GENERAL NOTES:

PROVIDE 16 GA SOLID ALUMINUM SHEET PANEL FOR 8'-0" MAX HEIGHT BACKGROUND WALL.

FINISH: BLACK PAINT TO MATCH PROPOSED ANTENNAS AND EQUIPMENT

ATTACHMENT: PANELS TO BE U-BOLTED ONTO PROPOSED PIPES WITH 6"X6"X½" PLATES

WELDING NOTES:

PIPE TO BASEPLATE: ⅛" MIN. FILLET, CONTINUOUS ALL AROUND.

GUSSET TO BASEPLATE: ⅛" MIN. FILLET, CONTINUOUS ALONG BOTH GUSSET EDGES.

GUSSET TO PIPE: ⅛" FILLET, CONTINUOUS ON EACH SIDE.

REV	DATE	DESCRIPTION
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SHEET NAME

ANTENNA SHROUD

SHEET NUMBER

C13

PROPOSED ANTENNA SHROUD

NTS | 1

Received August 18, 2025
Planning and Buiilding Department

GENERAL NOTES:

PROVIDE 16 GA SOLID ALUMINUM SHEET PANEL FOR 8'–0" MAX HEIGHT BACKGROUND WALL.

FINISH: BLACK PAINT TO MATCH PROPOSED ANTENNAS AND EQUIPMENT

ATTACHMENT: PANELS TO BE U–BOLTED ONTO PROPOSED PIPES WITH 6"X6"X½" PLATES

WELDING NOTES:

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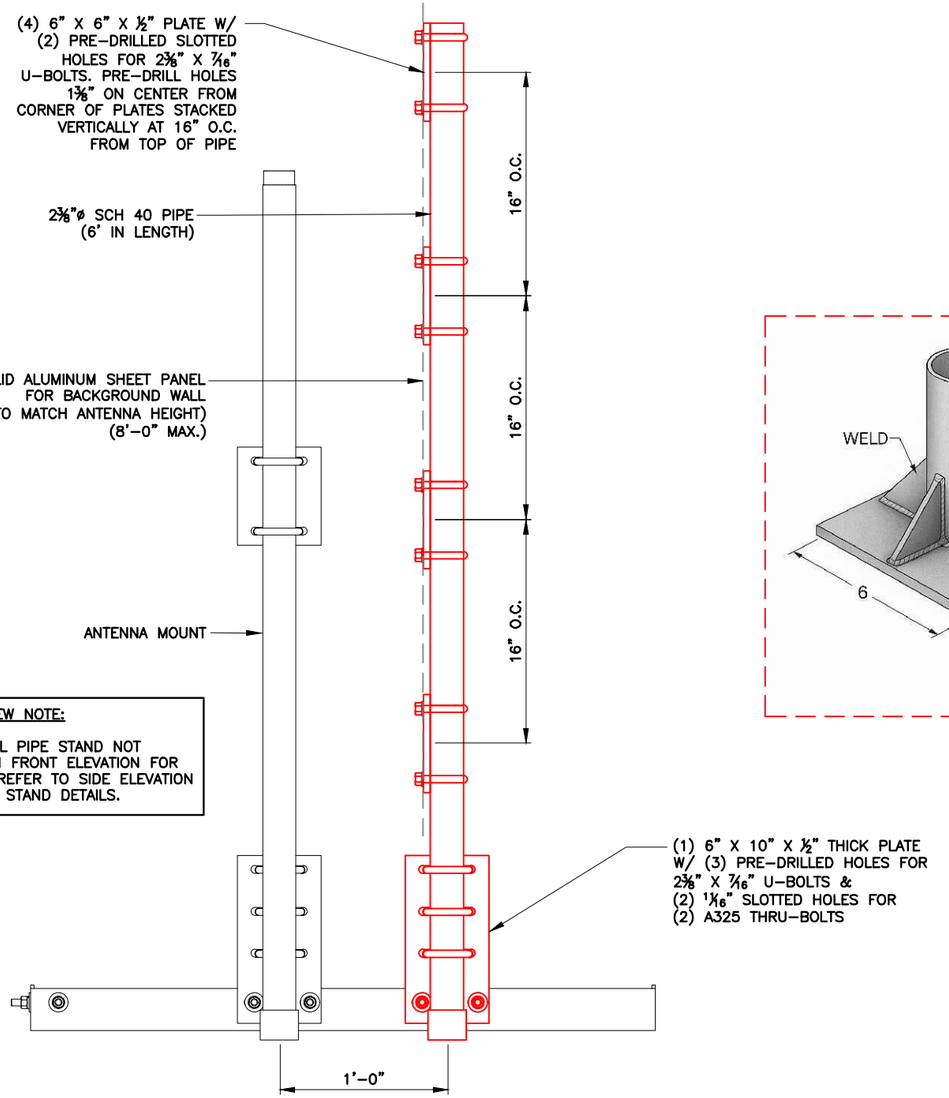
GUSSET TO BASEPLATE: ⅛" MIN. FILLET, CONTINUOUS ALONG BOTH GUSSET EDGES.

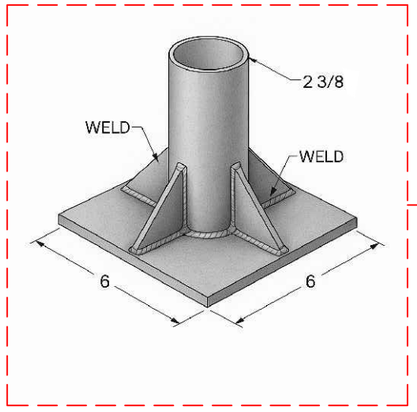
GUSSET TO PIPE: ⅛" FILLET, CONTINUOUS ON EACH SIDE.



FRONT VIEW NOTE:

ADDITIONAL PIPE STAND NOT SHOWN IN FRONT ELEVATION FOR CLARITY. REFER TO SIDE ELEVATION FOR PIPE STAND DETAILS.

FRONT VIEW



SIDE VIEW

SHROUD ELEVATION DETAILS | NTS | 1

REV	DATE	DESCRIPTION
0	08/17/25	FINAL PLANS ISSUED

PROJECT NO.:	24–5113
DRAWN BY:	J.MENDEZ
PROJECT MANAGER:	O. RIVERA
CHECKED BY:	O. RIVERA

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SHEET NAME
SHROUD ELEVATION DETAILS

SHEET NUMBER
C14

Received August 18, 2025
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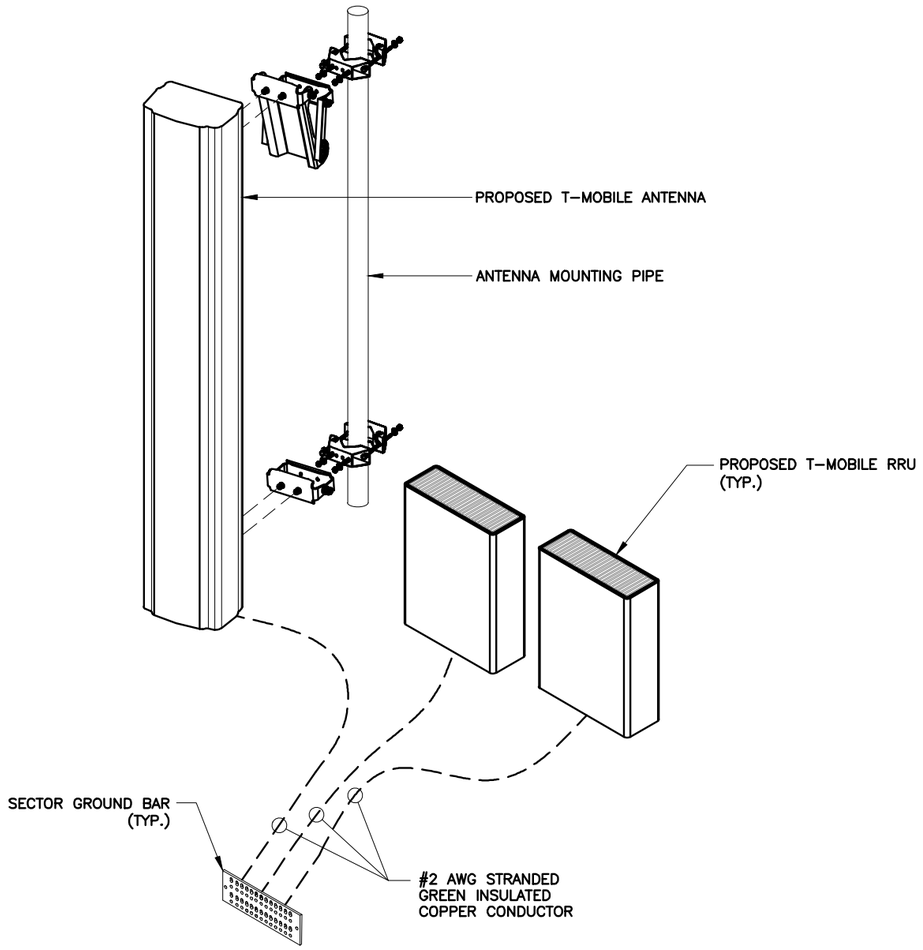
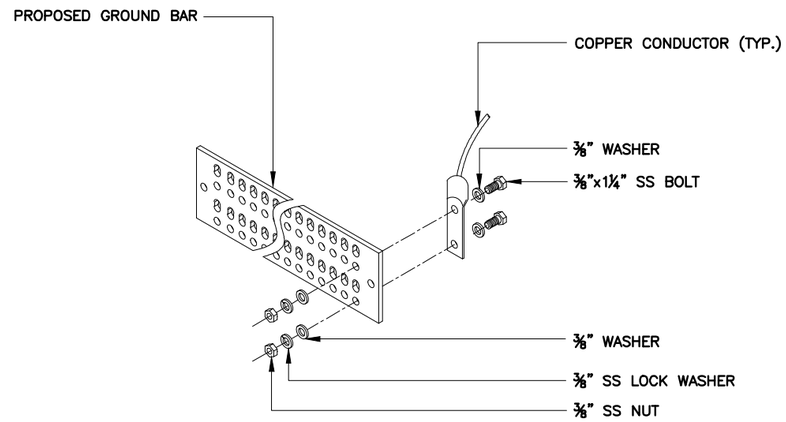


GROUNDING DIAGRAM (TYP.) NTS 1

NOTE:
NO GROUNDS ON HYBRID CABLES.



TYPICAL GROUND BAR CONNECTION DETAIL NTS 2

1. RECORD DRAWINGS: MAINTAIN A RECORD OF ALL CHANGES, SUBSTITUTIONS BETWEEN WORK AS SPECIFIED AND INSTALLED. RECORD CHANGES ON A CLEAN SET OF CONTRACT DOCUMENTS WHICH SHALL BE TURNED OVER TO THE CONSTRUCTION MANAGER UPON COMPLETION OF THE PROJECT.
2. GUARANTEE/WARRANTY: GUARANTEE INSTALLATION TO BE FREE OF DEFECTS, SHORTS, GROUNDS, ETC., FOR A PERIOD OF ONE YEAR. FURNISH WARRANTY SO THE DEFECTIVE MATERIAL AND/OR WORKMANSHIP WILL BE REPAIRED/REPLACED IMMEDIATELY UPON NOTIFICATION AT NO COST TO THE OWNER FOR PERIOD OF WARRANTY.
3. ALL TIE WRAPS SHALL BE CUT FLUSH WITH APPROVED CUTTING TOOL TO REMOVE SHARP EDGES.
4. ELECTRICAL METALLIC TUBING (EMT) OR RIGID NONMETALLIC CONDUIT (I.E., RIGID PVC SCHEDULE 40, OR RIGID PVC SCHEDULE 80 FOR LOCATIONS SUBJECT TO PHYSICAL DAMAGE) SHALL BE USED FOR EXPOSED INDOOR LOCATIONS.
5. LIQUID–TIGHT FLEXIBLE METALLIC CONDUIT (LIQUID–TITE FLEX) SHALL BE USED INDOORS AND OUTDOORS, WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED.
6. WIREWAYS SHALL BE EPOXY–COATED (GRAY) AND INCLUDE A HINGED COVER, DESIGNED TO SWING OPEN DOWNWARD; SHALL BE PANDUIT TYPE E (OR EQUAL); AND RATED NEMA 1 (OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS.
7. EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES, AND PULL BOXES SHALL BE GALVANIZED OR EPOXY–COATED SHEET STEEL, SHALL MEET OR EXCEED UL 50, AND RATED NEMA 1 (OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS.
8. METAL RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL BE GALVANIZED, EPOXY–COATED, OR NON–CORRODING; SHALL MEET OR EXCEED UL 514A AND NEMA OS 1; AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
9. NONMETALLIC RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL MEET OR EXCEED NEMA OS 2; AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.

NOTES 3

REV	DATE	DESCRIPTION
0	08/17/25	FINAL PLANS ISSUED

PROJECT NO.:	24–5113
DRAWN BY:	J.MENDEZ
PROJECT MANAGER:	O. RIVERA
CHECKED BY:	O. RIVERA

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SMW ENGINEERING GROUP, INC.
TOGETHER PLANNING A BETTER TOMORROW
13005 TELECOM PARKWAY N SUITE 102
TEMPLE TERRACE, FLORIDA 33637
(813) 615–1422
CERTIFICATE OF AUTHORIZATION 33693

T-Mobile
7025 A.C. SKINNER PARKWAY
JACKSONVILLE, FL 32256

JEREMY D. SHARIT LICENSE No. 75137 STATE OF FLORIDA PROFESSIONAL ENGINEER
8/17/25
JEREMY D. SHARIT PE FL LIC 75137

FLAGLER COLLEGE
#9JK2451A
74 KING ST.
ST. AUGUSTINE, FL 32084
(ST. JOHNS COUNTY)

SHEET NAME
GROUNDING DETAILS AND NOTES

SHEET NUMBER
E7

Received August 18, 2025
Planning and Building Department

NEXTEL® Suede Coating 3101

Characteristics



- Two-component topcoat which may be used to produce a matte suede-like surface
- Conveys a warm, textile-like appearance: "soft look" - "soft feeling".
- Owing to diffuse scattering the cured film offers a totally non-glare surface, as yet unequalled by conventional coatings.
- Diffuse scattering of the irradiated light (dark colour shades: 3 to 6 %; extremely light colour shades: approximately 75 %).
- Due to its specific technological stability and non-glare properties it may be used to obtain matte surfaces for decorative purposes.

Range of Application



- The non-glare properties of NEXTEL Suede-Coating 3101 make it suitable for application to functional coatings, e.g. anti-glare dials, gauges and switchboards.
- Due to its decorative character and extensive color range NEXTEL Suede-Coating 3101 may also be applied to superior designer objects, e.g. booth construction, optical measuring instruments, switchboards and used to upgrade plastic surfaces.
- Due to the large variety of application methods it is necessary for the user to carry out tests with regard to the intended use.

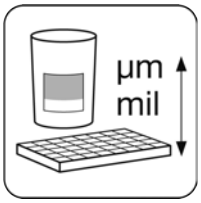
Color and Gloss



Color: please refer to the NEXTEL standard color chart

Due to the special character of NEXTEL Suede-Coating 3101 it is not always possible to avoid slight color deviations from batch to batch.

Theoretical Coverage



Area	Quantity	Film thickness
approx. 320 m²	1 l	1 µm (0.04 mil)
approx. 12,000 sq.ft	1 gal	1 µm (0.04 mil)
approx. 3,000 sq.ft	1 qt	1 µm (0.04 mil)

Recommended dry film thickness: 50 - 70 µm (2 - 3 mil)
240-160 sq. ft per gal @ 50-70 µm (2-3 mil)
60-40 sq. ft per qt @ 50-70 µm (2-3 mil)

Surface Pre-treatment



- Should always be applied onto a NEXTEL primer which matches the color of the final coating.
- Due to the variety of substrates combined with numerous application methods tests must be carried out prior to the start of serial production in order to check the substrate's surface and coating appearance. Tests must also be carried out regarding the thinner to be used.

Mankiewicz Gebr. & Co. (GmbH & Co. KG)
Georg-Wilhelm-Str. 189
21107 Hamburg, Germany
Tel. +49 (40) 751030
Fax +49 (40) 75103510

Received August 18, 2025
Planning and Building Department

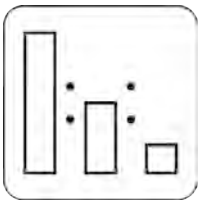
NEXTEL® Suede Coating 3101

Trade Names and Packaging



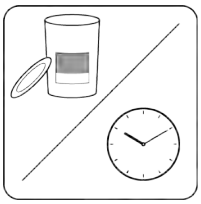
Material	Trade name	Container size [net]
Base material	NEXTEL Suede-Coating 3101	1 l, 5 l, 20 l, 0.89 qt, 0.89 gal
Hardener	NEXTEL Hardener 6018	incl. NEXTEL Hardener 6018, 3.52 oz, 0.89 pint
Hardener (only for US market)	NEXTEL Hardener 405-12	6 kg, 25 kg
Thinner 1	NEXTEL Thinner 8061	1 l, 5 l, 25 l, 1 qt
Thinner 2	NEXTEL Thinner 901-68	1 l, 5 l, 25 l, 1 gal
Thinner 3	NEXTEL Thinner 901-2D	5 kg, 25 kg, 1 qt, 1 gal, 5 gal

Mixing



	Base	Hardener
Trade name	NEXTEL Suede-Coating 3101	Nextel Hardener 6018
By weight	8	1
By volume	8	1
Trade name	NEXTEL Suede-Coating 3101	NEXTEL Hardener 405-12
By weight	7	1
By volume	7	1

Pot Life



Min. 60 at 20 °C minutes, depending on temperature, humidity and environmental conditions

Mankiewicz Gebr. & Co. (GmbH & Co. KG)
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21107 Hamburg, Germany
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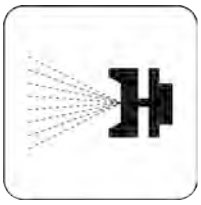
Fax +49 (40) 75103510

Received August 18, 2025
Planning and Building Department

NEXTEL® Suede Coating 3101

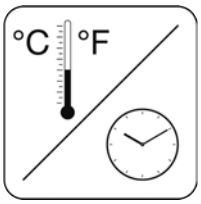
Application



	Compressed air spraying
Addition of thinner	10 - 37 % NEXTEL Thinner 8061 / NEXTEL Thinner 901-68 or 15 - 42 % NEXTEL Thinner 901-2D
Viscosity / Efflux time (DIN 53211-4)	40 - 65 s
Nozzle size	1.0 - 1.8 mm (0.04 - 0.07 inch)
Spraying pressure	3 - 4 bar (43.5 - 58.0 psi)

Please review the technical recommendations of the equipment manufacturers.
For application at room temperatures of 20 - 25 °C (68 - 77 °F) and a relative humidity of 50 to 65 % the use of thinners 8061 and 901-68 is recommended.
For application at room temperatures of 25 - 35 °C (77 - 95 °F) and a relative humidity of 50 to 65 % the use of thinner 901-2D is recommended.

Drying



	20 °C (68 °F) drying	80 °C (176 °F) drying
Flash-off time at 20 °C (68 °F)	-	10 - 15 min
Dust-dry	30 - 40 min	-
Assembly-dry		30 - 40 min

The temperature specified is the object temperature.

Additional Details



Store between 5 - 35 °C (41 - 95 °F) in original, unopened containers (acc. to DIN 3840:2007).

The information contained in this document is based on our current state of research and development. Revisal by the user with regard to the intended purpose is necessary due to the variety of processing options and fields of application – please refer to the General Terms and Conditions of Sale.

Received September 4, 2025
Planning and Building Department

SHIRAH & COMPANY

Sum Total Visual Impact Study

While we have provided the mock install for real time viewing of the proposed installation along with before and after photos of the mock install, we also wanted to provide an overall visual impact analysis. The purpose of the following narrative and calculations is to quantify the **sum total visual impact** when adding the total surface area of the proposed equipment to be installed and then subtracting the total surface area of the removed equipment. The sum total is expressed in square inches.

Proposed Equipment: (4) Antennae

Each Antenna measures 71.96" (L) x 11.81" (W) and equals 850 sq/in. The bottom 6" of the antenna are not visible from the street or adjoining properties. Actual visible surface area for each antenna measures 65.96" (L) x 11.81" (W) and equals 779 sq/in. 4 antennae x 779 sq/in = 3116 sq/in

Total Surface Area Increase from Antennae = +3116 sq/in

Proposed Equipment: (4) Antennae Shrouds

Alpha Sector: 7" x 65.96" = 461.72 sq/in
Beta Sector: 9" x 65.96" = 593.64 sq/in
Delta Sector: 7.5" x 65.96" = 494.70 sq/in
Gamma Sector: 7" x 65.96" = 461.72 sq/in

Total surface area of shroud visible between antenna and arch wall = +2012 sq/inch

Removed Equipment:

We have removed one fixed ladder with a visible surface area of 864 sq/in and replaced it with a new ladder that can be installed within the arch of the east bell tower and out of sight because it can be affixed to the internal wall when not in use. The school has agreed that we can replace the same ladder that remains in the west tower. If approved by HARB, we will remove this ladder as well and replace it with the same type of ladder that will not be visible when not in use.

Each Ladder measures 114" x 18". Because the ladder is viewed at an angle from the street view we are only factoring the width at 9". Also, we are only factoring a length of 96" because the top and bottom portion of the ladder is not visible from the street view. For each ladder visible from the street view the total area is 96" x 9" and equals 864 sq/in.

620 Sea Island Road, #283 • St. Simons Island, GA 31522 • 912-268-2083

Received September 4, 2025
Planning and Building Department

SHIRAH & COMPANY

Total Visible Surface Area from the two removed ladders = -1728 sq/ in

In addition, we have removed (1) Microwave antenna with an approximate measurement of 36" x 36" (1296 sq/in).

Total Visible Surface Area from the removed MW antenna = -1296 sq/in

We have also removed six loudspeakers along with the supporting mounts in the west tower.
Total surface area of one loudspeaker: 22" (L) x 12" (W) equals 264 sq/in.
Six loudspeakers equals 1584 sq/in. If approved by HARB, we will remove the one remaining pair of loudspeakers.

Total Visible Surface Area from removing the eight loudspeakers = -2112 sq/in

Each pair of loudspeakers are supported by (1) 114" (L) x 12" (W) wood plank. The relative surface area visible from the public right of way and adjoining properties is half the width of the 12" wide planks (114" x 6" = 684 sq/in). The total surface area to be removed for one mount is equal to 684 sq/in. Total surface area for three loudspeaker mounts already removed equals 2052 sq/in. If approved by HARB, we will remove all four mounts for a total of 2736 sq/in.

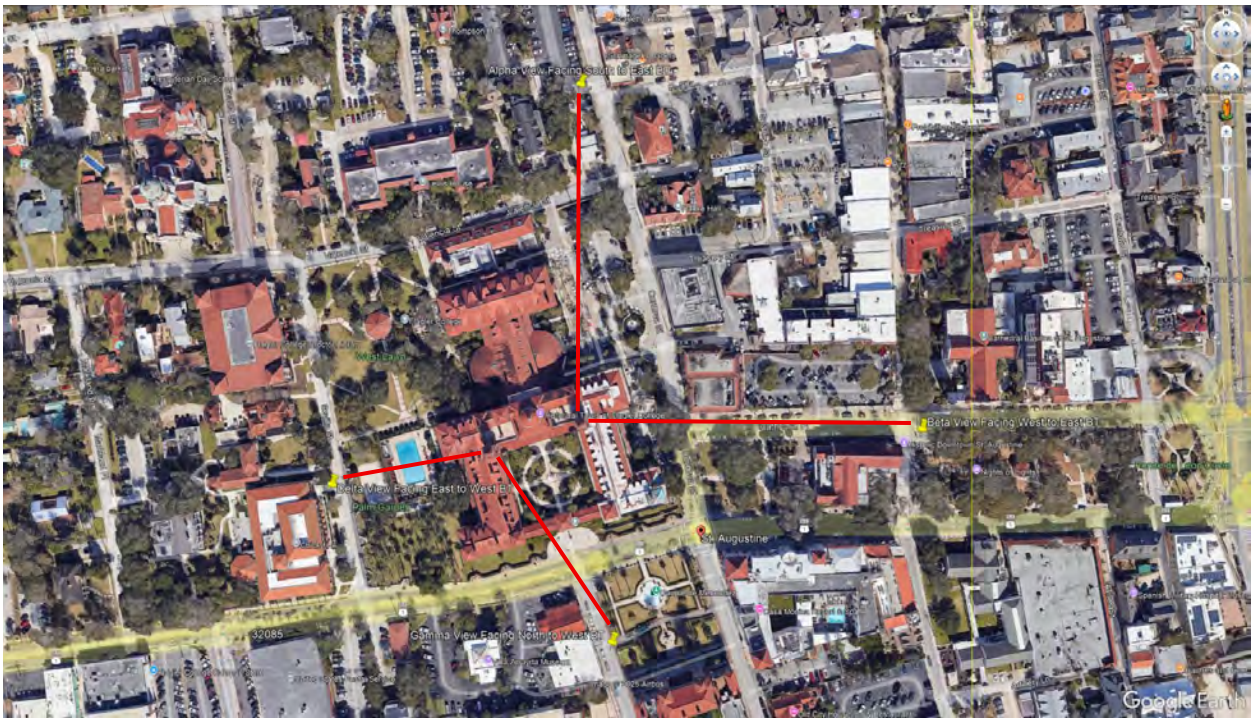
Total Visible Surface Area from the removal of the four loudspeaker mounts = -2736 sq/in

Math Summary:

+ 3116 sq/in (4 antennae)
+ 2012 sq/in (4 antennae shrouds)
- 1728 sq/in (2 removed ladders)
- 1296 sq/in (1 removed microwave antenna)
- 2112 sq/in (8 removed loudspeakers)
- 2736 sq/in (4 removed loudspeaker mounts)

= Sum Total Visible Surface Area Loss = -2744 sq/in

In summary, we are proposing to remove more surface area from the towers than we are proposing to add to the towers. When viewed from the ground level, public right of way, and adjoining properties there is less visual obstruction than prior to the proposed installation.



Map of Before and After Photo locations that follow:


TOW AWAY ZONE
VIDEO SURVEILLANCE OF LOT
IF YOUR CAR IS GONE WHEN YOU
RETURN-CALL TOW COMPANY FOR IT


TOW AWAY ZONE
VIDEO SURVEILLANCE OF LOT
IF YOUR CAR IS GONE WHEN YOU
RETURN-CALL TOW COMPANY FOR IT

Received August 18, 2025
Planning and Building Department



Received August 18, 2025
Planning and Building Department





Received August 15, 2025
Planning and Building Department

Received August 08, 2025
Planning and Building Department




CHASE

The following applicant-submitted photographs attempt to illustrate the directions and times of day that the proposed cellular equipment will have the most visual impact. Photographs were not labeled in-document; however, the digital packet bookmarks show the description of each photo/photo group.



Received September 4, 2025
Planning and Building Department



The following applicant-submitted photographs detail the tower interiors. Photographs were not labeled in-document; however, the digital packet bookmarks show the description of each photo/photo group.

Received August 27, 2025
Planning and Building Department



Received August 27, 2025
Planning and Building Department







The following applicant-submitted photographs detail existing equipment proposed for removal from the tower interiors. Photographs were not labeled in-document; however, the digital packet bookmarks show the description of each photo/photo group.

Received August 27, 2025
Planning and Building Department



Received August 27, 2025
Planning and Building Department



Received August 27, 2025
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Received August 27, 2025
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Received September 4, 2025
Planning and Building Department


TOW AWAY ZONE
VIDEO SURVEILLANCE OF LOT
IF YOUR CAR IS GONE WHEN YOU
RETURN-CALL TOW COMPANY FOR IT

Received September 4, 2025
Planning and Building Department





From: Lancaster, Bill
To: Chad Caudill
Subject: FW: Cellular Coverage Needs
Date: Wednesday, July 16, 2025 1:25:12 PM
Attachments: image001.png

Chad, see email from St. Johns County Sheriff's Office

Thanks

Bill Lancaster
Government Account Executive
North FL Region
william.lancaster2@t-mobile.com
Mobile: 904-591-6796|**Govt. Care**:844-361-1310

From: Whitney, Joshua R <jwhitney@sjso.org>
Sent: Wednesday, July 16, 2025 10:23 AM
To: Lancaster, Bill <william.lancaster2@t-mobile.com>
Subject: Cellular Coverage Needs

[External]

I am writing to express the critical importance of reliable cellular coverage within our historical areas, particularly as it pertains to public safety and law enforcement operations.

While preserving the aesthetic and cultural integrity of historical landmarks is vital, it must not come at the cost of effective emergency response. Law enforcement officers rely on mobile communication to coordinate responses, request backup, access databases, and communicate with other agencies in real-time. In areas with limited or no cell coverage, these essential capabilities are hindered, putting both officers and the public at risk.

Ensuring strong cellular infrastructure in these areas is not just a convenience—it is a matter of safety, security, and operational efficiency. I urge all stakeholders to consider the integration of discreet, historically sensitive solutions that provide the necessary coverage without compromising the area's character.

Joshua Whitney
IT Operations Supervisor
St. John's County Sheriff's Office

Cell: 904-687-8014 Work: 904-209-3137

Recorded in Public Records St. Johns County, FL
Clerk # 92015992 O.R. 942 PG 1537 11:37AM 06-02-92
Recording 13.00 Surcharge 2.00 Doc Stamp 1,500.00

THIS INSTRUMENT PREPARED BY:
JOHN D. BAILEY, JR.
UPCHURCH, BAILEY AND UPCHURCH, P.A.
POST OFFICE DRAWER 3007
ST. AUGUSTINE, FLORIDA 32085-3007

3 Rec 13.00
Doc 1500.00

WARRANTY DEED

THIS INDENTURE, made this 29 day of May, 1992, between FIRST CHURCH OF CHRIST, SCIENTIST, OF ST. AUGUSTINE, FLORIDA, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, Grantor, and FLAGLER COLLEGE, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, whose post office address is Post Office Box 1027, St. Augustine, Florida, 32085-1027, and whose tax identification number is 59-1157081, Grantee.

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

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF, (THE "PROPERTY").

Parcel Identification Number: 205250-0000

COPY

SUBJECT TO:

1) Taxes for the year 1992 and subsequent years.

2) Applicable zoning and other governmental regulations.

3) Reservation and Easement for sewer line and pipe as set forth in Deed Book 44, Page 481, and Deed Book 234, Page 495, both of the public records of St. Johns County, Florida.

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

IN WITNESS WHEREOF, Grantor has caused these presents to be signed and sealed by its Chairman and Clerk all on the day and year first above written.

Signed, sealed and delivered in the presence of:

John D Bailey Jr
Witness John D Bailey Jr
(type or print name)

Nancy A. McAlum
Witness Nancy A. McAlum
(type or print name)

FIRST CHURCH OF CHRIST, SCIENTIST, OF ST. AUGUSTINE, FLORIDA, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION

BY: Helen Whitlow
HELEN WHITLOW, ITS CHAIRMAN
5650 A1A South
St. Augustine, Florida 32084

ATTEST:

Virginia P. Armstrong
VIRGINIA P. ARMSTRONG, ITS CLERK
17 East Park Avenue
St. Augustine, Florida 32095

(CORPORATE SEAL)

STATE OF FLORIDA

COUNTY OF ST. JOHNS

THE FOREGOING instrument was acknowledged before me this 29th day of May, 1992, by Helen Whitlow and Virginia P. Armstrong, as Chairman and Clerk, respectively, of First Church of Christ, Scientist, of St. Augustine, Florida, Inc., a Florida not-for-profit corporation, who are personally known to me or who produced _____ and _____, as identification.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of May, 1992.

Nancy A. McAlum
Notary Public

NANCY A. McALUM
Notary Public, State of Florida
My comm. exp. Aug. 28, 1992
Comm. No. CC141076

_____
(type or print name)
State of Florida
My Commission Expires:_____
My Commission Number:_____

COPY

EXHIBIT "A"

Commence at a point on the South line of Carrera Street in the City of St. Augustine, 175 feet East from the intersectoin of the East line of Sevilla Street and said South line of Carrera Street; run thence Southerly parallel with the East line of Sevilla Street, 178 feet 1 inch, more or less, to North line of land owned by Fuller; thence Easterly 90 feet to a point 176 feet 2 1/2 inches South of line of Carrerra Street; thence Northerly 176 feet 2 1/2 inches to said South line of Carrera Street; thence Westerly along said South line of Carrera Street 90 feet to the Place of Beginning.

COPY

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	2016900000
Location	74 KING ST
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Aug King St (COM) (610.19)
Tax Description*	CITY OF ST AUGUSTINE BLK 45-C & PT OF MODEL LAND CO SUB CITY BLK J LOT 1 (EX W75FT) ALL LOTS 2 3 4 5 & 6 (EX DB188 /421 & OR260/264 & 297) LOT 7 (EX DB186/141 & DB188/421) PT LOT 8 IN SE CORN LOTS 9 10 11 12 & 14 (EX N75 & W75FT) OR103/258 259 & 233/113 & 236/ 419 & 297/203 & 663/1266 1267 & 942/1537 *The Description above is not to be used on legal documents.
Property Use Code	Public Colleges (8400)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	10.540
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Skip to main content

Owner information

Owner Name	Flagler College Inc 100%
Mailing Address	C/O DIR BUS SERVICES 74 KING ST SAINT AUGUSTINE, FL 32084-0000

St. Johns County, FL

Exemption Information

Exemption Type	Status	Amount
Educational		$76,220,001

Map



Valuation Information

Assessed Year	2025
Building Value	$160,901,272.00
Extra Features Value	$1,155,434.00
Total Land Value	$2,296,550.00
Agricultural (Assessed) Value	$0.00
Agricultural (Market) Value	$0.00
Just Market	**$164,353,256.00**
Total Deferred	$88,133,255.00
Assessed Value	**$76,220,001.00**
Total Exemptions	$76,220,001.00
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	$135,470,660	$1,740,413	$2,296,550	$0
2023	$138,990,196	$1,810,066	$2,296,550	$0
2022	$119,808,153	$1,362,083	$2,296,550	$0
2021	$117,592,894	$1,355,872	$2,296,550	$0
2020	$121,014,361	$1,356,225	$2,296,550	$0
2019	$122,204,683	$1,334,566	$2,296,550	$0
2018	$78,475,652	$1,419,973	$1,263,103	$0
2017	$49,437,890	$1,357,643	$1,263,103	$0
2016	$56,945,086	$1,354,844	$1,263,103	$0
2015	$58,543,564	$1,355,729	$1,263,103	$0
2014	$56,604,273	$1,356,331	$1,263,103	$0

Building Information

Building	1	**Roof Cover**	Clay Tile
Building Value	$16,979,190	**Roof Structure**	Wood Truss
Year Built	1885	**Interior Flooring**	Carpet, Hardwood
Actual Area	20796	**Interior Wall**	Drywall
Conditioned Area	18276	**Heating Type**	Air Duct
Use	Public Schools	**Air Conditioning**	Central
Style	04	**Bedrooms**	
Exterior Wall	Stone	**Baths**	

Description	Square Footage
FINISHED UPPER STORY	1768
FINISHED UPPER STORY	2505
BASE AREA	2505
BASE AREA	7552
FINISHED CANOPY	1792
BASE AREA	1441
FINISHED UPPER STORY	2505

Description	Square Footage
FINISHED CANOPY	280
FINISHED CANOPY	448
Total SqFt	20796

Building	2	**Roof Cover**	Concrete Tile
Building Value	$3,661,309	**Roof Structure**	Wood Truss
Year Built	1885	**Interior Flooring**	Concrete Finish, Hardwood
Actual Area	17679	**Interior Wall**	Wall Board
Conditioned Area	12606	**Heating Type**	Air Duct
Use	Public Schools	**Air Conditioning**	Central
Style	04	**Bedrooms**	
Exterior Wall	Stone, Jumbo Brick	**Baths**	

Description	Square Footage
FINISHED CANOPY	1274
BASE AREA	5353
FINISHED CANOPY	235
FINISHED CANOPY	1274
FINISHED UPPER STORY	5353
FINISHED STORAGE/UTILITY	1040
FINISHED STORAGE/UTILITY	1040
FINISHED STORAGE/UTILITY	70
BASE AREA	950
ENCLOSED STAIRWELL	70
FINISHED UPPER STORY	950
FINISHED STORAGE/UTILITY	70
Total SqFt	17679

Building	3	**Roof Cover**	Concrete Tile
Building Value	$12,030,888	**Roof Structure**	Wood Truss
Year Built	1885	**Interior Flooring**	Carpet, Sheet Vinyl
Actual Area	49474	**Interior Wall**	Drywall
Conditioned Area	49048	**Heating Type**	Air Duct
Use	Public Schools	**Air Conditioning**	Central
Style	04	**Bedrooms**	
Exterior Wall	Stone, Jumbo Brick	**Baths**	

Description	Square Footage
BASE AREA	11480
FINISHED UPPER STORY	11606
FINISHED UPPER STORY	11606
FINISHED UPPER STORY	11606
FINISHED UPPER STORY	2750
FINISHED CANOPY	126
FINISHED CANOPY	300
Total SqFt	49474

Building	4	**Roof Cover**	
Building Value	$117,491,674	**Roof Structure**	
Year Built	1885	**Interior Flooring**	Carpet, Ceramic Tile
Actual Area	197970	**Interior Wall**	Drywall
Conditioned Area	172438	**Heating Type**	Air Duct
Use	Public Schools	**Air Conditioning**	Central
Style	04	**Bedrooms**	
Exterior Wall	Stone	**Baths**	

Description	Square Footage
FINISHED UPPER STORY	53424
FINISHED UPPER STORY	45753
FINISHED CANOPY	2002
FINISHED UPPER STORY	25200
BASE AREA	42812
FINISHED CANOPY	1651
FINISHED CANOPY	792
FINISHED CANOPY	792
FINISHED CANOPY	5892

Description	Square Footage
FINISHED CANOPY	1651
FINISHED CANOPY	2016
FINISHED CANOPY	2002
FINISHED CANOPY	5892
FINISHED CANOPY	1722
FINISHED CANOPY	1120
FINISHED UPPER STORY	5249
Total SqFt	197970

Building	8	**Roof Cover**	Slate
Building Value	$1,982,754	**Roof Structure**	Wood Truss
Year Built	1900	**Interior Flooring**	Carpet
Actual Area	11807	**Interior Wall**	Drywall
Conditioned Area	11338	**Heating Type**	Air Duct
Use	Office Class C	**Air Conditioning**	Central
Style	04	**Bedrooms**	
Exterior Wall	Wood	**Baths**	

Description	Square Footage
BASE AREA	3514
FINISHED CANOPY	25
FINISHED UPPER STORY	3514
FINISHED UPPER STORY	1785
BASE AREA	360
FINISHED UPPER STORY	360
FINISHED CARPORT	396
FINISHED CANOPY	48
FINISHED UPPER STORY	1805
Total SqFt	11807

Building	9	**Roof Cover**	Slate
Building Value	$170,065	**Roof Structure**	Wood Truss
Year Built	1935	**Interior Flooring**	Concrete Finish
Actual Area	1274	**Interior Wall**	Drywall
Conditioned Area	968	**Heating Type**	Air Duct
Use	Public Schools	**Air Conditioning**	Central
Style	04	**Bedrooms**	
Exterior Wall	Jumbo Brick	**Baths**	

Description	Square Footage
BASE AREA	968
FINISHED CANOPY	306
Total SqFt	1274

Building	10	**Roof Cover**	Slate
Building Value	$79,001	**Roof Structure**	Wood Truss
Year Built	1935	**Interior Flooring**	Carpet
Actual Area	870	**Interior Wall**	Drywall
Conditioned Area	850	**Heating Type**	Air Duct
Use	Office Class C	**Air Conditioning**	Central
Style	04	**Bedrooms**	
Exterior Wall	Concrete Stucco, Stone	**Baths**	

Description	Square Footage
BASE AREA	850
FINISHED CANOPY	20
Total SqFt	870

Building	11	**Roof Cover**	Built Up
Building Value	$6,908,219	**Roof Structure**	Rigid Frame
Year Built	1987	**Interior Flooring**	Sheet Vinyl
Actual Area	59869	**Interior Wall**	Drywall
Conditioned Area	43461	**Heating Type**	Air Duct
Use	Dormitories	**Air Conditioning**	Central
Style	04	**Bedrooms**	
Exterior Wall	Concrete Stucco, Jumbo Brick	**Baths**	

Description	Square Footage
FINISHED CANOPY	5516
FINISHED CANOPY	460
FINISHED UPPER STORY	14287
FINISHED CANOPY	5516
FINISHED UPPER STORY	14287
FINISHED CANOPY	4916
BASE AREA	14887
Total SqFt	59869

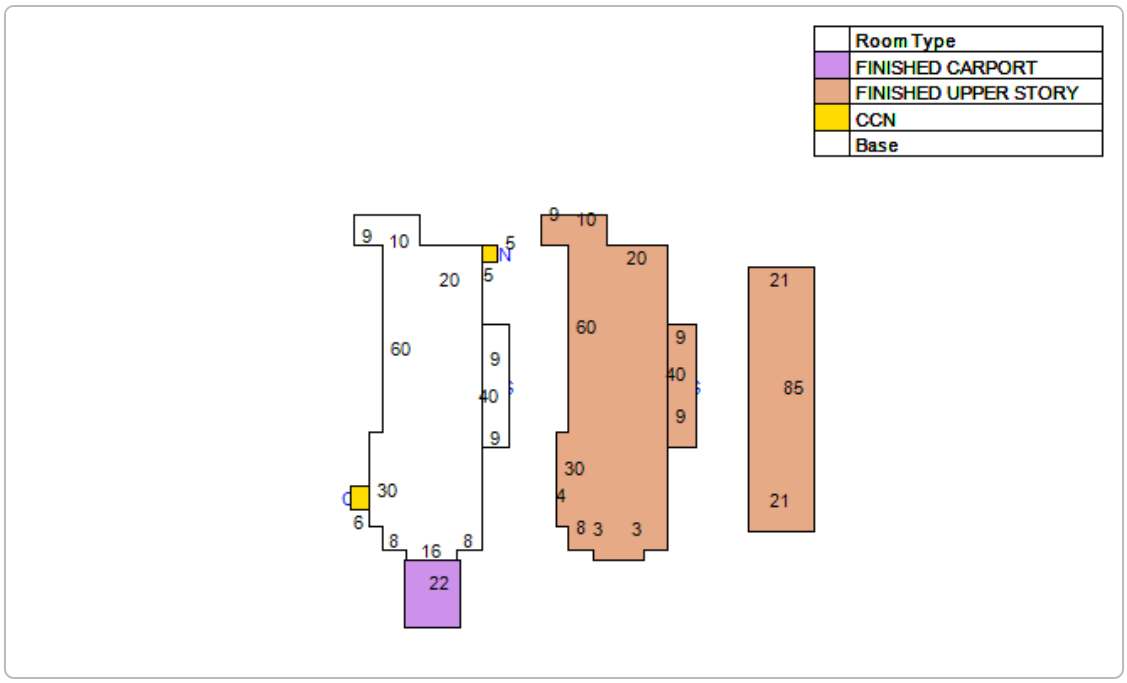
Building	12	**Roof Cover**	Slate
Building Value	$1,066,760	**Roof Structure**	Wood Truss
Year Built	1900	**Interior Flooring**	Carpet
Actual Area	10925	**Interior Wall**	Drywall
Conditioned Area	10307	**Heating Type**	Air Duct
Use	Office Class C	**Air Conditioning**	Central
Style	04	**Bedrooms**	
Exterior Wall	Jumbo Brick, Concrete Block	**Baths**	

Description	Square Footage
BASE AREA	117
BASE AREA	4966
BASE AREA	65
FINISHED CANOPY	25
FINISHED CANOPY	468
BASE AREA	319
BASE AREA	4840
FINISHED CANOPY	63
OUTSIDE STAIRS	62
Total SqFt	10925

Building	13	**Roof Cover**	Composite Shingle
Building Value	$531,412	**Roof Structure**	Wood Truss
Year Built	1900	**Interior Flooring**	Carpet, Hardwood
Actual Area	3951	**Interior Wall**	Drywall
Conditioned Area	3261	**Heating Type**	Air Duct
Use	Office Class C	**Air Conditioning**	Central
Style	04	**Bedrooms**	
Exterior Wall	Wood	**Baths**	

Description	Square Footage
BASE AREA	1266
FINISHED CANOPY	39
FINISHED UPPER STORY	1266
FINISHED CANOPY	503
BASE AREA	96
OUTSIDE STAIRS	148
FINISHED UPPER STORY	633
Total SqFt	3951

Sketch Information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FINISHED UPPER STORY
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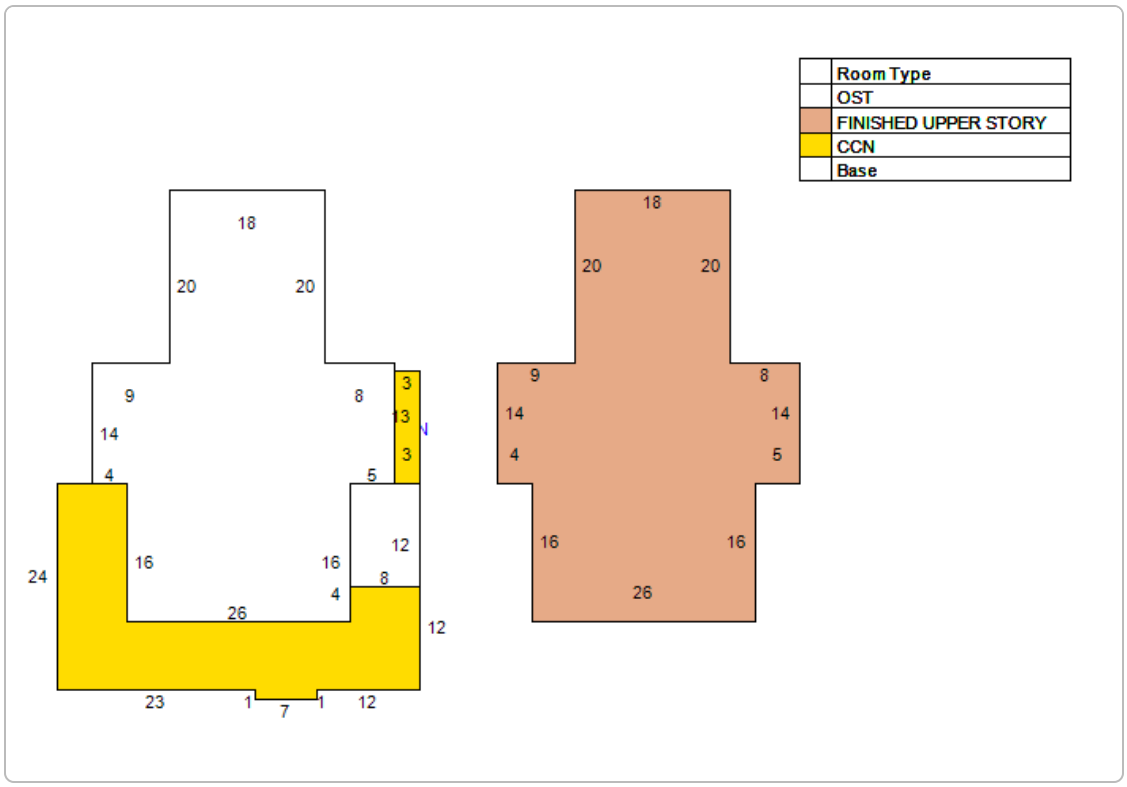
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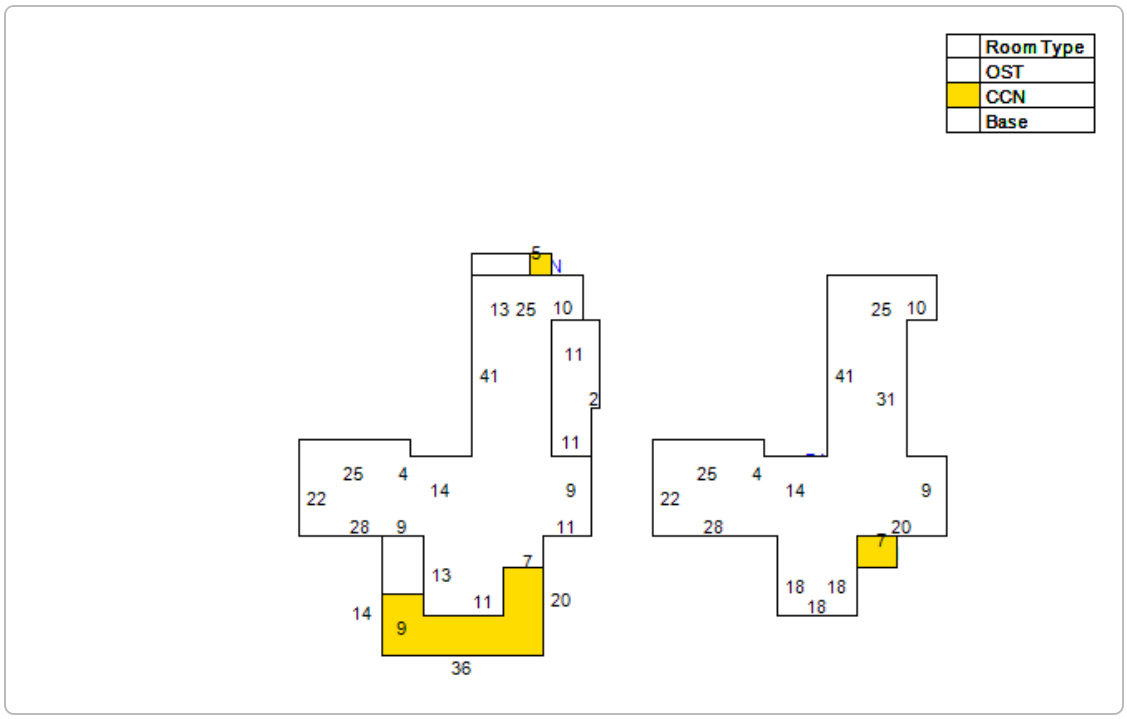
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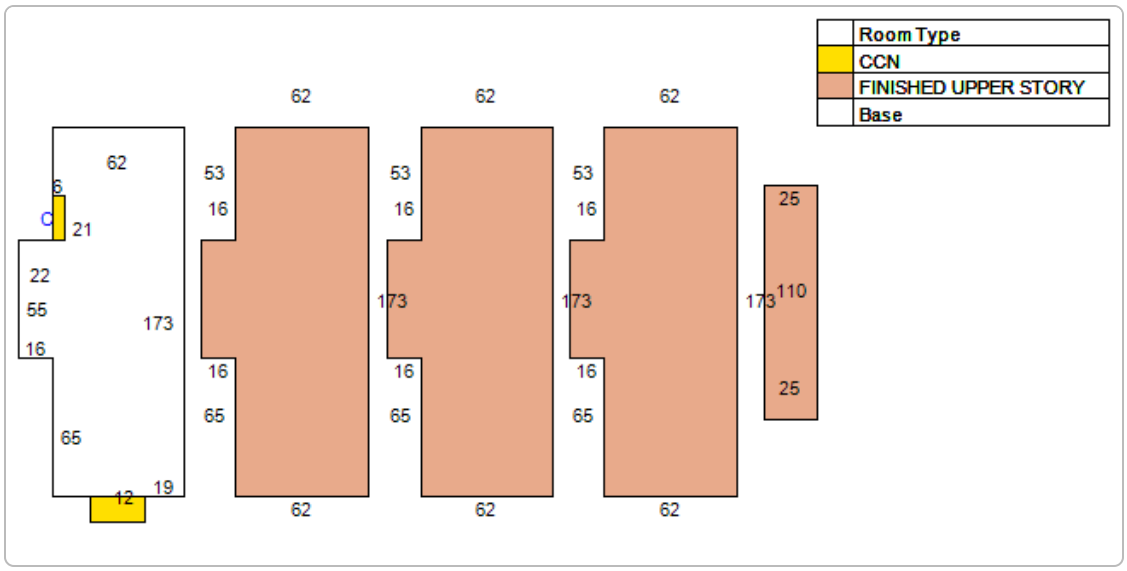
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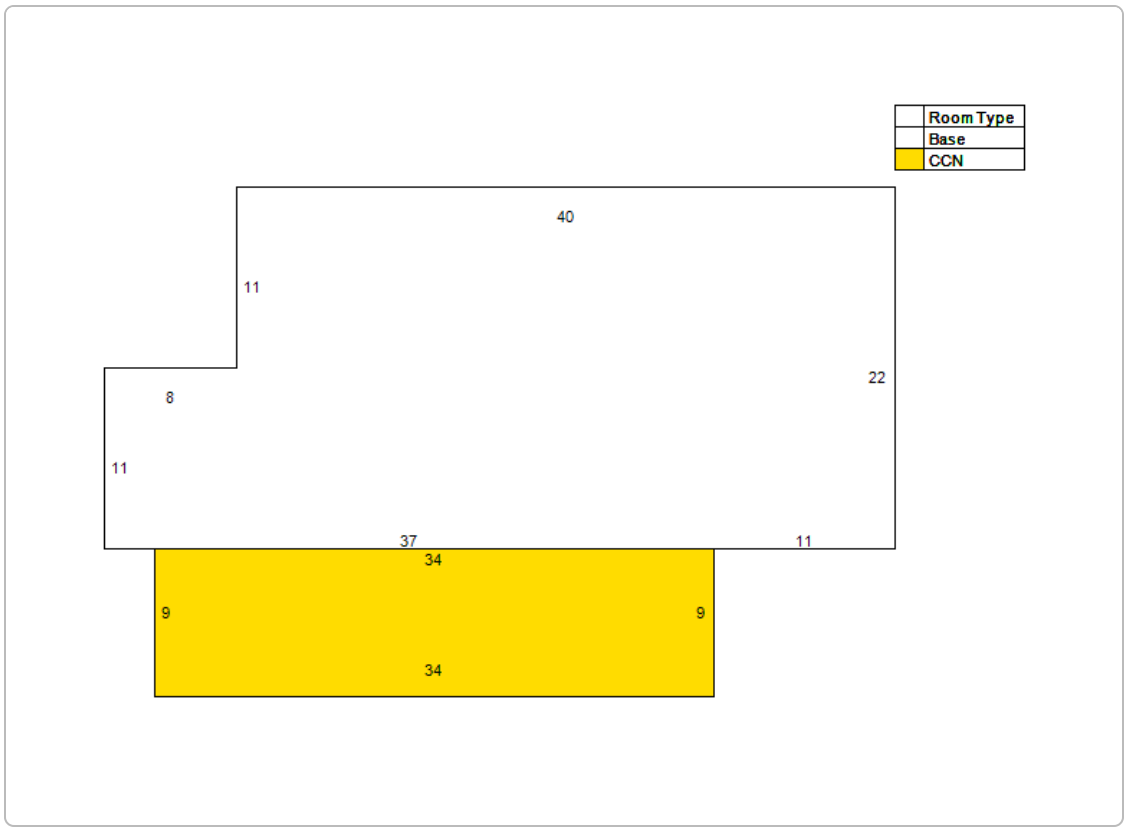
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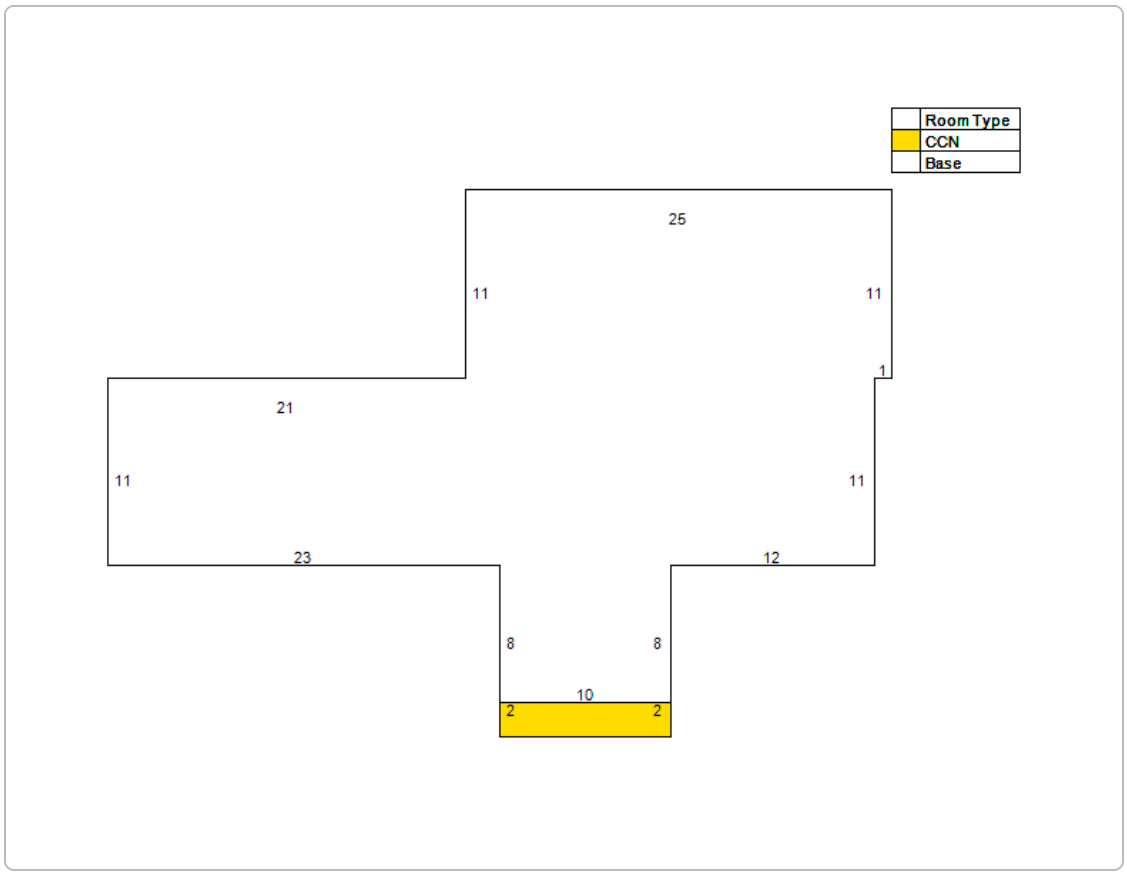
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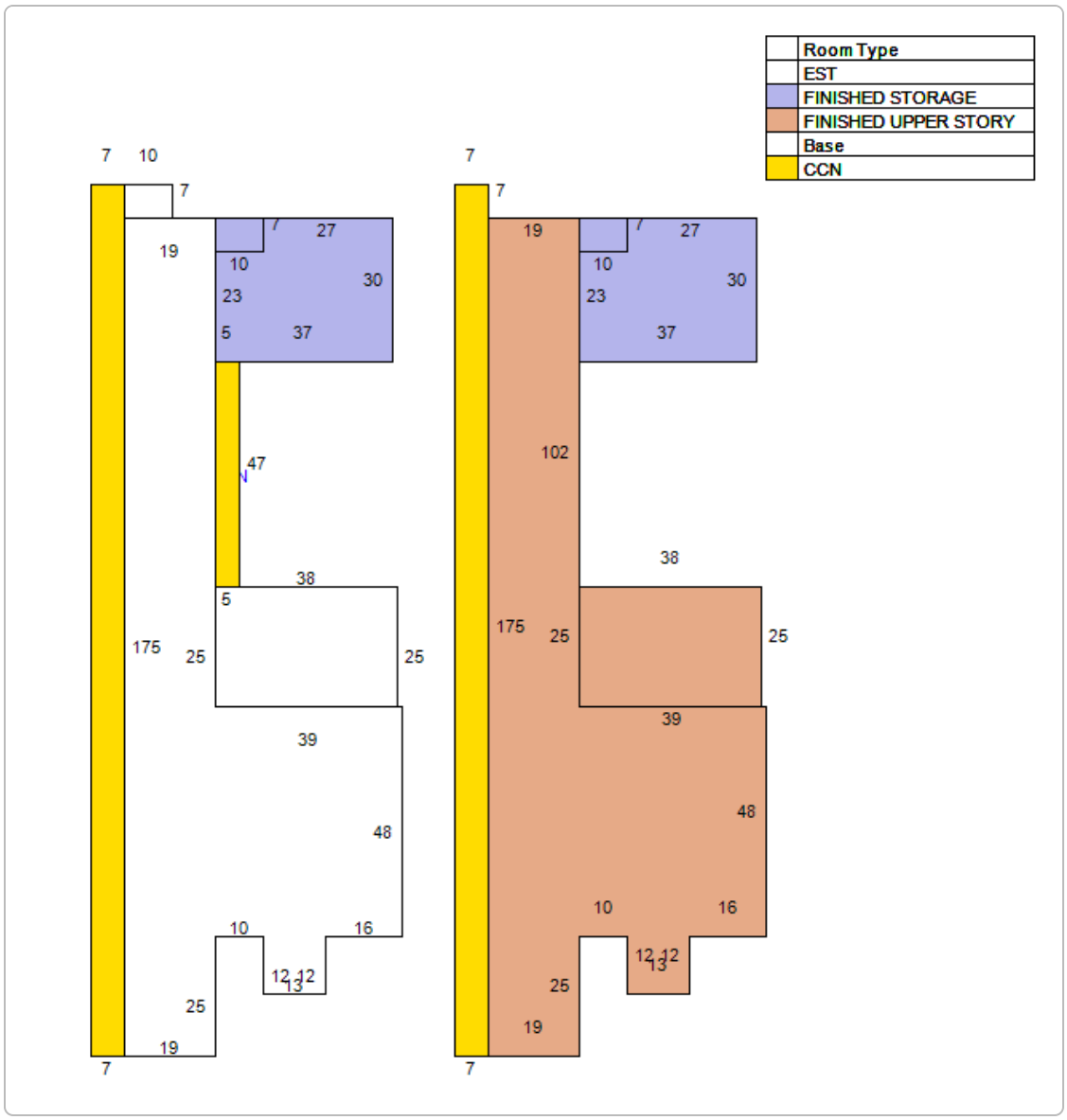
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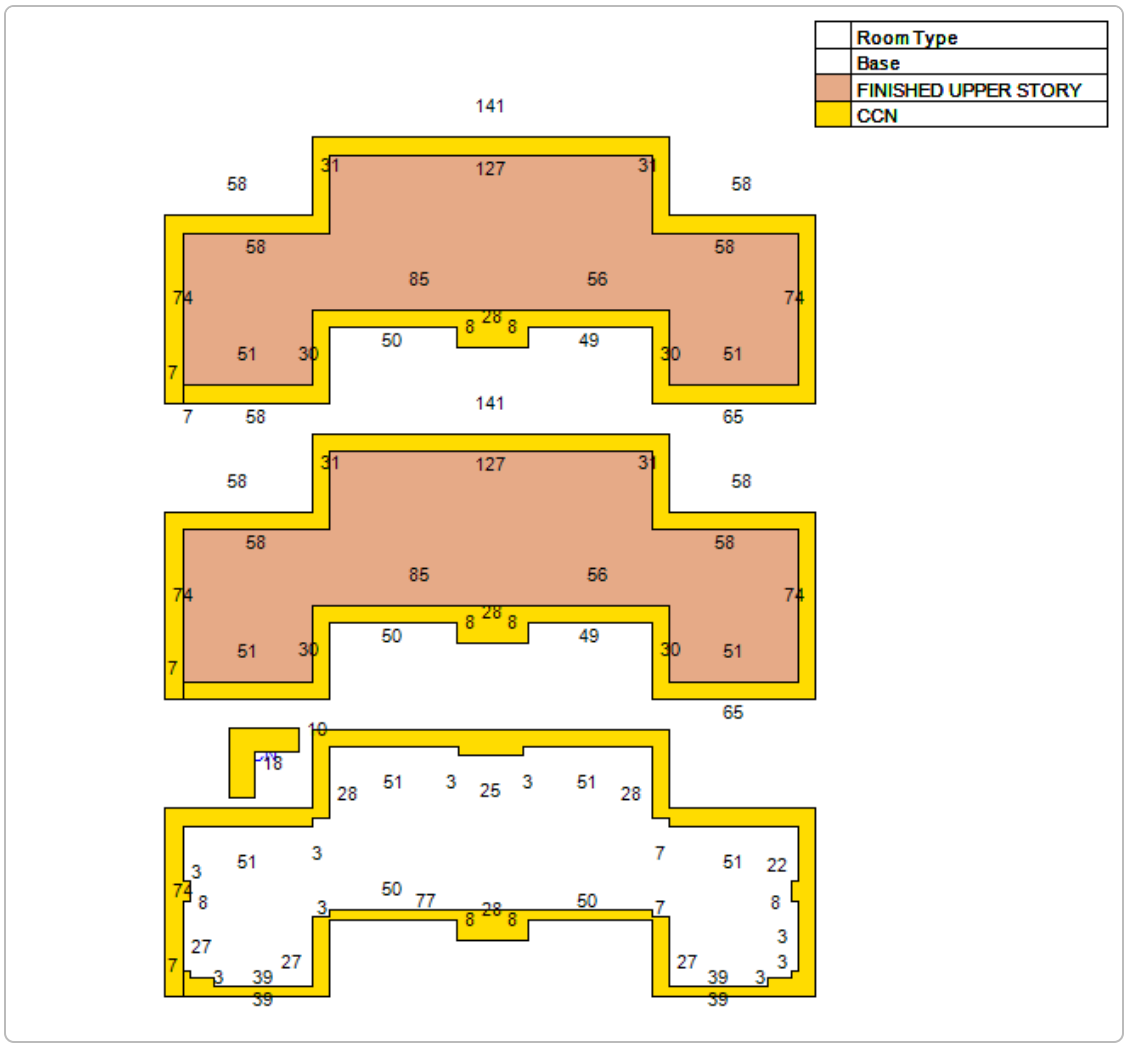
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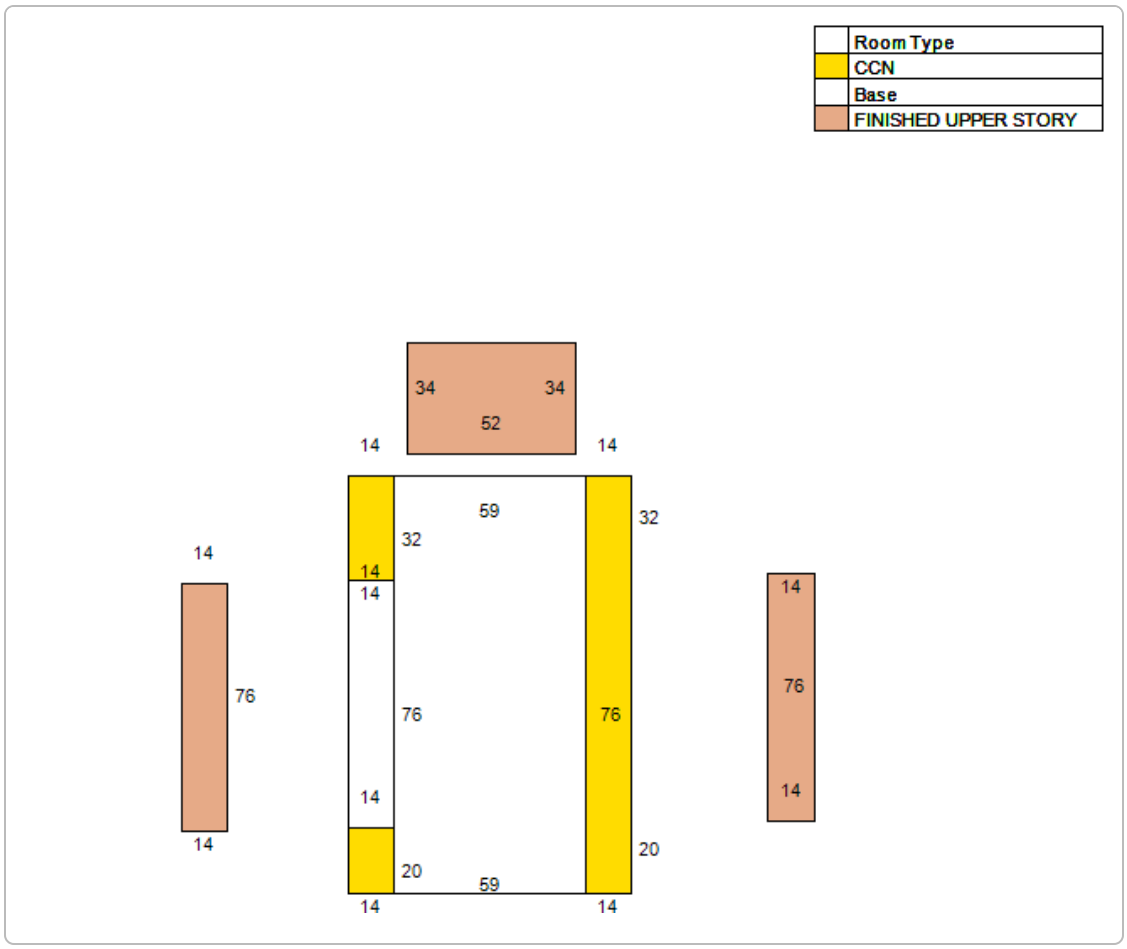

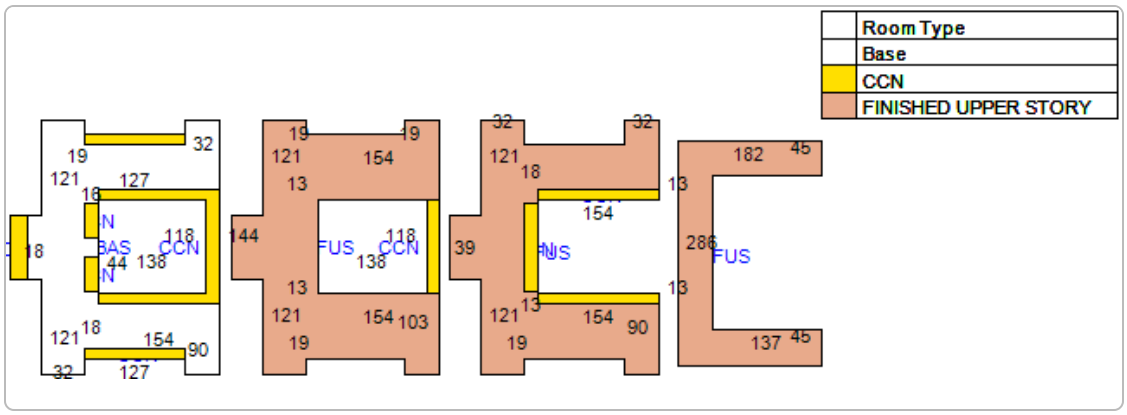

Extra Feature Information

Code Description	Status	Value
Wood Fence - 6' and Above (COM)		51
Masonry Wall (Mix)		826
Sprinkler Wet (COM)		11719
Concrete Paving - Under 8" (COM)		2154
4+ Passenger Elevator (Mix)		17750
Wood Fence - 6' and Above (COM)		145
Storage Building (Mix)		2430
Pool - Excellent (RES)		60350
Concrete Paving - Under 8" (COM)		63439
Metal Fence - 8' (COM)		5847
Sprinkler Wet (COM)		165750
Gazebo - Average (Mix)		3200
Concrete Paving - Under 8" (COM)		17368
Brick Pavers (COM)		27326

Code Description	Status	Value
Concrete Paving - Under 8" (COM)		1562
Masonry Wall (Mix)		1879
Wood Fence - 6' and Above (COM)		152
Concrete Paving - Under 8" (COM)		328
Masonry Wall (Mix)		4795
Handicap Ramp (COM)		10596
Gate - Average (Mix)		576
Fireplace (Mix)		510000
Fountain - Excellent (Mix)		15000
Asphalt Paving (COM)		27525
Curb (COM)		6926
Pole Light (COM)		2438
Pole Light (COM)		1625
Masonry Wall (Mix)		36655
Fountain - Good (Mix)		6000
Masonry Wall (Mix)		194
Masonry Wall (Mix)		778
Masonry Wall (Mix)		1210
Sprinkler Wet (COM)		9744
Handicap Ramp (COM)		4551
Concrete Paving - Under 8" (COM)		5400
Asphalt Paving (COM)		4420
Canopy (Mix)		907
Asphalt Paving (COM)		39780
Sprinkler Wet (COM)		44330
Pole Light (COM)		14625
Garage - Average (Mix)		15750
Sprinkler Wet (COM)		5536
Sprinkler Wet (COM)		265
Handicap Ramp (COM)		3532

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Public Colleges	0	0	459310	SF	$2,296,550

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	5/29/1992	$250,000.00	WARRANTY DEED	942	1537	U	I	FIRST CHURCH OF CHRIST SCIENTIST	FLAGLER COLLEGE INC

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 8/27/2025, 7:59:45 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL



Detail by Entity Name

Foreign Limited Liability Company
SHIRAH & COMPANY, LLC

Filing Information

Document Number	M11000002188
FEI/EIN Number	33-1125159
Date Filed	05/03/2011
State	GA
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	12/16/2011
Event Effective Date	NONE

Principal Address

620 Sea Island Rd #283
ST SIMONS ISLAND, GA 31522

Changed: 02/10/2025

Mailing Address

620 Sea Island Rd #283
ST SIMONS ISLAND, GA 31522

Changed: 02/10/2025

Registered Agent Name & Address

Traiser, Matthew J, Esq.
8805 Tamiami Trail
Suite 212
Naples, FL 34108

Name Changed: 04/29/2022

Address Changed: 04/29/2022

Authorized Person(s) Detail

Name & Address

Title MGRM

SHIRAH, RICHARD
620 Sea Island Rd #283
ST SIMONS ISLAND, GA 31522

Title MGRM

SHIRAH, JAY
620 Sea Island Rd #283
ST SIMONS ISLAND, GA 31522

Title MGR

Richard O Shirah
620 Sea Island Rd #283
ST SIMONS ISLAND, GA 31522

Annual Reports

Report Year	Filed Date
2023	01/23/2023
2024	02/19/2024
2025	02/10/2025

Document Images

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01/23/2023 -- ANNUAL REPORT	View image in PDF format
04/29/2022 -- ANNUAL REPORT	View image in PDF format
09/02/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
01/11/2021 -- ANNUAL REPORT	View image in PDF format
01/15/2020 -- ANNUAL REPORT	View image in PDF format
04/22/2019 -- ANNUAL REPORT	View image in PDF format
04/27/2018 -- ANNUAL REPORT	View image in PDF format
04/03/2017 -- ANNUAL REPORT	View image in PDF format
03/10/2016 -- ANNUAL REPORT	View image in PDF format
06/11/2015 -- ANNUAL REPORT	View image in PDF format
02/10/2014 -- ANNUAL REPORT	View image in PDF format
04/12/2013 -- ANNUAL REPORT	View image in PDF format
04/23/2012 -- ANNUAL REPORT	View image in PDF format
12/16/2011 -- LC Amendment	View image in PDF format
05/03/2011 -- Foreign Limited	View image in PDF format

Florida Department of State, Division of Corporations

Detail by Entity Name

Florida Not For Profit Corporation
FLAGLER COLLEGE, INC.

Filing Information

Document Number	705807
FEI/EIN Number	59-1157081
Date Filed	06/25/1963
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	06/16/2022
Event Effective Date	NONE

Principal Address

74 KING STREET
ST AUGUSTINE, FL 32084

Changed: 03/22/1999

Mailing Address

74 King Street
ST AUGUSTINE, FL 32084

Changed: 10/28/2019

Registered Agent Name & Address

MATTHEWS, STACEY
74 King Street
ST AUGUSTINE, FL 32084

Name Changed: 06/16/2022

Address Changed: 01/12/2015

Officer/Director Detail

Name & Address

Title Secretary

Stevenson Dumas, Laura R
74 King Street
ST AUGUSTINE, FL 32084

Title Trustee

BAILEY, JOHN D. JR
461 San Nicolas Way
ST. AUGUSTINE, FL 32080

Title CFO

MATTHEWS, STACEY
74 KING STREET
ST AUGUSTINE, FL 32084

Title P

DELANEY, JOHN
74 KING STREET
ST AUGUSTINE, FL 32084

Title Chairman

Rood, John D, Ambassador
3030 Hartley Road
Suite 310
Jacksonville, FL 32257

Title VC

Tinlin, Charles J, Honorable
216 Fiddlers Point Drive
St. Augustine, FL 32080

Annual Reports

Report Year	Filed Date
2023	01/24/2023
2024	02/02/2024
2025	02/06/2025

Document Images

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01/24/2023 -- ANNUAL REPORT	View image in PDF format
06/16/2022 -- Amendment	View image in PDF format
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02/03/2021 -- ANNUAL REPORT	View image in PDF format
01/14/2020 -- ANNUAL REPORT	View image in PDF format

10/28/2019 -- REINSTATEMENT	View image in PDF format
01/16/2018 -- ANNUAL REPORT	View image in PDF format
01/09/2017 -- ANNUAL REPORT	View image in PDF format
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01/16/2014 -- ANNUAL REPORT	View image in PDF format
02/06/2013 -- ANNUAL REPORT	View image in PDF format
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02/06/1998 -- ANNUAL REPORT	View image in PDF format
03/04/1997 -- ANNUAL REPORT	View image in PDF format
02/27/1996 -- ANNUAL REPORT	View image in PDF format
06/19/1995 -- ANNUAL REPORT	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 September 18, 2025 Meeting



Application HP2025-0057 Address: 44 Avenida Menendez
(110 Charlotte Street)

Applicant: Riverview Partners One, LLC & 44 Avenida Menendez, LLC

Owner: 44 Avenida Menendez, LLC

Project description: For after-the-fact approval of rooftop cabana structures, lighting fixtures, and other design elements that were not previously approved under Certificate of Appropriateness PL2021-0121.

Architectural Style:	New Construction in Colonial styles; Espinosa-Sanchez House: Spanish Colonial	Florida Master Site File:	Espinosa-Sanchez House (110 Charlotte Street): SJ02504
National Register:	St. Augustine Town Plan Historic District (Espinosa-Sanchez House is Contributing)	Construction date:	New construction (2024); Espinosa-Sanchez House (c. 1702 – 1756)
Archaeology Zone:	IA	Zoning District:	HP-2
Parcel number:	1963400000		
Agenda Item:	6(c)	Previous Action(s):	OOA 2021-0059 COA PL2021-0121 HP2024-0029

STAFF SUMMARY AND ANALYSIS:

1. 44 Avenida Menendez, which also has the address 110 Charlotte Street, faces the bay of the Matanzas River to the east and Charlotte Street to the west, and is on the southeast parcel of Charlotte and the pedestrian alley portion of Treasury Street. Fronting the Charlotte Street side of the parcel is the Espinosa-Sanchez House, one of the few buildings dating from the First Spanish period, and is detailed on the attached FMSF survey.
2. In 2021, the HARB approved applications for both an Opinion of Appropriateness and Certificate of Appropriateness (COA) for the redevelopment of the property to include a new commercial building that faces Avenida Menendez, which was recently completed. Another COA application was approved in June 2024, for modifications to the courtyard's hardscape materials, the front gate design, and to continue the coquina wall to a portion of the east exterior wall.
3. New buildings in HP-2 are required to be in the form of "reconstructions in the St. Augustine Style with all the permutations of development from 1565 to 1821," with the First Spanish Period design recommended, according to the Architectural Guidelines for Historic Preservation, and conform to the design characteristics found in Manucy's *The Houses of St. Augustine* or other listed accredited authoritative sources. **Therefore, even though this application is mostly related to a newly constructed building, the pre-1821 section of the Architectural Guidelines for Historic Preservation (AGHP) will be referred to, with related sections included for reference in this staff report.**
4. This application is seeking approval for elements and design features that were not previously approved under two earlier COAs or during the building permit process, including the rooftop cabanas, globe light fixtures hanging across the rooftop and courtyard, metal panels, blue cafe umbrellas, and more modern gutters that are finished in white. These design features will be summarized below:
5. **Five rooftop cabanas** have been located in a set-back row along the south parapet wall of the one-story south wing that is also set back from the two-story main building. Plans are included in the application packet and show a cube frame using powder-coated aluminum rectangular members and slats which appear to be a naturally finished wood, which also may be aluminum, running horizontally on three of the sides and across the top. The cabanas serve as enclosures for the wood booth seating, and according to the property owner, help to provide protection from the sun, wind and other elements. The AGHP describes how vine covered trellises are appropriately effective ways of providing shade for patios and buildings and that trellises should be constructed of simple round wooden posts and poles. Metal should be painted white, black, or brown on landscaping and site features, per the AGHP.

   When viewing the building, the upper halves of the rooftop cabanas are only visible when back from the building, such as in the median of Avenida Menendez or across the street, either while on the southeast or directly from the east. They are minimal in design, and follow the unadorned exterior and simple lines of the building; however, may appear to be a more modern feature. During the application review for the new building, the HARB had provided feedback on finding the numerous café umbrellas shown on the rooftop and upper spaces as inappropriate. The HARB should provide insight if the existing cabanas, which are not permanent fixtures, can be mitigated with perhaps a natural canvas sailcloth if the board finds the design is too modern for the building and HP-2 district.

STAFF SUMMARY AND ANALYSIS (continued):

6. **Hanging globe light fixtures** were also hung on the rooftop dining area of the set-back one-story south wing. Also simple in design, the 8" clear glass globes are hung by a wire and have visible copper filament that is both decorative and functional. They are not regularly spaced at frequent intervals like festoon lighting. Photographs provided by the applicant/building owner shows that there may have been about fifteen (15) hanging globes in place on the rooftop, which hung from a wire strung overhead in 3 larger X's across the rooftop. However, they have since been taken down from the rooftop area, but are still proposed for approval as a necessary supplemental light source for the outside dining/seating spaces on the roof and in the interior courtyard, where slightly larger (10") globe fixtures are located. Globe fixtures on this ground floor courtyard location are infrequently spaced and are not conspicuously visible within the heavily landscaped setting that is full of upward/outward facing branches from plantings and palms. The light source is a LED with a 2700 K color temperature, meeting the AGHP's requirement for soft white light.

   The HARB should determine if these would be considered a modern light fixture and how visually obtrusive they are, especially from the rooftop location. According to the AGHP, "modern fixtures are permitted only to supplement colonial fixtures and must be as unobtrusive as possible. Modern lighting fixtures are not permitted on street facades unless completely screened, and are not permitted in any location where they are visible from the street. Fixtures mounted in trees, on the ground or on the inside of a wall or fence below the top of the wall or fence may be appropriate. Light levels should be kept low to preserve the historic ambiance."
7. **Metal lattice panels** with an interlocking octagonal pattern have been used in various exterior spaces, including on the front façade/east elevation on the last opening of the ground floor at the north end. On the AGHP and permit approved plans, a wood inset rejas/balustrade screening was shown in this opening, which shares the same dimensions as the other window openings that are filled with 6/6 sash windows, but was never added. Decorative design features in approved COA plans may not be required, unless specifically listed in the conditions of the HARB's approval.

   According to the AGHP, First Spanish Period (1565-1763) may have had projecting rejas on ground floor street windows, with lattice or bannisters in all other window openings. British Period (1764-1783) buildings often modified and expanded existing First Spanish Period buildings, had glazed, double-hung windows with exterior shutters For Second Spanish Period Buildings (1784-1821), exterior shutters are common and rejas were not used.

   Upon a second site visit, the metal panel had been removed from the north opening of the front façade, but the HARB should determine if it is appropriate for that opening and for use on the rooftop, where taller spans of metal panels are resting on the south parapet wall. These panels, if fully visible may be considered a modern design feature due to its material and design, but on the rooftop have been covered with plant material and are now more concealed by the cabanas, so are largely inconspicuous unless viewed when looking northwest towards the building from the limited angle below.
8. **Blue café umbrellas** are used in various exterior locations where there is outdoor dining or seating options, including a few on the rooftop, within the front courtyard dining area, and the interior courtyard to the north of the main building. As stated in the AGHP, umbrellas and canopies must be white, natural canvas or sailcloth, and must be supported on a wooden structure. Cream color umbrellas were shown on the renderings of the approved plans. Dark colored umbrellas are visible on adjacent properties, and may have been approved by the HARB with previous applications or added later.
9. **Modern gutters are visible across the front façade/east elevation and wrapping around the side elevations.** According to the property owner, gutters are necessary to keep water from running down the building and onto people on the sidewalk or exterior spaces of the building. A half-round copper gutter was specified in the HARB approved plans, with no locations specified, and has only been used in a couple places at the rear where it is against a dark finished wood trim. White gutters were selected so they would be more inconspicuous, blending in when placed against the white painted stucco exterior. Downspouts for these gutters are round, tube-shape and also painted white.

   Gutters are not generally considered appropriate for pre-1821 buildings, according to the AGHP. If they must be used, the AGHP suggests they should either be in a documented pre-1821 style, screened, or a half-round gutter may be used when painted to match the patina of copper for some pre-1821 buildings.
10. **For each of these design elements and features and their related materials or colors,** the HARB should determine if these are a compatible contemporary design feature or appropriate for this newly constructed building that was required to follow designs that developed from 1565 to 1821 architecture because of its location within the Historic Preservation Two (HP-2) Zoning District and the existing First Spanish Period structure on the property.

STAFF RECOMMENDATION:

Based on a review of the AGHP, the previous discussions of the HARB for earlier OOA and COA applications, and without the support of evidence to the contrary, staff finds that the board **can take the following actions regarding a CERTIFICATE OF APPROPRIATENESS at 44 Avenida Menendez**:

1. APPROVE if the board finds that the additional features/ design elements installed after the approved plans are compatible with the AGHP and/or Manucy's *Houses of St. Augustine* and meets Secretary of the Interior's Standard's for Rehabilitation #3 and 9.
2. CONTINUE with a finding that the overall design of the added elements are not compatible with the AGHP and/or Manucy's *Houses of St. Augustine* and to allow time for the applicant to alter the existing designs or placement, as recommended by the HARB.

Julie Courtney
Julie Courtney, Historic Preservation Officer

SUMMARY SCOPE OF WORK:

After-the-fact approval for elements and design features that were not previously approved under the 2021 or 2024 COAs or during the building permit process, including the following:

1. Rooftop cabanas (5): Aluminum, white-powder coated frames, with slats (possible wood-grained/finished aluminum) on sides and on top, built on Ipe decking platform, approximately 8' wide x 8' deep x 8' high
2. Globe fixtures (8 and 10"), clear glass, with copper filament and LED 2700 K soft white light output, to hang as supplemental lighting across the rooftop and courtyard
3. Metal decorative panels used as screening on the ground floor window opening of east elevation's north end and different style panels used along south parapet on rooftop of south wing
4. Blue cafe umbrellas used throughout exterior spaces
5. Modern gutters (likely aluminum) and downspouts that are finished in white

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

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

New Construction

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

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

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.**

Parking, Landscaping and Site Features

Don't...

- 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.
- 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.

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.

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.

Electrical and Mechanical Equipment

Pre-1821
Electrical and mechanical equipment should be placed in an inconspicuous location behind buildings or where it is screened by walls, fences, gates or lattice. This equipment should not be visible from the street and should not be located on street facades, adjacent to galleries or loggias, or within patios. This equipment may be located on the roof if it is completely screened by a parapet wall or lattice. Meters and connection boxes located on a street facade must be placed in a wall niche with an opaque wood door or cover. Pipes and wiring mounted on the exterior of the building should be painted to match the color of the building.

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

the historic ambiance. Flashing, flickering or blinking lights are not appropriate. **The most appropriate lighting color is soft white**. Heavily toned light colors and the use of colored glass in light fixtures are not appropriate.

Windows and Window Treatments

Pre-1821

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

Windows on British Period and Second Spanish Period buildings may be nine-over-nine, nine-over-six or **six-over-six wood double hung sash.** A common arrangement is nine-over-six on the ground floor and six-over-six on upper floors. Window and pane proportions must follow the historic models. **Rejas are not appropriate.**

Shutters should be functional, and located inside for rejas and bannistered windows, and outside for glazed windows. They should be louvered, square edged, beaded, tongue-and-grooved or paneled. Appropriate materials are wood for the shutters and iron for the hardware. It is historically appropriate for solid shutters to be used on the ground floor, with louvered shutters on the upper floor. Shutters may be painted or left natural. Shutter hinges are black iron and should not appear machine stamped or flimsy. Shutter tiebacks or "shutter dogs" should be fairly simple and functional. Hardware must be black and in a documented pre-1821 design. Brass is generally not appropriate for St. Augustine.

Roofs and Roofing

Pre-1821

Gutters are generally not appropriate on pre-1821 buildings. It is appropriate to raise the last shingle course about an inch to "kick" water away from the walls. **If guttering must be used, it should effectively reproduce the appearance of documented pre-1821 gutter types. Modern gutters may be used when placed inside, and if effectively screened by, a V-shaped wood trough, preferably cypress. Gutters may also be disguised behind parapets. On some buildings, a half-round gutter may be used when painted to match the patina of copper.** To reduce the need for gutters, gable roofed buildings should be oriented with the gable end adjacent to the street. **Gutters are not appropriate on balcony roofs.**

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.

LIST OF ATTACHMENTS:

1. Staff photographs
2. Florida Master Site File

STAFF PHOTOGRAPHS
44 Avenida Menendez





Rooftop cabanas located on one-story set back south wing

STAFF PHOTOGRAPHS
44 Avenida Menendez





Rooftop cabanas located on one-story set back south wing

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44 Avenida Menendez





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44 Avenida Menendez





Rooftop cabanas located on one-story set back south wing

STAFF PHOTOGRAPHS
44 Avenida Menendez



Hanging globe light fixtures,
located in interior courtyard



STAFF PHOTOGRAPHS
44 Avenida Menendez



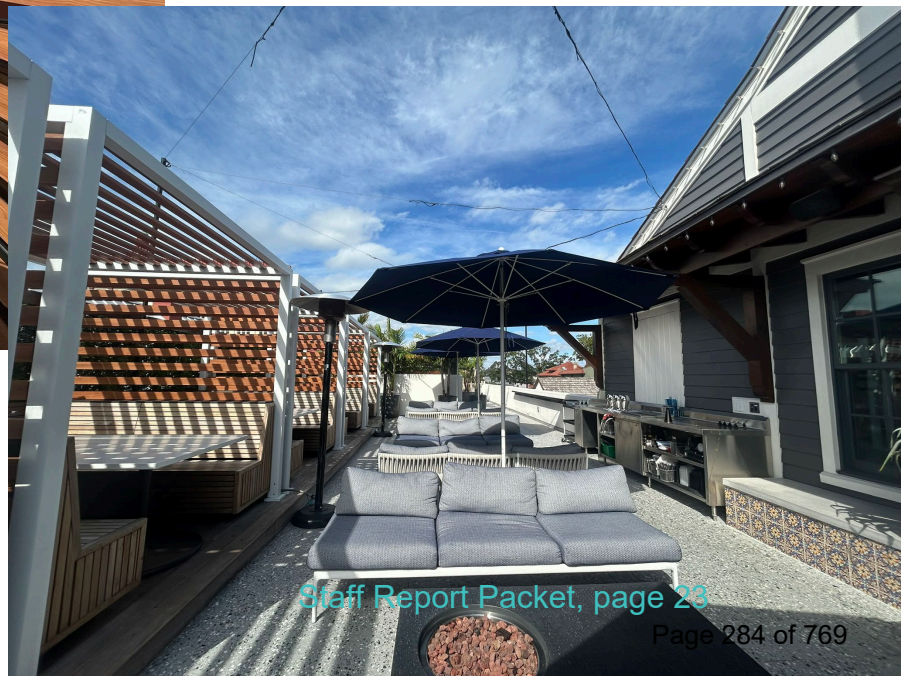
Hanging globe light fixtures,
located in interior courtyard



STAFF PHOTOGRAPHS
44 Avenida Menendez



Mounts and wires for hanging globe light fixtures,
located on rooftop of one-story set back south wing







Mounts and wires for hanging globe light fixtures,
located on rooftop of one-story set back south wing





Metal screen with interlocking octagonal design





Location of metal screen with interlocking octagonal design: has been removed but may still want approval for this location

STAFF PHOTOGRAPHS
44 Avenida Menendez

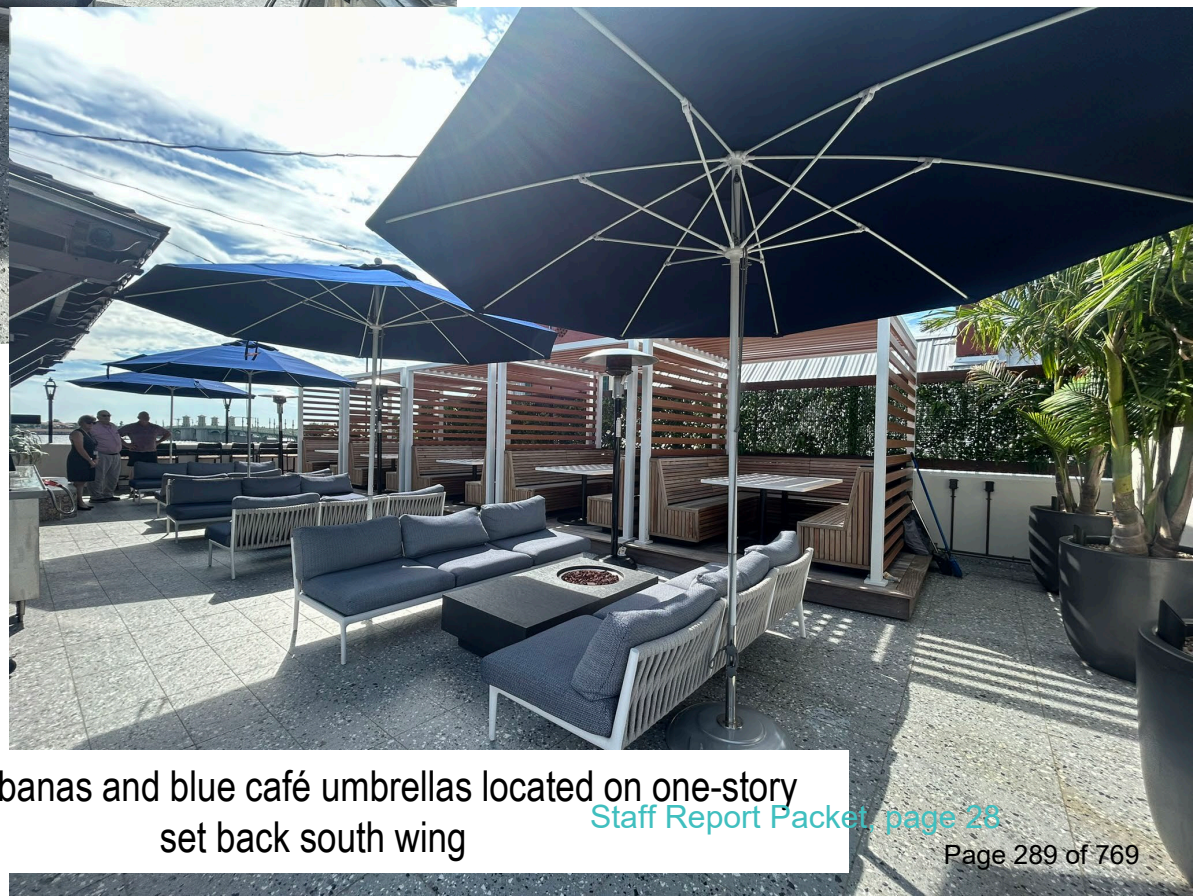


Location of metal screen used behind rooftop cabanas



STAFF PHOTOGRAPHS
44 Avenida Menendez





Rooftop cabanas and blue café umbrellas located on one-story set back south wing







STAFF PHOTOGRAPHS
44 Avenida Menendez

Blue café umbrellas in interior courtyard

STAFF PHOTOGRAPHS
44 Avenida Menendez

White gutters along first and second floors: east elevation/front façade





STAFF PHOTOGRAPHS
44 Avenida Menendez





White gutters and downspouts along first and second floors: east elevation/front façade, north elevation, and second floor of rear/west elevation

STAFF PHOTOGRAPHS
44 Avenida Menendez



Half-round copper gutters under second floor
balcony of rear/west elevation
and on Espinosa-Sanchez House,
c. 1702 – 1756, a First Spanish Period structure



Page 1 HISTORICAL STRUCTURES FORM Site 8 SJ 2504
(X) orginal FLORIDA MASTER SITE FILE
(X) update Recorder # _____

SITE NAME: Espinosa-Sanchez House
HISTORICAL CONTEXTS: 18th century
NAT. REGISTER CATEGORY: building / /
OTHER NAMES OR MSF NOS:
COUNTY: St. Johns OWNERSHIP TYPE: corporate
PROJECT NAME: DHR NO:
LOCATION: (Attach copy of USGS map, sketch-map of immediate area)
ADDRESS: 44 Avenida Menendez, St. Augustine, FL
VICINITY OF/ROUTE TO: At southeast corner of Treasury and Char
lotte St. intersection
SUBDIVISION: City of St. Augustine BLOCK: 5 LOT: A&B
PLAT OR OTHER MAP:
TOWNSHIP: 7S RANGE: 30E SECTION: 180
IRREGULAR SEC? __ Y __ N LAND GRANT:
USGS 7.5' MAP:
UTM: ZONE: 17 EASTING: 46900 NORTHING:3306830
COORDINATES: LATITUDE ____D ____M ____S LONGITUDE ____D ____M ____S

HISTORY
ARCHITECT:
BUILDER:
CONSTRUCTION DATE: +1756 RESTORATION DATE(S): 01/01/65
MODIFICATION DATE(S):
MOVE: DATE: / / ORIG LOCATION:
ORIGINAL USE(S): residence
PRESENT USE(S): prof. office

DESCRIPTION
STYLE: Spanish Colonial
PLAN: EXTERIOR: L-shape
INTERIOR:
NO.: STORIES: 1 OUTBLDS: PORCHES: DORMERS:
STRUCTURAL SYSTEM(S): Masonry, stone (coquina)

EXTERIOR FABRIC(S): Stucco, stone (coquina)

FOUNDATION: TYPE stone (coquina) wall
PORCHES: one-story arcaded loggia to east; one-story porch t
ROOF: TYPE gable, intersecting SURFACE wood shakes
SECONDARY STRUCS. porch, hip
CHIMNEY: NO. 1 MTLS stucco; brick LOCNS end exterior
WINDOWS: DHS 9/6; shutters; attic louvre

EXTERIOR ORNAMENT: chamfered posts; decorative doors
CONDITION: SURROUNDINGS: On street line at intersection; d
NARRATIVE (general, interior, landscape, context; 3 lines only)

ARCHAEOLOGICAL REMAINS AT THE SITE
FMSF ARCHAEOLOGICAL FORM COMPLETED? __ Y __ N (IF Y, ATTACH)
ARTIFACTS OR OTHER REMAINS

RECORDER'S EVALUATION OF SITE
AREA OF SIGNIFICANCE:

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

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

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

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

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

RECORDER INFORMATION: NAME
DATE / / AFFILIATION

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

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

IV. SIGNIFICANCE

Areas of Significance: Architecture, Commerce, Families

920==

Statement of Significance: (911==)

ARCHITECTURE

This one-story Spanish Colonial style building, the Espinosa-Sanchez House (formerly known as the Perez-Snow House), was built between 1702 and 1756 and is one of the surviving colonial structures in St. Augustine. Moreover, the building is only one of the structures that date from the First Spanish period. The coquina building is also notable for its durability over the centuries. It has undergone several major renovations from the late 18th century and has survived two major fires along the bayfront. The Espinosa-Sanchez House was restored in 1965 to its mid-18th century configuration and general appearance by the exchange (now Atlantic) Bank of St. Augustine.

As is common in colonial architecture, the house abuts the street line at the intersection of Charlotte and Treasury Streets, and one of the principal entrances is off of the loggia to the east. Unlike most First Spanish Period buildings, however, there is a main entrance directly off the street onto Charlotte Street. This door could have been added in the Second Spanish Period during extensive remodeling for commercial purposes.

The current L-Shaped configuration of the house is similar to its 18th century plan, one of the few surviving examples of the Wing Plan as defined by Manucy in The Houses of St. Augustine (p. 58). The Wing Plan "is characterized by a main structure of two or more rooms, plus a substantial wing or two which makes the plan an L, U, or H. In its better aspects, with attractive arcades or galleries around a patio, it was somewhat potentious layout for the residence of a government official or a prominent family." Historical Research has shown that the first documented owner, and probably builder, of the house in the late First Spanish period, Don Diego de Espinosa, was part of St. Augustine's small merchantile-planter elite and was therefore capable of erecting a more ostentatious wing-plan structure which also has an arcaded loggia to the rear. Today, only the North-South rectangular section of the building is part of the original structure. The east wing, demolished sometime between 1860 and 1884, probably around 1870, was rebuilt in the early 1920's.

The four original First Spanish period arches in the loggia are the most notable features of the building. This row of round arches supports an extension of the main shingled gable roof. The pillars are neoclassic

(Over)

V. BIBLIOGRAPHY

1. Juan Jose Elicio 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; John Bostwick, et. al, "A Sub-Surface Archaeological Survey of the Northern Colonial Sity," (St. Augustine: HSAPB, 1978); Albert Manucy, The Houses of St. Augustine, 1565-1821 (St. Augustine, 1962), pp. 22-25 and 41-47.

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

in concept with simple moldings serving as the capital. Wood chamfered posts are found in the porch along the south end of the building. Other notable features include 9/6 windows, three decarative doors, and a Spanish type chimney, built in the 1960's, attached to the east facade of the east wing. A coquina wall extends east of the north facade along Treasury Street.

The building has undergone a number of dramatic changes since the mid-18th century, most particulary in its size, configuration, fenestration, and roof line. Sometime between 1785 and 1798, a flat roof replaced the original wood frame gable roof. The second major alteration involved the addition of a coquina second floor over both wings in the late 1790's. A photograph taken around 1870 shows how the building probably looked from the late colonial through the Civil War era. The 2½ story structure was crowned by a series of dormers which were sided diagonally with word. The shuttered windows were of the 9/6 variety, and there were three doors on the Charlotte Street facade, a central doorway and two at both ends. The central doorway exhibited one of the best examples of colonial post-and-lintel frontispiece ornamentation. Two plan pilasters resting a top a coquina base flanked the door. The capitals were simple, similar to those on the stone pillars in the rear arcades and to others found on plans drawn by royal engineer Mariano de la Roque in the 1790's. Moreover, three rosettes adorned the rectangular lintel which rested on the doorway and capitals.

Shortly after this picture was taken, a new owner removed the masonry second floor and probably the east wing. As in the 18th century, a flat parapet roof replaced a gable roof. Perhaps at this time, but at least by 1884, a gabled-foor frame board and batten second floor was built over the northern half of the structure. This addition exhibited ornamentation inspired by the Carpenter Gothic Style in vogue a decade or so before. Decorative curved lintels were placed over the four window openings on Charlotte Street and lattice was installed over the windows. The frame second floor probably was destroyed in the 1887 fire that ravaged that section of the town, but the older masonry structure survived the devastation. A photograph from the mid-1890's shows the building without the partial second floor. By this time, however, the North doorway, and the two windows flanking the central doorway had been bricked-in and plastered.

The 20th century brough another series of radical changes to the building. In the process of converting the building into apartments, a shingled second floor was added over the entire masonry downstairs sometime between 1910 and 1914. A balconey boldly projected over Charlotte Street. The south and North windows were converted into doorways, and the south doorway was filled-in. History once again repleated itself as the 1914 bayfront fire destroyed the newly-completed second floor. Once more, the up-again, down-again old building was one-story in height.

The long-time proprietors of the structure, elbridge and Fanny Snow, were responsible for the next series of alterations in the early 1920's. They built the east wing, thus returning the building to its First Spanish period contiguration. And in an attempt to blend this outbuilding with the new main residence along Bay Street (Avenida Menendez), they added some Mediterranean Revival touches to the building, including barrel roof tile and casement windows.

The property was purchased by the Exchange Bank in 1963, and after archaeological investigations conducted by Dr. Hale Smith of FSU confirmed the colonial origin of the building, the bank undertook plans to restore it to its First Spanish Period appearance. The arcaded loggia was retained, double-hung 9/6 windows were installed, a new coat of stucco was added, and a chimney

was built in the east wing. Several changes were not in keeping with the character of the colonial building. Far too much of the coquina facade was left exposed, and the decorative post-and-lintel frantispiece was not restored to the Charlotte Street side. Serious consideration should be given to converting the bland border around the doorway into its former decorative grandeur.

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

HISTORY

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

the lowest percentage of 19th century buildings within the old city. The older structures lie along Spanish Street and the west side of St. George Street south of Treasury Street, two areas untouched by the devastating fires.(2)

The colonial structure at 44 Avenida Menendez is best known for its long association with two prominent colonial and American period families, the Espinosa and Sanchez clans, and for its association with the Snow family 20th century St. Augustine fame. The building tradionally has been called the Perez-Snow House, but historical and architectural research indicates that a more appropriate name should be the Espinosa-Sanchez House.

The building was constructed in one of the most densely developed areas of the colonial city, i.e, the 1½ blocks south of the Plaza on Charlotte Street. The first documented owner, and probable builder, of the original one-story, L-shape house was Don Diego de Espinosa, one of the colonial's most prominent planter-ranchers in the late First Spanish Period. Espinosa was largely responsible for the development of Diego Plains (Palm valley area) and the construction there of Fort San Diego. After his death in 1756, his daughter, Josefa de la Encarnacion Espinosa, inherited the property was transferred to Jesse Fish when England gained possession of Florida in 1763-64, and at some point in the twenty-one year British rule, Fish leased the coquina house to unknown parties.(4)

Parez died in Havana in the 1770's, and when his widow returned to her hometown after Spain regained Florida in 1784, she proceeded to buy her former property. On March 17, 1785, she bought the house and lot from Jesse Fish for 200 pesos, the same price which Fish officially charged Perez in 1764 for taking custody of the house. Two interesting details surface in the deed. The coquina house had a wood frame roof ("Cubierta de madera"), and the alley to the north, now known as Treasury Street, was called "Paniagua" or "Bread and water."(5)

Josefa was one of the highly respected women in St. Augustine before her death in 1797. She was the widow and daughter of prominent residents in the old days and currently the benefactor of her St. Augustine-born nephews, Nicolas, Bernardino, and Jose Sanchez. The Sanchez boys, then all in their early twenties, were the sons of Antonia Espinosa, another daughter of Diego, and Jose Sanchez de Ortigosa, and were the nephews of East Florida's most influential and prominent resident in the Second Spanish period, don Francisco Xavier Sanchez. It is interesting to note that Bernardino and Jose were also the brothers-in-law to their uncle for having married the sisters of his wife, Maria del Carmen Hill. All three of the Sanchez boys became influential in their own right by retaining and consolidating Espinosa-Sanchez family land in the Diego Plains area and by venturing into large-scale mercantile activities. Moreover, Bernardino served as public interpreter in the early 19th century.(6)

Apprantly the Espinosa-Sanchez house at the corner of Treasury and Charlotte Streets was not the family homestead, but was used as rental property. The 1788 Rocque map lists Bernardino Sanchez as owner of the now flat roofed, L-shape building who was leasing the house to Juan Jose del Toro.(7) In December 1798, forteen months after the death of Josefa at about the age of 70, Jose Sanchez and Francisco Xavier Miranda, a nephew by marriage, sold the family estate to their uncle, Francisco Xavier Sanchez.(8) Sanchez, always the entrepreneur, bought the "deteriorated, flat-roofed house," rebuilt it, and

added a coquina second story with a shingled gable roof. It is likely that Sanchez added the decorative post-and-lintel frontispiece. On September 5, 1799, he sold the renovated, enlarged structure for 1714 pesos to the Mercantile firm of Miranda & Co., owned by his nephews, Jose and Bernardino and their brother-in-law, Francisco Xavier Miranda. The Company purchased the building as its warehouse, and presumably it served in that capacity until the death of the principals disbanded the firm in the last decade of colonial rule.(9) On one occasion, in 1814, we know that one of Miranda's relatives, Juan Rajo, was living in the warehouse.(10)

In 1816 and 1818, Christina Hill, the widow of Jose Sanchez, bought the other two-thirds interest in the house from the other widows.(11)

The 1834 Clements Map of St. Augustine lists this as the property of the heirs of Joseph Sanchez. It remained in the Sanchez family until after the Civil War.

Daniel Edgar, a wealthy New Yorker began acquiring property in this area in 1869 with a view towards building a winter residence on the bayfront. In putting together a large lot, he purchased from many different owners. During the Civil War some of the land had been acquired in tax sales by B.E. Carr, a prominent local merchant and founder of the Magnolia Hotel, and by John Hay, private Secretary to President Abraham Lincoln (and later Secretary of State under Theodore Roosevelt). Edgar acquired their interests in 1869. That same year he acquired another part of the property from Venancio Sanchez and his son W.J. Sanchez. Venancio was leading 19th Century Merchant who served as Mayor of the city after the Civil War, and was later Spanish Consul at St. Augustine. W.J. Sanchez was a hotel owner and a banker who developed in North City Subdivision that bears his name.(12)

In 1873 Edgar bought at public auction on the courthouse steps the real estate belonging to the Estate of Christina Hill Sanchez including this old colonial building.(13)

Having thus put together a fairly large piece of land, he proceeded to have built a large Second Empire style home with a mansard roof and widows walk on the top, overlooking the bayfront. The work was done by St. Augustine's leading builder of the time, Capt. Thomas House, who also built the Sunnyside House and the Lorillard Villa.(14)

As the bayfront house went up, the Colonial building on the Charlotte Street side of the lot came down - from 2½ stories to 1. It was used as coal, wood and storage shed while the Edgars owned the property. The Edgar House was considered one of the finest in St. Augusitne. An 1885 directory noted:

> "Of late there is a new city springing up consisting of private of modern architecture, among which may be mentioned the ornate villas of Franklin W. Smith, Kingsland, Lorillard, Edgar, Howard, Alexander, Wilson and others. The social atmosphere surrounding St. Augustine is more like that of Newport than any wateringplace in the South, and as a fashionable resort it will continue to increase in population and importance."(15)

The 1887 fire brought great destruction of this part of town. The Carr House, just to the south, was destroyed, but the Edgar House was spared.

In 1893 the Tatler, the society newspaper of the Flagler era, noted:

"This delightful house has been one of the landmarks of this city for many years, its owner endeaving herself to a large circle of acquaintances by her many charities and graciousness."(16)

In 1894 it was reported:

"Mrs. Edgar, owner of the handsome cottage on the Bay, corner of Treasury Street, arrived at her residence early this month. Mrs. Edgar has many friends here, is interested in the work of Trinity Parish, contributing largely to it. Mrs. Edgar spent last winter in the South Carolinas and will be heartly welcomed this season."(17)

In 1898 it was noted:

"Mrs. Edgar whose home on the Bay is one of the most elegant in the city, is now en residence. Mr. Dan Edgar, her son, is also here spending a great deal of time at the Yacht Club, where he is an honored member."(18)

That same year an article describing "Cottage Life in St. Augutine" reported:

"There are a number of more modern houses that . . . antedate the great hotels by some years, and that were built and occupied by their first owners, and held in veneration for the past decade, their occupants forming a charming social circle, and interesting themselves in the quaint old town. Among these is the Edgar Home, on the Bay, stately and dignified, and the winter home of Mrs. Edgar and her sons."(19)

In 1905 the Edgar estate sold the property to Eliza Joseph. Mrs. Joseph was a partner in H.W. Davis & Co., which operated a clothing and Men's Furnishings store in the Cordova Hotel building. Her husband Bernhard Joseph was a retired merchant tailor with the firm of Joseph & Meyerson.(20) According to an 1885 directory:

"The members of the above firm are both natives of Germany. Mr. Joseph came to this country in 1863, and Mr. Meyerson in 1869 . . . Messrs. Joseph & Meyerson began business in December, 1883, as merchant tailors and dealers in gents' furnishing and fancy goods, millinery, etc. They have a fine store desirable located in the St. Augustine Hotel building, facing the plaza. A stock of goods is carried of the value of $6000, and a large and prosperous business is enjoyed."(21)

The Josephs occupied the Edgar House on the Bayfront and some time after 1910 they enlarged the colonial building on Charlotte Street by adding a shingled second story with a balcony, which they rented out as apartments. Both the bayfront house and the apartments were casualties of the disastrous fire that swept the area in April 1914. The St. Augustine Evening Record reported:

"The Joseph house on Bay Street, a palatial residence and a familiar landmark, went down in the seething mass."

The list of fire losses included:

"B. Joseph, beautiful home on the Bay and flats on Charlotte Street, loss thirty thousand dollars; insurance fifteen thousand."

In 1887 the house to the south had been destroyed, and this one spared. In 1914 the situation was reversed. The newspaper reported:

"The fire was checked on the east by the Waters of the bay, and on the south it was stopped in the spacious grounds surrounding the Joseph home."

The front page of the paper printed a message of appreciation:

"Mr. and Mrs. B. Joseph and family wish to extend their sincerest thanks and appreciation to all those who have been so thoughtful and so hospitable to them since their loss of their home in Thursday's fire. The many deeds of kindness and friendship are deeply appreciated."(22)

A photograph taken after the fire shows the bayfront home completely leveled, and the colonial building behind it gutted, with only the coquina walls of the first story still standing.

The choice lot was soon rebuilt upon. By 1917 a two story Mediterranean Revival style dwelling, typical of the Florida Boom period, was erected on the site of the Edgar House. The remains of the colonial building to the rear were remodeled to serve as a garage for the house. By 1924 the two buildings were connected by a 1 story passageway, and by 1930 the south half of the garage was remodeled for residential purposes.(23)

Mrs. Joseph sold part of her property in 1916 to Theodore V. Pomar, comptroller of the Florida East Coast Railway, and the rest in 1921 to Clarence S. Coe.(24)

In 1922 and 1923 both the Coe and Pomar properties were acquired by Elbridge Gerry Snow, a winter resident. His widow occupied the house for many years after his death(25)

After Mrs. Snow's death, the property was sold in 1963 by her son, Arthur Marsh, to the Exchange Bank of St. Augustine. Another son, Sterling Marsh, was president of the Bank, and had formerly resided in the house.(26)

The St. Augustine Record reported:

"Progress and preservation don't always go hand in hand, but when the Exchange Bank of St. Augustine recently acquired the Snow property on Bay Street, it took the first step in an expansion plan that will encompass both.

"This historic area, once the winter home of Elbridge Gerry Snow, extends from the present Drysdale property on Bay Street to Treasury Street, from Bag through to Charlotte Street, and lies directly across from the bank's present parking lot.

"Clearing and landscaping the area will begin immediately to provide an additional parking facility for the bank's customers, room for future expansion, and to give a handy two-way passage between the bank and Bay Street.

For preservation, however, one building will be left standing. Located at the corner of Charlotte and Treasury Streets and not familiar to many but the old-timers, is a building whose history can be traced back to 1764, the Perez-Sanchez House. This building will be restored to its original condition as a part of St. Augustine's

over-all Restoration Program."(27)

Archeological investigations were carried on at the site, followed by restoration efforts. When the project was complete, the newspaper reported:

> The focal attraction is the restored Perez-Sanchez House at the corner of Treasury and Charlotte Street in the old Spanish area of St. Augustine. The house dates back to at least 1764 and is considered one of the best examples still in existence of a St. Augustine house of the First Spanish Period.
>
> "Only the stone walls and archways and tabby floors marked the original building when the Exchange Bank started the restoration project.
>
> "Now the building has been restored to its original magnificent lines of the First Spanish Period. As one walks through the beautifully restored archways which marked the rear L-Shaped loggia of the original home, a door is opened into a modern world of today. The restored house is the business quarters of Edmiston and McGhin, certified public accountants.
>
> "In contrast to the restored beauty of the exterior of the building, the interior offers the type of office space found in modern business buildings. Attractive wood paneling covers the interior walls throughout the airconditioned building. The separate offices of A.J. McGhin, Jr. and W.C. Edmiston, Jr. are furnished in good taste. At the end of the L-Shaped hallway there is an atrractive conference room and library dominated by a restored fire place which existed in the original building.
>
> "The Exchange Bank's project is an outstanding examples of how provate interest can help advance the restoration program by blending history with business. The restored structure remains on the city and county tax rolls."(28)

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

3. East Florida Papers, Testamentary Proceedings, Bundle 301, doc. 16, folio 35; Puente, "Plano . . . de San Agustin," no. 205; Espinosa and Sanchez family files, SAHS; Homeowners File, HSAPB.
4. Archivo General de Indias, Papeles Procedentes de Cuba, Legajo 372 (Feb. 10, 1772), no. 293; EFP, Testamentary Proceedings, Reel 5 (old system), case no. 14.
5. EFP, Escrituras, Bundle 366, fol. 184; Testamentary proceedings, Reel 5 (old system), case no. 27.
6. Sanchez and Espinosa family files, SAHS.
7. Rocque, "Plano Particular. . . de San Agustin," no. 127.
8. EFP, Escrituras, Bundle 371, fol. 339.
9. Ibid., Bundle 372, fol. 100.
10. Ibid., Bundle 379, fol. 286.
11. Ibid., Bundle 314, doc. 3, fol. 37; Bundle 380, fol. 434; Bundle 382, doc. 7, fol. 673.
12. St. Johns County Records, Deed Book R, pp. 650, 652, 655, 660, 665. Thomas Graham The Awakening of St. Augustine (St. Augustine, 1968), pp. 31, 59, 267. St. Augustine city Directories, 1885, 1904, 1911-12, 1924-5.
13. St. Augustine Record, Sunday, July 4, 1937; Deed Book V, p. 66.
14. Webb's Florida (1885), p. 201.
15. Ibid., p. 195.

16. Tatler, Jan. 21, 1893, p.9.
17. Ibid., Jan. 13, 1894, p. 8.
18. Ibid., Jan. 27, 1898, p. 15.
19. Ibid., March 19, 1898, p. 2.
20. Deed Book 8, p. 504; St. Augustine City Directory 1907-8.
21. Webb's Florida (1775) p. 198.
22. St. Augustine Evening Record, Tuesday April 7, 1914, pp. 1 & 9.
23. Sanborn Fire Insurance Maps of St. Augustine, 1917, 1924, 1930.
24. Deed Book 40, p. 147; Book 44, p. 493.
25. Deed Book 45, pp. 177 & 251. St. Augustine City Directories 1924-1962.
26. Official Records Book 42, pp. 617 & 621. City Directories, 1949, 1962.
27. St. Augustine Record June 16, 1963.
28. Ibid., April 17, 1965.

ADDENDUM:

Further information about the building at 44 Avenida Menendez, its owners and occupants, can be found in the following reports in the St. Augustine Weekly Record:

May 29, 1903, p. 3 - Armenian artist pursues Miss Edgar and winds up in insane asylum.

May 12, 1904, p. 8 - Miss Julia Lorillard Edgar will wed Richard H. Williams, Jr.

And in the St. Augustine Record:

Nov. 4, 1907, p. 5 - Death of Mrs. Daniel Edgar.

Jan. 16, 1911, p. 4 - B. Joseph adding second story to 44 Avenida Menendez.

April 2-3, 1914 - Great fire in St. Augustine destroys Joseph house and others.

Jan 12, 1916, p. 1 - Joseph House ruins being torn down.

Jan. 13, 1916, p. 1 - Plans for new Joseph house.

July 7, 1916, p. 1 - Ruins of 1914 fire used by movie makers to depict European war scenes.

Aug. 11, 1916, p. 1 - Foundations being laid for new Joseph house.

Oct. 13, 1921, p. 6 - Col. C. S. Coe sells 44 Avenida Menendez to E. G. Snow. Also p. 4.

March 2, 1922, p. 4 - Coe returns to St. Augustine after serving as Miami City Manager.

April 4, 1922, p. 7 - Coe will develop subdivision at Eau Gallie - biographical sketch.

Nov. 28, 1921, p. 4 - Mrs. Marsh weds E. G. Snow.

Jan. 20, 1922, p. 1 - Elbridge Gerry Snow, president of Home Insurance Co. - biographical sketch.

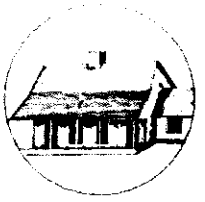
Jan. 17, 1926, Section 3, p. 4 - Mrs. Snow's garden described in detail.

May 13, 1946, p. 3 - Architect Frank E. Cleveland of Boston studies Snow House.

And in the St. Johns County Herald:

July 30, 1915, p. 7 - B. Joseph dies at summer home in Maine.

☐ Original
☒ Update



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

Site #8 SJ02504
Field Date 5-4-2016
Form Date 5-4-2016
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) Espinosa-Sanchez House — 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:	110		Charlotte	Street	

Cross Streets (nearest / between)
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 1956 — Plat or Other Map
City / Town (within 3 miles) St. Augustine — In City Limits? ☒yes ☐no ☐unknown — County St. Johns
Township 7S — Range 30E — Section 18 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name:
Tax Parcel # 1971600000 — 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: 1756 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Cabin) — From (year): — To (year):
Current Use Dentist/Medical/Professional office — From (year): — To (year):
Other Use — From (year): — To (year):
Moves: ☐yes ☒no ☐unknown — Date: — Original address
Alterations: ☒yes ☐no ☐unknown — Date: — Nature 1/1/65
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 Spanish Colonial — Exterior Plan L-shaped — Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. Coquina block 3.
Roof Type(s) 1. Gable 2. 3. intersecting
Roof Material(s) 1. Wood shingles 2. 3. wood shakes
Roof secondary strucs. (dormers etc.) 1. 2.
Windows (types, materials, etc.) single wood DHS 9/6 with wood lintels and sills; shutters; attic louvre

Distinguishing Architectural Features (exterior or interior ornaments) decorative doors; arched loggia

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

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

HISTORICAL STRUCTURE FORM

Site #8 SJ02504

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Stucco 2. brick
Structural System(s): 1. Masonry - General 2. Coquina block 3. _____
Foundation Type(s): 1. Continuous 2. wall
Foundation Material(s): 1. _____ 2. coquina
Main Entrance (stylistic details) paired 6/panel door inset into coquina on Charlotte Street and single wood panel door with multi-lights under loggia
Porch Descriptions (types, locations, roof types, etc.) one-story arcaded loggia to east

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

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

DOCUMENTATION

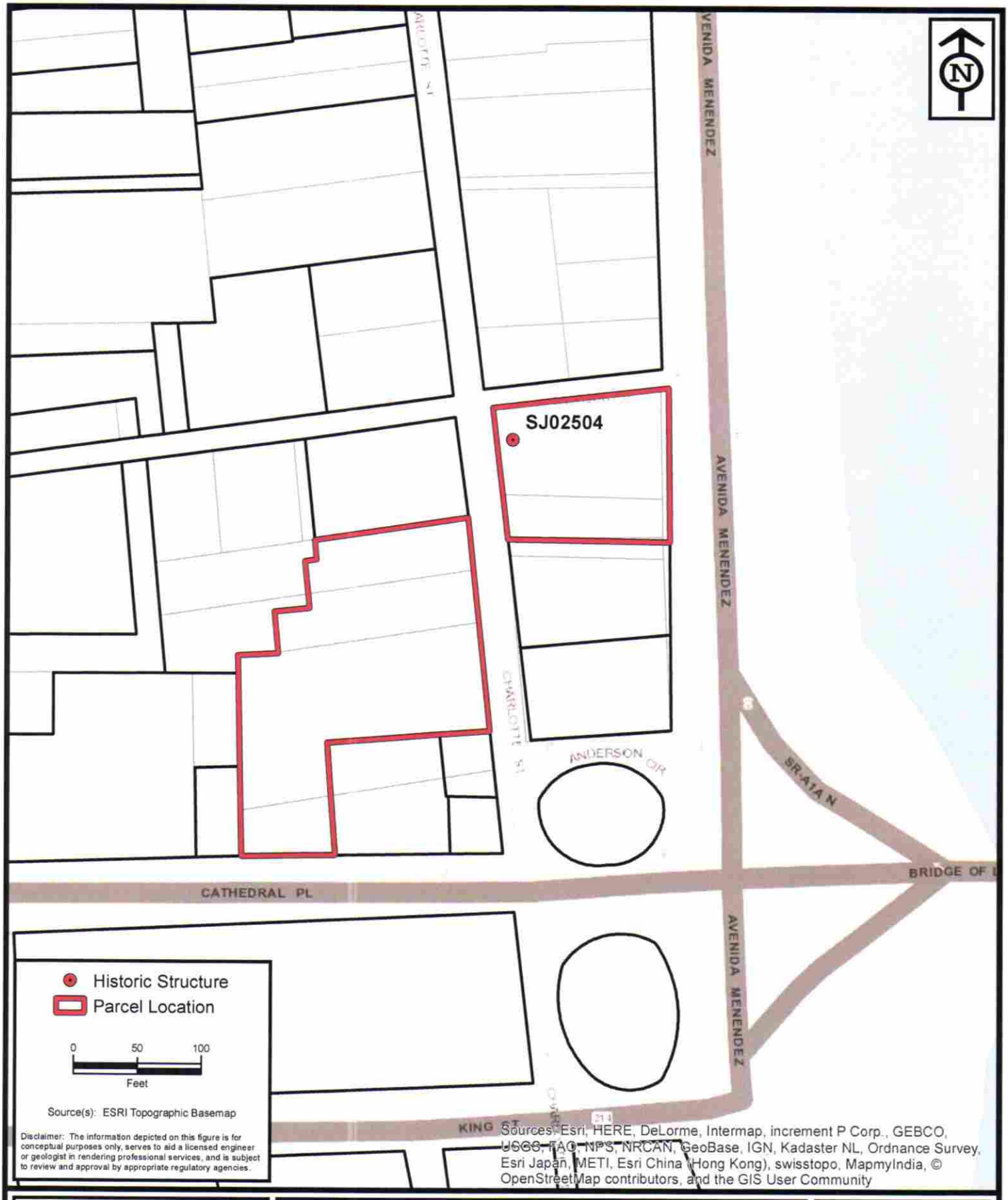
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____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

RECORDER INFORMATION

Recorder Name Patricia Davenport Affiliation Environmental Services, Inc.
Recorder Contact Information 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

Parcel Location - SJ02504

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\SJ02504\Parcel.mxd Date: 2/1/2016 9:51:45 AM

SJ02504




ONE
WAY



CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Appropriateness

Case Number: HP2025-0057 **Meeting Date: Thursday, September 18, 2025**

1. NAME OF APPLICANT: Riverview Partners One, LLC
   Business (if applicable):
   Address: 44 Avenida Menendez
   City: St Augustine State: FL Zip Code: 32084
   Daytime Telephone: 9044765452 E-Mail Address: morgan@river-grp.com

2. NAME OF PROPERTY OWNER: 44 Avenida Menendez, LLC
   Business (if applicable):
   Address: 142 King Street, STE A
   City: St Augustine State: FL Zip Code: 32084
   Daytime Telephone: 9042176429 E-Mail Address: christopherclarke802@gmail.com

3. PROJECT LOCATION: 44 AVENIDA MENENDEZ, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: CITY OF ST AUGUSTINE LOTS A & B OF RE-SUB OF LOT 1 BLK 5OR4005/1206

5. SCOPE OF WORK: For after-the-fact approval of rooftop cabana structures.

Information attached by applicant includes:

- Additional Information
- Application Agreement
- Plans for cabanas
- Globe Light fixture info
- Existing Photographs

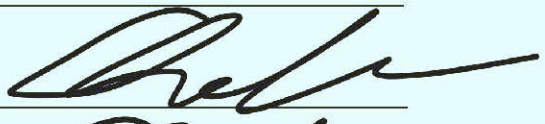
HARB APPLICATION AGREEMENT

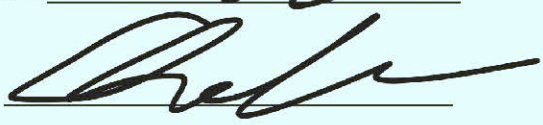
In filling out this application:

- **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: 44 Avenida Menendez LLC

Applicant's Name: Riverview One, LLC Applicant's Signature: 

Owner's Name: 44 Avenida Menendez, LLC Owner's Signature: 

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

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

(Can add additional signature page if needed)

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

Certificate of Appropriateness

Sufficiency Checklist

Case Number HP2025-0057

44 AVENIDA MENENDEZ, Saint Augustine, FL, 32084

Checklist Item	Checklist Item Description	Status	Comments
EXTERIOR ELECTRICAL/MECHANICAL - Brochure, sample, or scaled drawing	Brochure, sample, or scaled drawing showing the materials, light intensity and source, hardware, colors/finish	Need	Please provide specs for any existing lighting features that require approval with this application. There is festoon-type lighting visible in the photographs provided which is not generally allowed in HP districts.

Other Details Necessary for Review

N/A

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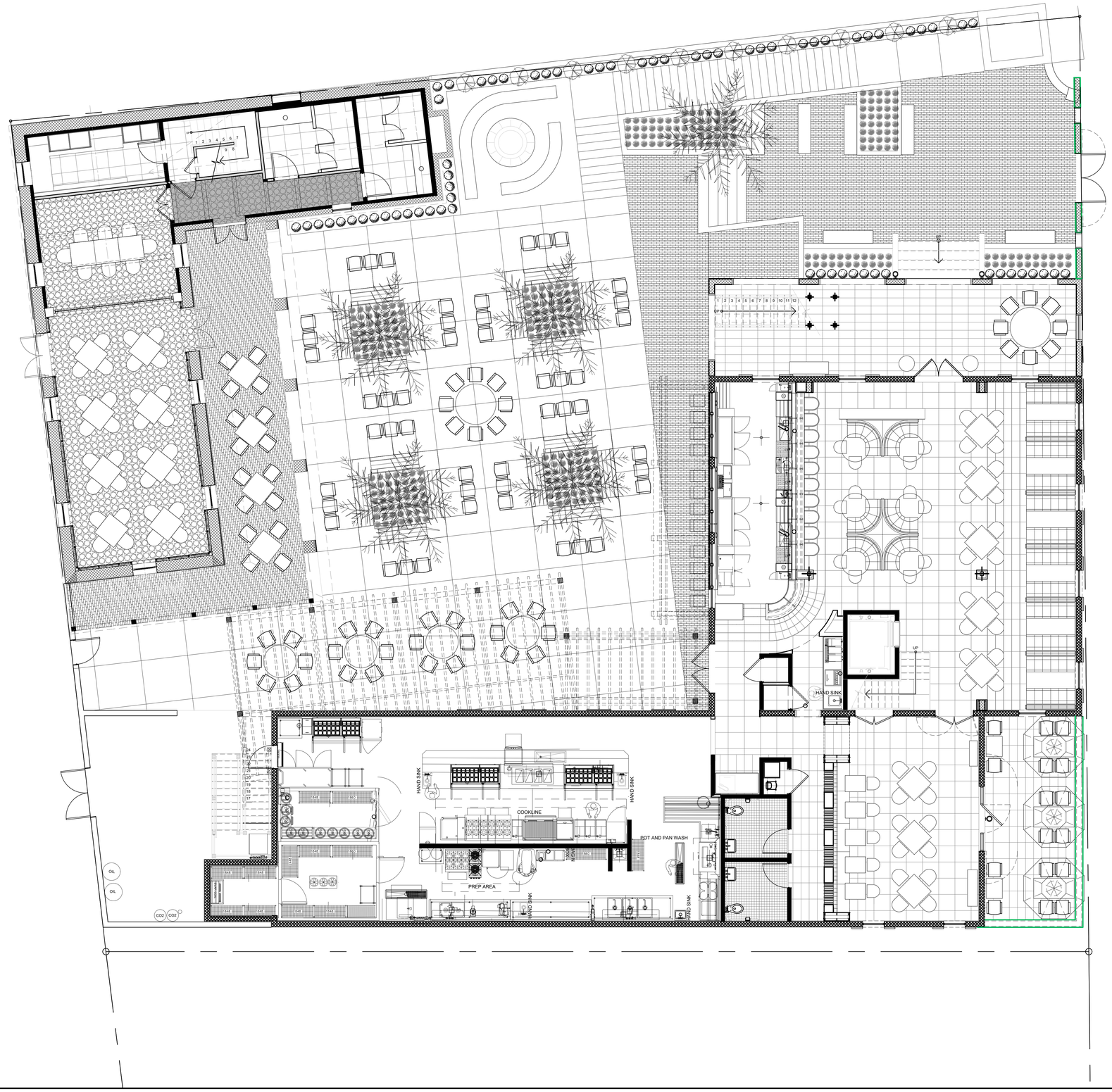

1 SITE PLAN - FIRST FLOOR
SCALE: 3/16" = 1'-0"

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UPDATED CONSTRUCTION SET	08-23-24

ARCHITECT'S SEAL

CADD DWG. FILE NO.

SCALE:
AS SHOWN

CADD USER ID:
MC/EdpE

PROJECT PHASE:
CONSTRUCTION DOCUMENTS

PROJECT NUMBER
CDUSA001092022

44 AVENIDA

NEW CONSTRUCTION/ RENOVATION

44 AVENIDA MENENDEZ,
ST. AUGUSTINE FLORIDA 32084

SITE PLAN - FIRST FLOOR

CONSTRUCTION DOCUMENTS

ID 2.1

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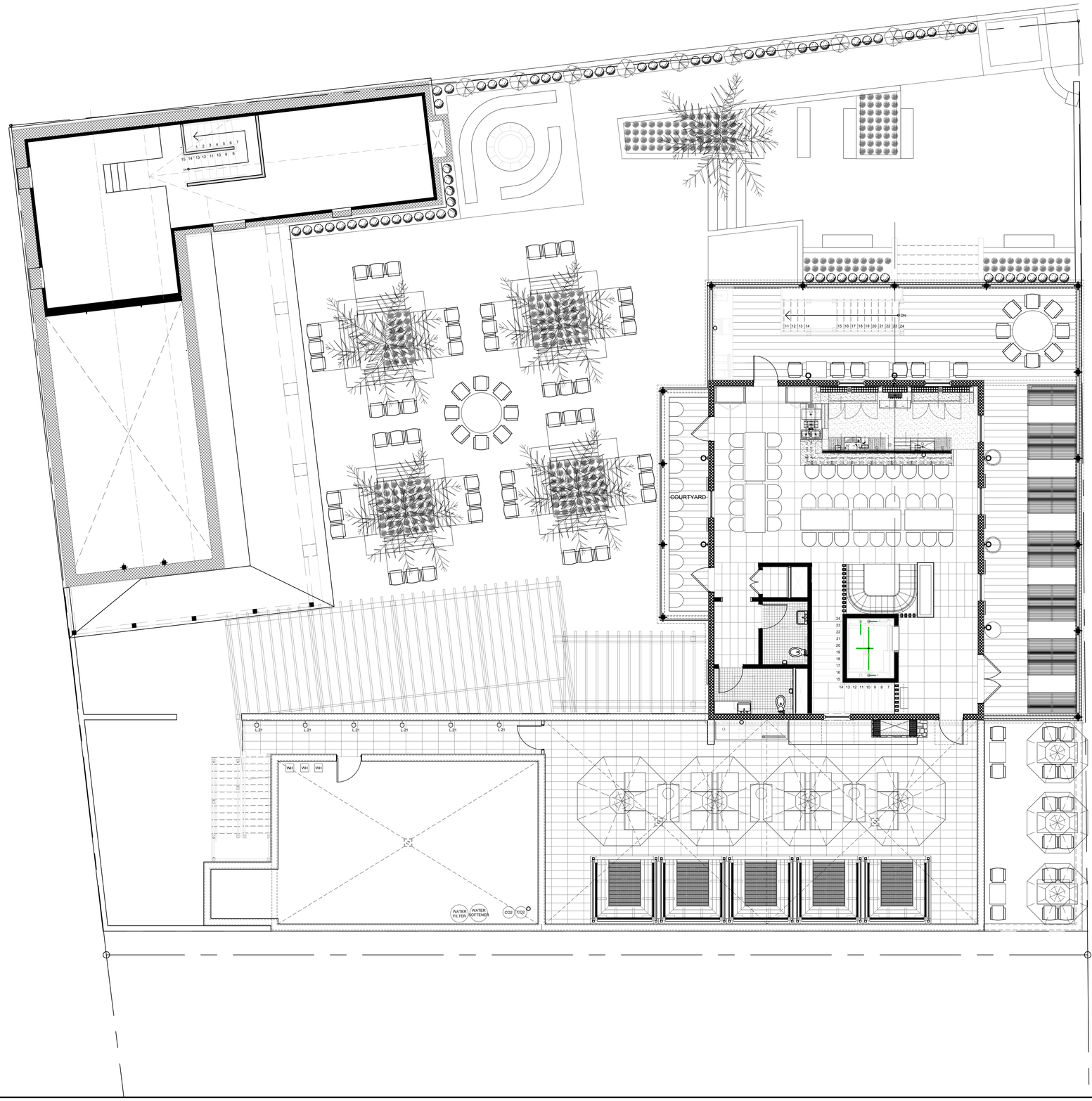

1 SITE PLAN - SECOND FLOOR
SCALE: 3/16" = 1'-0"

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UPDATED CONSTRUCTION SET	08-23-24

ARCHITECT'S SEAL

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CADD USER ID: MC/EdpE

PROJECT PHASE: CONSTRUCTION DOCUMENTS

PROJECT NUMBER: CDUSA001092022

44 AVENIDA

NEW CONSTRUCTION/ RENOVATION

44 AVENIDA MENENDEZ,
ST. AUGUSTINE FLORIDA 32084

SITE PLAN - SECOND FLOOR

CONSTRUCTION DOCUMENTS

ID 2.2

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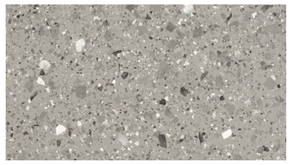


FLOORING

PORCELAIN TILE
MFR.: IRIS FMG
PRODUCT: VENICE VILLA
COLOR: VENICE GREY
SIZE: 12" X 24" X 10MM THICK
FINISH: GREY
INSTALLATION: STRAIGHT LAY ALIGNING ALL GROUT JOINTS



CABANA SIDE WALLS, TOP, & BENCHING

IPE WOOD
MFR.: IPE WOODS USA
PRODUCT: 1 X 2 IPE WOOD / IRONWOOD / BRAZILIAN WALNUT
COLOR: WALNUT
SIZE: 1 1/2" X 3/4"
FINISH: CLEAR MATTE SEALER

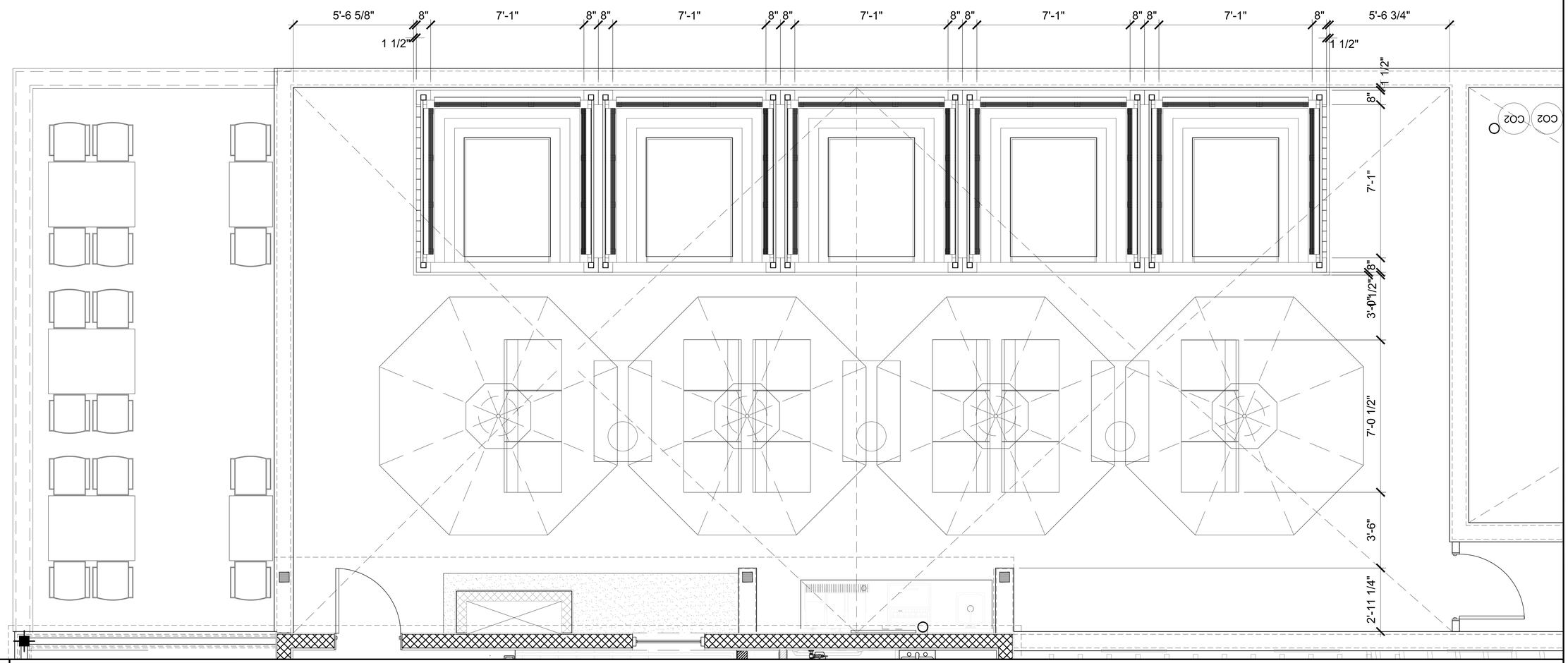
CABANA FRAME

METAL
MFR.: ALUMINUM POWDER COAT
COLOR: PC430 TEX WHITE
SIZE: 1 1/2" X 1 1/2" X 6' HEIGHT
FINISH: CLEAR MATTE SEALER

3 MATERIALS



2 FIELD CONDITIONS



1 ROOFTOP LOUNGE - CABANA LAYOUT

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

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PROJECT NUMBER: CDUSA001092022

44 AVENIDA

NEW CONSTRUCTION/ RENOVATION

44 AVENIDA MENENDEZ, ST. AUGUSTINE FLORIDA 32084

SITE PLAN
CABANA BANQUETTES

CONSTRUCTION DOCUMENTS

ID 2.3

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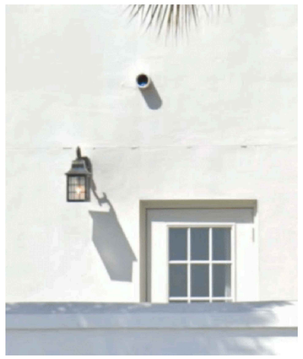
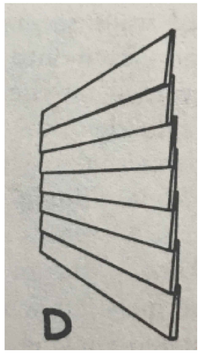


EXTERIOR BUILDING FINISH

STUCCO
TO BE 7/8" THICK TRADITIONAL 3 COAT SMOOTH STUCCO



EXTERIOR BUILDING FINISH

SIDING
REAL WOOD SIDING



EXTERIOR BUILDING FINISH

ROOF
CEDAR SHAKE SIDING



EXTERIOR BUILDING FINISH

DOOR HARDWARE
MFR.: ROCKY MOUNTAIN HARDWARE
FINISH: BRONZE DARK LUSTER

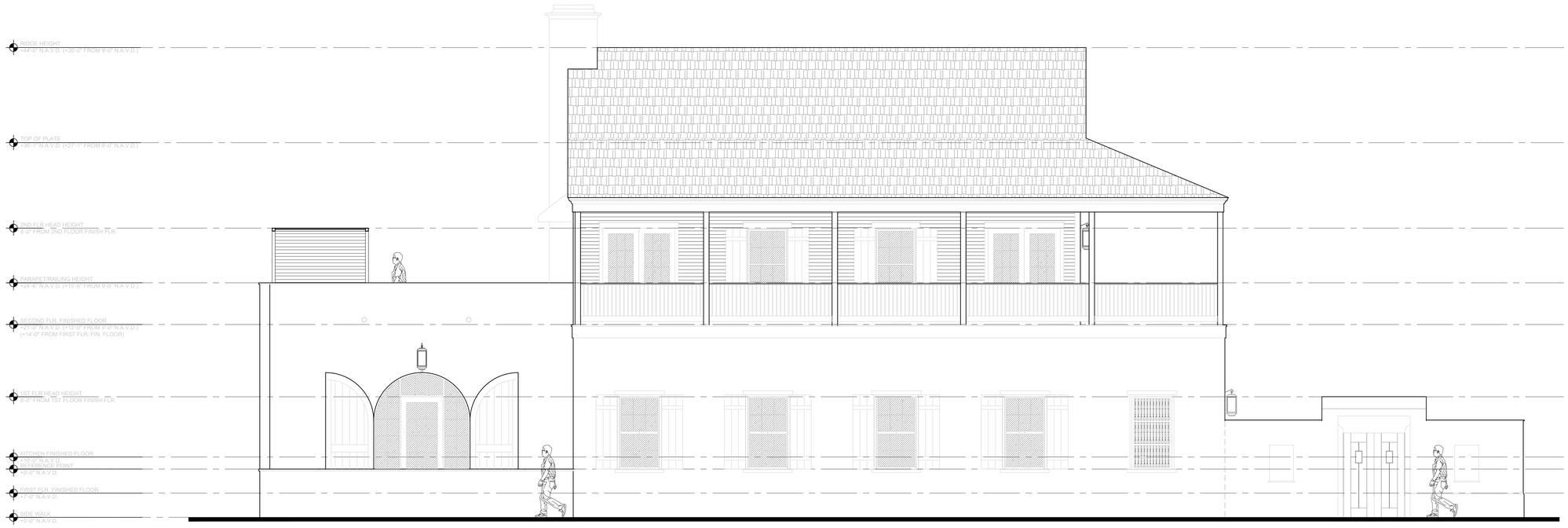
2 EXTERIOR ARCHITECTURAL FINISHES

SCALE: NOT TO SCALE



2 ELEVATION - EAST - SITE CONDITIONS

SCALE: NOT TO SCALE



1 ELEVATION - EAST

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

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PROJECT NUMBER: CDUSA001092022

44 AVENIDA

NEW CONSTRUCTION/ RENOVATION

44 AVENIDA MENENDEZ,
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SECOND FLOOR ROOFTOP

CONSTRUCTION DOCUMENTS

ID 7.18

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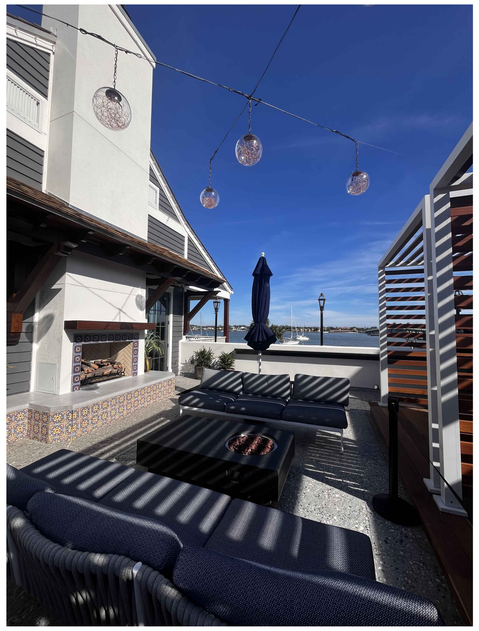



2 SITE CONDITIONS



1 ELEVATION - ROOF TOP FIREPLACE

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

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PROJECT NUMBER: CDUSA001092022

44 AVENIDA

NEW CONSTRUCTION/ RENOVATION

44 AVENIDA MENENDEZ,
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SECOND FLOOR ROOF TOP FIREPLACE

CONSTRUCTION DOCUMENTS

ID 2.5

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SOURCE FURNITURE
Technical Spec Sheet

Breeze Cabana Frame - 8' SF-3406-650 Made-to-Order (M2O)



Dimensions:* *May vary by up to an inch*: Width: 96" Length / Depth: 96" Height: 96"

Materials: Powder Coated Aluminum.

Description: Powder coated aluminum frame. Optional Fabric or Aluminum enhancements.

Warranty: Source Furniture® warrants its merchandise against manufacturer defects for 3 years (unless otherwise stated). Warranty is not applicable to any product that has been modified or subject to abuse, neglect, accident, or traditional wear and tear. Source Furniture's obligation under this guarantee is restricted to the initial buyer for repair and/or replacement of the defective item(s). This guarantee applies solely to items sold in North, Central and South America. NO WARRANTY ON STANDARD CUSHIONS (INCLUDED).

Made-to-Order (M2O) – Breeze Cabana is Made to Order.
**Dimensions may vary by up to an inch. Weights are an approximation for reference only.*

We are designer friendly! Find more textiles and finishes at www.sourcefurniture.com/finishes
If you don't find what you are looking for online, call us at *1.844.366.8464*
We also accept our ***Customer's Own Material (C.O.M.)***

11451 NW 36th Avenue
Miami, FL 33167

SourceFurniture.com
1.844.366.8464

Phone: 305.507.9639
Fax: 305.328.6089

SOURCE FURNITURE
Technical Spec Sheet

Breeze Cabana 8' Optional: Aluminum Wood Grain Slats - Left
SF-3406-2001-8 Made-to-Order (M2O)



Dimensions:* *May vary by up to an inch*

Materials: Powder Coated Aluminum

Description: Powder coated aluminum wood grain slats made to fit the left side of the Breeze Cabana 8'.

Warranty: Source Furniture® warrants its merchandise against manufacturer defects for 3 years (unless otherwise stated). Warranty is not applicable to any product that has been modified or subject to abuse, neglect, accident, or traditional wear and tear. Source Furniture's obligation under this guarantee is restricted to the initial buyer for repair and/or replacement of the defective item(s). This guarantee applies solely to items sold in North, Central and South America. NO WARRANTY ON STANDARD CUSHIONS (INCLUDED)

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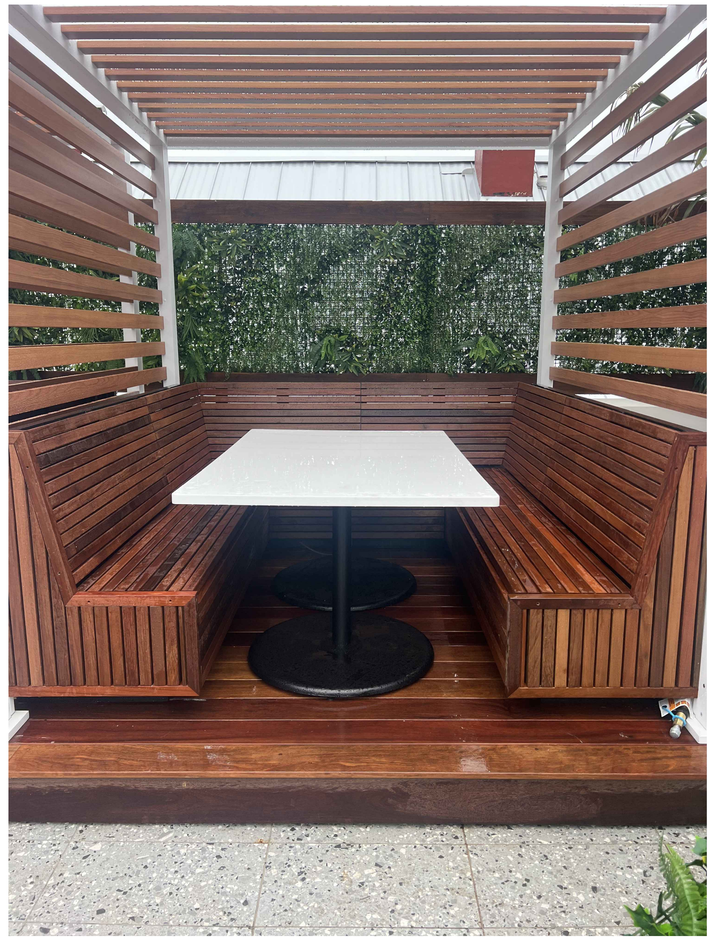

SOURCE FURNITURE
Technical Spec Sheet

Breeze Cabana 8' Optional: Aluminum Wood Grain Slats - Top
SF-3406-1001-8 Made-to-Order (M2O)



Dimensions:* *May vary by up to an inch*

Materials: Powder Coated Aluminum

Description: Powder coated aluminum wood grain slats made to fit the top of the Breeze Cabana 8'.

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Made-to-Order (M2O) – Breeze Cabana Optional Slats are Made to Order.
**Dimensions may vary by up to an inch. Weights are an approximation for reference only.*

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Miami, FL 33167

SourceFurniture.com
1.844.366.8464

Phone: 305.507.9639
Fax: 305.328.6089

SOURCE FURNITURE
Technical Spec Sheet

Breeze Cabana 8' Optional: Aluminum Wood Grain Slats - Right
SF-3406-2005-8 Made-to-Order (M2O)



Dimensions:* *May vary by up to an inch*

Materials: Powder Coated Aluminum

Description: Powder coated aluminum wood grain slats made to fit the right side of the Breeze Cabana 8'.

Warranty: Source Furniture® warrants its merchandise against manufacturer defects for 3 years (unless otherwise stated). Warranty is not applicable to any product that has been modified or subject to abuse, neglect, accident, or traditional wear and tear. Source Furniture's obligation under this guarantee is restricted to the initial buyer for repair and/or replacement of the defective item(s). This guarantee applies solely to items sold in North, Central and South America. NO WARRANTY ON STANDARD CUSHIONS (INCLUDED)

Made-to-Order (M2O) – Breeze Cabana Optional Slats are Made to Order.
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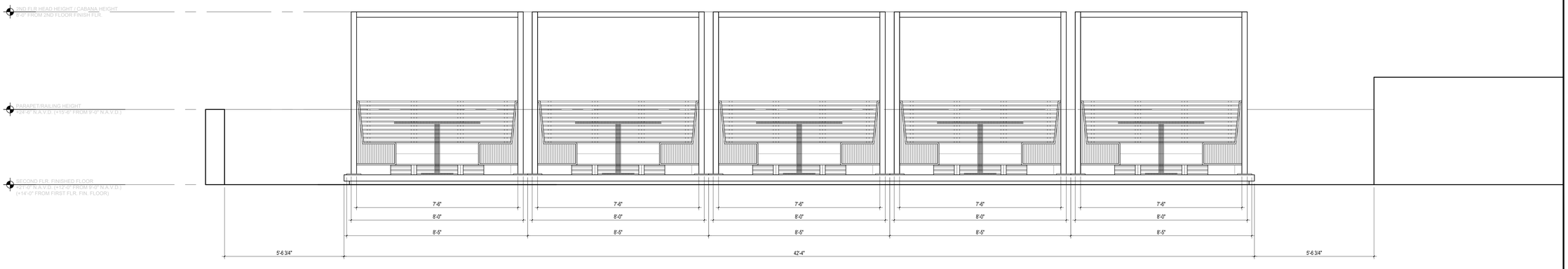
2 CABANA SPECIFICATIONS



1 CABANA ELEVATION - SOUTH

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

CD+ urban studio
www.cronkduch.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave. Suite 202 Palm Beach, Florida 33480
Office: 561.335.5382

CONSULTANTS:

CIVIL:
Legend Engineering
1348 Beach Blvd #50184
Jacksonville Beach, FL 32240
813.389.0835
legendenggroup.com

STRUCTURAL:
Hulsberg Engineering, Inc.
12058 San Jose Blvd. #1001
Jacksonville, FL 32223
904.886.2401
www.info@HulsbergEngineering.com

MEP:
Trusted Engineering
MEP Engineering & Consulting
2315 Beach Blvd - Suite 202A
Jacksonville Beach FL 32250
904.342.1075
www.trustedengineering.com

LANDSCAPE:
Marquis Latimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084
904.825.6747
www.halback.com

CONSTRUCTOR:
RPC General Contractors, Inc.
248 Levy Road
Atlantic Beach, FL 32233
904.241.4416
www.rpcgc.com

INTERIOR:
Rebecca Davisson Interior Design
1505 Dennis Street
Jacksonville, FL 32204
904.923.8452
www.rdid.com

REVISION:	DATE
UPDATED CONSTRUCTION SET	08-23-24

ARCHITECT'S SEAL

CADD DWG. FILE NO.

SCALE: AS SHOWN

CADD USER ID: MC/EdpE

PROJECT PHASE: CONSTRUCTION DOCUMENTS

PROJECT NUMBER: CDUSA001092022

44 AVENIDA

NEW CONSTRUCTION/ RENOVATION

44 AVENIDA MENENDEZ, ST. AUGUSTINE FLORIDA 32084

SECOND FLOOR ROOFTOP

CONSTRUCTION DOCUMENTS

ID 2.6

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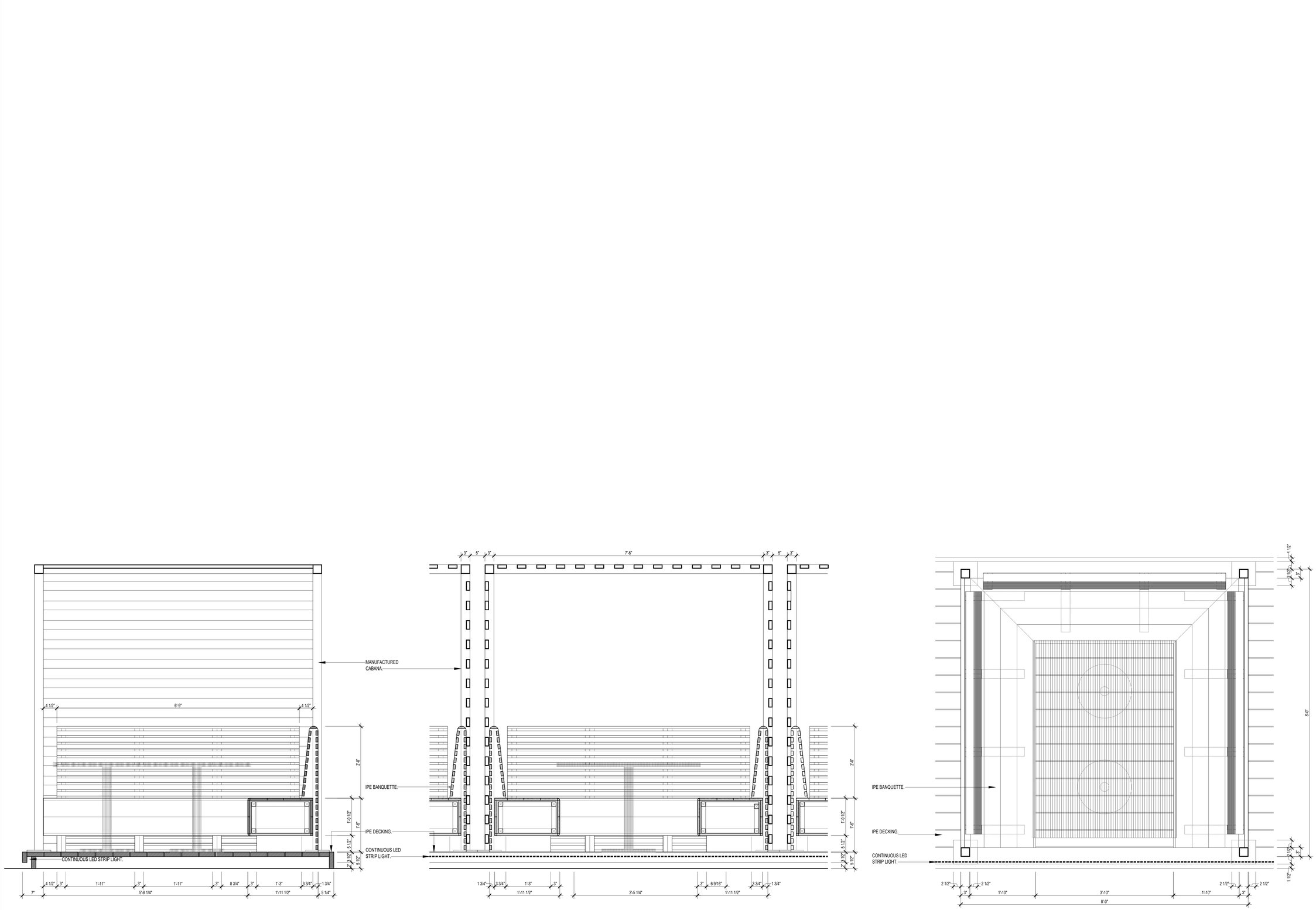
Received August 8, 2025
Planning and Building Department

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES



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240 Worth Ave., Suite 201 Palm Beach, Florida 33480
Office: 561.335.1582

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REVISION:	DATE
UPDATED CONSTRUCTION SET	08-23-24

ARCHITECT'S SEAL

CADD DWG. FILE NO.

SCALE: AS SHOWN

CADD USER ID: MC/EdpE

PROJECT PHASE: CONSTRUCTION DOCUMENTS

PROJECT NUMBER: CDUSA001092022

44 AVENIDA

NEW CONSTRUCTION/ RENOVATION

44 AVENIDA MENENDEZ,
ST. AUGUSTINE FLORIDA 32084

SECTIONS & DETAILS - CABANA BANQUETTES

CONSTRUCTION DOCUMENTS

ID 2.7

1 ENLARGED CABANA - PLAN AND SECTIONS

SCALE: 1" = 1'-0"

Application Packet, page 10

Received August 8, 2025
Planning and Building Department



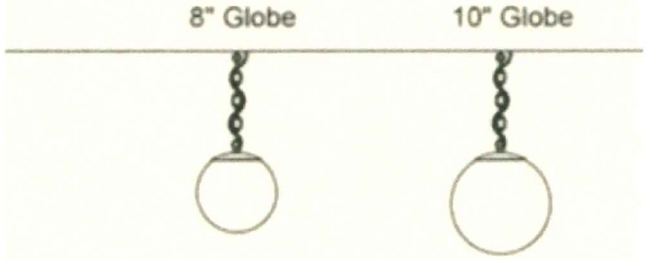
8:40 0:37

S

Sean Hogan New

Delivered

ar globe: 100 LEDs, 33 ft of copper wire,
ıs, 2 watt
ear globe or medium 20″ lantern: 200 L
opper wire, 200+ lumens, 4 watt
ear globe or large 25″ lantern: 300 LEDs
ır wire, 300+ lumens, 6 watt

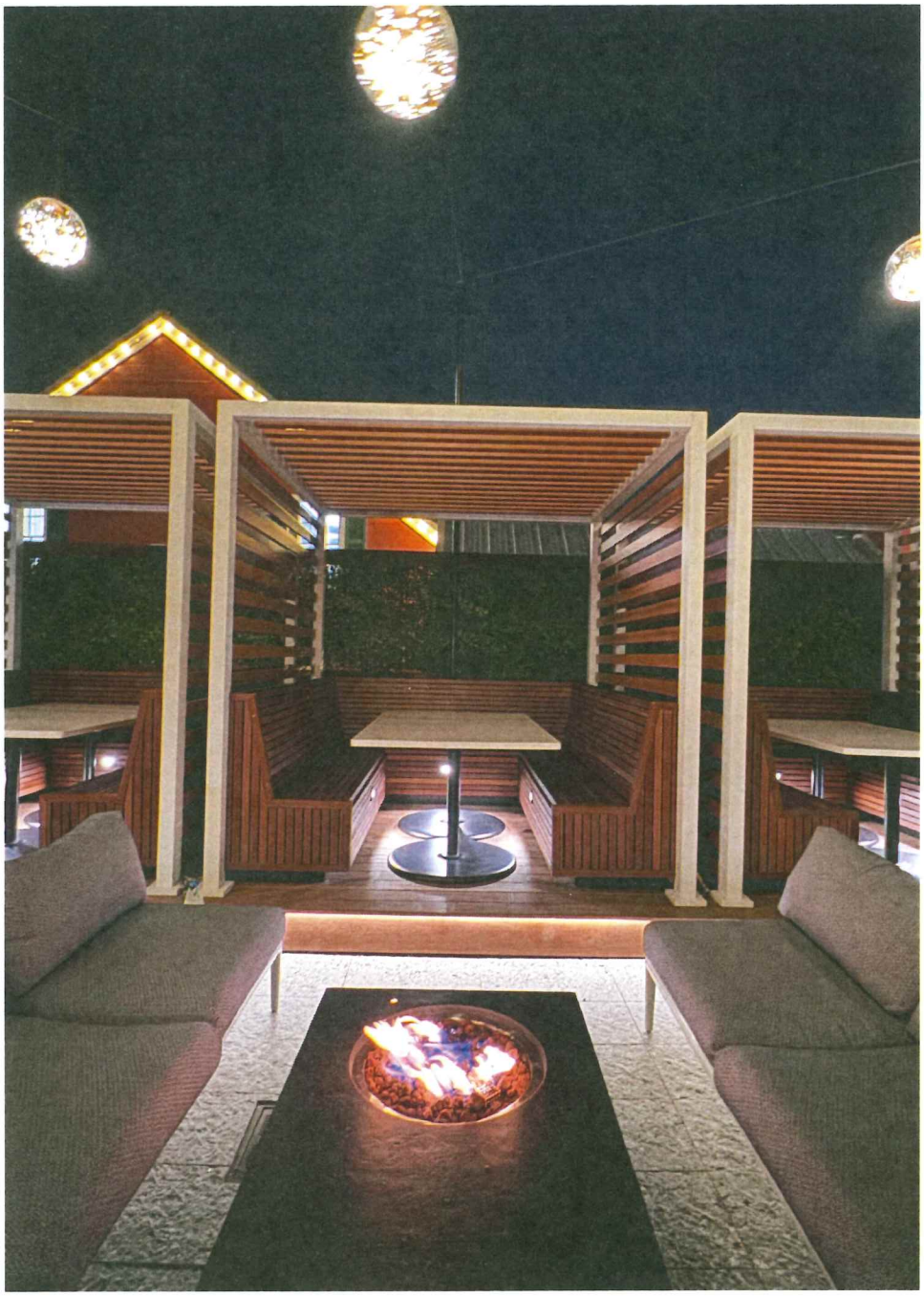


Color temperature of LED's are 2700 meeting HARB kelvin requirements.

Sorry, my pops passed the other night so been trying to work ever since and minds a bit space cadety. I can combine all this into 1 document if needed. d

+ Message









Instr #2015018250 BK: 4005 PG: 1206, Filed & Recorded: 3/30/2015 1:45 PM #Pgs:6
Cheryl Strickland,Clerk of the Circuit Court St. Johns County FL Recording $52.50 Doc. D $10,150.00

Prepared by and Return to:
Howard L. Alford, Esq.
Averitt & Alford, PA
3010 South Third Street, Suite B
Jacksonville Beach, Florida 32250

Tax Parcel No. 196340 000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made as of this 27th day of March, 2015, by **VIRTU CATHEDRAL BUILDING, L.L.C.**, a Delaware limited liability company, whose address is 5973 Avenida Encinas, #220, Carlsbad, California 92008, hereinafter called the "Grantor," to **44 AVENIDA MENENDEZ, LLC,** a Florida limited liability company, whose address is 44 Avenida Menendez, St. Augustine, FL 32084, hereinafter called the "Grantee:"

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

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

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

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

(iv) together with all right, title and interest of Grantor in and to streets, alleys, or rights-of-way immediately adjacent to the Land, ***but specifically excluding*** any rights or interests of Grantor in or to other lands of Grantor located (a) outside the boundaries of the Land and (b) outside the boundaries of such streets, alleys or rights-of-way;

The foregoing collectively being the "Property".

Such conveyance being made to Grantee **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 bind 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.

Return To: 4 pgs
Commonwealth Land Title
2400 Maitland Center Parkway STE-200
Maitland, FL 32751 d/s 10,150.00
Attention: **Myrna H. Small**
File No. 4115000470

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: Duncan Hatch

Printed Name: James Ross McNab

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

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

By: _____
Name: Scott McWhorter
Title: MANAGER

COPY

CALIFORNIA CERTIFICATE of ACKNOWLEDGEMENT

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
County of Marin

On MAR 26 2015, before me *Terrie Gillett*, *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 entity upon behalf of which the person(s) acted, executed the instrument.

COPY

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

WITNESS my hand & official seal.

TERRIE GILLETT
COMM. #1955745
Notary Public - California
Marin County
My Comm. Expires Nov. 5, 2015
NRO1 NRO1

Terrie Gillett, Notary Public (Seal)

..... *Optional Information* .....

DESCRIPTION OF ATTACHED DOCUMENT

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of: Special Warranty Deed - Parcel 197160

TYPE OF INDENTIFICATION

[✓] Satisfactory Evidence – photo ID card
[ ] One credible witness acknowledging identity of principal
[ ] Two credible witnesses acknowledging identity of principal

STATE OF _____ §
§
COUNTY OF _____ §

The foregoing Warranty Deed was acknowledged before the this ____ day of _____, 2015, by _____, as _____ of _____, acting for an on behalf of such entity, who is personally known to me or has provided _____ as identification.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

See ACK for CORRECT CA wording

_____
Notary Public
Name: _____
My Commission Expires:_____

(Notary Seal)

COPY

EXHIBIT "A"

The Land

LEGAL DESCRIPTION

A parcel of land in Block 5 of the City of St. Augustine, Florida, being all of that land described in Executor's Deed recorded in Official Records Book 42, Page 617 Public Records of St. Johns County, Florida and being more fully described as follows: BEGINNING at the intersection of the now existing South line of Treasury Street with the now existing East line of Charlotte Street; thence North 83 degrees 35 minutes 55 seconds East, on said South line of Treasury Street 132.56 feet; thence South 01 degrees 05 minutes 37 seconds East, on the now existing West line of Avenida Menendez, 115.85 feet; thence South 89 degrees 51 minutes 55 seconds West 121.56 feet; thence North 6 degrees 58 minutes 05 seconds West, on said East line of Charlotte Street, 102.09 feet to the POINT OF BEGINNING.

COPY

EXHIBIT "B"

Permitted Exceptions

1. Taxes and assessments for the year 2015 and subsequent years, which are not yet due and payable.

2. Boundary Agreement recorded in Deed Book 118, Page 581, Public Records of St. Johns County, Florida.

3. Terms, provisions and conditions of that certain Memorandum of Building and Rooftop Lease Agreement by and between Virtu Cathedral Associates, LLC, a Delaware limited liability company and Verizon Wireless Personal Communications LP, a Delaware limited partnership d/b/a Verizon Wireless recorded in Official Records Book 3729, Page 1293, Public Records of St. Johns County, Florida.

4. Rights of Way of Charlotte Street, Treasury Street and Avenida Menendez, also known as State Road A-1-A, all as presently established.

5. Structure Lease Agreement dated September 21, 2013 by and between Virtu Cathedral Associates, L.L.C., a Delaware limited liability company "Landlord" and New Cingular Wireless PCS, LLC, a Delaware limited liability company "Tenant" as evidenced by the Memorandum of Structure Lease Agreement recorded October 10, 2013 in Official Records Book 3801, Page 451, Public Records of St. Johns County, Florida.

6. Rights of tenants, as tenants only, under unrecorded leases as set forth below, which leases do not include options to purchase or rights of first refusal to purchase all or any portion of the insured lands:
   a) 46 Avenida Menendez, Inc., aka L. John Arbizzani;
   b) Wells Fargo Bank, N.A., (Drive In);
   c) St. Augustine Historical Tours Inc., dba Old Town Trolley Tours of St. Augustine.

7. Matters as depicted on the survey prepared by Landtech Associates, Inc., dated August 20, 2007, updated October 1, 2014, last revised March 17, 2015, Job No. 15-0221 as follows:

   a) Encroachment of NE corner of building 0.3' along the north line and by 0.1' in the northwest corner;
   b) Block wall lies inside the southeast corner of subject premises.

8. Claims, demands, judgments and any other matters arising out of the filing of the Notice of Commencement recorded on October 29, 2014 in Official Records Book 3947, Page 1258 Public Records of St. Johns County, Florida.

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	1963400000
Location Address	44 AVENIDA MENENDEZ 110 CHARLOTTE ST SAINT AUGUSTINE 32084-0000
Neighborhood	Restaurants Stand Alone Historic (COM) (610.02)
Tax Description*	CITY OF ST AUGUSTINE LOTS A & B OF RE-SUB OF LOT 1 BLK 5 OR4005/1206 *The Description above is not to be used on legal documents.
Property Use Code	Restaurants & Cafeterias (2100)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.320
Homestead	N

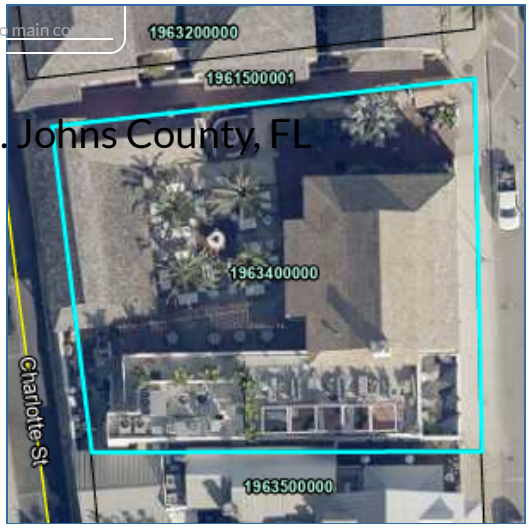
Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	44 Avenida Menendez LLC 100%
Mailing Address	142 KING ST SUITE A SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

Assessed Year	2025
Building Value	$3,796,764.00
Extra Features Value	$62,641.00
Total Land Value	$1,390,800.00
Agricultural (Assessed) Value	$0.00
Agricultural (Market) Value	$0.00
Just Market	**$5,250,205.00**
Total Deferred	$0.00
Assessed Value	**$5,250,205.00**
Total Exemptions	
Taxable Value	**$5,250,205.00**

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	$152,088	$4,054	$1,251,720	$0
2023	$226,093	$7,446	$1,112,640	$0
2022	$109,312	$28,699	$945,744	$0
2021	$108,306	$12,795	$945,744	$0
2020	$0	$0	$1,112,640	$0
2019	$171,061	$12,795	$973,560	$0
2018	$279,723	$12,795	$912,781	$0
2017	$292,768	$9,741	$912,781	$0
2016	$201,934	$9,784	$912,781	$0
2015	$131,803	$9,784	$912,781	$0
2014	$0	$0	$0	$0

Building Information

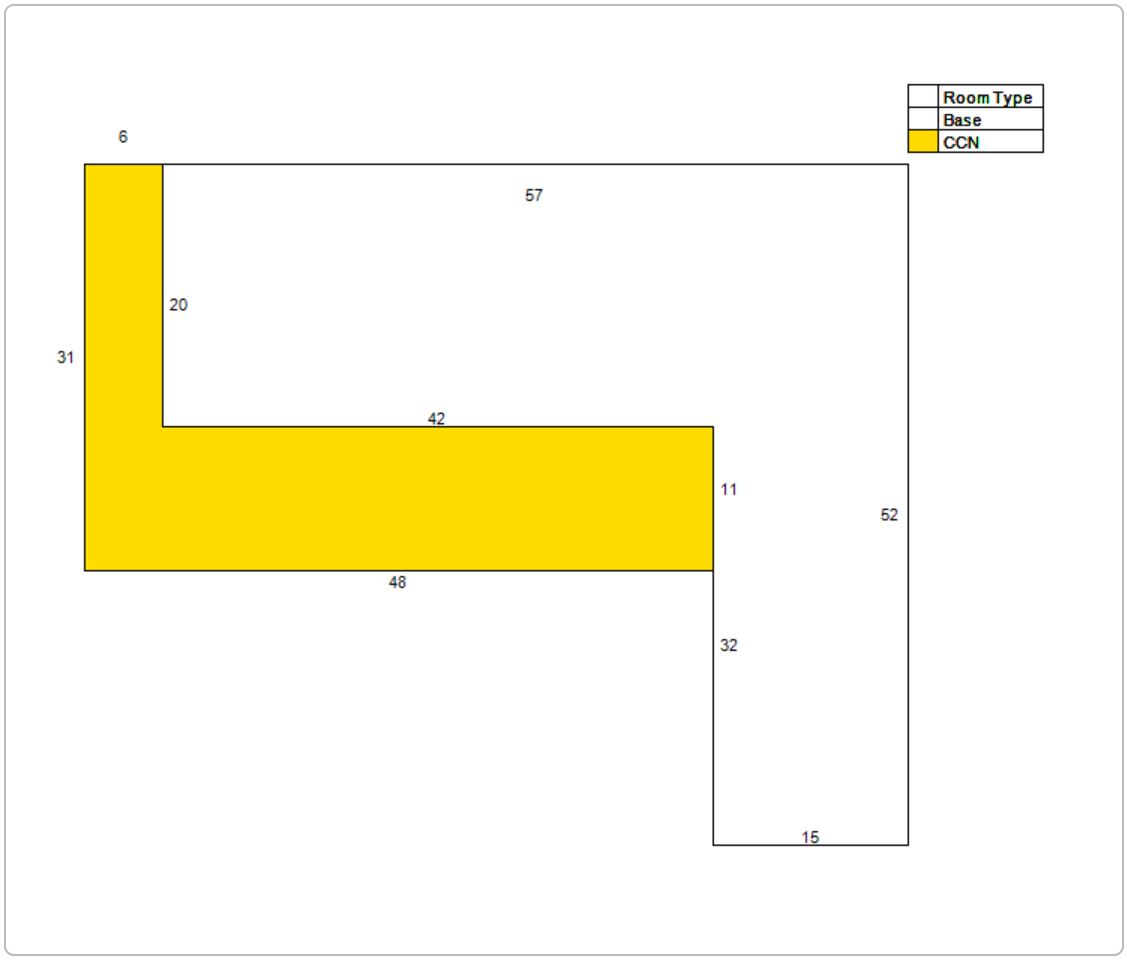
Building	1
Building Value	$630,941
Year Built	1965
Actual Area	2268
Conditioned Area	1620
Use	Restaurants & Cafeterias
Style	04
Exterior Wall	Stone, Concrete Stucco
Roof Cover	Wood Shingle
Roof Structure	Wood Truss
Interior Flooring	Ceramic Tile
Interior Wall	Drywall, Custom Panel
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	
Baths	

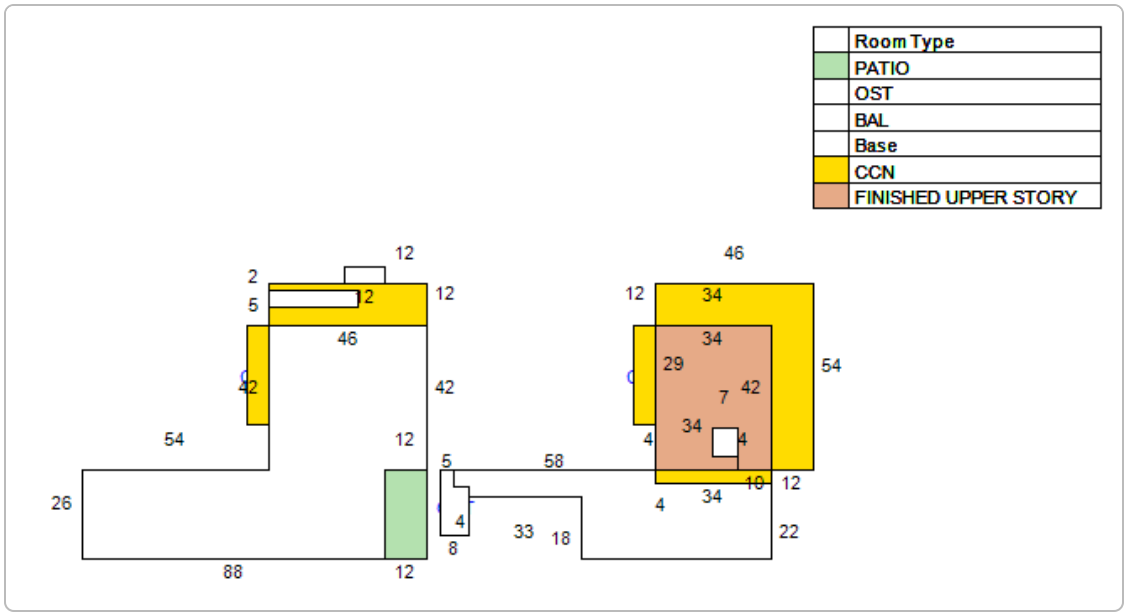
Description	Square Footage
FINISHED CANOPY	648
BASE AREA	1620
Total SqFt	2268

Building	2
Building Value	$3,165,823
Year Built	2024
Actual Area	9766
Conditioned Area	5592
Use	Restaurants & Cafeterias
Style	04
Exterior Wall	Concrete Stucco
Roof Cover	Wood Shingle
Roof Structure	Gable Hip
Interior Flooring	Ceramic Tile
Interior Wall	Drywall, Custom Panel, Plaster
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	
Baths	

Description	Square Footage
FINISHED UPPER STORY	1372
FINISHED CANOPY	1056
BASE AREA	4220
FINISHED CANOPY	422
BALCONY	1578
OUTSIDE STAIRS	60
OUTSIDE STAIRS	130
OUTSIDE STAIRS	132
PATIO/SLAB	312
FINISHED CANOPY	136
FINISHED CANOPY	174
FINISHED CANOPY	174
Total SqFt	9766

Sketch Information





Extra Feature Information

Code Description	Status	Value
Masonry Wall (Mix)		216
Pergola (Mix)		7704
Masonry Wall (Mix)		7275
Brick Pavers (COM)		11535
Concrete Paving - Under 8" (COM)		5766
Guardhouse (COM)		5645
4+ Passenger Elevator (Mix)		24500

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Restaurants & Cafeterias	111	127	13908	SF	$1,390,800

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/30/2015	3/27/2015	$1,450,000.00	WARRANTY DEED	4005	1206	Q	I	VIRTU CATHEDRAL BUILDING LLC	44 AVENIDA MENENDEZ LLC
10/15/2014	10/10/2014	$100.00	WARRANTY DEED	3942	1028	U	I	VIRTU CATHEDRAL ASSOCIATES LLC	VIRTU CATHEDRAL BUILDING LLC

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

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| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 8/26/2025, 8:48:15 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL



Detail by Entity Name

Florida Limited Liability Company
RIVERVIEW ONE, LLC

Filing Information

Document Number	L15000104902
FEI/EIN Number	47-4304196
Date Filed	06/17/2015
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	09/01/2020
Event Effective Date	NONE

Principal Address

825 BRICKELL BAY DRIVE, SUITE 1846
MIAMI, FL 33131

Mailing Address

825 BRICKELL BAY DRIVE, SUITE 1846
MIAMI, FL 33131

Registered Agent Name & Address

AGI REGISTERED AGENTS, INC.
1000 BRICKELL AVENUE, SUITE 300
MIAMI, FL 33131

Authorized Person(s) Detail

Name & Address

Title MGR

MAROSO, JUAN
825 BRICKELL BAY DRIVE, SUITE 1846
MIAMI, FL 33131

Title MGR

MARQUEZ, JOHN
825 BRICKELL BAY DRIVE, SUITE 1846
MIAMI, FL 33131

Annual Reports

Report Year	Filed Date
2023	05/01/2023
2024	02/27/2024
2025	03/07/2025

Document Images

03/07/2025 -- ANNUAL REPORT	View image in PDF format
02/27/2024 -- ANNUAL REPORT	View image in PDF format
12/20/2023 -- AMENDED ANNUAL REPORT	View image in PDF format
05/01/2023 -- ANNUAL REPORT	View image in PDF format
03/02/2022 -- ANNUAL REPORT	View image in PDF format
04/04/2021 -- ANNUAL REPORT	View image in PDF format
09/01/2020 -- LC Amendment	View image in PDF format
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04/25/2018 -- ANNUAL REPORT	View image in PDF format
04/05/2017 -- ANNUAL REPORT	View image in PDF format
03/28/2016 -- ANNUAL REPORT	View image in PDF format
06/17/2015 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

Detail by Entity Name

Florida Limited Liability Company
44 AVENIDA MENENDEZ, LLC

Filing Information

Document Number	L15000025266
FEI/EIN Number	47-3373282
Date Filed	02/10/2015
State	FL
Status	ACTIVE

Principal Address

142 King Street
Ste A
Saint Augustine, FL 32084

Changed: 04/26/2023

Mailing Address

142 King Street
Ste A
Saint Augustine, FL 32084

Changed: 04/26/2023

Registered Agent Name & Address

Clarke, Christopher
142 King Street
Ste A
Saint Augustine, FL 32084

Name Changed: 04/26/2023

Address Changed: 04/26/2023

Authorized Person(s) Detail

Name & Address

Title MGR

ARBIZZANI, L. JOHN
142 King Street
Ste A

Saint Augustine, FL 32084

Annual Reports

Report Year	Filed Date
2023	04/26/2023
2024	04/29/2024
2025	04/30/2025

Document Images

04/30/2025 -- ANNUAL REPORT	View image in PDF format
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04/26/2023 -- ANNUAL REPORT	View image in PDF format
04/29/2022 -- ANNUAL REPORT	View image in PDF format
07/26/2021 -- ANNUAL REPORT	View image in PDF format
06/29/2020 -- ANNUAL REPORT	View image in PDF format
04/30/2019 -- ANNUAL REPORT	View image in PDF format
03/19/2018 -- ANNUAL REPORT	View image in PDF format
03/23/2017 -- ANNUAL REPORT	View image in PDF format
04/25/2016 -- ANNUAL REPORT	View image in PDF format
02/10/2015 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for September 18, 2025 Meeting







Application HP2025-0058 Address: 39 E Park Avenue

Kenneth Lewis – Applicant and Owner

Project description: For partial demolition of a residential building, constructed c. 1945, that is recorded in the Florida Master Site File and contributing to the Fullerwood Park Residential National Register Historic District for work related to elevation of the building, including removal of the existing block foundation and replacement with a new masonry first floor and garage space.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ05187
National Register:	Fullerwood Park Residential NRHD: Contributing	Construction date:	c. 1945
Archaeology Zone:	IIA	Zoning District:	RS-1
Parcel number:	1532300000		
Agenda Item:	7(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

This late Frame Vernacular residence, constructed c.1945, is located on the south side of E. Park Avenue on the block between Bay View and Fullerwood Drives and is designated contributing to the Fullerwood Park Residential National Register Historic district.

The 1-story structure features a low-sloped cross-gable asphalt shingle roof, 1/1 windows, wood novelty and board and batten siding and a continuous concrete block foundation. The building has seen several changes over time. The 1960 update to the 1930 Sanborn Map shows a smaller building footprint with a wood frame garage attached by a hyphen off the south side. The current building footprint has expanded south to encompass the hyphen location. Between April of 2022 and July of 2024, attached garage was converted to enclosed space, a metal shed porch roof has been added to the front of the structure, and the front entry stoop expanded into a front entry porch accessed from the south side. Previously existing vinyl siding was removed to reveal wood novelty siding, and board and batten siding was installed along part of the front elevation and within the front gable. The only recent permits on file were related to siding repair and removal and replacement of bathroom kitchen cabinets and fixtures.

The applicant is seeking approval to elevate the structure out of the floodplain by adding a new masonry first floor as detailed in the scope of work below. Materials and fenestration of the existing house will remain unchanged. The current front door would become a door to access the second story balcony space.

Detailed analysis and additional comments can be found in the staff responses to the Demolition Review Criteria on page 3 of this staff report. Any partial demolition of a structure that contributes to a National Register Historic District and entails permanent removal of an exterior architectural feature or replacement with a new feature that does not meet the criteria for in-kind replacement requires review and approval by the HARB.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can take the following actions for a **Certificate of Demolition for Partial Demolition** at **39 E Park Avenue**:

1. **APPROVE** if the HARB finds that the proposed alterations to the building maintain the historic character and integrity of the NRHD contributing structure and are compatible with the historic structure's building envelope; OR,
2. **CONTINUE** to allow the applicant time to consider an alternative design based on HARB feedback and/or recommenations.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Partial demolition to include:
    a. Removal of existing continuous block foundation
    b. Construction of a new first floor:
        i. Concrete block with stucco finish (Option B: Novelty wood and board and batten siding)
        ii. New windows to match existing
        iii. New front door with sidelights
        iv. New two-car garage (two doors)
        v. New 36” railing around second-story balcony (previously front entry porch)
            1. Option A: Wood picket
            2. Option B: Horizontal board
            3. Option C: Metal rail with horizontal cable
        vi. New covered rear patio (metal shed roof to match existing)
        vii. New rear patio doors

DEMOLITION REVIEW CRITERIA (AGHP):

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

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

3. The contribution of the architectural element(s) being proposed for removal to the historic integrity of the building and the streetscape. The building has a similar mass and scale as the numerous one-story residential buildings within the neighborhood of a similar age. There are several examples along E Park Avenue of structures that have been elevated, including 53 E Park Avenue (contributing Frame Vernacular c. 1924) and 74 Fullerwood Drive (contributing Ranch c. 1958) which were both permitted prior to passage of the 2023 Partial Demolition Ordinance. Other two-story structures along the streetscape are more recent construction or examples of the Colonial Revival style.

4. The impact of the loss of the architectural element(s) on the building and along the streetscape. While the original building will remain, the proposed modifications to the foundation will drastically change the mass and scale of the structure and visually alter the building's context with the adjacent buildings and overall streetscape.

5. Whether or not the architectural element(s) will be replaced, and the impact of replacement or lack thereof, on the building and along the streetscape. Because the new first floor addition will replace the existing continuous block foundation, the HARB may review its proposed design. The current finished floor elevation of the structure is between 6.79' and 6.92'. The building is located within flood zone AE and the city-required finished floor elevation for new construction or substantial improvement is 9'. The finished floor elevation of the new first floor is proposed to be 9.3' The applicant should clarify the plate height of the new ground floor and the overall height of the structure which will also be require for zoning review. The first story is proposed to be masonry with a stucco finish which would differentiate it from the original wood-frame structure. A second exterior cladding option was provided which would continue the novelty siding and board-and-batten on the existing structure. New 1/1 windows to match existing and a new front door with sidelites are also proposed. An expanded second story balcony space is proposed where the entry porch was. The applicant has provided three railing options for the board's consideration. A wood railing would be more consistent with the architectural style of the house; however, the proposed wire railing would provide a clearer view of the elevated historic structure.

6. The historical or cultural merit of the structure and/or its architectural features. No historic or cultural associations are known that would qualify the building for listing individually, although contributes to its district.

7. The impact of the loss of the architectural element(s) on the historical or cultural integrity of the structure, district, and neighborhood. While loss of the block foundation is not detrimental to the historic or cultural integrity of the structure, district, or neighborhood, significant alterations to this building, and other contributing buildings in the district, over time can erode the fabric of the historic district. Elevation of historic structures out of the floodplain is a viable mitigation technique that helps to preserve historic structures into the future; however, inappropriate design can impact a historic structure's designation status.

8. Whether or not the structure and the architectural element(s) proposed for demolition are representative of a style or type of architecture or a method of construction. The building is an example of a late Frame Vernacular structure. The continuous block foundation and attached garage are consistent with the building's period of construction.

9. ***Whether or not the structure, or the architectural elements being removed, are the last surviving examples of its style or type of architecture or a method of construction.*** The building typology is commonly found throughout St. Augustine particularly in the Fullerwood Park, Nelmar Terrace, and Davis Shores neighborhoods.

10. ***Whether or not the structure and/or architectural element(s) proposed for demolition are of such design, craftsmanship or materials that they either could not be reproduced or could be reproduced only with great difficulty or expense.*** The wood frame building does not have a unique architectural style or characteristics that would be difficult to reproduce but the new first floor addition will significantly alter the appearance of the building.

11. ***The justification for the proposed partial demolition.*** The applicant seeks to elevate the structure out of the flood plain and increase storage and floor space within the home.

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

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

The Historic Architectural Review Board (HARB) is responsible for review of all applications for demolition or partial demolition permits for historic or regulated structures. Also, review of all applications for demolition or partial demolition permits for primary structures within historic preservation zoning districts and National Register districts for potential designation as an historic landmark, and review of partial demolition permits for regulated structures not eligible for administrative approval.

Regulated Structures not eligible for administrative approval (Section 28-2 – Definitions, CoSA Code of Ordinances)

Architectural feature limited review consists of the architectural review of limited physical elements of a regulated structure to be replaced after partial demolition. This limited review will focus on the overall character of the key elements of the structure visible from the street. Key elements that will be reviewed will be roofs (shape, size, placement), exterior windows and doors (number and placement of openings, shape and pattern of panes or lites, and design features visible from outside the regulated structure such as exterior muntin with a raised profile), porches, stoops, and balconies (shape, size, placement), exterior siding (vertical, horizontal, or diagonal placement of similar sized boards, siding profile and pattern). The review is for exterior elements and may include interior works or features of architectural elements. Applications that match the replacements after a partial demolition to these existing key architectural elements or use in-kind features or materials as existing will be deemed in compliance with this limited architectural review and can be approved administratively. Applicants who do not want to use in-kind features or materials as existing, not match the replacements to those existing key architectural elements after partial demolition will be heard at a public hearing before the HARB or other designated reviewing agency. This category of limited review does not apply to properties in the Historic Preservation Zoning Districts of the City.

In-kind features or materials means using architecturally similar material and design to convey the visual appearance of the remaining parts of the feature and finish

Partial demolition a partial demolition for purposes of proposed work on a historic structure or a regulated structure within the City of St. Augustine is considered the permanent removal of 50% of the appraised value or more of historic, individual elements of the building envelope (roof, walls, porches, windows, foundations). It also includes the removal of these historic features regardless of the percentage of the appraised value when they are on visible sides of the building (visible from the street).

Regulated structure is a building or a part of a building that is the subject of a partial demolition and that is not located in the City's Historic Preservation Zoning Districts but meets the following criteria of a Historic structure: It is individually listed as historic locally or nationally, or it is a contributing property in a designated National Register District, or it is a designated historic landmark.

Criteria for Review of a Certificate of Partial Demolition (Section 28-89(2)d.4, CoSA Code of Ordinances)

In the case of partial demolition: the board shall find that the proposed replacement materials including historic materials as well as compatible substitute materials maintain the historic character and integrity of the structure and are compatible with the historic structure's building envelope or the removal will not compromise the overall historic character and integrity of the structure.

Criteria for Regulated Structures (Section 28-89(3), CoSA Code of Ordinances)

Replacement elements for regulated structures as defined in this code will be reviewed consistent with the procedures for architectural feature limited review. The board will apply the adopted design criteria, if any, for the area or AGHP if applicable to the regulated structure. If no design criteria have been adopted, the board will accept evidence and testimony to establish relevant architectural features. Some regulated structures may have architectural features that support its historic character and historic period, as well as modifications or additions over time. The board will accept evidence and testimony to establish whether the architectural features should meet preservation or reconstruction standards.

(Section 28-89(5), CoSA Code of Ordinances) **Applications for partial demolition of buildings listed on the National Register of Historic Places, contributing or potentially contributing to a historic district in the National Register of Historic Places, listed as a local historic landmark pursuant to this Code, listed as a potential landmark identified in the Historic Preservation Element of the Comprehensive Plan, Master Plan or identified by historic preservation planning staff as culturally significant within the recent past,** may apply for the demolition of additional components of the building as part of a more comprehensive rehabilitation plan. Staff may require that the application be reviewed as a full demolition with required documentation, appropriate condition assessment and a rehabilitation plan, recognizing that applicants may encounter unforeseen building damage, site conditions, flood mitigation obstacles, or other significant and demonstrable reasons justifying a more extensive partial demolition as part of the rehabilitation. In issuing a certificate of demolition or partial demolition, the board may include approval of both the partial demolition and potential related additional demolition and its rehabilitated replacement design under one application. This will allow the approval of drawings sufficient for a building permit and that all necessary requirements for the new construction related to the demolition or partial demolition are submitted for permitting review and approval by staff.

~~~~~

The building was built by 1945, is not in a Historic Preservation Zoning District or individually listed on the National Register of Historic Places, but is recorded on the Florida Master Site File and listed as a contributing building in the Fullerwood Park Residential National Register Historic District. The foundation is not being replaced in-kind.

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

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

In any instance where an undue economic hardship, as defined in this chapter, is claimed by a property owner, the property owner may submit to the board any or all of the following information before the board makes a decision on the application for certificate of demolition: (Section 28-89(7)b, CoSA Code of Ordinances)

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File survey
3. Sanborn Map
4. Additional project details from permitting plans submitted July 23, 2025

Staff Photographs
39 E Park Avenue



Front (North) Elevation

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Staff Photographs
39 E Park Avenue



Front (North) Elevation, April of 2022

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Staff Photographs
39 E Park Avenue



Northeast Elevation

Staff Photographs
39 E Park Avenue



Northwest Elevation

Staff Photographs
39 E Park Avenue



Southwest Elevation

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Staff Photographs
39 E Park Avenue



South (rear) Elevation

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Staff Photographs
39 E Park Avenue



South (rear) Elevation

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Staff Photographs
39 E Park Avenue



East Elevation

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Staff Photographs
39 E Park Avenue



East Elevation

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Staff Photographs
39 E Park Avenue



Foundation Detail

Staff Photographs
39 E Park Avenue





74 Fullerwood – 2022 and 2024

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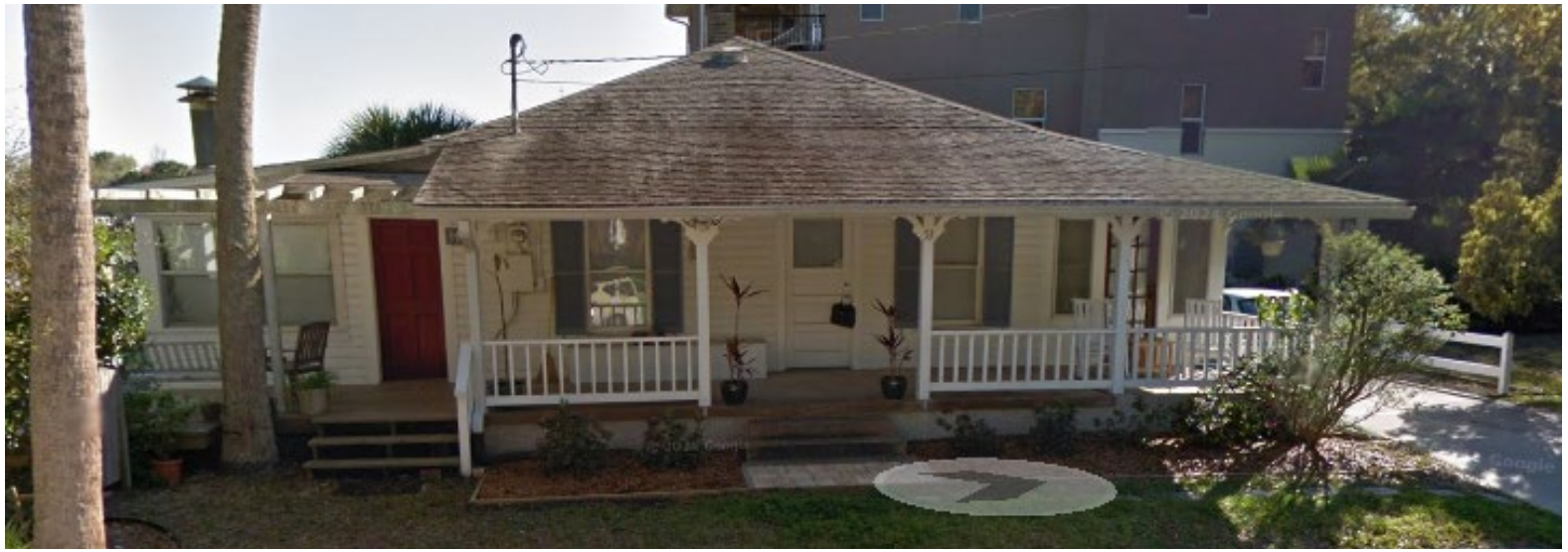
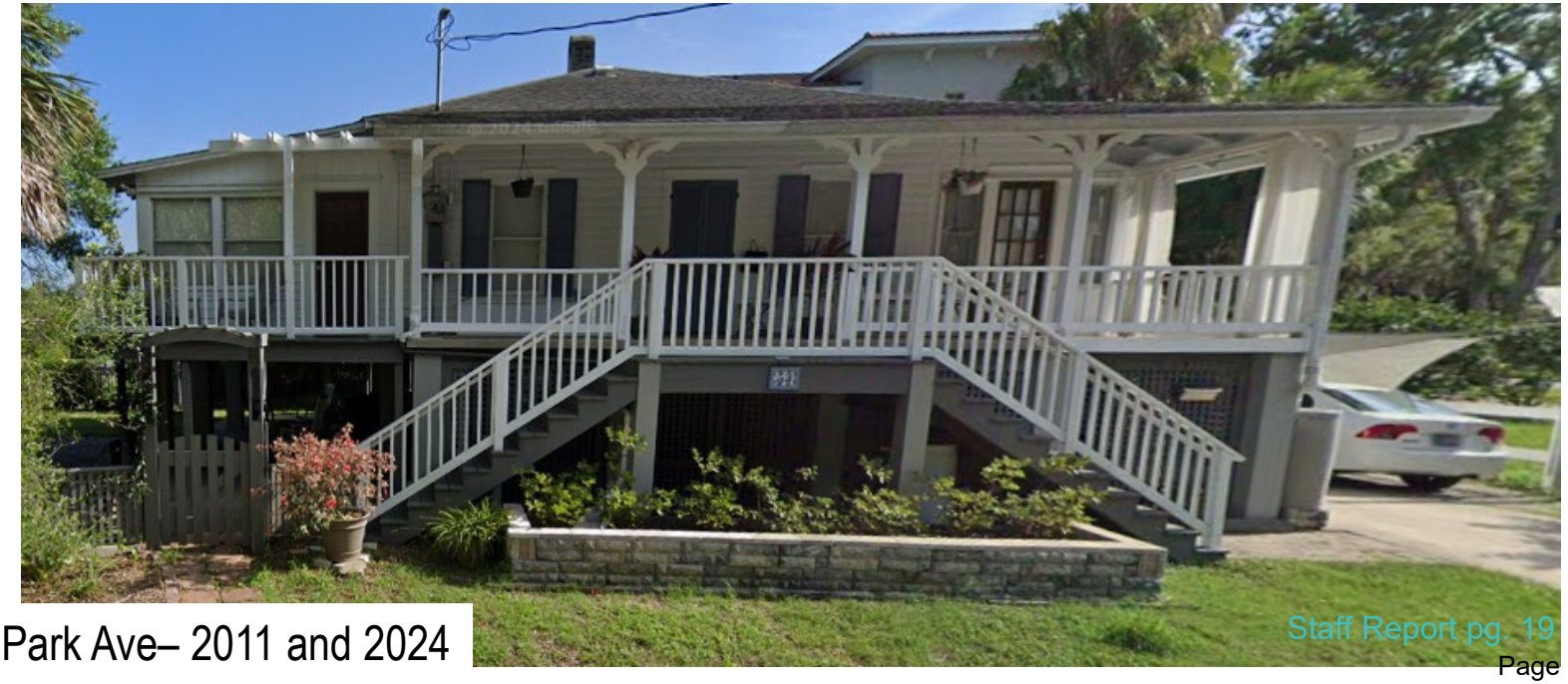
Staff Photographs
39 E Park Avenue





53 E Park Ave– 2011 and 2024

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Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 SJ05187
Recorder #
Field Date 8/15/2006
Form Date 9/18/2006
FormNo 200608
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? YES

GENERAL INFORMATION

Site Name (address if none) 39 East Park Avenue
Multiple Listing (DHR only)
Other Names >>
Survey or Project Name North City 2006 Suvey
Survey#
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
39	East	Park	Avenue	

Cross Streets (nearest/ between) Park/Bay View
City / Town (within 3 miles) St. Augustine
In Current City Limits? YES
County St. Johns
Tax Parcel #(s)
Subdivision Name Fullerwood Park Sub.
Block 10
Lot 41
Ownership Private Individual
Name of Public Tract (e.g., park) N/A
Route to (especially if no street address) N/A

MAPPING

USGS 7.5' Map Name
Publication Date >> ST. AUGUSTINE;1988
Township:
Range:
Section:
1/4 section:
>> 7S ;30E ;6;UNSP
Irregular Section Name: N/A
Landgrant N/A
UTM: Zone
Easting
Northing
Plat or Other Map (map's name, location) St. Augustine

DESCRIPTION

Style Frame Vernacular
Other Style N/A
Exterior Plan Irregular
Other Exterior Plan N/A
Number of Stories 1
Structural System(s) >> Wood frame
Other Structural System(s) N/A
Foundation Type(s) >> Continuous
Other Foundation Types N/A
Foundation Material(s) >> Concrete Block
Other Foundation Material(s)
Exterior Fabric(s) >> Vinyl
Other Exterior Fabric(s) N/A
Roof Type(s) >> Gable
Other Roof Type(s) N/A
Roof Material(s) >> Composition shingles
Other Roof Material(s) N/A
Roof Secondary Structure(s) (dormers etc) >> Not applicable
Other Roof Secondary Structure(s)
Number of Chimneys 1
Chimney Material Brick
Other Chimney Material(s) N/A
Chimney Location(s) South, Lateral Slope

HISTORICAL STRUCTURE FORM

8SJ05187

DESCRIPTION (continued)

Window Descriptions: Sash, 2/2-Light

Main Entrance Description (stylistic details): Offset, Solid Core

Porches: #open 1 #closed _____ #incised _____ Location(s): Front (North), Stoop

Porch Roof Types(s): Shed

Exterior Ornament: None

Interior Plan: Unknown Other Interior Plan: N/A

Condition: Fair

Structure Surroundings

Commercial: _____ Residential: MOSTly this category

Institutional: _____ Undeveloped: _____

Ancillary Features (Number / type of outbuildings, major landscape features): _____

Archaeological Remains (describe): _____

If archaeological remains are present, was an Archaeological Site Form completed? _____

Narrative Description (optional): _____

HISTORY

Construction year: 1945

Architect (last name first): Unknown Builder (last name first): Unknown

Changes in Locations or Conditions

Type of Change	Year of Change	Date Change Noted	Description of Changes
>> Unspecified;;;			

Structure Use History

Use _____ Year Use Started _____ Year Use Ended _____ >> Residence--private;c1954;

Other Structure Uses: Continuation Sheet

Ownership History (especially original owner, dates, profession, etc.): Continuation Sheet

RESEARCH METHODS

Research Methods _____ >> Examine local property records

Other research methods _____

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? YES Name of Local Register if Eligible _____

Idividually Eligible for National Register? NO

Potential Contributor to NR District? YES

Area(s) of historical significance _____ >> Community planning & development

Other Historical Associations: See continuation sheet

Explanation of Evaluation (required): See continuation sheet

HISTORICAL STRUCTURE FORM

8SJ05187

DOCUMENTATION (Photos, Plans, etc.)

Photographic Negatives or Other Collections Not Filed with FMSF, Including Field Notes, Plans, other Important Documents.

Document type: _____ Maintaining Organization: _____

File or Accession #: _____ Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Marder, Walt

Recorder Address / Phone P.O. Box 1002, St. Augustine, Florida 32085, 904-824-5178

Recorder Affiliation Historic Property Associates Other Affiliation _____

Is a Text-Only Supplement File Attached (Surveyor Only)? YES

****** MASTER SITE FILE USE ONLY ******

SHPO's Evaluation of Resource

Date

Cultural Resource Type:
Electronic Form Used:

Form Type Code:
Form Quality Ranking:
Form Status Code:

Supplement Information Status:
Supplement File Status:

FMSF Staffer:
Computer Entry Date:

Form Comments: _____

REQUIRED PAPER ATTACHMENTS

(1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED
(2) LARGE SCALE STREET OR PLAT MAP
(3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

SJ05187-

Supplementary Printout

> **USGS map name/year of publication or revision:**
ST. AUGUSTINE;1988

> **Township/Range/Section/Qtr:**
7S ;30E ;6;UNSP

> **Structural system(s):**
Wood frame

> **Foundation types:**
Continuous

> **Foundation materials:**
Concrete Block

> **Exterior fabrics:**
Vinyl

> **Roof types:**
Gable

> **Roof materials:**
Composition shingles

> **Roof secondary structures (dormers etc):**
Not applicable

> **Change status/year changed/date noted/nature:**
Unspecified;;;

> **Original, intermediate, present uses/year started/year ended:**
Residence--private;c1954;

> **Research methods:**
Examine local property records

> **Area(s) of historical significance:**
Community planning & development

> **Repositories: Collection/Housed/Accession#/Describe**

> **[Other name(s)]:**

RN: 42 SJ5187/39 (AKA 83) East Park Avenue: Continuation Sheet/Supplemental Information

GENERAL COMMENTS AND SUPPLEMENTAL INFORMATION

Fullerwood Park Subdivision borders the Florida School for the Deaf and Blind on the north. It encompassed parts of the Indian village and Canary Island settlement at Macaris and a subsequent British period plantation. It evolved from two Spanish land grants . From 1844 until 1869 it formed the northern part of the plantation of Florida Supreme Court Justice Thomas Douglas. In 1869 Charlotte B. Hildreth of Massachusetts purchased a portion of the plantation . C.M. Fuller was the developer of both Fullerwood Park and Nelmar Terrace subdivisions. By 1914, Fuller's partner, Frank E. Wood, had acquired the northern parts of the Douglas plantation and the Genopoly Tract and subdivided the land into Fullerwood Park Subdivision, a combination of the developer's names. Although the developers immediately began selling lots, most housing construction occurred during the Florida Boom years of the 1920s. . Little building activity occurred in the subdivision during the Depression/New Deal and World War II eras. In the post war era builders introduced new styles, materials and methods of construction. Slab foundations on grade, concrete block wall systems, jalousie and metal awning windows, Johns-Mannville asbestos cement siding and roof shingles became common place.

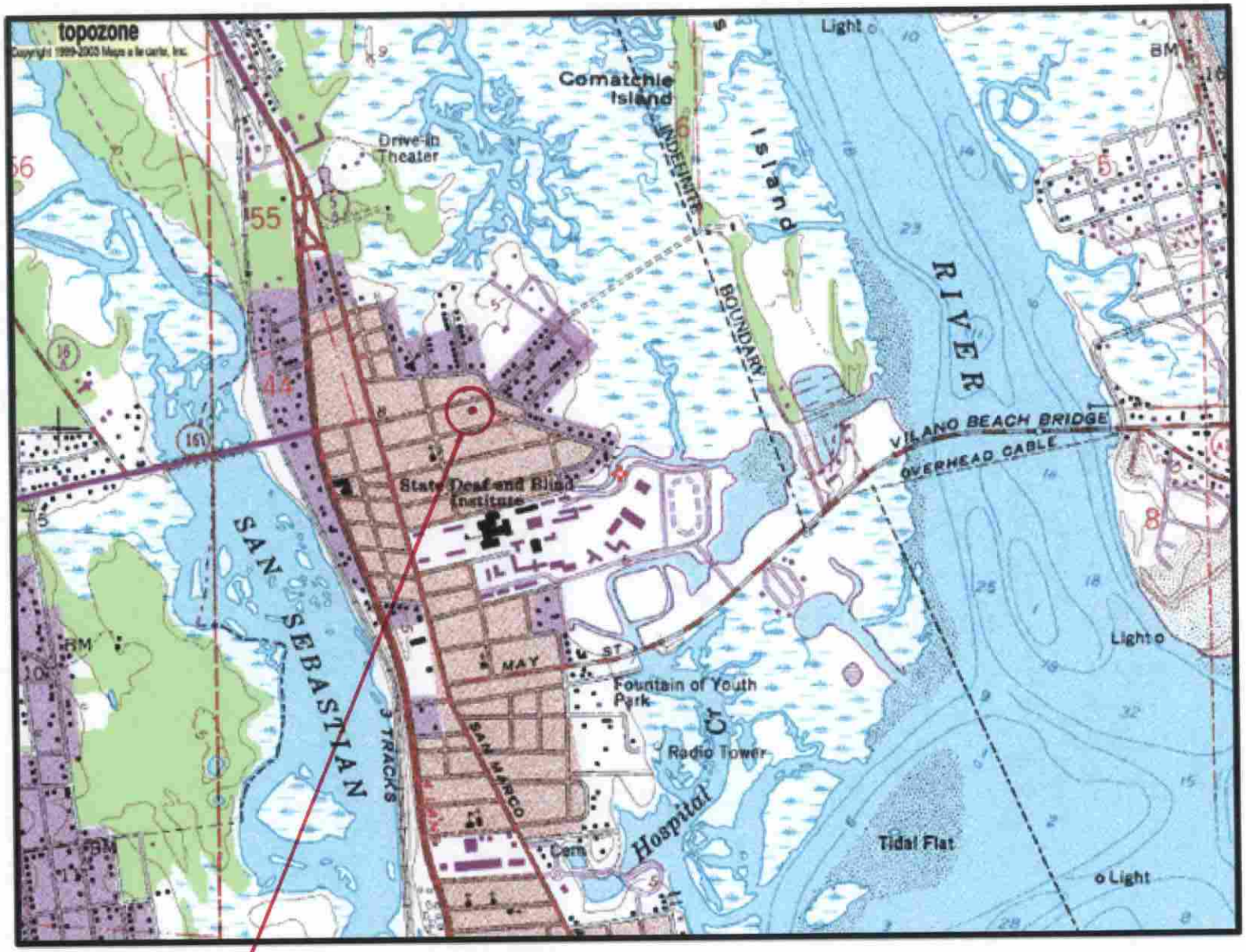
This one-story residential building is located within the Fullerwood Park Subdivision. It embodies the post-World War II development and architecture of the subdivision. It is an example of frame vernacular construction. Frame Vernacular, the prevalent type of residential building in Florida, refers to the common wood frame technique employed by lay or self-taught builders. By 1920, the Bungalow had become a major influence on vernacular design. As a result, the form, plan, and features of frame buildings tended to be more regular. After the 1920 frame vernacular buildings often diminished to one story. In addition to height and methods of construction frame vernacular building of the 1920s and 1930s shared additional characteristics. Framing rested on pier foundations, commonly brick or concrete block. Exterior sheathing was usually horizontal wood siding, either weatherboard or drop type. Roof types were gable or hip, covered with V-crimp or embossed sheet metal or composition or asbestos cement shingles. Brick chimneys constituted a common feature. Windows were double-hung sash. The size of panes increased in size, generally to 1/1 lights. Bungalow windows, with a single lower light and
3,4 or more lights in the upper sash, were typical. Porches usually full-widths entrance types, remained common.

The building's architectural features include a continuous concrete block foundation, wood-frame structural system, vinyl siding, and a gable roof .

Property Appraiser records suggest a construction date of 1945. The building appears on the 1953 Sanborn Fire Insurance update. The 1957 St. Augustine City Directory indicates the owner was likely Gordie Stewart.

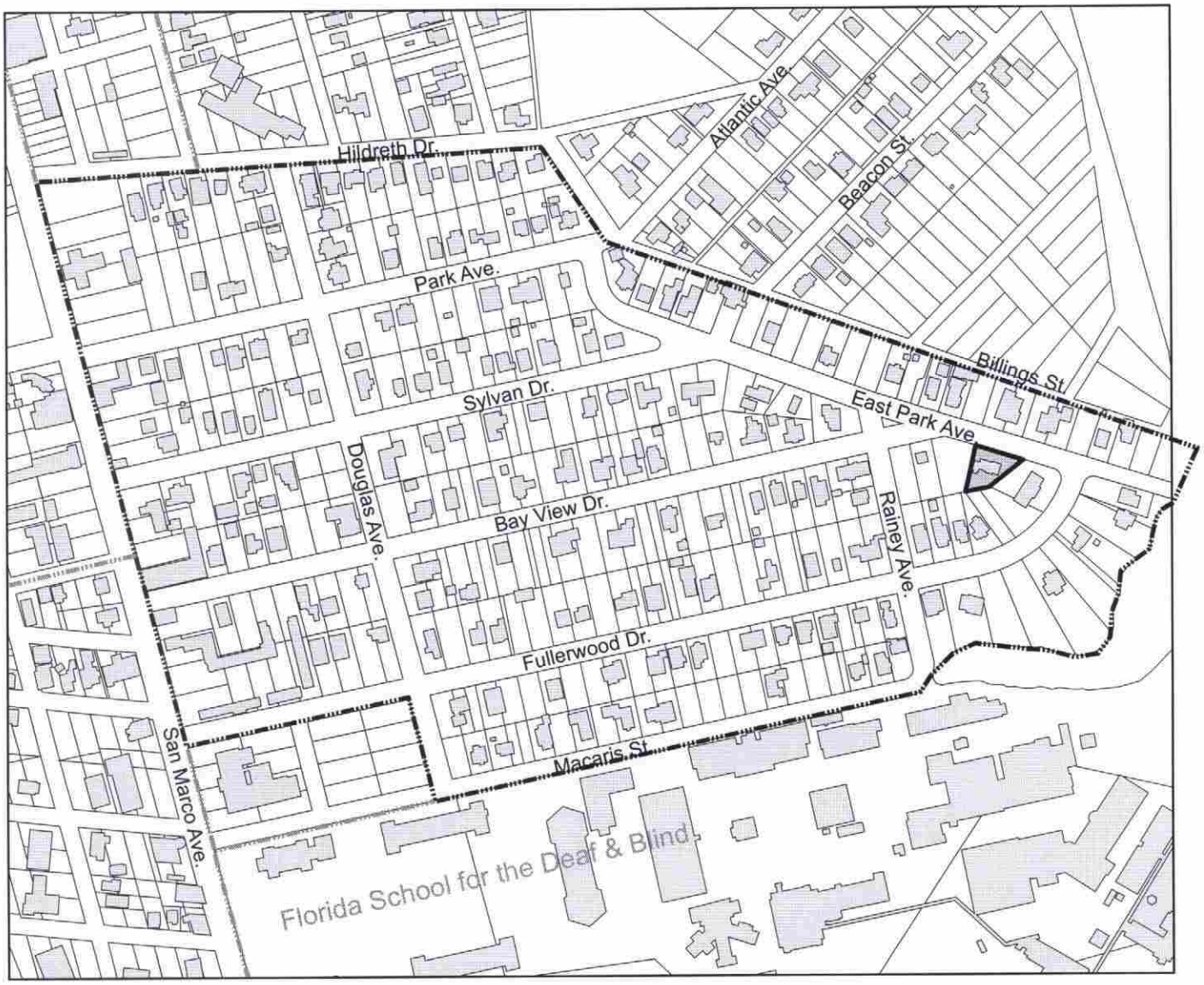
The building is not individually eligible for National Register designation but is located in and contributes to the Fullerwood Park Historic District which is proposed for listing as a district in the National Register.

NORTH CITY SITE MAP



FMSF NO: SJ5187
ADDRESS: 39 EAST PARK ~~AVENUE~~

FMSF #: 8 sj 5187



North City Historic Architectural Survey
St. Augustine, Florida
Spring 2006

0 125 250 500 Feet

N
W E
S

Fullerwood Park Subdivision

39 East Park Avenue

Lot 141, Block 10

= Subdivision Boundary = Subject Property = Building Footprint

This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy. Classifications depicted are for convenience only and should be confirmed by the Planning & Building Department of the City of St. Augustine prior to legal use.

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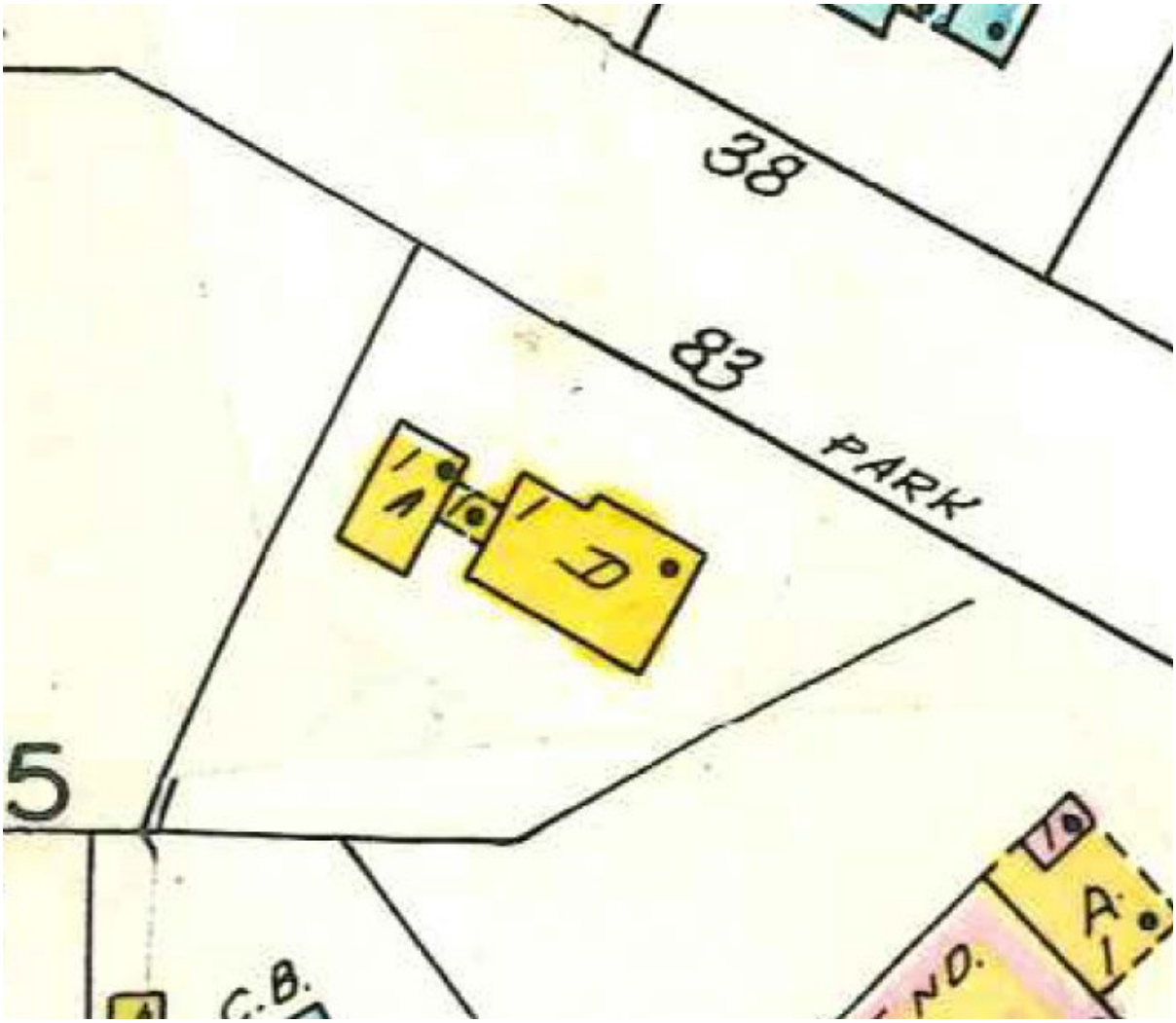
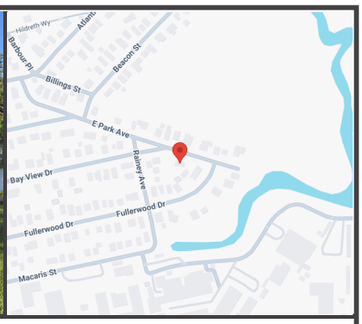
SANBORN MAP – 1930 UPDATED TO 1960
39 E Park Avenue



EXACTA
Land Surveyors, LLC
www.exactaland.com | office: 866.735.1916 | fax: 866.744.2882

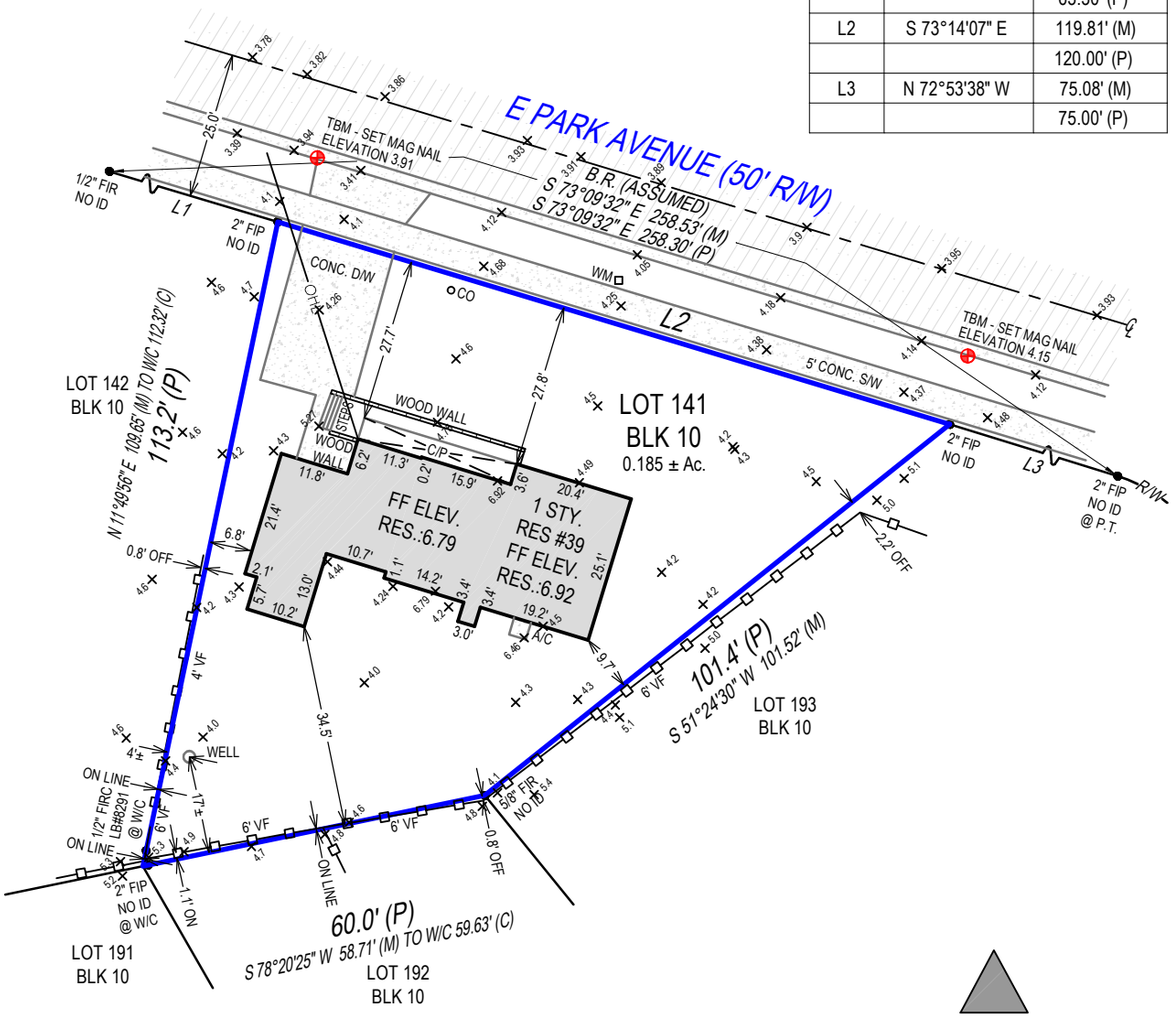




PROPERTY ADDRESS: 39 E PARK AVENUE, ST. AUGUSTINE, FLORIDA 32084 **SURVEY NUMBER:** 2506.2339

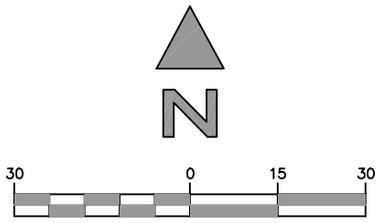
2506.2339
BOUNDARY SURVEY
ST. JOHNS COUNTY

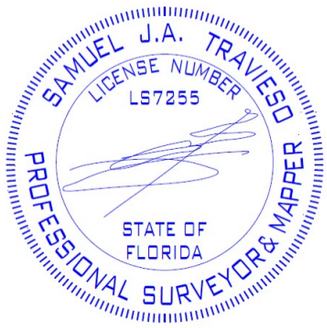
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 73°19'40" E	63.65' (M)
		63.30' (P)
L2	S 73°14'07" E	119.81' (M)
		120.00' (P)
L3	N 72°53'38" W	75.08' (M)
		75.00' (P)



BASIS OF ELEVATIONS SHOWN:
DESIGNATION: Y 223
PID: AQ0260
ELEVATION: 6.69
DATUM: NAVD88

SURVEYOR'S NOTES:
FENCE OWNERSHIP NOT DETERMINED.





SAMUEL J.A. TRAVIESO
STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER 7255
EXACTA LAND SURVEYORS, LLC | LB#8291

SURVEYORS CERTIFICATION:

I hereby certify that this Survey of the lands described hereon was made under my direct supervision, and to the best of my knowledge and belief is a true and accurate representation of said lands and meets the Standards of Practice set forth in Chapter 5J-17.050 through 5J -17.053, Florida Administrative Code, pursuant to section 472.027, Florida Statutes. This survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except when the electronic signature and seal of a Florida licensed surveyor and mapper is affixed hereto.

POINTS OF INTEREST:
NONE VISIBLE

EXACTA
Exacta Land Surveyors, LLC

Exacta Land Surveyors, LLC
LB# 8291
o: 866.735.1916 | f: 866.744.2882
131 West Broadway Street, Suite 1001, Oviedo, FL 32765

Florida Land Title Association
FLTA
AFFILIATE MEMBERS

DATE SIGNED: 06/26/25
FIELD WORK DATE: 6/25/2025
REVISION DATE(S): (REV.1 6/26/2025)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

PROPERTY ADDRESS: 39 E PARK AVENUE, ST. AUGUSTINE, FLORIDA 32084 **SURVEY NUMBER:** 2506.2339

JOB SPECIFIC SURVEYOR NOTES:

THE ASSUMED BEARING REFERENCE OF SOUTH 73 DEGREES 09 MINUTES 32 SECONDS EAST IS BASED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF E PARK AVENUE, LOCATED WITHIN FULLER-WOOD PARK ADDITION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

LEGAL DESCRIPTION:

LOT 141, BLOCK 10, FULLER-WOOD PARK ADDITION TO ST. AUGUSTINE, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 18, PUBLIC RECORDS OF SAINT JOHNS COUNTY, FLORIDA.

GENERAL SURVEYOR NOTES:

1. The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless the Title Commitment Number and Date is referenced on this survey, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
2. The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.
3. If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.
4. This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
5. Alterations to this survey map and report by other than the signing surveyor are prohibited.
6. Dimensions are in feet and decimals thereof.
7. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.
8. Unless otherwise noted "SIRC" indicates a Set Iron Rebar with a Cap stamped LB#8291, a minimum half inch in diameter and eighteen inches long.
9. If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 5J17.062 (3) of the Florida Administrative Code and Florida Statute 472.025. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor.
10. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.
11. Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.
12. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
13. The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
14. Pursuant to F.S. 558.0035, an individual employee or agent may not be held individually liable for negligence.
15. Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.

SURVEYOR'S LEGEND

LINETYPES	
	Boundary Line
	Center Line
	Chain Link or Wire Fence
	Easement
	Edge of Water
	Iron Fence
OHL	Overhead Lines
	Structure
	Survey Tie Line
	Vinyl Fence
	Wall or Party Wall
	Wood Fence
SURFACE TYPES	
	Asphalt
	Brick or Tile
	Concrete
	Covered Area
	Water
	Wood
SYMBOLS	
	Benchmark
	Center Line
	Central Angle or Delta
	Common Ownership
	Control Point
	Catch Basin

ELEV.	Elevation
	Fire Hydrant
	Find or Set Monument
	Guywire or Anchor
	Manhole
	Tree
	Utility or Light Pole
Ⓦ	Well

ABBREVIATIONS

(C) - Calculated
(D) - Deed
(F) - Field
(M) - Measured
(P) - Plat
(R) - Record
(S) - Survey
A/C - Air Conditioning
AE - Access Easement
ANE - Anchor Easement
ASBL - Accessory Setback Line
B/W - Bay/Box Window
BC - Block Corner
BFP - Backflow Preventer
BLDG - Building
BLK - Block
BM - Benchmark
BR - Bearing Reference
BRL - Building Restriction Line
BSMT - Basement
C - Curve
C/L - Center Line
C/P - Covered Porch
C/S - Concrete Slab
CATV - Cable TV Riser
CB - Concrete Block
CH - Chord Bearing
CHIM - Chimney
CLF - Chain Link Fence
CME - Canal Maintenance Easement
CO - Clean Out
CONC - Concrete
COR - Corner
CS/W - Concrete Sidewalk
CUE - Control Utility Easement
CVG - Concrete Valley Gutter
D/W - Driveway
DE - Drainage Easement
DF - Drain Field
DH - Drill Hole
DUE - Drainage & Utility Easement
ELEV - Elevation
EM - Electric Meter
ENCL - Enclosure
ENT - Entrance
EOP - Edge of Pavement
EOW - Edge of Water
ESMT - Easement
EUB - Electric Utility Box
F/DH - Found Drill Hole
FCM - Found Concrete Monument
FF - Finished Floor
FIP - Found Iron Pipe
FIPC - Found Iron Pipe & Cap
FIR - Found Iron Rod
FIRC - Found Iron Rod & Cap
FN - Found Nail
FN&D - Found Nail & Disc
FRRSPK - Found Rail Road Spike
GAR - Garage
GM - Gas Meter
ID - Identification
IE/EE - Ingress/Egress Easement
ILL - Illegible
INST - Instrument
INT - Intersection
IRRE - Irrigation Easement
L - Length
LAE - Limited Access Easement
LB# - License No. (Business)
LBE - Limited Buffer Easement
LE - Landscape Easement
LME - Lake/Landscape Maintenance Easement
LS# - License No. (Surveyor)
MB - Map Book
ME - Maintenance Easement
MES - Mitered End Section
MF - Metal Fence
MH - Manhole
MHWL - Mean High Water Line
NR - Non-Radial
NTS - Not to Scale
NAVD88 - North American Vertical Datum 1988
NGVD29 - National Geodetic Vertical Datum 1929
OG - On Ground
ORB - Official Records Book
ORV - Official Record Volume
O/A - Overall
O/S - Offset
OFF - Outside Subject Property
OH - Overhang
OHL - Overhead Utility Lines
OHWL - Ordinary High Water Line
ON - Inside Subject Property
P/E - Pool Equipment
PB - Plat Book
PC - Point of Curvature
PCC - Point of Compound Curvature
PCP - Permanent Control Point
PI - Point of Intersection
PLS - Professional Land Surveyor
PLT - Planter
POB - Point of Beginning
POC - Point of Commencement
PRC - Point of Reverse Curvature
PRM - Permanent Reference Monument
PSM - Professional Surveyor & Mapper
PT - Point of Tangency
PUE - Public Utility Easement
R - Radius or Radial
R/W - Right of Way
RES - Residential
RGE - Range
ROE - Roof Overhang Easement
RP - Radius Point
S/W - Sidewalk
SBL - Setback Line
SCL - Survey Closure Line
SCR - Screen
SEC - Section
SEP - Septic Tank
SEW - Sewer
SIRC - Set Iron Rod & Cap
SMWE - Storm Water Management Easement
SN&D - Set Nail and Disc
SQFT - Square Feet
STL - Survey Tie Line
STY - Story
SV - Sewer Valve
SWE - Sidewalk Easement
TBM - Temporary Bench Mark
TEL - Telephone Facilities
TOB - Top of Bank
TUE - Technological Utility Easement
TWP - Township
TX - Transformer
TYP - Typical
UE - Utility Easement
UG - Underground
UP - Utility Pole
UR - Utility Riser
VF - Vinyl Fence
W/C - Witness Corner
W/F - Water Filter
WF - Wood Fence
WM - Water Meter/Valve Box
WV - Water valve

CERTIFIED TO:
KENNETH LEWIS;

FLOOD ZONE INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE AE (WITH A BASE FLOOD ELEVATION OF 8). THIS PROPERTY WAS FOUND IN CITY OF ST. AUGUSTINE, COMMUNITY NUMBER 125145, PANEL NUMBER 0312 DATED 12/7/2018.

DATE SIGNED: 06/26/25

BUYER: KENNETH LEWIS

LENDER:

TITLE COMPANY:

COMMITMENT DATE: NOT REVIEWED **CLIENT FILE NO:**

SEE PAGE 1 OF 2 FOR MAP OF PROPERTY

PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES

EXACTA
Exacta Land Surveyors, LLC
Exacta Land Surveyors, LLC
LB# 8291
o: 866.735.1916 | f: 866.744.2882
431 West Broadway Street, Suite 1001, Oviedo, FL 32765

BUILDING FOOTAGE INFORMATION

RESIDENCE	1,541 Sq Ft
CARPORT	127 Sq Ft
STOOP	50 Sq Ft
PATIO (OPEN + COVERED)	846 Sq Ft
TOTAL	2,565 Sq Ft
TOTAL UNDER ROOF	2,090 Sq Ft
LOT SIZE	8,118 Sq Ft
EXISTING LOT COVERAGE	19.6 %
PROPOSED LOT COVERAGE	25.7 %
IMPERVIOUS COVERAGE	(3,450 / 8,118)=42.5 %

STRUCTURE INFORMATION

MEAN ROOF HT	21'-2"
TOTAL ROOF HT	23'-6"
EXISTINGSTORIES	1

TYPE OF CONSTRUCTION

TYPE VB
PROJECT IS NOT LOCATED WITHIN 1 MILE OF THE COASTLINE
WIND BORNE DEBRIS PROTECTION IS NOT REQUIRED

WIND ZONE INFORMATION

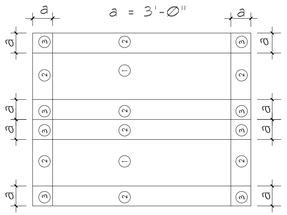
THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH, & MEETS THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 2023 8th EDITION

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

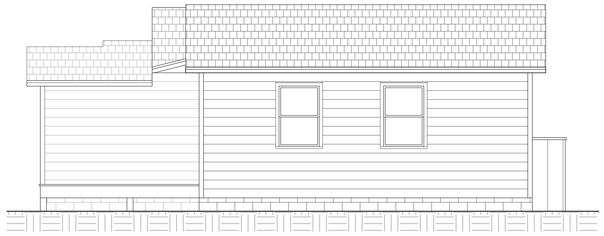
HEIGHT AND EXPOSURE ADJUSTMENT COEFFICIENTS = 1.00

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

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


a
a = 3'-0"
a
a
a

NOTE:
ELEVATION DRAWINGS ARE INTENDED FOR DESIGN PURPOSES ONLY. CONTRACTOR/BUILDER SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION.

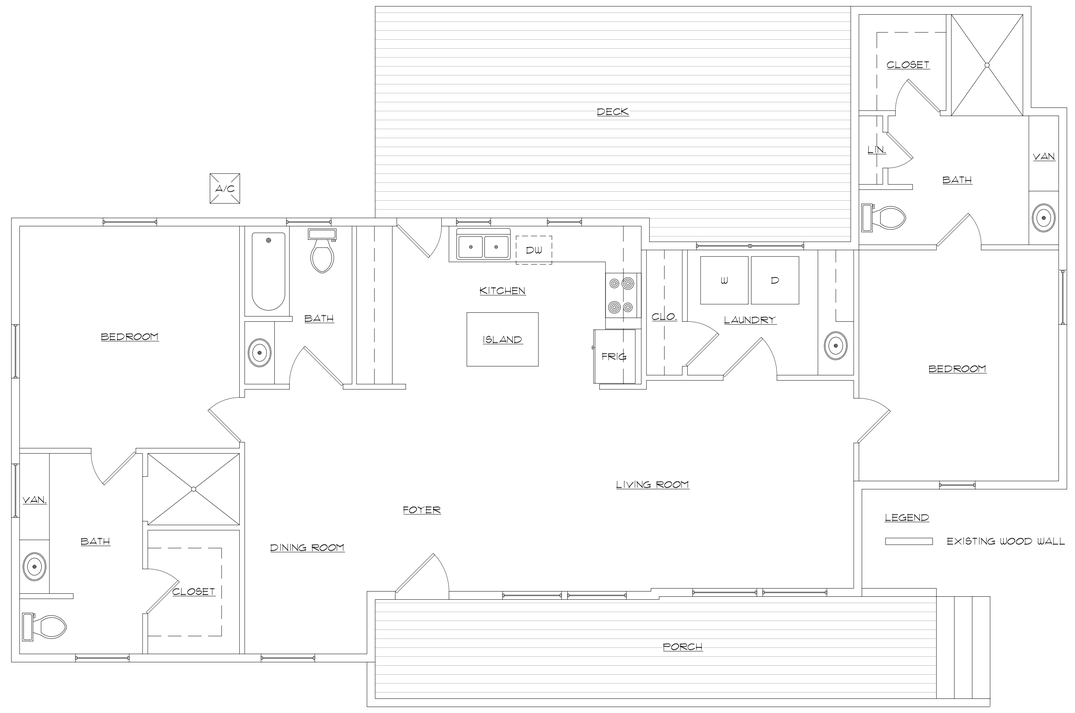


Existing E. Elevation
3/16"=1'-0"

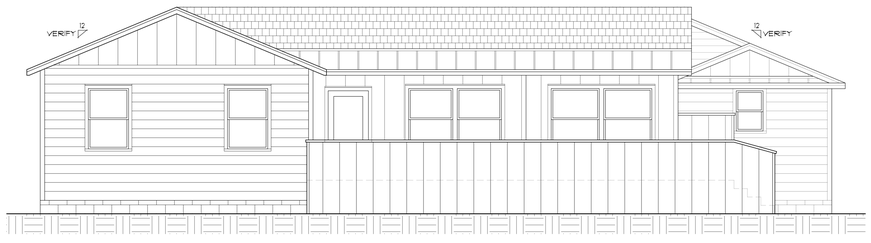
Existing W. Elevation
3/16"=1'-0"



Existing S. Elevation
3/16"=1'-0"



Existing Floor Plan
1/4"=1'-0"



Existing N. Elevation
3/16"=1'-0"

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

EXISTING RESIDENCE LIFT PERMIT

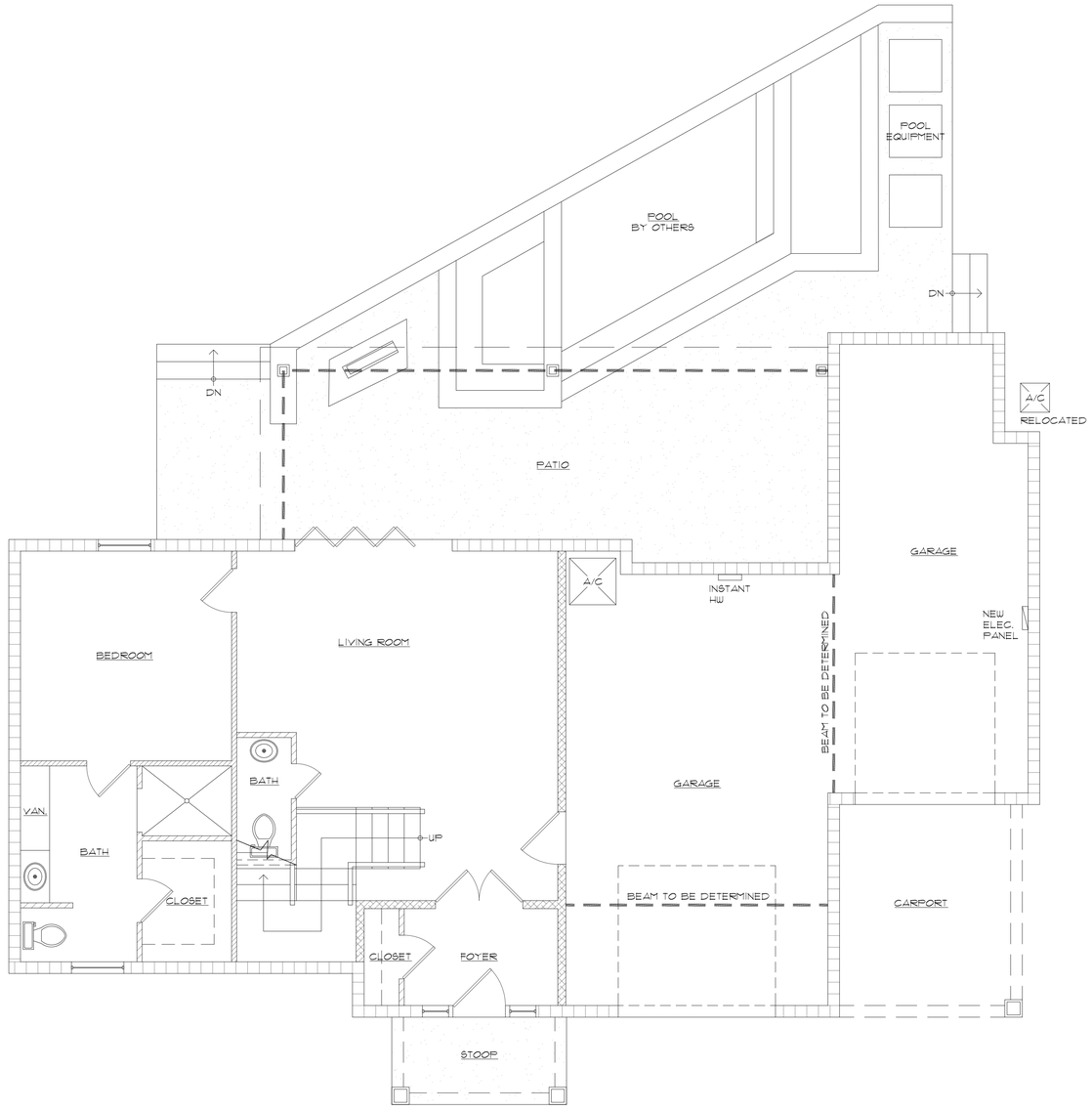
LEWIS RESIDENCE

39 EAST PARK AVE, ST. AUGUSTINE, FL 32084

Date:	7.22.25
Scale:	As Noted
Drawn:	Murphy
File:	39EPA

SHEET
A2

NOTE:
CONTRACTOR/BUILDER
SHALL FIELD VERIFY
ALL DIMENSIONS AND CONDITIONS
PRIOR TO CONSTRUCTION...



Proposed 1st Floor Plan

1/4" = 1'-0"

LEGEND

- 2x4 STUDS @ 24" O.C. (2x6 WET WALLS) 1/2" SHEETROCK COND. SIDES
- 2x4 STUDS @ 16" O.C. 1/2" SHEETROCK COND. SIDES
- 2x6 STUDS @ 16" O.C. 1/2" SHEETROCK COND. SIDES
- 8x8x16 CMU w/#5 BARS @ 48" O.C. VERTICALLY CONC. FILL. 18" LAP #5 BARS FROM FOOTING w/STUCCO FINISH, UNO

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EXISTING RESIDENCE LIFT PERMIT

LEWIS RESIDENCE

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File:	39EPA

SHEET

A3

NOTE:
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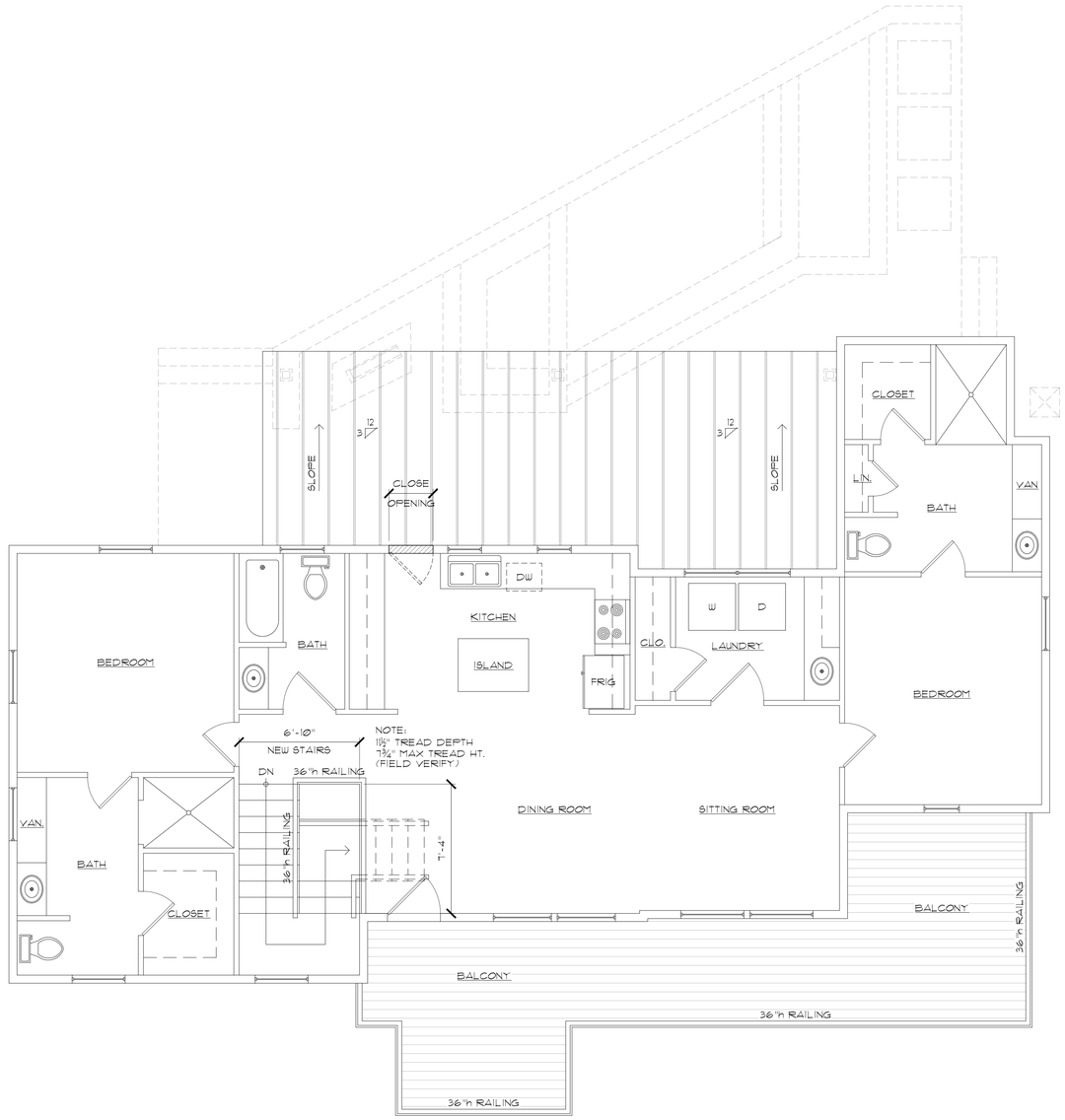
SHALL FIELD VERIFY
ALL DIMENSIONS AND CONDITIONS
PRIOR TO CONSTRUCTION...



Proposed 2nd Floor Plan

1/4" = 1'-0"

LEGEND

- EXISTING TO REMAIN
- DEMO EXISTING
- 2x4 STUDS @ 16" O.C. (2x6 WET WALLS)
  1/2" SHEETROCK COND. SIDES

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

EXISTING RESIDENCE LIFT PERMIT

LEWIS RESIDENCE

39 EAST PARK AVE, ST. AUGUSTINE, FL 32084

Date:	7.22.25
Scale:	As Noted
Drawn:	Murphy
File:	39EPA

SHEET

A4

NOTE:
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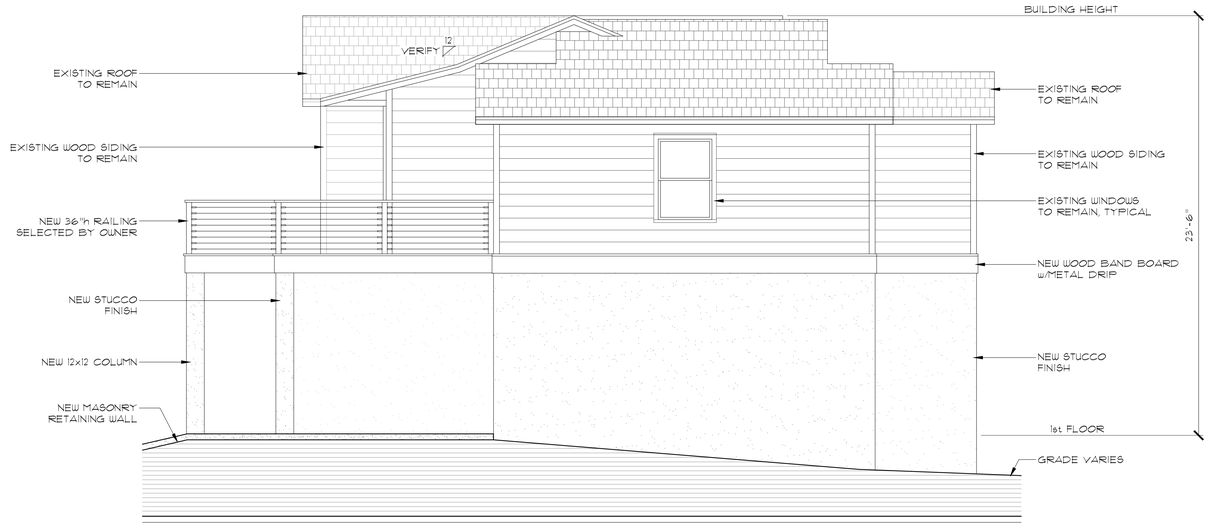

Proposed W. Elevation

1/4"=1'-0"



Proposed N. Elevation

1/4"=1'-0"

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

EXISTING RESIDENCE LIFT PERMIT

LEWIS RESIDENCE

39 EAST PARK AVE, ST. AUGUSTINE, FL 32084

Date: 7.22.25
Scale: As Noted
Drawn: Murphy
File: 39EPA

SHEET
A5

NOTE:
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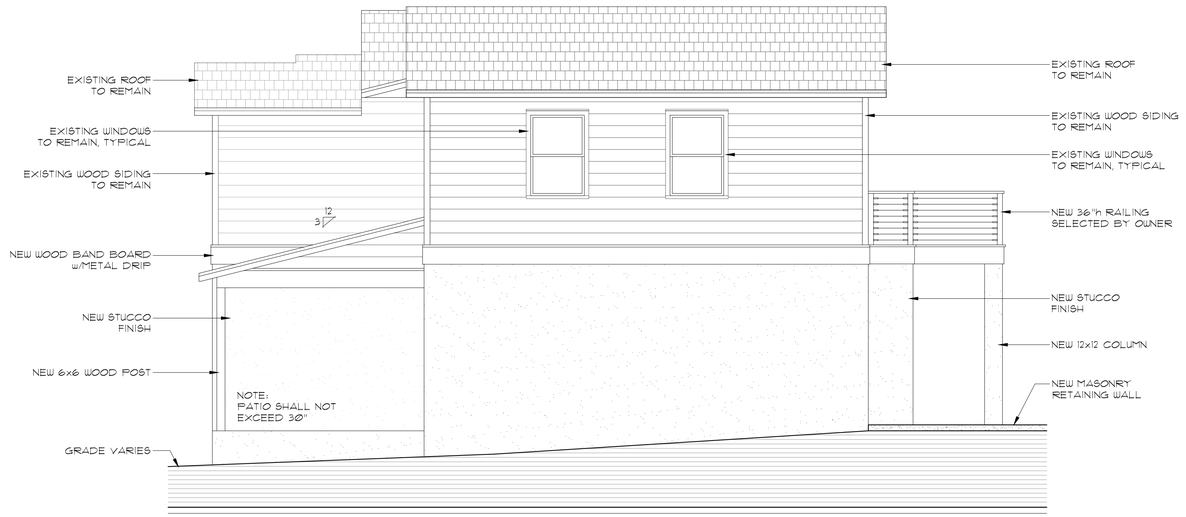
FOR DESIGN PURPOSES ONLY.
CONTRACTOR/BUILDER
SHALL FIELD VERIFY
ALL DIMENSIONS AND CONDITIONS
PRIOR TO CONSTRUCTION.



Proposed E. Elevation

1/4"=1'-0"



Proposed S. Elevation

1/4"=1'-0"

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EXISTING RESIDENCE LIFT PERMIT

LEWIS RESIDENCE

39 EAST PARK AVE, ST. AUGUSTINE, FL 32084

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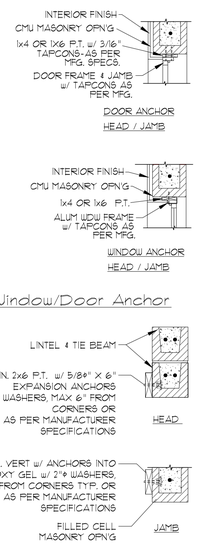
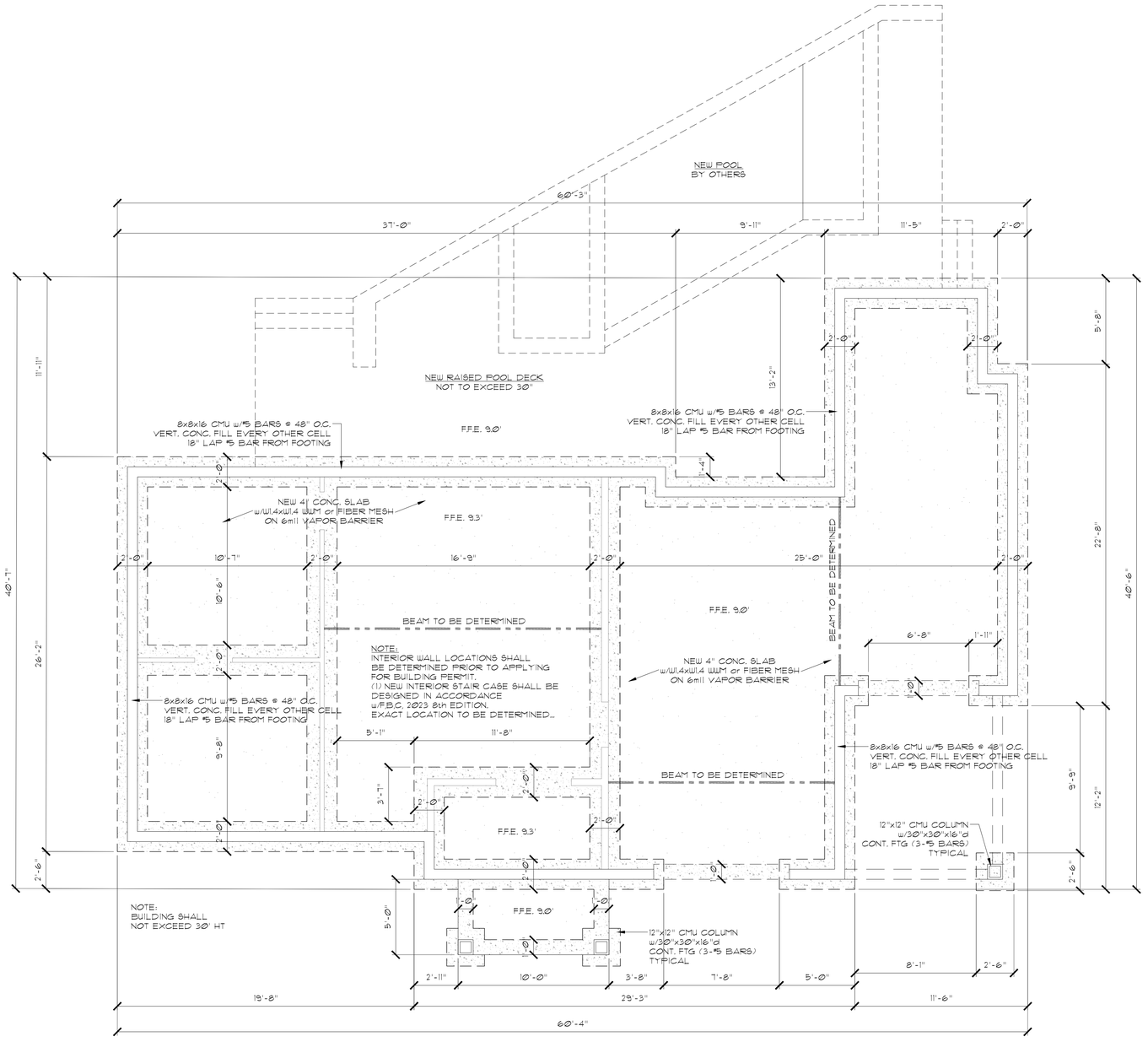
Scale:	As Noted
Drawn:	Murphy
File:	39EPA

SHEET

A6

NOTE:
CONTRACTOR/BUILDER
SHALL FIELD VERIFY
ALL DIMENSIONS AND CONDITIONS
PRIOR TO CONSTRUCTION...

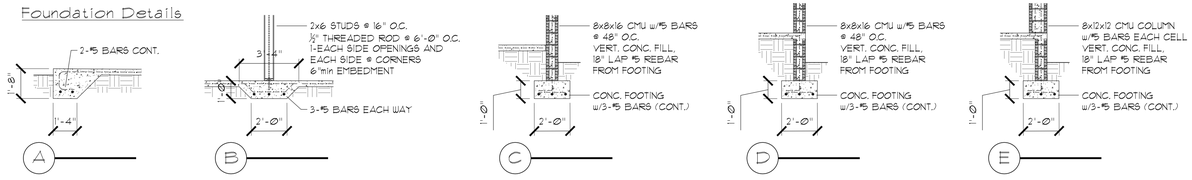




Proposed Foundation Plan

1/4" = 1'-0"

Foundation Details



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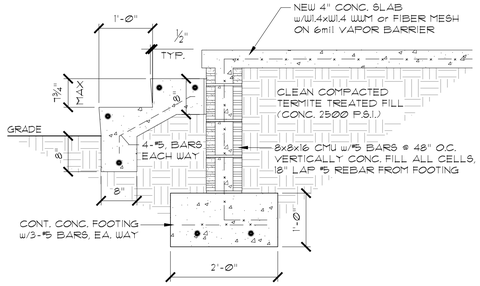
SHEET

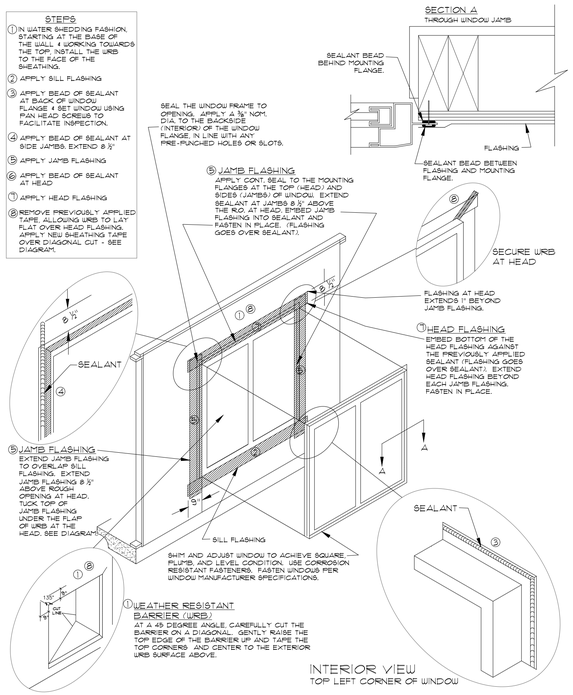
A7



Stair Detail

¾"=1'-Ø" Typical

WEATHER RESITIVE BARRIER (WRB) APPLIED PRIOR TO THE WINDOW INSTALLATION.
FLASHING APPLIED OVER THE FACE OF THE MOUNTING FLANGE.



INTERIOR VIEW
TOP LEFT CORNER OF WINDOW

Header Schedule

OPENING WIDTH	BEARING WALL OR SHEAR WALL	NON-BEARING WALL	JACK and KING STUDS
Ø'- Ø" TO 3'- Ø"	(2) 2"X 8"	(2) 2"X 6"	1 J - 1 K
3'- 1" TO 5'- Ø"	(2) 2"X 10"	(2) 2"X 8"	2 J - 1 K
5'- 1" TO 7'- Ø"	(2) 2"X 12"	(2) 2"X 10"	2 J - 2 K
7'- 1" TO 10'- Ø"	(2) 2"X 12" WITH 1/2" PLYWOOD FLITCH	(2) 2"X 10"	3 J - 2 K
10'- 1" and LARGER	LVL (ENGINEERED)	LVL (ENGINEERED)	4 J - 3 K

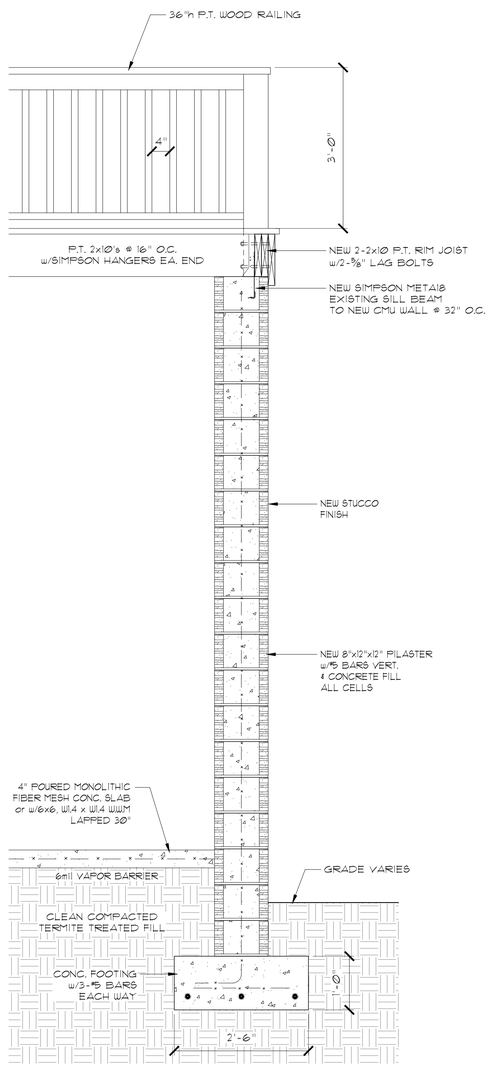
NOTES:

1. USE HEADER SIZE ABOVE UNLESS OTHERWISE NOTED ON FRAMING PLAN.
2. PRIMARY FRAMING (BEAMS, GIRDERS, EXT.) WERE SIZED USING.
   1800 "Fb" EXTREME FIBER IN BENDING (SINGLE)
   90 "Fv" HORIZONTAL SHEAR
   16E "E" MODULUS OF ELASTICITY
3. JOISTS, RAFTER, LENTEL, ECT WERE SIZED USING
   1200 "Fb" EXTREME FIBER IN BENDING (SINGLE)
   90 "Fv" HORIZONTAL SHEAR
   16E "E" MODULUS OF ELASTICITY

Lintel Information

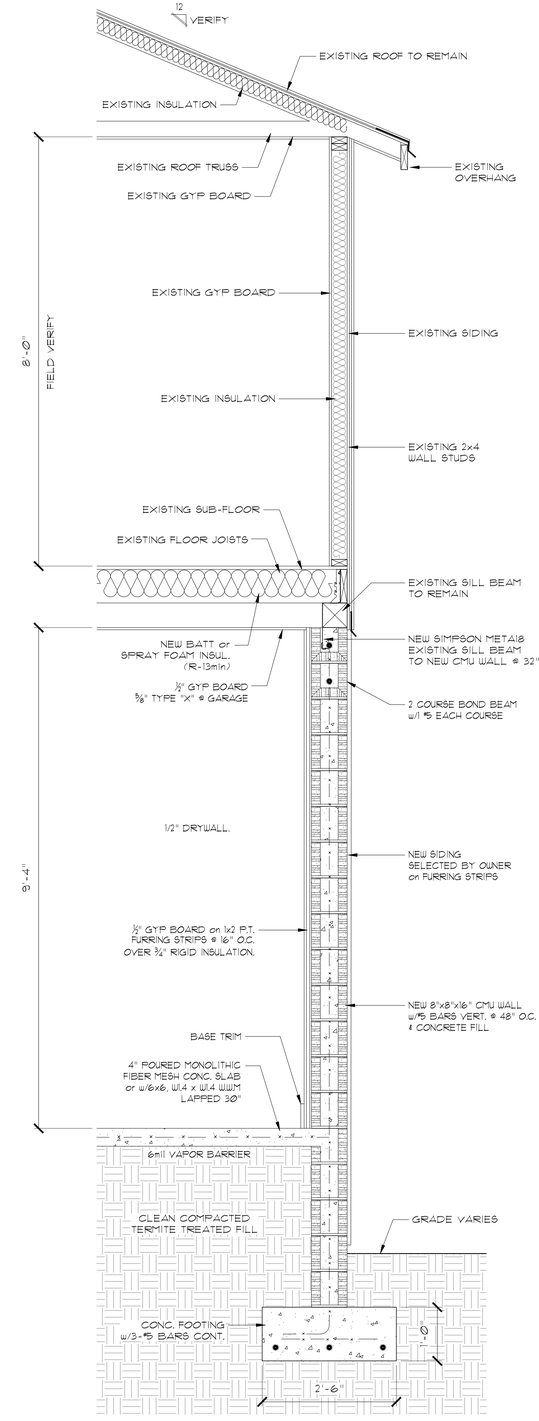
DOOR AND WINDOW TYPICAL CAST-CRETE LINTELS:
A. 8x8 w/1 #5 8FB-1B UP TO 6'-8" WIDE OPENINGS
B. 8x16 LINTEL w/4 #5 8F16-2B/2T FROM 6'-8" TO 16'-Ø"

NOTE:
ACTUAL RAILING MAY VARY
PER OWNER DIRECTION



Pilaster Detail

¾"=1'-Ø"



Wall Detail

¾"=1'-Ø" Typical

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

EXISTING RESIDENCE LIFT PERMIT
LEWIS RESIDENCE
39 EAST PARK AVE, ST. AUGUSTINE, FL 32084

Date:	7.22.25
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Drawn:	Murphy
File:	39EPA

SHEET
A8

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Demolition (Partial)

Case Number: HP2025-0058 **Meeting Date: Thursday, September 18, 2025**

1. NAME OF APPLICANT: Kenneth Lewis
   Business (if applicable): 39 Park Ave East LLC
   Address: 39 E Park Ave
   City: St Augustine State: FL Zip Code: 32084
   Daytime Telephone: 386-871-0394 E-Mail Address: kenrlewis@gmail.com

2. NAME OF PROPERTY OWNER: Brenna H Lewis
   Business (if applicable): 39 Park Ave East LLC
   Address: 39 E Park Ave
   City: St Augustine State: FL Zip Code: 32084
   Daytime Telephone: 3868717693 E-Mail Address: brennalew13@gmail.com

3. PROJECT LOCATION: 39 E PARK AVE, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: 2-18 FULLERWOOD PARK SUB LOT 141 BLK 10 OR6037/1908

5. SCOPE OF WORK: for partial demolition of a residential building, constructed c. 1945, that is recorded in the Florida Master Site File and contributing to the Fullerwood Park Residential National Register Historic District for work related to elevation of the building, including removal of the existing block foundation and replacement with a new masonry first floor and garage space

Information attached by applicant includes:

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

HARB APPLICATION AGREEMENT

In filling out this application:

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

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

Project Address: 39 E Park Ave St Augustine FL 32084

Applicant's Name: Kenneth Lewis Applicant's Signature: Kenneth Lewis

Owner's Name: Kenneth Lewis Owner's Signature: Kenneth Lewis

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

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

(Can add additional signature page if needed)

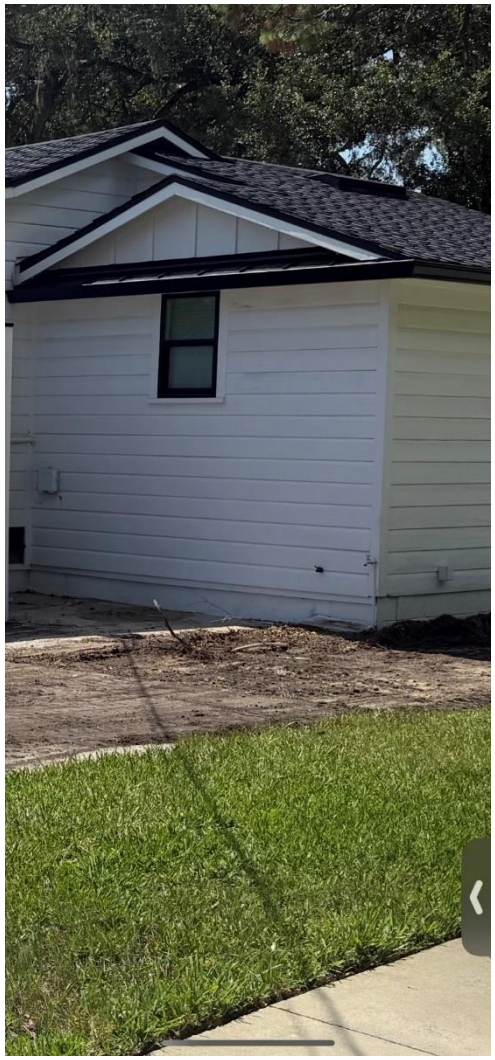
Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.

39 E Park Ave HARB Application

ROOFING EXTERIOR FINISHES

Remain the same

Photos of existing foundation





Photos of full perspective view

Proposed color is white main house stucco and siding with black door and trim, same as existing.



See below for Architecture rendering of stucco on proposed new first floor.



Proposed N. Elevation
1/4"=1'-0"

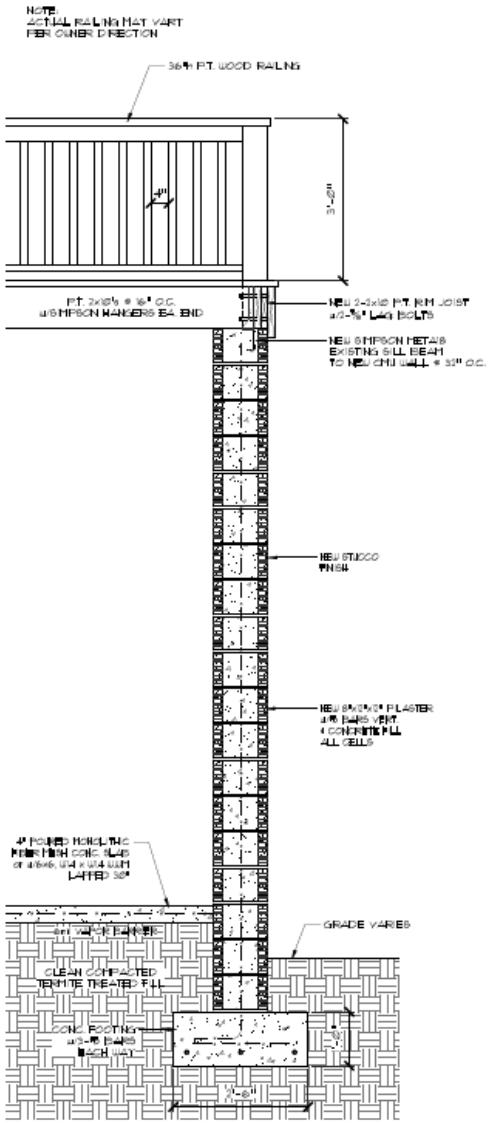
Received August 15, 2025
Planning and Building Department

DOCUMENTATION OF JUSTIFICATION OF FEATURE CHANGES

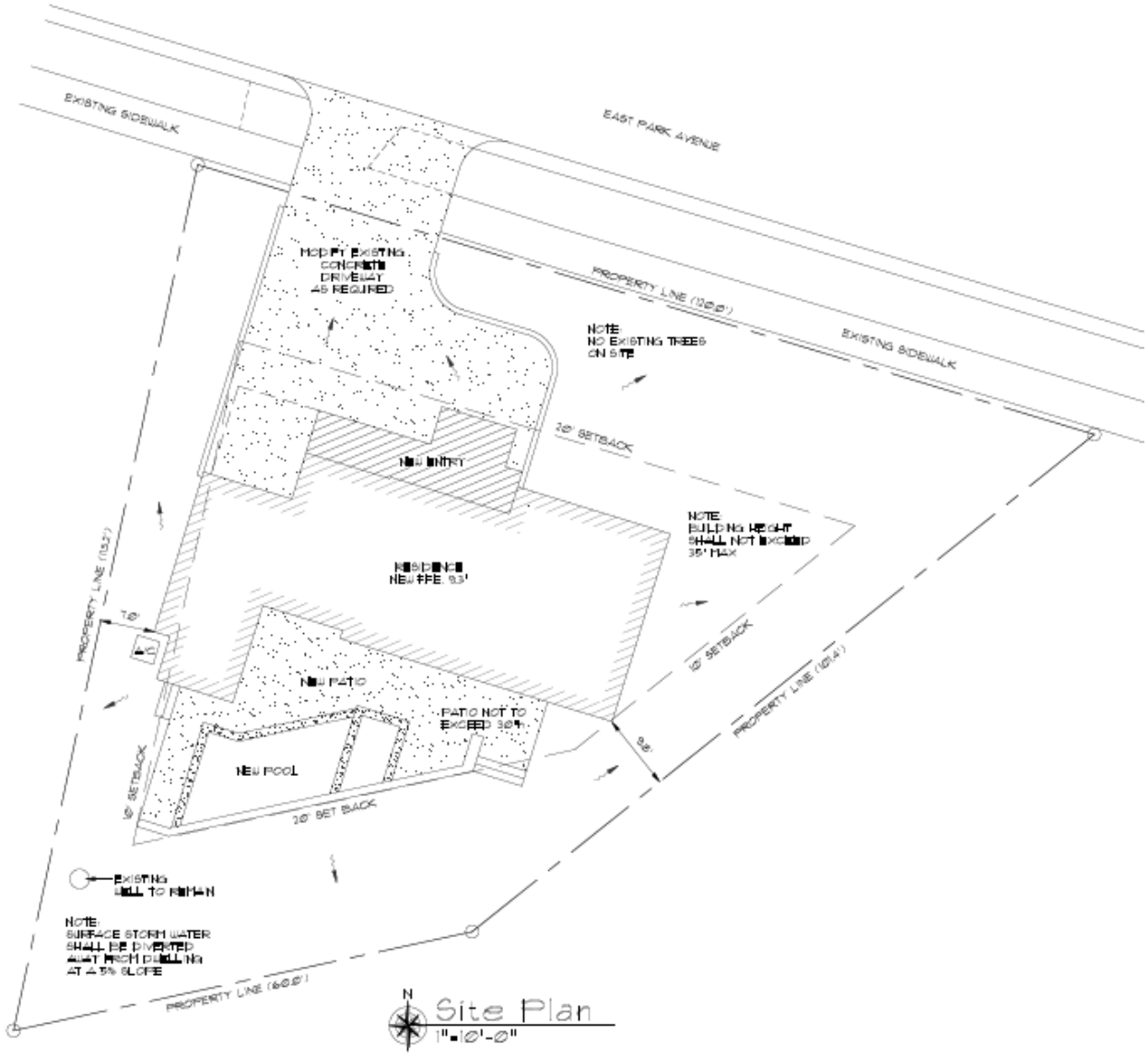


House Flooded in 2022. We would like to build the new first floor above these flood levels, while maintaining the charm of fuller wood much like our neighbors have done.

PORCHES AND BALCONY- Proposed Balcony will remain within the existing setbacks. The balcony will raise with the existing first floor to become a 2nd floor balcony that the new front door will be under. Please let us know what type of railing you would like us to use and we will do so.

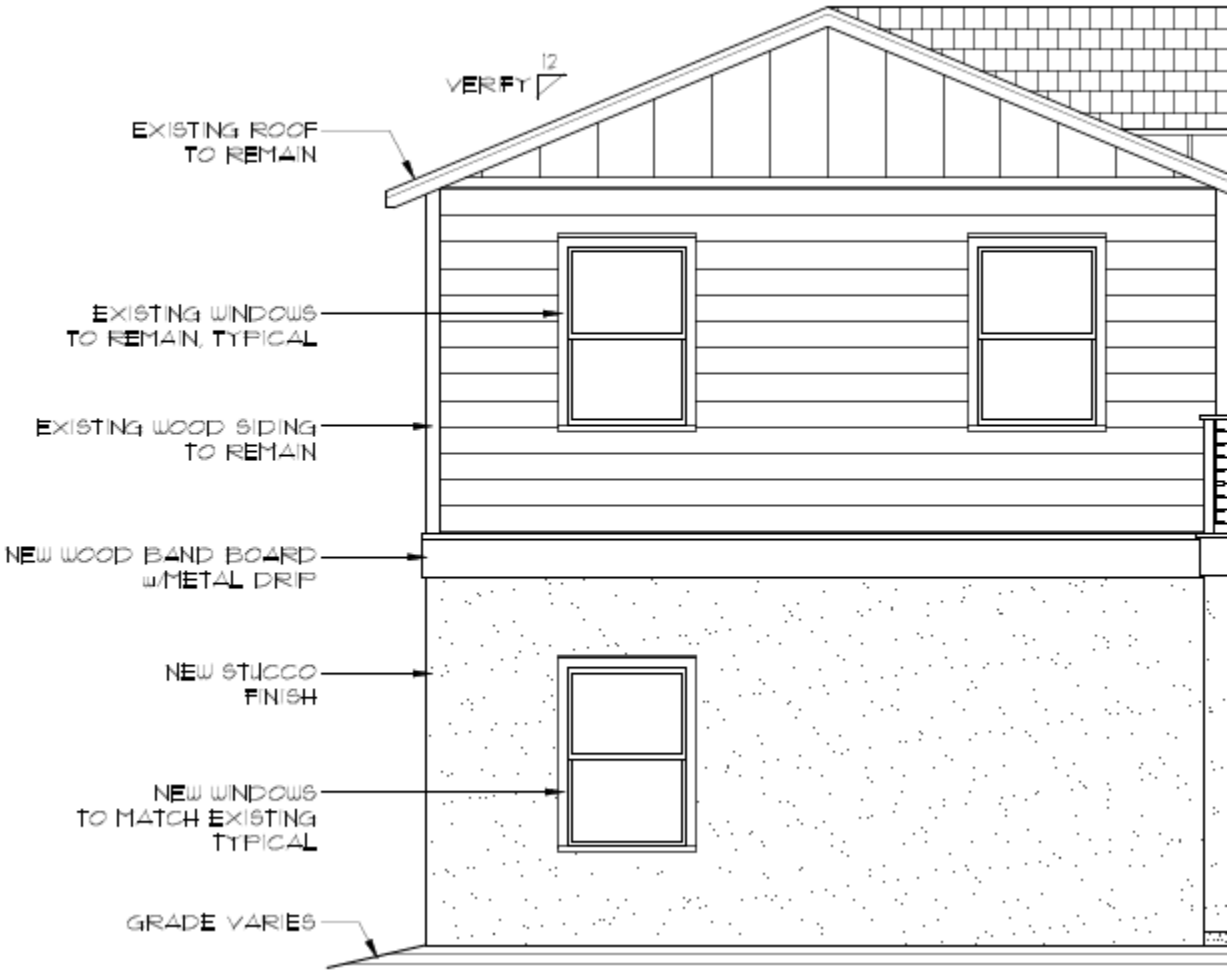


Pilaster Detail
3/4"=1'-0"



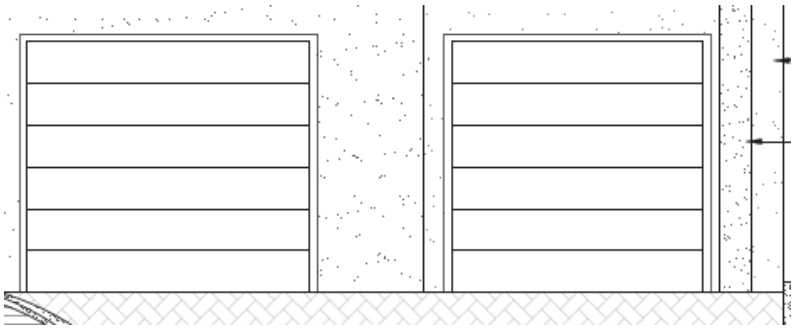
Site Plan
1"=10'-0"

WINDOWS: On the proposed first floor the windows will match existing. They will align with the proposed second story windows. Where the new stairwell will be there is no window below it. There are no historic windows. They are all vinyl windows.



EXISTING DOORS: Existing front door is a solid wood door painted black. It will remain the same but a the balcony door once raised. A new front door with sidelights will be added. As for garage doors we will include a stamped carriage house window garage door also painted white.



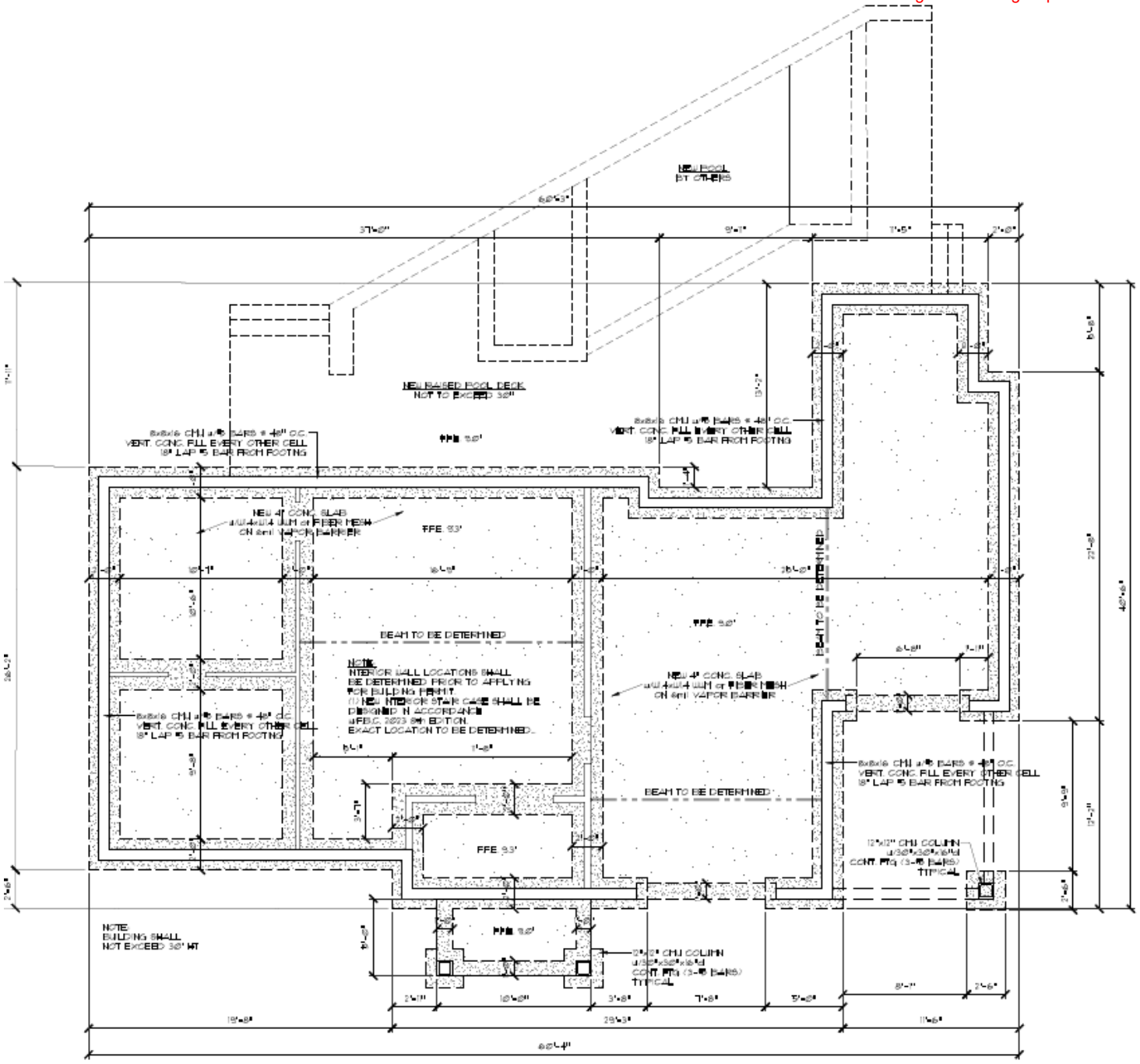






Received August 15, 2025
Planning and Building Department

FOUNDATION: To address flooding concerns there will be a stem wall built 3' above current grade meeting all perimable requirements.



Proposed Foundation Plan
1/4"=1'-0"

Received August 15, 2025
Planning and Building Department

NOTE:
ELEVATION DRAWINGS ARE INTENDED FOR DESIGN PURPOSES ONLY. CONTRACTOR/BUILDER SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION.



Option-B Proposed N. Elevation
1/4"=1'-0"



Original Proposed N. Elevation
1/4"=1'-0"

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

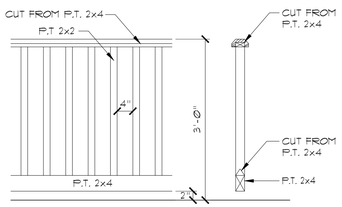
EXISTING RESIDENCE LIFT PERMIT
LEWIS RESIDENCE
39 EAST PARK AVE, ST. AUGUSTINE, FL 32084

Date:	7.22.25
Scale:	As Noted
Drawn:	Murphy
File:	39EPA

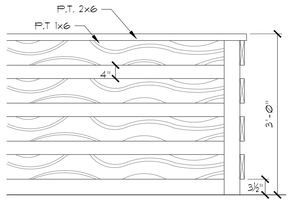
SHEET
A9

Received August 15, 2025
Planning and Building Department

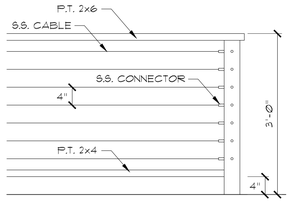
NOTE:
ELEVATION DRAWINGS ARE INTENDED FOR DESIGN PURPOSES ONLY. CONTRACTOR/BUILDER SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION.



Option-C



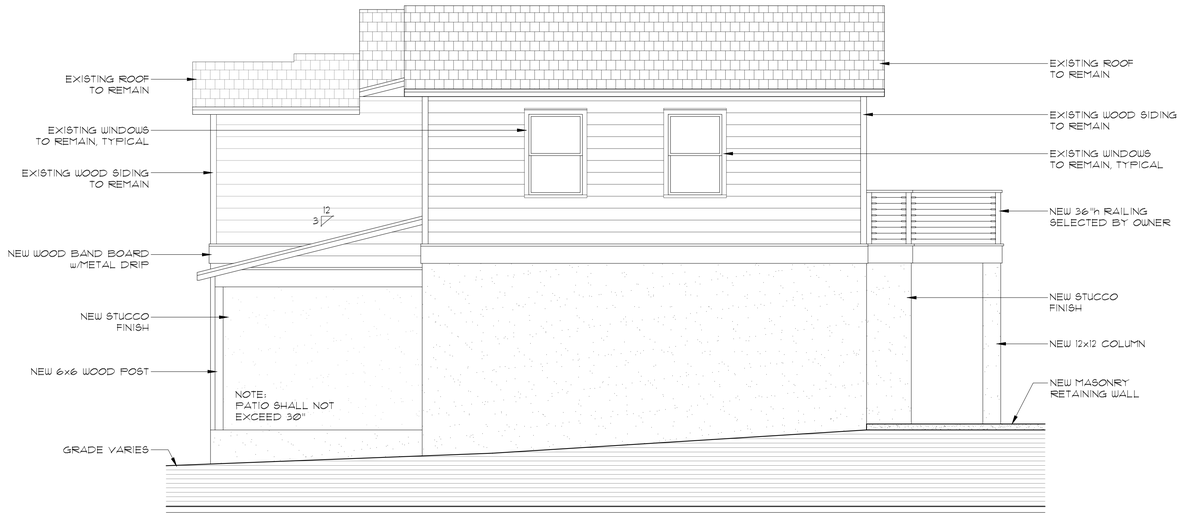
Option-B



Option-A

Railing Details

¾"=1'-0"



Proposed E. Elevation

¼"=1'-0"



Proposed S. Elevation

¼"=1'-0"

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

EXISTING RESIDENCE LIFT PERMIT

LEWIS RESIDENCE

39 EAST PARK AVE, ST. AUGUSTINE, FL 32084

Date:	7.22.25
Scale:	As Noted
Drawn:	Murphy
File:	39EPA

SHEET

A6

Instr #2024081384 BK: 6037 PG: 1908, Filed & Recorded: 10/17/2024 4:13 PM #Pgs:2 Doc. D $3,360.00
Brandon J. Patty,Clerk of the Circuit Court and County Comptroller St. JohnsCounty FL Recording $18.50

Prepared by and return to:
This instrument prepared by: **Mindi Dick**
Robert Kit Korey, P.A.
595 W Granada Boulevard
Suite A
Ormond Beach, FL 32174
(386) 677-3431
File No.: **2024-129**

[Space Above This Line For Recording Data]

COPY

WARRANTY DEED

This Warranty Deed Made this **15th day of October, 2024** by **Kenneth Ross Lewis and Brenna Hillegas Lewis, Husband and Wife** hereinafter called the grantor, whose post office address is: **209 Riverbend Rd, Ormond Beach, FL 32174**

to: **39 Park Ave East LLC, a Florida Limited Liability Company** whose post office address is: **209 Riverbend Rd, Ormond Beach, FL 32174** hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of Ten ($10.00) Dollars, 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 situated in **Saint Johns County, Florida**, viz:

Lot 141, Block 10, FULLER-WOOD PARK ADDITION TO ST. AUGUSTINE, FLORIDA, according to the map or plat thereof as recorded in Plat Book 2, Page 18, Public Records of Saint Johns County, Florida.

Parcel Identification Number: 1532300000

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 12/31/2023, reservations, restrictions and easements of record, if any.
(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates)

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

Signed, Sealed and Delivered in Our Presence:

Witness

Printed Witness Name
595 W Granada Bv Ste A Ormond Bch FL 32174

Kenneth Ross Lewis

Brenna Hillegas Lewis

Witness

Printed Witness Name
595 W Granada Bv Ste A Ormond Bch FL 32174

COPY

State of Florida
County of Volusia

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 15th day of October, 2024 by Kenneth Ross Lewis and Brenna Hillegas Lewis who [✓] are personally known or [ ] have produced drivers' licenses as identification.

[Seal]

Notary Public
Print Name: _____
My Commission Expires: _____

MELINDA S. DICK
Commission # HH 463520
Expires March 13, 2028

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

Sales Questionnaire Form

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

Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1532300000
Location Address	39 E PARK AVE SAINT AUGUSTINE 32084-0000
Neighborhood	Fullerwood Park (702)
Tax Description*	2-18 FULLERWOOD PARK SUB LOT 141 BLK 10 OR6037/1908 *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	39 Park Ave East LLC 100%
Mailing Address	209 RIVERBEND RD ORMOND BEACH, FL 32174-0000

Skip to main content

Map



Valuation Information

Assessed Year	2025
Building Value	$163,021.00
Extra Features Value	$0.00
Total Land Value	$250,560.00
Agricultural (Assessed) Value	$0.00
Agricultural (Market) Value	$0.00
Just Market	**$413,581.00**
Total Deferred	$0.00
Assessed Value	**$413,581.00**
Total Exemptions	
Taxable Value	**$413,581.00**

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	$129,809	$0	$250,560	$0
2023	$75,872	$0	$290,232	$0
2022	$138,536	$0	$243,210	$0
2021	$89,258	$0	$120,960	$0
2020	$103,935	$0	$133,632	$0
2019	$91,632	$0	$133,632	$0
2018	$92,853	$0	$100,224	$0
2017	$85,364	$705	$100,224	$0
2016	$87,581	$705	$100,224	$0
2015	$74,212	$705	$82,685	$0
2014	$61,938	$705	$82,685	$0

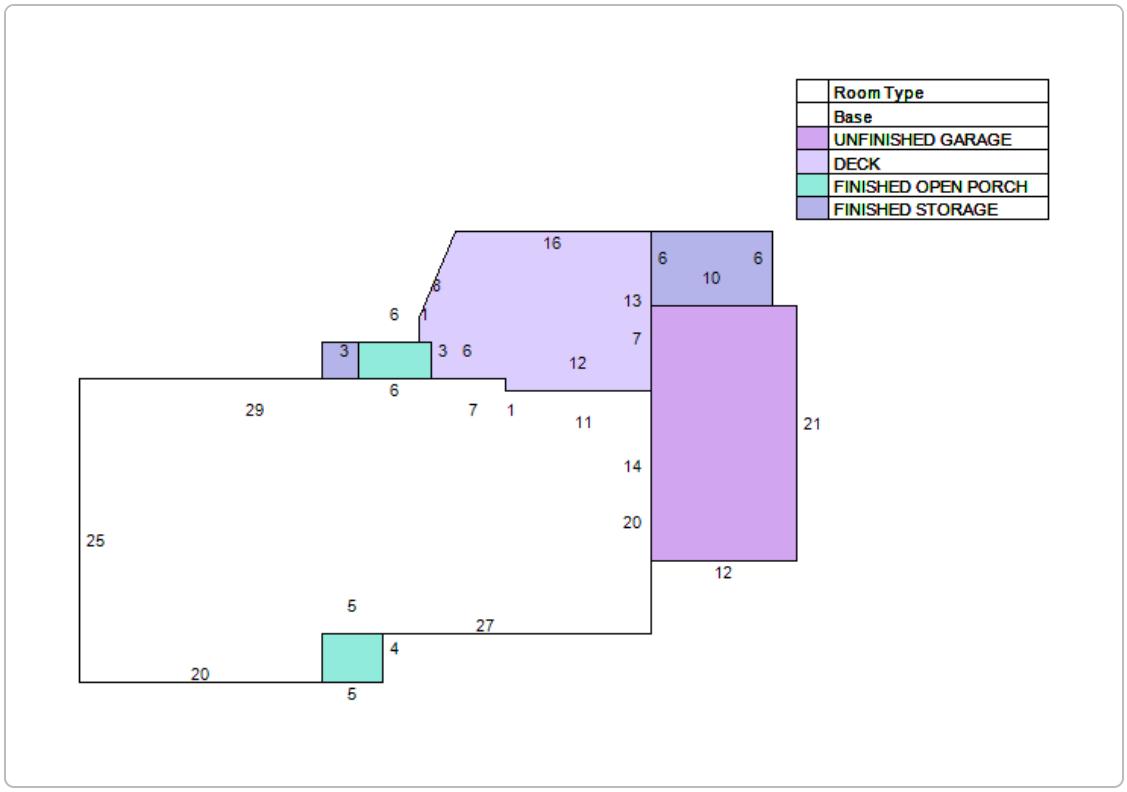
Building Information

Building	1	**Roof Cover**	Composite Shingle
Building Value	$163,021	**Roof Structure**	Gable Hip
Year Built	1945	**Interior Flooring**	Wood Laminate, Sheet Vinyl
Actual Area	1642	**Interior Wall**	Drywall
Conditioned Area	1056	**Heating Type**	Air Duct
Use	Single Family Residence	**Air Conditioning**	Central
Style	01	**Bedrooms**	3
Exterior Wall	Aluminum Vinyl	**Baths**	1

Description	Square Footage
BASE AREA	1056
FINISHED OPEN PORCH	18
FINISHED STORAGE/UTILITY	9
FINISHED DECK	227
UNFINISHED GARAGE	252
FINISHED STORAGE/UTILITY	60
FINISHED OPEN PORCH	20

Description	Square Footage
Total SqFt	1642

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	96	90	96	EF	$250,560

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
10/17/2024	10/15/2024	$480,000.00	WARRANTY DEED	6037	1908	Q	I	LEWIS KENNETH ROSS,BRENNA HILLEGAS	39 PARK AVE EAST LLC
4/8/2022	4/5/2022	$364,900.00	WARRANTY DEED	5534	962	Q	I	LOWRY ELIZABETH	LEWIS KENNETH ROSS,BRENNA HILLEGAS
6/12/2020	6/12/2020	$215,000.00	WARRANTY DEED	4963	1127	U	I	MIRABAL IRENE M	LOWRY ELIZABETH
6/12/2020	10/24/2017	$0.00	DEATH CERTIFICATE	4963	1124	U	I	MIRABAL GEORGE C (DECD)	MIRABAL IRENE M
2/9/1967	2/8/1967	$0.00	WARRANTY DEED	97	61	U	I	TRINGALI SALVATORE JOHN,INDIA R	MIRABAL GEORGE C,IRENE M

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 8/27/2025, 7:59:45 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL



Detail by Entity Name

Florida Limited Liability Company
39 PARK AVE EAST LLC

Filing Information

Document Number	L24000411482
FEI/EIN Number	93-3530508
Date Filed	09/20/2024
Effective Date	09/23/2024
State	FL
Status	ACTIVE

Principal Address

39 PARK AVE E
ST AUGUSTINE, FL 32084

Mailing Address

209 RIVERBEND ROAD
ORMOND BEACH, FL 32174

Registered Agent Name & Address

LEWIS, BRENNA H
209 RIVERBEND ROAD
ORMOND BEACH, FL 32174

Address Changed: 03/06/2025

Authorized Person(s) Detail

Name & Address

Title MGR

LEWIS, BRENNA H
209 RIVERBEND ROAD
ORMOND BEACH, FL 32174-6705

Title MGR

LEWIS, KENNETH R
209 RIVERBEND ROAD
ORMOND BEACH, FL 32174--6705

Annual Reports

Report Year	Filed Date
2025	03/06/2025

Document Images

03/06/2025 -- ANNUAL REPORT	View image in PDF format
09/20/2024 -- 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 September 18, 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.
(Continued from the July 15, 2025 Meeting)

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:	8(a)	Previous Action(s):	Several, not applicable to application

STAFF SUMMARY AND ANALYSIS:

1. This application was first heard and continued at the July 15, 2025, meeting to allow the applicant time to provide modified drawings that address the Board's mass and scale concerns along Cadiz and Aviles Streets. The application was continued again at the August 21, 2025 meeting to allow the applicant time to further adjust the design based upon Board comments and recommendations.
2. To reduce the length of this staff report, previous staff comments have been removed. Unless otherwise addressed below, staff comments from previous reports remain relevant. The URL addresses for previous staff reports are provided below for reference. Minutes from the July and August meetings are attached to this report.
3. New renderings of the structure were provided for the Board's consideration. In response to Board comments from the August meeting, the following changes have been made to proposed plans:
    - Covered balcony roofs along Cadiz and Aviles Streets were lowered 3.5'.
    - Second and third story windows on the south elevation (facing courtyard area) have been reduced in size and modified from rounded to segmental arches in response to the Board recommendation that upper level windows be differentiated from ground floor windows. Vertical architectural elements and wider horizontal banding have been added between the upper story windows on this elevation to further divide the fenestration pattern.
    - Vertical architectural elements and banding have been continued around the structure.
    - Architectural details including exposed rafters and rafter tails in open porch spaces and plaster/stucco elements that are seen on the original mother house have been more clearly indicated for use on the proposed new structure as requested by the Board.
    - The pergola structure and railing have been removed from the open roof space at the northeast corner.
4. No action was taken on the Board's recommendation to add balcony roofs at the corner of Aviles and Cadiz Streets or the suggestion that vehicular access and deliveries be oriented to Aviles Street rather than St. George Street.
5. The Sister's of St. Joseph seal has been added to the east and west elevations of the building. These will be required to meet sign code requirements and additional details, including size, material, and color(s) should be included with the Certificate of Appropriateness application.
6. The Planning and Zoning Board (PZB) heard a variance application related to this project and approved requested setback and lot coverage requests. The PZB approved a height greater than what was requested to provide for elevating the ground floor of the proposed structure higher above the floodplain.

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; 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. 48'-1" tall (49' tall maximum approved by the Planning and Zoning Board)
    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 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
4. Minutes for July 15, 2025 HARB meeting
5. Minutes for August 21, 2025 HARB meeting

Previous staff reports can be accessed online:

- July 15, 2025: https://staugustinefl.portal.civicclerk.com/event/1040/files/attachment/6769
- August 21, 2025: https://staugustinefl.portal.civicclerk.com/event/1041/files/attachment/6975

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 Behind From St. George Street

Staff Photographs
241 St. George Street



Existing Gate and Project Site Behind From St. George Street

Staff Photographs
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Existing Gate Details

Staff Photographs
241 St. George Street





Existing Mother House Gate Details

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

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Project Site Facing North

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Project Site Facing North

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Project Site Facing North

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Project Site Facing North

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Pool to be Removed

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Project Site Facing East, Shed Roofed Addition to be Removed

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West Elevation of Existing Convent

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West Elevation of Existing Convent

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West Elevation of Existing Convent

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North Elevation of Existing Convent

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Northwest Elevation of Existing Convent

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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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Southeast Elevation of Existing Convent

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Lourdes Hall Southwest Elevation

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241 St. George Street



Lourdes Hall Northwest Elevation

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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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Other Areas of Convent Property Facing East

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Other Areas of Convent Property Facing Northeast

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Other Areas of Convent Property

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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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Wall to be Repaired Along Aviles Street



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Wall to be Repaired Along Aviles Street and Cavedo House Ruins

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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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Wall along Cadiz Street

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Aerial Photographs

Staff Photographs
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Aerial Photographs

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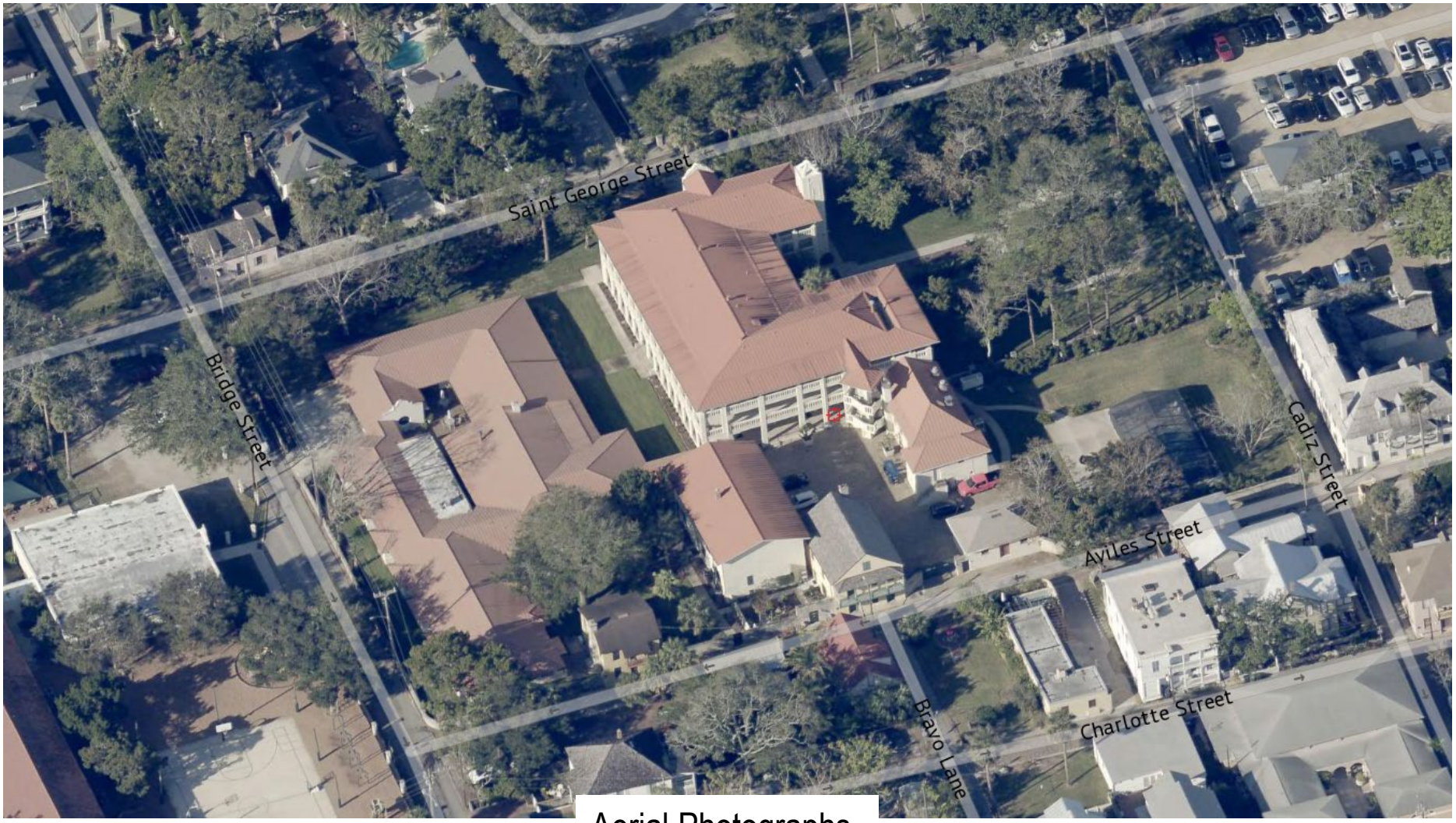
Staff Photographs
241 St. George Street



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.

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☐ 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

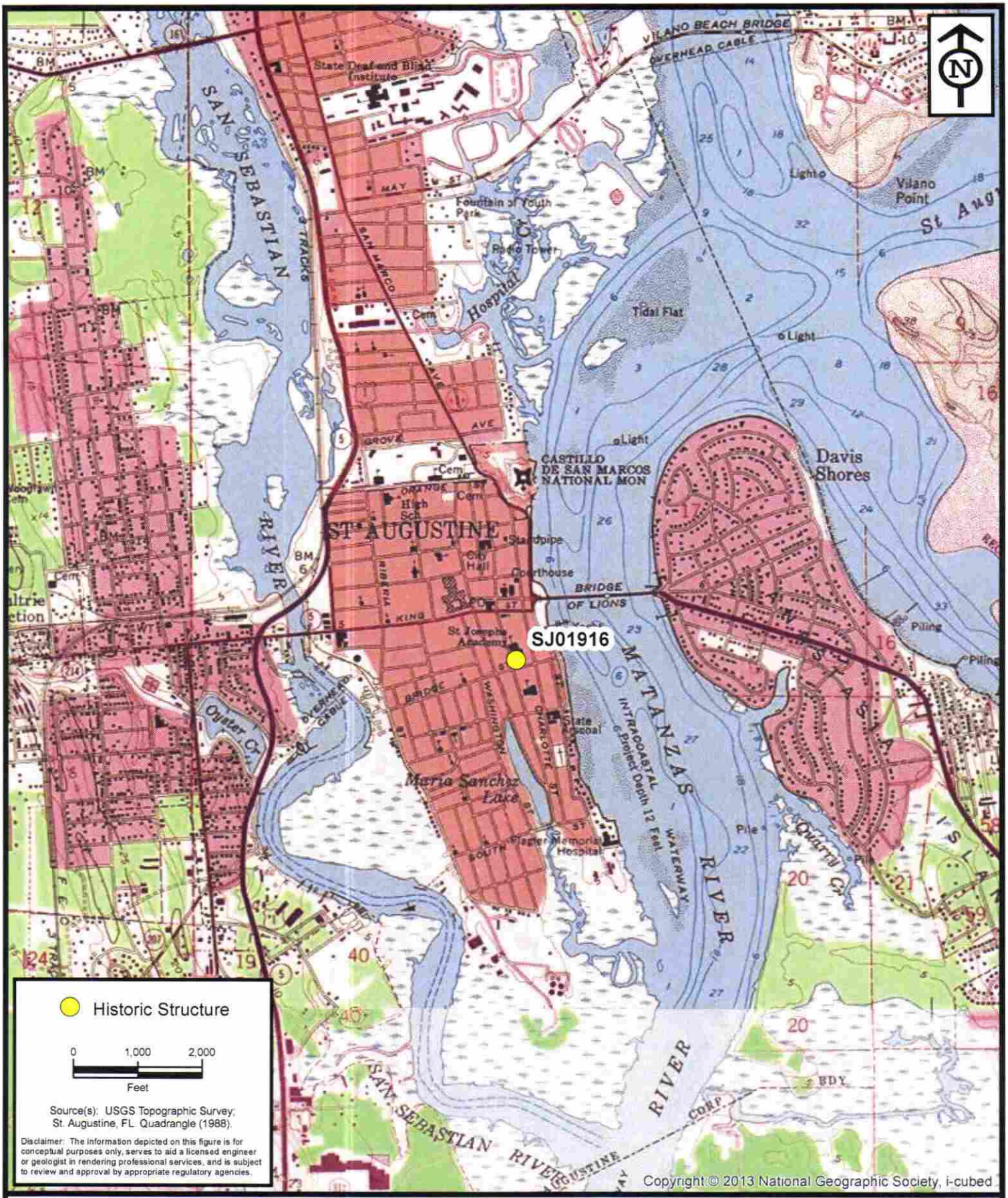
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____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

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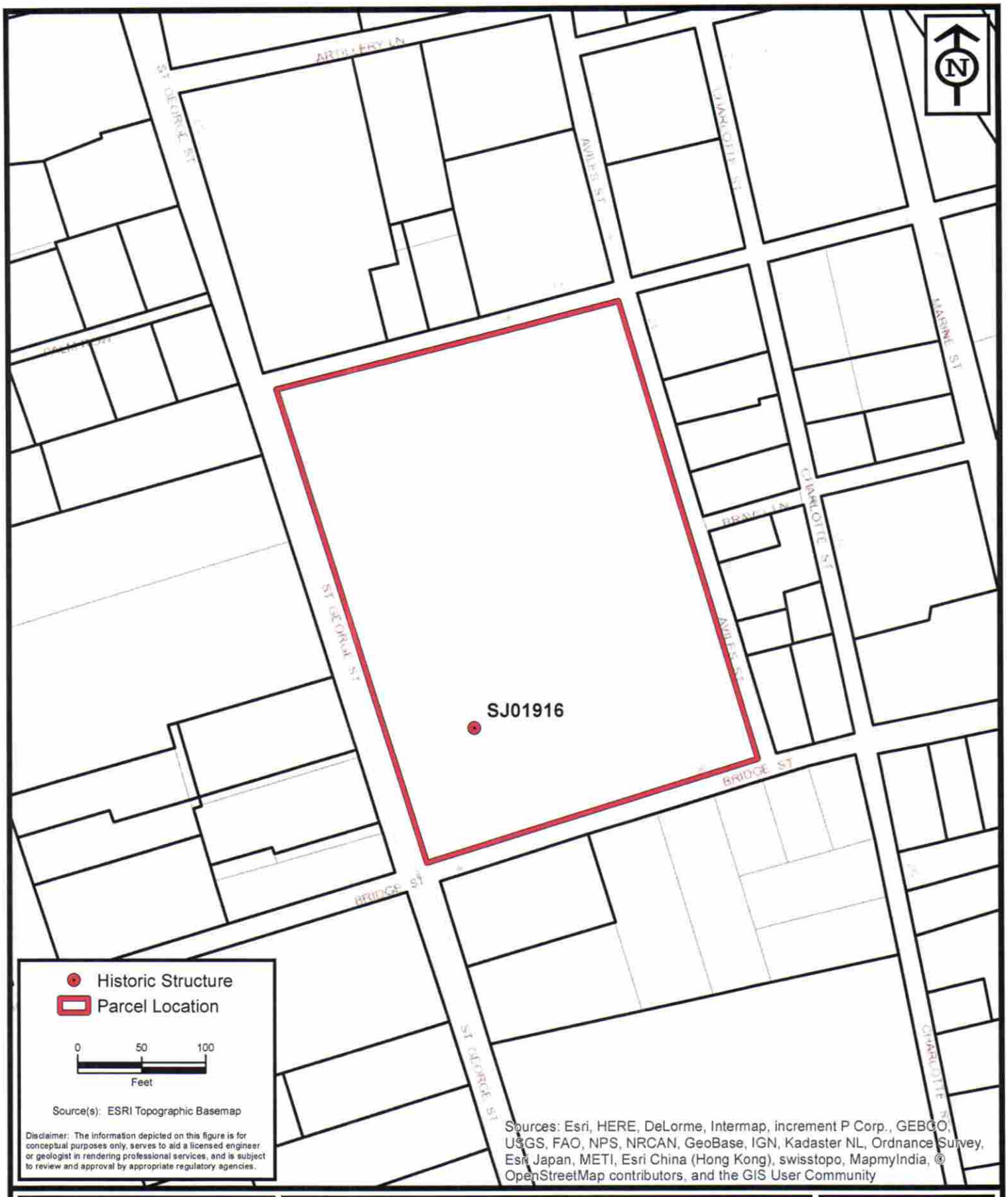
SJ01916



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Parcel Location - SJ01916

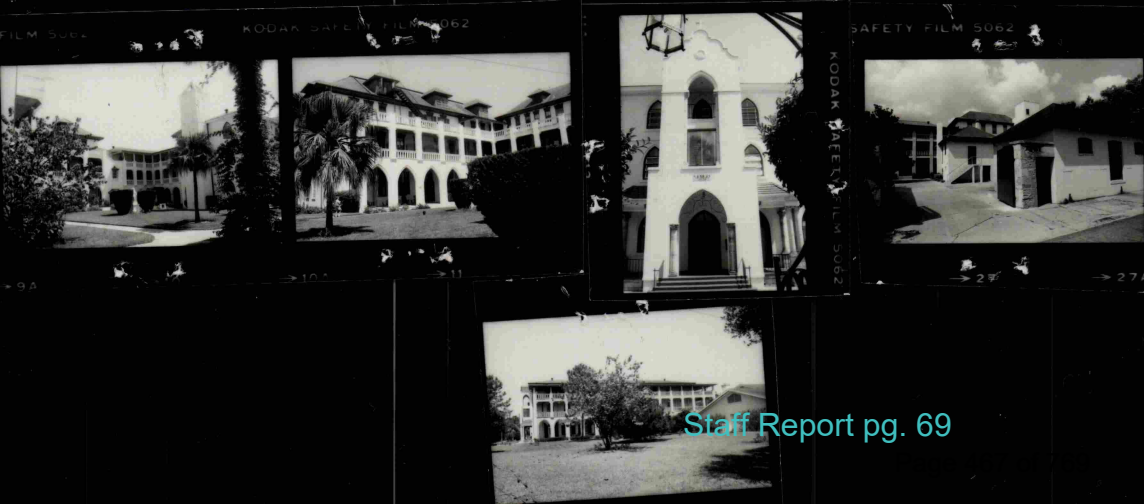
City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

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

Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ01916\Parcel.mxd Date: 2/1/2016 11:38:37 AM

SJ01916



Staff Report pg. 69


†d.M.d†
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

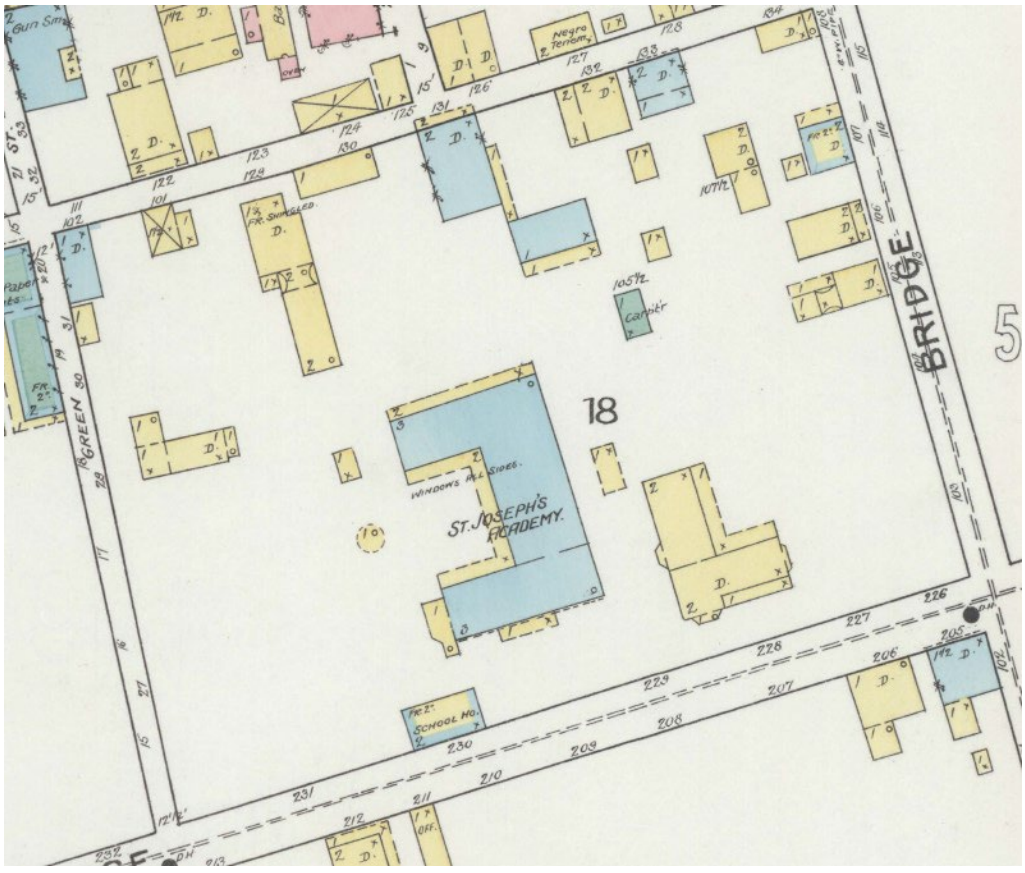

J.M.J.
1874
MOTHERHOUSE
SISTERS OF
SAINT JOSEPH



SANBORN MAPS
241 St. George Street (Entire Block)



1888



1893

SANBORN MAPS
241 St. George Street (Entire Block)



1899

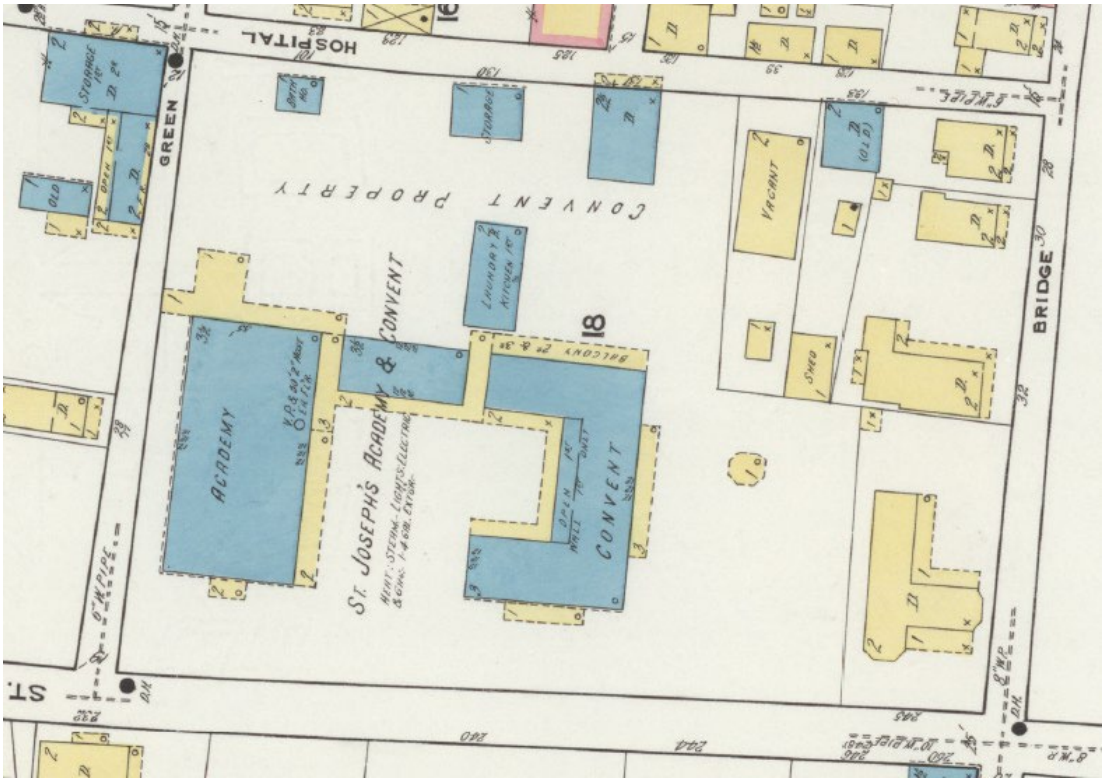


1904

SANBORN MAPS
241 St. George Street (Entire Block)

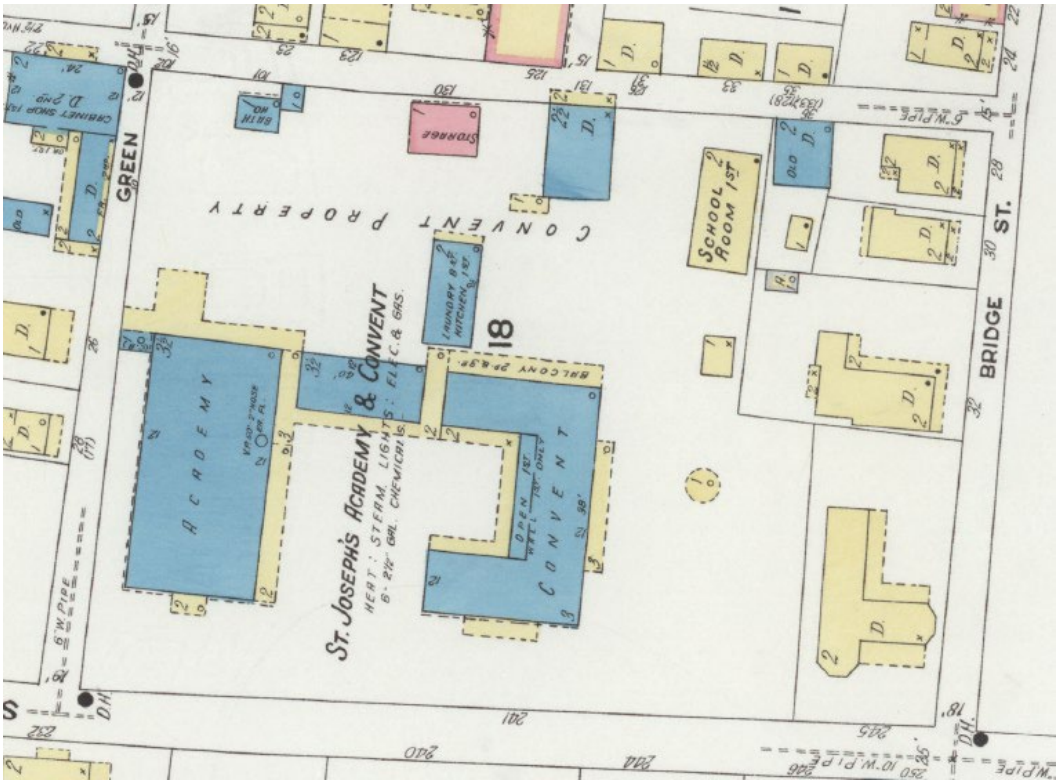


1910

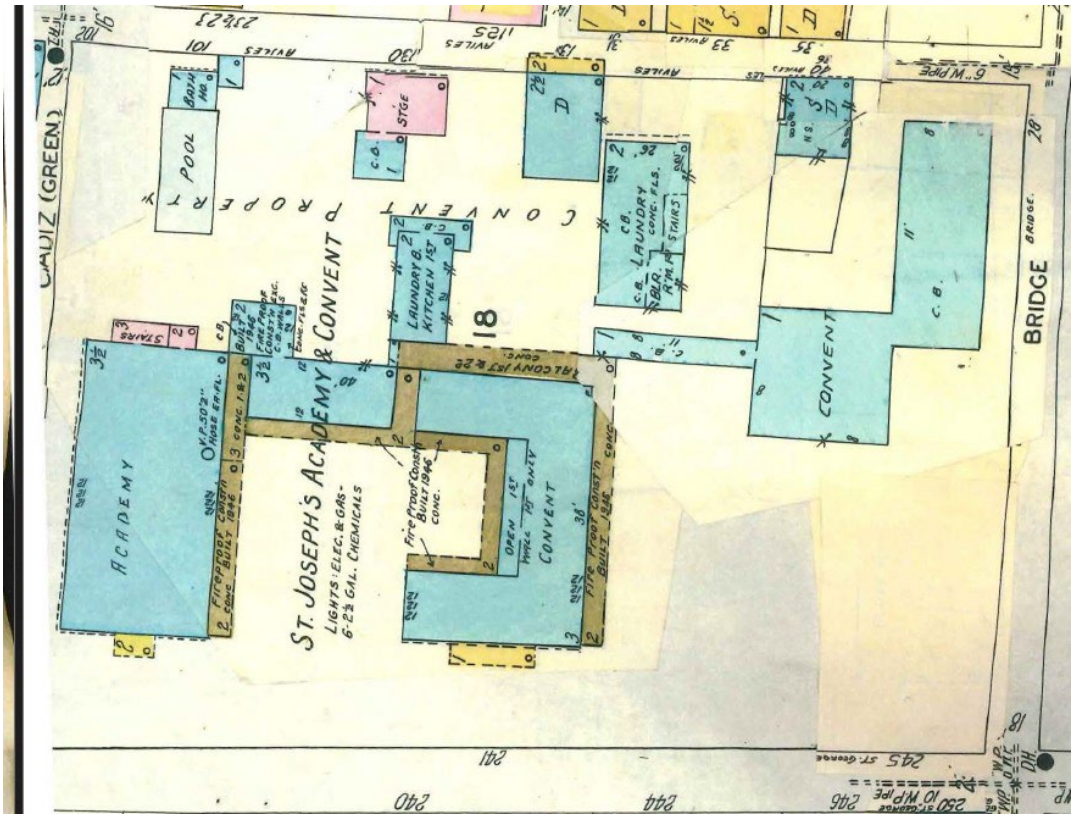


1917

SANBORN MAPS
241 St. George Street (Entire Block)



1924



1930 updated to 1960

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

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 designs elements.

Len Weeks and Dave Borders reviewed the application.

Ex Parte Communication: none

Public hearing was opened.

BJ Kalaidi was concerned that there would be future changes based on the fact that there were many people involved in the project.

Public hearing was closed.

- Wood doors and wood trim for the windows was a good idea
- Painting the trim was acceptable
- The profile of the store would stay the same
- The design was simple, and the awnings would provide shade
- Confirmed that the glass façade would remain the same, only the framing would be changed
- This was a traditional recessed storefront design
- The floor tile had been installed in 2005
- Supported the revised plan
- Agreed the awnings looked good
- The paint selections were acceptable
- This building had a 1950's department store look currently
- Advised that there was no historical evidence to suggest what had existed for the window framing, it could have been cast iron, but was certainly metal
- There was no break in the different storefront and should read as the same
- There was wood on the existing windows
- The new design should look consistent whether it is wood or metal
- The end corners appeared to be three inches thick
- There were no comparison photos to study

Ms. Courtney asked the Board to comment on the color selections.

Mr. Weeks said that they had chosen colors from the available pallet and that they were selected based on what they thought the colors should be.

Mr. Border wanted to allow the tenants flexibility for the color selection while maintaining uniformity.

MOTION

Mr. MacDonald MOVED to APPROVE application HP2025-0055 with the awnings as shown, the lighting as shown, the center unit with a wood/terra cotta door and wood trim for the shop windows, a blue wood door on the northern unit, nothing would change on the southern unit with a conditional approval to change that door to a wood door; permission to paint the aluminum, with approved colors, if desired; the color selection as shown on the drawing would be the approved colors. The motion was SECONDED by Mr. Weaver.

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

6. Opinion of Appropriateness

6. (a) HP2025-0052 – Matthews | DCCM – Applicant
Sisters of St. Joseph, Inc. – Owner

241 St. George Street
CONTINUED FROM JULY 15, 225

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.

Christina Evans and Shane Larsen reviewed the application highlighting the changes that had been made as a result of the last HARB discussion.
The Board presented their Ex Parte Communication.
Public hearing was opened; however, there was no response.

The Board discussed:

- The changes made in the plan were remarkable
- The addition of the balconies helped to break up the facade
- Verified that the balconies on the Aviles side were within the required setback
- The pergola was out of character of the design and interrupted the flow of the building
- The sisters wanted to have an outside connection within the building and the pergola allowed for that
- The design of the pergola was pulled back to lessen the prominence and could probably be adjusted
- The retention pond was there to assist with storm water retention, and it would be a feature of the landscape
- There would also be some underground features to the drainage plan
- This was an important site within the city
- Could the entire site plan be flipped
- There was access from St. George Street into this property
- The concern was that this would increase traffic on St. George Street; was there another alternative
- There was a system in place for deliveries that entered through the St. George Street gate
- Thought the roof height over the proposed balconies was too high and could be lowered
- Confirmed the setback along Cadiz to be compliant
- While an opinion of appropriateness did not require a landscape plan; wanted to know where the garden would be placed
- Wanted to see more detailing for the design as well as the materials that would be used
- The pergola on the roof should complement the design of the building
- Agreed the roof height should come down
- The massing was headed in the right direction
- Be sure to look at the existing motherhouse for the inspiration for the new building
- Differentiate the base of the new building as compared to the motherhouse

DRAFT

- A subtle differentiation was all that was needed
- Wanted to consider moving deliveries to the rear of the property to keep traffic off St. George Street

Ms. Lopez confirmed that the applicant was agreeable to a continuance.

MOTION

Mr. Weaver MOVED to CONTINUE application HP2025-0052 at 241 St. George Street to the September 18, 2025 meeting. The motion was SECONDED by Ms. Potter.

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

7. Certificate of Demolition and Partial Demolition

7. (a) HP2025-0039 – Robert and Nancy Irving – Applicant & 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 Lincolnville National Register Historic District, including replacement of existing siding, windows, and reconstruction of the existing porch.

This item was administratively continued to the September 18, 2025 meeting. See item four.

7. (b) HP2025-0025-AVS Builders, Inc.- Applicant Elliot C. Pacetti & Wanda 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

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

James Whitehouse and Victor Saris reviewed the application.
The Board presented their Ex Parte Communication.

Public hearing was opened.

BJ Kalaidi wanted to know if the proposed changes would take away the contributing status of the building.

Charles Pappas felt that the partial demolition was really a full demolition as there was merely a shell left of the house. He said that in this case, there were people who were trying to do something and were willing

[1] Break 3:16 – 3:27 pm

FOR THE SEPTEMBER 18, 2025 HARB MEETING

OOA HP2025-0052
241 ST. GEORGE STREET

New Material Submitted by the Applicant

Narrative

Received September 8, 2025
Planning and Building Department

Sisters of St. Joseph Replacement Motherhouse
241 Saint George St.



Planning and Zoning Application: Approved as presented, 9/2/2025

- Max building height allowed: 49’ (P&Z approved increase from 35’)
- Present building height designed: 48’-1” (increased to accommodate additional first floor elevation from 9’ to 10’ above sea level)
- St. George street setback was approved to increase to 54.2’ (9/2/2025). Setbacks on Cadiz and Aviles St. conform to Zoning.
- Tree removal approved (9/2/20025)
- Lot coverage approved to increase to 58.8% of new north parcel (19,475sf)

Project Goals:

- Replace existing Motherhouse with new to meet the needs of the aging Sisters.
- Feature fully ADA compliant building and barrier-free live, work, play and pray space.
- Complement existing Motherhouse with a similar aesthetic.
- Address stormwater management needs by adding features to landscaping.
- Represent demolished St. Joseph Academy geometry, while being sensitive to massing and scale of the neighborhood.
- Salvage any disturbed Coquina from property and repurpose into columns at covered turnaround for emergency vehicles.
- Add to History of St. Augustine with an energy efficient building solution.
- Present a design that compliments the existing, respects the past and prepares the property for the future.

New Construction

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New Construction

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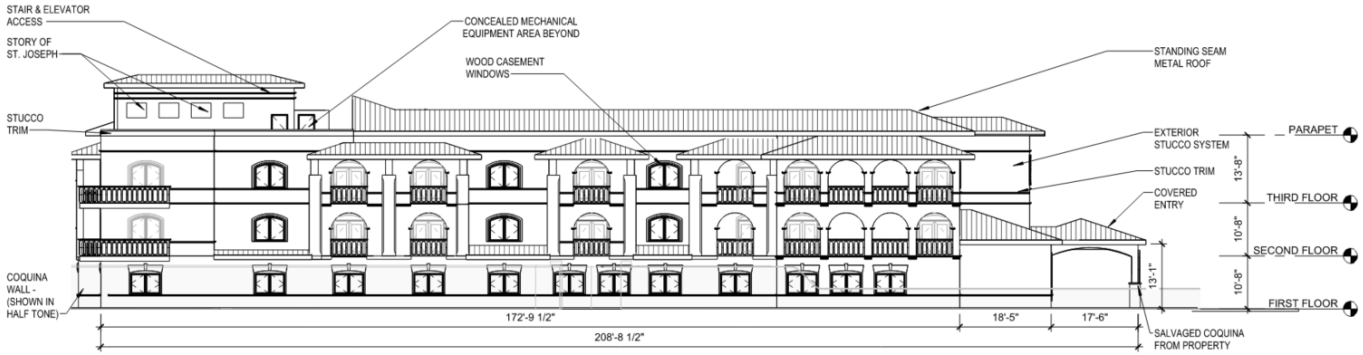
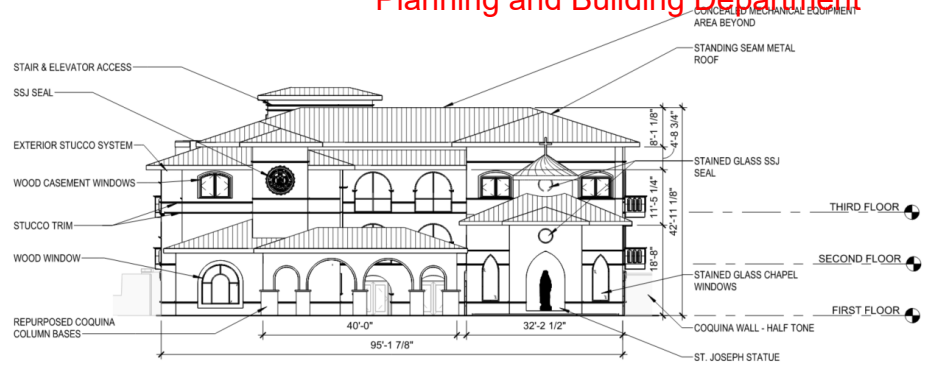
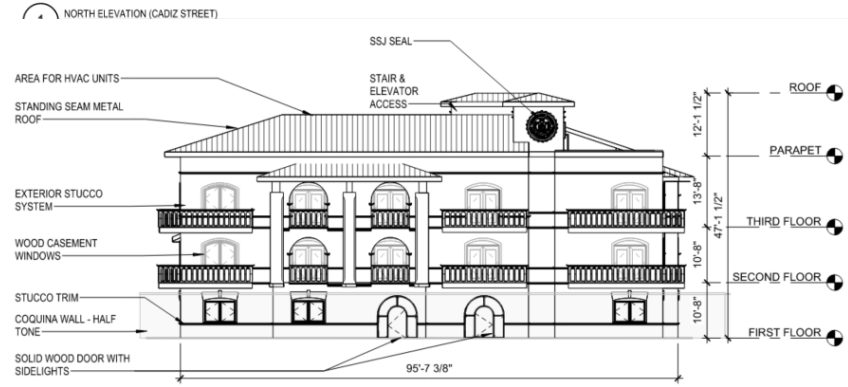
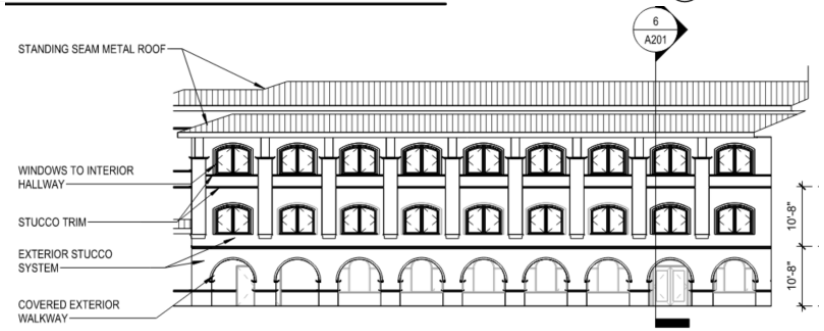




5 WEST ELEVATION (ST. GEORGE STREET)
SCALE: 1/16" = 1'-0"



NORTH ELEVATION (CADIZ STREET)



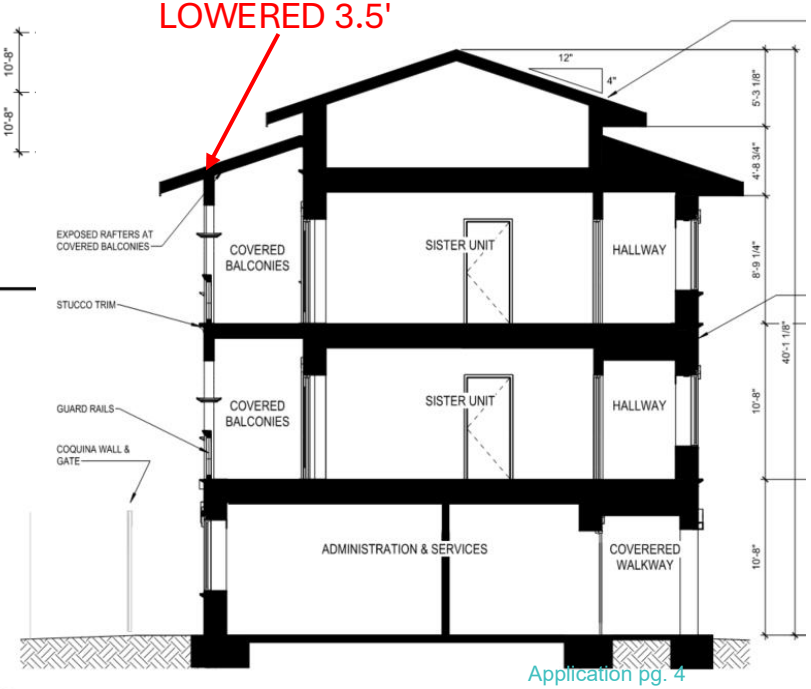
3 EAST ELEVATION (AVILES STREET)
SCALE: 1/16" = 1'-0"

4 COURTYARD FACING NORTH
SCALE: 1/16" = 1'-0"



2 SOUTH ELEVATION (FACING EXISTING MOTHERHOUSE)
SCALE: 1/16" = 1'-0"

LOWERED 3.5'



6 TYPICAL BUILDING SECTION
SCALE: 3/16" = 1'-0"

Application pg. 4

New Construction

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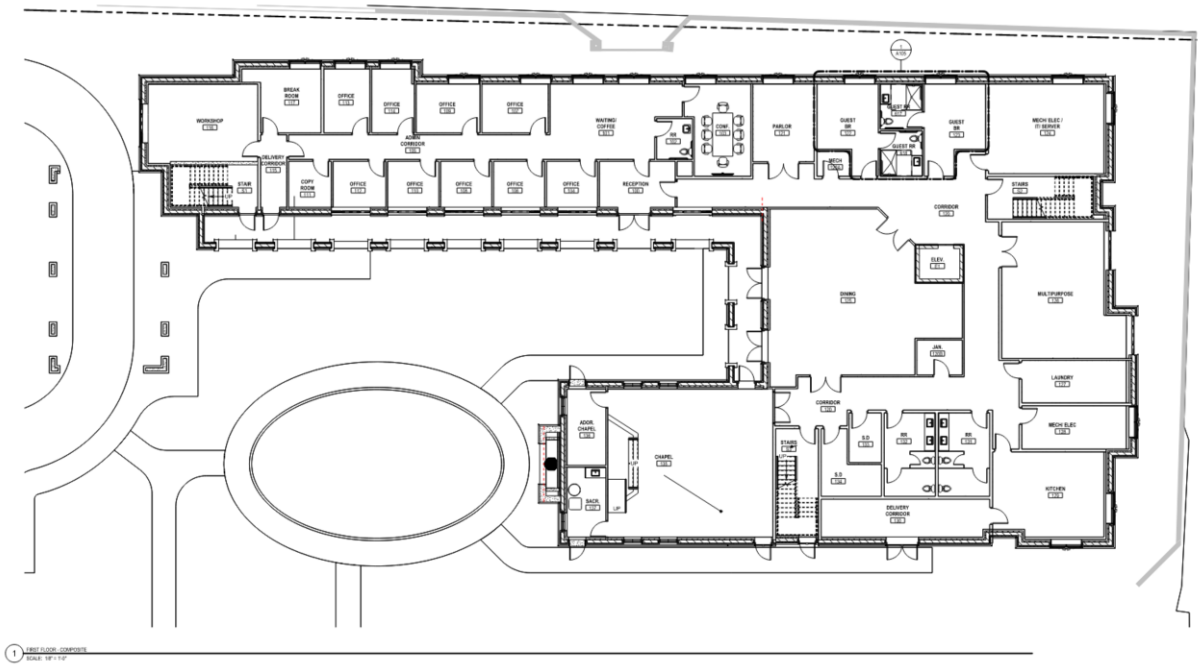



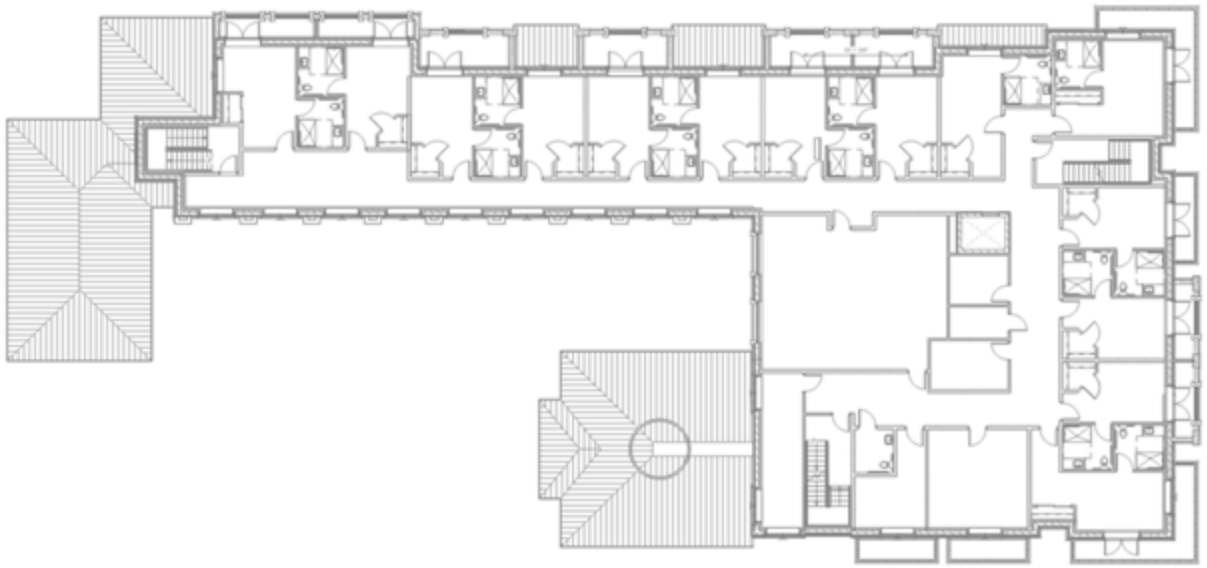

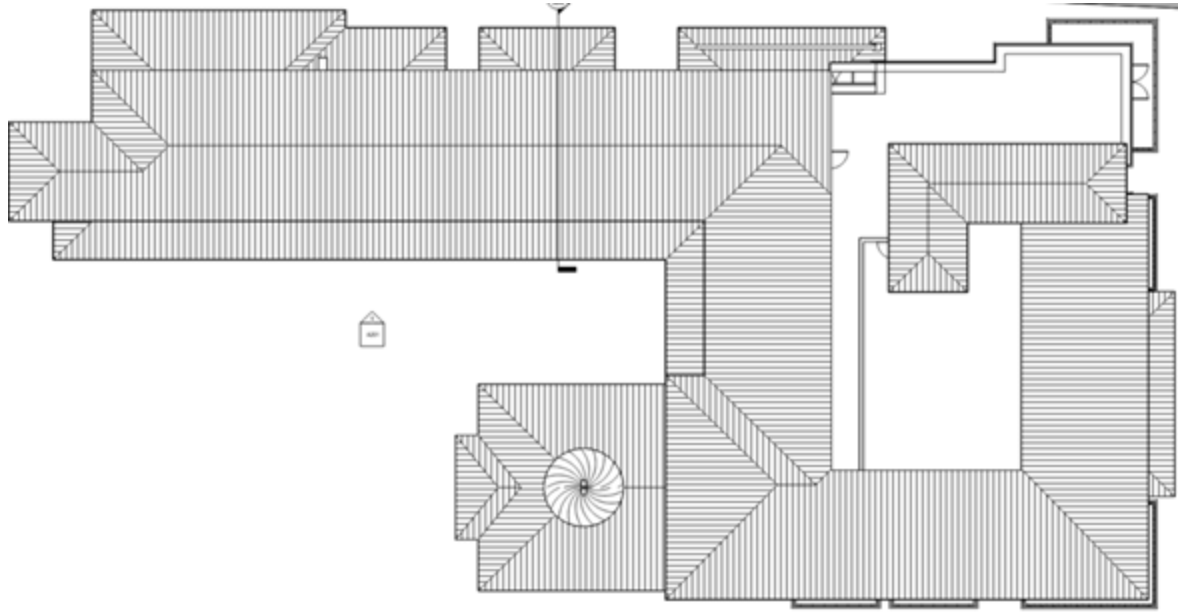

Application pg. 5

Roofs and Roofing and Awning Canopy – Standing Seam Metal Roofing

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Exterior Finishes – Cast in place Concrete, Plaster, Stucco

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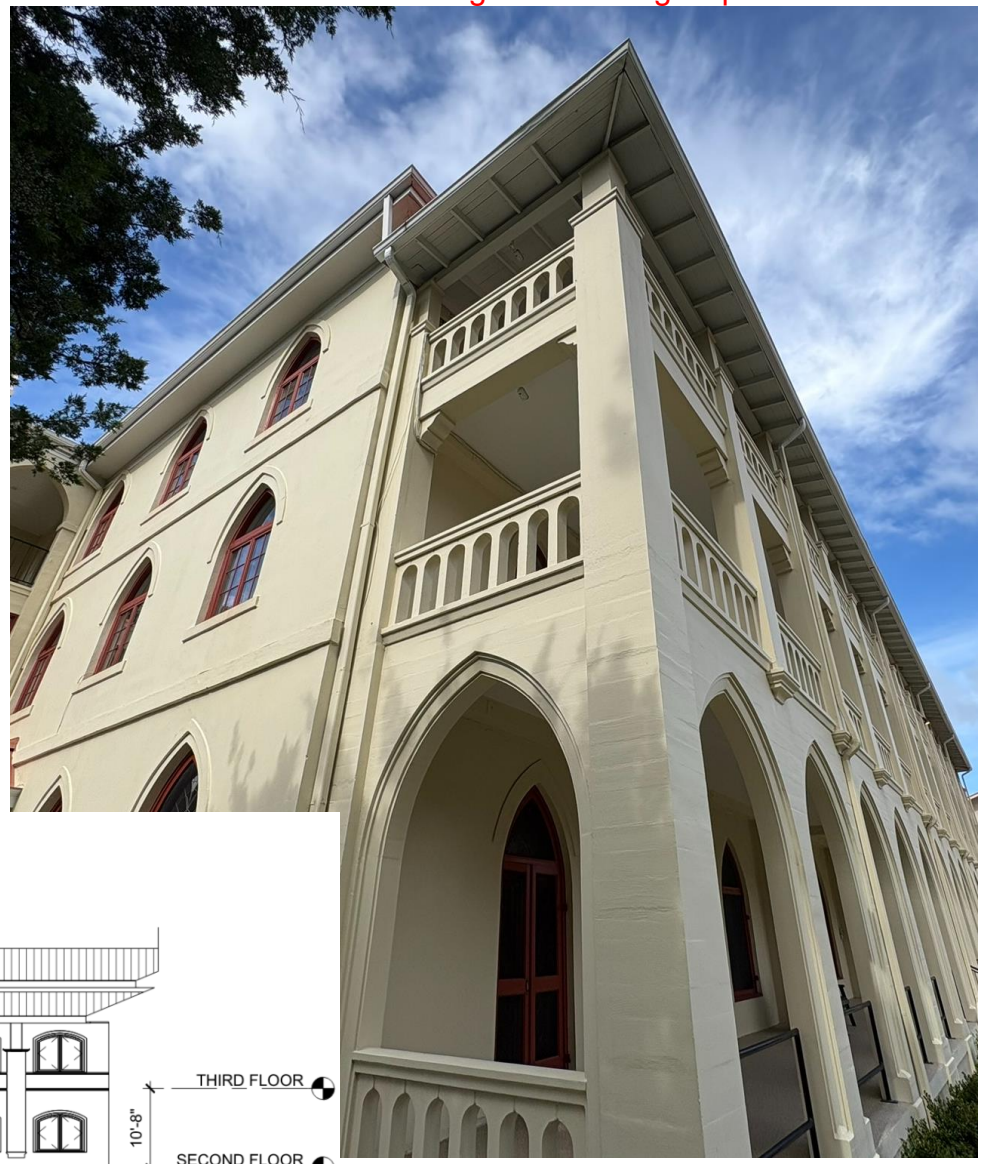

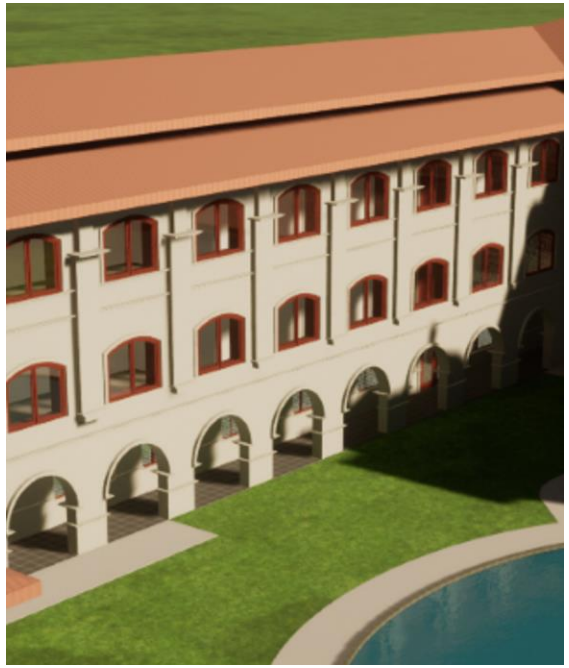

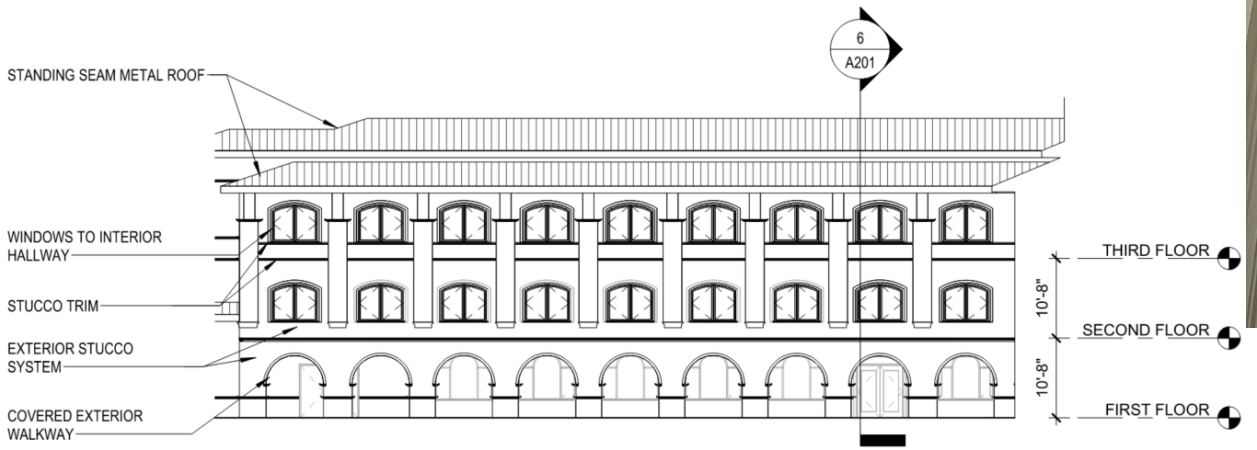

Application pg. 7

Porches, Decks, Balconies – Exposed Rafters (unheated) and Protected

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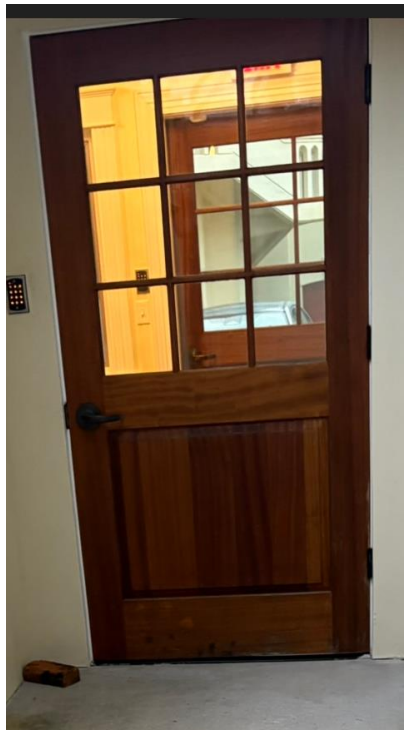
Exterior Doors – Wood doors, arched, pointed, flat

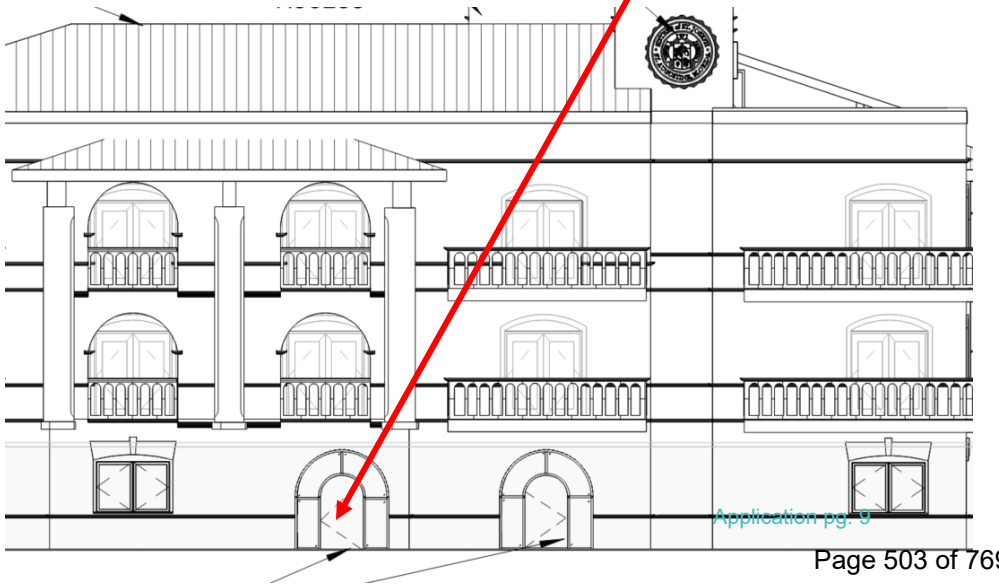












Windows – Wood windows, arched, pointed, flat

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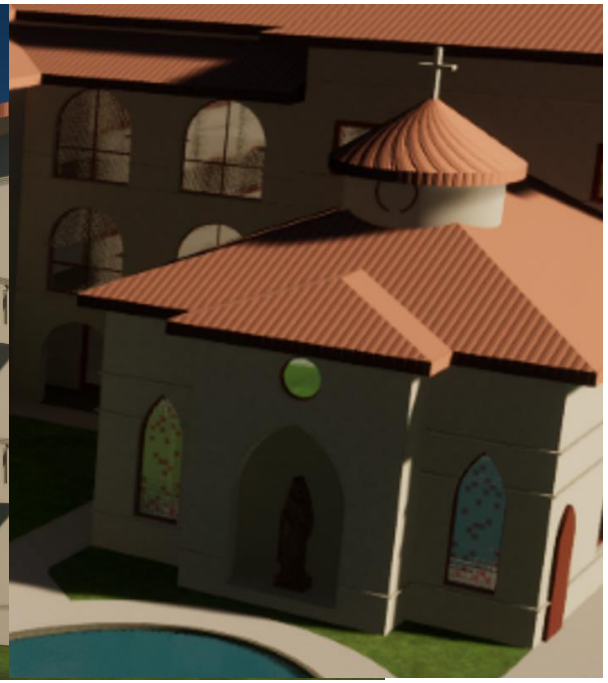

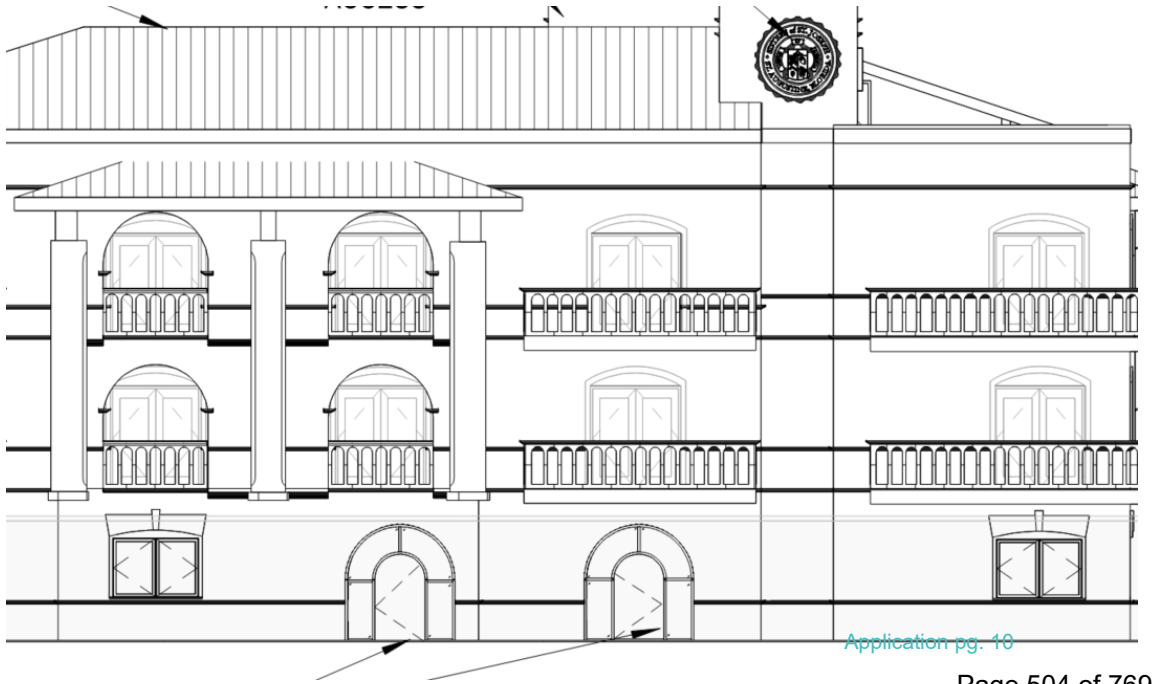

Application pg. 10

Fences, Wall, Gates - Repair coquina wall, widen entrance for driveway

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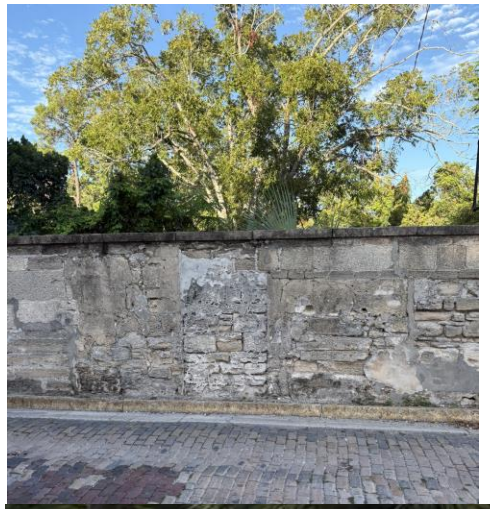



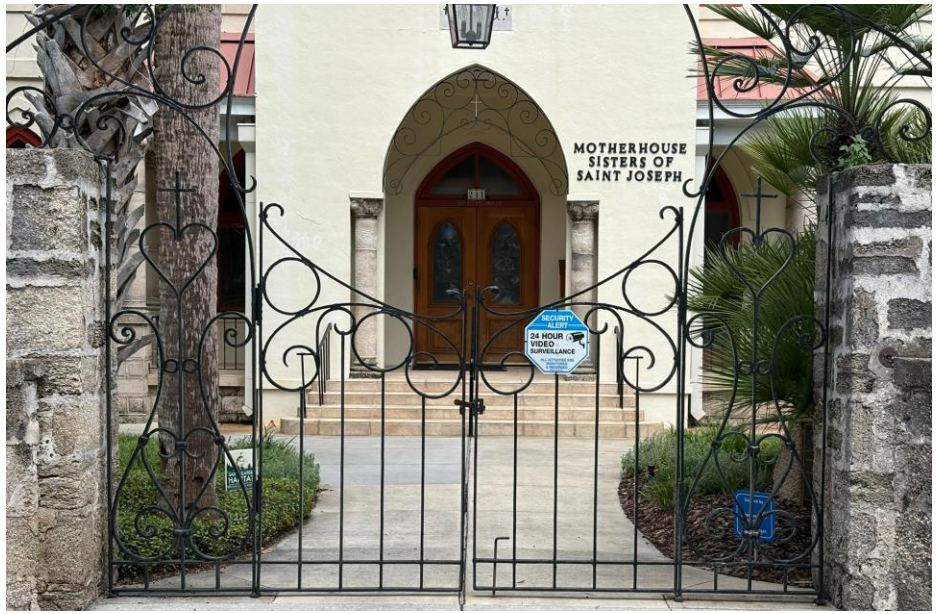



Application pg. 11

Parking, Landscape, Other Site Feature

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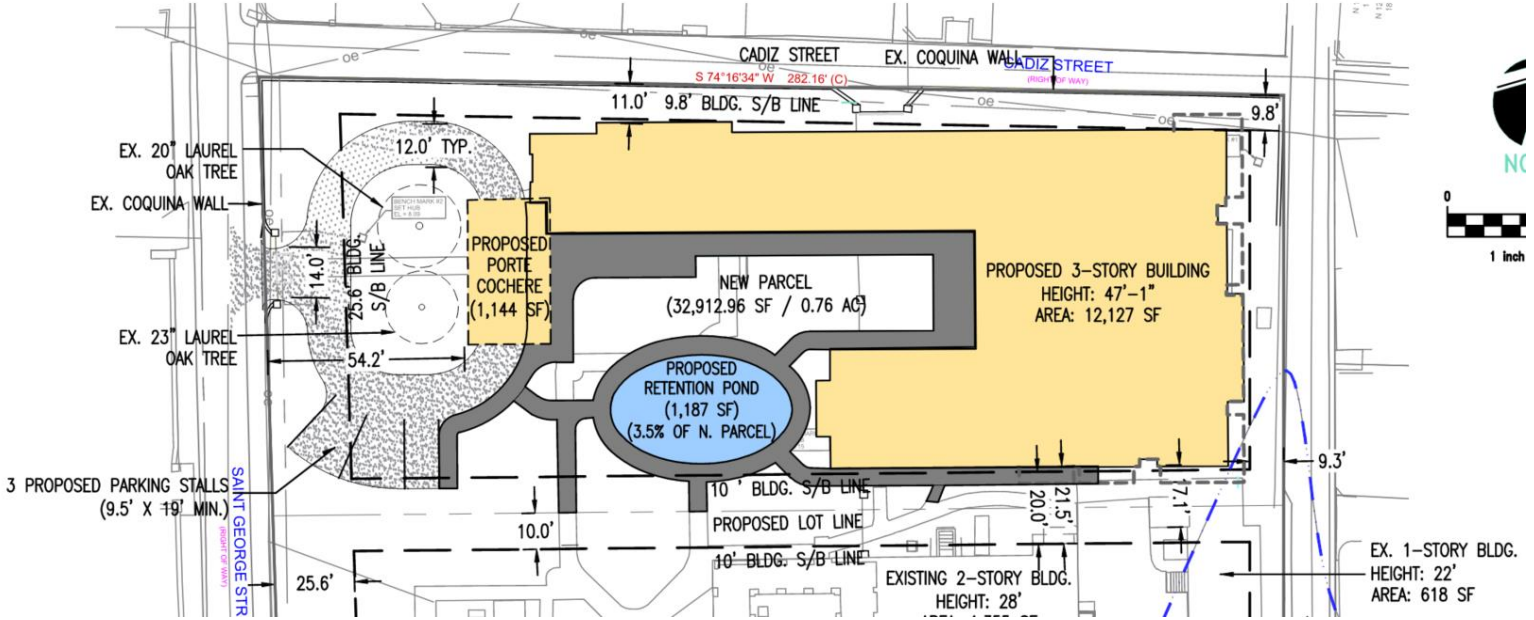



Application pg. 12

Parking, Landscape, Other Site Feature

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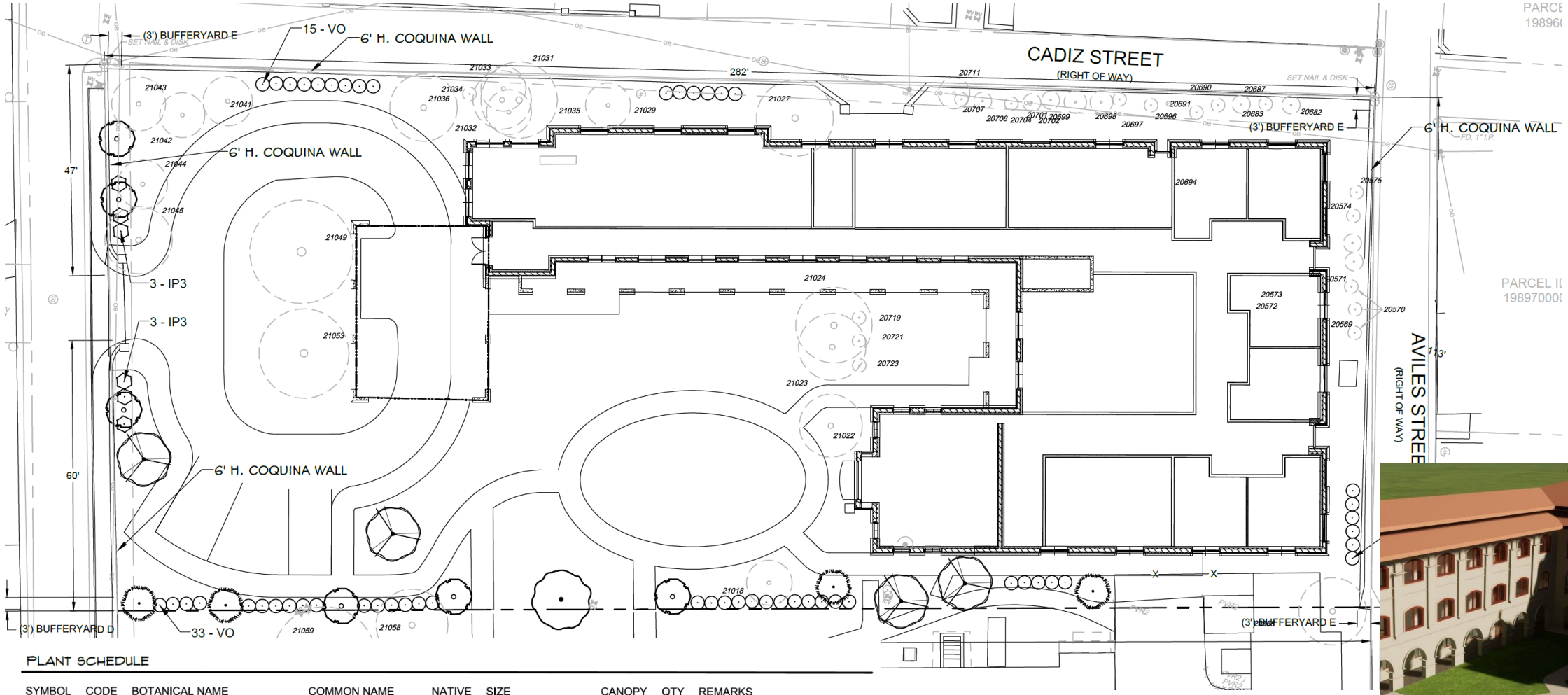
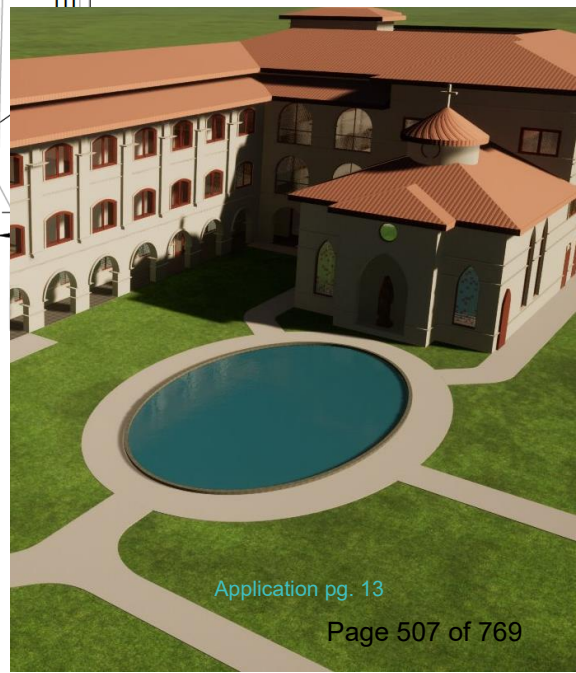
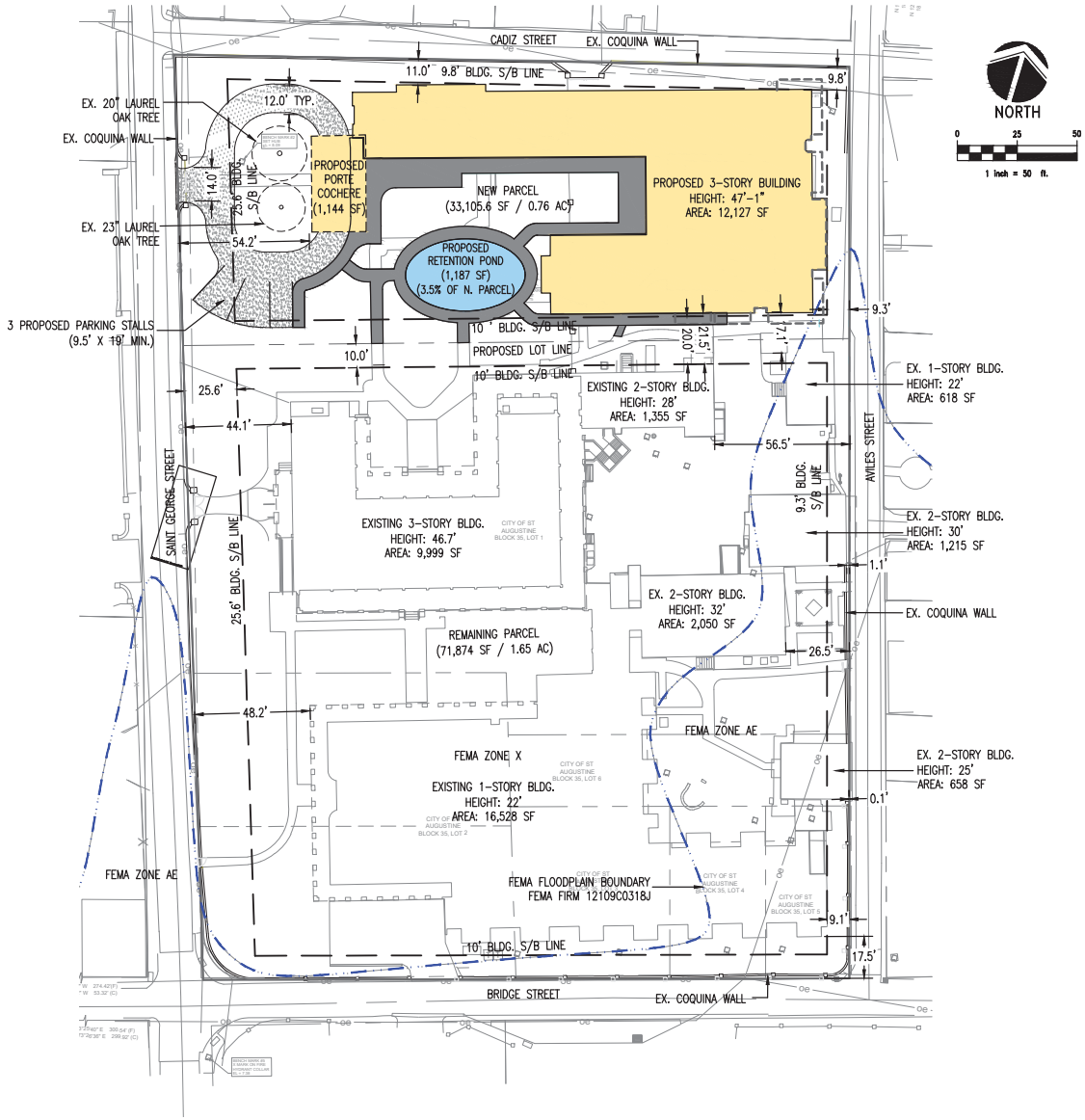


PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	NATIVE	SIZE	CANOPY	QTY	REMARKS
TREES								
	IP	Ilex x attenuata 'East Palatka'	East Palatka Holly	YES	2" Cal./10` ht	8'	6	30'-45' HEIGHT, 15' CANOPY SPREAD
	JS	Juniperus silicicola	Southern Red Cedar	YES	2" Cal./10` ht	8'	4	25'-45' HEIGHT, 20'-30' CANOPY SPREAD
	QV	Quercus virginiana	Live Oak	YES	2" Cal./10` ht	13'	1	60'-80' HEIGHT, 60'-120' CANOPY SPREAD
	UA	Ulmus alata	Winged Elm	NO	2" Cal. / 10` Ht.	12'	4	45'-70' HEIGHT, 30'-40' CANOPY SPREAD
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	NATIVE	SIZE		QTY	REMARKS
SHRUBS								
	IP3	Illicium floridanum	Florida Anise	YES	24" Ht.		6	
	VO	Viburnum odoratissimum	Sweet Viburnum	NO	24" Ht. x 24" Sp.		54	



Application pg. 13



SISTERS OF ST. JOSEPH
NEW MOTHERHOUSE

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

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

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

SCHEMMER
Design with Purpose. Build with Confidence.

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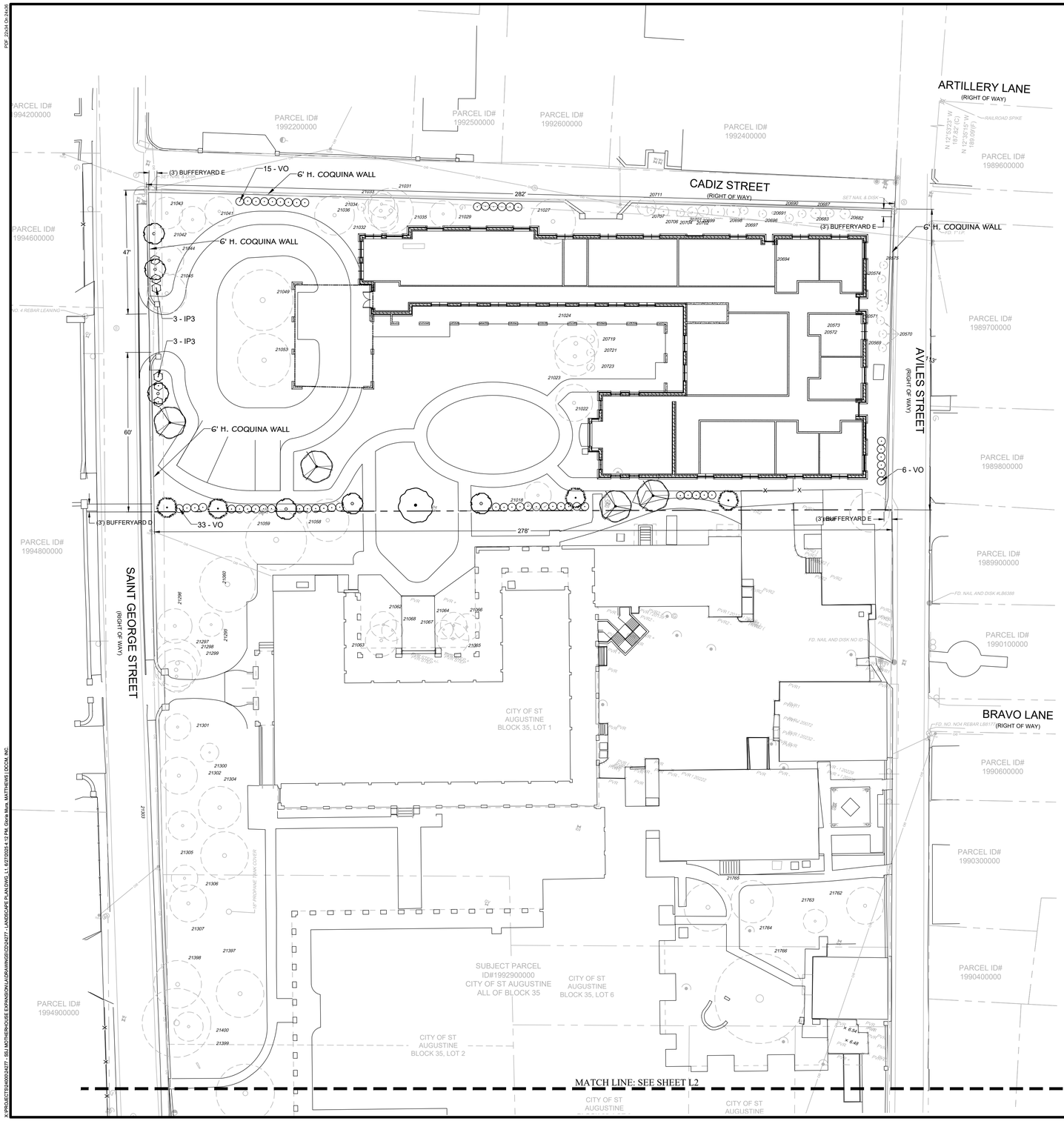

GRAPHIC SCALE
0 20 30 40
1"=20'

PERIMETER AND PARKING CALCULATIONS						
PLANTING REQUIRED						
BUFFERYARD	LOCATION	LINEAR FT.	REQUIRED	TREES	REQUIRED	SHRUBS
FRONT E, 3 FT	SAINT GEORGE STREET	107	0.9 X 3 TREES PER 100 L.F.	3	6 SHRUBS PER 100 FT	6
FRONT E, 3 FT	AVILES STREET	113	0.9 X 3 TREES PER 100 L.F.	3	6 SHRUBS PER 100 FT	7
FRONT E, 3 FT	CADIZ STREET	282	0.9 X 3 TREES PER 100 L.F.	8	6 SHRUBS PER 100 FT	17
REAR D, 5 FT	SOUTH	278	4 TREES PER 100 L.F.	11	12 SHRUBS PER 100 FT	33
PLANTING PROVIDED						
	IDENTITY	FT.	EXISTING TREES	TREES PROPOSED	TOTAL TREES	TOTAL SHRUBS
FRONT YARD	SAINT GEORGE STREET	107	3	3	6	6
FRONT YARD	AVILES STREET	113	7	0	7	7
FRONT YARD	CADIZ STREET	282	14	0	14	17
REAR YARD	SOUTH	278	1	10	11	33
INTERNAL LANDSCAPE						
		TOTAL PAVED AREA		3,584.00	S.F.	
	INTERNAL LANDASCAPE AREA REQUIRED 15 5% OF PAVED AREA			N/A	S.F.	
		TOTAL INTERNAL LANDSCAPING AREA		N/A	S.F.	
		PERCENTAGE OF INTERNAL LANDSCAPE AREA		N/A		
		REQUIRED 1 TREE / 100 S.F. INTERNAL LANDSCAPE		N/A	TREE	
		TOTAL TREES INTERNAL		N/A		

TREE CALCULATIONS: PROPOSED			
TREES PROPOPSED			
QTY	TREE SPECIES	CREDITS EACH	CREDIT S TOTAL
6	EAGLESTON HOLLY	0	0
4	SOUTHERN RED CEDAR	0	0
1	LIVE OAK	0	0
4	WINGED ELM	0	0
CREDIT TOTAL			0

RATIO OF REQUIRED TREES			
TYPE	QTY	%	% TOTAL
SHADE TREES	9	50% MINIMUN	60%
UNDERSTORY TREES	6	50% MAXIMUM	40%
PALMS	0	25% MAXIMUM	0%
TREE TOTAL	15		

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	NATIVE	SIZE	CANOPY	QTY	REMARKS
TREES								
	IP	Ilex x attenuata 'East Palatka'	East Palatka Holly	YES	2" Cal./10` ht	8'	6	30'-45' HEIGHT, 15' CANOPY SPREAD
	JS	Juniperus silicicola	Southern Red Cedar	YES	2" Cal./10` ht	8'	4	25'-45' HEIGHT, 20'-30' CANOPY SPREAD
	QV	Quercus virginiana	Live Oak	YES	2" Cal./10` ht	13'	1	60'-80' HEIGHT, 60'-120' CANOPY SPREAD
	UA	Ulmus alata	Winged Elm	NO	2" Cal. / 10` Ht.	12'	4	45'-70' HEIGHT, 30'-40' CANOPY SPREAD
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	NATIVE	SIZE		QTY	REMARKS
SHRUBS								
	IP3	Illicium floridanum	Florida Anise	YES	24" Ht.		6	
	VO	Viburnum odoratissimum	Sweet Viburnum	NO	24" Ht. x 24" Sp.		54	

NOT FOR CONSTRUCTION. PERMIT PURPOSES ONLY.

LANDSCAPE ARCHITECT
ERIC J. LANEHART
CA#6666, FL #6666937

REVISIONS

NO.	DATE	DESCRIPTION
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----	----	----
----	----	----
----	----	----

DESIGN BY: EJL
DWG BY: EJL
CHK BY: EJL
DATE: 6/27/2025
JOB No: 24277

Matthews | BCCM
P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FL 32084
PHONE: 904.826.1334 • FAX: 904.826.4547
INFO@MDGINC.COM

LANDSCAPE PLAN
MOTHERHOUSE EXPANSION
ST. JOHNS COUNTY
PREPARED FOR
CLIENT

SHEET No.:
L1
OF XX

X:\PROJECTS\24\0024277 SSL\MOTHERHOUSE EXPANSION\LADRAWINGS\D\24277 - LANDSCAPE PLAN.DWG, L1, 6/27/2025 4:12 PM, Gloria Mula, MATTHEWS I DCCM, INC

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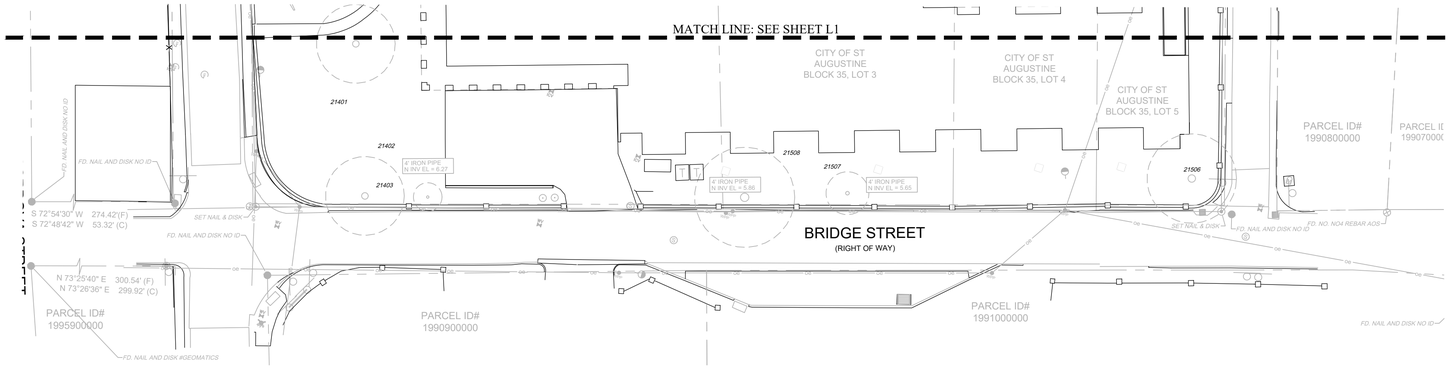
PSF 22X34 On 24X36





NUMBER	TREE SPECIES	DBH	CREDITS TO REMAIN	CREDITS TO REMOVE	CREDITS	DEFICITS
20557	TR-PECAN 15	15		3		
20568	TR-PECAN 15	15	3			
20569	TR-CED 3	3	1			
20570	TR-CED 3	3	1			
20571	TR-CED 3	3	1			
20572	TR-CED 4	4	1			
20573	TR-CED 4	4	1			
20574	TR-CED 3	3	1			
20575	TR-CED 3	3	1			
20681	TR-PEC 19 DEAD*	19		3		
20682	TR-CED 4	4	1			
20683	TR-CED 3	3	1			
20687	TR-CED 4	4	1			
20690	TR-CED 3	3	1			
20691	TR-CED 3	3	1			
20694	TR-CED CLUSTER 3"+2"+2"+2"+2"+2"+2	13	3			
20696	TR-CED 3	3	1			
20697	TR-CED 3	3	1			
20698	TR-CED 5	5	1			
20699	TR-CED 5	5	1			
20701	TR-CED 4	4	1			
20702	TR-CED 4	4	1			
20704	TR-CED 3	3	1			
20706	TR-CED 4	4	1			
20707	TR-CED 3	3	1			
20709	TR-CED 3	3		1		
20710	TR-CED 3	3		3		
20711	TR-PEC 7"+6	13	3			
20713	TR-CED 3	3		1		
20715	TR-CED 3	3		1		
20718	TR-CED 3	3		1		
20719	TR-CED 3	3	1			
20721	TR-CED 3	3	1			
20723	TR-CED 3	3	1			
20724	TR-CED 3	3		1		
20726	TR-CED 3	3		1		
20727	TR-CED 3	3		1		
20728	TR-CED 3	3		1		
20729	TR-CED 3	3		1		
21018	TR-CED 10"+7	17	3			
21019	TR-MAP 11	11		2		
21020	TR-MAP 13	13		3		
21021	TR-PINE 16	16		3		
21022	TR-PINE 14	14	3			
21023	TR-PINE 15	15	3			
21024	TR-PINE 17	17	3			
21025	TR-SPM 9	9		2		
21026	TR-SPM 9	9		2		
21027	TR-SPM 17	17	3			
21028	TR-SPM 20	20		3		
21029	TR-SPM 10	10	2			
21030	TR-LAO 25	25		4		
21031	TR-SPM 17	17	3			
21032	TR-SPM 13	13	3			
21033	TR-SPM 10	10	2			
21034	TR-CRM 3 DEAD?	3	1			
21035	TR-SPM 10	10	2			
21036	TR-SPM 15	15	3			
21038	TR-SPM 13	13		3		
21039	TR-SPM 10	10		2		
21040	TR-SPM 10	10		2		
21041	TR-SPM 11	11	2			
21042	TR-SPM 10	10	2			
21043	TR-SPM 12	12	3			
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21046	TR-SPM 12	12		3		
21047	TR-SPM 15	15		3		
21049	TR-LAO 23	23	4			
21053	TR-LAO 20	20	4			
21054	TR-SPM 12	12		3		
21055	TR-CED 10"+9"+9	28		4		
21056	TR-CED 17	17		3		
21057	TR-MAP 17	17		3		
21058	TR-MAP 16	16	3			
21059	TR-SGM 23	23	4			
21060	TR-CED 21"+12"+10	43	4			
21061	TR-CRM 4	4		1		
21062	TR-SPM 10	10	2			
21063	TR-SPM 12	12	3			
21064	TR-SPM 10	10	2			
21065	TR-SPM 12	12	3			
21066	TR-SPM 10	10	2			
21067	TR-SAGO 7	7	2			
21068	TR-SAGO 8	8	2			
21295	TR-HOL 9	9	2			
21296	TR-SPM 13	13	3			
21297	TR-SPM 18	18	3			
21298	TR-SPM 16	16	3			
21299	TR-SPM 12	12	3			
21300	TR-HOL 7"+5	12	3			
21301	TR-SPM 10	10	2			
21302	TR-SPM 14	14	3			
21303	TR-SPM 11	11	2			
21304	TR-CED 16	16	3			
21305	TR-PINE 18	18	3			
21306	TR-SPM 10	10	2			
21307	TR-PEC 14	14	3			
21397	TR-MAG 18"+12	30	4			
21398	TR-CED 18	18	3			
21399	TR-CED 26	26	4			
21400	TR-SPM 11	11	2			
21401	TR-PEC 22	22	4			
21402	TR-OAK 22	22	4			
21403	TR-HAC 8	8	2			
21506	TR-CED 25"+16	41	4			
21507	TR-SPM 12	12	3			
21508	TR-ELM 28	28	4			
21762	TR-SPM 14	14	3			
21763	TR-SPM 9	9	2			
21764	TR-SPM 16	16	3			
21765	TR-CED 18+13	31	4			
21766	TR-OAK 34	34	4			
TOTAL CREDITS			196	64		

LANDSCAPE ARCHITECT
ERIC J. LANEHART
CA#6666, FL #6666607

REVISIONS

NO.	DESCRIPTION	DATE
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DSGN BY:	EJL
DWG BY:	EJL
CHK BY:	EJL
DATE:	06/27/2025
JOB No.:	24277

Matthews | DGCM
P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FL 32084
PHONE: 904.826.1334 • FAX: 904.826.4547
INFO@MDGINC.COM

LANDSCAPE PLAN

MOTHERHOUSE EXPANSION

ST. JOHNS COUNTY

PREPARED FOR
CLIENT

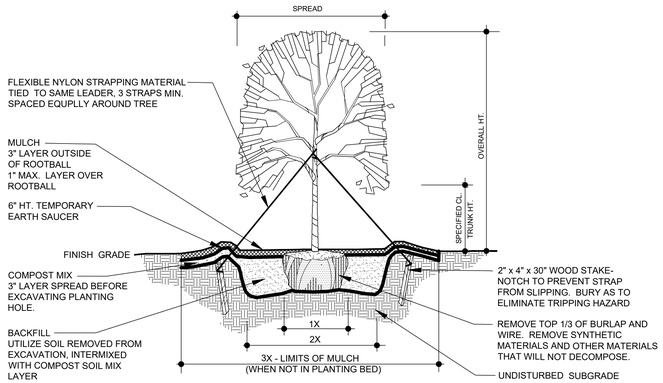
SHEET No.:
L2
OF XX

NOT FOR CONSTRUCTION. PERMIT PURPOSES ONLY.

X:\PROJECTS\24X\24277 - SSJ, MOTHERHOUSE EXPANSION\LA\DRAWINGS\D\24277 - LANDSCAPE PLAN.DWG, L2, 6/27/2025 4:12 PM, Gloria Mota, MATTHEWS DGCM, INC

Received September 8, 2025
Planning and Building Department

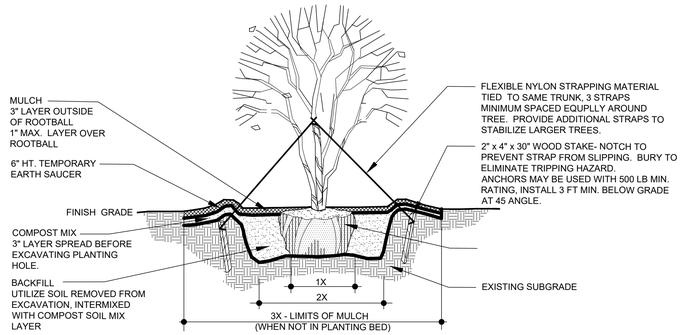
PSF 22GM On 24x36



NOTES:
- PLANT TOP OF ROOT BALL 2" ABOVE FINISH GRADE.
- BOTTOM OF ROOT BALL SHALL BE SEATED DIRECTLY ON UNDISTURBED SUBGRADE.
- TOPMOST ROOT-ROOT FLARE SHALL BE MADE VISIBLE PRIOR TO PLANTING.
- ROOT DEFECTS - INSPECT ROOT BALL FOR ROOT DEFECTS, CUT ROOTS WHERE THEY BEGIN TO KINK OR CIRCLE. ROOT BALL SHALL COMPLY WITH FLORIDA GRADES AND STANDARDS.
- STAKE ABOVE FIRST STRONG BRANCHES TO PROVIDE FIRM SUPPORT.

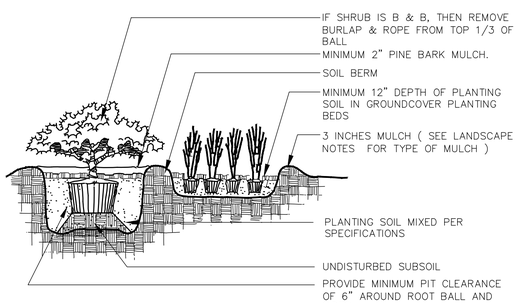
TREE PLANTING - SINGLE TRUNK

N.T.S.

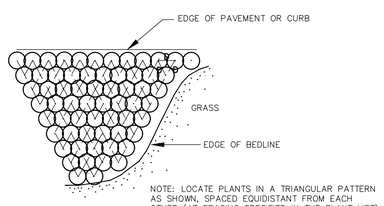


NOTES:
- PLANT TOP OF ROOT BALL 2" ABOVE FINISH GRADE.
- BOTTOM OF ROOT BALL SHALL BE SEATED DIRECTLY ON UNDISTURBED SUBGRADE.
- TOPMOST ROOT-ROOT FLARE SHALL BE MADE VISIBLE PRIOR TO PLANTING.
- ROOT DEFECTS - INSPECT ROOT BALL FOR ROOT DEFECTS, CUT ROOTS WHERE THEY BEGIN TO KINK OR CIRCLE. ROOT BALL SHALL COMPLY WITH FLORIDA GRADES AND STANDARDS.
- STAKE ABOVE FIRST STRONG BRANCHES TO PROVIDE FIRM SUPPORT.

MULTIPLE STEM TREE PLANTING



SHRUB AND GROUND COVER PLANTING DETAIL



SHRUB/GROUNDCOVER SPACING PLAN

1. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING PROJECT SITE CONDITIONS AND ALL QUANTITIES INDICATED ON THESE PLANS BEFORE COMMENCING ANY WORK. LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IF SOIL CONDITIONS ARE POORLY DRAINED TO DETERMINE IS SUBSTITUTION OF MATERIALS IS NECESSARY.
2. ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER NURSERY GROWN IN ACCORDANCE TO FLORIDA GRADES AND STANDARDS
3. ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR B&B. B&B MATERIALS SHALL BE "HARDENED OFF" ROOT PRUNED DURING FIELD PRODUCTION AND SHALL BE DUG AT LEAST SEVERAL WEEKS BEFORE.
4. PLANTS SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF DISEASE, INSECTS, EGGS OR LARVAE AND SHALL HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEMS. THEY SHALL BE FREE FROM PHYSICAL DAMAGE OR ADVERSE CONDITIONS THAT WOULD PREVENT THRIVING GROWTH.
5. SUBSTITUTION OF PLANT MATERIALS WILL NOT BE PERMITTED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT. IF PROOF IS SUBMITTED THAT ANY PLANT SPECIFIED IN NOT OBTAINABLE, A PROPOSAL WILL BE CONSIDERED FOR USE OF THE NEAREST EQUIVALENT SIZE OR VARIETY WITH CORRESPONDING ADJUSTMENT OF CONTRACT PRICE.
6. LANDSCAPE CONTRACTOR SHALL BEAR FINAL RESPONSIBILITY FOR PROPER SURFACE DRAINAGE OF PLANTED AREAS. ANY DISCREPANCY IN THE DRAWINGS, OBSTRUCTION ON THE SITE, OR PRIOR TO WORK DONE BY ANY OTHER PARTY, WHICH THE CONTRACTOR FEELS PRECLUDES ESTABLISHING PROPER DRAINAGE SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CORRECTION OR RELIEF OF SAID RESPONSIBILITY.
7. PLANTING BEDS SHALL BE CUT OR EDGED TO FORM A UNIFORM CLEAN LINE BETWEEN BEDS AND LAWN AREAS.
8. AFTER ALL PLANT MATERIAL IN A PLANT BED AREA HAS BEEN INSTALLED AND APPROVED, THE AREAS BETWEEN PLANTS SHALL BE RAKED TO AN EVEN GRADE TO CONFORM TO PREMULCHING FINISH GRADES. ALL PLANTING BEDS AND PLANT SAUCERS SHALL THEN BE UNIFORMLY COVERED WITH A MINIMUM THREE (3) INCHES OF #2 GRADE OR BETTER OF PINE BARK MINI NUGGETS.
9. BEFORE FERTILIZATION A SOIL AND/OR FOLIAR NUTRIENT ANALYSIS SHALL BE PERFORMED TO DETERMINE WHETHER PHOSPHORUS FERTILIZER WITH 30% SLOW RELEASE NITROGEN WILL BE REQUIRED. ALL PLANTING BED AREAS SHALL BE FERTILIZED APPROXIMATELY 4-6 WEEKS AFTER INSTALLATION.
10. PLANT MATERIAL SOIL SHALL BE "NATIVE" SOIL THAT WAS REMOVED FROM THE PLANTING HOLE. IF SOIL IS BADLY CONTAMINATED, GOOD QUALITY SOIL SHALL BE USED AS REPLACEMENT AFTER CONTAMINATED SOIL HAS BEEN COMPLETELY REMOVED FROM PLANTING AREA.
11. AFTER SODDING IS COMPLETED, THE ENTIRE SIDE AREAS SHALL BE WATERED BY HAND OR IRRIGATION SYSTEM EACH DAY FOR TWO WEEKS. AFTER APPROXIMATELY ONE MONTH OF INSTALLATION, SODDED AREAS SHALL THEN BE TOP DRESSED WITH A 15-0-15 COMMERCIAL SLOW-RELEASE FERTILIZER AT A RATE OF 6.67 POUNDS PER 1,000 SQUARE FEET OF AREA IN AN EVENLY BROAD-CASE PATTERN.
12. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL FINE GRADING PREPARATION FOR PLANTING. APPLY PRE-EMERGENT TO ALL BEDS PRIOR TO PLANTING.
13. ROUGH GRADES WILL BE ESTABLISHED BY THE OWNERS GENERAL CONTRACTOR AT APPROXIMATELY 3 INCHES BELOW CURBS, SIDEWALKS, HARDSCAPE AMENITIES, MOWING STRIPS AND ABUTMENTS. ALL MATERIALS SHALL BE A MINUMIM 30" FROM BUILDINGS OR WALKS.
14. SOD AREAS WILL BE BAHIA GRASS. SOD AREAS SHALL BE SPECIFIED GRASS. GRASS FOR SODDING SHALL BE FRESHLY CUT IN SQUARES ONE FOOT WIDE BY 2' LONG.
15. SOD SHALL BE LAID END TO END AND SIDE TO SIDE IN A STAGGERED LINE TO FORM A UNIFORM LAYER. ALL UNEVEN EDGES SHALL BE SQUARELY TRIMMED TO ALLOW CLOSE AND FIRM FITTING OF EACH PIECE.
16. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANT MATERIAL ON SITE DURING AND BEFORE PLANTING, UNTIL THE WORK IN ACCEPTED BY THE LANDSCAPE ARCHITECT AND/OR OWNER.
17. ALL PLANT MATERIALS SHALL BE GUARANTEED BY THE LANDSCAPE CONTRACTOR TO BE HEALTHY PLANTS AND IN FLOURISHING CONDITION OF ACTIVE GROWTH FOR NINETY (90) DAYS FROM FINAL INSPECTION AND ACCEPTANCE. ALL TREES SHALL BE GUARANTEED AN ADDITIONAL ONE YEAR FROM FINAL INSPECTION AND ACCEPTANCE.
18. THE LANDSCAPE ARCHITECT, OWNER OR OWNERS REPRESENTATIVE SHALL HAVE THE RIGHT TO REJECT ANY AND ALL WORK WHICH IN HIS OPINION DOES NOT MEET WITH THE REQUIREMENTS OF THE SPECIFICATIONS AT ANY STAGE OF THE PROJECT OPERATION.
19. THERE WILL BE SPECIAL CARE TO ALL EXISTING TREES TO BE RETAINED ON SITE TO AVOID CONSTRUCTION DAMAGE.

NOT FOR CONSTRUCTION. PERMIT PURPOSES ONLY.

LANDSCAPE ARCHITECT
ERIC J. LANEHART
CA#6666307

REVISIONS

NO.	DATE	DESCRIPTION
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DSGN BY:	EJL
DWG BY:	EJL
CHK BY:	EJL
DATE:	06/27/2025
JOB No:	24277

Matthews | BCCM
P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FL 32084
PHONE: 904.826.1334 • FAX: 904.826.4547
INFO@MDGINC.COM

LANDSCAPE NOTES & SPECIFICATIONS

MOTHERHOUSE EXPANSION

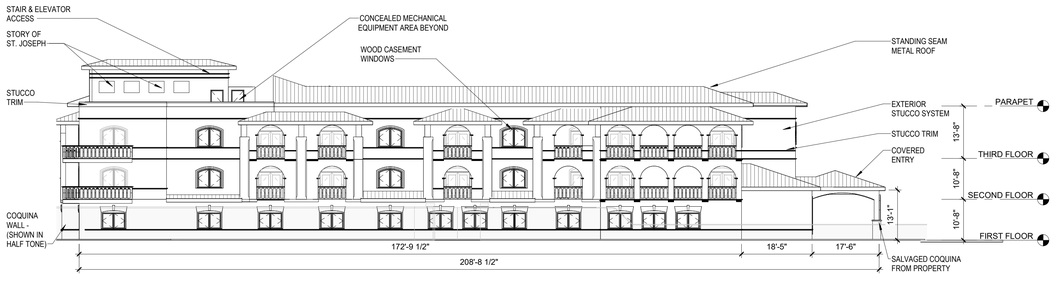
ST. JOHNS COUNTY

PREPARED FOR
CLIENT

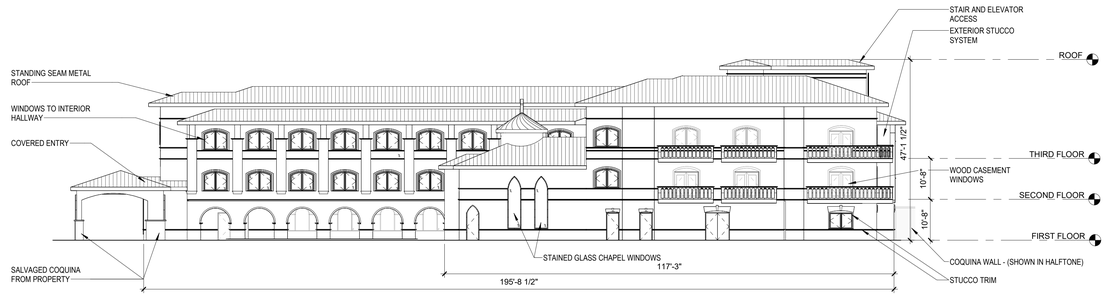
SHEET No.:
L3
OF XX

X:\PROJECTS\24X\24277 - SSJ MOTHERHOUSE EXPANSION\LA\DRAWINGS\DS\24277 - LANDSCAPE PLAN.DWG, L3, 6/27/2025 4:13 PM, Gloria Mura, MATTHEWS I DCCM, INC.

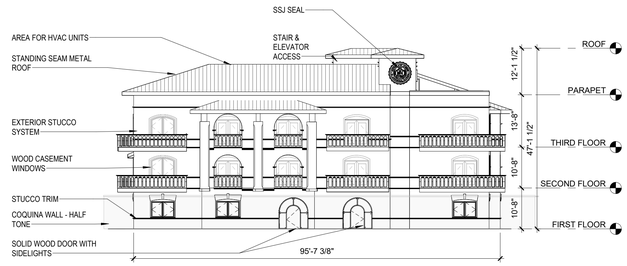
Received September 8, 2025
Planning and Building Department



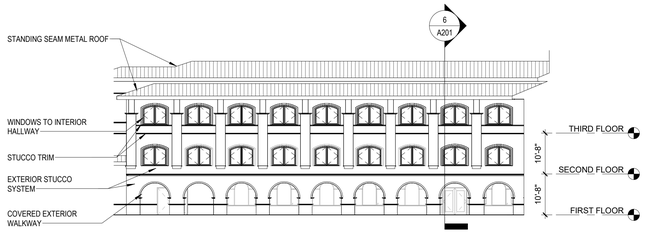
1 NORTH ELEVATION (CADIZ STREET)
SCALE: 1/16" = 1'-0"



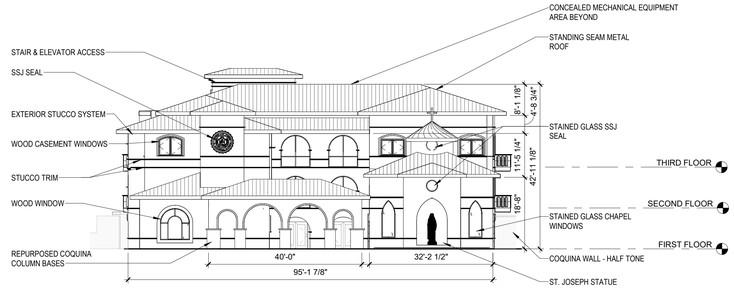
2 SOUTH ELEVATION (FACING EXISTING MOTHERHOUSE)
SCALE: 1/16" = 1'-0"



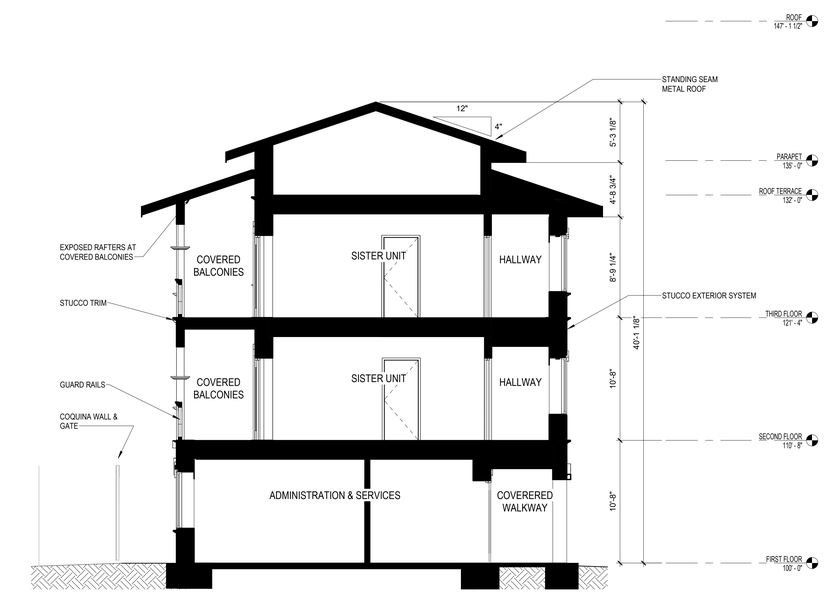
3 EAST ELEVATION (AVILES STREET)
SCALE: 1/16" = 1'-0"



4 COURTYARD FACING NORTH
SCALE: 1/16" = 1'-0"



5 WEST ELEVATION (ST. GEORGE STREET)
SCALE: 1/16" = 1'-0"



6 TYPICAL BUILDING SECTION
SCALE: 3/16" = 1'-0"

DESIGNED:
DRAWN:
CHECKED:
Designer
Author
Checker
THIS DRAWING IS BEING MADE AVAILABLE BY SCHEMMER FOR USE ON THIS PROJECT IN ACCORDANCE WITH THE TERMS OF THE PROFESSIONAL SERVICES AGREEMENT. SCHEMMER ASSUMES NO RESPONSIBILITY OR LIABILITY FOR ANY USE OF THIS DRAWING OR ANY PART THEREOF FOR ANY PURPOSE NOT IN ACCORDANCE WITH THE TERMS OF SUCH AGREEMENT.

ISSUE DATE: SISTERS OF ST. JOSEPH
REVISIONS:

No.:	DATE:	BY:	DESCRIPTION:

DRAFT SUBMITTAL - NOT FOR CONSTRUCTION

SCHEMMER
Design with Purpose. Build with Confidence.

SISTERS OF ST. JOSEPH
NEW MOTHERHOUSE
ADDRESS (OPEN PROJECT INFO TO ENTER)
ADDRESS

EXTERIOR BUILDING ELEVATIONS, BUILDING CROSS SECTIONS

PROJECT NO.: 010389.001

A201

C:\Users\kstrongonzalez\Documents\Revit_temp\010389001-ARCH_R23_NEW_kstrongonzalez.rvt
9/8/2025 4:42:44 PM

Received September 8, 2025
Planning and Building Department



Received September 8, 2025
Planning and Building Department



Received September 8, 2025
Planning and Building Department



Received September 8, 2025
Planning and Building Department



Application pg. 22

August 25, 2025

Matthews | DCCM
7 Waldo Street
St Augustine, FL 32084

cc: Sisters of St Joseph, Inc.

Re: Opinion of Appropriateness - 241 SAINT GEORGE ST - HP2025-0052

Dear Matthews | DCCM,

On August 21, 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 September 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 September 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.:	HP2025-0052
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 THURSDAY, AUGUST 21, 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, August 21, 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

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:

- September 18, 2025
- w/ detailed elevations, lowering of balcony roofs to refine massing & scale
- Differentiate openings on S elevation - be specific w/ arch style
- More Context & sightline studies
- -Listen to meeting for additional feedback
-
-

DONE AND ORDERED, at a public hearing on the 21st day of August, 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 21st day of August, 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.

FOR THE AUGUST 21, 2025 HARB MEETING

OOA HP2025-0025
241 ST. GEORGE STREET

Previously Submitted Information Available at:
https://staugustinefl.portal.civicclerk.com/event/1041/files/attachment/6976

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

Plans Available 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.

Received June 13, 2025
Planning and Building Department

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

LYDIA DENA BOSCHERT
MY COMMISSION # HH 532358
EXPIRES: September 28, 2028

Notary Signature: Lydia Boschert
My Commission expires: 9/28/2028

Rev:120219 jw

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



Received June 13, 2025
Planning and Building Department

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

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Planning and Building Department

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

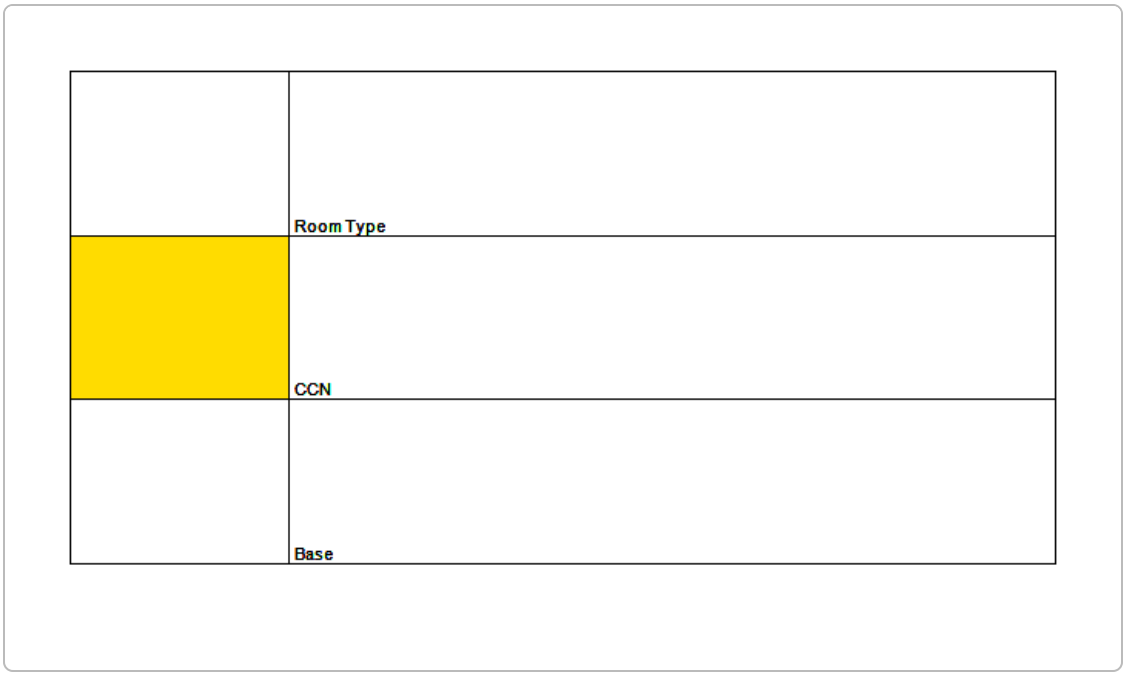
Building	4	**Roof Cover**	Composite Shingle
Building Value	$247,611	**Roof Structure**	Wood Truss
Year Built	1750	**Interior Flooring**	Pine Wood, Sheet Vinyl
Actual Area	2824	**Interior Wall**	Plaster
Conditioned Area	2796	**Heating Type**	Air Duct
Use	Dormitories	**Air Conditioning**	Central
Style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

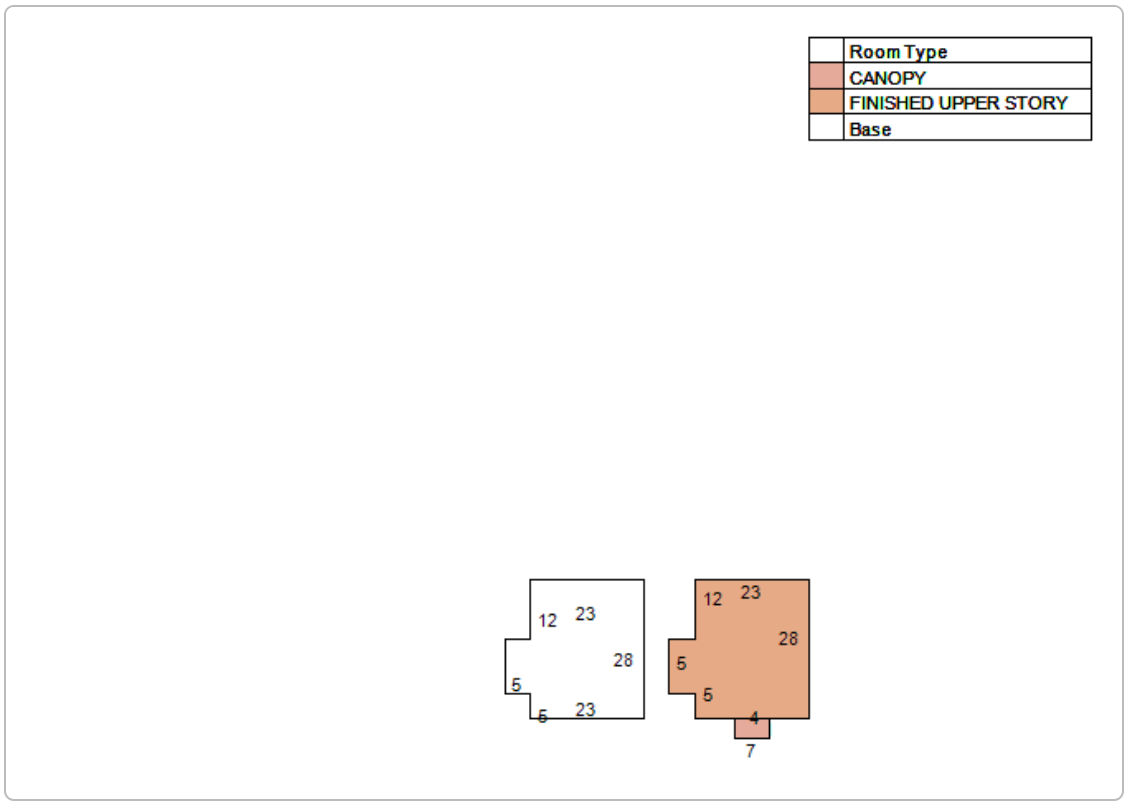
Description	Square Footage
BASE AREA	1398
FINISHED UPPER STORY	1398
UNFINISHED CANOPY	28
Total SqFt	2824

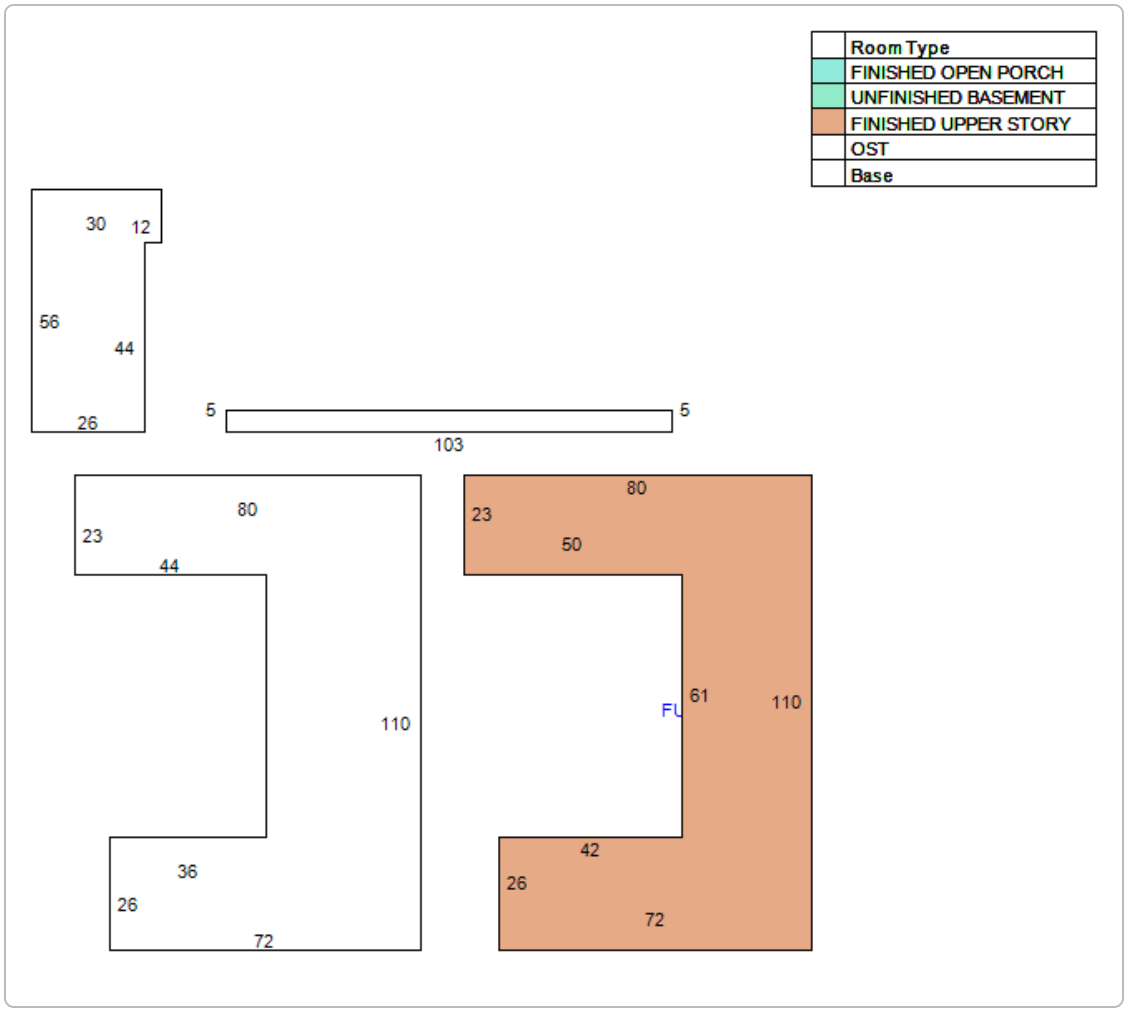
Building	5	**Roof Cover**	Modular Metal
Building Value	$1,371,638	**Roof Structure**	Wood Truss
Year Built	1961	**Interior Flooring**	Carpet, Vinyl Tile
Actual Area	14597	**Interior Wall**	Drywall
Conditioned Area	12822	**Heating Type**	Air Duct
Use	Dormitories	**Air Conditioning**	Central
Style	03	**Bedrooms**	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
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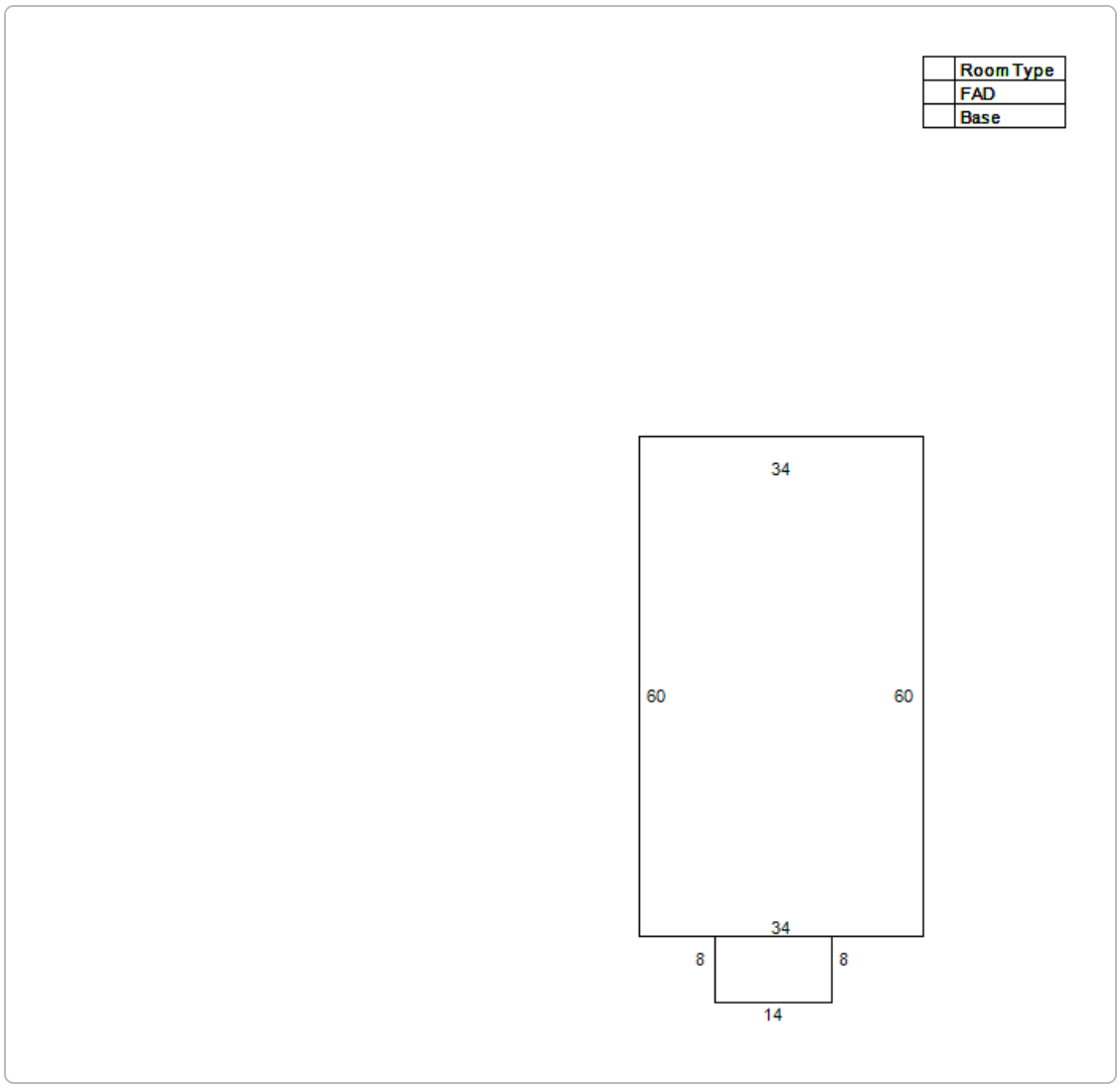
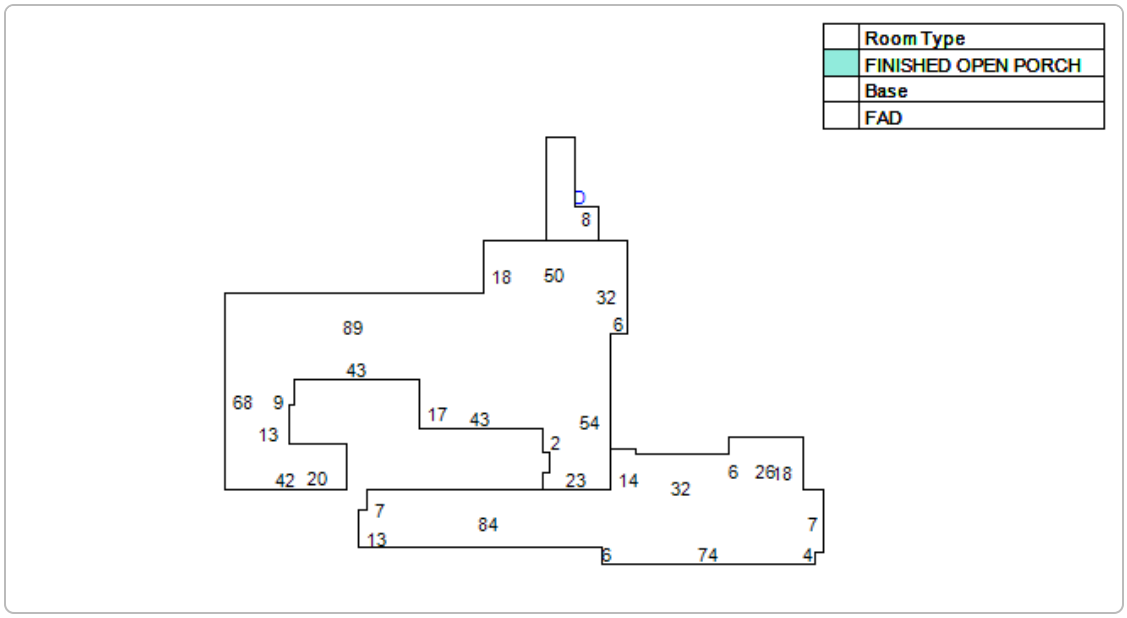
50
61
110
42
26
72





Extra Feature Information

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

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Planning and Building Department

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

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Planning and Building Department

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
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01/07/2014 -- ANNUAL REPORT	View image in PDF format
01/22/2013 -- ANNUAL REPORT	View image in PDF format

Received June 13, 2025
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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
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01/23/2004 -- ANNUAL REPORT	View image in PDF format
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01/14/2002 -- ANNUAL REPORT	View image in PDF format
01/09/2001 -- ANNUAL REPORT	View image in PDF format
01/19/2000 -- ANNUAL REPORT	View image in PDF format
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



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
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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

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for September 18, 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. *(Continued from the August 21, 2025 HARB meeting)*

HARB will focus on the review the proposed new building(s) and revised 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:	8(b)	Previous Action(s):	PZB2024-0041 OOA HP2022-0039 (not approved) and HP2024-0055

STAFF SUMMARY AND ANALYSIS:

1. This 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. 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. At the August 21, 2025 meeting, the HARB first heard this COA application and reviewed only the landscape, hardscape, and streetscape plans, which have since been revised to incorporate recommendations of the Board.
2. 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. **Proposed designs for the new commercial building will be focused on for this staff report and HARB's review at the September 18, 2025 HARB meeting.** 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 and HARB's concerns or observations from previous hearings are included in the corresponding sections below.
3. **Items requested by the HARB during the final OOA review at the February 2025 meeting to accompany a Certificate of Appropriateness application include the following:**

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 was voiced regarding the archaeological impact that this project will have and the permanent destruction of Colonial era and possibly earlier cultural resources. Adequate time to conduct a thorough archaeological investigation should be allowed before construction begins.
f. Issue with footing and foundation work related to the potential impact to adjacent buildings was also raised. Extra care will be needed to avoid damage to existing neighboring historic buildings. Also consideration on how to avoid damage from construction-related vibrations is needed.

4. Overall, the design shown on the newly submitted plans for this COA application do not show significant changes from the OOA design for the proposed new commercial building, which wraps a parking garage structure, that is to be constructed on the existing surface parking lot parcel, bounded by Charlotte Street to the east and Treasury Street to the north. **The applicant should point to what has been modified with the COA design based on the HARB's feedback at the last review of the OOA plans.**

STAFF SUMMARY AND ANALYSIS (continued):

5. Some new elements with the COA plans include:

- A roof top plan was included showing gable roofs of building wrapping the parking garage, and the flat rooftop to the south which includes pergolas covering eating areas and a bar for a rooftop restaurant, a swimming pool, and amenity deck. Elevations and a bracket detail are included for the rooftop pergolas. Context elevations and renderings of views from the Bridge of Lions and other vantage points confirm the rooftop pergolas will be visible when viewing the new building from the east or southeast. This was one design element that the PZB singled out for the HARB to pay special attention to when they reviewed the PUD amendment.
- Stylized building elevations that reflect the Colonial period are expanded on the west elevation, at the corner of Treasury Street, minimizing the visual exposure of the parking garage elevation.
- As requested, additional streetscape context elevations were provided, which include views of the east side of Charlotte Street.
- A requested break down of each unit also were provided, which highlight each individually styled façade, with information on the proposed exterior materials and design elements, such as balconies, brackets, railing, shutter hardware, gates, and corresponding proposed colors, with all but one from the pre-approved color palette for pre-1821 buildings for the related elevations designed. (A Colonial Revival Green is one of the proposed colors, which is from the palette for a later era, but this color closely matches a green color that was approved by the HARB for the building owner's use on the Hilton Bayfront on Avenida Menendez that followed a similar pre-1821 design.)

6. Building materials that were specified are appropriate for the Mediterranean Influence Colonial Period styled buildings, including roofing in clay barrel tile and cedar shake, and stucco. **The applicant should confirm the materials specified for the siding, windows, shutters and railing.**
7. **The HARB should determine if the elements such as the rooftop pergola, the different balustrade details for certain elevations, such as the one at the corner of Charlotte and Treasury Street, and the items of concern that were not modified since the Opinion of Appropriateness review are appropriate for this new structure.**
8. As with the plans reviewed at the August 21, 2025 meeting, **the revised landscape, hardscape, and streetscape plans** and renderings detail how those elements will interact with the proposed new buildings. Site and streetscape plans also highlight the streetscape redesign of a portion of Charlotte Street.
9. At the last review of the landscape plan, the HARB encouraged for more landscaping to be incorporated to offset all of the proposed hardscape, for more shade and breaking up of the long stretches of the wall to provide relief to the pedestrian, for different plantings to be considered (Sea Grapes were added in Courtyard C), for the courtyards to have a better function and purpose, and to come up with solutions on how to make the courtyard spaces more visually accessible. **The applicant should point to what was modified on each of the landscape, hardscape, and streetscape plans for this meeting's review.**
10. Small modifications on the revised plans were visible. Especially noticeable changes were made to the proposed courtyard gates, which were revised from various wood designs with some smaller openings, to fully metal gates, of various designs, that provide transparency into each courtyard for the pedestrian. Although the HARB requested more visibility into the courtyards for the pedestrian, the Board should determine if this major shift to metal gates with mostly highly decorative designs is compatible for buildings that are to replicate architectural elements developed during the Colonial Period (1565 to 1821). Additional changes include the removal of the fence and gate to open up Courtyard C and the extension of the planter area.
11. Concerns with the streetscape included visibility for cars leaving the parking garage, the need for more softened edges along the building, and a more pleasing experience created for the pedestrian overall.

Overall, this proposed 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.

STAFF RECOMMENDATION:

Based on a review of the AGHP, reviews and discussions by the HARB during the previous Opinion of Appropriateness and Certificate 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 existing historic building, the new buildings, site plan, landscape, hardscape, and streetscape plans, and other related features and design elements proposed in a **CERTIFICATE OF APPROPRIATENESS at 24 Cathedral Place and Charlotte Street:**

To CONTINUE to allow the applicant to provide more specifications of the proposed elements; to incorporate any revisions to the proposed new buildings fronting Charlotte and Treasury Streets and to the landscape, hardscape, and streetscape plans that are recommended by the HARB; and to include the planned review of the architectural plans showing the proposed rehabilitation/restoration for the existing historic buildings.

Julie Courtney
Julie Courtney, Historic Preservation Officer

SUMMARY SCOPE OF WORK:

1. 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.
2. 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:

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. **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 on a pedestrian scale; 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. 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**

***SEE ALSO PAGES FROM *The Houses of St. Augustine 1565-1821*, by Albert Manucy, in the attachments**

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.

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. Salt tolerant plants are especially important for this area.**

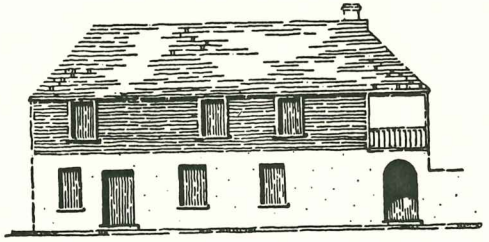
LIST OF ATTACHMENTS:

1. Pages from ***The Houses of St. Augustine 1565-1821*, by Albert Manucy**
2. Pages from the Architectural Guidelines for Historic Preservation (AGHP): Architectural Styles and Periods Section, inlcuding Colonial (First Spanish, British, and Second Spanish Periods) and Mediterranean Influence Styles
3. Staff photographs
4. Google StreetViews
5. 3-D Views
6. Florida Master Site File
7. Sanborn Maps
8. 1788 Roque Map
9. Pages from *Historic Downtown Streetscape Guidelines* (adopted by resolution 2013)
10. City Code Sec 28-286 PUD Purpose and Intent
11. Planning & Zoning Board (PZB) July 2, 2024 Meeting Final Order
12. HARB February 20, 2025 meeting minutes

THE HOUSES OF ST. AUGUSTINE

1565–1821

Albert Manucy



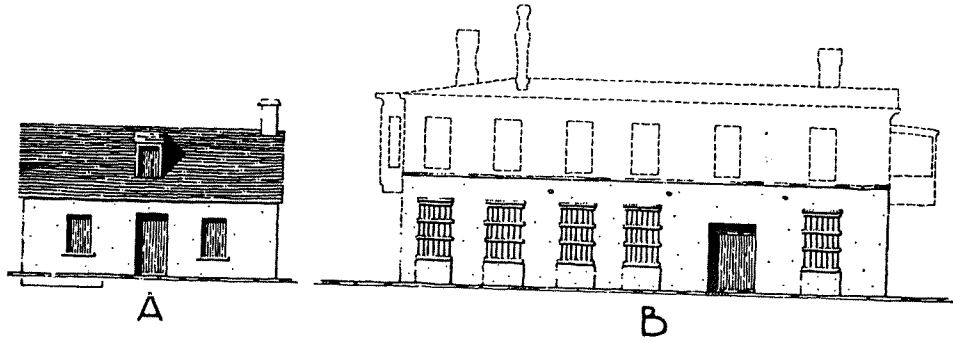
Sponsored by The St. Augustine Historical Society

University Press of Florida
Gainesville Tallahassee Tampa Boca Raton Pensacola Orlando Miami Jacksonville

FACADES
List of Characteristics

Item	Before 1700	1703-1763	British	1783-1821
Height				
1-story				
1½-story	?			
2-story				
Openings				
Main entrance via side yard	?			
Street door				
No north openings	?			
Openings all sides				
Doors large, many 2-leaf	?			
6-panel door				
Transoms				
Windows large on street, small on west				
Wooden gratings on all windows, *rejas* on street windows	?			
Inside shutters				
Outside shutters				
Half-lattice on windows	?			
Glazed casements				
Glazed double-hung sash				
Cornice				
Parapet, sometimes castellated, on flat roof	?			
Box cornice				
Narrow eave				
Features				
Posts, columns or arches (at porches, loggias, or arcades)	?			
Side porch or loggia	?			
Street balcony	?			
Outside stair				
Chimney				

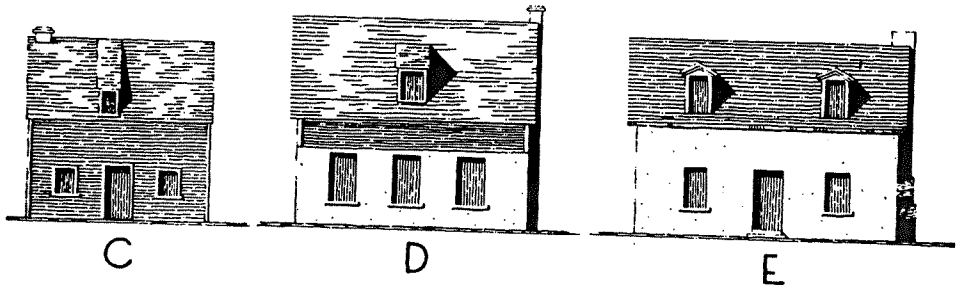
35. STREET ELEVATIONS OF EXISTING HOUSES

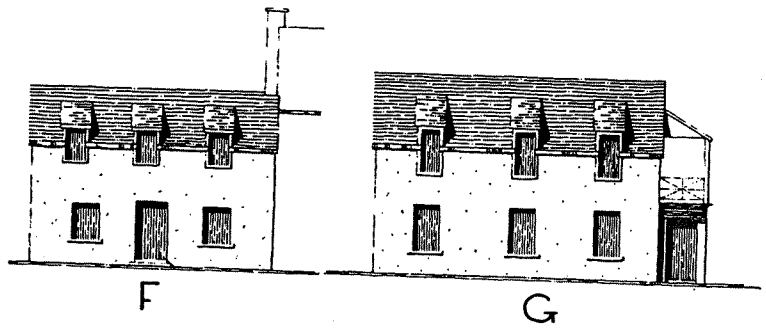


SINGLE-STORY TYPES

A — 57 Treasury

B — 143 St. George





ONE-AND-A-HALF-STORY TYPES

C — 14 St. George

D — 46 Bridge

E — 250 St. George

F — 54 St. George

G — 257 Charlotte (reconstruction)

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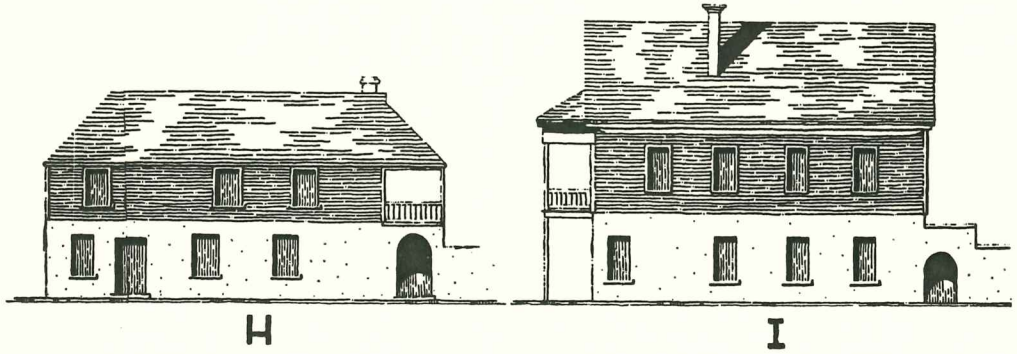
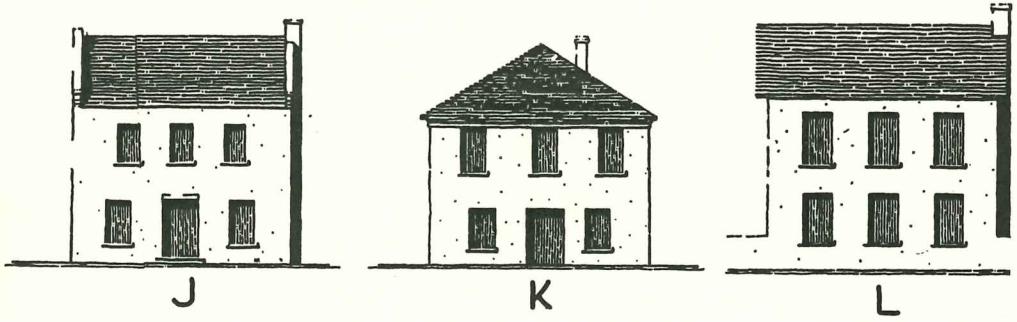
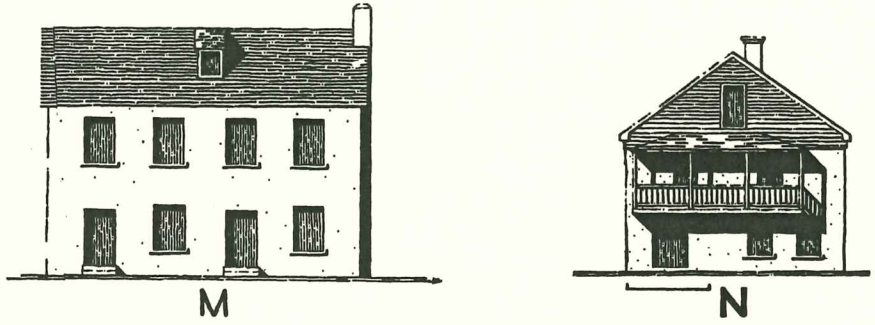
35. STREET ELEVATIONS OF EXISTING HOUSES



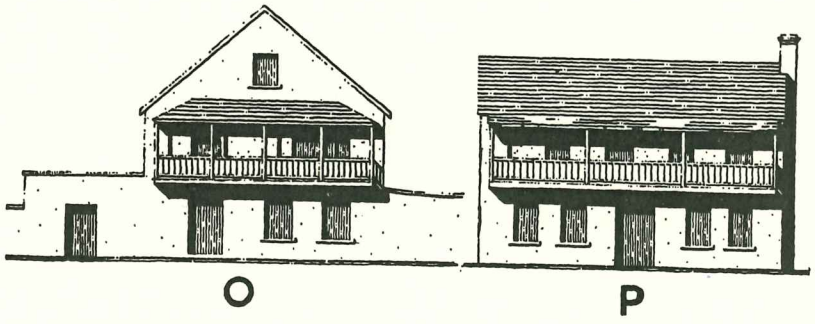


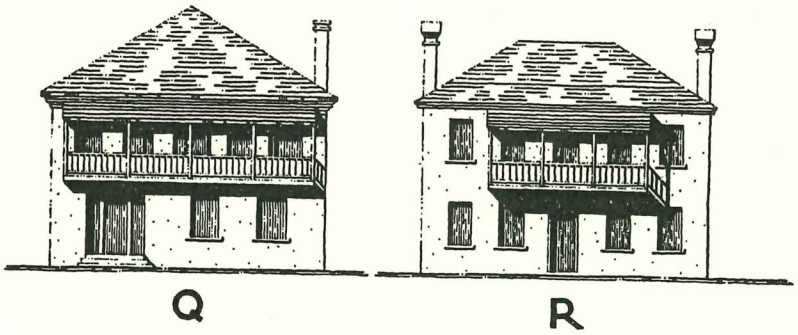


TWO-STORY TYPES

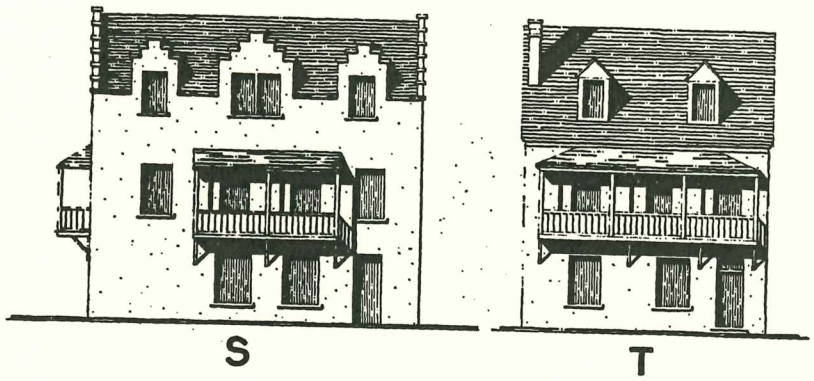
H — 14 St. Francis
I — 224 St. George
J — 42 Spanish
K — 62 Spanish
L — 45 Marine
M — 43 Marine
N — 22 St. Francis

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)

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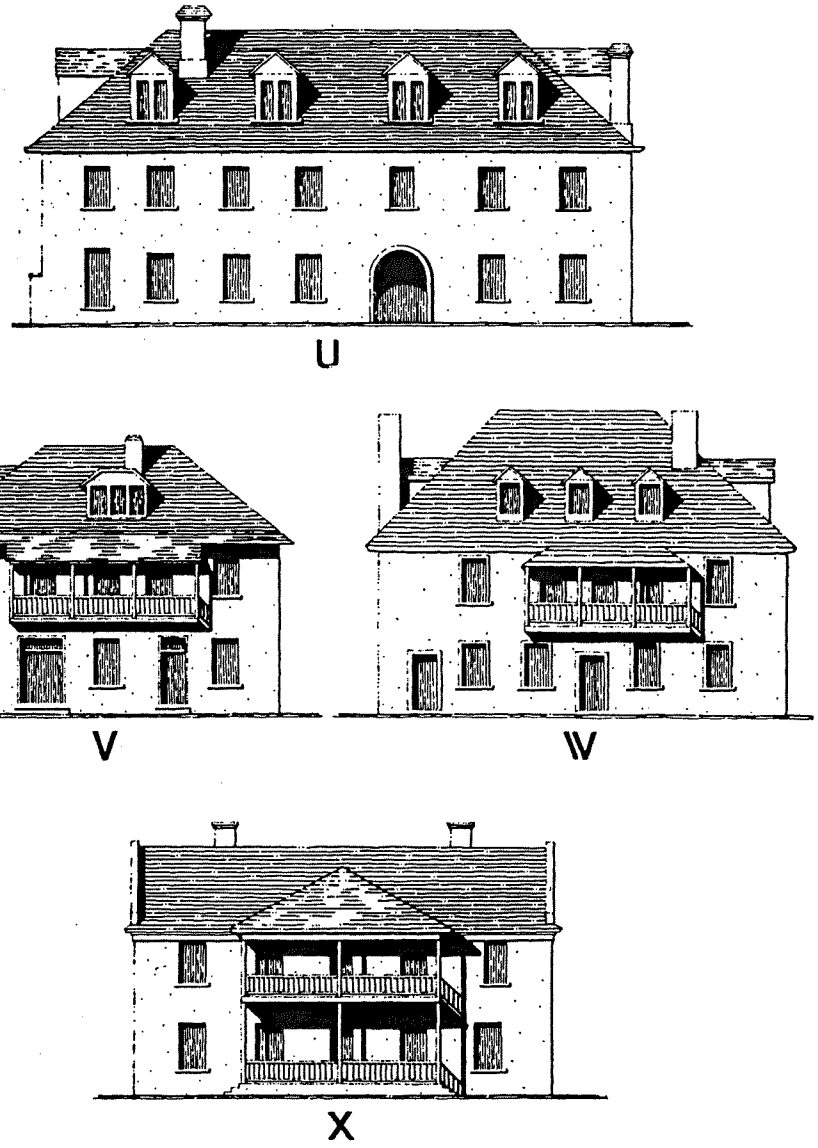
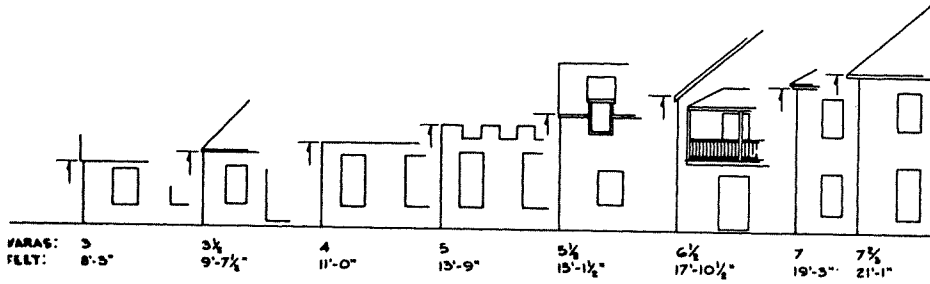
35. STREET ELEVATIONS OF EXISTING HOUSES



TALL TWO-STORY

U — 12 Aviles
V — 20 Charlotte
W — 20 Aviles
X — 16 Marine



36. MASONRY WALL HEIGHTS

Though the people lived on a narrow peninsula and were further constricted by defense walls around the town, almost all their dwellings were separate and detached. There were no row houses.

Height

For the years before the 18th century, the documents have not yet set forth any data on what the house really looked like, beyond the assumptions we can make from the building materials and, if archeology is involved, from the structural remains. Probably it is true here, as in the history of architecture elsewhere, that the early houses were cramped and with small shuttered wind holes (windows) in the medieval tradition.

What effects the native Indian practices had on Spanish home-building is not fully known. The Spaniard was susceptible to native influence — demonstrably more so than the Englishman; but there is no indication that either of them adopted the round house of the Indian. Rather, they clung to the traditional European rectangular dwelling. On the other hand, certainly the Indian taught the white man a great deal about the native woods, the techniques of thatching with local materials, and perhaps even the location of clay deposits.[111]

In the matter of story heights, if there are no dimensions for the early years, we must turn to the masonry buildings of the 1700's (Fig. 36).

The following table is compiled from the 1790 tax list and existing structures.[112]

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Masonry Wall Heights (in *Varas*)[x]

HOUSE			3		4	5	5½	6½	7
WING					4	5		6½	
PATIO			3	3½	4	5			
PARTITIONS			3		4				
KITCHEN			3		4				
FENCE		2	3		4				

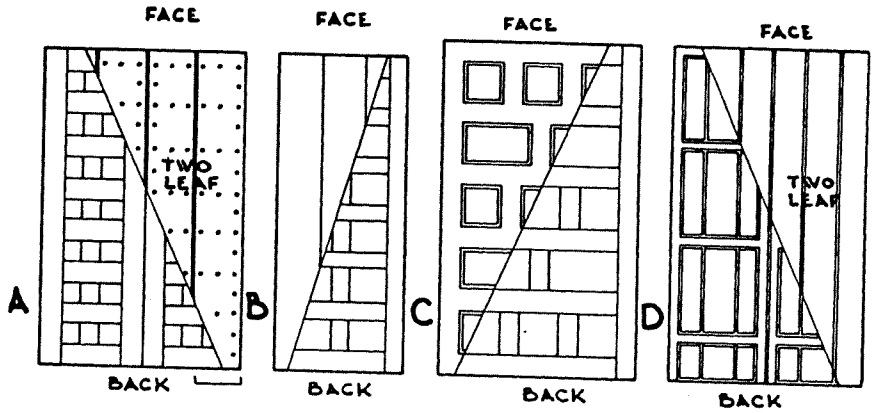
[x]*Vara* = 33 inches

Four *varas* (11 feet) seems to have been standard wall height for substantial one-story masonry buildings, three *varas* for others. Some one-story buildings had 5-*vara* walls, but these probably included parapets. Occasionally the 5-*vara* wall was listed as "two-story." Very likely it was what we call one-and-a-half, several of which were built during the British period and later. Most two-story survivals from the 18th century carry the 7-*vara* height (about 19 feet). Normally all exterior house walls were the same height, but those on flat-roofed buildings might step down in 1-*vara* steps where roof lines permitted. Similar step-downs might occur over a yard gate and fence when the gate was at one end of the façade and actually part of it.[113]

As to purely British structures: William Watson described a single-story, frame store 10 feet high, and a two-story frame house 18 feet high, both of which he built in 1779. (The store was 18x22 feet, and the house 20x32.) Watson was a carpenter and no doubt his dimensions are accurate. If on this basis the British façades seem lower than the Spanish, however, notice that our English evidence relates only to small buildings, and is painfully scant.[114]

Doors

In the street front of the houses, doors were uncommon before 1763, said Bartram. Through a gate in the high wall along the street, you came into the yard, perhaps under a porch roof, with the household entry only a few steps away in the loggia or on the porch. All extant historic houses now have a street door (and some have two!). Presumably the change in attitude toward them began with the Britisher's preference for a more direct approach to his domicile, or for business reasons.



37. TYPICAL SPANISH DOORS

Colonial Spanish doors in St. Augustine were probably like these. The planks in door "D" are tongue-and-groove and beaded both faces.

Something similar happened to the alleged Spanish practice of building the north wall solid.[115] This was sensible practice for a brasier-and-charcoal-heated household, especially since drafty shutters were the only way to close out the chill winds of winter. English fireplaces and glazed "guillotine" sash made the houses warmer and lighter, and incidentally changed the eyeless appearance of the north wall.

Customarily the Spanish doorway is impressive in size and austere in appearance (Fig. 37). The heaviness of the board-faced door is often obviated by making it in two leaves, only one of which is actually put to use.

Unfortunately, no Spanish doors and very few doorframes have survived. One cause of the disappearance can be laid to insect damage. The doorframe consisted of two long doorposts (jambs) set firmly into the earth or into the masonry, and connected by a lintel at the top (Fig. 38). Such construction was successful in the Caribbean where certain woods resist rot and termites indefinitely. Here it was not. English joinery replaced it with a rectangular frame which, if not actually longer lasting, was a bit easier to replace when the time came. Transoms are not common among the houses of the late 1700's and early 1800's. Those found on houses of earlier date are probably additions.

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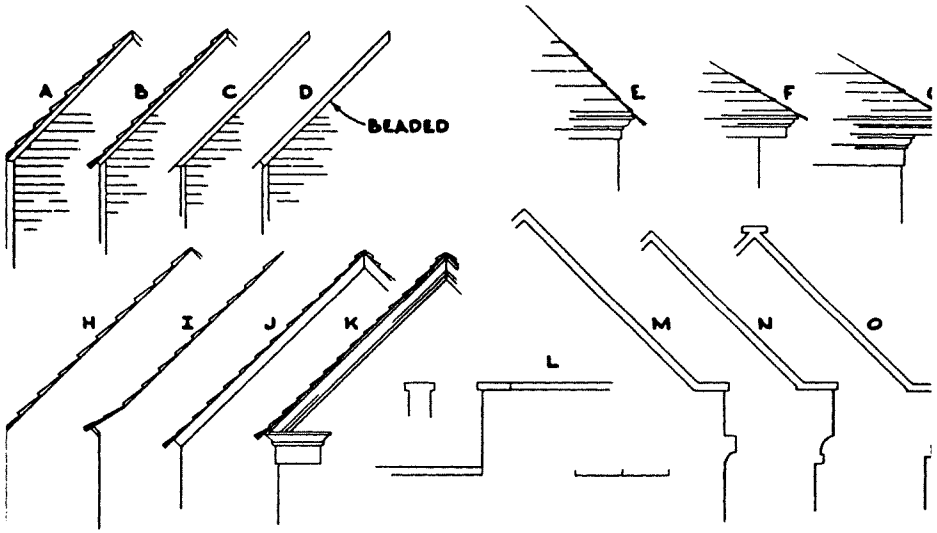
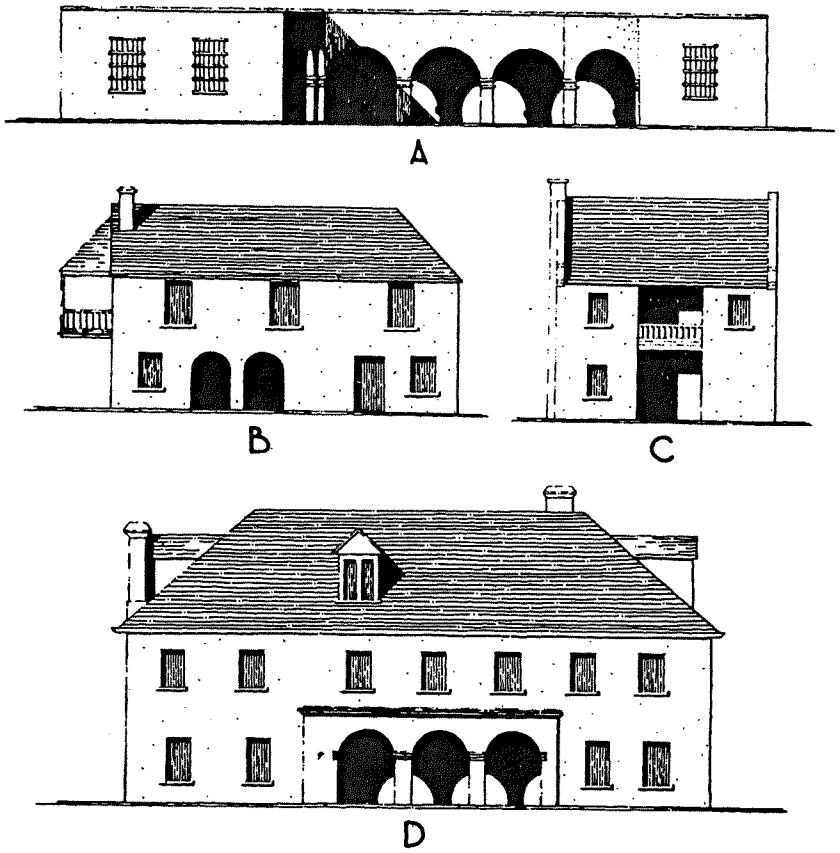
You would expect the English to bring with them the box cornice so typical of their work elsewhere. Many old flat roofs had to be replaced, and the British carpenters built gables or hips in their stead (Fig. 47).[119] The photograph files show a few molded fascia boards and eave returns which may date from British times, but no examples have been preserved. Cornices which are conspicuous today are usually from the 1840's or later.

Nor has any sample been kept of the "battlements" Bartram observed on flat-roofed houses, except for another 1764 sketch which shows gable parapets on the center section of the town guardhouse, and slender castellations over a narrow cornice of its north porch. The merlons must have been about two feet high. At least that is the approximate difference between the exterior walls and the partitions of the Treasurer's House, allowing for the thickness of the roof, which we know was flat because nine clay spouts were on it. A 4-inch coping with 2½-inch projection on each side was the typical crown for either horizontal or gable parapets.[120]



47. GABLES, HIPS AND PARAPETS



48. TYPICAL LOGGIA ELEVATIONS

Posts, Columns, Arches, and Porches

"Before the entry of most of the houses," wrote Dr. Stork in the 1760's, "runs a portico of stone arches." [121] Since the good Doctor was writing some of the first promotional literature for St. Augustine since Menéndez' time, we may forgive him for encouraging his readers to believe that virtually all Spanish dwellings were decorated with arched porticos. There were, in fact, often a trio of arches in the loggias (Fig. 48-49). Some of the larger buildings such as the Treasurer's House had arcades. But the common Spanish house seldom had these elegant features. Nor is it probable that stone arches ever outnumbered the wooden posts and masonry pillars, even on the better domiciles.[122]

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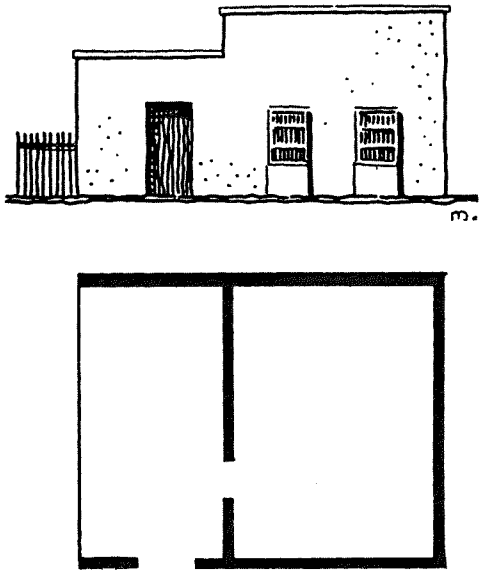


65. FLAT-ROOFED HOUSE

Bartram is reliable in telling us that most flat-roofed houses (Fig. 65) were stone ones. The heavy roofs needed strong walls. Judging by the few known carry-overs, the *azotea* was by no means confined to the more pretentious buildings. *Azoteas* were on six common-plan houses, most of them one- or two-room buildings and only one of them two-story; two St. Augustine-plan dwellings, one of them two-story; and on three of the larger wing-plan structures, including the Treasurer's House.[146]

Other Materials

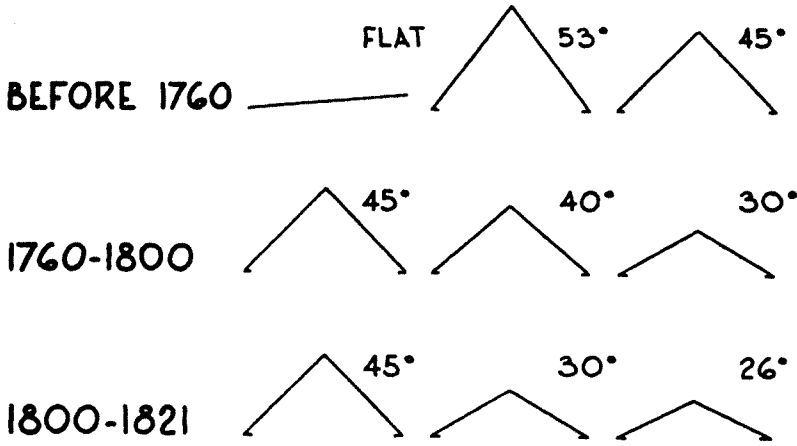
Other roof coverings were so little used that to mention them tends to give them more emphasis than they deserve.

There is no evidence that flat roofs made of planks covered with tar and sand, as known in English Georgia, ever came to St. Augustine. Neither pitch nor tar is mentioned as local roofing material. Cypress bark *(cáscara de ciprés)* was found on one lone house in 1788. No other instance is known at St. Augustine, although the Spanish had bark roofs at Apalache during the 1740's and they were also common to Indian house construction as well as to French dwellings in the Mississippi Valley.[147]

Archeology has so far found remarkably few fragments of

roofing tile — only enough to prove tha barrel (semi-circular section) tile was present in the 17th and 18th centuries. One David Yeats, a tiler, did some work on a St. George Street stable (and presumably on other buildings) about 1780. The 1788 map records one house with a tile *(teja)* roof. It was a single-story structure belonging to the crown. Because it was not listed specifically as an *azotea* type, we can infer that the covering was common barrel tile on a sloping roof.

Slate was used for the roof of the new church built during the 1790's, as well as for part of the roof of the customs house.[149]



66. ROOF SLOPES OF VARIOUS PERIODS

Roof Slopes

From the small amount of pictorial evidence illustrating Spanish Florida settlements, pitched roofs (Fig. 66) were not noticeably different from those elsewhere among the southern colonies of North America. To begin with, Indian construction would certainly influence the Spanish builders, especially in the use of native materials unfamiliar to the Iberian newcomers. The 16th century Indian structures around St. Augustine had gable, hip, and beehive roofs. These were thatch, with a pitch of about 45°, except of course for the beehives. Next, the sketch map of St. Augustine in the 1590's depicts boarded gables with thatch slopes pretty close to 45°.[150]

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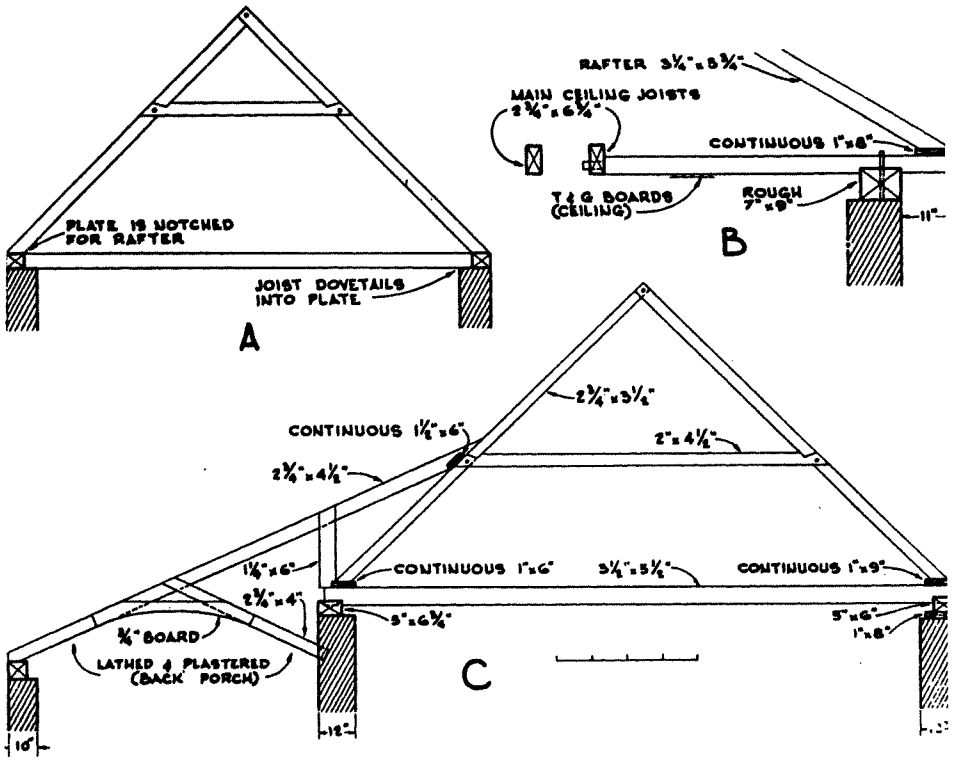

67. ROOF FRAMING

The chances are that the roofs were, if anything, slightly steeper. The early artisans were still influenced by the medieval roof with its breakneck slopes. Not only was a steep roof a good watershed; it provided more headroom in the loft, which in the majority of early houses was the bedroom. Slight evidence of steep slopes at St. Augustine can indeed be found, though in a somewhat roundabout fashion. The Governor's House, pictured in a 1764 sketch, had a gabled shingle roof with 50° pitch or better; and a 53° roof was on another old dwelling. Presumably both roofs had typical pre-1760 lines.[151]

Gables were usually predominant in frontier construction because they were strong, easy to build, and provided a useful loft. As the economy of a community improved and better materials became available, roof designs became more sophisticated (Fig. 67).

Hence the 18th century in the colonies north of Florida saw common roof pitch lowered to 45°, the introduction of additional roof styles, and a growth of dormer windows from tiny vertical skylights into significant features that converted a lightless loft into a pleasant, ventilated room.

It is not surprising, then, to find that the Fatio House along with its many other signs of English joinery has a 45° hip roof with gabled dormers. Nor that the little frame house at 14 St. George Street derives its English-like character from a 47° roof and a long catslide. Though the maps say neither of these houses was built as early as the British period, the carpenters were obviously familiar with the English traditions.

Roof slopes in other places flattened to 30° or less as the 1800's approached. The same thing happened in St. Augustine, but perhaps not until the century was well on its way. The trend toward lower roof lines as the years advanced is well illustrated at the Oldest House. Its early rafters are 47° and 44°; the ones in the last addition are 26°.

Although the coverings have to be replaced periodically, a well-maintained roof can keep its rafters for generations and thus retain its original lines. The following table illustrates a few typical roofs.

Typical Roofs[152]

PITCH	TYPE	HOUSE	EST. DATE OF ROOF LINE
53°	gable	Peña	pre-1760
50°	gable	Governor's	pre-1760
50°	gable	Biendicho	pre-1790
47°	gable-hip	Oldest House	pre-1760
47°	gable	14 St. George	pre-1821
45°	hip	Crown	pre-1788
45°	gable	Gomila	pre-1821
45°	hip	Fatio	pre-1821
42°	hip	Segui	pre-1821
40°	gable	O'Reilly	pre-1760
40°	hip	Peña	pre-1788
38°	hip	12 Aviles	pre-1821
35°	gable	Tovar	pre-1821
30°	gable	Peña kitchen	pre-1788
30°	hip	105 St. George	
26°	extension	Oldest House	post-1820

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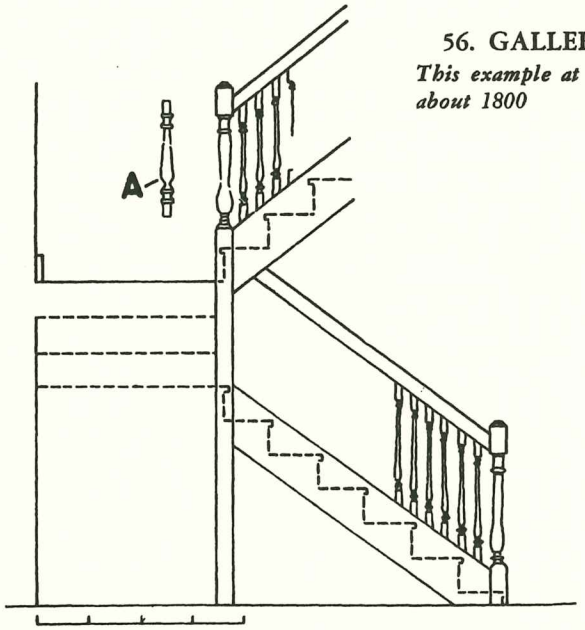

56. GALLERY STAIRWAY
This example at 20 Avilés dates from about 1800

Chimneys

The British observers made much to-do over their introduction of chimneys into a chimneyless Spanish town. In point of fact, however, at least two Spanish householders could boast chimneys in both *sala* (living room) and *cocina* (kitchen). One of these establishments was the residence of the Governor. The other was on the northwest corner of Charlotte and Treasury; its *sala* contained *two* fireplaces with glazed tile fronts.[132]

Chimneys were built both of shellstone and brick.[133] When the construction was entirely of stone, before many years it was necessary to repair the fire box with brick, due to the gradual calcining of the stone by the heat. Old photographs prove it was common practice to plaster the chimney stacks, whether of brick or stone. On sponge-like shellstone, plaster was a practical necessity for keeping water out of the house. A soaked stack meant soiled walls.

House chimneys are not massive (Fig. 57). Conventional flat moldings are sometimes absent. Stone chimneys are apt to have a beveled molding.



57. CHIMNEY MOLDINGS

Even on pre-1760 houses, chimney additions were evidently placed where the householder wanted them, rather than against a gable wall (which might have been easiest and most economical). Hence there were outside stacks, inside, and flush stacks. On existing houses, each type occurs with approximately equal frequency.

Occasionally there is a second-floor fireplace which is not part of the usual ground-to-roof masonry. In such cases the entire weight of the chimney may be supported by the floor joists.

ROOFS

Types of Roofing and their Periods of Use

(Numbers refer to names listed below)

ROOF MATERIALS	PERIODS WHEN USED			
	Before 1700	1703-1763	British	1783-1821
Palm thatch	(1) (2)	(1) (2)		(1) (2)
Straw thatch	(3)	(3)		
Shake or shingle	(8)	(8)	(9) (10)	(8) (11)
Clapboard		(6)	(7)	
Tabby slab	(4)	(5)		(4)
Tile			(14)	(13)
Cypress bark	(?)	(?)		(12)

Common Names of Roof Materials

Thatch

1. *Palma:* palm thatch
2. *Guano:* palm thatch
3. *Paja:* straw thatch

Masonry

4. *Azotea de cal:* tabby flat roof
5. *Azotea:* tabby or tile flat roof

Wood

6. *Tabla* or *tablazón:* clapboard
7. Clapboard
8. *Tejamaní:* shingle or shake
9. Shingle: shingle or shake
10. Short shingle: shingle
11. *Rajón:* shake
12. *Cáscara de ciprés:* cypress bark

Tile

13. *Teja:* barrel tile
14. Tile: barrel tile

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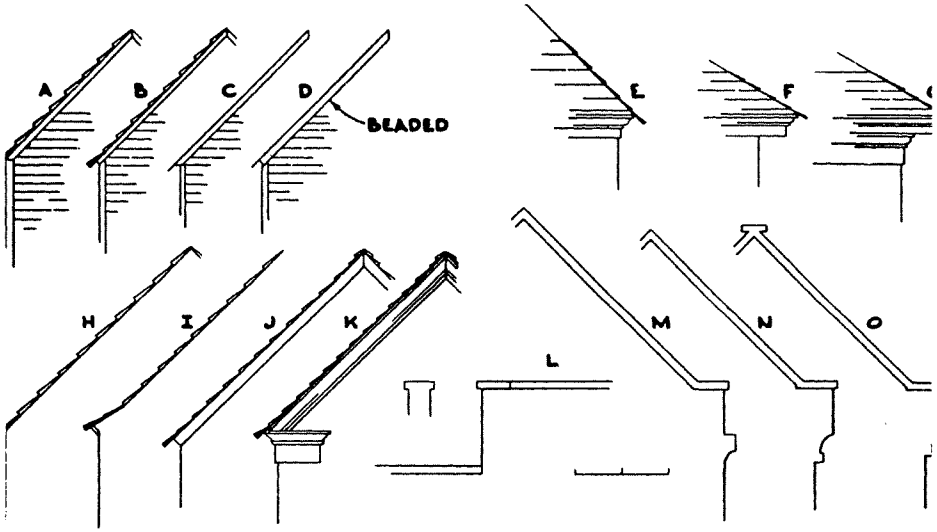
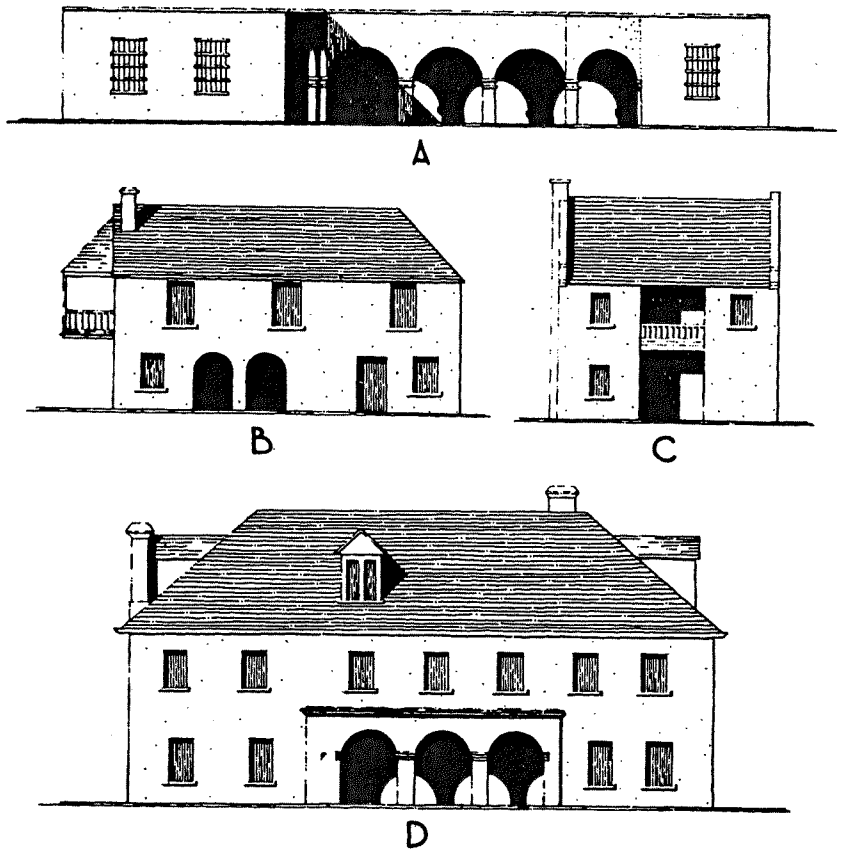
You would expect the English to bring with them the box cornice so typical of their work elsewhere. Many old flat roofs had to be replaced, and the British carpenters built gables or hips in their stead (Fig. 47).[119] The photograph files show a few molded fascia boards and eave returns which may date from British times, but no examples have been preserved. Cornices which are conspicuous today are usually from the 1840's or later.

Nor has any sample been kept of the "battlements" Bartram observed on flat-roofed houses, except for another 1764 sketch which shows gable parapets on the center section of the town guardhouse, and slender castellations over a narrow cornice of its north porch. The merlons must have been about two feet high. At least that is the approximate difference between the exterior walls and the partitions of the Treasurer's House, allowing for the thickness of the roof, which we know was flat because nine clay spouts were on it. A 4-inch coping with 2½-inch projection on each side was the typical crown for either horizontal or gable parapets.[120]



47. GABLES, HIPS AND PARAPETS



48. TYPICAL LOGGIA ELEVATIONS

Posts, Columns, Arches, and Porches

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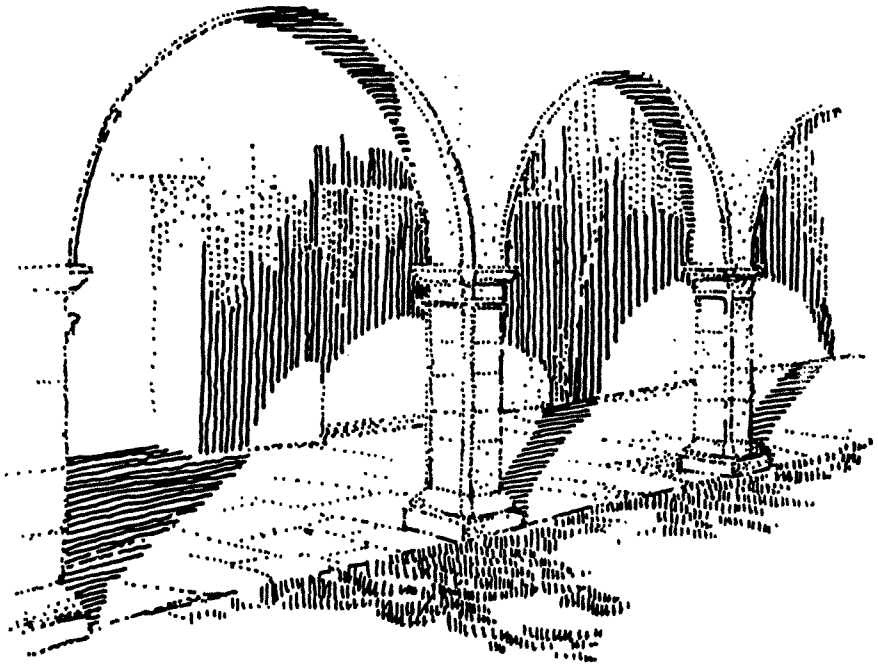

49. EXAMPLE OF AN ARCADE

Nevertheless, the covered gallery — whether porch, piazza or loggia, one-story or two — was a characteristic feature. It was never on the street front, but faced the side or back yard, usually giving shade against the south sun. Bartram told us the width of the typical gallery when he mentioned the 9-foot, tabby-paved walk along the house, because the walk was often the gallery floor (Fig. 55).

The row of arches or pillars supported, in the case of shingle roofs, an extension from the main roof. The posts were sometimes the same height as the house walls. Thus the structure serving in 1790 as dragoon barracks and jail boasted three pillars seven *varas* high. In other instances second floor porch posts were shortened somewhat, to avoid building more roof than the house needed. The change gives a remarkably snug and comfortable look to the building.[123]

DeBrahm, a Swiss engineer with some knowledge of the architectural orders, characterized the supports as "Tuskan Pillars or Pillasters."[124] He had in mind, of course, plain columns and absence

of decorative material. Moldings and chamfers were not absent from the work, but the relative coarseness of shellstone kept the moldings few and simple. They are neoclassic in concept. The contours were cut directly into the stone and covered with a thin coat of plaster.

As you would expect, the quality of design and workmanship varies. This fact is obvious in extant examples, where repair or renovation has not "improved" the old work. Design differences are particularly noticeable in arcades, all of which use the *arco de punto* (round arch),[125] springing from a pier that is no higher than one's head (Fig. 49). The piers are rectangular pillars, with base and capital. Some piers are massively broad and carry arches that support a second-story wall. Others are light, with thin, graceful arches. Sometimes the arrises of all elements are rounded off with a convex molding.

Along with many turned wooden posts that are obviously 19th century, old photographs record an occasional set of knobby, spool-like posts similar to certain Spanish lathe work. But this is not conclusive evidence for existence of the type in colonial times.

The records give the British responsibility for building at least one piazza during the 1770's; this one ran the full length of a 40-foot house and had a new room at the end of it.[126] Probably numerous others were also built, because the English, especially the exiles from Charleston, were no strangers to the pleasantness of a piazza. Some houses in later years developed second floor porches which merged with the street balcony and formed a gallery all the way around the building.

Balconies

The first document to mention balconies seems to be the record of August 25, 1713, which certified that the Governor and his lady did, upon the balconies of the official residence, fling "a large amount" of silver coins to the populace crowded into the street and patio (Fig. 11). The balcony was not often found on the yard sides of the house, since porch construction supported by posts or pillars was more practical there. But on the street side, the *balcón de la calle* (street balcony), according to 19th century photographs, seemed to sprout from almost every two-story house (Fig. 50-51). Even the Britishers built balconies.[127]

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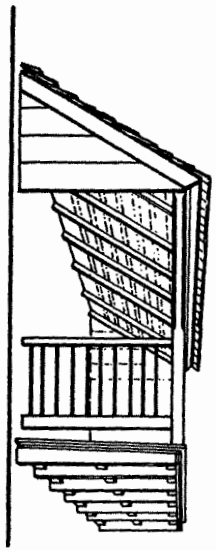
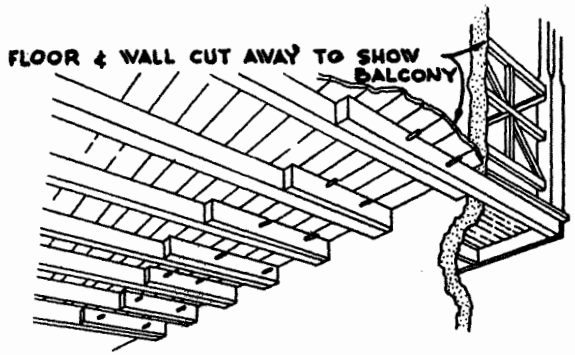
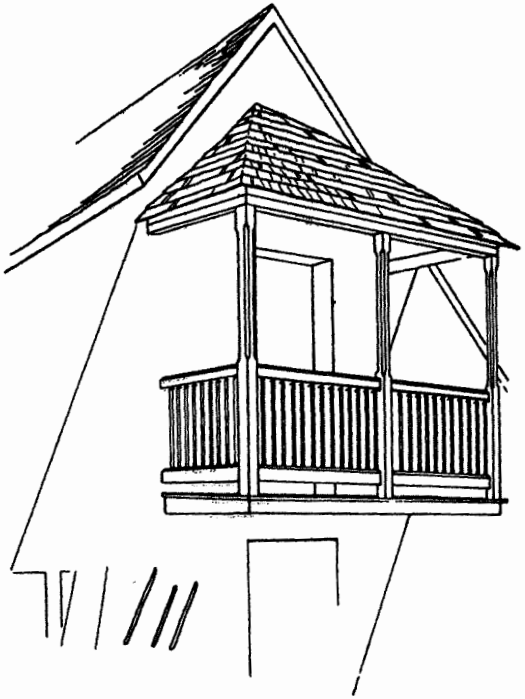


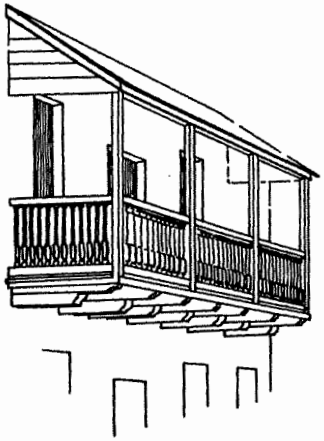
50. TYPICAL STREET BALCONY



53. PEGGED BALCONY
(Typical of remodelling or repair)



51. A SMALL BALCONY



52. CORBELED BALCONY

Constructed upon second-floor joists (*cf.* Fig. 53) that projected through the wall of the house, balconies were about five feet wide. Bartram said they were built with corbeled beams, the upper one extending a foot or more beyond the lower (Fig. 52). The joists were "a convenient distance" apart,[128] which means they might be spaced anywhere from two to three *tercias*. On the average house, the balcony extended across most of the front, so that its roof (it was invariably roofed) protected two or more windows from sun and sudden showers. A center doorway was the usual access.

A 1787 balcony was described thus: 7 2/3 *varas* long by 1 *vara* 6 inches wide, floor to ceiling height 2 2/3 *varas* and 5 inches; roof slope 35°; 4 posts with a balustrade 34 inches high. The floor had 10 joists 2½ x 3½ inches in size and was reinforced by 4 iron brackets.[129]

No examples of Spanish balustrades remain to us. Presumably they were turned spindles, although exposure to the weather might have forced the builders to use a simpler form. Anyway, simplicity came with the years, and brought a plain but finely-proportioned balustrade, well designed from the standpoint of esthetics as well as durability (Fig. 54). The handrail was comfortably rounded on top. The baluster, square in section and slender to the point of elegance, was mortised into the handrail. The foot of the baluster, however, was notched with an inverted V, cut to fit tightly *over* a continuous matching bevel on the bottom rail. The steep bevel on this rail shed water like a roof, and there were no mortises to pocket the moisture and encourage rot.

Other types of balustrades were also used, of course, but the photographs show this kind in wide use during the 19th century.

Balcony posts are as perishable as balusters. The earliest existing ones are light rather than heavy, square in section, with chamfers above the handrail. A lamb's tongue finishes each end of the chamfer.

Stairways

Bartram's casual mention of the typical courtyard walk "with a staircase at one end to the chambers" is probably best interpreted as a stairway *(escalera)* at one end of the porch pavement (Fig. 55). Where there was a loggia, the stairway could be found off to one side of it, well covered from the weather, but still an "outside" stair. Bartram said the risers were "easy" height, with tabby steps.[130]

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Colonial (1565-1821)

St. Augustine has been continuously occupied since 1565. The earliest buildings were crude shelters of wood, thatch and wattle-and-daub. Later, more substantial buildings were constructed of masonry and wood. However, except for the Castillo de San Marcos, none of these buildings survived the burning of the city by the English in 1702. The primary focus of this section is therefore on buildings constructed after 1702.

First Spanish Period (1565-1763)

Spanish St. Augustine was a poor military outpost. Construction was simple, and made use of local materials, such as coquina and wood. The Spaniards lived private lives on courtyards, patios and loggias enclosed by high walls. The St. Augustine Plan is an adaptation to the Florida climate. The loggia or gallery, usually on the south or east side of the building, provided shade, and sheltered doors and unglazed windows from sun and rain. The Spanish believed the devil always came from the north; hence, openings were rare on the north side of buildings.

Buildings are constructed directly on the street. The most common site plan is for the building to be placed on the north property line, providing a sideyard or courtyard to the south. The site is enclosed by a wall or fence. Entry is first through a gate in the wall or fence opening into a loggia, porch or courtyard and then into the building. Loggias and porches, both one and two story, are used for shade and are generally on the south or east facades. These open into courtyards, sideyards and patios. Stairs, if any, are usually located at the end of the loggia.

The most common building plan is a simple rectangle. Proportions vary due to initial design constraints and to additions, but the most common width to length ratio is about 1/1.5 with a range of 1/1.0 to 1/2.5. Dimensions are measured in varas (approximately 33.33 inches) not in feet. Buildings are generally small, and are one, one and one-half or two stories.

Foundations are usually tabby or coquina. Most construction is of masonry. Some buildings are wood frame, or have masonry end walls with wood frame between. To protect the masonry from the weather, all surfaces are covered with plaster or stucco.

Roof types include flat roofs enclosed by a parapet with rain spouts (canales) projecting through the wall plane, gable and hip. Flat and gable roofs are the most common. Roofs are of Medieval design and are distinctively steep, usually pitched greater than 45°. Roof surfaces are covered with split wood shakes, shingles, or boards and thatch. Overhangs are small or non-existent.

Window and door openings are proportionately large. Windows were originally unglazed. Ground floor street windows may have projecting rejas while all other windows have banisters or lattice. All windows have interior shutters. Street doors are usually fifty inches wide, and are either single or double leaf.

Detailing includes roofed balconies, often with corbelled beams, which overhang the street. Balconies extend across most of the face of the building and protect windows from sun and rain.

British Period (1764-1783)

St. Augustine was still a poor military outpost when the English arrived in 1764. The St. Augustine Style of architecture was not pleasing to the eighteenth century English, who felt that Spanish had consulted convenience more than taste. The English therefore set about altering the town to suit their tastes. Although they retained many features of Spanish Colonial architecture, the English also introduced design features based on the architecture in their northern colonies. These included street doors directly entering the building, glazed windows with exterior shutters, and chimneys. Many existing buildings were modified and expanded.

New buildings are constructed directly on the street. Street doors provide direct entry into the building. Loggias and porches, and the adjacent yards, are retained. Stairs are often moved to the inside or incorporated within the expanded building. Buildings are one to two and one-half stories.

British Period buildings are often larger than First Spanish Period buildings. The most common plan remains a simple rectangle. Width to length ratios average 1/1.5 with a range of 1/1.0 to 1/2.6. Dimensions vary from the First Spanish Period style because the British measure in feet instead of varas.

Foundations are usually tabby or coquina. Most buildings are of masonry, but wood frame construction greatly increased during this period. The most common examples are wood frame second stories and wood frame extensions of existing masonry buildings. To protect the masonry from the weather, all surfaces are covered with plaster or stucco.

Roof types are gable and hip. Roofs are usually pitched at about 45°. Dormers are used to provide light and air to the upper half story. Roof surfaces are covered with split wood shakes or shingles. Flat roofs are not used.

Door openings are reduced due to the introduction of the British six-panel door. The average door width is thirty-three inches, although thirty-six, forty-two and forty-four inch doors are used. The average door height is seven feet and is seldom less than six feet ten inches.

Window openings are reduced in size and proportion due to glazing. Single panes of glass are no larger than eight inches by ten inches. The most common width to height ratio for windows is 1/2.0, with a range of 1/1.7 to 1/2.5. Windows are double hung sash and may be twelve-over-twelve, nine-over-nine, nine-over-six or six-over-six. A typical arrangement is nine-over-six on the ground floor with six-over-six on the upper floor.

Detailing consists of roofed balconies, often with corbelled beams, which overhang the street. Balconies extend across most of the face of the building and protect windows from sun and rain. Balconies on First Spanish Period buildings are generally retained.

Second Spanish Period (1784-1821)

Upon their return, the Spanish retained many of the features introduced by the British including chimneys, glazed windows and exterior shutters.

Buildings are constructed directly on the street. Both courtyard doors and direct access doors are common. The site is enclosed by a wall or fence. Loggias and porches, both one and two story, are used for shade and are generally on the south or east facades. These open into courtyards, sideyards and patios. Stairs, if any, are usually located at the end of the loggia.

Buildings are larger than those of the First Spanish Period. The most common plan remained a simple rectangle, although wing additions are sometimes used. Proportions remained about the same. Width to length ratios average 1/1.5 with a range of 1/1.0 to 1/2.6. Dimensions are again measured in varas (approximately 33.33 inches) instead of feet.

Foundations are usually tabby or coquina. Most buildings are of masonry construction, with wood much less common. Buildings are one to two and one-half stories. To protect the masonry from the weather, all surfaces are covered with plaster or stucco.

Roof types are gable and hip. Roof pitches varied from 30° to 45° with the lower pitches reflecting 19th century design. Flat roofs are not used. Roof surfaces are split wood shakes or shingles, although some larger buildings use slate or barrel tile.

The average door width is thirty-three inches, although thirty-six, forty-two and forty-four inch doors are used. The average door height is seven feet and is seldom less than six feet ten inches.

Window openings are reduced in size and proportion due to glazing. Single panes of glass are no larger than eight inches by ten inches. The most common width to height ratio for windows is 1/2.0, with a range of 1/1.7 to 1/2.5. Windows are double hung sash and may be twelve-over-twelve, nine-over-nine, nine-over-six or six-over-six. A typical arrangement is nine-over-six on the ground floor with six-over-six on upper floors. Exterior shutters are common. Rejas are not used.

Detailing consists of roofed balconies, often with corbelled beams, which overhang the street. Balconies extend across most of the face of the building and protect windows from sun and rain. Balconies on First Spanish Period and British Period buildings were generally retained.

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.

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



STAFF PHOTOGRAPHS
22-24 Cathedral Place





STAFF PHOTOGRAPHS
24 Cathedral Place





Looking north from Cathedral Place at front façade / south elevation

STAFF PHOTOGRAPHS
22-24 Cathedral Place





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22-24 Cathedral Place





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22-24 Cathedral Place





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22-24 Cathedral Place





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22-24 Cathedral Place





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22-24 Cathedral Place





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24 Cathedral Place







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

STAFF PHOTOGRAPHS
24 Cathedral Place





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

STAFF PHOTOGRAPHS
24 Cathedral Place





Looking south at rear elevation


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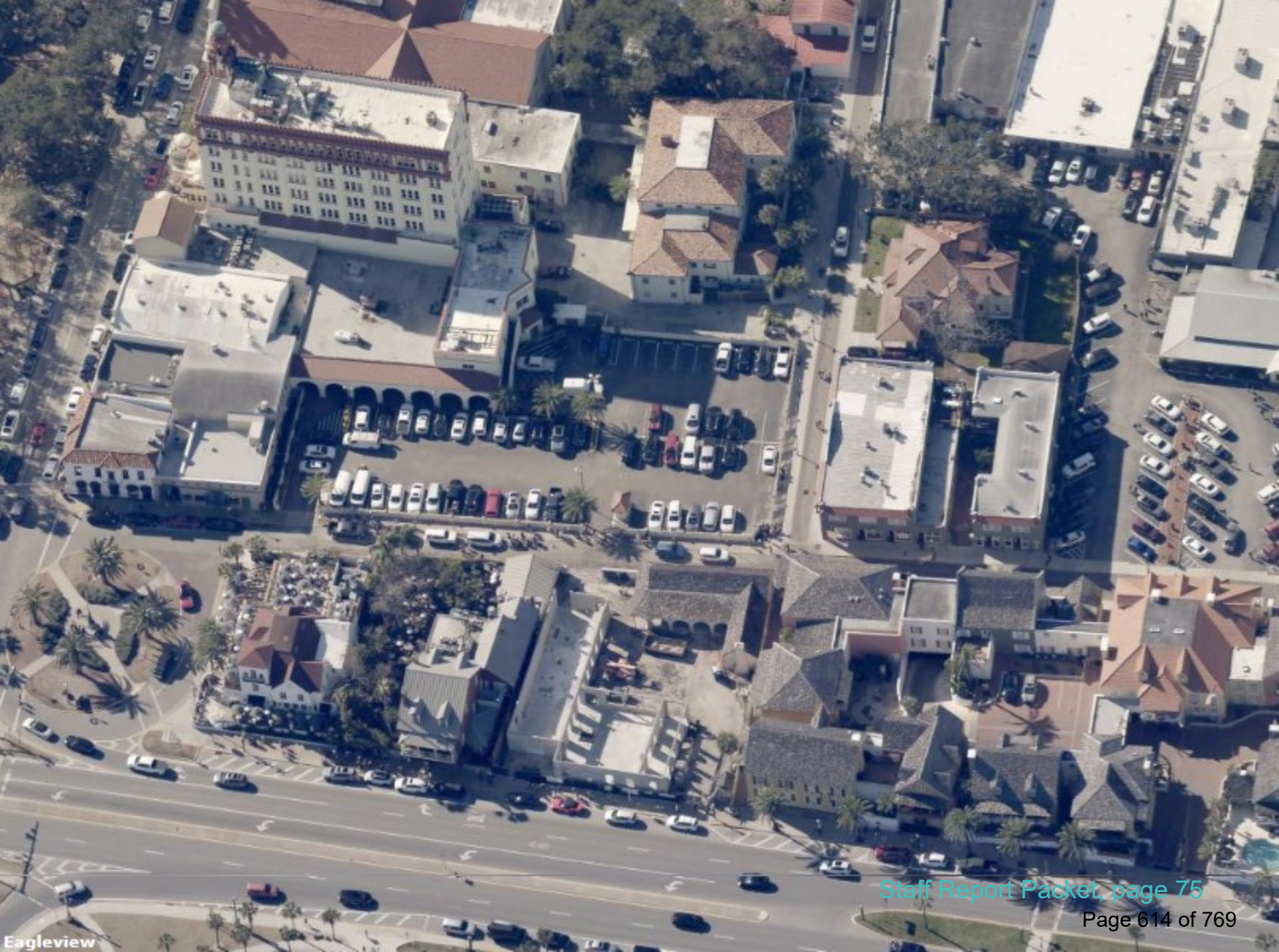
ONE WAY
ONE WAY
NOTICE
Charlotte St
Google
Image capture: Jul 2018 © 2024 Google




Treasury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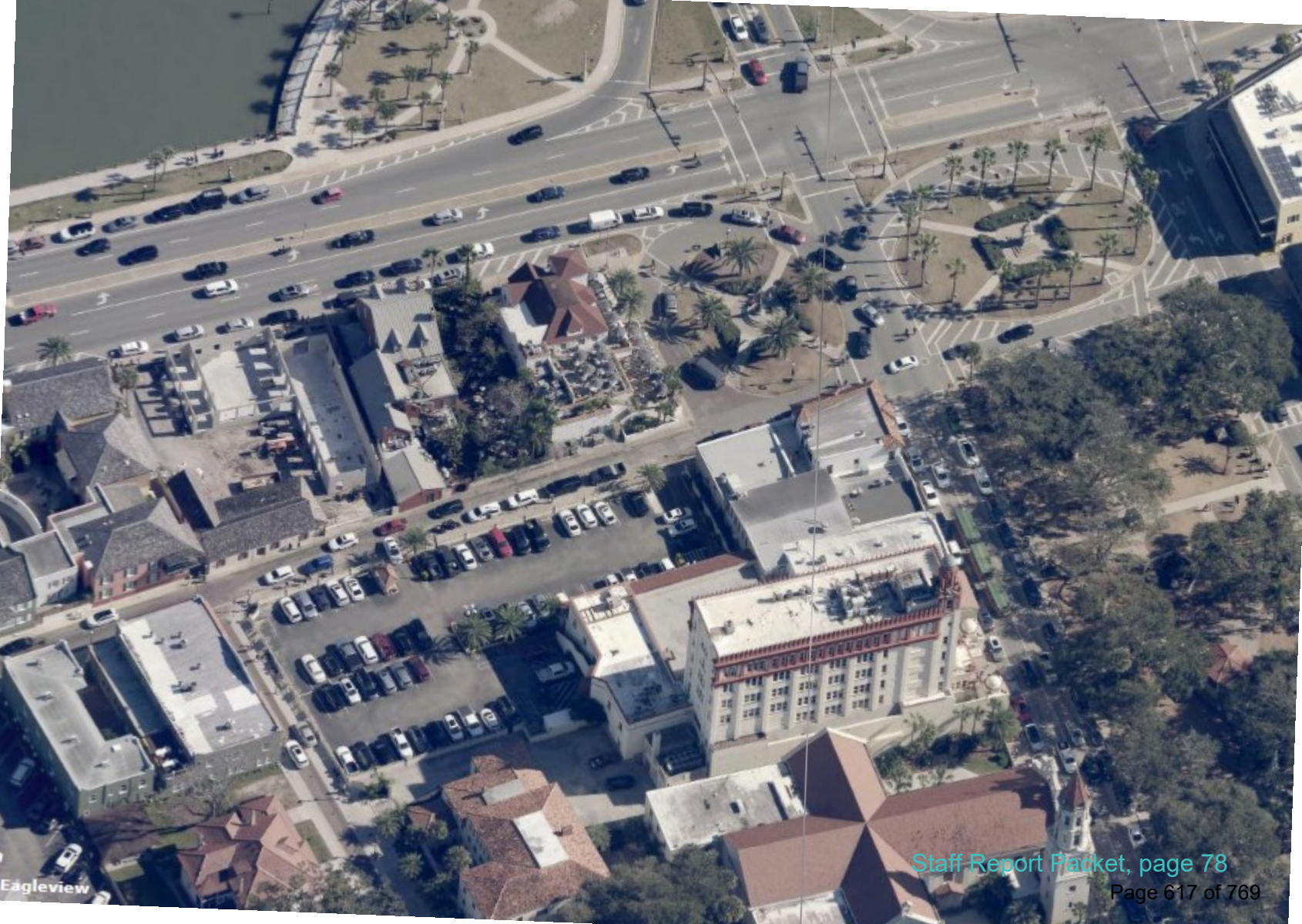
Eagleview

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 83

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.

The inside design with its massive marble columns and floors lends a feeling of security to the premises as a bank. The round vault door was constructed by Diebold Corporation and weight approximately sixteen 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, 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. 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.

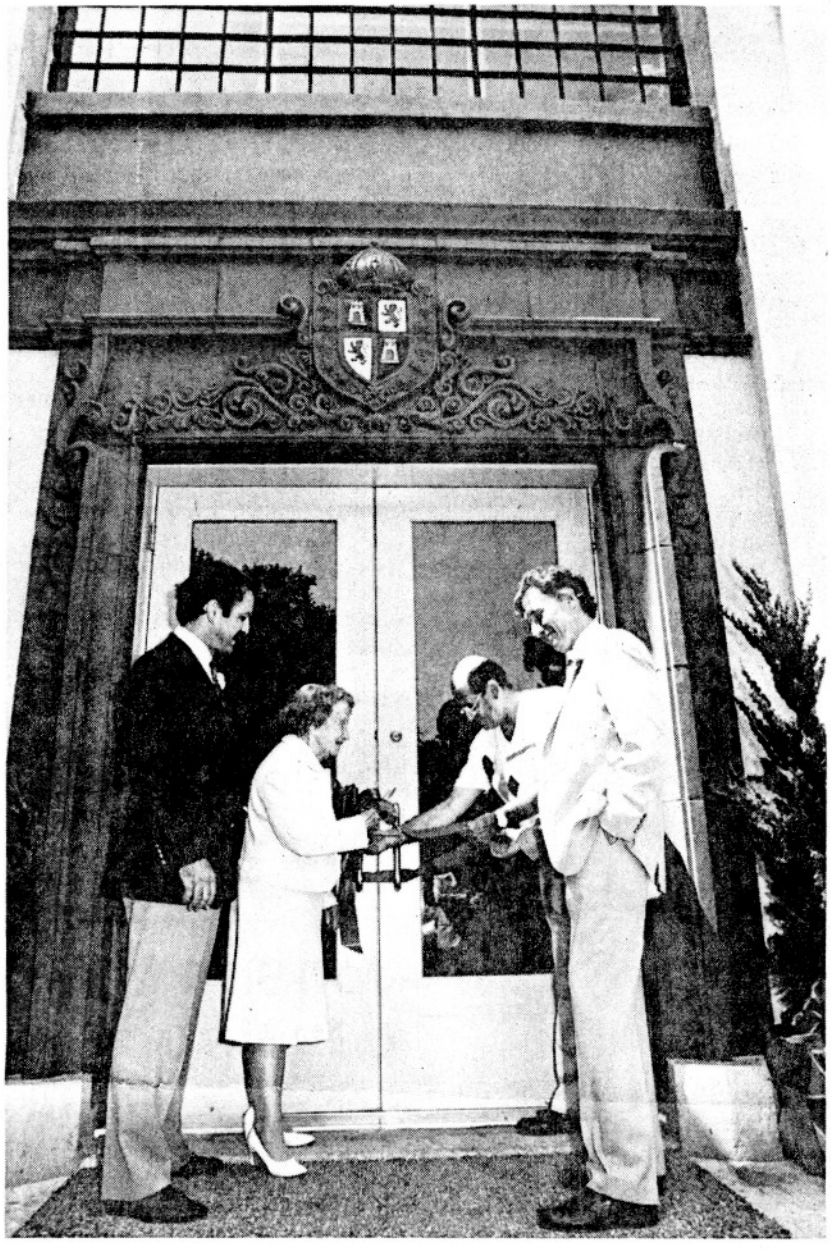
The original owner, First National Bank, was a victim of the Depression in 1929. During most of the 1930s the building housed a succession of enterprises including a warehouse, mercantile store and post office.

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

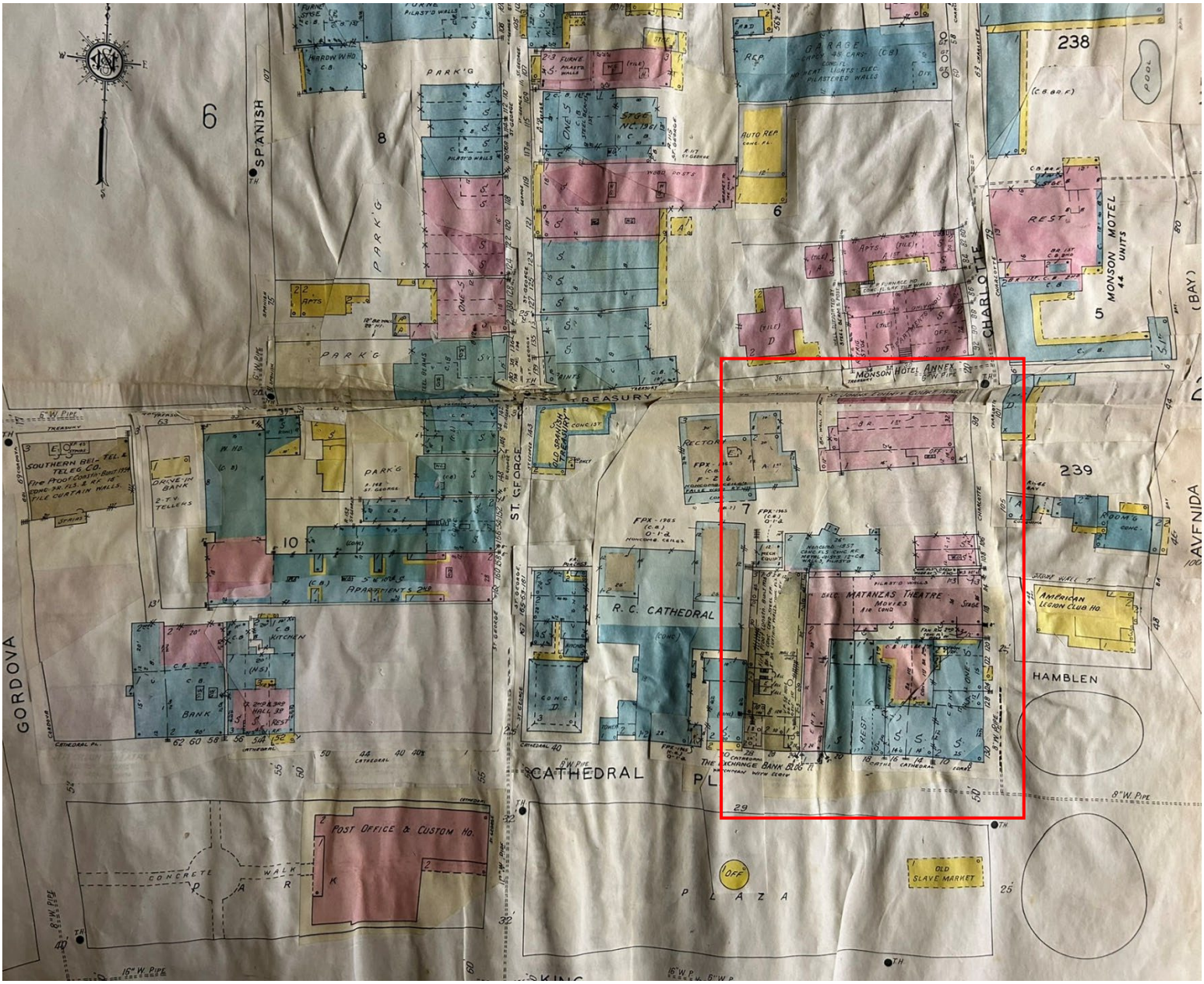
St Aug. Record Sept 8-9, 1979



Atlantic Bank towers over bayfront scene of oldest city

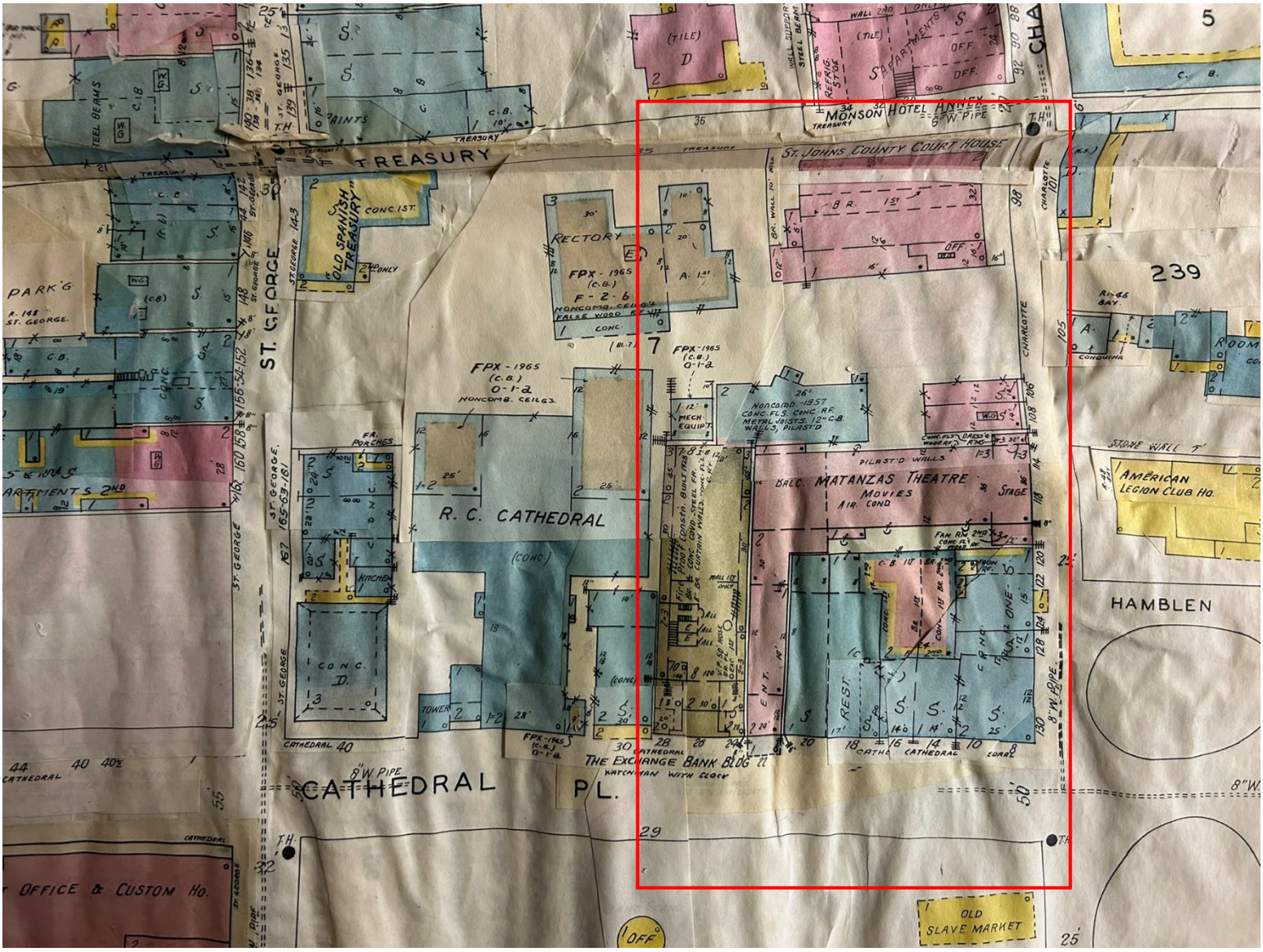
SANBORN MAPS (1930 basemap, revised to 1965)

24 Cathedral Place



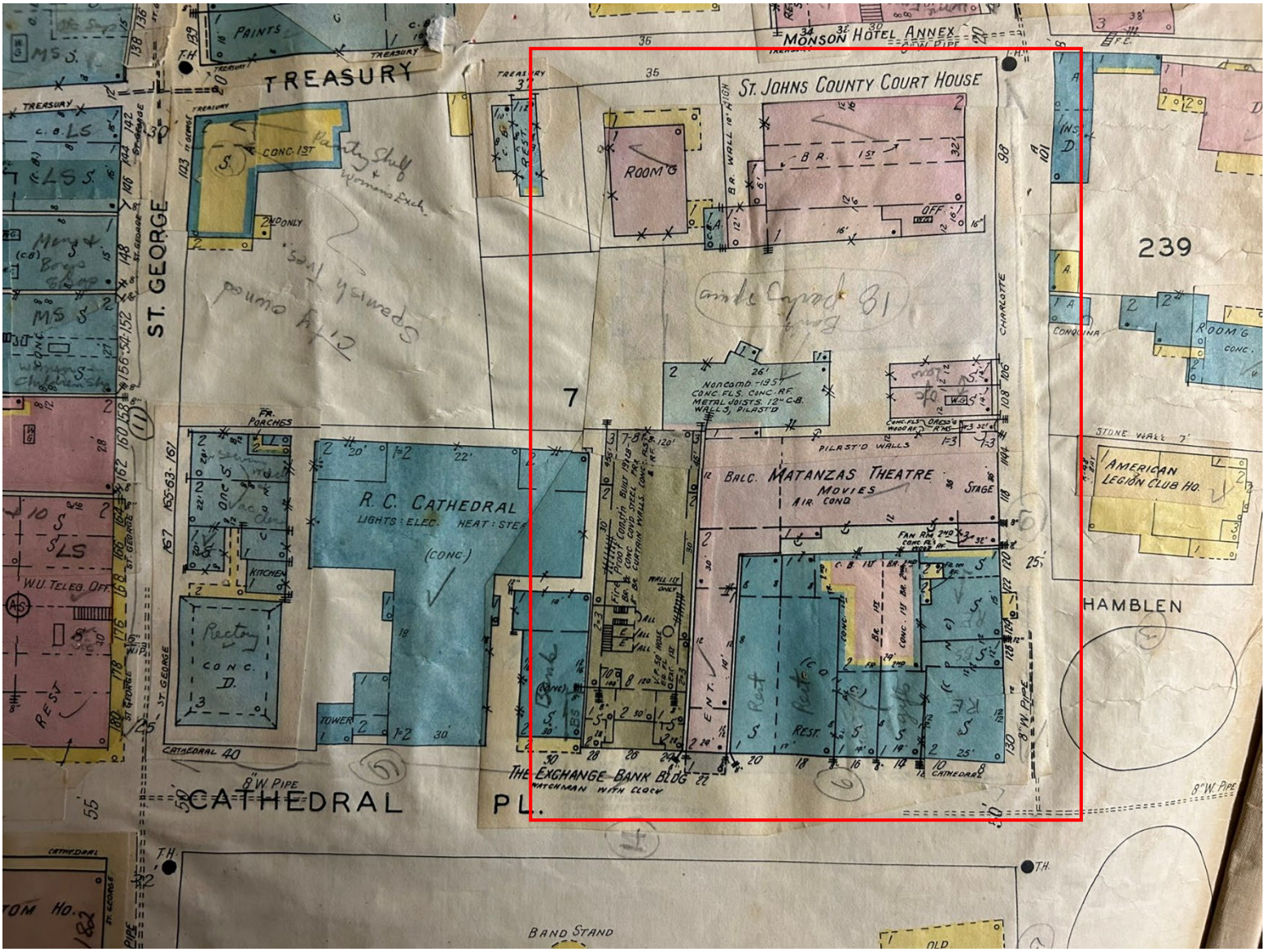
SANBORN MAPS (1930 basemap, revised to 1965)

24 Cathedral Place



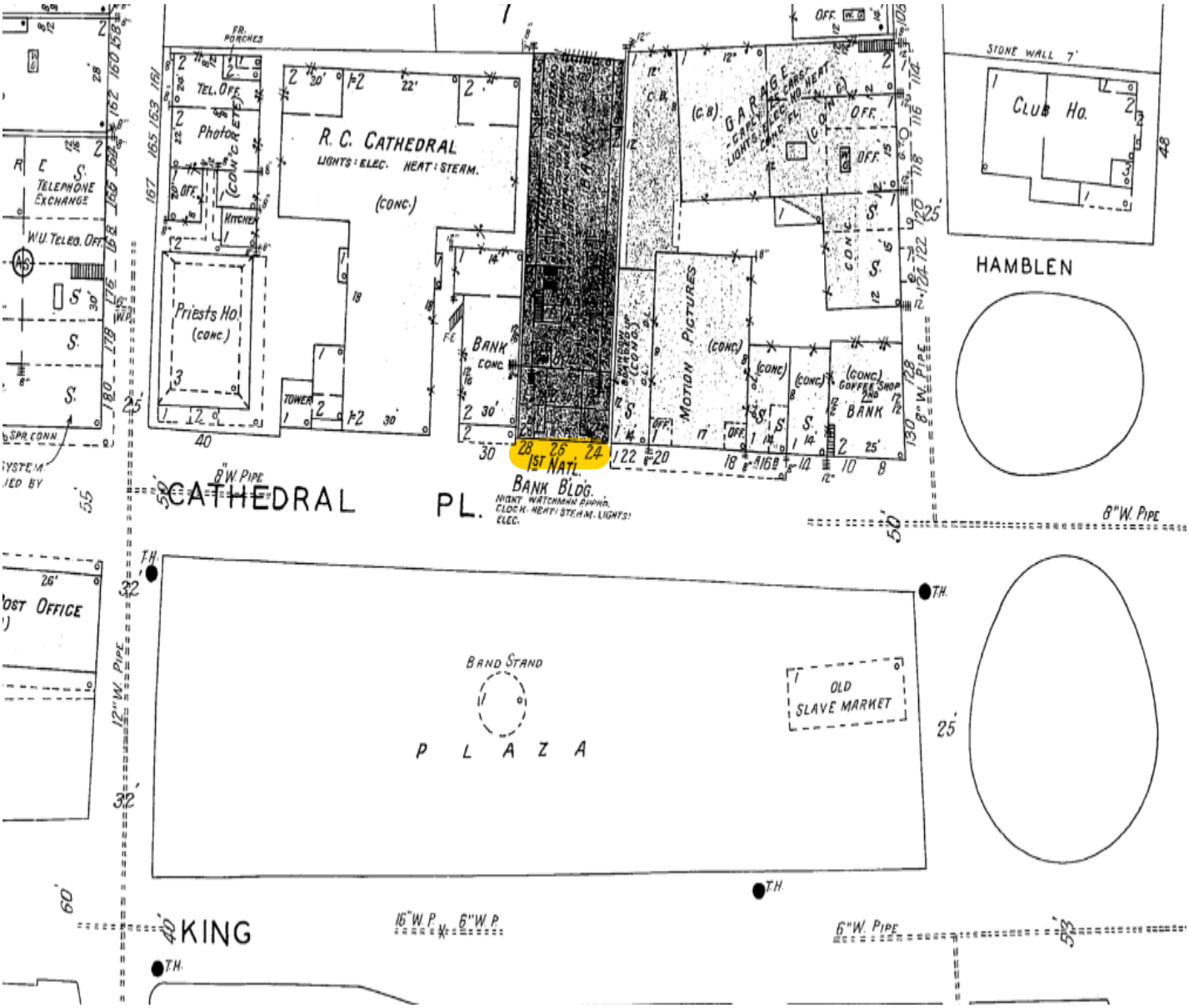
SANBORN MAPS (1930 basemap, revised to 1957)

24 Cathedral Place



ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Apr. 1930, Sheet 7



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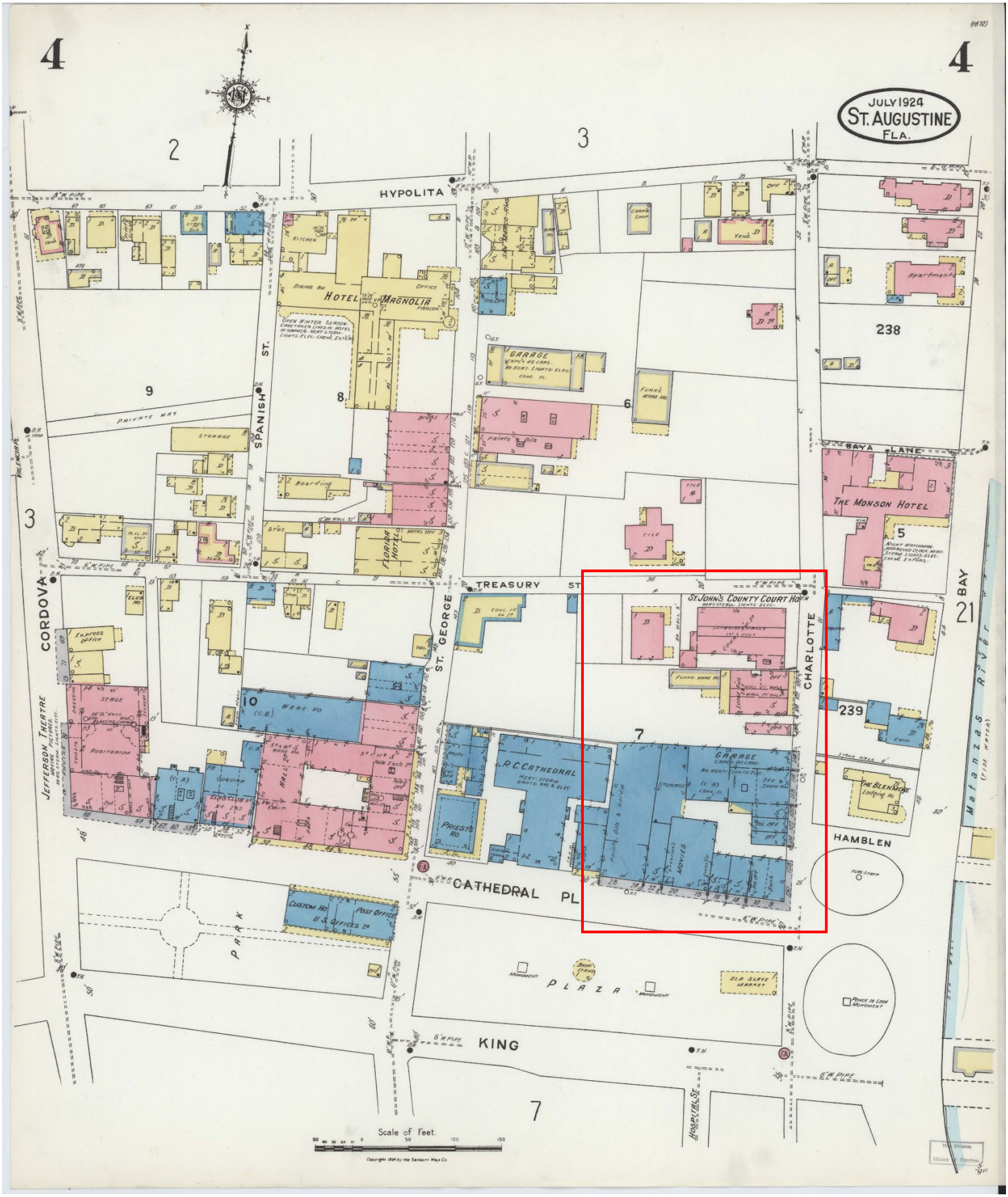
SANBORN MAPS (1924)

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



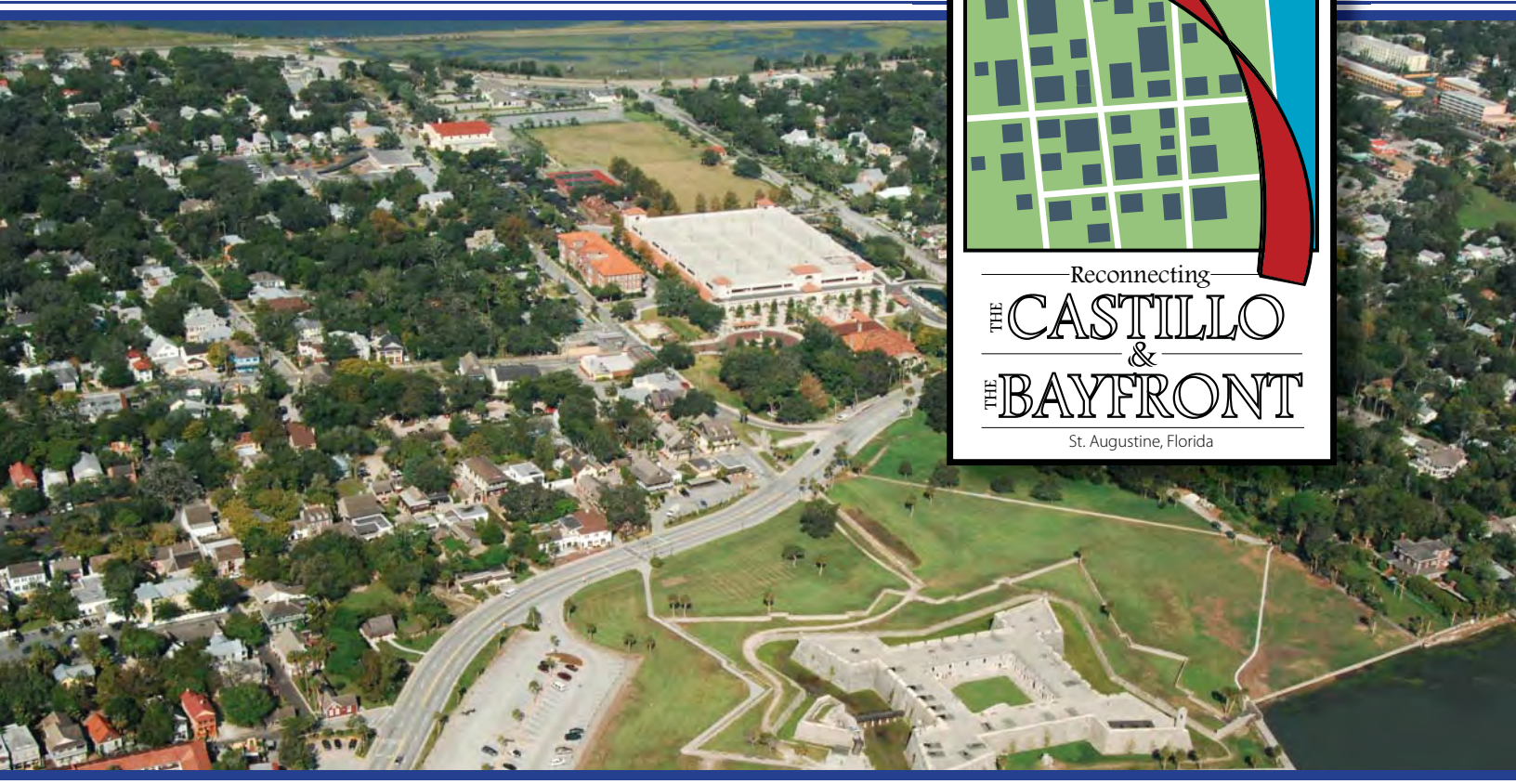
1788 ROCQUE MAP



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.

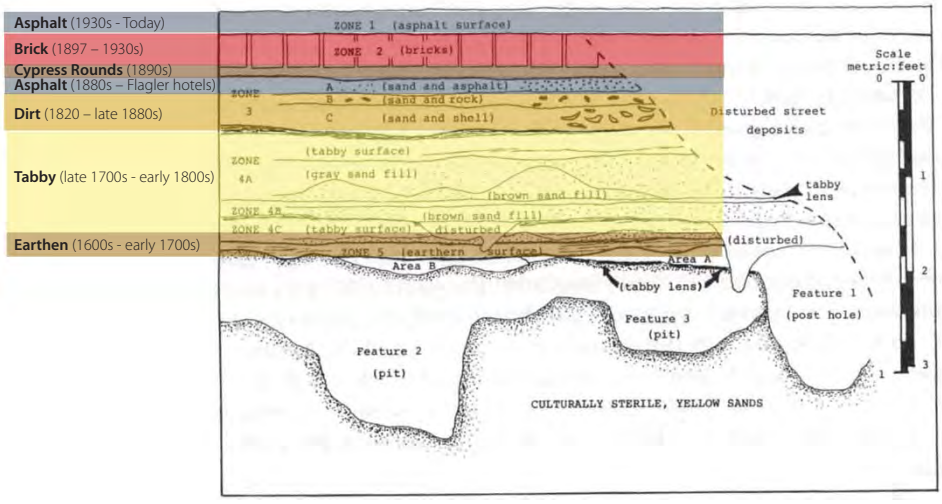


FIGURE B| Layers of St. George Street. Black and white graphic from Carl Halbirt, as published in El Escribano: The St. Augustine Journal of History. 1997. Carl D. Halbirt (pp. 70-97).

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*).

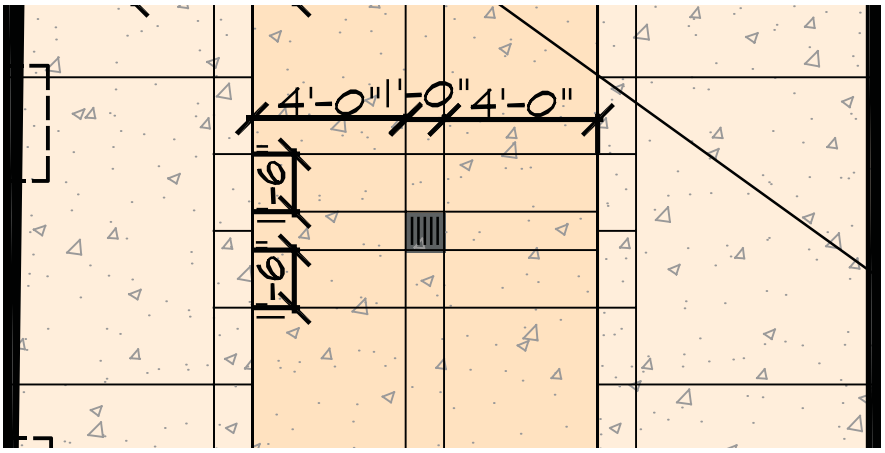


FIGURE F | Coquina Concrete street enlargement, noting placement of expansion and control joints. Note the placement of the inlet. Example shown above is south of Hypolita Street.

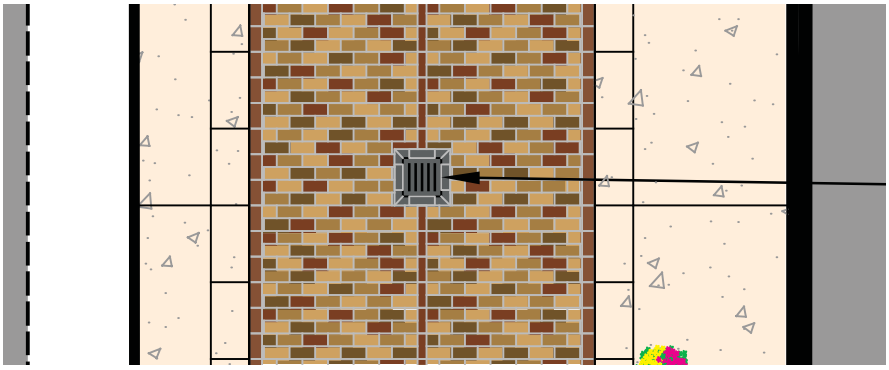


FIGURE G | Brick street enlargement, noting placement of brick along flush curb, around storm inlet, and along center of cartway. Example shown above is Spanish Street, north of Cuna Street.

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

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

ADDITIONAL MATERIALS RECEIVED FOR SEPTEMBER 18, 2025 HARB MEETING

HP2025-0053
24 Cathedral Place and Charlotte Street (PID197200000)

SUBMITTED BY APPLICANT

Received September 8, 2025
Planning & Building Department

24 Cathedral Place
(The Exchange Hotel)
Historical Architecture Review Board

Seeking a Certificate of Appropriateness
HARB | September 18, 2025











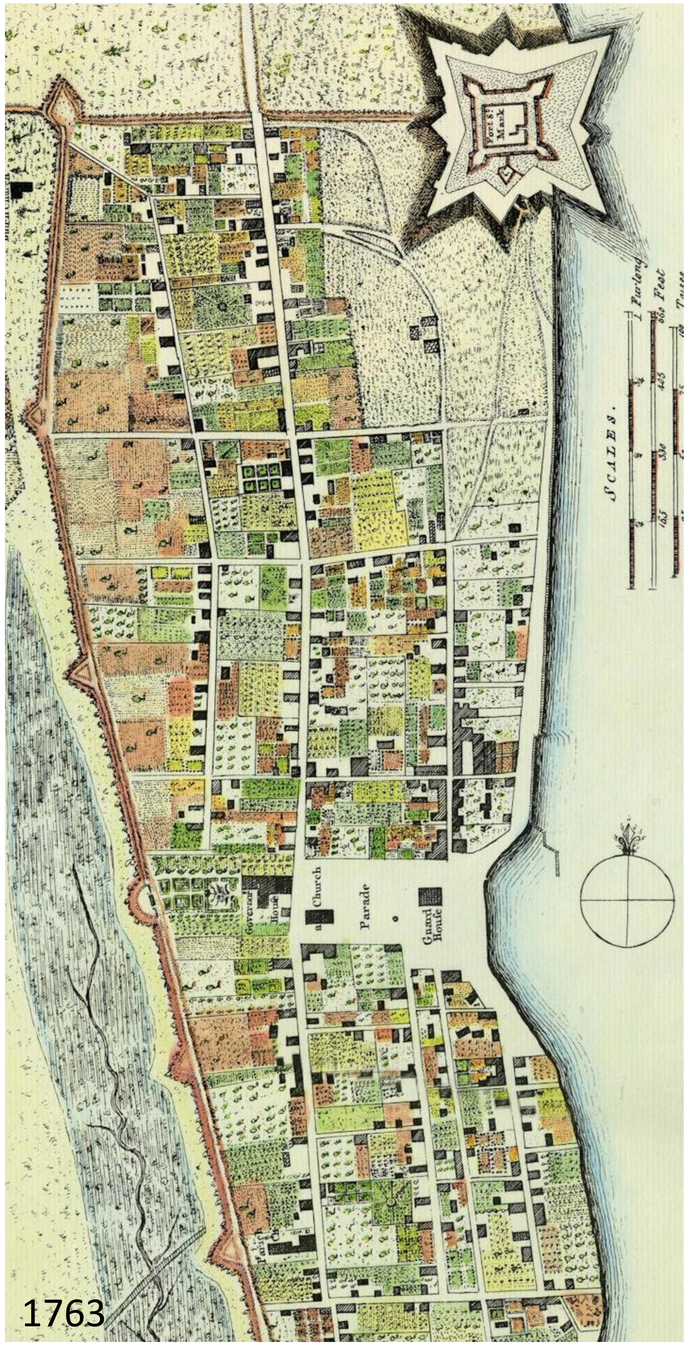
The Exchange Hotel

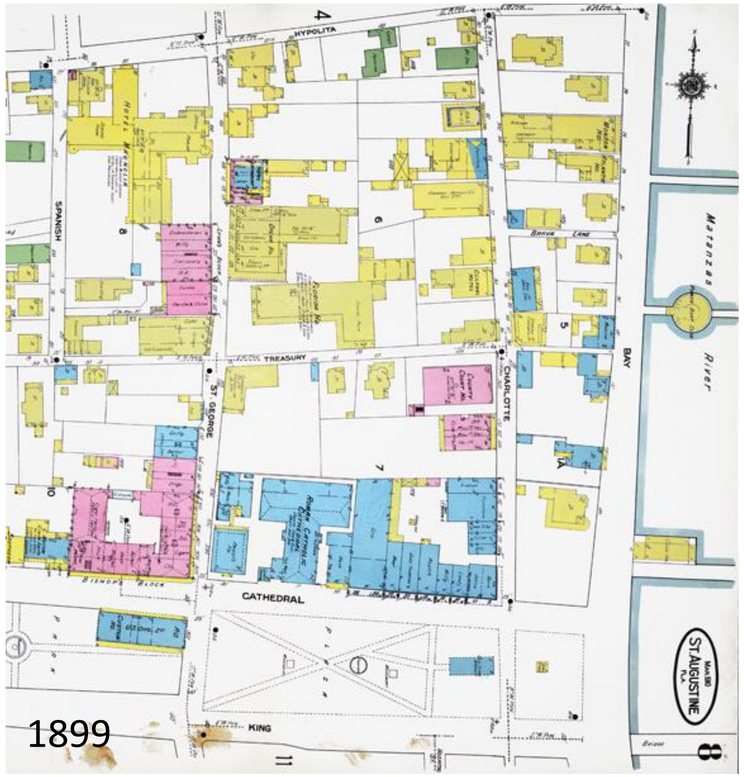
24 Cathedral Place, St. Augustine, Florida
ML+H Project No. 23.21.0

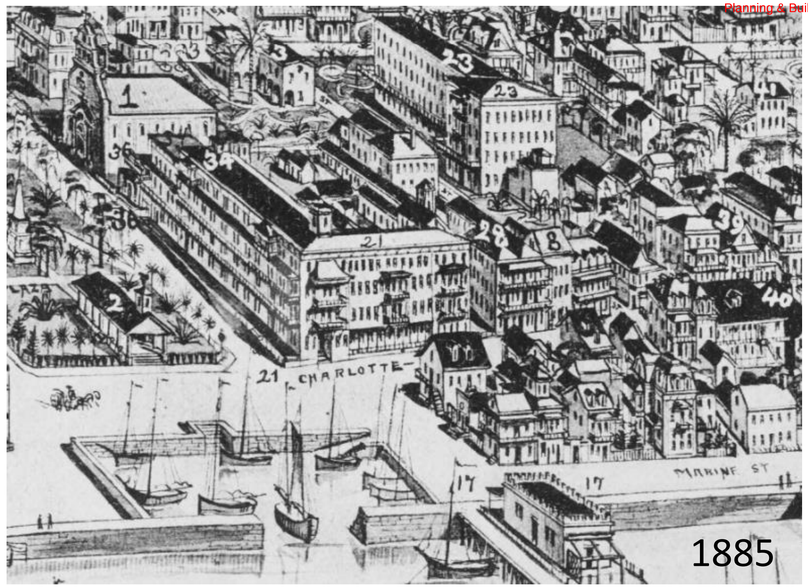
09.18.25

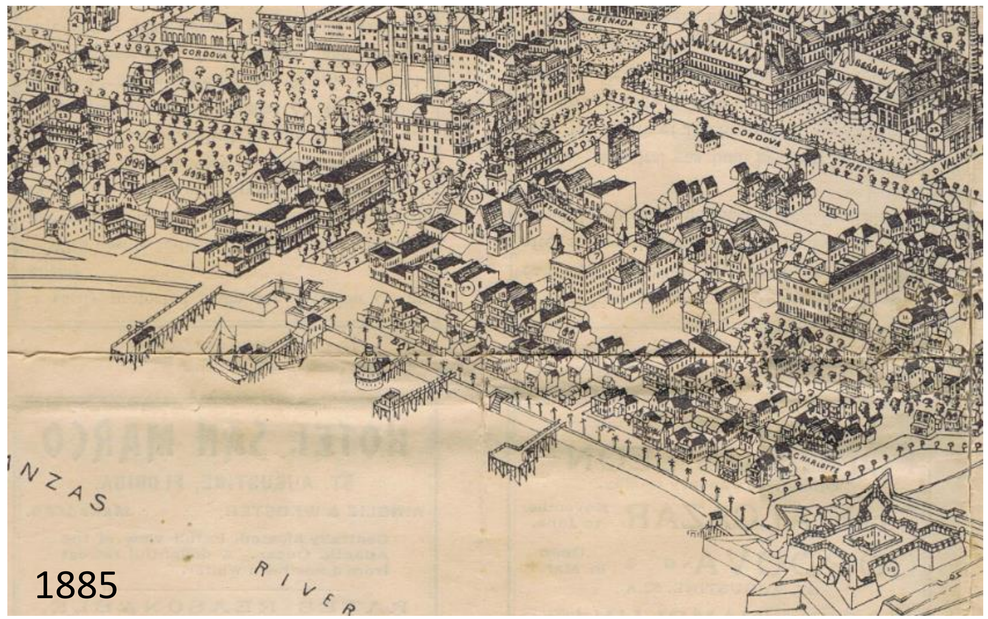
JALARAM HOTELS, INC.
ROGERS TOWERS
MAVERICK ENGINEERING
FK
Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING
www.halback.com | Florida Qualifier LA6667110

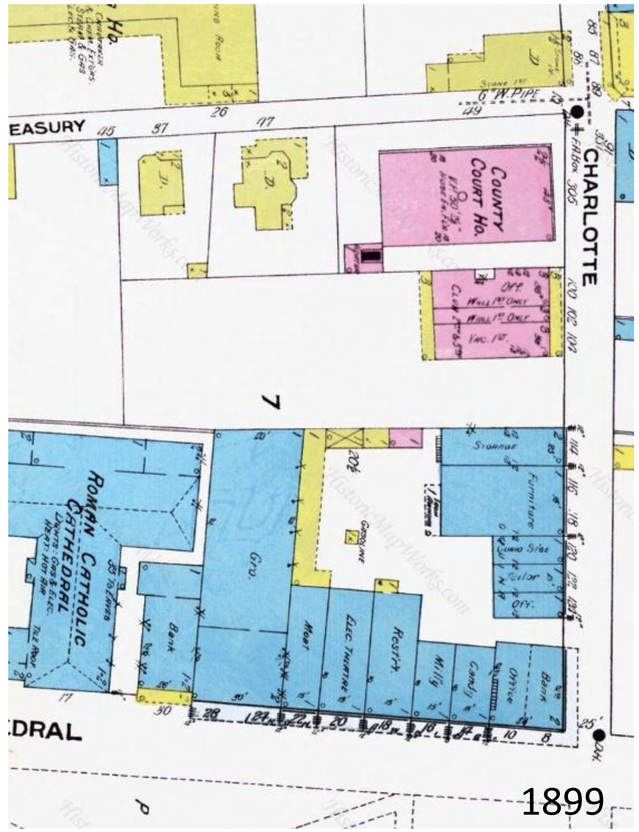
Received September 8, 2025
Planning & Building Department











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Planning & Building Department











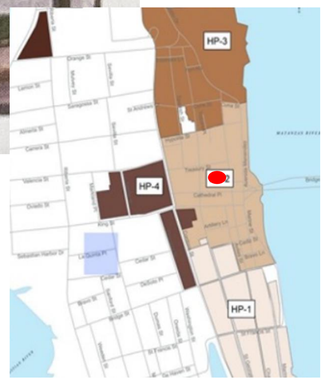

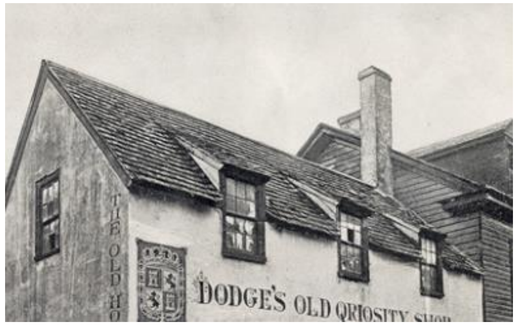

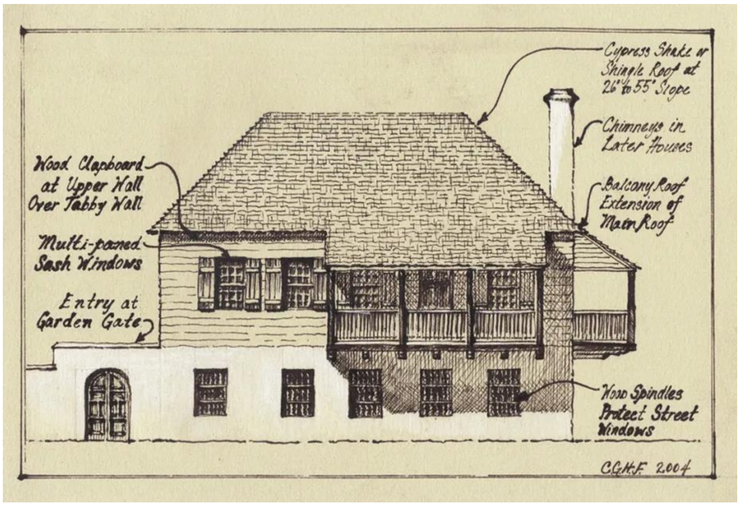





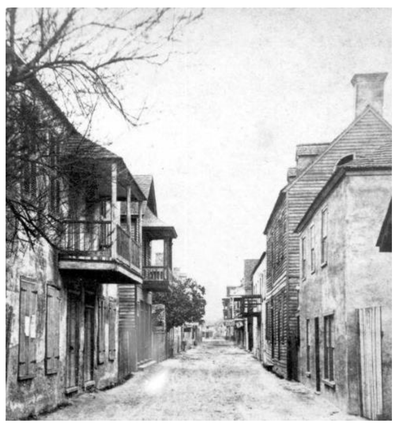

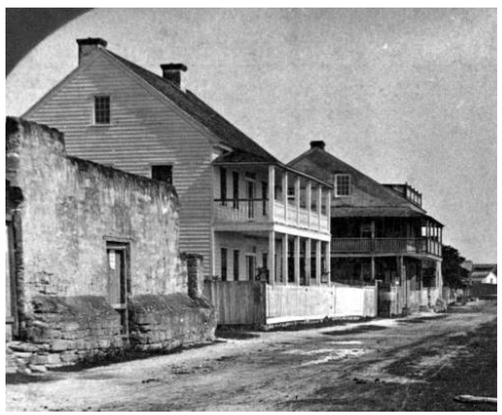



The Exchange Hotel

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

Historical References

09.18.25

JALARAM HOTELS, INC.
ROGERS TOWERS
MAVERICK ENGINEERING
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www.halback.com | Florida Qualifier LA6667110

Received September 8, 2025
Planning & Building Department











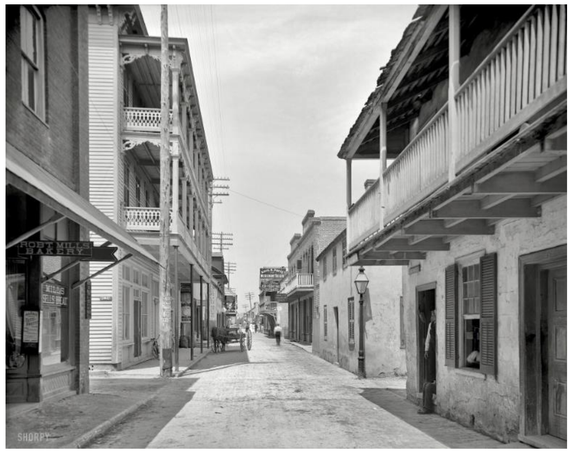








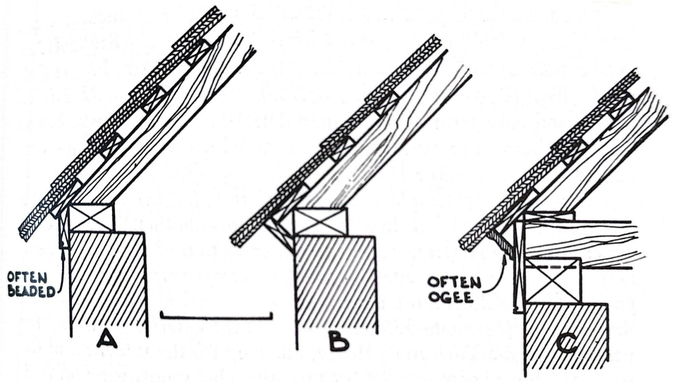




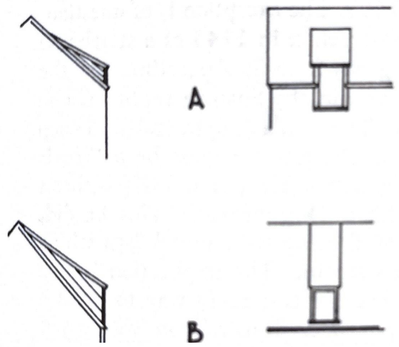


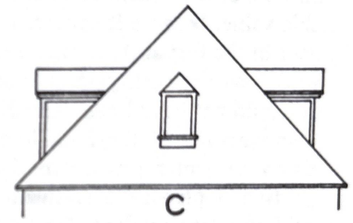


Received September 8, 2025
Planning & Building Department

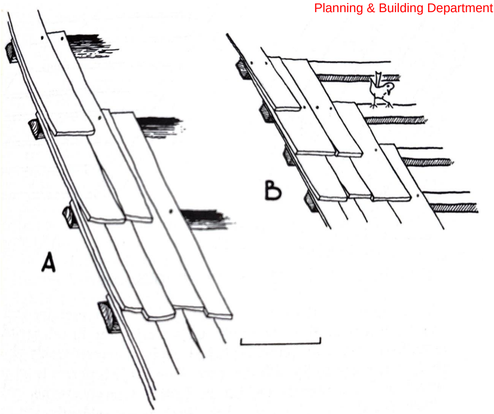


46. TYPICAL EAVES

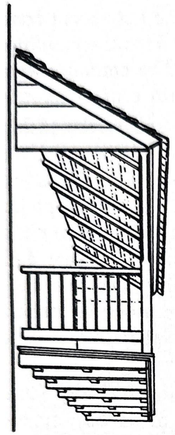




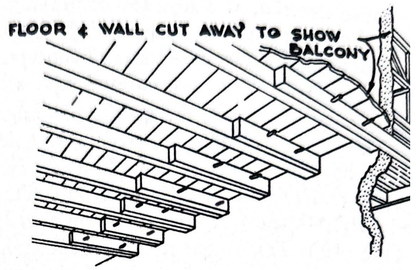
71. DORMERS



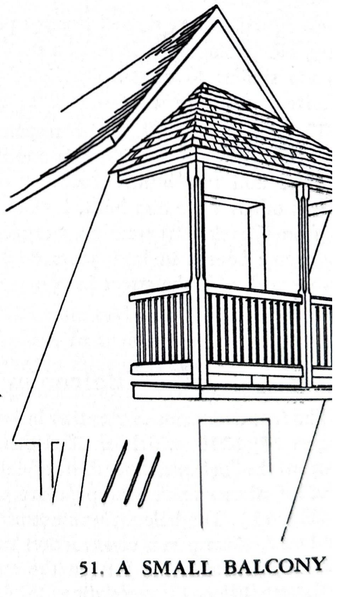
60. SHINGLES
A — Shakes
B — Short Shingles



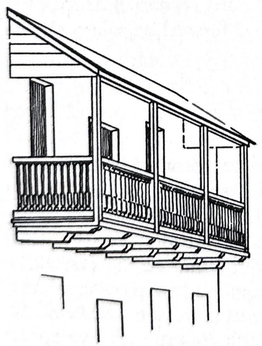
50. TYPICAL STREET BALCONY



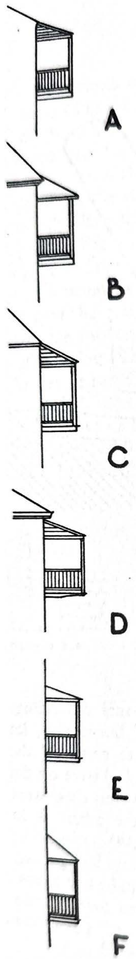
53. PEGGED BALCONY
(Typical of remodelling or repair)

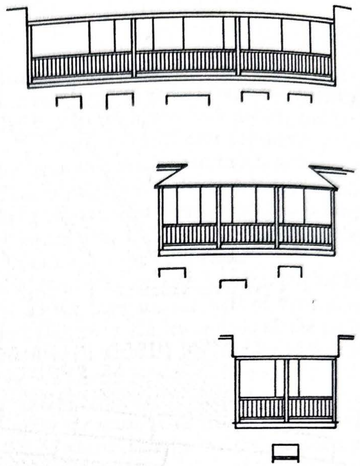


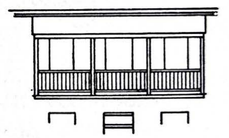
51. A SMALL BALCONY

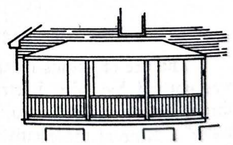


52. CORBELED BALCONY



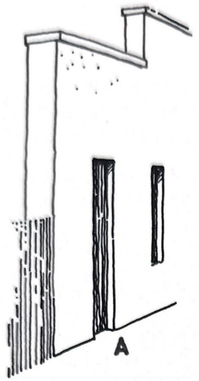




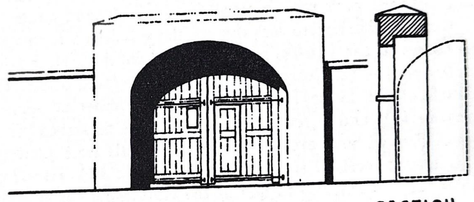


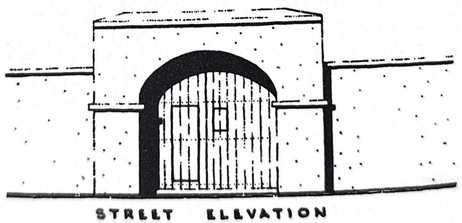
70. BALCONY ROOFS











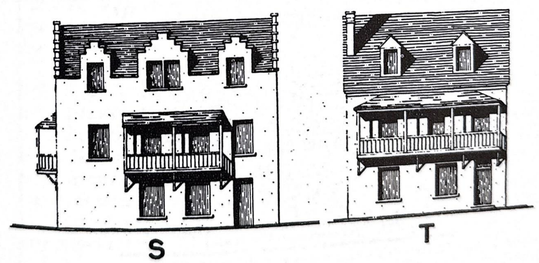


35. STREET ELEVATIONS OF EXISTING HOUSES





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)



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

Existing Conditions

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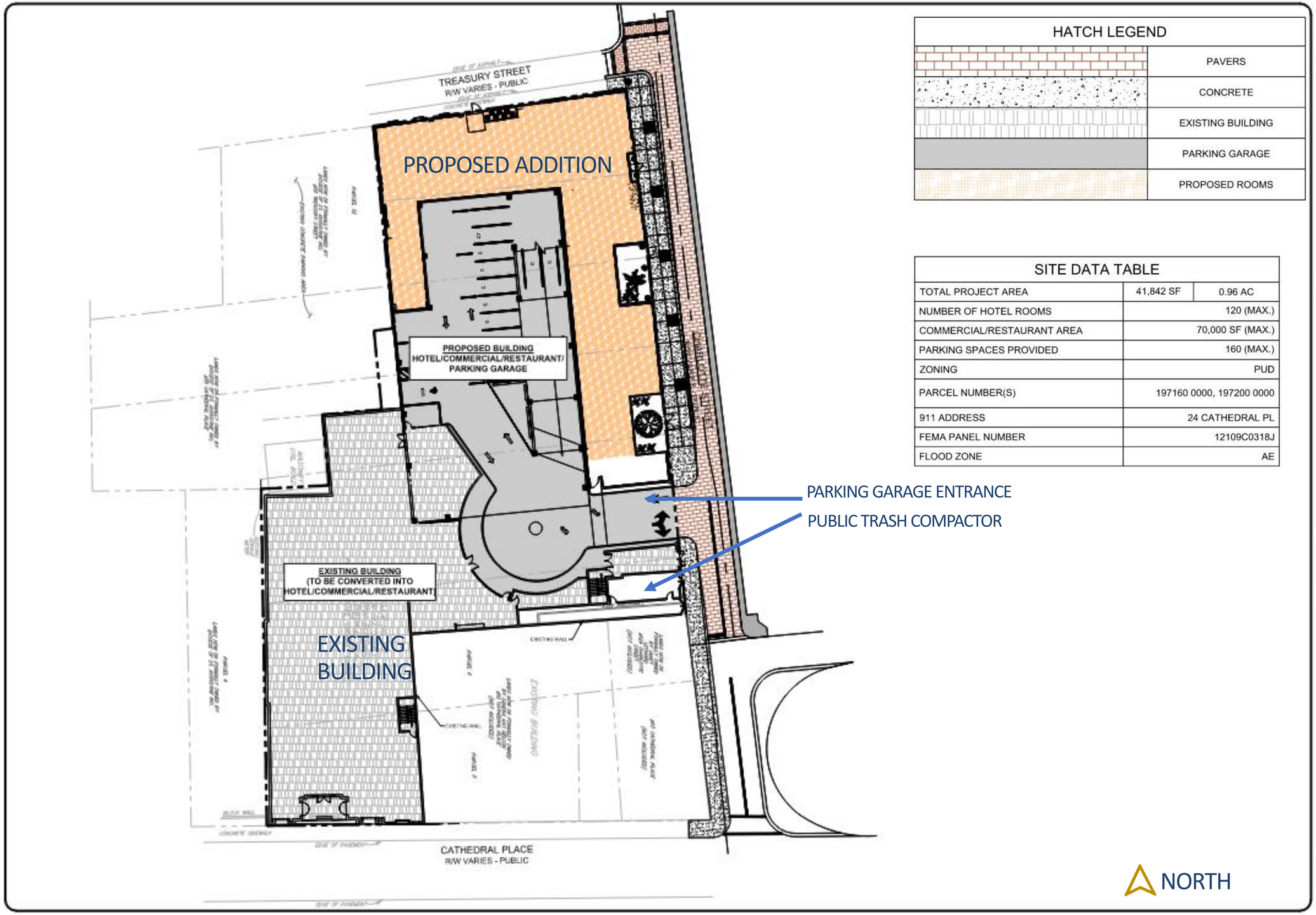


HATCH LEGEND

	PAVERS
	CONCRETE
	EXISTING BUILDING
	PARKING GARAGE
	PROPOSED ROOMS

SITE DATA TABLE

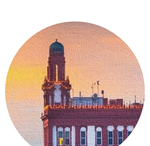
TOTAL PROJECT AREA	41,842 SF	0.96 AC
NUMBER OF HOTEL ROOMS	120 (MAX.)	
COMMERCIAL/RESTAURANT AREA	70,000 SF (MAX.)	
PARKING SPACES PROVIDED	160 (MAX.)	
ZONING	PUD	
PARCEL NUMBER(S)	197160 0000, 197200 0000	
911 ADDRESS	24 CATHEDRAL PL	
FEMA PANEL NUMBER	12109C0318J	
FLOOD ZONE	AE	

MAVERICK ENGINEERING
10 WILLOW WINDS PARKWAY
ST. JOHNS, FLORIDA 32259
(904) 655-6687

REVISIONS

SITE PLAN
THE EXCHANGE HOTEL
CITY OF ST. AUGUSTINE

1
OF 1



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

Overview Plan

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The Exchange Hotel

24 Cathedral Place, St. Augustine, Florida
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Overview Plan with Context

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The Exchange Hotel

24 Cathedral Place, St. Augustine, Florida
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Site Plan

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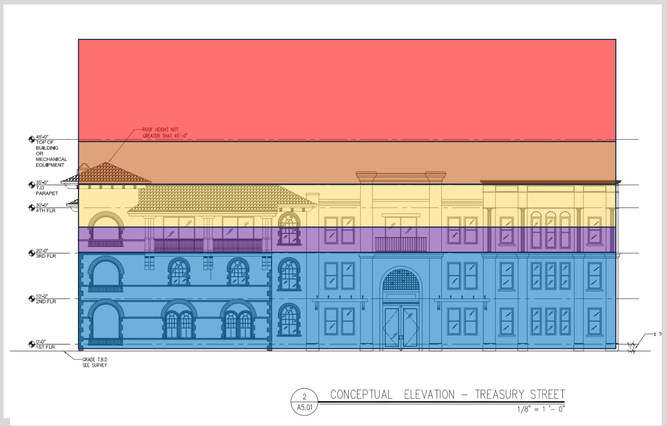
APPROXIMATE BUILDING HEIGHTS

Heights are approximated from Google Earth; May 3, 2024

- 45’ +
- 35’ -45’+
- 25’-35’
- 20’-25’
- < 20’



Treasury Street Elevation

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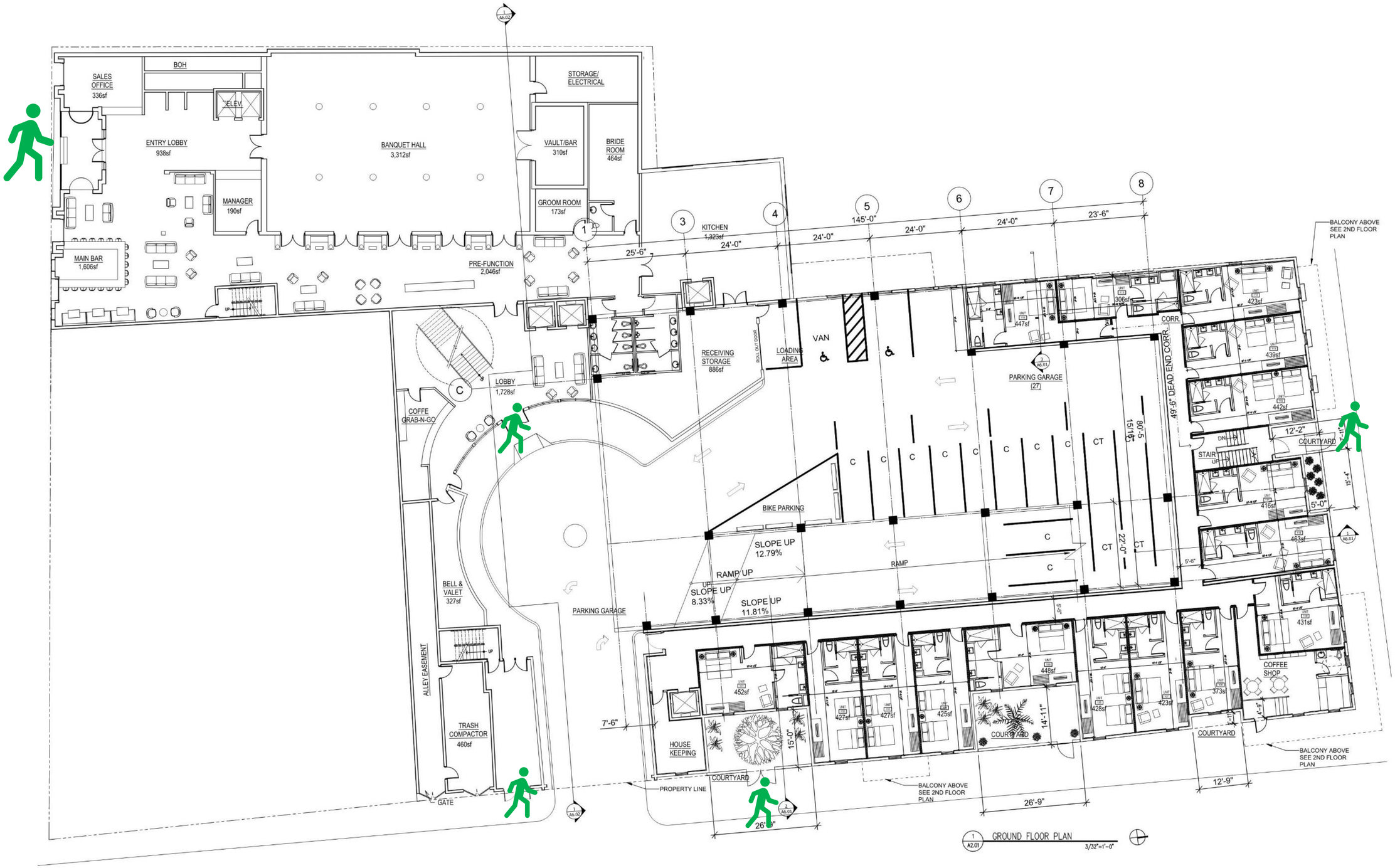

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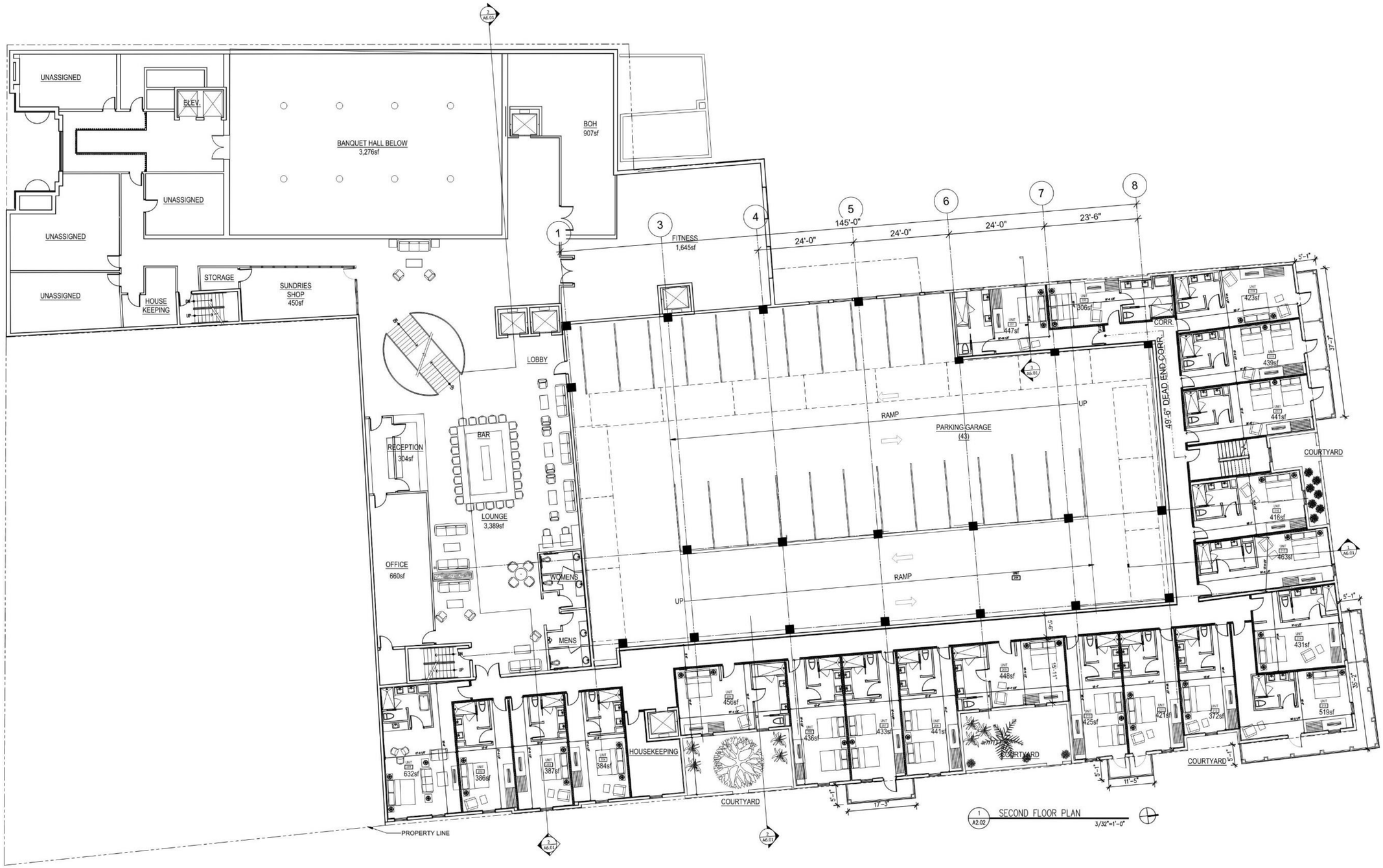

The Exchange Hotel

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

2nd Floor Plan

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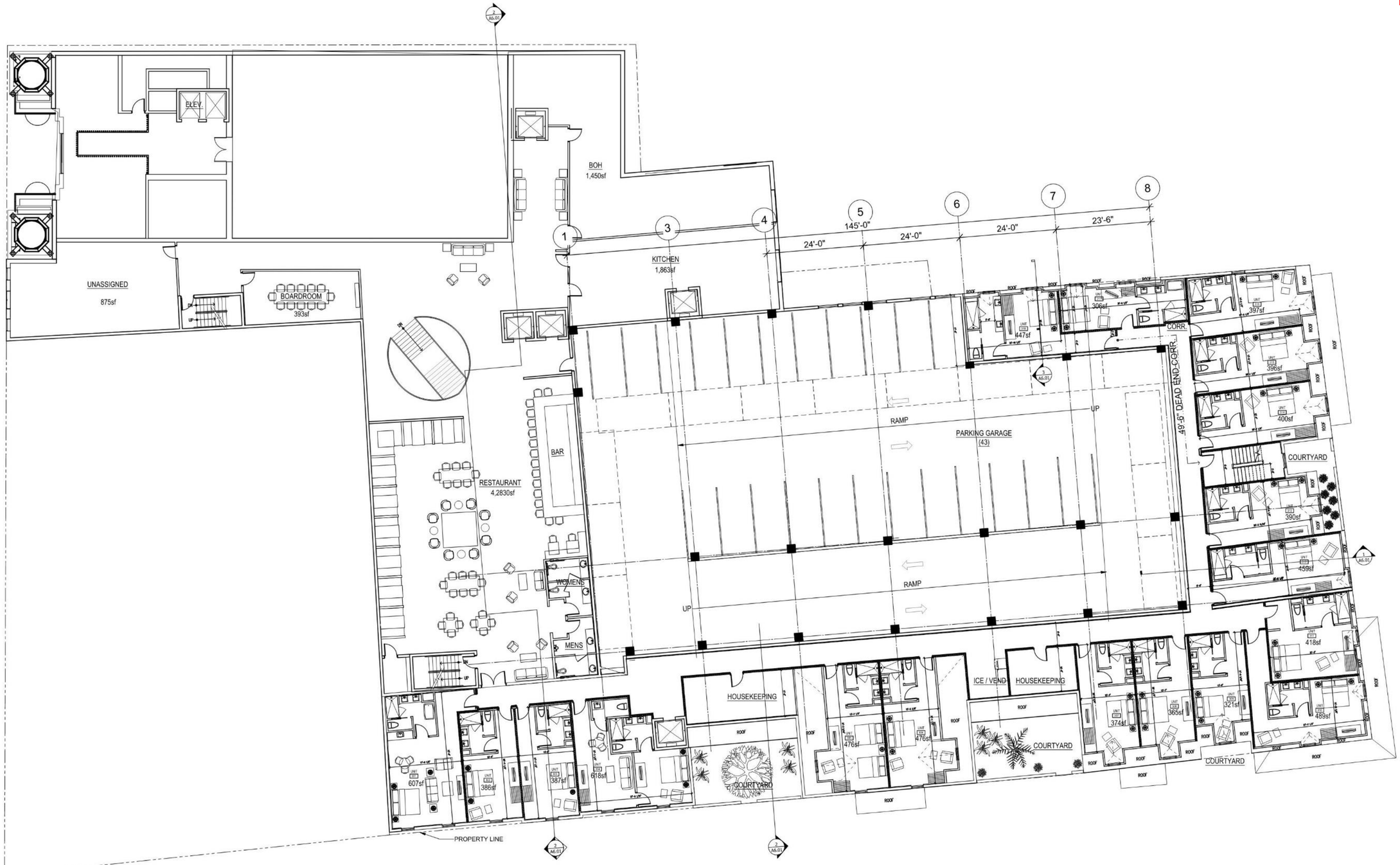

1 A2.03 THIRD FLOOR PLAN 3/32"=1'-0"



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ML+H Project No. 23.21.0

3rd Floor Plan

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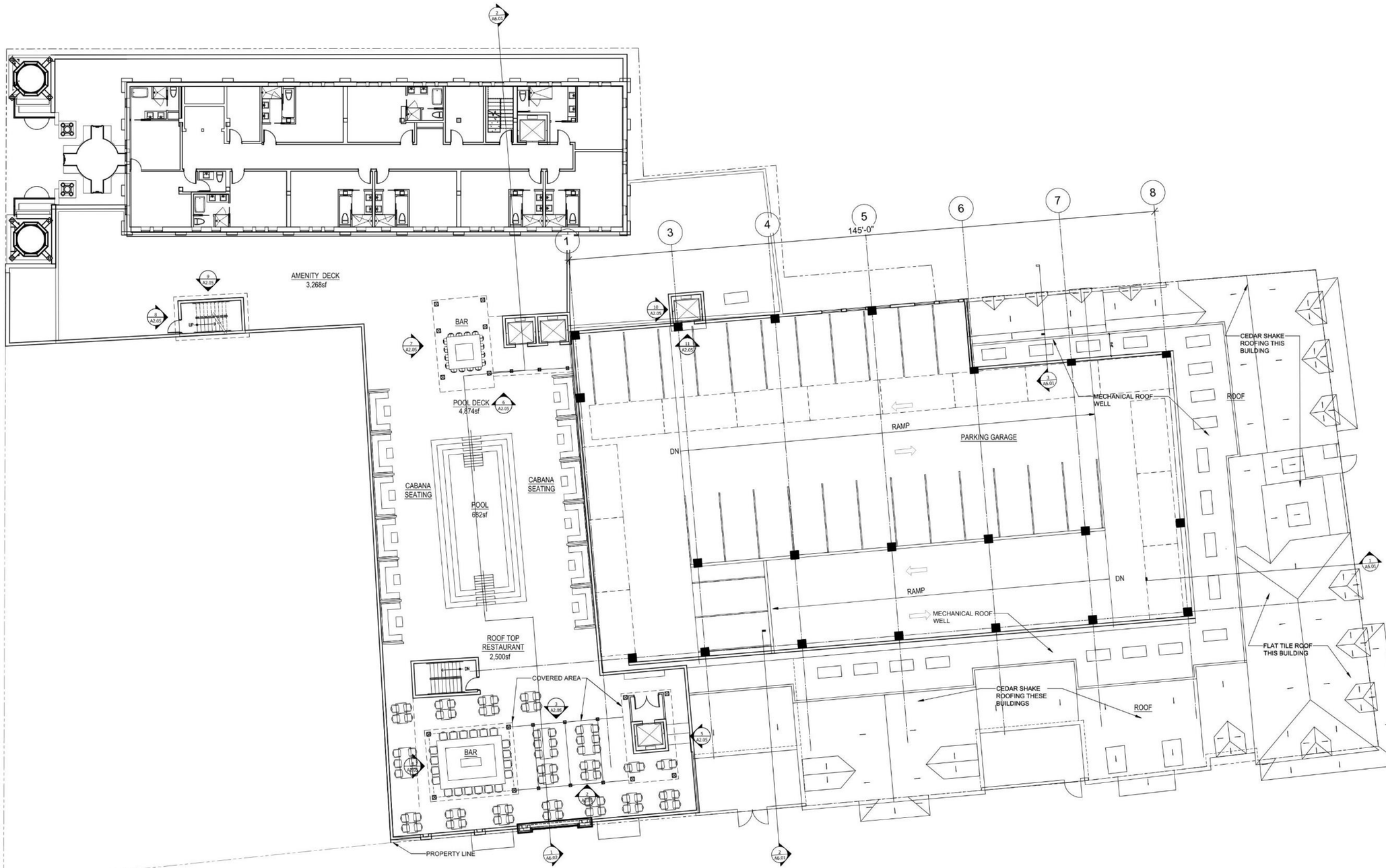

1 A2.04 FOURTH FLOOR PLAN & ROOF
3/32" = 1'-0"

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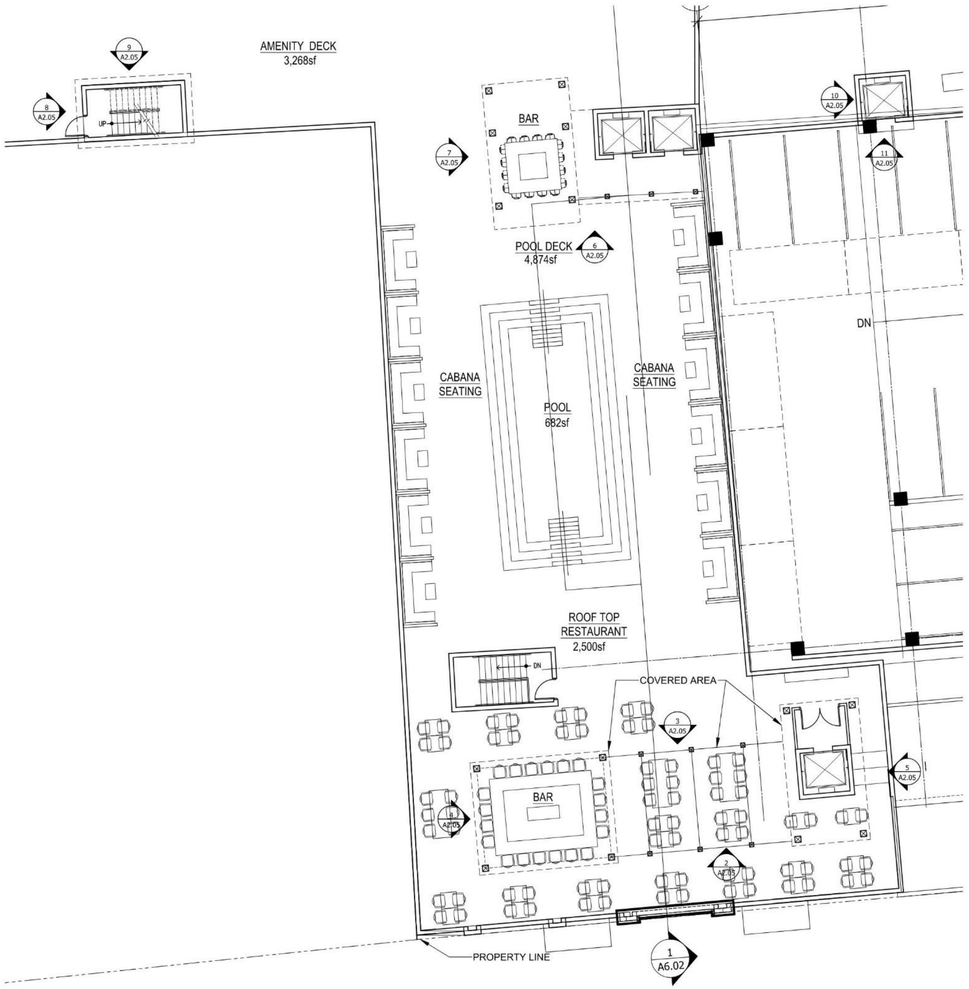
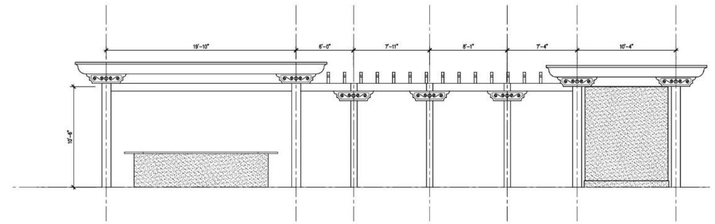
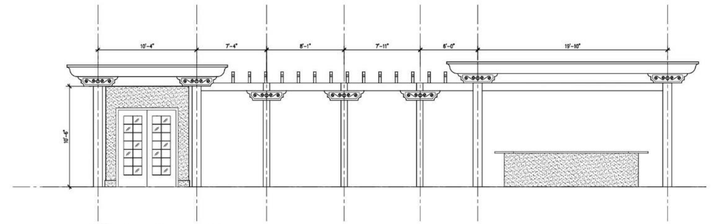


1 A2.05 ENLARGED ROOF AMENITY DECK PLAN
SCALE: 1/8"=1'-0"

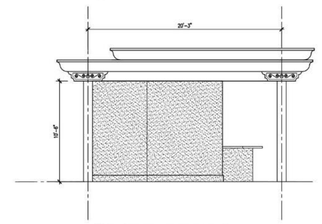
N



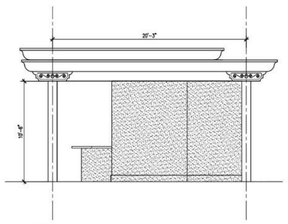
2 A2.05 PURGOLA ELEVATION 1
SCALE: 3/16"=1'-0"



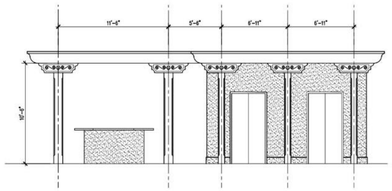
3 A2.05 PURGOLA ELEVATION 2
SCALE: 3/16"=1'-0"



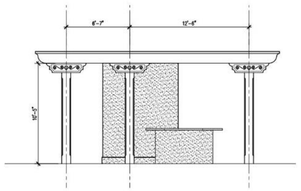
4 A2.05 PURGOLA ELEVATION 3
SCALE: 3/16"=1'-0"



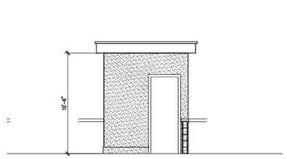
5 A2.05 PURGOLA ELEVATION 4
SCALE: 3/16"=1'-0"



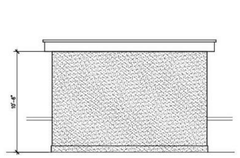
6 A2.05 PURGOLA ELEVATION 5
SCALE: 3/16"=1'-0"



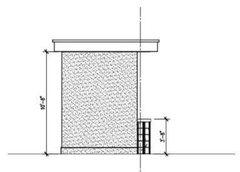
7 A2.05 PURGOLA ELEVATION 6
SCALE: 3/16"=1'-0"



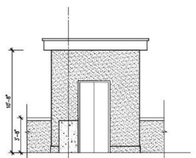
8 A2.05 STAIRWELL ELEVATION 1
SCALE: 3/16"=1'-0"



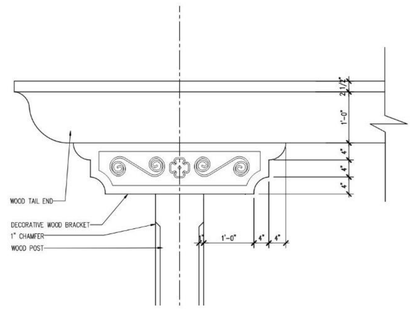
9 A2.05 STAIRWELL ELEVATION 2
SCALE: 3/16"=1'-0"



10 A2.05 ELEVATOR SHAFT ELEVATION 1
SCALE: 3/16"=1'-0"



11 A2.05 ELEVATOR SHAFT ELEVATION 2
SCALE: 3/16"=1'-0"



7 A2.05 PURGOLA BRACKET DETAIL
SCALE: 1-1/2"=1'-0"



The Exchange Hotel

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Enlarged Amenity Deck Plan & Elevations

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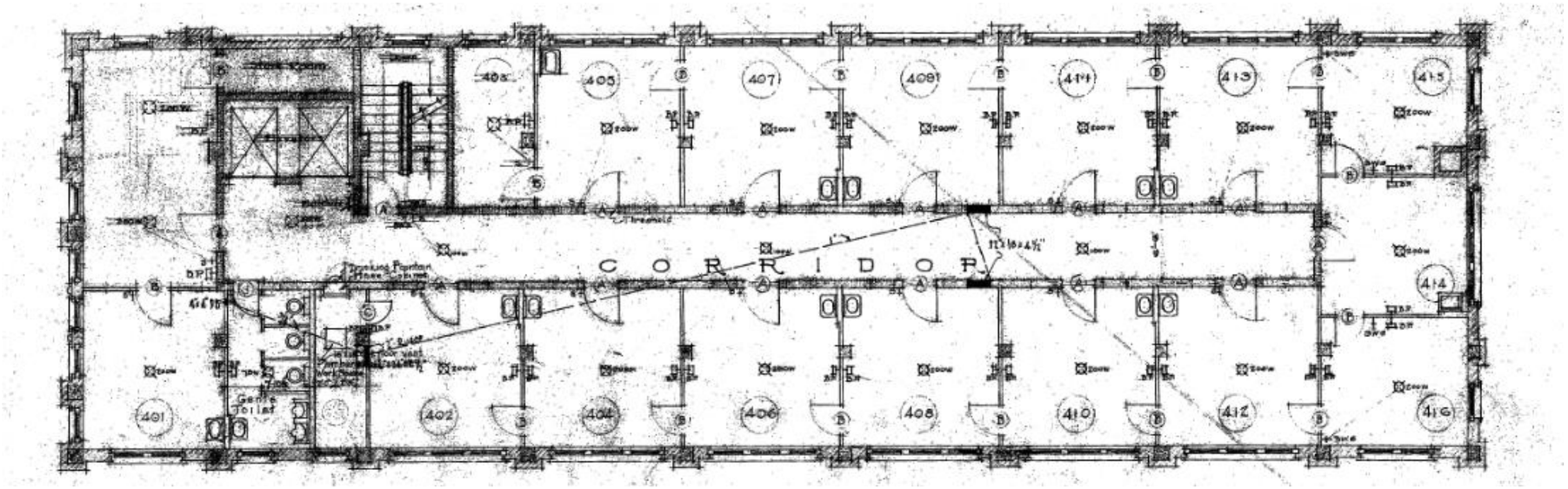
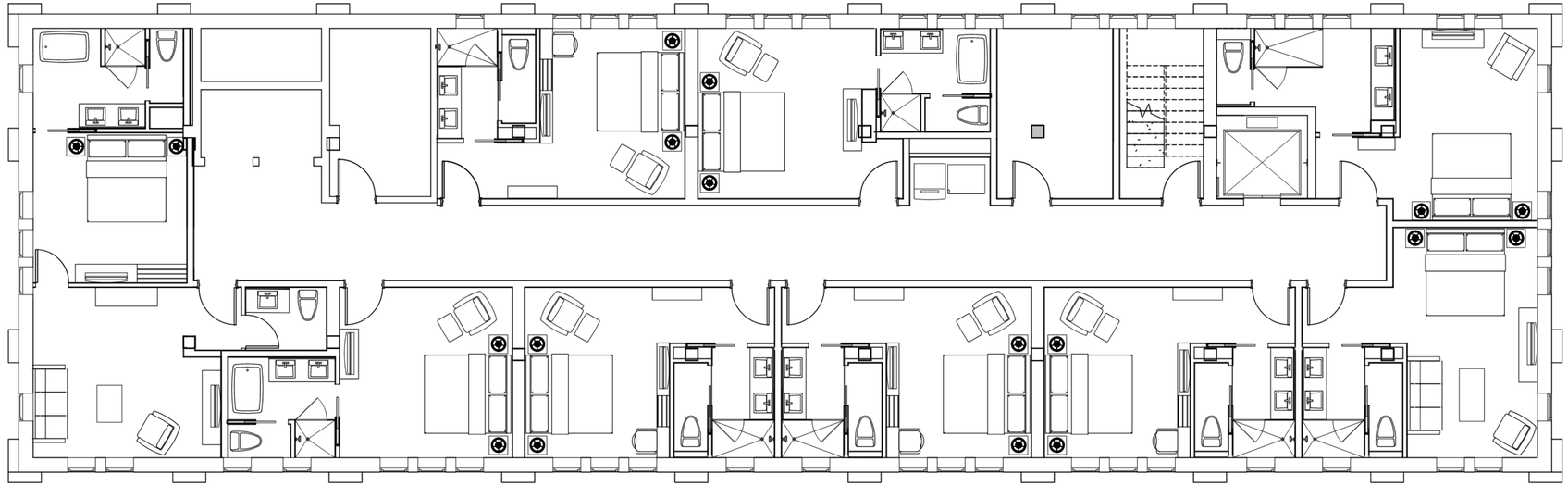


1 A2.05 HISTORIC TOWER FLOOR PLAN
3'/16"=1'-0"



2 A2.05 PROPOSED TOWER FLOOR PLAN
3'/16"=1'-0"



The Exchange Hotel

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Tower Plan

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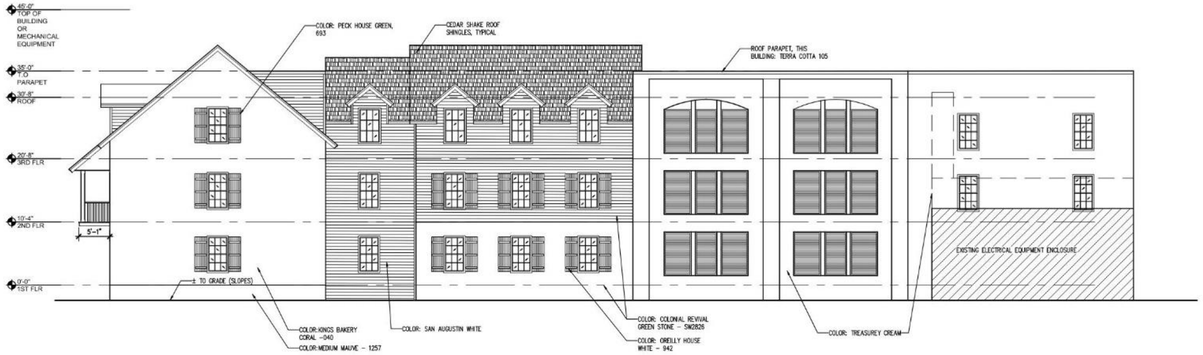
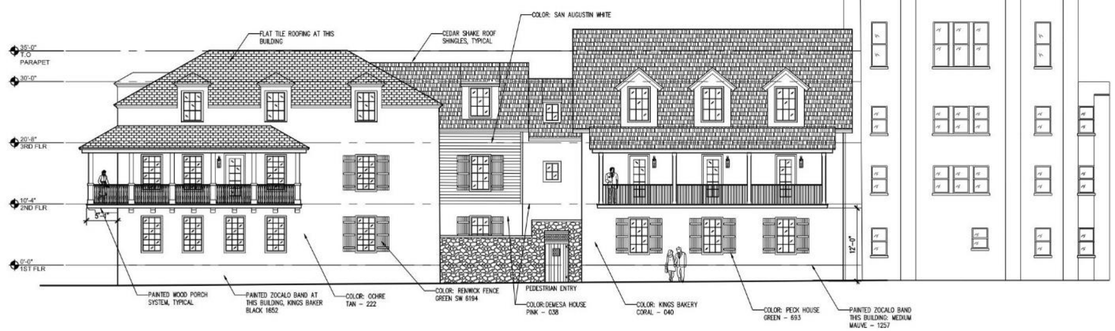
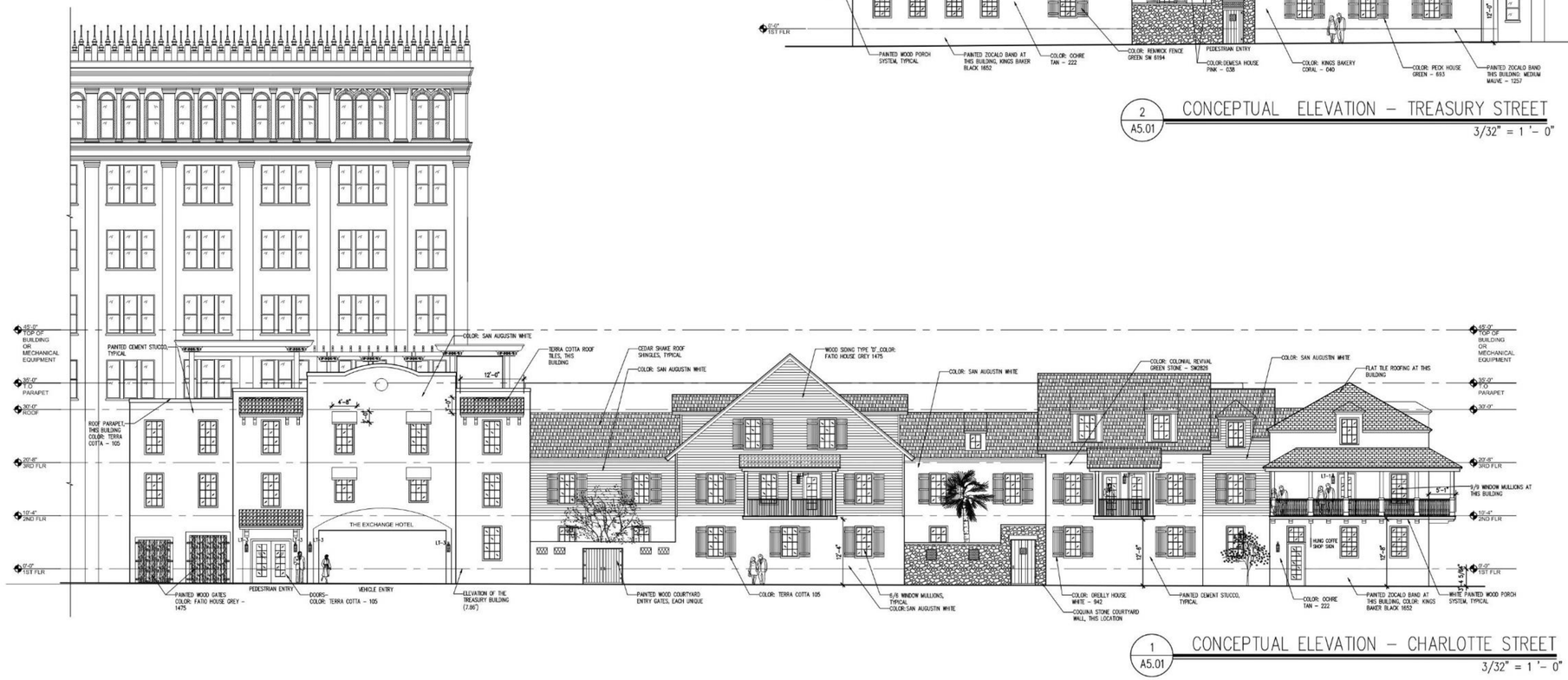


3 A5.01 CONCEPTUAL WEST ELEVATION
3/32" = 1 '- 0"



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

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ML+H Project No. 23.21.0

Proposed Elevations

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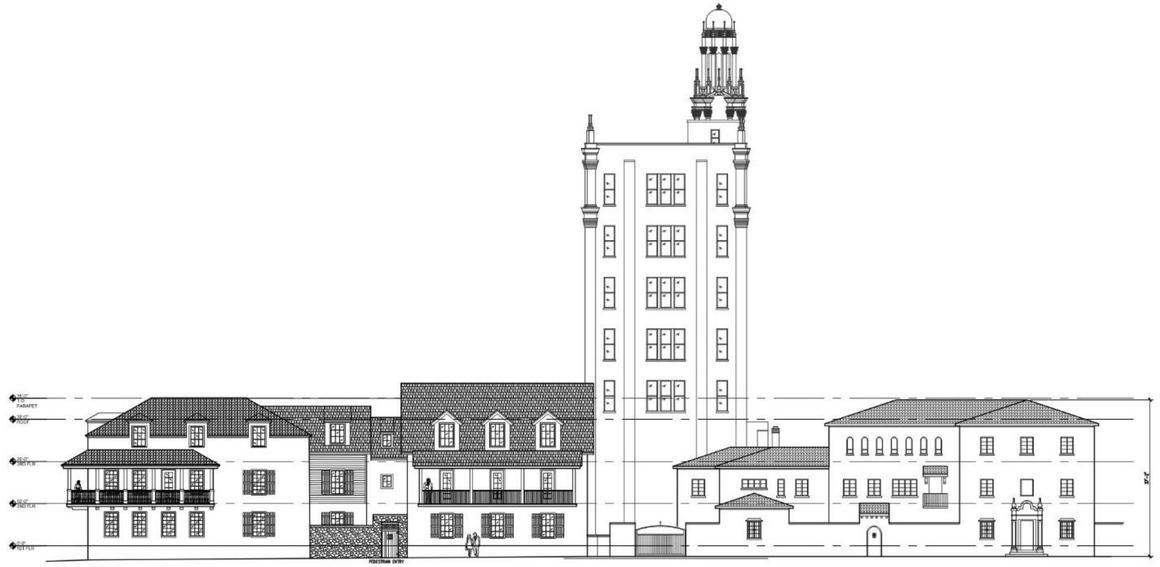
Context Elevation Along Charlotte Street – Looking West

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"

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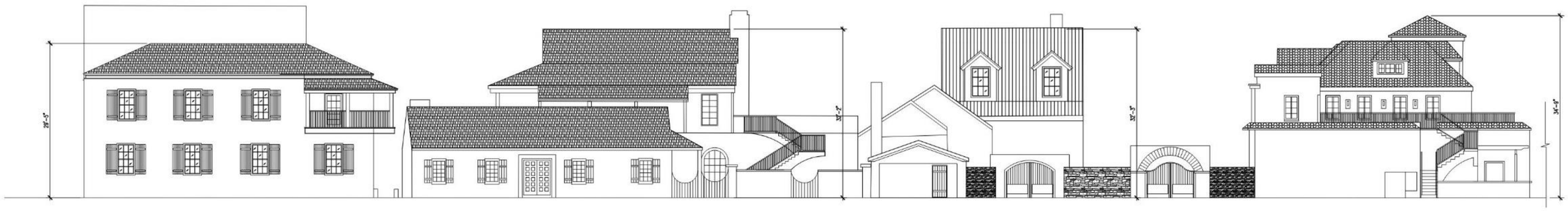

1 / A5.01 CONTEXT ELEVATION – CHARLOTTE STREET
3/32" = 1 '– 0"



2 / A5.01 CONTEXT ELEVATION – TREASURY STREET
3/32" = 1 '– 0"



The Exchange Hotel

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Context Elevations

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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

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Color Elevations

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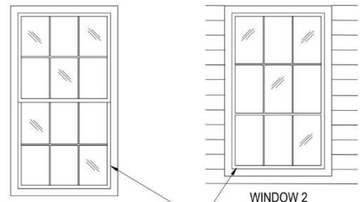
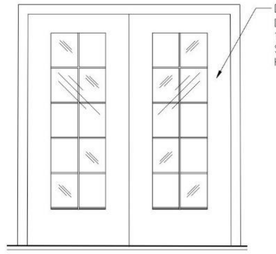
1 A5.04 CONCEPTUAL ENLARGED PART. ELEVATION 1 – CHARLOTTE STREET
3/16" = 1 '– 0"

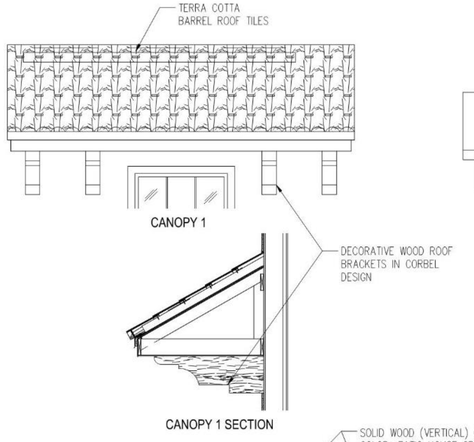


2 A5.04 CONCEPTUAL ENLARGED PART. ELEVATION 1 – CHARLOTTE STREET
3/16" = 1 '– 0"





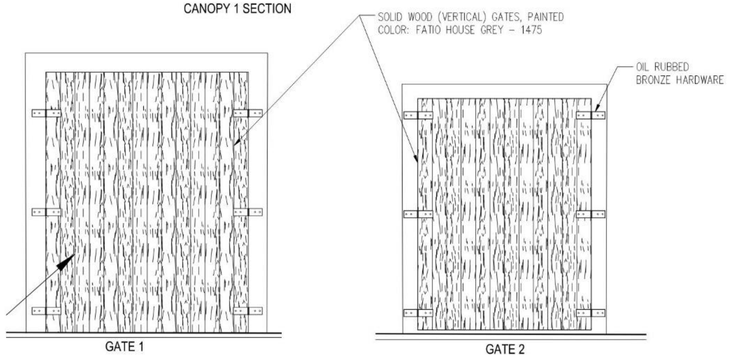






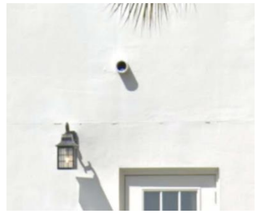








Door Hardware



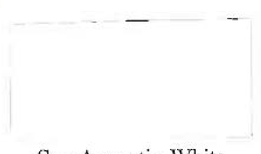
White Stucco - Typical



Fatio House Grey
1475



Terra Cotta
105



San Augustin White
Pure White





The Exchange Hotel

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Partial Enlarged Elevation

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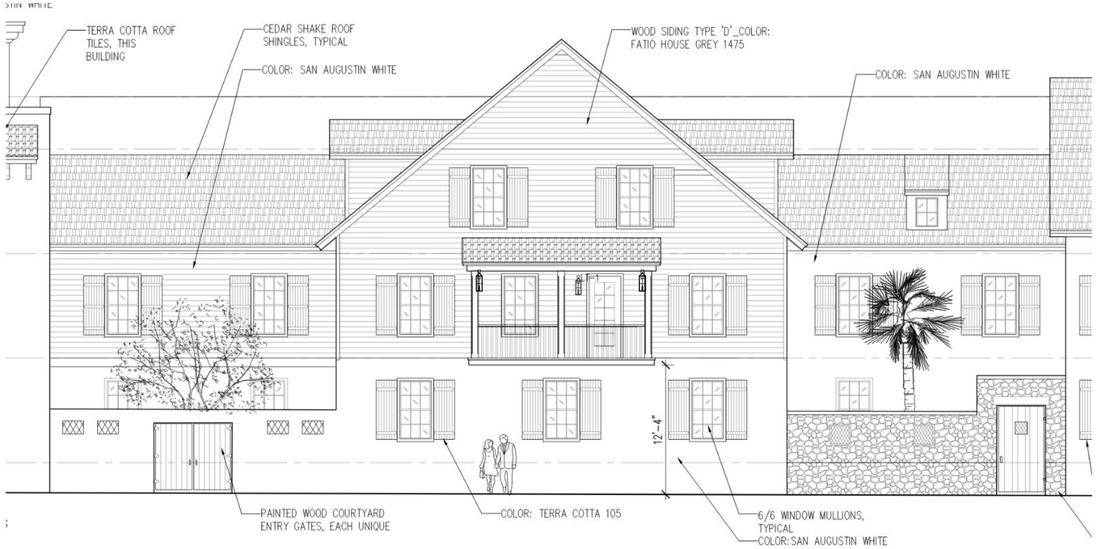
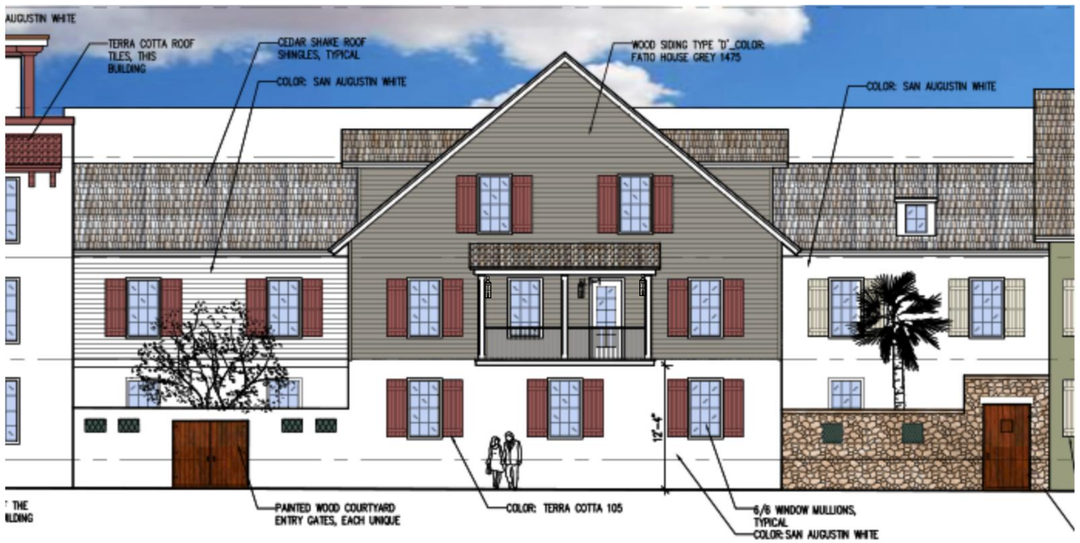


1 A5.05 CONCEPTUAL ENLARGED PART. ELEVATION 2 – CHARLOTTE STREET
3/16" = 1 '– 0"

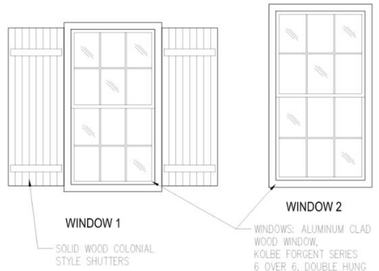


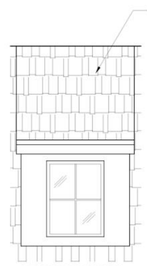
2 A5.05 CONCEPTUAL ENLARGED PART. ELEVATION 2 – CHARLOTTE STREET
3/16" = 1 '– 0"

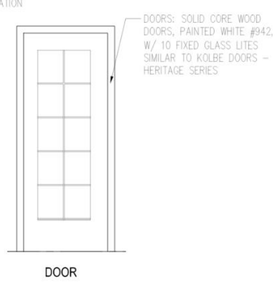

Terra Cotta
105

San Augustin White
Pure White

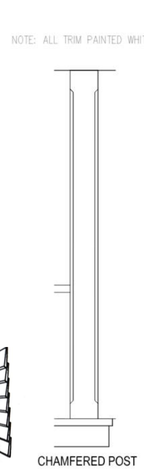

Fatio House Grey
1475

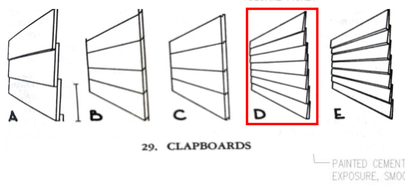















Dormer Window


Cedar Shake - Typical

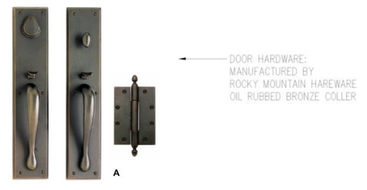




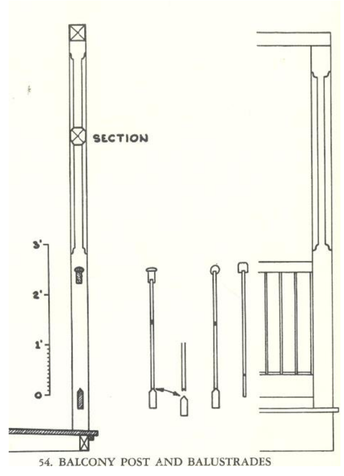
Shutters




Shutter Dog



DOOR HARWARE





The Exchange Hotel

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

Partial Enlarged Elevation

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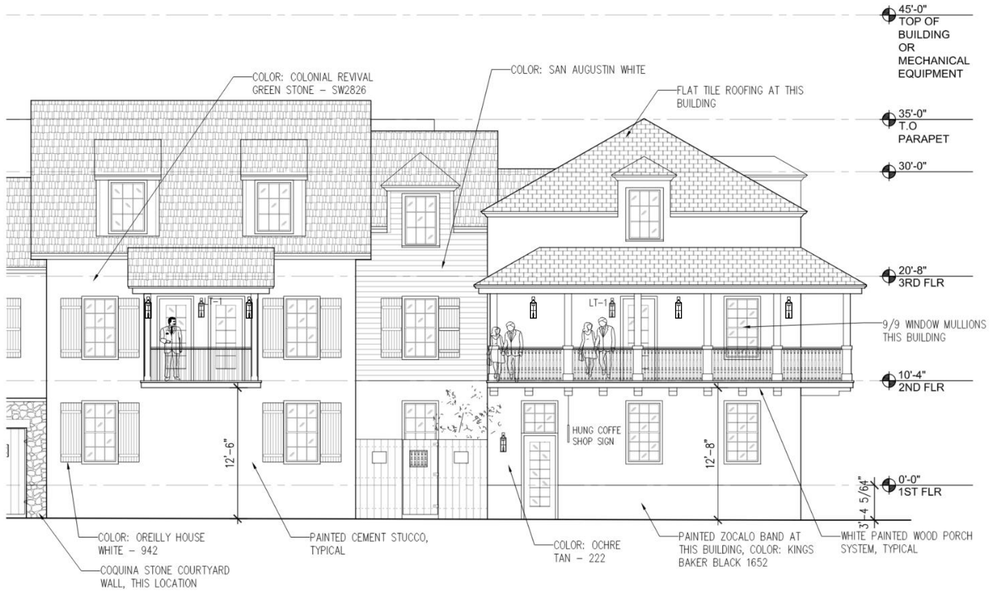
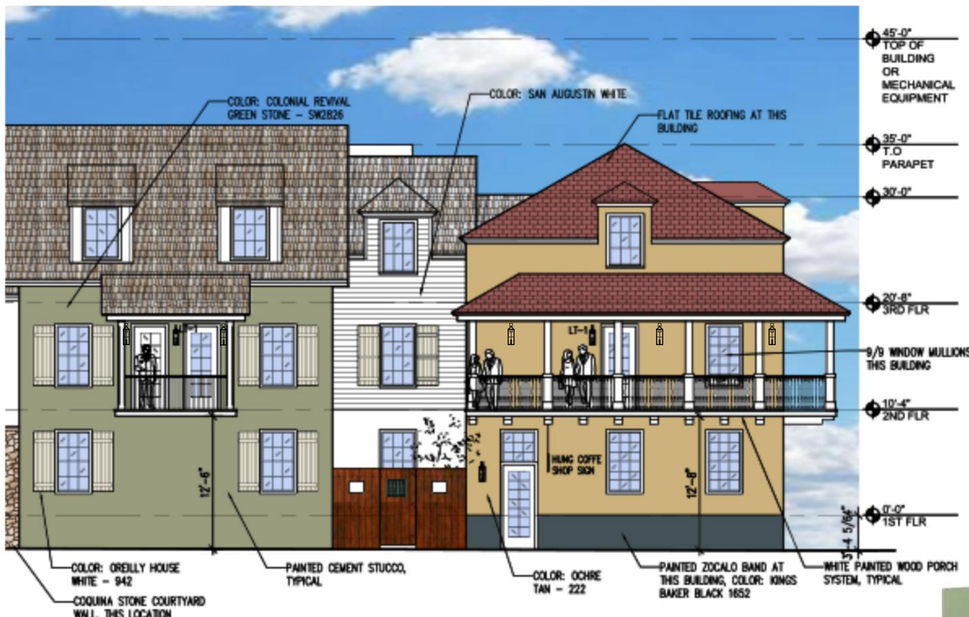


1 A5.06 CONCEPTUAL ENLARGED PART. ELEVATION 3 – CHARLOTTE STREET
3/16" = 1 '– 0"



2 A5.06 CONCEPTUAL ENLARGED PART. ELEVATION 3 – CHARLOTTE STREET
3/16" = 1 '– 0"

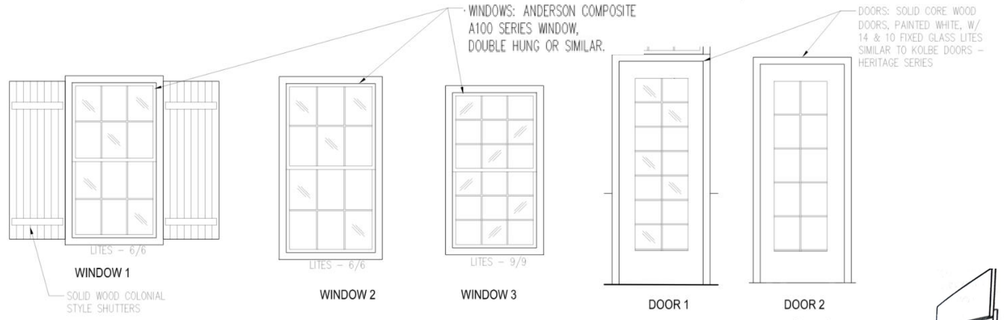




Cedar Shake - Typical

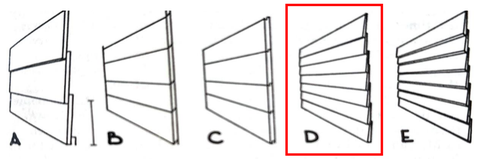


Shutters



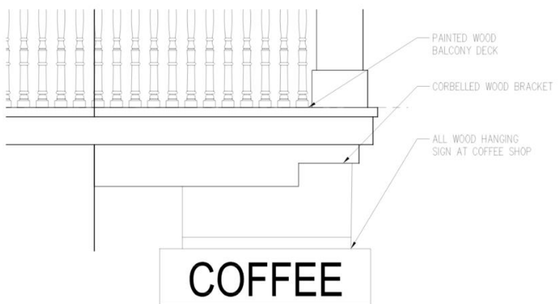


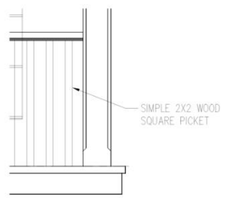
Shutter Dog



29. CLAPBOARDS





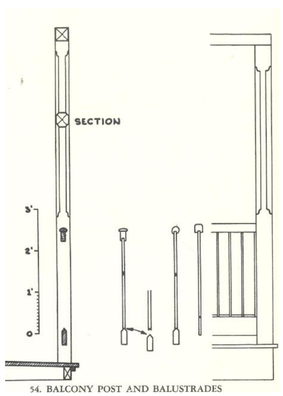




White Stucco - Typical



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



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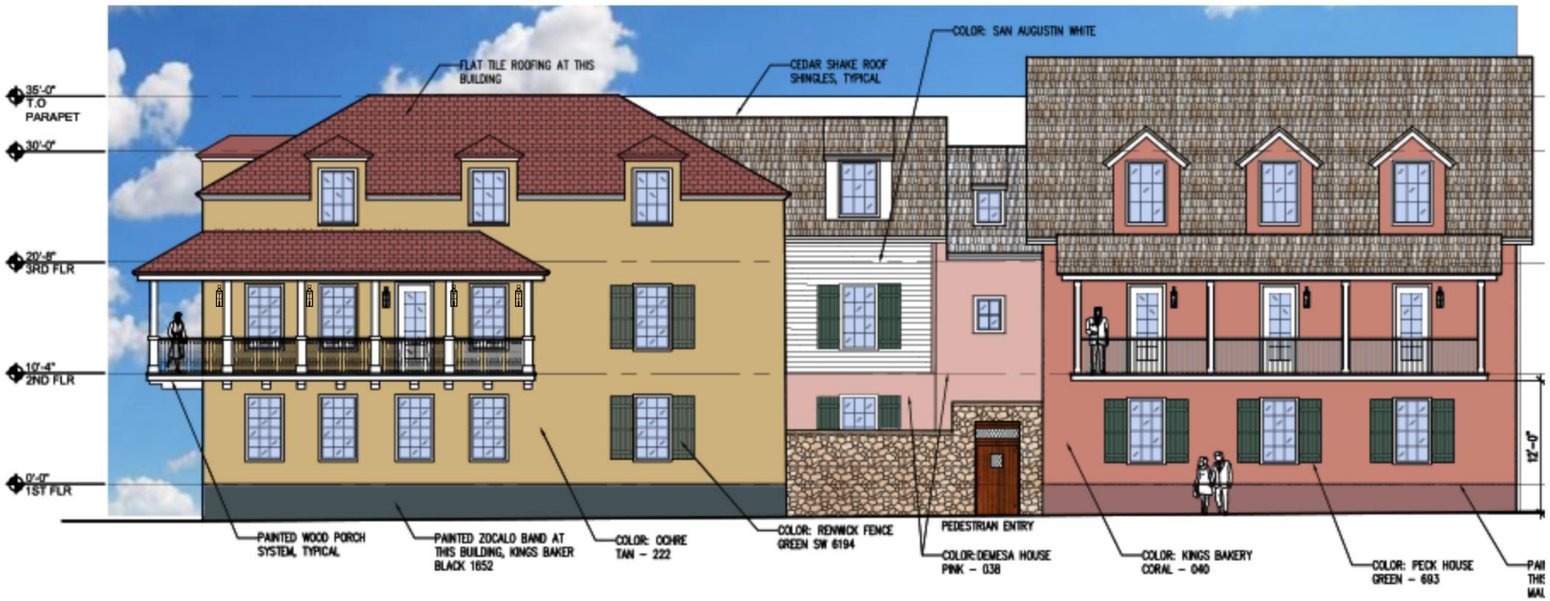
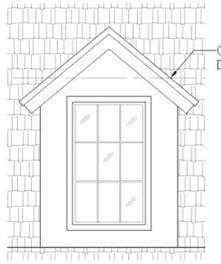
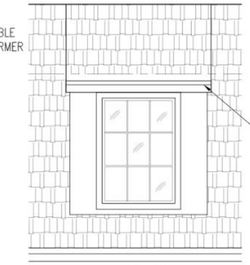
1 A5.07 CONCEPTUAL ENLARGED ELEVATION – TREASURY STREET
3/16" = 1 '– 0"



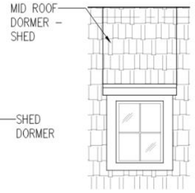
2 A5.07 CONCEPTUAL ENLARGED ELEVATION – TREASURY STREET
3/16" = 1 '– 0"



DORMER 1



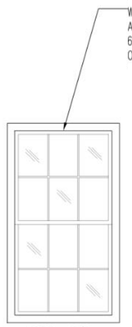
DORMER 2



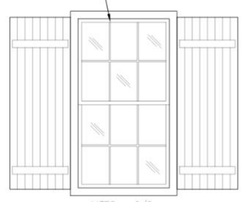
DORMER 3


Cedar Shake - Typical

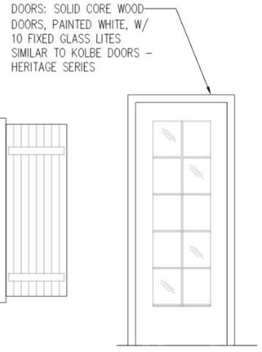

Shutters



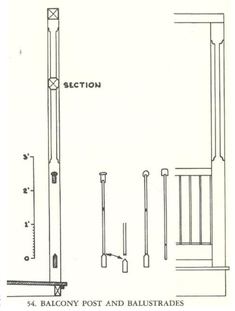
WINDOW 1



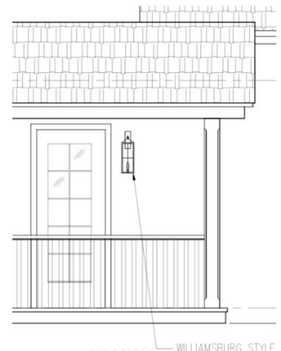
WINDOW 2



DOOR




BALCONY 1



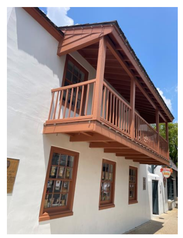
BALCONY 2


White Stucco - Typical


Shutter Dog



Door Hardware





DeMesa House Pink 038

Ochre Tan 222

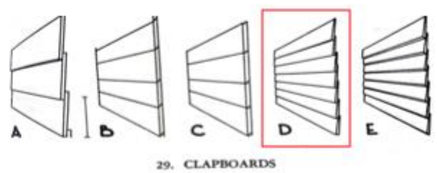
Renwick Fence Green *(Match: Basil – SW 6194)*

King's Bakery Black 1652

Peck House Green 693

Medium Mauve 1257

King's Bakery Coral 040





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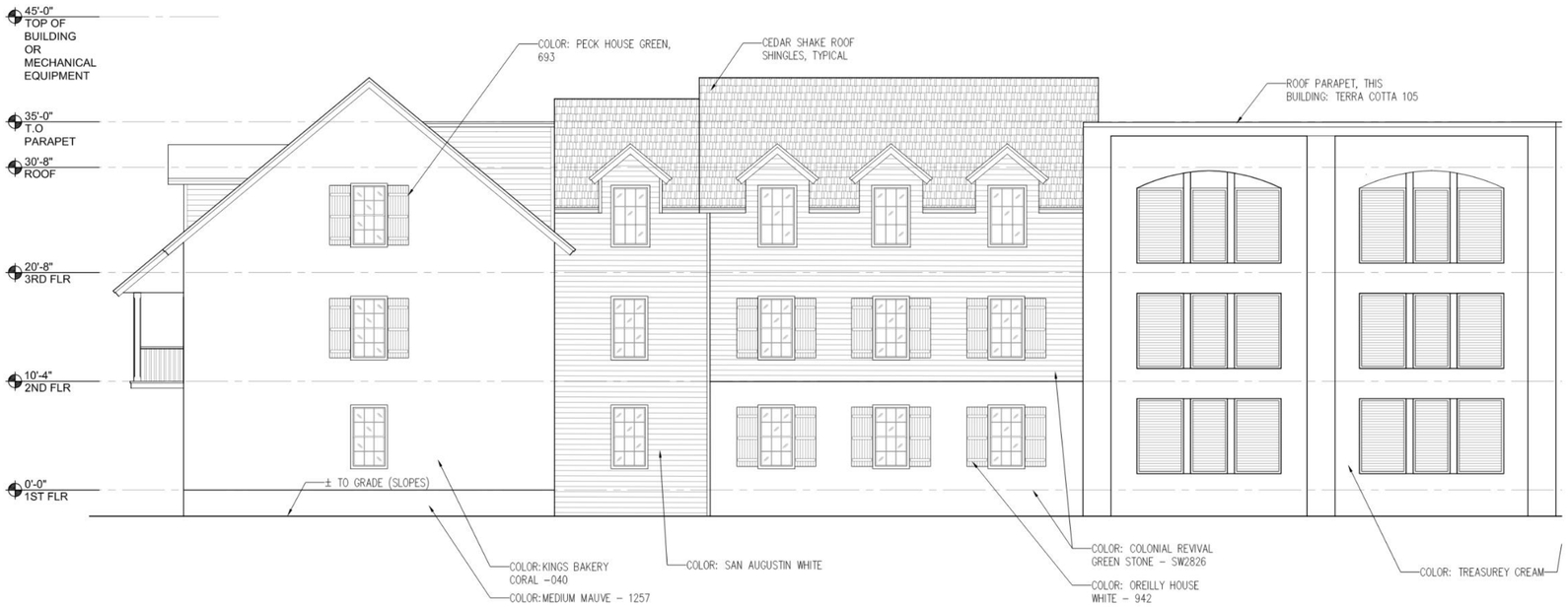
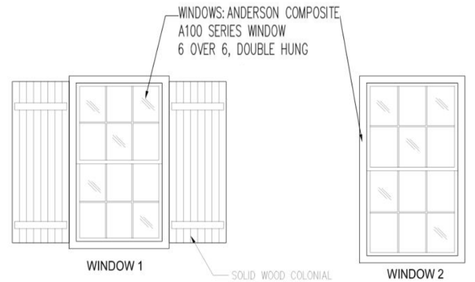


1 A5.08 CONCEPTUAL PART. ENLARGED WEST ELEVATION 1
3/16" = 1 '- 0"



2 A5.08 CONCEPTUAL PART. ENLARGED WEST ELEVATION
3/16" = 1 '- 0"

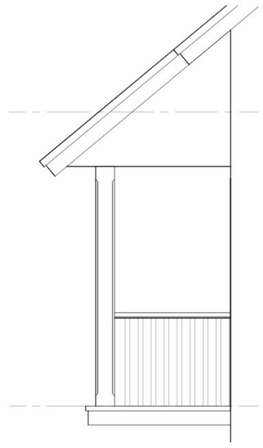




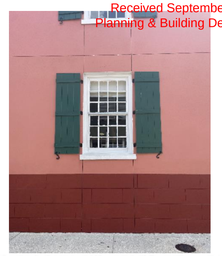
DORMER



LOUVER

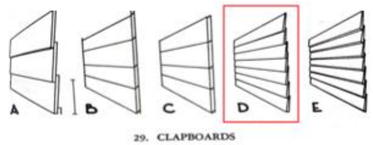


BALCONY





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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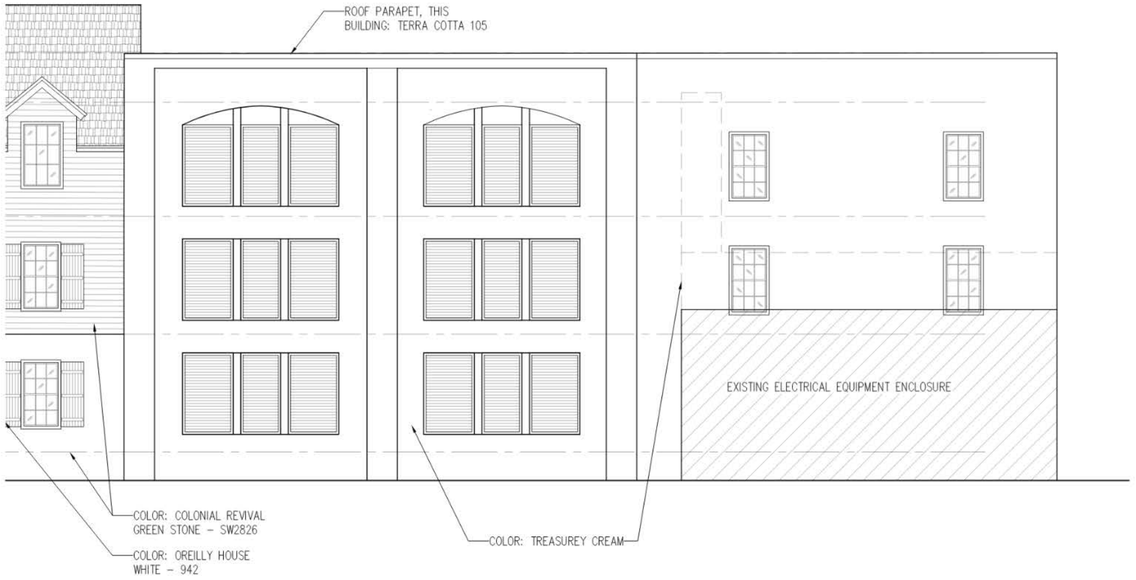
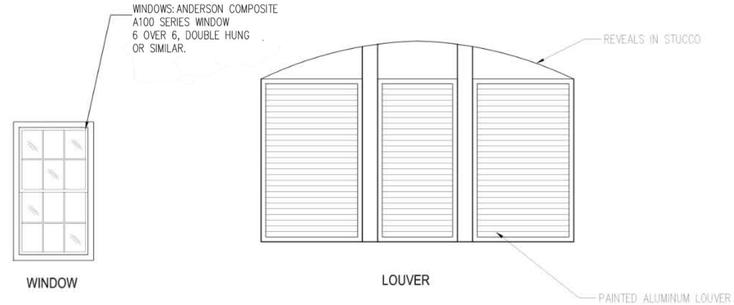
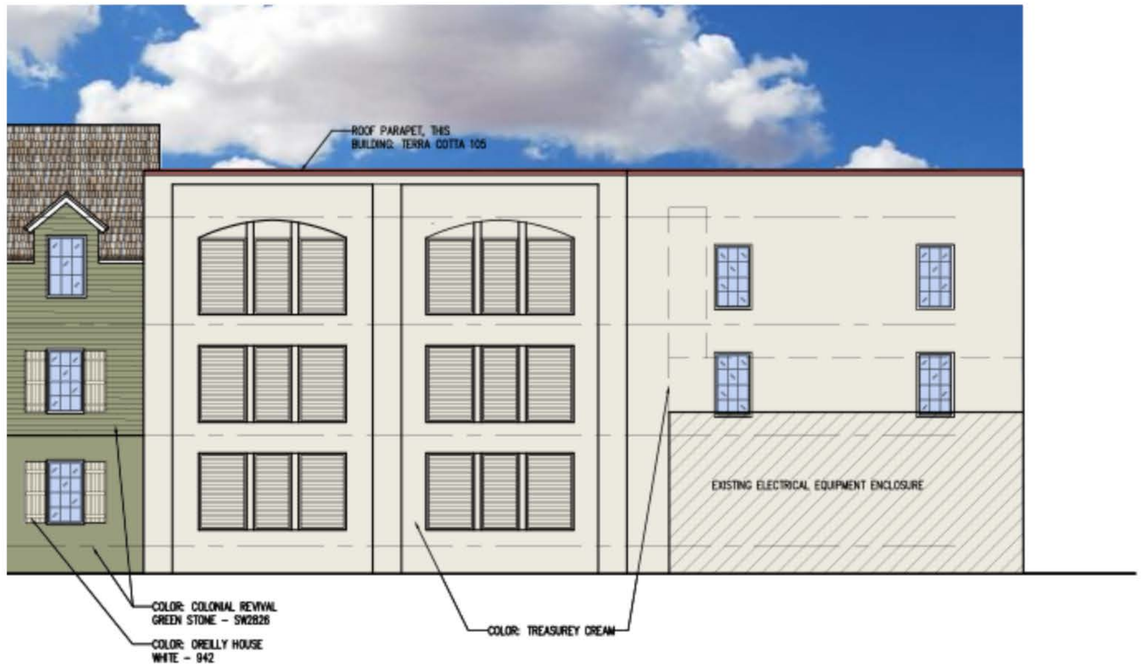


1 / A5.09 CONCEPTUAL PART. ENLARGED WEST ELEVATION 2
3/16" = 1 '– 0"





2 / A5.09 CONCEPTUAL PART. ENLARGED WEST ELEVATION 2
3/16" = 1 '– 0"



Colonial Revival
Green Stone
SW 2826

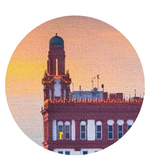


Terra Cotta
105

Treasury Cream



O'Reilly House White
942



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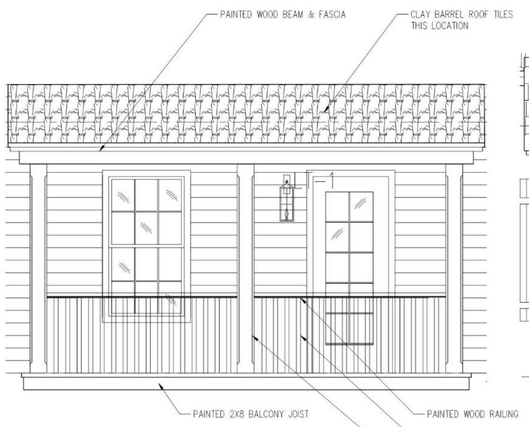
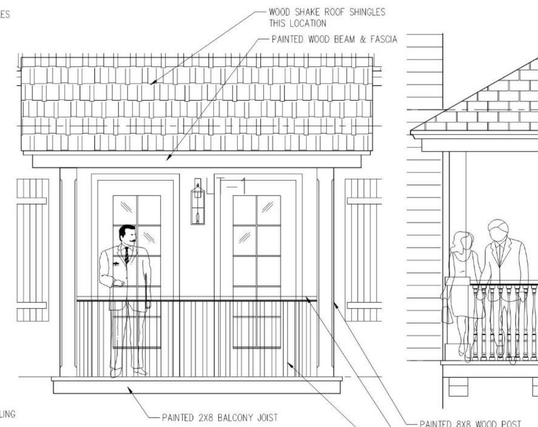
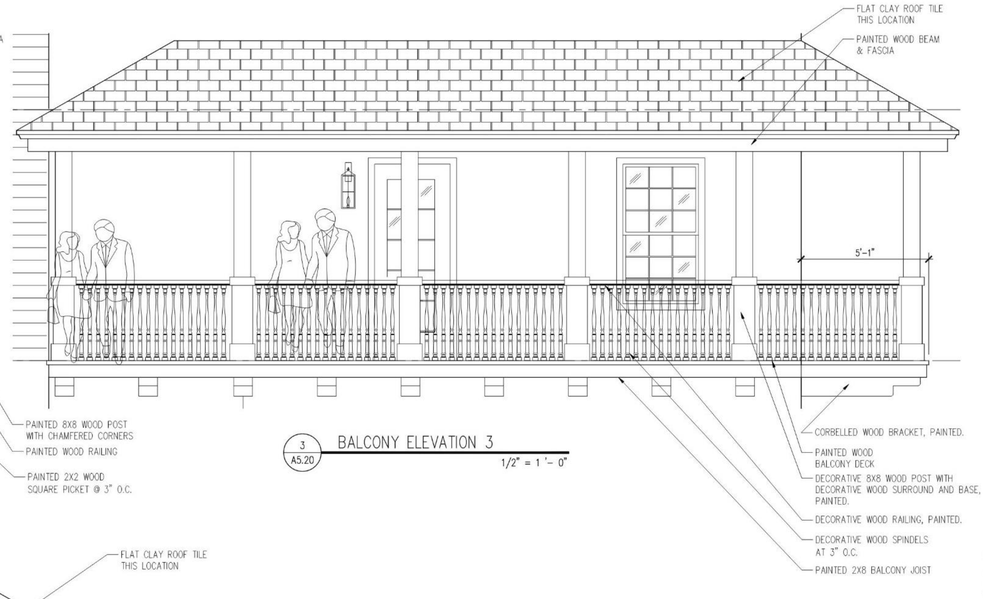


1 A5.20 BALCONY ELEVATION 1
1/12" = 1'-0"



2 A5.20 BALCONY ELEVATION 2
1/2" = 1'-0"



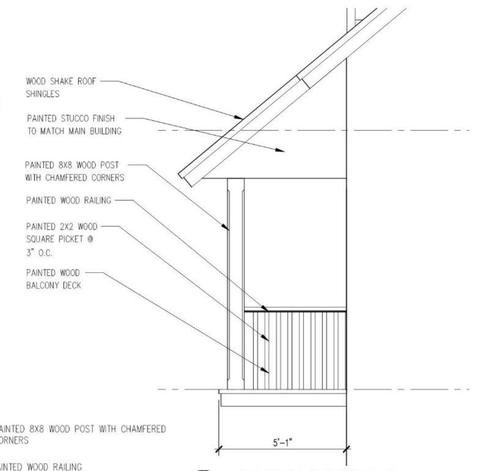
3 A5.20 BALCONY ELEVATION 3
1/2" = 1'-0"



4 A5.20 BALCONY ELEVATION 4
1/2" = 1'-0"



5 A5.20 BALCONY ELEVATION 5
1/2" = 1'-0"



6 A5.20 BALCONY ELEVATION 6
1/2" = 1'-0"







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Enlarged Balcony Elevations

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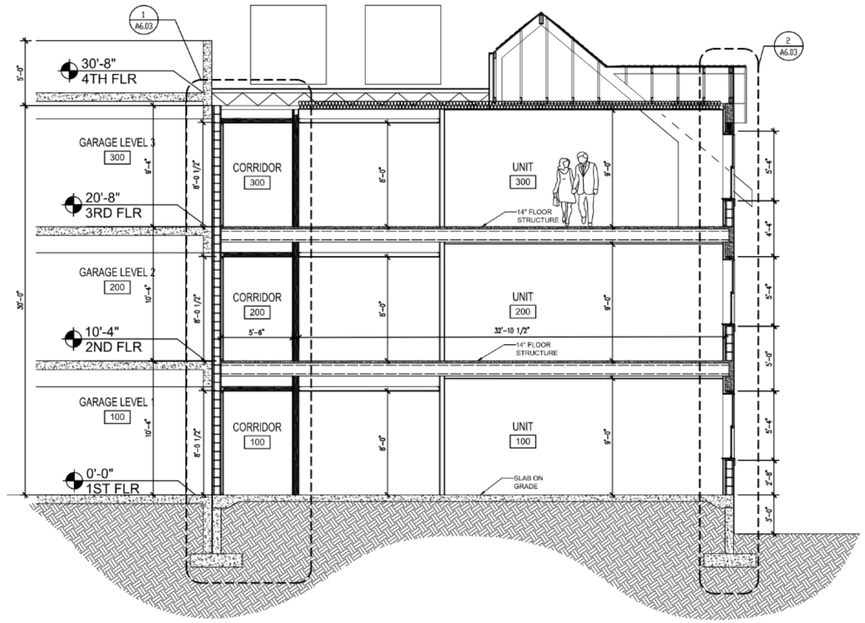
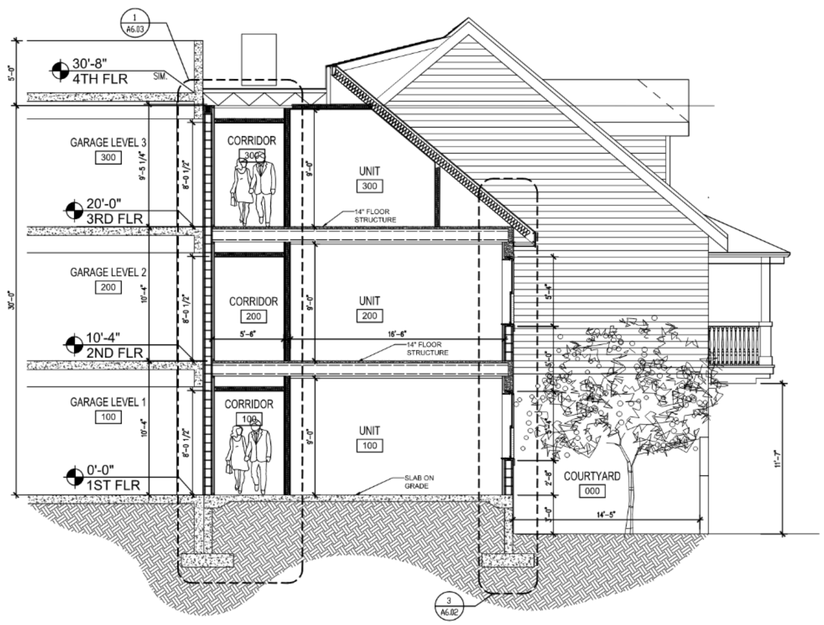
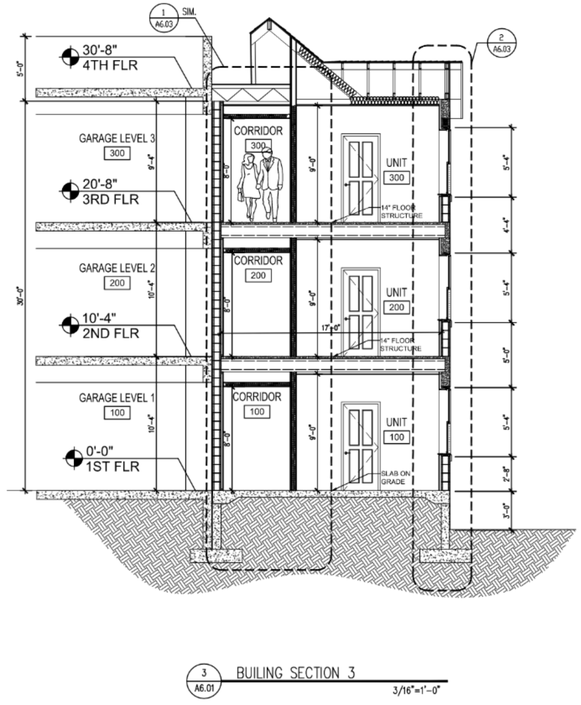


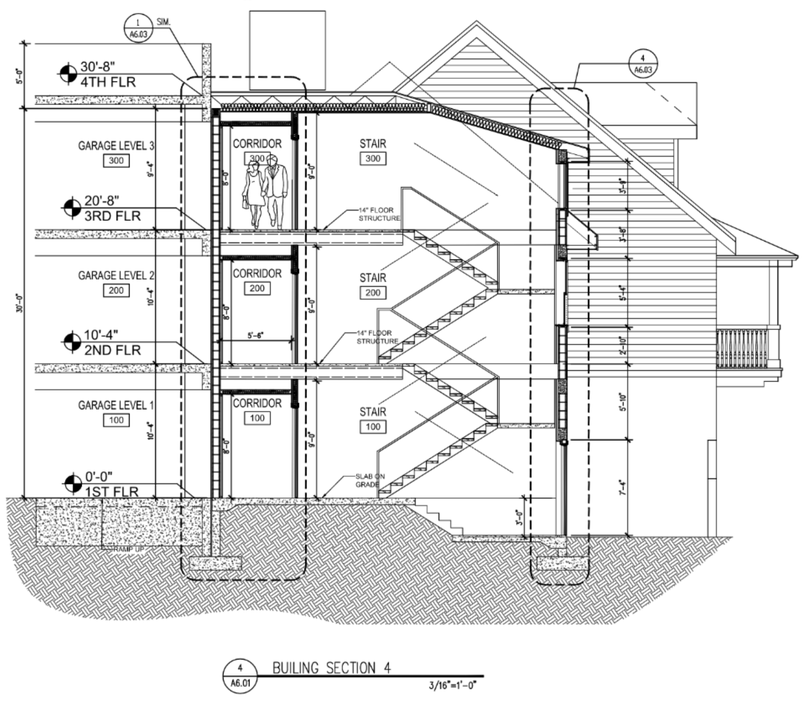
1 A6.01 BUILING SECTION 1 3/16"=1'-0"



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

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

Building Sections

09.18.25

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MAVERICK ENGINEERING
FK
Marquis Latimer + Halback
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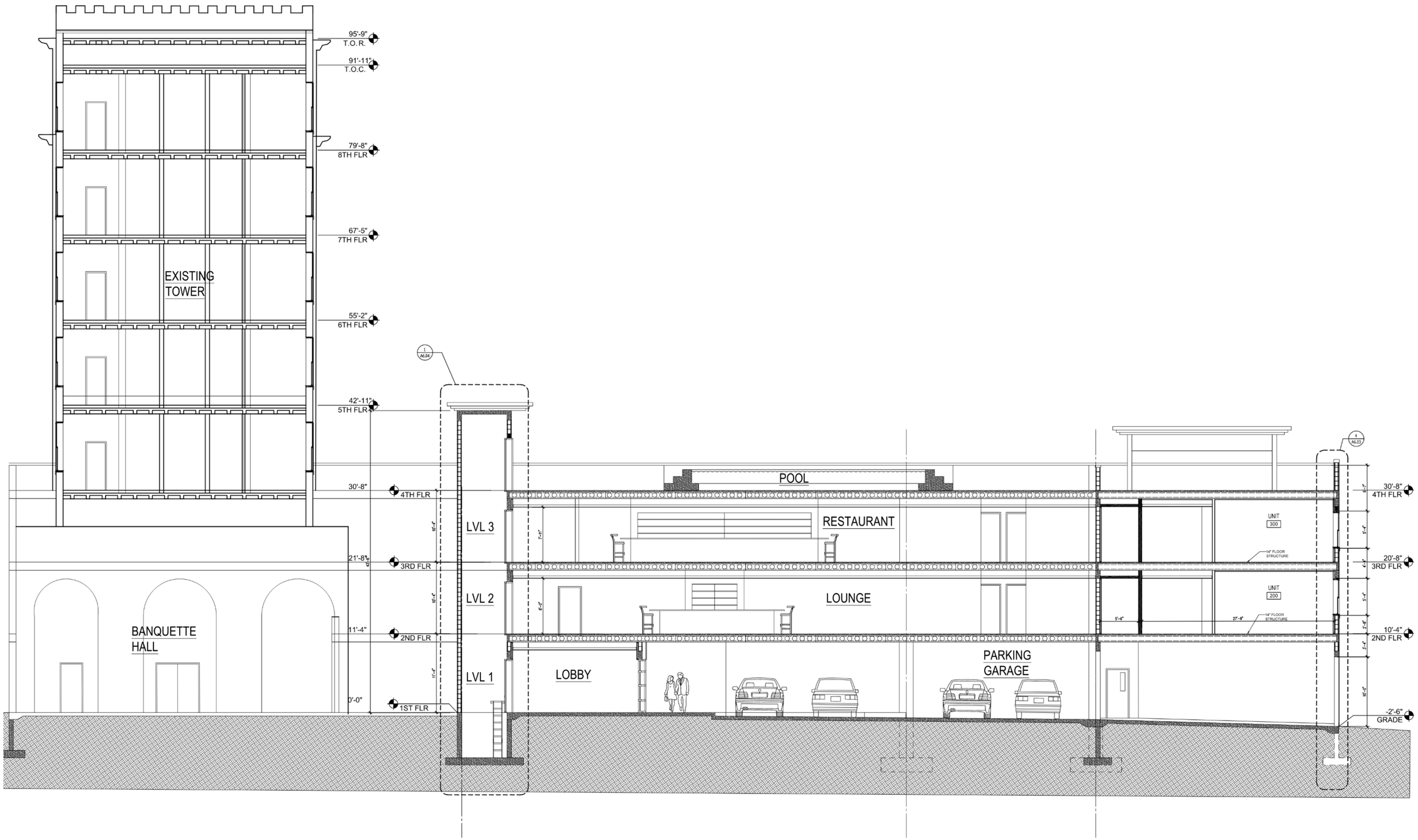



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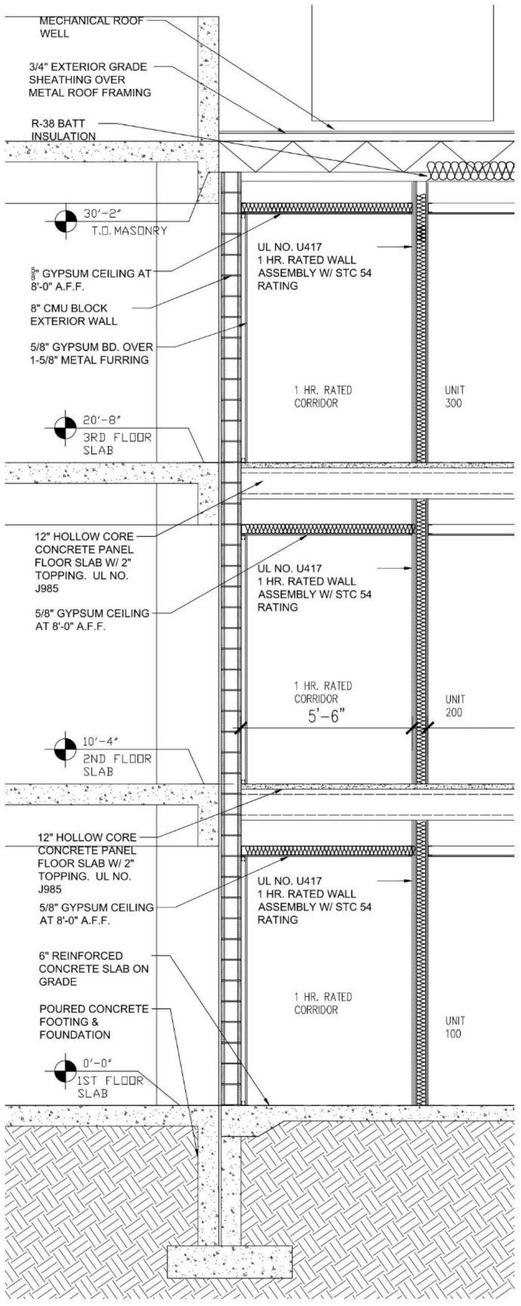
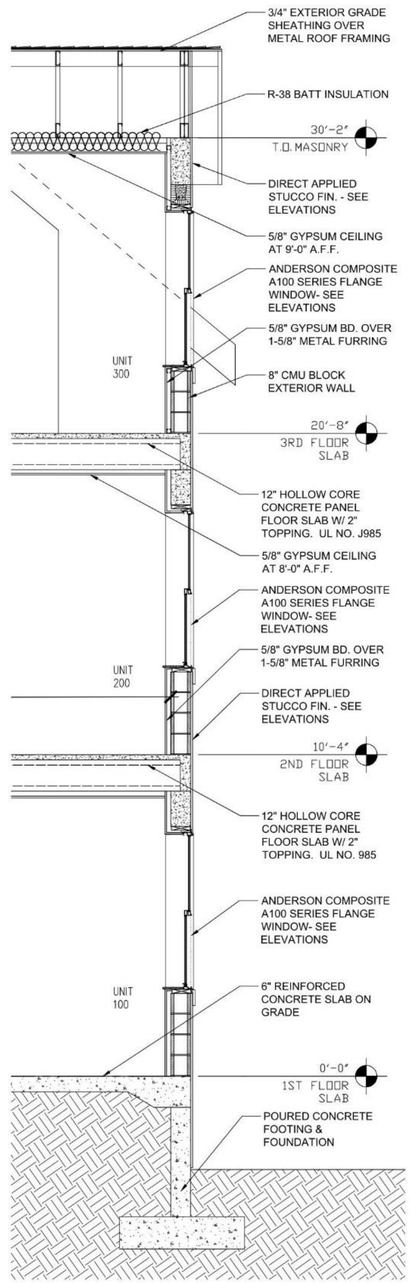
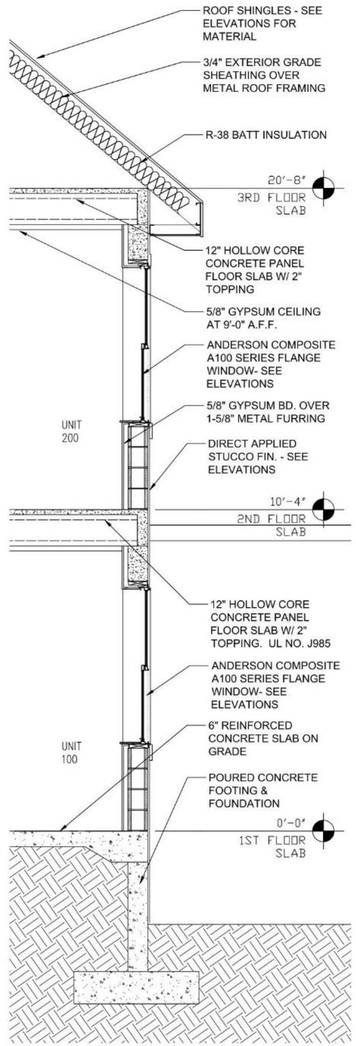


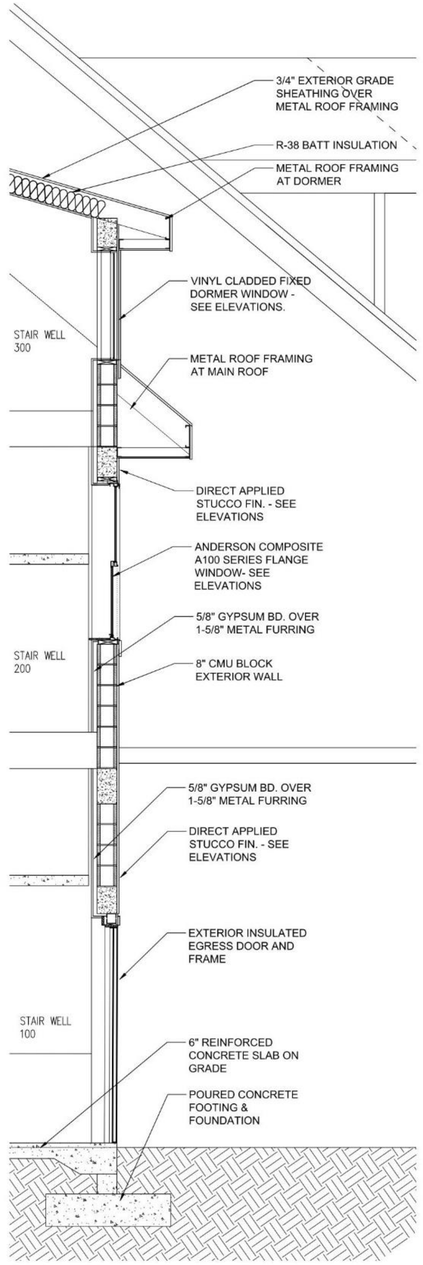
1 A6.03 WALL SECTION 1 1/2"=1'-0"



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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ML+H Project No. 23.21.0

Wall Sections

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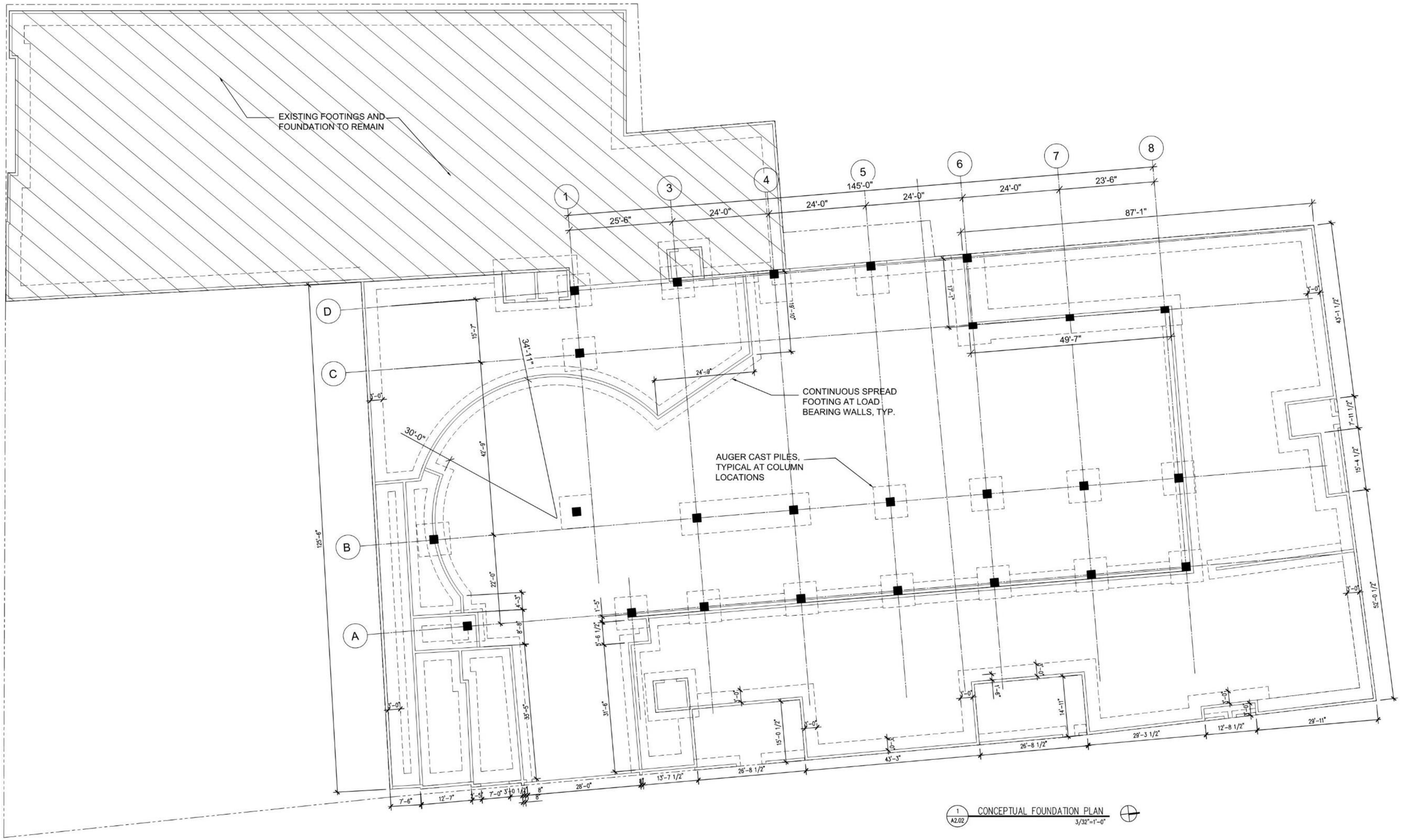

1 A2.02 CONCEPTUAL FOUNDATION PLAN
3/32"=1'-0"



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Foundation Plan

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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



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ML+H Project No. 23.21.0

Paint Colors & Roofing Materials

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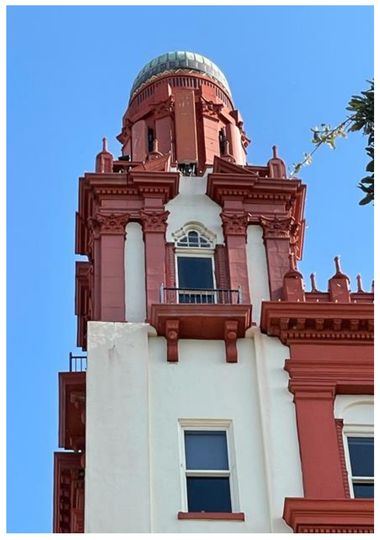
1927: CONSTRUCTION COMPLETED





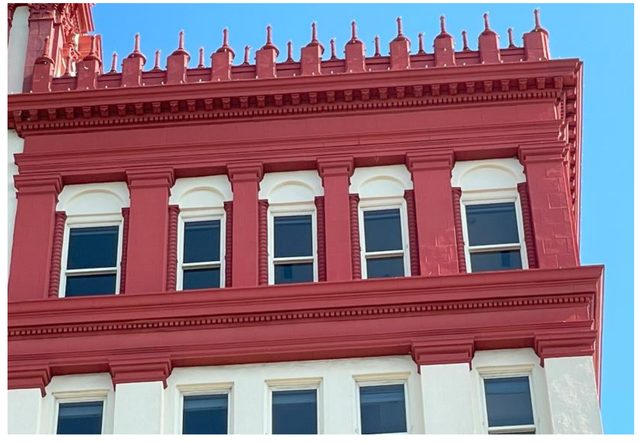














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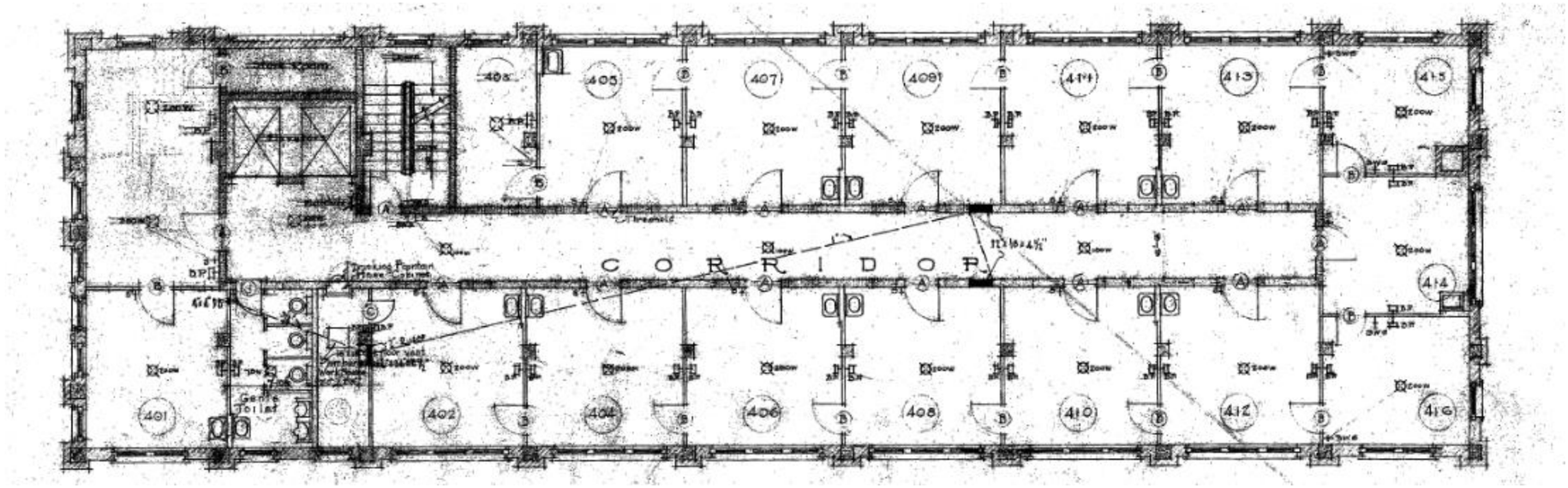
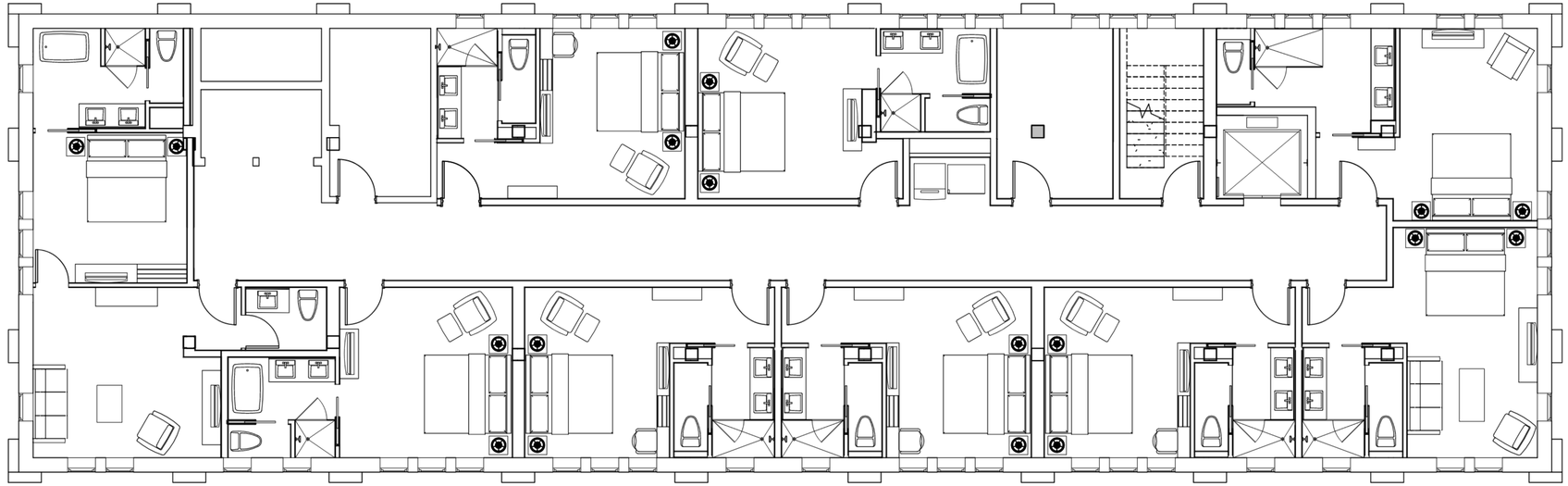


1 A2.05 HISTORIC TOWER FLOOR PLAN
3'/16"=1'-0"



2 A2.05 PROPOSED TOWER FLOOR PLAN
3'/16"=1'-0"



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ML+H Project No. 23.21.0

Tower Plan

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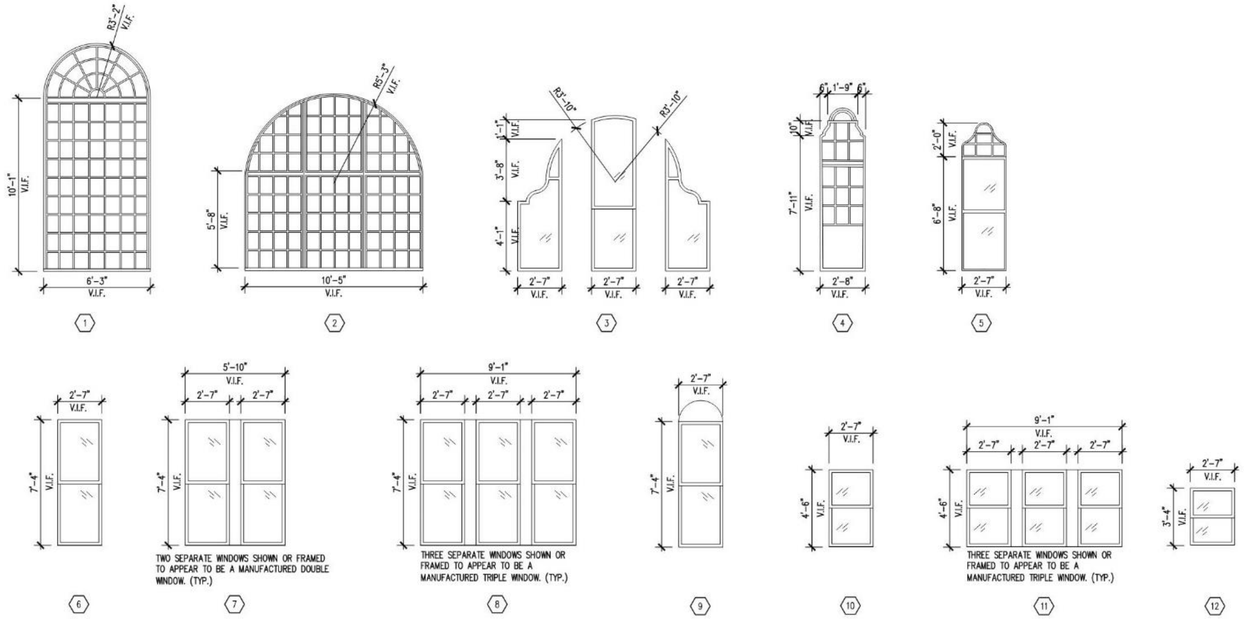
REPLACEMENT WINDOW SCHEDULE

(V.I.F.) = VERIFY IN FIELD

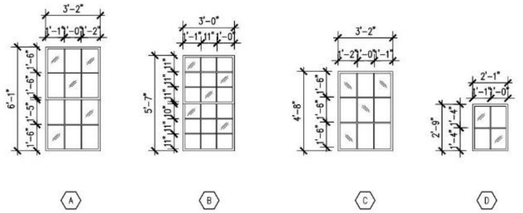
MARK	WIDTH (V.I.F.)	HEIGHT (V.I.F.)	MATERIAL	TYPE	AGE	FINISH	CURRENT CONDITION	REMARKS
1	6'-3"	13'-3"	COMPOSITE METAL	FIXED	ORIGINAL	–	GOOD	CUSTOM WINDOW SIZE
2	10'-5"	10'-11"	COMPOSITE METAL	FIXED	ORIGINAL	–	GOOD	CUSTOM WINDOW SIZE
3	2'-7"	VARIES	COMPOSITE METAL	FIXED	ORIGINAL	–	GOOD	CUSTOM WINDOW SIZE
4	2'-7"	VARIES	COMPOSITE METAL	FIXED	ORIGINAL	–	GOOD	CUSTOM WINDOW SIZE
5	3'-0"	2'-7"	COMPOSITE METAL	FIXED	ORIGINAL	–	GOOD	CUSTOM WINDOW SIZE
6	2'-7"	7'-4"	COMPOSITE	ONE SINGLE HUNG	30 YRS. +/–	WHITE – COMP.	GOOD	CUSTOM WINDOW SIZE
7	5'-10"	7'-4"	COMPOSITE	TWO SINGLE HUNG	30 YRS. +/–	WHITE – COMP.	GOOD	CUSTOM WINDOW SIZE
8	9'-1"	7'-4"	COMPOSITE	THREE SINGLE HUNG	30 YRS. +/–	WHITE – COMP.	GOOD	CUSTOM WINDOW SIZE
9	2'-7"	7'-4"	COMPOSITE	ONE SINGLE HUNG	30 YRS. +/–	WHITE – COMP.	GOOD	CUSTOM WINDOW SIZE
10	2'-7"	4'-6"	COMPOSITE	ONE SINGLE HUNG	30 YRS. +/–	WHITE – COMP.	GOOD	CUSTOM WINDOW SIZE
11	9'-1"	4'-6"	COMPOSITE	THREE SINGLE HUNG	30 YRS. +/–	WHITE – COMP.	GOOD	CUSTOM WINDOW SIZE
12	2'-7"	3'-4"	COMPOSITE	THREE SINGLE HUNG	30 YRS. +/–	WHITE – COMP.	GOOD	CUSTOM WINDOW SIZE



HISTORIC REPLACEMENT WINDOWS

NEW WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	MATERIAL	TYPE	HEAD	JAMB	SILL	REMARKS
A	3'-2"	6'-1"	COMPOSITE	ONE SINGLE HUNG	–	–	–	CUSTOM WINDOW SIZE
B	3'-2"	5'-7"	COMPOSITE	ONE SINGLE HUNG	–	–	–	CUSTOM WINDOW SIZE
C	3'-2"	4'-8"	COMPOSITE	FIXED	–	–	–	CUSTOM WINDOW SIZE
D	2'-1"	2'-9"	COMPOSITE	FIXED	–	–	–	CUSTOM WINDOW SIZE



NEW WINDOWS

NOTES:
1. ALL EXISTING WINDOWS IN THE HISTORIC TOWER ARE TO BE REPLACED, MATCH EXISTING SIZE FOR SIZE, AND BE INSULATED GLASS (MEETING FLORIDA ENERGY CODE AND PRODUCT APPROVAL).
2. ALL NEW WINDOWS SHALL BE SINGLE HUNG OR FIXED WITH INTEGRAL LIGHTS (MULLIONS).
3. ALL FIRST FLOOR WINDOWS SHALL BE FULL WOOD CONSTRUCTION WITH ALL UPPER FLOOR WINDOWS BEING A COMPOSITE FRAME (COLOR: WHITE). ANDERSON A100 SERIES (COMPOSITE CLAD FRAME).
4. ALL EXTERIOR GLAZING SHALL MEET A 'U' VALUE OF 0.30 AND A SHGC VALUE OF 0.25..
5. ALL WINDOWS SHALL COMPLY WITH FBC 2023 TEMPERING REQUIREMENTS AND SHALL SUPERCEDE ANY NOTES IN THE DRAWINGS.



The Exchange Hotel

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Window Schedule

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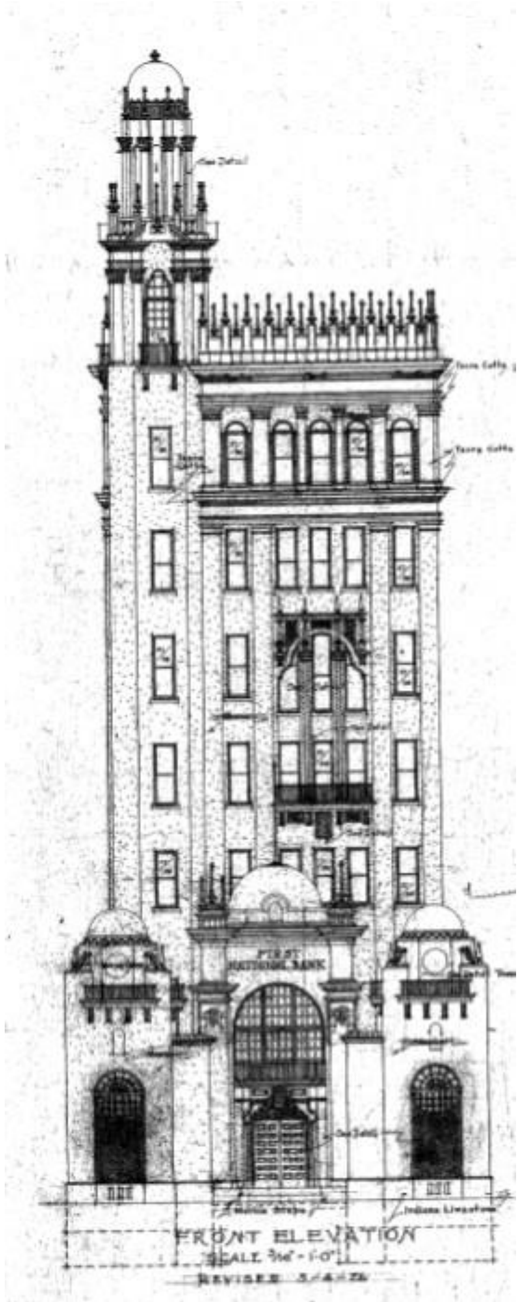
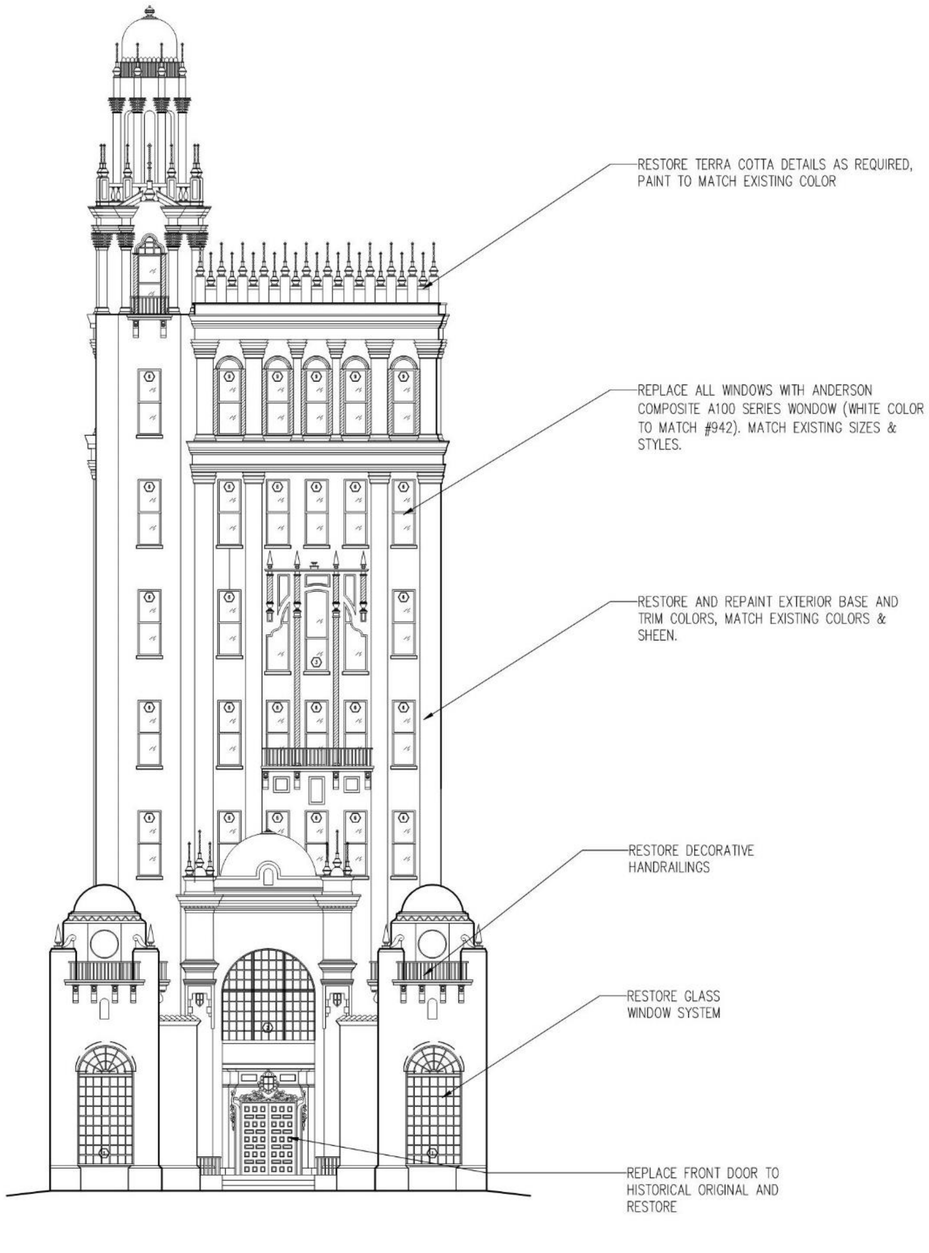


1 A5.10 HISTORIC TOWER FRONT (SOUTH) ELEVATION
1/8" = 1 '- 0"



2 A5.10 PROPOSED TOWER FRONT (SOUTH) ELEVATION
1/8" = 1 '- 0"



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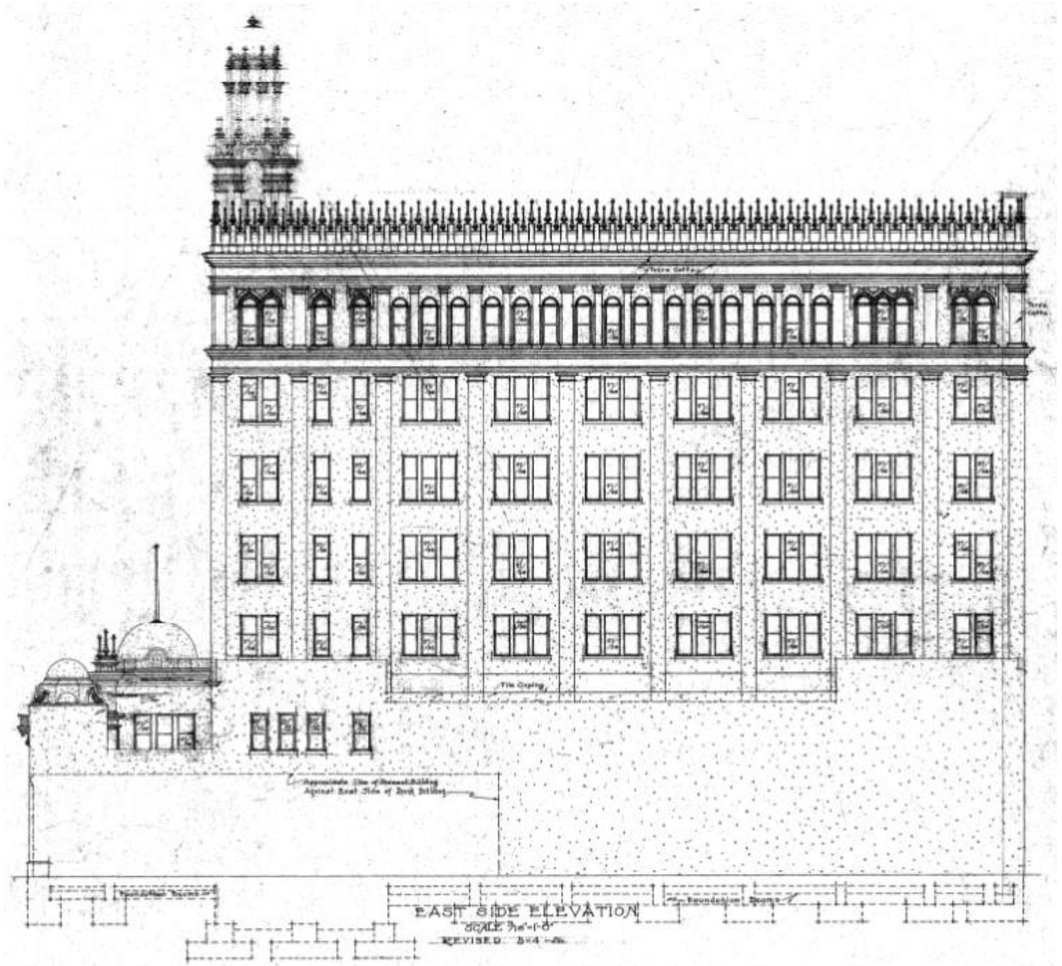
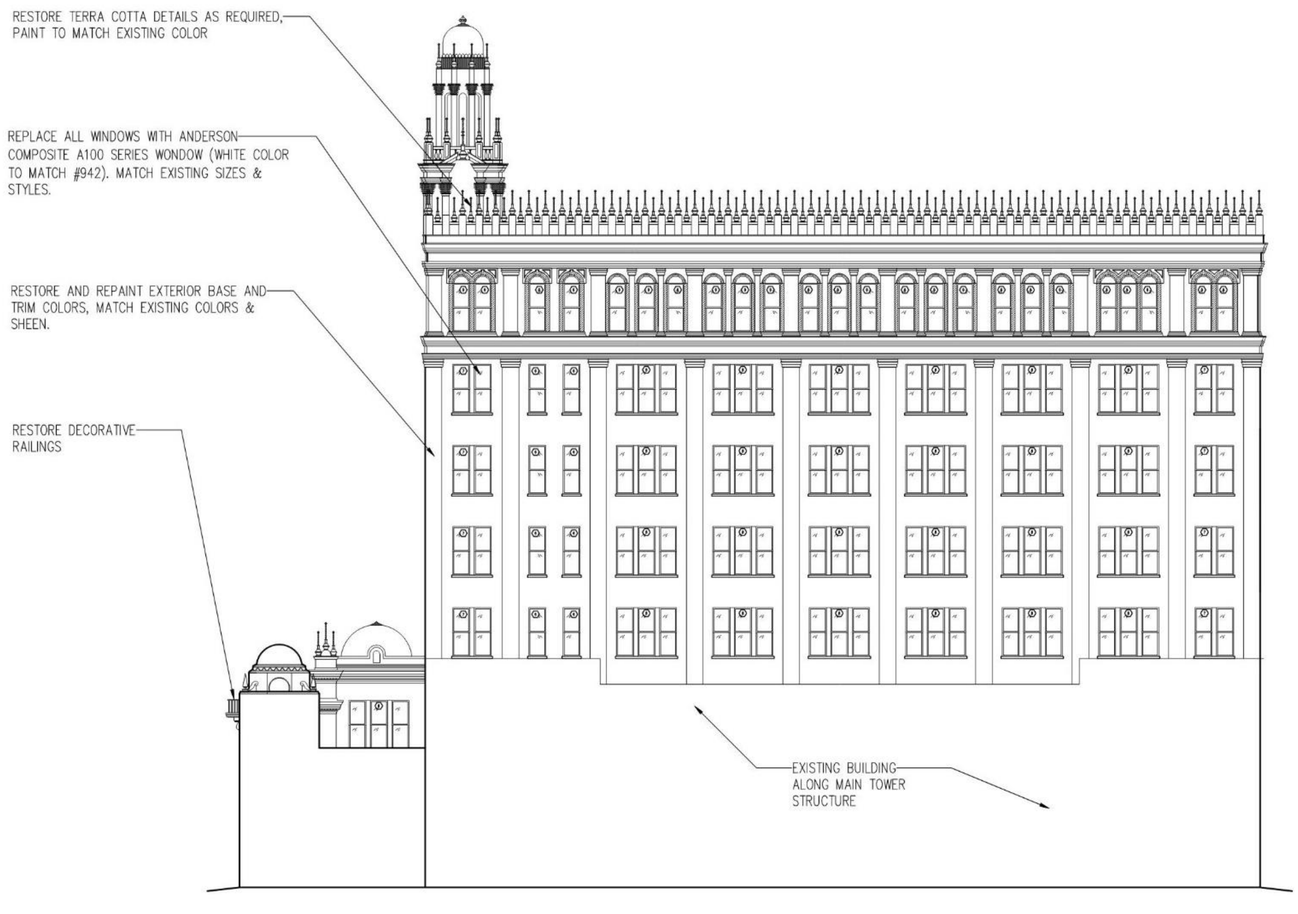


1 A5.12 EXISTING TOWER (EAST) ELEVATION
3/32" = 1 '- 0"



2 A5.12 NEW TOWER (EAST) ELEVATION
3/32" = 1 '- 0"



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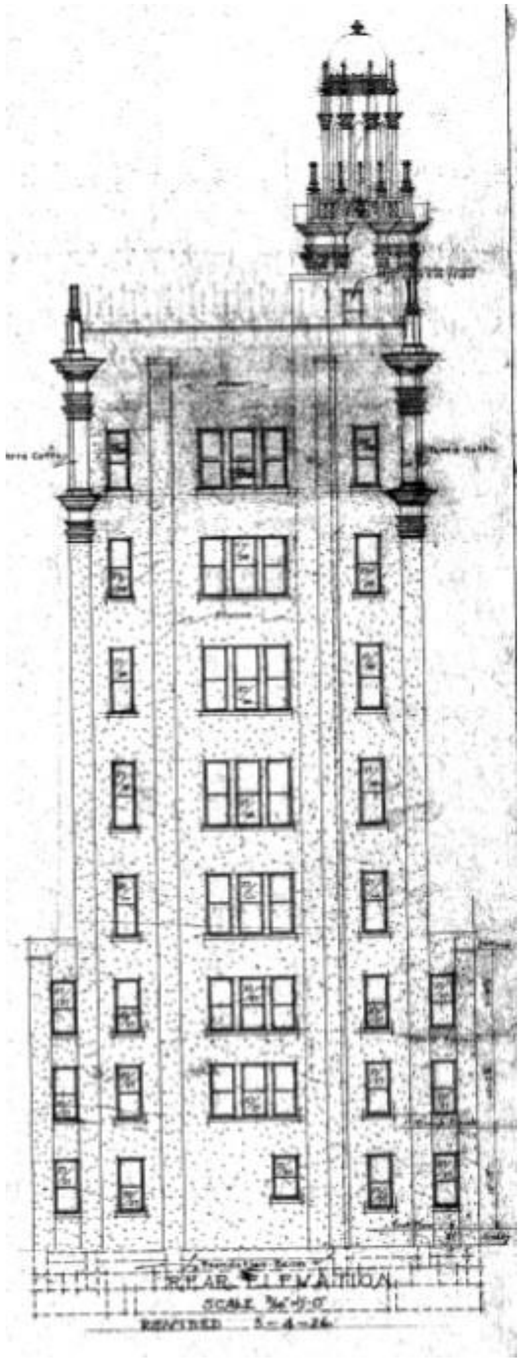
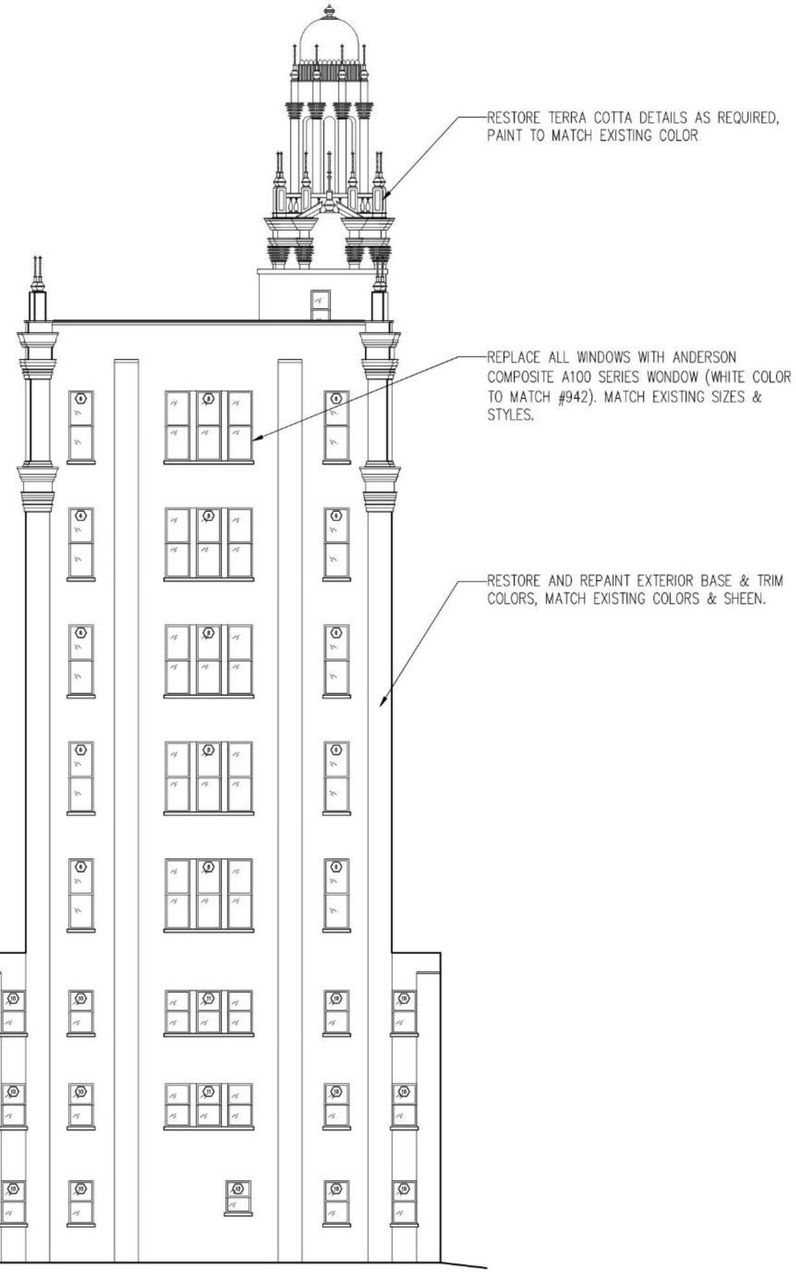


1 A5.11 EXISTING TOWER (NORTH) REAR ELEVATION
1/8" = 1 '- 0"



2 A5.11 NEW TOWER (NORTH) REAR ELEVATION
1/8" = 1 '- 0"



The Exchange Hotel

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Tower Elevations

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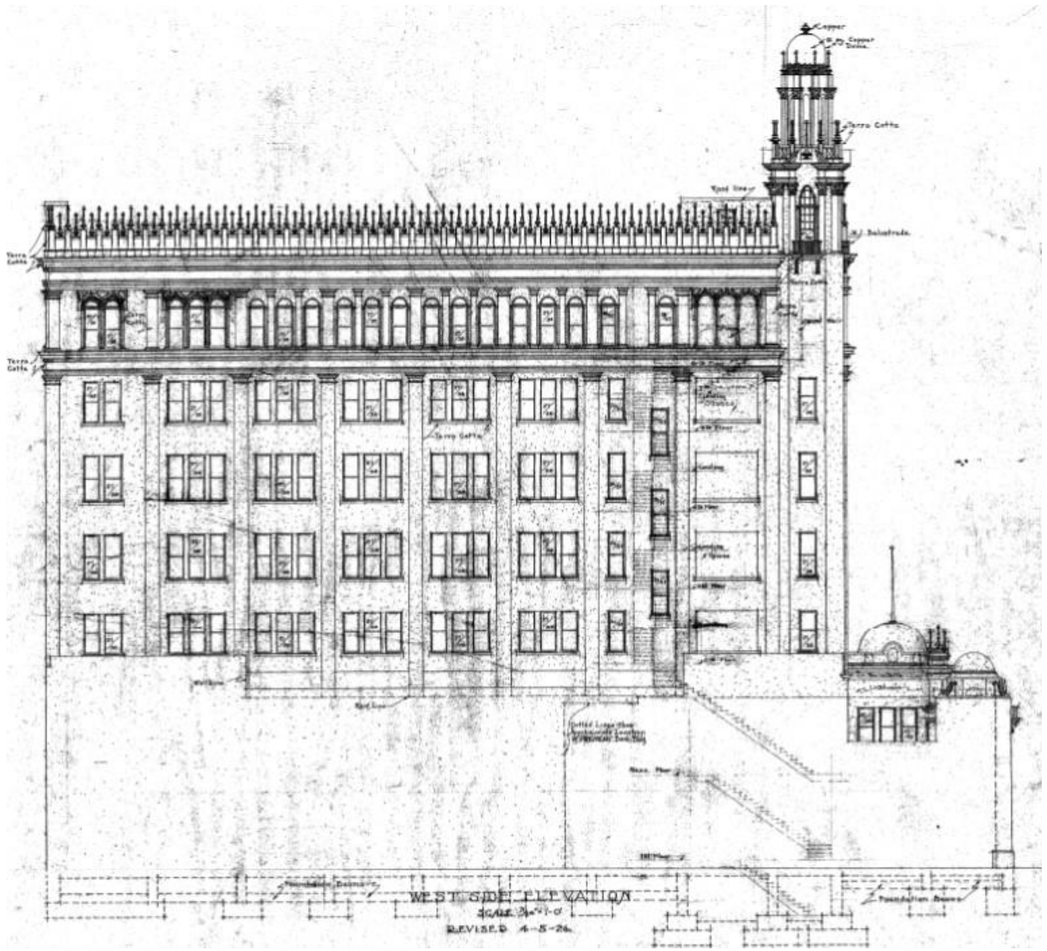
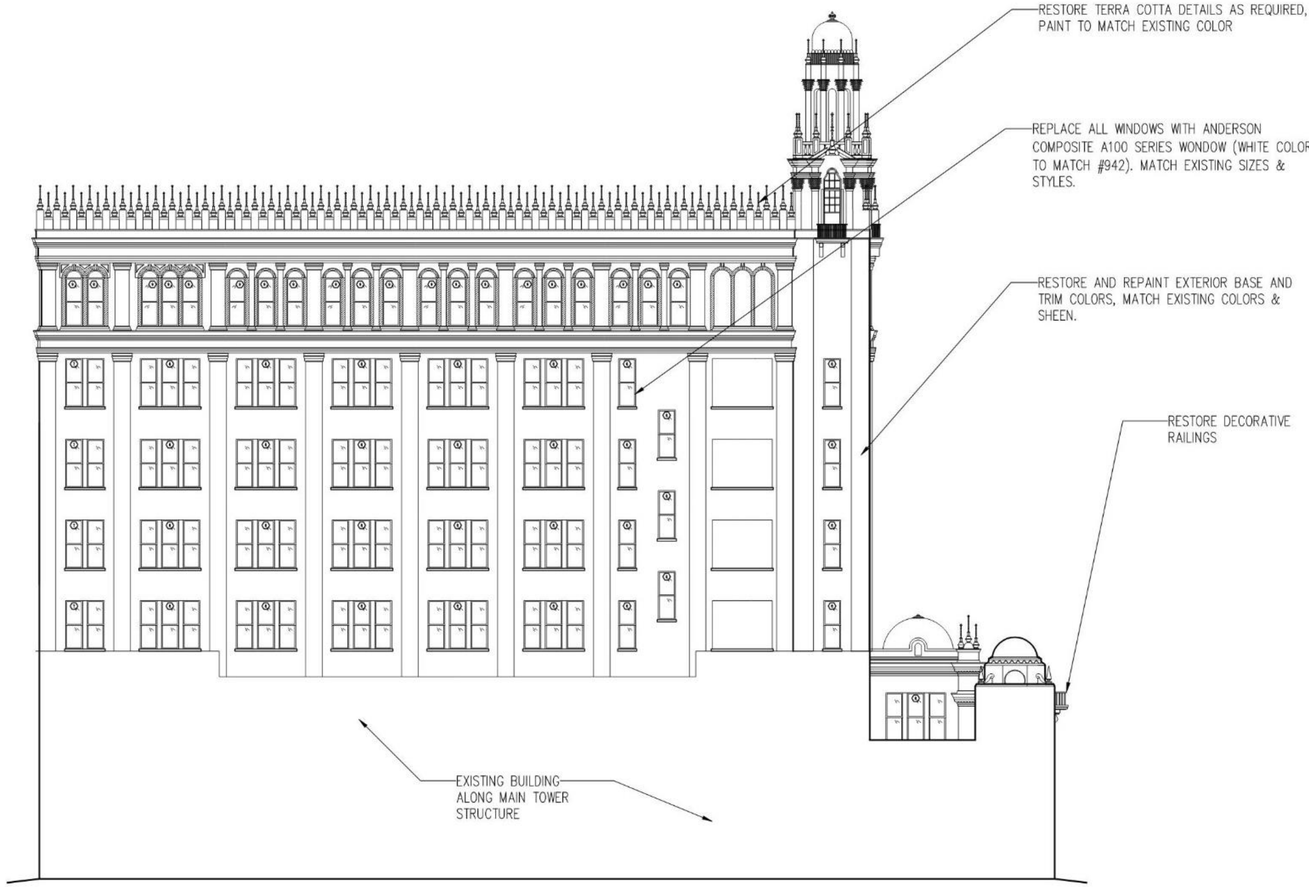


1 A5.13 EXISTING TOWER (WEST) ELEVATION
3/32" = 1 '- 0"



2 A5.13 NEW TOWER (WEST) ELEVATION
3/32" = 1 '- 0"

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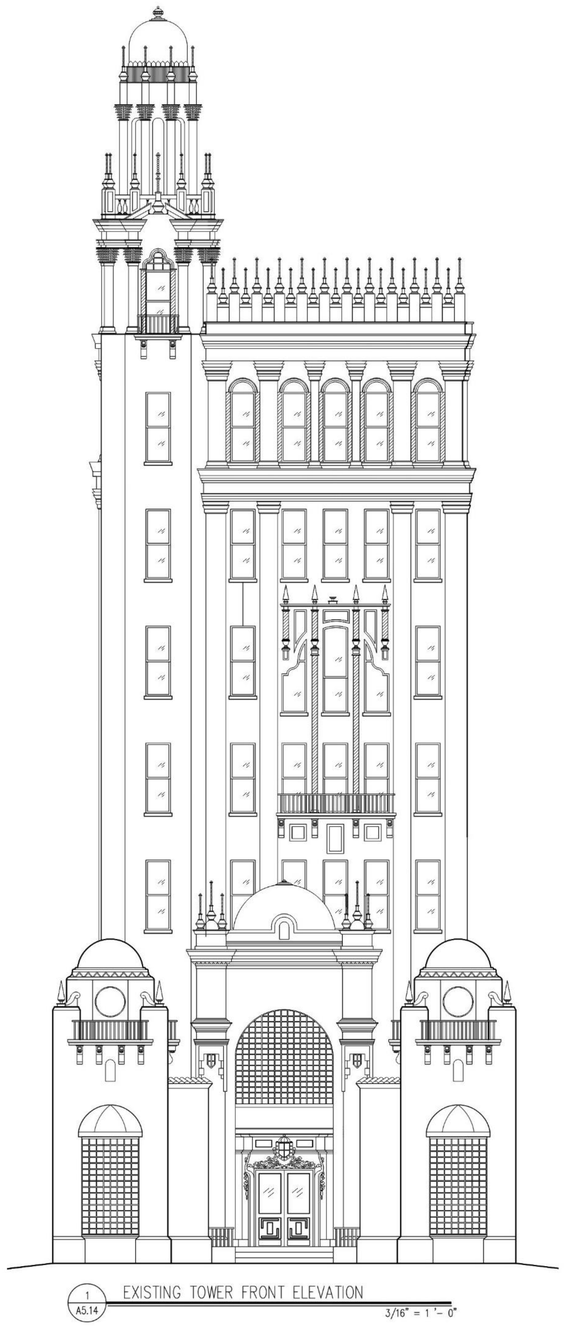
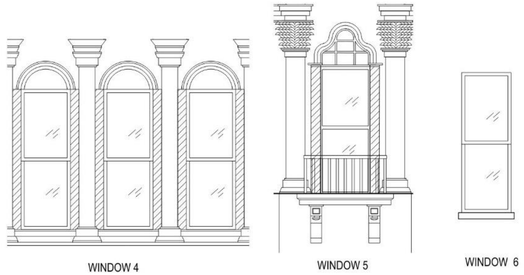
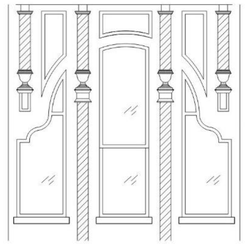
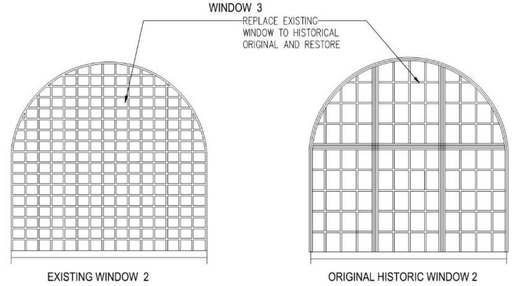
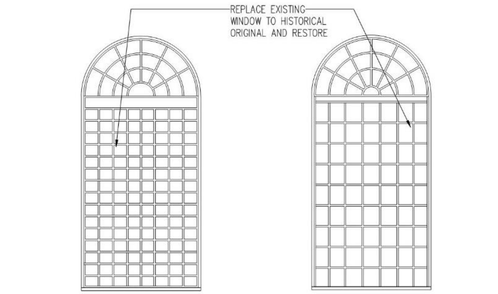


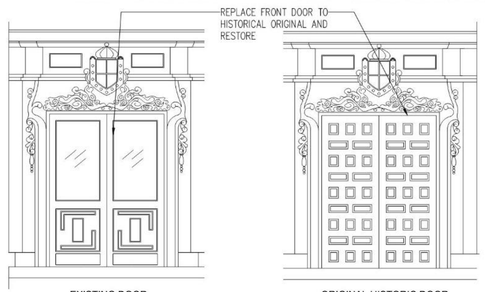
1 A5.14 EXISTING TOWER FRONT ELEVATION
3/16" = 1'-0"

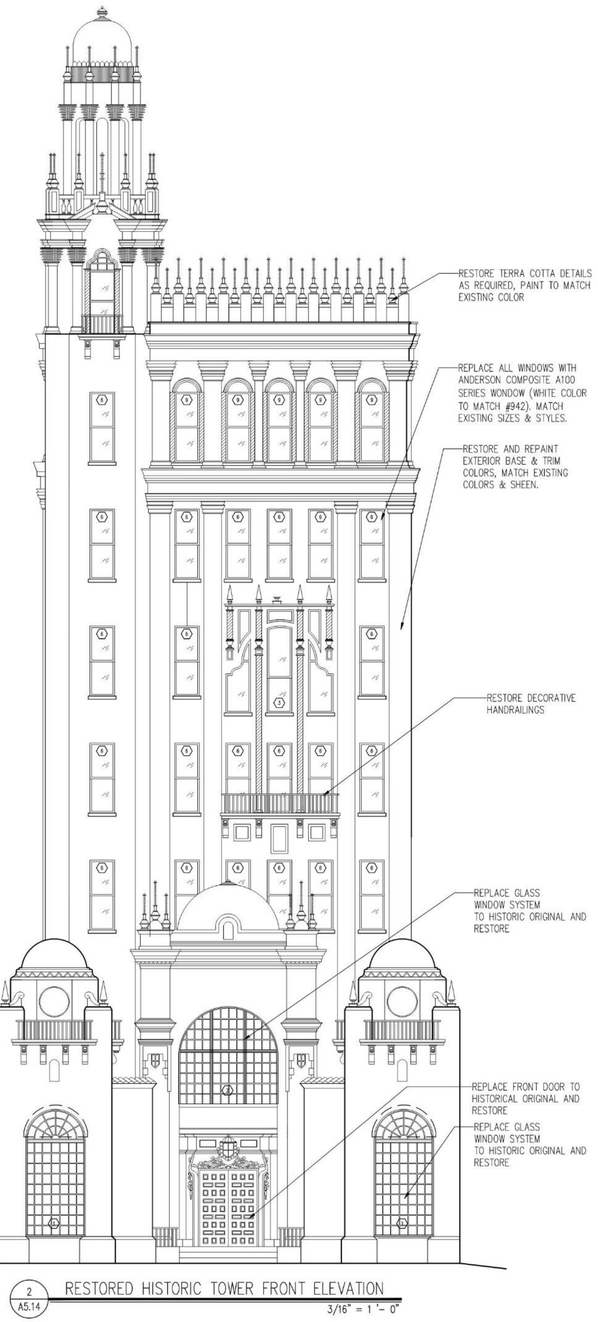












2 A5.14 RESTORED HISTORIC TOWER FRONT ELEVATION
3/16" = 1'-0"



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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.



STREETSCAPE + COURTYARDS



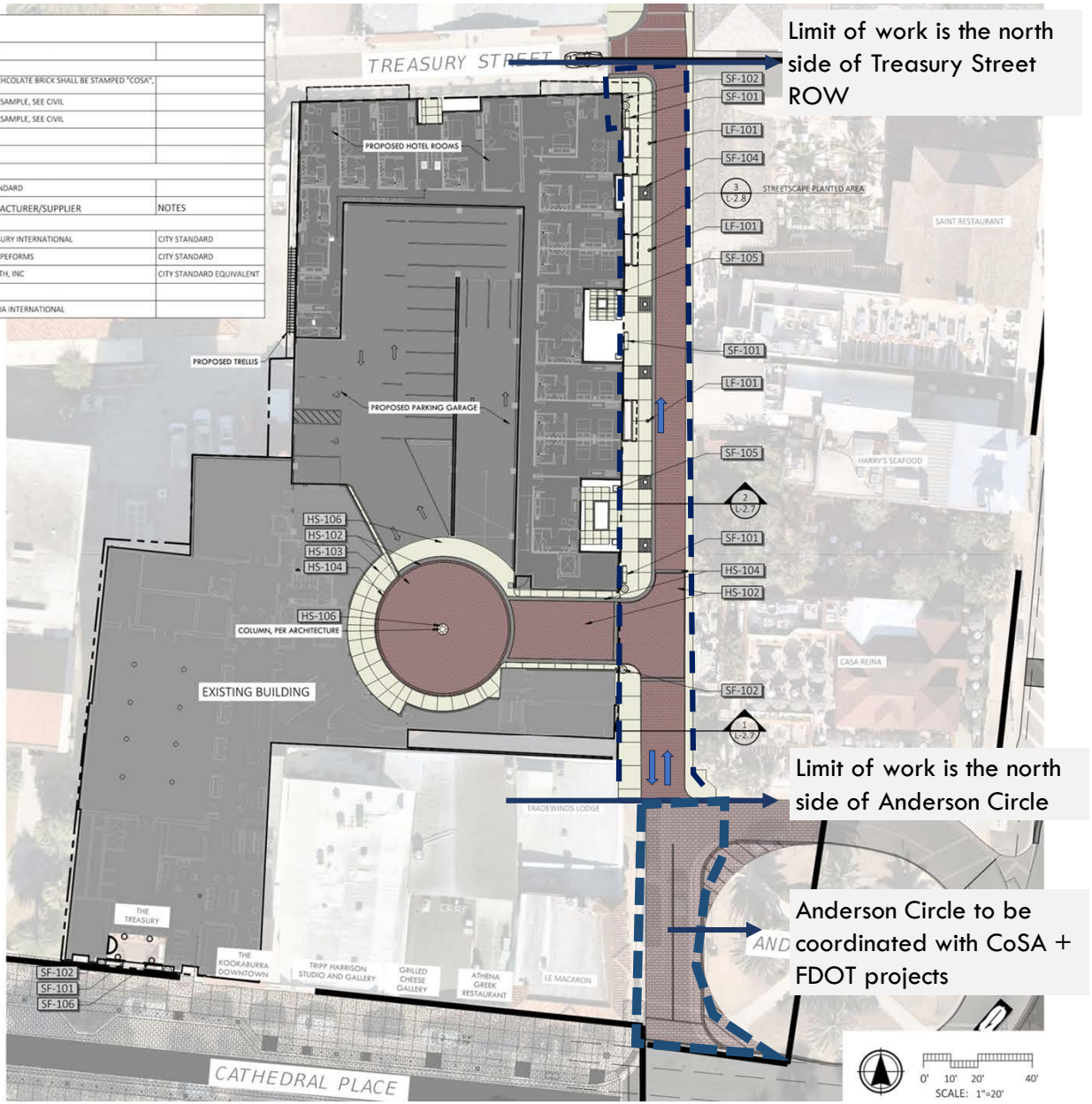
REFERENCE NOTES SCHEDULE

SYMBOL	CODE	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-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
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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

JALARAM HOTELS, INC. · ROGERS TOWERS · MAVERICK ENGINEERING · FK · Marquis Latimer + Halback LANDSCAPE ARCHITECTURE · PLANNING
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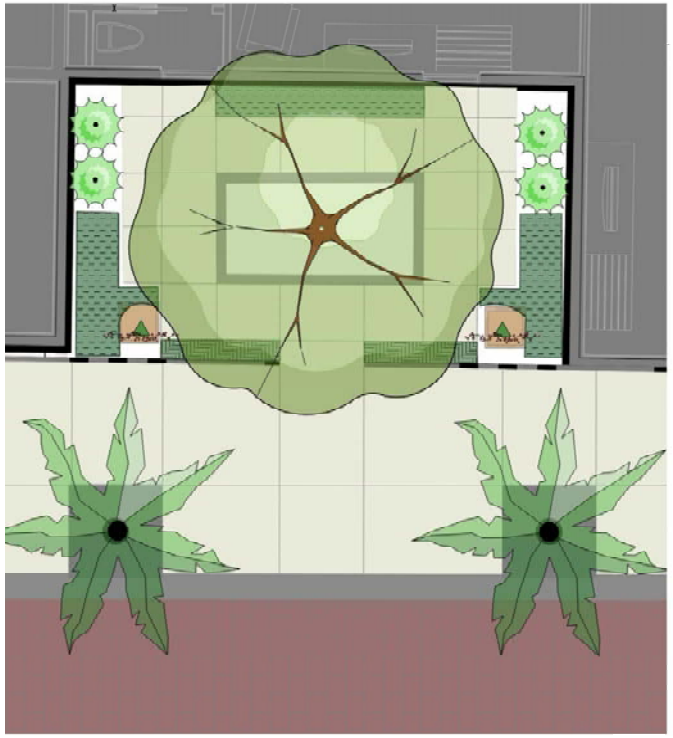
UPDATE: Wrought Iron Gate.



Courtyard A Elevation



Courtyard A Plan

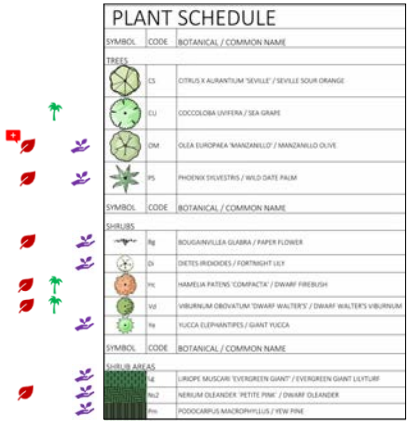


97 Marine Street







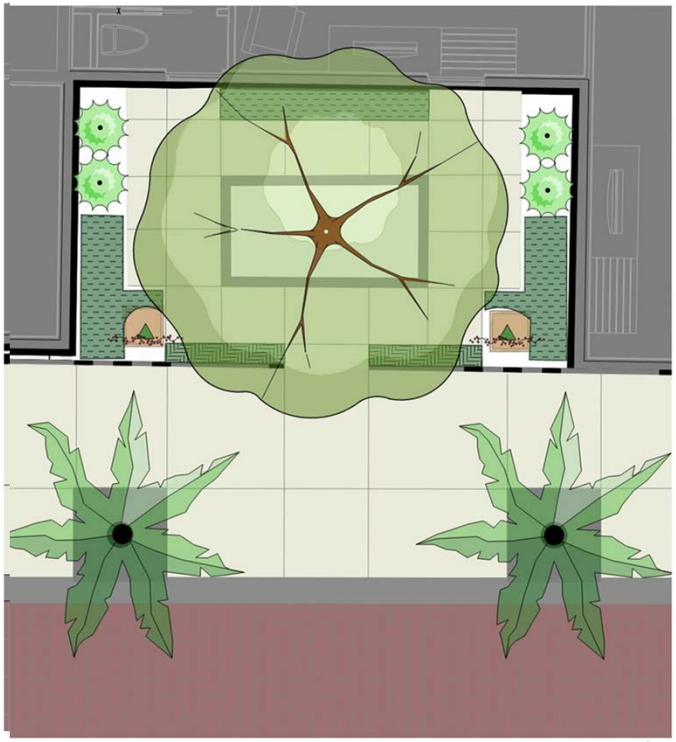


AGHP Approved

Native to Florida

Florida Friendly

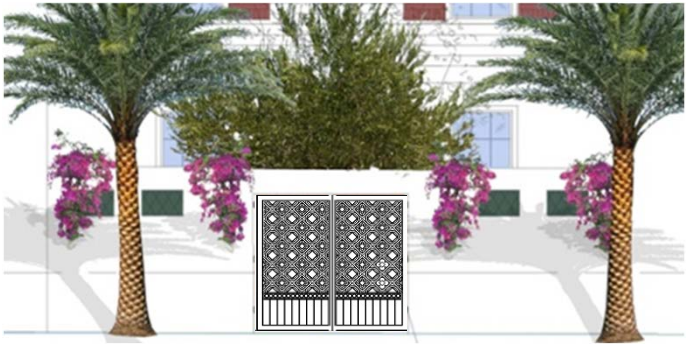
Historic precedence: Planted at the Turnbull Plantation (New Smyrna) by Menorcan settlers circa 1750



Courtyard A Plan

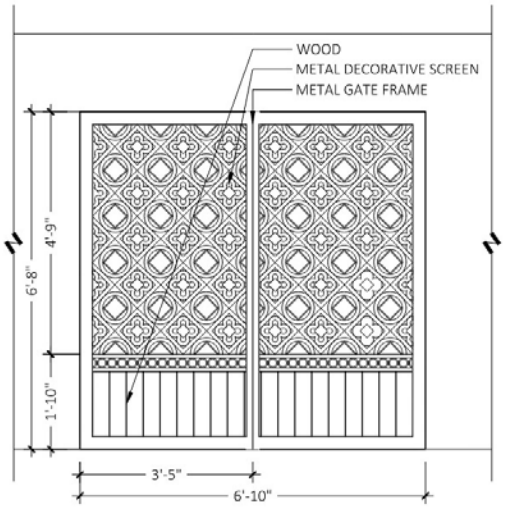




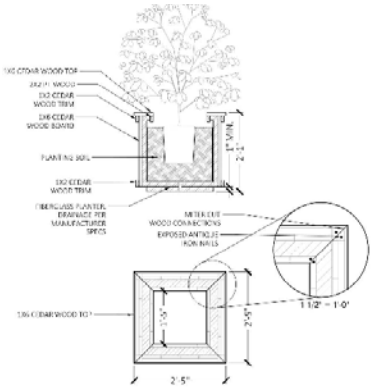


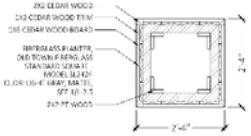
Courtyard A Elevation





4 METAL SCREEN GATE A
1/2" = 1'-0" P-CO-24CATH-63



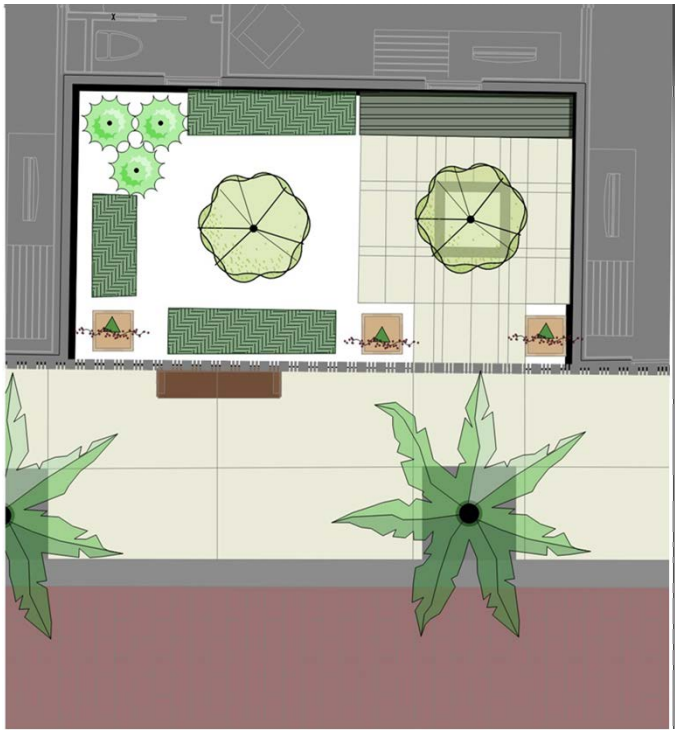


7 SQUARE WOOD HERB PLANTER

UPDATE: Wrought Iron Gate. Well removed and replaced with planter bed. Two (2) Sour Oranges planted in courtyard.



Courtyard B Elevation



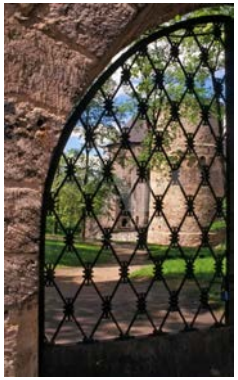
Courtyard B Plan



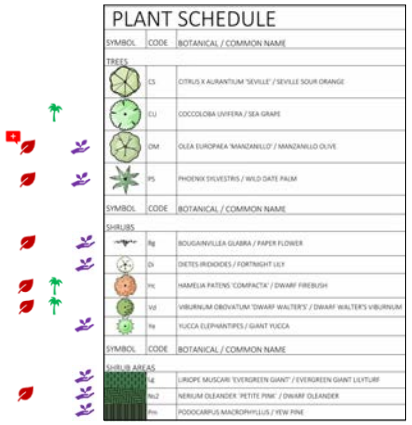
52 St. George Street



214 St. George Street







AGHP Approved

Native to Florida

Florida Friendly

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The Exchange Hotel **COURTYARD B**

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

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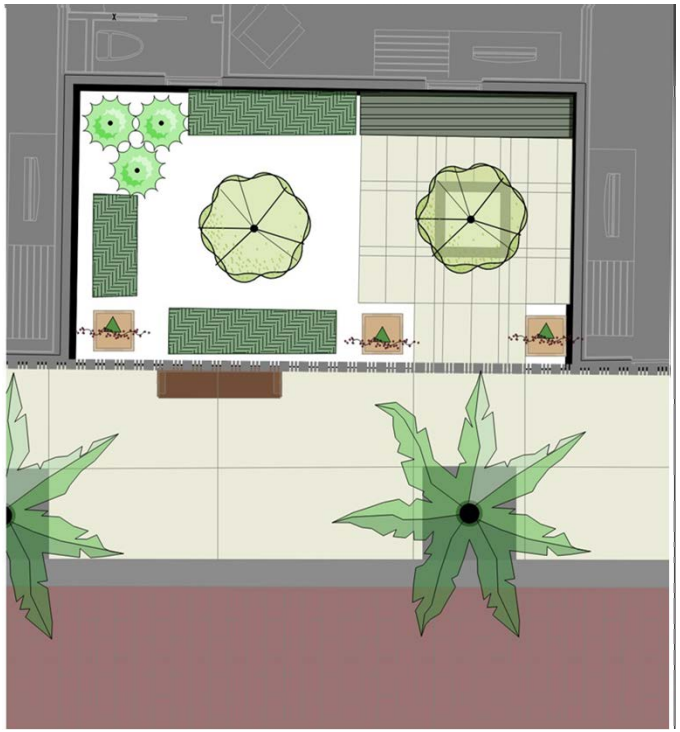
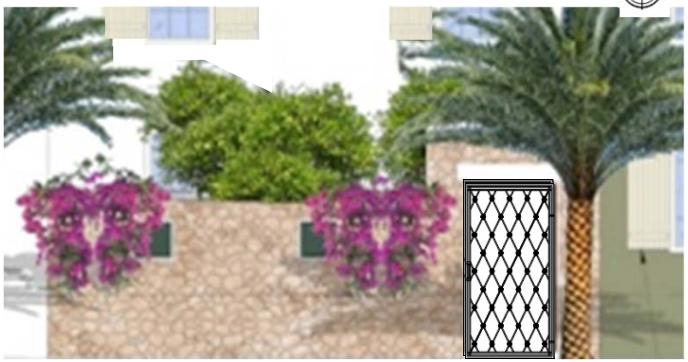
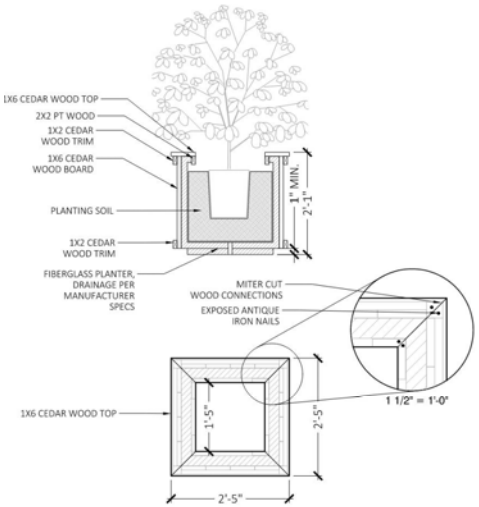


Courtyard B Plan



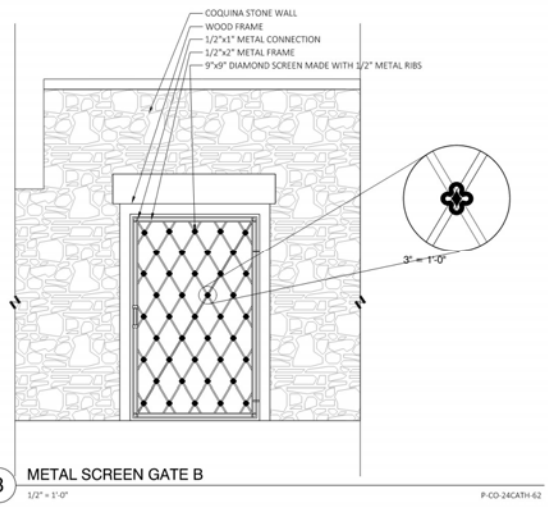
Courtyard B Elevation



7 SQUARE WOOD HERB PLANTER
3/4" = 1'-0" P-CO-24CATH-06

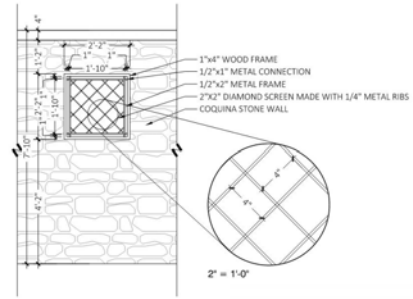




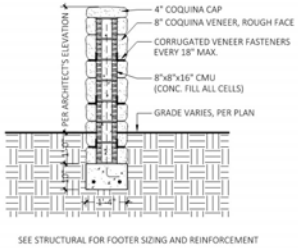


3 METAL SCREEN GATE B
1/2" = 1'-0" P-CO-24CATH-62

METALWORK NOTES:
COLOR: BLACK
PROVIDE SHOP DRAWINGS FOR FINAL APPROVAL.



4 METAL SCREEN WINDOW
1/2" = 1'-0"



1 CUT COQUINA WALL
1/2" = 1'-0" P-CO-24CATH-21

UPDATE: Wooden fence and gate removed. Planter extended and Seagrape planted in courtyard.



Courtyard C Elevation



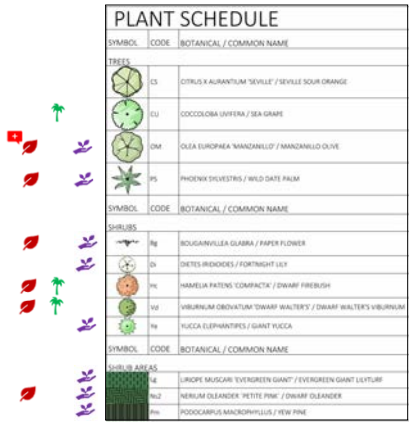
Courtyard C Plan







57 Treasury Street



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Native to Florida

Florida Friendly

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The Exchange Hotel **COURTYARD C**

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

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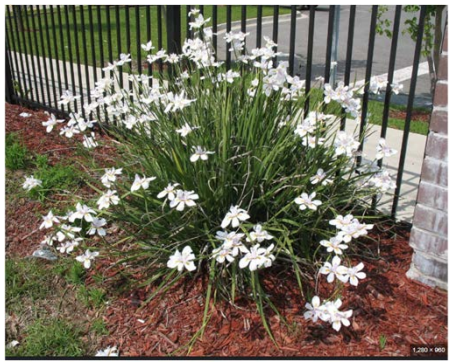
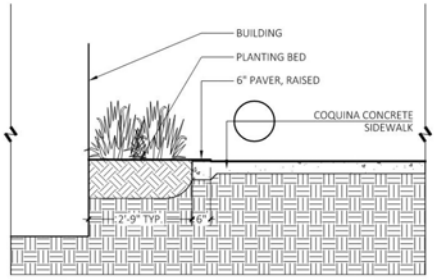
Courtyard C Plan



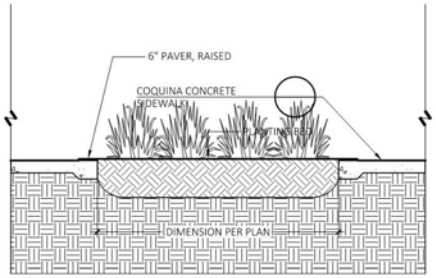
Courtyard C Elevation







SECTION B



SECTION A

P-CO-

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PUBLIC BENEFITS

- Publicly Available Parking
- Trash Compactor **for area businesses**
- Charlotte Street Streetscape + Landscape + Utilities
- Maintain and protect Historic “The Exchange” 24 Cathedral Structure
- Increased **tax revenue**

Friday, September 05, 2025

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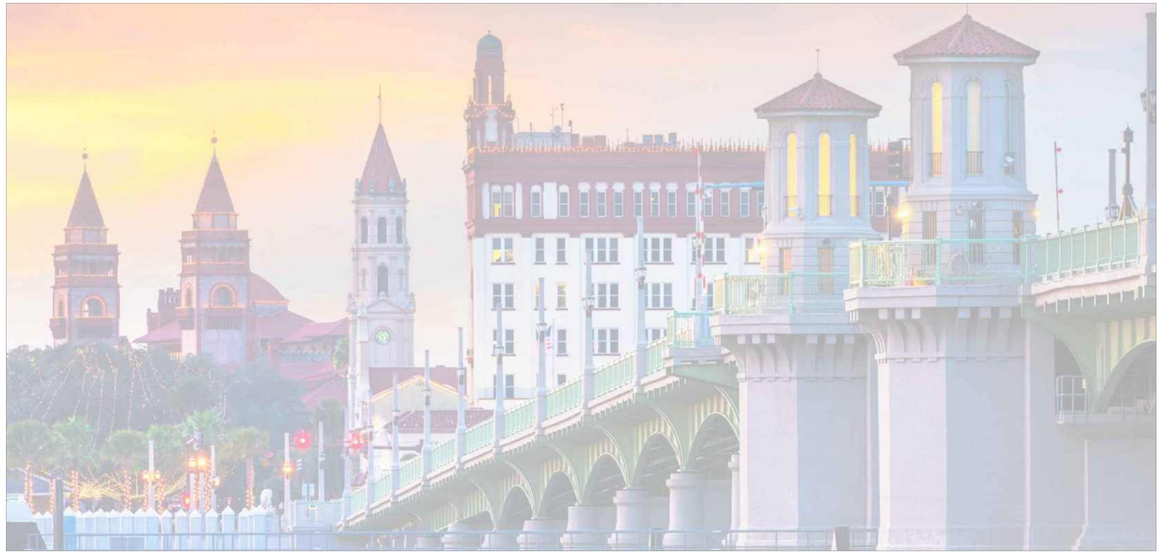

THE EXCHANGE HOTEL

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.

JALARAM HOTELS, INC.

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
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L-2.2	HARDSCAPE + LANDSCAPE PLAN	09/18/25
L-2.3	COURTYARD HARDSCAPE PLAN ENLARGEMENTS	09/18/25
L-2.4	HARDSCAPE DETAILS	09/18/25
L-2.5	HARDSCAPE DETAILS	09/18/25
L-2.6	HARDSCAPE DETAILS	09/18/25
L-2.7	HARDSCAPE DETAILS	09/18/25
L-2.8	HARDSCAPE DETAILS	09/18/25
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L-3.3	COURTYARD LANDSCAPE PLAN ENLARGEMENTS	09/18/25
L-3.4	LANDSCAPE SCHEDULE + NOTES	09/18/25
L-3.5	LANDSCAPE DETAILS	09/18/25

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
COVER

SYM	DESCRIPTION	DATE
	HARB SUBMITTAL	09.18.25
	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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PH 904.825.6747 WWW.HALBACK.COM
LA6667110 QUALIFIER

FREMONT LATIMER, RLA
LIC. #: LA6667218

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24 CATHEDRAL PLACE

ST. AUGUSTINE, FLORIDA

SITE CONTEXT PLAN

SYM	DESCRIPTION	DATE
	HARB SUBMITTAL	09.18.25
	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-2.0

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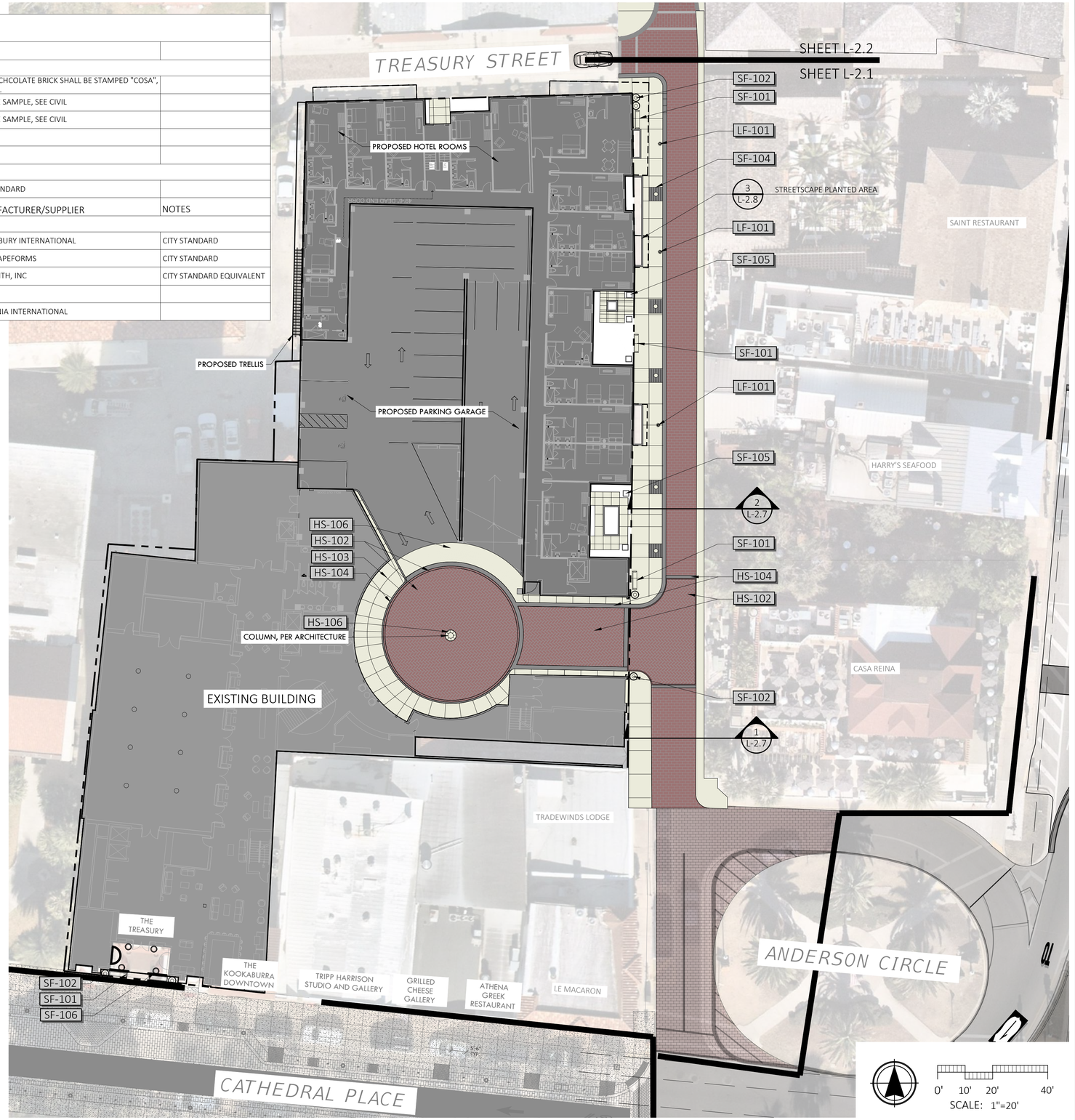
REFERENCE NOTES SCHEDULE

SYMBOL	CODE	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-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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FREMONT LATIMER, RLA
LIC. #: LA6667218

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24 CATHEDRAL PLACE

ST. AUGUSTINE, FLORIDA

HARDSCAPE PLAN

SYM	DESCRIPTION	DATE
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	PZB SUBMITTAL	03.01.24

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PRIME PROJECT #:
ML+H PROJECT #: 23.21.0

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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-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	

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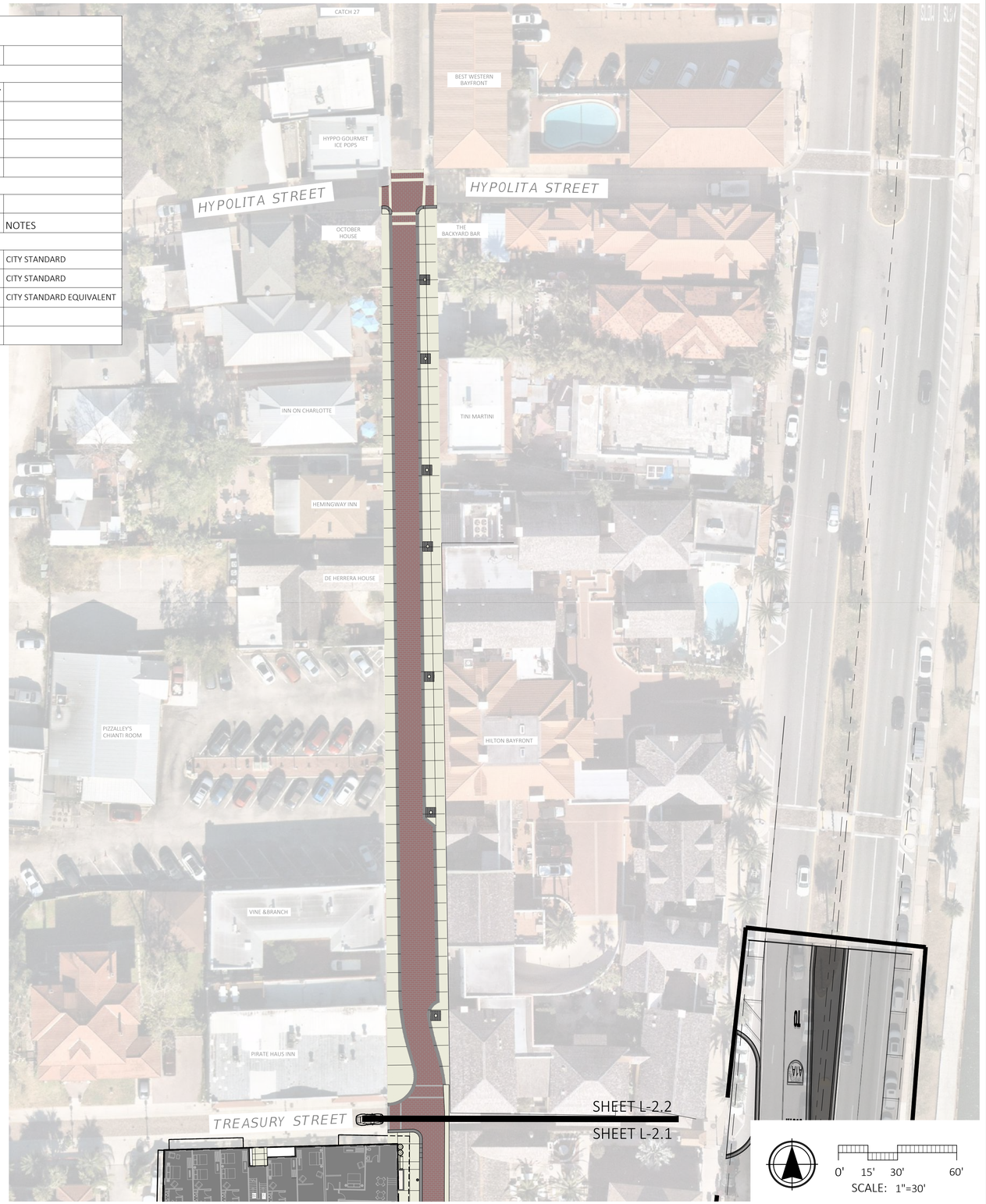

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Ph 904.825.6747 www.halback.com
LA6667110 Qualifier

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Lic. #: LA6667218

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24 CATHEDRAL PLACE
ST. AUGUSTINE, FLORIDA
HARDSCAPE PLAN

SYM	DESCRIPTION	DATE
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SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 23.21.0

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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
SITE FURNITURE SCHEDULE		
SF-101	BENCH	
SF-104	5` X 5` TREE GRATE	
SF-105	PLANT POT	2

REFERENCE NOTES SCHEDULE COURTYARD B

CODE	DESCRIPTION	QTY
HARDSCAPE SCHEDULE		
HS-103	COQUINA CONCRETE SIDEWALK	108 SF
HS-104	COQUINA CONCRETE FLUSH CURB	7 SF
SITE FURNITURE SCHEDULE		
SF-101	BENCH	1
SF-104	5` X 5` TREE GRATE	
SF-105	PLANT POT	3

REFERENCE NOTES SCHEDULE COURTYARD C

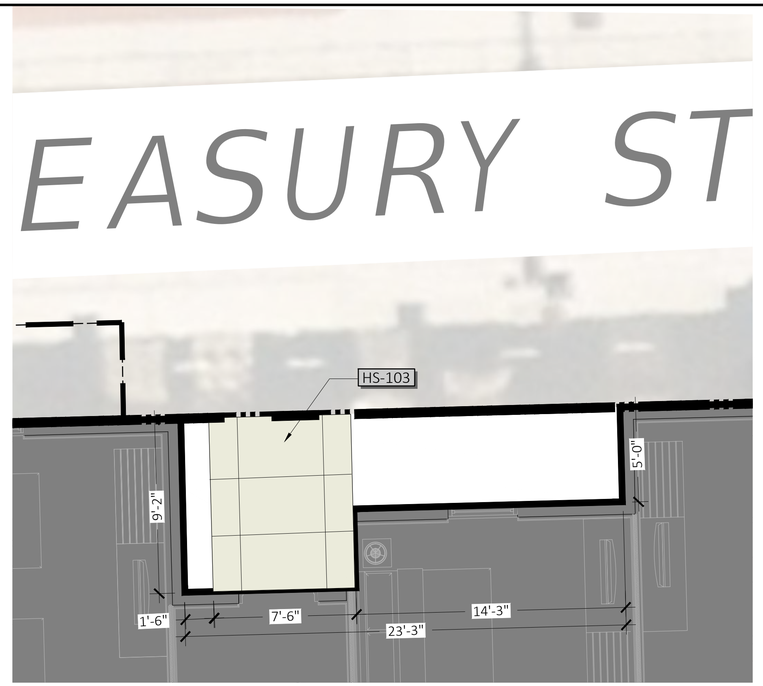
CODE	DESCRIPTION	QTY
HARDSCAPE SCHEDULE		
HS-103	COQUINA CONCRETE SIDEWALK	
HS-104	COQUINA CONCRETE FLUSH CURB	20 SF
SITE FURNITURE SCHEDULE		
SF-101	BENCH	
SF-104	5` X 5` TREE GRATE	
SF-105	PLANT POT	

REFERENCE NOTES SCHEDULE COURTYARD D

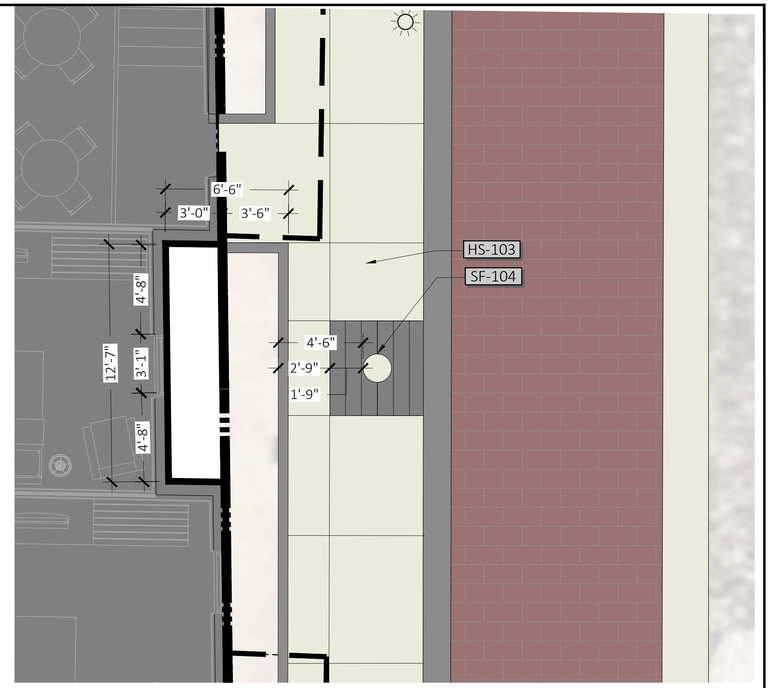
CODE	DESCRIPTION	QTY
HARDSCAPE SCHEDULE		
HS-103	COQUINA CONCRETE SIDEWALK	69 SF
HS-104	COQUINA CONCRETE FLUSH CURB	
SITE FURNITURE SCHEDULE		
SF-101	BENCH	
SF-104	5` X 5` TREE GRATE	
SF-105	PLANT POT	

STREETSCAPE IMPROVEMENTS NOTES:

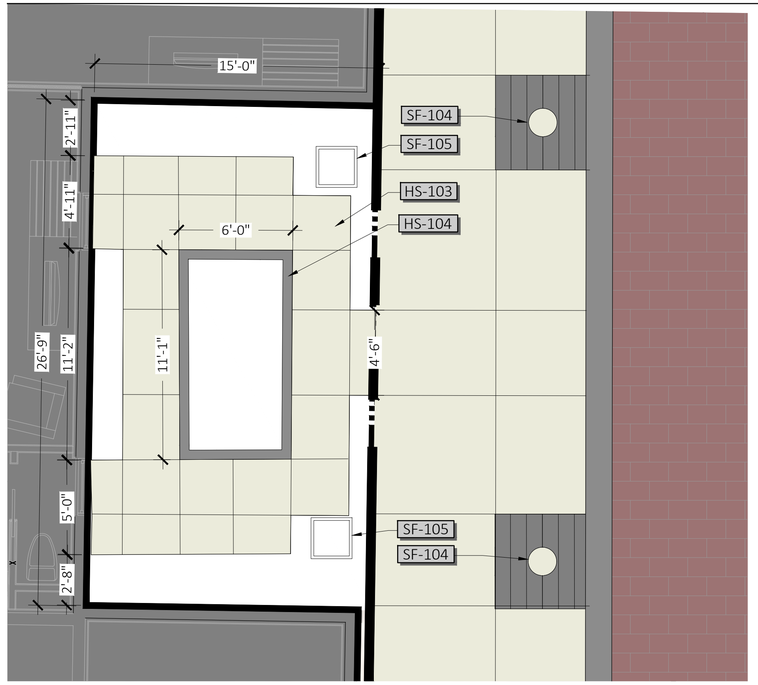
1. ALL STREETSCAPE IMPROVEMENTS BETWEEN CATHEDRAL PLACE AND TREASURY STREET ARE TO BE COMPLETED BY THE APPLICANT IN CONJUNCTION WITH THE CONSTRUCTION FO THE HOTEL.
2. IMPROVEMENTS BETWEEN TREASURY STREET AND HYPOLITA STREET ARE TO BE COMPLETED BY OTHERS WITH FINANCIAL CONTRIBUTIONS FROM THE APPLICANT



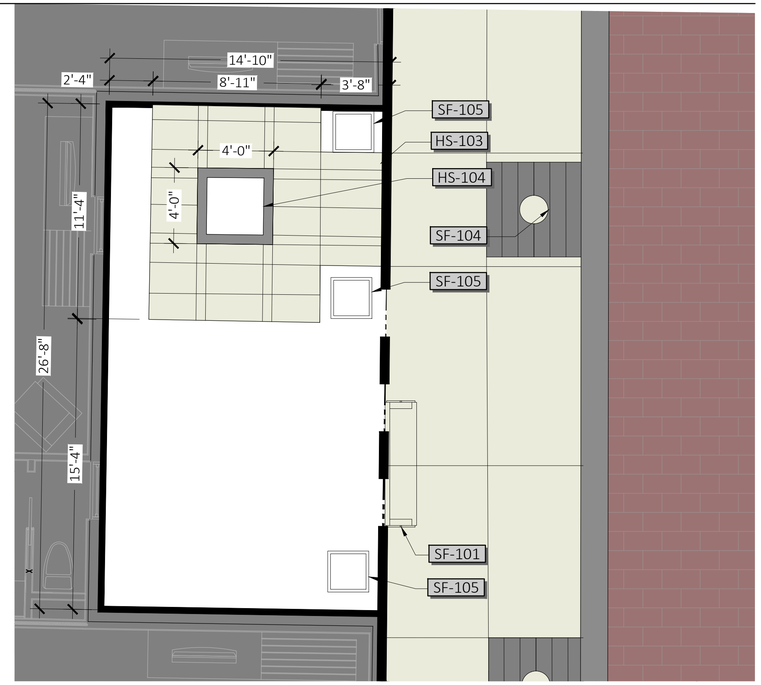
COURTYARD D



COURTYARD C



COURTYARD A



COURTYARD B

MARQUIS LATIMER + HALBACK, INC.
34 CORDOVA STREET, SUITE A
ST. AUGUSTINE, FL 32084
PH 904.825.6747 www.halback.com
LA6667110 QUALIFIER

Fremont Latimer, RLA
Lic. #: LA6667218

DRAWN BY:

24 CATHEDRAL PLACE
ST. AUGUSTINE, FLORIDA
COURTYARD HARDSCAPE PLAN ENLARGEMENTS

SYM	DESCRIPTION	DATE
	HARB SUBMITTAL	09.18.25
	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-2.3

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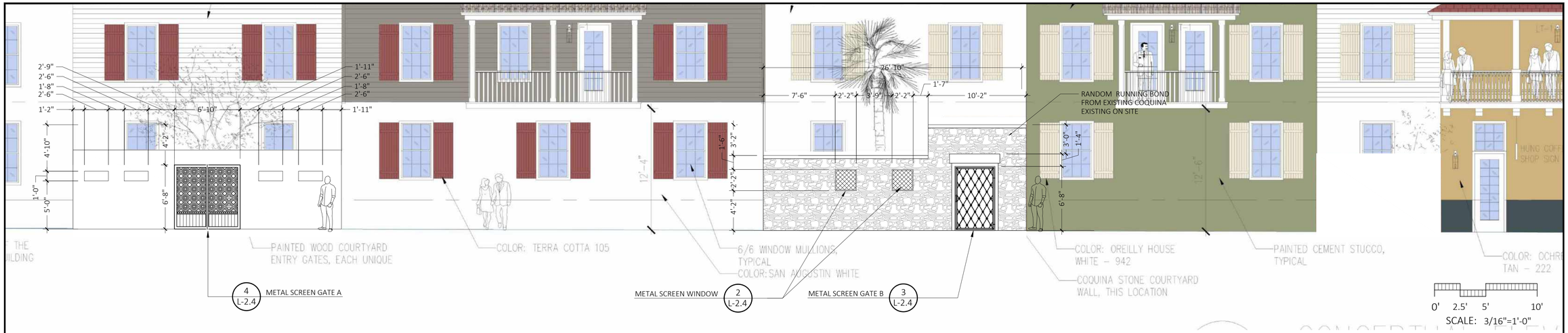


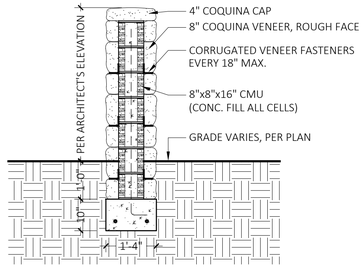
4 METAL SCREEN GATE A
1/2" = 1'-0" P-CO-24CATH-63

3 METAL SCREEN GATE B
1/2" = 1'-0" P-CO-24CATH-62

METALWORK NOTES:

COLOR: BLACK
PROVIDE SHOP DRAWINGS FOR FINAL APPROVAL.

2 METAL SCREEN WINDOW
1/2" = 1'-0" P-CO-24CATH-19



SEE STRUCTURAL FOR FOOTER SIZING AND REINFORCEMENT

1 CUT COQUINA WALL
1/2" = 1'-0" P-CO-24CATH-21

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St. Augustine, FL 32084

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DRAWN BY:

24 CATHEDRAL PLACE
ST. AUGUSTINE, FLORIDA
HARDSCAPE DETAILS

SYM	DESCRIPTION	DATE
	HARB SUBMITTAL	09.18.25
	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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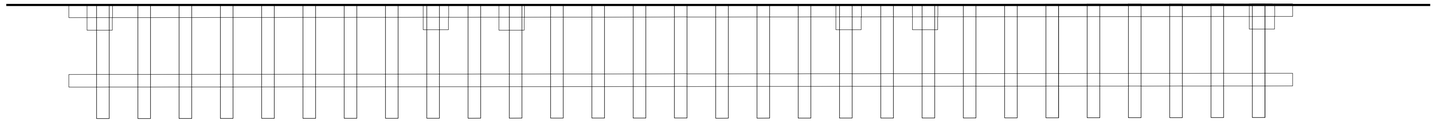
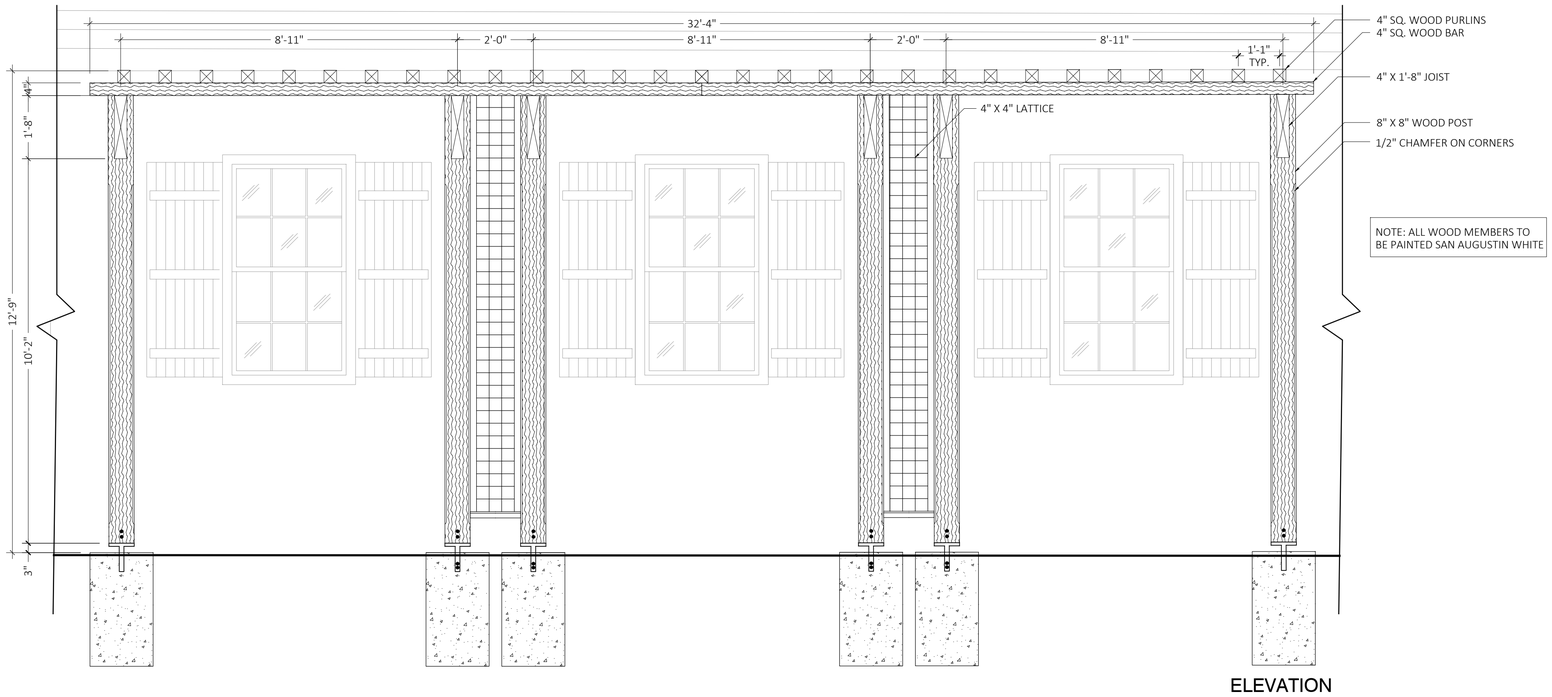
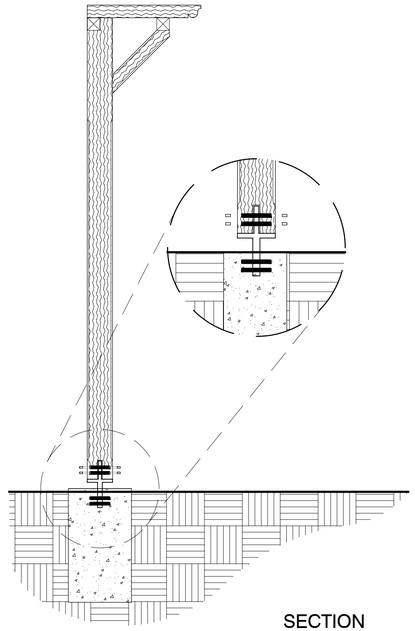




ELEVATION

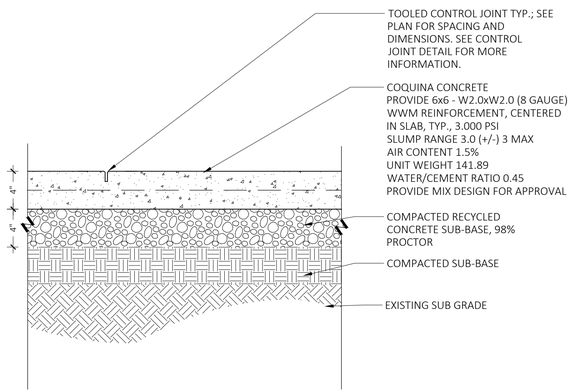


SECTION

1 WOODEN TRELLIS

1/2" = 1'-0"

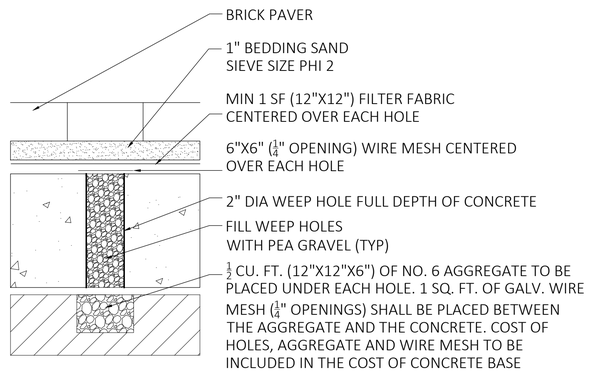
P-CO-24CATH-59



4 COQUINA CONCRETE - PEDESTRIAN

1 1/2" = 1'-0"

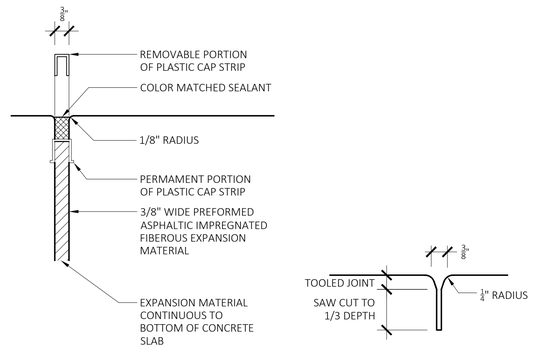
P-CO-24CATH-08



3 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

2 CONCRETE JOINTS

6" = 1'-0"

P-CO-24CATH-13

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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

Fremont Latimer, RLA
Lic. #: LA6667218

DRAWN BY:

24 CATHEDRAL PLACE

ST. AUGUSTINE, FLORIDA

HARDSCAPE DETAILS

SYM	DESCRIPTION	DATE
	HARB SUBMITTAL	09.18.25
	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-2.5

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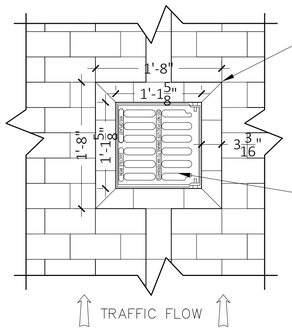


ALIGN BRICKS WITH CENTER BAND, INLET, AND BRICK FIELD AS SHOWN.

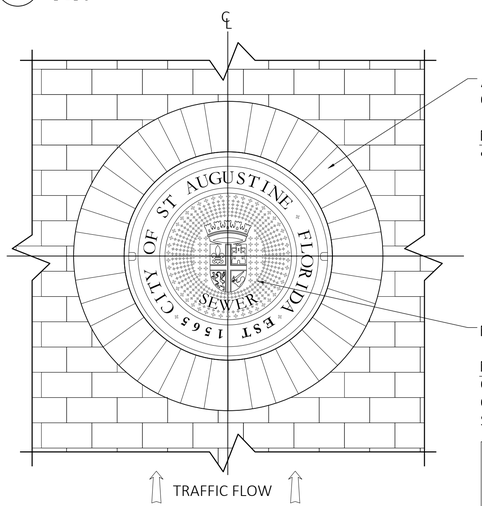
NOTE:
- MITER CORNERS 45 DEGREES
- CUT BRICK TO APPROX 3 3/16" TO ENSURE TIGHT JOINTS AROUND INLET AND PROPER ALIGNMENT

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.

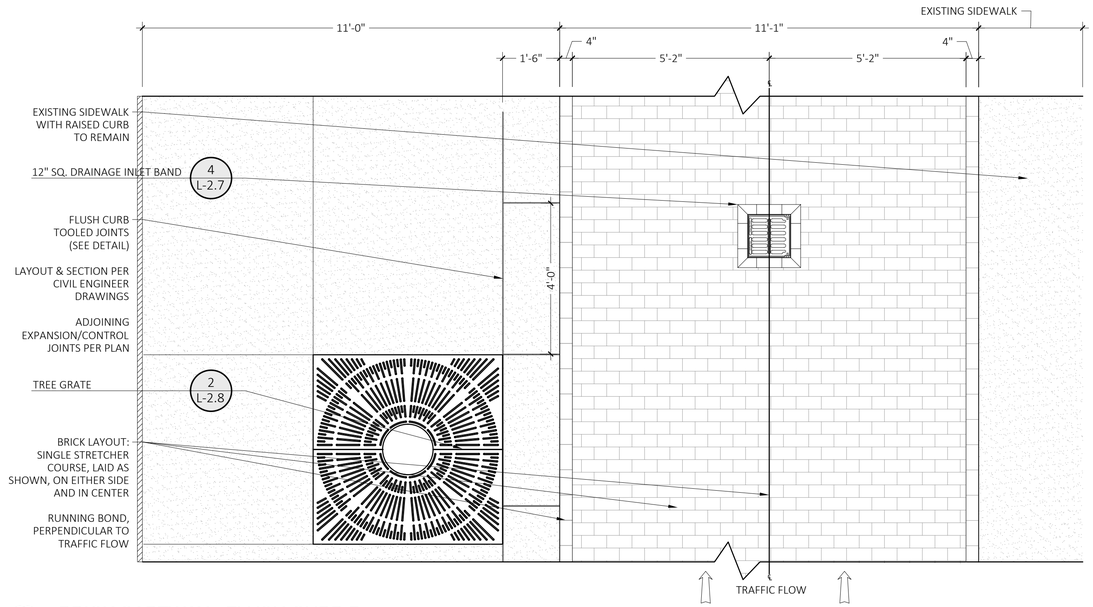
MANHOLE COVER, TYPE PER PLANS

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)

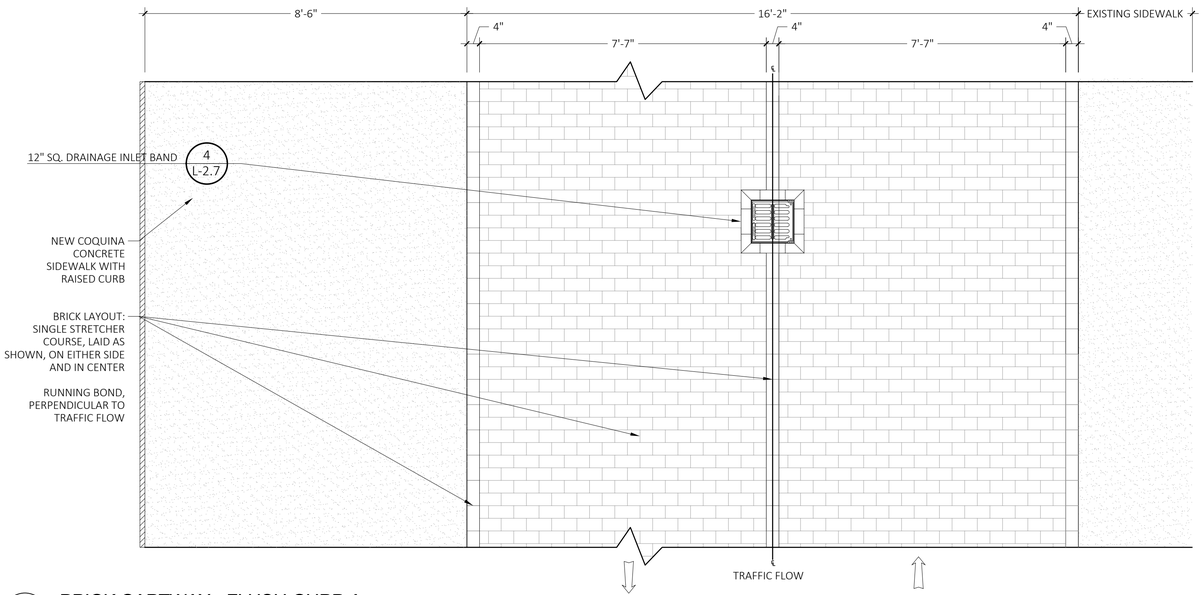
3 MANHOLE BRICK BAND

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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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-2.6

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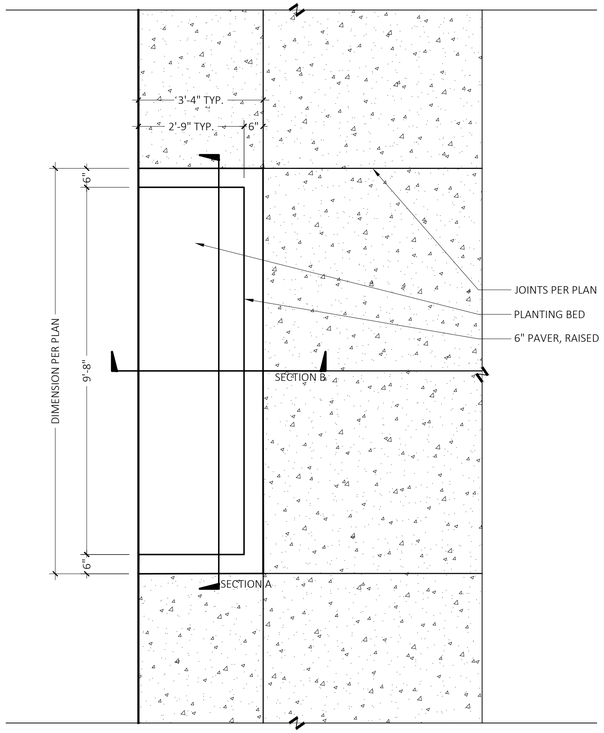
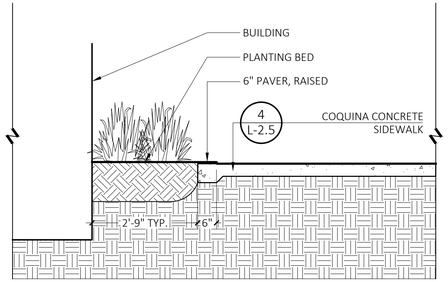
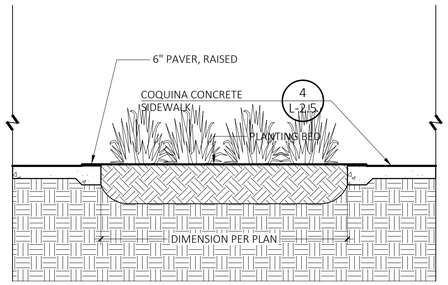


3 STREETSCAPE PLANTED AREA

1/2" = 1'-0"

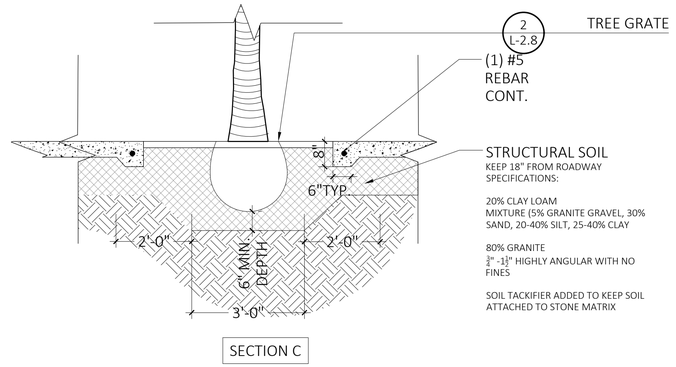


SECTION B

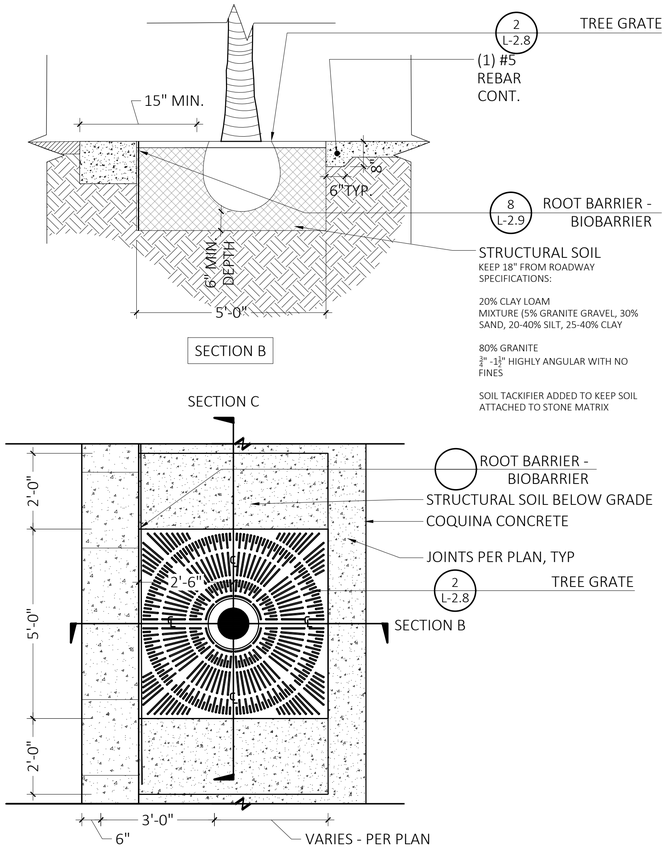


SECTION A

P-CO-24CATH-60



SECTION C



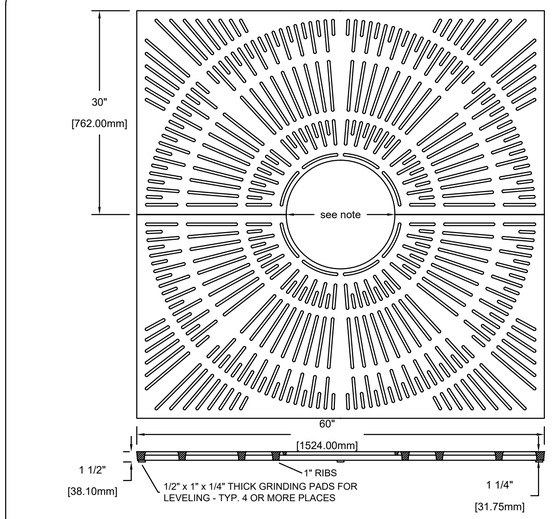
SECTION B

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

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
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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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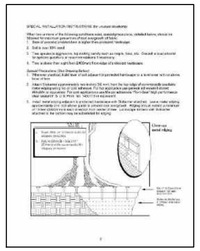
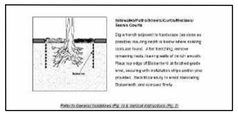
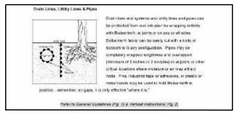








BASIS OF DESIGN

TYPE:
TYPAR BIOBARRER ROOT CONTROL
24" WIDTH

INSTALL PER MANUFACTURER'S RECOMMENDATIONS

MANUFACTURER:
TYPAR
BERRY GLOBAL, INC.
800-541-5519

8 ROOT BARRIER - BIOBARRIER

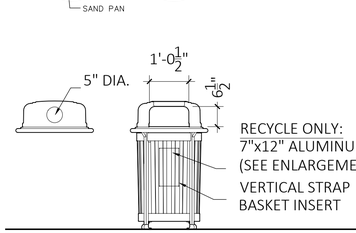
1" = 1" P-CO-24CATH-25





6 TRASH RECEPTACLE - BIG BELLY

1" = 1" P-CO-24CATH-58



BASIS OF DESIGN SHOWN

MANUFACTURER:
LANDSCAPEFORMS

MODEL NAME & NUMBER:
SCARBOROUGH

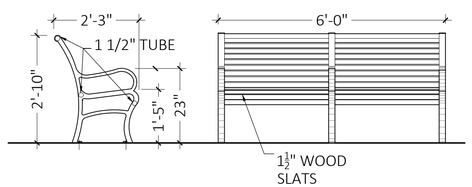
FINISH:
BLACK POWDER COAT

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

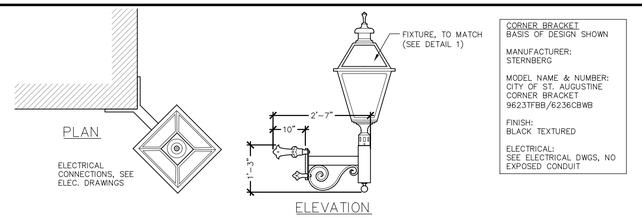
FINISH:
CAST ALUMINUM,
BLACK POWDER COAT

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

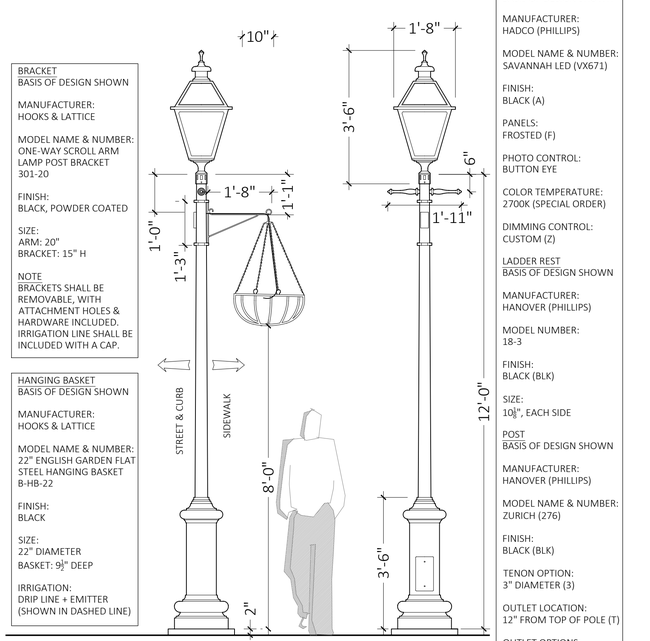
MODEL NAME & NUMBER:
CITY OF ST. AUGUSTINE
CORNER BRACKET
9623TFBB/6236CBWB

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)

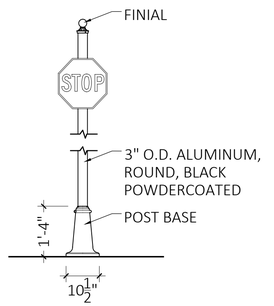
OUTLET LOCATION:
12" FROM TOP OF POLE (T)

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
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	09.18.25
	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-2.8

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Received September 8, 2025
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Friday, September 05, 2025



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LA6667110 QUALIFIER

FREMONT LATIMER, RLA
LIC. #: LA6667218

DRAWN BY:

24 CATHEDRAL PLACE

ST. AUGUSTINE, FLORIDA

LANDSCAPE PLAN OVERALL

SYM	DESCRIPTION	DATE
	HARB SUBMITTAL	09.18.25
	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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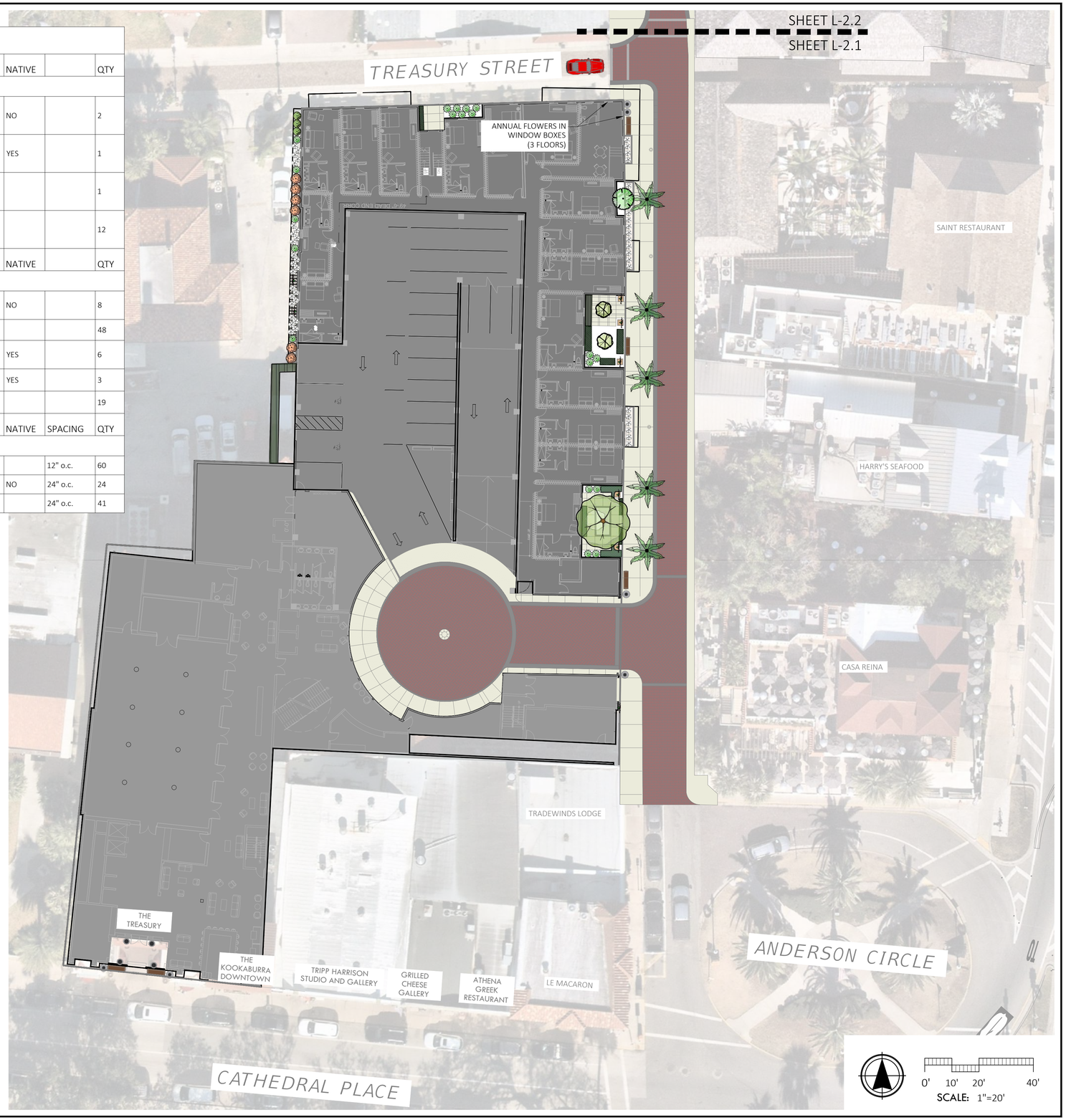
PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	NATIVE		QTY
TREES								
	CS	CITRUS X AURANTIUM 'SEVILLE' / SEVILLE SOUR ORANGE	B&B, ROOT PLUS GROWERS	4"	8' MIN.	NO		2
	CU	COCCOLOBA UVIFERA / SEA GRAPE	B&B	3" STD.	FULL IN POT	YES		1
	OM	OLEA EUROPAEA 'MANZANILLO' / MANZANILLO OLIVE	670 GAL., SPECIMEN					1
	PS	PHOENIX SYLVESTRIS / WILD DATE PALM	B&B	15" MIN.	10` CT			12
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPREAD	NATIVE		QTY
SHRUBS								
	Bg	BOUGAINVILLEA GLABRA / PAPER FLOWER	30 GAL.	3` TRELLIS		NO		8
	Di	DIETES IRIDIOIDES / FORTNIGHT LILY	3 GAL.					48
	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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LA6667110 QUALIFIER

FREMONT LATIMER, RLA
LIC. #: LA6667218

DRAWN BY:

24 CATHEDRAL PLACE
ST. AUGUSTINE, FLORIDA
LANDSCAPE PLAN

SYM	DESCRIPTION	DATE
	HARB SUBMITTAL	09.18.25
	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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PLANT SCHEDULE

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	PS	PHOENIX SYLVESTRIS / WILD DATE PALM	B&B	15" MIN.	10` CT			12
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SHRUBS								
	Bg	BOUGAINVILLEA GLABRA / PAPER FLOWER	30 GAL.	3` TRELLIS		NO		8
	Di	DIETES IRIDIOIDES / FORTNIGHT LILY	3 GAL.					48
	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
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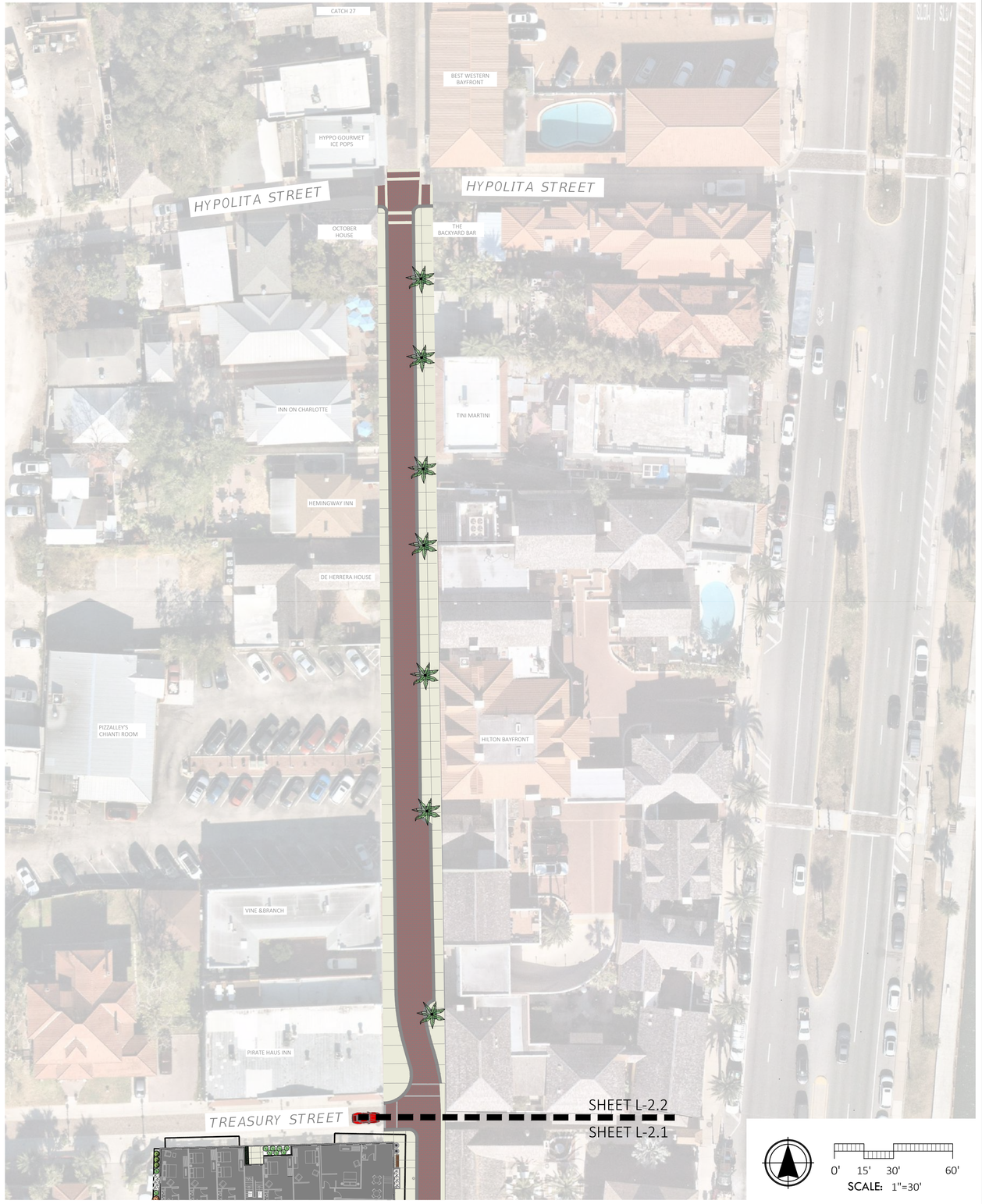

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Lic. #: LA6667218

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24 CATHEDRAL PLACE
ST. AUGUSTINE, FLORIDA
LANDSCAPE PLAN

SYM	DESCRIPTION	DATE
	HARB SUBMITTAL	09.18.25
	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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PLANT SCHEDULE

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	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
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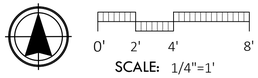
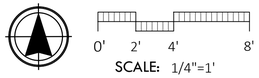
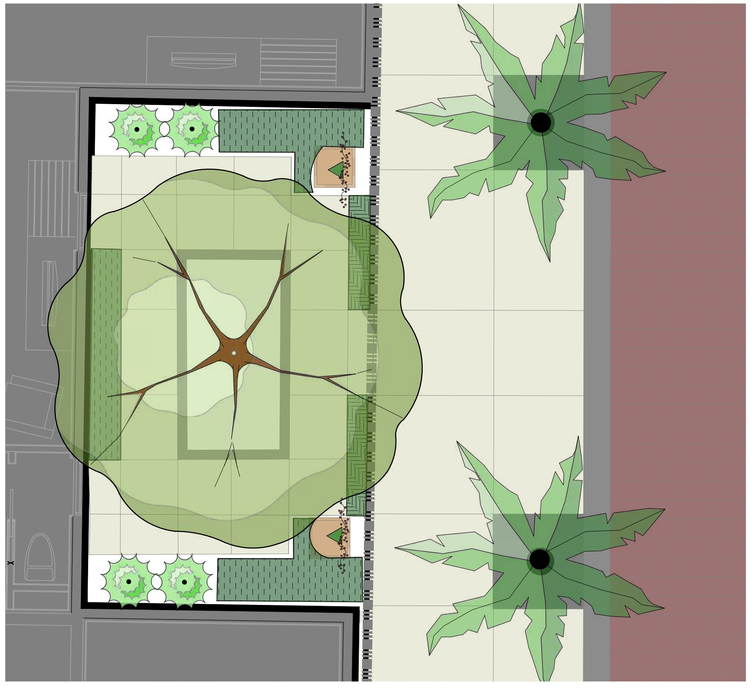
COURTYARD D



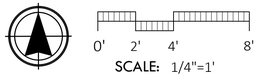


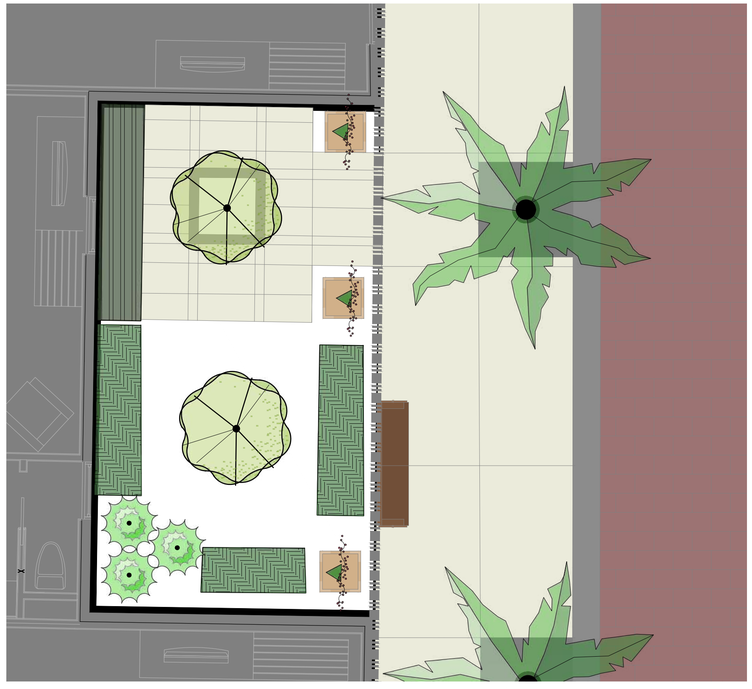
COURTYARD C



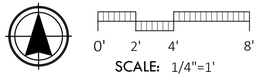


COURTYARD A





COURTYARD B



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Lic. #: LA6667218

DRAWN BY:

24 CATHEDRAL PLACE
ST. AUGUSTINE, FLORIDA
COURTYARD LANDSCAPE PLAN ENLARGEMENTS

SYM	DESCRIPTION	DATE
	HARB SUBMITTAL	09.18.25
	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, September 05, 2025

Received September 8, 2025
Planning & Building Department

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	NATIVE		QTY
TREES								
	CS	CITRUS X AURANTIUM 'SEVILLE' / SEVILLE SOUR ORANGE	B&B, ROOT PLUS GROWERS	4"	8' MIN.	NO		2
	CU	COCCOLOBA UVIFERA / SEA GRAPE	B&B	3" STD.	FULL IN POT	YES		1
	OM	OLEA EUROPAEA 'MANZANILLO' / MANZANILLO OLIVE	670 GAL., SPECIMEN					1
	PS	PHOENIX SYLVESTRIS / WILD DATE PALM	B&B	15" MIN.	10` CT			12
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPREAD	NATIVE		QTY
SHRUBS								
	Bg	BOUGAINVILLEA GLABRA / PAPER FLOWER	30 GAL.	3` TRELLIS		NO		8
	Di	DIETES IRIDIOIDES / FORTNIGHT LILY	3 GAL.					48
	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

SCHEDULE NOTES:

QUANTITIES ARE APPROXIMATE FOR CONTRACTOR CONVENIENCE ONLY.
PLEASE VERIFY COMPLETE QUANTITIES FOR MATERIALS.

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.

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
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LA6667110 Qualifier

Fremont Latimer, RLA
Lic. #: LA6667218

DRAWN BY:

24 CATHEDRAL PLACE
ST. AUGUSTINE, FLORIDA
LANDSCAPE SCHEDULE + NOTES

SYM	DESCRIPTION	DATE
	HARB SUBMITTAL	09.18.25
	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

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Friday, September 05, 2025

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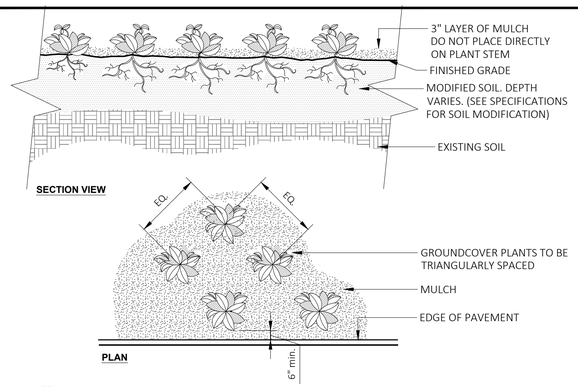
Received September 8, 2025
Planning & Building Department



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

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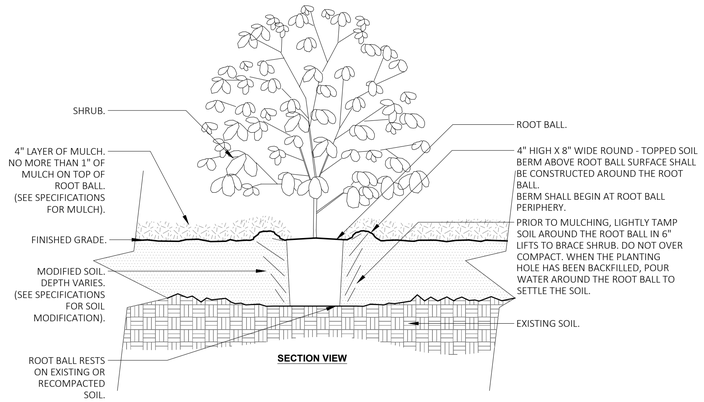
00-04



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

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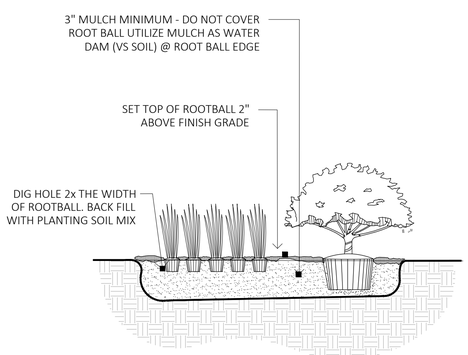
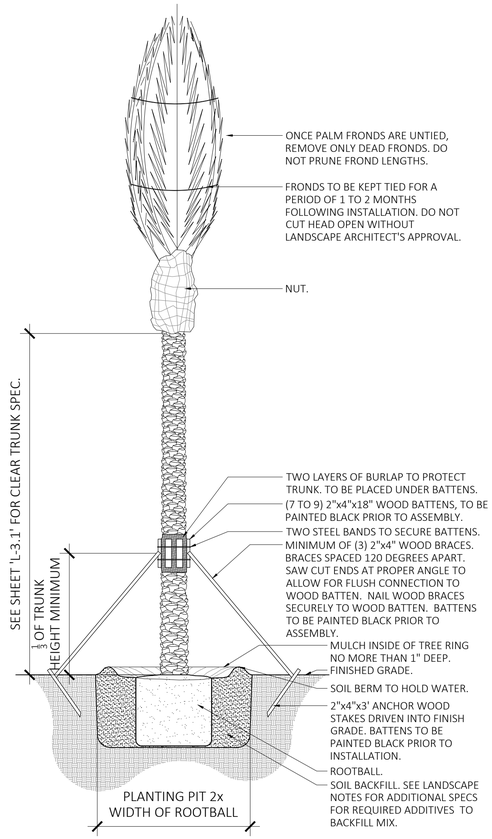
00-06



6 SHRUB AND GROUNDCOVER PLANTING

NOT TO SCALE

00-16

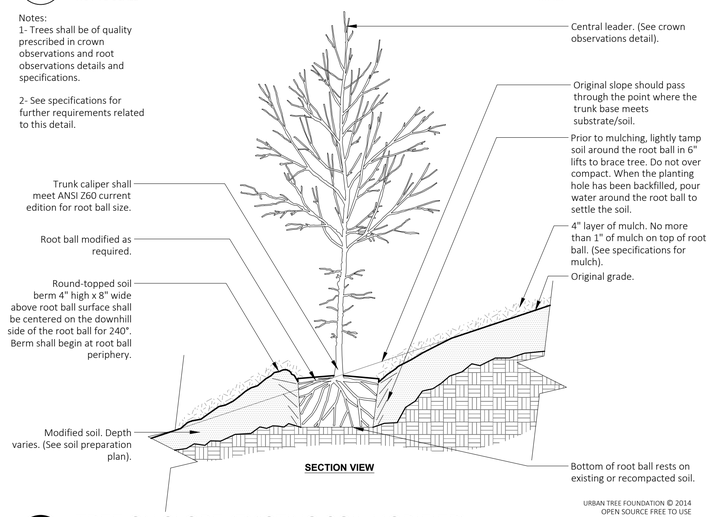


NOTES:
1- CONTRACTOR TO ASSURE DRAINAGE/PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.
2- CONTRACTOR TO STAKE LOCATION OF PALMS, OUTSIDE OF CONFLICT WITH UNDERGROUND UTILITIES, FOR LANDSCAPE ARCHITECT'S REVIEW AND APPROVAL PRIOR TO INSTALLATION.
3- ALL TREES PLANTED SHALL BE STAKED OR GUYED FOR A 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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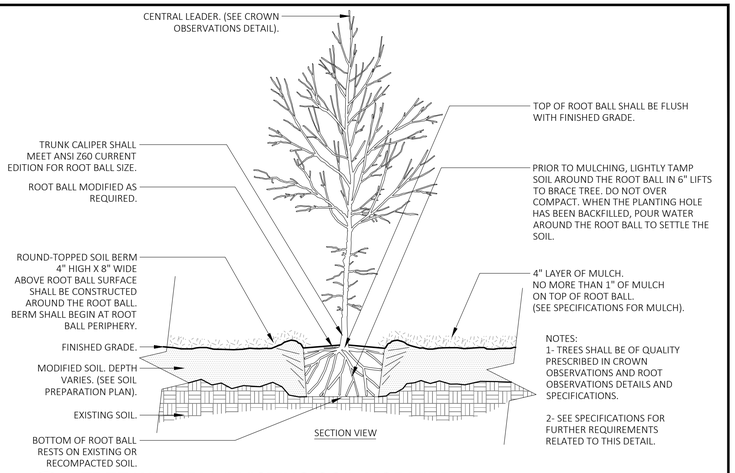
4 TREE ON SLOPE (EXISTING SOIL MODIFIED)

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

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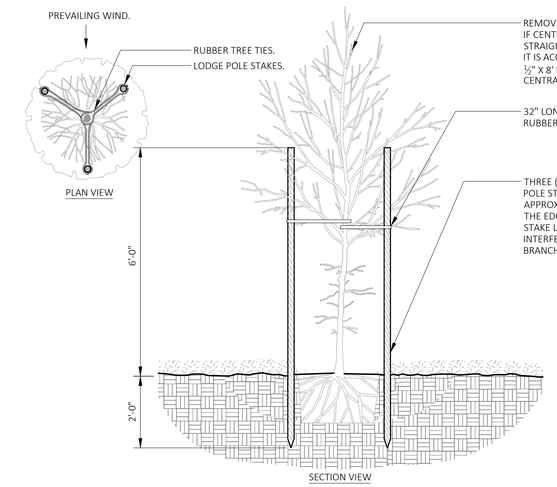
00-05



2 TREE STAKING - LODGE POLES (3) (TREES >12' OA.)

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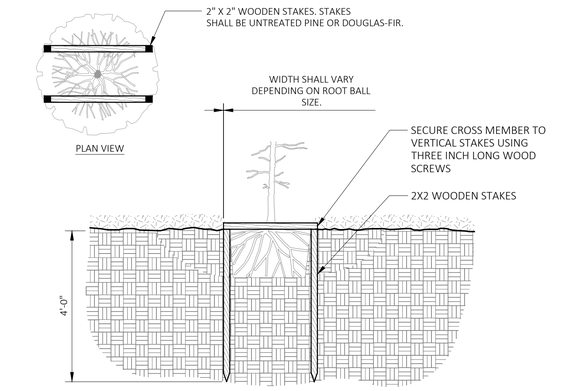
00-02



1 TREE STAKING - STAPLE (TREES <12' OA.)

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Fremont Latimer, RLA
Lic. #: LA6667218

DRAWN BY:

24 CATHEDRAL PLACE
ST. AUGUSTINE, FLORIDA
LANDSCAPE DETAILS

SYM	DESCRIPTION	DATE
	HARB SUBMITTAL	09.18.25
	HARB SUBMITTAL	07.21.25
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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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STREETSCAPE + COURTYARDS



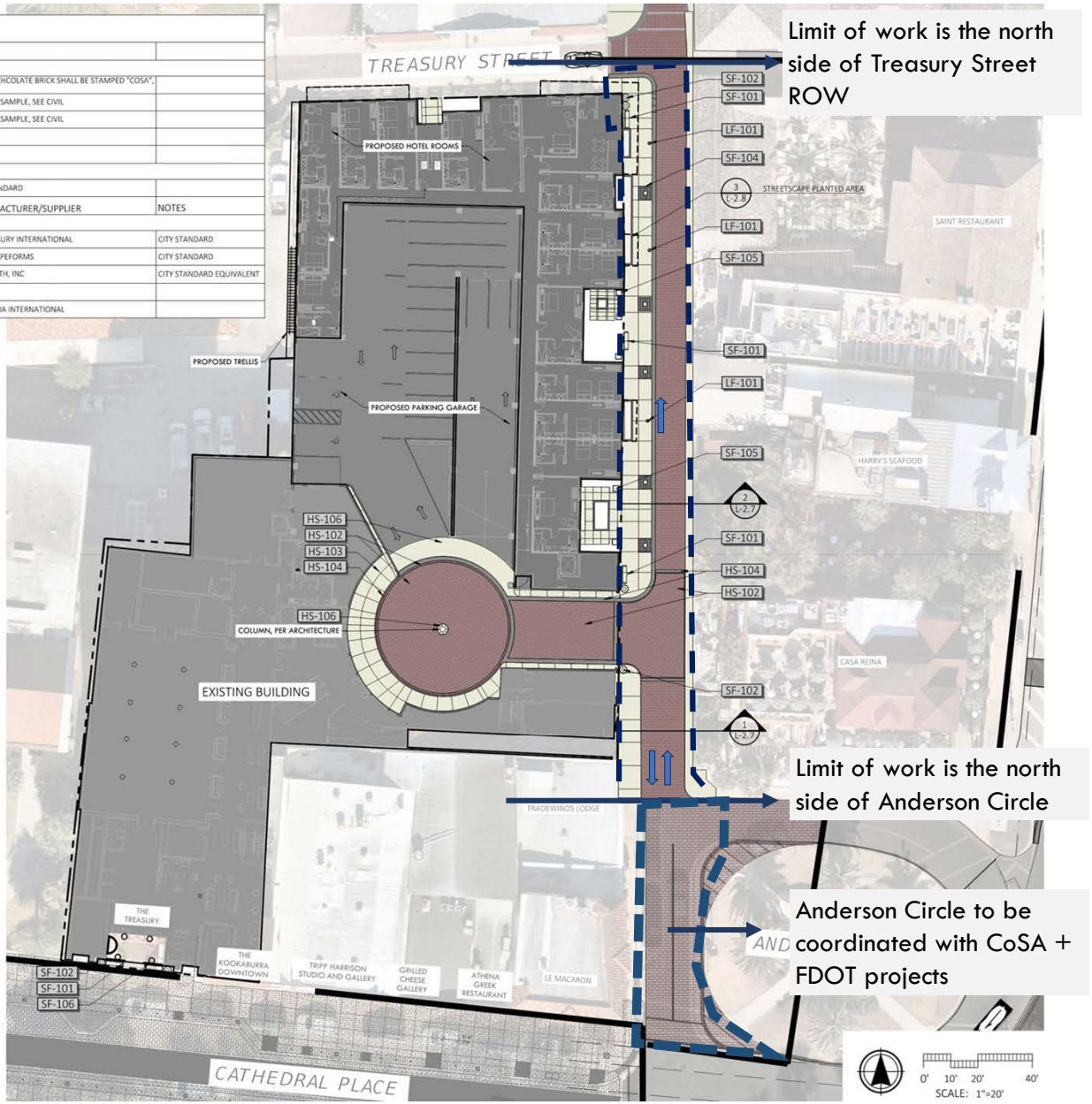
REFERENCE NOTES SCHEDULE

SYMBOL	CODE	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-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

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LIGHTS



BENCHES + SITE FURNITURE



SYLVESTER PALM

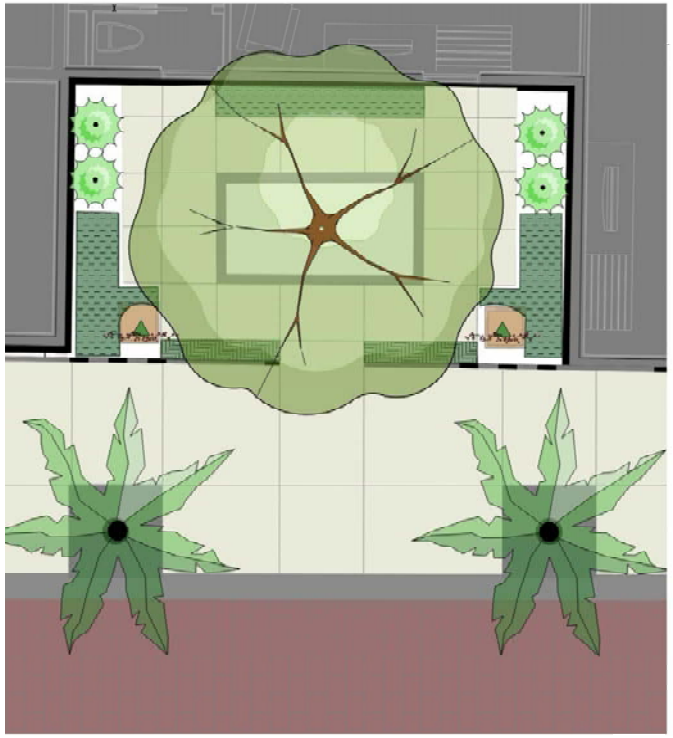


STREETSCAPE:
Clay Bricks,
Whitacre Greer
"St. Augustine Blend"

UPDATE: Wrought Iron Gate.



Courtyard A Elevation



Courtyard A Plan

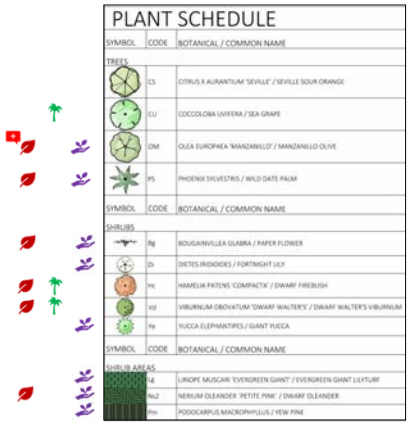


97 Marine Street









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 A**

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

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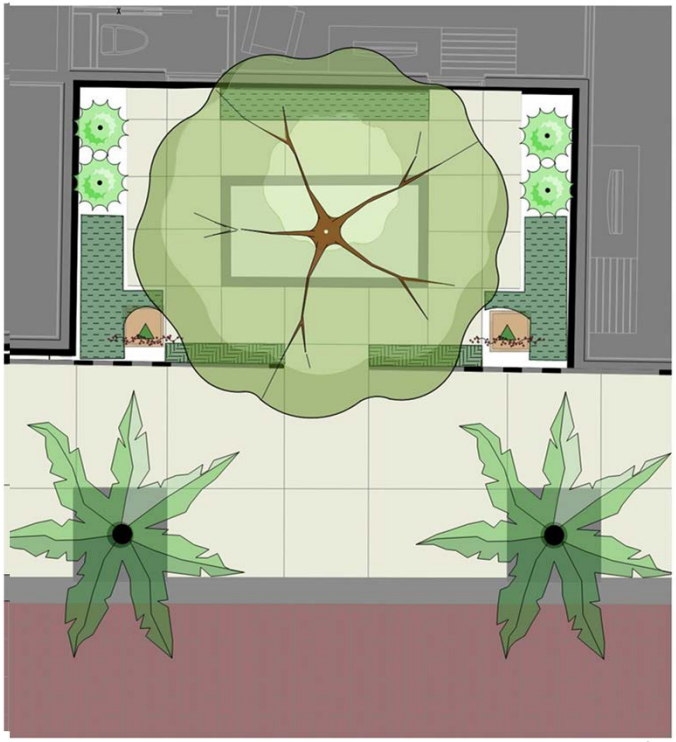
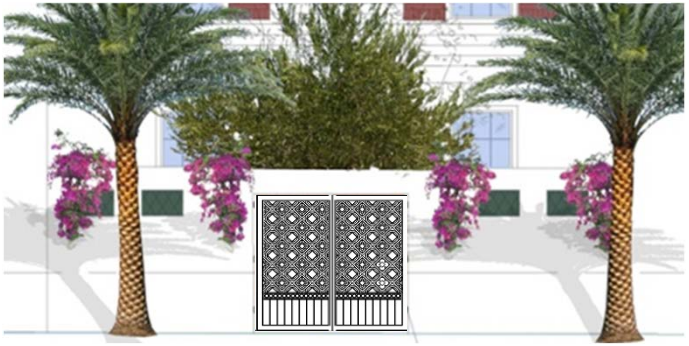


Courtyard A Plan

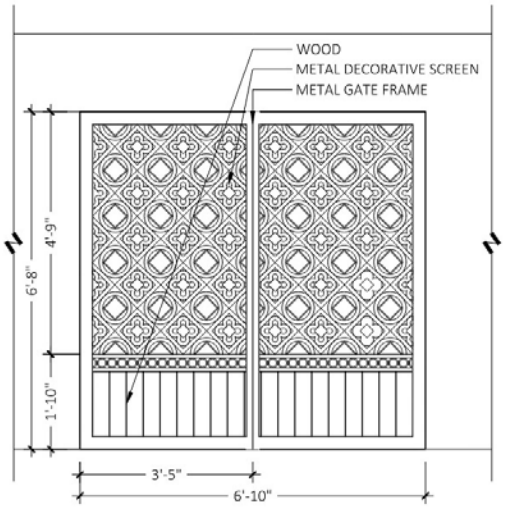




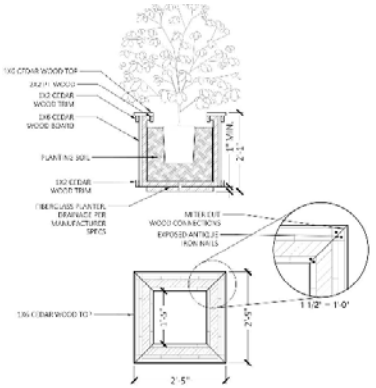


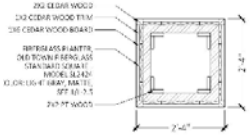
Courtyard A Elevation





4 METAL SCREEN GATE A
1/2" = 1'-0" P-CO-24CATH-63



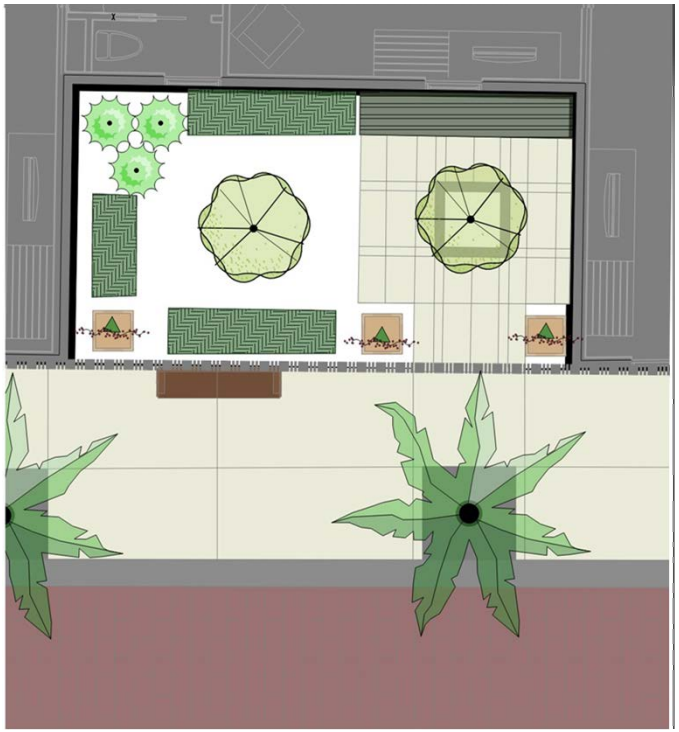


7 SQUARE WOOD HERB PLANTER

UPDATE: Wrought Iron Gate. Well removed and replaced with planter bed. Two (2) Sour Oranges planted in courtyard.



Courtyard B Elevation



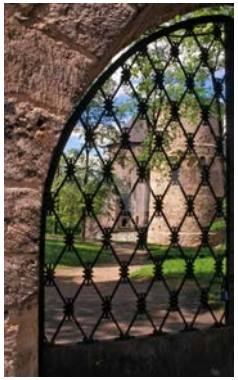
Courtyard B Plan



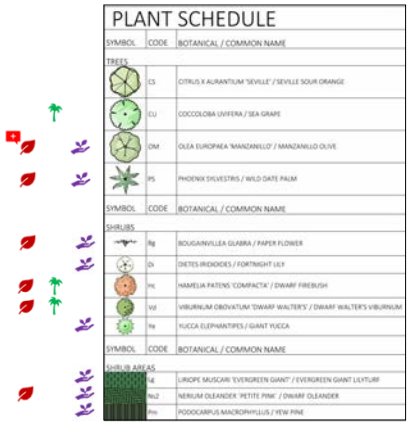
52 St. George Street



214 St. George Street







- 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

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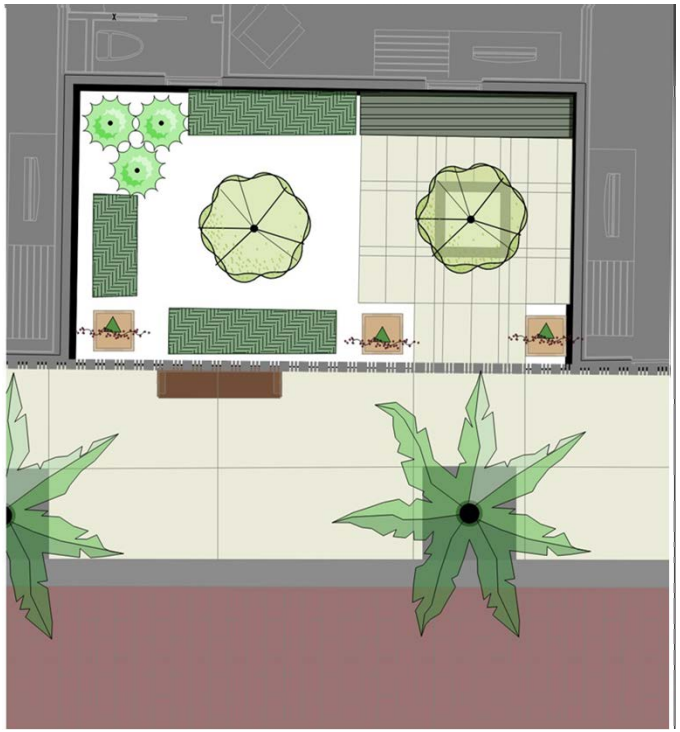
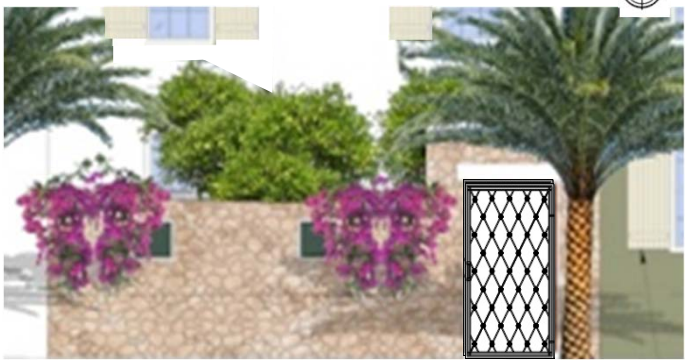
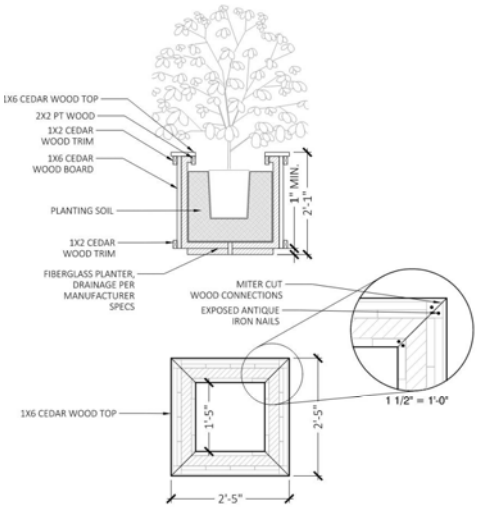


Courtyard B Plan



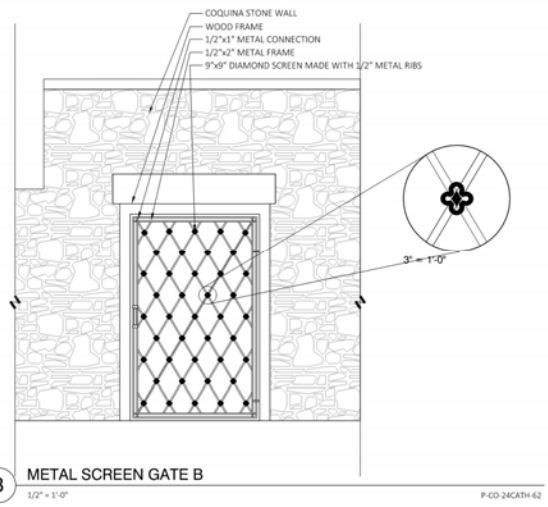
Courtyard B Elevation



7 SQUARE WOOD HERB PLANTER
3/4" = 1'-0" P-CO-24CATH-06

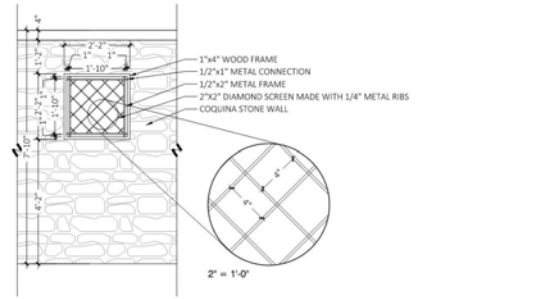




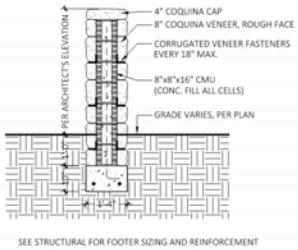


3 METAL SCREEN GATE B
1/2" = 1'-0" P-CO-24CATH-62

METALWORK NOTES:
COLOR: BLACK
PROVIDE SHOP DRAWINGS FOR FINAL APPROVAL.



4 METAL SCREEN WINDOW
1/2" = 1'-0"



1 CUT COQUINA WALL
1/2" = 1'-0" P-CO-24CATH-21

UPDATE: Wooden fence and gate removed. Planter extended and Seagrape planted in courtyard.



Courtyard C Elevation



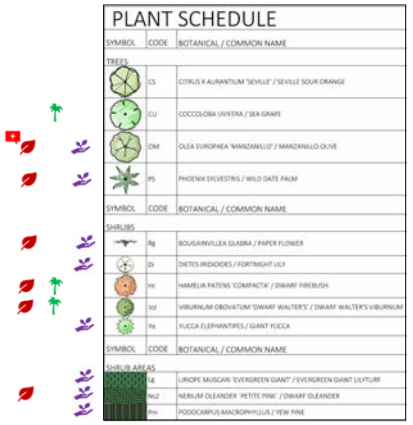
Courtyard C Plan







57 Treasury Street



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 C**

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 www.halback.com | Florida Qualifier LA6667110

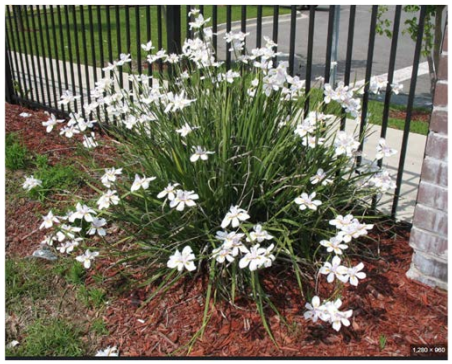


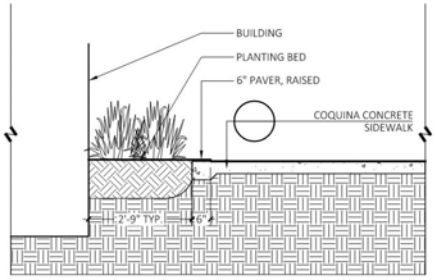
Courtyard C Plan



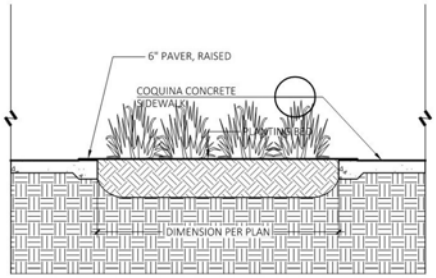
Courtyard C Elevation







SECTION B



SECTION A

P-CO-

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.:	HP2025-0053
Applicant:	Rogers Towers, PA, Ellen Avery-Smith
Owner:	Kasam Hospitality, Inc., Kanti Patel
Address:	24 Cathedral Place, St. Augustine, Florida 32084
Parcel Number:	197160-0000; 197200-0000

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

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON THURSDAY, AUGUST 21, 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, August 21, 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 PUD & HP-2

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 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.

Subject to the following conditions:

- To September 18, 2025 meeting
-
-
-
-
-
-

DONE AND ORDERED, at a public hearing on the 21st day of August, A.D., 2025, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2025-0053

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 21st day of August, A.D., 2025.

MICHELE FUDO
Commission # HH 448184
Expires September 26, 2027

Notary Public, State of Florida

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

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

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

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

Rev:120219 jw

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

Received August 11, 2025
Planning and Building Department

CITY OF ST AUGUSTINE EST. 1565

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 if 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 more details of rooftop pergola elements shown. To be reviewed with Architecture at future meeting
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

Received August 11, 2025
Planning and Building Department

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

Received August 11, 2025
Planning and Building Department

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… c… j… 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 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 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 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.

Received July 22, 2025
Planning & Building Department

Instr #2018006576 BK: 4496 PG: 846, Filed & Recorded: 1/30/2018 2:31 PM #Pgs:5
Hunter S. Conrad,Clerk of the Circuit Court St. Johns County FL Recording $44.00 Doc. D $70,000.00

After Recording, Return to:

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

Tax Parcel No. 197160 0000 and 197200 0000

SPECIAL WARRANTY DEED

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

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

COPY

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

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

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

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

The foregoing collectively being the "Property".

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

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

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

COPY

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

Signed, sealed and delivered in the presence of:

Printed Name: Mark 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)

COPY

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

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

WITNESS my hand and official seal.

BECKY GIAUQUE
NOTARY PUBLIC-STATE OF UTAH
COMMISSION EXP. 09/13/2020
COMMISSION NO. 690657

Signature _____ (Seal)

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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

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EXHIBIT B
to
Special Warranty Deed

Permitted Exceptions

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

   Property ID#197160 0000
   Property ID#197200 0000

2. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.

3. Easement Agreement granted to Jack Shuler, Jr. and Sandra N. Shuler, his wife by instrument recorded in Official Records Book 879, Page 1952, of the Public Records of St Johns County, Florida.

4. Terms, provisions and conditions of Lease Agreement by and between Virtu Cathedral Associates, LLC a Delaware limited liability company, as Lessor, and New Cingular Wireless PCS, LLC, a Delaware limited liability company By: AT&T Mobility Corporation its: Manager, as Lessee, filed 10/10/2013,recorded in Official Records Book 3801, Page 451, as affected by Subordination, Non-Disturbance and Attornment Agreement recorded in Official Records Book 3942, Page 1085, of the Public Records of St. Johns County, FL.

5. Terms, provisions and conditions of Lease Agreement by and between Virtu Cathedral Associates, LLC a Delaware limited liability corporation, as Lessor, and Verizon Wireless Personal Communications LP, a Delaware limited partnership d/b/a Verizon Wireless, as Lessee, filed 05/13/2013, recorded in Official Records Book 3729, Page 1293, and First Amendment recorded in Official Records Book 4024, Page 709, together with Subordination Non-Disturbance and Attornment Agreement(s) recorded in Official Records Book 3795, Page 1895, Official Records Book 3801, Page 1035, Official Records Book 3808, Page 1245, Official Records Book 3945, Page 1434, of the Public Records of St. Johns County, FL.

6. Existing unrecorded leases and all rights thereunder of the lessees, and of any person claiming by, through or under lessees.

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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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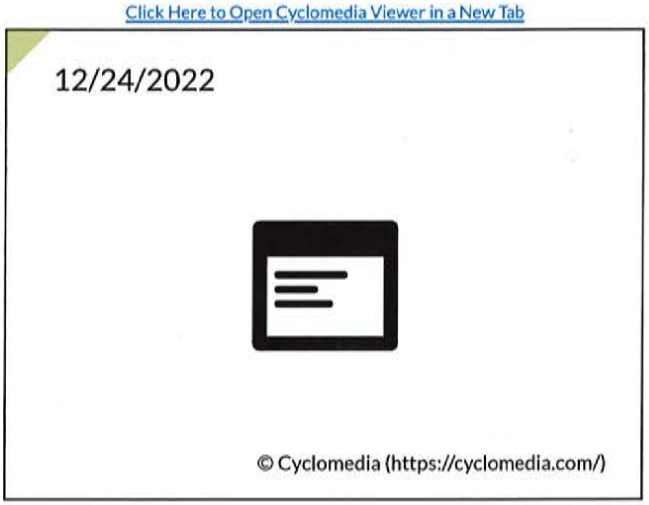

Owner Information

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

Map



Received July 22, 2025
Planning & Building Department

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

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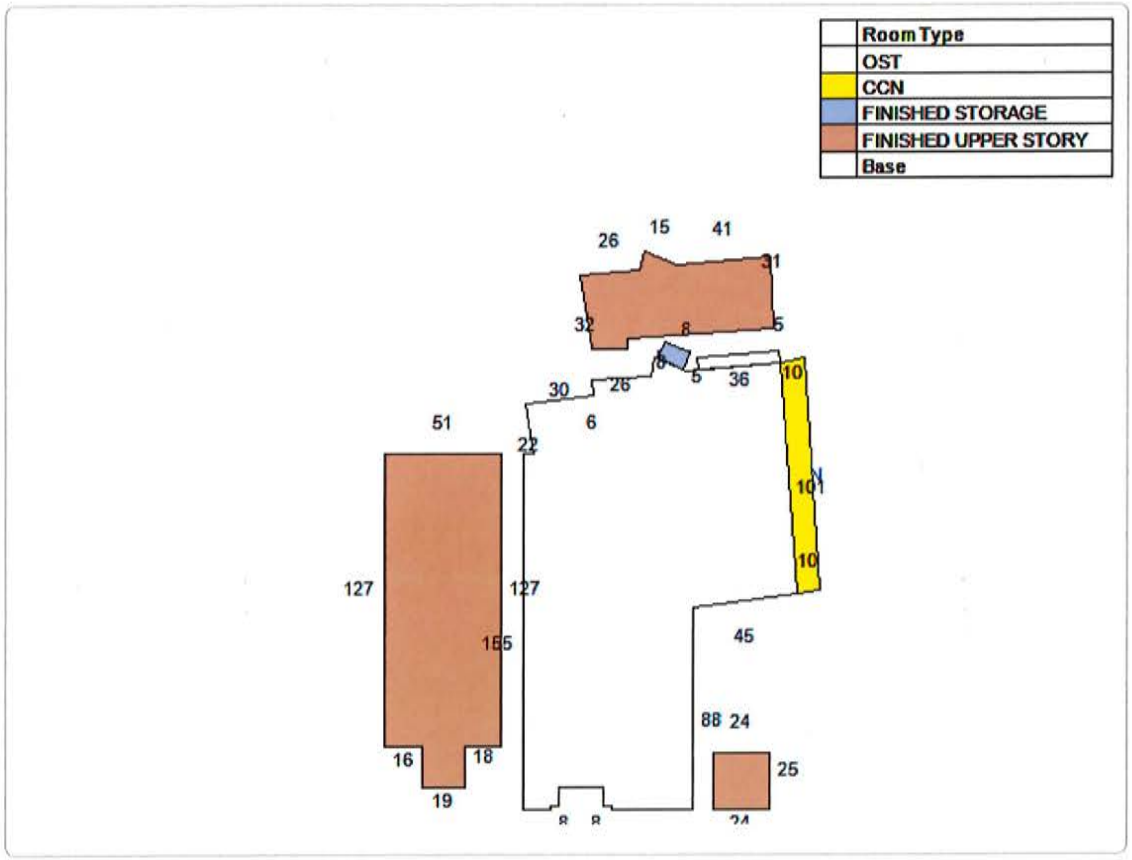

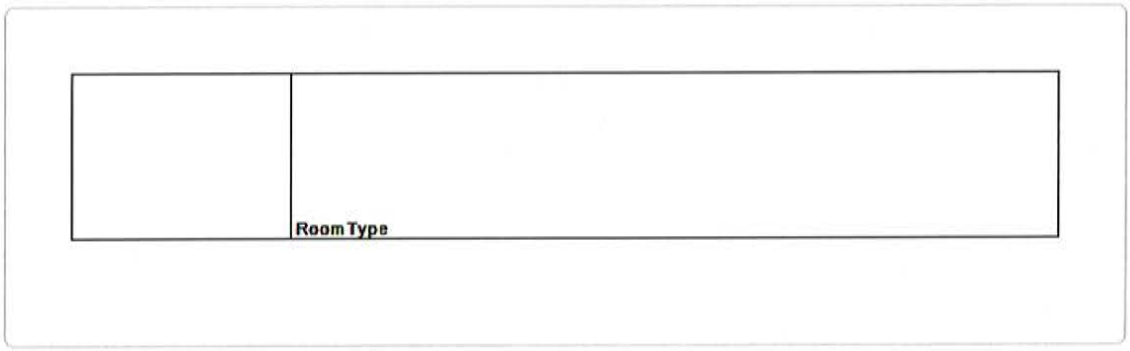

Extra Feature Information

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

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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

Apply for Exemptions

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



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Valuation Information

	2024
Building Value	$0
Extra Features Value	$33,114
Total Land Value	$614,250
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	$647,364
Total Deferred	$41,114
Assessed Value	$606,250
Total Exemptions	$0
Taxable Value	$606,250

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	$0	$34,746	$614,250	$0	$0	$648,996	$551,136	$97,860	$551,136
2022	$0	$28,533	$472,500	$0	$0	$501,033	$501,033	$0	$501,033
2021	$0	$30,385	$472,500	$0	$0	$502,885	$502,885	$0	$502,885
2020	$0	$32,766	$472,500	$0	$0	$505,266	$505,266	$0	$505,266
2019	$0	$35,148	$472,500	$0	$0	$507,648	$507,648	$0	$507,648
2018	$0	$27,778	$756,000	$0	$0	$783,778	$204,791	$578,987	$204,791
2017	$0	$31,726	$167,796	$0	$0	$199,522	$186,174	$13,348	$186,174
2016	$0	$31,736	$139,830	$0	$0	$171,566	$169,249	$2,317	$169,249
2015	$0	$31,745	$122,118	$0	$0	$153,863	$153,863	$0	$153,863
2014	$0	$31,755	$122,118	$0	$0	$153,873	$153,873	$0	$153,873
2013	$0	$31,987	$122,118	$0	$0	$154,105	$154,105	$0	$154,105

Extra Feature Information

Code Description	Status	Value
Asphalt Paving (COM)		13986
Pool House (Mix)		2055
Masonry Wall (Mix)		7448
Masonry Wall (Mix)		2903
Curb (COM)		1052
Pole Light (COM)		2590
Pole Light (COM)		3080

Land Information

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

Sale Information

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

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

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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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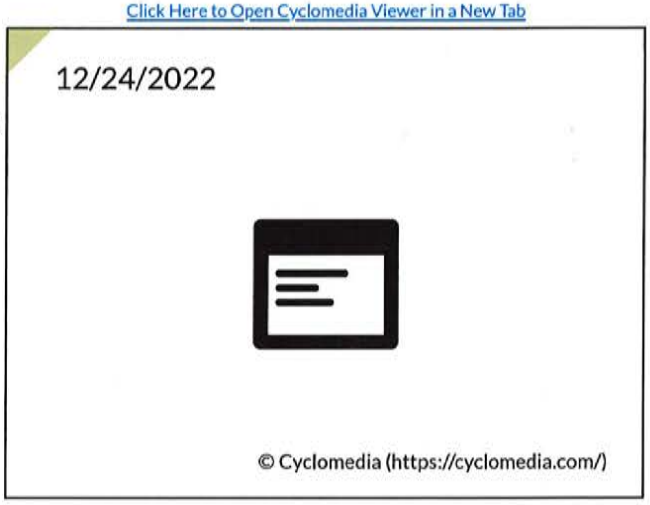

Owner Information

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

Map



Received July 22, 2025
Planning & Building Department

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

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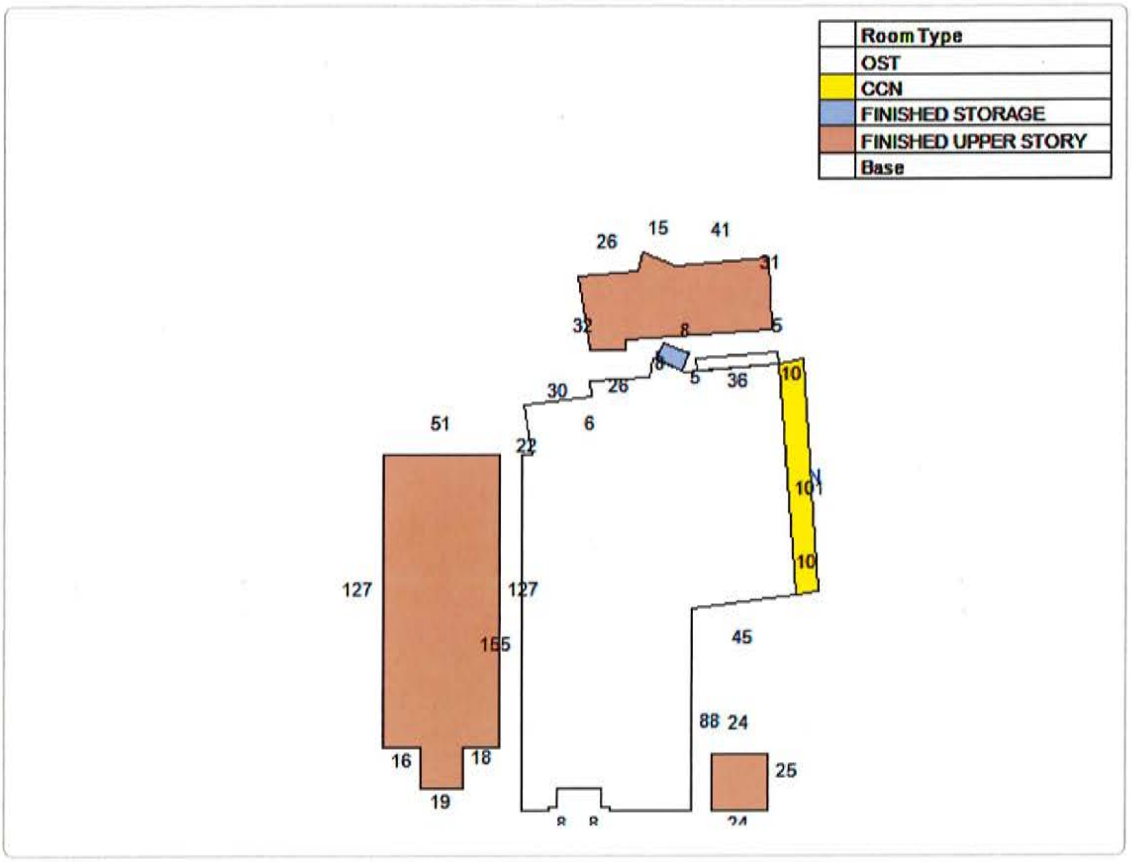

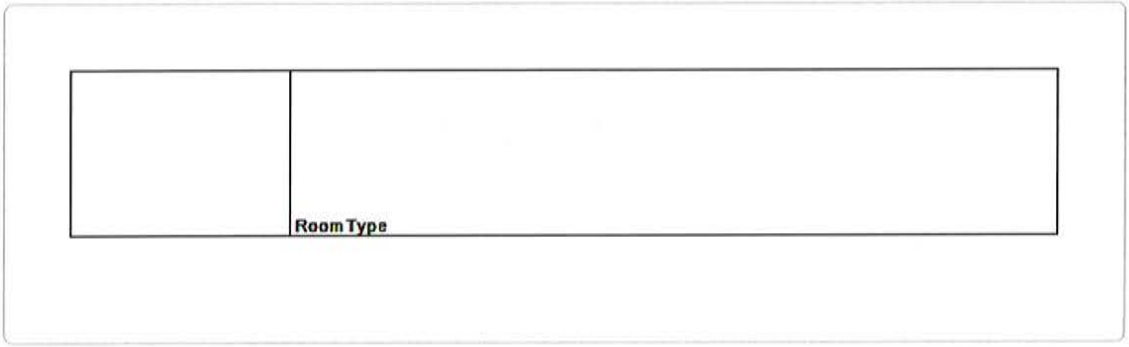

Extra Feature Information

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

Received July 22, 2025
Planning & Building Department

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

From: Milnes II, Christopher R
To: Julie Courtney
Cc: Jeff Finch; Courtney Barnard; Nikki Nechtem; Justin Danahy
Subject: Re: [E] Verizon small cell antennas
Date: Thursday, September 11, 2025 12:56:36 PM
Attachments: image002.png
image003.png
image004.png

> **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.

Hi Julie:

Good afternoon. We are still pending the light approval from FPL, so I do not think we will make this month's HARB and will shoot for October.

On another note. You mentioned you had some examples of what you are looking for in regards to site elevations and etc. you would like to see in our presentation. Please send those when you have a sec. We have the CDs submitted to the City that contain that but I know you were looking for more details.

Thank you very much for following up!

Christopher Milnes II

Senior Engr IV Spec-RE/Regulatory
Network Engineering

M 407 795 4626
3503 Technological Ave.
Orlando, FL USA 32817

On Thu, Sep 11, 2025 at 12:32 PM Julie Courtney <jcourtney@citystaug.com> wrote:

> Hello Chris,
>
> Checking in because we did not receive any additional information or new applications for the September 18 meeting.
>
> Thanks,
>
> Julie Courtney
> Historic Preservation Officer
> Planning & Building Department
> E jcourtney@citystaug.com | P 904.209.4283 | W www.CityStAug.com

CITY OF ST AUGUSTINE

MEMORANDUM

To: The Historic Architectural Review Board

Date: September 18, 2025

Re: Issued Planning and Building Permits – HP Districts & HARB Approved Projects

During the month of August 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

74 King Street (Fire alarm upgrades for west dorms)

50 Bridge Street (Electrical upgrades & Interior Renovations)

288 St. George Street (Interior Renovations)

19 Sevilla Street (HARB-approved roof replacement)

30 Charlotte Street (Replacement in-kind of previously HARB-approved metal 5v crimp roof, window repair, in-kind wood shutter replacement, and interior renovations)

66 Cuna Street (Re-roof shingle-to-shingle)

21 Aviles Street (Under-sink grease trap)

16 Avenida Menendez (Replace Fire Alarm)

33 King Street (Electrical)

24 Avenida Menendez (Re-roof low sloping roof in-kind)

Candice Seymour

Candice Seymour, Historic Preservation Planner

City of St. Augustine

Planning Division Memorandum
Planning and Building Department

TO: Historic Architectural Review Board

DATE: September 18, 2025

RE: Presentation of Staff Findings Regarding the Required Evaluation and Appraisal Report (EAR) of the City's Comprehensive Plan

The City of St. Augustine is undertaking a state required Comprehensive Plan Evaluation and Appraisal Report (EAR). Every local government in the state of Florida is required to have and maintain a Comprehensive Plan. Rule Chapter 73C-49, Florida Administrative Code and Section 163.3191 of Florida Statutes require, at least every seven (7) years, local governments determine whether the need exists to amend the comprehensive plan to reflect changes since the last time the Comprehensive Plan was updated.

The last EAR was completed in 2018. The City of St. Augustine is required to determine if an EAR is required prior to December of 2025. If required, related amendments would need to be adopted within one year of notification to the Florida Department of Commerce (formerly the Department of Economic Opportunity). If amendments are not adopted within one year of notification, the city would not be allowed to make any amendments to the city's comprehensive plan.

Since the introduction of this topic at the July 16, 2025, Planning and Zoning Board (PZB) special meeting staff has determined that there have been no changes in state law that require the City of St. Augustine to amend its Comprehensive Plan 2040. Staff finds that all elements of the city's Comprehensive Plan 2040 comply with Chapter 163 – Intergovernmental Programs of the Florida Statutes and that it reflects the minimum planning period of ten (10) years.

The city is still required to comprehensively evaluate and, as necessary, update the comprehensive plan to reflect changes in local conditions. This would include updating the data and analysis sections of the City of St. Augustine's Comprehensive Plan 2040 as needed, which would potentially require revising the adopted goals, objectives, and policies of the plan.

Below is a tentative project schedule. It is important to note that the schedule is tentative. All review meetings would allow public comments. **The purpose of this item is to solicit input from the Historic Architectural Review Board on whether there are sections of the comprehensive plan that need to be updated to reflect changes in local conditions.**

If you have any questions or require additional information, please do not hesitate to call me at (904) 209-4331 or email at jfredriksson@citystaug.com or Amy Skinner at (904) 209-4320 or email at askinner@citystaug.com.

Date	Type of Meeting	Topic
July 16, 2025	Planning and Zoning Board	General discussion of the required Evaluation and Appraisal Report (EAR)
September 2, 2025	Planning and Zoning Board	Presentation of staff findings
September 18, 2025	Historic Architectural Review Board	Presentation of staff findings
November 4, 2025	Planning and Zoning Board	Recommendation of EAR to the City Commission
November 10, 2025	City Commission	Approve the city EAR letter to the State



Jacob Fredriksson, CNU-A
Planning Manager
Planning and Building Department