CITY OF ST AUGUSTINE EST. 1565

HISTORIC ARCHITECTURAL REVIEW BOARD

AMENDED

A G E N D A

THURSDAY, OCTOBER 16, 2025 - 1:00 PM

ALCAZAR ROOM

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

a)	HP2025-0065	JVI Construction Group LLC - Applicant LA Joyawood LLC - Owner 72 Spanish Street To replace an existing window with a new door on the north elevation facing the existing courtyard.

7. Continued Items from the previous HARB meetings

a)	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.

b)	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.

8. Planning and Building Staff Communications
   a) Staff Approved Permits Report
9. Other Business
   *a) Certified Local Government (CLG) Annual Report Feedback
   b) Review of the nomination update for the 1983 designated Model Land Company National Register Historic District to offer feedback and overall support to the State Historic Preservation Office (SHPO): The update's purpose is to expand the period of significance and the boundary slightly; to bring the inventory up to date; and document any alterations and new infill within the district.
   c) Review of final deliverables from two (2) FL Division of Historical Resources FY25 Small Matching Grants projects recently completed:
      i) Survey grant project: "St. Augustine Survey Update Part 6: Architecture from the Recent Past"
      ii) Heritage Education grant StoryMap project: "A Closer Look Beyond the Ancient City's Colonial Heritage, to our Recent Past"
10. Next Scheduled Meeting Date(s):
    a) November 20, 2025 - Regular Meeting
11. 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
September 18, 2025

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, September 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
Paul Weaver, III
Catherine Duncan
Gaere MacDonald
Randall Rourke (Alternate)

Absent: Linda Potter, Vice-Chairperson (Excused)

City Staff: Julie Courtney, Historic Preservation Officer
Candice Seymour, Historic Preservation Planner
Jacob Fredriksson, Planning Manager, Planning and Zoning
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

Ms. Duncan MOVED to APPROVE the June 18, 2025 minutes as presented. The motion was SECONDED by Mr. Weaver.

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

Mr. Weaver asked how Ex parte communication should be presented in the minutes**.**

Ms. Lopez advised that any ex parte communication should be detailed to show what type of communication, with whom, and the nature of the communication.

Mr. Weaver and Mr. MacDonald advised that they had had a phone call with James Whitehouse regarding 24 Macaris Street prior to the August 21, 2025 meeting advising that the application would change from a full demolition request to a partial demolition with changes to reflect the concerns of the Board.

MOTION

Ms. Duncan MOVED to APPROVE the August 21, 2025 minutes with the following modification that the recording secretary review any ex parte communications and add details as necessary. The motion was SECONDED by Mr. Weaver.

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

4. Modification and approval of Agenda

Item 6.b. HP2025-0057 requested continuance to the November 20, 2025 Regular Meeting.

Item 8.c. HP2025-0011 was continued to the October 16, 2025 Regular Meeting.

MOTION

Mr. MacDonald MOVED to APPROVE the Agenda to include the following modifications: Item 6.b HP2025-0057 had requested continuance to the November 20, 2025 regular meeting and item 8.c. HP2025-0011 was continued to the October 16, 2025 regular meeting. The motion was SECONDED by Ms. Duncan.

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

5. Recommended Expedited Hearing Items (to be recommended one week in advance)

5. (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.

Christina Evans was sworn in for the record and waived the right to provide a presentation.

Ms. Seymour read the staff report and said the extension request had been received in a timely manner and staff determined that there was no reason for the extension request to be denied; however, the applicant would have to meet the conditions as detailed in the original final order with the new expiration date to be September 18, 2026.

Ex Parte Communication: (None)

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

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

MOTION

Ms. Duncan MOVED to APPROVE application HP2024-0045 for the one-year extension. The motion was SECONDED by Mr. Weaver.

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

5. (b) HP2025-0059 – Pat Dobosz – Applicant
J. Prabhu II LLC – Owner
226 Charlotte Street

To remove existing front porch steps and continue existing wood railing along the Charlotte Street facade.

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 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.

Pat Dobosz was sworn in for the record.

Ex Parte Communication: (None)

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

MOTION

Ms. Duncan MOVED to APPROVE application HP2025-0059 at 226 Charlotte Street. The motion was SECONDED by Mr. Weaver.

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

6. Certificate of Appropriateness

6. (a) HP2025-0063 – St. Augustine Dunes, LLC – Applicant & Owner
154 Avenida Menendez

To replace an existing wooden gate with a decorative metal gate.

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 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.

Les Thomas reviewed the application.

The Board presented their Ex Parte Communication.

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

The Board discussed:

- The look was not overdone
- The proposed gate fit well with the coquina concrete
- The materials were tied in with the exterior
- Scale and mass was right

MOTION

Ms. Duncan MOVED to APPROVE application HP2025-0063 at 154 Avenida Menendez. The motion was SECONDED by Mr. Weaver.

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

6. (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.

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 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.

Chad Caudill reviewed the application.

Ms. Courtney felt there should be consistency with these types of applications, which should not be decided on whether

calls were routed properly for emergencies. She had spoken with the Police Chief, Fire Chief, and the city's IT director, and was referred to the 911 center for the county, and that call center provided feedback that said there were no indications that cellular calls were not being routed properly.

Ex Parte Communication: Several board members walked the site

Public hearing was opened.

Leslee Keyes wanted assurance that there would be no damage to historic buildings. She said that the speakers were possibly a part of the carillon system.

BJ Kalaidi thanked Ms. Courtney for her update on the sheriff's letter. She thought that the cell towers should be installed somewhere else.

Joanne (inaudible) said moving the equipment to a new location would not be that simple. She was in support as it was important to have the ability to always communicate.

Mr. Caudill provided his rebuttal.

Public hearing was closed.

The Board discussed:

- This location was selected because of the height, and the problem that there were already multiple units on the treasury building
- After driving around the building, confirmed the antennas were not visible from the street
- Agreed that losing one phone call could be detrimental to public safety.
- Pleased to see the speakers being removed
- The two remaining speakers were not in use and would be removed if approval was given
- The mesh screen was used to keep the birds out of the tower
- Hiding the equipment in a high spot was a good idea
- Wanted staff to see the application as it was going through the permitting process
- The project had been very well thought out and was reversible
- Very limited physical impact on the building
- Thought a follow-up after installation was important
- If equipment became obsolete, it should be removed

MOTION

Mr. MacDonald MOVED to APPROVE application HP2025-0060 for the installation of cellular equipment as described with the following conditions: the actual equipment matched the mock up already in place; and in the event that there was a termination of contract or obsolescence of use, the equipment would be removed with no harm being done to the structure. The motion was SECONDED by Ms. Duncan.

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

6. (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.

This item requested continuance to the November 20, 2025 regular meeting. See item four.

7. Certificates of Demolition and Partial Demolition

7. (a) HP2025-0058 – Kenneth Lewis – Applicant
39 Park Ave East LIC – 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.

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 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 recommendations.

Kenneth Lewis reviewed the application.

Ex Parte Communication: (None)

Public hearing was opened.

Charles Pappas said that this area was constantly underwater during high tides as well as normal rain. He was in favor of the change as he felt that the neighborhood would not survive otherwise.

Public hearing was closed.

The Board discussed:

- Mr. Beach confirmed the finished floor currently at six point seven feet.
- Lived in the area and supported the application
- Commended the applicant's approach to a solution for the flooding problem
- Indicated that the visual was better for the neighborhood when the entire house was raised rather than placed on stilts
- Using ten-foot finished floor elevation would be better to combat flooding
- The style of this house was coastal modern
- The cable rail was a good choice
- The stucco on the base with the lap siding above was a nice look

MOTION

Ms. Duncan MOVED to APPROVE application HP2025-0058 at 39 E. Park Avenue with the condition that raising the house to ten feet was acceptable if the applicant chose to do so, and the recommendation for the cable style railing. The motion was SECONDED by Mr. Weaver.

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

8. Continued from Previous HARB Meetings

8. (a) HP2025-0052 – Matthews | DCCM – Applicant
Sisters of St. Joseph, Inc. – Owner
241 St. George Street
Continued from July 15, 2025

To construct a new institutional building on the northern portion of the property with associated alterations and repairs to

[1] Break 2:15 – 2:24 pm

existing masonry 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 the 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.

Shane Larsen, Christina Evans and Frank Castille reviewed the application.

Ex Parte Communication: (None)

Public hearing was opened.

Mike Davis, who served on the Planning and Zoning Board, spoke of the long history the Sisters of St. Joseph had in the community. He explained why the PZB had specified the ten-foot finished floor elevation as it would keep the buildings from flooding and being damaged and would allow them to continue in the community for many years to come.

Leslee Keyes was concerned that the repair to the wall surrounding the sisters property would be done in a way that would be historically authentic and accurate. She said that any rainwater needed to be retained on the property.

Allen Kotickni a former resident St. Augustine said that he was impressed with the way that the building had been maintained over the last many years. He felt that the sisters were an example of how things should be done to maintain the historic nature of the downtown area.

Public hearing was closed.

The Board discussed:

Ms. Duncan said lowering the roof made the building look better and agreed that raising the floor for future flooding was important. She liked the way that details had been brought together to show the intent for the new design for the Certificate of Appropriateness. She thought that the monolithic look had been removed, and the design flowed. She wanted to see landscaping around the retention pond in the next rendering.

Mr. Weaver thought that the newest rendering was better and liked the color of the roof as it was found throughout St. Augustine. He confirmed with the applicant that the proposed height was forty-seven feet compared to the original building that had been fifty-four feet high, and the footprint of the new building was smaller. He thought that the driveway was necessary to the functionality of the property, and landscaping would make it less prominent.

Mr. MacDonald said that the lower roof had made the difference in the massing of the building. He agreed that the finished floor height should be at ten feet and liked the crest emblems on the building. He verified that the roof was all standing seams; however, the cupola on the chapel appeared to be tile and he thought that the twist could be achieved with tile. He suggested a fountain in the retention pond to keep the water moving.

Mr. Rourke said a lot had been done to modulate scale. He thought that the retention pond infringed on the existing garden and thought that underground exfiltration would be a better system for water retention. He said that the porta cochere was large;

however, it was designed to allow for access for emergency vehicles.

Ms. Courtney advised that the Public Works department would be working closely with this project. She also said that they were encouraging the applicant to speak with the archeology staff. She told the board that there were talks with experts regarding the repair of the outer wall.

Mr. Beach encouraged the applicant to review all the elevations of the building and look at the arches as they related to the height of the arch compared to the width as they appeared too square. He also mentioned the wrap around porches with no cover, and lastly, he wanted to see sight context renderings to include the walls around the property.

MOTION

Mr. Weaver MOVED to APPROVE application HP2025-0052 at 241 St. George Street. The motion was SECONDED by Mr. MacDonald.

VOTE ON MOTION:
AYES: Weaver, MacDonald, Duncan, Rourke, 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 197200000)
Continued from August 21, 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 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 s 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.

Mike Koppenhafer, Freemont Latimer, and Ellen Avery-Smith reviewed the application.

Ex Parte Communication: (None)

Public hearing was opened.

Leslee Keyes compared the roof garden on the Casa Monica for reference to the new proposal saying that the only place where that garden was visible was from the parking garage. She encouraged the applicant to push the pool and pergola back so it would be hidden.

Aaron Windham asked if the residents would have access to the same materials as this project. He specified the windows that had been presented, and could the same be done with ease for the residents.

[2] Break 3:19 – 3:25 pm

BJ Kalaidi was concerned with the height of the entire project and how it would affect the Historic Town Plan.

Ms. Avery-Smith reminded the board that the PZB had given their recommendation for the PUD. She reminded that this board had already approved an Opinion of Appropriateness. She stated the goal was to get the approval for the Certificate of Appropriateness so the PUD could get final approval from the City Commission.

Mr. Rourke confirmed that this application was for the new project to include the tower.

Mr. Weaver verified that the project had been broken into three separate components for approval in the end for the Certificate of Appropriateness.

Public hearing was closed.

The Board discussed:

Mr. MacDonald reminded all that in order to reduce the scale and mass of the building, the pool and the pergola had already been removed and not approved.

Ms. Duncan said that the HARB had a responsibility to maintain the historic value in this area.
Ms. Lopez reviewed the code for the specifics of Opinion of Appropriateness and Certificate of Appropriateness requirements for approval of an application.

Mr. Koppenhafer explained to the board that this application would be presented in three separate parts because of the enormity of the application.

- The copper downspouts on the building were real
- This was one of the most important views in town
- The roof pergola was not acceptable as it did not exist anywhere else in town
- She suggested that the pool be moved away from the edge of the hotel
- The balconies on the corner of Treasury and Charlotte look very good
- The windows should be wood
- The landscaping did not really need any hardscape as no one was going to be going in
- After seeing the metal gate example, preferred the wood gate
- Agreed that the pergola was problematic and it had been removed at the beginning of the discussions
- The height of the windows on the first floor were too high compared to a traditional colonial building
- Agreed that the windows should be wood to be historic
- There were window companies that had high quality windows that were wood
- The tile roof material needed to have more flair than the example that had been shown
- Auger pilings may allow for proper archeological work
- Separate the function from the visibility regarding the pergola and the pool
- The concept should be viewed as from the Bridge of Lions
- There should be a sightline study done to decide if placement should be changed
- The color of the garage was depicted as white; however, there was some flexibility available

MOTION

Mr. Weaver MOVED to CONTINUE application HP2025-0053 24 Cathedral Place and Charlotte Street to the October 16, 2025 meeting. The motion was SECONDED by Mr. MacDonald.

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

8. (c) HP2025-0011 – CBVR Telecom Group and Cellco Partnership Successor in Interest to Verizon Wireless – Applicant
City Owned Property – Owner
Various areas within/adjacent to existing City rights-of-way within Historic Preservation Zoning Districts 1 through 5
Continued from March 5, 2025

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

This item was continued to the October 16, 2025 regular meeting. See item four

9. Planning and Building Staff communications

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

(Provided for informational purposes)

10. Other Business

10. (a) Staff presentation of findings related to the Evaluation and Appraisal Report of the 2040 Comprehensive Plan

Mr. Fredriksson provided the board with an update for the EAR as related to the 2040 Comprehensive Plan.

11. Next Scheduled Meeting Date(s)

11. (a) October 16, 2025- Regular Meeting

12. Adjournment

There being no further business, the meeting was adjourned at 5:50 P.M.[3]

Brad Beach, Chairperson

[3] Transcribed by Michele Fudo

DRAFT

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for October 16, 2025 Meeting



Application HP2025-0065 Address: 72 Spanish Street

Applicant: JVI Construction Group LLC

Property Owner: LA Joyawood LLC

Project description: To replace an existing window with a new door on the north elevation facing the existing courtyard.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ02240
National Register:	St. Augustine NRHD: Contributing	Construction date:	c. 1899-1904
Archaeology Zone:	IA	Zoning District:	HP-2
Parcel number:	1983400000		
Agenda Item:	6(a)	Previous Action(s):	COA/AVT F2015-0078

STAFF SUMMARY AND ANALYSIS:

1. This property is located on the west side of Spanish Street on the Block between Treasury Street and Calle Sita. The oldest portion of the building was constructed between 1899 and 1904 and was primarily used as a warehouse. Later additions were added to the north elevation after 1930.
2. The HARB approved a Certificate of Appropriateness and Ad Valorem Tax Exemption (AVT) application in July of 2015 which included build-out of the existing porch and courtyard space. The AVT covenant expires in December of 2025. The AVT covenant states that modifications can be made to the structure if the HARB determines that proposed modifications will not impact the contributing status of the property and are consistent with the original approval. The modifications proposed in this application are all for more recent features that were approved within the 2015 application, completed in 2016, and are located within the existing courtyard space that has limited visibility from the street.
3. The applicant seeks to replace an existing window on the north elevation of the original structure with a six-panel door that would match other six-panel doors on the same elevation. The door is proposed as a secondary egress door from the interior dining room. Installation of the door would allow the property owner to utilize interior space more effectively. The window proposed for replacement is a modern double-pane insulated fixed wood window with simulated divided lites.
4. The applicant is also proposing expansion of the existing porch steps, widening them to about twice the existing width, for ease of egress from the proposed new door.
5. The Architectural Guidelines for Historic Preservation (AGHP) states that the most appropriate material for both the door and porch elements is wood. The proposed new six-panel door is metal according to documentation submitted by the applicant. Additionally, the proposed new stair tread is Trex, a composite material. Existing doors and porch materials on the site appear to be wood, as approved in the 2015 COA application, and the applicant should consider modifying the application to utilize only wood materials for the door and new porch stairs. The AGHP does allow for approval of alternative materials that are compatible with historic materials in quality, color, texture, finish, and dimension.

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 **72 Spanish Street** if the HARB finds the proposed work, as proposed or modified b the HARB, meets the Secretary of the Interior's Standards for Rehabilitation #9 as a Compatible Contemporary Design with the condition that all door, porch, and stair materials be wood.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Replace one (1) window on the north elevation (center window of the three existing) with a metal 6-panel insulated door to match those existing on the same elevation.
2. Widen existing porch stair:
   a. Trex proposed for the stair tread
3. Paint with pre-approved colors (can be approved administratively; trim and body colors should be clarified):
   a. Dark Blue Green (Palettes: Early and Late Victorian – 1840-1900)
   b. Colonial Revival Ivory (Palettes: Early and Late Victorian – 1840-1900 & Colonial & Classical Revival – 1890-1930)

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

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

Accessory Buildings including porches

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

Do...

- 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.
- Protect and maintain the masonry, wood and architectural metal that comprise porches through appropriate surface treatments such as cleaning, rust removal, limited paint removal and re-application of protective coatings.
- Evaluate the overall condition of materials to determine whether repairs to porch features will be necessary.
- 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.

- Replace in kind an entire porch that is too deteriorated to repair, if the form and detailing are still evident, using the physical evidence as a model to replicate the feature. If using the same type of material is not technically or economically feasible, then a compatible substitute material may be considered.

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.
- Use a substitute material that does not convey the visual appearance of the surviving parts of the porch or that is physically or chemically incompatible. This includes replacing spindles or band-sawn balusters with square cut lumber, rounded railings with flat, chamfered posts and round columns with square, or wooden railing with ornamental iron for a "Spanish" appearance.
- Remove or alter porches and steps that are appropriate to the building's development and style.
- Strip porches and steps of original material and architectural materials such as hand rails, balusters, columns, brackets and roof decorations.
- Create a false historical appearance because the replaced porch is based on insufficient historical, pictorial and physical documentation.

Doors and Entrances

Do...

- Place new entrances on secondary elevations away from the main elevation. Preserve non-functional entrances that are architecturally significant.

Don't...

- Introduce or change the location of doors and entrances that alter the architectural character of the building. Buildings in the St. Augustine style entered through a courtyard door should not have an entry introduced directly into the street facade.
- Alter utilitarian or service entrances so they appear to be formal entrances by adding paneled doors, fanlights and sidelights.
- Replace deteriorated or missing doors with stock doors or doors of inappropriate designs or constructed of inappropriate materials.
- Install secondary service entrances that are incompatible in size and scale with the historic building, or which obscure, damage or destroy character-defining features.

Post-1821

Doors are generally wood. Ornamentation and detailing should be based on historic precedent and be in keeping with the character of the building and entrance design. Modern stock metal doors, metal frame screen doors and sliding glass doors are generally inappropriate.

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Sanborn Fire Insurance Maps
3. Plans approved under COA/AVT application F2015-0078
4. AVT Resolution and Covenant

Staff Photographs
72 Spanish Street



Front (East) Elevation

Staff Photographs
72 Spanish Street



Southeast Elevation

Staff Report pg. 7

Staff Photographs
72 Spanish Street



Northeast Elevation

Staff Report pg. 8

Staff Photographs
72 Spanish Street



North Elevation Facing Courtyard

Staff Report pg. 9

Staff Photographs
72 Spanish Street



Courtyard Location of New Stairs and Door

Staff Report pg. 10

Staff Photographs
72 Spanish Street



Courtyard Location of New Stairs and Door

Staff Photographs
72 Spanish Street



Courtyard Location of New Stairs and Door

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Staff Photographs
72 Spanish Street



Courtyard Location of New Stairs and Door

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Staff Photographs
72 Spanish Street





Porch Material Details

Staff Report pg. 14

Staff Photographs
72 Spanish Street



Existing Window to be Replaced

Staff Report pg. 15

Staff Photographs
72 Spanish Street





Existing Window to be Replaced

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

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ 2240 1009==

Site Name: 72 Spanish Street 830== Survey Date: 7808 820==

Address: 72 Spanish Street, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 18 (block) South 67.2' of lot 8(Ex. north 868==

9' of east 34.25' to Security Federal in or 12/602) 868==

Owner of Site: Name: Williams, Nellie P.;

Address: P.O. Box 1509

St. Augustine, FL 32084 902==

Occupant or Manager: Dragon Barracks Inn (occupant) 904==

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

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

UTM: 17 (zone) 469690 (easting) 3306860 (northing) 890== Location: T07S (T) R30E (R) S18 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

( ) Good 863==

(x) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(x) Altered 858==

( ) Unaltered 858==

(x) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

II. SITE DESCRIPTION, continued.

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

Date: +1904 844== Period: 20th cent. 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame Vernacular 964==

Plan Type: T-shape 966==

Exterior Fabrics: Wood drop siding with cornerboards; flush siding 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS 6/1, 10/8 metal, shutters 942==

Foundation: 942==

Roof Type: Gable 942==

Secondary Roof Structures: Gable on T 942==

Porches & Balconies: 942==

Chimney Location: 942==

Materials: (882)

Chimney: 882==

Roof Surfacing: Metal corrugated, compostiton roll 882==

Ornament Exterior: 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Mixed Commercial/Residential 864==

Relationship to Surroundings: Near restored area. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Commerce

920==

Statement of Significance: (911==)

ARCHITECTURE

This one and one-half story Frame Vernacular building at 72 Spanish Street was constructed between 1899 and 1904. Shutters accent a multipane window in the simply designed structure. The commercial building is located near the restored area.

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

(over)

V. BIBLIOGRAPHY

1. 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; John Bostwick, et. al, "A Sub-Surface Archaeological Survey of the Northern Colonial City," (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;

Staff Report pg. 19

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)

This building at 72 Spanish Street has served as a restaurant in recent years. Now called "The Minorcan", it formerly bore tha name of "Dragoon Barracks" commemorating a former structure shown on the 1834 Clements Map as occupying the site. The building is listed on the 1904 Sanborn as a "General Warehouse" and owned by Model Land Company. Following that it appears as "Painting", "storage", "F.E.C. Hotel Stge. Ho.", and "self-service laundry".(4)

ARCHAEOLOGY

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

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

3. Benjamin Clements and J. B. Clements, "Plan of the City of St. Augustine, 1834-35".

4. Sanborn, 1904, 1910, 1917, 1924, 1930.

☐ Original
☒ Update

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

Site #8 SJ02240
Field Date 4-7-2016
Form Date 4-7-2016
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) 72 SPANISH STREET Multiple Listing (DHR only)
Survey Project Name Inv. of Structures within the St. Augustine NRHD Survey # (DHR only)
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☐private-individual ☒private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

Street Number	Direction	Street Name	Street Type	Suffix Direction
Address: 72		SPANISH	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 # 1983400000 **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: 1904 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Commercial **From (year):** **To (year):**
Current Use Cafeteria/Restaurant/Diner **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 Frame Vernacular **Exterior Plan** T-shaped **Number of Stories** 1-1/2
Exterior Fabric(s) 1. Wood/Plywood 2. Drop siding 3.
Roof Type(s) 1. Gable 2. 3.
Roof Material(s) 1. Sheet metal:corrugated 2. Composition roll 3.
Roof secondary strucs. (dormers etc.) 1. 2. gable on T
Windows (types, materials, etc.) DHS 6/1, 10/8 metal, shutters

Distinguishing Architectural Features (exterior or interior ornaments) exposed rafters

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) walled courtyard for restaurant seating

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 SJ02240

DESCRIPTION (continued)

Chimney: No.____ Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Wood frame 2. _____ 3. _____
Foundation Type(s): 1. _____ 2. _____
Foundation Material(s): 1. _____ 2. _____
Main Entrance (stylistic details) paired french doors along T-shape in courtyard area

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

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 a district.

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

DOCUMENTATION

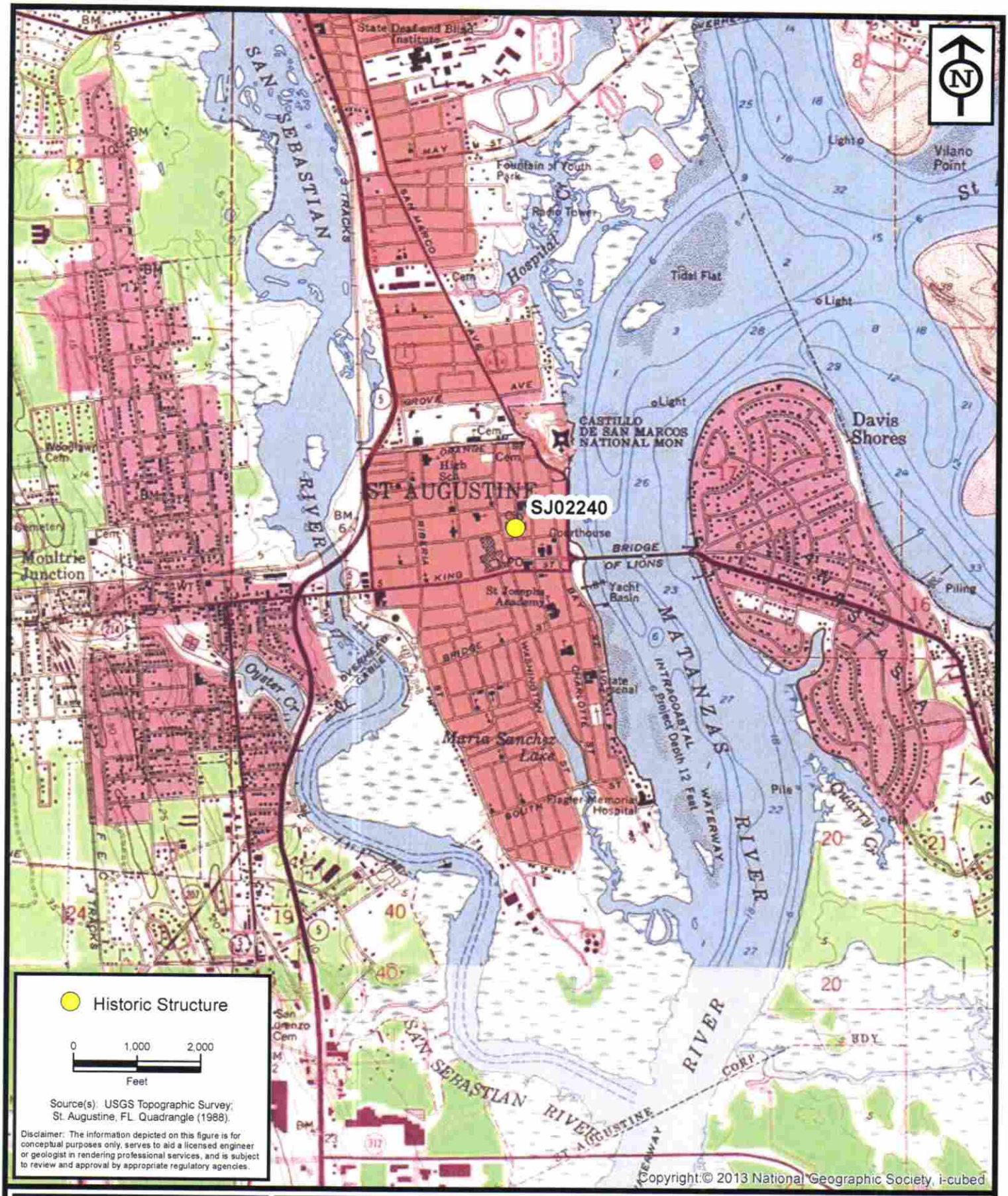
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____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

RECORDER INFORMATION

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

Required Attachments

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



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

Project Location - SJ02240

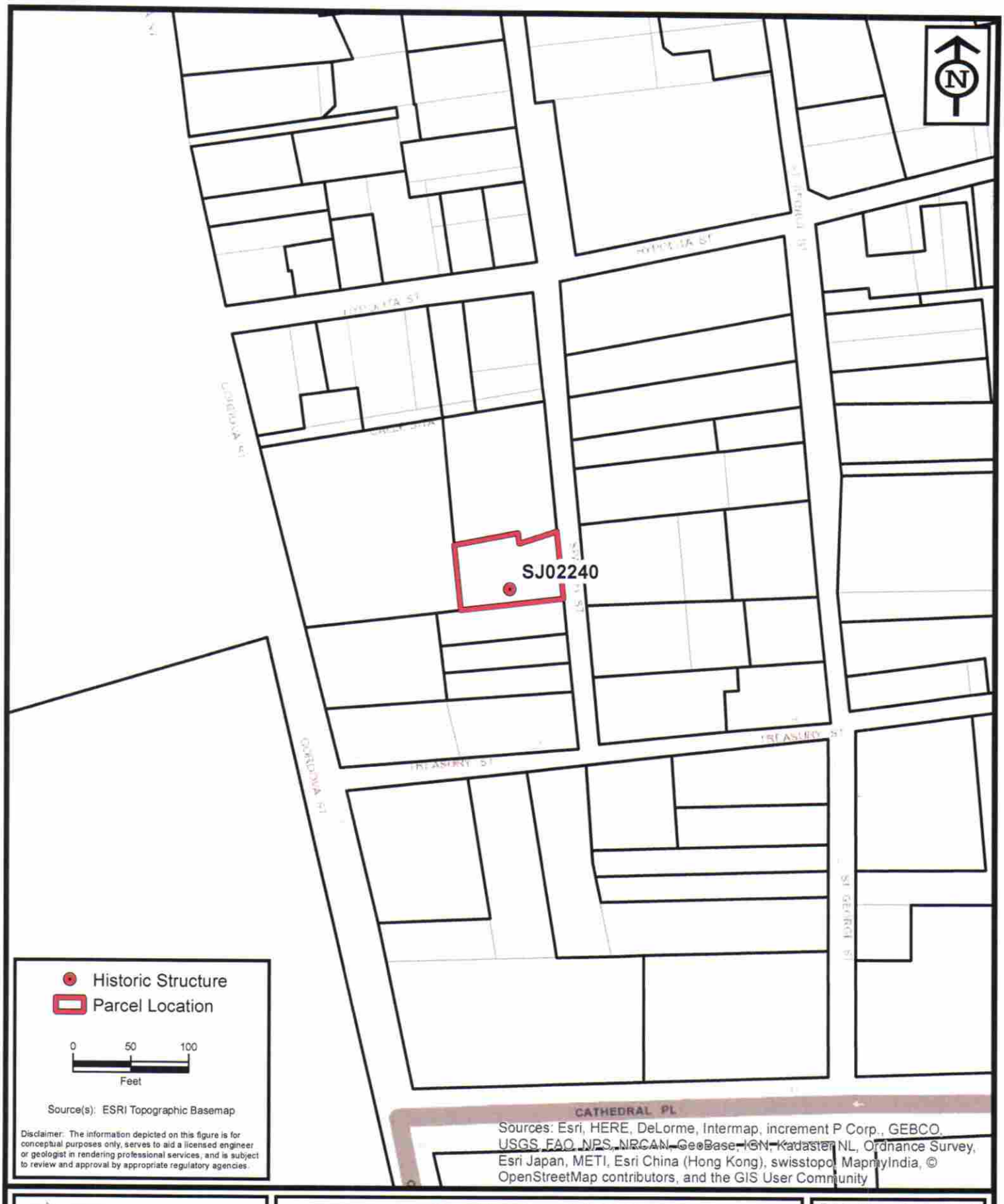
City of St. Augustine
Historic Structure Survey

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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SJ02240



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

Parcel Location - SJ02240

City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

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

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SJ02240


KODAK SAFETY
12A

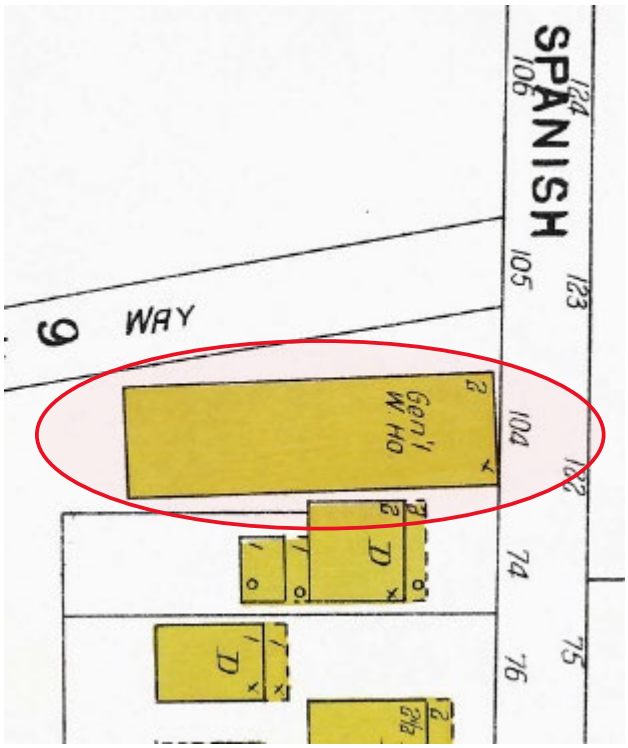

The Floridian RESTAURANT
72


RESTAURANT

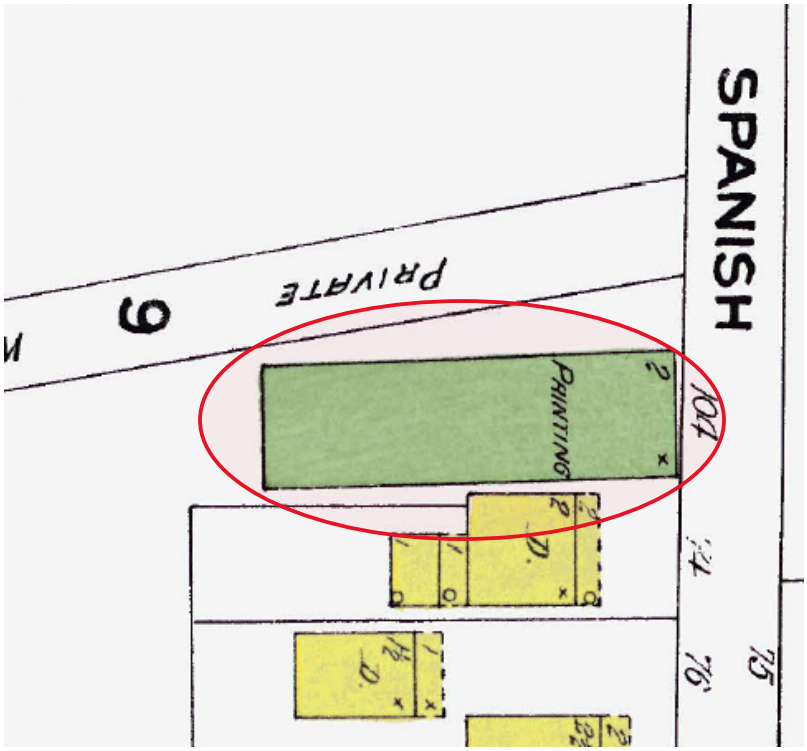


Staff Report pg. 28

SANBORN FIRE INSURANCE MAPS
72 Spanish Street

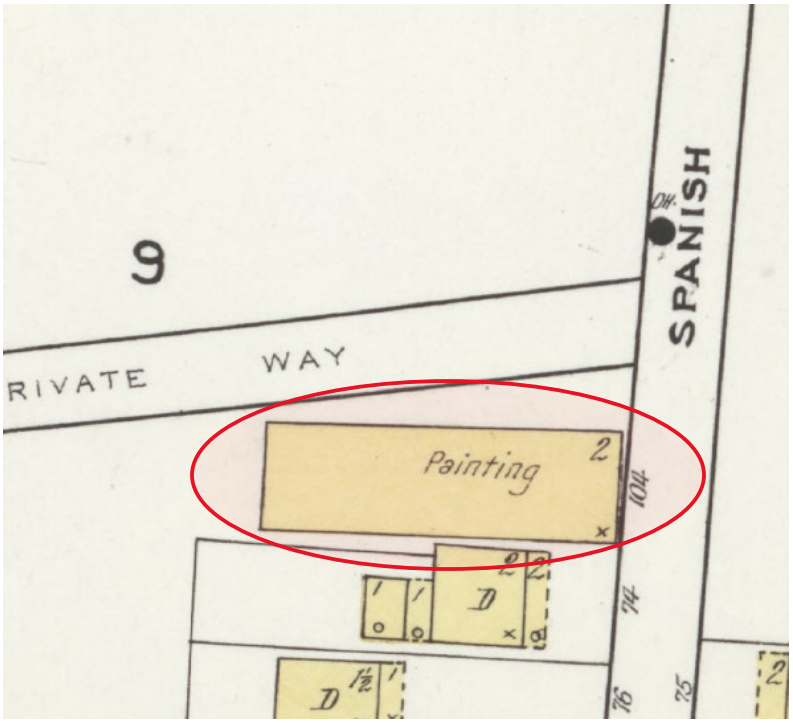


1904

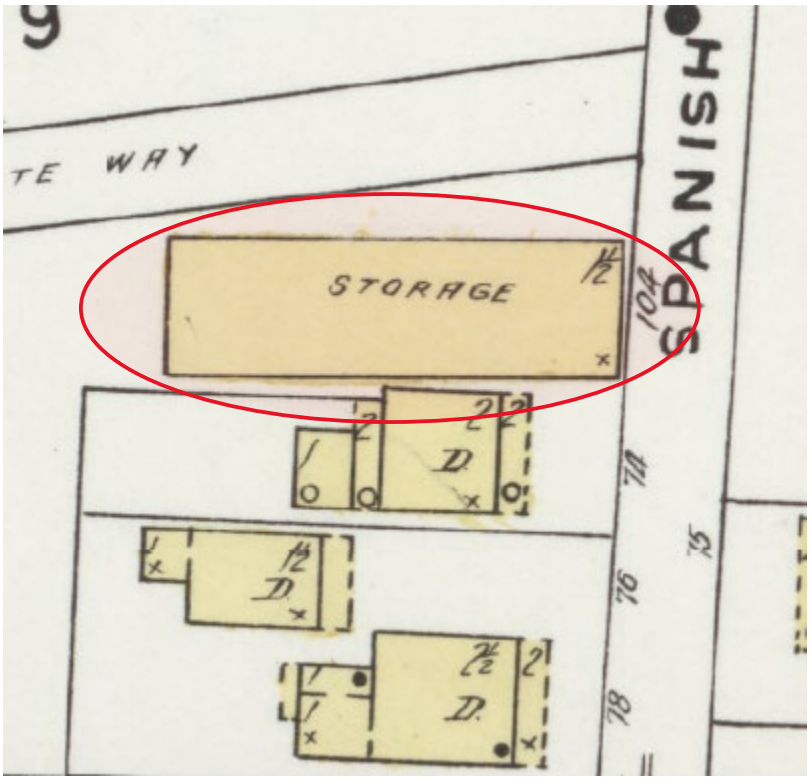


1910

SANBORN FIRE INSURANCE MAPS
72 Spanish Street

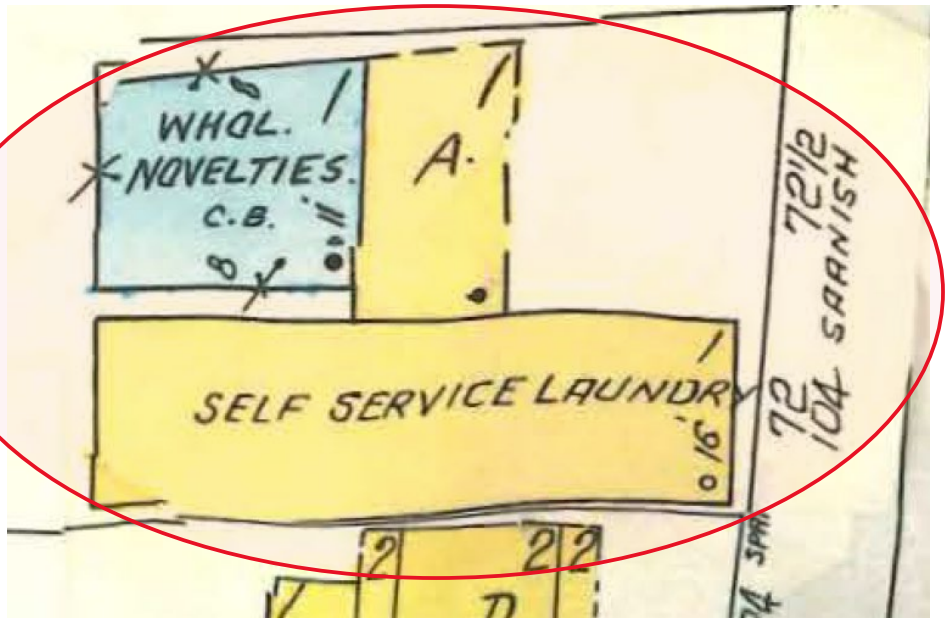


1917

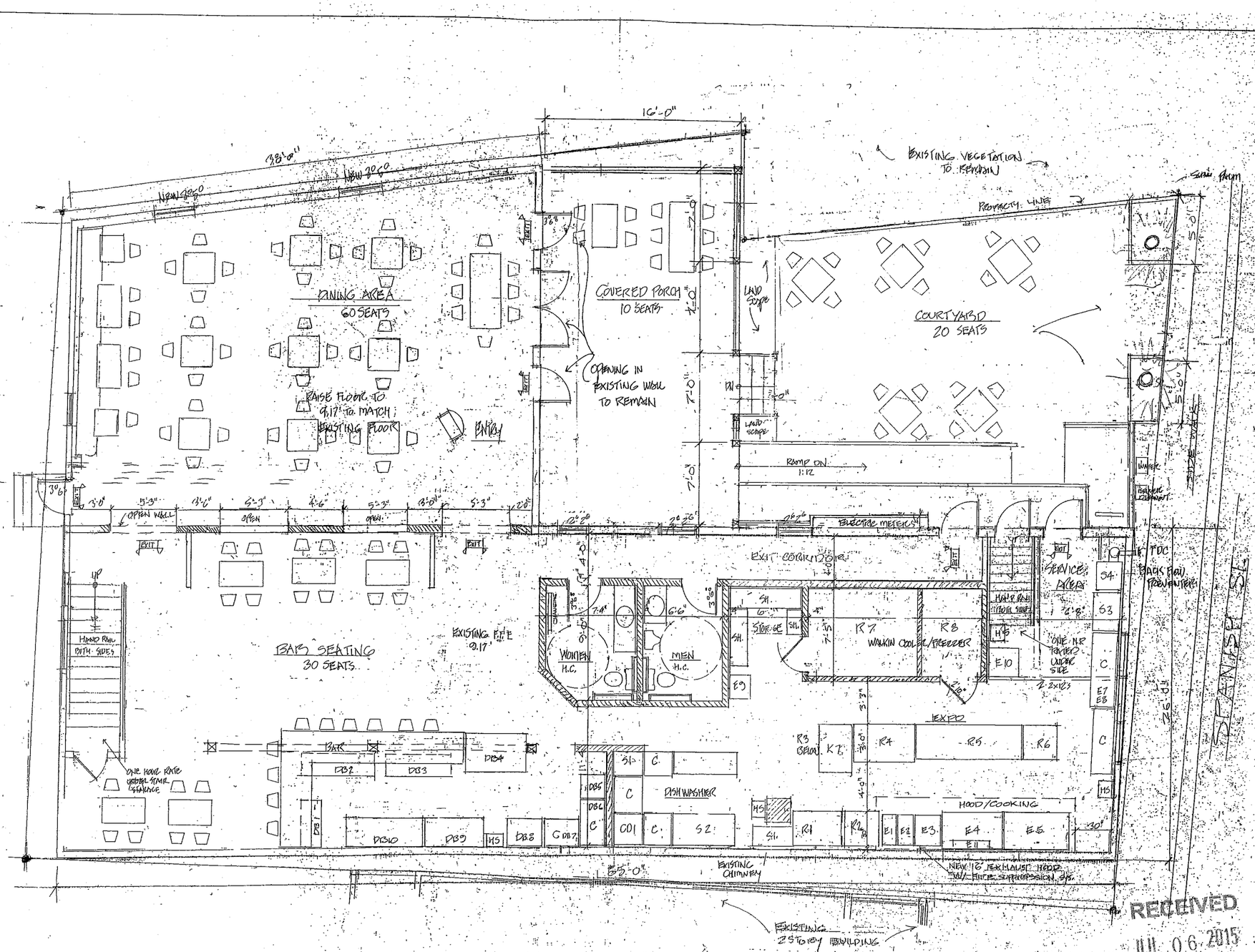


1924

SANBORN FIRE INSURANCE MAPS
72 Spanish Street



1930 updated to 1960



FIRST FLOOR PLAN

1/4"=1'-0"

FIRST FLOOR SEATING 120 SEATS
SECOND FLOOR SEATING 30 SEATS
TOTAL COVERED SEATS 150 SEATS

REVISED 7-6-15
REVISED 6-30-15
REVISED 6-6-15

MAP SHOWING SURVEY OF:

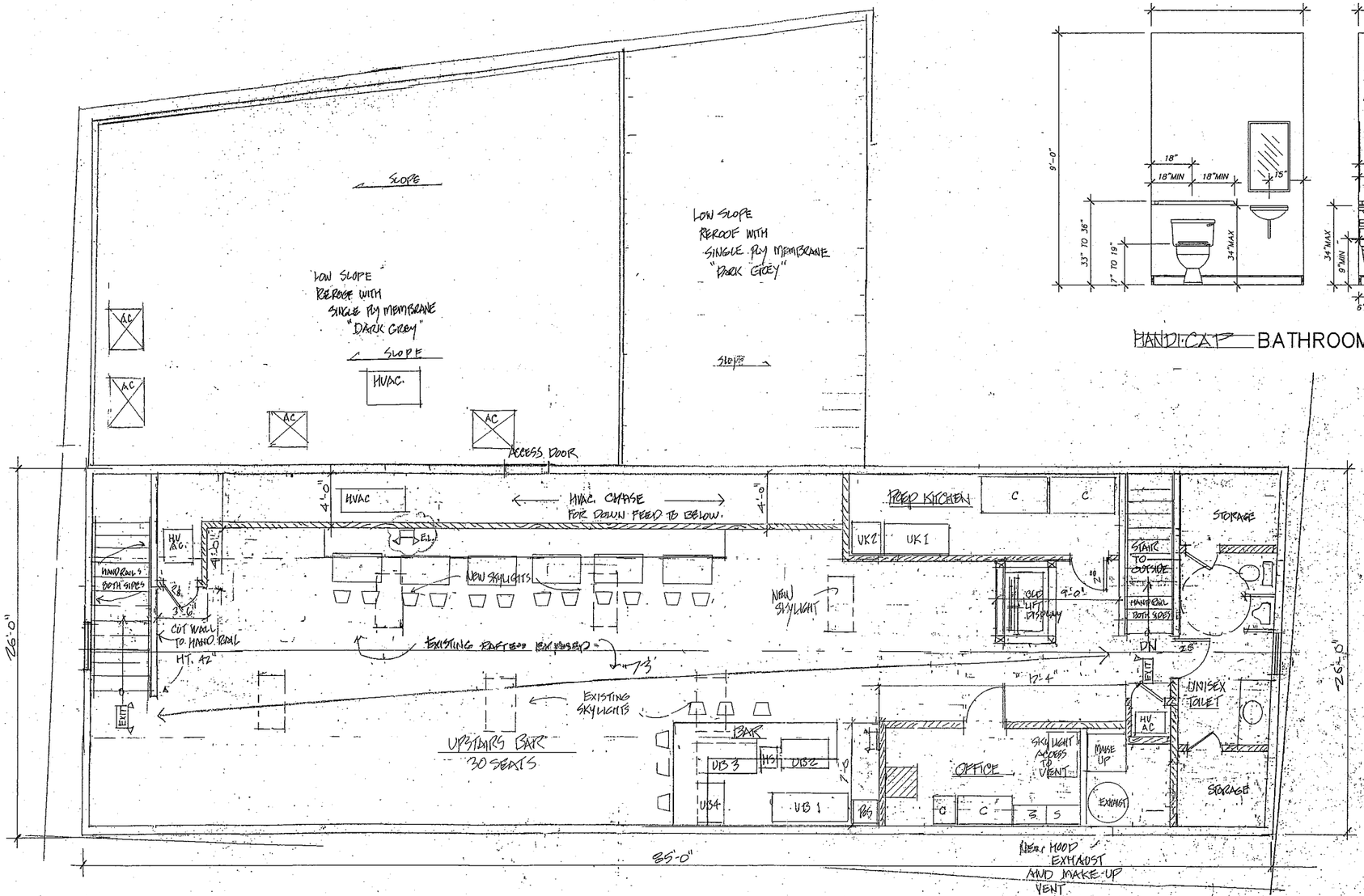
PART OF LOT EIGHT (8) OF BLOCK EIGHTEEN (18) OF THE "CITY OF ST. AUGUSTINE", ACCORDING TO OFFICIAL MAP OF ST. AUGUSTINE, FLORIDA, DATED JANUARY 1, 1936, BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A UNITED STATES ALUMINUM MONUMENT IN THE WEST LINE OF SPANISH STREET, WHICH MARKS THE SOUTHEAST CORNER OF THE OLD ENGLISH TOWN, LTD., THENCE NORTH, ALONG SAID WEST LINE OF SPANISH STREET, SIXTY-SEVEN (67) FT. (M) (S. 70 FT. (D) R. TO WOOD STAKE FOR CORNER; THENCE WEST, PARALLEL WITH THE SOUTH LINE OF SAID OLD ENGLISH TOWN, LTD., ONE HUNDRED THIRTY-EIGHT (138) FT. (M) (S. 140 FT. (D) R. TO IRON PIPE FOR CORNER; THENCE SOUTH, PARALLEL WITH SAID WEST LINE OF SPANISH STREET, SIXTY-SEVEN (67) FT. (M) (S. 70 FT. (D) R. TO IRON PIPE FOR CORNER; THENCE EAST, PARALLEL WITH THE SOUTH LINE OF SAID OLD ENGLISH TOWN, LTD., ONE HUNDRED THIRTY-EIGHT (138) FT. (M) (S. 140 FT. (D) R. TO THE PLACE OF BEGINNING.

EXCEPT THE EAST 24.6 FEET OF THE NORTH 70.0 FEET OF THE ABOVE DESCRIBED PARCEL OF LAND AS SHOWN IN O.R. BOOK 12, PAGE 696, ITS SECURITY FLORIDA.

CONVEYED TO:
PEARL W. DAISEY REVOCABLE LIVING TRUST

PART OF LOT 7 BLOCK 18
EXCEPT THE EAST 24.6 FEET OF THE NORTH 70 FEET
PART OF LOT 8 BLOCK 18
EXCEPT THE EAST 24.6 FEET OF THE NORTH 70 FEET
N74°05'44"E 97.00'
N74°05'44"E 97.00'
1.0' OVERHANG
1.0' OVERHANG
TWO-STORY FRAME BLDG. #72
POINT OF BEGINNING
POINT OF COMMENCEMENT
NORTH LINE OF OLD ENGLISH TOWN, LTD.
SPANISH STREET
LOT 6 BLOCK 18
LOT 9 BLOCK 18
LOT 10 BLOCK 18
LOT 11 BLOCK 18
CONCRETE
WOOD
STUCCO
BRICK
CONC.
CONC. STEPS
BRICK STEPS
WOOD STEPS
WOOD DECK
WOOD FENCE
WOOD FENCE
WOOD FENCE



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

HANDICAP BATHROOM ELEVATIONS "TYPICAL"
SCALE: 1/4" = 1'-0"

RECEIVED
JUL 06 2015
Planning/Building Dept

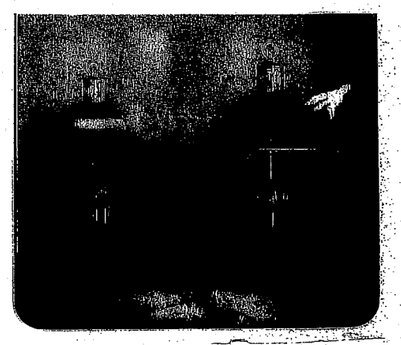
REVISED 7-6-15

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

RENOVATIONS TO
77 SPANISH STREET
ST. AUGUSTINE, FLA.

Date: 3-2-15
Scale: AS NOTED
Drawn:
File: DWG

SHEET
A-2

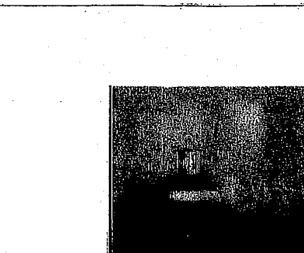


▲
20-1362 "The Latham" Solid Brass Wall Lantern. Height 26", Width 12", Extends 18". Accommodates 3 candelabra base bulbs. Finish: Antique Brass, Polished Brass or Copper Verde. Glass: Hand Leaded Clear Acrylic.
20-1365 Same as above except Post Lantern. Height 34", Width 12".
40-1364 Same as above except Hanging Lantern. Height 26", Width 12".

▲
20-1372 "Small Latham" Solid Brass Wall Lantern. Height 20", Width 8", Extends 13". Accommodates 3 candelabra base bulbs. Finish: Antique Brass, Polished Brass or Copper Verde. Glass: Hand Leaded Clear Acrylic.

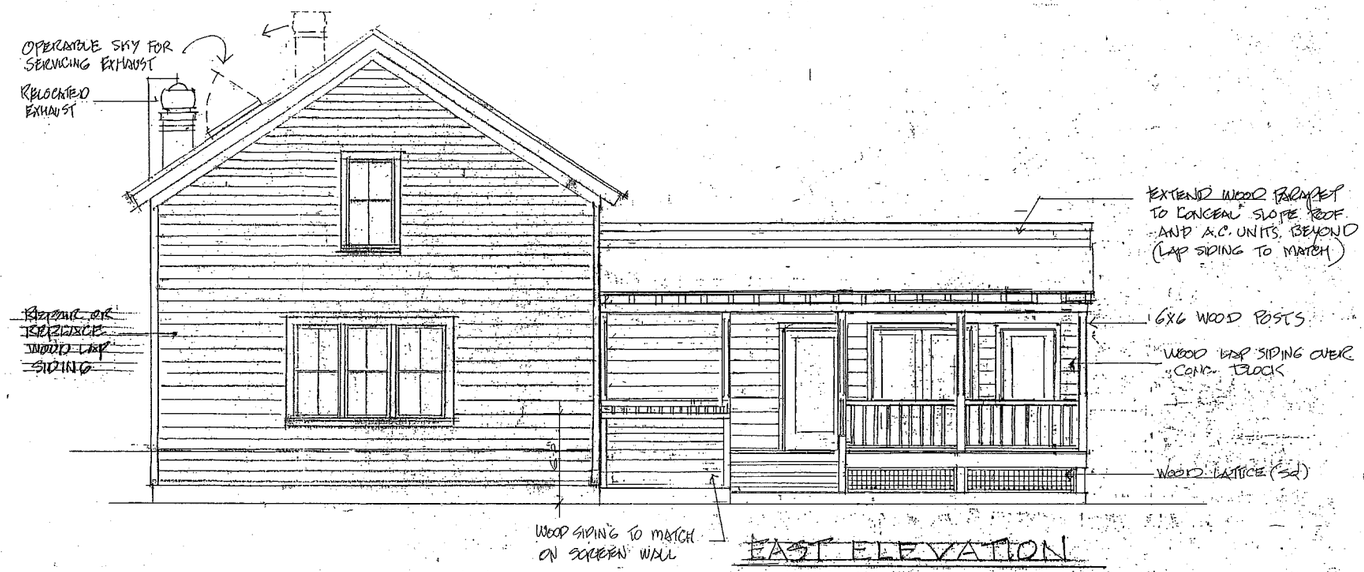
▶
30-1373 "Small Latham" Solid Brass Post Lantern. Height 23", Width 8", Extends 13". Accommodates 3 candelabra base bulbs. Finish: Antique Brass, Polished Brass or Copper Verde. Glass: Hand Leaded Clear Acrylic.

TYPICAL HARDWARE
ALL BUILDING
DOORS

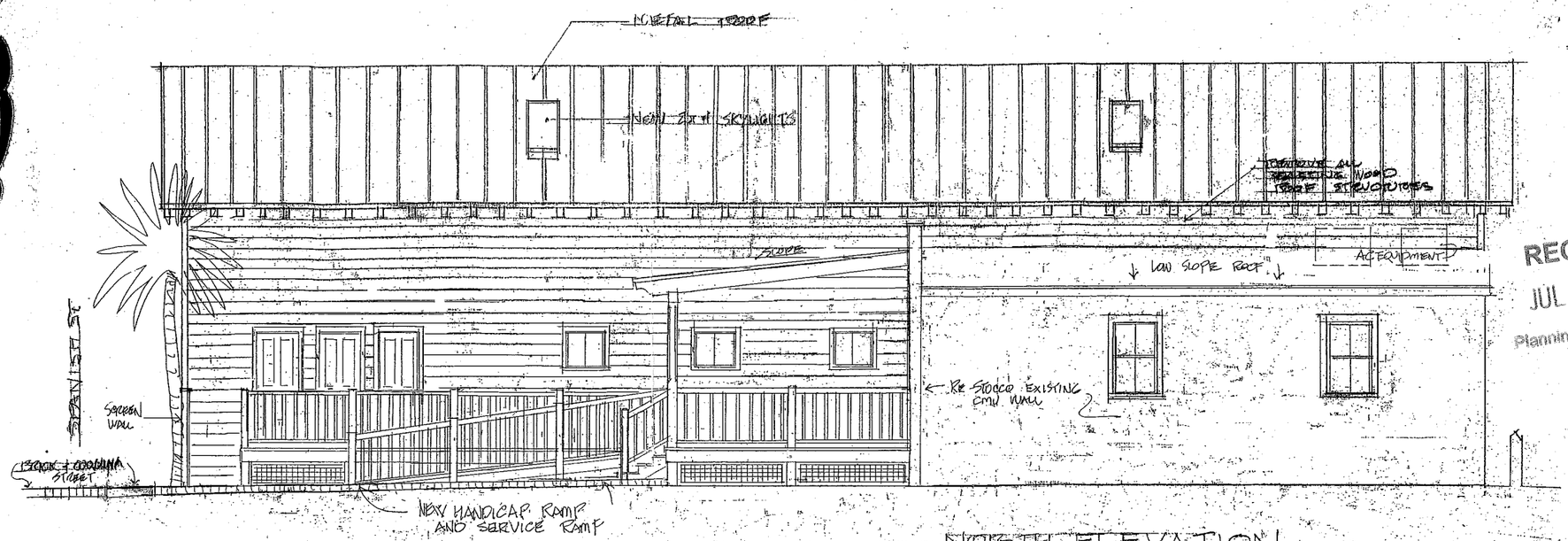


Dexter Barcelona
Handleset

- Keying: 5-pin, C keyway with two keys
- Door thickness range: 1-3/8" to 1-3/4" standard
- Backset: Universal, fits either 2-3/8" or 2-3/4" backset
- U.L. Listed: Single cylinder deadbolt/handleset box pack only



EAST ELEVATION



NORTH ELEVATION

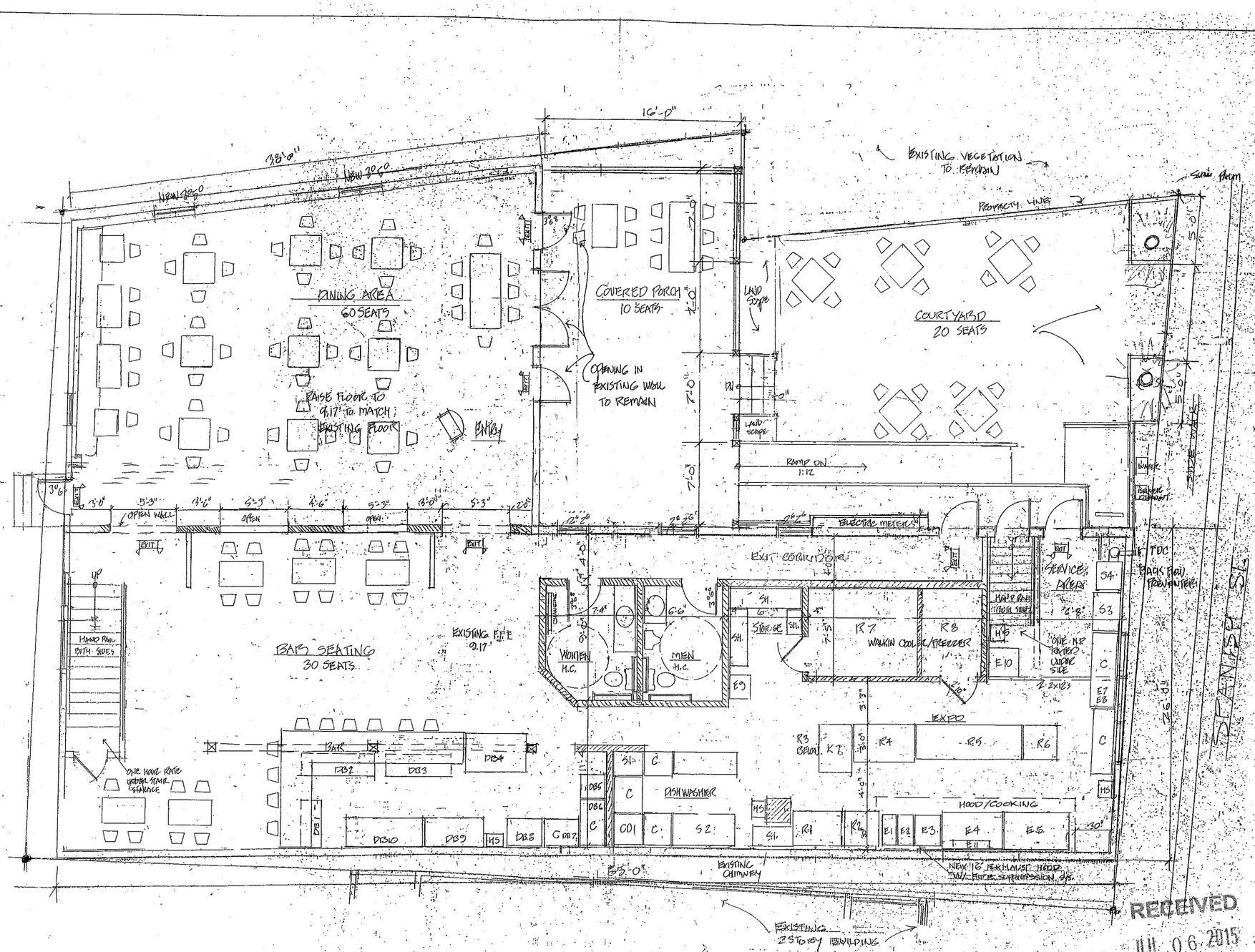
REVISED 7-8-15

RECEIVED
JUL 06 2015
Planning/Building Dept.

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

72 SPANISH STREET
RENOVATIONS
TO
ST. AUGUSTINE, FLA.

DATE 3.2.15
SCALE AS NOTED
DRAWN
FILE DWG
SHEET



RECEIVED
JUL 06 2015
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FIRST FLOOR PLAN

1/4"=1'-0"

FIRST FLOOR SEATING 120 SEATS
SECOND FLOOR SEATING 30 SEATS
TOTAL COVERED SEATS 150 SEATS

REVISED 7-6-15
REVISED 6-30-15
REVISED 6-6-15

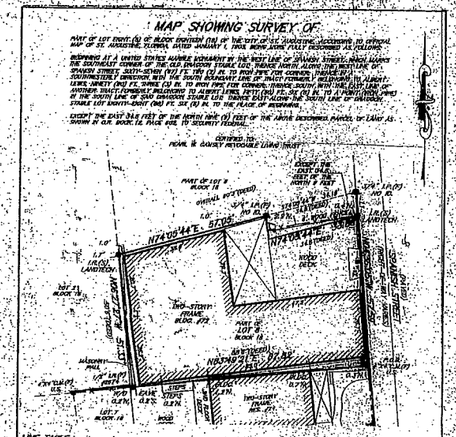
MAP SHOWING SURVEY OF:

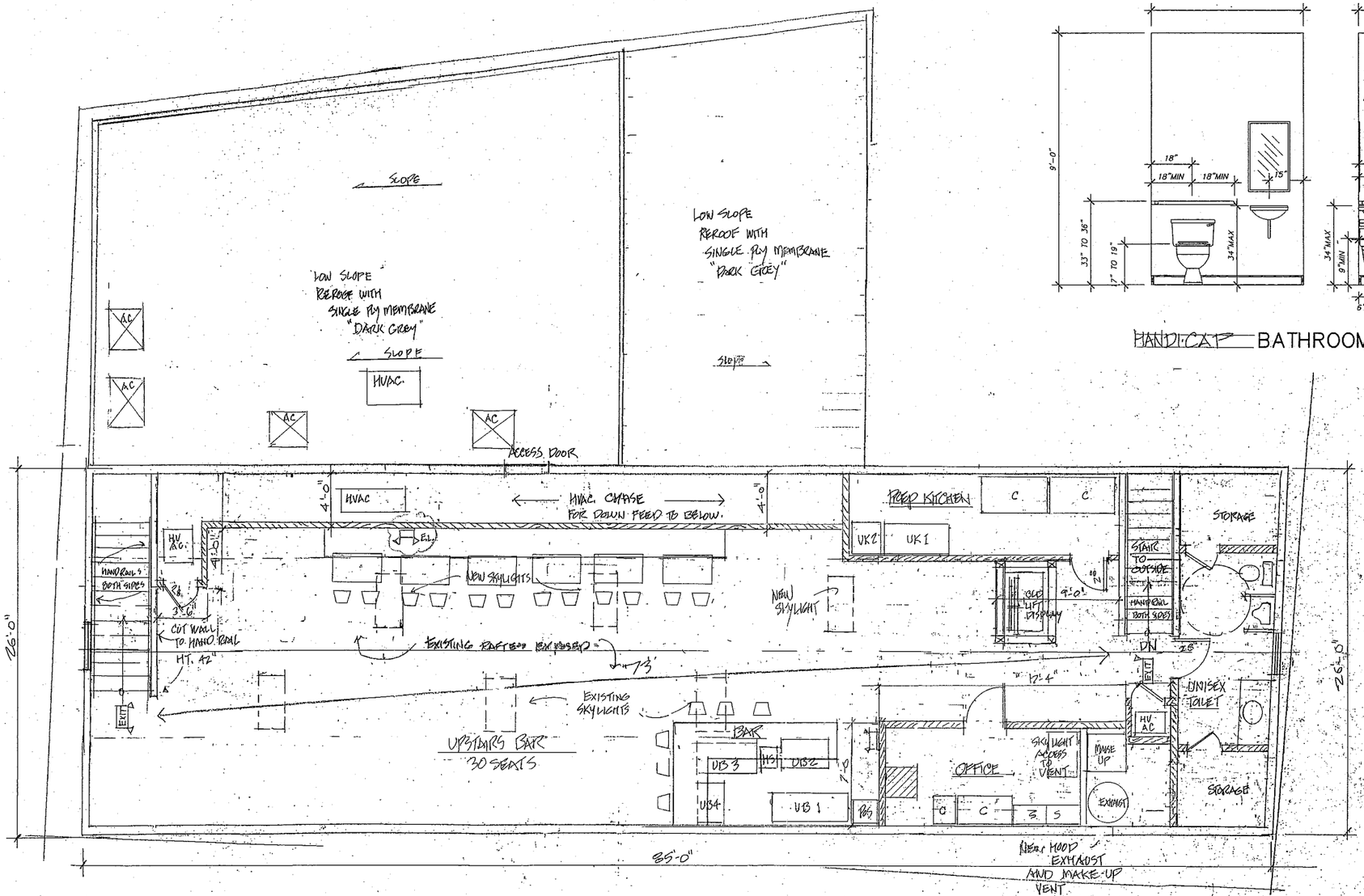
PART OF LOT EIGHT (8) OF BLOCK EIGHTEEN (18) OF THE "CITY OF ST. AUGUSTINE", ACCORDING TO OFFICIAL MAP OF ST. AUGUSTINE, FLORIDA, DATED JANUARY 1, 1936, BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A UNITED STATES ALUMINUM MONUMENT IN THE WEST LINE OF SPANISH STREET, WHICH MARKS THE SOUTHEAST CORNER OF THE OLD ENGLISH TOWN, LTD., THENCE NORTH, ALONG SAID WEST LINE OF SPANISH STREET, SIXTY-SEVEN (67) FT. (M) (S. 70 FT. (M) R. TO WOOD STAKE FOR CORNER; THENCE WEST, PARALLEL WITH THE SOUTH LINE OF SAID OLD ENGLISH TOWN, LTD., ONE HUNDRED (100) FT. (M) TO WOOD STAKE FOR CORNER; THENCE SOUTH, PARALLEL WITH SAID WEST LINE OF SPANISH STREET, SIXTY-SEVEN (67) FT. (M) TO WOOD STAKE FOR CORNER; THENCE EAST, PARALLEL WITH SAID SOUTH LINE OF SAID OLD ENGLISH TOWN, LTD., ONE HUNDRED (100) FT. (M) TO THE PLACE OF BEGINNING.

EXCEPT THE EAST 24.6 FEET OF THE NORTH 70.0 FEET OF THE ABOVE DESCRIBED PARCEL OF LAND AS SHOWN IN O.R. BOOK 12, PAGE 696, ST. JOHNS COUNTY, FLORIDA.

CONVEYED TO:
PEARL W. DAISEY REVOCABLE LIVING TRUST


EXCEPT THE EAST 24.6 FEET OF THE NORTH 70.0 FEET
PART OF LOT 8 BLOCK 18
N74°05'44"E 97.00'
S74°05'44"W 97.00'
N15°54'16"W 70.00'
S15°54'16"E 70.00'
ONE-STORY FRAME BLDG. #29
POINT OF BEGINNING
POINT OF COMMENCEMENT
SAINT GEORGE STREET
MARSHALL ST.
CONCRETE
CONCRETE WALK
CONCRETE STEPS
WOOD FENCE
WOOD DECK
WOOD STEPS
WOOD LANDING
CONCRETE WALL
CONCRETE PORCH
CONCRETE AREA
CONCRETE DRIVE
CONCRETE CURB
CONCRETE CURB & GUTTER
CONCRETE SIDEWALK
CONCRETE STEPS
CONCRETE



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

HANDICAP BATHROOM ELEVATIONS "TYPICAL"
SCALE: 1/4" = 1'-0"

RECEIVED
JUL 06 2015
Planning/Building Dept

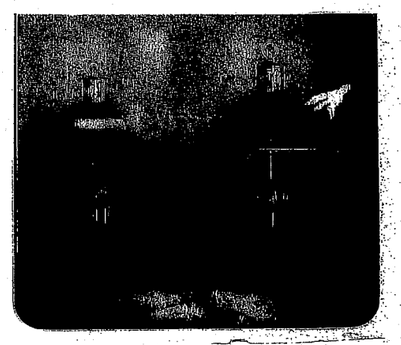
REVISED 7-6-15

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

RENOVATIONS TO
77 SPANISH STREET
ST. AUGUSTINE, FLA.

Date: 3-2-15
Scale: AS NOTED
Drawn:
File: DWG

SHEET
A-2

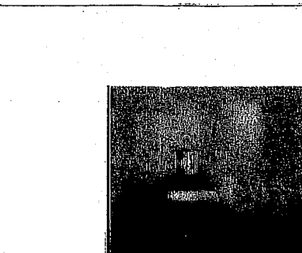


▲
20-1362 "The Latham" Solid Brass Wall Lantern. Height 26", Width 12", Extends 18". Accommodates 3 candelabra base bulbs. Finish: Antique Brass, Polished Brass or Copper Verde. Glass: Hand Leaded Clear Acrylic.
20-1365 Same as above except Post Lantern. Height 34", Width 12".
40-1364 Same as above except Hanging Lantern. Height 26", Width 12".

▲
20-1372 "Small Latham" Solid Brass Wall Lantern. Height 20", Width 8", Extends 13". Accommodates 3 candelabra base bulbs. Finish: Antique Brass, Polished Brass or Copper Verde. Glass: Hand Leaded Clear Acrylic.

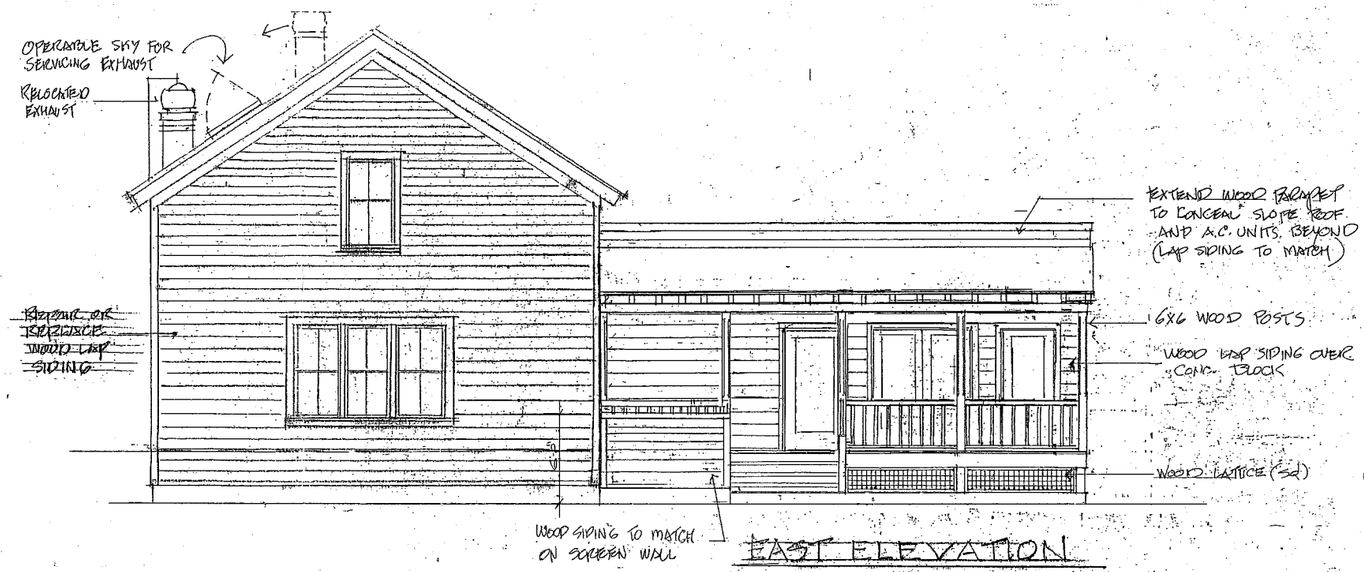
▶
30-1373 "Small Latham" Solid Brass Post Lantern. Height 23", Width 8", Extends 13". Accommodates 3 candelabra base bulbs. Finish: Antique Brass, Polished Brass or Copper Verde. Glass: Hand Leaded Clear Acrylic.

TYPICAL HARDWARE
ALL BUILDING
DOORS

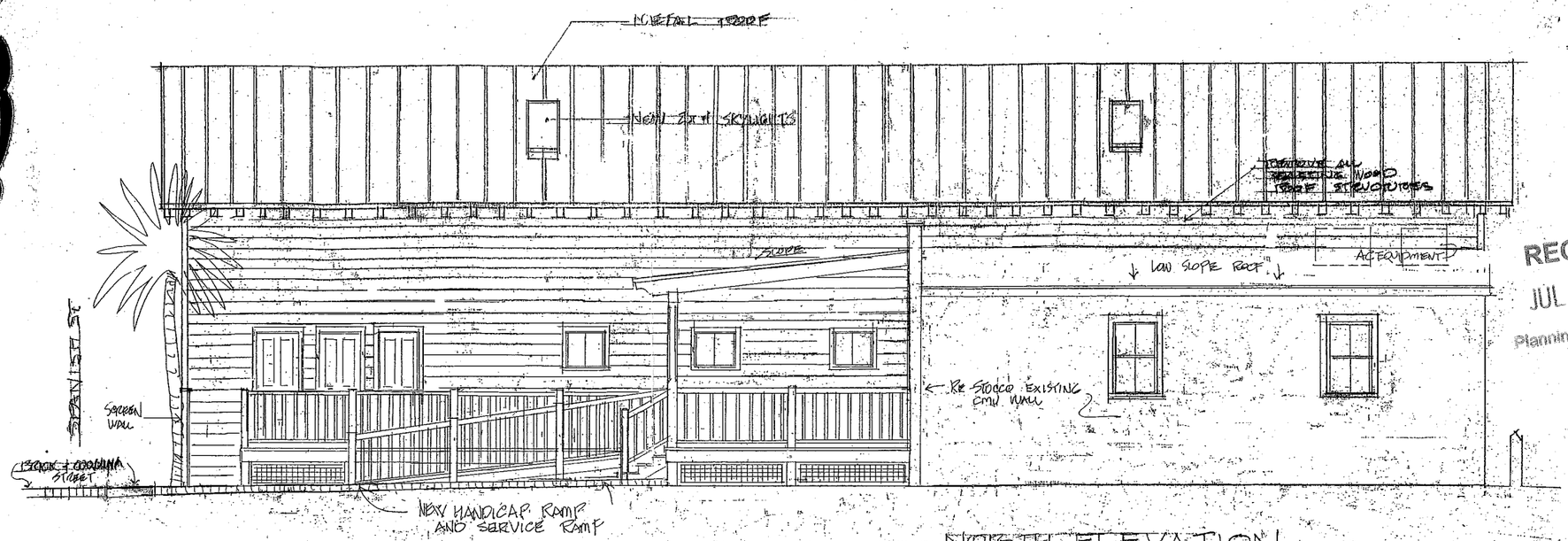


Dexter Barcelona
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EAST ELEVATION



NORTH ELEVATION

REVISED 7-8-15

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

72 SPANISH STREET
RENOVATIONS
TO
ST. AUGUSTINE, FLA.

DATE 3.2.15
SCALE AS NOTED
DRAWN
FILE DWG
SHEET

RECEIVED
JUL 06 2015
Planning/Building

RESOLUTION NO. 2015-38

A RESOLUTION OF THE CITY COMMISSION FOR THE CITY OF ST. AUGUSTINE, FLORIDA, GRANTING AN AD VALOREM TAX EXEMPTION FOR AN HISTORIC PROPERTY LOCATED AT 72 SPANISH STREET; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission for the City of St. Augustine, Florida, is the local governing authority as prescribed by s. 196.1997, Florida Statutes, to approve an ad valorem tax exemption for an historic property; and

WHEREAS, the City Commission finds that the property located at 72 Spanish Street is owned by ERT Management, LLC, pursuant to O.R. 3977, PG 1367, and is designated as an historic property under the terms of the local preservation ordinance; and

WHEREAS, on July 16, 2015, the Historic Architectural Review Board (HARB) for the City of St. Augustine reviewed and approved an application for work to be completed at 72 Spanish Street; and

WHEREAS, on September 11, 2015, a Certificate of Completion was issued by the Planning and Building Department of the City of St. Augustine followed by a Use Permit/Certificate of Occupancy on September 16, 2015 allowing The Floridian Restaurant to open for business at 72 Spanish Street; and

WHEREAS, on October 29, 2015, the HARB for the City of St. Augustine reviewed the work completed at 72 Spanish Street and approved a certificate of completeness, and recommended the property located at 72 Spanish Street for an historic property tax exemption; and

WHEREAS, the City Commission for the City of St. Augustine has reviewed and approved the associated Historic Preservation Property Tax Exemption Covenant and hereby determines that it is in the best interest of public health, safety, and general welfare to grant an historic preservation property tax exemption;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION FOR THE CITY OF ST. AUGUSTINE, FLORIDA, AS FOLLOWS:

Section 1. Historic Preservation Property Tax Exemption. The City Commission for the City of St. Augustine, Florida, finds that the historic property located at 72 Spanish Street meets the requirements of s. 196.1977, Florida Statutes, and hereby grants an ad valorem property tax exemption for the improvements made at 72 Spanish Street subject to the recordation of an Historic Preservation Property Tax Exemption Covenant consistent with the requirements of s. 196.1977, Florida Statutes. The property tax exemption begins January 1, 2016 and expires on December 31, 2025.

Section 2. Effective Date. This resolution shall become effective immediately upon adoption.

ADOPTED in Regular Session of the City Commission for the City of St. Augustine, Florida, this 9th day of November, 2015.

Nancy Shaver, Mayor-Commissioner

ATTEST:

Darlene Galambos, City Clerk
(SEAL)

HISTORIC PRESERVATION PROPERTY TAX EXEMPTION COVENANT

This Covenant is made the 9th day of November, 2015 by William Graybeal (hereinafter referred to as the Owner) and in favor of City of St. Augustine (hereinafter referred to as the Local Government) for the purpose of the restoration, renovation or rehabilitation of a certain Property located at 72 Spanish Street which is owned in fee simple by the Owner and is listed in the National Register of Historic Places or locally designated under the terms of a local preservation ordinance or is a contributing property to a National Register listed district or a contributing property to a historic district under the terms of a local preservation ordinance. The areas of significance of this property, as identified in the National Register nomination or local designation report for the property or the district in which it is located, are __x__ architecture, __x__ history, ___ archaeology.

The Property is comprised essentially of grounds, collateral, appurtenances, and improvements. The property is more particularly described as follows (include city reference, consisting of repository, book, and page numbers): Parcel ID: 1983400000

In consideration of the tax exemption granted by the Local Government, the Owner hereby agrees to the following for the period of the tax exemption which is from January 1, 2016 to December 31, 2025:

1. The Owner agrees to assume the cost of the continued maintenance and repair of said Property so as to preserve the architectural, historical, or archaeological integrity of the same in order to protect and enhance those qualities that made the Property eligible for listing in the National Register of Historic Places or designation under the provisions of the local preservation ordinance.

2. The Owner agrees that no visual or structural alterations will be made to the Property without prior written permission of the ( ) Division of Historical Resources (x) Local Historic Preservation Office.

The address of the certified Local Historic Preservation Office, if one exists in the jurisdiction, is:

Name of Office/Agency: Historic Architectural Review Board

Address: City of St. Augustine, P.O. Box 210

City: St. Augustine Zip: 32085-0210

Telephone: _____

The address of the Division of Historical Resources is:

Bureau of Historic Preservation

Division of Historical Resources

R. A. Gray Building, 500 South Bronough Street

Tallahassee, Florida 32399-0250

Telephone Number: (850) 245-6333 or (800) 847-PAST (7278)

3. [Only for properties of archaeological significance] The Owner agrees to ensure the protection of the site against willful damage or vandalism. Nothing in this Covenant shall prohibit the Owner from developing the site in such a manner that will not threaten or damage the archaeological resource, provided that permission for alteration of the site is obtained pursuant to 2. above.

4. The Owner agrees that the ( ) Division of Historical Resources (x) Local Historic Preservation Office and appropriate representatives of the Local Government, their agents and designees shall have the right to inspect the Property at all reasonable times in order to ascertain whether or not the conditions of this Covenant are being observed.

5. In the event of the non-performance or violation of the maintenance provision of this Covenant by the Owner or any successor-in-interest during the term of the Covenant, the ( ) Division of Historical Resources (x) Local Historic Preservation Office will report such violation to the Property Appraiser and Tax Collector who shall take action pursuant to s. 196.1997 (7), F.S. The Owner shall be required to pay the difference between the total amount of taxes which would have been due in March in each of the previous years in which the Covenant was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in s. 212.12 (3), F.S.

6. If the Property is damaged by accidental or natural causes during the Covenant period, the Owner will inform the ( ) Division of Historical Resources (x) Local Historic Preservation Office in writing of the damage to the Property, including (1) an assessment of the nature and extent of the damage; and (2) an estimate of the cost of restoration or reconstruction work necessary to return the Property to the condition existing at the time of project completion. In order to maintain the tax exemption, the Owner shall complete the restoration or reconstruction work necessary to return the Property to the condition existing at the time of project completion on a time schedule agreed upon by the Owner and the ( ) Division of Historical Resources (x) Local Historic Preservation Office.

7. If the Property has been destroyed or severely damaged by accidental or natural causes, that is, if the historical integrity of the features, materials, appearance, workmanship, and environment, or archaeological integrity which made the property eligible for listing in the National Register of Historic Places or designation under the terms of the local preservation ordinance have been lost or so damaged that restoration is not feasible, the Owner will notify the ( ) Division of Historical Resources (x) Local Historic Preservation Office in writing of the loss. The ( ) Division of Historical Resources (x) Local Historic Preservation Office will evaluate the information provided and notify the Owner in writing of its determination regarding removal of the Property from eligibility for tax exemption. If the ( ) Division of Historical Resources (x) Local Historic Preservation Office determines that the property should be removed from eligibility for tax exemption, it will notify the Property Appraiser of the county in which the Property is located in writing so that the tax exemption can be cancelled for the remainder of the Covenant period. In such cases, no penalty or interest shall be assessed against the Owner.

8. If it appears that the historical integrity of the features, materials, appearance, workmanship, and environment, or archaeological integrity which made the Property eligible for listing in the National Register of Historic Places or designation under the terms of the local preservation ordinance have been lost or damaged deliberately or through gross negligence of the Owner, the ( ) Division of Historical Resources (x) Local Historic Preservation Office shall notify the Owner in writing. For the purpose of this Covenant, "gross negligence" means the omission of care, which even inattentive and thoughtless persons never fail to take of their own property. The Owner shall have 30 days to respond indicating any circumstances which show that the damage was not deliberate or due to gross negligence. If the Owner cannot show such circumstances, he shall develop a plan for restoration of the Property and a schedule for completion of the restoration. In order to maintain the tax exemption, the Owner shall complete the restoration work necessary to return the Property to the condition existing at the time of project completion on a time schedule agreed upon by the Owner and the ( ) Division of Historical Resources (x) Local Historic Preservation Office. If the Owner does not complete the restoration work on the agreed upon time schedule, the ( ) Division of Historical Resources (x) Local Historic Preservation Office will report such violation to the Property Appraiser and Tax Collector who shall take action pursuant to s. 196.1997 (7), F.S. The Owner shall be required to pay the differences between the total amount of taxes which would have been due in March in each of the previous years in which the Covenant was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in s. 212.12 (3), F.S.

9. The terms of this Covenant shall be binding on the current Property owner, transferees, and their heirs, successors, or assigns.

This Covenant shall be enforceable in specific performance by a court of competent jurisdiction.

OWNER

William Graybeal — Managing Member — 9/11/15

Name — Signature — Date

LOCAL GOVERNMENT: City of St. Augustine

Nancy E. Shaver — 11/9/15

Name of Authorized Local Official — Signature — Date

Mayor

Title

ATTEST:

Darlene Galambos

Darlene Galambos, City Clerk

CORPORATION OF THE CITY OF ST. AUGUSTINE

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Appropriateness

Case Number: HP2025-0065 **Meeting Date: Thursday, October 16, 2025**

1. NAME OF APPLICANT: John Vega
   Business (if applicable): JVI Construction Group LLC
   Address: 10266 Jolynn Rd
   City: jacksonville State: FL Zip Code: 32225
   Daytime Telephone: 9045802687 E-Mail Address: jvega@jviconllc.com

2. NAME OF PROPERTY OWNER: La Joyawood LLC
   Business (if applicable):
   Address: 1560 BUSINESS CENTER DR STE 14
   City: Fleming island State: FL Zip Code: 32003
   Daytime Telephone: 9046567042 E-Mail Address: juanhurtado@pepperscocina.com

3. PROJECT LOCATION: 72 SPANISH ST, Saint Augustine, 32084

4. LEGAL DESCRIPTION: CITY OF ST AUG S67.2FT OF LOT 8 BLK 18 (EX N9 OF E34.25FT TOSECURITY FEDERAL IN OR12/602) OR6095/473

5. SCOPE OF WORK: to replace an existing window with a new door on the north elevation facing the existing courtyard

Information attached by applicant includes:

- Application Agreement
- Existing Photograph
- Site Plan
- Architectural Plans

Received September 17, 2025
Planning & Building Department

HARB APPLICATION AGREEMENT

In filling out this application:

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

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

Project Address: 72 Spanish St. St. Augustine, FL, 32084

Applicant's Name: John Vega Applicant's Signature: John Vega

Owner's Name: Juan Carlos Owner's Signature: Juan Carlos

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.

HARB APPLICATION AGREEMENT

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Project Address: 72 Spanish Street

Applicant's Name: Craig Sommers, AIA Applicant's Signature: _____

Owner's Name: Juan Hurtado Owner's Signature: _____

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

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

(Can add additional signature page if needed)

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Certificate of Appropriateness

Sufficiency Checklist

Case Number HP2025-0065

72 SPANISH ST, Saint Augustine, 32084

Checklist Item	Checklist Item Description	Status	Comments
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	Provide specs for new materials if not wood--your narrative mentions Trex. Is that already existing? Wood is generally preferred over alternative materials.
EXTERIOR DOORS - For new openings, a scaled wall section	For new openings, a scaled wall section	Need	
EXTERIOR DOORS - Brochure, sample, or scaled drawing of proposed	Brochure, sample, or scaled drawing of proposed door(s) including material, all dimensions, finish, glazing, and hardware	Need	Provide specifications for proposed new door (manufacturer details with a photo that describes size and material).

Other Details Necessary for Review

N/A

Peppers Restaurant
72 Spanish St.
St. Augustine, FL 32084

Certificate of Appropriateness

It is in our opinion that the new door and stairs are consistent with the historical nature of the building. The new door and trim will match the other three doors and trim twenty feet to the east. The new door is hidden from the street by the screen wall that was constructed in about 2016. It cuts down on the egress hallway and allows patrons to exit the building in less time and distance than the current design. The new stairs, which will help facilitate egress of patrons from the building, are also partially screened by the wall added in 2016. These new stairs will be constructed to match the adjacent existing stairs rebuilt in 2016. Both features are within the boundary of the building and are consistent with the Historic Preservation (HP-2) where the building is located. These minor modifications are consistent with the work done on the building in 2015 when the Sports Bar was converted into The Floridian.

The window being removed and replaced by the new door is not historic and was only added to the building in about 2016.

The material used for the stair tread, Tex, is not historic in nature or character.

We think you'll find these minor modifications to be a net positive to the building and do not diminish the character-defining spaces.

Sincerely,

Craig Sommers, AIA
DOHERTY SOMMERS
ARCHITECTS ENGINEERS, INC.
370 15th Ave South
Jacksonville Beach, FL 32250
904/249-0698
904/241-0691 fax
AA26000952/AR0016480
Cert. of Auth 00009393
https://dsae.net/

Received September 17, 2025
Planning & Building Department



LIGHTS ABOVE DOORS ADDED CIRCA 2016

WINDOWS ADDED CIRCA 2016

DOOR ADDED CIRCA 2016



BUILDING IN NOVEMBER 2008

SCREEN WALL ADDED CIRCA 2016



BUILDING IN NOVEMBER 2008

SCREEN WALL ADDED CIRCA 2016

DOOR ADDED CIRCA 2016

DESIGNER EXPRESSLY RESERVES HIS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DRAWINGS.
THESE DRAWINGS, PLANS & DESIGNS ARE NOT TO BE REPRODUCED, COPIED OR USED IN ANY MANNER WITHOUT EXPRESSED WRITTEN PERMISSION AND CONSENT OF DOHERTY SOMMERS ARCHITECTS ENGINEERS, INC.
THESE PLANS SHALL NOT BE DISTRIBUTED TO ANY PARTY WITHOUT SAID WRITTEN PERMISSION & CONSENT.

CRAIG A. SOMMERS, AIA
FL ARCHITECT - AR0016480

DSAE
DOHERTY SOMMERS
ARCHITECTS ENGINEERS, INC.
370 15th Ave S. Units A & B
Jacksonville Beach, FL 32250
904.249.0698 p
904.241.0691 f
www.dsae.net
Florida Certificate of Auth No: 00009393
Florida License No.: AA26000952

INTERIOR REMODEL

PEPPERS

72 SPANISH ST.
ST. AUGUSTINE, FL 32084

SHEET TITLE: NEW ELEVATIONS

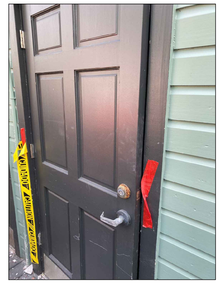
NO.	DATE	REVISION

DRAWN BY:	CAS
CHECKED BY:	CAS
DATE:	09-16-25

SHEET

A-2.2

Received September 17, 2025
Planning & Building Department



EXISTING DOOR

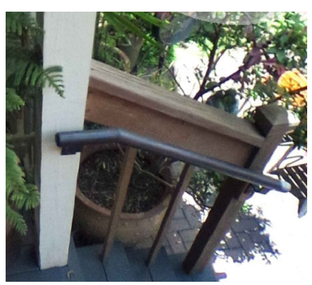


EXISTING INSULATED WINDOW & SIDING



EXISTING STAIR & RAILING ELEVATIONS LOOKING FROM THE PORCH





EXISTING STAIR & RAILING ELEVATIONS

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EXPRESSED WRITTEN PERMISSION AND CONSENT OF DOHERTY SOMMERS ARCHITECTS ENGINEERS, INC.
THESE PLANS SHALL NOT BE DISTRIBUTED TO ANY PARTY WITHOUT SAID WRITTEN PERMISSION & CONSENT.

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FL ARCHITECT - AR0016480

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DOHERTY SOMMERS
ARCHITECTS ENGINEERS, INC.
370 15th Ave S. Units A & B
Jacksonville Beach, FL 32250
904.249.0698 p
904.241.0691 f
www.dsae.net
Florida Certificate of Auth No: 00009393
Florida License No.: AA26000952

INTERIOR REMODEL

PEPPERS

72 SPANISH ST.
ST. AUGUSTINE, FL 32084

SHEET TITLE: EXISTING PHOTOS

NO.	DATE	REVISION

DRAWN BY:	CAS
CHECKED BY:	CAS
DATE:	09-16-25

SHEET

A-3

Received September 17, 2025
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NEW DOOR LOCATION



NORTH ELEVATION @ PORCH

SCALE:



NORTH ELEVATION @ EGRESS RAMP

SCALE:

Dark Blue Green
(Match: Raging Sea SW 6474)

NEW EXTERIOR PAINT FOR THE MAIN COLOR

Colonial Revival Ivory
(Match: Roycroft Vellum SW 2833)

NEW EXTERIOR PAINT FOR THE MAIN COLOR



EXISTING EXTERIOR ELEVATION FACING SPANISH STREET

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PHOTOS OF THE BUILDING CIRCA 2015



LIGHTS ABOVE DOORS ADDED CIRCA 2016

WINDOWS ADDED CIRCA 2016

DOOR ADDED CIRCA 2016



BUILDING IN NOVEMBER 2008

SCREEN WALL ADDED CIRCA 2016

DOOR ADDED CIRCA 2016



BUILDING IN NOVEMBER 2008

SCREEN WALL ADDED CIRCA 2016

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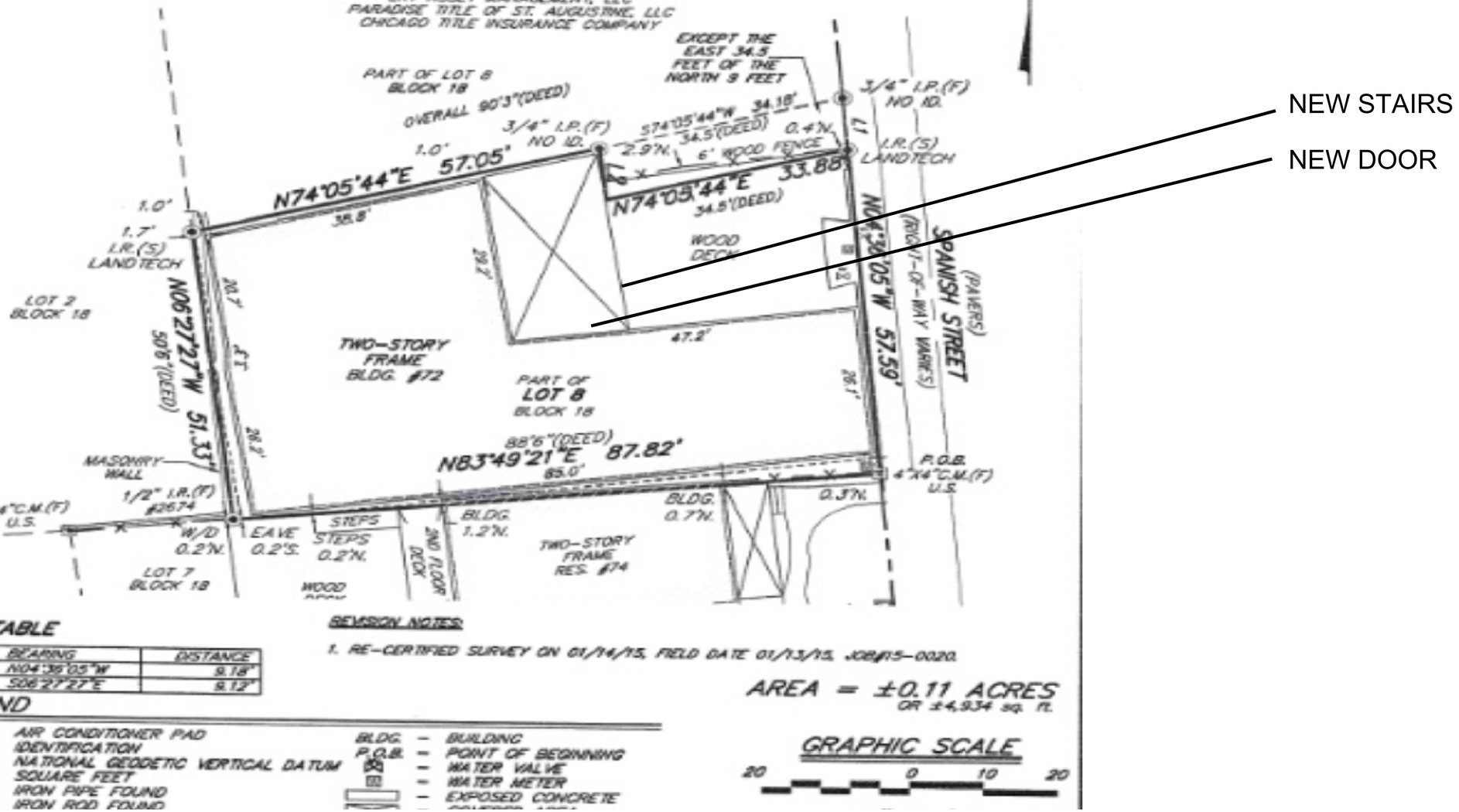
MAP SHOWING SURVEY OF

PART OF LOT EIGHT (8) OF BLOCK EIGHTEEN (18) OF THE CITY OF ST. AUGUSTINE, ACCORDING TO OFFICIAL MAP OF ST. AUGUSTINE, FLORIDA, DATED JANUARY 1, 1905, BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A UNITED STATES MARBLE MONUMENT IN THE WEST LINE OF SPANISH STREET, WHICH MARKS THE SOUTHEAST CORNER OF THE OLD DRAGOON STABLE LOT; THENCE NORTH ALONG THE WEST LINE OF SPANISH STREET, SIXTY-SEVEN (67) FT. TWO (2) IN. TO IRON PIPE FOR CORNER; THENCE IN A SOUTHWESTERLY DIRECTION WITH THE SOUTH BOUNDARY LINE OF TRACT FORMERLY BELONGING TO ALBERT LEWIS, NINETY (90) FT. THREE (3) IN. TO IRON PIPE FOR CORNER; THENCE SOUTH WITH THE EAST LINE OF ANOTHER TRACT FORMERLY BELONGING TO ALBERT LEWIS, FIFTY (50) FT. SIX (6) IN. TO A POINT (IRON PIPE) IN THE SOUTH LINE OF SAID DRAGOON STABLE LOT; THENCE EAST ALONG THE SOUTH LINE OF DRAGOON STABLE LOT EIGHTY-EIGHT (88) FT. SIX (6) IN. TO THE PLACE OF BEGINNING.

EXCEPT THE EAST 34.5 FEET OF THE NORTH NINE (9) FEET OF THE ABOVE DESCRIBED PARCEL OF LAND AS SHOWN IN O.R. BOOK 12, PAGE 602, TO SECURITY FEDERAL.

CERTIFIED TO:
ERT ASSET MANAGEMENT, LLC
PARADISE TITLE OF ST. AUGUSTINE, LLC
CHICAGO TITLE INSURANCE COMPANY



NEW STAIRS

NEW DOOR

LINE TABLE

LINE	BEARING	DISTANCE
L1	N04°38'05"W	9.18'
L2	S06°27'27"E	9.13'

REVISION NOTES:

1. RE-CERTIFIED SURVEY ON 01/14/15, FIELD DATE 01/13/15, JOB#15-0020.

AREA = ±0.11 ACRES
OR ±4,934 sq. ft.

LEGEND

A/C – AIR CONDITIONER PAD
ID. – IDENTIFICATION
N.G.V.D. – NATIONAL GEODETIC VERTICAL DATUM
sq. ft. – SQUARE FEET
I.P.(F) – IRON PIPE FOUND
I.R.(F) – IRON ROD FOUND
BLDG. – BUILDING
P.O.B. – POINT OF BEGINNING
WV – WATER VALVE
WM – WATER METER
– EXPOSED CONCRETE

GRAPHIC SCALE
20 0 10 20

SURVEY FROM 01/13/15

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INTERIOR REMODEL

PEPPERS

72 SPANISH ST.
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SHEET TITLE: EXISTING SURVEY

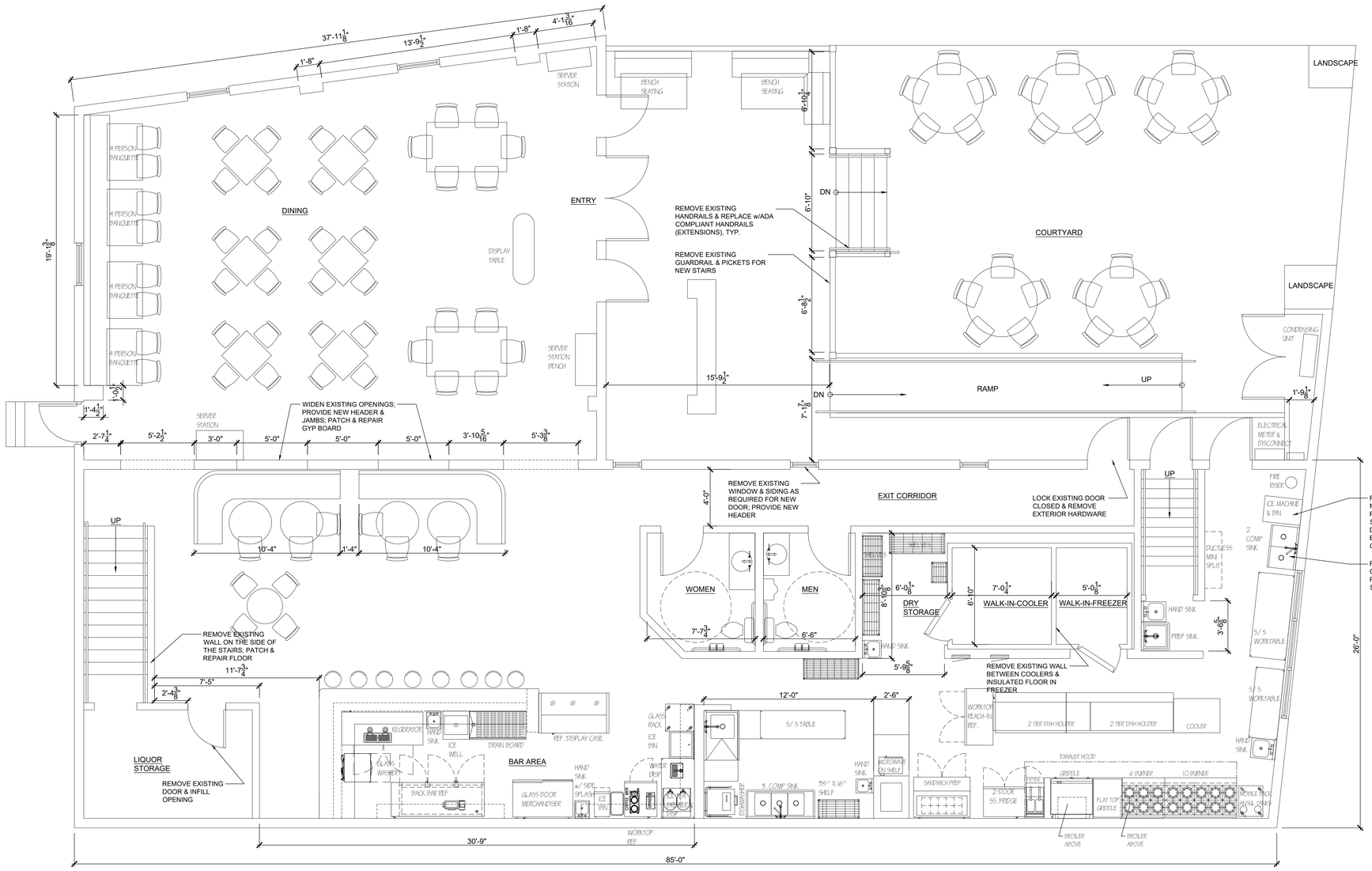
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A-1

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EXISTING FIRST FLOOR PLAN

SCALE: 1/4"=1'0"

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SHEET TITLE: EXISTING FIRST FLOOR PLAN

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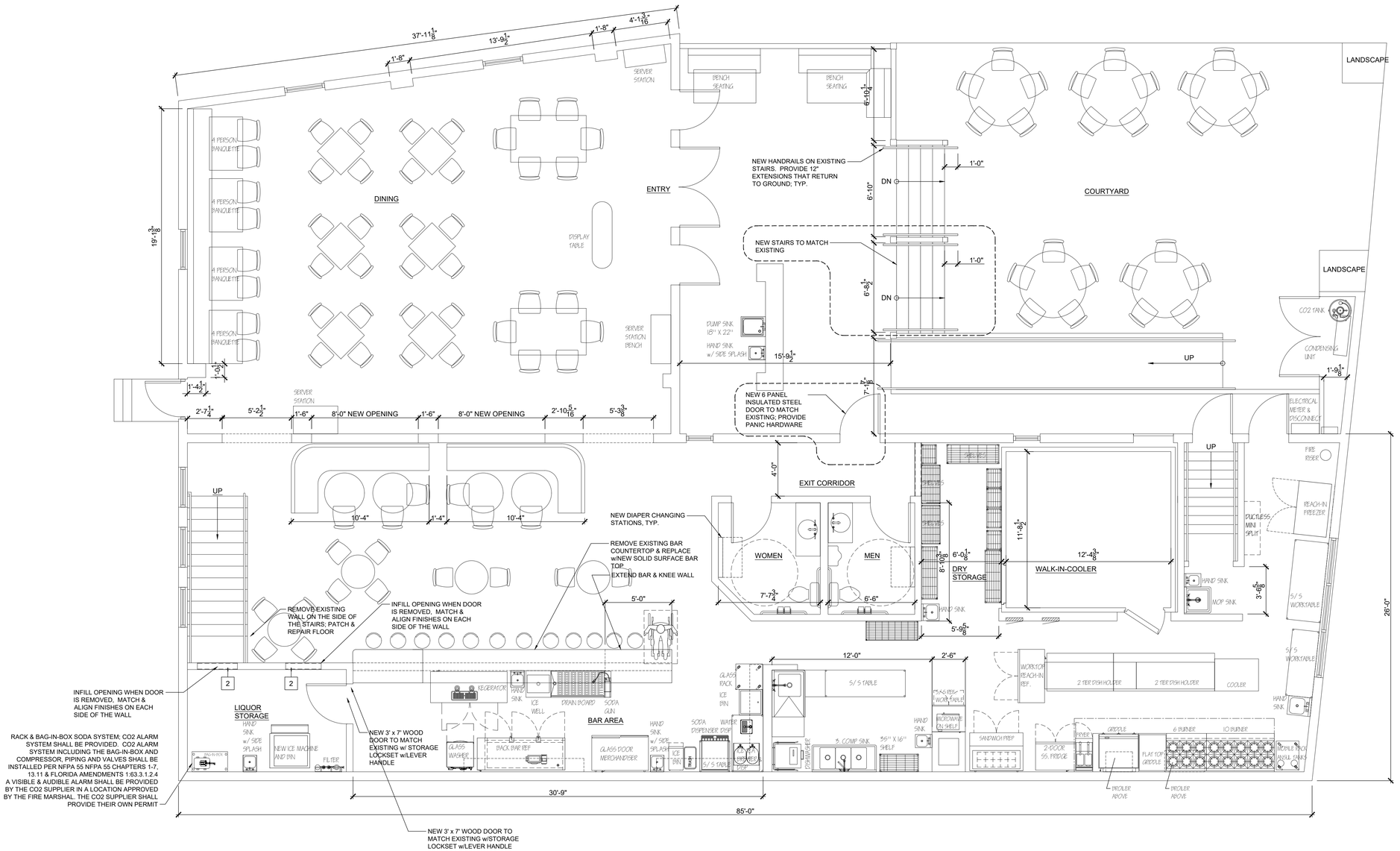
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NEW FIRST FLOOR PLAN

SCALE: 1/4"=1'0"

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SHEET TITLE: NEW FIRST FLOOR PLAN

NO.	DATE	REVISION

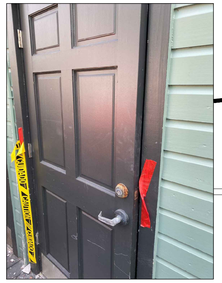
DRAWN BY:	CAS
CHECKED BY:	CAS
DATE:	09-16-25

SHEET

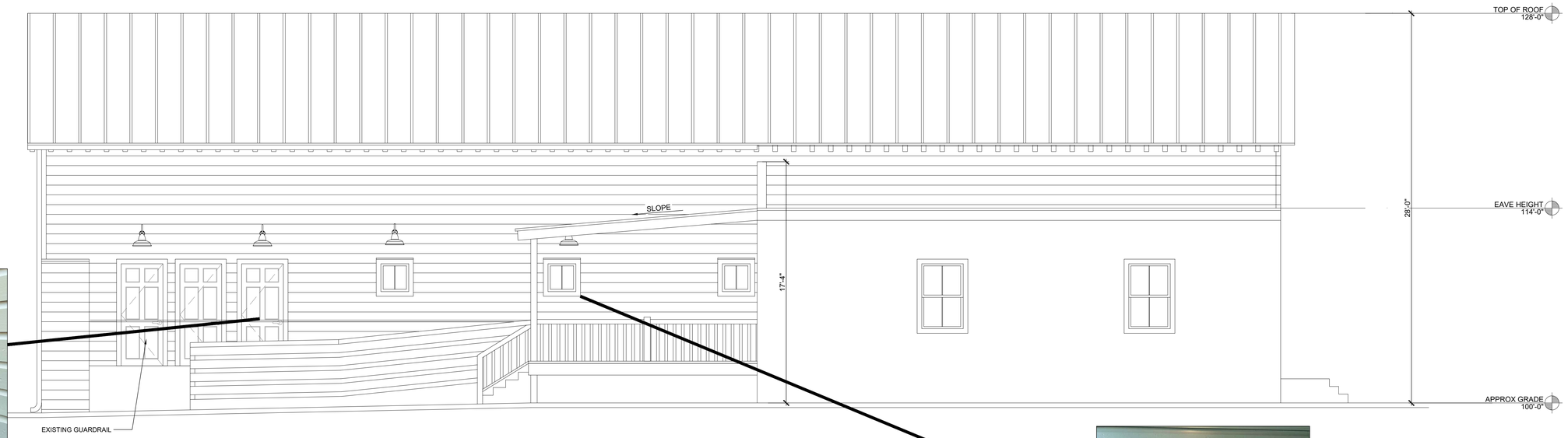
A-1.2

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EXISTING DOOR



NORTH ELEVATION

SCALE: 1/4"=1-0'

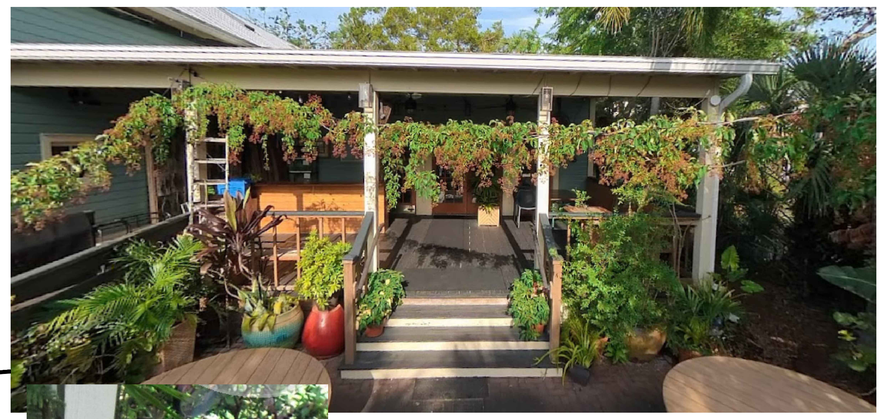


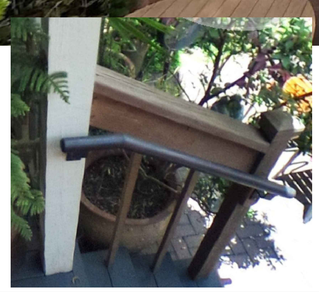
EXISTING INSULATED WINDOW & SIDING



EAST ELEVATION

SCALE: 1/4"=1-0'





EXISTING STAIR & RAILING ELEVATIONS

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SHEET TITLE: EXISTING ELEVATIONS

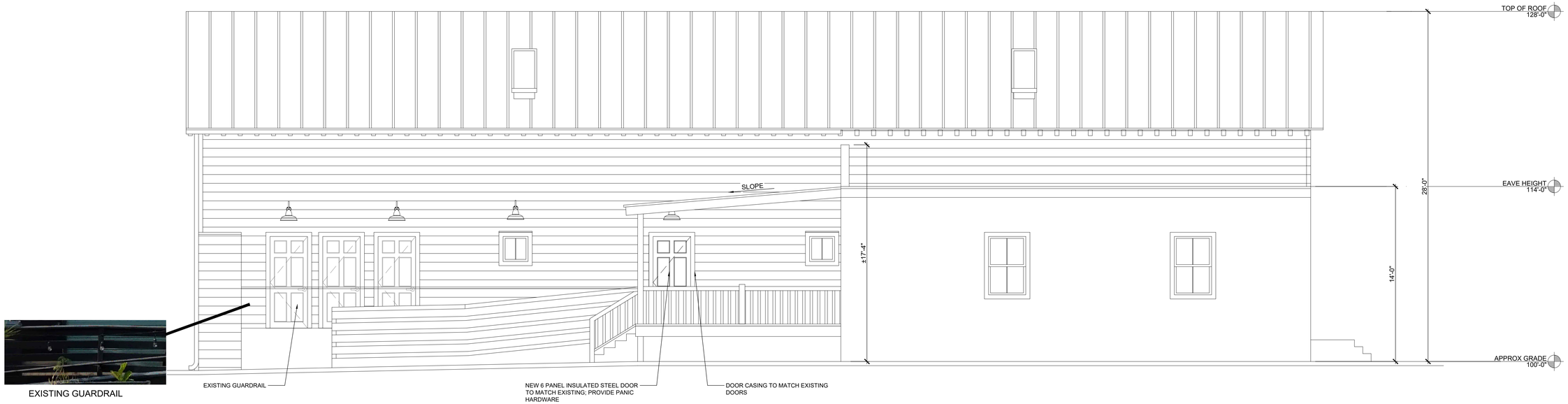
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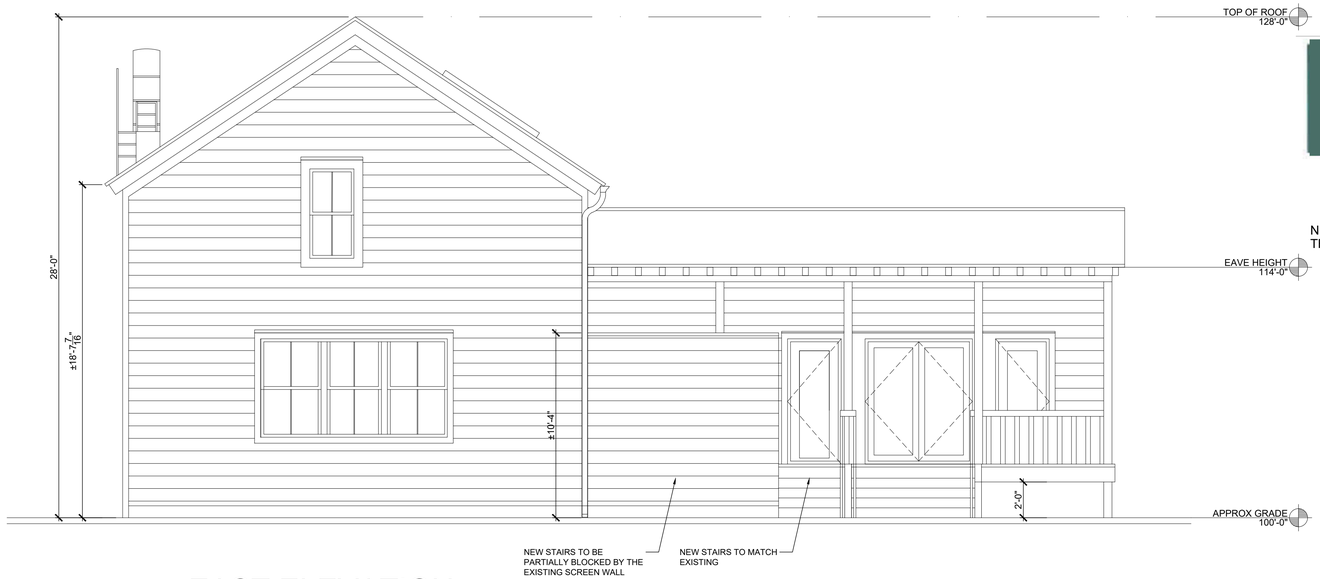
A-2

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Planning & Building Department



NORTH ELEVATION

SCALE: 1/4"=1-0'



EAST ELEVATION

SCALE: 1/4"=1-0'

ZONING CLASS - HISTORIC PRESERVATION (HP-2)

Dark Blue Green
(Match: Raging Sea SW 6474)

NEW EXTERIOR PAINT FOR THE MAIN COLOR

Colonial Revival Ivory
(Match: Roycroft Vellum SW 2833)

NEW EXTERIOR PAINT FOR THE MAIN COLOR

EXISTING EXTERIOR ELEVATION

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SHEET TITLE: NEW ELEVATIONS

NO.	DATE	REVISION

DRAWN BY:	CAS
CHECKED BY:	CAS
DATE:	09-16-25

SHEET

A-2.1

Instr #2025009593 BK: 6095 PG: 473, Filed & Recorded: 2/7/2025 12:45 PM #Pgs:4 Doc. D $26,250.00
Brandon J. Patty,Clerk of the Circuit Court and County Comptroller St. JohnsCounty FL Recording $35.50

This Instrument Prepared By:
Allyson B. Currie.
Upchurch, Bailey and Upchurch, P.A.
780 N. Ponce de Leon Blvd.
St. Augustine, Florida 32084
FN: 17-24-189

$3,750,000.00 - Purchase Price

WARRANTY DEED

THIS INDENTURE, made this 6th day of February, 2025, by Hale Hale LLC, a Florida limited liability company, whose post office address is 37 White Street East, St. Augustine, FL 32080 ("Grantor"), to La Joyawood LLC, a Florida limited liability company, whose post office address is 1560 Business Center Drive, Suite 14, Fleming Island, Florida 32003 ("Grantee").

COPY

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of Ten and No/100's Dollars ($10.00), and other good and valuable considerations to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, its successors and assigns forever, the following described land in St. Johns County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF (the "Property").

PARCEL IDENTIFICATION NO. 198340-0000

SUBJECT TO MATTERS CONTAINED ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

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

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK
SIGNATURES ON FOLLOWING PAGE

IN WITNESS WHEREOF, Grantor has executed and delivered this Warranty Deed under seal as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

Witness Sally A. Gaddy
(type name of witness)
780 N. Ponce de Leon Blvd.
St. Augustine, FL 32084
Address

Witness Allyson B Currie
(type name of witness)
780 N. Ponce de Leon Blvd.
St. Augustine, FL 32084
Address

HALE HALE LLC, a Florida
limited liability company

By: Eugenia McNally
Eugenia McNally
Manager

By:
Jeffrey McNally
Manager

COPY

STATE OF FLORIDA
COUNTY OF ST. JOHNS

THE FOREGOING instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 6th day of ~~January~~ February, 2025, by Eugenia McNally and Jeffrey McNally, as managers of Hale Hale LLC, a Florida limited liability company, on behalf of the company,who (__) are personally known to me or (X) have produced valid driver's licenses as identification.

Notary Public, State of Florida

SALLY A. GADDY
MY COMMISSION # HH 151998
EXPIRES: July 12, 2025
Bonded Thru Notary Public Underwriters

EXHIBIT "A"

Part of Lot 8 of Block 18 of the City of St. Augustine, according to Official Map of St. Augustine, Florida, dated January 1, 1905, being more fully described as follows:

BEGINNING at a United States Marble monument in the West line of Spanish Street, which marks the Southeast corner of the Old Dragoon Stable Lot; thence North along the West line of Spanish Street, Sixty-Seven (67) feet, Two (2) inches, to iron pipe for corner; thence in a Southwesterly direction with the South boundary line of tract formerly belonging to Albert Lewis, Ninety (90) feet, Three (3) inches, to iron pipe for corner; thence South with the East line of another tract formerly belonging to Albert Lewis, Fifty (50) feet, Six (6) inches, to a point (iron pipe) in the South line of said Dragoon Stable Lot; thence East along the South line of Dragoon Stable Lot Eighty-Eight (88) feet, Six (6) inches, to the Place of Beginning.

EXCEPT the East 34.5 feet of the North Nine (9) feet, of the above described parcel of land as shown in O.R. Book 12, page 602, to Security Federal, Public Records of St. Johns County, Florida.

COPY

EXHIBIT "B"

1. Taxes and assessments for the year 2025 and subsequent years, which are not yet due and payable.

2. All matters contained on the Plat of the City of St. Augustine, according to the Official Map of St. Augustine, Florida as recorded in the Public Records of St. Johns County, Florida.

3. Resolution No. 2015-375 as recorded in O.R. Book 4126, Page 962, Public Records of St. Johns County, Florida.

4. Resolution No. 2015-38 as recorded in O.R. Book 4158, Page 1963, Public Records of St. Johns County, Florida.

5. Matters disclosed on the survey dated December 7, 2018, referencing Job No. 22-0754, prepared by Nicholas H. Franklin, P.L.S.

6. Parties in possession pursuant to unrecorded Lease.

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

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	1983400000
Location	72 SPANISH ST
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	Restaurants Stand Alone Historic (COM) (610.02)
Tax Description*	CITY OF ST AUG S67.2FT OF LOT 8 BLK 18 (EX N9 OF E34.25FT TO SECURITY FEDERAL IN OR12/602) OR6095/473 *The Description above is not to be used on legal documents.
Property Use Code	Restaurants & Cafeterias (Owner Occupied) (2105)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
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



Skip to main content

Owner Information

Owner Name	LA Joyawood LLC 100%
Mailing Address	1560 BUSINESS CENTER DR STE 14 PLEMING ISLAND FL 32003-0000

St. Johns County, FL

Exemption Information

Exemption Type	Status	Amount
Historical Exemptions		$1,405,410

Map



Valuation Information

Assessed Year	2025
Building Value	$1,527,373.00
Extra Features Value	$16,175.00
Total Land Value	$926,100.00
Agricultural (Assessed) Value	$0.00
Agricultural (Market) Value	$0.00
Just Market	**$2,469,648.00**
Total Deferred	$0.00
Assessed Value	**$2,469,648.00**
Total Exemptions	$1,405,410.00
Taxable Value	**$1,064,238.00**

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

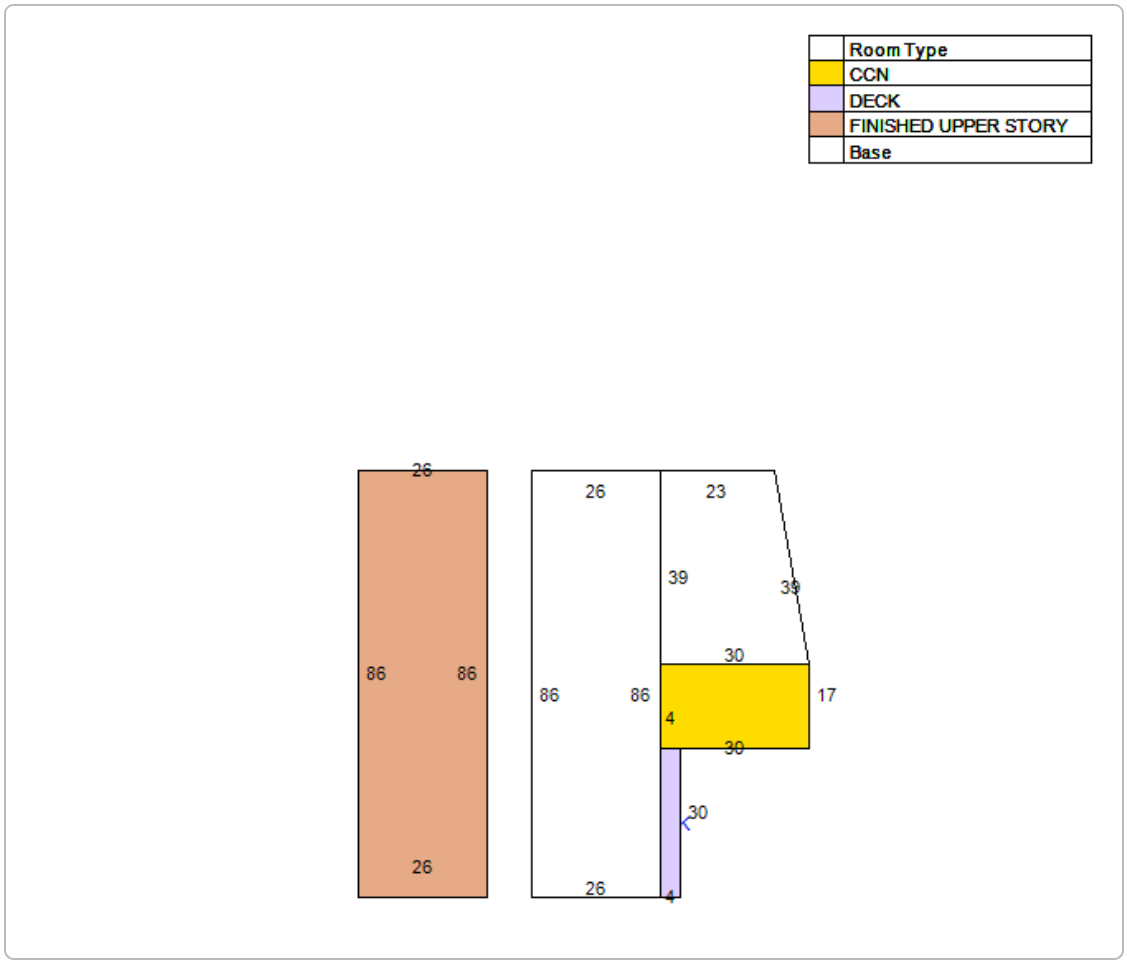
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2024	$1,394,063	$17,051	$926,100	$0
2023	$1,431,218	$15,931	$926,100	$0
2022	$489,864	$17,505	$370,440	$0
2021	$555,384	$18,529	$296,352	$0
2020	$565,226	$14,758	$308,700	$0
2019	$545,455	$14,871	$308,700	$0
2018	$561,266	$15,669	$222,264	$0
2017	$577,076	$16,373	$222,264	$0
2016	$592,887	$17,172	$222,264	$0
2015	$86,509	$4,140	$200,655	$0
2014	$15,078	$1,631	$158,980	$0

Building Information

Building	1	**Roof Cover**	Modular Metal
Building Value	$1,527,373	**Roof Structure**	Wood Truss
Year Built	1930	**Interior Flooring**	Pine Wood, Ceramic Tile, Hardwood
Actual Area	6136	**Interior Wall**	Drywall
Conditioned Area	5506	**Heating Type**	Air Duct
Use	Restaurants & Cafeterias	**Air Conditioning**	Central
Style	04	**Bedrooms**	
Exterior Wall	Wood	**Baths**	

Description	Square Footage
BASE AREA	1034
FINISHED UPPER STORY	2236
BASE AREA	2236
FINISHED DECK	120
FINISHED CANOPY	510
Total SqFt	6136

Sketch Information



Extra Feature Information

Code Description	Status	Value
Sprinkler Wet (COM)		6927
Brick Pavers (COM)		4493
Handicap Ramp (COM)		2195
Brick Pavers (COM)		2560

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Restaurants & Cafeterias	58	98	6174	SF	$926,100

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
2/7/2025	2/6/2025	$3,750,000.00	WARRANTY DEED	6095	473	Q	I	HALE HALE LLC	LA JOYAWOOD LLC
10/3/2022	9/28/2022	$2,800,000.00	WARRANTY DEED	5641	1128	Q	I	ERT ASSET MANAGEMENT LLC	HALE HALE LLC
12/21/2015	12/17/2015	$0.00	RESOLUTION	4126	962	U	I	ST JOHNS COUNTY BOARD OF COUTY COMMINSSIONERS	ERT ASSET MANAGEMENT LLC
3/7/2016	11/9/2015	$0.00	RESOLUTION	4158	1963	U	I	CITY OF ST AUGUSTINE	ERT ASSET MANAGEMENT LLC
1/20/2015	1/15/2015	$360,000.00	WARRANTY DEED	3977	1367	Q	I	GAMSEY PEARL W REVOCABLE LIVING TRUST	ERT ASSET MANAGEMENT LLC
4/11/2014	4/9/2014	$100.00	WARRANTY DEED	3867	635	U	I	GAMSEY PEARL	GAMSEY PEARL W REVOCABLE LIVING TRUST
	1/1/1977	$63,500.00		340	662	U	I		GAMSEY JEROME,PEARL



Detail by Entity Name

Florida Profit Corporation
DOHERTY SOMMERS ARCHITECTS ENGINEERS, INC.

Filing Information

Document Number	P01000058482
FEI/EIN Number	06-1684900
Date Filed	06/08/2001
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Status	ACTIVE
Last Event	AMENDMENT AND NAME CHANGE
Event Date Filed	01/29/2003
Event Effective Date	NONE

Principal Address

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Changed: 04/16/2008

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Changed: 04/16/2008

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Name Changed: 01/09/2025

Address Changed: 01/09/2025

Officer/Director Detail

Name & Address

Title President

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Annual Reports

Report Year	Filed Date
2023	01/23/2023
2024	01/15/2024
2025	01/09/2025

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01/29/2003 -- Amendment and Name Change	View image in PDF format
04/25/2002 -- ANNUAL REPORT	View image in PDF format
06/08/2001 -- Domestic Profit	View image in PDF format



Detail by Entity Name

Florida Limited Liability Company
JVI CONSTRUCTION GROUP LLC

Filing Information

Document Number	L19000050698
FEI/EIN Number	83-3779840
Date Filed	02/20/2019
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	02/24/2020
Event Effective Date	NONE

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Changed: 08/10/2023

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Annual Reports

Report Year	Filed Date
2023	01/10/2023
2024	01/05/2024
2025	01/18/2025

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01/09/2021 -- ANNUAL REPORT	View image in PDF format
06/08/2020 -- ANNUAL REPORT	View image in PDF format
02/24/2020 -- LC Amendment	View image in PDF format
02/20/2019 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

Detail by Entity Name

Florida Limited Liability Company
LA JOYAWOOD LLC

Filing Information

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State	FL
Status	ACTIVE

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Annual Reports

Report Year	Filed Date
2023	03/09/2023
2024	01/26/2024
2025	04/24/2025

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03/28/2022 -- ANNUAL REPORT	View image in PDF format
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Florida Department of State, Division of Corporations

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for October 16, 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 September 18, 2025 HARB meeting)*

The review of the proposed modifications to the existing historic bank tower building will be the focus for 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:	7(a)	Previous Action(s):	PZB2024-0041 OOA HP2022-0039 (not approved) and HP2024-0055

STAFF SUMMARY AND ANALYSIS:

1. Overall, the proposed project is related to an adaptive use of the significant historic buildings and visually prominent, 24 Cathedral Place, which was designed by architect F.A. Hollingsworth, and 22 Cathedral Place. The 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. If the reader is new to this proposed project, a context of the historic buildings/property, staff summaries/analysis, and HARB's concerns or observations from previous hearings are included in staff report packets from the past meetings.
2. This Certificate of Appropriateness (COA) application was first heard at the August 21, 2025 HARB meeting, when only the landscape, hardscape, and streetscape plans were reviewed. At the September 18, 2025 HARB meeting (minutes in the attachments), HARB continued the application after reviewing the proposed designs for the new building(s) to be located on what is currently a surface parking lot that fronts Charlotte and Treasury Streets, along with some of the modifications to the landscape, hardscape, and streetscape plans, which were revised to incorporate recommendations of the Board. **Planned work to the existing historic building will be focused on in this meeting's review, along with the further revised designs for the courtyard gates proposed to face Charlotte and Treasury Streets.**
3. 24 Cathedral Place's construction began in 1926 and completed in 1928, according to the history of the building that accompanies the Florida Master Site File (FMSF). In 1956, additions were constructed on the north side of the bank tower, and an eastern addition, designed by Bank-Building Corporation of America (the largest designer of financial buildings globally), in 1970. A restoration took place in 1987 to return the façade back to its late 1920s original design. Just to the east of the Cathedral Basilica and north of the Plaza, the eight-story tower building is the tallest in St. Augustine and is one of the key features of the city's skyline.
4. Architectural elevations from the original plan set were included and plans submitted for this meeting's application packet show that the historic exterior elevations will not visually change significantly. The project scope for 24 Cathedral Place includes restoring the existing terra cotta details and to paint to match the existing color, to restore and paint the exterior stucco finish material of the tower building, and to restore the balustrade railings of the balconets/balconettes/Juliette balconies. **Additional details should be provided for architectural elements that are proposed to be "restored" on the submitted plans and clarification given if replacement is planned for these.**
5. **The primary replacements noted on the plans are for the windows and doors:**
   Windows- A nearly identical match exists when comparing the existing with the historic fenestration pattern shown on the original elevation drawings. According to the applicant, 1/1 aluminum window sashes (likely replacements) are on the existing tower, with the exception of the decorative variation of a Venetian window towards the center point of the tower's front façade/south elevation that may have wood sashes. New aluminum 1/1 windows with a white color finish are proposed as replacements, with specifications requested by staff. No evidence has confirmed the material of the original window sashes of the tower. The large-scaled arched window openings divided with smaller squares of glass at the base of the tower will be restored to the original mullion division design with rectangular panes of glass.
   Doors- Likewise, the application packet calls for a replacement front door in mahogany to match the existing wood paneled doors with a lite that extends about two-thirds of the paired doors' height. Like the windows, additional details will be needed to confirm if the proposed replacement is appropriate. Gold, possibly brass or metal plated, doors are on the historic elevation drawings, but so far, no photographs have been found to document those ever on the building.

STAFF SUMMARY AND ANALYSIS (continued):

6. **Terra Cotta Restoration:** Many decorative terra cotta details adorn 24 Cathedral, but some elements are visibly missing like some of the terra cotta hoods with rounded arch cut outs which crown the upper row of windows along the east and west side elevations. An architectural conservator who specializes in terra cotta should be consulted to determine the appropriate repair materials and finish rather than just using paint to cover up these special architectural features.
7. **Stucco Restoration:** Care should be taken that appropriate repairs, techniques, materials, and finishes, are used to avoid negatively impacting the existing historic building fabric and finishes. Professionals with experience in historic stucco should be consulted.
8. At the September 18, 2025 meeting, **the revised landscape, hardscape, and streetscape plans were reviewed**: 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 did not think this major shift to highly decorative metal gates was compatible for buildings that are to replicate architecture developed during the Colonial Period (1565 to 1821). New designs for the gates were submitted again for HARB's review and show a return to use of wood combined with simple decorative metal openings or gates with simplified metal detailing.

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, the NHL, NRHD, and HP-2 Zoning District, and will be the least possible impact to existing archaeological resources.

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 time to provide more specifications of the proposed elements and to incorporate any revisions recommended by the HARB to the proposed new buildings fronting Charlotte and Treasury Streets, the landscape, hardscape, and streetscape plans, and the proposed rehabilitation/restoration for the existing historic buildings.

Julie Courtney
Julie Courtney, Historic Preservation Officer

SUMMARY SCOPE OF WORK:

1. Rehabilitation of the existing historic buildings exterior and architectural features at 24 Cathedral Place, including:
    a. Replace 1/1 Aluminum window sashes with aluminum windows finished in white (specs needed)
    b. Replace paired wood paneled front doors with mahogany wood doors (details needed)
    c. Restore the large-scaled arched window openings at the base of the tower by replacing to match divisions and rectangular panes of glass visible in original elevation drawings of architectural plans (details needed)
    d. Restore terra cotta details and repaint to match existing
    e. Restore and paint the exterior stucco finish material of the tower building
    f. Restore the balustrade railings of the balconets/balconettes/Juliette balconies
2. **Confirmation is needed if there is a proposed project scope for 22 Cathedral Place**
3. To construct 2, 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.
4. Incorporate 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.

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.

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**

FOR THE FOCUS OF THE REHABILITATION OF THE EXISTING TOWER BUILDING, THESE RELATED SECTIONS USED TO EVALUATE THE OTHER PROPOSED WORK SCOPES WERE NOT INCLDUED IN THIS MEETING'S REPORT:

New Construction, Pre-1821 architectural designs, pages from Manucy's book *The Houses of St. Augustine,* Site Features, Landscaping and Historic Plant Materials

Exterior Finishes

Masonry

Do...

- Identify, retain and preserve masonry features that are important to defining the overall character of the building such as walls, brackets, railings, cornices, window architraves, door pediments, steps and columns; and joint and unit size, tooling and bonding patterns, coatings and color.
- Protect and maintain masonry by providing proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in carved decorative features.
- Evaluate and treat the various causes of deterioration such as leaking roofs and gutters, differential settlement of the building, capillary action or extreme weather exposure.
- Evaluate the overall condition of the masonry to determine whether repairs rather than protection and maintenance are required.
- Clean masonry surfaces with the gentlest method possible, such as water and detergents and natural bristle brushes.
- Repair masonry walls and other masonry features by repointing the mortar joints where there is evidence of deterioration such as disintegrating mortar, cracks in mortar joints, loose bricks, damp walls or damaged plaster work.
- Duplicate the original mortar in strength, composition, color and texture.
- Repair masonry features by patching, piecing in or consolidating the masonry using recognized preservation methods. Repair may include the limited replacement in kind or with compatible substitute materials of those extensively deteriorated or missing parts of masonry features when there are surviving prototypes.
- Apply new or non-historic surface treatments such as water-repellent coatings to masonry only after repointing and only if masonry repairs have failed to arrest water penetration problems.
- Replace in kind an entire masonry feature that is too deteriorated to repair, if the overall form and detailing are still evident, using the physical evidence to guide the new work. Examples can include large sections of a wall, a cornice, balustrade, column or stairway. If using the same kind of material is not feasible, then a compatible substitute material may be considered.
- Retain stucco that is an important decorative or stylistic feature of the building.

- Repair stucco by removing the damaged material and patching with new stucco that duplicates the old in strength, composition, color and texture.

Don't...

- Remove or substantially alter masonry features which are important in defining the overall historical character of the building so that the character is diminished.
- Replace or rebuild major portions of exterior walls that could be repaired, which would make the building essentially new construction.
- Clean masonry to create a new appearance, thus needlessly introducing chemicals or moisture to historic materials.
- Clean without first testing to determine the effects of the method.
- Clean with water or liquid chemical solutions when there is a possibility of freezing temperatures. Don't clean with chemical products that will damage masonry or leave chemicals on masonry surfaces.
- Use high-pressure water cleaning that will damage historic masonry and mortar joints.
- Create a new appearance by applying stucco over brick or masonry that has been historically uncoated.
- Use a substitute material for the replacement part that does not convey the visual appearance of the remaining parts of the masonry feature or that is physically or chemically incompatible.
- Apply waterproof, water-repellent or non-historic treatments such as stucco over masonry as a substitute for repointing and masonry repairs. Coatings are frequently unnecessary, expensive and may change the appearance of historic masonry as well as accelerate its deterioration.
- Remove sound stucco or repair it with new stucco that is stronger than the original material or that does not convey the same visual finish.
- Remove or improperly treat decorative stucco.

Windows and Window Treatments

Do...

- Retain and repair window openings, frames, sash, glass, lintels, sills, pediments, architraves, hardware, shutters and balconies where they contribute to the architectural and historic character of the building.
- Conduct an in-depth survey of the conditions of existing windows, shutters and balconies early in rehabilitation planning so that repair and upgrading methods and possible replacement options can be fully explored.
- Protect and maintain the wood and architectural metal which comprise the windows (including frame, sash, muntins and surrounds), shutters and balconies through appropriate surface treatments such as cleaning, rust removal, limited paint removal and re-application of protective coating systems.
- Repair windows, shutters and balconies by patching, splicing, consolidating or otherwise reinforcing. Such repair may include replacement in kind of those parts that are either excessively deteriorated or are missing when there are surviving prototypes.
- Improve the thermal performance of existing windows through adding or replacing weatherstripping and adding storm windows which are compatible with the character of the building and which do not damage window frames.
- Replace missing or irreparable windows on significant elevations with new windows that match the original in material, size, general muntin and mullion proportion and configuration, and reflective qualities of the glass.
- Design and install new windows when the historic windows are completely missing. The replacement may be an accurate restoration using historical, pictorial and physical documentation; or may be a new design that is compatible with the window openings and the historic character of the building.

Don't...

- Introduce or change the location or size of windows and other openings that alter the architectural and historic character of the building.
- Replace window features on significant facades with historically and architecturally incompatible materials such as anodized aluminum, mirrored or tinted glass.
- Remove window features that can be repaired where such features contribute to the historic and architectural character of the building.

- Change the size or arrangement of window panes, muntins and rails where they contribute to the architectural and historic character of the building.
- Replace windows that contribute to the character of a building with those that are incompatible in size, configuration and reflective qualities or which alter the setback relationship between window and wall.
- Install heating and air conditioning units in window frames when the sash and frames may be damaged. Window installations should only be considered when all other viable heating and cooling systems would result in significant damage to historic materials. If installations prove necessary, window units should be placed on secondary elevations not visible from the public right-of-way.

Mediterranean Influence windows are double hung sash five-over-five or one-over-one. Tall multi-pane fixed and casement windows are also used. Fanlights and transoms are common. An arch motif is common. Balconies should be wrought iron.

FOR REVISED GATE DESIGN:

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.

LIST OF ATTACHMENTS: (Extra pages not related to the existing historic buildings at 22-24 Cathedral Place were removed for this meeting's packet)

1. Pages from the Architectural Guidelines for Historic Preservation (AGHP): Architectural Styles and Periods Section, inlcuding Mediterranean Influence Styles
2. Staff photographs of 22-24 Cathedral
3. Google StreetViews
4. 3-D Views
5. Florida Master Site File
6. Sanborn Maps
7. City Code Sec 28-286 PUD Purpose and Intent
8. Planning & Zoning Board (PZB) July 2, 2024 Meeting Final Order
9. HARB September 18, 2025 Meeting Minutes DRAFT

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





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





STAFF PHOTOGRAPHS
22-24 Cathedral Place





STAFF PHOTOGRAPHS
22-24 Cathedral Place





STAFF PHOTOGRAPHS
22-24 Cathedral Place





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22-24 Cathedral Place





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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

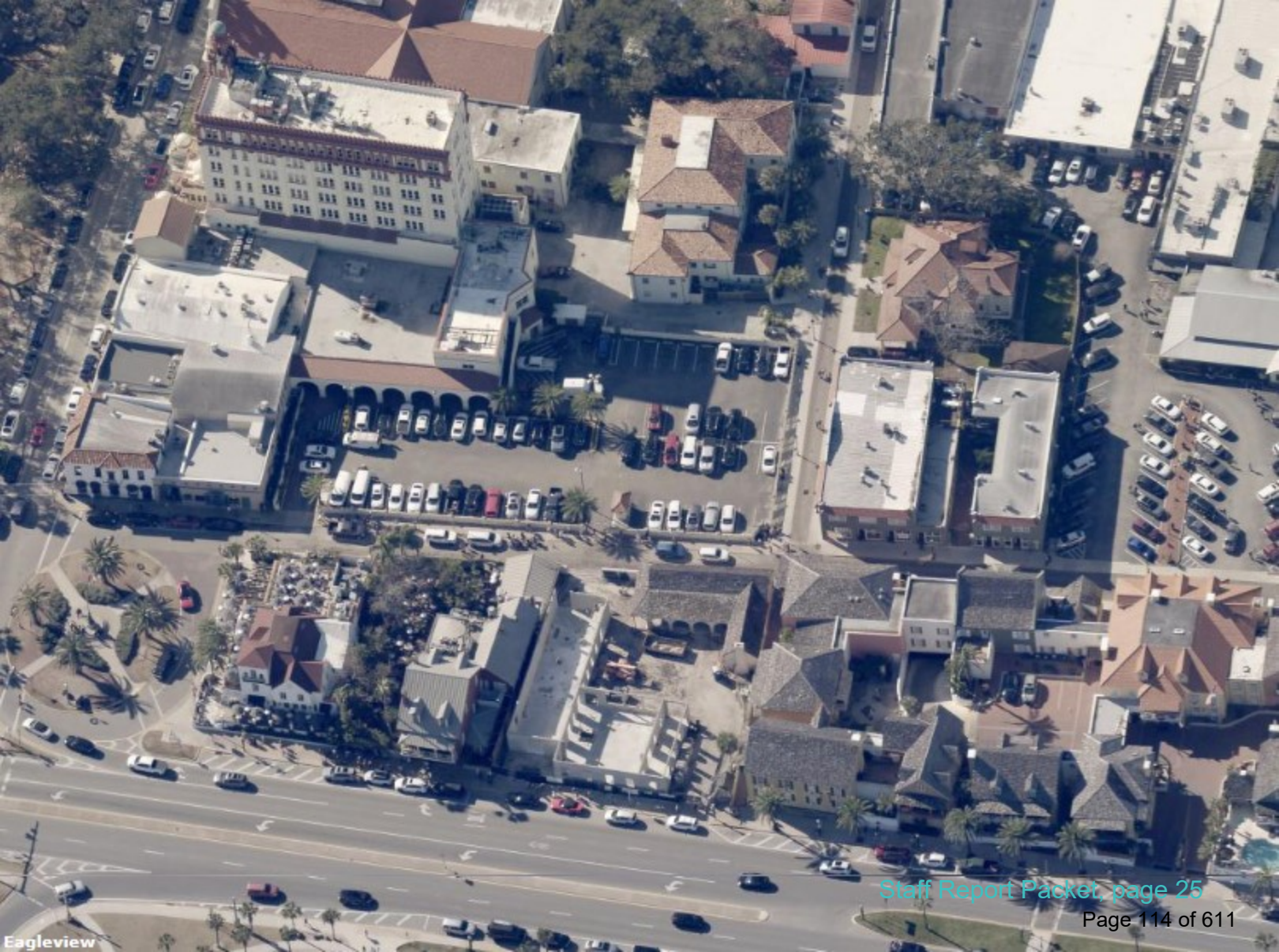
STAFF PHOTOGRAPHS
24 Cathedral Place





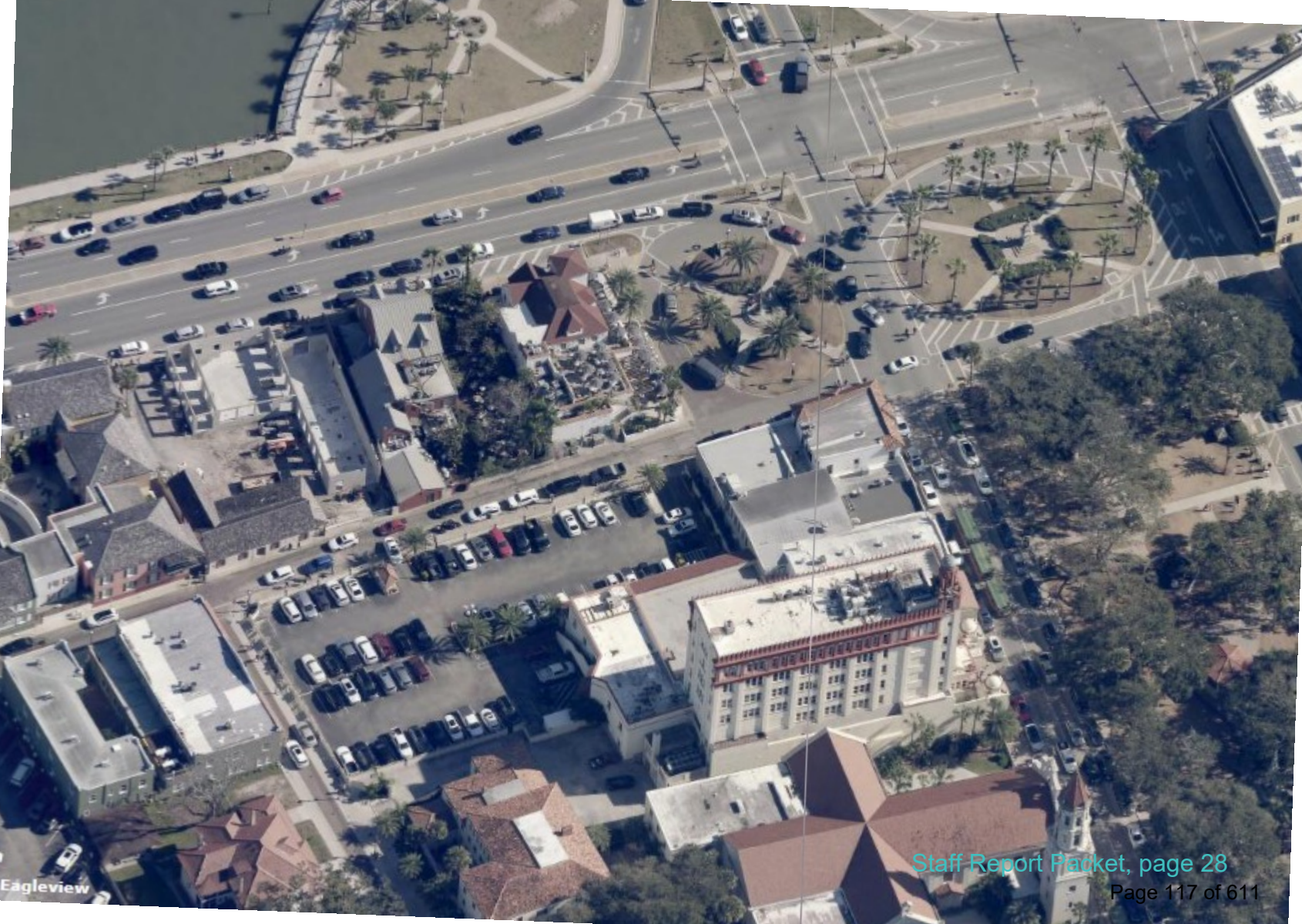
Looking south at rear elevation


ONE WAY
ONE WAY
NOTICE
Charlotte St
Google
Image capture: Jul 2018 © 2024 Google


Eagleview


agleview




Eagleview

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ400 1009==

Site Name: Atlantic Bank Building 830== Survey Date: 7809 820==

Address: 24-28 Cathedral Place, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 10 (block) West 72.8 of lots 5&6, and (lot) 868==

all 7, east 162.2 of lot 8 and east 135 feet of lot 9 (except 221/248 868==

Owner of Site: Name: Exchanged Bank of St. Augustine;

Address: P.O. Box 291

St. Augustine, FL 32084 902==

Occupant or Manager: 904==

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

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

UTM: 17 (zone) 469860 (easting) 3306760 (northing) 890== Location: T07S (T) R30E (R) S18 (S) 812==

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

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

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

I. SITE DESCRIPTION

Condition of Site:

(X) Excellent 863==

( ) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(X) Altered 858==

( ) Unaltered 858==

(X) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

II. SITE DESCRIPTION, continued.

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

Date: +1927 844== Period: 20th cent. 845== Culture: American 840==

Architect: Hollingsworth, F.A., St. Augustine, FL 32084 872==

Builder: San Marco Construction Company - St. Augustine, FL 32084 874==

Style: Mediterranean Revival 964==

Plan Type: 966==

Exterior Fabrics: Stucco, cast terra cota 854==

Structural Systems: Reinforced masonry 856==

Features of Structure: (942)

Window Type: DHS 1/1 942==

Foundation: 942==

Roof Type: Flay, parapet 942==

Secondary Roof Structures: Tower hoods, hip 942==

Porches & Balconies: 942==

Chimney Location: 942==

Materials: (882)

Chimney: 882==

Roof Surfacing: Flat, built up 882==

Ornament Exterior: Cast terra cota, ceramic tile, wrought iron carved brackets, pilasters, finial, broken pediment, cornices. 882==

Quantitative Data: (950-954)

Chimneys: 952== Dormers: 954== Stories: 8 950==

Other: 956==

Surroundings: Commercial 864==

Relationship to Surroundings: Faces plaza and is beside cathedral. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints



IV. SIGNIFICANCE

Areas of Significance: Architecture, Banking, Medicine, Commerce, Women, Law 920==

Statement of Significance: (911==)

ARCHITECTURE

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

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

(over)

V. BIBLIOGRAPHY

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

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

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

HISTORY

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

This commercial building at 24-28 Cathedral Place was built

Staff Report Packet, page 32

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 33

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.

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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.

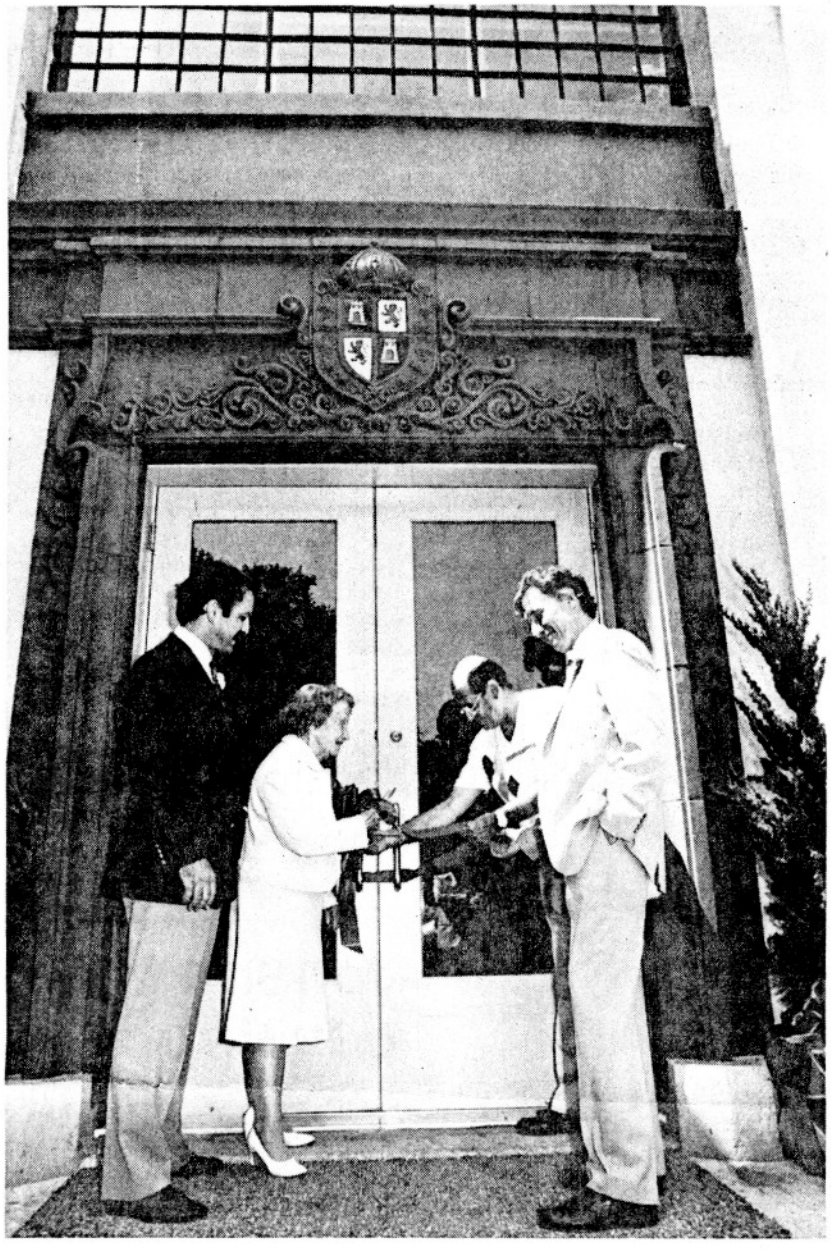
The original owner, First National Bank, was a victim of the Depression in 1929. During most of the 1930s the building housed a succession of enterprises including a warehouse, mercantile store and post office.

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

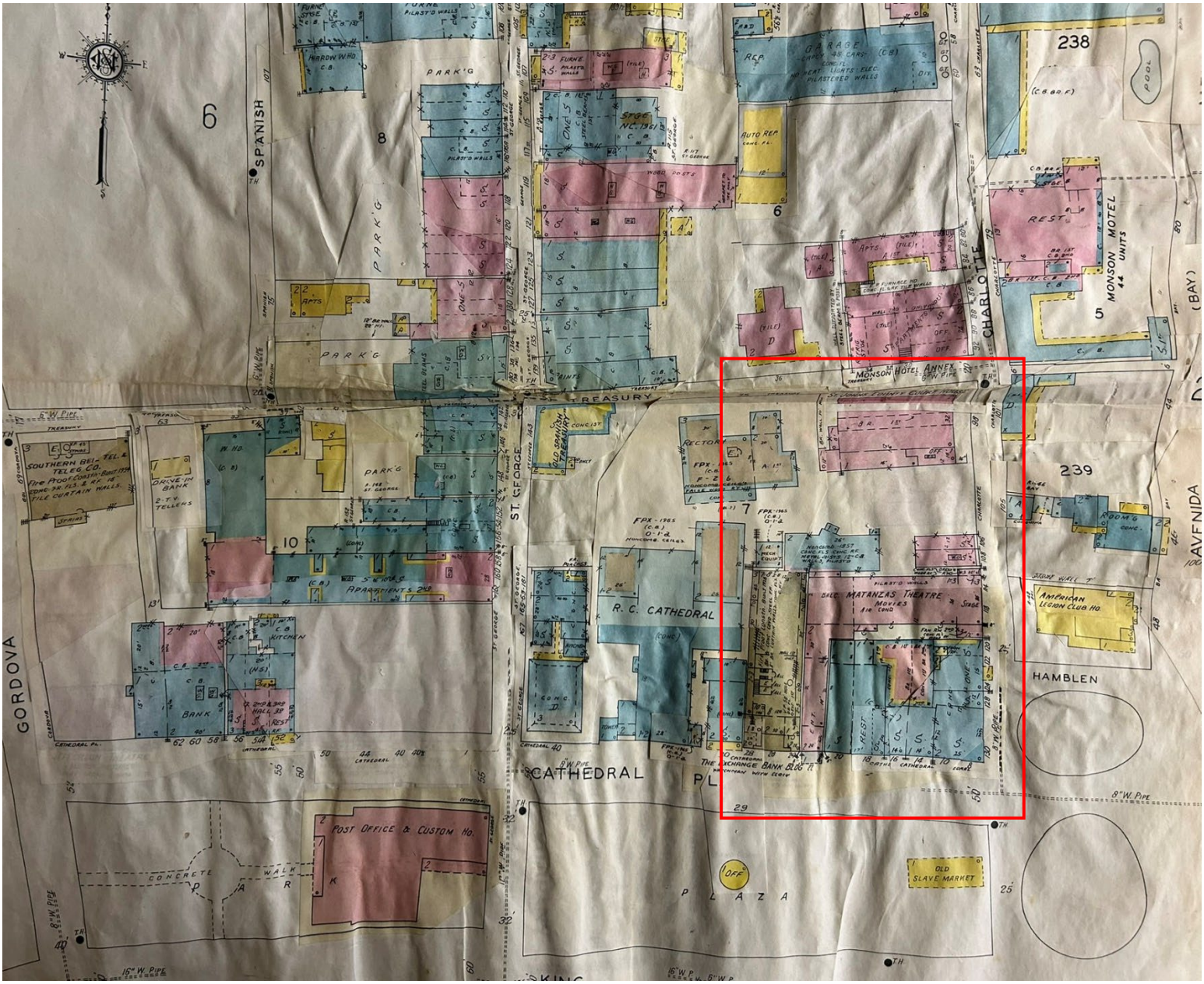
St Aug. Record Sept 8-9, 1979



Atlantic Bank towers over bayfront scene of oldest city

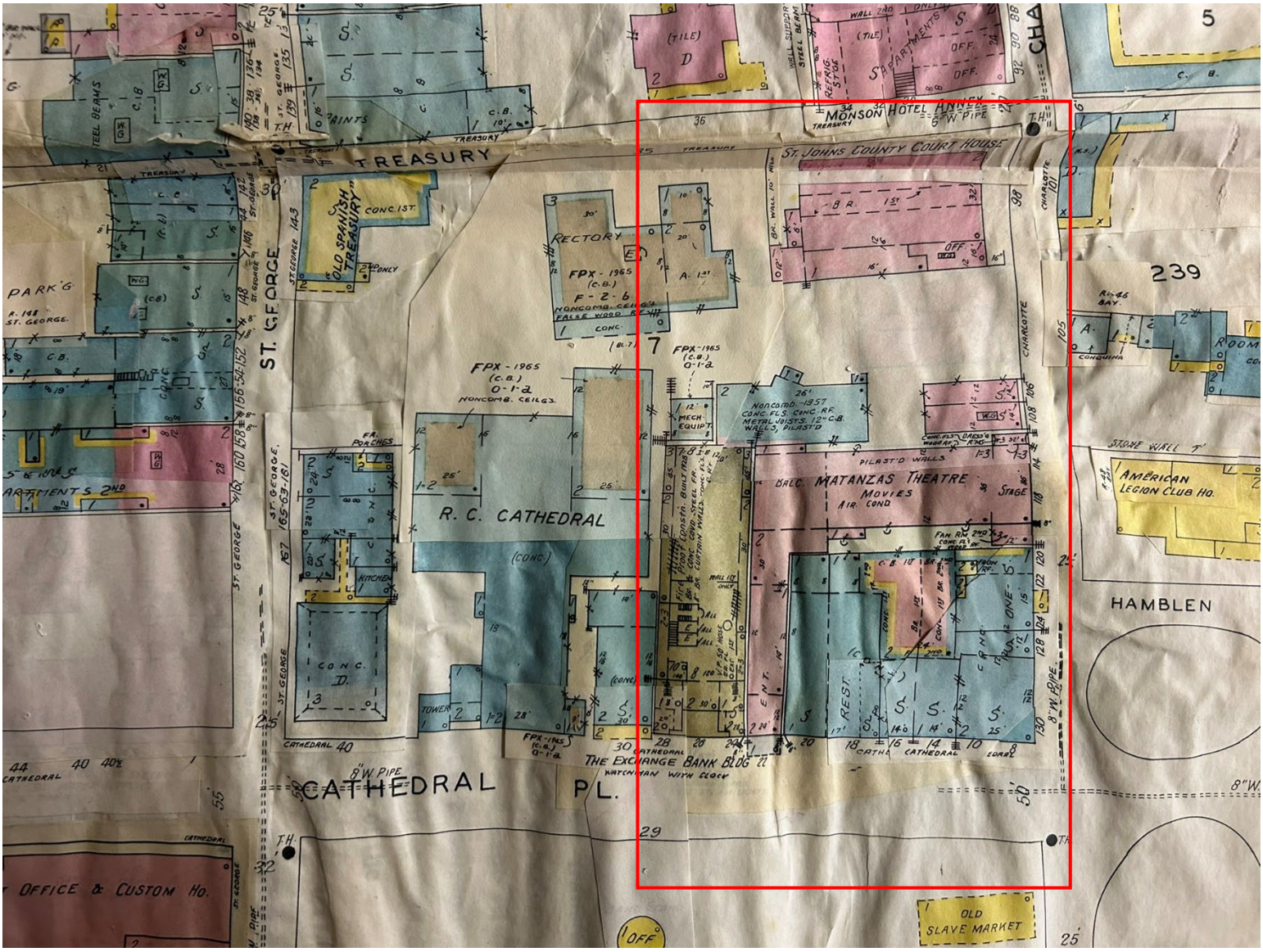
SANBORN MAPS (1930 basemap, revised to 1965)

24 Cathedral Place



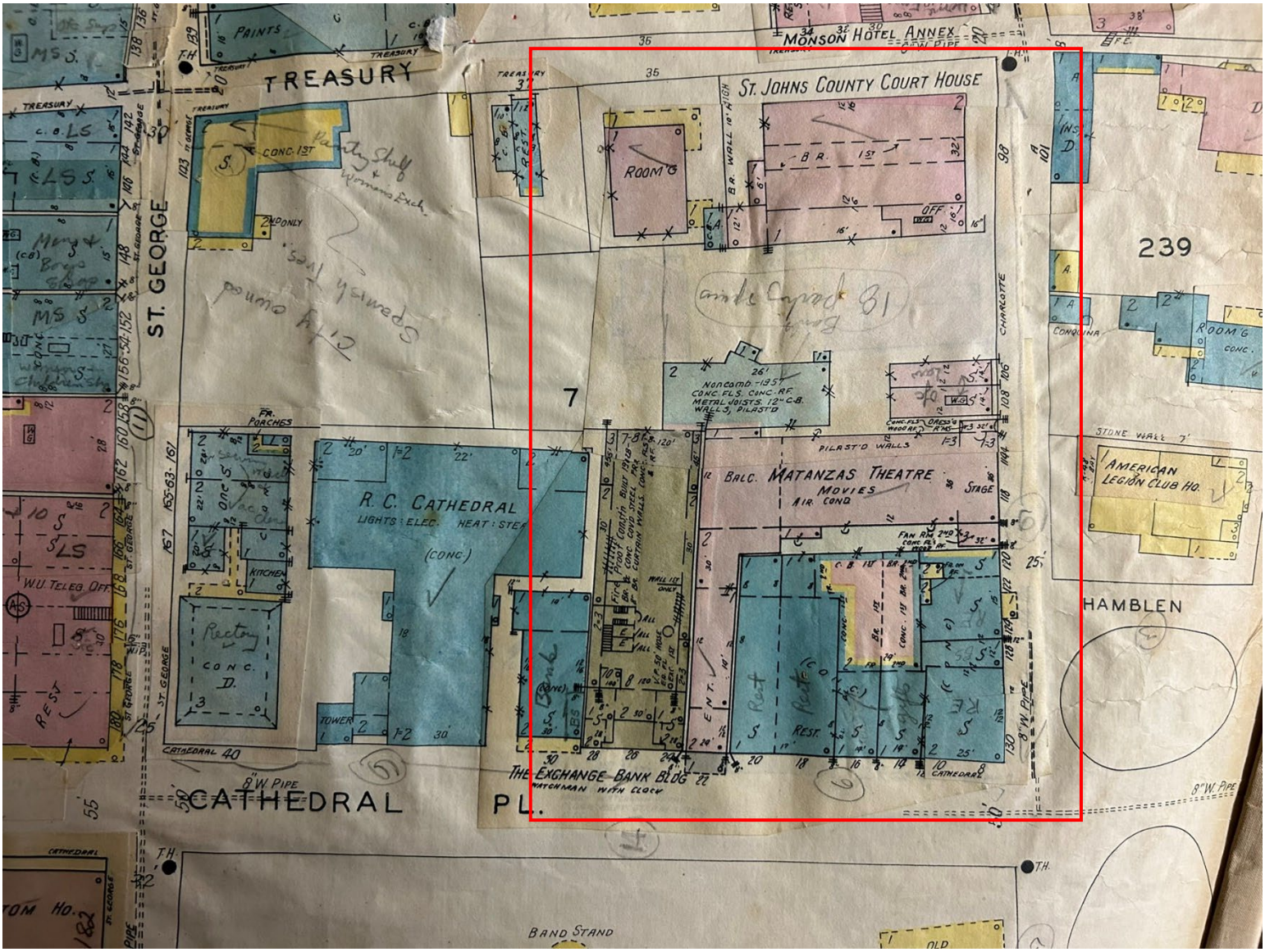
SANBORN MAPS (1930 basemap, revised to 1965)

24 Cathedral Place



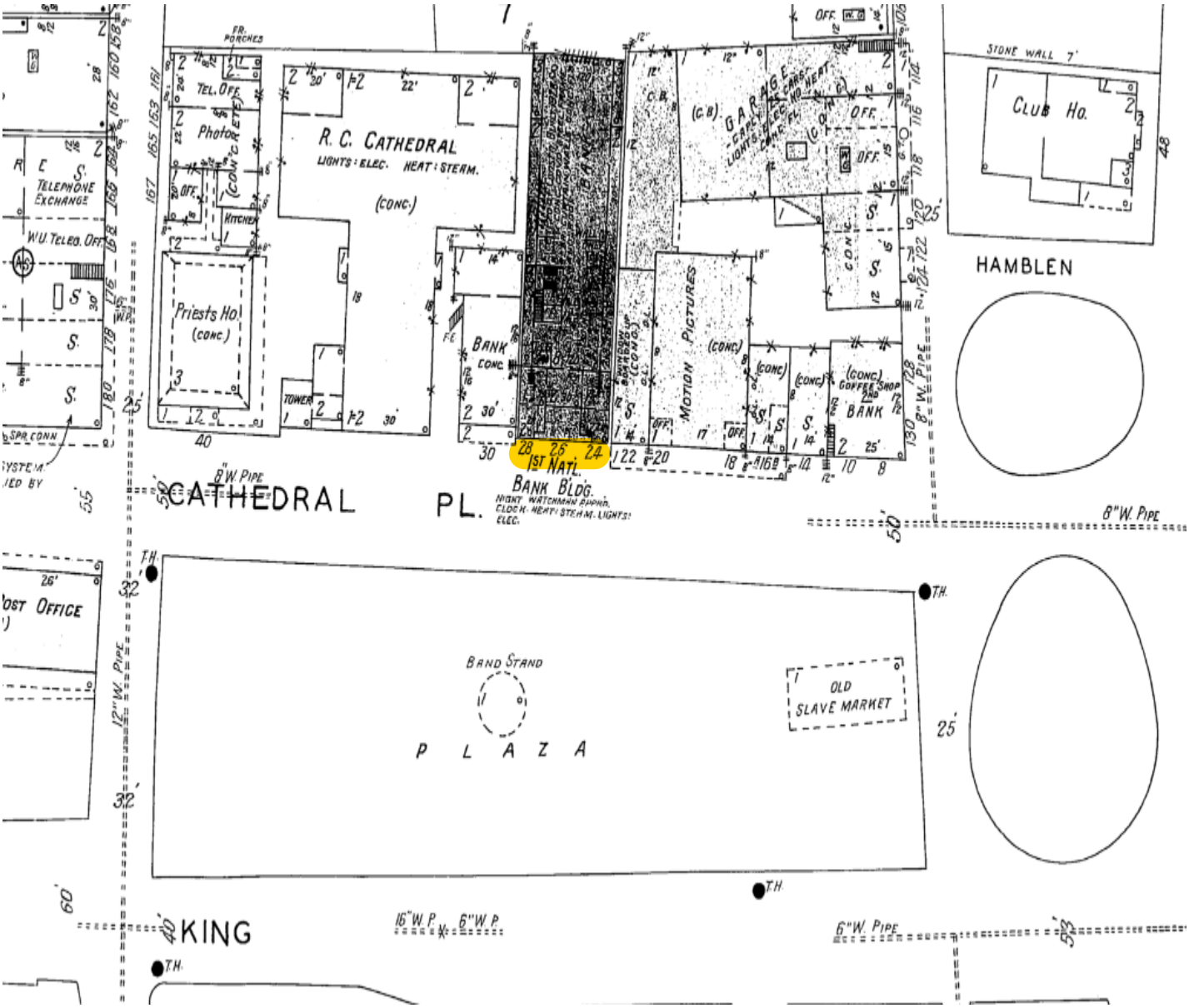
SANBORN MAPS (1930 basemap, revised to 1957)

24 Cathedral Place



ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Apr. 1930, Sheet 7

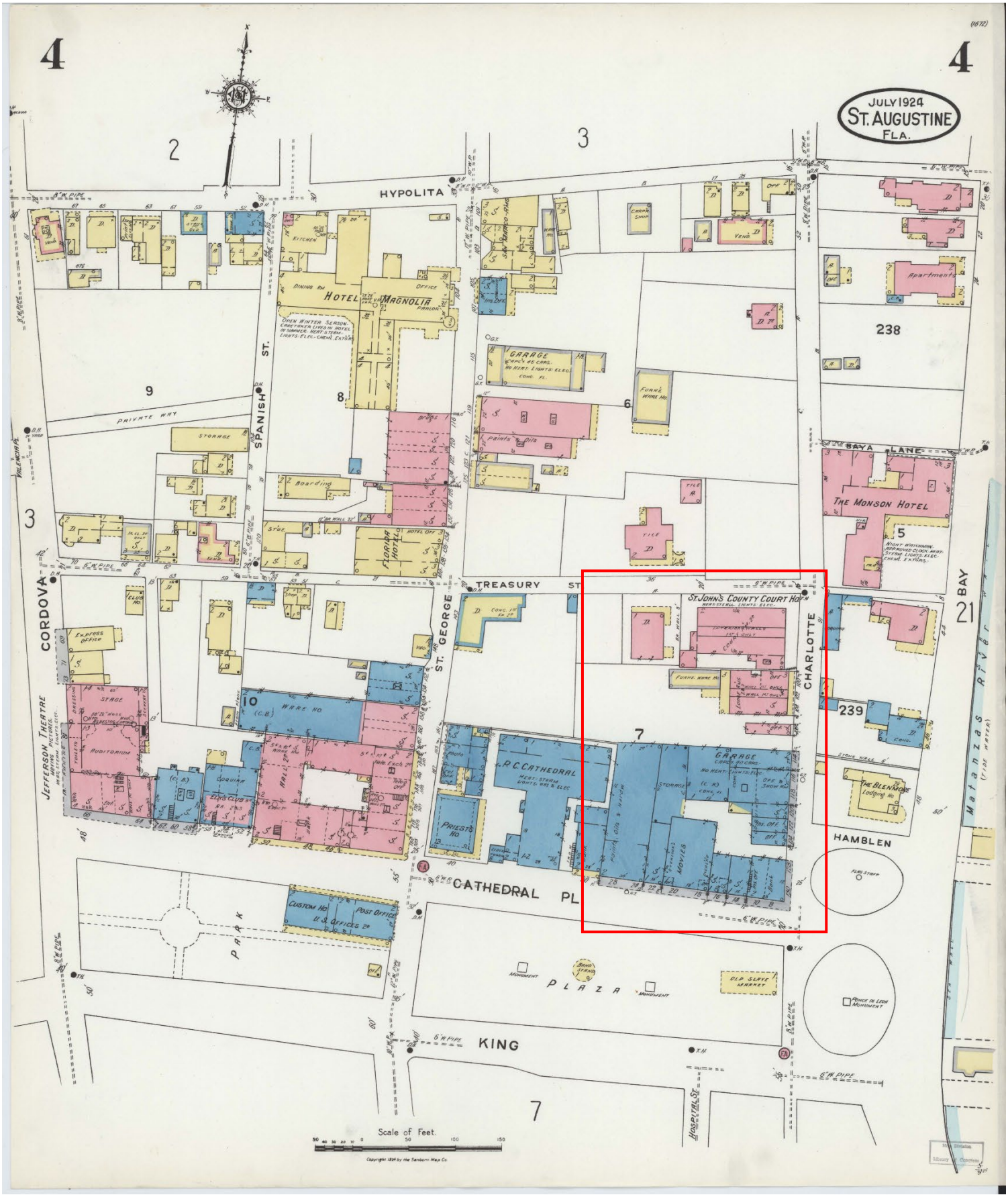


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SANBORN MAPS (1924)

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



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**

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

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting
September 18, 2025

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, September 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
Paul Weaver, III
Catherine Duncan
Gaere MacDonald
Randall Rourke (Alternate)

Absent: Linda Potter, Vice-Chairperson (Excused)

City Staff: Julie Courtney, Historic Preservation Officer
Candice Seymour, Historic Preservation Planner
Jacob Fredriksson, Planning Manager, Planning and Zoning
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

Ms. Duncan MOVED to APPROVE the June 18, 2025 minutes as presented. The motion was SECONDED by Mr. Weaver.

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

Mr. Weaver asked how Ex parte communication should be presented in the minutes.

Ms. Lopez advised that any ex parte communication should be detailed to show what type of communication, with whom, and the nature of the communication.

Mr. Weaver and Mr. MacDonald advised that they had had a phone call with James Whitehouse regarding 24 Macaris Street prior to the August 21, 2025 meeting advising that the application would change from a full demolition request to a partial demolition with changes to reflect the concerns of the Board.

MOTION

Ms. Duncan MOVED to APPROVE the August 21, 2025 minutes with the following modification that the recording secretary review any ex parte communications and add details as necessary. The motion was SECONDED by Mr. Weaver.

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

4. Modification and approval of Agenda

however, it was designed to allow for access for emergency vehicles.

Ms. Courtney advised that the Public Works department would be working closely with this project. She also said that they were encouraging the applicant to speak with the archeology staff. She told the board that there were talks with experts regarding the repair of the outer wall.

Mr. Beach encouraged the applicant to review all the elevations of the building and look at the arches as they related to the height of the arch compared to the width as they appeared too square. He also mentioned the wrap around porches with no cover, and lastly, he wanted to see sight context renderings to include the walls around the property.

MOTION

Mr. Weaver MOVED to APPROVE application HP2025-0052 at 241 St. George Street. The motion was SECONDED by Mr. MacDonald.

VOTE ON MOTION:
AYES: Weaver, MacDonald, Duncan, Rourke, 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 197200000)
Continued from August 21, 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 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 s 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.

Mike Koppenhafer, Freemont Latimer, and Ellen Avery-Smith reviewed the application.

Ex Parte Communication: (None)

Public hearing was opened.

Leslee Keyes compared the roof garden on the Casa Monica for reference to the new proposal saying that the only place where that garden was visible was from the parking garage. She encouraged the applicant to push the pool and pergola back so it would be hidden.

Aaron Windham asked if the residents would have access to the same materials as this project. He specified the windows that had been presented, and could the same be done with ease for the residents.

[2] Break 3:19 – 3:25 pm

BJ Kalaidi was concerned with the height of the entire project and how it would affect the Historic Town Plan.

Ms. Avery-Smith reminded the board that the PZB had given their recommendation for the PUD. She reminded that this board had already approved an Opinion of Appropriateness. She stated the goal was to get the approval for the Certificate of Appropriateness so the PUD could get final approval from the City Commission.

Mr. Rourke confirmed that this application was for the new project to include the tower.

Mr. Weaver verified that the project had been broken into three separate components for approval in the end for the Certificate of Appropriateness.

Public hearing was closed.

The Board discussed:

Mr. MacDonald reminded all that in order to reduce the scale and mass of the building, the pool and the pergola had already been removed and not approved.

Ms. Duncan said that the HARB had a responsibility to maintain the historic value in this area.
Ms. Lopez reviewed the code for the specifics of Opinion of Appropriateness and Certificate of Appropriateness requirements for approval of an application.

Mr. Koppenhafer explained to the board that this application would be presented in three separate parts because of the enormity of the application.

- The copper downspouts on the building were real
- This was one of the most important views in town
- The roof pergola was not acceptable as it did not exist anywhere else in town
- She suggested that the pool be moved away from the edge of the hotel
- The balconies on the corner of Treasury and Charlotte look very good
- The windows should be wood
- The landscaping did not really need any hardscape as no one was going to be going in
- After seeing the metal gate example, preferred the wood gate
- Agreed that the pergola was problematic and it had been removed at the beginning of the discussions
- The height of the windows on the first floor were too high compared to a traditional colonial building
- Agreed that the windows should be wood to be historic
- There were window companies that had high quality windows that were wood
- The tile roof material needed to have more flair than the example that had been shown
- Auger pilings may allow for proper archeological work
- Separate the function from the visibility regarding the pergola and the pool
- The concept should be viewed as from the Bridge of Lions
- There should be a sightline study done to decide if placement should be changed
- The color of the garage was depicted as white; however, there was some flexibility available

MOTION

Mr. Weaver MOVED to CONTINUE application HP2025-0053 24 Cathedral Place and Charlotte Street to the October 16, 2025 meeting. The motion was SECONDED by Mr. MacDonald.

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

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, SEPTEMBER 18, 2025, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☒ was present at the Thursday, September 18, 2025, Historic Architectural Review Board meeting and testified under oath, or ☐ was not present.

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

3. The subject property has a zoning classification of 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:

- Simplify metal gates for courtyards
- Wood windows on first two floors of new construction
- Show rendering of parking garage interior that may be visible from the street
- Siteline study / redesign of rooftop pergolas
- Aluminum-clad windows on the tower
- Specify material of louvers on W. side of parking garage
- To October 16, 2025 (Listen to meeting for further guidance)

DONE AND ORDERED, at a public hearing on the 18th day of September, 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 18th day of September, 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.

ADDITIONAL MATERIALS RECEIVED FOR OCTOBER 16, 2025 HARB MEETING

HP2025-0053
24 Cathedral Place and Charlotte Street (PID197200000)

SUBMITTED BY APPLICANT

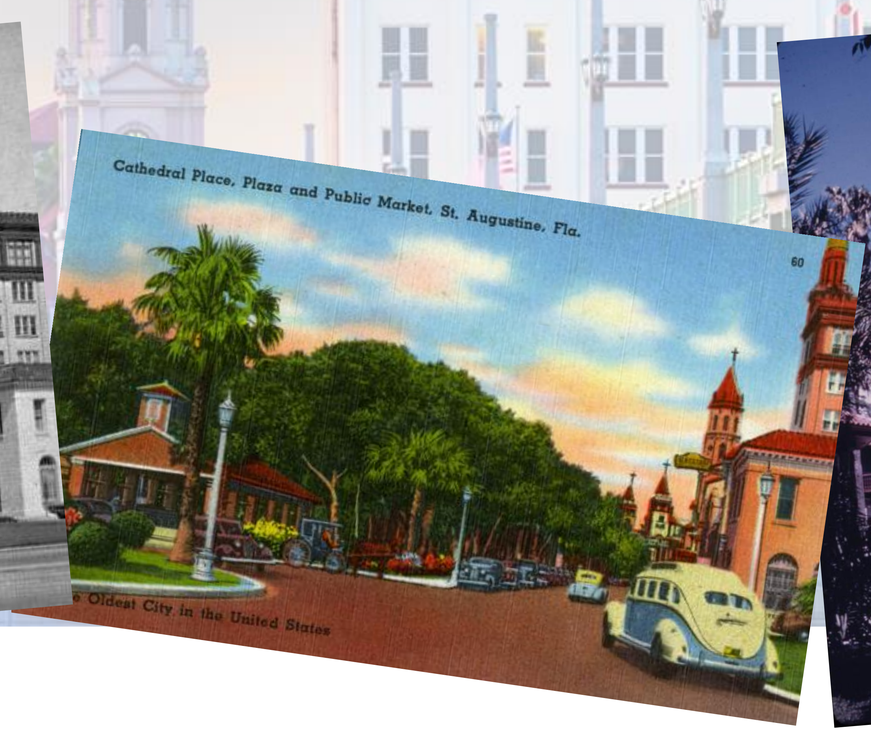
Received Revised Version October 8, 2025
Planning & Building Department

24 Cathedral Place
(The Exchange Hotel)
Historical Architecture Review Board

Seeking a Certificate of Appropriateness

HARB | October 16, 2025











The Exchange Hotel

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

10.16.25

JALARAM HOTELS, INC.

ROGERS | TOWERS

MAVERICK ENGINEERING

FK

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING
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Received Revised Version October 8, 2025
Planning & Building Department





1927: CONSTRUCTION COMPLETED



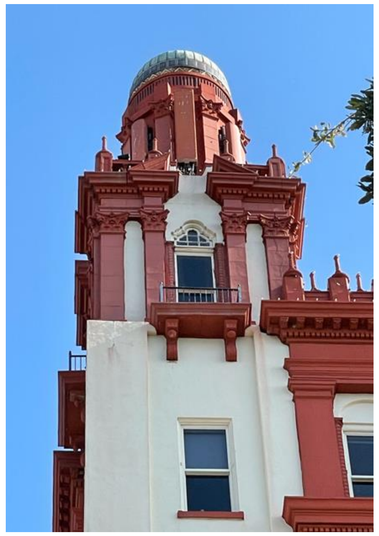




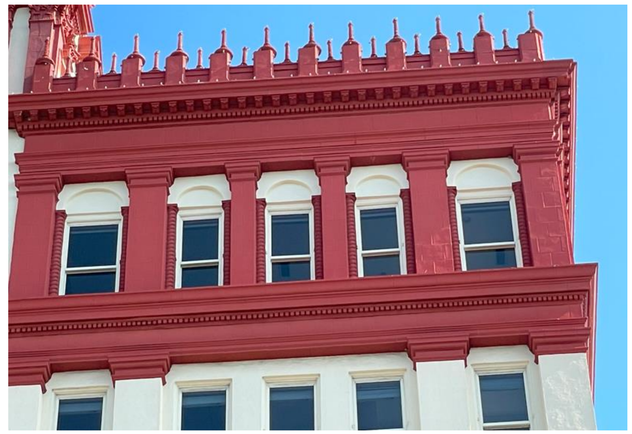


By JIM LANE, Staff

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.

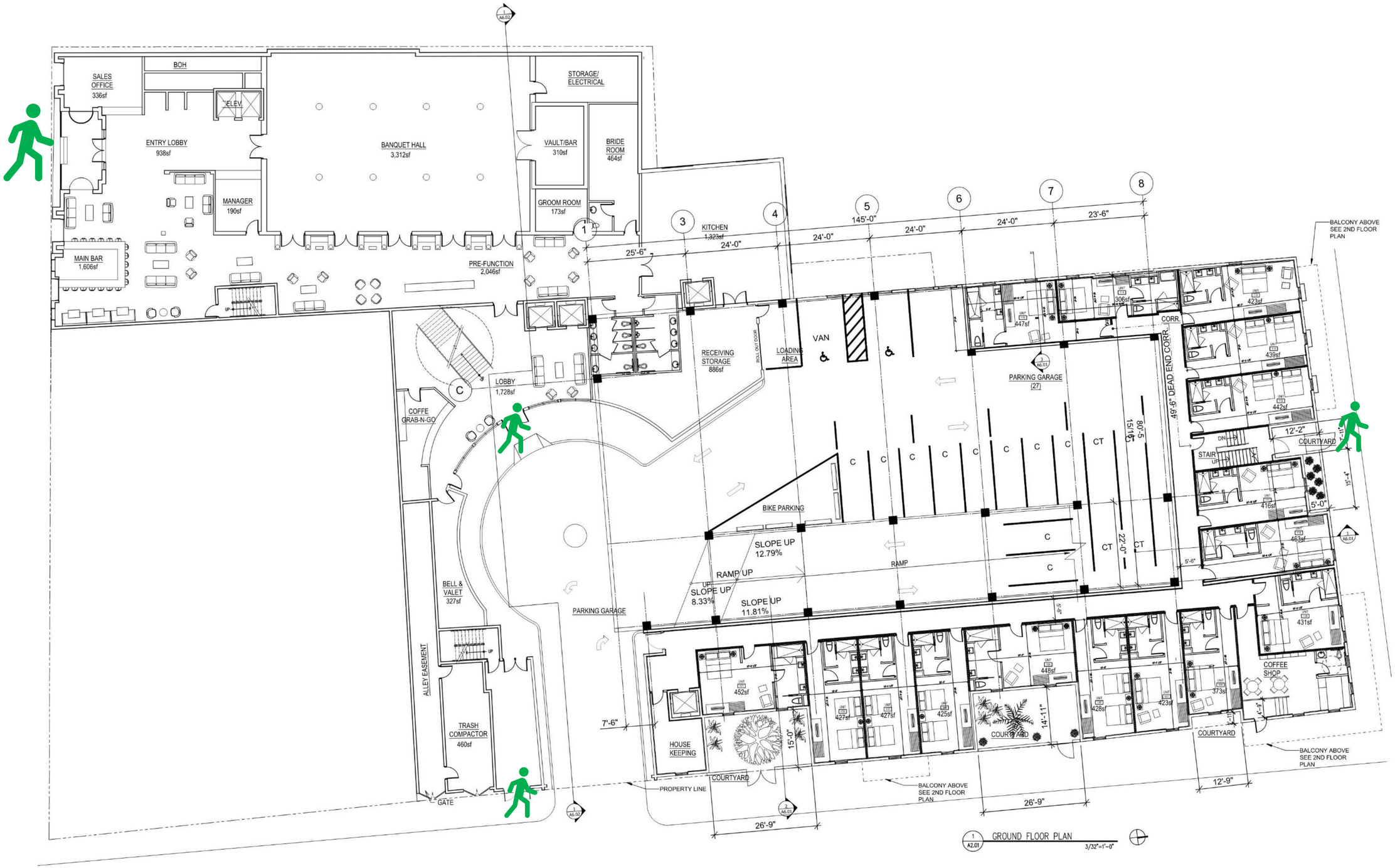








Received Revised Version October 8, 2025
Planning & Building Department





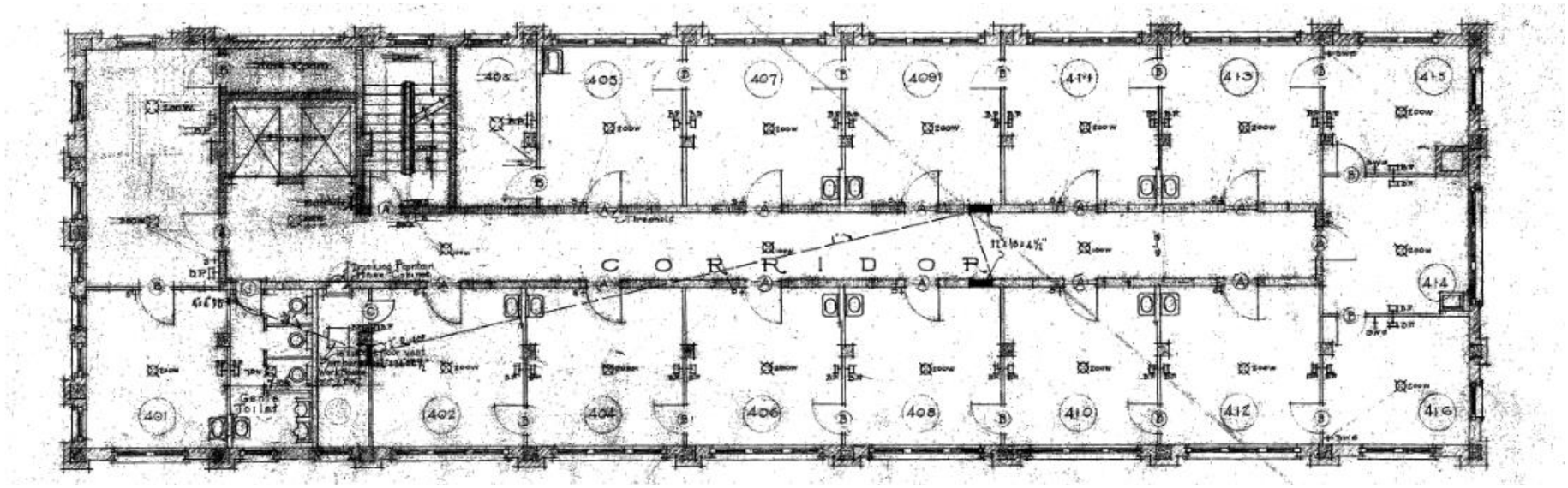
The Exchange Hotel

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

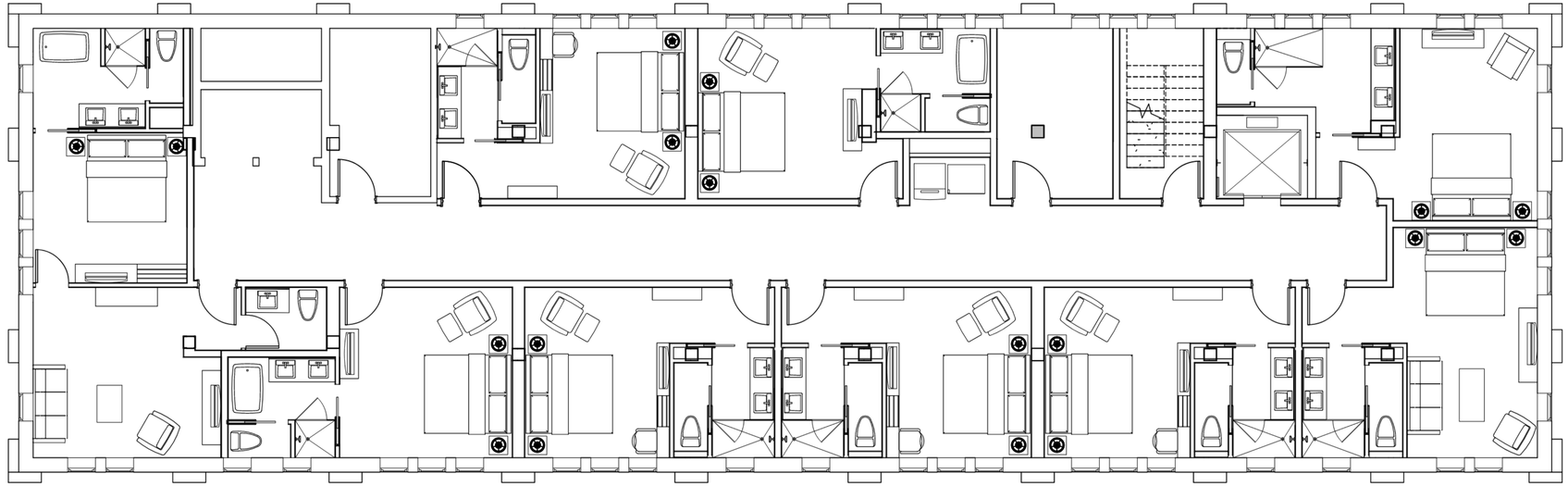
Ground Floor Plan

10.16.25

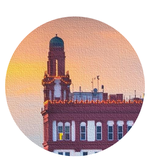
JALARAM HOTELS, INC. · ROGERS TOWERS · MAVERICK ENGINEERING · FK · Marquis Latimer + Halback LANDSCAPE ARCHITECTURE · PLANNING
www.halback.com | Florida Qualifier LA6667110



1 A2.05 HISTORIC TOWER FLOOR PLAN
3'/16"=1'-0"



2 A2.05 PROPOSED TOWER FLOOR PLAN
3'/16"=1'-0"



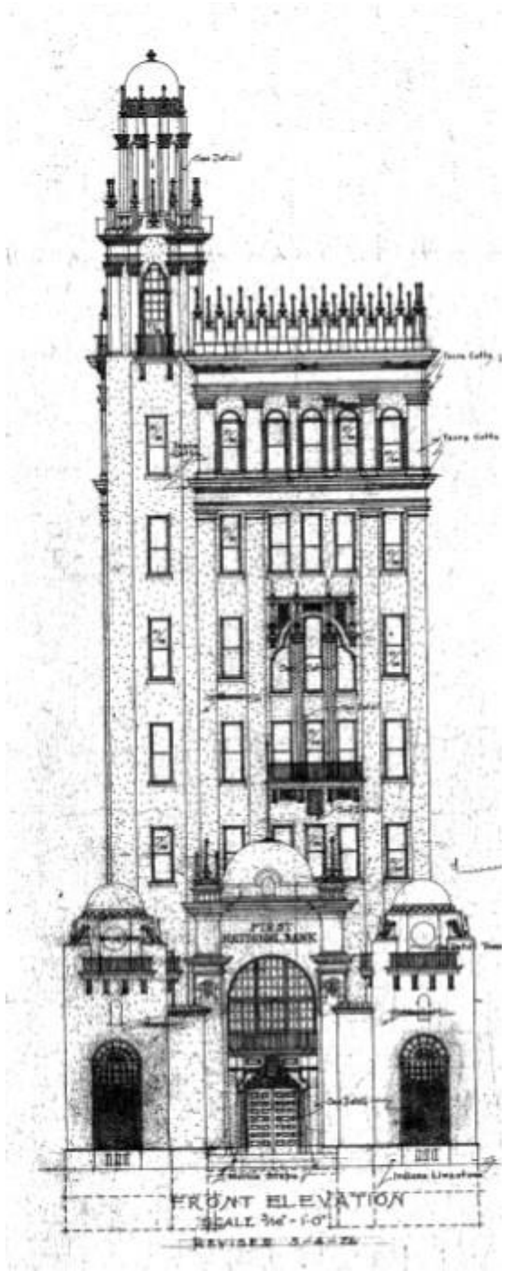
The Exchange Hotel

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

Tower Plan

10.16.25

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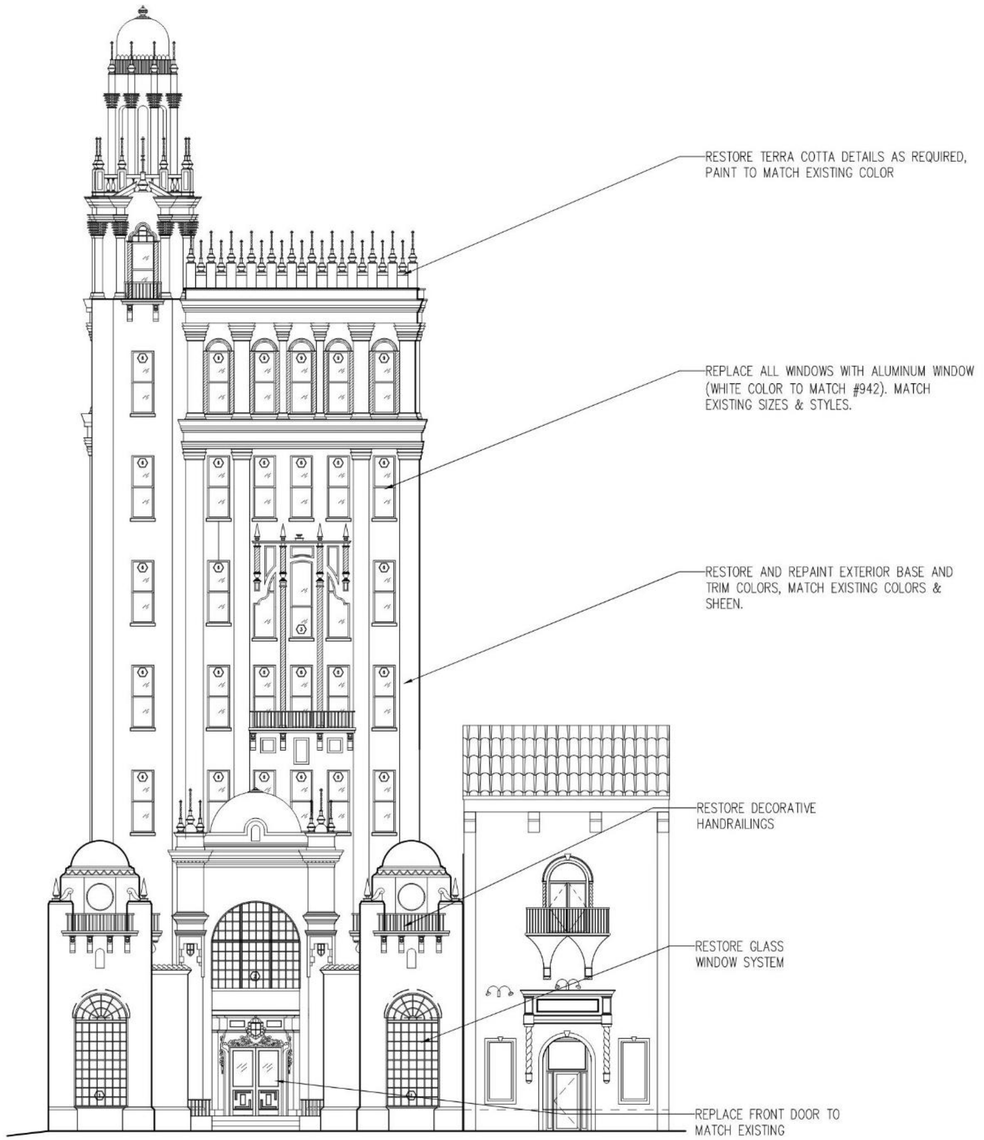
1 A5.10 HISTORIC TOWER FRONT (SOUTH) ELEVATION
1/8" = 1 '- 0"





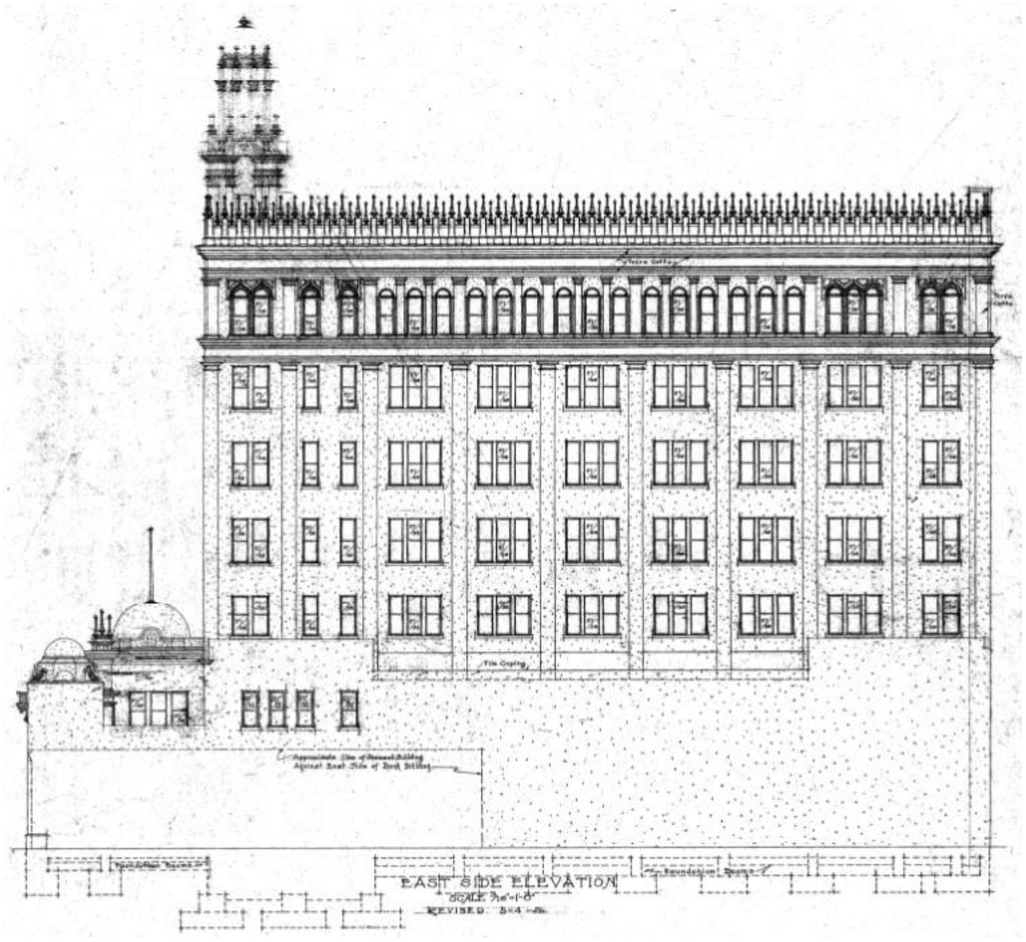
Terra Cotta
105

Treasury Cream

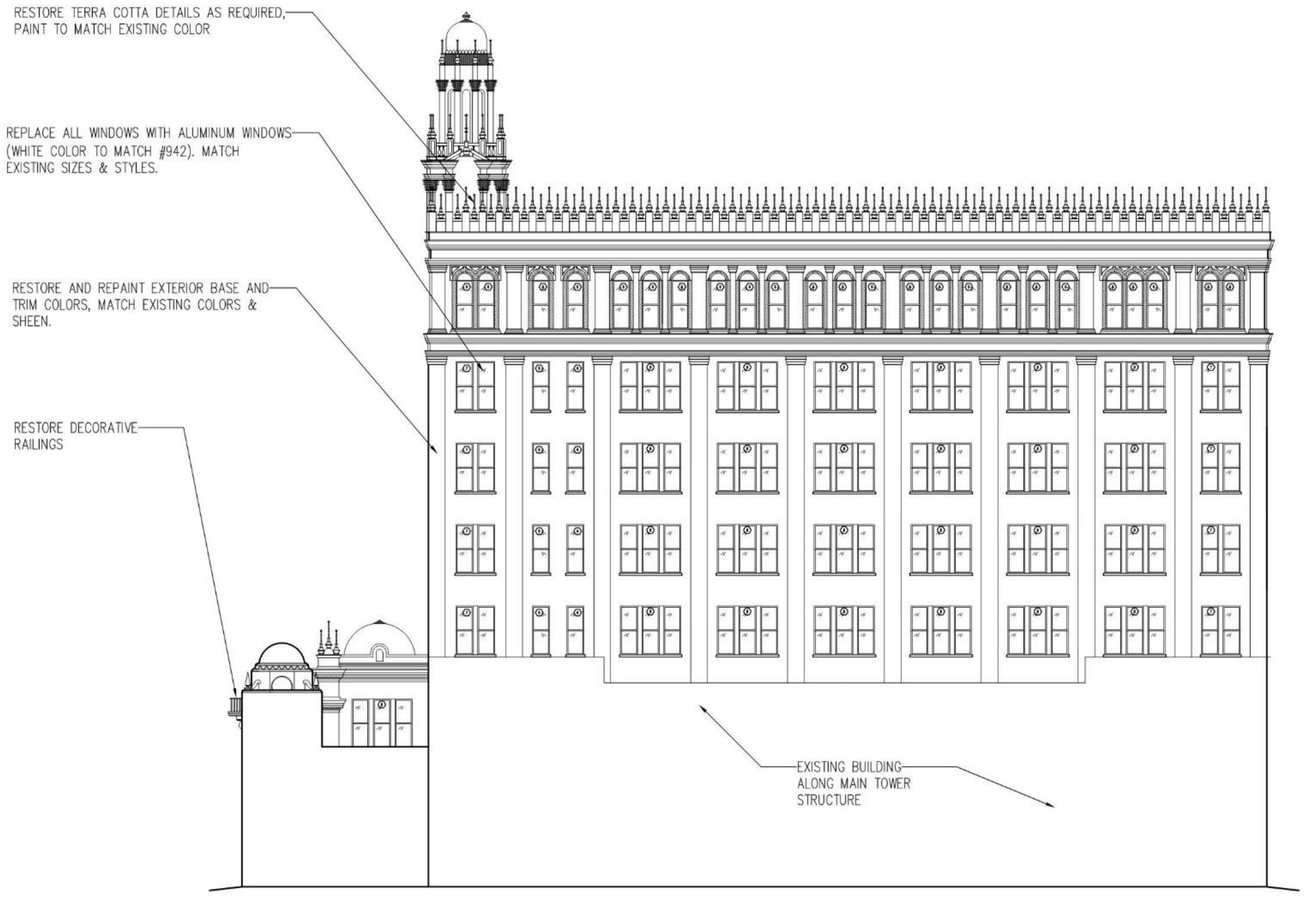


2 A5.10 PROPOSED TOWER FRONT (SOUTH) ELEVATION
1/8" = 1 '- 0"

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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"



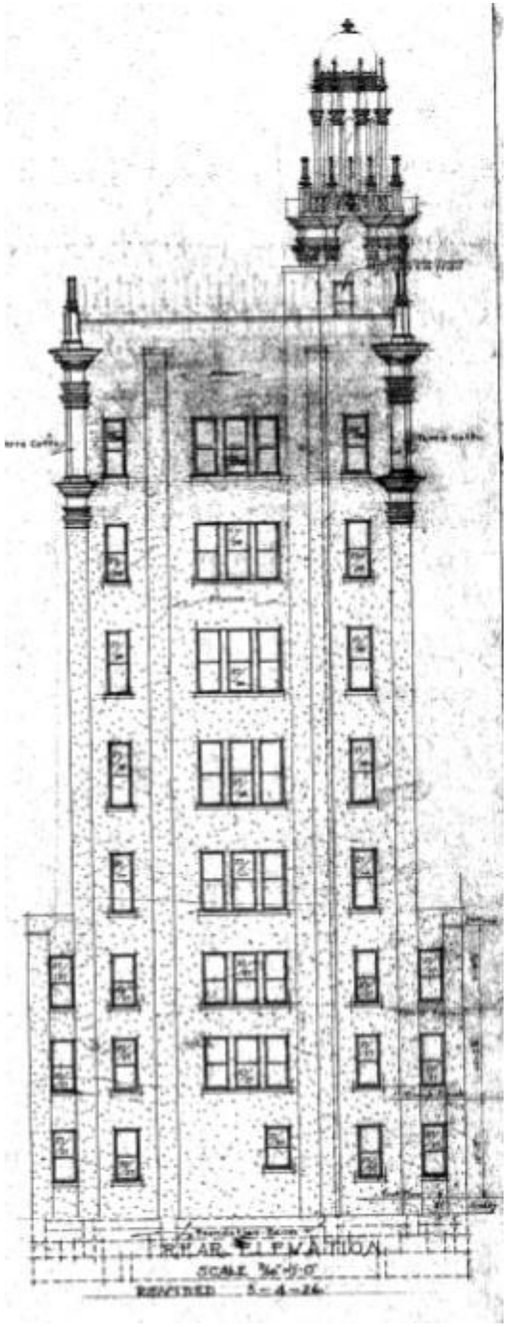
The Exchange Hotel

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

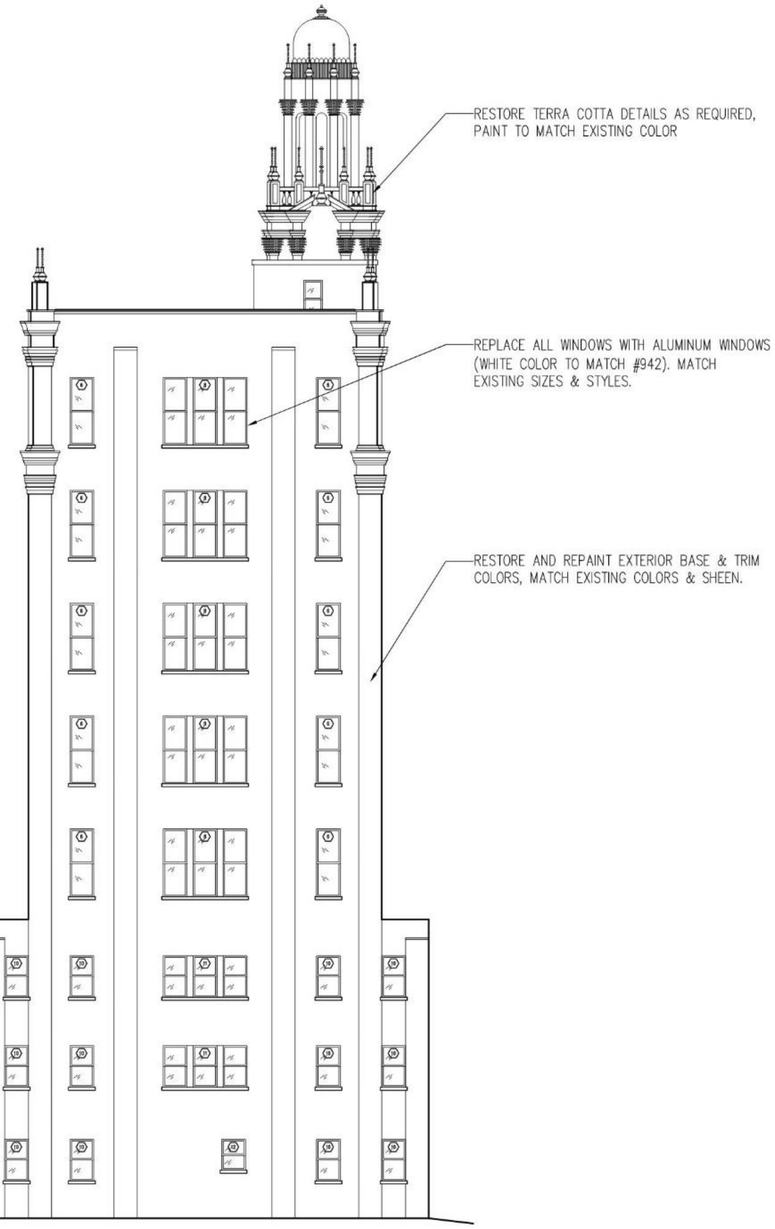
Tower Elevations

10.16.25

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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"



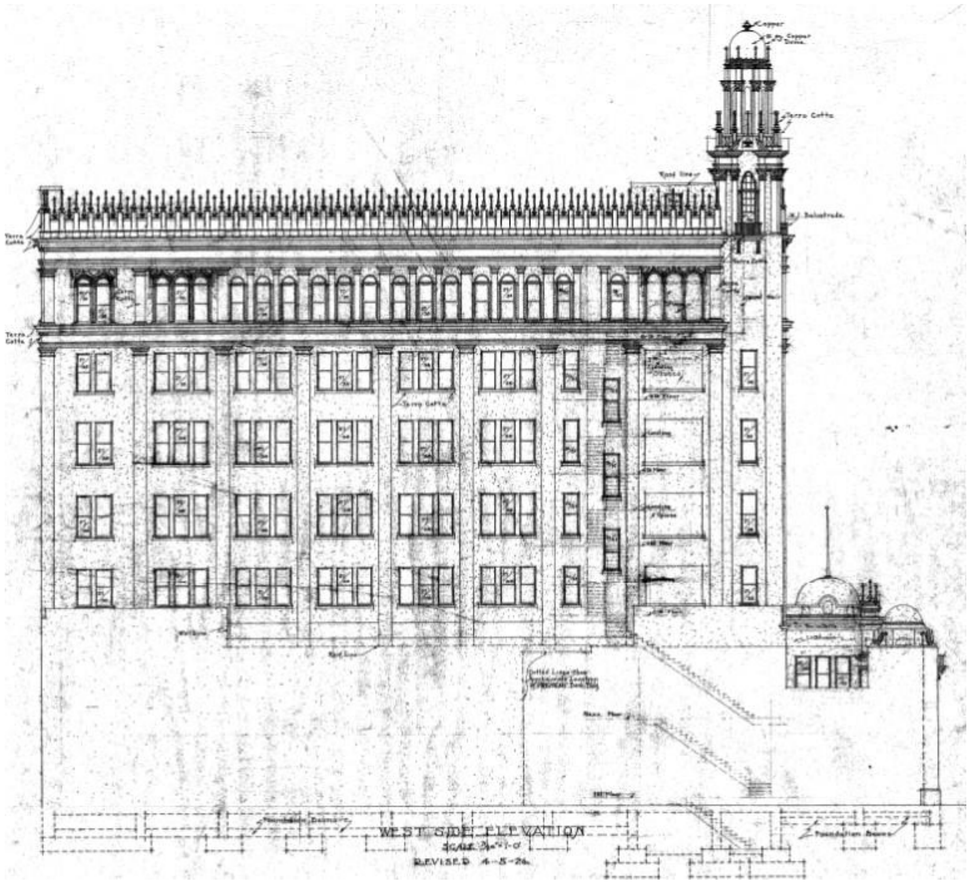
The Exchange Hotel

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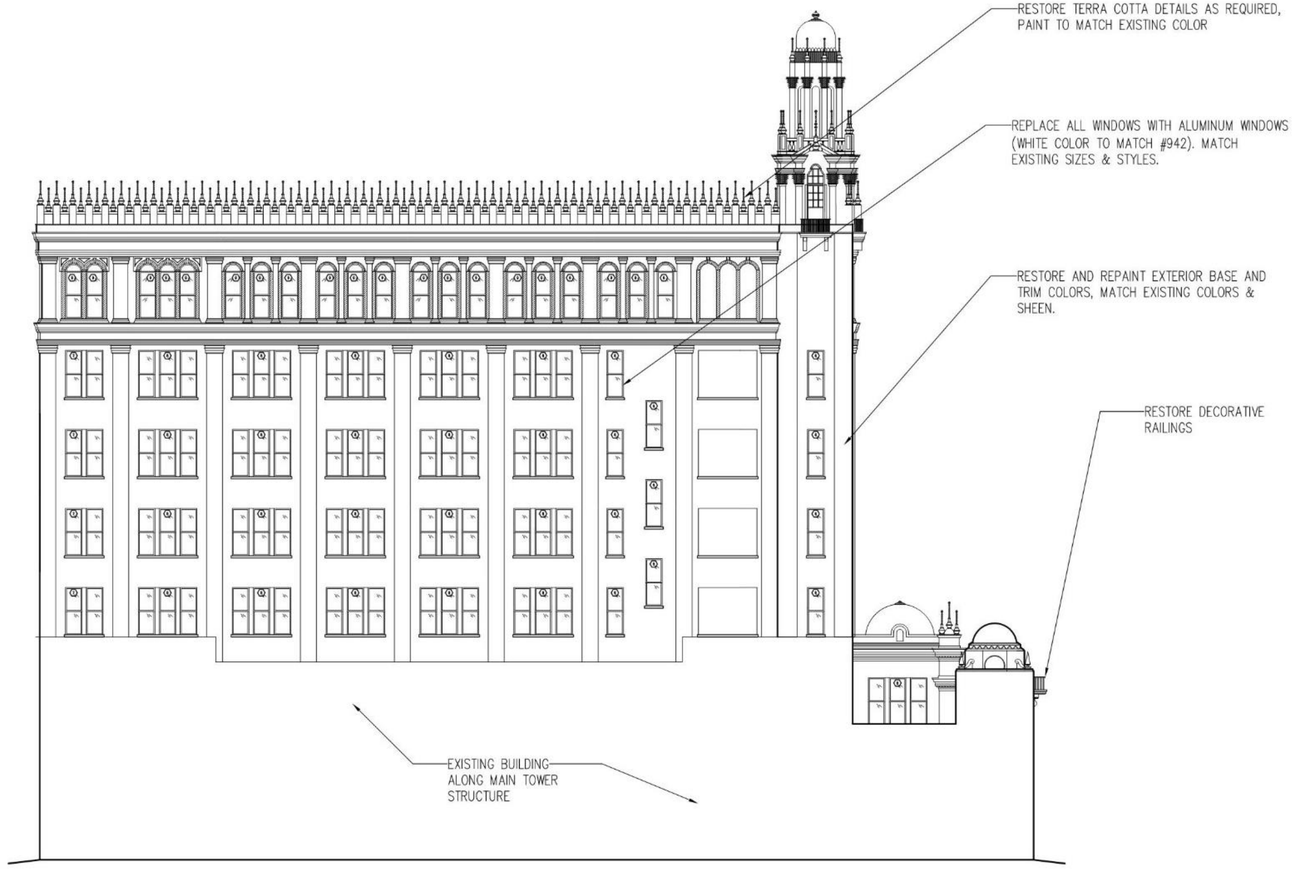
Tower Elevations

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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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(V.I.F.) = VERIFY IN FIELD

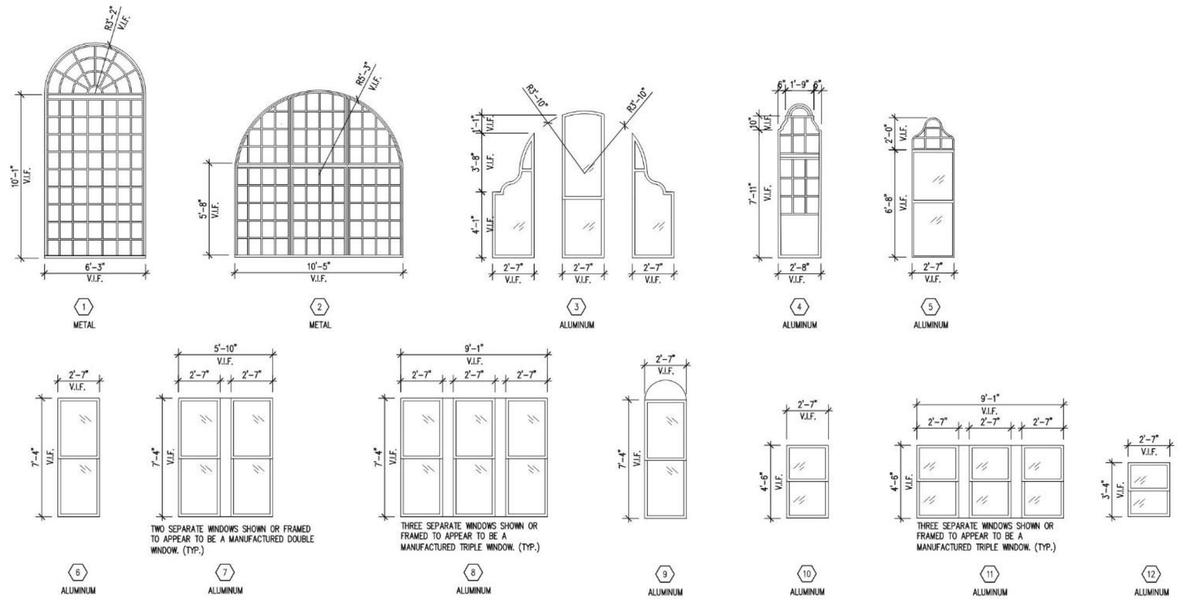
REPLACEMENT WINDOW SCHEDULE

MARK	WIDTH (V.I.F.)	HEIGHT (V.I.F.)	MATERIAL	TYPE	AGE	FINISH	CURRENT CONDITION	REMARKS
1	6'–3"	13'–3"	METAL	FIXED	ORIGINAL	–	GOOD	CUSTOM WINDOW SIZE
2	10'–5"	10'–11"	METAL	FIXED	ORIGINAL	–	GOOD	CUSTOM WINDOW SIZE
3	2'–7"	VARIES	ALUMINUM	FIXED	ORIGINAL	–	GOOD	CUSTOM WINDOW SIZE
4	2'–7"	VARIES	ALUMINUM	FIXED	ORIGINAL	–	GOOD	CUSTOM WINDOW SIZE
5	3'–0"	2'–7"	ALUMINUM	FIXED	ORIGINAL	–	GOOD	CUSTOM WINDOW SIZE
6	2'–7"	7'–4"	ALUMINUM	ONE SINGLE HUNG	30 YRS. +/–	WHITE – COMP.	GOOD	CUSTOM WINDOW SIZE
7	5'–10"	7'–4"	ALUMINUM	TWO SINGLE HUNG	30 YRS. +/–	WHITE – COMP.	GOOD	CUSTOM WINDOW SIZE
8	9'–1"	7'–4"	ALUMINUM	THREE SINGLE HUNG	30 YRS. +/–	WHITE – COMP.	GOOD	CUSTOM WINDOW SIZE
9	2'–7"	7'–4"	ALUMINUM	ONE SINGLE HUNG	30 YRS. +/–	WHITE – COMP.	GOOD	CUSTOM WINDOW SIZE
10	2'–7"	4'–6"	ALUMINUM	ONE SINGLE HUNG	30 YRS. +/–	WHITE – COMP.	GOOD	CUSTOM WINDOW SIZE
11	9'–1"	4'–6"	ALUMINUM	THREE SINGLE HUNG	30 YRS. +/–	WHITE – COMP.	GOOD	CUSTOM WINDOW SIZE
12	2'–7"	3'–4"	ALUMINUM	THREE SINGLE HUNG	30 YRS. +/–	WHITE – COMP.	GOOD	CUSTOM WINDOW SIZE

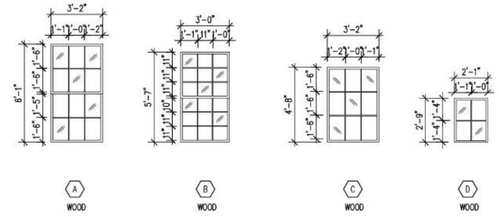
NEW WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	MATERIAL	TYPE	HEAD	JAMB	SILL	REMARKS
A	3'–2"	6'–1"	WOOD	ONE SINGLE HUNG	–	–	–	CUSTOM WINDOW SIZE
B	3'–2"	5'–7"	WOOD	ONE SINGLE HUNG	–	–	–	CUSTOM WINDOW SIZE
C	3'–2"	4'–8"	WOOD	FIXED	–	–	–	CUSTOM WINDOW SIZE
D	2'–1"	2'–9"	WOOD	FIXED	–	–	–	CUSTOM WINDOW SIZE

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.
6. ALL SECOND FLOOR WINDOWS AND HIGHER WILL BE ALUMINUM CLAD WOOD WINDOWS.



HISTORIC REPLACEMENT WINDOWS



NEW WINDOWS



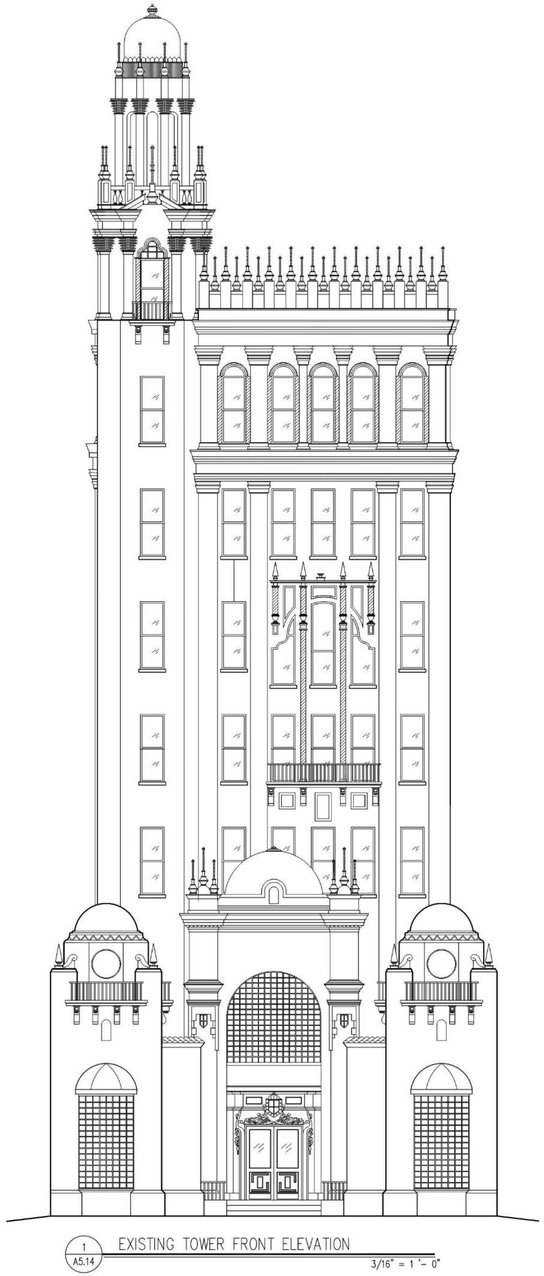
The Exchange Hotel

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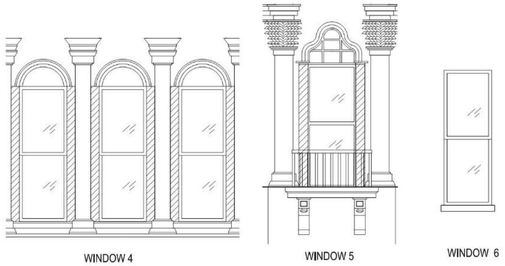
Window Schedule

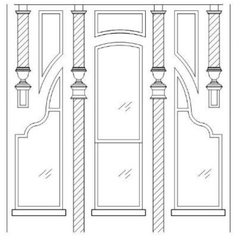
10.16.25

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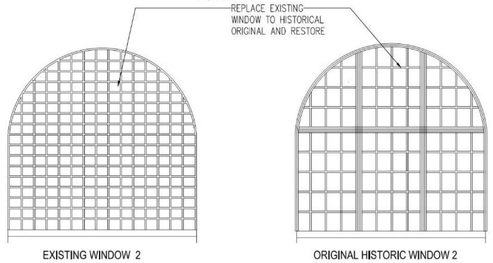


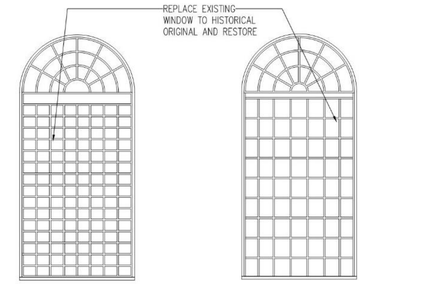
1 A5.14 EXISTING TOWER FRONT ELEVATION
3/16" = 1 '– 0"



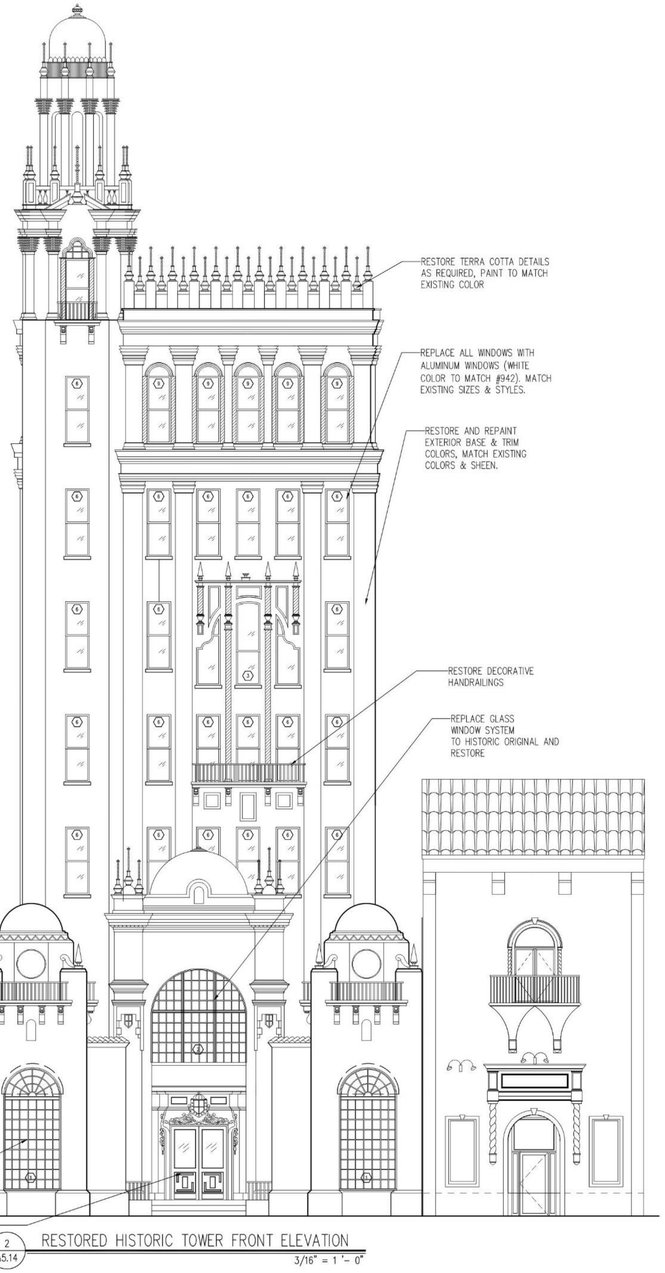


WINDOW 3









2 A5.14 RESTORED HISTORIC TOWER FRONT ELEVATION
3/16" = 1 '– 0"



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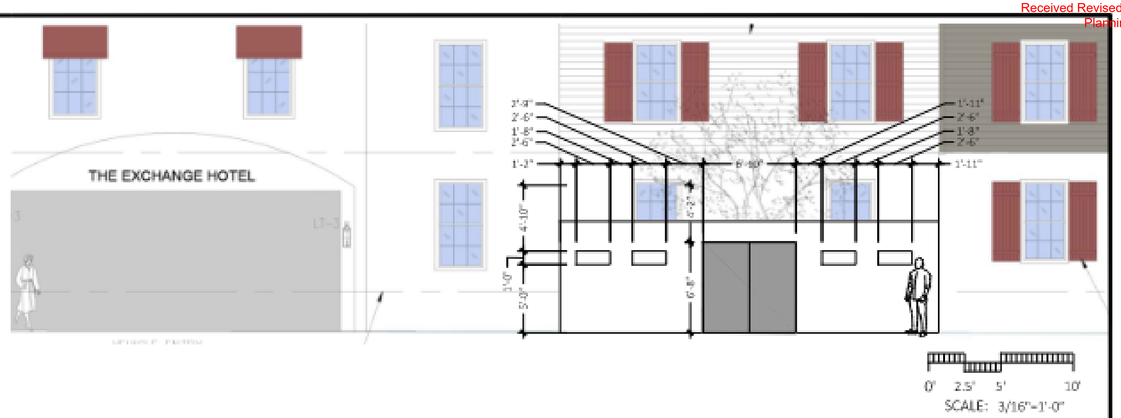
Tower Elevations – Window & Door Details

10.16.25

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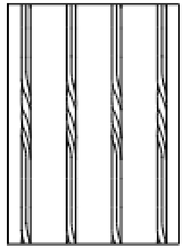


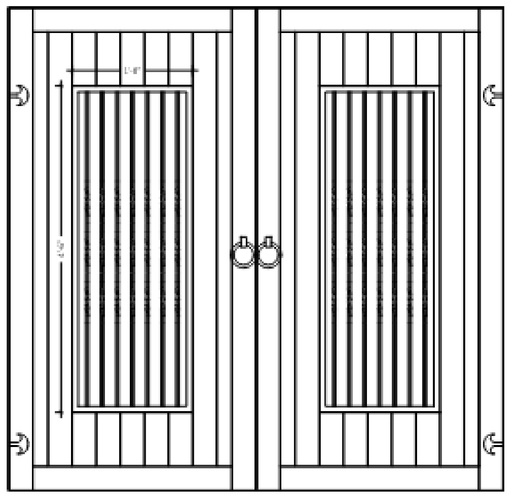
DOOR OPTION A

WOOD DOOR WITH SINGLE WINDOW. WINDOW TO BE DECORATED WITH METAL BARS OR SCREENS.



ENLARGEMENT (3"=1') OF THE TWISTED METAL BARS.



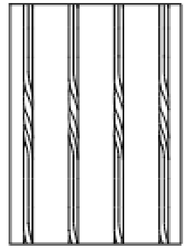


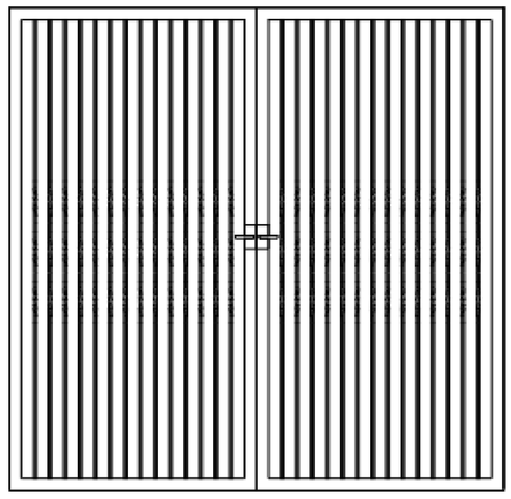
DOOR OPTION B

METAL DOOR WITH SIMPLE METAL BARS DECORATING CENTER.



ENLARGEMENT (3"=1') OF THE TWISTED METAL BARS.



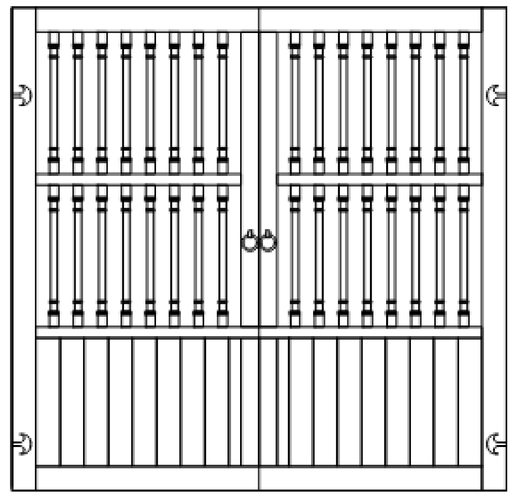


DOOR OPTION C

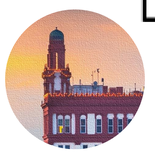
WOOD FRAME WITH WOOD BARS DECORATING CENTER.







0' 6" 1' 2'
SCALE: 1"=1'-0"



The Exchange Hotel

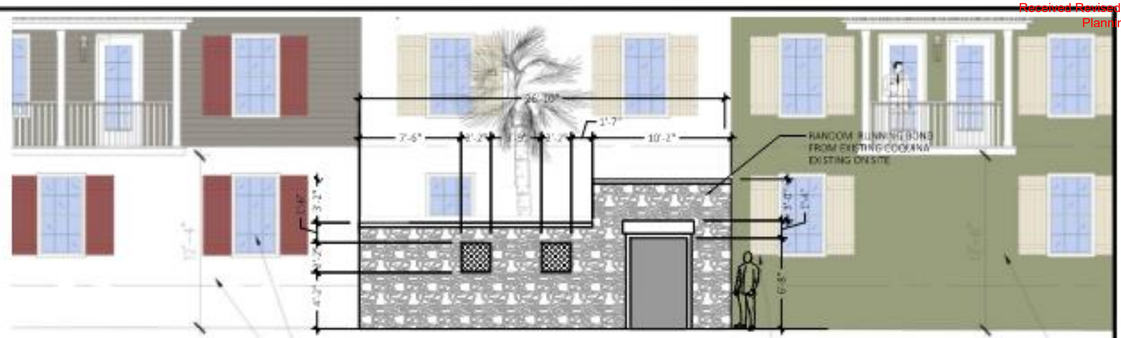
24 Cathedral Place, St. Augustine, Florida
ML+H Project No. 23.21.0

Courtyard A Door Exhibit

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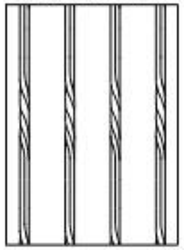


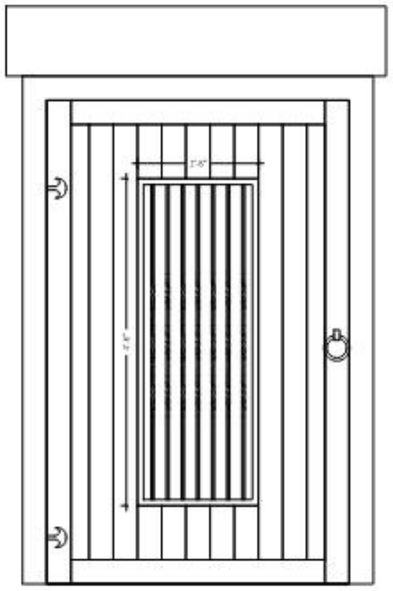
DOOR OPTION A

WOOD DOOR WITH SINGLE WINDOW. WINDOW TO BE DECORATED WITH METAL BARS OR SCREENS.



ENLARGEMENT (3"=1') OF THE TWISTED METAL BARS.



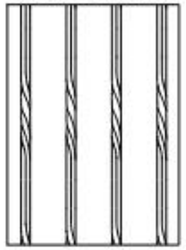


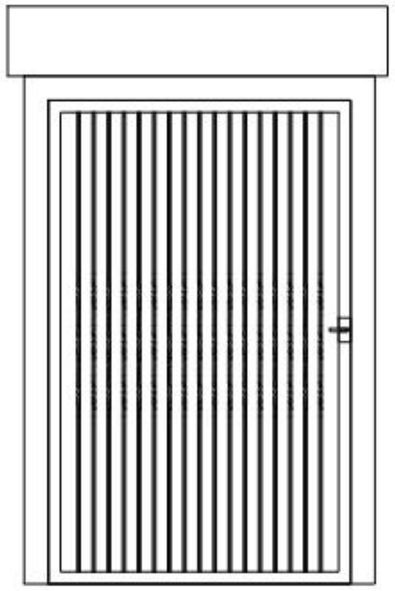
DOOR OPTION B

METAL DOOR WITH SIMPLE METAL BARS DECORATING CENTER.



ENLARGEMENT (3"=1') OF THE TWISTED METAL BARS.



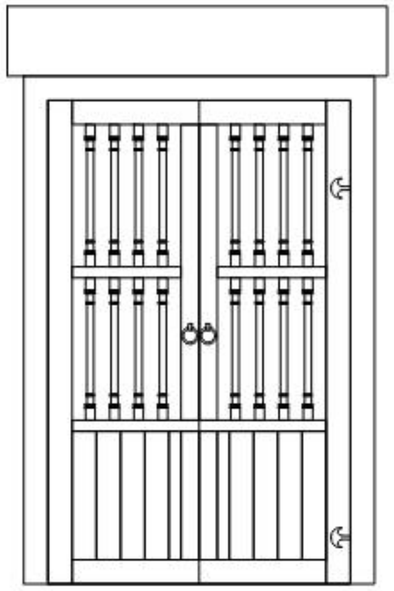


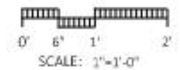
DOOR OPTION C

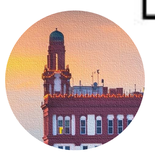
WOOD FRAME WITH WOOD BARS DECORATING CENTER.











The Exchange Hotel

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Courtyard B Door Exhibit

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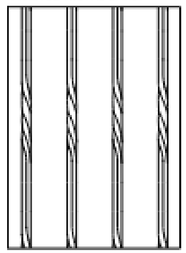
DOOR OPTION A

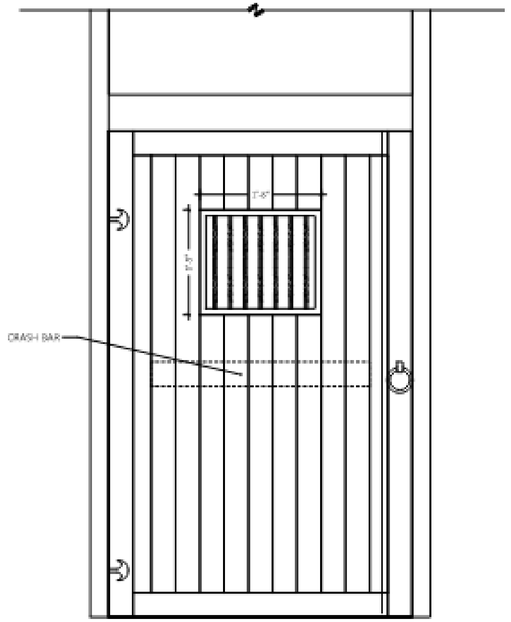
WOOD DOOR WITH SINGLE WINDOW. WINDOW TO BE DECORATED WITH METAL BARS OR SCREENS.

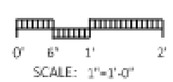
SMALL WINDOW INCLUDED TO MAKE SPACE FOR CRASH BAR AS THIS IS AN EGRESS ROUTE TIED TO ARCHITECTURE.

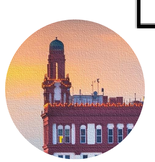


ENLARGEMENT (3"=1') OF THE TWISTED METAL BARS.









The Exchange Hotel

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Courtyard D Door Exhibit

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Questions?



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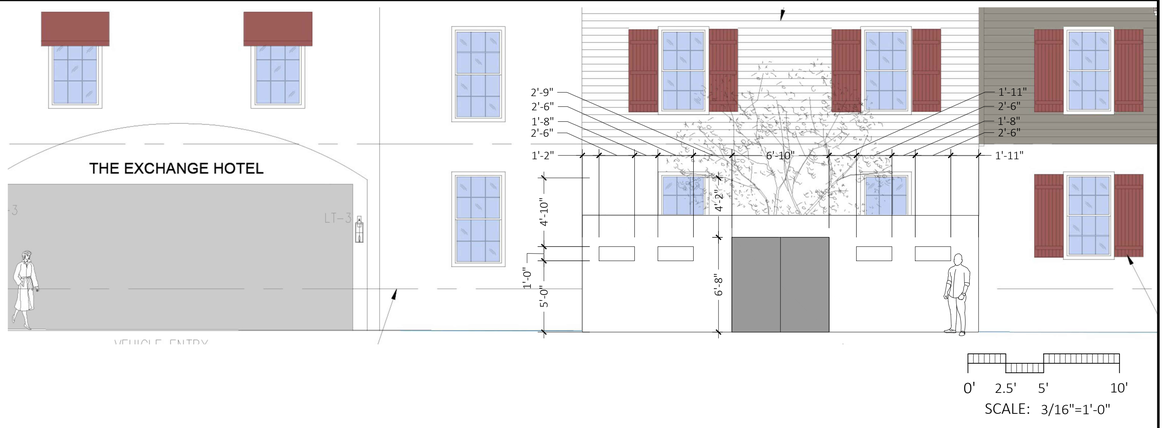
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Tuesday, September 30, 2025

NOT FOR CONSTRUCTION; FOR COORDINATION, REVIEW, AND BIDDING PURPOSES ONLY.

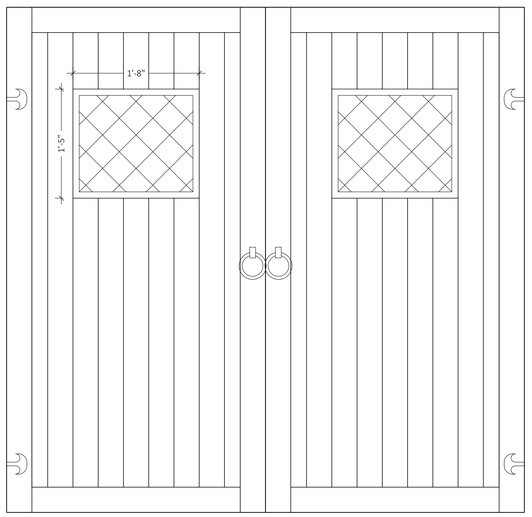
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DOOR OPTION A

WOOD DOOR WITH SINGLE WINDOW. WINDOW TO BE DECORATED WITH METAL BARS OR SCREENS.

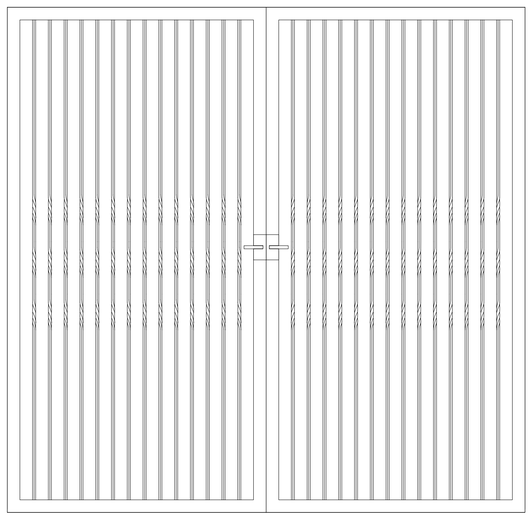




DOOR OPTION B

METAL DOOR WITH SIMPLE METAL BARS DECORATING CENTER.

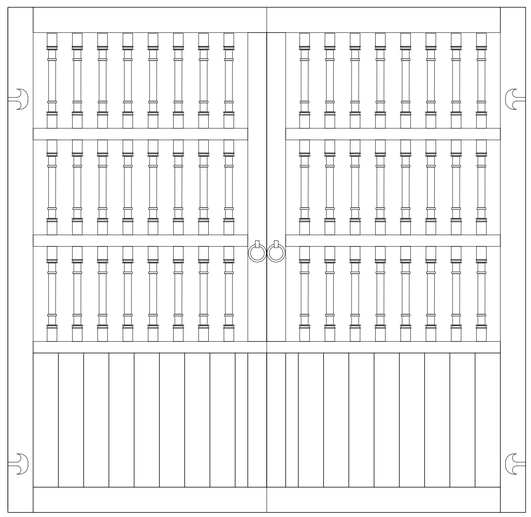


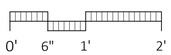


DOOR OPTION C

WOOD FRAME WITH WOOD BARS DECORATING CENTER.







ML+H
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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 A DOOR EXHIBIT

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.:
EXHIBIT

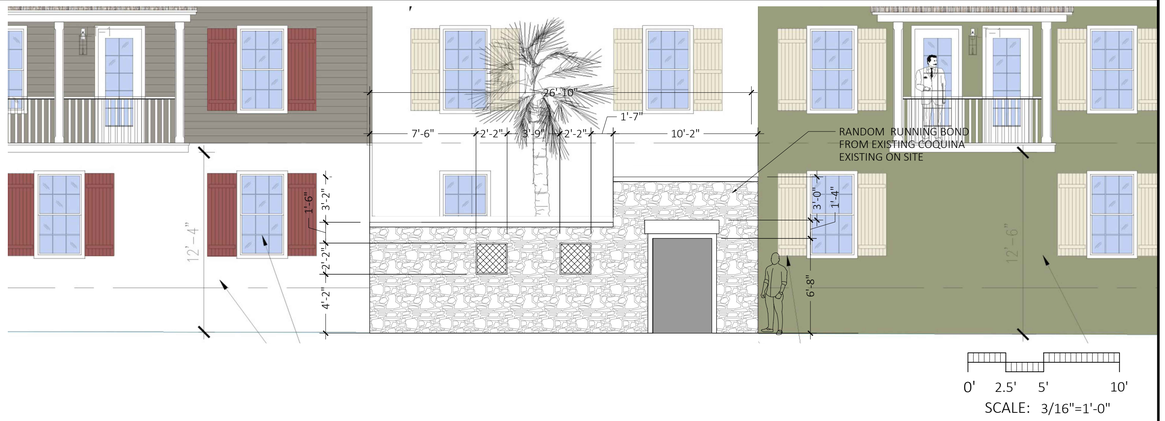
C:\Users\CarolinaSchultz\Marquis Latimer + Halback, Inc\ML+H Projects - Folders\00 Projects\23\23.21.0 24 Cathedral\05 CAD\23210_DETAIL.dwg

NOT FOR CONSTRUCTION; FOR COORDINATION, REVIEW, AND BIDDING PURPOSES ONLY.

Tuesday, September 30, 2025

NOT FOR CONSTRUCTION; FOR COORDINATION, REVIEW, AND BIDDING PURPOSES ONLY.

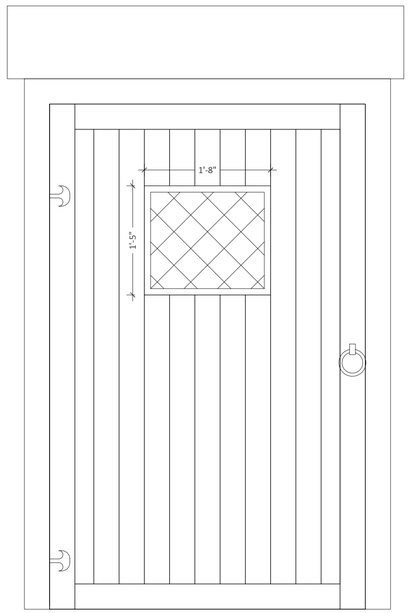
Received October 6, 2025
Planning and Building Dept



DOOR OPTION A

WOOD DOOR WITH SINGLE WINDOW. WINDOW TO BE DECORATED WITH METAL BARS OR SCREENS.

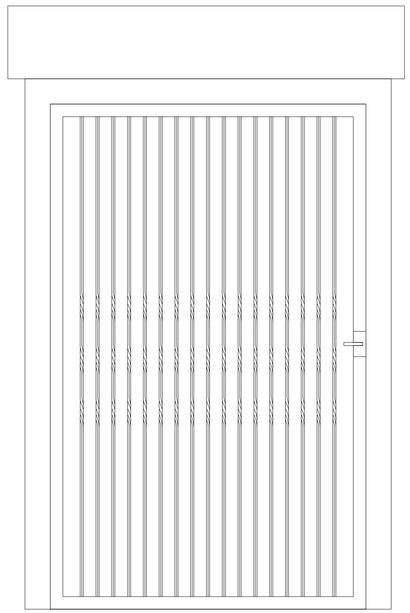




DOOR OPTION B

METAL DOOR WITH SIMPLE METAL BARS DECORATING CENTER.

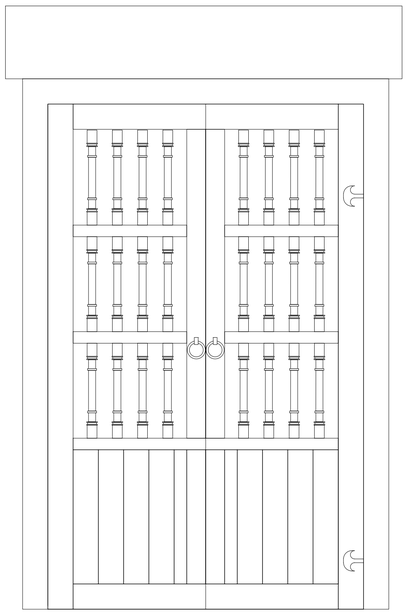




DOOR OPTION C

WOOD FRAME WITH WOOD BARS DECORATING CENTER.







ML+H
Marquis Latimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084
Ph 904.825.6747 www.halback.com
LA6667110 Qualifier

Fremont Latimer, RLA
Lic. #: LA6667218

DRAWN BY:

24 CATHEDRAL PLACE
ST. AUGUSTINE, FLORIDA
COURTYARD B DOOR EXHIBIT

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.:
EXHIBIT

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NOT FOR CONSTRUCTION; FOR COORDINATION, REVIEW, AND BIDDING PURPOSES ONLY.

ADDITIONAL MATERIALS RECEIVED FOR SEPTEMBER 18, 2025 HARB MEETING

HP2025-0053
24 Cathedral Place and Charlotte Street (PID197200000)

SUBMITTED BY APPLICANT

STREETSCAPE + COURTYARDS



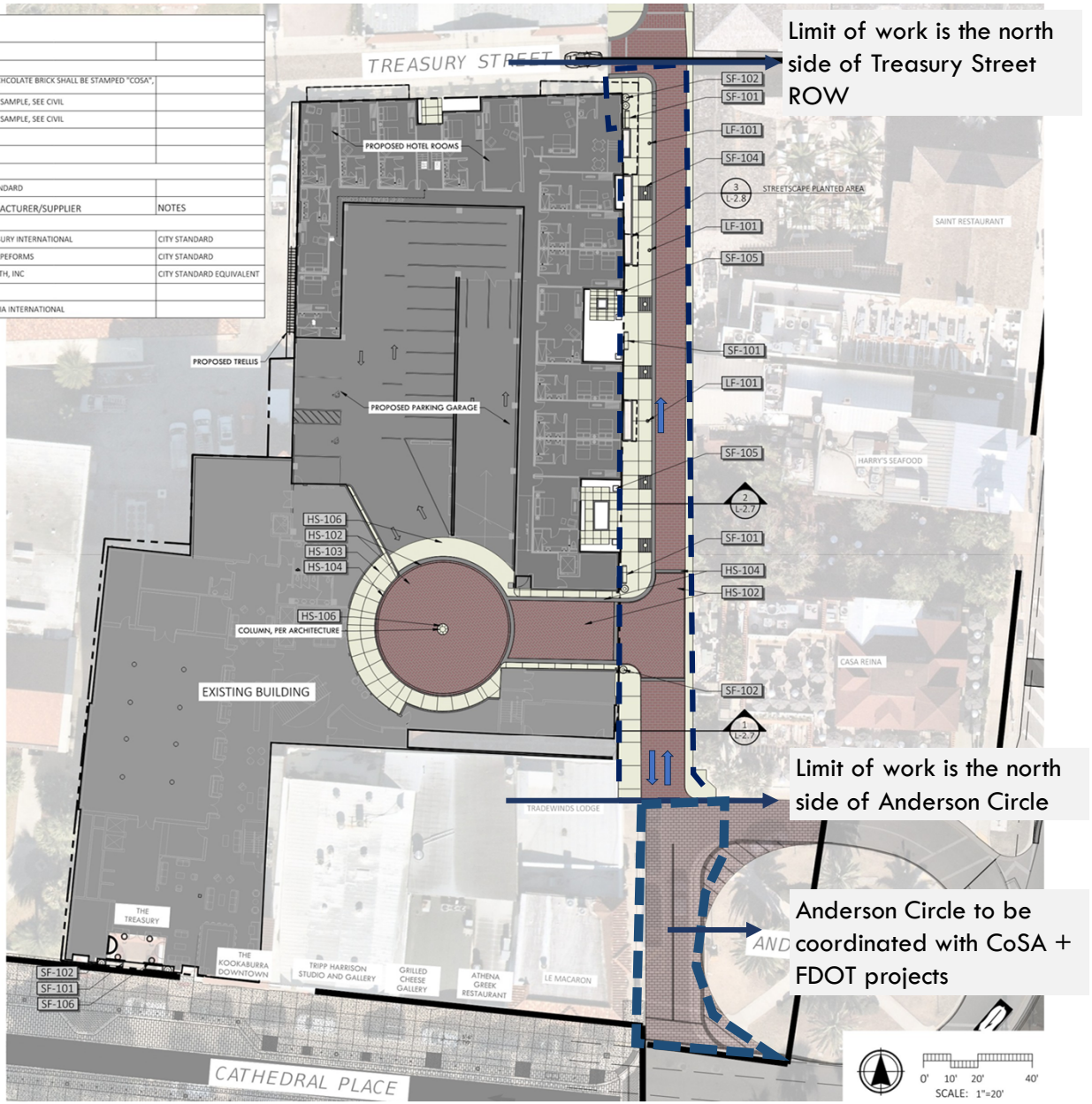
REFERENCE NOTES SCHEDULE

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
www.halback.com | Florida Qualifier LA6667110



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

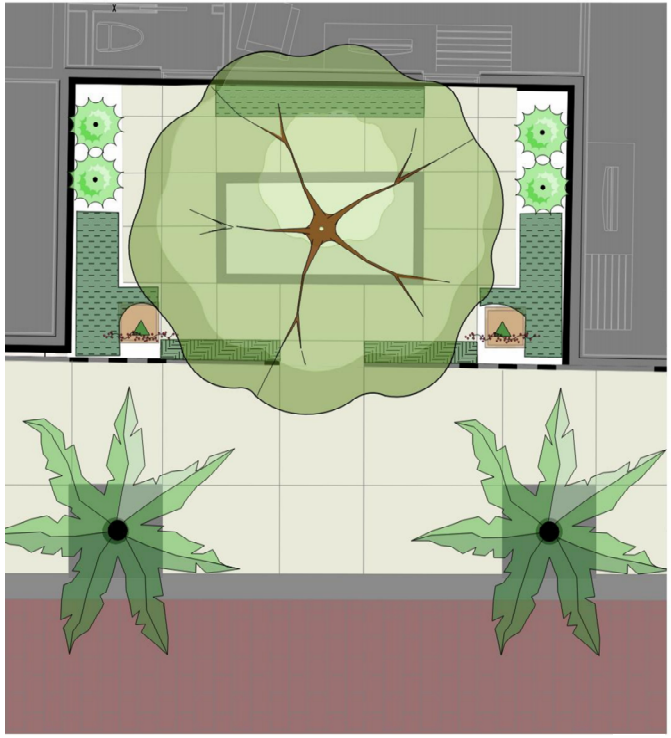
Streetscape Materials
STREETSCAPE + SITE

JALARAM HOTELS, INC. | ROGERS TOWERS | MAVERICK ENGINEERING | FK | Marquis Latimer + Halback LANDSCAPE ARCHITECTURE · PLANNING www.halback.com | Florida Qualifier LA6667110

UPDATE: Wrought Iron Gate.



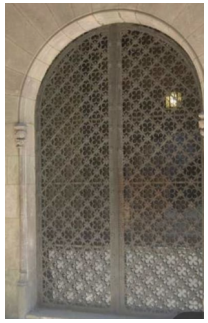
Courtyard A Elevation



Courtyard A Plan

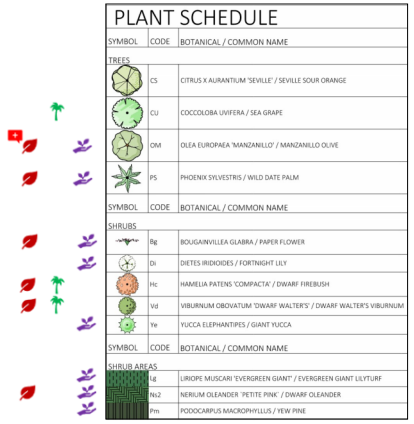


97 Marine Street









PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	CS	CITRUS X AURANTIUM 'SEVILLE' / SEVILLE SOUR ORANGE
	CU	COCCOLOBA UVIFERA / SEA GRAPE
	OM	OLEA EUROPAEA 'MANZANILLO' / MANZANILLO OLIVE
	PS	PHOENIX SYLVESTRIS / WILD DATE PALM
SYMBOL	CODE	BOTANICAL / COMMON NAME
SHRUBS		
	Bg	BOUGAINVILLEA GLABRA / PAPER FLOWER
	Di	DIETES IRIDIOIDES / FORTNIGHT LILY
	Hc	HAMELIA PATENS 'COMPACTA' / DWARF FIREBUSH
	Vd	VIBURNUM OBOVATUM 'DWARF WALTER'S' / DWARF WALTER'S VIBURNUM
	Ye	YUCCA ELEPHANTIPES / GIANT YUCCA
SYMBOL	CODE	BOTANICAL / COMMON NAME
SHRUB AREAS		
	Lg	LIRIOPE MUSCARI 'EVERGREEN GIANT' / EVERGREEN GIANT LILYTURF
	No2	NERIUM OLEANDER 'PETITE PINK' / DWARF OLEANDER
	Pm	PODOCARPUS MACROPHYLLUS / YEW PINE

AGHP Approved

Native to Florida

Florida Friendly

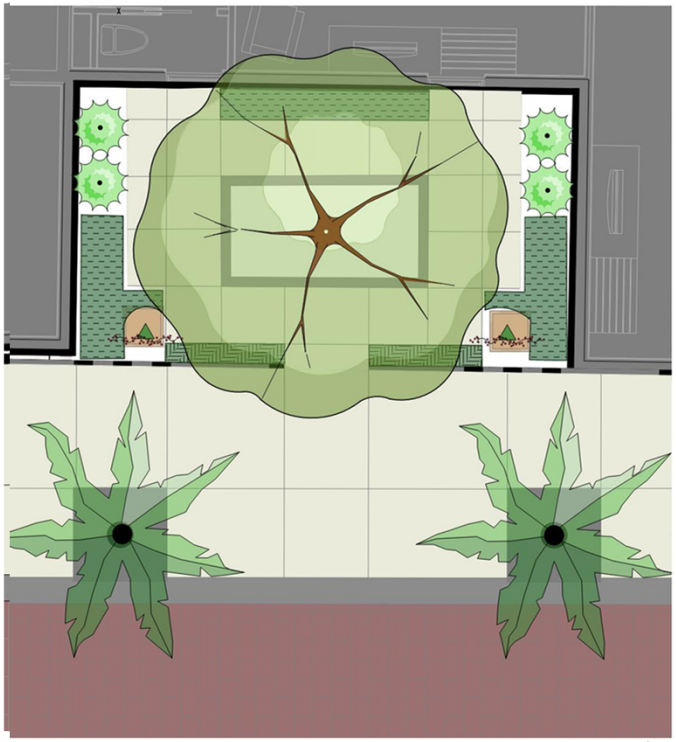
Historic precedence: Planted at the Turnbull Plantation (New Smyrna) by Menorcan settlers circa 1750



The Exchange Hotel **COURTYARD A**

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

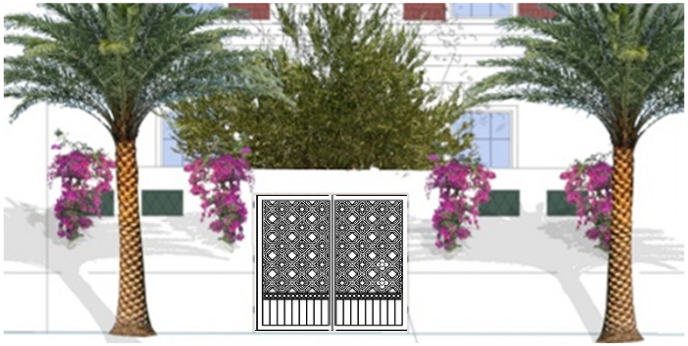
JALARAM HOTELS, INC. | ROGERS TOWERS | MAVERICK ENGINEERING | FK | Marquis Latimer + Halback LANDSCAPE ARCHITECTURE · PLANNING www.halback.com | Florida Qualifier LA6667110



Courtyard A Plan

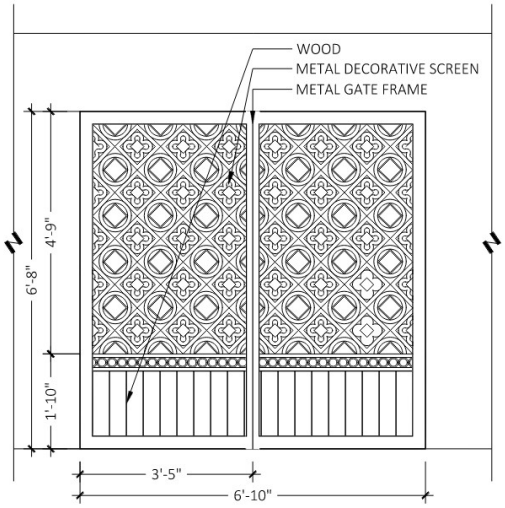






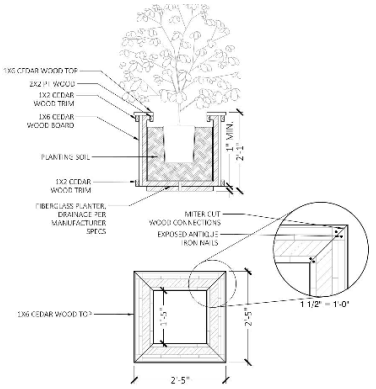
Courtyard A Elevation

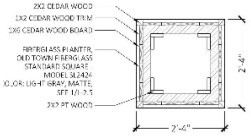




4 METAL SCREEN GATE A

1/2" = 1'-0" P-CO-24CATH-63



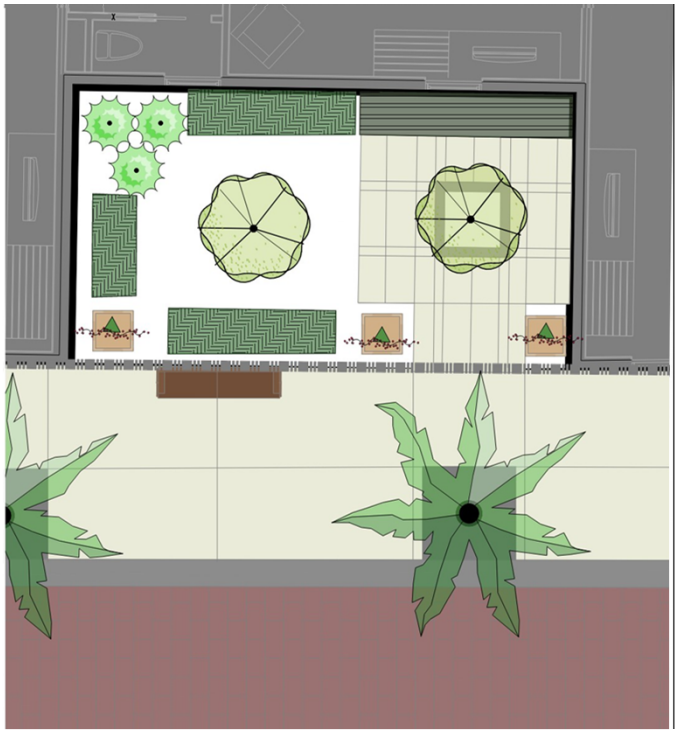


7 SQUARE WOOD HERB PLANTER

UPDATE: Wrought Iron Gate. Well removed and replaced with planter bed. Two (2) Sour Oranges planted in courtyard.



Courtyard B Elevation



Courtyard B Plan



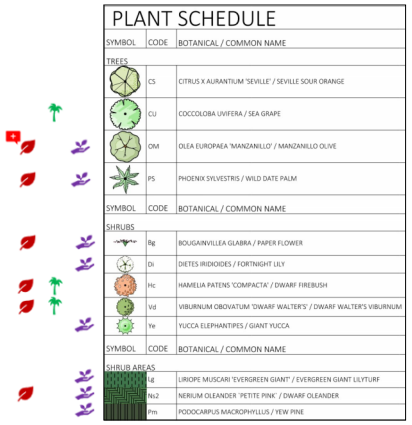
52 St. George Street



214 St. George Street





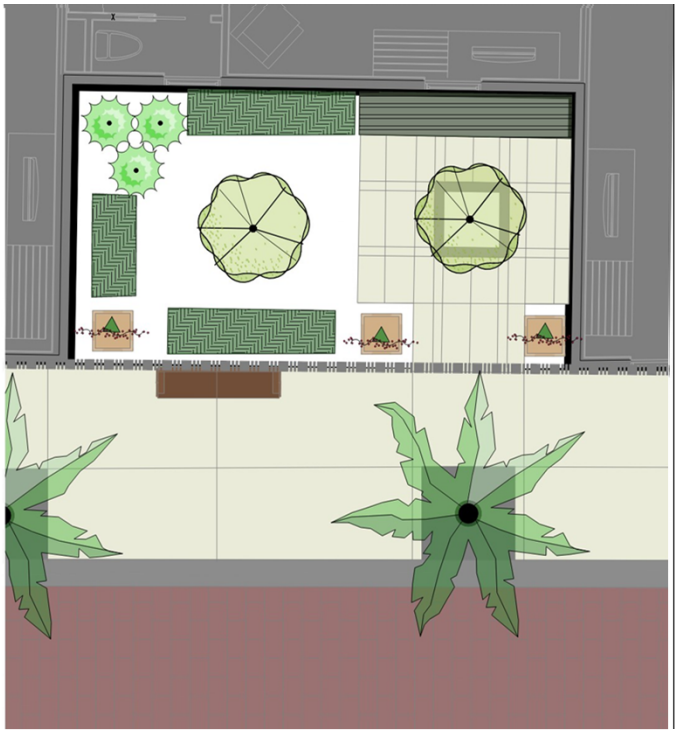


AGHP Approved

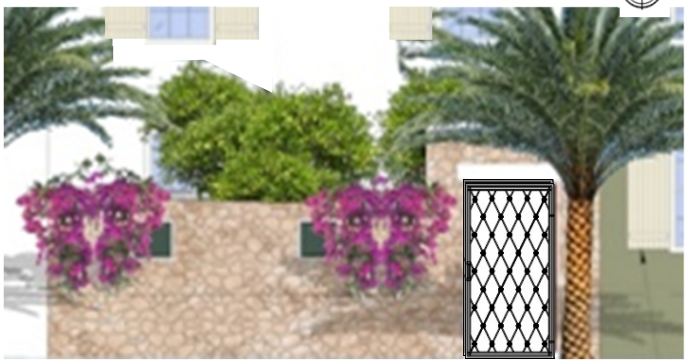
Native to Florida

Florida Friendly

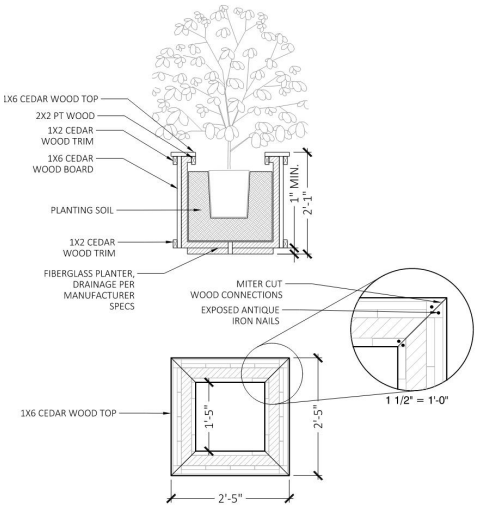
Historic precedence: Planted at the Turnbull Plantation (New Smyrna) by Menorcan settlers circa 1750

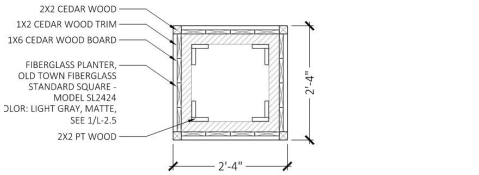


Courtyard B Plan



Courtyard B Elevation

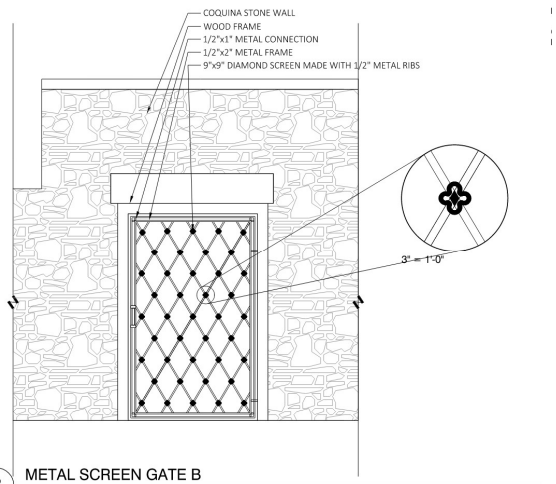




7 SQUARE WOOD HERB PLANTER
3/4" = 1'-0" P-CO-24CATH-06



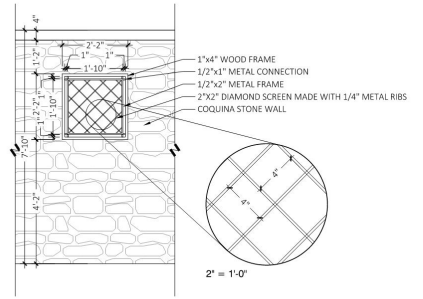




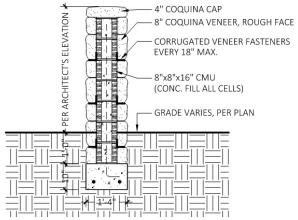
3 METAL SCREEN GATE B
1/2" = 1'-0" P-CO-24CATH-62

METALWORK NOTES:

COLOR: BLACK
PROVIDE SHOP DRAWINGS FOR FINAL APPROVAL.



4 METAL SCREEN WINDOW
1/2" = 1'-0"



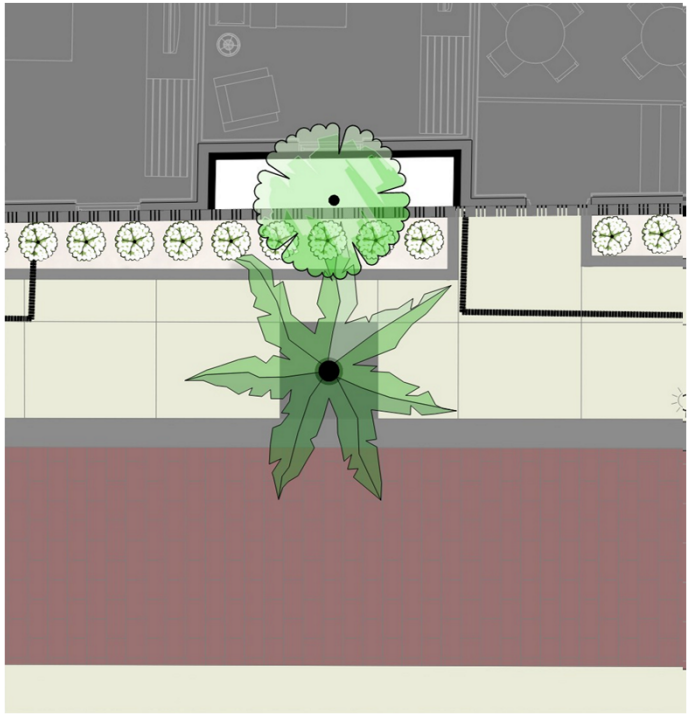
SEE STRUCTURAL FOR FOOTER SIZING AND REINFORCEMENT

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



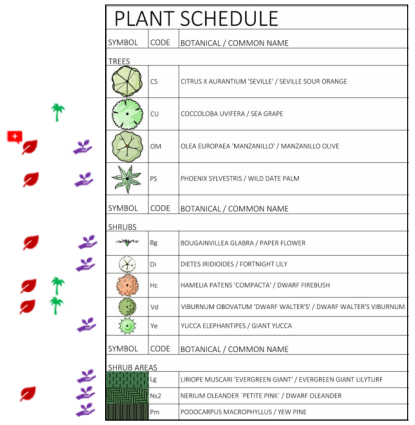
Courtyard C Plan







57 Treasury Street

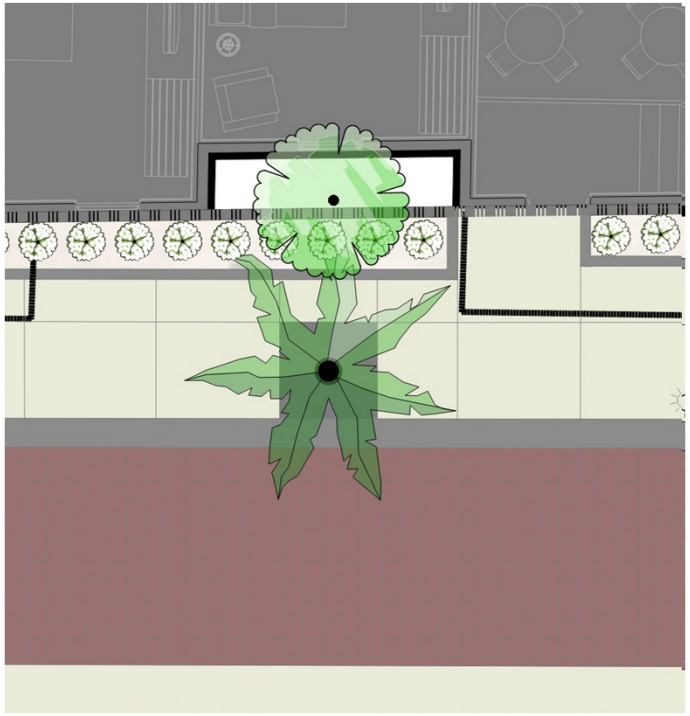


AGHP Approved

Native to Florida

Florida Friendly

Historic precedence: Planted at the Turnbull Plantation (New Smyrna) by Minorcan settlers circa 1750



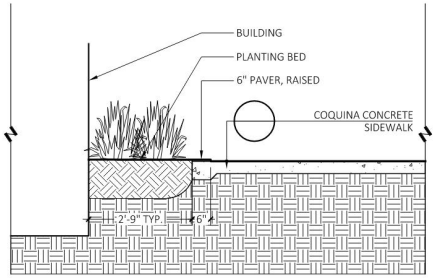
Courtyard C Plan



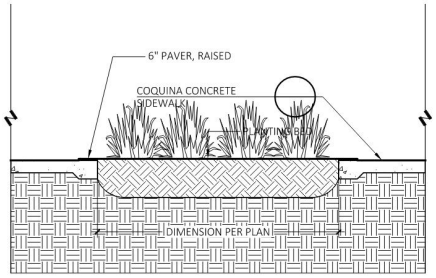
Courtyard C Elevation







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
Kasam Hospitality, Inc. Owner's Signature:

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

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

(Can add additional signature page if needed)

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

CITY OF ST AUGUSTINE. EST. 1565

Owner's Authorization For Agent

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

BY: _____
Signature of Owner

Kanti Patel
Print Name of Owner

904-826-5504
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 21 day of July, 2025

By Kanti Patel

Identification verified: ✓

Oath sworn: ✓ Yes____ No

Notary Signature: _____

My Commission expires: Mar 30, 2026

Rev:120219 jw

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

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 proposed. Siding to be reviewed at future meeting Courtyard finishes are provided on L-2.3
PORCHES, DECKS, BALCONIES - Photographs of existing	Photographs of existing porch/deck/balcony or location of proposed porch/deck/balcony	Need	Please provide material proposed for balconies, railings, pergolas, etc.
PORCHES, DECKS, BALCONIES - Scaled site plan showing the building and existing	Scaled site plan showing the building and existing or proposed porch/deck/balcony and property lines if applicable	Need	Balconies on proposed new Balconies are indicated on site plan; See L-2.1
PORCHES, DECKS, BALCONIES - Scaled elevation showing the building and existing	Scaled elevation(s) showing the building and existing or proposed porch/deck/balcony	Need	-Separate plan sheets with scaled elevations of balconies should be provided outside of To be reviewed with Architecture at future meeting more details of rooftop pergola elements shown.
PORCHES, DECKS, BALCONIES - Scaled detail of existing or proposed	Scaled detail of existing or proposed porch/deck/balcony showing material, construction detail, finish details	Need	To be reviewed with Architecture at future meeting
AWNING/CANOPY - Photographs of existing	Photographs of existing awning/canopy or location of proposed awning/canopy	Need	To be reviewed with Architecture at future meeting
AWNING/CANOPY - Scaled detail of existing or proposed	Scaled detail of existing or proposed awning/canopy showing shape, placement, color, and construction details to include supporting structure, framing, hardware, and anchors/attachment details	Need	If new awnings are being proposed on bank tower. To be reviewed with Architecture at future meeting
EXTERIOR DOORS - Photographs of existing	Photographs of existing door(s) or location of proposed new door opening(s)	Need	Courtyard Gates have been detailed (L-2.4). Colors and other doors to be reviewed at future meeting
EXTERIOR DOORS - Scaled elevation(s) showing the building façade and existing	Scaled elevation(s) showing the building façade and existing or proposed door (not necessary for just replacement door in existing door opening)	Need	Need if existing exterior doors on To be reviewed with Architecture at future meeting
EXTERIOR DOORS - Documentation of justification for changing	Documentation of justification for changing the existing door(s) and the extent of the affected area	Need	To be reviewed with Architecture at future meeting

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. To be reviewed with Architecture at future meeting **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	To be reviewed with Architecture at future meeting 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 [illegible] 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… To be reviewed with Architecture at future meeting …presentation.
NEW CONSTRUCTION - Scaled elevation drawings showing proposed building(s)	Scaled elevation drawings showing proposed building(s) and major site features	Need	NEED ACTUAL PLAN SETS with To be reviewed with Architecture at future meeting just the versions embedded in presentation.
NEW CONSTRUCTION - Wall sections	Wall sections	Need	NEED ACTUAL PLAN SETS with To be reviewed with Architecture at future meeting presentation.
NEW CONSTRUCTION - Refer to required details above for related	Refer to required details above for related roof, finishes, porches, doors, windows, foundation, electrical/mechanical	Need	NEED ACTUAL PLAN SETS with To be reviewed with Architecture at future meeting just the versions embedded in presentation.
NEW CONSTRUCTION - Scaled elevation drawing (line drawing with minimal detail)	Scaled elevation drawing (line drawing with minimal detail) showing the existing and proposed streetscape	Need	To be reviewed with Architecture at future meeting
NEW CONSTRUCTION - Scaled footprint diagram showing proposed building footprint	Scaled footprint diagram showing proposed building footprint(s) and surrounding existing building footprints	Need	Would be helpful to have scaled To be reviewed with Architecture at future meeting dimensions.
NEW CONSTRUCTION - Written summary describing existing and proposed conditions	Written summary describing existing and proposed conditions and project's consistency with zoning code	Need	

Other Details Necessary for Review

As indicated above, separate plan sheets should be submitted, as well as specs and details on all elements proposed for the new construction or replacements on bank tower.
Even though the roof/pool deck is not visible from the street, details on the proposed materials and designs should be included as HARB has purview over everything within the property.
This is a huge amount of material for the HARB to review in one meeting. It may be helpful to separate out the different components, such as the new construction, the bank tower, the landscape plan, and the streetscape plan.

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".

Received July 22, 2025
Planning & Building Department

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

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

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

COPY

Received July 22, 2025
Planning & Building Department

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

Signed, sealed and delivered in the presence of:

Printed Name: Mark Garcia

Printed Name: Angela Edwards

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

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

By: _____
Scott McWhorter, Manager

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

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

COPY

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

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

WITNESS my hand and official seal.

BECKY GIAUQUE
NOTARY PUBLIC-STATE OF UTAH
COMMISSION EXP. 09/13/2020
COMMISSION NO. 690657

Signature Becky Giauque (Seal)

Received July 22, 2025
Planning & Building Department

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

Received July 22, 2025
Planning & Building Department

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.

COPY

Received July 22, 2025
Planning & Building Department

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

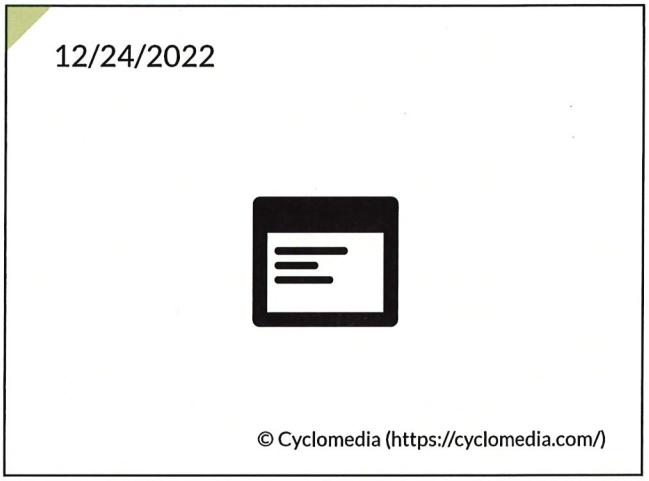
2022 TRIM Notice

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

Click Here to Open Cyclomedia Viewer in a New Tab



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**	

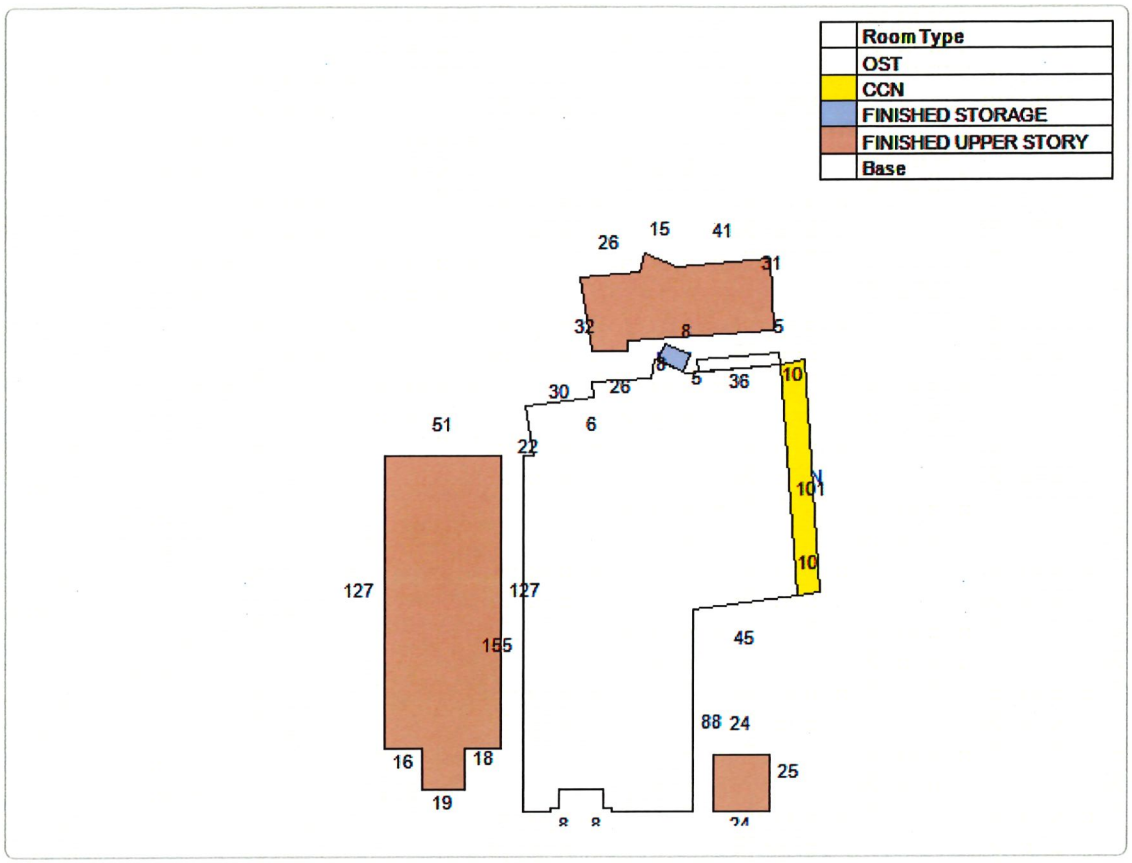
Description	Square Footage
BASE AREA	17911
FINISHED UPPER STORY	2591
FINISHED STORAGE/UTILITY	92
FINISHED UPPER STORY	6819
FINISHED CANOPY	1024
OUTSIDE STAIRS	183
FINISHED UPPER STORY	600
Total SqFt	29220

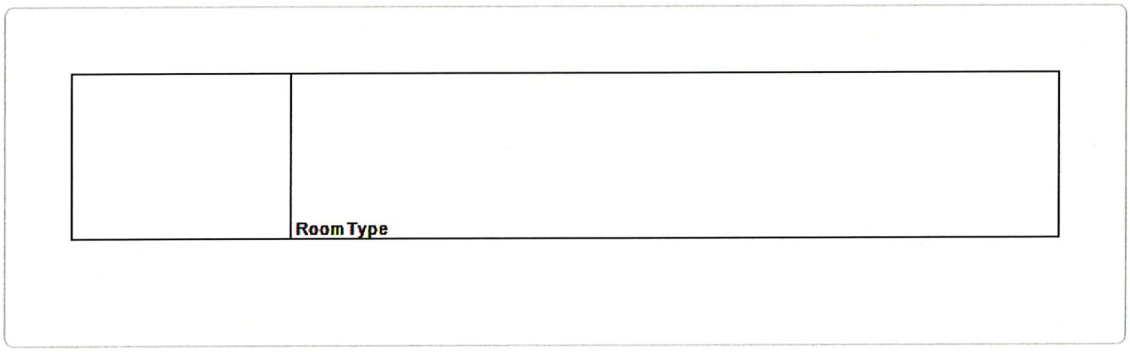
Building	2	**Roof Cover**	Clay Tile
Building Value	$2,945,269	**Roof Structure**	Rigid Frame
Year Built	1928	**Interior Flooring**	Carpet, Ceramic Tile
Actual Area	26035	**Interior Wall**	Drywall
Conditioned Area	26035	**Heating Type**	Air Duct
Use	Office Building (Multi-Story) Class C	**Air Conditioning**	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

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		

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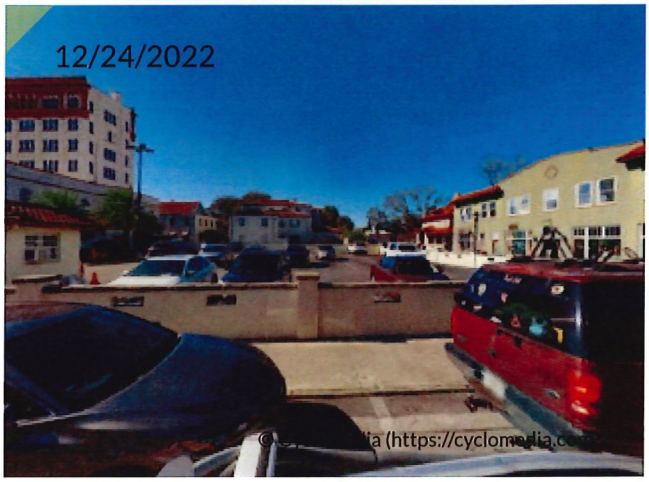
2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	1972000000
Location Address	CHARLOTTE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug E of St George (COM) (610.08)
Tax Description*	CITY OF ST AUGUSTINE LOTS 10 & 11 (EX W9FT) BLK 10 OR4496/846 *The Description above is not to be used on legal documents.
Property Use Code	Parking Lots (2810)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.210
Homestead	N

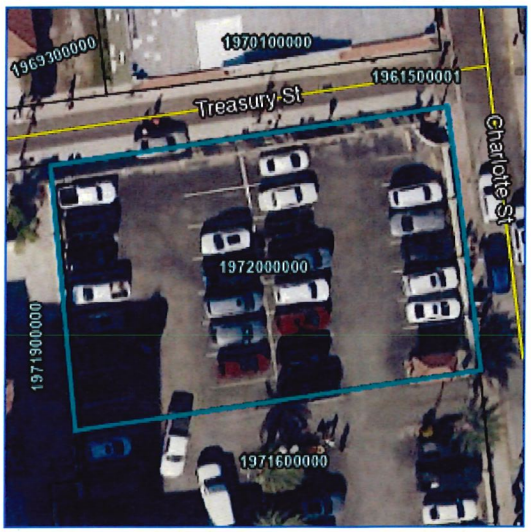
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Owner Information

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

Map



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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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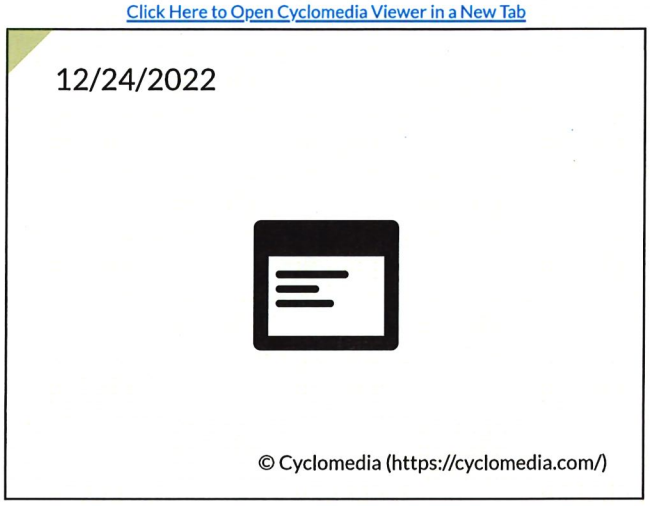
2022 TRIM Notice

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



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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

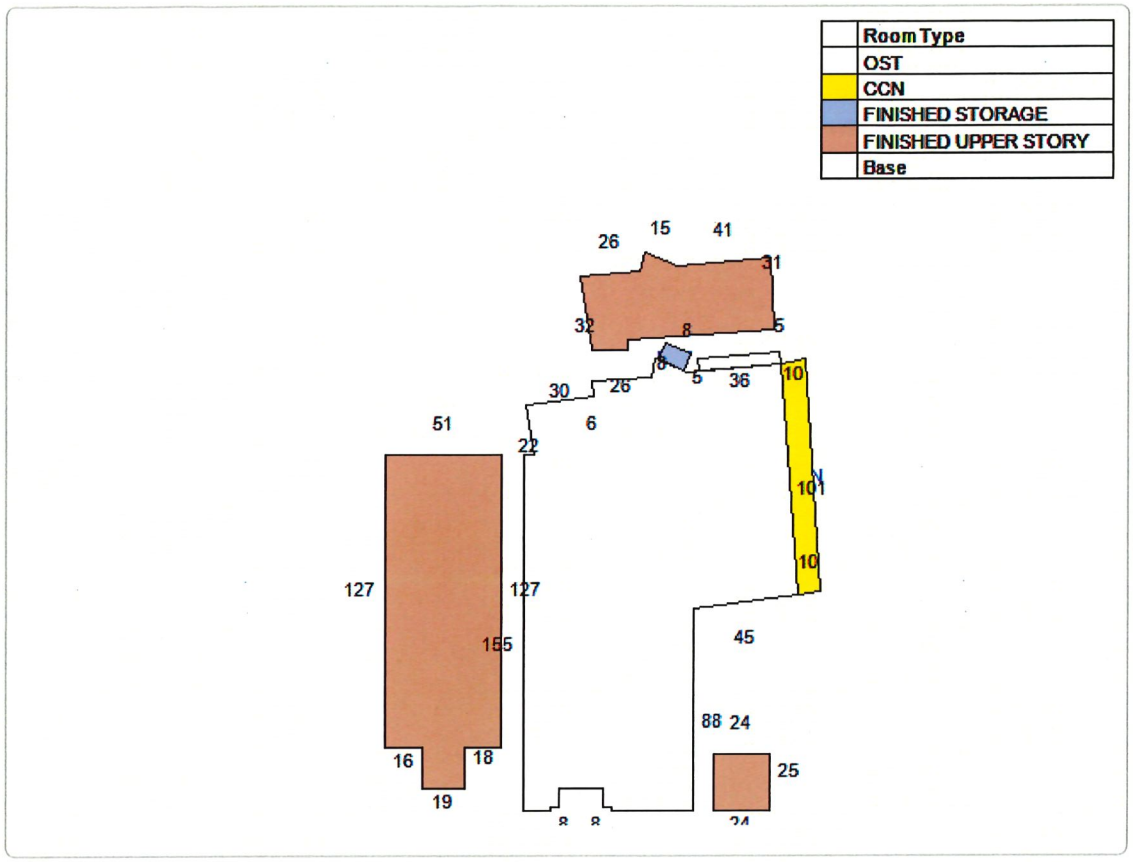
Building	2
Building Value	$2,945,269
Year Built	1928
Actual Area	26035
Conditioned Area	26035
Use	Office Building (Multi-Story) Class C
Style	04
Exterior Wall	Concrete Stucco

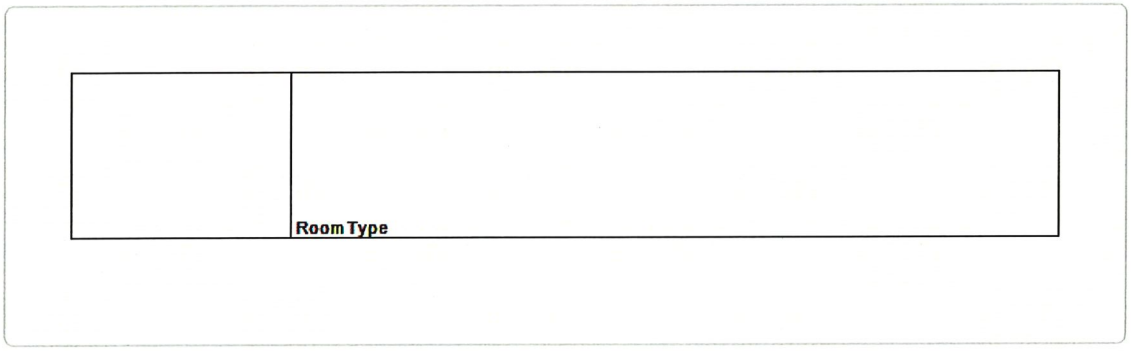
Roof Cover	Clay Tile
Roof Structure	Rigid Frame
Interior Flooring	Carpet, Ceramic Tile
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	
Baths	

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		

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For the October 16, 2025 Historic Architectural Review Board (HARB) Meeting
(Continued from the June 18, 2025 HARB meeting)

Certificate of Appropriateness Application: **HP2025-0011**
Address: **Both locations are within HP Zones (2 &3) / Archaeology Zone IA / St. Augustine NRHD / within Town Plan NHL area and within/adjacent to the existing City right-of-way (including PID 961500001)**

- **Toques Place parking lot (HP-3)**
- **69A Cordova Street (HP-2 / across from NHL Ponce Hotel)**

Applicant: **CBVR Telecom Design Group and Cellco Partnership Successor in Interest to Verizon Wireless**
Property Owner: **City of St. Augustine**
Project Description: **To install a new cell antenna and related cellular equipment in each of the locations.**

1. First heard at the March 20, 2025 HARB meeting, different locations and options for the antenna poles were considered and not approved by the Board. **Please refer to the attached June 18 memo that outlines what was reviewed at the March, April, and June meetings and the related HARB feedback for the first two.**
2. This application was last heard by the Board at the June 18, 2025 HARB meeting and continued, and then continued each subsequent month until the applicant was ready to submit requested modifications to the proposed small cell antennas in the two areas that are listed above/below. The 3rd location on Charlotte Street was not approved.

At the June18, 2025 meeting, the HARB made the following observations:

3. **Toques Place parking lot location:**
   a. Cell antenna/design was very inappropriate looking for the historic areas of the city
   b. These small cell poles are modern equipment proposed within HP-3, the Colonial core of the City
   c. Would prefer a rooftop location somewhere else so it is less visible
   d. More open to the one proposed location that would replace a FPL light pole because it would not cause such an impact, including soil disturbance, and serve a dual function
   e. Light luminaire being placed on pole is totally out of scale/too small with the tall pole. Suggested modifying same Colonial light design that exists to proportionally work better visually with taller pole
   f. Asked for a site plan that showed both of the proposed locations
4. **69A Cordova Street location:**
   a. Replacing concrete pole with cobra light fixture that already exists on the east side of Cordova Street
   b. Location is in visible sightline and area where thy are trying to reduce above-ground poles
   c. Better when placed next to taller buildings
   d. Asked to finalize the design
5. The applicant stated during the meeting that a more stream-lined pole could be used for the small cell antennas. The HARB asked to see that design at the next meeting.

For this October meeting, the applicant provided:

6. **Toques Place parking lot location:**
   a. Applicant has narrowed down to the one location where the FPL light pole exists, which is also adjacent to palm tree
   b. Pole appears to have wider diameter at the top with the new design shown in the plan set's elevations when compared to the June packet (compare application packet page 17 with page 35)
   c. Modified the light fixture luminaire:
   -**Changed light design** slightly from the June application packet due to needing to use a FPL-approved design. However, the selected luminaire's overall design is slightly different visually than the existing luminaires currently on that pole and that area of the district (see application packet page 10 and 19): Also need to verify it matches design elements to be compatible with Colonial period (opacity of glass, the LED Kelvins temperature)
   -**Size** (existing luminaire on FPL pole is approximately 27" h x 16.5" diameter/proposed is 42" h x 18.25" diameter
7. **69A Cordova Street location:**
   a. No changes were made to the proposed design and location that was reviewed at the June meeting: p**lease see application packet pages 40-48.**
   b. The applicant indicated willingness to modify this antenna when the City moves forward with undergrounding utility poles and changing light poles

STAFF RECOMMENDATION:

Based on a review of the AGHP, the previous discussions of the HARB, and without the support of evidence to the contrary, staff finds that the board **can take the following actions regarding a CERTIFICATE OF APPROPRIATENESS for the proposed small cell antennas *limited to the locations* at the Toques Place parking lot and adjacent to 69a Cordova Street**:

1. APPROVE if the board finds that the designs are compatible with the AGHP and meets Secretary of the Interior's Standard's for Rehabilitation #9 (**Compatible Contemporary Design for New Alterations and Additions).**
2. CONTINUE with a finding that the overall designs are not compatible with the AGHP 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

CITY CODE

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.

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.

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.

Lighting fixtures should be compatible with the architectural style of the primary building. Light intensity levels must be as low as possible to preserve the historic ambiance and to reflect levels of gas lights and early electric lights. Inconspicuous modern fixtures may be installed where more light is required as a supplement to historical fixtures. 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.

For the June 18, 2025 Historic Architectural Review Board (HARB) Meeting
(Continued from the April 17, 2025 HARB meeting)

Certificate of Appropriateness Application: **HP2025-0011**
Address: **-Toques Place parking lot - (HP-3): Revised from April application**
-12 Charlotte Street
-69A Cordova Street
Various areas within/adjacent to existing City rights-of-way within Historic Preservation Zoning Districts 1 through 5, including Parcel ID (PID) 961500001
Applicant: **CBVR Telecom Design Group and**
Cellco Partnership Successor in Interest to Verizon Wireless
Property Owner: **City of St. Augustine**
Project Description: **To install new cell antennas and related cellular equipment in proposed locations.**

1. Recognizing the significance and potential visual and archaeological impact of the proposed 35' H "small cell antennas" proposed in areas including a prominent location right next to the Plaza in the downtown, within the St. Augustine Town Plan National Historic Landmark area, the St. Augustine National Register Historic District, Historic Preservation Two and Three (HP-2, HP-3) Zoning Districts, and significant and sensitive Archaeology Zones, the HARB continued this item again at the April 17, 2025 meeting to allow the applicant time to come back with revisions, other alternative locations, and applications that are more compatible with the historic downtown.

<u>At the March meeting:</u>

2. The HARB called for creative solutions, in both alternative designs and locations, including:
   a. Shorter poles. HARB members stated that the 35' height was unacceptable
   b. More sensitively placed locations, such as behind buildings, in service areas, in alleys, possibly on top of taller buildings
   c. What co-location options would look like or conversion of other streetscape elements (flag poles, light poles, trash cans, benches) that were mentioned as possible alternative solutions
   d. Examples on how this type of technology was applied in other significant historic districts nationally

<u>For the April meeting:</u>

3. The applicant submitted new plans for a new location within the Toques Place parking lot, which included photo renderings. The HARB asked for a tucked away location within this parking lot.
4. Per HARB's request, some examples of applications in other prominent historic districts were shown. The HARB liked elements of some of the examples (Boston Commons and Savannah's McDonough and Bull Street), but were told by the applicant in many of the cases that those applications would not work here. The Board asked for the applicant to bring back compatible designs that would work in the proposed locations within the downtown.
5. Additional goals for future proposed cell poles from the HARB were to be located off to the side and as low as possible.
6. Board members recognized the value in creating a master plan that would dictate where antennas could go, so asked for maps showing all the location that Verizon proposes cell antennas or equipment within the City. Instead of a stand alone workshop, the Board thought they could get through the requested information in a regular business meeting.

<u>For the June Meeting:</u>

Three new plan sets were provided, with a revised Toques Place parking lot location and two new proposed locations

7. **(SC001) Toques Place parking lot (HP-3, Archaeology Zone IA) - revised from April application:**
   a. Instead of within the central strip, the proposed location for the 35' H pole with antenna was moved to the north edge of the parking lot. Plans show a proposed luminaire mounted on the pole, with fluted base.
   b. Although it is more tucked away and in a parking lot, the pole will be visible from many of the adjacent buildings that are placed in a compact arrangement around the parking lot.
   c. The applicant should confirm if this is replacing an existing light pole. New pole locations would not be allowed.
8. **(SC002) 12 Charlotte Street (HP-3, Archaeology Zone IA):**
   a. According to the site plan in this plan set, a 35' H pole with antenna proposed to replace an existing shorter light pole at the corner of Cuna Street. Although it is adjacent to the Cuna Street small parking lot for the National Park Service, it is right across from the Castillo and the short Oldest Schoolhouse structure, would be likely visibly from the

prominent thoroughfare of Avenida Menendez, and is at the entrance of Charlotte Street which leads to the Colonial core. A proposed luminaire is mounted on the pole, fluted base.

b. Clarification from applicant is needed: Renderings show the pole further south on Cuna Street from the corner with Charlotte Street.

9. **69A Cordova Street (HP-2, Archaeology Zone IA):**
   a. Proposed location for the 35' H pole with antenna to replace an existing wood light pole with swan neck light fixture (this style of light have been deemed to be incompatible with this historic area).
   b. Location is across street / east of the Hotel Ponce de Leon, a designated National Historic Landmark
   c. Although the location is on the same side of the road as some taller power poles, the upcoming Cordova Street improvements will be undergrounding all of these utilities. A cell antenna pole will likely also be removed with this project.
10. The following City Code is also applicable to this review:

From 28-89(2) - Criteria for certificate or opinion of appropriateness, relocation or demolition or partial

Before approving the plans for any proposed structure **[in the case of this application, the proposed cell antenna]** or signs located or to be located in a historic preservation zoning district, the board shall find:

a. In the case of a proposed alteration or addition to an existing structure, that such alteration or addition will not materially impair the architectural or historic value of the structure.

b. In the case of a proposed new structure, that such structure will not, in itself or by reason of its location on the site, materially impair the architectural or historic value of a structure on adjacent sites or in the immediate vicinity.

c. In the case of a proposed new structure, that such structure will not be injurious to the general visual character of the district or districts in which it is to be located.

ARTICLE V. - WIRELESS TELECOMMUNICATIONS FACILITIES SITING ORDINANCE

- **Sec. 28-401. - Definitions**
- **Sec. 28-404. - Tiered permit process and standards: New poles would not be allowed in HP Zoning Districts**

11. **Items Still of Concern:**

a. Locations have not yet been reviewed under the required process for new utilities or new items going in the City's right-of-way (ROW), so the feasibility of this location is not yet known. Therefore, staff recommends that the HARB review the proposed plans in the context of providing the applicant feedback on the appropriateness of the proposed design (an antenna and pole with luminaire mounted to the pole) as a replacement for existing light poles and the proposed locations that are in culturally (Archaeology Zones) and historically significant areas (National Register Historic Districts, National Historic Landmark area, Historic Preservation Zoning Districts), as touched on under #1 of this memo.

b. 35' high is the maximum height of buildings in the downtown; however, many buildings are shorter. The proposed antennas on the poles will be equal to the maximum height of buildings.

c. As was expressed by staff in the previous meetings, the accuracy of the photo renderings showing the combined pole/antenna and its 35' height was unknown, especially since the street lights in the downtown are 12 to 15' high. Some of the new renderings submitted for the June meeting appeared to be more realistic in showing the height as compared to the existing street lights, but not all.

d. Even if poles are located next to palm trees or palm trees are planted nearby, palm trees are likely more temporary than the poles and there would be no enforcement to keep a tree continuously planted by the poles for screening purposes.

e. With the desire of the cell carriers to have regularly spaced antennas within the city limits, including the historic downtown, which could result in numerous small cell antennas being proposed by various carriers, staff continues to recommend that the HARB request a master plan from the current applicant and future cell carrier applicants so that there is a fuller understanding of the various locations being considered, rather than reviewing each of the many locations separately and in isolation or in smaller groups **OR for the City to create a master plan of various locations were cell antenna/equipment would be allowed.**

With the proposed new locations that will be in prominent locations to historic landmarks, the overall heights and designs not changing with the alternative applications, and the feasibility of these locations currently unknown, the analysis and recommendations made in the attached March 20, 2025 staff report remain the same, which follows the April meeting memo.

Julie Courtney
Historic Preservation Officer

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.

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

Staff Photos: Toques Place Parking Lot – new location







STAFF PHOTOGRAPHS
Toques Place Parking Lot









69 Cordova Street - Facing South, to east of Hotel Ponce de Leon
Google Maps



69 Cordova Street - Facing South, right to east of Hotel Ponce de Leon

Google Maps



CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for March 20, 2025 Meeting



Application HP2025-0011

Address: Various areas within / adjacent to the City right-of-way (including PID 961500001) near the addresses of 17 King, 43 Cordova, and **98 St. George Streets**

Applicant: CBVR Telecom Design Group
and Cellco Partnership Successor in Interest to Verizon Wireless

Property Owner: City of St. Augustine

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

Architectural Style:	N/A	Florida Master Site File:	N/A
National Register:	Town Plan NHL, St. Augustine NRHD	Construction date:	N/A
Archaeology Zone:	IA, IB (17 King)	Zoning District:	HP 2 (17 King); HP-3 (98 St. George); facing HP-3 (43 Cordova)
Parcel number:	961500001		
Agenda Item:	9(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

1. This Certificate of Appropriateness application was to review three different locations for proposed "Small Cell Antennas" in the historic downtown. However, after a recent Right-of-Way (ROW) Utilities review by City staff, two of the locations (17 King Street and 43 Cordova Street), were determined to not meet the City's requirements for a ROW permit, so are not approvable locations. HARB may take formal action on the proposed 98 St. George Street antenna and its location at the March meeting, but should not formally review the other two antennas until alternative locations that can be approved by the Utilities Department are found.
2. While the HARB can provide feedback on the overall design, height, finish color, and other elements of the three proposed antennas, other important considerations should be also be reviewed.
3. Attention should be given to the appropriateness of the proposed placement within the historic context of the Town Plan National Historic Landmark (NHL) area and the St. Augustine National Register Historic District (NRHD). A NHL is the highest federal designation given to cultural resources, and the Town Plan contains resources relating to the period of national significance of circa 1572 -1821. The St. Augustine NRHD has a "mosaic of architectural styles and periods of development," with a period of significance that extends to 1930, with a number of Colonial reconstructions from the 1960-70s more recently added.
4. In addition, the HARB should consider the visual impact of the proposed antennas (a 33' high antenna is shown for 98 St. Geroge Street) at the specified locations to the adjacent architecture, streetscape, and viewshed for all three locations, but should only make a formal determination on the antenna proposed at the 98 St. George Street location at the March meeting, unless the Board finds the proposed designs do not comply with the design requirements.
5. **Archaeological Impact:** The proposed locations are in the most highly sensitive archeological zones. All ground disturbance for the underground lines and 9' embedment of the pole centered within a 2' diameter hole will need to be hand-excavated by the city archaeologists in order to document the historic resources of an NHL that the proposed equipment will be destroying. This will require much longer maintenance of traffic (MOT) / street closures, as the archaeological field work will likely take a few weeks to do at each site, and will result in a lengthy and costly endeavor.
6. **According to the Architectural Guidelines for Historic Preservation (AGHP):**
   a. "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."
   b. Cellular antennas and related equipment should be reviewed under the Electrical and Mechanical Equipment section of the AGHP, which has recommendations for both pre-1821 and post-1821 applications. The proposed 98 St. George Street location is within HP-3.
   c. For both pre-1821 or post-1821 applications, mechanical equipment "should not be visible from the street and should not be located on street facades" and "be placed in an inconspicuous location behind buildings or where it is screened." Post-1821 recommendations also state character-defining features should not be "radically changed, damaged or destroyed" by new mechanical systems. When considering alternative locations, the AGHP states that mechanical equipment "may only be installed when it does not damage or conceal important architectural features, and is not located on significant facades. This equipment is not appropriate on visible roof locations."

7. The antenna poles have decorative Depending on the location, the "small cell antennas" are nearly as high or higher than the maximum allowed heights of buildings within the downtown, and only cover approximately just over half of a mile radius. This drives the carrier's perceived need for cell antennas to be placed at regular intervals throughout an area. Therefore, the proposed locations for the three antennas related to this application are just the beginning of the many antennas this carrier is planning to place within the city and our downtown, and this is only representative of just one of multiple carriers.
8. **Necessity for additional cell antennas in St. Augustine:** The applicant has provided information on coverage and rationale for the necessary spacing of antennas for optimal coverage. Justification from the application materials include network densification through adding more small cells, which ensures capacity and coverage "to handle the surge in communications during large-scale events or emergencies," thus providing reliable communication. However, the case for the real necessity for additional antennas within our historic downtown has not been adequately made.
   a. Public safety does not appear to be at risk due to the existing cellular coverage within the city limits. Cellular access to critical services does not seem limited by the existing cellular infrastructure within the city. Staff conferred with the City's Police and Fire Chiefs and Director of IT. The St. Johns Sheriff Office 911 communications center, who is responsible for St. Augustine, provided feedback to staff's question if the public was unable to make 911 calls from within the downtown or other areas inside city limits both during normal times and peak season events like Nights of Lights.
   b. The 911 staff who indicated they had not received complaints and explained, "a 911 call from a mobile phone should ping to the nearest cell tower. If that tower is saturated it should route to another tower and so forth regardless of which carrier the person uses." A map of the carrier tower and antenna sites throughout the city is provided in the attachments section.
   c. The Director of IT stated that he never heard of complaints that a 911 call couldn't go through. He did state that the City switched to FirstNet (a nationwide network that provides priority for services and a secure network) for essential personnel.
   d. While the recreational use of cell phones is not critical, to counter limitations to services in the downtown during peak events or high tourist visitation, the City can encourage the carriers to use temporary cell booster antennas, which has been done at Francis Field for certain events that draw big crowds.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can take the following actions for **a CERTIFICATE OF APPROPRIATENESS at the proposed location adjacent to 98 St. George Street, 43 Cordova Street, and 17 King Street:**

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

   or

2. **Deny** the application if the HARB determines any of the following:
   a. The proposed overall design of the cell antennas and related equipment is inappropriate within the historic context of its proposed location and the high visibility within the right-of-way will have a negative impact to the architectural, historical, and cultural integrity of the significant Town Plan National Historic Landmark (NHL) area and the St. Augustine National Register Historic District (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 can not be mitigated in a desirable way that would meet the requirements of the AGHP and/or SOIS.

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

Julie Courtney

Julie Courtney, Historic Preservation Officer

SUMMARY SCOPE OF WORK:

1. To install a “small cell antenna” at the specified location at 98 St. George Street, which includes:
    a. Steel pole with decorative bases, one of the 3 locations show a decorative light fixture also mounted
        i. to be embedded 9’ into the ground with a 2’ perimeter hole dug
        ii. painted black to match light poles in the city

    **The applicant should verify the dimensions provided on C-3 of , which states the pole is 36’ H but shows the overall height above ground level at 33’.

    b. Commscope antennas at top and three Ericsson antennas around the perimeter
    c. Equipment enclosure box 5’ high that hangs from the pole, to be located 12’ above ground level
    d. Electrical meter and breaker at base of the pole

CITY CODE

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.

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.

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.

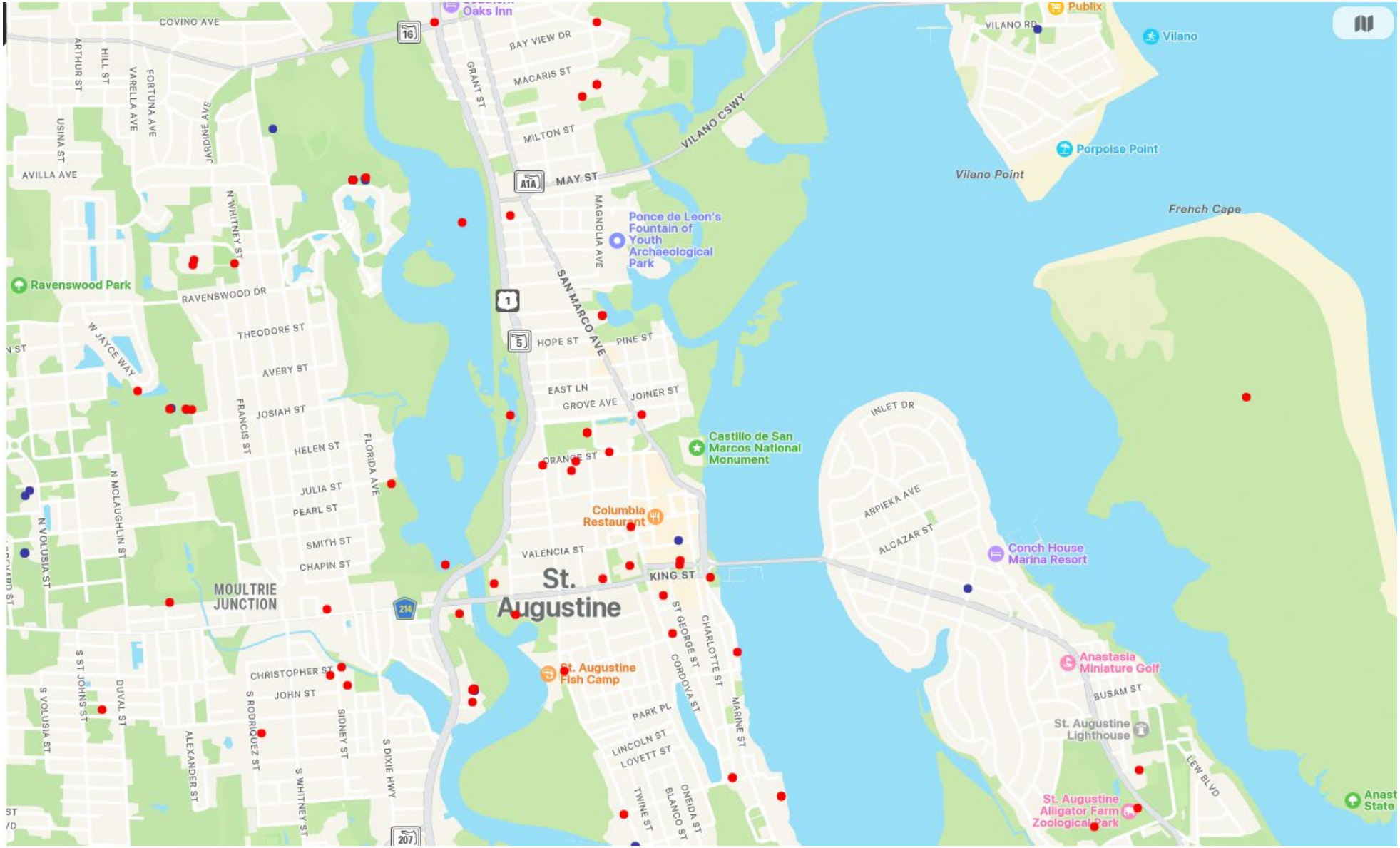
Lighting fixtures should be compatible with the architectural style of the primary building. Light intensity levels must be as low as possible to preserve the historic ambiance and to reflect levels of gas lights and early electric lights. Inconspicuous modern fixtures may be installed where more light is required as a supplement to historical fixtures. 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.

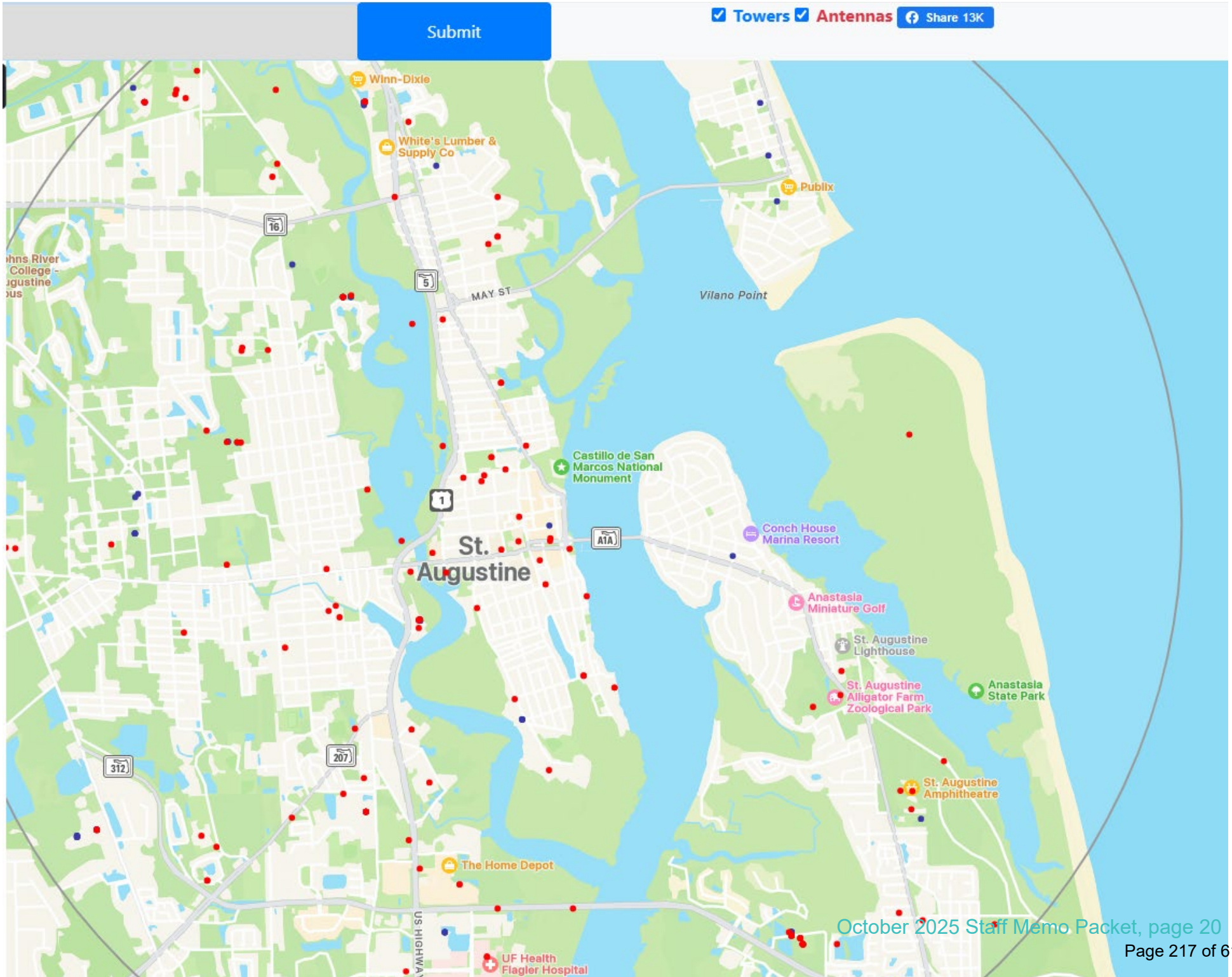
LIST OF ATTACHMENTS:

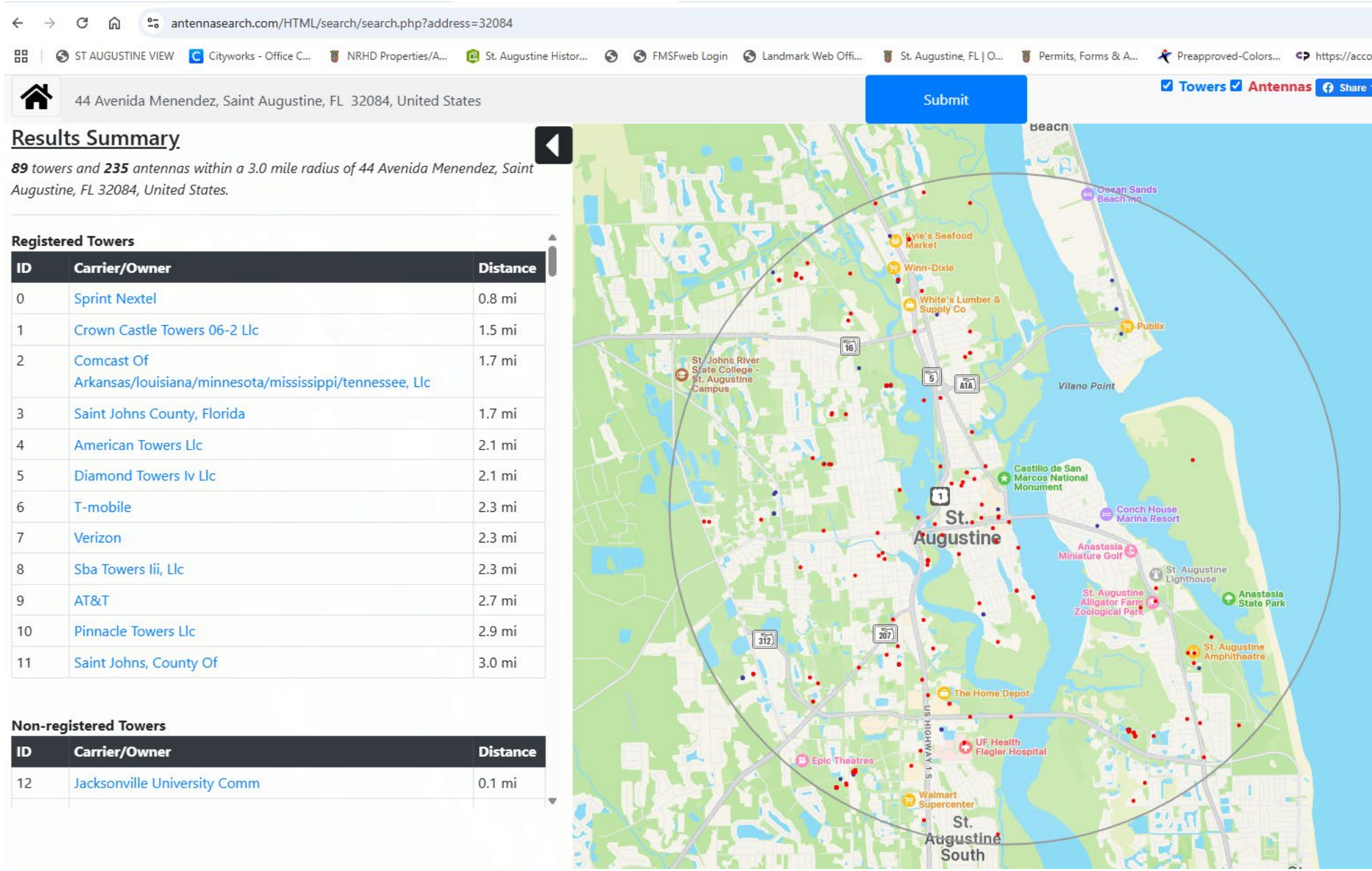
1. Google StreetView images
2. Map showing cellular antenna and tower locations in St. Augustine
3. State Statute 337.401(7)(k)

Towers Antennas

March 14, 2025:




Submit
Towers
Antennas
Share 13K
Winn-Dixie
White's Lumber & Supply Co
Publix
16
5
MAY ST
Vilano Point
Castillo de San Marcos National Monument
1
A1A
St. Augustine
Conch House Marina Resort
Anastasia Miniature Golf
St. Augustine Lighthouse
St. Augustine Alligator Farm Zoological Park
Anastasia State Park
312
207
St. Augustine Amphitheatre
The Home Depot
US HIGHWAY
UF Health Flagler Hospital


antennasearch.com/HTML/search/search.php?address=32084
ST AUGUSTINE VIEW
Cityworks - Office C...
NRHD Properties/A...
St. Augustine Histor...
FMSFweb Login
Landmark Web Offi...
St. Augustine, FL | O...
Permits, Forms & A...
Preapproved-Colors...
44 Avenida Menendez, Saint Augustine, FL 32084, United States
Submit
Towers
Antennas
Share
Results Summary
89 towers and 235 antennas within a 3.0 mile radius of 44 Avenida Menendez, Saint Augustine, FL 32084, United States.
Registered Towers
ID
Carrier/Owner
Distance
0
Sprint Nextel
0.8 mi
1
Crown Castle Towers 06-2 Llc
1.5 mi
2
Comcast Of Arkansas/louisiana/minnesota/mississippi/tennessee, Llc
1.7 mi
3
Saint Johns County, Florida
1.7 mi
4
American Towers Llc
2.1 mi
5
Diamond Towers Iv Llc
2.1 mi
6
T-mobile
2.3 mi
7
Verizon
2.3 mi
8
Sba Towers Iii, Llc
2.3 mi
9
AT&T
2.7 mi
10
Pinnacle Towers Llc
2.9 mi
11
Saint Johns, County Of
3.0 mi
Non-registered Towers
ID
Carrier/Owner
Distance
12
Jacksonville University Comm
0.1 mi
Ocean Sands Beach Inn
Kyle's Seafood Market
Winn-Dixie
White's Lumber & Supply Co
Publix
St. Johns River State College - St. Augustine Campus
Vilano Point
Castillo de San Marcos National Monument
Conch House Marina Resort
St. Augustine
Anastasia Miniature Golf
St. Augustine Lighthouse
St. Augustine Alligator Farm Zoological Park
Anastasia State Park
St. Augustine Amphitheatre
The Home Depot
US HIGHWAY 1 S
UF Health Flagler Hospital
Epic Theatres
Walmart Supercenter
St. Augustine South

Fl. Stat. 337.401(7)(k)

This subsection **does not limit a local government's authority to enforce historic preservation zoning regulations consistent with the preservation of local zoning authority** under 47 U.S.C. s. 332(c)(7), the requirements for facility modifications under 47 U.S.C. s. 1455(a), or the National Historic Preservation Act of 1966, as amended, and the regulations adopted to implement such laws. **An authority may enforce local codes, administrative rules, or regulations adopted by ordinance in effect on April 1, 2017, which are applicable to a historic area designated by the state or authority.** An authority **may enforce pending local ordinances, administrative rules, or regulations applicable to a historic area designated by the state if the intent to adopt such changes has been publicly declared on or before April 1, 2017.** An authority may waive any ordinances or other requirements that are subject to this paragraph.

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.:	HP2025-0011
Applicant:	Nikki Nechtem - authorized agent Verizon wireless
Owner:	Christopher Milnes
Address:	Various areas within/adjacent to the existing City right-of-way
Parcel Number:	2052200000

Re: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to install a new cell antenna and related cellular equipment in proposed locations.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON THURSDAY, SEPTEMBER 18, 2025, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☐ was present at the Thursday, September 18, 2025, Historic Architectural Review Board meeting and testified under oath, or ☒ was not present.

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

3. The subject property has a zoning classification of HP-1 through HP-4

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 Various areas within/adjacent to the existing City right-of-way (including PID 961500001) near the addresses of 17 King, 43 Cordova, and 98 St. George Streets.
To install a new cell antenna and related cellular equipment in proposed locations..

Subject to the following conditions:

- October 16, 2025
-
-
-
-
-
-

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

Case No. HP2025-0011 **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., 2025.

NOTARY PUBLIC STATE OF FLORIDA
MICHELE FUDO
Commission # HH 448184
Expires September 26, 2027

Notary Public, State of Florida

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

ADDITIONAL MATERIALS RECEIVED FOR OCTOBER 16, 2025 HARB MEETING:

See pages 40-48 of this Application Packet for proposed designs of the Cordova Street location

HP2022-0011
VERIZON SMALL CELL ANTENNAS

SUBMITTED BY APPLICANT

Received October 6, 2025
Planning and Building Dept.

St. Augustine HARB

Courtney Barnard & Christopher Milnes II – Verizon

Nikki Nechtem & Jeff Finch – CBVR Telecom

10/16/2025



verizon

Received October 6, 2025
Planning and Building Dept.

Table of Contents

HARB Review - St. AUG 001 – Toques Pl.
HARB Review - St. AUG 020 – 69 Cordova St.

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Received October 6, 2025
Planning and Building Dept.

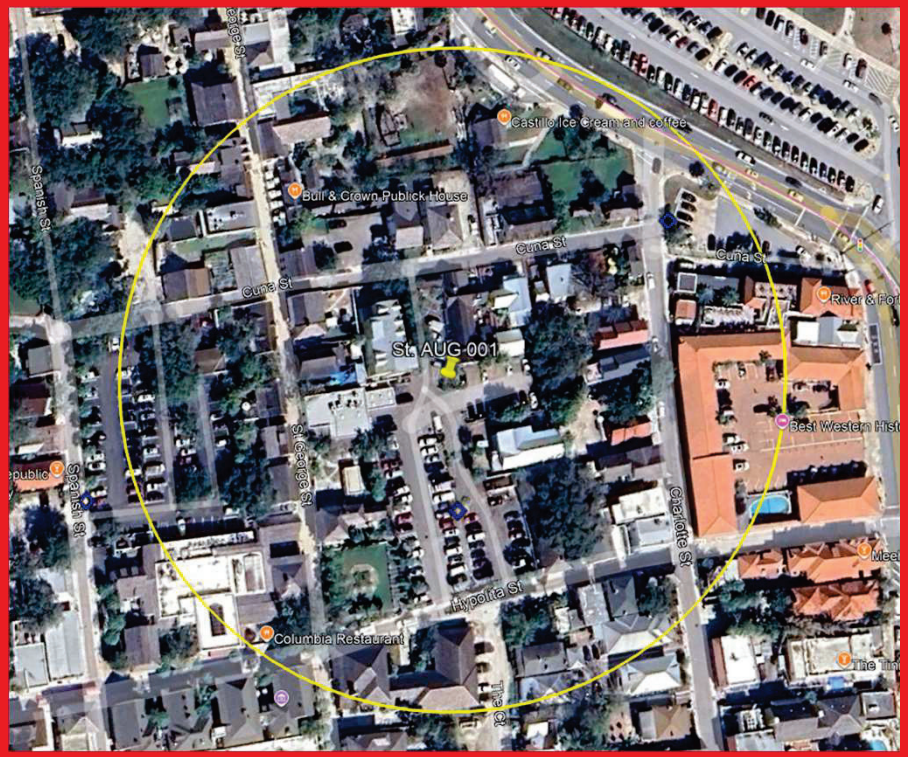
ST AUG SC001

Toques Pl.

Coverage Objective & Footprint

This designed small cell objective is to provide coverage and capacity to the central section of St George St., Charlotte St., and Hypolita St..

This small cell footprint at 35' overall height will cover a .06 mile circumference.



verizon

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Planning and Building Dept.

ST AUG SC001

Toques Pl.

35’ FPL Light Small Cell Pole Site Photo-simulations

Location: Northeast corner of Parking Lot





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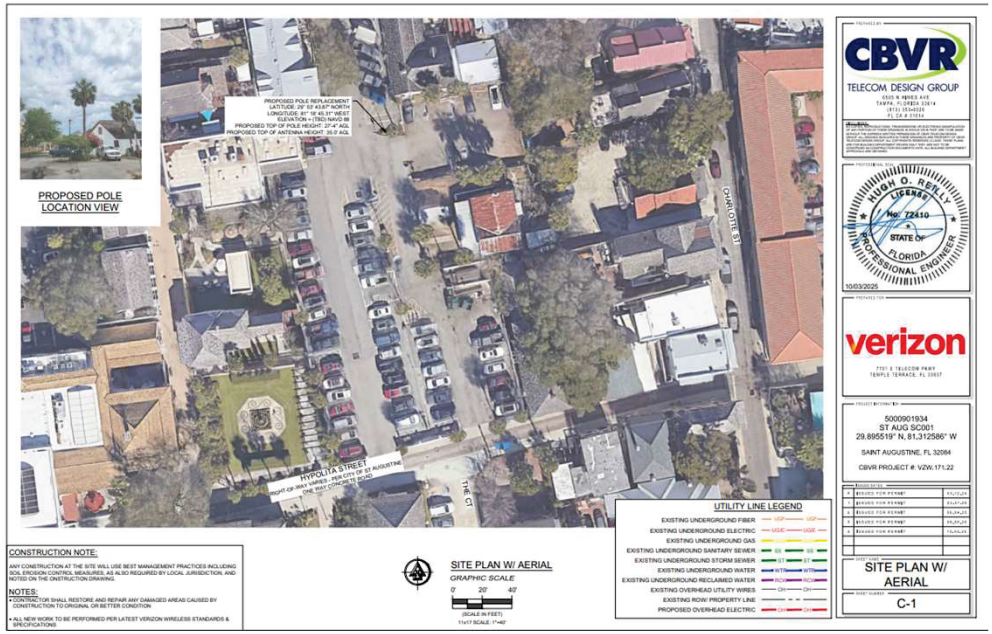
ST AUG SC001

Toques Pl.

35’ FPL Light Small Cell Pole – Proposed Pole Location View

Location: Northeast corner of Parking Lot

Power provided by FPL from existing light conduit



Received October 6, 2025
Planning and Building Dept.

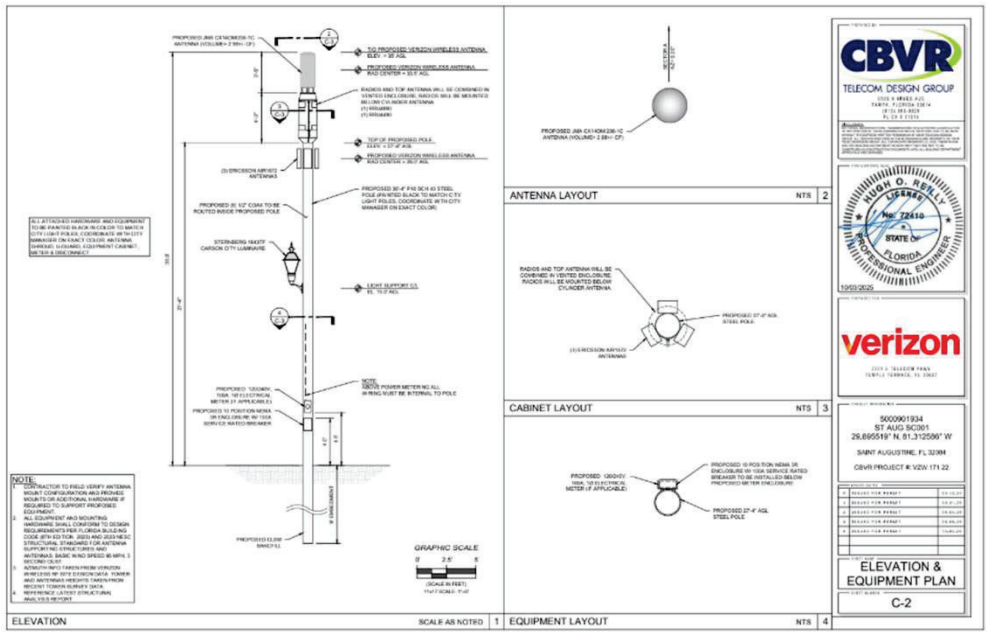
ST AUG SC001

Toques Pl.

35’ FPL Light Small Cell Pole - Site Engineering Profile

Location: Northeast corner of Parking Lot

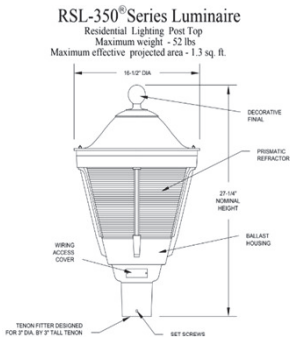
Power provided by FPL from existing light conduit



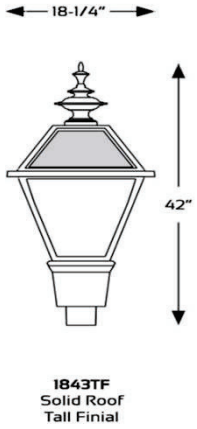
Received October 6, 2025
Planning and Building Dept.

ST AUG SC001

Toques Pl.

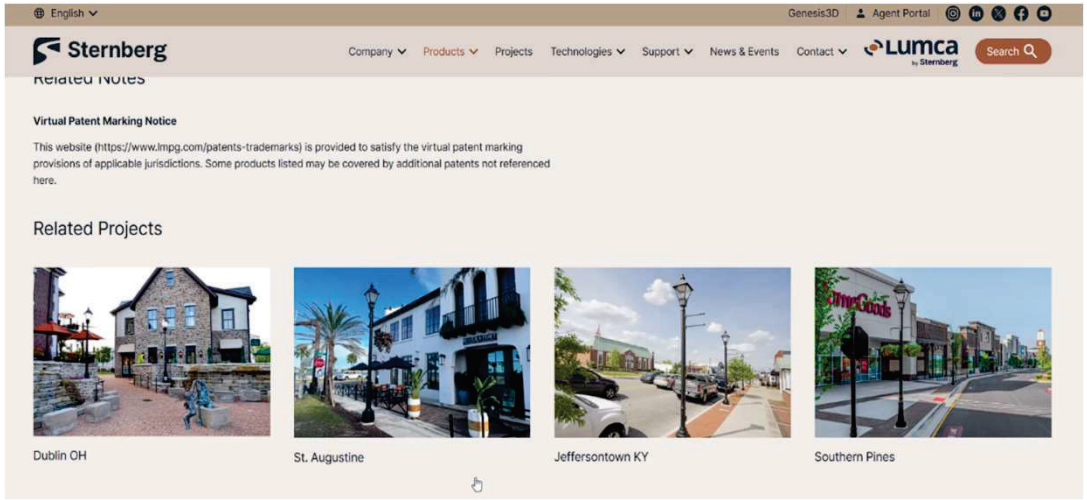


Existing Light model 27 – ¼“ Nominal Height, 16 – ½“ DIA.



1843TF
Solid Roof
Tall Finial

New Light model 42.2“ Nominal Height, 18 – ¼“ DIA.



Sternberg Light Profiles FPL Light Replacement

Received October 6, 2025
Planning and Building Dept.

ST AUG SC020

69 Cordova St.

Coverage Objective & Footprint

This designed small cell objective is to provide coverage and capacity to Flagler College, Cordova St., Cathedral Pl. , Valencia St., Treasury St., and Spanish St.

This small cell footprint at 35' overall height will cover a .06 mile circumference.

verizon



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ST AUG SC020

69 Cordova St.

35’ FPL Light Small Cell Pole
Site Photo-simulation





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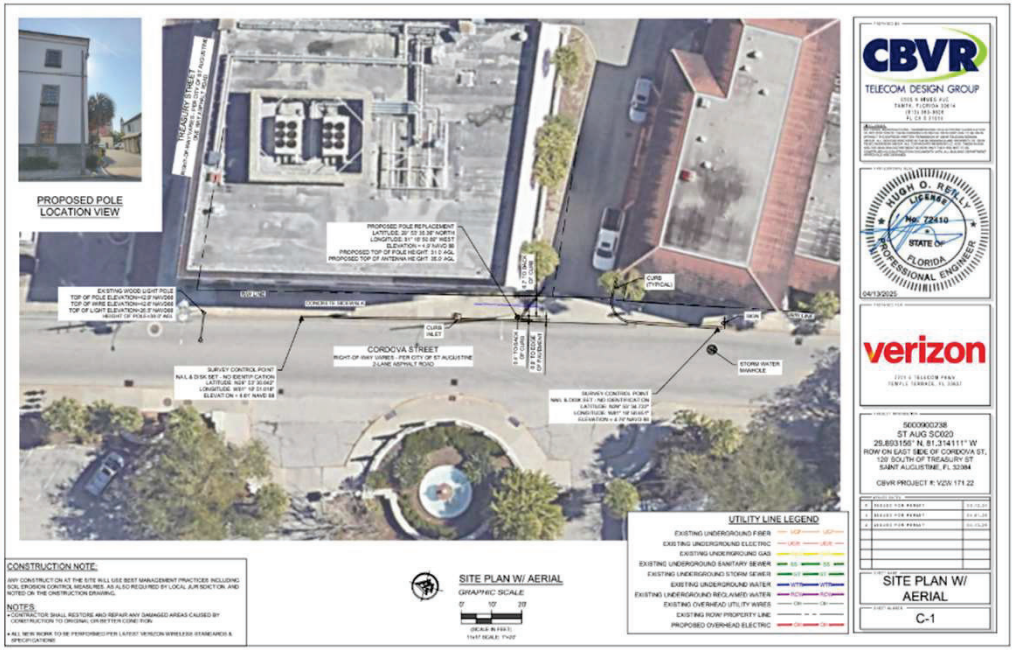
ST AUG SC020

69 Cordova St.

35’ FPL Light Small Cell Pole - Proposed Pole Location View

Location: Northeast corner of Parking Lot

Power provided by FPL from existing light conduit



Received October 6, 2025
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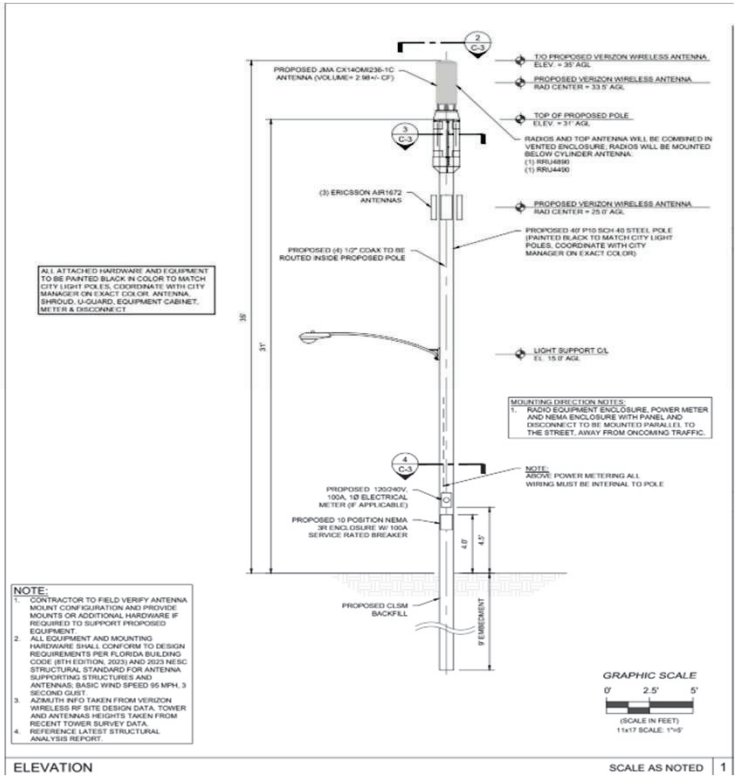
ST AUG SC020

69 Cordova St.

35’ FPL Light Small Cell Pole - Site Engineering Profile

Location: Northeast corner of Parking Lot

Power provided by FPL from existing light conduit



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Planning/Building Dept.

verizon

SITE NAME: ST AUG SC001

MDG #: 5000901934

LOCATION: SAINT AUGUSTINE, FL 32084
ST. JOHNS COUNTY COUNTY

LOCATION SKETCH



SITE DIRECTIONS

From US-1 S & I-95 (Jacksonville):

1. Head southeast on US-1 toward John St (go 1.4 mi)
2. Use the 2nd from the left lane to turn left onto Emerson St (go 0.3 mi)
3. Turn right to merge onto I-95 S (go 0.2 mi)
4. Merge onto I-95 S (go 29.2 mi)
5. Take exit 318 toward St Augustine (go 0.3 mi)
6. Use any lane to turn left onto FL-16 E (go 5.4 mi)
7. Turn right onto N Ponce De Leon Blvd (go 1.3 mi)
8. Turn left onto W Castillo Dr (go 0.3 mi)
9. Turn right onto A1A Scenic and Historic Coastal Byway/S Castillo Dr (go 0.4 mi)
10. Turn right onto Hypolita St (go 404 ft)
11. Turn right (go 95 ft)
12. Destination will be on the left

CONTACT INFORMATION

APPLICANT:
VERIZON WIRELESS
7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

ARCHITECT/ ENGINEER:
CBVR/ HUGH O. REILLY, PE
6505 N HIMES AVE
TAMPA, FLORIDA 33614

TOWER OWNER:
VERIZON WIRELESS
7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

CITY OF ST AUGUSTINE NOTES

a. PRE-CONSTRUCTION MEETING WITH PUBLIC WORKS REQUIRED ONE (1) WEEK PRIOR TO START OF WORK. CONTACT THE PUBLIC WORKS TECHNICIAN AT (904) 201-2734 TO SCHEDULE.
b. ALL DISTURBED AREAS MUST BE RESTORED TO EXISTING OR BETTER CONDITION. THIS INCLUDES PAVEMENTS, STREET (CONCRETE AND ASPHALT) SIDEWALKS (WHICH WILL BE REPAIRED OR REPLACED FROM JOINT TO JOINT), AND VEGETATION.
c. NO WORK IS PERMITTED ON FRIDAYS, SATURDAYS, SUNDAYS, OR CITY OBSERVED HOLIDAYS.
d. SIDEWALK CLOSURE MUST ALWAYS ALLOW ACCESS TO BUSINESSES.
e. CONTACT CITY INSPECTOR DONALD SNELLGROVE AT (904) 808-2113, MINIMUM 3 WORKING DAYS PRIOR TO THE START OF WORK.
f. CONTRACTOR WILL VISUALLY VERIFY ALL CITY UTILITIES PRIOR TO ANY WORK WITH THE CITY INSPECTOR.
g. ALL CROSSING INVOLVING CITY UTILITIES MUST CROSS BELOW WITH A MINIMUM OF 18" VERTICAL SEPARATION.
h. CONTRACTOR TO VISUALLY VERIFY DEPTHS OF CITY WATER AND SEWER UTILITIES BY POTHOLING OR OTHER METHODS ACCEPTABLE TO CITY INSPECTOR BEFORE CROSSING BELOW WITH REQUIRED SEPARATION.
i. CONTACT ANDREA WHITE, PHD, CITY ARCHAEOLOGIST AT (904) 669-4377 AS THIS PROJECT IS LOCATED WITHIN THE ARCHAEOLOGICAL ZONE.
j. THE CITY WILL DESIGNATE THE ACCEPTABLE WORKING DAYS & HOURS FOR THIS PROJECT.
k. MAINTAIN 3 FEET MINIMUM SEPARATION FROM CITY UTILITIES.

APPROVALS

PROPERTY OWNER: _____

RF ENGINEER: _____

CONSTRUCTION: _____

SITE ACQUISITION: _____

ZONING: _____

NETWORK: _____

OPERATIONS: _____

SITE INFORMATION

JURISDICTION: ST AUGUSTINE
PARCEL ID #: N/A (R.O.W.)
LATITUDE: 29° 53' 43.87" NORTH
29.895519° N
LONGITUDE: 81° 18' 45.31" WEST
81.312586° W

SCOPE OF WORK

A. REPLACEMENT OF EXISTING FP&L LIGHT POLE WITH NEW VERIZON SMALL CELL POLE
B. INSTALLATION OF ANTENNAS ON PROPOSED POLE
C. INSTALLATION OF RADIO ENCLOSURE MOUNTED AT PROPOSED POLE.
D. INSTALLATION OF LIGHT FIXTURE ON PROPOSED POLE

APPLICABLE CODES

BUILDING CODE: FLORIDA BUILDING CODE (FBC) , 8TH EDITION (2023)
NATIONAL ELECTRICAL SAFETY CODE: 2023 NESC
ELECTRICAL CODE: NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70
MECHANICAL CODE: MECHANICAL CODE, 8TH EDITION
LIFE SAFETY CODE: NFPA-101-2021
DEPARTMENT OF TRANSPORTATION ADA STANDARDS FOR TRANSPORTATION FACILITIES
AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO)

ASCE 74-20, 4TH EDITION

THE FOLLOWING DESIGN CRITERIA APPLY:
2023 NESC RULE 250C WIND DATA IS USED.
BASIC WIND SPEED OF 95 MPH
RISK CATEGORY II.
EXPOSURE CATEGORY C.
TOPOGRAPHIC CATEGORY 1

LIST OF DRAWINGS

SITE GENERAL ARRANGEMENT PLANS
T-1 TITLE SHEET
N-1 NOTES

ARCHITECTURAL/ CIVIL PLANS
C-1 SITE PLAN W/ AERIAL
C-2 ELEVATION & EQUIPMENT PLAN
C-3 DETAILS
C-4 DETAILS

ELECTRICAL PLANS
E-1 CITY AND ELECTRICAL NOTES
E-2 UTILITY ROUTING/ ONE-LINE DIAGRAM/ PANEL SCHEDULE
E-3 GROUNDING DETAIL & NOTES

811 Know what's below. Call before you dig.

PREPARED BY
CBVR
TELECOM DESIGN GROUP
6505 N HIMES AVE
TAMPA, FLORIDA 33614
(813) 353-0026
FL CA # 31014

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PROFESSIONAL SEAL

HUGH O. REILLY LICENSE No. 72410 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY HUGH O. REILLY PE USING AN SHA-1 AUTHENTICATION CODE. DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA-1 AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Digitally signed by Hugh O Reilly
Date: 2025.10.06 13:13:01 -04'00'

PREPARED FOR
verizon
7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

PROJECT INFORMATION
5000901934
ST AUG SC001
29.895519° N, 81.312586° W

SAINT AUGUSTINE, FL 32084

CBVR PROJECT #: VZW.171.22

ISSUED DATES

0	ISSUED FOR PERMIT	03.12.24
1	ISSUED FOR PERMIT	03.31.25
2	ISSUED FOR PERMIT	06.04.25
3	ISSUED FOR PERMIT	06.06.25
4	ISSUED FOR PERMIT	10.03.25

SHEET NAME
TITLE SHEET

SHEET NUMBER
T-1

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PROPOSED POLE
LOCATION VIEW

CONSTRUCTION NOTE:

ANY CONSTRUCTION AT THE SITE WILL USE BEST MANAGEMENT PRACTICES INCLUDING SOIL EROSION CONTROL MEASURES, AS ALSO REQUIRED BY LOCAL JURISDICTION, AND NOTED ON THE ONSTRUCTION DRAWING.

NOTES:

- CONTRACTOR SHALL RESTORE AND REPAIR ANY DAMAGED AREAS CAUSED BY CONSTRUCTION TO ORIGINAL OR BETTER CONDITION
- ALL NEW WORK TO BE PERFORMED PER LATEST VERIZON WIRELESS STANDARDS & SPECIFICATIONS

SITE PLAN W/ AERIAL

GRAPHIC SCALE

0' 20' 40'

(SCALE IN FEET)
11x17 SCALE: 1"=40'

UTILITY LINE LEGEND

EXISTING UNDERGROUND FIBER	UGF UGF
EXISTING UNDERGROUND ELECTRIC	UG/E UG/E
EXISTING UNDERGROUND GAS	GAS GAS
EXISTING UNDERGROUND SANITARY SEWER	SS SS
EXISTING UNDERGROUND STORM SEWER	ST ST
EXISTING UNDERGROUND WATER	WTR WTR
EXISTING UNDERGROUND RECLAIMED WATER	RCW RCW
EXISTING OVERHEAD UTILITY WIRES	OH OH
EXISTING ROW/ PROPERTY LINE	
PROPOSED OVERHEAD ELECTRIC	OH OH

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TAMPA, FLORIDA 33614
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PROFESSIONAL SEAL

HUGH O. REILLY
LICENSE
No. 72410
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

10/03/2025

PREPARED FOR

verizon

7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

PROJECT INFORMATION

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29.895519° N, 81.312586° W

SAINT AUGUSTINE, FL 32084

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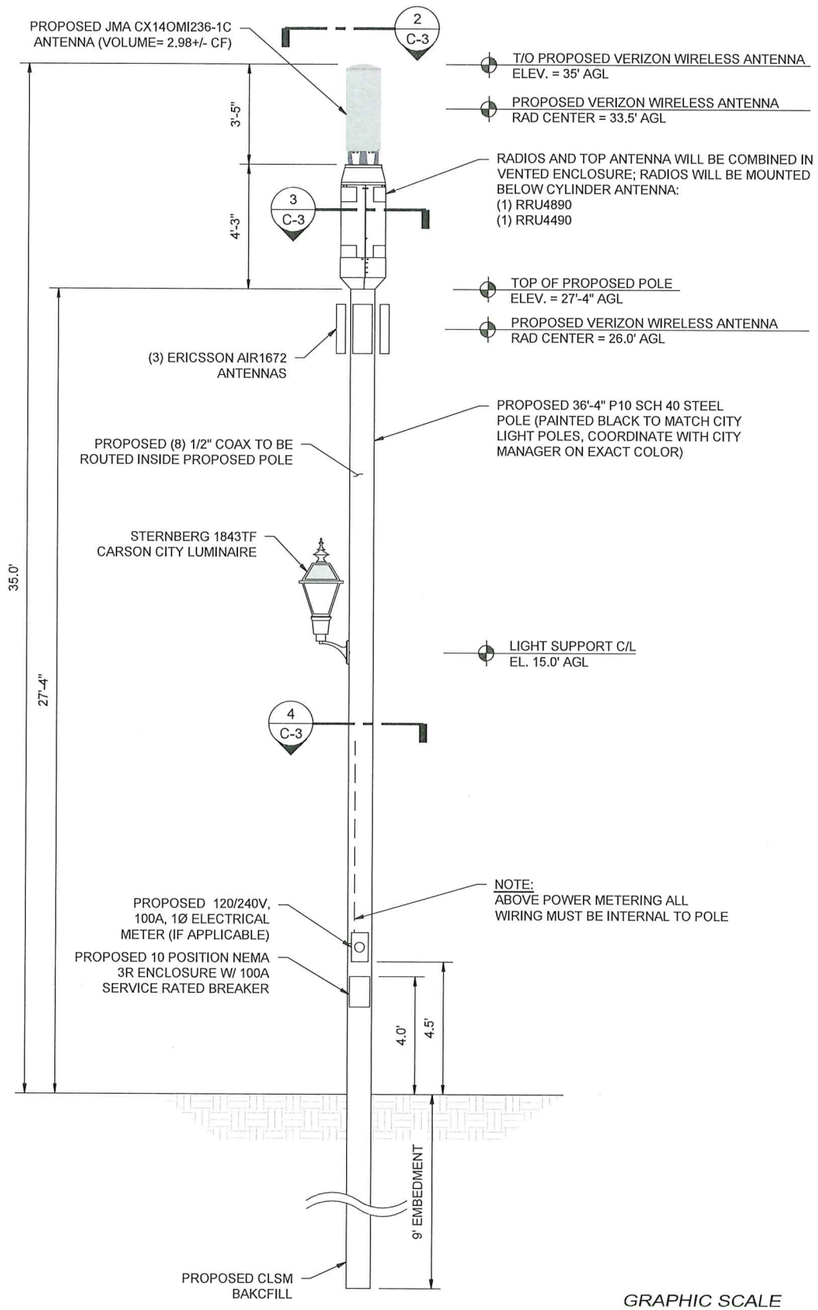
SHEET NAME

SITE PLAN W/ AERIAL

SHEET NUMBER

C-1

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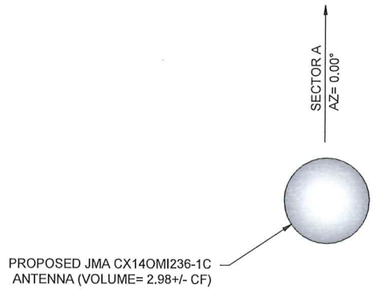


ALL ATTACHED HARDWARE AND EQUIPMENT TO BE PAINTED BLACK IN COLOR TO MATCH CITY LIGHT POLES, COORDINATE WITH CITY MANAGER ON EXACT COLOR. ANTENNA, SHROUD, U-GUARD, EQUIPMENT CABINET, METER & DISCONNECT.

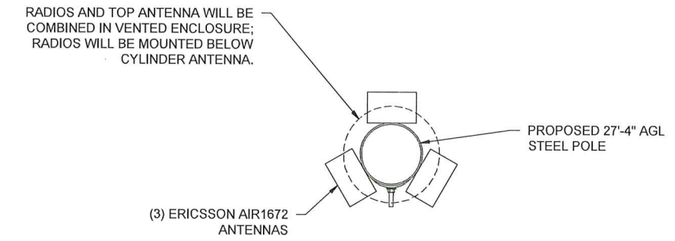
NOTE:
1. CONTRACTOR TO FIELD VERIFY ANTENNA MOUNT CONFIGURATION AND PROVIDE MOUNTS OR ADDITIONAL HARDWARE IF REQUIRED TO SUPPORT PROPOSED EQUIPMENT.
2. ALL EQUIPMENT AND MOUNTING HARDWARE SHALL CONFORM TO DESIGN REQUIREMENTS PER FLORIDA BUILDING CODE (8TH EDITION, 2023) AND 2023 NESC STRUCTURAL STANDARD FOR ANTENNA SUPPORTING STRUCTURES AND ANTENNAS; BASIC WIND SPEED 95 MPH, 3 SECOND GUST.
3. AZIMUTH INFO TAKEN FROM VERIZON WIRELESS RF SITE DESIGN DATA. TOWER AND ANTENNAS HEIGHTS TAKEN FROM RECENT TOWER SURVEY DATA.
4. REFERENCE LATEST STRUCTURAL ANALYSIS REPORT.

GRAPHIC SCALE
0' 2.5' 5'
(SCALE IN FEET)
11x17 SCALE: 1"=5'

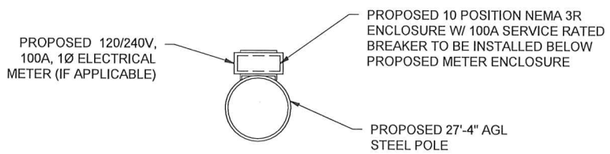
ELEVATION — SCALE AS NOTED | 1



ANTENNA LAYOUT — NTS | 2



CABINET LAYOUT — NTS | 3

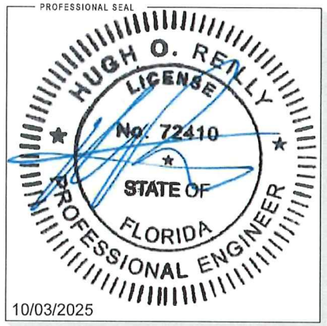


EQUIPMENT LAYOUT — NTS | 4

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PROFESSIONAL SEAL



10/03/2025

PREPARED FOR
verizon
7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

PROJECT INFORMATION
5000901934
ST AUG SC001
29.895519° N, 81.312586° W
SAINT AUGUSTINE, FL 32084
CBVR PROJECT #: VZW.171.22

ISSUED DATES

0	ISSUED FOR PERMIT	03.12.24
1	ISSUED FOR PERMIT	03.31.25
2	ISSUED FOR PERMIT	06.04.25
3	ISSUED FOR PERMIT	06.06.25
4	ISSUED FOR PERMIT	10.03.25

SHEET NAME
ELEVATION & EQUIPMENT PLAN

SHEET NUMBER
C-2

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HB687 - DEFINES ANTENNA NOT TO EXCEED 6 CUBIC FEET.

CONTRACTOR TO SUPPLY ANTENNA MOUNT. CONTRACTOR TO COORDINATE WITH ANTENNA MANUFACTURER.

Product Specifications

CX14OMI236-1C

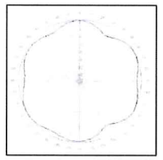
NWAV™ X-Pol OMNI Cantenna | 14-Port | 2.98 cu. ft | 360°

JMA WIRELESS

14-Port 2.98 cu. ft 360° Cantenna with RET-controlled from 1695–2700 MHz

(2) 698–960 MHz & (4) 1695–2700 MHz & (4) 3550–3700 MHz & (4) 5150–5925 MHz

- X-Pol, small cell, Quasi OMNI antenna
- Suitable for pole or building mount
- 2x2 MIMO low-band, 4x4 MIMO for each of AWS/PCS/CBRS/LAA
- Internal beam combining
- Dependent RET control for 1695–2700 MHz frequencies
- Suitable for LTE/UMTS/CDMA/GSM technologies
- Cost-effective solution for neutral host locations



Omni Clover

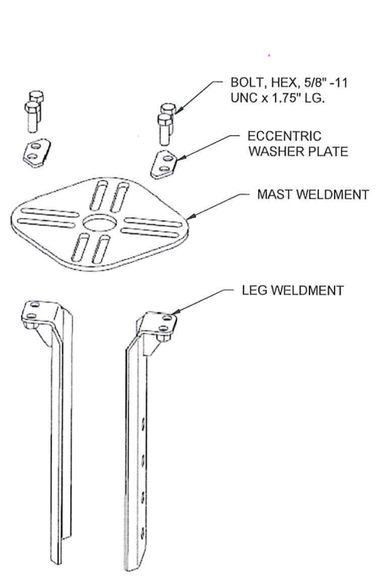


Electrical specification (min./max.)	Ports 1, 2			Ports 3, 4, 5, 6				
Frequency bands, MHz	698–798	824–894	880–960	1695–1880	1850–1990	1920–2180	2300–2500	2500–2690
Polarization	± 45°			± 45°				
Average gain over all tilts, dBi	4.8	4.9	5.2	9.0	9.2	9.9	10.1	9.9
Horizontal beamwidth (HBW), degrees[1]	360°			360°				
Vertical beamwidth, (VBW), degrees[1]	37°	30°	26°	15.4°	14.4°	13.5°	12.0°	11.0°
Electrical downtilt (EDT) range, degrees	0° (FET)			2-8° (RET)				
X polar isolation, P2P, dB[1]	25	25	25	25	25	25	25	25
Max. VSWR/return loss, dB	1.5:1/ -14.0			1.5:1/ -14.0				
Max. PIM (3rd order 2x20 W carrier dBc)	-153			-153				
Maximum input power port, watts	250			150				
Total max. composite power, watts	900							

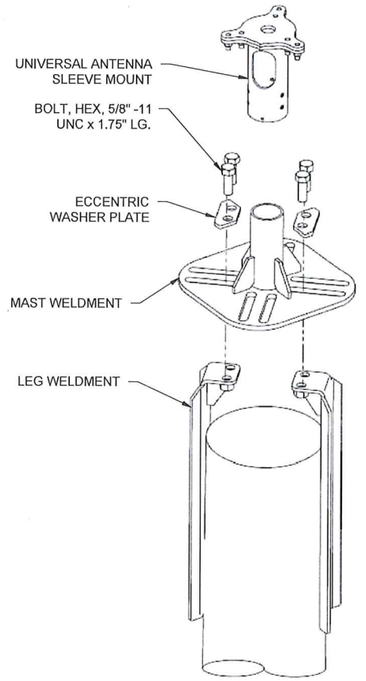
Electrical specification(Min/Max)	Ports 7,8,9,10		Ports 11,12, 13,14				
Frequency bands, MHz	3550–3700		5150–5250	5250–5350	5470–5725	5725–5850	5850–5925
Polarization	± 45°		± 45°				
Average gain over all tilts, dBi	5.0		5.5	5.7	5.5	5.5	5.6
Horizontal beamwidth (HBW), degrees[1]	360°						
Vertical beamwidth (VBW), degrees[1]	28°		24°	24°	20°	14°	18°
Electrical downtilt (EDT) range, degrees	0° (FET)						
X polar isolation, P2P, dB[1]	25		25				
Max. VSWR/return loss, dB	1.5:1/ -14.0		1.5:1/ -14.0				
Max. PIM (3rd Order 2x20W carrier dBc)	N/A						
Maximum input power port	10	.5	0.125	.125	0.5	0.5	

Mechanical specifications	
Dimensions height/diameter, inches (mm)	33.5/14 (947/355)
Volume (cubic feet)	2.98
No. of RF input ports, connector type and location	14 x 4.3-10 female, bottom
RF connector torque	96 lbf·in (10.85 N·m or 8 lbf·ft)
Net antenna weight, lb (kg)	35 (15.9)
Rated wind survival speed, mph (km/h)	150 (241)
Frontal wind loading @ 160 km/h, lbf (N)	58.7 (261.2)
Equivalent flat plate @100 mph and Cd=2, sq. ft	1.17

ANTENNA SPECIFICATIONS — NTS | 1



ALTERNATIVE LEG ARRANGEMENT TO FIT SMALLER POLES 5-1/4" Ø TO 7-1/8" Ø (MAST REMOVED FOR CLARITY)



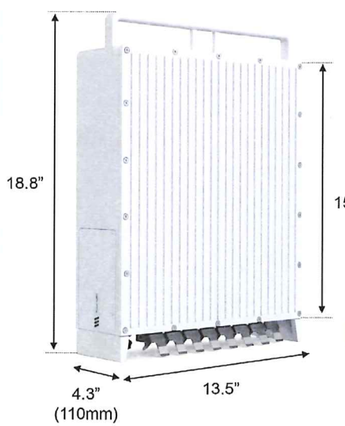
ARRANGEMENT FITS POLES 7-1/8" Ø TO 14-1/8" Ø

NOTE:
TYPICAL MOUNT SHOWN. CONTRACTOR TO VERIFY WITH VZW CX PM AND MANUFACTURER SPECIFICATIONS.

ANTENNA MOUNTING BRACKET DETAIL — NTS | 2

Power 6308 Data sheet

Input voltage	2P+PE: 208/120-220/127 VAC 1P+N+PE: 200-240 VAC 1P+N+PE: 100-140 VAC
Recommended AC external fuse/CB (for full capacity)	40A
Rectifier unit power capacity	6 kW @ 200 – 240VAC input Peak 3.5 kW, average 3.0kW @ 100-127VAC input
Input power limitation	Input power can be limited to support smaller incoming AC feeds
Rectifier unit efficiency	>96% @ 200 – 240VAC input
AC SPD	4kA 10/350µs
AC cable conductor	2.5 mm² to 8.36 mm² (8 awg)
EMI emissions	EN 55022 Class B, CISPR 22 Class B
# of DC power outputs	7
# of battery input ports	2
DC SPD	4kA 10/350µs
Fuse size on DC output (A)	6, 20, 25, 30, 35, 40, 45, 50 (50A is max)
DC cable conductor	2.5 to 16 mm² (6 awg)
Body Size (HxWxD) (bookshelf mount)	385x110x343 mm
Size incl foot and handle (HxWxD) (bookshelf mount)	477x110x343 mm
Weight	14kg (31 lbs)
External alarm output ports	2 ports
Northbound network interface	APC-Light serial communication port
Management system	Integrated with ENM
Safety	IEC 62368-1:2014 Ed. 3, EN 62368-1 UL 62368-1: Ed.3 CSA C22.2 No. 62368-1-14 Ed.2
Telecom Network EMC	ETSI EN 300 386 V2.1.1*
Telecom Power Supply Interface AC	ETSI EN 300 132-1*
NEBS	GR-1089-CORE, GR-3178-CORE, GR-3108-CORE





AC connector RNT 141 23/1 comes included

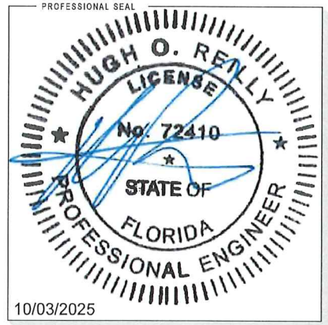
p/n BML 901 480/1

POWER 6308 DATA SHEET — NTS | 3

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DETAILS

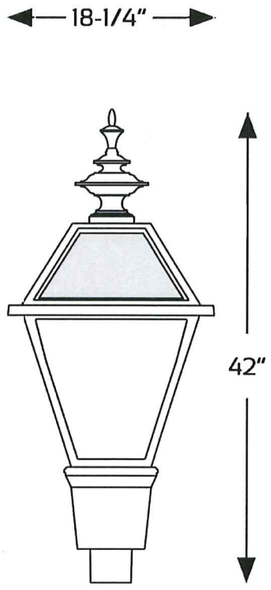
SHEET NUMBER

C-3

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SternbergLighting
ESTABLISHED 1923 / EMPLOYEE OWNED

1843 CARSON CITY SERIES



1843TF
Solid Roof
Tall Finial

EPA
3.77 (ft^2)
WEIGHT
40 LBS

5 YEAR WARRANTY

MAXIMUM WATTAGE
250W

UL LISTED

The 1843 fixture features a closed recessed panel roof with cupola and cast ball finial. The 1843BE fixture features a cupola with brass eagle. The 1843TF fixture features a cast decorative tall finial. The 1843-O is an open roof design with lensed panels which allow uplight.

Specifications

Fixture

The fixture shall be 18-1/4" wide and the overall height shall be 41-3/4". It shall be made of heavy wall cast aluminum, 356 alloy and lenses will be made of vandal resistant acrylic, available in clear (CA), clear seeded (CSA), clear textured (CTA), prismatic (PA), and white (WA) acrylic.

CITY LIGHT SPECIFICATIONS | NTS | 1

(NOT USED) | NTS | 2

(NOT USED) | NTS | 3

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PROFESSIONAL SEAL

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No. 72410
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PROFESSIONAL ENGINEER

10/03/2025

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DETAILS

SHEET NUMBER

C-4

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GENERAL

1. ALL ELECTRICAL WORK SHALL CONFORM TO THE NATIONAL ELECTRICAL CODE (EDITION ADOPTED BY LOCAL JURISDICTION) AND APPLICABLE LOCAL CODES.
2. GROUNDING SHALL COMPLY WITH ARTICLE 250 OF THE NATIONAL ELECTRIC CODE.
3. ALL ELECTRICAL EQUIPMENT AND ACCESSORIES SHALL BE U.L. APPROVED OR LISTED.
4. ALL POWER WIRING SHALL BE STRANDED COPPER, TYPE THHN/THHW. AND 90 DEGREES C RATED.
5. GROUNDING ELECTRODE CONDUCTORS SHALL BE BARE. TIN COATED COPPER AND EQUIPMENT GROUND CONDUCTORS SHALL BE GREEN INSULATED. UNLESS OTHERWISE NOTED.
6. ALL POWER WIRING SHALL BE INSTALLED IN GALVANIZED RIGID STEEL CONDUIT. PVC. OR FLEXIBLE LIQUIDTIGHT CONDUIT. AS INDICATED.
7. CONTRACTOR SHALL OBTAIN ALL PERMITS. PAY PERMIT FEES. AND SCHEDULE INSPECTIONS.
8. CONTRACTOR SHALL APPLY FOR ELECTRICAL SERVICE AS SOON AS POSSIBLE AND COORDINATE REQUIREMENTS. SERVICE ROUTING. AND METER SOCKET TYPE WITH LOCAL POWER COMPANY.
9. CONTRACTOR SHALL APPLY FOR TELEPHONE SERVICE AS SOON AS POSSIBLE AND COORDINATE REQUIREMENTS AND SERVICE ROUTING WITH TELEPHONE COMPANY.
10. PROVIDE ALL LABOR AND MATERIAL DESCRIBED ON THIS DRAWING. AND ALL ITEMS INCIDENTAL TO COMPLETING AND PRESENTING THIS PROJECT AS FULLY OPERATIONAL.
11. WHERE LONG POWER CABLE RUNS PREVAIL. CONTRACTOR SHALL CALCULATE THE VOLTAGE DROP AND SIZE WIRES AND CONDUIT ACCORDINGLY.
12. WHERE TRANSFORMER IS REQUIRED FOR ELECTRICAL SERVICE. TRANSFORMER SECONDARY SHALL BE GROUNDED PER N.E.C.. ARTICLE 250-26.
13. REFER TO SITE SPECIFIC DRAWINGS FOR ELEVATIONS.
14. ALL ELECTRICAL DEVICES EXPOSED TO WEATHER SHALL BE OF RAINPROOF CONSTRUCTION AND SHALL REQUIRE WATER TIGHT CONDUIT HUBS. NEMA 3R TYPICAL
15. CONTRACTOR SHALL COIL CABLES AT HANDHOLE WITH LENGTHS AS REQUIRED BY ELECTRICAL UTILITY FOR CONNECTION.
16. ALL UNDERGROUND SERVICE ENTRANCE POWER CABLES SHALL BE TYPE FOR SUCH USE. CONTRACTOR SHALL CALCULATE VOLTAGE DROP AND RE-SIZE CABLES PER NEC REQUIREMENTS FOR CABLE RUNS EXCEEDING 250 FEET.

POWER CABLE AND SERVICE

1. CONTRACTOR SHALL PROVIDE CONDUIT AND WIRING TO BTS AND VERIFY EXACT CONDUIT ROUTING. RACEWAY SYSTEM MATERIALS AND DEVICES FURNISHED SHALL BE IN ACCORDANCE WITH APPLICABLE STANDARDS OF ANSI. NEMA. AND UL. RACEWAY SYSTEM COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF THE N.E.C.
2. CONTRACTOR SHALL SEAL AROUND ALL CONDUIT PENETRATIONS THROUGH WALLS, FLOORS AND ROOFS TO PREVENT MOISTURE PENETRATION OR VERMIN INFESTATION.
3. CONDUCTORS RUNNING ALONG HORIZONTAL SURFACES (ROOF TOP OR SLAB) SHALL BE INSTALLED IN RIGID CONDUIT SUPPORTED ON ELECTRICAL CONDUIT SUPPORT.
4. ALL VERTICAL RUNS OF POWER CABLE EXCEEDING 80 FEET IN LENGTH SHALL BE SUPPORTED PER N.E.C. ARTICLE 300 USING KELLEMS GRIPS OR ACCEPTABLE EQUAL CABLE SUPPORT SYSTEM.
5. WHERE A SEPARATE ELECTRICAL SERVICE DROP IS ADDED. CONTRACTOR SHALL INSTALL PERMANENT SERVICE DISCONNECT OR GROUPING THEREOF. DENOTING ALL OTHER SERVICE ENTRANCES. LOCATION OF EACH AND THE AREAS SERVED BY EACH.
6. WHERE ELECTRICAL POWER IS TO BE SUB-FED FROM AN EXISTING DISTRIBUTION SYSTEM. THE FOLLOWING SHALL APPLY:
   A. CONTRACTOR SHALL PERFORM LOAD TESTING TO DETERMINE MAXIMUM FEEDER DEMAND PER N.E.C. ARTICLE 220-35
   B. CONTRACTOR SHALL VERIFY WHETHER EXISTING FEEDER CAPACITY EXCEEDS VALUE CALCULATED PER N.E.C. ARTICLE 220-35
   C. EACH BRANCH CIRCUIT PROTECTIVE DEVICE SHALL HAVE SAME INTERRUPTING RATING AS EQUIPMENT SUPPLYING IT.
   D. PREFERRED MEANS OF SUPPLY SHALL BE A BRANCH CIRCUIT PROTECTIVE DEVICE LOCATED IN EXISTING PANEL.
   E. IF A BRANCH CIRCUIT PROTECTIVE DEVICE CANNOT BE OBTAINED OR SPACE IS NOT AVAILABLE. A BRANCH CIRCUIT MAY BE TAPPED FROM EXISTING FEEDER CONDUCTORS USING AN INSTALLED 2-POLE FUSED DISCONNECT AND METER BASE PER N.E.C. ARTICLE 240-21 WITH TEN FOOT (10) MAXIMUM TAP CONDUCTORS. FUSED DISCONNECT SHALL BE LISTED SAME OR BETTER INTERRUPTING RATING AS EXISTING SOURCE OF SUPPLY.

RF (COAX) AND LOW VOLTAGE CABLE

1. RF CABLES AND LOW VOLTAGE CABLING BETWEEN BTS. LNA OR TMA AND ANTENNA SHALL BE SUPPORTED USING ANDREW "SNAP-IN" HANGERS OR ACCEPTABLE EQUAL.

IDENTIFICATION

1. LOCATE NAMEPLATE. MARKING. OR OTHER IDENTIFICATION MEANS ON OUTSIDE EQUIPMENT OR BOX FRONT COVERS.
2. PROVIDE NAMEPLATE ENGRAVED WITH EQUIPMENT DESIGNATION FOR EACH SAFETY SWITCH AND ALL OTHER ELECTRICAL CABINETS, ETC.
3. DURING TRENCH BACK-FILLING FOR EACH UNDERGROUND ELECTRICAL, TELEPHONE, SIGNAL AND COMMUNICATIONS LINE, PROVIDE A CONTINUOUS UNDERGROUND WARNING TAPE TWELVE INCHES BELOW FINISHED GRADE.

PREPARED BY

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TELECOM DESIGN GROUP

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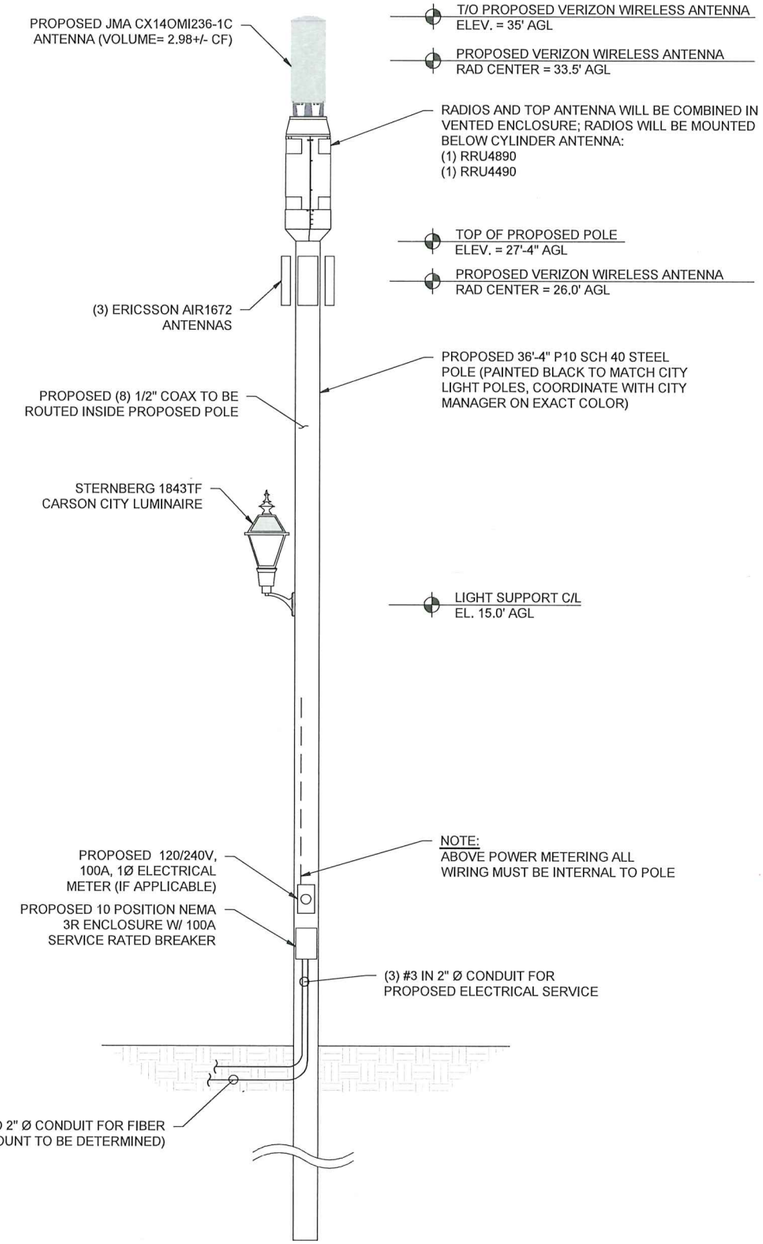
SHEET NAME

ELECTRICAL NOTES

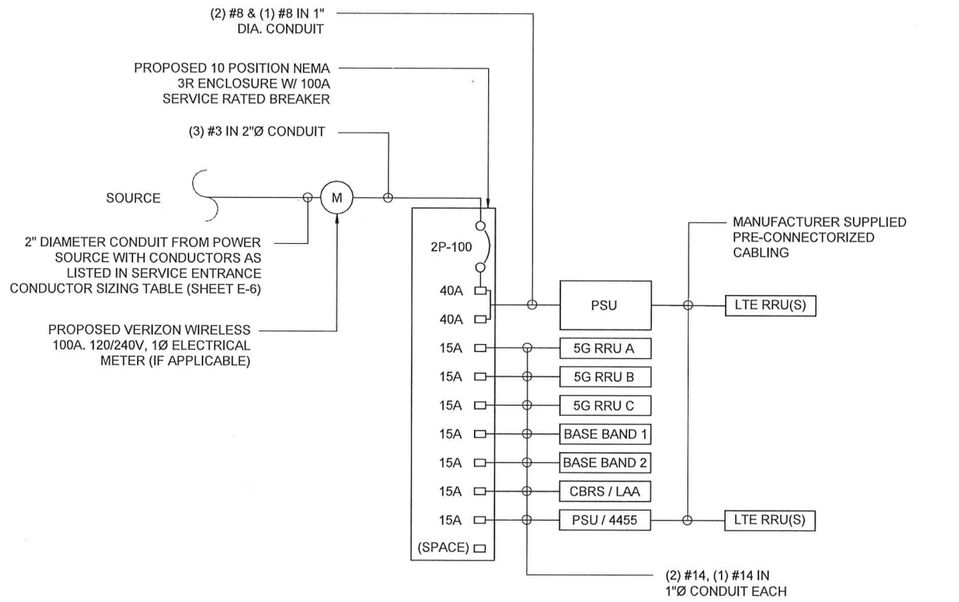
SHEET NUMBER

E-1

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UTILITY ROUTING — NTS — 1



ELECTRICAL NOTE:
VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT, BREAKERS, CONDUITS, AND CONDUCTORS WITH VERIZON CONSTRUCTION MANAGER PRIOR TO INSTALLATION.

ONE-LINE DIAGRAM — NTS — 2

PANEL NAME: VERIZON WIRELESS LOCATION: ST AUG SC001 - 5000901934				PANEL RATING			100 AMPS 120/240 VOLTS
PHASE	1			X	MCB	100	AMP
WIRE	3			MAIN LUG ONLY			
CKT NO.	DESCRIPTION	KVA A	KVA B	AMP POLE	WIRE	GND	COND.
1	PSU	4.0	-	40/2	#8	#8	1"
2		-	4.0				
3	5G RRU A	0.40	-	15/1	#14	#14	1"
4	5G RRU B	-	0.40	15/1	#14	#14	1"
5	5G RRU C	0.40	-	15/1	#14	#14	1"
6	BASE BAND 1	-	0.30	15/1	#14	#14	1"
7	BASE BAND 2	0.30	-	15/1	#14	#14	1"
8	CBRS / LAA	-	0.20	15/1	#14	#14	1"
9	PSU / 4455	0.85	-	15/1	#14	#14	1"
10	SPACE	-	-				
SUB TOTAL KVA (CONT)		5.95	4.90				
SUB TOTAL KVA (NON-CONT)		0.0	0.0				
TOTAL KVA NON-CONT + 125% CONT.		13.6					
TOTAL AMPS		56.7					

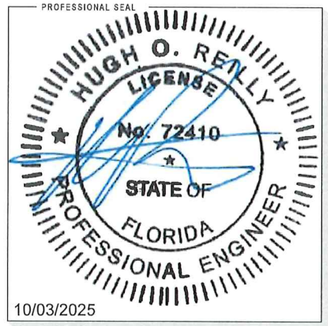
NOTE:
THE ELECTRICAL SYSTEM IS DESIGNED TO ACCOMMODATE A MAXIMUM DEMAND LOAD OF 60A. IF ADDITIONAL EQUIPMENT IS INSTALLED THAT EXCEEDS THE DESIGN DEMAND LOAD, THE SYSTEM SHALL BE REEVALUATED AND MODIFIED AS NECESSARY.

PANEL SCHEDULE — NTS — 3

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UTILITY ROUTING/ ONE-LINE DIAGRAM/ PANEL SCHEDULE

SHEET NUMBER

E-2

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GENERAL

1. INSTALLATION OF GROUNDING ELECTRODE SYSTEM SHALL COMPLY WITH ARTICLE 250 OF THE NATIONAL ELECTRIC CODE AND WITH BUILDING CODES OF AUTHORITIES HAVING JURISDICTION.
2. GROUNDING CONDUCTORS SHALL BE 2 AWG TINNED SOLID BARE COPPER BELOW AND ABOVE GRADE. UNLESS OTHERWISE NOTED AND SHALL BE ROUTED IN A DOWNWARD PATH TOWARDS GROUND BARS.
3. GROUNDING CONDUCTORS SHALL BE KEPT AS SHORT AND DIRECT AS POSSIBLE WITH MINIMUM BEND RADIUS OF 12 INCHES.
4. ALL BELOW GRADE CONNECTIONS SHALL BE CADWELD TYPE CONNECTIONS AND ALL CONNECTIONS TO EQUIPMENT AND GROUND BARS SHALL BE 2-HOLE BRONZE COMPRESSION CONNECTORS UNLESS OTHERWISE NOTED.
5. CONTRACTOR SHALL INSTALL NEW GROUNDING SYSTEM PER SPECIFICATIONS AND INTERCONNECT NEW SYSTEMS TO ANY EXISTING GROUNDING SYSTEMS AS REQUIRED BY NFPA 70 AND 780 (THIS APPLIES TO ELECTRICAL POWER DISTRIBUTION GROUNDING SYSTEM, LIGHTNING PROTECTION GROUNDING SYSTEM. COAX CABLE GROUNDING SYSTEM AND ANY OTHER EXISTING GROUNDING SYSTEMS).
6. GROUNDING CONDUCTORS SHALL BE BONDED TO ANTENNA FRAME AND ANY SUPPORT FRAMES OR RACKS USING CADWELD OR MECHANICAL CONNECTIONS.
7. CONTRACTOR SHALL PROVIDE LOCK WASHERS FOR ALL MECHANICAL CONNECTIONS FOR GROUND CONDUCTORS. STAINLESS STEEL HARDWARE SHALL BE USED THROUGHOUT.
8. GROUNDING CONDUCTORS EMBEDDED IN CONCRETE SHALL BE ENCASED IN PVC CONDUIT. NO METALLIC CONDUIT SHALL BE USED FOR GROUNDING CONDUCTORS UNLESS REQUIRED BY LOCAL CODES OR OTHERWISE INDICATED ON DRAWINGS. CONTRACTOR SHALL SEAL AROUND ALL CONDUIT PENETRATIONS TO PREVENT MOISTURE PENETRATION AND VERMIN INFESTATION.
9. CONTRACTOR SHALL BOND GROUNDING SYSTEM VIA THE MASTER GROUND BAR TO ALL METAL OBJECTS WITHIN 12 FEET OF EQUIPMENT, CONDUIT AND CABLES.
10. BONDING OF GROUNDED CONDUCTOR (NEUTRAL) AND GROUNDING CONDUCTOR SHALL BE AT SERVICE DISCONNECTING MEANS. BONDING JUMPER SHALL BE INSTALLED PER N.E.C. ARTICLE 250-28.
11. CONTRACTOR SHALL VERIFY EXACT CONDUIT ROUTING FOR GROUNDING CONDUCTORS WHERE APPLICABLE.
12. CONNECTIONS TO CGB SHALL BE ARRANGED IN THE FOLLOWING THREE GROUPS:
    * SURGE PRODUCERS (COAXIAL CABLE GROUND KITS, TELCO CABINET AND POWER PEDESTAL GROUND).
    * SURGE ABSORBERS (GROUNDING ELECTRODE RING OR BUILDING STEEL).
    * NON-SURGING OBJECTS (EGB GROUND IN BTS).
13. DOUBLING OR STACKING OF ANY GROUNDING CONNECTIONS IS NOT ACCEPTABLE.
14. ALL GROUND BARS SHALL BE INSTALLED WITH STAND OFF INSULATORS.

PREPARATION

1. SURFACES: ALL CONNECTIONS SHALL BE MADE TO BARE METAL. ALL PAINTED SURFACES SHALL BE FIELD INSPECTED TO ENSURE PROPER CONTACT. ALL GALVANIZED SURFACES ON WHICH GALVANIZING HAS BEEN REMOVED BY CUTTING, DRILLING, OR ANY OTHER OPERATION SHALL BE RE-GALVANIZED IN ACCORDANCE WITH ASTM A780 USING "ZINC RICH" COATING AS MANUFACTURED BY ZRC CHEMICAL PRODUCTS COMPANY (LOCATED IN QUINCY, MASSACHUSETTS), OR ACCEPTABLE EQUAL. NO WASHERS ARE ALLOWED BETWEEN ITEMS BEING GROUNDED. ALL CONNECTIONS ARE TO HAVE A NON-OXIDIZING AGENT ("COPPER SHIELD") APPLIED PRIOR TO INSTALLATION.
2. GROUND BAR: ALL COPPER GROUND BARS SHALL BE CLEANED, POLISHED AND A NON-OXIDIZING AGENT ("COPPER SHIELD") APPLIED. NO FINGER PRINTS OR DISCOLORED COPPER SHALL BE PERMITTED.

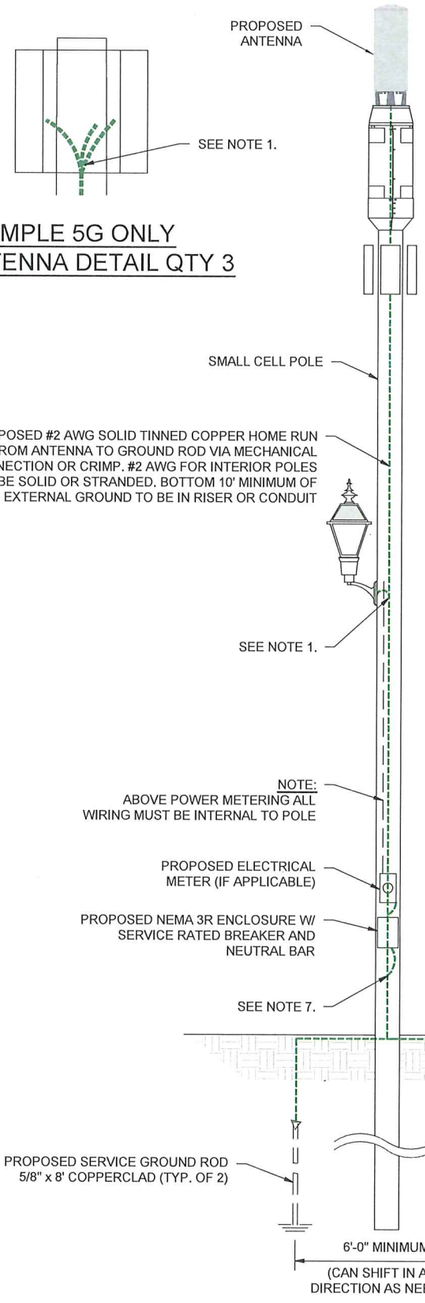
LAND BUILDS AND CO-LOCATE

1. THE GROUND ELECTRODE SYSTEM SHALL CONSIST OF DRIVEN GROUND RODS UNIFORMLY SPACED AROUND THE EQUIPMENT FOUNDATION AND AROUND THE PERIMETER OF THE TOWER FOUNDATION. THE GROUND RODS SHALL BE 96" X 10'-O' COPPER CLAD STEEL INTERCONNECTED WITH 2 SOLID TINNED BARE COPPER GROUND CONDUCTOR TO FORM A GROUND RING AT A DEPTH OF 30 INCHES BELOW THE SURFACE OF THE SOIL. A MINIMUM OF 1 FOOT AND A MAXIMUM OF 3 FEET CLEARANCES SHALL BE MAINTAINED FROM FOUNDATIONS. TOWER AND EQUIPMENT GROUND RINGS SHALL BE INTERCONNECTED WITH TWO GROUNDING CONDUCTORS OF EQUAL LENGTH AND MATERIALS.
2. GROUND RODS SHALL BE BONDED TO GROUND RINGS AND INTERCONNECTING CONDUCTORS AT EQUAL INTERVALS OF APPROXIMATELY 10 FEET.
3. GROUND BARS SHALL BE BONDED TO GROUND RING WITH SINGLE GROUNDING CONDUCTOR.
4. BONDS TO ANTENNA MASTS, FENCE POSTS, WAVEGUIDE BRIDGE, TOWER STEEL (UNLESS PROHIBTTED BY TOWER MANUFACTURER) AND THOSE BELOW GRADE SHALL BE EXOTHERMIC TYPE (CADWELD). ALL OTHER BONDS SHALL BE BRONZE 2-HOLE COMPRESSION FITTINGS UNLESS OTHERWISE NOTED.
5. GROUNDING CONDUCTORS MAKING A TRANSITION FROM ABOVE TO BELOW GRADE SHALL BE INSULATED FROM EARTH CONTACT BY PASSING THROUGH PVC CONDUIT. THE CONDUIT SHALL EXTEND AT LEAST 6 INCHES ABOVE AND 12 INCHES BELOW GRADE LEVEL.

GROUNDING REQUIREMENTS

1. CONTRACTOR SHALL INSPECT AND TEST ANY NEW OR EXISTING VERIZON WIRELESS GROUNDING SYSTEM WITH A BIDDLE-MEGGER TESTER UTILIZING THE FALL OF POTENTIAL METHOD AND CONTACT CONSTRUCTION MANAGER IF RESISTANCE EXCEEDS 5 OHMS AND SHALL FIELD MODIFY GROUNDING SYSTEM AS NECESSARY TO ACHIEVE COMPLIANCE. TEST RESULTS AND CONCLUSIONS SHALL BE RECORDED FOR PROJECT CLOSE-OUT DOCUMENTATION.
2. COAX CABLE OUTER CONDUCTORS (SHIELDS) SHALL BE GROUNDED USING COAX GROUNDING KITS AT A MINIMUM OF TWO POINTS. INCLUDING AT ANTENNA AND AT MASTER GROUND BAR. THE COAXIAL CABLE SHALL NOT EXCEED 100 FEET BETWEEN GROUNDING KITS.

GROUNDING NOTES NTS | 1

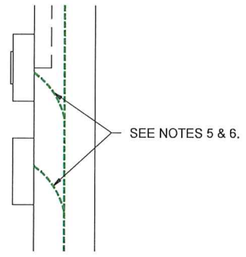


EXAMPLE 5G ONLY ANTENNA DETAIL QTY 3

NTS

NOTES:
1. ALL CONNECTIONS SHALL BE MADE USING UL RATED COMPRESSION CONNECTIONS AS FIRST PREFERRED OR MECHANICAL IF SPACE CONSTRAINTS EXIST. BELOW GRADE CONNECTIONS MAY BE COMPRESSION OR CAD WELD.
2. NO EXTERNAL GROUND BARS.
3. ALL GROUND LEADS TO BE ROUTED DOWNWARDS TO NEAREST TIE IN POINT TO MAIN HOME RUN GROUND.
4. IF POLE TO GROUND ROD IS >6' ADD 3RD GROUND ROD AT BASE OF POLE.
5. BOND METER ENCLOSURE PER UTILITY REQUIREMENTS. BOND NEUTRAL BAR TO GROUNDING ELECTRODES (GROUND RODS) WITH #2 AWG PER NEC ARTICLE 250. PROVIDE MAIN BONDING JUMPER BETWEEN SERVICE DISCONNECT SWITCH /GROUND BAR AND NEUTRAL PER NEC ARTICLE 250 (SEE NOTE 6).
6. IF INCOMING POWER SOURCE IS NON-SEPARATELY DERIVED (E.G. FED FROM ANOTHER BUILDING OR A BRANCH CIRCUIT) THEN DISCONNECT / PANELBOARD NEUTRAL BAR SHALL NOT BE BONDED TO GROUND. REFER TO NEC ARTICLE 250 IF APPLICATION IS NOT CLEAR.
7. WHEN PRESENT, BOND VERIZON GROUND DOWN CONDUCTOR TO UTILITY POLE GROUND BELOW ANY ANCILLARY EQUIPMENT BOND.
8. GROUND SYSTEM RESISTANCE 25 OHMS OR LESS.
9. ALL EXTERNAL ANTENNA AND EQUIPMENT SHALL BE BONDED DOWNWARD TO HOME RUN GROUND WIRE.
10. ALL INTERNAL ANTENNA AND EQUIPMENT SHALL BE BONDED TO INSIDE CABINET OR SHROUD GROUND POINT.
11. GROUND SYSTEM INSPECTION/TEST WELLS NOT REQUIRED BY VERIZON.
12. IF NON VZ OWNED POLE MAY MODIFY GROUNDING PER POLE OWNER OR AHJ REQUIREMENTS

MOUNTING DIRECTION NOTES:
1. RADIO EQUIPMENT ENCLOSURE, POWER METER AND NEMA ENCLOSURE WITH PANEL AND DISCONNECT TO BE MOUNTED PARALLEL TO THE STREET, AWAY FROM ONCOMING TRAFFIC.
2. TYPICAL GROUNDING DETAIL SHOWN, APPLY FOR ALL POLE TYPES.



METER/PANEL GROUNDING DETAIL (SIDE VIEW)

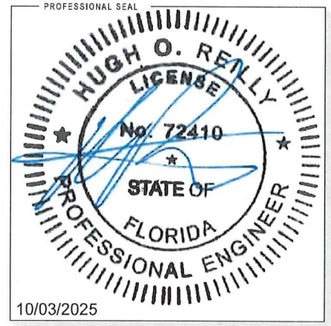
NTS

TYPICAL GROUNDING DETAIL NTS | 2

PREPARED BY
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TAMPA, FLORIDA 33614
(813) 353-0026
FL CA # 31014

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PROFESSIONAL SEAL



10/03/2025

PREPARED FOR

verizon

7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

PROJECT INFORMATION

5000901934
ST AUG SC001
29.895519° N, 81.312586° W

SAINT AUGUSTINE, FL 32084

CBVR PROJECT #: VZW.171.22

ISSUED DATES

0	ISSUED FOR PERMIT	03.12.24
1	ISSUED FOR PERMIT	03.31.25
2	ISSUED FOR PERMIT	06.04.25
3	ISSUED FOR PERMIT	06.06.25
4	ISSUED FOR PERMIT	10.03.25

SHEET NAME
GROUNDING DETAIL & NOTES

SHEET NUMBER
E-3


ENTER


DO NOT
ENTER

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.:	HP2025-0011
Applicant:	Nikki Nechtem - authorized agent Verizon wireless
Owner:	Christopher Milnes
Address:	93 Cordova St (adjacent parcel)
Parcel Number:	2052200000

Re: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, Various areas within/adjacent to the existing City right-of-way within Historic Preservation Zoning Districts 1 through 5. To install a new cell antenna and related cellular equipment in proposed locations.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON WEDNESDAY, JUNE 18, 2025, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☒ was present at the Wednesday, June 18, 2025, Historic Architectural Review Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☐ members of the public testified under oath, or ☒ no members of the public spoke on this issue.
3. The subject property has a zoning classification of HP-1 through HP-5
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 install a new cell antenna and related cellular equipment in proposed locations.

Subject to the following conditions:

-
- July 15, 2025
-
-
-
-
-

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

Case No. HP2025-0011

REQUEST **APPROVED / DENIED / CONTINUED**

Sign Name

Brad Beach

Print Name

HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 18th day of June, A.D., 2025.

MICHELE FUDO
Commission # HH 448184
Expires September 26, 2027

Notary Public, State of Florida

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

ADDITIONAL MATERIALS RECEIVED
FOR JUNE 18, 2025
HARB MEETING

HP2022-0011
VERIZON SMALL CELL ANTENNAS

SUBMITTED BY APPLICANT

St. Augustine HARB

Courtney Barnard & Christopher Milnes II – Verizon

Nikki Nechtem & Jeff Finch – CBVR Telecom

06/18/2025



verizon

Received June 6, 2025
Planning and Building Department

Table of Contents

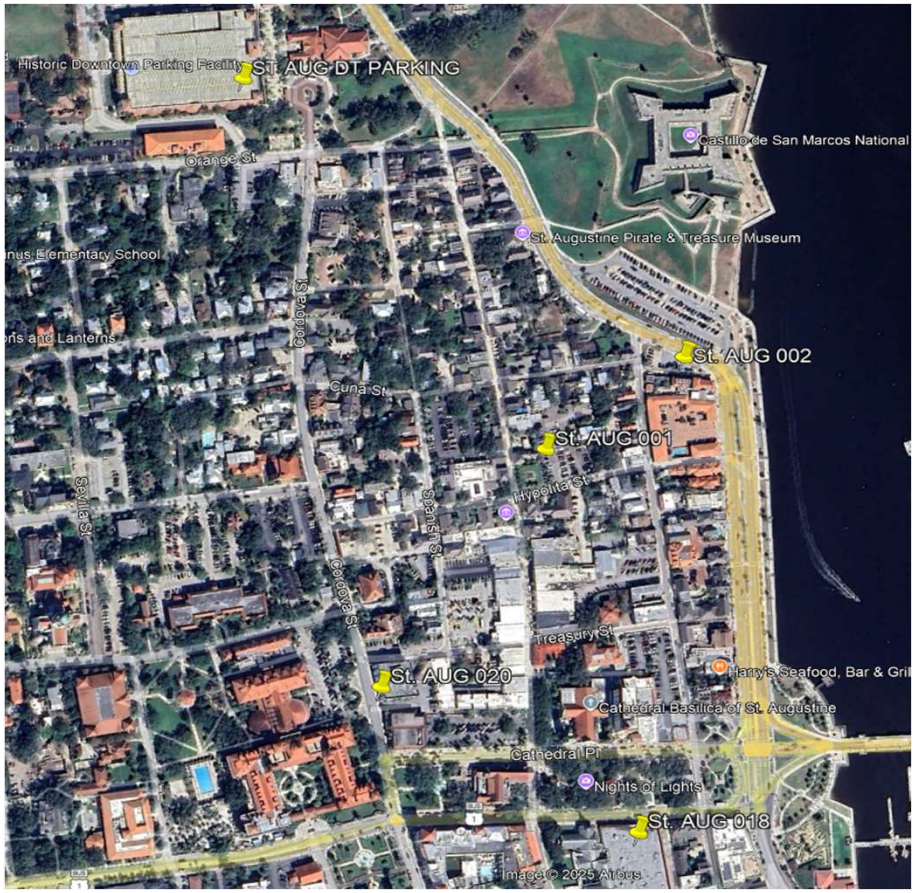
Verizon Designed Small Cells/Macro in HARB Area MAP
HARB Review - St. AUG 001 – Toques Pl.
HARB Review - St. AUG 002 – 12 Charlotte St.
HARB Review - St. AUG 020 – 69 Cordova St.

verizon

Verizon confidential and proprietary. Unauthorized disclosure, reproduction or other use prohibited.

Verizon Designed Small Cells/Macro in HARB Area MAP

- **ST. AUG 001 - Toques Pl.**
- **ST. AUG 002 – 12 Charlotte St.**
- **ST. AUG 020 – 69 Cordova St.**
- **ST. AUG 018 – (Rooftop Macro/Small Cell)**
- **St. AUG DT Parking - (Rooftop Macro)**



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ST AUG SC001

Toques Pl.

Coverage Objective & Footprint

This designed small cell objective is to provide coverage and capacity to the central section of St George St., Charlotte St., and Hypolita St. .

This small cell footprint at 35' overall height will cover a .06 mile circumference.

verizon



4

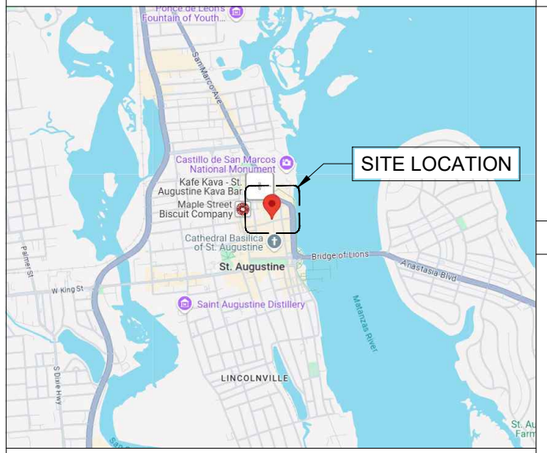
verizon

SITE NAME: ST AUG SC001

MDG #: 5000901934

LOCATION: SAINT AUGUSTINE, FL 32084
ST. JOHNS COUNTY COUNTY

LOCATION SKETCH



SITE DIRECTIONS

From US-1 S & I-95 (Jacksonville):

1. Head southeast on US-1 toward John St (go 1.4 mi)
2. Use the 2nd from the left lane to turn left onto Emerson St (go 0.3 mi)
3. Turn right to merge onto I-95 S (go 0.2 mi)
4. Merge onto I-95 S (go 29.2 mi)
5. Take exit 318 toward St Augustine (go 0.3 mi)
6. Use any lane to turn left onto FL-16 E (go 5.4 mi)
7. Turn right onto N Ponce De Leon Blvd (go 1.3 mi)
8. Turn left onto W Castillo Dr (go 0.3 mi)
9. Turn right onto A1A Scenic and Historic Coastal Byway/S Castillo Dr (go 0.4 mi)
10. Turn right onto Hypolita St (go 404 ft)
11. Turn right (go 95 ft)
12. Destination will be on the left

CONTACT INFORMATION

APPLICANT:
VERIZON WIRELESS
7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

TOWER OWNER:
VERIZON WIRELESS
7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

ARCHITECT/ ENGINEER:
CBVR/ HUGH O. REILLY, PE
6505 N HIMES AVE
TAMPA, FLORIDA 33614

CITY OF ST AUGUSTINE NOTES

a. PRE-CONSTRUCTION MEETING WITH PUBLIC WORKS REQUIRED ONE (1) WEEK PRIOR TO START OF WORK. CONTACT THE PUBLIC WORKS TECHNICIAN AT (904) 201-2734 TO SCHEDULE.
b. ALL DISTURBED AREAS MUST BE RESTORED TO EXISTING OR BETTER CONDITION. THIS INCLUDES PAVEMENTS, STREET (CONCRETE AND ASPHALT) SIDEWALKS (WHICH WILL BE REPAIRED OR REPLACED FROM JOINT TO JOINT), AND VEGETATION.
c. NO WORK IS PERMITTED ON FRIDAYS, SATURDAYS, SUNDAYS, OR CITY OBSERVED HOLIDAYS.
d. SIDEWALK CLOSURE MUST ALWAYS ALLOW ACCESS TO BUSINESSES.
e. CONTACT CITY INSPECTOR DONALD SNELLGROVE AT (904) 808-2113, MINIMUM 3 WORKING DAYS PRIOR TO THE START OF WORK.
f. CONTRACTOR WILL VISUALLY VERIFY ALL CITY UTILITIES PRIOR TO ANY WORK WITH THE CITY INSPECTOR.
g. ALL CROSSING INVOLVING CITY UTILITIES MUST CROSS BELOW WITH A MINIMUM OF 18" VERTICAL SEPARATION.
h. CONTRACTOR TO VISUALLY VERIFY DEPTHS OF CITY WATER AND SEWER UTILITIES BY POTHOLING OR OTHER METHODS ACCEPTABLE TO CITY INSPECTOR BEFORE CROSSING BELOW WITH REQUIRED SEPARATION.
i. CONTACT ANDREA WHITE, PHD, CITY ARCHAEOLOGIST AT (904) 669-4377 AS THIS PROJECT IS LOCATED WITHIN THE ARCHAEOLOGICAL ZONE.
j. THE CITY WILL DESIGNATE THE ACCEPTABLE WORKING DAYS & HOURS FOR THIS PROJECT.
k. MAINTAIN 3 FEET MINIMUM SEPARATION FROM CITY UTILITIES.

APPROVALS

PROPERTY OWNER: _____

RF ENGINEER: _____

CONSTRUCTION: _____

SITE ACQUISITION: _____

ZONING: _____

NETWORK: _____

OPERATIONS: _____

SITE INFORMATION

JURISDICTION:	ST AUGUSTINE
PARCEL ID #:	N/A (R.O.W.)
LATITUDE:	29° 53' 43.87" NORTH 29.895519° N
LONGITUDE:	81° 18' 45.31" WEST 81.312586° W

SCOPE OF WORK

A. REPLACEMENT OF EXISTING FP&L LIGHT POLE WITH NEW VERIZON SMALL CELL POLE
B. INSTALLATION OF ANTENNAS ON PROPOSED POLE
C. INSTALLATION OF RADIO ENCLOSURE MOUNTED AT PROPOSED POLE BASE.
D. INSTALLATION OF LIGHT FIXTURE ON PROPOSED POLE

APPLICABLE CODES

BUILDING CODE: FLORIDA BUILDING CODE (FBC) , 8TH EDITION (2023)
NATIONAL ELECTRICAL SAFETY CODE: 2023 NESC
ELECTRICAL CODE: NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70
MECHANICAL CODE: MECHANICAL CODE, 8TH EDITION
LIFE SAFETY CODE: NFPA-101-2021
DEPARTMENT OF TRANSPORTATION ADA STANDARDS FOR TRANSPORTATION FACILITIES
AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO)

ASCE 74-20, 4TH EDITION

THE FOLLOWING DESIGN CRITERIA APPLY:
2023 NESC RULE 250C WIND DATA IS USED.
BASIC WIND SPEED OF 95 MPH
RISK CATEGORY II.
EXPOSURE CATEGORY C.
TOPOGRAPHIC CATEGORY 1

LIST OF DRAWINGS

SITE GENERAL ARRANGEMENT PLANS
T-1 TITLE SHEET
N-1 NOTES

ARCHITECTURAL/ CIVIL PLANS
C-1 SITE PLAN W/ AERIAL
C-2 ELEVATION & EQUIPMENT PLAN
C-3 DETAILS

ELECTRICAL PLANS
E-1 CITY AND ELECTRICAL NOTES
E-2 UTILITY ROUTING/ ONE-LINE DIAGRAM/ PANEL SCHEDULE
E-3 GROUNDING DETAIL & NOTES

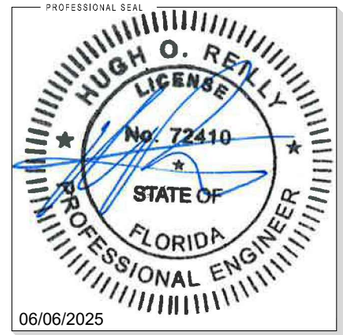
811 Know what's **below.** **Call** before you dig.

PREPARED BY

CBVR
TELECOM DESIGN GROUP
6505 N HIMES AVE
TAMPA, FLORIDA 33614
(813) 353-0026
FL CA # 31014

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PROFESSIONAL SEAL



06/06/2025

PREPARED FOR

verizon
7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

PROJECT INFORMATION

5000901934
ST AUG SC001
29.895519° N, 81.312586° W

SAINT AUGUSTINE, FL 32084

CBVR PROJECT #: VZW.171.22

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1	ISSUED FOR PERMIT	03.31.25
2	ISSUED FOR PERMIT	06.04.25
3	ISSUED FOR PERMIT	06.06.25

SHEET NAME

TITLE SHEET

SHEET NUMBER

T-1

GENERAL NOTES

1. FOR THE PURPOSES OF THESE CONSTRUCTION DRAWINGS. THE FOLLOWING DEFINITIONS SHALL APPLY:
   OWNER - VERIZON WIRELESS
   ENGINEER - CBVR TELECOM DESIGN GROUP
   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 9-FOOT (MIN) 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.

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 REPRESENTATNE.

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.

16. THE PROPOSED INSTALLATION WILL NOT:
   - INTERFERE WITH THE SAFE OPERATION OF TRAFFIC CONTROL EQUIPMENT;
   - INTERFERE WITH SIGHT LINES OR CLEAR ZONES FOR TRANSPORTATION, PEDESTRIANS, OR PUBLIC SAFETY PURPOSES;
   - INTERFERE WITH COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT OR SIMILAR FEDERAL OR STATE STANDARDS

   VERIZON WIRELESS MEETS ALL FCC PLANNING IN REGARDS TO FREQUENCY AND POWER ASSIGNMENTS. THIS TAKES INTO ACCOUNT PUBLIC SAFETY AS WELL AS COMMERCIAL DEPLOYMENTS OF WIRELESS SYSTEMS. IN DOING SO, ISSUES WITH INTERFERENCE ARE VERY RARE BY DESIGN AND VERIZON WIRELESS ADHERES, TO ESTABLISHED FCC PROCEDURES SHOULD ANYTHING ARISE.

SITE WORK NOTES

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 BY THE CONTRACTOR 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 CITY 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 AND POLE AREAS AND THE SOIL SHALL BE STABILIZED TO PREVENT EROSION. EROSION CONTROL MEASURES 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.

STRUCTURAL STEEL NOTES

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 3/4" 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.

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PROFESSIONAL SEAL



06/06/2025

PREPARED FOR

verizon

7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

PROJECT INFORMATION

5000901934
ST AUG SC001
29.895519° N, 81.312586° W

SAINT AUGUSTINE, FL 32084

CBVR PROJECT #: VZW.171.22

ISSUED DATES

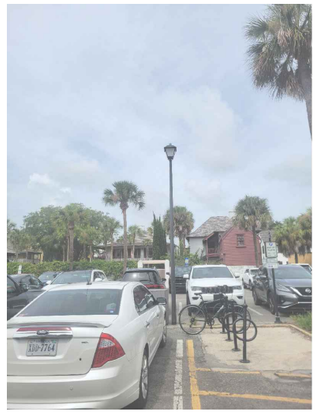
0	ISSUED FOR PERMIT	03.12.24
1	ISSUED FOR PERMIT	03.31.25
2	ISSUED FOR PERMIT	06.04.25
3	ISSUED FOR PERMIT	06.06.25

SHEET NAME

NOTES

SHEET NUMBER

N-1



PROPOSED POLE
LOCATION VIEW

CONSTRUCTION NOTE:

ANY CONSTRUCTION AT THE SITE WILL USE BEST MANAGEMENT PRACTICES INCLUDING SOIL EROSION CONTROL MEASURES, AS ALSO REQUIRED BY LOCAL JURISDICTION, AND NOTED ON THE ONSTRUCTION DRAWING.

NOTES:

- CONTRACTOR SHALL RESTORE AND REPAIR ANY DAMAGED AREAS CAUSED BY CONSTRUCTION TO ORIGINAL OR BETTER CONDITION
- ALL NEW WORK TO BE PERFORMED PER LATEST VERIZON WIRELESS STANDARDS & SPECIFICATIONS

SITE PLAN W/ AERIAL

GRAPHIC SCALE

0' 20' 40'

(SCALE IN FEET)

11x17 SCALE: 1"=40'

UTILITY LINE LEGEND

EXISTING UNDERGROUND FIBER	UGF — UGF
EXISTING UNDERGROUND ELECTRIC	UG/E — UG/E
EXISTING UNDERGROUND GAS	GAS — GAS
EXISTING UNDERGROUND SANITARY SEWER	SS — SS
EXISTING UNDERGROUND STORM SEWER	ST — ST
EXISTING UNDERGROUND WATER	WTR — WTR
EXISTING UNDERGROUND RECLAIMED WATER	RCW — RCW
EXISTING OVERHEAD UTILITY WIRES	OH — OH
EXISTING ROW/ PROPERTY LINE	
PROPOSED OVERHEAD ELECTRIC	OH — OH

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PROFESSIONAL SEAL

HUGH O. REILLY
LICENSE
No. 72410
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

06/06/2025

PREPARED FOR

verizon

7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

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5000901934
ST AUG SC001
29.895519° N, 81.312586° W

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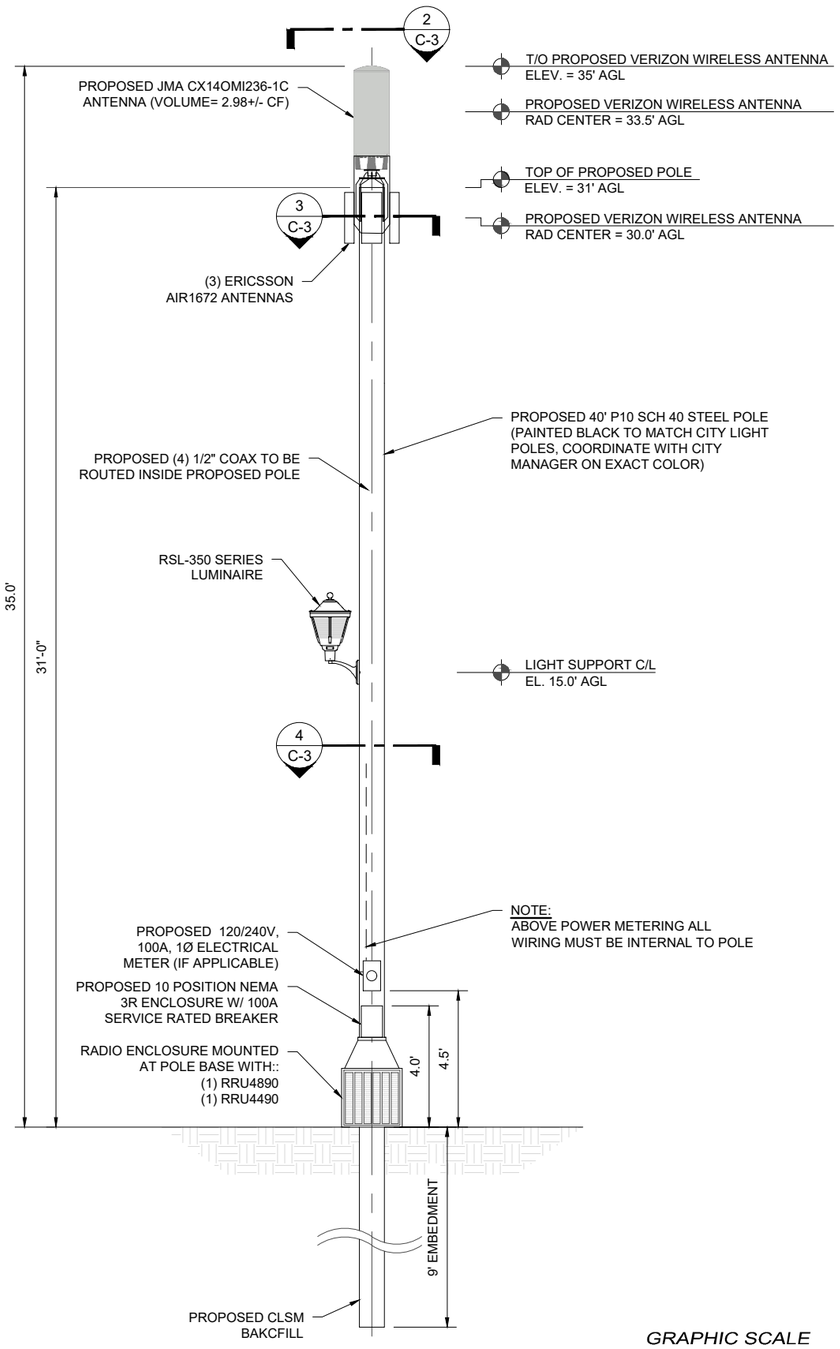
SHEET NAME

SITE PLAN W/ AERIAL

SHEET NUMBER

C-1

ALL ATTACHED HARDWARE AND EQUIPMENT TO BE PAINTED BLACK IN COLOR TO MATCH CITY LIGHT POLES, COORDINATE WITH CITY MANAGER ON EXACT COLOR. ANTENNA, SHROUD, U-GUARD, EQUIPMENT CABINET, METER & DISCONNECT.



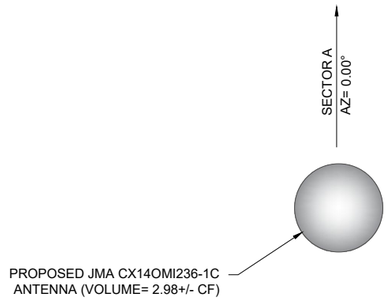
NOTE:
1. CONTRACTOR TO FIELD VERIFY ANTENNA MOUNT CONFIGURATION AND PROVIDE MOUNTS OR ADDITIONAL HARDWARE IF REQUIRED TO SUPPORT PROPOSED EQUIPMENT.
2. ALL EQUIPMENT AND MOUNTING HARDWARE SHALL CONFORM TO DESIGN REQUIREMENTS PER FLORIDA BUILDING CODE (8TH EDITION, 2023) AND 2023 NESC STRUCTURAL STANDARD FOR ANTENNA SUPPORTING STRUCTURES AND ANTENNAS; BASIC WIND SPEED 95 MPH, 3 SECOND GUST.
3. AZIMUTH INFO TAKEN FROM VERIZON WIRELESS RF SITE DESIGN DATA. TOWER AND ANTENNAS HEIGHTS TAKEN FROM RECENT TOWER SURVEY DATA.
4. REFERENCE LATEST STRUCTURAL ANALYSIS REPORT.

GRAPHIC SCALE

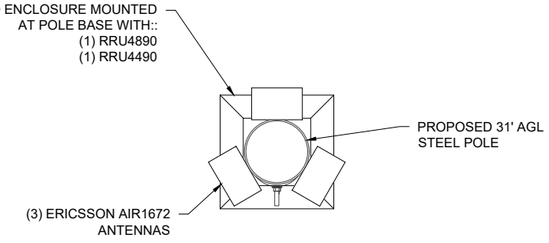
0' 2.5' 5'

(SCALE IN FEET)
11x17 SCALE: 1"=5'

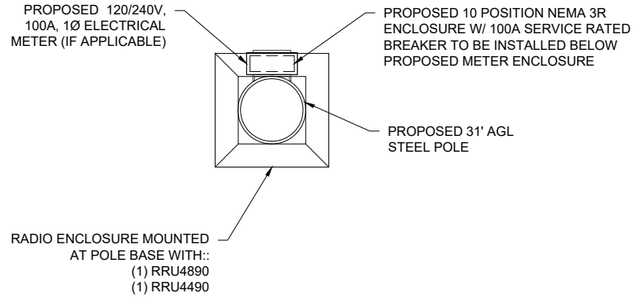
ELEVATION — SCALE AS NOTED | 1



ANTENNA LAYOUT — NTS | 2



CABINET LAYOUT — NTS | 3



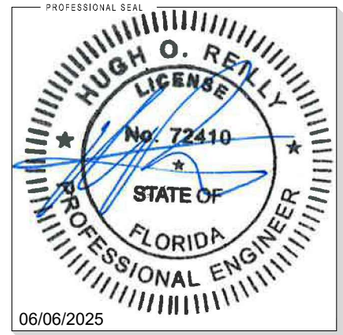
EQUIPMENT LAYOUT — NTS | 4

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PROFESSIONAL SEAL



06/06/2025

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verizon
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SAINT AUGUSTINE, FL 32084

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SHEET NAME

ELEVATION & EQUIPMENT PLAN

SHEET NUMBER

C-2

HB687 - DEFINES ANTENNA NOT TO EXCEED 6 CUBIC FEET.

CONTRACTOR TO SUPPLY ANTENNA MOUNT. CONTRACTOR TO COORDINATE WITH ANTENNA MANUFACTURER.

Product Specifications

CX14OMI236-1C

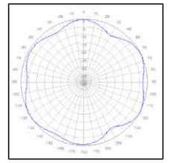
NWAV™ X-Pol OMNI Cantenna | 14-Port | 2.98 cu. ft | 360°

JMA WIRELESS

14-Port 2.98 cu. ft 360° Cantenna with RET-controlled from 1695–2700 MHz

(2) 698–960 MHz & (4) 1695–2700 MHz & (4) 3550–3700 MHz & (4) 5150–5925 MHz

- X-Pol, small cell, Quasi OMNI antenna
- Suitable for pole or building mount
- 2x2 MIMO low-band, 4x4 MIMO for each of AWS/PCS/CBRS/LAA
- Internal beam combining
- Dependent RET control for 1695–2700 MHz frequencies
- Suitable for LTE/UMTS/CDMA/GSM technologies
- Cost-effective solution for neutral host locations



Omni Clover

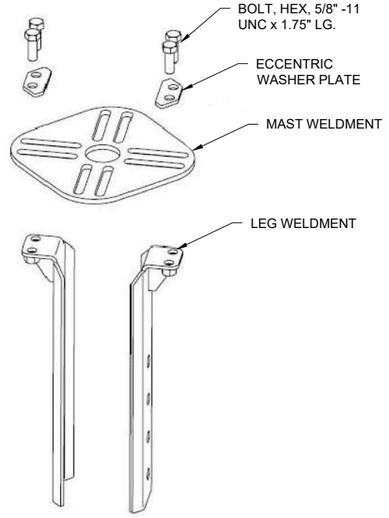


Electrical specification (min./max.)	Ports 1, 2			Ports 3, 4, 5, 6				
Frequency bands, MHz	698–798	824–894	880–960	1695–1880	1850–1990	1920–2180	2300–2500	2500–2690
Polarization	± 45°			± 45°				
Average gain over all tilts, dBi	4.8	4.9	5.2	9.0	9.2	9.9	10.1	9.9
Horizontal beamwidth (HBW), degrees[1]	360°			360°				
Vertical beamwidth, (VBW), degrees[1]	37°	30°	26°	15.4°	14.4°	13.5°	12.0°	11.0°
Electrical downtilt (EDT) range, degrees	0° (FET)			2-8° (RET)				
X polar isolation, P2P, dB[1]	25	25	25	25	25	25	25	25
Max. VSWR/return loss, dB	1.5:1/ -14.0			1.5:1/ -14.0				
Max. PIM (3rd order 2x20 W carrier dBc)	-153			-153				
Maximum input power port, watts	250			150				
Total max. composite power, watts	900							

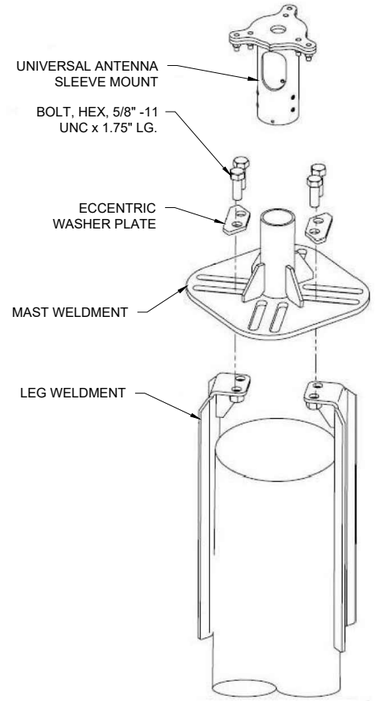
Electrical specification(Min/Max)	Ports 7,8,9,10	Ports 11,12, 13,14				
Frequency bands, MHz	3550–3700	5150–5250	5250–5350	5470–5725	5725–5850	5850–5925
Polarization	± 45°	± 45°				
Average gain over all tilts, dBi	5.0	5.5	5.7	5.5	5.5	5.6
Horizontal beamwidth (HBW), degrees[1]	360°					
Vertical beamwidth (VBW), degrees[1]	28°	24°	24°	20°	14°	18°
Electrical downtilt (EDT) range, degrees	0° (FET)					
X polar isolation, P2P, dB[1]	25	25				
Max. VSWR/return loss, dB	1.5:1/ -14.0	1.5:1/ -14.0				
Max. PIM (3rd Order 2x20W carrier dBc)	N/A					
Maximum input power port	10	.5	0.125	.125	0.5	0.5

Mechanical specifications	
Dimensions height/diameter, inches (mm)	33.5/14 (947/355)
Volume (cubic feet)	2.98
No. of RF input ports, connector type and location	14 x 4.3-10 female, bottom
RF connector torque	96 lbf·in (10.85 N·m or 8 lbf·ft)
Net antenna weight, lb (kg)	35 (15.9)
Rated wind survival speed, mph (km/h)	150 (241)
Frontal wind loading @ 160 km/h, lbf (N)	58.7 (261.2)
Equivalent flat plate @100 mph and Cd=2, sq. ft	1.17

ANTENNA SPECIFICATIONS NTS 1



ALTERNATIVE LEG ARRANGEMENT TO FIT SMALLER POLES 5-1/4" Ø TO 7-1/8" Ø (MAST REMOVED FOR CLARITY)



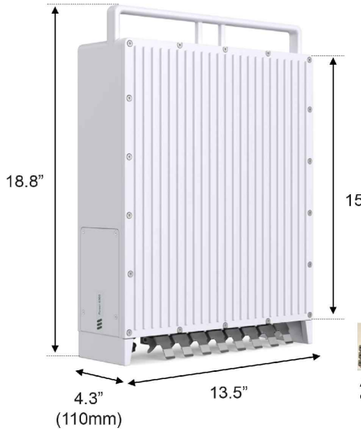
ARRANGEMENT FITS POLES 7-1/8" Ø TO 14-1/8" Ø

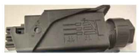
NOTE:
TYPICAL MOUNT SHOWN. CONTRACTOR TO VERIFY WITH VZW CX PM AND MANUFACTURER SPECIFICATIONS.

ANTENNA MOUNTING BRACKET DETAIL NTS 2

Power 6308 Data sheet

Input voltage	2P+PE: 208/120-220/127 VAC 1P+N+PE: 200-240 VAC 1P+N+PE: 100-140 VAC
Recommended AC external fuse/CB (for full capacity)	40A
Rectifier unit power capacity	6 kW @ 200 – 240VAC input Peak 3.5 kW, average 3.0kW @ 100-127VAC input
Input power limitation	Input power can be limited to support smaller incoming AC feeds
Rectifier unit efficiency	>96% @ 200 – 240VAC input
AC SPD	4kA 10/350µs
AC cable conductor	2.5 mm² to 8.36 mm² (8 awg)
EMI emissions	EN 55022 Class B, CISPR 22 Class B
# of DC power outputs	7
# of battery input ports	2
DC SPD	4kA 10/350µs
Fuse size on DC output (A)	6, 20, 25, 30, 35, 40, 45, 50 (50A is max)
DC cable conductor	2.5 to 16 mm² (6 awg)
Body Size (HxWxD) (bookshelf mount)	385x110x343 mm
Size incl foot and handle (HxWxD) (bookshelf mount)	477x110x343 mm
Weight	14kg (31 lbs)
External alarm output ports	2 ports
Northbound network interface	APC Light serial communication port
Management system	Integrated with ENM
Safety	IEC 62368-1:2014 Ed. 3, EN 62368-1 UL 62368-1: Ed.3 CSA C22.2 No. 62368-1-14 Ed.2
Telecom Network EMC	ETSI EN 300 386 V2.1.1*
Telecom Power Supply interface AC	ETSI EN 300 132-1*
NEBS	GR-1089-CORE, GR-3178-CORE, GR-3108-CORE





AC connector RNT 141 23/1 comes included

p/n BML 901 480/1

POWER 6308 DATA SHEET NTS 3

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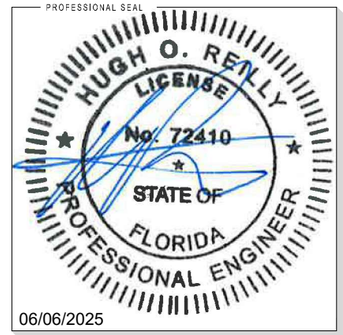
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FL CA # 31014

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PROFESSIONAL SEAL



06/06/2025

PREPARED FOR

verizon

7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

PROJECT INFORMATION

5000901934
ST AUG SC001
29.895519° N, 81.312586° W

SAINT AUGUSTINE, FL 32084

CBVR PROJECT #: VZW.171.22

ISSUED DATES

0	ISSUED FOR PERMIT	03.12.24
1	ISSUED FOR PERMIT	03.31.25
2	ISSUED FOR PERMIT	06.04.25
3	ISSUED FOR PERMIT	06.06.25

SHEET NAME

DETAILS

SHEET NUMBER

C-3

GENERAL

1. INSTALLATION OF GROUNDING ELECTRODE SYSTEM SHALL COMPLY WITH ARTICLE 250 OF THE NATIONAL ELECTRIC CODE AND WITH BUILDING CODES OF AUTHORITIES HAVING JURISDICTION.
2. GROUNDING CONDUCTORS SHALL BE 2 AWG TINNED SOLID BARE COPPER BELOW AND ABOVE GRADE. UNLESS OTHERWISE NOTED AND SHALL BE ROUTED IN A DOWNWARD PATH TOWARDS GROUND BARS.
3. GROUNDING CONDUCTORS SHALL BE KEPT AS SHORT AND DIRECT AS POSSIBLE WITH MINIMUM BEND RADIUS OF 12 INCHES.
4. ALL BELOW GRADE CONNECTIONS SHALL BE CADWELD TYPE CONNECTIONS AND ALL CONNECTIONS TO EQUIPMENT AND GROUND BARS SHALL BE 2-HOLE BRONZE COMPRESSION CONNECTORS UNLESS OTHERWISE NOTED.
5. CONTRACTOR SHALL INSTALL NEW GROUNDING SYSTEM PER SPECIFICATIONS AND INTERCONNECT NEW SYSTEMS TO ANY EXISTING GROUNDING SYSTEMS AS REQUIRED BY NFPA 70 AND 780 (THIS APPLIES TO ELECTRICAL POWER DISTRIBUTION GROUNDING SYSTEM, LIGHTNING PROTECTION GROUNDING SYSTEM. COAX CABLE GROUNDING SYSTEM AND ANY OTHER EXISTING GROUNDING SYSTEMS).
6. GROUNDING CONDUCTORS SHALL BE BONDED TO ANTENNA FRAME AND ANY SUPPORT FRAMES OR RACKS USING CADWELD OR MECHANICAL CONNECTIONS.
7. CONTRACTOR SHALL PROVIDE LOCK WASHERS FOR ALL MECHANICAL CONNECTIONS FOR GROUND CONDUCTORS. STAINLESS STEEL HARDWARE SHALL BE USED THROUGHOUT.
8. GROUNDING CONDUCTORS EMBEDDED IN CONCRETE SHALL BE ENCASED IN PVC CONDUIT. NO METALLIC CONDUIT SHALL BE USED FOR GROUNDING CONDUCTORS UNLESS REQUIRED BY LOCAL CODES OR OTHERWISE INDICATED ON DRAWINGS. CONTRACTOR SHALL SEAL AROUND ALL CONDUIT PENETRATIONS TO PREVENT MOISTURE PENETRATION AND VERMIN INFESTATION.
9. CONTRACTOR SHALL BOND GROUNDING SYSTEM VIA THE MASTER GROUND BAR TO ALL METAL OBJECTS WITHIN 12 FEET OF EQUIPMENT, CONDUIT AND CABLES.
10. BONDING OF GROUNDED CONDUCTOR (NEUTRAL) AND GROUNDING CONDUCTOR SHALL BE AT SERVICE DISCONNECTING MEANS. BONDING JUMPER SHALL BE INSTALLED PER N.E.C. ARTICLE 250-28.
11. CONTRACTOR SHALL VERIFY EXACT CONDUIT ROUTING FOR GROUNDING CONDUCTORS WHERE APPLICABLE.
12. CONNECTIONS TO CGB SHALL BE ARRANGED IN THE FOLLOWING THREE GROUPS:
    * SURGE PRODUCERS (COAXIAL CABLE GROUND KITS, TELCO CABINET AND POWER PEDESTAL GROUND).
    * SURGE ABSORBERS (GROUNDING ELECTRODE RING OR BUILDING STEEL).
    * NON-SURGING OBJECTS (EGB GROUND IN BTS).
13. DOUBLING OR STACKING OF ANY GROUNDING CONNECTIONS IS NOT ACCEPTABLE.
14. ALL GROUND BARS SHALL BE INSTALLED WITH STAND OFF INSULATORS.

PREPARATION

1. SURFACES: ALL CONNECTIONS SHALL BE MADE TO BARE METAL. ALL PAINTED SURFACES SHALL BE FIELD INSPECTED TO ENSURE PROPER CONTACT. ALL GALVANIZED SURFACES ON WHICH GALVANIZING HAS BEEN REMOVED BY CUTTING, DRILLING, OR ANY OTHER OPERATION SHALL BE RE-GALVANIZED IN ACCORDANCE WITH ASTM A780 USING "ZINC RICH" COATING AS MANUFACTURED BY ZRC CHEMICAL PRODUCTS COMPANY (LOCATED IN QUINCY, MASSACHUSETTS), OR ACCEPTABLE EQUAL. NO WASHERS ARE ALLOWED BETWEEN ITEMS BEING GROUNDED. ALL CONNECTIONS ARE TO HAVE A NON-OXIDIZING AGENT ("COPPER SHIELD") APPLIED PRIOR TO INSTALLATION.
2. GROUND BAR: ALL COPPER GROUND BARS SHALL BE CLEANED, POLISHED AND A NON-OXIDIZING AGENT ("COPPER SHIELD") APPLIED. NO FINGER PRINTS OR DISCOLORED COPPER SHALL BE PERMITTED.

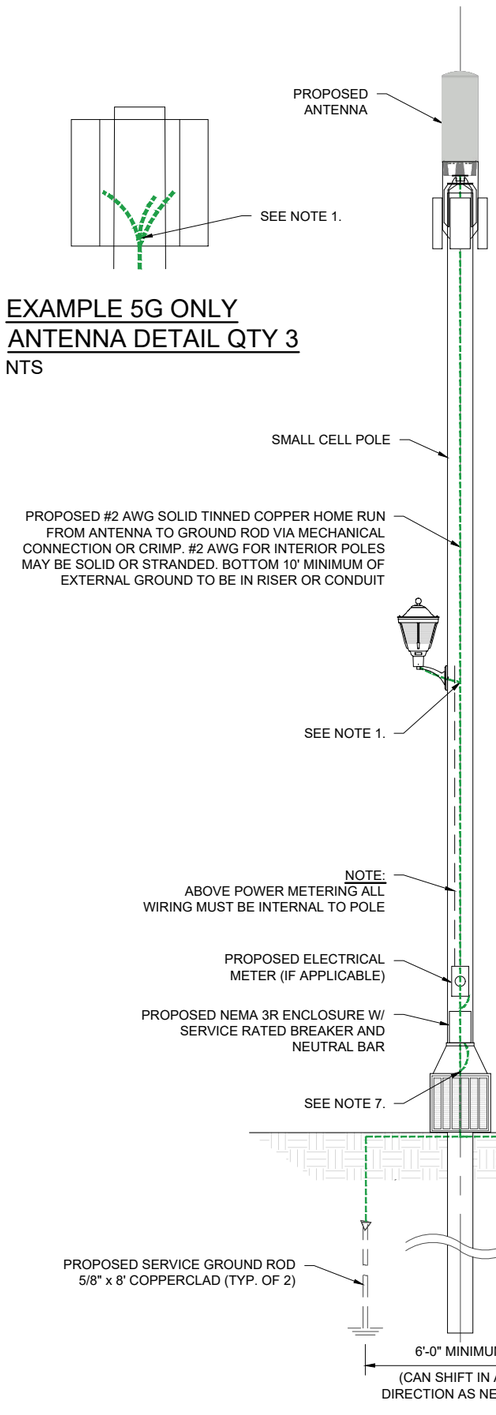
LAND BUILDS AND CO-LOCATE

1. THE GROUND ELECTRODE SYSTEM SHALL CONSIST OF DRIVEN GROUND RODS UNIFORMLY SPACED AROUND THE EQUIPMENT FOUNDATION AND AROUND THE PERIMETER OF THE TOWER FOUNDATION. THE GROUND RODS SHALL BE 96" X 10'-O' COPPER CLAD STEEL INTERCONNECTED WITH 2 SOLID TINNED BARE COPPER GROUND CONDUCTOR TO FORM A GROUND RING AT A DEPTH OF 30 INCHES BELOW THE SURFACE OF THE SOIL. A MINIMUM OF 1 FOOT AND A MAXIMUM OF 3 FEET CLEARANCES SHALL BE MAINTAINED FROM FOUNDATIONS. TOWER AND EQUIPMENT GROUND RINGS SHALL BE INTERCONNECTED WITH TWO GROUNDING CONDUCTORS OF EQUAL LENGTH AND MATERIALS.
2. GROUND RODS SHALL BE BONDED TO GROUND RINGS AND INTERCONNECTING CONDUCTORS AT EQUAL INTERVALS OF APPROXIMATELY 10 FEET.
3. GROUND BARS SHALL BE BONDED TO GROUND RING WITH SINGLE GROUNDING CONDUCTOR.
4. BONDS TO ANTENNA MASTS, FENCE POSTS, WAVEGUIDE BRIDGE, TOWER STEEL (UNLESS PROHIBTTED BY TOWER MANUFACTURER) AND THOSE BELOW GRADE SHALL BE EXOTHERMIC TYPE (CADWELD). ALL OTHER BONDS SHALL BE BRONZE 2-HOLE COMPRESSION FITTINGS UNLESS OTHERWISE NOTED.
5. GROUNDING CONDUCTORS MAKING A TRANSITION FROM ABOVE TO BELOW GRADE SHALL BE INSULATED FROM EARTH CONTACT BY PASSING THROUGH PVC CONDUIT. THE CONDUIT SHALL EXTEND AT LEAST 6 INCHES ABOVE AND 12 INCHES BELOW GRADE LEVEL.

GROUNDING REQUIREMENTS

1. CONTRACTOR SHALL INSPECT AND TEST ANY NEW OR EXISTING VERIZON WIRELESS GROUNDING SYSTEM WITH A BIDDLE-MEGGER TESTER UTILIZING THE FALL OF POTENTIAL METHOD AND CONTACT CONSTRUCTION MANAGER IF RESISTANCE EXCEEDS 5 OHMS AND SHALL FIELD MODIFY GROUNDING SYSTEM AS NECESSARY TO ACHIEVE COMPLIANCE. TEST RESULTS AND CONCLUSIONS SHALL BE RECORDED FOR PROJECT CLOSE-OUT DOCUMENTATION.
2. COAX CABLE OUTER CONDUCTORS (SHIELDS) SHALL BE GROUNDED USING COAX GROUNDING KITS AT A MINIMUM OF TWO POINTS. INCLUDING AT ANTENNA AND AT MASTER GROUND BAR. THE COAXIAL CABLE SHALL NOT EXCEED 1OO FEET BETWEEN GROUNDING KITS.

GROUNDING NOTES NTS 1



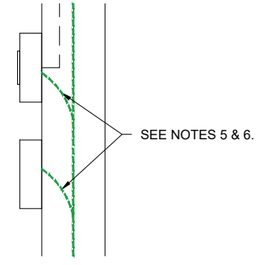
EXAMPLE 5G ONLY ANTENNA DETAIL QTY 3

NTS

TYPICAL GROUNDING DETAIL NTS 2

NOTES:
1. ALL CONNECTIONS SHALL BE MADE USING UL RATED COMPRESSION CONNECTIONS AS FIRST PREFERRED OR MECHANICAL IF SPACE CONSTRAINTS EXIST. BELOW GRADE CONNECTIONS MAY BE COMPRESSION OR CAD WELD.
2. NO EXTERNAL GROUND BARS.
3. ALL GROUND LEADS TO BE ROUTED DOWNWARDS TO NEAREST TIE IN POINT TO MAIN HOME RUN GROUND.
4. IF POLE TO GROUND ROD IS >6' ADD 3RD GROUND ROD AT BASE OF POLE.
5. BOND METER ENCLOSURE PER UTILITY REQUIREMENTS. BOND NEUTRAL BAR TO GROUNDING ELECTRODES (GROUND RODS) WITH #2 AWG PER NEC ARTICLE 250. PROVIDE MAIN BONDING JUMPER BETWEEN SERVICE DISCONNECT SWITCH /GROUND BAR AND NEUTRAL PER NEC ARTICLE 250 (SEE NOTE 6).
6. IF INCOMING POWER SOURCE IS NON-SEPARATELY DERIVED (E.G. FED FROM ANOTHER BUILDING OR A BRANCH CIRCUIT) THEN DISCONNECT / PANELBOARD NEUTRAL BAR SHALL NOT BE BONDED TO GROUND. REFER TO NEC ARTICLE 250 IF APPLICATION IS NOT CLEAR.
7. WHEN PRESENT, BOND VERIZON GROUND DOWN CONDUCTOR TO UTILITY POLE GROUND BELOW ANY ANCILLARY EQUIPMENT BOND.
8. GROUND SYSTEM RESISTANCE 25 OHMS OR LESS.
9. ALL EXTERNAL ANTENNA AND EQUIPMENT SHALL BE BONDED DOWNWARD TO HOME RUN GROUND WIRE.
10. ALL INTERNAL ANTENNA AND EQUIPMENT SHALL BE BONDED TO INSIDE CABINET OR SHROUD GROUND POINT.
11. GROUND SYSTEM INSPECTION/TEST WELLS NOT REQUIRED BY VERIZON.
12. IF NON VZ OWNED POLE MAY MODIFY GROUNDING PER POLE OWNER OR AHJ REQUIREMENTS

MOUNTING DIRECTION NOTES:
1. RADIO EQUIPMENT ENCLOSURE, POWER METER AND NEMA ENCLOSURE WITH PANEL AND DISCONNECT TO BE MOUNTED PARALLEL TO THE STREET, AWAY FROM ONCOMING TRAFFIC.
2. TYPICAL GROUNDING DETAIL SHOWN, APPLY FOR ALL POLE TYPES.



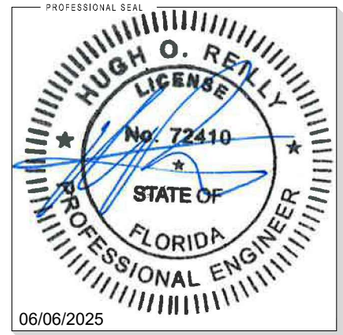
METER/PANEL GROUNDING DETAIL (SIDE VIEW)

NTS

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(813) 353-0026
FL CA # 31014

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PROFESSIONAL SEAL



06/06/2025

PREPARED FOR
verizon
7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

PROJECT INFORMATION
5000901934
ST AUG SC001
29.895519° N, 81.312586° W
SAINT AUGUSTINE, FL 32084
CBVR PROJECT #: VZW.171.22

ISSUED DATES

0	ISSUED FOR PERMIT	03.12.24
1	ISSUED FOR PERMIT	03.31.25
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3	ISSUED FOR PERMIT	06.06.25

SHEET NAME
GROUNDING DETAIL & NOTES

SHEET NUMBER
E-3

Received June 6, 2025
Planning and Building Department



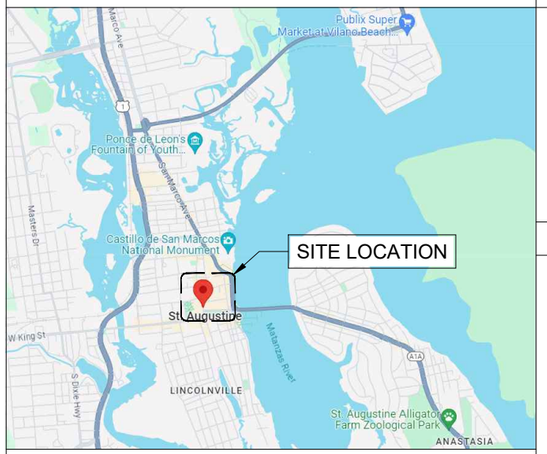
Received June 6, 2025
Planning and Building Department



SITE NAME: ST AUG SC020
MDG #: 5000900238

LOCATION: ROW ON EAST SIDE OF CORDOVA ST, 120' SOUTH OF TREASURY ST
SAINT AUGUSTINE, FL 32084
ST. JOHNS COUNTY COUNTY

LOCATION SKETCH



SITE DIRECTIONS

From US-1 E & I-95 (Jacksonville):

1. Head southeast on US-1 S (go 4.0 mi)
2. Keep right to stay on US-1 S (go 20.9 mi)
3. Turn left onto Carrera St (go 0.4 mi)
4. Turn right onto Cordova St (go 0.1 mi)
5. Destination will be on the left

CONTACT INFORMATION

APPLICANT:
VERIZON WIRELESS
7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

TOWER OWNER:
VERIZON WIRELESS
7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

ARCHITECT/ ENGINEER:
CBVR/ HUGH O. REILLY, PE
6505 N HIMES AVE
TAMPA, FLORIDA 33614

CITY OF ST AUGUSTINE NOTES

a. PRE-CONSTRUCTION MEETING WITH PUBLIC WORKS REQUIRED ONE (1) WEEK PRIOR TO START OF WORK. CONTACT THE PUBLIC WORKS TECHNICIAN AT (904) 201-2734 TO SCHEDULE.
b. ALL DISTURBED AREAS MUST BE RESTORED TO EXISTING OR BETTER CONDITION. THIS INCLUDES PAVEMENTS, STREET (CONCRETE AND ASPHALT) SIDEWALKS (WHICH WILL BE REPAIRED OR REPLACED FROM JOINT TO JOINT), AND VEGETATION.
c. NO WORK IS PERMITTED ON FRIDAYS, SATURDAYS, SUNDAYS, OR CITY OBSERVED HOLIDAYS.
d. SIDEWALK CLOSURE MUST ALWAYS ALLOW ACCESS TO BUSINESSES.
e. CONTACT CITY INSPECTOR DONALD SNELLGROVE AT (904) 808-2113, MINIMUM 3 WORKING DAYS PRIOR TO THE START OF WORK.
f. CONTRACTOR WILL VISUALLY VERIFY ALL CITY UTILITIES PRIOR TO ANY WORK WITH THE CITY INSPECTOR.
g. ALL CROSSING INVOLVING CITY UTILITIES MUST CROSS BELOW WITH A MINIMUM OF 18" VERTICAL SEPARATION.
h. CONTRACTOR TO VISUALLY VERIFY DEPTHS OF CITY WATER AND SEWER UTILITIES BY POTHOLING OR OTHER METHODS ACCEPTABLE TO CITY INSPECTOR BEFORE CROSSING BELOW WITH REQUIRED SEPARATION.
i. CONTACT ANDREA WHITE, PHD, CITY ARCHAEOLOGIST AT (904) 669-4377 AS THIS PROJECT IS LOCATED WITHIN THE ARCHAEOLOGICAL ZONE.
j. THE CITY WILL DESIGNATE THE ACCEPTABLE WORKING DAYS & HOURS FOR THIS PROJECT.
k. MAINTAIN 3 FEET MINIMUM SEPARATION FROM CITY UTILITIES.

APPROVALS

PROPERTY OWNER: _____

RF ENGINEER: _____

CONSTRUCTION: _____

SITE ACQUISITION: _____

ZONING: _____

NETWORK: _____

OPERATIONS: _____

SITE INFORMATION

JURISDICTION:	ST AUGUSTINE
PARCEL ID #:	N/A (R.O.W.)
LATITUDE:	29° 53' 35.36" NORTH 29.893156° N
LONGITUDE:	81° 18' 50.80" WEST 81.314111° W

SCOPE OF WORK

A. REPLACEMENT OF EXISTING FP&L LIGHT POLE WITH NEW VERIZON SMALL CELL POLE
B. INSTALLATION OF ANTENNAS ON PROPOSED POLE
C. INSTALLATION OF CONCEALED ENCLOSURE CABINET ON PROPOSED POLE
D. INSTALLATION OF LIGHT FIXTURE ON PROPOSED POLE

APPLICABLE CODES

BUILDING CODE: FLORIDA BUILDING CODE (FBC) , 8TH EDITION (2023)
NATIONAL ELECTRICAL SAFETY CODE: 2023 NESC
ELECTRICAL CODE: NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70
MECHANICAL CODE: MECHANICAL CODE, 8TH EDITION
LIFE SAFETY CODE: NFPA-101-2021
DEPARTMENT OF TRANSPORTATION ADA STANDARDS FOR TRANSPORTATION FACILITIES
AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO)

ASCE 74-20, 4TH EDITION

THE FOLLOWING DESIGN CRITERIA APPLY:
2023 NESC RULE 250C WIND DATA IS USED.
BASIC WIND SPEED OF 95 MPH
RISK CATEGORY II.
EXPOSURE CATEGORY C.
TOPOGRAPHIC CATEGORY 1

LIST OF DRAWINGS

SITE GENERAL ARRANGEMENT PLANS		
T-1	TITLE SHEET	
N-1	NOTES	
ARCHITECTURAL/ CIVIL PLANS		
C-1	SITE PLAN W/ AERIAL	
C-2	SITE PLAN	
C-3	ELEVATION & EQUIPMENT PLAN	
C-4	DETAILS	
ELECTRICAL PLANS		
E-1	CITY AND ELECTRICAL NOTES	
E-2	UTILITY ROUTING/ ONE-LINE DIAGRAM/ PANEL SCHEDULE	
E-3	GROUNDING DETAIL & NOTES	
MOT-1	MOT DETAILS	
MOT-2	FDOT MOT INDEX 102-600	
MOT-3	FDOT MOT INDEX 102-604	
MOT-4	FDOT MOT INDEX 102-660	

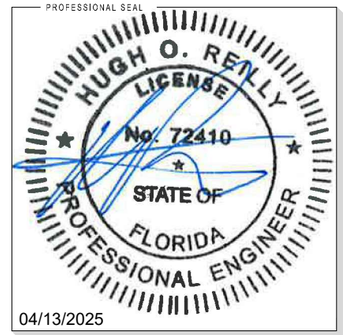
Know what's below. Call before you dig. 811

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CBVR TELECOM DESIGN GROUP
6505 N HIMES AVE
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(813) 353-0026
FL CA # 31014

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PROFESSIONAL SEAL



04/13/2025

PREPARED FOR

verizon

7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

PROJECT INFORMATION

5000900238
ST AUG SC020
29.893156° N, 81.314111° W
ROW ON EAST SIDE OF CORDOVA ST,
120' SOUTH OF TREASURY ST
SAINT AUGUSTINE, FL 32084

CBVR PROJECT #: VZW.171.22

ISSUED DATES

0	ISSUED FOR PERMIT	03.12.24
1	ISSUED FOR PERMIT	04.01.25
2	ISSUED FOR PERMIT	04.13.25

SHEET NAME

TITLE SHEET

SHEET NUMBER

T-1



PROPOSED POLE
LOCATION VIEW

CONSTRUCTION NOTE:

ANY CONSTRUCTION AT THE SITE WILL USE BEST MANAGEMENT PRACTICES INCLUDING SOIL EROSION CONTROL MEASURES, AS ALSO REQUIRED BY LOCAL JURISDICTION, AND NOTED ON THE ONSTRUCTION DRAWING.

NOTES:

- CONTRACTOR SHALL RESTORE AND REPAIR ANY DAMAGED AREAS CAUSED BY CONSTRUCTION TO ORIGINAL OR BETTER CONDITION
- ALL NEW WORK TO BE PERFORMED PER LATEST VERIZON WIRELESS STANDARDS & SPECIFICATIONS

SITE PLAN W/ AERIAL

GRAPHIC SCALE

0' 10' 20'

(SCALE IN FEET)
11x17 SCALE: 1"=20'

UTILITY LINE LEGEND

EXISTING UNDERGROUND FIBER	UGF
EXISTING UNDERGROUND ELECTRIC	UG/E
EXISTING UNDERGROUND GAS	GAS
EXISTING UNDERGROUND SANITARY SEWER	SS
EXISTING UNDERGROUND STORM SEWER	ST
EXISTING UNDERGROUND WATER	WTR
EXISTING UNDERGROUND RECLAIMED WATER	RCW
EXISTING OVERHEAD UTILITY WIRES	OH
EXISTING ROW/ PROPERTY LINE	
PROPOSED OVERHEAD ELECTRIC	OH

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PROFESSIONAL SEAL

HUGH O. REILLY
LICENSE
No. 72410
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

04/13/2025

PREPARED FOR

verizon
7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

PROJECT INFORMATION

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29.893156° N, 81.314111° W
ROW ON EAST SIDE OF CORDOVA ST,
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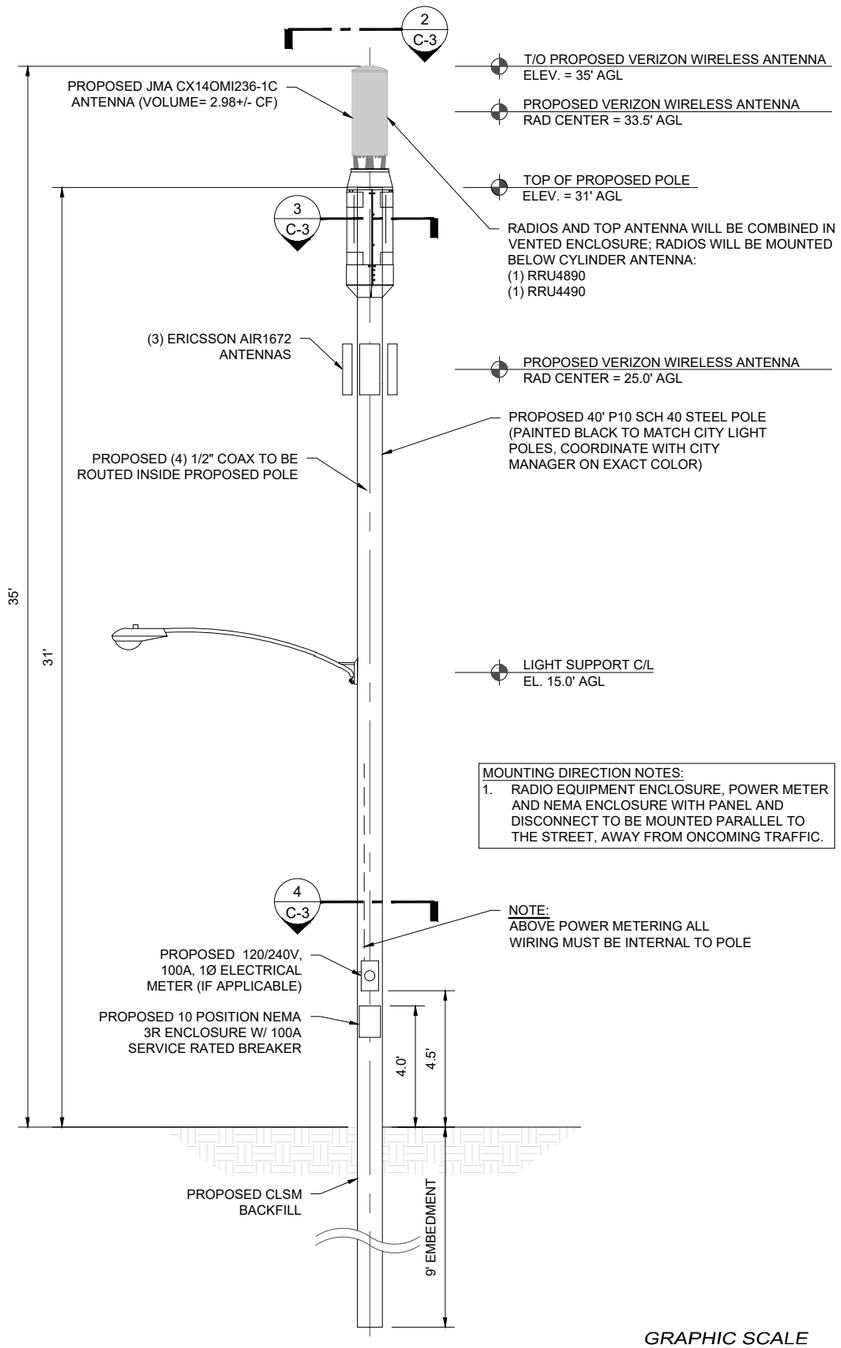
SHEET NAME

SITE PLAN W/ AERIAL

SHEET NUMBER

C-1

ALL ATTACHED HARDWARE AND EQUIPMENT TO BE PAINTED BLACK IN COLOR TO MATCH CITY LIGHT POLES, COORDINATE WITH CITY MANAGER ON EXACT COLOR. ANTENNA, SHROUD, U-GUARD, EQUIPMENT CABINET, METER & DISCONNECT.

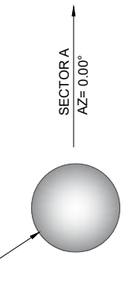


MOUNTING DIRECTION NOTES:
1. RADIO EQUIPMENT ENCLOSURE, POWER METER AND NEMA ENCLOSURE WITH PANEL AND DISCONNECT TO BE MOUNTED PARALLEL TO THE STREET, AWAY FROM ONCOMING TRAFFIC.

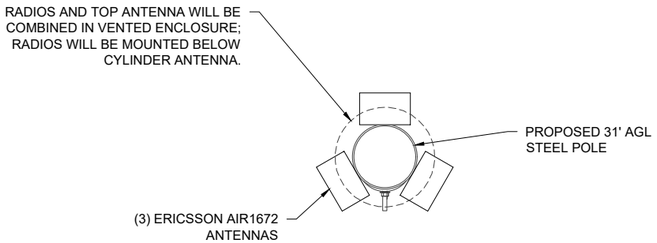
NOTE:
1. CONTRACTOR TO FIELD VERIFY ANTENNA MOUNT CONFIGURATION AND PROVIDE MOUNTS OR ADDITIONAL HARDWARE IF REQUIRED TO SUPPORT PROPOSED EQUIPMENT.
2. ALL EQUIPMENT AND MOUNTING HARDWARE SHALL CONFORM TO DESIGN REQUIREMENTS PER FLORIDA BUILDING CODE (8TH EDITION, 2023) AND 2023 NESC STRUCTURAL STANDARD FOR ANTENNA SUPPORTING STRUCTURES AND ANTENNAS; BASIC WIND SPEED 95 MPH, 3 SECOND GUST.
3. AZIMUTH INFO TAKEN FROM VERIZON WIRELESS RF SITE DESIGN DATA. TOWER AND ANTENNAS HEIGHTS TAKEN FROM RECENT TOWER SURVEY DATA.
4. REFERENCE LATEST STRUCTURAL ANALYSIS REPORT.

GRAPHIC SCALE
0' 2.5' 5'
(SCALE IN FEET)
11x17 SCALE: 1"=5'

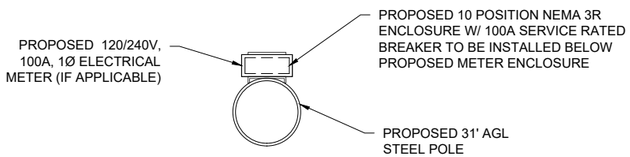
ELEVATION — SCALE AS NOTED | 1



ANTENNA LAYOUT — NTS | 2



CABINET LAYOUT — NTS | 3

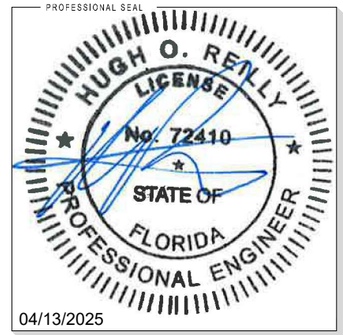


EQUIPMENT LAYOUT — NTS | 4

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PROFESSIONAL SEAL



04/13/2025

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29.893156° N, 81.314111° W
ROW ON EAST SIDE OF CORDOVA ST,
120' SOUTH OF TREASURY ST
SAINT AUGUSTINE, FL 32084

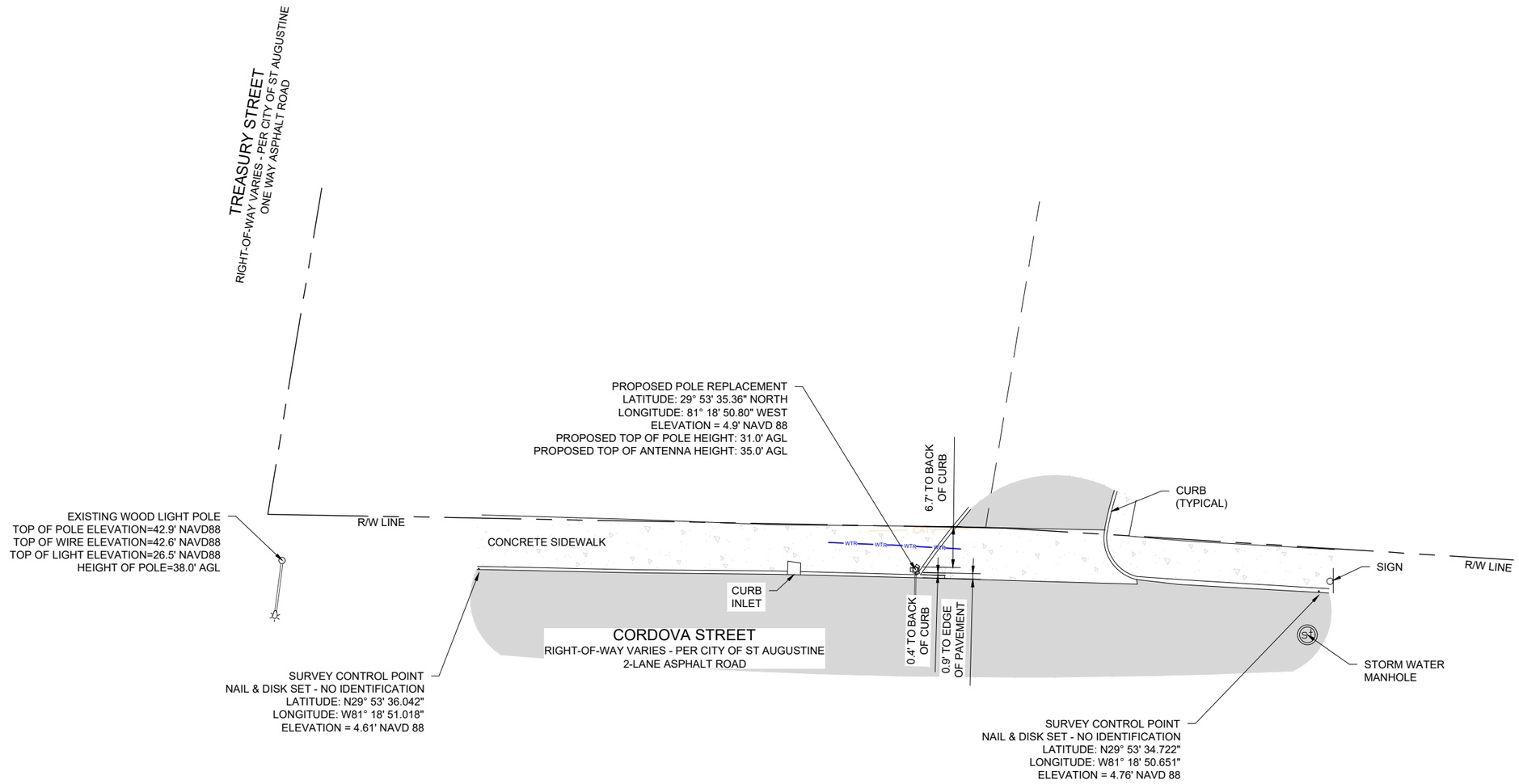
CBVR PROJECT #: VZW.171.22

ISSUED DATES

0	ISSUED FOR PERMIT	03.12.24
1	ISSUED FOR PERMIT	04.01.25
2	ISSUED FOR PERMIT	04.13.25

SHEET NAME
ELEVATION & EQUIPMENT PLAN

SHEET NUMBER
C-3



CONSTRUCTION NOTE:

ANY CONSTRUCTION AT THE SITE WILL USE BEST MANAGEMENT PRACTICES INCLUDING SOIL EROSION CONTROL MEASURES, AS ALSO REQUIRED BY LOCAL JURISDICTION, AND NOTED ON THE ONSTRUCTION DRAWING.

NOTES:

- CONTRACTOR SHALL RESTORE AND REPAIR ANY DAMAGED AREAS CAUSED BY CONSTRUCTION TO ORIGINAL OR BETTER CONDITION
- ALL NEW WORK TO BE PERFORMED PER LATEST VERIZON WIRELESS STANDARDS & SPECIFICATIONS

SITE PLAN

GRAPHIC SCALE

0' 10' 20'

(SCALE IN FEET)

11x17 SCALE: 1"=20'

UTILITY LINE LEGEND

EXISTING UNDERGROUND FIBER	UGF
EXISTING UNDERGROUND ELECTRIC	UG/E
EXISTING UNDERGROUND GAS	GAS
EXISTING UNDERGROUND SANITARY SEWER	SS
EXISTING UNDERGROUND STORM SEWER	ST
EXISTING UNDERGROUND WATER	WTR
EXISTING UNDERGROUND RECLAIMED WATER	RCW
EXISTING OVERHEAD UTILITY WIRES	OH
EXISTING ROW/ PROPERTY LINE	
PROPOSED OVERHEAD ELECTRIC	OH

PREPARED BY

CBVR

TELECOM DESIGN GROUP

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PROFESSIONAL SEAL

HUGH O. REILLY
LICENSE
No. 72410
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

04/13/2025

PREPARED FOR

verizon

7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

PROJECT INFORMATION

5000900238
ST AUG SC020
29.893156° N, 81.314111° W
ROW ON EAST SIDE OF CORDOVA ST,
120' SOUTH OF TREASURY ST
SAINT AUGUSTINE, FL 32084

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SITE PLAN

SHEET NUMBER

C-2

HB687 - DEFINES ANTENNA NOT TO EXCEED 6 CUBIC FEET.

CONTRACTOR TO SUPPLY ANTENNA MOUNT. CONTRACTOR TO COORDINATE WITH ANTENNA MANUFACTURER.

Product Specifications

CX14OMI236-1C

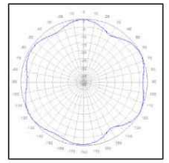
NWAV™ X-Pol OMNI Cantenna | 14-Port | 2.98 cu. ft | 360°

JMA WIRELESS

14-Port 2.98 cu. ft 360° Cantenna with RET-controlled from 1695–2700 MHz

(2) 698–960 MHz & (4) 1695–2700 MHz & (4) 3550–3700 MHz & (4) 5150–5925 MHz

- X-Pol, small cell, Quasi OMNI antenna
- Suitable for pole or building mount
- 2x2 MIMO low-band, 4x4 MIMO for each of AWS/PCS/CBRS/LAA
- Internal beam combining
- Dependent RET control for 1695–2700 MHz frequencies
- Suitable for LTE/UMTS/CDMA/GSM technologies
- Cost-effective solution for neutral host locations



Omni Clover

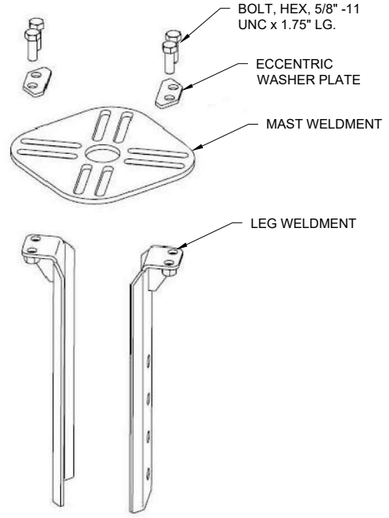


Electrical specification (min./max.)	Ports 1, 2			Ports 3, 4, 5, 6				
Frequency bands, MHz	698–798	824–894	880–960	1695–1880	1850–1990	1920–2180	2300–2500	2500–2690
Polarization	± 45°			± 45°				
Average gain over all tilts, dBi	4.8	4.9	5.2	9.0	9.2	9.9	10.1	9.9
Horizontal beamwidth (HBW), degrees[1]	360°			360°				
Vertical beamwidth, (VBW), degrees[1]	37°	30°	26°	15.4°	14.4°	13.5°	12.0°	11.0°
Electrical downtilt (EDT) range, degrees	0° (FET)			2-8° (RET)				
X polar isolation, P2P, dB[1]	25	25	25	25	25	25	25	25
Max. VSWR/return loss, dB	1.5:1/ -14.0			1.5:1/ -14.0				
Max. PIM (3rd order 2x20 W carrier dBc)	-153			-153				
Maximum input power port, watts	250			150				
Total max. composite power, watts	900							

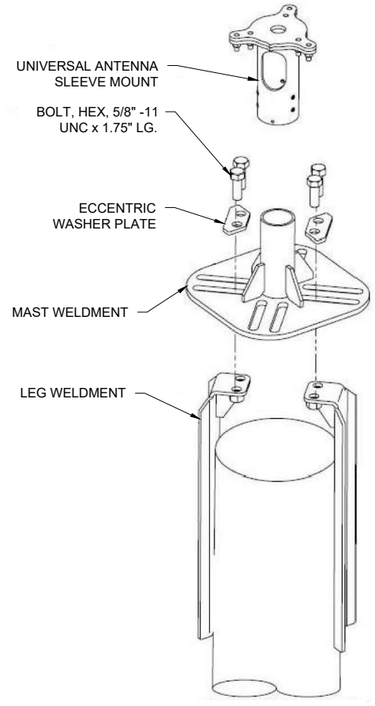
Electrical specification(Min/Max)	Ports 7,8,9,10	Ports 11,12, 13,14				
Frequency bands, MHz	3550–3700	5150–5250	5250–5350	5470–5725	5725–5850	5850–5925
Polarization	± 45°	± 45°				
Average gain over all tilts, dBi	5.0	5.5	5.7	5.5	5.5	5.6
Horizontal beamwidth (HBW), degrees[1]	360°					
Vertical beamwidth (VBW), degrees[1]	28°	24°	24°	20°	14°	18°
Electrical downtilt (EDT) range, degrees	0° (FET)					
X polar isolation, P2P, dB[1]	25	25				
Max. VSWR/return loss, dB	1.5:1/ -14.0	1.5:1/ -14.0				
Max. PIM (3rd Order 2x20W carrier dBc)	N/A					
Maximum input power port	10	.5	0.125	.125	0.5	0.5

Mechanical specifications	
Dimensions height/diameter, inches (mm)	33.5/14 (947/355)
Volume (cubic feet)	2.98
No. of RF input ports, connector type and location	14 x 4.3-10 female, bottom
RF connector torque	96 lbf·in (10.85 N·m or 8 lbf·ft)
Net antenna weight, lb (kg)	35 (15.9)
Rated wind survival speed, mph (km/h)	150 (241)
Frontal wind loading @ 160 km/h, lbf (N)	58.7 (261.2)
Equivalent flat plate @100 mph and Cd=2, sq. ft	1.17

ANTENNA SPECIFICATIONS NTS 1



ALTERNATIVE LEG ARRANGEMENT TO FIT SMALLER POLES 5-1/4" Ø TO 7-1/8" Ø (MAST REMOVED FOR CLARITY)



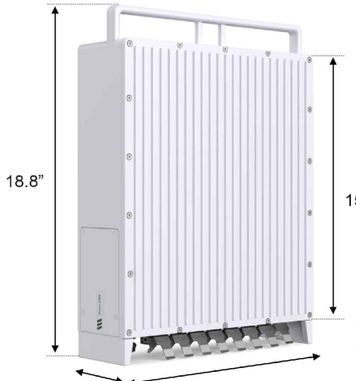
ARRANGEMENT FITS POLES 7-1/8" Ø TO 14-1/8" Ø

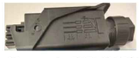
NOTE:
TYPICAL MOUNT SHOWN. CONTRACTOR TO VERIFY WITH VZW CX PM AND MANUFACTURER SPECIFICATIONS.

ANTENNA MOUNTING BRACKET DETAIL NTS 2

Power 6308 Data sheet

Input voltage	2P+PE: 208/120-220/127 VAC 1P+N+PE: 200-240 VAC 1P+N+PE: 100-140 VAC
Recommended AC external fuse/CB (for full capacity)	40A
Rectifier unit power capacity	6 kW @ 200 – 240VAC input Peak 3.5 kW, average 3.0kW @ 100-127VAC input
Input power limitation	Input power can be limited to support smaller incoming AC feeds
Rectifier unit efficiency	>96% @ 200 – 240VAC input
AC SPD	4kA 10/350µs
AC cable conductor	2.5 mm^2 to 8.36 mm^2 (8 awg)
EMI emissions	EN 55022 Class B, CISPR 22 Class B
# of DC power outputs	7
# of battery input ports	2
DC SPD	4kA 10/350µs
Fuse size on DC output (A)	6, 20, 25, 30, 35, 40, 45, 50 (50A is max)
DC cable conductor	2.5 to 16 mm^2 (6 awg)
Body Size (HxWxD) (bookshelf mount)	385x110x343 mm
Size incl foot and handle (HxWxD) (bookshelf mount)	477x110x343 mm
Weight	14kg (31 lbs)
External alarm output ports	2 ports
Northbound network interface	APC Light serial communication port
Management system	Integrated with ENM
Safety	IEC 62368-1:2014 Ed. 3, EN 62368-1 UL 62368-1: Ed.3 CSA C22.2 No. 62368-1-14 Ed.2
Telecom Network EMC	ETSI EN 300 386 V2.1.1*
Telecom Power Supply interface AC	ETSI EN 300 132-1*
NEBS	GR-1089-CORE, GR-3178-CORE, GR-3108-CORE





AC connector RNT 141 23/1 comes included

p/n BML 901 480/1

POWER 6308 DATA SHEET NTS 3

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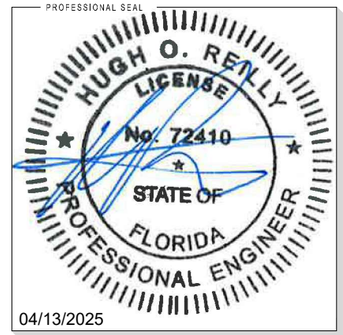
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PROFESSIONAL SEAL



04/13/2025

PREPARED FOR

verizon

7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

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CBVR PROJECT #: VZW.171.22

ISSUED DATES

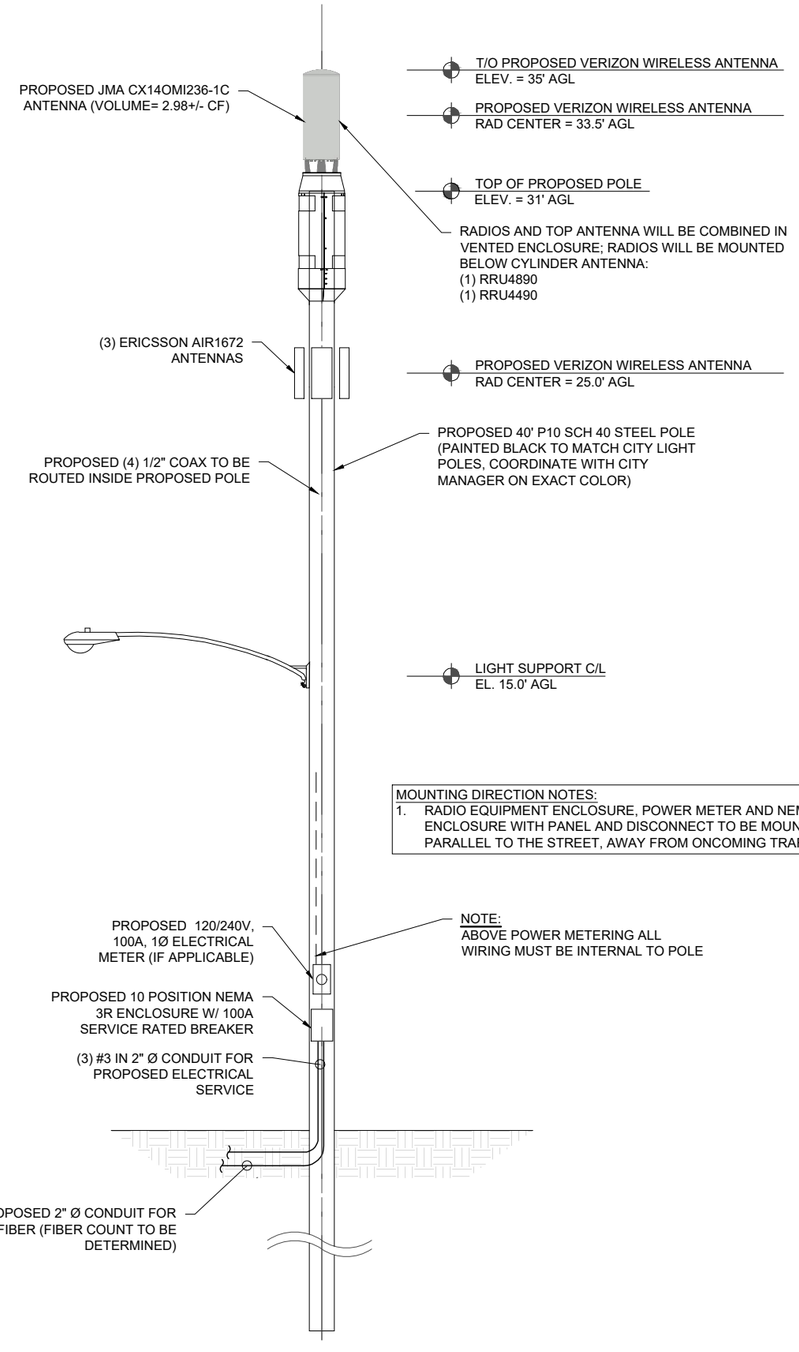
0	ISSUED FOR PERMIT	03.12.24
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SHEET NAME

DETAILS

SHEET NUMBER

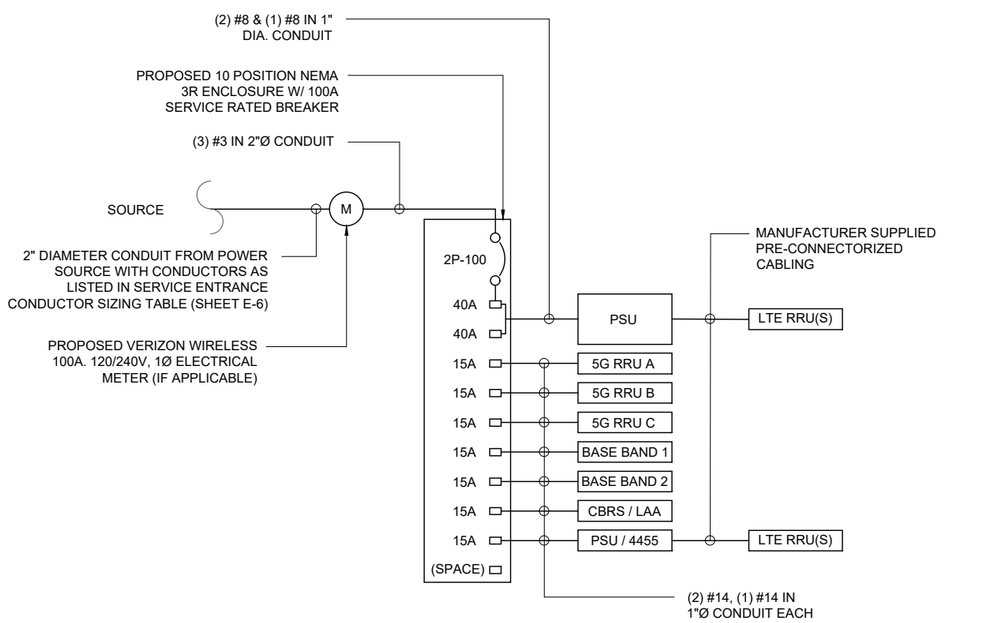
C-4



MOUNTING DIRECTION NOTES:
1. RADIO EQUIPMENT ENCLOSURE, POWER METER AND NEMA ENCLOSURE WITH PANEL AND DISCONNECT TO BE MOUNTED PARALLEL TO THE STREET, AWAY FROM ONCOMING TRAFFIC.

UTILITY ROUTING

NTS | 1



ELECTRICAL NOTE:
VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT, BREAKERS, CONDUITS, AND CONDUCTORS WITH VERIZON CONSTRUCTION MANAGER PRIOR TO INSTALLATION.

ONE-LINE DIAGRAM

NTS | 2

PANEL NAME: VERIZON WIRELESS LOCATION: ST AUG SC020 - 5000900238			PANEL RATING				100 AMPS 120/240 VOLTS		
PHASE	1		X	MCB	100	AMP			
WIRE	3		MAIN LUG ONLY						
CKT NO.	DESCRIPTION		KVA		AMP	WIRE	GND	COND.	
			A	B	POLE				
1	PSU		4.0	-	40/2	#8	#8	1"	
2			-	4.0					
3	5G RRU A		0.40	-	15/1	#14	#14	1"	
4	5G RRU B		-	0.40	15/1	#14	#14	1"	
5	5G RRU C		0.40	-	15/1	#14	#14	1"	
6	BASE BAND 1		-	0.30	15/1	#14	#14	1"	
7	BASE BAND 2		0.30	-	15/1	#14	#14	1"	
8	CBRS / LAA		-	0.20	15/1	#14	#14	1"	
9	PSU / 4455		0.85	-	15/1	#14	#14	1"	
10	SPACE		-	-					
SUB TOTAL KVA (CONT)			5.95	4.90					
SUB TOTAL KVA (NON-CONT)			0.0	0.0					
TOTAL KVA NON-CONT + 125% CONT.			13.6						
TOTAL AMPS			56.7						

NOTE:

THE ELECTRICAL SYSTEM IS DESIGNED TO ACCOMMODATE A MAXIMUM DEMAND LOAD OF 60A. IF ADDITIONAL EQUIPMENT IS INSTALLED THAT EXCEEDS THE DESIGN DEMAND LOAD, THE SYSTEM SHALL BE REEVALUATED AND MODIFIED AS NECESSARY.

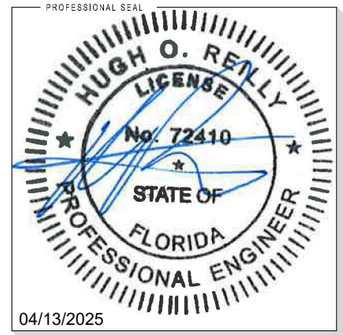
PANEL SCHEDULE

NTS | 3

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PROFESSIONAL SEAL



04/13/2025

PREPARED FOR
verizon
7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

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SHEET NAME
UTILITY ROUTING/ ONE-LINE DIAGRAM/ PANEL SCHEDULE

SHEET NUMBER
E-2

GENERAL

1. INSTALLATION OF GROUNDING ELECTRODE SYSTEM SHALL COMPLY WITH ARTICLE 250 OF THE NATIONAL ELECTRIC CODE AND WITH BUILDING CODES OF AUTHORITIES HAVING JURISDICTION.
2. GROUNDING CONDUCTORS SHALL BE 2 AWG TINNED SOLID BARE COPPER BELOW AND ABOVE GRADE. UNLESS OTHERWISE NOTED AND SHALL BE ROUTED IN A DOWNWARD PATH TOWARDS GROUND BARS.
3. GROUNDING CONDUCTORS SHALL BE KEPT AS SHORT AND DIRECT AS POSSIBLE WITH MINIMUM BEND RADIUS OF 12 INCHES.
4. ALL BELOW GRADE CONNECTIONS SHALL BE CADWELD TYPE CONNECTIONS AND ALL CONNECTIONS TO EQUIPMENT AND GROUND BARS SHALL BE 2-HOLE BRONZE COMPRESSION CONNECTORS UNLESS OTHERWISE NOTED.
5. CONTRACTOR SHALL INSTALL NEW GROUNDING SYSTEM PER SPECIFICATIONS AND INTERCONNECT NEW SYSTEMS TO ANY EXISTING GROUNDING SYSTEMS AS REQUIRED BY NFPA 70 AND 780 (THIS APPLIES TO ELECTRICAL POWER DISTRIBUTION GROUNDING SYSTEM, LIGHTNING PROTECTION GROUNDING SYSTEM. COAX CABLE GROUNDING SYSTEM AND ANY OTHER EXISTING GROUNDING SYSTEMS).
6. GROUNDING CONDUCTORS SHALL BE BONDED TO ANTENNA FRAME AND ANY SUPPORT FRAMES OR RACKS USING CADWELD OR MECHANICAL CONNECTIONS.
7. CONTRACTOR SHALL PROVIDE LOCK WASHERS FOR ALL MECHANICAL CONNECTIONS FOR GROUND CONDUCTORS. STAINLESS STEEL HARDWARE SHALL BE USED THROUGHOUT.
8. GROUNDING CONDUCTORS EMBEDDED IN CONCRETE SHALL BE ENCASED IN PVC CONDUIT. NO METALLIC CONDUIT SHALL BE USED FOR GROUNDING CONDUCTORS UNLESS REQUIRED BY LOCAL CODES OR OTHERWISE INDICATED ON DRAWINGS. CONTRACTOR SHALL SEAL AROUND ALL CONDUIT PENETRATIONS TO PREVENT MOISTURE PENETRATION AND VERMIN INFESTATION.
9. CONTRACTOR SHALL BOND GROUNDING SYSTEM VIA THE MASTER GROUND BAR TO ALL METAL OBJECTS WITHIN 12 FEET OF EQUIPMENT, CONDUIT AND CABLES.
10. BONDING OF GROUNDED CONDUCTOR (NEUTRAL) AND GROUNDING CONDUCTOR SHALL BE AT SERVICE DISCONNECTING MEANS. BONDING JUMPER SHALL BE INSTALLED PER N.E.C. ARTICLE 250-28.
11. CONTRACTOR SHALL VERIFY EXACT CONDUIT ROUTING FOR GROUNDING CONDUCTORS WHERE APPLICABLE.
12. CONNECTIONS TO CGB SHALL BE ARRANGED IN THE FOLLOWING THREE GROUPS:
    * SURGE PRODUCERS (COAXIAL CABLE GROUND KITS, TELCO CABINET AND POWER PEDESTAL GROUND).
    * SURGE ABSORBERS (GROUNDING ELECTRODE RING OR BUILDING STEEL).
    * NON-SURGING OBJECTS (EGB GROUND IN BTS).
13. DOUBLING OR STACKING OF ANY GROUNDING CONNECTIONS IS NOT ACCEPTABLE.
14. ALL GROUND BARS SHALL BE INSTALLED WITH STAND OFF INSULATORS.

PREPARATION

1. SURFACES: ALL CONNECTIONS SHALL BE MADE TO BARE METAL. ALL PAINTED SURFACES SHALL BE FIELD INSPECTED TO ENSURE PROPER CONTACT. ALL GALVANIZED SURFACES ON WHICH GALVANIZING HAS BEEN REMOVED BY CUTTING, DRILLING, OR ANY OTHER OPERATION SHALL BE RE-GALVANIZED IN ACCORDANCE WITH ASTM A780 USING "ZINC RICH" COATING AS MANUFACTURED BY ZRC CHEMICAL PRODUCTS COMPANY (LOCATED IN QUINCY, MASSACHUSETTS), OR ACCEPTABLE EQUAL. NO WASHERS ARE ALLOWED BETWEEN ITEMS BEING GROUNDED. ALL CONNECTIONS ARE TO HAVE A NON-OXIDIZING AGENT ("COPPER SHIELD") APPLIED PRIOR TO INSTALLATION.
2. GROUND BAR: ALL COPPER GROUND BARS SHALL BE CLEANED, POLISHED AND A NON-OXIDIZING AGENT ("COPPER SHIELD") APPLIED. NO FINGER PRINTS OR DISCOLORED COPPER SHALL BE PERMITTED.

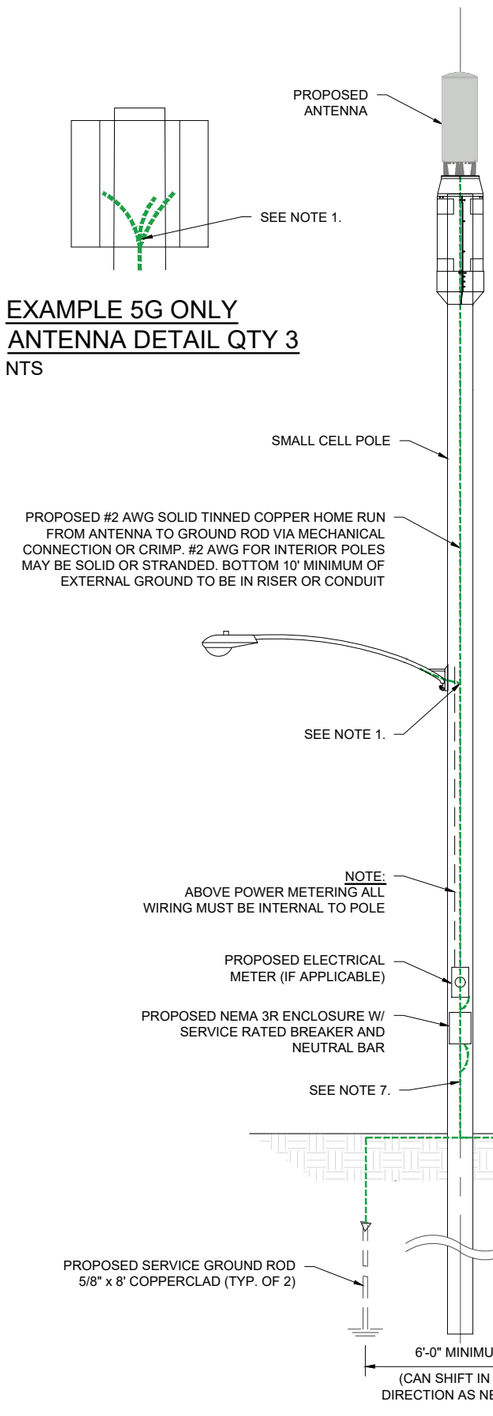
LAND BUILDS AND CO-LOCATE

1. THE GROUND ELECTRODE SYSTEM SHALL CONSIST OF DRIVEN GROUND RODS UNIFORMLY SPACED AROUND THE EQUIPMENT FOUNDATION AND AROUND THE PERIMETER OF THE TOWER FOUNDATION. THE GROUND RODS SHALL BE 96" X 10'-O' COPPER CLAD STEEL INTERCONNECTED WITH 2 SOLID TINNED BARE COPPER GROUND CONDUCTOR TO FORM A GROUND RING AT A DEPTH OF 30 INCHES BELOW THE SURFACE OF THE SOIL. A MINIMUM OF 1 FOOT AND A MAXIMUM OF 3 FEET CLEARANCES SHALL BE MAINTAINED FROM FOUNDATIONS. TOWER AND EQUIPMENT GROUND RINGS SHALL BE INTERCONNECTED WITH TWO GROUNDING CONDUCTORS OF EQUAL LENGTH AND MATERIALS.
2. GROUND RODS SHALL BE BONDED TO GROUND RINGS AND INTERCONNECTING CONDUCTORS AT EQUAL INTERVALS OF APPROXIMATELY 10 FEET.
3. GROUND BARS SHALL BE BONDED TO GROUND RING WITH SINGLE GROUNDING CONDUCTOR.
4. BONDS TO ANTENNA MASTS, FENCE POSTS, WAVEGUIDE BRIDGE, TOWER STEEL (UNLESS PROHIBTTED BY TOWER MANUFACTURER) AND THOSE BELOW GRADE SHALL BE EXOTHERMIC TYPE (CADWELD). ALL OTHER BONDS SHALL BE BRONZE 2-HOLE COMPRESSION FITTINGS UNLESS OTHERWISE NOTED.
5. GROUNDING CONDUCTORS MAKING A TRANSITION FROM ABOVE TO BELOW GRADE SHALL BE INSULATED FROM EARTH CONTACT BY PASSING THROUGH PVC CONDUIT. THE CONDUIT SHALL EXTEND AT LEAST 6 INCHES ABOVE AND 12 INCHES BELOW GRADE LEVEL.

GROUNDING REQUIREMENTS

1. CONTRACTOR SHALL INSPECT AND TEST ANY NEW OR EXISTING VERIZON WIRELESS GROUNDING SYSTEM WITH A BIDDLE-MEGGER TESTER UTILIZING THE FALL OF POTENTIAL METHOD AND CONTACT CONSTRUCTION MANAGER IF RESISTANCE EXCEEDS 5 OHMS AND SHALL FIELD MODIFY GROUNDING SYSTEM AS NECESSARY TO ACHIEVE COMPLIANCE. TEST RESULTS AND CONCLUSIONS SHALL BE RECORDED FOR PROJECT CLOSE-OUT DOCUMENTATION.
2. COAX CABLE OUTER CONDUCTORS (SHIELDS) SHALL BE GROUNDED USING COAX GROUNDING KITS AT A MINIMUM OF TWO POINTS. INCLUDING AT ANTENNA AND AT MASTER GROUND BAR. THE COAXIAL CABLE SHALL NOT EXCEED 1OO FEET BETWEEN GROUNDING KITS.

GROUNDING NOTES NTS 1



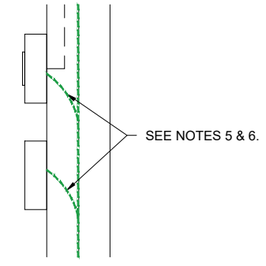
TYPICAL GROUNDING DETAIL NTS 2

EXAMPLE 5G ONLY ANTENNA DETAIL QTY 3

NTS

NOTES:
1. ALL CONNECTIONS SHALL BE MADE USING UL RATED COMPRESSION CONNECTIONS AS FIRST PREFERRED OR MECHANICAL IF SPACE CONSTRAINTS EXIST. BELOW GRADE CONNECTIONS MAY BE COMPRESSION OR CAD WELD.
2. NO EXTERNAL GROUND BARS.
3. ALL GROUND LEADS TO BE ROUTED DOWNWARDS TO NEAREST TIE IN POINT TO MAIN HOME RUN GROUND.
4. IF POLE TO GROUND ROD IS >6' ADD 3RD GROUND ROD AT BASE OF POLE.
5. BOND METER ENCLOSURE PER UTILITY REQUIREMENTS. BOND NEUTRAL BAR TO GROUNDING ELECTRODES (GROUND RODS) WITH #2 AWG PER NEC ARTICLE 250. PROVIDE MAIN BONDING JUMPER BETWEEN SERVICE DISCONNECT SWITCH /GROUND BAR AND NEUTRAL PER NEC ARTICLE 250 (SEE NOTE 6).
6. IF INCOMING POWER SOURCE IS NON-SEPARATELY DERIVED (E.G. FED FROM ANOTHER BUILDING OR A BRANCH CIRCUIT) THEN DISCONNECT / PANELBOARD NEUTRAL BAR SHALL NOT BE BONDED TO GROUND. REFER TO NEC ARTICLE 250 IF APPLICATION IS NOT CLEAR.
7. WHEN PRESENT, BOND VERIZON GROUND DOWN CONDUCTOR TO UTILITY POLE GROUND BELOW ANY ANCILLARY EQUIPMENT BOND.
8. GROUND SYSTEM RESISTANCE 25 OHMS OR LESS.
9. ALL EXTERNAL ANTENNA AND EQUIPMENT SHALL BE BONDED DOWNWARD TO HOME RUN GROUND WIRE.
10. ALL INTERNAL ANTENNA AND EQUIPMENT SHALL BE BONDED TO INSIDE CABINET OR SHROUD GROUND POINT.
11. GROUND SYSTEM INSPECTION/TEST WELLS NOT REQUIRED BY VERIZON.
12. IF NON VZ OWNED POLE MAY MODIFY GROUNDING PER POLE OWNER OR AHJ REQUIREMENTS

MOUNTING DIRECTION NOTES:
1. RADIO EQUIPMENT ENCLOSURE, POWER METER AND NEMA ENCLOSURE WITH PANEL AND DISCONNECT TO BE MOUNTED PARALLEL TO THE STREET, AWAY FROM ONCOMING TRAFFIC.
2. TYPICAL GROUNDING DETAIL SHOWN, APPLY FOR ALL POLE TYPES.



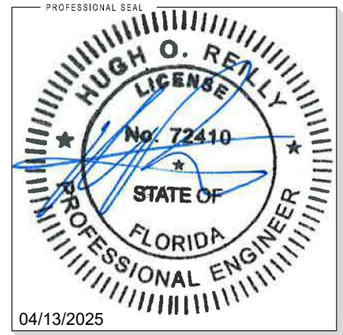
METER/PANEL GROUNDING DETAIL (SIDE VIEW)

NTS

PREPARED BY
CBVR
TELECOM DESIGN GROUP
6505 N HIMES AVE
TAMPA, FLORIDA 33614
(813) 353-0026
FL CA # 31014

DISCLAIMER:
NO COPIES, REPRODUCTIONS, TRANSMISSIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF CBVR TELECOM DESIGN GROUP. ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF CBVR TELECOM DESIGN GROUP. ALL COPYRIGHTS RESERVED (C) 2025. THESE PLANS ARE FOR BUILDING DEPTMENT REVIEW ONLY THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

PROFESSIONAL SEAL



04/13/2025

PREPARED FOR

verizon

7701 E TELECOM PKWY
TEMPLE TERRACE, FL 33637

PROJECT INFORMATION

5000900238
ST AUG SC020
29.893156° N, 81.314111° W
ROW ON EAST SIDE OF CORDOVA ST,
120' SOUTH OF TREASURY ST
SAINT AUGUSTINE, FL 32084

CBVR PROJECT #: VZW.171.22

ISSUED DATES

0	ISSUED FOR PERMIT	03.12.24
1	ISSUED FOR PERMIT	04.01.25
2	ISSUED FOR PERMIT	04.13.25

SHEET NAME

GROUNDING DETAIL & NOTES

SHEET NUMBER

E-3

Received June 6, 2025
Planning and Building Department



Received June 6, 2025
Planning and Building Department



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

TYPE OF REQUEST:

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

IN THE MATTER OF:

Case No.:	HP2025-0011
Applicant:	Nikki Nechtem - authorized agent Verizon wireless
Owner:	Christopher Milnes
Address:	93 Cordova St (adjacent parcel)
Parcel Number:	2052200000

Re: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, Various areas within/adjacent to the existing City right-of-way (including PID 961500001) near the addresses of 17 King, 43 Cordova, and 98 St. George Streets.
To install a new cell antenna and related cellular equipment in each of the locations.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON THURSDAY, APRIL 17, 2025, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☒ was present at the , 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

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 Various areas within/adjacent to the existing City right-of-way (including PID 961500001) near the addresses of 17 King, 43 Cordova, and 98 St. George Streets.
To install a new cell antenna and related cellular equipment in each of the locations..

Subject to the following conditions:

- To June 18th, 2025 (Wednesday)
-
-
-
-
-
-

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

Case No. HP2025-0011

REQUEST **APPROVED / DENIED / CONTINUED**

Sign Name

Brad Beach
Print Name

HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 17th day of April, A.D., 2025.

MICHELE FUDO
Commission # HH 448184
Expires September 26, 2027

Notary Public, State of Florida

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

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.:	HP2025-0011
Applicant:	Nikki Nechtem - authorized agent Verizon wireless
Owner:	Christopher Milnes
Address:	93 Cordova St (adjacent parcel)
Parcel Number:	2052200000

Re: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, Various areas within/adjacent to the existing City right-of-way (including PID 961500001) near the addresses of 17 King, 43 Cordova, and 98 St. George Streets.
To install a new cell antenna and related cellular equipment in each of the locations.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON , 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 , 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

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 Various areas within/adjacent to the existing City right-of-way (including PID 961500001) near the addresses of 17 King, 43 Cordova, and 98 St. George Streets.
To install a new cell antenna and related cellular equipment in each of the locations..

Subject to the following conditions:

- Creative solutions sensitive to design, height, and archaeological impacts
- April 17th, 2025
-
-
-
-
-

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

Case No. HP2025-0011 **REQUEST** **APPROVED / DENIED / CONTINUED**

Sign Name

Gaere MacDonald

Print Name

HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 20th day of March, A.D., 2025.

MICHELE FUDO
Commission # HH 448184
Expires September 26, 2027

Notary Public, State of Florida

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

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Appropriateness

Case Number: HP2025-0011 **Meeting Date: March 20, 2025**

1. NAME OF APPLICANT: Nikki Nechtem
   Business (if applicable):
   Address: 6505 N Himes Avenue
   City: Tampa State: FL Zip Code: 33614
   Daytime Telephone: 8134507450 E-Mail Address: Nikki.nechtem@cbvrtelecom.com

2. NAME OF PROPERTY OWNER: Christopher Milnes
   Business (if applicable):
   Address: 3503 Technological Ave
   City: Orlando State: Fl Zip Code: 32817
   Daytime Telephone: 407-795-4626 E-Mail Address: Christopher.milnes@verizonwireless.com

3. PROJECT LOCATION: 98 SAINT GEORGE ST, Saint Augustine, FL, 32084, 43 Cordova Street, Saint Augustine, FL, 32084, and 17 King Street, Saint Augustine, FL, 32084
4. LEGAL DESCRIPTION: Various areas within/adjacent to the existing City right-of-way (including PID 961500001) near the addresses listed above.
5. SCOPE OF WORK: To install a new cell antenna and related cellular equipment in each of the locations.

Information attached by applicant includes:

- Application Agreement
- HARB Presentation
- Photo-rendering of proposed project
- Existing Photographs
- Proposed Plans
- Site Plan
- Individual Information included for 3 proposed locations

Received 2/10/2025
Planning & Building Department

HARB APPLICATION AGREEMENT

In filling out this application:

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

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

Project Address: 43 Cordova St (adjacent parcel) - St AUG SC021

Applicant's Name: Nikki Nechtem - authorized agent Applicant's Signature: Nikki Nechtem (authorized agent)

Christopher Milnes(Cellco partnership Successor in Interest to Verizon Wireless)
Owner's Name: _____ Owner's Signature: _____

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

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

(Can add additional signature page if needed)

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

CITY OF ST AUGUSTINE

MEMORANDUM

To: The Historic Architectural Review Board

Date: October 16, 2025

Re: Issued Planning and Building Permits – HP Districts & HARB Approved Projects

During the month of September 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

304 St. George Street (HVAC Changeour)

30 Marine Street (Structural Repair In-Kind)

1 Palm Row (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

MEMORANDUM

TO: **Historic Architectural Review Board (HARB)**
DATE: **October 16, 2025**
RE: **Request HARB's input of attached questions to be included in our annual CLG report**

As a Certified Local Government (CLG), we are required to submit an annual report to the State of Florida Department of State's Bureau of Historic Preservation office, in accordance with Florida CLG Guidelines C.2.e., to maintain good standing in the CLG program. As I emailed on September 17th, City staff are working on the City's annual CLG report which is due November 1, 2025.

There are ten (10) questions included in our report template as a way to gather staff or board member feedback related to our historic resources, preservation issues, success stories within the city, or desired training for our board members and staff. Your feedback would be valuable to include in the City's report. If you do not have anything to add to a particular question, please do not feel obligated to provide answers for each one.

You can respond by replying to my 9.17.25 email, typing them into the fillable PDF version that was attached to that email, jotting them down on the paper copy that follows, or providing them to us verbally at or after the meeting. We will merge all of the replies in the report we submit by Nov 1st.

Please let us know if you have any questions. Thank you for your hard work and commitment to the City of St. Augustine!

Julie Courtney
Historic Preservation Officer
Planning & Building Department
E jcourtney@citystaug.com | P 904.209.4283

1. **Are there any historic properties that you would like us to evaluate for National Register listing? If so, please list the property name and address.**

2. **What training topics would provide the most benefit for your Commissions and staff?**

3. **What days of the week and what times of day are the best for your and your board members to attend online trainings?**

4. **Please describe any significant problems encountered in the past year.**

5. **What is one historic preservation success story your community has had in the past year?**

6. **Are there any historic properties that you would like us to evaluate for National Register listing? If so, please list the property name and address.**

7. **What training topics would provide the most benefit for your Commissions and staff?**

8. **What days of the week and what times of day are the best for your and your board members to attend online trainings?**

9. **Please describe any significant problems encountered in the past year.**

10. **What is one historic preservation success story your community has had in the past year?**

MEMORANDUM

TO: **Historic Architectural Review Board (HARB)**

DATE: **October 16, 2025**

RE: **Request HARB's review of attached Model Land Company National Register Historic District nomination update finalized draft from Division of Historical Resources**

Within the City of St. Augustine, there are seven (7) neighborhoods designated over the years as historic districts to the National Register of Historic Places. Despite changes over the years after being designated, the historic district designations had not been updated. In 2019, the City of St. Augustine was awarded a federal grant related to Hurricane Irma that was administered by the Division of Historic Resources (DHR). Several updates to our older seven National Register Historic Districts in St. Augustine were undertaken, including Abbott Tract, Model Land Company, and Lincolnville.

Additional City funds and resources are being utilized to finalize these updates, with Abbott Tract being completed first (2024). HARB reviewed the finalized draft at the June 20, 2024 meeting and City Commission on July 22, 2024 before being reviewed by the State National Register Review Board in August 2024 and officially accepted by the National Park Service in November 2024. Like the Abbott Tract Historic District, the Model Land Company Historic District was originally listed on the National Register in 1983. A revised draft update for the Model Land Company was completed in late 2024 by Terracon, the consulting firm that had worked on the three updates, and provided to DHR.

As a Certified Local Government (CLG), the City of St. Augustine's Historic Preservation Division submitted the revised draft Model Land Company update formally to DHR in August 2025 after the DHR communicated they were ready to review and ensure that the necessary final edits and documentation are completed for the State National Register Review Board's November 6, 2025 meeting. DHR has since provided a finalized update draft for the City's review, with the indication that some additional information will be added to strengthen the post-WWII context, but all substantive changes have been covered.

Reasons to update the Model Land Company NRHD nomination include the following:

- to expand the period of significance, modifying from 1838-1930 to 1838-1968;
- to expand the boundary slightly to include the entire Ketterlinus Elementary School campus;
- and to bring the inventory up to date with the currently existing above-ground resources and document any alterations and new infill within the district.

As a quick reference of what has changed with the attached update, please refer to page 2 of this memo for key stats that are also found in the document's Summary.

The update drafts that were completed under the grant project also attempted to add Criteria B. However, after additional discussions with DHR staff, we now understand that a significant amount of research and information would be required to successfully have this added. City staff informed the DHR we wish to move forward without the addition of Criteria B at this time, with the understanding that we can always work to add that at a later date, so the rest of the update would not be delayed any further.

The public's and HARB's review of the attached finalized draft of the Model Land Company Historic District update nomination is requested. Staff plans to place this item on the October 27th City Commission agenda for additional review. All comments received and support for the update by the HARB and City Commission will be provided to DHR, and passed along for the Florida National Register Review Board's consideration.

Please contact me if you have any questions. Thank you for your continued support of our city's wonderfully unique and special historic and cultural resources!

Julie Courtney
Historic Preservation Officer
Planning & Building Department
E jcourtney@citystaug.com | P 904.209.4283

KEY CHANGES WITH THE ATTACHED MODEL LAND COMPANY NATIONAL REGISTER HISTORIC DISTRICT (NRHD) UPDATE:

Copied from the SUMMARY (Continuation Sheets Section 7, Pages 1-2 / PACKET PDF pages 7-8)

The Model Land Company NRHD is **significant at the local level for a period of 1839-1930 under Criterion C: Architecture *and* under Criterion A in the areas of: Archaeology, Agriculture, Commerce, Community Planning and Development, Education, Exploration and Settlement, Military, Politics and Government, and Religion.** It included a total of 302 resources—64 noncontributing resources and 238 contributing. The district also encompasses three individually listed resources: Markland, Grace United Methodist Church, and Hotel Ponce de Leon, which was also designated as a National Historic Landmark in 2006.

This Additional Documentation and Boundary Increase makes several changes to the initial listing. This update expands the period of significance from 1838 – 1930 to 1838 – 1968, to capture the entirety of the community's historic development. The new end date is marked by the conversion of Hotel Ponce de Leon to Flagler College and the termination of the Florida East Coast Railway (FEC) passenger service in 1968, which together mark Model Land's transition from tourism hub to college town. **The northern boundary of Model Land is expanded slightly to the north to encapsulate two school buildings that are historically associated with the community—Orange Street School and the Ketterlinus Gymnasium. This update provides additional historic context to support the expanded period of significance and boundaries.**

This Additional Documentation also updates the resource count and documents alterations and new infill within the district. **The 1983 nomination included a total of 302 resources, consisting of 64 noncontributing resources and 238 contributing resources. This update includes a total of 437 resources: 310 contributing resources and 127 noncontributing resources (79 are outside the period of significance, 38 lack integrity, and 15 are auxiliary buildings of unknown age). 135 buildings are newly recorded in the inventory. Most of the additional buildings are auxiliary buildings, such as sheds and detached garages, which were not counted in the original nomination.** Several are extant historic buildings that were missing from the original nomination's inventory list, map, or both for unknown reasons. Some buildings have been reclassified stylistically to reflect more nuanced understandings of architectural styles and their histories. **47 buildings have been demolished since listing, including** the YMCA building (59 Valencia Street), Felix de Crano house (44 Sevilla Street), and Walter B. Fraser house (29 Valencia Street). In addition, the Mediterranean Revival Ketterlinus School (1924) was destroyed by a devastating fire in 1981. While not shown in the boundary map, the building was included in the 1983 inventory as contributing.

(See attached finalized draft for full text and corresponding footnotes)

OMB Control No. 1024-0018
expiration date 03/31/2026

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property

Historic name: Model Land Company Historic District (Additional Documentation and Boundary Increase)

Other names/site number: SJ02462

Name of Related Multiple Property Listing: N/A

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

2. Location

Street & number: Bounded by King, Cordova, and Orange Streets, U.S. 1, and the San Sebastian River ☐ not for publication

City or town: St. Augustine ☐ vicinity

State: Florida County: St. Johns Zip Code: 32084

3. State/Federal Agency Certification

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

Applicable National Register Criteria: ☒ A ☐ B ☒ C ☐ D

Signature of certifying official/Title Date

Florida Department of State, Division of Historical Resources, Bureau of Historic Preservation
State or Federal agency and bureau

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

Signature of commenting official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is: Signature of the Keeper Date of Action

- ☐ entered in the National Register
  - ☐ See continuation sheet.
- ☐ determined eligible for the National Register
  - ☐ See continuation sheet.
- ☐ determined not eligible for the National Register
  - ☐ See continuation sheet.
- ☐ removed from the National Register.
- ☐ other, (explain)

5. Classification

Ownership of Property
(Check as many boxes as apply.)

- ☒ private
- ☒ public-local
- ☐ public-State
- ☐ public-Federal

Category of Property
(Check only **one** box.)

- ☐ buildings
- ☒ district
- ☐ site
- ☐ structure
- ☐ object

Number of Resources within Property
(Do not include any previously listed resources in the count.)

Contributing	Noncontributing	
308	127	buildings
1	0	sites
0	0	structures
1	0	objects
310	127	total

Number of contributing resources previously listed in the National Register:

238

6. Function or Use

Historic Functions (Enter categories from instructions)	Current Functions (Enter categories from instructions)
DOMESTIC: Single Dwelling	DOMESTIC: Single Dwelling
DOMESTIC: Hotel	EDUCATION: College
RELIGION: Religious Facility	RELIGION: Religious Facility
COMMERCE/TRADE: Business	COMMERCE/TRADE: Business
FUNERARY: Cemetery	FUNERARY: Cemetery

7. Description

Architectural Classification
(Enter categories from instructions)

- OTHER: Frame Vernacular
- OTHER: Bungalow
- OTHER: Florida Cracker
- OTHER: Masonry Vernacular
- LATE 19TH & EARLY 20TH C. REVIVALS: Colonial Revival
- LATE 19TH & EARLY 20TH C. REVIVALS: Mediterranean Revival
- LATE VICTORIAN: Folk Victorian
- See Continuation Sheets

Materials
(Enter categories from instructions)

- foundation: CONCRETE
- walls: WOOD
- STUCCO
- BRICK
- roof: SYNTHETICS; METAL
- other:

Narrative Description
(On continuation sheets, describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a summary paragraph that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

8. Statement of Significance

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

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

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

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

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

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

Property is:

☐ **A** owned by a religious institution or used for religious purposes.

☐ **B** removed from its original location.

☐ **C** a birthplace or grave.

☐ **D** a cemetery.

☐ **E** a reconstructed building, object, or structure.

☐ **F** a commemorative property.

☐ **G** less than 50 years of age or achieved significance within the past 50 years

Areas of Significance
(Enter categories from instructions)
ARCHEOLOGY: Historic; INDUSTRY
AGRICULTURE; MILITARY
ARCHITECTURE; POLITICS/GOVERNMENT
COMMERCE; RELIGION
COMMUNITY PLANNING AND DEVELOPMENT
EDUCATION; TRANSPORTATION
EXPLORATION/SETTLEMENT

Period of Significance
1777-1968

Significant Dates
1903

Significant Person
(Complete only if Criterion B is marked)
N/A

Cultural Affiliation
N/A

Architect/Builder
Carrère and Hastings
Hollingsworth, Francis A.

Narrative Statement of Significance
(On continuation sheets, provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations. For the Narrative Statement of Significance, provide at least one paragraph for each area of significance.)

9. Major Bibliographical References

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

Previous documentation on file (NPS):
☐ preliminary determination of individual listing (36 CFR 67) has been requested
☒ previously listed in the National Register
☒ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey
#
☐ recorded by Historic American Engineering Record
☐ recorded by Historic American Landscape Survey

Primary location of additional data:
☒ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☒ Local government
☐ University
☒ Other
Name of Repository:
St. Augustine Historical Society
#
#

10. Geographical Data

Acreage of Property 108

Latitude/Longitude Coordinates
Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

1. Latitude:		1. Longitude:	
2. Latitude:		2. Longitude:	
3. Latitude:		3. Longitude:	
4. Latitude:		4. Longitude:	

☒ See continuation sheet

-Or-

UTM References
Datum: (indicated on USGS map) ☐ NAD 1927 ☐ NAD 1983

1. Zone:		Easting:	Northing:	
2. Zone:		Easting:	Northing:	
3. Zone:		Easting:	Northing:	
4. Zone:		Easting:	Northing:	

☐ See continuation sheet

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

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

11. Form Prepared By

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Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A **USGS map** (7.5 or 15 minute series) indicating the property's location **-or-** an equivalent scaled map that indicates the property's location and latitude/longitude or UTM coordinates.
- A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

Photographs

Clear and descriptive photographs under separate cover. The size of each image must be 3000x2000 pixels, at 300 ppi (pixels per inch) or larger. Each photograph must be numbered in the order they are referenced in the manuscript, and that number must correspond to the photograph number on the photo log.

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

Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

Tier 1 – 60-100 hours
Tier 2 – 120 hours
Tier 3 – 230 hours
Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

ARCHITECTURAL CLASSIFICATION

LATE VICTORIAN: Gothic Revival
LATE VICTORIAN: Italian Renaissance Revival
LATE VICTORIAN: Queen Anne
LATE VICTORIAN: Richardsonian Romanesque
LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial
LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: Craftsman
LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: Prairie
LATE 19TH & EARLY 20TH CENTURY REVIVALS: Greek Revival
LATE 19TH & EARLY 20TH CENTURY REVIVALS: Mission
LATE 19TH & EARLY 20TH CENTURY REVIVALS: Neo-Classical Revival
MODERN MOVEMENT: Mid-Century Modern
MODERN MOVEMENT: Minimal Traditional
MODERN MOVEMENT: Ranch

SUMMARY

The Model Land District is a mixed use, but primarily residential, neighborhood located west of the St. Augustine colonial city, a National Historic Landmark. The district encompasses all or parts of 20 city blocks. The architectural integrity and physical condition of the historic building stock is generally good. It is well maintained and has an active neighborhood association which advocates with the City of St. Augustine on planning, zoning, land use and historic preservation issues. The district has had relatively few changes and minimal alterations since 1935 and the 1983 nomination. In September 2017, Hurricane Irma made landfall in the southwest portion of Florida, resulting in flooding throughout St. Augustine, including Model Land; the district emerged relatively unscathed from the disaster.

The Model Land Company Historic District was listed in the National Register of Historic Places in 1983. It is significant at the local level for a period of 1839-1930 under Criterion C: Architecture and under Criterion A in the areas of: Archaeology, Agriculture, Commerce, Community Planning and Development, Education, Exploration and Settlement, Military, Politics and Government, and Religion. It included a total of 302 resources—64 noncontributing resources and 238 contributing. The district also encompasses three individually listed resources: Markland, Grace United Methodist Church, and Hotel Ponce de Leon. Markland was listed in 1978 for state level significance under Criterion A in the areas of Agriculture and Social History and under Criterion C: Architecture, for a period of 1839. Grace United Methodist Church was listed in 1979 for national significance under Criterion A in the areas of Community Planning and Development and Social History and under Criterion C: Architecture, for a period of 1887. Hotel Ponce de Leon was listed in 1975 for national significance under Criterion A in the areas of Art, Commerce, and Social History and under Criterion C: Architecture, for a period of

1887. Hotel Ponce de Leon was designated as a National Historic Landmark in 2006 for its significance to Architecture and Engineering, for a period of 1885-1888.

This Additional Documentation and Boundary Increase makes several changes to the initial listing. This update expands the period of significance from 1838 – 1930 to 1838 – 1968, to capture the entirety of the community's historic development. The new end date is marked by the conversion of Hotel Ponce de Leon to Flagler College and the termination of the Florida East Coast Railway (FEC) passenger service in 1968, which together mark Model Land's transition from tourism hub to college town.[1] The northern boundary of Model Land is expanded slightly to the north to encapsulate two school buildings that are historically associated with the community—Orange Street School and the Ketterlinus Gymnasium.[2] This update provides additional historic context to support the expanded period of significance and boundaries. The areas of significance that Model Land is already listed under are not being changed and thus are not addressed in this documentation.

This Additional Documentation also updates the resource count and documents alterations and new infill within the district. The 1983 nomination included a total of 302 resources, consisting of 64 noncontributing resources and 238 contributing resources. This update includes a total of 437 resources: 310 contributing resources and 127 noncontributing resources (79 are outside the period of significance, 38 lack integrity, and 15 are auxiliary buildings of unknown age). 135 buildings are newly recorded in the inventory. Most of the additional buildings are auxiliary buildings, such as sheds and detached garages, which were not counted in the original nomination. Several are extant historic buildings that were missing from the original nomination's inventory list, map, or both for unknown reasons. Some buildings have been reclassified stylistically to reflect more nuanced understandings of architectural styles and their histories. 47 buildings have been demolished since listing, including the YMCA building (59 Valencia Street), Felix de Crano house (44 Sevilla Street), and Walter B. Fraser house (29 Valencia Street). In addition, the Mediterranean Revival Ketterlinus School (1924) was destroyed by a devastating fire in 1981.[3] While not shown in the boundary map, the building was included in the 1983 inventory as contributing.

[1] Paul Weaver, "From Winter Newport To Spanish Williamsburg, 1941-2015." In *Oldest City: The History of Saint Augustine*, ed. Susan Richbourg Parker, (St. Augutine: St. Augustine Historical Society, 2019), 223-253.
[2] The Ketterlinus School Office Building (1965) and Gymnasium (1950) were not of historic age during initial listing. It is unclear why Orange Street School (1911) was not included in the district boundaries.
[3] "About Our School: About Elizabeth "Lizzie" Ketterlinus," Ketterlinus Elementary School, https://www-kes.stjohns.k12.fl.us/about/.

Resources with Changed Listing Status (Newly Counted, Demolished, Contributing/Noncontributing)

STREET NO.	BUILT	1983 MAP STATUS	2025 STATUS
Almeria Street			
59B	c1930	Contributing	Contributing
61B	c1946	Contributing	Contributing
65C	N/A	Contributing	Contributing
66B	N/A	Contributing	Contributing
68B	N/A	Contributing	Contributing
69B	N/A	Not Depicted	Not Contributing
70B	N/A	Not Contributing	Not Contributing
72B	N/A	Contributing	Demolished
73B	N/A	Not Depicted	Not Contributing
75B	N/A	Not Depicted	Not Contributing
76B	N/A	Contributing	Contributing
Carrera Street			
9B	N/A	Not Depicted	Demolished
10B	N/A	Contributing	Demolished
10C	N/A	Contributing	Demolished
15	N/A	Contributing	Demolished
18	N/A	Contributing	Demolished
34	N/A	Not Contributing	Demolished
36B	c1924	Contributing	Contributing
41	N/A	Not Contributing	Demolished
42B	c1983	Not Depicted	Not Contributing
46B	1917	Contributing	Contributing
49 ½B	c1980	Not Contributing	Not Contributing
51	c1947	Not Contributing	Not Contributing
55B	1950	Not Contributing	Contributing
55C	1950	Not Contributing	Contributing
58B	c1960	Contributing	Contributing
59	1950	Not Contributing	Contributing
62B	c1980	Contributing	Not Contributing
71B	1950	Not Depicted	Contributing
Cordova Street			
14	1855	Contributing	Contributing
16B	c1924	Contributing	Contributing

STREET NO.	BUILT	1983 MAP STATUS	2025 STATUS
26B	1904	Not Contributing	Not Contributing
30B	c1971	Not Contributing	Not Contributing
36 ½	N/A	Contributing	Demolished
King Street			
128B	N/A	Contributing	Demolished
134B	c1930	Contributing	Contributing
136B	c1960	Contributing	Not Contributing
138B	c1910	Contributing	Contributing
Lemon Street			
61	1979	Not Contributing	Not Contributing
61B	N/A	Not Contributing	Demolished
66B	1935	Contributing	Not Contributing
67B	c1924	Contributing	Contributing
68B	N/A	Not Depicted	Not Contributing
69B	c1930	Contributing	Contributing
71B	c1954	Not Depicted	Contributing
74B	c1965	Contributing	Contributing
75B	c1930	Contributing	Contributing
Malaga Street			
100	N/A	Not Contributing	Demolished
Markland Place			
80B	N/A	Contributing	Demolished
Mulvey Street			
6B	c1960	Not Contributing	Contributing
10 ½	N/A	Contributing	Demolished
Orange Street			
31	1886	Not Depicted	Contributing
47B	c1950	Not Contributing	Not Contributing
47C	N/A	Not Contributing	Demolished
61B	c1910	Contributing	Contributing
67B	c1975	Not Contributing	Not Contributing
67C	c1971	Not Contributing	Not Contributing

STREET NO.	BUILT	1983 MAP STATUS	2025 STATUS
75[4]	1925	Not Depicted	Demolished
76	N/A	Contributing	Demolished
93	1984	Not Depicted	Not Contributing
99B	N/A	Contributing	Demolished
Oviedo Street			
133B	c1930	Contributing	Contributing
135B	1970	Contributing	Not Contributing
136B	c1924	Contributing	Not Contributing
137B	c1935	Contributing	Contributing
145B	1930	Contributing	Not Contributing
146	1946	Not Contributing	Contributing
146B	1946	Not Contributing	Contributing
Riberia Street			
7B	c1946	Not Contributing	Contributing
10 ½	N/A	Contributing	Demolished
14B	N/A	Contributing	Demolished
15B	c1930	Contributing	Contributing
26B	N/A	Not Depicted	Not Contributing
27B	c1983	Not Depicted	Not Contributing
26B	N/A	Not Depicted	Not Contributing
28B	1920	Not Contributing	Contributing
32	N/A	Contributing	Demolished
32B	N/A	Contributing	Demolished
50B	1951	Not Contributing	Contributing
55B	c1951	Not Contributing	Contributing
68	N/A	Contributing	Demolished
74	1925	Not Depicted	Contributing
74B	2000	Not Depicted	Not Contributing
76	N/A	Contributing	Demolished
78	N/A	Contributing	Demolished
78B	N/A	Contributing	Demolished
Saragossa Street			
8B	c1924	Contributing	Contributing

[4] 75 Orange Street has since been assigned to an extant house listed in the Section 7 inventory. The Ketterlinus Junior High School located at 75 Orange Street is listed in the original nomination's inventory, but was not depicted in the district map and has since been demolished.

STREET NO.	BUILT	1983 MAP STATUS	2025 STATUS
10 ½	N/A	Contributing	Demolished
11B	c1980	Not Depicted	Not Contributing
12B	c1971	Not Depicted	Not Contributing
13B	N/A	Contributing	Contributing
14B	N/A	Contributing	Demolished
16B	c1960	Contributing	Contributing
17B	c1980	Not Depicted	Not Contributing
19B	N/A	Contributing	Contributing
18B	1924	Contributing	Contributing
21B	1917	Contributing	Contributing
28B	N/A	Not Depicted	Not Contributing
32	N/A	Contributing	Demolished
32B	N/A	Not Depicted	Not Contributing
37B	N/A	Not Depicted	Not Contributing
38	1924	Not Contributing	Not Contributing
42 ½	1914	Contributing	Contributing
50B	1949	Contributing	Contributing
58B	c1983	Not Depicted	Not Contributing
63B	1979	Not Contributing	Not Contributing
62B	2002	Not Depicted	Not Contributing
65B	c1930	Contributing	Contributing
67B	c1960	Contributing	Contributing
68B	N/A	Contributing	Contributing
69B	c1924	Contributing	Contributing
70B	N/A	Contributing	Demolished
72B	1970	Contributing	Not Contributing
74	c1925	Contributing	Demolished
74B	c1925	Contributing	Demolished
75B	c1930	Contributing	Contributing
76	1904	Contributing	Demolished
78	1899	Contributing	Demolished
77B	c1983	Not Contributing	Not Contributing
Sevilla Street			
1C	N/A	Contributing	Demolished
3B	N/A	Contributing	Contributing
8B	N/A	Contributing	Demolished
9C	N/A	Contributing	Demolished
10B	N/A	Contributing	Contributing

STREET NO.	BUILT	1983 MAP STATUS	2025 STATUS
12B	c1924	Not Contributing	Contributing
15B	1915	Contributing	Contributing
16B	N/A	Contributing	Demolished
21B	N/A	Contributing	Contributing
24B	c1980	Contributing	Not Contributing
25B	N/A	Not Depicted	Not Contributing
26	N/A	Contributing	Demolished
27B	1952	Not Contributing	Contributing
28	1964	Not Contributing	Contributing
32B	N/A	Contributing	Demolished
44	N/A	Contributing	Demolished
44B	N/A	Not Contributing	Demolished
Valencia Street			
6B	1904	Contributing	Contributing
6C	1935	Not Contributing	Contributing
6D	N/A	Not Contributing	Demolished
18	N/A	Contributing	Demolished
29	N/A	Contributing	Demolished
29B	N/A	Contributing	Demolished
30B	c1981	Contributing	Not Contributing
38B	c1960	Not Depicted	Not Contributing
39B	c1980	Contributing	Not Contributing
46B	c1951	Not Contributing	Contributing
59	N/A	Contributing	Demolished
62 ½	1950	Not Contributing	Not Contributing
69B	c1922	Contributing	Contributing
71	1971	Not Contributing	Not Contributing
71B	c1971	Not Contributing	Not Contributing
72B	c1960	Not Contributing	Not Contributing
73B	c1930	Contributing	Contributing

SETTING

The Model Land Company Historic District, just west of downtown St. Augustine, is a densely developed historic residential neighborhood with more modern commercial areas along its fringes on King Street to the south and US 1 (also known as N Ponce De Leon Boulevard) to the west, as well as a collection of buildings associated with Flagler College gathered around the former Hotel Ponce de Leon in the southeast corner of the district.

The district is punctuated by large, open spaces, including formal landscaping associated with large estates, such as Markland. Flagler College has retained several historic green spaces, such as the courtyards of Hotel Ponce De Leon, and developed newer open quad spaces, surface parking lots, and tennis courts on the surrounding blocks. Additionally, there is one public park, Railroad Park, in the southwest corner of the district (Photo 1). The Tolomato Cemetery, the Spanish cemetery established by Father Pedro Camps in 1777 to serve his Minorcan flock, is located on the west side of Cordova Street between Orange and Saragossa Streets. Houses within the district tend to have private driveways, though street parking is available and used often throughout the neighborhood. Some park on their front lawns. Fencing throughout the district varies, including garden walls constructed of wood, concrete block, and poured concrete (Photo 9 and Photo 10). Part of the attractiveness of the area is its mature stands of trees, particularly live oaks. Formal landscapes are associated with the larger properties, while smaller residential lots tend to be landscaped with mature and young trees, manicured shrubs, and small gardens.

Concentrated development of the area occurred primarily during the late nineteenth and early twentieth centuries. Interior streets generally date to the late nineteenth century when Henry Flagler plated the Model Land Company Subdivision. After filling in Maria Sanchez Creek and the marshes of the San Sebastian River, Flagler laid out brick paved streets, bordered by brick sidewalks, and gave them Spanish names: Valencia, Carrera, Saragossa, Sevilla, Riberia, and Malaga Streets. Portions of Oviedo, Sevilla, and Valencia Streets have retained these brick features while the remaining historic streets have been black topped (Photos 2, 3, and 4). Model Land developed organically as Flagler began creating a winter destination for wealthy northerners, with space for working class housing located adjacent to his hotel and railway systems. There were three distinctive periods that constitute the complete development of Model Land, which are reflected in the building stock.

Initial development, from 1885-1903, was concentrated in the southern half of the district, which contains larger buildings located on larger lots. These buildings date from the earliest phase of development, when Flagler and the Model Land Company catered to wealthier purchasers (Photo 5 and 6). Formal landscaping, such as the grand courtyards of Hotel Ponce de Leon, is common on these larger estates. This area contains the oldest home in the district, Markland (1839) and many landmark buildings, such as the Hotel Ponce de Leon, Grace United Methodist Church, Ancient City Baptist Church, and Flagler Memorial Church. The northern portion of the district was also being developed at this time, though Flagler and Model Land had less direct influence in those areas, resulting in lots that

are approximately half the width of those to the south and are typically more modest, although they do display a variety of styles and some fine detailing (Photo 7 and 8). Both of the community's historic schools—Orange Street and Ketterlinus—are located in this northern area.

The second period of growth was from 1904-1929, which was concentrated in the western portion of the district. Flagler stepped down from direct management of Model Land as his other development projects drew him farther south, leaving the agents of the Model Land Company in charge. In order to "maximize lot sales to the incoming railroad employees, the [Model Land] Company divided the originally large western tier of blocks" into smaller lots, creating Lemon, Almeria, Oviedo and Mulvey streets.[5] Development increased tremendously after WWI through the mid-1920s. Houses in this area were predominately sold to FEC employees and those working in other railroad related industries and are much more modest than those to the east. Homes are mostly one to one-and-a-half-story Frame Vernacular houses in a variety of popular forms, such as Bungalows. The four-story Chicago style commercial office complex of the Florida East Coast (FEC) Railway on Malaga Street dominates the area (Photo 17).

The final period of growth was from 1930-1965, which was marked by the redevelopment of Kirkside and the expansion of US 1. Kirkside was Henry Flagler's personal residence in Model Land. It was a large estate in the southeastern portion of the community, across the street from Flagler Memorial Church. In 1950, the house was demolished and the property was subdivided into lots similar in size to the nearby parcels from the turn of the century (Photos 11, Photo 13, and Photo 14). These buildings reflect popular mid-century residential styles, including Ranches. Several lots in Blocks A-F on the western edge of the Model Land Company were demolished or relocated to facilitate the construction of U.S. 1 and post-World War II saw the development of the areas few remaining open lots. Between 1946 and 1960, the railroad yard west of Malaga Street was removed and US 1 widened and realigned. The use and orientation of some of the buildings near US 1 have changed in response to this (Photo 20). Ketterlinus Elementary School (67 Orange Street) was constructed in 1960 and replaced the 1925 school on the same property. The earlier school building was a two-story Mediterranean Revival building. The 1960 building is a single story and features marblecrete and a sawtooth roof.[6]

[5] Scardaville and Paarlberg, "Model Land Company Historic District," section 8-3.
[6] The 1925 building was destroyed by a fire in 1981. Records are unclear if the 1960 structure was an addition to the earlier building or an independent building. Robert W. Harper, "SJ01535: Ketterlinus Junior High," FMSF form, (Tallahasee: Division of Historical Resources, Florida Master Site File, 2007); David Nolan, *The Houses of St. Augustine*, (Sarasota: Pineapple Press, 1984), 59; Scardaville and Paarlberg, "Model Land Company Historic District," section 8-3; Aerial Photography, St. Augustine, DQE-6-211, (January 9, 1952); Aerial Photography, St. Augustine, CZA-3AA-95, (May 14, 1960); Sanborn Fire Insurance Company, "Sanborn Fire Insurance Map," (St. Augustine: Sanborn Fire Insurance Company, 1946).

NARRATIVE DESCRIPTION

The district contains over two hundred historic residences, including three buildings individually listed in the National Register: Markland (NRHP 1978, Photo 18), Hotel Ponce de Leon (NRHP 1975, NHL 2006), and Grace United Methodist Church and Rectory (NRHP 1979, Photo 19). Beyond the landmark Hotel Ponce de Leon and major churches, the predominant architectural styles within the district include Bungalow, Folk Victorian, and Frame Vernacular, followed by Craftsman, Colonial Revival, Masonry Vernacular, Mediterranean Revival, and Ranch. The remaining building stock includes a diverse assortment of architectural styles in small numbers, such as Prairie, Queen Anne, Richardsonian Romanesque, Beaux Arts, and Mid-Century Modern, and Shotgun, Florida Cracker, and Foursquare type residential buildings. Overwhelmingly, buildings in the district are in good condition and have retained their integrity. The statement from the 1983 nomination remains true: "the architecture in the Model Land Co. tract represents the finest collection of late nineteenth and early twentieth century buildings in St. Augustine, a reflection of early developmental schemes and the social composition of the neighborhood's early inhabitants."[7] The period of significance end date has been expanded from 1930 to 1968, to encompass the final stage of growth in the district during the mid-century. All the historic districts in St. Augustine include post-World War II historic buildings, and Model Land is no exception, containing 58 buildings constructed between 1945 and 1968.

CONTRIBUTING BUILDINGS

Bungalow

The Billiard House, 125 Markland Place (1901), (Photo 21)

Constructed between 1899 and 1901, The Billiard House was built by Dr. Andrew Anderson to host close associates of himself and Henry Flagler. Now known as the Markland Cottage, it provided a space for pastimes such as billiards and wagers.[8] The small, single-story Bungalow is now associated with Flagler College in collaboration with Florida Public Archaeology Network. It has since been restored to its 1901 appearance completed with a marble bathroom, Majolica-tiled fireplace and imported sycamore wainscotting, doors, columns, and times. The billiards table has also been retained and restored. The building's exterior has a shingled pagoda roof with sloping eaves and a recessed porch supported by square columns, with a simple wood railing and wood shingle exterior. The façade is symmetrical, featuring a centered, panel wood door surmounted by a transom window. The entrance is flanked by 1/1 windows with louvered shutters, which also feature on the side elevations. The porch steps are small wood steps without a railing. The foundation consists of brick piers with lattice infill.

[7] Scardaville and Paarlberg, "Model Land Company Historic District," section 7-1.
[8] Ann Colby, *Wicked St. Augustine*, (The History Press, Charleston, 2020).

68 Lemon Street (ca.1920)

This building is a single-story Bungalow with a front-facing metal gable featuring exposed rafter tails, beams, and stickwork in the gable end. The full-length porch is recessed under the gable, which is supported by square wood posts and paneled posts, with a shingled knee-wall. The entrance is central on the façade and consists of a multi-light door, flanked on either side by single 1/1 sash windows. The steps to the porch are concrete with concrete knee walls. The remaining windows are single and paired 1/1 sash windows. Ancillary features include a moderate setback with an unmanicured grassy lawn and a gabled shed at the rear of the structure.

37 Saragossa Street (1916)

This building is a one-and-a-half story Bungalow with a metal hip roof and two interior brick chimneys, with a centered shed dormer on the façade. The front porch is enclosed with a hip extension over the front concrete steps and main entrance, supported by thin, turned posts. A small sliver of the front porch has been retained and has a turned porch railing. The entrance is centered on the façade under the extension and features a paneled door with a multilight fixed window, flanked by multilight sidelight windows. The building also has single and paired 2/2 sash windows and single 4/4 sash windows, as well as tripartite fixed windows in the dormer. The building has a shallow setback with a manicured front yard.

41 Saragossa Street (1914)

This building is a one-and-a-half story Bungalow with a metal hipped roof and several hipped dormers. The front porch has been screened-in and sits under a metal half hip extension, supported by square metal columns with a weatherboard knee-wall. The entrance is a centrally located multi-light wood door, accessed via stucco concrete steps. The house has paired 1/1 sash windows on the façade and in the dormers. There is a shed extension on the western elevation overlooking the patio, which features a tall wood fence, a pool, and a hipped shed. The house itself has a moderate setback with a landscaped yard and several palms. It is bordered by a wood picket fence.

3 Sevilla Street (1924)

This building is a single-story Bungalow with a cascading hipped roof featuring wide overhanging eaves, a hip dormer and a screen-in enclosed front porch. The main entrance is centrally located and is obscured from the right-of-way. The building has asymmetrically placed single and paired 6/1 sash windows, as well as several six light windows and a louvered attic vent in the dormer. There is another half hip screen-in porch on the northern elevation, and a detached gabled carport on the south. The building has a shallow setback and unmanicured shrubs.

Folk Victorian

44 Carrera Street (1904)

This two-story Folk Victorian residence with a front-facing metal gable roof sits on brick piers. There is a hip roof over the building's wrap around porch. The exterior is beaded weatherboard. The porch has square piers with decorative brackets and a square railing. The porch on the eastern elevation has been screened in. The entrance is an off-center wood door located on the asymmetric façade with a single panel and a fixed light window. The windows are single and paired 2/2 replacements. There is an attic vent in the gable end and an internal brick chimney at the gable peak.

138 King Street (1920), (Photo 24)

This one-and-a-half story Folk Victorian residence has a steeply pitched metal intersecting gable roof and a single-story porch under a half-hipped extension supported by Tuscan columns. It sits on concrete block piers separated by a simple wood railing. The porch is partially enclosed on the eastern elevation. The entrance is a centered multi-light fixed window door with a small wood stoop; the rest of the porch is accessed via tiled steps flanked by tiled knee-walls. The house has single, paired, and tripartite 8/8 6/6 sash windows with single 6/6 windows in the gable ends. The house is on concrete block piers with concrete block infill.

55 Orange Street (1899)

This building is a 2.5 story Folk Victorian residence with a front-facing asphalt shingle cross gable roof and a two story wrap around open porch. The exterior is beaded weatherboard, and the porch has exposed and boxed rafter tails, square wood supports with brackets, decorative wood cornices, and wood spindle railing. The eastern elevation on the second floor of the porch has been enclosed, though it does not overall impact the historic massing of the structure and uses sympathetic materials. The entrance to the building is off-center and obscured by a metal storm door with a large single pane window. There is a divided transom window above it. The house has single 2/2 wood sash windows and a small replacement 1/1 sash window. There is a decorative faux louvered wood attic vent in the gable end and one internal brick chimney. The foundation is concrete piers.

63 Orange Street (1894)

The building is a two-story Folk Victorian residence with a metal hipped roof, along with a hipped dormer on the façade as well as an interior brick chimney, and a four square layout. The building has a front porch and second story balcony under a shed extension supported by wooden turned posts with a simple wood railing. The façade is symmetrical with a centered double door entrance consisting of wood panel doors with fixed multi-light windows with two transom windows above. There is a similar paneled

wood door on the second story balcony with a transom and fixed window. The rest of the fenestration consists of single paired multilight over one wood sash windows with paired 2/2 sash windows on the dormer. The building sits on masonry piers and has multiple rear additions not visible from the right of way.

32 Saragossa Street (1891), (Photo 25)

This building is a 2.5 story Folk Victorian residence with a side-facing cross gable asphalt shingle roof. The exterior is beaded weatherboard with shingles in the gable end. There is an open, partial length balcony under the gable extension with wood spindle supports, wagon wheel brackets, and wood railing. The house also has an open full length front porch under a hip extension with the same architectural details. The façade is symmetric with a centered entrance. The door is a wood panel door with a divided multipaned light window. It has sidelights with wooden panels and fixed windows and a divided fixed transom window. The house also has single and paired 2/2 wood wash windows with wood surrounds. There is an addition at the rear of the structure not visible from the road. The foundation is red brick piers.

Frame Vernacular

9 Riberia Street (1910)

This building is a multi-family two-story Frame Vernacular building with a front facing gable roof and horizontal weatherboard siding. The house has an off-center entry porch on the facade under a gable extension with exposed rafter tails, supported by square posts. The porch is wooden with wood steps and a simple wood railing. The main entrance is a paneled door with a single fixed window. There is a secondary entrance on the southern elevation, a wooden entry porch under a shed extension supported by square posts, with a wood railing. The door on this elevation is a contemporary six panel door. The building has single 3/1 wood sash windows. The building itself rests on brick piers with wood lattice infill.

52 Carrera Street (1894)

Constructed in 1894, this house is a two-story multi-dwelling building with a metal hipped roof and a stucco exterior. It has multiple entrances, including a central recessed door on the main façade, featuring a cloth awning and tile steps flanked by lion statues, and two entrances on the eastern elevation, one of which is on the second floor and accessed via stucco steps with metal handrails. The building's main feature is its single 1/1 sash windows with louvered awnings and peaked surrounds. The apartment has an attached two-car garage with a flat roof and stucco exterior, as well as a large, paved parking area. The building sits on a corner lot with a moderate setback and grassy lawn, with a tiled walkway and a metal fence. There is a pagoda at the rear of the building and a wood deck.

6 St. Andrews Court (1927)

This house is a two-story building with a metal overhanging hipped roof featuring exposed rafters and a weatherboard exterior fabric. The first floor is a storage area/garage with double doors, which sits adjacent to the main entrance, a three panel door with a fixed window and a metal security door. The second floor has overhanging eaves and knee braces, as well as a full-length porch with metal fencing and a set of wood stairs leading toward the rear of the house. The house has single 2/2 sash windows. Ancillary features include a minimal setback with a short concrete platform and a small backyard with a chain-link fence.

Craftsman

128 King Street (ca.1914)

This house is a two-story Craftsman style building featuring a steeply pitched side-facing catslide roof with a full-length recessed front porch, supported by square stucco columns with a stucco knee wall. The roof has a centered gable dormer with knee-braces, exposed rafter tails and two square shuttered windows. It also has shingled siding, which extends to the other gable ends. The remainder of the exterior fabric is horizontal vinyl siding. The house's façade is symmetrical, with a centered entrance consisting of a paneled multi-light door flanked by paneled sidelights and a centered set of stairs with curving, stucco knee walls. The remaining windows are 1/1 replacement vinyl windows. Other features include two interior stuccoed chimneys at either gable end, and a moderate setback with an iron fence along the parcel boundary.

76 Lemon Street (ca.1920)

This building is a single-story Craftsman featuring a front-facing gable roof with exposed rafter tails, as well as a gabled bay window on the façade with shingles in the gable end. The porch is recessed under the roof with a gable extension on the eastern elevation, supported by square wood posts with a simple wood fence. The entrance is parallel to the street and is not visible from the right of way. The concrete steps are centered and have a simple wood railing. The building has 1/1 windows, with the bay window featuring rosette panels beneath its tripartite windows. Ancillary features include a moderate setback with a grassy lawn and several mature trees.

34 Saragossa Street (1922)

This building is a one-and-a-half story Craftsman with a cross-gabled roof and multiple gabled dormers with braces. It has horizontal vinyl siding, and a partial-length porch recessed under the gable with stone piers and battered columns. Both sides of the porch have been enclosed to accommodate multiple entry ways for the Bed & Breakfast. The main entrance is centrally located and consists of a multi-light door

flanked by multi-light side lights, with the other two entrances being parallel to the street going into the enclosed portions of the porch. The building has single and paired 1/1 sash windows, as well as a floor to ceiling multilight and a multi-light clerestory window on the façade. The house sits on concrete block piers with lattice infill. There is a wooden fire escape on the eastern elevation. Ancillary features include a moderate setback with a landscaped garden and rear parking.

Florida Cracker

70 Lemon Street (ca.1920), (Photo 26)

This building is a single story Florida Cracker style residence with a front-facing gable roof, a frame structure, and a shingled exterior fabric, with horizontal wood siding in the gable end. The building has an open entry porch under a hipped extension supported by battered columns, accessed by centered wood steps flanked by wooden knee walls. The entrance is off-center on the façade and is a wooden door with a multi-light fixed window. The fenestration consists of single 1/1 sash windows. The building is on concrete block piers with lattice in-fill.

145 Oviedo Street (1924)

This building is a 1.5-story Florida Cracker style residence with medium pitched hip roof and single shed dormer with paired louvered openings. The structural system is wood frame with a horizontal wood sided weatherboard exterior. The building has an open wrap-around porch under a hipped roof supported by square wooden columns, with centered wood steps with wood handrails. The entrance is centered on the main façade. The building has single 1/1 sash windows. The house sits on piers with a concrete block infill.

9 Saragossa Street (1888)

The building is a 1.5-story Florida Cracker style residence with a front-facing metal gable roof and multiple gabled additions at the rear of the building. The structural system is wood frame with a horizontal weatherboard exterior with wood shingles in the gable end. The building has a hipped wrap around porch supported by battered Tuscan columns with a simple wood railing. The wood porch steps are located at the corner of the building. The house has several entrances, including a side entrance with a screened in door on the eastern elevation, and two off-center entrances on the façade surmounted by transom windows. The building has single and paired 2/2 wood sash windows with paired 3/1 wood sash windows in the gable end with a pointed attic vent above. The building is on piers with lattice infill.

Colonial Revival

Ingraham House, 32 Sevilla Street (1894), (Photo 28)

The Ingraham House has been identified as "the finest surviving example of [the Colonial Revival] style in St. Augustine," and was built by the firm of McGuire and McDonald, who were responsible for a number of other buildings throughout the district.[9] It was built for James E. Ingraham (1830-1924), head of the land department at the FEC; he also worked with Henry Sanford, a prominent Central Florida developer, and with Henry B. Plant, a developer on the west coast of the state. Much of the Colonial Revival detailing is classically inspired. The house is three stories with a hipped and gambrel roof with asphalt shingles. The exterior is beaded weatherboard. The porch is attached and raised with a veranda above. It has doric column and rectangular support posts, a denticulated cornice, heavy entablature, and masonry steps with thin metal handrails. The house has single and paired 6/3 and 6/6 original wood windows and a 3/3 pointed arched window. The entrance is an off-center wood panel door with divided sidelights and a fanlight. There is a turret at the north façade. The house has three internal chimneys.

27 Riberia Street (1894)

This building is a two-story Colonial Revival residence with a low-pitched asphalt shingle hip roof with a hip extension over its wrap-around porch. The porch has classical columns and CMU stairs bisected by a metal handrail. The façade is symmetric, and the exterior is wood siding. The entrance is a centered double door with fixed light windows and recessed panels as well as a two light transom window flanked by pilasters. The house has single 2/2 wood sash windows with paired French doors on the facade. The foundation is piers, though the material is obscured.

Masonry Vernacular

Old City Bible Church, 132 Oviedo Street (1945), (Photo 29)

The former Old City Bible Church is a single-story building with a front-facing asphalt shingle gable roof. The building features smooth concrete block in a running bond. It has a symmetric façade with a centered gable extension on a masonry stoop supported by square support posts. The front door is a set of four panel double doors with two fixed windows. The building itself has single 3/1 sash windows separated by molded concrete pilasters. The church also has a parapet with multiple weepholes at its peak.

[9] Davenport-Jacobs, Patricia, "SJ02167," Historical Strcuture Form, (Tallahasee: Division of Historical Resources, Florida Master Site File, 2020).

Mediterranean Revival

144 King Street (1924)

This building is a mixed use two-part Mediterranean Revival commercial building with shops on the first floor and residences on the second. The exterior is stucco. The roof is flat with parapets with knee braces at each corner. Between these are shed roof insets with barrel tile roof material. There are incised second story balconies centered on the eastern and western elevations. There are three entrances, a central hollow core panel door recessed in a stucco arch, a recessed commercial door to the left of the arch and a commercial door flush with the structure to the right of the arch. The building has replacement single and paired 1/1 sash windows and fixed picture windows on the first floor, all set in arched stucco surrounds with eyebrows with keystones. The foundation is poured concrete footing.

Venetian Renaissance Revival

Flagler Memorial Presbyterian Church, 36 Sevilla Street (1890), (Photo 30)

A third Carrère and Hasting design is the Flagler Memorial Presbyterian Church, which has an elaborate exterior design. Through its architectural style and its Latin cross plan, it takes its inspiration from St. Mark's Cathedral in Venice, and its design is considered Venetian Renaissance Revival, although it draws on a mix of Moorish, Baroque, Spanish, and Italian styles. It incorporates motifs from the Romanesque and Baroque architecture. The church features a steeply pitched gable roof, and a three bay Venetian Style entrance arcade set within a monumental, incised arch. Above the arcade is a large rose window. The arcade extends one bay on either side of the nave, connecting hexagonal towers with Baroque detailing. According to architectural historians, the church is among the first large scale mass concrete structures since Roman times. The blue-tinted concrete exterior is broken by structural piers and deeply inset, narrow vertical windows. The ornamentation is cream colored terra cotta. Topping the church is a tall cupola with an immense semicircular dome 120-feet high. The dome is supported by a solid cylindrical drum, buttressed by an exterior hexagonal shell featuring a Moorish arcade and corner piers with paired columns and pinnacles. The columns and arches in the cupola are constructed of red terra-cotta which draw a visual contrast with the stark concrete walls. While inspired by traditional Renaissance ecclesiastical architecture, the interior of the church has an Akron Plan associated with late nineteenth Presbyterian worship. The Akron Plan (two spaces that open towards the speaker) interior resulted in a reorientation of the entrance away from the southern façade to the east façade, where the transept becomes the nave. The apse was configured into an area for Sunday school, a fundamental functional space of Presbyterian and other Protestant churches of the period. Presbyterian practice is further integrated through the emphasis on creedal texts in the stained-glass windows, the imageless walls and dome, and the transformation of the western transept into an apse sanctuary with a lectern,

baptismal font, choir screen and pulpit. The result is a unique synthesis of Presbyterian and Byzantine architecture and interior design.[10]

Anderson Cottage, 48 Sevilla Street (1885), (Photo 31)

This building is currently used as an alumni relations center for Flagler College. The house was originally a wood-frame winter cottage on the Markland property before the land was sold by Dr. Andrew Anderson, Jr., to Henry Flagler. The building was then moved from its previous location on King Street to its current footprint on Sevilla Street. In the 1920s, architect Fred Hendrich modified the building into its current Mediterranean Revival form. The two-story house has a hip roof with barrel tiles and a coquina and stucco exterior. The house is asymmetrical and there are multiple low-pitched hip roofs with overhang, towers with quoining and brackets and complex stepped massing. The main entrance is perpendicular to the street on the southern elevation with a simple stone pedimented surround. There is a deep open concrete porch on the same elevation with a fabric awning supported by round columns. The building has 1/1, 4/1, 6/1, and 8/1 wood sash windows with wood and stepped stucco sills. Some have decorative shutters, and some are arched with decorative ironwork. The foundation is continuous concrete.

Ranch

140 Markland Place (1954)

This house is a single-story ranchette with a hip roof and brick interior chimney. The exterior fabric is vinyl, with a continuous concrete block foundation. The front entrance is recessed under the projecting gable extension and consists of a partial length porch with turned posts and posts. The front door, located in the ell, is a paneled wood door with a multi-light window. The other windows are paired 2/2 sash windows with nonfunctional louvered shutters. Ancillary features include a deep setback with an unmanicured lawn surrounded by a picket fence, with a lattice archway.

141 Oviedo Street (1950), (Photo 32)

This building is a single-story linear Ranch style building with a medium pitch hip roof with asphalt shingles and overhanging eaves. A single chimney is located in the interior of the roof. The building is

[10] Patricia Davenport-Jacobs, "SJ00084: Flagler Meorial Presbyterian Church," Historical Structure Form (Tallahassee: Division of Historical Resources, Florida Master Site File, 2020); Edward N. Akin, "Flagler Memorial Presbyterian Church," National Register of Historic Places Registration Form (Washington D.C.: Department of the Interior, National Park Service, 1974), section 8; Kate Lemos, et al., *Carrere & Hastings, Architects*, (New York: Acanthus Press, 2006), 177; Karen Harvey, "Despite Massive Renovations, Historic Church Remains Open," *St. Augustine Record*, Jan. 27 2019; Timothy J. Johnson, "Presbyterian Wine in Byzantine Wineskins: Reflections on Henry Flagler Memorial Church," *El Escribano* 49 (2021), 91-92, 103-104.

clad in brick and painted. The main entry is a multi-panel wood door behind a metal screen door located off center on the main façade under a small, shed extension with concrete-block supports with decorative cutouts. Windows are asymmetrically located and consist of single, paired, and grouped 1/1 and 2/2 sash windows with brick sills. Under the main roof on the west elevation is a semi-detached single car carport with brick supports.

Mid-Century Modern

Ketterlinus Elementary School Main Office Building, 67 Orange Street (ca.1965)

The Ketterlinus School is a sprawling school comprised of five separate buildings in the Modernist style, designed by St. Augustine architect Craig Thorn. Thorn designed the Lewis Auditorium for Flagler College and assisted with multiple restoration projects on campus. Two buildings on the Ketterlinus campus are considered to be contributing to the district, with a construction date of 1965 with mid-century design elements. The first building is the main office building, which features a sawtooth roof with overhanging eaves. The main entry is located on a recessed façade, perpendicular to the road under the main roof. The windows consist of vertical floor to ceiling three light fixed windows with matching silver downspouts between each window. It is attached to a similar, adjacent noncontributing building via an enclosed walkway with a sawtooth roof. The second contributing building is the building at the rear of the campus facing Mulvey Street, currently housing the Champion Church. It is a single story stucco building with a flat roof and several entrances, as well as an open walkway. The building has a centrally stepped flat roof.

Minimal Traditional

12 Carrera Street (1950)

This building is a single-story gable and wing roof Minimal Traditional style building with a medium pitch hip roof with minimal eaves and interior brick chimney. The building exterior consists of concrete block and cement-fiber. The main entry is located slightly off-center on the recessed façade flanked by glass-block sidelights. Windows and paired 3/1 wood sash with faux shutters. Adjacent to the main entry, a square fixed window is flanked by 3/1 wood sash windows. The rear of the building is a two-story addition with a hip roof.

7 Riberia Street (1941), (Photo 33)

This building is a single-story side-gable Minimal Traditional style building with minimal eaves and façade and rear brick chimney. The main building façade is slightly projected. The main entry is off center, recessed under the main roof behind the enclosed porch. Windows consist of single 6/1 sash windows with faux shutters. located off center on a recessed façade under the main roof. A two car

garage with side-facing gable roof and similar features to the main building is located to the rear of the property.

Queen Anne

Ponce de Leon Cottage, 9 Carrera Street (1888), (Photo 34)

The Ponce de Leon Cottage is a massive two-and-one-half story building designed in the Queen Anne style. Built by the firm of McGuire and McDonald in 1888, it was constructed "for Henry Flagler and designed to serve as a cottage connected" with the Hotel Ponce de Leon.[11] (No longer extant was a twin building at 7 Carrera Street, also built by McGuire and McDonald, who were responsible for the construction of the hotel.) The cottage has an irregular massing with a wrap-around veranda and a large amount of jigsaw decorative detailing. It's two and a half stories with a hipped roof mass with a front gable projection on the front and exposed rafter tails. It has a wood siding and singles in the gable end and below the roofline. The windows are 4/2 and 2/2 sash with functional louvered wood shutters and wood surrounds. The main entrance is centrally located under the front gable addition, with a wood door with a single pain half-light. There are three internal chimneys.

61 Orange Street (1894)

This building is a 2.5 story Queen Anne residence with a front-facing metal cross-gable roof and a wrap-around porch under a hip extension. The exterior is wood siding with wood shingles in the gable end. The porch is open with exposed rafter tails and a wooden decorative cornice, brackets, spindle supports, and a wood railing. There is a small second floor balcony over the front door under a gable extension with a wood siding knee wall. The entrance is an off-center historic wood door with a light window flanked by sidelights. The sidelights are above wood panels. The front door also has a divided transom light. The house has single and paired wood 1/1 and single 2/2 sash windows. The house has an internal brick chimney at the gable peak and sits on brick piers. There is another entrance at the rear of the building, the northern elevation, under a shed extension.

28 Saragossa Street (1891)

This building is a 2.5 story Queen Anne residence with a gable on hip asphalt shingle roof. The exterior is beaded weatherboard with wood shingles in the stacked gable ends. The porch is an open wrap-around porch with wood spindle supports with brackets and wood railing. There is a second story balcony on the east elevation with similar detailing. The front door is off-center on the façade under a gable extension. It is obscured by a screen-in door. The building has single, paired, and grouped 1/1 sash

[11] Patricia Davenport-Jacobs, "SJ00327: Ponce de Leon Cottage," Historical Strcuture Form, (Tallahasee: Division of Historical Resources, Florida Master Site File, 2020).

windows and a wooden multi-light bay window on the façade. There is a stained-glass window in one gable end, and a fixed semi-circular window in the other. The foundation is concrete block with breezeblock infill.

Prairie

66 Almeria Street (1918)

This building is a two-story low-pitched hip roof with wide overhangs, exposed rafter tails, and hip roof dormer and louvered opening. The exterior is horizontal wood siding, with a recessed full width one-story porch under the second story. The porch is accessible by a single bay off center entry with masonry steps and knee walls. The porch consists of wood square railings and masonry posts with square wood supports. Windows consists of single, paired, and grouped 1/1 sash windows. The foundation consists of masonry piers enclosed with lattice.

16 Riberia Street (1927), (Photo 35)

This building is a two-story Prairie style building with a Four-Square form. The building has a low-pitch gable-on-hip roof, overhanging eaves, a gable peak, and metal roof material. The building is composed of masonry stone exterior with the second floor enclosed with wood siding and grouped 1/1 sash windows. Additional windows are single and paired 1/1 sash windows. The main entry is centrally located, with stone steps and knee walls under a gable extension roof. Paired decorative panel glass doors are located slightly off center on the main recessed façade under the second story overhang.

74 Riberia Street (1925), (Photo 36)

This building is a 2.5-story Prairie style building with a hip roof, hip dormer, interior brick chimney, and overhanging eaves with decorative rafters. The main entry is located off center on the recessed portion of the façade under the first story hip roof. The wood panel door is flanked by decorative side lights. The building is asymmetrical in form and is clad in smooth stucco. The windows are single and paired 4/1 prairie style wood sash and are asymmetrically located along the façade.

Spanish Renaissance Revival

Grace United Methodist Church, 8 Carrera Street (1887)

Grace United Methodist Church, another Carrère and Hastings design, was completed in 1887. It is a more restrained example of the style than the Hotel Ponce de Leon.[12] The main façade on Carrera Street is weathered grey concrete with a shallow hipped roof surfaced with clay tiles. An Early Renaissance three-bay arched portico and a round inset window with elaborate dental moldings are features of the main façade. On the west side of the building is a simple campanile topped by a conical spire surfaced with clay tile and decorated with elaborate terra cotta ornamentation. It was listed in the National Register in 1979.

Hotel Ponce de Leon/Flagler College, 74 King Street (1887)

The Spanish Renaissance Revival style Hotel Ponce de Leon is the anchor of the district. It was recognized as a National Historic Landmark in 2006 for its architecture and is among the most architecturally significant historic buildings in Florida (it was listed in the National Register in 1975). Designed by Carrère and Hastings, built by McGuire and McDonald, and completed in 1887, Hotel Ponce de Leon is a thoroughly integrated composition, incorporating high quality landscape, exterior and interior design. According to explorer Dr. David Fairchild in 1939, Ponce de Leon and nearby hotel Alcazar "created quite a stir, as they were the first noteworthy examples of Spanish architecture in the eastern States." The entrance to the building is through a 150-foot square formal courtyard surrounded by two L-shaped four-story guestroom wings. The wings extend from either end of the main five-story block, which is capped by a roof top solarium and a central dome. Two square towers are located at the corners of the courtyard. The towers are capped by observation balconies and steep cone-shaped roofs. At ground level, an arched red brick loggia extends around three sides of the courtyard. The loggia is broken by entryways into the hotel which are framed by Georgian red brick and terra cotta ornamentation. At the second-floor level, a second loggia runs parallel to the one at the first-floor level. At the entrance to the courtyard on King Street is an open arcade of Georgian red brick with an arched entry featuring a ceremonial portcullis. The King Street facades of the two guestroom wings feature overhanging wooden loggias at the third-floor level. Throughout the building red brick is used as decorative surrounds and horizontal string courses are used to relieve the extensive areas of weathered gray coquina concrete. On the rear side of the hotel, a wing of three stories extends along the building's central axis. This wing contains the main dining room of the hotel which is discernable by enclosed semi-circular verandahs. Ground level port cocheres on either side of the dining room separate it from the main hotel on its south side and the five story back of the house service block on the north. Completing the complex is an enclosed loading yard where the hotel's Edison Power Plant was located.

[12] Dan G. Deibler, "Grace United Methodist Church," National Register of Historic Places Registration Form, (Washington, D.C.: Department of the Interior, National Park Service, 1979), section 8-1.

The final building in the complex is a verandah faced structure with palm posts which housed storage on the first floor and studios for artists on the second.[13]

Greek Revival

Markland, 102 King Street (1842)

Markland is two and a half stories tall with a front-facing gable roof intersected with two parallel gables extending west. The gable ends have wood shingle trim and jigsaw details. The exterior is clad in stucco and wood shingles, covering brick and the original coquina, which is a historic alteration to the building's design and thus does not impact its integrity.[14] The building's characteristic two-story porch has fluted Ionic columns supporting the gabled roof and spans the entire south and east façades. The main façade has five bays, three of which are in the original eastern portion of the house. The windows are 1/1 double hung with sandstone sills and lintels. The double door entrance is composed of single light panel doors flanked by sidelights and a transom sash of stained glass. There is a semi-circular bay on the first floor as well as a large triple window with Tuscan columns and a plain balustrade. The west façade has an irregular fenestration. The gables on this façade have fanlights. Between these gables is a two-story bay window. The north end of the west facade has a small porch with plain columns and a plain balustrade. The building was listed in the National Register in 1978.

Gothic Revival

First United Methodist Church, 118 King Street (1917), (Photo 37)

Constructed between 1910 and 1917 and designed by Jacksonville architect Wilbur Bert Talley, the United Methodist Church is the only pure example of the Gothic Revival Style in the Model Land Company District.[15] Gothic Revival was a style frequently associated with American churches during the late nineteenth and early twentieth centuries.[16] The church has heavy brick construction, that is now painted, with faux buttresses; corner tower with crenellated parapet; and steeply pitched, parapeted gable roof. It has lancet arched openings and arched windows with stained glass. The main entrance is under a flat extension with a parapet and archways. The front door is a simple pair of wooden doors that sits at

[13] Thomas Graham, "Hotel Ponce de Leon," National Register of Historic Places Registration Form, (Washington D.C.: Department of the Interior, National Park Service, 1975); Thomas Graham, "Hotel Ponce de Leon," National Historic Landmark Nomination, (Washington D.C.: Department of the Interior, National Park Service, 2006), 207; Davenport-Jacobs, "SJ00327;" David Fairchild, *The World Was My Garden*, (New York: Scribners, 1939), 110-111.
[14] Monroe, "Markland," section 7-1.
[15] Patricia Davenport-Jacobs, "SJ01032: First United Methodist Church," Historical Structure Form, (Tallahassee: Division of Historical Resources, Florida Master Site File, 2020); Wayne Wood, *Jacksonville's Architectural Heritage: Landmarks for the Future*, (Gainesville: University Press of Florida, 1989), 13.
[16] Christopher S. Hunter, "Influences of African American Religious Practices on the Architecture of Early African American Church Buildings 1842-1917," PhD Dissertation, (College Station: Texas A&M University, 2018).

the right-most corner of the structure. The main church is connected via a brick platform to a building at its rear, a two-story brick building with a gabled roof with a parapet and a symmetric fenestration with single 6/6 replacement windows. This building has an alternate entrance facing Riberia Street, a 6-panel wood door flanked by sidelight windows.

Church of Jesus Christ Latter-Day Saints, 58 Saragossa Street (1930)

Constructed in 1930, the Church of Jesus Christ Latter-Day Saints is Carpenter Gothic building currently used as a single story residence with a front-facing gable roof and wood sided exterior. It has a two-story tower centered on its façade and is missing its steeple. The front door, centered on the tower, is a two-panel double door flanked by two pointed gothic windows. There is another gothic window above the façade's gable extension, on the second story of the tower, as well as on all elevations. The building has exposed rafter tails.

Richardsonian Romanesque

Ancient City Baptist Church, 27 Sevilla Street (1895), (Photo 38)

The Ancient City Baptist Church was built in 1895 for a cost of $15,000 on land donated by Henry Flagler.[17] The church is a three-story building with a painted brick exterior. It is multi-gabled, with some conical roofs. The building's main entrance is a three-story tower with a cone-shaped roof at the intersection of Carrera Street and Sevilla Street. There is a smaller, matching turret on the opposite side of the church. The front door is a set of double doors with a single window and a rounded transom window. The windows on the structure vary, with many stained-glass windows, some framed in oval openings. Others are tall rectangular windows. Some of the windows in the gable-end on the southern façade are covered from the interior. Also located on this church's campus, are two non-historic buildings attached to the rear of the church's historic body through a tower-shaped hyphen.

Chicago Style

Florida East Coast Railway Offices, 1 Malaga Street (1924)

The Florida East Coast (FEC) Railroad Offices is a massive four-story, three building complex. Designed by St. Augustine architect F.A. Hollingsworth, the FEC offices feature struck stucco at the first floor and a symmetric façade. The three wings are connected by single story walkway at the rear of the structures with a flat parapet roof with Italianate overhanging eaves. The FEC buildings are separated by small courtyards. From the road, the parapet has a decorative medallion with "Florida East

[17] Patricia Davenport-Jacobs, "SJ00336: Ancient City Baptist Church," Hisotrical Structure Form, (Tallahassee: Division of Histroical Resources, Florida Master Site File, 2020).

Coast Railway" and "Flagler System" with an engraving of a train. The first floor of the FEC buildings are stucco. Beaux Arts style brick pilasters with ornamental capitals and a decorative cornice accent the buildings as do the decorative brick, tilework, and quoins around the first-floor windows. The windows on the first floor are single 1/1 sash windows flanked by fixed windows. Above these windows are divided fixed windows in the shape of an arch. The upper floors have paired 1/1 sash windows. Each building has a centered aluminum and glass door surrounded by a divided fixed arched window.

Neoclassical

Kirkside Apartments, 55 Riberia Street (1954), (Photo 27)

One of the major post-World War contributing resources in the district, the Kirkside Apartment building was designed in the Colonial Revival style by local architect F.A. Hollingsworth. The apartment is a two-story building with a gable-on-hip roof and asphalt shingles. The exterior is stucco. The building has a large portico with a prominent pediment, fluted columns, and a denticulated cornice. The columns were repurposed from Kirkside, Henry Flagler's mansion which was demolished in 1950. There are multiple entrances, both on the first and second stories. The second story entries are accessed by a double staircase under the pediment. The windows are paired 2/2 metal windows with and without shutters, and 1/1 windows with tracery and sidelights. There is a four-car garage at the rear of the apartment complex.

CONTRIBUTING SITES

Tolomato Cemetery (Photo 39)

Tolomato Cemetery is located at 14 Cordova Street and was used as a cemetery from the 18th century until 1884. The cemetery spans approximately one acre and is bordered by a concrete knee wall and an iron fence. There are a variety of headstones and small mausoleums, with a small mortuary chapel located at the center. The cemetery was established by Father Pedro Camps in 1777 to serve his Minorcan flock and includesburials from the First Spanish Period through its use as a cemetery during the British and Second Spanish Periods, and through Florida's territorial and early Statehood period. The cemetery consists of 218 recorded burials, with the earliest death date being 1725 and the latest 1892.

101 Malaga Street

The park at 101 Malaga Street is located on a corner lot in front of the St. Augustine Fire Department. It has a paved walkway, a water fountain feature and a large bell. Within the park there are various types of trees and greenery. The park is lined by concrete posts and iron light features.

CONTRIBUTING OBJECT

Henry M. Flagler Statue (Photo 40)

Erected by The National Railway Historical Society on February 23, 1959, this statue of Henry M. Flagler was placed in front of the Ponce de Leon Hotel in recognition of Flagler's achievements in railroad development in the State of Florida and its overseas extension to Key West. The statue is at the intersection of King Street and Granada Street; It consists of a bronze statue of Flagler himself on a bronze podium with a name plate, sitting on a concrete platform.

NONCONTRIBUTING BUILDINGS

45 Carrera Street (1952), (Photo 41)

The house at 45 Carrera Street is a single-story Masonry Vernacular residence with an overhanging metal hipped roof, an interior brick chimney, and a stucco exterior. The fenestration has been altered and is asymmetrical with an off-center door featuring a large, fixed window, flanked by paired, tall casement windows. There is another paired casement window on the façade with paneled shutters. The house has a hipped addition at the rear, obscured from the right-of-way. It sits on a large lot with a deep setback with manicured landscaping, as well as a long driveway extending toward the rear of the property.

51 Carrera Street (1947), (Photo 42)

This is a two-story Neo-Classical Revival residence that is not contributing to the district due to alterations. It has a hipped roof with asphalt shingles and a stucco exterior. It has an attached full width two-story portico with a flat extension with a cornice, supported by battered columns. It has single, paired, and grouped 6/6 replacement sash windows, as well as original multipaned stained glass windows. It has two entrances, one under the portico and one on the side, covered by a fabric awning on a masonry stoop. The façade used to face Riberia Street and has since been altered to be on the northern elevation facing Carrera Street.

60 Carrera Street (1922), (Photo 43)

This single-story wood frame building consists of a high pitched cross-gable roof with wide overhanging eaves and sheet metal roof material. The building's main features and details have been altered, including the enclosed porch, main entry, and window fenestration. The windows consist of single and paired 1/1 replacement sash material.

30 Cordova Street (1930)

The house at 30 Cordova Street is a two and a half story Folk Victorian residence that is not contributing to the district due to alterations. The house has a front-facing metal gable roof with boxed eaves and returns. It has a two-story hip addition and an exterior brick chimney. The first story is concrete block, with the second floor being a frame building with a vinyl sided exterior. The building has metal, single, paired, and grouped 1/1 sash windows with decorative shutters. The front entrance is at the side of the enclosed porch and has a metal door with a louvered jalousie window. The porch is covered by a shed extension.

130 King Street (ca.1917)

The main building is a Bungalow/Folk style building with a side facing gable, gable front dormer with 1/9 sash windows, sheet metal roof material, horizontal wood siding and additional sash and fixed windows. However, a concrete-block main façade addition with a flat roof, centrally located commercial door, and large rectangular single pane commercial windows was added in 1971. While commercial buildings are located along King Street, this addition is an alteration to the streetscape and does not fit within the feeling of this portion of the commercial corridor within the Model Land Historic District.

Ketterlinus Elementary School, Buildings B, C, and E, 67 Orange Street (1971-1993)

The Ketterlinus School is a sprawling school comprised of five separate buildings, designed by St. Augustine architect Craig Thorn. Thorn designed the Lewis Auditorium for Flagler College and assisted with multiple restoration projects on campus. The school campus takes up a large parcel in the northern part of Model Land. Two of the buildings are considered contributing as they fall within the period of significance, the main office fronting Orange Street and the building facing Mulvey Street behind the playground, currently housing the Champion Church.The remaining buildings were constructed after the period of significance, 1971 and 1993. These buildings, one fronting Orange Street to the west of the main office building, has a flat roof, pebbledash exterior with vertical full length windows and masonry pilasters. The main entry is recessed from the main façade on the western side of the building, consisting of paired glass pane doors and is attached to the contemporary main office building via a hyphen with sawtooth roof. The two-story rear building, behind the main office building, was also constructed in 1971. It consists of a flat roof, exposed rafter tails and symmetrical fenestration with floor to ceiling vertical windows on all facades. A small, gabled 1993 modular building is located behind the Orange Street buildings, adjacent to the playground. Additional features of the campus include a playground and basketball courts, and a curving, open walkway separating the car-lane from the school. The car lane is a small loop with another playground at its center.

99 Orange Street (ca.1899)

This building is a two-story Prairie style building with a Four-Square form. The building has a low-pitch gable-on-hip roof, overhanging eaves, a gable peak, and metal roof material. The building is composed of masonry stone exterior with the first and second story porches enclosed with wood siding and recently replaced slider windows. The main entry is centrally located and is a contemporary metal door with sidelights and stone steps and knee walls under a gable extension roof. In 2024, the exterior siding and stone supports were stuccoed over, and the previously mentioned windows were replaced. Additional windows are single and paired 1/1 sash windows.

71 Valencia Street (1971)

The house is a single-story ranch with a side-facing gable roof and a small, enclosed porch under a front-facing gable extension. The house was built outside the period of significance and so is not contributing to the district due to age. Both roofs have asphalt shingles. The exterior is brick. The windows are single and paired 1/1 replacement sash windows with shutters. The entrance is off-center with a modern metal and glass door with sidelights.

ALTERATIONS

The district contains 437 historic resources, 310 of which contribute to its significance. The remaining 127 resources are noncontributing because they lack integrity due to unsympathetic alterations, were constructed after 1968, or are auxiliary buildings of an unknown age due to a lack of records. In general, overall district alterations have been minimal and many of the buildings throughout the district display their distinct original detailing, including prominent porches and decorative woodwork and details. Contributing buildings with these alterations typically retain other character defining features, such as massing, footprint, fenestration, and other details. The most common alterations within the district are typical of historic residential buildings, such as porch modifications, replacement of historic windows and the addition of non-historic windows, and the construction of rear additions. These changes are sympathetic to the original historic fabric of the buildings. Most of the buildings were likely roofed with wood shingles, which were banned in 1916 as a fire hazard.[18] This is a historic change to many of residential buildings within the city. Currently, nearly all the buildings in the district are roofed in sheet metal or synthetic (asphalt or composition) shingles.

The district largely remains the same as presented in the 1983 nomination. The area surrounding the Hotel Ponce de Leon has seen changes, particularly on the block to the north, which currently hosts a large dormitory (1987) and parking lots belonging to both the college and Grace United Methodist

[18] Carl Shiver, "Lincolnville Historic District," National Register of Historic Places Registration Form, (Washington D.C.: Department of the Interior, National Park Service, 1991), section 7-4.

Church (located north directly across Carrera Street). Following the 1983 nomination, the 1907 Mediterranean Revival YMCA building at the corner of Valencia and Riberia Streets (59 Valencia Street) was demolished for the Flagler College tennis courts. This construction also necessitated the demolition of 68 Ribera, a 1924 Colonial Revival building.

Model Land Company Historic District remained relatively unchanged until the 1950s with the dualization of US 1 and the demolition of Kirkside.[19] Beyond the micro building boom that happened on the former Kirkside property in the following decade, demolition and construction in the district has remained relatively limited. The mid-century buildings on Valencia Street, due to their stylized architecture representative of the time are contributing to this updated nomination. With its transition from large lots and refined buildings in the south to more modest worker housing in the north, the district still embodies the change in development approach over the decades. The mid-century construction further exemplifies the historic development of the district.

In September 2017, Hurricane Irma made landfall in the southwest portion of Florida and created "momentous storm surge flooding along the northeastern coast of the state, where a maximum to three to five feet on inundation above ground level occurred from Cape Canaveral northward to the Florida-Georgia border."[20] The storm surge sensor on the Matanzas River in St. Augustine recorded a water level of 6.65 feet NAVD88, and the United States Geological Survey (USGS) recorded high water marks of two to four feet above ground level in the St. Augustine vicinity.[21] Within Model Land, the majority of the damage in the district is along Cordova Street. A total of two non-demolition building permits were issued for buildings within the Model Land Historic District: 41 Carrera Street's detached garage and 50 Saragossa Street. Both permits were issued due to roof damage. As of the district resurvey, 41 Carrera has been demolished.

INTEGRITY

The Model Land Historic District has retained its integrity of location, design, setting, materials, workmanship, feeling, and association. The location of the neighborhood is as it was historically, within its historic boundaries to the north of King Street and to the east of North Ponce De Leon Boulevard. The design of the district remains through the layout of each subdivision that makes up the whole of the historic district. The original brick streets remain in some areas as do the historic names of the streets. The brick streets are retained in portions of Oviedo, Sevilla, and Valencia Streets, as well as smaller portions leading from Malaga Street. Though the remaining streets were blacktopped when the automobile reached prominence, this does not overall take away from the character of the streetscapes.

[19] Scardaville and Paarlberg, "Model Land Company Historic District," section 8-3.
[20] John P. Cangialosi, Andrew S. Latto, and Robbie Berg, "Hurricane Irma (AL112017)," National Hurricane Center Tropical Cyclone Report, (June 30, 2018 update), 10.
[21] Cangialosi, Latto, and Berg, "Hurricane Irma," 10.

Along with this, the arrangement of the streets are as they were when they were laid, however, changes to the street grid occurred mainly between 1914 and 1930, the second expansionary phase in the Model Land Co. area. Responding to a need for modest working-class homes, developers of the tract divided the blocks in the western section (Blocks A-F, G1, G2) with new streets (Lemon, Almeria, Oviedo, and Mulvey) and replatted the new blocks into smaller lots. The dualization of U.S. 1 in the mid-1950s brought the last major change to the grid in the tract as several lots at the western end of Blocks A-F were lost to the enlarged highway. These changes are historic changes to the neighborhood and do not overall impact the integrity of the district.

The materials within the district also retain integrity; historic materials such as poured concrete, coquina, and brick remain throughout the district. The workmanship of the district is also retained through the preservation of these historic materials. Details such as jigsaw brackets and shingle placement further accentuate the craftsmanship of the historic structures in Model Land. As the original design, setting, materials, and workmanship of the district are retained, as is the historic feeling of Model Land. Many of the streets within the district remain narrow, as they would have before the introduction of the automobile, and the historic structures have been carefully preserved.

Modern intrusions are minimal and sympathetic to the historic feeling of the neighborhood. Further, the association of the district to figures such as Henry Flagler and the architects Carrère and Hastings remain. Many of the contributing homes related to Flagler's activities in the area retain high levels of integrity; the Hotel Ponce de Leon, for example, takes up a massive footprint within the area and can be seen from the streets of the district. The Flagler Memorial Presbyterian Church has a similar landmark effect which gives Model Land its historic feeling and association.

INVENTORY

No.	Built	Style	Use	1983 C/NC	2025 C/NC	Reason	Site ID
Almeria Street							
59	1927	Bungalow	Residential	C	C	Retains Integrity	SJ00131
59B	-	-	Garage	-	NC	-	N/A
60	1917	Bungalow	Residential	C	C	Retains Integrity	SJ00132
61	1917	Bungalow	Residential	C	C	Retains Integrity	SJ00133
61B	-	-	Garage	-	NC	-	N/A
62	1917	Bungalow	Residential	C	C	Retains Integrity	SJ00134
65	1917	Bungalow	Residential	C	C	Retains Integrity	SJ00135
65B	c1980	No Style	Garage	NC	NC	Outside POS	N/A
65C	-	-	Storage	N/A	NC	-	N/A
66	1918	Prairie	Residential	C	C	Retains Integrity	SJ00136
66B	-	Frame Vernacular	Storage	C	C	Retains Integrity	N/A
67	1917	Frame Vernacular	Residential	C	NC	Lacks Integrity	SJ00137
68	1917	Bungalow	Residential	C	C	Retains Integrity	SJ00138
68B	-	-	Garage	C	C	Retains Integrity	N/A
69	1917	Bungalow	Residential	C	C	Retains Integrity	SJ00139
69B	-	-	Storage	-	NC	-	N/A
70	1917	Bungalow	Residential	NC	C	Retains Integrity	SJ00140
70B	-	-	Garage	-	NC	-	N/A
72	1917	Bungalow	Residential	C	C	Retains Integrity	SJ00142
73	1919	Bungalow	Residential	N/A	C	Retains Integrity	SJ00141
73B	-	-	Storage	N/A	NC	-	N/A
74	1917	Bungalow	Residential	C	C	Retains Integrity	SJ00143
75	1917	Bungalow	Residential	C	C	Retains Integrity	SJ00144
75B	-	Frame Vernacular	Storage	C	C	Retains Integrity	N/A
76	1920	Bungalow	Residential	C	C	Retains Integrity	SJ00145
76B	-	-	Storage	-	NC	-	N/A
77	1920	Bungalow	Residential	C	C	Retains Integrity	SJ00146
79	1915	Bungalow	Residential	C	C	Retains Integrity	SJ00147
79B	c2018	No Style	Storage	N/A	NC	Outside POS	N/A
Carrera Street							
8	1887	Spanish Revival	Religious	C	C	Retains Integrity	SJ00086
9	1888	Queen Anne	Educational	C	C	Retains Integrity	SJ00327
10	1917	Colonial Revival	Residential	C	C	Retains Integrity	SJ00328
10B	c2005	No Style	Storage	N/A	NC	Outside POS	N/A
12	1950	Minimal Traditional	Residential	NC	C	Retains Integrity	SJ07194
14	1924	Bungalow	Residential	C	C	Retains Integrity	SJ00329
16	1924	Bungalow	Residential	C	C	Retains Integrity	SJ00331
16 ½	1924	Bungalow	Residential	C	C	Retains Integrity	SJ00333
16B	1930	Masonry Vernacular	Residential	C	C	Retains Integrity	SJ07195
16C	1924	Masonry Vernacular	Residential	C	C	Retains Integrity	SJ00335
18	1907	Folk Victorian	Residential	C	C	Retains Integrity	SJ00334
36	1904	Colonial Revival	Residential	C	C	Retains Integrity	SJ00337

No.	Built	Style	Use	1983 C/NC	2025 C/NC	Reason	Site ID
36B	c1924	Frame Vernacular	Residential	C	C	Retains Integrity	N/A
38	1904	Folk Victorian	Residential	C	C	Retains Integrity	SJ00338
38B	c2016	No Style	Garage	N/A	NC	Outside POS	N/A
40	1904	Folk Victorian	Residential	C	C	Retains Integrity	SJ00339
40B	1904	Frame Vernacular	Garage	C	C	Retains Integrity	SJ00340
41	2021	No Style	Residential	N/A	NC	Outside POS	SJ06660
41B	2021	No Style	Garage	N/A	NC	Outside POS	N/A
42	1906	Folk Victorian	Residential	C	C	Retains Integrity	SJ00341
42B	c1983	No Style	Storage	NC	NC	Outside POS	N/A
44	1904	Folk Victorian	Residential	C	C	Retains Integrity	SJ00342
45	1952	Masonry Vernacular	Residential	NC	NC	Lacks Integrity	SJ07213
46	1894	Folk Victorian	Residential	C	C	Retains Integrity	SJ00343
46B	1917	Frame Vernacular	Garage	C	C	Retains Integrity	N/A
49	1978	No Style	Residential	NC	NC	Outside POS	N/A
49 ½	1980	No Style	Residential	NC	NC	Outside POS	N/A
49½B	c1980	No Style	Residential	NC	NC	Outside POS	N/A
50	1894	Folk Victorian	Residential	NC	C	Retains Integrity	SJ00344
51	c1947	Neo-Classical Revival	Residential	NC	NC	Lacks Integrity	SJ07214
52	1894	Frame Vernacular	Residential	C	C	Retains Integrity	SJ00345
53	1958	Ranch	Residential	NC	C	Retains Integrity	SJ07215
54	1914	Frame Vernacular	Residential	C	C	Retains Integrity	SJ00346
54B	1914	Folk Victorian	Residential	C	C	Retains Integrity	SJ00347
55	1950	Colonial Revival	Residential	NC	C	Retains Integrity	SJ07217
55B	1950	Colonial Revival	Residential	NC	C	Retains Integrity	SJ07218
55C	1950	Colonial Revival	Residential	NC	C	Retains Integrity	SJ07216
56	1914	Folk Victorian	Residential	C	C	Retains Integrity	SJ00348
56B	1914	Frame Vernacular	Residential	C	C	Retains Integrity	SJ00349
58	1914	Bungalow	Residential	C	C	Retains Integrity	SJ00350
58B	c1960	Frame Vernacular	Garage	C	C	Retains Integrity	N/A
60	1922	Bungalow	Residential	C	C	Retains Integrity	SJ00351
60B	1924	Frame Vernacular	Residential	C	C	Retains Integrity	SJ00352
62	1917	Folk Victorian	Residential	C	C	Retains Integrity	SJ00353
62B	c1980	Frame Vernacular	Residential	N/A	NC	Outside POS	N/A
63	1894	Folk Victorian	Residential	C	C	Retains Integrity	SJ00354
63B	c1992	No Style	Residential	NC	NC	Outside POS	N/A
64	1922	Bungalow	Residential	C	C	Retains Integrity	SJ00390
64B	1922	Frame Vernacular	Residential	C	C	Retains Integrity	SJ00391
67	1894	Craftsman	Residential	C	C	Retains Integrity	SJ00392
67B	c2005	No Style	Garage	N/A	C	Outside POS	N/A
71	1894	Folk Victorian	Commercial	C	C	Retains Integrity	SJ00393
71B	1950	Frame Vernacular	Garage	N/A	C	Retains Integrity	SJ07219
Cordova Street							
6	1924	Bungalow	Commercial	C	C	Retains Integrity	SJ00672
14	--	N/A	Cemetery	C	C	Retains Integrity	SJ02469
14B	1855	Greek Revival	Religious	N/A	C	Retains Integrity	SJ06637
16	1914	Folk Victorian	Residential	C	C	Retains Integrity	SJ00675

No.	Built	Style	Use	1983 C/NC	2025 C/NC	Reason	Site ID
16B	c1924	Frame Vernacular	Residential	C	C	Retains Integrity	N/A
18	1916	Folk Victorian	Commercial	C	C	Retains Integrity	SJ00677
20	1910	Mediterranean Revival	Commercial	C	C	Retains Integrity	SJ00678
26	1904	Folk Victorian	Commercial	C	C	Retains Integrity	SJ00680
26B	1904	Frame Vernacular	Commercial	NC	NC	Lacks Integrity	SJ02086
28	1969	No Style	Commercial	NC	NC	Lacks Integrity	SJ07196
30	1930	Folk Victorian	Residential	NC	NC	Lacks Integrity	SJ00681
32	1989	No Style	Residential	NC	NC	Outside POS	N/A
34	1907	Folk Victorian	Commercial	C	C	Retains Integrity	SJ00682
36	1904	Bungalow	Residential	NC	C	Retains Integrity	SJ00683
38	1904	Folk Victorian	Commercial	C	C	Retains Integrity	SJ00685
King Street							
74*	1887	Spanish Revival	Educational	C	C	Retains Integrity	SJ00080
74B	1915	Statue	--	N/A	C	Retains Integrity	SJ0008A
74C	c1990	--	Educational	N/A	NC	Outside POS	N/A
102*	1839	Greek Revival	Educational	C	C	Retains Integrity	SJ00083
118	1917	Gothic Revival	Religious	C	C	Retains Integrity	SJ01032
118B	1917	Masonry Vernacular	Religious	C	C	Retains Integrity	SJ01031
124	1924	Folk Victorian	Commercial	C	C	Retains Integrity	SJ01033
128	1914	Craftsman	Residential	C	C	Retains Integrity	SJ01034
130	1917	Craftsman	Commercial	NC	NC	Lacks Integrity	SJ01036
132	1914	Prairie	Residential	C	C	Retains Integrity	SJ01038
134	1924	Prairie	Commercial	C	C	Retains Integrity	SJ01040
134B	c1930	Masonry Vernacular	Residential	C	C	Retains Integrity	SJ07222
136	c1917	Bungalow	Residential	C	C	Retains Integrity	SJ01041
138	1910	Folk Victorian	Residential	C	C	Retains Integrity	SJ07223
138B	1910	Frame Vernacular	Residential	C	C	Retains Integrity	N/A
142	1930	Masonry Vernacular	Commercial	C	NC	Lacks Integrity	SJ01045
144	c1924	Mediterranean Revival	Residential	C	C	Retains Integrity	SJ01046
144B	c1917	Bungalow	Residential	C	C	Retains Integrity	SJ01047
146	1966	No Style	Commercial	NC	NC	Lacks Integrity	SJ07224
Lemon Street							
58	c1924	Bungalow	Residential	C	C	Retains Integrity	SJ01087
58B	2017	No Style	Garage	N/A	NC	Outside POS	N/A
60	1927	Bungalow	Residential	C	C	Retains Integrity	SJ01088
61	1979	No Style	Residential	NC	NC	Outside POS	N/A
62	c1927	Craftsman	Residential	C	C	Retains Integrity	SJ01089
63	1925	Masonry Vernacular	Residential	C	C	Retains Integrity	SJ01090
64	1925	Bungalow	Residential	C	C	Retains Integrity	SJ01091
65	c1917	Bungalow	Residential	C	NC	Lacks Integrity	SJ01092
66	c1920	Bungalow	Residential	C	C	Retains Integrity	SJ01093
66B	1935	Frame Vernacular	Residential	C	NC	Lacks Integrity	SJ07197
67	c1920	Bungalow	Residential	C	C	Retains Integrity	SJ01094
67B	c1924	Frame Vernacular	Residential	C	C	Retains Integrity	N/A
68	c1920	Bungalow	Residential	C	C	Retains Integrity	SJ01095

No.	Built	Style	Use	1983 C/NC	2025 C/NC	Reason	Site ID
68B	-	-	Storage	-	NC	-	N/A
69	c1920	Bungalow	Residential	C	C	Retains Integrity	SJ01096
69B	-	-	Storage	C	C	Retains Integrity	N/A
70	c1920	Florida Cracker	Residential	C	C	Retains Integrity	SJ01097
71	c1920	Bungalow	Residential	C	C	Retains Integrity	SJ01098
71B	c1954	Masonry Vernacular	Residential	C	C	Retains Integrity	SJ06495
72	c1920	Bungalow	Residential	C	C	Retains Integrity	SJ01099
74	1921	Bungalow	Residential	C	C	Retains Integrity	SJ01100
74B	c1965	No Style	Garage	C	C	Retains Integrity	N/A
75	1920	Bungalow	Residential	C	C	Retains Integrity	SJ01101
75B	c1930	Masonry Vernacular	Residential	C	C	Retains Integrity	SJ06489
76	c1920	Craftsman	Residential	C	C	Retains Integrity	SJ01102
77	c1916	Bungalow	Residential	C	C	Retains Integrity	SJ01103
78	c1923	Bungalow	Commercial	C	C	Retains Integrity	SJ01104
Malaga Street							
1	c1923	Chicago	Educational	C	C	Retains Integrity	SJ01263
1B	c1924	Masonry Vernacular	Storage	C	C	Retains Integrity	SJ01264
1C	2017	No Style	Garage	N/A	NC	Outside POS	N/A
1D	c1993	No Style	Storage	N/A	NC	Outside POS	N/A
100	c2004	No Style	Restaurant	N/A	NC	Outside POS	N/A
101	2002	No Style	Government/Civic	N/A	NC	Outside POS	N/A
136	1960	Masonry Vernacular	Commercial	N/A	NC	Lacks Integrity	SJ07225
150	1981	No Style	Commercial	NC	NC	Outside POS	N/A
170	1973	No Style	Commercial	NC	NC	Outside POS	SJ07226
200	1981	No Style	Commercial	NC	NC	Outside POS	N/A
101	c1899	No Style	Park	C	C	Retains Integrity	N/A
Markland Place							
21	c2005	No Style	Commercial	N/A	NC	Outside POS	N/A
80	c1907	Spanish Revival	Residential	C	C	Retains Integrity	SJ01030
98	1976	Mid-Century Modern	Residential	NC	NC	Outside POS	N/A
110	1949	Minimal Traditional	Residential	NC	C	Retains Integrity	SJ07227
125	1904	Bungalow	Educational	C	C	Retains Integrity	SJ00083 A
138	1950	Minimal Traditional	Residential	NC	C	Retains Integrity	SJ07228
138B	c1980	No Style	Residential	N/A	NC	Outside POS	N/A
138C	2011	No Style	Residential	N/A	NC	Outside POS	N/A
140	1954	Ranch	Residential	N/A	C	Retains Integrity	SJ07229
Mulvey Street							
2	c1924	Folk Victorian	Residential	C	C	Retains Integrity	SJ01397
4	c1924	Folk Victorian	Residential	C	C	Retains Integrity	SJ01398
6	c1924	Bungalow	Residential	C	C	Retains Integrity	SJ01399
6B	c1960	Masonry Vernacular	Garage	NC	C	Retains Integrity	N/A
8	c1924	Folk Victorian	Residential	C	C	Retains Integrity	SJ01400
10	c1924	Folk Victorian	Residential	C	C	Retains Integrity	SJ01401

No.	Built	Style	Use	1983 C/NC	2025 C/NC	Reason	Site ID
12	c1927	Bungalow	Residential	C	C	Retains Integrity	SJ01403
12B	1927	Frame Vernacular	Residential	C	C	Retains Integrity	SJ01404
16[22]	c1885	Folk Victorian	Residential	C	C	Retains Integrity	SJ01405
38	1924	Folk Victorian	Residential	C	C	Retains Integrity	SJ01406
Orange Street							
31	1886	Italianate	Commercial	C	C	Retains Integrity	SJ01527
47	1938	Neo-Classical Revival	Educational	NC	C	Retains Integrity	SJ01529
47B	c1950	No Style	Storage	NC	NC	Lacks Integrity	N/A
51	1910	Folk Victorian	Residential	C	C	Retains Integrity	SJ01530
55	1899	Folk Victorian	Residential	C	C	Retains Integrity	SJ01531
57	1894	Folk Victorian	Residential	C	C	Retains Integrity	SJ01532
61	1894	Queen Anne	Residential	C	C	Retains Integrity	SJ01533
61B	c1910	Frame Vernacular	Garage	C	C	Retains Integrity	N/A
63	1894	Folk Victorian	Commercial	C	C	Retains Integrity	SJ01534
67	c1965	Mid-Century Modern	Commercial	NC	C	Retains Integrity	SJ07211
67B	c1975	Mid-Century Modern	Educational	NC	NC	Outside POS	SJ07211
67C	c1971	Mid-Century Modern	Educational	NC	NC	Outside POS	SJ07211
67D	c1960	Other	Educational	N/A	NC	Outside POS	N/A
67E	c1993	No Style	Storage	N/A	NC	Outside POS	N/A
73	2003	No Style	Residential	N/A	NC	Outside POS	N/A
75[23]	1905	Bungalow	Residential	C	C	Retains Integrity	SJ07199
77	1894	Folk Victorian	Residential	C	C	Retains Integrity	SJ01538
79	1900	Folk Victorian	Residential	C	NC	Lacks Integrity	SJ01539
83	1924	Masonry Vernacular	Commercial	NC	C	Retains Integrity	SJ01541
93	1984	No Style	Commercial	N/A	NC	Outside POS	N/A
97	c1900	Folk Victorian	Commercial	C	C	Retains Integrity	SJ06485
99	c1899	Prairie	Commercial	C	NC	Lacks Integrity	SJ01542
101	c1882	Folk Victorian	Commercial	C	C	Retains Integrity	SJ01543
Oviedo Street							
131	1917	Craftsman	Residential	C	C	Retains Integrity	SJ01573
132	1945	Masonry Vernacular	Residential	NC	C	Retains Integrity	SJ07230
133	1924	Craftsman	Residential	C	C	Retains Integrity	SJ01574
133B	c1930	Bungalow	Garage	C	C	Retains Integrity	SJ07231
134	1954	Minimal Traditional	Residential	NC	C	Retains Integrity	SJ07232
135	1930	Craftsman	Residential	C	C	Retains Integrity	SJ01575
135B	1970	Frame Vernacular	Residential	N/A	NC	Lacks Integrity	N/A
136	1924	Craftsman	Residential	C	C	Retains Integrity	SJ01576
136B	c1924	Frame Vernacular	Storage	C	NC	Lacks Integrity	SJ07233
137	1917	Folk Victorian	Residential	C	C	Retains Integrity	SJ01577
137B	c1935	Masonry Vernacular	Residential	C	C	Retains Integrity	SJ07234
140	c1941	Bungalow	Residential	NC	C	Retains Integrity	SJ07235

[22] 16 Mulvey and 38 Mulvey were previously incorrectly listed at 16 Orange and 38 Orange.
[23] In the original 1984 National Register nomination, this building was incorrectly recorded as 76B Orange Street. This building's correct address is 75 Orange Street.

No.	Built	Style	Use	1983 C/NC	2025 C/NC	Reason	Site ID
140B	1930	No Style	Residential	C	C	Retains Integrity	SJ01578
141	1950	Ranch	Residential	NC	C	Retains Integrity	SJ07236
144	1924	Folk Victorian	Residential	C	NC	Lacks Integrity	SJ01580
145	1924	Florida Cracker	Residential	C	C	Retains Integrity	SJ01579
145 ½	1930	Masonry Vernacular	Residential	C	NC	Lacks Integrity	SJ07237
146	1946	Bungalow	Residential	NC	C	Retains Integrity	SJ07238
146B	1946	Masonry Vernacular	Residential	NC	C	Retains Integrity	N/A
148	1973	One-Part Commercial Block	Commercial	NC	NC	Outside POS	SJ07239
N Ponce de Leon Boulevard (US 1)							
112	1973	One-Part Commercial Block	Commercial	NC	NC	Outside POS	SJ07203
208	1950	Folk Victorian	Commercial	C	NC	Lacks Integrity	SJ05482
208B	c1964	Mid-Century Modern	Commercial	C	NC	Lacks Integrity	SJ05483
400	2007	No Style	Commercial	N/A	NC	Outside POS	N/A
510	1960	Masonry Vernacular	Commercial	NC	C	Retains Integrity	SJ05484
606	c1894	Masonry Vernacular	Commercial	N/A	C	Retains Integrity	SJ01544
Riberia Street							
5	1910	Shotgun	Residential	C	NC	Lacks Integrity	SJ01540
7	1941	Minimal Traditional	Residential	NC	C	Retains Integrity	SJ07200
7B	c1946	Masonry Vernacular	Garage	NC	C	Retains Integrity	N/A
9	1910	Frame Vernacular	Residential	C	C	Retains Integrity	SJ01791
11	1910	Folk Victorian	Residential	C	C	Retains Integrity	SJ01792
14	1924	Bungalow	Residential	C	C	Retains Integrity	SJ01793
14B	-	-	Garage	-	NC	-	N/A
15	c1910	Frame Vernacular	Residential	C	C	Retains Integrity	SJ01794
15B	c1930	Frame Vernacular	Garage	C	C	Retains Integrity	N/A
16	1927	Prairie	Residential	C	C	Retains Integrity	SJ01795
18	1924	Bungalow	Residential	C	C	Retains Integrity	SJ01796
19	1940	Frame Vernacular	Commercial	C	C	Retains Integrity	SJ01797
20	1930	Bungalow	Residential	C	C	Retains Integrity	SJ01798
23	1951	Ranch	Residential	NC	C	Retains Integrity	SJ07201
24	1910	Bungalow	Residential	C	C	Retains Integrity	SJ01799
25	1890	Folk Victorian	Residential	C	C	Retains Integrity	SJ07202
26	1910	Folk Victorian	Residential	C	C	Retains Integrity	SJ01801
26B	-	-	Storage	N/A	NC	-	N/A
27	1894	Colonial Revival	Residential	C	C	Retains Integrity	SJ01802
27B	c1983	No Style	Garage	N/A	NC	Outside POS	N/A
28	1920	Frame Vernacular	Residential	NC	C	Retains Integrity	SJ01803
28B	1920	Frame Vernacular	Residential	NC	C	Retains Integrity	SJ07193
30	1925	Bungalow	Residential	C	C	Retains Integrity	SJ07207
30B	--	Frame Vernacular	Storage	N/A	NC	--	N/A
55	1954	Neoclassical	Residential	C	C	Retains Integrity	SJ01804
55B	c1951	Masonry Vernacular	Garage	NC	C	Retains Integrity	N/A

No.	Built	Style	Use	1983 C/NC	2025 C/NC	Reason	Site ID
56	1955	Ranch	Residential	NC	C	Retains Integrity	SJ07240
58	1962	Ranch	Residential	NC	C	Retains Integrity	SJ07241
69	2012	No Style	Residential	N/A	NC	Outside POS	N/A
69B	2012	No Style	Garage	N/A	NC	Outside POS	N/A
71	2006	No Style	Residential	N/A	NC	Outside POS	N/A
71B	2006	No Style	Storage	N/A	NC	Outside POS	N/A
74	1925	Prairie	Commercial	C	C	Retains Integrity	SJ01808
74B	c2000	No Style	Storage	N/A	NC	Outside POS	N/A
77	1917	Colonial Revival	Religious	C	NC	Lacks Integrity	SJ01806
78	1924	Folk Victorian	Residential	C	C	Retains Integrity	SJ01807
5	1904	Queen Anne	Residential	C	C	Retains Integrity	SJ02087
6	1911	Folk Victorian	Residential	C	C	Retains Integrity	SJ02088
6B	1989	No Style	Residential	N/A	NC	Outside POS	N/A
7	1924	Prairie	Residential	C	C	Retains Integrity	SJ02089
8	1911	Folk Victorian	Residential	C	C	Retains Integrity	SJ02090
8B	c1924	Frame Vernacular	Residential	C	C	Retains Integrity	SJ07204
9	1904	Florida Cracker	Residential	C	C	Retains Integrity	SJ02091
10	1910	Folk Victorian	Residential	C	C	Retains Integrity	SJ02092
10B	c2018	No Style	Storage	N/A	NC	Outside POS	N/A
11	1894	Folk Victorian	Residential	C	C	Retains Integrity	SJ02093
11B	c1980	No Style	Garage	N/A	NC	Outside POS	N/A
12	1914	Bungalow	Residential	C	C	Retains Integrity	SJ02094
12B	c1971	Masonry Vernacular	Garage	N/A	NC	Outside POS	N/A
13	1885	Folk Victorian	Residential	C	C	Retains Integrity	SJ02095
13B	--	Frame Vernacular	Storage	C	C	Retains Integrity	N/A
14	1910	Folk Victorian	Residential	C	C	Retains Integrity	SJ02096
15	1907	Folk Victorian	Residential	C	C	Retains Integrity	SJ02097
16	1925	Craftsman	Residential	C	C	Retains Integrity	SJ02098
16B	1991	No Style	Residential	N/A	NC	Outside POS	N/A
17	1907	Folk Victorian	Residential	C	C	Retains Integrity	SJ02099
17B	c1980	No Style	Garage	N/A	NC	Outside POS	N/A
18	1914	Mission	Residential	C	C	Retains Integrity	SJ02100
18B	1924	Frame Vernacular	Garage	C	C	Retains Integrity	N/A
19	1917	Craftsman	Residential	C	C	Retains Integrity	SJ02101
19B	--	--	Storage	C	C	Retains Integrity	N/A
20	1910	Folk Victorian	Residential	C	C	Retains Integrity	SJ02102
21	1917	Colonial Revival	Residential	C	C	Retains Integrity	SJ02103
21B	--	Frame Vernacular	Storage	--	NC	--	N/A
24	1914	Mediterranean Revival	Residential	C	C	Retains Integrity	SJ02105
28	1891	Queen Anne	Residential	C	C	Retains Integrity	SJ02106
28B	-	Frame Vernacular	Garage	-	NC	-	N/A
29	1924	Bungalow	Residential	NC	C	Retains Integrity	SJ02107
31	1914	Folk Victorian	Residential	C	C	Retains Integrity	SJ02108
32	1904	Queen Anne	Residential	C	C	Retains Integrity	SJ02109
32B	-	Frame Vernacular	Garage	-	NC	-	N/A
34	1922	Craftsman	Commercial	C	C	Retains Integrity	SJ02110
35	1914	Bungalow	Residential	C	C	Retains Integrity	SJ02111

No.	Built	Style	Use	1983 C/NC	2025 C/NC	Reason	Site ID
36	1930	Prairie	Residential	C	C	Retains Integrity	SJ02112
37	1916	Bungalow	Residential	C	C	Retains Integrity	SJ02113
37B	-	-	Storage	-	NC	-	N/A
38	1924	Frame Vernacular	Residential	NC	NC	Lacks Integrity	SJ02114
39	1914	Bungalow	Residential	C	C	Retains Integrity	SJ02115
39B	2007	No Style	Garage	N/A	NC	Outside POS	N/A
40	1910	Folk Victorian	Residential	C	C	Retains Integrity	SJ02116
41	1914	Bungalow	Residential	C	C	Retains Integrity	SJ02117
41B	c2010	No Style	Gazebo	N/A	NC	Outside POS	N/A
42	1914	Bungalow	Residential	C	C	Retains Integrity	SJ02118
42 ½	1914	Masonry Vernacular	Garage	C	C	Retains Integrity	SJ02119
45	1914	Bungalow	Residential	C	C	Retains Integrity	SJ02120
45B	1914	Frame Vernacular	Residential	C	C	Retains Integrity	SJ02121
50	1930	Masonry Vernacular	Residential	C	C	Retains Integrity	SJ02122
50B	1949	Frame Vernacular	Residential	NC	NC	Lacks Integrity	SJ07206
56	1960	Ranch	Residential	NC	C	Retains Integrity	SJ07208
58	1930	Gothic Revival	Residential	C	C	Retains Integrity	SJ02123
58B	c1983	No Style	Religious	N/A	NC	Outside POS	N/A
59	1969	Ranch	Residential	NC	NC	Outside POS	SJ07205
60	1916	Florida Cracker	Residential	C	C	Retains Integrity	SJ02124
60B	2016	No Style	Residential	N/A	NC	Outside POS	N/A
62	1904	Bungalow	Residential	C	C	Retains Integrity	SJ02125
62B	2002	No Style	Residential	N/A	NC	Outside POS	N/A
63	1918	Bungalow	Residential	C	C	Retains Integrity	SJ02126
63B	1979	No Style	Residential	N/A	NC	Outside POS	N/A
65	1920	Bungalow	Residential	C	C	Retains Integrity	SJ02127
65B	--	--	Storage	C	C	Retains Integrity	N/A
65 ½	1920	Bungalow	Residential	C	C	Retains Integrity	SJ02128
66	1910	Bungalow	Residential	C	C	Retains Integrity	SJ02129
67	1916	Folk Victorian	Residential	C	C	Retains Integrity	SJ02130
67B	c1960	Masonry Vernacular	Garage	C	C	Retains Integrity	N/A
68	1888	Florida Cracker	Residential	C	C	Retains Integrity	SJ02131
68B	-	-	Storage	C	C	Retains Integrity	N/A
69	1927	Craftsman	Residential	C	C	Retains Integrity	SJ02132
69B	c1924	Frame Vernacular	Garage	C	C	Retains Integrity	N/A
70	1888	Florida Cracker	Residential	C	C	Retains Integrity	SJ02133
72	c1910	Folk Victorian	Residential	C	C	Retains Integrity	SJ02134
72B	1970	No Style	Garage	C	C	Retains Integrity	SJ06488
75	1917	Bungalow	Residential	C	C	Retains Integrity	SJ02136
75B	c1930	Frame Vernacular	Garage	C	C	Retains Integrity	N/A
77	1916	Bungalow	Commercial	C	C	Retains Integrity	SJ02138
77B	c1983	No Style	Garage	NC	NC	Outside POS	N/A
Sevilla Street							
1	1917	Bungalow	Residential	C	C	Retains Integrity	SJ02146
1B	c2008	No Style	Storage	N/A	NC	Outside POS	N/A
3	1924	Bungalow	Residential	C	C	Retains Integrity	SJ02147

No.	Built	Style	Use	1983 C/NC	2025 C/NC	Reason	Site ID
3B	--	No Style	Garage	C	C	Retains Integrity	N/A
5	1922	Folk Victorian	Residential	C	C	Retains Integrity	SJ02148
8	1910	Folk Victorian	Residential	C	C	Retains Integrity	SJ02149
9	1900	Folk Victorian	Residential	C	NC	Lacks Integrity	SJ02150
9B	c2019	No Style	Garage	N/A	NC	Outside POS	N/A
10	1894	Folk Victorian	Residential	C	C	Retains Integrity	SJ02151
10B	-	No Style	Garage	C	C	Retains Integrity	N/A
11	1927	Neo-Classical Revival	Residential	C	C	Retains Integrity	SJ02152
11 ½	1927	Folk Victorian	Residential	C	C	Retains Integrity	SJ02153
12	1904	Folk Victorian	Residential	C	C	Retains Integrity	SJ02154
12B	c1924	Frame Vernacular	Garage	NC	C	Retains Integrity	N/A
14	1894	Folk Victorian	Residential	C	C	Retains Integrity	SJ02155
14B	2009	No Style	Residential	N/A	C	Outside POS	N/A
15	1927	Bungalow	Residential	C	C	Retains Integrity	SJ02156
15B	1915	Frame Vernacular	Residential	C	C	Retains Integrity	N/A
16	1911	Folk Victorian	Residential	C	C	Retains Integrity	SJ02157
17	1923	Bungalow	Residential	C	C	Retains Integrity	SJ02158
18	c2016	No Style	Residential	N/A	NC	Outside POS	N/A
18B	c2016	No Style	Garage	N/A	NC	Outside POS	N/A
19	1922	Colonial Revival	Residential	C	C	Retains Integrity	SJ02104
20	1903	Queen Anne	Residential	C	C	Retains Integrity	SJ02159
20B	1930	Frame Vernacular	Garage	C	C	Retains Integrity	N/A
21	1916	Prairie	Residential	C	C	Retains Integrity	SJ02160
21B	--	--	Garage	C	C	Retains Integrity	N/A
22	1907	Folk Victorian	Residential	C	C	Retains Integrity	SJ02161
22B	c2018	No Style	Residential	N/A	NC	Outside POS	N/A
22C	c2018	No Style	Garage	N/A	NC	Outside POS	N/A
23	1914	Bungalow	Residential	C	C	Retains Integrity	SJ02162
23B	1994	No Style	Residential	N/A	NC	Outside POS	N/A
24	1910	Colonial Revival	Residential	C	C	Retains Integrity	SJ02163
24B	c1980	No Style	Garage	N/A	NC	Outside POS	N/A
25	1922	Craftsman	Residential	C	C	Retains Integrity	SJ02164
25B	-	-	Storage	-	NC	-	N/A
27	1895	Richardsonian Romanesque	Religious	C	C	Retains Integrity	SJ00336
27B	1952	Masonry Vernacular	Religious	NC	C	Retains Integrity	SJ07209
27C	1895	Colonial Revival	Commercial	C	C	Retains Integrity	SJ02166
28	1964	Mid-Century Modern	Religious	NC	C	Retains Integrity	SJ07210
32	1894	Colonial Revival	Religious	C	C	Retains Integrity	SJ02167
33	1899	Colonial Revival	Residential	C	C	Retains Integrity	SJ02168
34	c1890	Venetian Renaissance Revival	Religious	C	C	Retains Integrity	SJ02169
36	1890	Venetian Renaissance Revival	Religious	C	C	Retains Integrity	SJ00084
44	1996	No Style	Educational	N/A	NC	Outside POS	N/A
48	1885	Mediterranean Revival	Commercial	C	C	Retains Integrity	SJ02171
48B	1930	Mediterranean Revival	Garage	C	NC	Lacks Integrity	SJ02172

No.	Built	Style	Use	1983 C/NC	2025 C/NC	Reason	Site ID
48C	c1995	No Style	Commercial	N/A	NC	Outside POS	N/A
50	2007	No Style	Educational	N/A	NC	Outside POS	N/A
St. Andrews Court							
1	1911	Bungalow	Residential	C	C	Retains Integrity	SJ01850
2	1911	Bungalow	Residential	C	C	Retains Integrity	SJ01851
3	1911	Florida Cracker	Residential	C	C	Retains Integrity	SJ01852
4	1904	Folk Victorian	Residential	C	C	Retains Integrity	SJ01853
6	1927	Frame Vernacular	Residential	C	C	Retains Integrity	SJ01854
7	1927	Bungalow	Residential	C	C	Retains Integrity	SJ01855
8	1927	Bungalow	Residential	C	C	Retains Integrity	SJ01856
10	1910	Mixed	Residential	C	C	Retains Integrity	SJ01857
Valencia Street							
2	1960	Other	Commercial	NC	NC	Lacks Integrity	SJ07242
6	1898	Colonial Revival	Educational	C	C	Retains Integrity	SJ02293
6B	1904	Other	Educational	C	C	Retains Integrity	SJ04861
6C	1935	Other	Educational	C	C	Retains Integrity	SJ07220
10	1987	No Style	Educational	N/A	NC	Outside POS	N/A
20[24]	1891	Folk Victorian	Commercial	C	C	Retains Integrity	SJ02295
20B	c1981	No Style	Storage	N/A	NC	Outside POS	N/A
33	1899	Folk Victorian	Residential	C	C	Retains Integrity	SJ02297
35	1930	Mediterranean Revival	Residential	C	C	Retains Integrity	SJ02298
35B	1930	Mediterranean Revival	Residential	C	C	Retains Integrity	SJ02455
38	1955	Mediterranean Revival	Residential	NC	C	Retains Integrity	SJ07243
38B	c1960	No Style	Residential	N/A	NC	Lacks Integrity	N/A
39	1904	Mediterranean Revival	Residential	C	C	Retains Integrity	SJ02299
39B	c1980	No Style	Garage	N/A	NC	Outside POS	N/A
41	1957	Ranch	Residential	NC	C	Retains Integrity	SJ07244
42	1955	Ranch	Residential	C	C	Retains Integrity	SJ07245
42B	c2008	No Style	Garage	N/A	NC	Outside POS	N/A
43	2004	No Style	Residential	N/A	NC	Outside POS	N/A
43B	2004	No Style	Garage	N/A	NC	Outside POS	N/A
45	1952	Minimal Traditional	Residential	NC	C	Retains Integrity	SJ07246
46	1951	Colonial Revival	Residential	NC	C	Retains Integrity	SJ06538
46B	c1951	Masonry Vernacular	Garage	NC	C	Retains Integrity	N/A
48	1955	Classical Revival	Residential	NC	C	Retains Integrity	SJ07247
49	1954	Ranch	Residential	NC	C	Retains Integrity	SJ07248
50	1951	Mid-Century Modern	Residential	NC	C	Retains Integrity	SJ07249
56	1954	Ranch	Residential	NC	C	Retains Integrity	SJ07250
59	1984	No Style	Educational	N/A	NC	Outside POS	N/A
59B	19xx	N/A	Educational	N/A	NC	Outside POS	N/A
62	1924	Bungalow	Residential	C	C	Retains Integrity	SJ02301
62 ½	1950	Other	Residential	NC	NC	Lacks Integrity	SJ07251
64	1899	Colonial Revival	Residential	C	C	Retains Integrity	SJ02302

[24] 20 Valencia and 20B Valencia were previously incorrectly listed as 30 Valencia and 30B Valencia

No.	Built	Style	Use	1983 C/NC	2025 C/NC	Reason	Site ID
65	1950	Ranch	Residential	NC	NC	Lacks Integrity	SJ07252
67	1927	Colonial Revival	Residential	C	NC	Lacks Integrity	SJ02303
68	1899	Craftsman	Residential	C	C	Retains Integrity	SJ02304
68B	2011	No Style	Garage	N/A	NC	Retains Integrity	N/A
69	1922	Bungalow	Residential	C	C	Retains Integrity	SJ02305
69B	1922	Masonry Vernacular	Garage	C	C	Retains Integrity	N/A
71	1971	Ranch	Residential	NC	NC	Outside POS	SJ07253
71B	1971	No Style	Garage	N/A	NC	Outside POS	N/A
72	1899	Folk Victorian	Residential	C	C	Retains Integrity	SJ02306
72B	c1960	Masonry Vernacular	Garage	NC	NC	Lacks Integrity	N/A
73	1927	Bungalow	Residential	C	C	Retains Integrity	SJ02307
73B	c1930	Frame Vernacular	Garage	N/A	C	Retains Integrity	N/A

SUMMARY

The Model Land Company Historic District is locally significant under Criterion A, in the areas of Archaeology, Agriculture, Commerce, Community Planning and Development, Education, Exploration and Settlement, Military, Politics and Government, and Religion, and under Criterion C: Architecture, for a period of 1839-1938. The neighborhood was designed to provide upscale housing and amenities for wealthy white seasonal vacationers, though it was soon permanent home to many of St. Augustine's local elite and working-class residents. There was a brief hiatus in construction during the Great Depression, before the neighborhood finished filling out the residential areas and transformed its western edge into a vibrant commercial corridor in the 1950s. Expanding the period of significance to 1968 acknowledges how the district's significance to Community Planning and Architecture extended into the post-WWII era, a transformative period in St. Augustine and Florida's historical development.

The neighborhood embodies mid-century suburban development within the core of St. Augustine, demonstrating how the community evolved with the times while maintaining its connections to its historic pass. It also embodies the evolution of tourism in the city, as the industry transitioned from catering to wealthy, elite northerners, who traveled by rail and stayed for the winter season, to middle-class families from across the country, traveling via the rapidly expanding network of highways and interstates for one-two week budget-friendly vacations. The mid-century building stock, comprised of Minimal Traditional, Ranch, and Mid-Century Modern houses and Vernacular and Mid-Century Modern commercial properties, physically embodies and visually communicates those historical trends, as expressed in the modernist architectural aesthetics of the era.

HISTORIC CONTEXT

Early Development

During the First Spanish Period (1565-1763) orange groves were the principal crop in the land surrounding the colonial city. The area was further defined after 1702 when Governor James Moore of South Carolina attacked and destroyed St. Augustine. Following the attack, the Spanish developed a well-designed, earthen work defense perimeter, north, south, and west of the colonial city. The Cubo Line, completed in 1704 and located just north of present-day Orange Street, extended from Castillo de Marcos to San Sebastian River. The western portion of the defense perimeter, Rosario Line, extended from Cubo Line at the current intersection of Orange and Cordova Streets, south to San Salvador Street where it continued at a ninety-degree angle to the Matanzas Bay. The Cubo Line divided the Model Land Company Historic District from the lands to the north.[25]

[25] Adams et. al. "Historic Sites and Buildings Survey of St. Augustine, Florida," 21; William R. Adams, *St. Augustine and St. Johns County: A Historical Guide*, (Sarasota: Pineapple Press, 2009), 63.

The first formal development in the area that would become Model Land was the establishment of Tolomato Cemetery in 1777. The nearby settlement of New Smyrna was home to large group of Minorcan immigrants, who primarily worked in agriculture. The settlement collapsed during the British Period (1763-1784), forcing the Minorcans to relocate to St. Augustine. Father Pedro Camps, their pastor, established the Tolomato Cemetery on the site of the former village. The cemetery is the oldest historic property in Model Land and represents "a cross-section of life in St. Augustine," including the grave of General Georges Biassou, a prominent leader in the Haitian Revolution.[26]

The would-be Model Land area continued to be used for orange groves and truck crops through the British Period. Upon the return of the Spanish in 1784, there were six parcels of land which continued to be used for agricultural purposes. Around a dozen houses were located near modern-day Orange Street, three of which were relatively large structures: the Sunnyside House (one of the first hotels constructed outside the colonial city), Ball Place, and Markland. The Anderson family owned Markland, as well as the southern portion of the district from 1821-1845. Dr. Andrew Anderson Sr. was a prominent New York physician before going into real estate development in St. Augustine. He purchased 20 acres of orange groves, which his wife, Clarissa Cochran Fairbanks Anderson, named Markland. Dr. Anderson began work on Markland's famed Greek Revival estate in 1839, but died shortly after leaving Ms. Anderson to supervise construction, which was complete in 1842. Viewed from St. Augustine's downtown plaza, Markland stood out prominently among the orange groves and became a popular destination for winter tourists.[27]

Henry Flagler and the Development of Florida's East Coast

Henry M. Flagler arrived in St. Augustine in 1885 and was actively engaged in the development of the community until his disinvestment of the Model Land Company in 1903. Flagler had earned his fortune as a leading partner in John D. Rockefeller's Standard Oil Company, which produced 95% of US oil, making Flagler one of the nation's wealthiest industrialists. Following the death of his first wife, Flagler came to St. Augustine on a honeymoon with his second wife during the 1885 winter season. Flagler was captivated by the history and architecture of the city, noting it "was the most unusual place I have ever seen." Flagler envisioned transforming St. Augustine into a winter Newport—a southern counterpoint to the summer resort for the nation's wealthy elite in Newport, Rhode Island—catering to a "class of people who are not sick, but come to enjoy the climate, have plenty of money, but could find no satisfactory way of spending it." Flagler began planning his transformation of the city. In December 1885, he purchased a controlling interest in his first railroad, the Jacksonville, St. Augustine, and Halifax

[26] Jennifer Edwards, "State's Oldest Planned Cemetery Opens Gates," *St. Augustine Record*, (Nov. 22, 2021); Edwards, "State's Oldest Planned Cemetery Opens Gates."
[27] Koch, Birds-Eye View of St. Augustine; Adams et. al. "Historic Sites and Buildings Survey of St. Augustine, Florida," 51-52.; Scardaville and Paarlberg, "Model Land Company Historic District", section 8-1; Monroe, "Markland," section 8-1; Clements and Clements, "Plan of the City of St. Augustine;" Thomas Graham, *The Awakening of St. Augustine: The Anderson Family and the Oldest City, 1821-1924* (St. Augustine: St. Augustine Historical Society, 1978), 27.

River Railway, which connected St. Augustine to Jacksonville. Florida "was a virtual wilderness during this period and remained on the fringes of early railroad activity," without a significant trunk line or regional network and existing lines serving primarily Jacksonville, Pensacola, and Tampa. Flagler swiftly brought direct rail service to St. Augustine, connecting it to the eastern seaboard. [28]

Model Land Company

Flagler created a Land Department within his FED Railroad company to manage, promote, and sell Flagler's extensive property holdings in Florida. The State offered 3,840 acres for purchase for every one mile of railroad development and increased the amount to 8,000 acres per mile or railroad south of Daytona, allowing Flager to amass just over two million acres as he extended the FEC Railroad down Florida's eastern seaboard, reaching Miami in 1896 and finally Key West in 1912. However, the majority of his landholdings were acquired though financial partnerships with other Florida corporations. In 1896, Flagler closed the Land Department and incorporated Model Land Company as a stand-alone development corporation to manage all his properties, including location-specific subsidies, such as Fort Dallas Land Company (Miami), Perrine Grant Land Company (Perrine), and Chuluota Land Company (Orlando-Kissimmee area). Model Land Company was headquartered in St. Augustine, with former Land Department head James E. Ingraham serving as its first president and employed local agents at its major developments. Model Land and the FEC worked in tandem to build communities along the railroad line to increase revenue from both freight and passengers. While residential and community development were the core of Flagler's development scheme, the majority of acres developed for agricultural purposes. Every settler had "to bring in everything he uses and send out everything he produces over my [FEC] railroad," representing approximately $300 in annual profits per settler. Model Land Company used a wide array of tactics to promote development and settlement of new cities, by which the company significantly impacted the economic, agricultural, political, and social development of Florida, particularly in transforming the southernmost part of the state "from a subtropical frontier to a modern civilization."[29]

Model Land Company suffered during the Great Depression, as both residential and agricultural development screeched to a halt and most of their lands that were well-suited for farming in South Florida had already been sold. Business conditions improved with Florida's post-WWII development

[28] Lemos, et al., *Carrere & Hastings, Architects,* 62-63; Graham, "Hotel Ponce de Leon," 15-16; Lisanne Renner, "Feelings of Gilt, Grandeur Abound at Henry Flagler's Flagship Hotel," *Orlando Sentinel*, (Nov. 22, 1987); Adams et. al. "Historic Sites and Buildings Survey of St. Augustine, Florida," 3; Susan R. Braden, *The Architecture of Leisure: The Florida Resort Hotels of Henry Flagler and Henry Plant*. (Gainesville: University Press of Florida, 2017), 23; Sarah McDonald, Meghan Powell, Patricia Davenport-Jacobs, and Brent M Handley, "Cultural Resource Assessment Survey for LJA Rail Bridge Replacement over San Sebastian River," (St. Johns County: LJA Rail, LLC, July 2020), 23-24, 28; Alfred Chandler, *The Railroads: The Nation's First Big Business*, (New York: Harcourt, Brace & World, Inc., 1965).

[29] Braden, *The Architecture of Leisure*, 25; Brown and Hudson, "Henry Flagler and the Model Land Company," 47-55; Stackhouse, "The Model Land Tract," 51-54.

boom and through the 1950s the company was primarily concerned with its developments in Miami. The Model Land Company remained in St. Augustine and managed land until its demise in 1967.[30]

Model Land Subdivision[31]

In February 1885, Dr. Andrew Anderson Jr., inheritor of the Markland, approached Flager about investing in St. Augustine, offering a large portion of his estate for purchase. Anderson was a respected physician, businessman, and local politician, helping Flager ingratiate himself amongst the city's elite and arrange land sales. From 1885 to 1889, Anderson and Flagler assembled approximately forty acres along the railroad line to increase revenue from both freight and passenger services, forming the Model Land Company Subdivision. The Model Land Company would repeat these community planning and land marketing strategies in its other FEC communities in the following decades, such as those in Palm Beach and Miami. In the late 19th and 20th centuries, developers such as Flagler and D.P. "Doc" Davis of nearby Davis Shores drained and infilled swamps and wetlands across the state. The Model Land Subdivision required considerable preparation before construction, resulting in the filling of Maria Sanchez Creek and the marshes west of Riberia Street and the installation of St. Augustine's first storm water drainage system. The infill increased his landholdings by a third. Flagler then laid out brick paved streets and sidewalks, with Spanish names in reference St. Augustine's Spanish colonial heritage. By 1895, the western marshes had become the local terminus of the FEC yards, a rail station and park. The core of the Model Land Subdivision is in the southeast portion of the district just north of Markland and Hotel Ponce de Leon and is comprised of large blocks with large lots designed for upscale, spacious seasonal residences, along with several churches and Flagler's personal residence, Kirkside. Notable seasonal residents include entrepreneur and developer Michael Cox Spades (33 Sevilla Street), hotelier O.D. Seavey (20 Valencia Street), former Secretary of War General John M. Scofield (20 Valencia Street), and FEC president and Model Land Company vice-president James E. Ingraham (32 Sevilla Street). The surrounding areas have more modestly sized lots and styled homes.[32]

[30] Brown and Hudson, "Henry Flagler and the Model Land Company," 56, 69; Frank J. Pepper, "Letter to William Kenan, Jr." Model Land Company Records, Box 96, Folder 1703, Special File 1703, (Jan. 21, 1944), University of Miami Libraries.
[31] For clarity, this nomination will use the phrase "Model Land" or "Model Land Subdivision" to reference the historic neighborhood and Historic District, and "Model Land Company" to reference the real estate development corporation.
[32] Scardaville and Paarlberg, "Model Land Company Historic District," section 8-1-3; Lemos, et al., *Carrere & Hastings, Architects*, 62; Graham, *The Awakening of St. Augustine,* 168-169; Adams et. al. "Historic Sites and Buildings Survey of St. Augustine, Florida;" William E. Brown and Karen Hudson, "Henry Flagler and the Model Land Company," *Tequesta* 56 (1996), 47; David Nolan, *The Houses of St. Augustine*, (Sarasota: Pineapple Press, 1984), 59; Thomas Graham, "St. Augustine Enters the Modern Era, 1877-1941," in *Oldest City: The History of St. Augustine*, ed. Susan Richbourg Parker (St. Augustine: St. Augustine Histroical Society, 2019), 199-222; H. Wellge, "View of the City of St. Augustine," (Brockton: Norris, Wellge, and Swift, 1885); Patricia Davenport-Jacobs, "SJ02168: 33 Sevilla Street," Historical Strcuture Form, (Tallahasee: Division of Historical Resources, Florida Master Site File, 2020); Patricia Davenport-Jacobs, "SJ02295: Seavey Cottage/Union General's House," Historical Strcuture Form, (Tallahasee: Division of Historical Resources, Florida Master Site File, 2020).

Flagler envisioned a grand hotel as the centerpiece of the new community, drawing new visitors to the ancient city. To make room for the enormous building, Flagler relocated Sunnyside House and Ball Place. Flagler commissioned fledgling New York architect Thomas Hastings to design his grand new hotel. Completed in 1887, Hotel Ponce de Leon became the centerpiece of the Model Land Subdivision and Flagler's vast hotel, railroad, and real estate empire. Flagler quickly followed Hotel Ponce de Leon with a flurry of new construction in short succession, including the Flagler Memorial Presbyterian Church, Grace Methodist Church and Rectory, and Kirkside, all in Model Land, as well as the Alcazar Hotel, just south of the district. Flagler gifted land for the Ancient City Baptist Church, a buff brick building designed in the Romanesque Revival style, completing a trio of religious edifices.[33] In 1903, Flagler conveyed his remaining thirty-seven acres of undeveloped land in Model Land to the Model Land Company, as his focus shifted to South Florida.[34]

1903-1929: Post-Flagler and the Florida Land Boom

St. Augustine, like communities throughout the state, prospered during the Florida Land Boom. Real estate values rose dramatically during this time. In virtually every community in the state, new subdivisions were platted and recorded, lots were sold and re-sold, and new buildings were constructed.[35] The Florida Land Boom peaked by in 1925, and in the following years the state's economy sharply declined due to congested transit lines, exacerbated by a lengthy railroad workers strike and eventual embargo against the FEC, the horrifically deadly hurricanes of 1926 and 1928, and over-valued, wildly speculative real estate promotions. The real estate market crash plunged the state into an economic depression prior to the national Great Depression, beginning in 1929.

In the early 20th century, Model Land Company moved away from catering to wealthy winter vacationers and concentrated sales on local workers, particularly FEC employees. Development focused on filling out the western portion of the district with small lots for housing railroad employees and prominently features the FEC Railway headquarters office complex, which was designed by local architect F.A Hollingsworth in 1914.[36] Land sales continued at a healthy clip until Model Land Company finished initial development of the area in the 1920s.[37] By 1930, the area west of Malaga Street contained a variety of rail-related buildings, including the passenger station, baggage room, offices, warehouses, carpenter shop, and a small park with a fountain, now called Railroad Park.[38]

[33] Adams et. al. "Historic Sites and Buildings Survey of St. Augustine, Florida," 61; Monroe, "Markland;" Lemos, et al., *Carrere & Hastings, Architects*, 62; Graham, *The Awakening of St. Augustine*, 168-169.
[34] Adams et. al. "Historic Sites and Buildings Survey of St. Augustine, Florida," 54.
[35] Patricia Davenport and Paul Weaver, "St. Augustine Inventory: St. Augustine National Register Historic District Survey Report," (Tallahassee: Division of Historical Resources, Florida Master Site File, 2016), 4.25.
[36] Adams et. al. "Historic Sites and Buildings Survey of St. Augustine, Florida," 54-55; Scardaville and Paarlberg, "Model Land Company Historic District," section 8-3.
[37] Adams et. al. "Historic Sites and Buildings Survey of St. Augustine, Florida," 54. All sales included here are annual averages.
[38] "Sanborn Fire Insurance Map," (St. Augustine: Sanborn Fire Insurance Company, 1930), sheet 22.

Several modest hotels were constructed in this section to cater to railroad passengers, such as the nonextant Terminal Hotel. In 1924, Elizabeth Bushnell Warden Ketterlinus donated land on Orange Street for St. Augustine High School to serve the rapidly growing community. F. A. Hollingsworth designed the school in the Mediterranean Revival Style and it was renamed Elizabeth Ketterlinus High School in 1928. At the time, Ketterlinus was the city's only high school and a landmark in the community.[39] In 1927, US Highway 1 was constructed just west of the district, which was a major transportation corridor during the first half of the twentieth century.[40]

1930-1968: Great Depression, World War II, and Post-War

Model Land Company suffered during the Great Depression, as both residential and agricultural development screeched to a halt and most of their lands that were well-suited for farming in South Florida had already been sold. Real estate development slowed dramatically in St. Augustine as well. Construction in the district ground to a halt in 1930 and would not begin again until 1938, when St. Augustine began to crawl out from under the Depression. Following Henry Flagler's death in 1915, Kirkside passed to his niece Louise Wise Lewis and after her death in 1938, the building was leased to the Christian University Foundation for night and correspondence courses.[41]

During World War II, Hotel Ponce de Leon was used as a Coast Guard Training Center. Between 1942 and 1945, "2,500 recruits trained and resided in several of the St. Augustine resort hotels at any one time," receiving basic and advanced training. The city also saw GI tourists from nearby bases, including NAS Jacksonville, Camp Blanding, Cecil Field, and Mayport.[42]

Following World War II, Florida's population grew rapidly to 2.75 million residents in 1950 and increased 63% between 1950 and 1958, a rate five times the national average.[43] With this came a building boom. Between 1954 and 1958, housing in Florida increased 77%.[44] Model Land was not immune to these changes—US Highway 1 was widened into four lanes and realigned in 1957, creating a major north-south thoroughfare at the western edge of the district. A small commercial area concentrated along the highway, with restaurants, retail, and other roadside tourism-oriented enterprises,

[39] "About Our School," https://www-kes.stjohns.k12.fl.us/about/
[40] McDonald, et al., "Cultural Resource Assessment Survey for LJA Rail Bridge Replacement over San Sebastian River," 49.
[41] Nolan, *Houses of St. Augustine*, 59.
[42] Braden, *The Architecture of Leisure*, 198-199; "Hotel Ponce DeLeon," Musuem of Florida History, Florida Department of State, accessed September 20, 2021; Paul Weaver, "From Winter Newport To Spanish Williamsburg, 1941-2015," in *Oldest City: The History of Saint Augustine,* ed. Susan Richbourg Parker, (St. Augustine: St. Augustine Historical Society, 2019), 224; Graham, "St. Augustine Enters the Modern Era," 210; Nowlin Klyne, "Historian Shares Stories About Florida in WWII," *The Intercom* 34, no. 8, (Cape Canaveral: Military Officers Association of America, Cape Canaveral Chapter, 2011).
[43] Powell, et al. "Town of Palm Beach," 21.
[44] Powell, et al. "Town of Palm Beach," 21; Michael Gannon, *Florida: A Short History*, (Gainesville: University Press of Florida, 1993); James C. Clark, *A Concise History of Florida*, (New York: The History Press, 2014); Davenport and Weaver, "St. Augustine Inventory."

catering to motorists vacationing in the city or passing through on their way farther south. This resulted in the demolition and relocation of some residences along the road, as well as some residential properties conversion for commercial use. Facing $20,000 in repairs Kirkside, the owners demolished the house and subdivided the property into modestly sized lots. This sparked a micro building boom in the district; 34 buildings were constructed in the decade, marking the most development since the 1920s. Parts of Kirkside were recycled throughout St. Augustine, including in Model Land. Notably, the columns from Kirkside were placed on the Kirkside Apartments at 55 Riberia Street on the former grounds of the Flagler estate. These new buildings represented a range of styles from Mediterranean Revival (38 Valencia Street) to Ranch (42 Valencia Street) to Masonry Vernacular (45 Carrera Street). As the population in and around St. Augustine continued to increase, St. Augustine High School opened in 1955, and Ketterlinus High School became a junior high school in 1960.[45]

In March of 1963, the Hotel Ponce de Leon was the site of demonstrations associated with the St. Augustine Civil Rights Movement. Vice President Lyndon B. Johnson visited the city to swear in members of a Quadricentennial Commission to celebrate its upcoming 400th birthday. The ceremony at the hotel was segregated, which sparked a wave of protests by local activists. Over the following year, the Southern Christian Leadership Conference (SCLC) and the local community invested significant resources in the city as a part of the Movement, and a number of protests occurred at the Hotel Ponce de Leon, including sit-ins in the hotel's restaurant. While St. Johns County did not implement an integration plan until 1971, Ketterlinus Junior High enrolled its first Black student in 1963. That same year, Fullerwood Elementary School received five black students.[46]

The FEC faced a number of changes in the post-war era. While freight services remained profitable, they lost significant demand for passenger services to air and auto travel. On January 13, 1963, 1,640 FEC employees (approximately 100 of whom lived in St. Augustine) went on strike. One of the longest labor disputes in the US, the strike continued for fourteen years (1963-1977). The fourteen-year strike (1963 to 1977) was marked by bombings and shootings and was "one of the longest labor disputes in United States History." The FEC terminated its passenger service in 1968, although it continued its freight service. As a result, the passenger station on Malaga Street became functionally obsolete and was subsequently demolished. The park surrounding the station, including landscape features, remains.[47]

[45] Scardaville and Paarlberg, "Model Land Company Historic District," section 8-3; Powell, et al. "Town of Palm Beach," 21; McDonald, et al. "Cultural Resource Assessment Survey for LJA Rail Bridge Replacement over San Sebastian River," 49; Nolan, *Houses of St. Augustine*, 58.
[46] "Four Counties Open Doors to Negros," *The Bradenton Herald*, Sep. 3, 1963, 9; A more detailed history of the Civil Rights Movement in St. Augustine can be found in Shiver, "Lincolnville Historic District," and David Colburn, *Racial Change and Community Crisis: St. Augustine, Florida, 1877-1980*, (Gainesville, University Press of Florida, 1991).
[47] Weaver, "From Winter Newport To Spanish Williamsburg," 227; Burton Altman, "'In the Public Interest?' Ed Ball and the FEC Railway War," *The Florida Historical Quarterly* 64, no. 1 (1985), 32.

Hotel Ponce de Leon saw a decline in visitors and officially closed in 1967. The following year, it was adapted for use as the newly established Flagler College, although renovations did not begin until 1975.[48] The building's conversion to an academic institution led to a change in the relationship of the building with its surroundings. Several of the former high-end residences in the district were purchased by the school and now serve as offices (including 74 Riberia Street; the Seavey Cottage; the Ponce de Leon Cottage at 9 Carrera Street; Markland; and 48 Sevilla Street). Additionally, the college also owns the former FEC offices at 1 Malaga Street (acquired 2006), which currently serve as student housing, and there are other properties in the district that have been converted to student/rental housing (including 138 King Street; 42 Saragossa Street; and 16 Mulvey Street).[49] The college undertook a restoration campaign starting in 1988. The building became a United States National Historic Landmark on February 21, 2006.

Another notable post-war development includes the construction of a new Ketterlinus Elementary School building on Orange Street. The new, contemporary building was constructed in 1971 around the old building by St. Augustine architect Craig Thorne, who also designed the Lewis Auditorium on Granada Street and assisted with several restoration projects for the college. The new school building takes up a significant footprint in the Model Land Historic District and was one of the last major developments within the neighborhood, before the original school was badly damaged by fire in 1981 and demolished soon after.

Comparative Context

Model Land was just the first of Flagler's residential developments in Florida. Unlike his work in St. Augustine, however, his later developments relied less on acquiring and selling land. In 1894, Flagler extended his railroad further south to Palm Beach and built the Hotel Royal Poinciana on the shores of Lake Worth.[50] Like the relationship between the Hotel Ponce de Leon and the Model Land neighborhood, Flagler created a neighborhood for hotel staff near the Royal Poinciana: the "worker city" of West Palm Beach. Flagler laid the city out in 1893, naming the streets after native plants, such as Banyan, Clematis, Lantana, Myrtle, Narcissus, Rosemary, and Tamarind. In 1894, the area Flagler developed was incorporated into the City of Palm Beach.[51] In Palm Beach, he constructed two grand hotels, the Royal Poinciana (1894; listed in the National Register in 2015) and the Breakers (1925; listed in the National Register in 1973). Flagler's winter residence, Whitehall, designed by the architects Carrere and Hastings in 1902, is located in West Palm Beach. It was added to the National Register of

[48] "Hotel Ponce de Leon becomes Flagler College." Flagler Forward, Flagler College, 2017, accessed Septmeber 20, 2021, https://www.flagler.edu/about/our-history/hotel-ponce-de-leon-becomes-flagler-college; Graham, "Hotel Ponce de Leon," 12-13, 24.
[49] Flagler College, "F.E.C. Towers." (St. Augustine, 2007)
[50] "Henry Flagler Biography," Henry Morrison Flagler Museum, accessed April 4, 2024, https://flaglermuseum.us/history/flagler-biography.
[51] "History," Westpalmbeach.com, accessed April 4, 2024, https://www.westpalmbeach.com/history/

Historic Places in 1972 and designated a National Historic Landmark in 2000. While he did have relatively extensive holdings in the town – he donated land for what is today the Royal Poinciana Chapel (1896) and established a golf course between the two hotels – the town's first real estate development was not until 1910 and Flagler had no recorded involvement with it, or any later developments. Moreover, the Spanish-influenced architectural design of the Hotel Ponce de Leon and Grace United Methodist Church, along with the neighboring Alcazar and Casa Monica Hotels, was not employed by Flagler in his resort hotels built in the 1890s.

Flagler's involvement in Miami is perhaps the most comparable to that in St. Augustine. Flagler's railroad reached Biscayne Bay by 1896, following a bid by the "Mother of Miami" Julia Tuttle and the Brickell family; they convince Flagler to extend his rail south after a disastrous freeze in 1894 virtually wiped out the agricultural industry in north Florida. Flagler dredged a channel, built streets, instituted the first water and power systems, and funded the town's first newspaper, the Metropolis.[52] Flagler was given land by a number of local landholders and although he did not develop all the land himself, he commissioned a great number of buildings for the FEC, for his employees, and for the community of Miami. Flagler's grand Hotel Royal Palm opened in 1897. During construction of the hotel, Flagler noticed that many of his workers were living in "crudely constructed tents" nearby.[53] To remedy this, Flagler ordered housing to be built for the working class of what would officially become the City of Miami in July of 1896. The buildings, referred to as the "Royal Palm Cottages," were in the same style as many of the homes located in Model Land; they were balloon frame structures in the Folk Victorian style painted in what the locals called "Flagler yellow." There were roughly thirty Royal Palm Cottages built in downtown Miami, though only one remains in Fort Dallas Park at 60 Southeast 4th Street, which was placed on the National Register of Historic Places in 1989. Flagler also constructed depots, storage structures, office buildings, and even a hospital for his railroad employees. For the city of Miami, he financed churches, commercial buildings, and an exhibition space known as the Horticultural Hall (1903). Although the FEC continued to be headquartered in St. Augustine, many Flagler employees settled in Miami. In fact, most of Miami's early developers and businessmen maintained ties with Flagler through the FEC. In 1895, when Miami boasted a population of 2,000 people, roughly half of them worked for Flagler.[54]

HISTORIC SIGNIFICANCE

Criterion A: Community Planning and Development

[52] "Henry Flagler Biography."
[53] Casey Piket, "Flagler's Royal Palm Cottages in Downtown Miami," Miami History, May 20, 2016, https://www.miami-history.com/p/flaglers-royal-palm-cottages-in-downtown-miami?utm_source=publication-search
[54] Braden *The Architecture of Leisure*, 230-231. Additional details on housing developments in Miami in Brown and Hudson, "Henry Flagler and the Model Land Company," 67-69.

The Model Land Company Historic District is locally significant under Criterion A: Community Planning and Development for a period of 1839-1968. The beginning point of the period of significance is defined by the construction of Markland in 1839, the Anderson family home which embodies the pre-Flagler era of development. The owner of Markland, Andrew Anderson Jr., was a close associate of Henry Flagler and helped him acquire land in the district. The initial vision for the area was as an upscale seasonal neighborhood for wealthy white vacationers, though the neighborhood soon became the permanent home to many of St. Augustine's local elite and working-class residents. There was a brief hiatus in construction due to the Great Depression, before the neighborhood finished filling out the residential areas and transformed its western edge into a vibrant commercial corridor in the 1950s. The neighborhood embodies mid-century suburban development within the core of St. Augustine, demonstrating how the community evolved with times while maintaining its connections to its historic pass. It also embodies the evolution of tourism in the city, as the industry transitioned from catering to wealthy, elite northerners, who traveled by rail and stayed for the winter season, to middle-class families from across the country, traveling via the rapidly expanding network of highways and interstates for one-two week budget-friendly vacations.

ARCHITECTURAL CONTEXT

Model Land was listed under Criterion C: Architecture for the significance of its collection of late nineteenth and early twentieth century buildings, which reflects the early developmental schemes and social composition of the neighborhood's early inhabitants. The initial stage of development began with the platting of lots and laying roads in 1885 and continued until the collapse of Florida's real estate market in the mid-1920s. Model Land is characterized by a wide variety of residential architectural styles, including nationally popular styles, such as Queen Anne and Craftsman, and locally originating styles, such as Florida Cracker and Mediterranean Revival. Houses range from the extraordinarily grand winter estates of the wealthy to the modest Bungalows of FEC employees. Model Land is also home to several landmark buildings of exceptional architectural significance, such as its three churches and Hotel Ponce de Leon.

The mid-20th century represents a second wave of significant development in the community and continues those earlier architectural themes of reflecting developmental patterns and the evolving social composition of the residents. Construction on the remaining undeveloped lots began again in 1939 and continued throughout WWII. Post-war prosperity caused a boom in both residential and tourism development across the nation and at a particularly fevered pace in Florida, which proved transformative for St. Augustine. While Model Land had long been the first stop for tourists entering St. Augustine via the FEC, the golden age of auto tourism (1927-1965) more fully enmeshed Model Land in the city's tourism industry. The last few undeveloped lots were built on at this time, while the widening of US-1 and demolition of Kirkside created a unique opportunity for Model Land to engage in the development craze sweeping the city without wide-scale demolition of older buildings. Running parallel to the railroad through Model Land, US-1 brought travelers directly into the neighborhood, where the newly

developed commercial corridor along the highway attracted motorists to stop for food and shopping. Several small hotels also opened during this time and several houses converted for use as over-night accommodations, such as bed-and-breakfasts. The commercial corridor is characterized by Commercial Vernacular or Mid-Century Modern buildings, though a few businesses converted prominent former residences for commercial use. The residential mid-century building stock is concentrated on the former Kirkside estate lands, with a few other examples scattered across the neighborhood, and is composed of nationally popular residential styles of the era, predominantly Minimal Traditional, Ranch, and Mid-Century Modern, with a handful of modern iterations of older styles, most notably the Colonial Revival Kirkside Apartments.

Frame Vernacular

Frame Vernacular refers to wood-framed buildings constructed by lay builders and contractors, often the homeowner, that do not strictly adhere to a defined architectural style, though builders often borrowed freely from popular local and national styles. Prior to the railroad, Frame Vernacular buildings were almost exclusively informed by their local architectural context and locally available building materials. The railroad gave local builders access to a seemingly endless variety of mass-produced building materials and publications from across the country, resulting in the first truly national styles and a staggering array of building designs. Frame Vernacular buildings do not have a discreet set of characteristics they necessarily adhere to, though those in Model Land share some common features. Most rest on piers of brick or concrete block, though poured concrete slab predominated after WWII. Roofs were generally gable, hip, or pyramidal and often clad in metal or synthetic shingles. Some exhibit more complex roof forms with dormers and cross-gables. Brick chimneys are common. Windows are typically double-hung with either wood or metal sash, though pane sizes enlarged over time, particularly post-war when exceptionally large picture windows and glass walls came into vogue. Porches on the front, side, or rear of the house are nearly universal. Frame Vernacular also includes sheds and outbuildings constructed for utility purposes with no ornamentation that indicates a higher style.

Masonry Vernacular

Masonry Vernacular refers to structural masonry buildings constructed by lay builders and contractors, often the homeowner, that do not strictly adhere to a defined architectural style, though builders often borrowed freely from popular local and national styles. Masonry Vernacular was uncommon in the area prior to the railroad but rose in popularity with the availability of concrete and concrete block. Masonry Vernacular became wildly popular post-WWII, as concrete was an inexpensive, durable, and highly flexible building material—perfect for meeting the needs of mass-housing production and modernist aesthetics. Like Frame Vernacular, Masonry Vernacular is not defined by a finite set of characteristics. In Model Land, Masonry Vernacular tend to have low-pitched roofs, clad in shingles or metal. The buildings are typically clad in stucco, though masonry veneers such as brick, stone, and rough-faced

concrete are also popular. In many cases, multiple types of masonry, and even wood, claddings are selectively used across buildings to accent fenestration and provide interest through a variety of material shapes, textures, and colors. Windows are typically double-hung metal sash, though pane sizes enlarged over time, particularly post-war when exceptionally large picture windows and glass walls came into vogue. Front and back porches are universal and are often incised underneath the main roof line.

Minimal Traditional

Evolving out of the Depression Era, Minimal Traditional houses represent restraint and economy without being austere. Primarily used for residential construction, the forms are compact and simple L-shaped, or rectangular with a shallow projecting cross gable roof with a low to moderate pitch and little to no eave. Facades are finished with wood siding, smooth stucco, brick, asbestos, or masonry veneers with varied windows that include casement, picture, and multi-pane or one-over-one sash windows arranged asymmetrically. There is little architectural ornamentation. The Minimal Traditional style buildings found in Model Land are representative of the time, having minimal features, but incrementally having details that would allow for the transition to compact Ranch style buildings. Examples include the buildings located at 12 Carrera Street (1950), 138 Markland Street (1950), and 7 Riberia Street (1941).

Ranch

While the Ranch style was a California design from the 1930s, it did not reach widespread use until the post-WWII period of the 1950s when it became the most popular form for residential construction. Most obvious characteristics include the wide, horizontal emphasis from the broad roof line and rectangular or L-shaped plan, picture window detail, asymmetry, and simple front entry which can be more detailed with aluminum porch supports and a multi-paneled wood door. Chimney features or slightly offset roofs accentuate the overall roof line, with attached carports, breezeways, or garages. Early iterations of the Ranch (sometimes called Ranchettes or Early, Minimal, or Compact Ranches) were typically smaller with less detailing, but still feature the strong horizontals and other characteristics of the later, more refined iteration of the style.[55] Examples include the buildings located at 53 Carrera Street, 56 (Photo 49) and 58 Riberia Street, 56 and 59 Saragossa Streets.

Mid-Century Modern

Mid-Century Modern architecture dates from the post-World War II era and is an amalgamation of various modernist movements. Buildings were usually constructed of concrete block or other masonry units with slab foundations; common features include low-pitched gable or flat roofs with medium to

[55] Davenport-Jacobs, Powell, and Scott, "Hurricane Irma Historic Resource Mitigation & Survey Update Report," 53; McAlester, *A Field Guide to American Houses,* 597-603.

wide overhanging eaves, slanted bean pole supports, smooth stucco exterior, and awning or jalousie windows. Eventually, windows became a key feature as they became larger and more prominent, such as trapezoidal windows in gable ends or window walls of single pane fixed glass. Another characteristic often used with this style is decorative grilles or ornamental masonry elements incorporated into the front porch or exterior carport wall and commonly referred to as concrete screen or "breeze" block. The style has a refined simplicity and is seen in residential structures in Florida communities.[56] Examples include the Ketterlinus Elementary School buildings and one of the Ancient City Baptist buildings at 28 Sevilla Street.

Architects: Carrère and Hastings

John M. Carrère (1858-1911) and Thomas Hastings (1860-1929) met while studying at the Ecole des Beaux Arts in Paris. Upon their return to the United States in the early 1880s, they worked at the office of McKim, Meade and White, then America's most prestigious architectural firm. They were mentored by McKim and White and maintained good relations with the principals even after they left to form their own practice.[57]

Carrère and Hasting's first major client was Henry Morrison Flagler, a parishioner of Hastings's father who was a Presbyterian minister. Flagler initially hired the firm in a limited capacity but, impressed with their talent and knowledge of historic architecture, gave them the commission for his grand hotel, the Ponce de Leon, in 1885. Carrère and Hastings pioneered the Spanish Renaissance Revival style in Florida through their design of the Hotel Ponce de Leon.[58] Carrère and Hastings proved masters of both the plan, a key principle of their Ecole de Beaux Arts training, and the use of poured concrete, an innovative building material. They adapted their design to St. Augustine's unique Spanish history and local building tradition to produce a Spanish Renaissance hotel which became world renown and established a national reputation of the firm.[59]

Carrère and Hastings continued to work with Henry Flagler and designed Kirkside, the Alcazar Hotel, and Grace United Methodist Church, and Whitehall, Henry Flagler's mansion in Palm Beach.[60] The firm continued to win high-profile projects in relatively quick succession, including Carrère serving as chief architect of the Buffalo 1891 Pan-American Exposition; the design for the New York Public Library (1911, the firm beat out their former employers for the commission); New York Metropolitan Opera

[56] Davenport-Jacobs, Powell, and Scott, "Hurricane Irma Historic Resource Mitigation & Survey Update Report," 51; McAlester, *A Field Guide to American Houses,* 629-635, 646.
[57] Adams et. al. "Historic Sites and Buildings Survey of St. Augustine, Florida," 134-135.
[58] Deibler, "Grace United Methodist Church," section 8- 1; Graham, "Hotel Ponce de Leon."
[59] Graham, "Hotel Ponce de Leon."
[60] Nolan, *Houses of St. Augustine*, 50, 58-59.

House; U.S. Senate Office Building; and "the Manhattan Bridge approaches and triumphal archway (1916)."[61]

Architect: Francis A. Hollingsworth

A native of Virginia, Francis A. Hollingsworth (1885-1974) originally came to St. Augustine to work for the FEC Railway in 1915 before opening his own office in 1922. He was a prolific local architect and has been credited, along with Fred Henderich, "for much of St. Augustine's appearance in the 1920s."[62] Some of his projects include the 1924 addition to The Record Building (listed in the National Register in 2006), the Jewish Synagogue at 163 Cordova Street, and the Atlantic Bank Building (24 Cathedral Place), the city's only skyscraper. In the Model Land Company Historic District, he designed the original (ca.1924) Ketterlinus School, FEC Railroad offices at 1 Malaga Street, Kirkside Apartments at 55 Riberia Street (1954), and his own house at 46 Valencia Street (1951).[63]

ARCHITECTURAL SIGNIFICANCE

The Model Land Company Historic District embodies a wide range of architectural styles and range from the palatial Spanish Renaissance Revival Hotel Ponce de Leon to modest bungalows for local FEC employees. Its development represents the evolution from Henry Flagler's plan for a wealthy enclave for wintering elites to the Model Land Company's focus on the local working class, and finally to mid-century development indicative of its time. This evolution has imparted the district with a distinct feeling and clear visual representation of the changing development focus across the first half of the 20th century. Expanding the period of significance to 1968 allows the district to fully encompass its developmental history and recognizes the architectural significance of the often-overlooked mid-century styles to the character of the community. The district contains a high concentration of contributing buildings and retains a high degree of architectural integrity, linkage, and continuity.

[61] "Carrere and Hastings;" Renner, "Feelings of Gilt, Grandeur Abound at Henry Flagler's Flagship Hotel."
[62] Beth Rogero Bowen and St. Augustine Historical Society, *St. Augustine in the Roaring Twenties*, (Charleston: Arcadia Publishing, 2012), 7-8.
[63] Patricia Davenport-Jacobs, "SJ01804: 55 Riberia Street," Historical Strcuture Form, (Tallahasee: Division of Historical Resources, Florida Master Site File, 2020); Patricia Davenport-Jacobs, "SJ06538: 46 Valencia Street," Historical Strcuture Form, (Tallahasee: Division of Historical Resources, Florida Master Site File, 2020); Jessica O'Reilly, "Villa del Lago: 157 Washington Street," *St. Augustine Social*, Sep. 25, 2018. www.staugustinesocial.com/villa-del-lago-157-washington-street/. ; Bowen and St. Augustine Historical Society, *St. Augustine in the Roaring Twenties*, 8.

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LATITUDE AND LONGITUDE POINTS

A: 81.3146937°W 29.8977301°N
B: 81.3139130°W 29.8922727°N
C: 81.3220360°W 29.8912380°N
D: 81.3221837°W 29.8926598°N
E: 81.3211791°W 29.8964889°N
F: 81.3207478°W 29.8971182°N

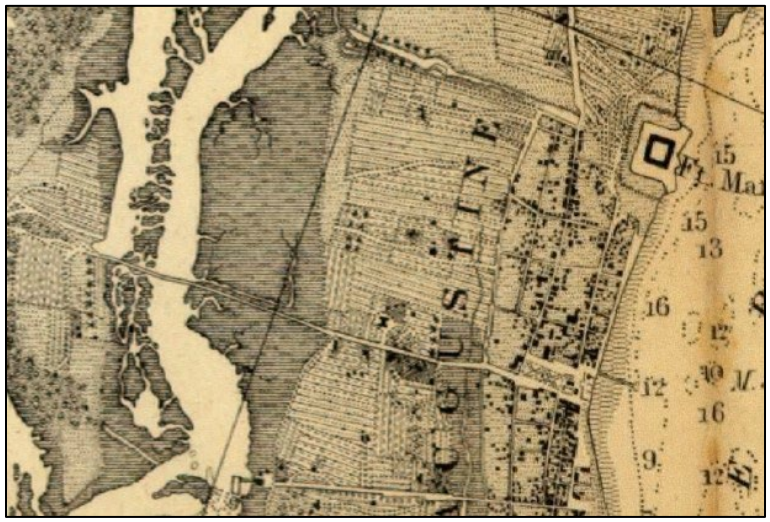
VERBAL BOUNDARY DESCRIPTION

BEGINNING: At a point (A) marking the NE corner of King Street and Cordova Street; proceed, NORTHWARD: following the east curb line of Cordova Street approximately 2,000 feet to the northern right-of-way of Orange Street (B); thence, WESTWARD: following the northern right-of-way of Orange Street approximately 180 feet to the western right-of-way of Cordova Street; thence, NORTHWARD: following the western right-of-way of Cordova Street approximately 320 feet; thence, WESTWARD: following the rear property line of Parcel no. 1961600000 approximately 1,450 feet to the eastern right-of-way of Riberia Street; thence SOUTHWARD: following the eastern right-of-way of Riberia Street approximately 175 feet to the northern right-of-way of Orange Street; thence WESTWARD: following the northern right-of-way of Orange Street approximately 480 feet to the east curb line of U.S. 1 (C); thence, SOUTHWARD & WESTWARD: along the east curb line of U.S. 1 to a point (D) where it intersects with the low tide mark of the San Sebastian River; thence, SOUTHWARD: along the low tide mark of said River to the southern right-of-way of King Street (E); thence, EASTWARD: following the southern right-of-way of King Street to the point of beginning (A).

BOUNDARY JUSTIFICATION

District boundaries were delineated to encompass the greatest extent of resources identified as contributing to the development of Model Land Company Historic District during the period of significance (1839-1968). The small parcel north of Orange Street, between Orange and Riberia Streets, is the section that is being added in the Boundary Increase.

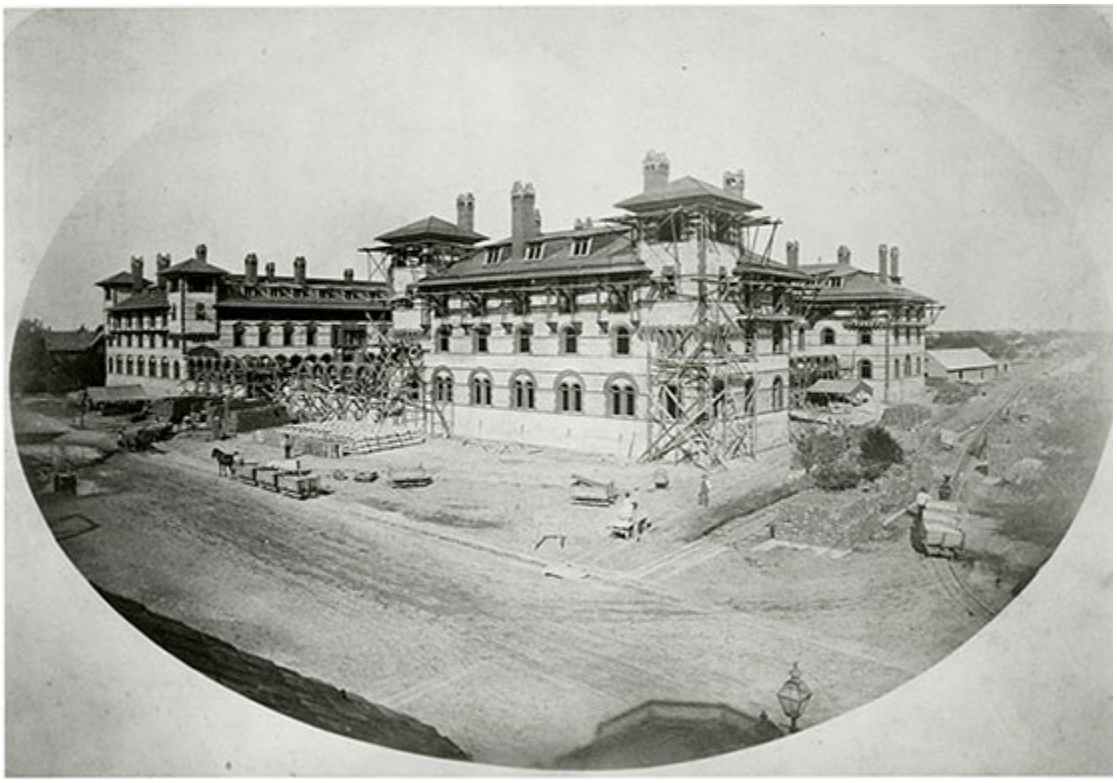
ADDITIONAL DOCUMENTATION (Figures, Plans, Historic Photos)



St. Augustine Harbor Chart, 1862. Courtesy of NOAA Office of Coast Survey, nauticalcharts.noaa.gov.



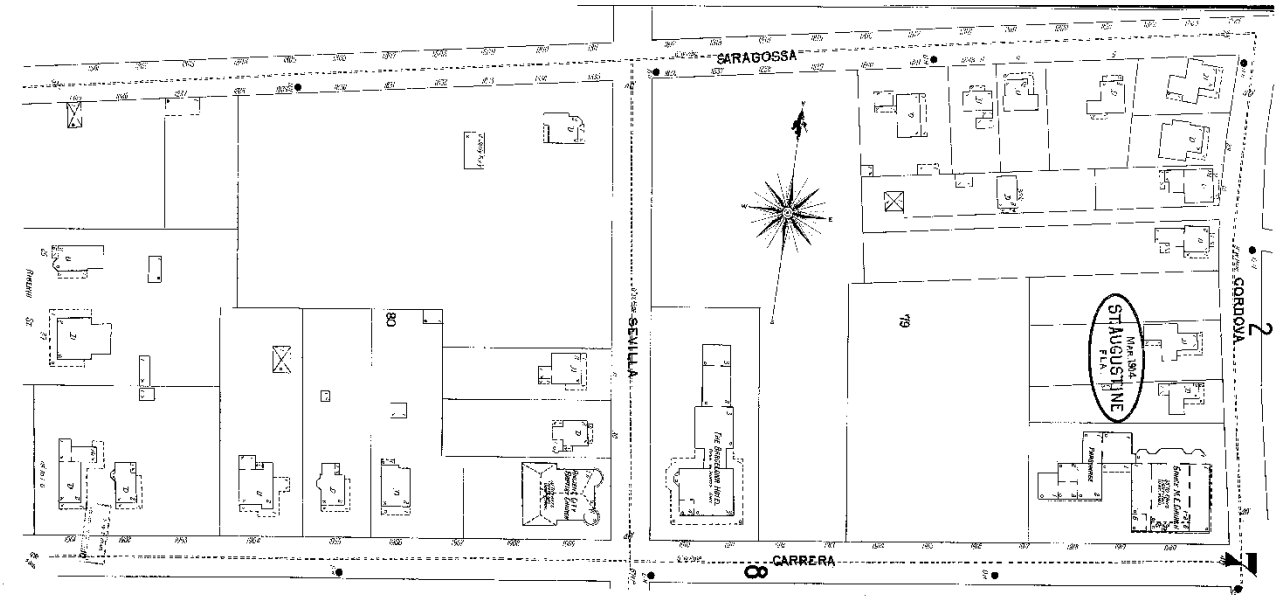
A stylized map depicting developed lots in Model Land (1885) from a bird's eye view of St. Augustine, Florida. Image courtesy State Library of Florida Map Collection.

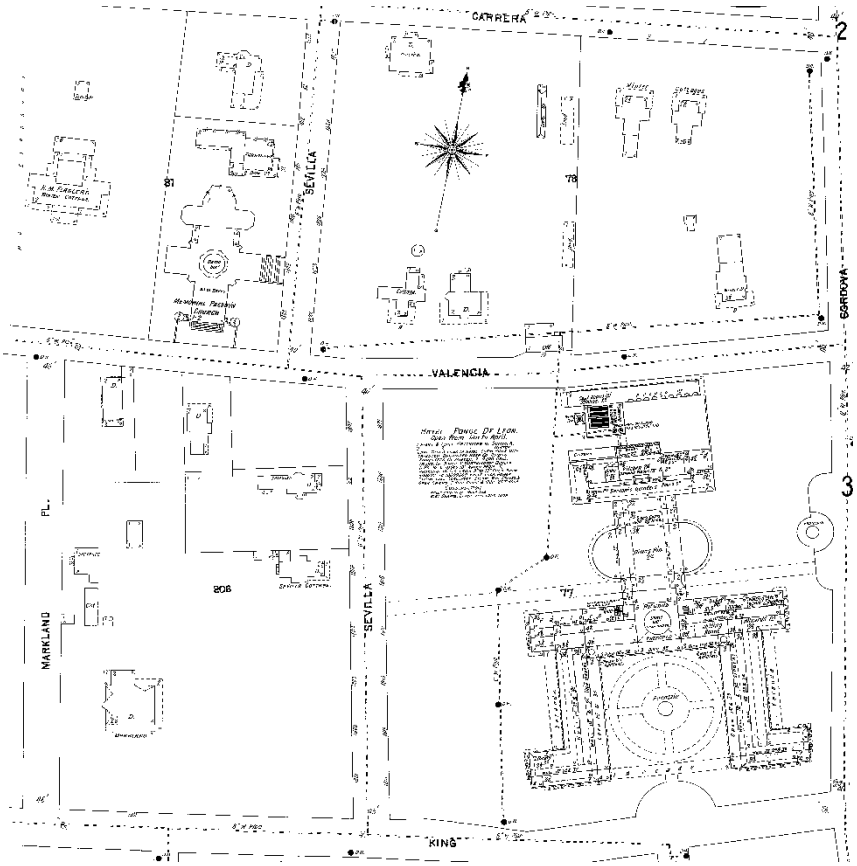


Hotel Ponce de Leon under construction, 1886. Image courtesy of Flagler College Archives.

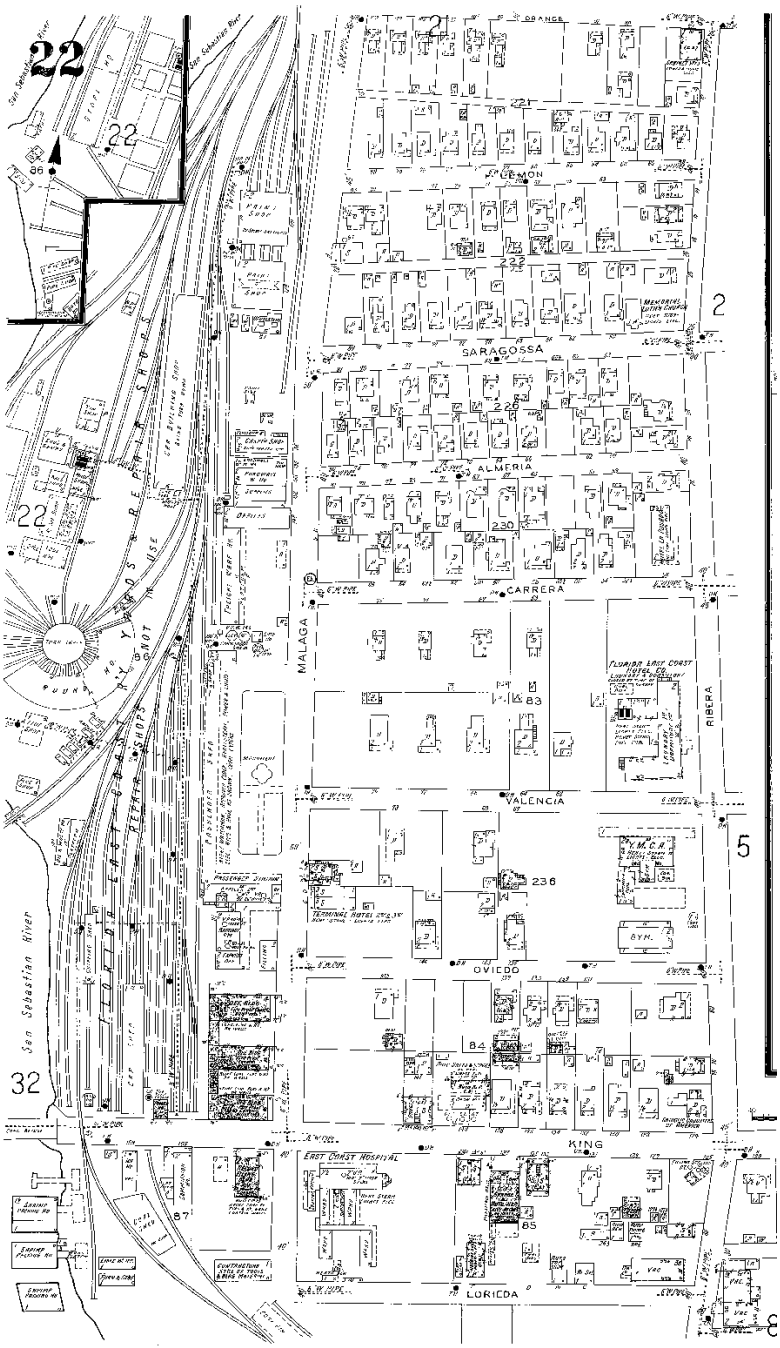


Kirkside, Henry Flagler's house, in ca. 1892. Image courtesy *Palm Beach Social Diary*.

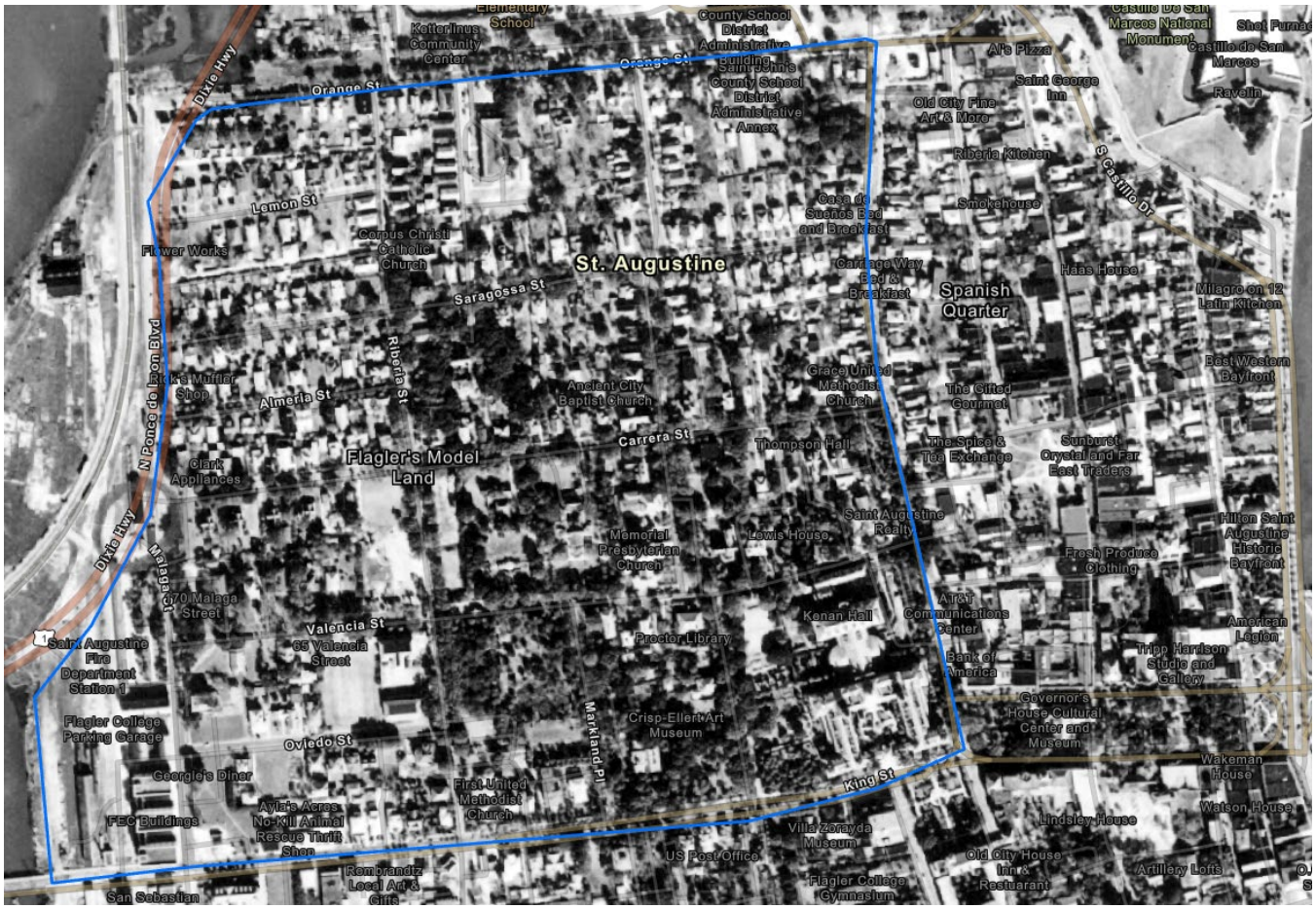




Excerpts from the 1904 Sanborn Map (sheet 7, above, and 8, right). Based on the maps, this represents most of the construction in the district up to this point.



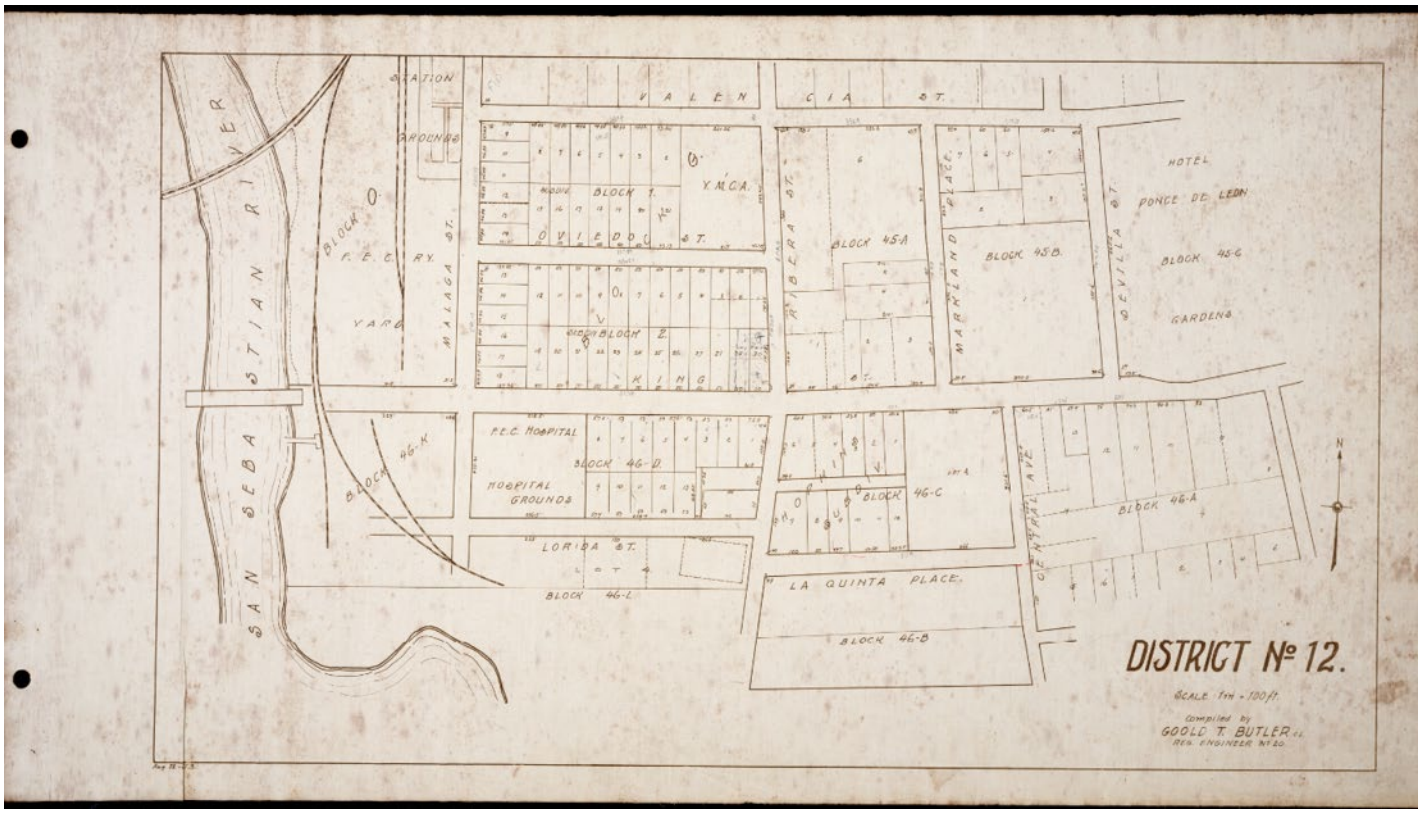
An excerpt from the 1946 Sanborn Map (sheet 22), showing the FEC Railroad yard.



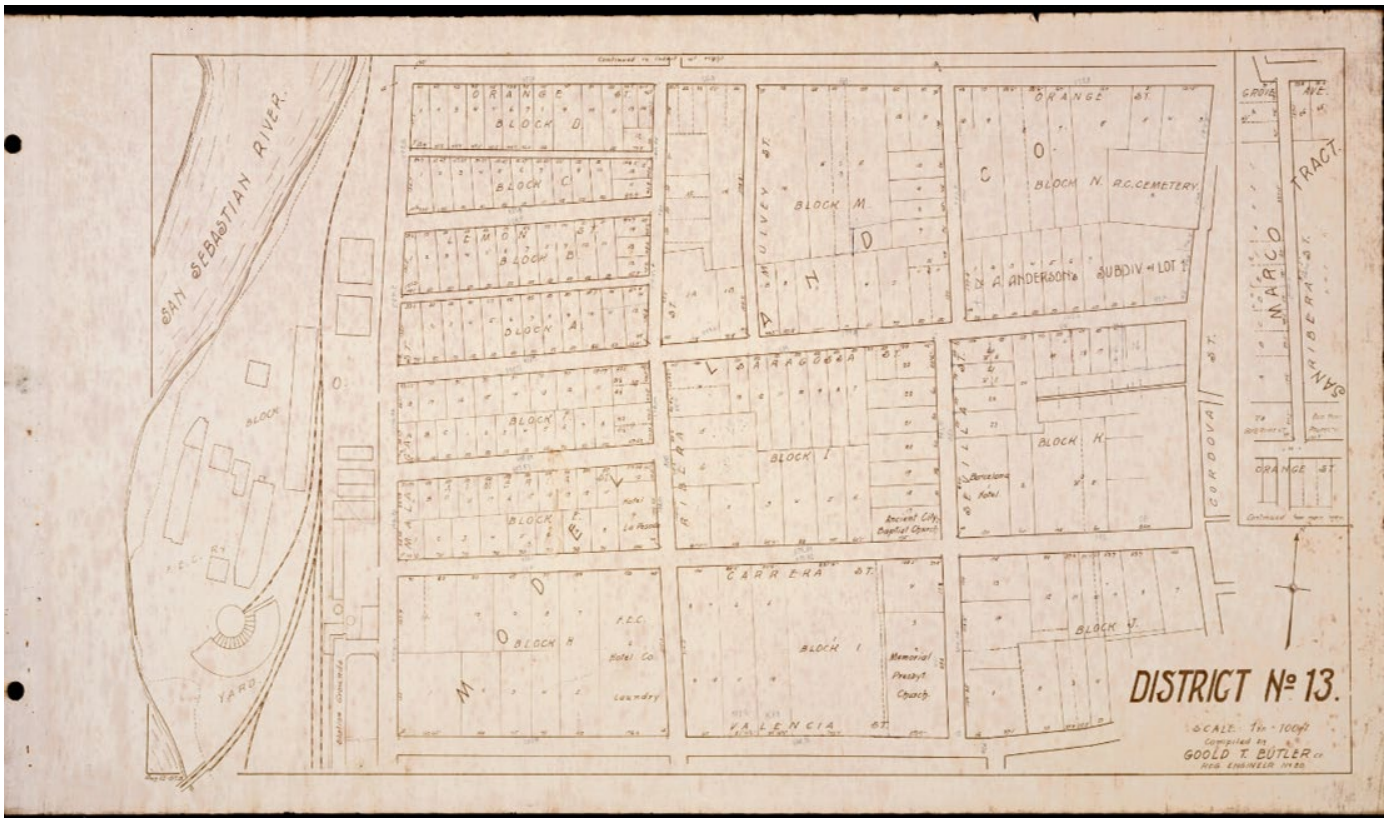
An excerpt from the University of Florida Digital Collections (aerial photography: Florida); January 9, 1952, flight DQE-6-211. Hybrid Reference Layer overlayed for spatial identification.



An excerpt from the University of Florida Digital Collections (aerial photography: Florida); May 14, 1960, flight CZA-3AA-95. Hybrid Reference Layer overlayed for spatial identification. Note the new construction of US 1 along the western boundary of the district.



Official Plat Map of District No.12 of the Model Land Company, 1923, by Gould T. Butler



Official Plat Map of District No.13 of the Model Land Company, 1923, by Gould T. Butler

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered, and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and does not need to be labeled on every photograph.

Property Name:	Model Land Company Historic District				
City or Vicinity:	St. Augustine	County:	St. Johns	State:	FL
Photographer:	Various	Date Photographed:	Various		

Verification that photos over a year old are a true representation of the existing building or district

Description of photograph(s) and number, including description of view indicating direction of camera:

1. Railroad Park, facing northwest. The fountain in the middle ground was commissioned by Flagler in ca. 1889. Meghan Browning, April 29, 2024.
2. The intersection of Malaga and Valencia Streets, facing east. Meghan Browning, April 29, 2024.
3. Valencia Street, facing east. Meghan Browning, photographer; April 29, 2024.
4. Sevilla Street at Saragossa intersection, facing south. Meghan Browning, April 29, 2024.
5. 63 Orange Street, facing south. Lillian Rae Shropshire, April 29, 2024.
6. Wiley Hall, located at 6 Valencia Street, facing northeast. Meghan Browning, April 29, 2024.
7. Lemon Street, facing east. Meghan Browning, April 29, 2024.
8. 8 Mulvey Street, facing west. Meghan Browning, April 29, 2024.
9. 42 Saragossa Street, facing northwest. Meghan Browning, April 29, 2024.
10. 6 Saragossa Street, facing northeast. Lillian Rae Shropshire, April 29, 2024.
11. 74 King Street, facing northwest. Meghan Browning, April 29, 2024.
12. 56 Valencia Street, facing northeast. Also visible is the Flagler-era brick street and brick-lined sidewalk. Meghan Browning, April 29, 2024.
13. 42 Valencia Street, facing north. Meghan Browning, April 29, 2024.
14. 46 Valencia Street, facing north. Lillian Rae Shropshire, April 29, 2024.
15. Ketterlinus Elementary School, facing south. Lillian Rae Shropshire, April 29, 2024.
16. Mulvey Street, facing northwest. Meghan Browning, photographer; April 29, 2024.
17. FEC Railroad offices at 1 Malaga Street, facing northwest. Meghan Browning, April 29, 2024.
18. Markland, at 102 King Street, facing southeast. Lillian Rae Shropshire, April 29, 2024.
19. Grace United Methodist Church at 8 Carrera Street, facing northwest. Meghan Browning, April 29, 2024.
20. 78 Lemon Street, facing north. Lillian Rae Shropshire, April 29, 2024
21. The Marsh House, 69 Valencia Street, facing southeast. Lillian Rae Shropshire, April 29, 2024.

22. 16 Saragossa Street, Facing north. Lillian Rae Shropshire, April 29, 2024
23. 138 King Street, facing north. Meghan Browning, April 29, 2024.
24. 32 Saragossa Street, facing north. Lillian Rae Shropshire, April 29, 2024.
25. 70 Lemon Street, facing north. Meghan Browning, April 29, 2024.
26. Kirkside Apartments at 55 Riberia Street, facing north. Lillian Rae Shropshire, April 29, 2024.
27. The Ingraham House at 32 Sevilla Street, facing west. Meghan Browning, April 29, 2024
28. The former Old City Bible Church at 132 Oviedo Street. Meghan Browning, April 29, 2024.
29. Flagler Memorial Presbyterian Church at 36 Sevilla Street, facing northeast. Meghan Browning, April 29, 2024.
30. Anderson Cottage at 48 Sevilla Street, facing north. Meagan Scott, October 30, 2020.
31. 7 Riberia Street, facing east. Althea Wunderler-Selby, December 15, 2020.
32. 141 Oviedo Street, facing south. Althea Wunderler-Selby, October 30, 2020.
33. 7 Riberia Street, facing east. Althea Wunderler-Selby, December 15, 2020.
34. Ponce de Leon Cottage at 9 Carrera Street, facing east. Meghan Browning, April 29, 2024.
35. 16 Riberia Street, facing east. Meghan Browning, April 29, 2024.
36. 74 Riberia Street, facing west. Meghan Browning, April 29, 2024.
37. First United Methodist Church, 118 King Street. Lillian Rae Shropshire, April 29, 2024
38. Ancient City Baptist Church, 27 Sevilla Street, facing northwest. Meghan Browning, April 29, 2024.
39. Tolomato Cemetery, facing southwest. Lillian Rae Shropshire, April 29, 2024
40. Henry M. Flagler Statue, facing northwest. Lillian Rae Shropshire, April 29, 2024
41. 45 Carrera Street, facing south. Sarah McDonald, October 14, 2020.
42. 51 Carrera Street, facing west. Katie Fitzpatrick, December 15, 2020.
43. 60 Carrera Street, facing north. Meagan Scott, December 15, 2020.
44. The Seavey Cottage, 30 Valencia Street, facing northwest. Meghan Browning, April 29, 2024.
45. 27 Riberia Street, facing east. Lillian Rae Shropshire, April 29, 2024.
46. 24 Saragossa Street, facing north. . Lillian Rae Shropshire, April 29, 2024
47. 38 Valencia Street, facing north. Meghan Browning, April 29, 2024.
48. 83 Orange Street, facing southwest. Meagan Scott, December 15, 2020.
49. 56 Saragossa Street, facing north. Meghan Browning, April 29, 2024.
50. 80 Markland Place, facing west. Lillian Rae Shropshire, April 29, 2024.
51. Facing east down King Street. Lillian Rae Shropshire, April 29, 2024.
52. Facing west down King Street. Lillian Rae Shropshire, April 29, 2024.
53. The intersection of Valencia and Cordova Street, facing south. Lillian Rae Shropshire, April 29, 2024.
54. Cordova Street, facing west. Lillian Rae Shropshire, April 29, 2024.
55. Carrera Street, facing south. Lillian Rae Shropshire, April 29, 2024.

56. The intersection of Carrera and Sevilla Streets, facing north. Lillian Rae Shropshire, April 29, 2024.
57. Facing north up Sevilla Street. Lillian Rae Shropshire, April 29, 2024.
58. Facing west down Saragossa Street. Lillian Rae Shropshire, April 29, 2024.
59. The intersection of Saragossa Street and US-1. Lillian Rae Shropshire, April 29, 2024.
60. Facing west down Orange Street. Lillian Rae Shropshire, April 29, 2024.
61. Facing east down Orange Street. Lillian Rae Shropshire, April 29, 2024.

PHOTOS ARE AVAILABLE VIA HARB PACKET LINK

OR LINK TO PHOTOS AVAILBLE UPON REQUEST














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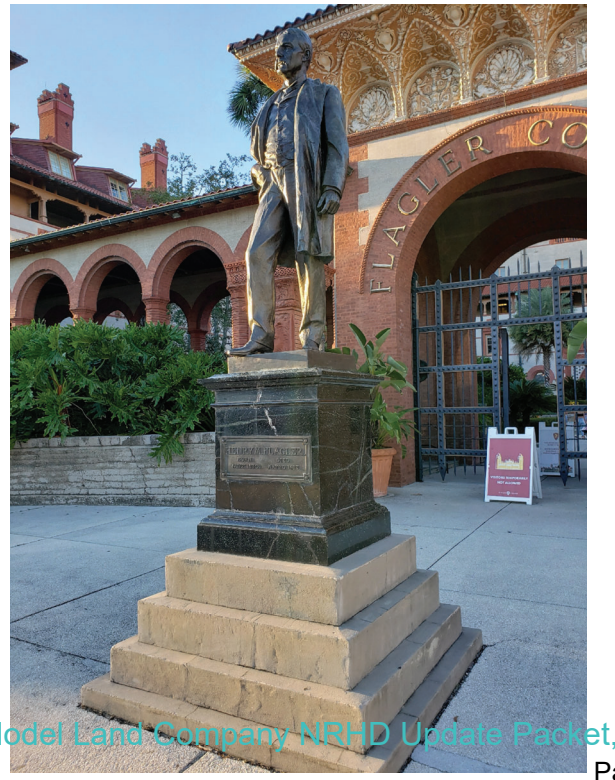











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MEMORANDUM

TO: **Historic Architectural Review Board (HARB)**
DATE: **October 16, 2025**
RE: **Review of final deliverables from two Florida Division of Historical Resources (DHR) FY25 Small Matching Grants projects recently completed**

After submitting applications on June 1, 2023 to the Division of Historical Resources, the City of St. Augustine was awarded two FY2025 Small Matching Grants for $50,000 each. Funding became available July 1, 2024 for the following: a Survey grant for St. Augustine Survey Update Part 6 to conduct a survey of architecture from the Recent Past and a Heritage Education grant to highlight St. Augustine architecture leading up to and from the Recent Past. The City issued two Request for Proposals to procure professional services in cultural resource management for each of the grants. The RFP response review team reviewed three proposals for each grant. The proposals by the cultural resource management consultant firm Chronicle Heritage (formerly Paleo West) were selected by the RFP response review team.

Per the Small Matching Grant guidelines, the final deliverables were to be completed by June 30, 2025, so the timeline was short. As the Historic Preservation Officer, I worked closely with Chronicle Heritage to successfully complete these two large grant projects. Two extensions were approved and the grant was recently closed out.

Survey Grant:

Final deliverables consisted of 441 Florida Master Site File (FMSF) surveys and a *St. Augustine Survey Update Part 6: Architecture from the Recent Past* report, written upon completion of the survey: Because of the large size, please see the link to the report online with the October 16, 2025 HARB packet, which allows you to read the report online or download.

Highlights from ***St. Augustine Survey Update Part 6: Architecture from the Recent Past*** **REPORT**
Executive Summary: (page i)
COSA identified resources based on property appraiser data and FMSF site file searches to be previously unrecorded and constructed within the survey period of 1940 to 1980. The survey area overlapped seven NRHP-listed districts, in which some resources were located but not documented as contributing.

Chronicle Heritage conducted an intensive survey of the survey areas, documenting them through photo documentation, notes, and FMSF form documentation. Per the grant agreement language, Chronicle Heritage documented 441 historical resources comprising 399 newly recorded resources and 42 resources that, while originally presumed to be unrecorded, were found to be previously recorded. Six resources were recorded as being demolished during the survey.

Of the documented resources, three (SJ08412, SJ03467, and SH08484) are recommended individually eligible for the NRHP. Chronicle Heritage additionally recommends Davis Shores for listing as a new NRHP district.

The survey revealed that most of the 441 evaluated resources, 178 (40%), were constructed during the Contemporary Period (1960-1973). A comparable amount, 160 (35%) resources, dates to the Modern Period (1974 to current). Of the remaining resources, 97 (22%) date to the World War II (WWII) and Aftermath Era (1952-1959), and 10 (2%) date to the Great Depression and New Deal Period. Two resources, each dating to the Progressive Era (1890-1918) and the Florida Land Boom (1919-1929), respectively, comprised 0.2 percent of the survey results. The distribution of documented resources across periods of development reflects the historical developmental booms in the COSA, notably during the WWII and Aftermath and Contemporary periods. The distribution of documented resources also illustrates gaps in previous surveys.

Heritage Education Grant Project

A Closer Look Beyond the Ancient City's Colonial Heritage, to our Recent Past

Final deliverables consisted of the four (4) StoryMaps that are available online at the links below

The Architecture of St. Augustine's Recent Past:
https://arcg.is/mKzmm0

Where We Gathered: Community Spaces in West Augustine:
https://arcg.is/Srrzu

St. Augustine: Historic Streets, Modern Wheels:
https://arcg.is/1CbD5v0

Davis Shores and the Bridge to the Future: How D.P. Davis Shaped Anastasia Island:
https://arcg.is/1jHP4v0

There is a lot of information to go through with these interesting deliverables, which we can do at future HARB meetings. This is being provided to you so you can start looking through them as time allows.

Please contact me if you have any questions. And we appreciate your support of our city's wonderfully unique and special historic resources, which extend well into the recent past!

Julie Courtney
Historic Preservation Officer
Planning & Building Department
E jcourtney@citystaug.com | P 904.209.4283

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St. Augustine Survey Update Part VI: Architecture from the Recent Past

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Lillian Hutzell, M.H.P.
Emily Ford, M.S.H.P.
August 26, 2025

St. Augustine Survey Update Part VI: Architecture from the Recent Past

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Prepared for:
City of St. Augustine, Florida

Technical Report No.: 25-286
FDHR Grant#: 25.h.sm.200.098

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916 East Park Avenue
Tallahassee, Florida 32301
(850) 296-3669

August 26, 2025

Executive Summary

On behalf of the City of St. Augustine (COSA), PaleoWest, LLC dba Chronicle Heritage (Chronicle Heritage) conducted an architectural survey of historic resources within the municipal boundary of St. Augustine (Project). The Project was funded through a small matching grant from the Florida Division of Historical Resources (FDHR), Florida Department of State. The purpose of the Project was to identify, document, and evaluate all historic resources built from 1940 to 1980 that had not been previously recorded, and to provide the COSA with an updated inventory of contributing and non-contributing resources in the Project area and recommendations for eligibility for listing in the National Register of Historic Places (NRHP).

Survey methods Chronicle Heritage implemented followed those outlined in *Module 3: Guidelines for Historic Preservation Professionals* (FDHR 2003). This report conforms to Chapter 1A-46 of the *Florida Administrative Code: Archaeological and Historical Report Standards and Guidelines* (Florida Department of State 2016). Resources were evaluated for listing in the NRHP. Documentation forms, maps, and GIS shapefiles were submitted to the Florida Master Site File (FMSF).

COSA identified resources based on property appraiser data and FMSF site file searches to be previously unrecorded and constructed within the survey period of 1940 to 1980. The survey area overlapped seven NRHP-listed districts, in which some resources were located but not documented as contributing.

Chronicle Heritage conducted an intensive survey of the survey areas, documenting them through photo documentation, notes, and FMSF form documentation. Per the grant agreement language, Chronicle Heritage documented 441 historical resources comprising 399 newly recorded resources and 42 resources that, while originally presumed to be unrecorded, were found to be previously recorded. Six resources were recorded as being demolished during the survey.

Of the documented resources, three (SJ08412, SJ03467, and SH08484) are recommended individually eligible for the NRHP. Chronicle Heritage additionally recommends Davis Shores for listing as a new NRHP district. Individual listing and contributing status in an NRHP-listed historic district offer the same level of recognition for historic properties and provide access to the same opportunities, such as federal historic tax credits. Chronicle Heritage also produced an updated inventory of the surveyed resources, including a list of building addresses, styles, construction dates, recommended individual NRHP eligibility, and recommended contributing or non-contributing district eligibility.

The survey revealed that most of the 441 evaluated resources, 178 (40%), were constructed during the Contemporary Period (1960-1973). A comparable amount, 160 (35%) resources, dates to the Modern Period (1974 to current). Of the remaining resources, 97 (22%) date to the World War II (WWII) and Aftermath Era (1952-1959), and 10 (2%) date to the Great Depression and New Deal Period. Two resources, each dating to the Progressive Era (1890-1918) and the Florida Land Boom (1919-1929), respectively, comprised 0.2 percent of the survey results. The distribution of documented resources across periods of development reflects the historical developmental booms in the COSA, notably during the WWII and Aftermath and Contemporary periods. The distribution of documented resources also illustrates gaps in previous surveys.

The resources recorded in the survey area were overwhelmingly (73.6%) single-family residences, which is in keeping with the developmental history of many parts of the survey area as residential neighborhoods. Following residential purposes, 108 (24.5%) were commercial buildings, 4 (.9%) were churches and other religious buildings, 3 (.6%) were schools, and one surveyed resource was

a firehouse. The predominance of residential buildings is indicative of the residential boom that took place in St. Augustine following WWII. Commercial buildings clustered around Ponce de Leon Boulevard (U.S. Highway 1) and Anastasia Boulevard (A1A) indicate the increase of automobile traffic and accessibility in the same time period.

The results of this Project serve as an archival record of twentieth-century structures in St. Augustine at the time of the survey. The historical overview contained in this report provides a historical and developmental context for each historic district and presents context for resources constructed after the district's current periods of significance. This survey provides a foundation for amending the NRHP-listed districts to reflect changes in the built environment. Ultimately, this work forms the basis for future preservation efforts in St. Augustine.

Acknowledgements

Chronicle Heritage would like to thank the communities of St. Augustine for their assistance and extensive knowledge of the survey areas. We are particularly appreciative of Julie Courtney, Historic Preservation Officer, COSA, for her management of the Project, knowledge of St. Augustine districts and communities, and commitment to historic preservation in St. Augustine.

Our fieldwork team thanks the residents of St. Augustine who showed appreciation for their neighborhoods and a desire to preserve their community's shared history. District residents permitted photographs, answered questions about their properties, and were respectful of Chronicle Heritage's field employees. Chronicle Heritage hopes that this survey will continue to provide helpful information for future historic preservation efforts in St. Augustine.

This Project is sponsored in part by the Department of State, FDHR, and the State of Florida. A Small Matching Grant was awarded to the COSA by the State of Florida, Department of State, FDHR.

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Appendices

Appendix A. Resource Tables and Inventory
Appendix B. Survey Log and Report Maps
Appendix C. Results Maps

Chapter 1. Project Location and Purpose

PaleoWest, LLC dba Chronicle Heritage (Chronicle Heritage) conducted an architectural survey within the municipal boundary of the City of St. Augustine (COSA), Florida (Project; Figure 1-1). The purpose of this Project was to document unrecorded structures in St. Augustine built from 1940 to 1980 with a focus on the National Register of Historic Places (NRHP) districts of Abbot Tract, Fullerwood Park, Model Land Company, Nelmar Terrace, and North City, as well as on Anastasia Island, in Davis Shores, and along key commercial corridors. The goal of the Project is to provide the City of St. Augustine (COSA) with an updated inventory of resources and recommendations for resources potentially eligible for listing in the NRHP or updated contributing properties to existing districts. COSA provided documentation of previously recorded resources as well as areas of potential focus, including neighborhoods. The surveyed resources were derived from this list after review from both COSA and the Florida Division of Historical Resources (FDHR).

Fieldwork was completed in March 2024 by Secretary of the Interior's Professional Qualification Standards-qualified Architectural Historian Holly Baker, M.A., and field technician Amy Alleman.

The following report is presented in eight chapters: Chapter 1 defines the Project location and purpose, Chapter 2 outlines the Project research designs and methods, Chapter 3 provides research contexts, Chapter 4 provides an architectural context, Chapter 5 is an analysis of the results of the survey, Chapters 6 and 7 provide recommendations and conclusion, and Chapter 8 provides a bibliography of sources. Attached are three appendices: Appendix A. Resource Tables and Inventory, Appendix B. Survey Log and Report Maps, and Appendix C. Results Maps.

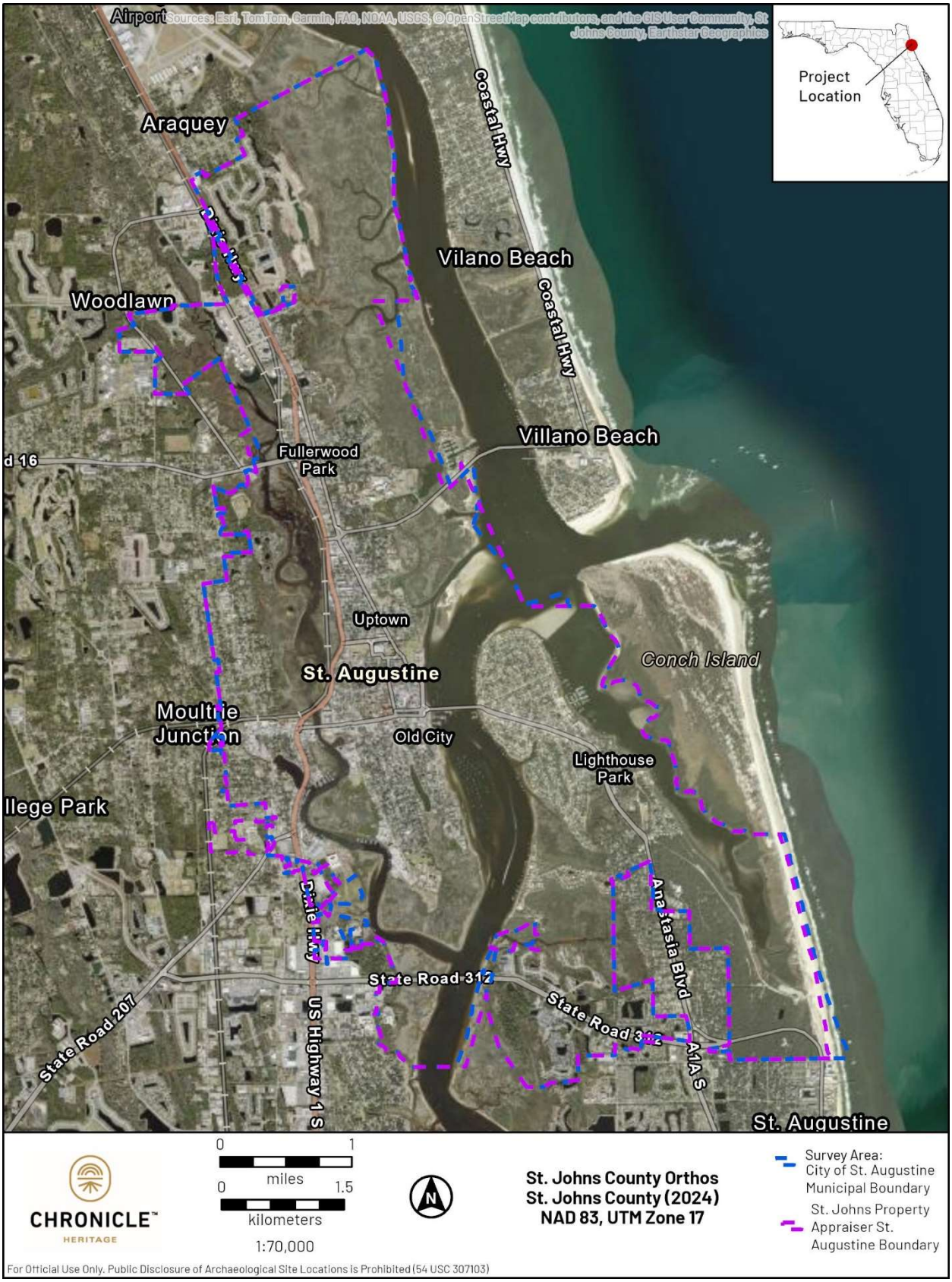


Figure 1-1. Map of Project survey area on aerial photography.

Chapter 2. Research Design and Methodology

2.1 Historic Preservation Regulations

The laws and regulations that inform historic preservation in the United States are formed at all levels of government, from federal to local. The earliest iteration of historic preservation policy in the United States can be traced to the Antiquities Act of 1906. This act authorized the President to designate historic, natural, and scientific landmarks on land owned or controlled by the Federal Government as National Monuments. After signing the act into law, President Theodore Roosevelt established 18 National Monuments, many of which have since been designated as National Parks (U.S. Department of the Interior 2016). The passage of the Historic Sites Act of 1935 further developed national historic preservation policy. This act declared it a national policy to preserve historic sites, buildings, and objects of national significance for public use and the benefit of the American people. To accomplish this, the Secretary of the Interior was given the power to create historic and archeological surveys and to secure and preserve data of historic and archaeological sites, buildings, and objects (Historic Sites Act of 1935, 2021).

Modern historic preservation legislation emerged in the latter half of the twentieth century with the passage of the National Historic Preservation Act (NHPA) of 1966. Spurred by the dismal condition of America's historic resources outlined in the landmark report, *With Heritage so Rich*, the NHPA presented the most comprehensive national preservation policy thus far enacted. It established the NRHP, the Advisory Council on Historic Preservation, Section 106 Review, and the State Historic Preservation Offices (SHPO) required to maintain state-wide inventories of historic resources. The NRHP extended beyond individual buildings and included structures, districts, objects, and archeological sites, ranging from local to national significance (NHPA 2022). In a subsequent amendment to the act, the Certified Local Governments (CLG) program was established. A program that allows local governments to become active partners in the Federal Historic Preservation Program. A decade after the passage of the NHPA, Federal Historic Tax Credits were established in the U.S. Tax Code. This program incentivized private sector investment in the rehabilitation of historic buildings for income-producing uses (Florida Department of State 2025).

On the state government level, Florida has established its program of Historic Property Tax Exemption. Authorized by Section 196.1997 of the Florida Statutes, the program allows counties and municipalities to adopt ordinances allowing property tax exemptions for up to 100 percent of the increase in assessed improvements of a qualified historic property resulting from rehabilitation (Florida Department of State 2025). The Florida Archives and History Act of 1967 was the first state-wide historic preservation policy. It recognized the unique heritage of the state and the social, cultural, and economic impacts of the loss of historic resources. The act, changed in name to The Florida Historic Resources Act in 1986, was codified in Florida Statute 267, and gave authority to local governments to further historic preservation goals (Abney 1998).

As the oldest city in Florida, St. Augustine is rich in cultural heritage that must be preserved and protected. As a CLG, COSA has established comprehensive historic preservation regulations to safeguard the built environment, which are embedded in the city's Comprehensive Plan and Code of Ordinances, encompassing provisions for historic preservation zoning districts to archaeological zones. The city's five historic preservation zoning districts regulate alterations and demolitions, which must be reviewed by the Historic Architectural Review Board (HARB). Historic resources also benefit from economic incentives that range from historic preservation property tax exemptions to programs conducted by community redevelopment agencies (COSA 2021).

This assemblage of federal, state, and local historic preservation regulations guides efforts to preserve historic resources. At the federal level, authority is limited to federally owned properties or projects that require federal funding or permitting. States are similarly limited in authority, leaving local governments primarily responsible for the preservation of historic resources within their communities. The onus of preserving Florida's heritage and historic built environment falls to local governments, elected officials, and community members.

2.2 Survey Methods

Selection methods for survey are often geographic or thematic; the present survey area was defined by themes of recent construction (1940–1980) and unrecorded status. A geographic survey focuses on a location, with the goal of recording all age-appropriate resources within established geographic boundaries. In the case of a thematic approach, a specific theme drives the investigation. For example, a thematic approach may document all churches or wooden bridges within a city or county. The goal of this survey was to identify, document, and evaluate all previously unrecorded resources constructed from 1940 to 1980 within the current municipal boundary of St. Augustine and to provide the COSA with an inventory of recently constructed resources and recommendations for possible district amendments or resources individually eligible for listing in the NRHP. The Project also had the objective to produce site file forms for all surveyed resources to be submitted to the Florida Master Site File (FMSF).

COSA identified approximately 450 resources within St. Augustine's municipal boundary that fit the parameters of construction date and lack of documentation in FMSF. Chronicle Heritage reviewed the resource list for recorded status in FMSF, finding several that were recorded and many additional properties that were not included in the original list but met the survey parameters. After collaboration with COSA and FDHR, Chronicle Heritage assembled a final list of resources that met the scope and purpose of the Project. Concurrently, historians conducted research into the Project survey area with the aim of identifying historically significant people, places, and events. In the course of survey work, the Old Sugar Mill Museum (SJ08428, SJ08430, and SJ08431) was added to the survey list. As a result of the analysis of FMSF, property appraiser data, and historical maps, 447 historic buildings were identified for survey within the St. Augustine municipal boundary. During fieldwork, six selected resources were found to be demolished, and a small number of resources were found to be visually inaccessible, resulting in the documentation of 441 resources. Among the documented resources, 42 were found to have been previously recorded, despite a review of previous documentation. These resources were documented and updated, and FMSF forms were produced for them.

Chronicle Heritage conducted fieldwork according to professional standards, documenting each resource with photographs of elevations, notes on architectural features, and GPS verification. Each resource was evaluated, and integrity was assessed. Field notes focused on describing architectural elements and integrity, which were then used when addressing the site description and eligibility of each individual resource included in the survey. Resources were placed within the surrounding physical context and evaluated individually and, if applicable, considered with respect to a potential district. As surveyors were not permitted to enter private property, they inspected each building from the public right-of-way. Visual assessments from the right-of-way provided sufficient evidence of alterations and additions. Equipment and materials used in the field included digital data collection devices equipped with a high-quality digital photography camera. Forms were completed for each resource.

Architectural historians then compared the information collected in the field with existing records. This included a review of the parcel identification (ID), architectural features, style type, address, and present and original use. The integrity of each building was evaluated using the guidelines established by the NRHP and the FMSF.

The architectural significance, historical themes, dates of construction, and periods of significance were evaluated according to the criteria of evaluation for the NRHP. Tables were prepared classifying buildings into periods of historical development, present and original use, and architectural style. Architectural and historical contexts were composed to illustrate development patterns, significant historical events, and the major architectural influences represented in the survey areas. This historical context information was obtained from local oral and written histories, newspapers, archival research, and secondary sources.

Following the completion of the survey report and resource assessment, a FMSF form for each surveyed resource was completed. Original forms were completed for newly recorded resources, and updated forms were created for previously recorded resources. These forms were submitted to and are retained by the FMSF. Per *Module 3: Guidelines for Historic Preservation Professionals* (FDHR 2003) and Chapter 1A-46 of the *Florida Administrative Code: Archaeological and Historical Report Standards and Guidelines* (Florida Department of State 2016), Project documents (report, field notes, photographs, etc.) are curated at the Chronicle Heritage office in Tallahassee, Florida (FDHR 2003).

2.3 Evaluation

Four criteria are applied during the evaluation of a resource's eligibility for inclusion in the NRHP. Normally, a resource must be at least 50 years of age and meet at least one of the following four criteria to be considered eligible for listing in the NRHP:

- Be associated with events that have made a significant contribution to the broad patterns of our collective history (at a local, state, or national level) (Criterion A); or
- Be associated with the lives of persons significant in our past (at a local, state, or national level) (Criterion B); or
- Embody the distinct characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represents a significant and discernable entity whose components may lack individual distinction (Criterion C); or
- Yield, or be likely to yield in the future, information significant in prehistory or history (Criterion D).

Chronicle Heritage architectural historians used these criteria, in conjunction with evaluations of integrity, to provide recommendations concerning the NRHP-eligibility status of all of the recorded historical resources. Additionally, each resource was evaluated for its ability to contribute to the seven NRHP-listed districts that overlap the survey area: Abbott Tract, Fullerwood Park, Lincolnville, Model Land Company, Nelmar Terrace, North City, and St. Augustine Town Plan NRHP Districts, respectively.

Resources are recorded in the FMSF regardless of significance. The FMSF is not a register of historic properties but an archive for documents concerning the historical resources of Florida. Each FMSF form is a permanent record of a historical resource. When submitting a resource to the FMSF, a site file number must first be assigned by the FDHR. A FMSF form is then completed using this site file number, and the record is submitted to the FMSF for archiving.

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Chapter 3. Research Contexts

A review of research contexts is a prerequisite for an architectural survey, providing perspective for fieldwork, analysis, and interpretation. The research contexts are presented here in three sections: environmental context, developmental and historical context, and previous research. As the focus of the survey is historic architecture, the developmental and historical context focuses on those periods relevant to this study.

3.1 Environmental

The survey area is in the St. Augustine Ridge Sets subdistrict of the Eastern Flatwoods physiographic district. The Eastern Flatwoods physiographic district is one of several districts formed primarily by the deposition of limestone during the Cretaceous, Tertiary, and Quaternary geological periods. The topography is karstic, and lakes, ponds, streams, and rivers are common hydrological features. The Eastern Flatwoods themselves originally formed from barrier islands and lagoons from the Plio-Pleistocene to recent geological time (Brooks 1982). The St. Augustine Ridge Sets subdivision consists of a relict barrier island characterized by beach ridge sets of different ages. A higher concentration of coquina shells is observable in the younger, eastern portion of the landform (Brooks 1982). Between the ridges are cypress stands, and flatwoods cover the subdued ridges (Brooks 1982).

The Environmental Protection Agency defines the ecoregion encompassing the survey area as the Eastern Florida Flatwoods within the Southern Coastal Plain (Griffith et al. 1994). The Southern Coastal Plain covers a large portion of the state from the panhandle through the peninsula. As such, it contains a wide variety of environments. In general, swampy lowlands are near the coasts, and discontinuous areas of higher elevation towards the interior contain many lakes. Some of the forested areas contain beech, sweetgum, magnolia, pine, and oak, while others are dominated by oak, tupelo, and bald cypress (Griffith et al. 1994:14). The Eastern Florida Flatwoods ecoregion covers the southern half of the Florida peninsula. The Atlantic Ocean is east of this region, and the Gulf of Mexico is to the west. It is defined as a level plain with large swamps and marshes (Griffith et al. 1994). Modern land use in the survey area is residential development (Figure 3-1).

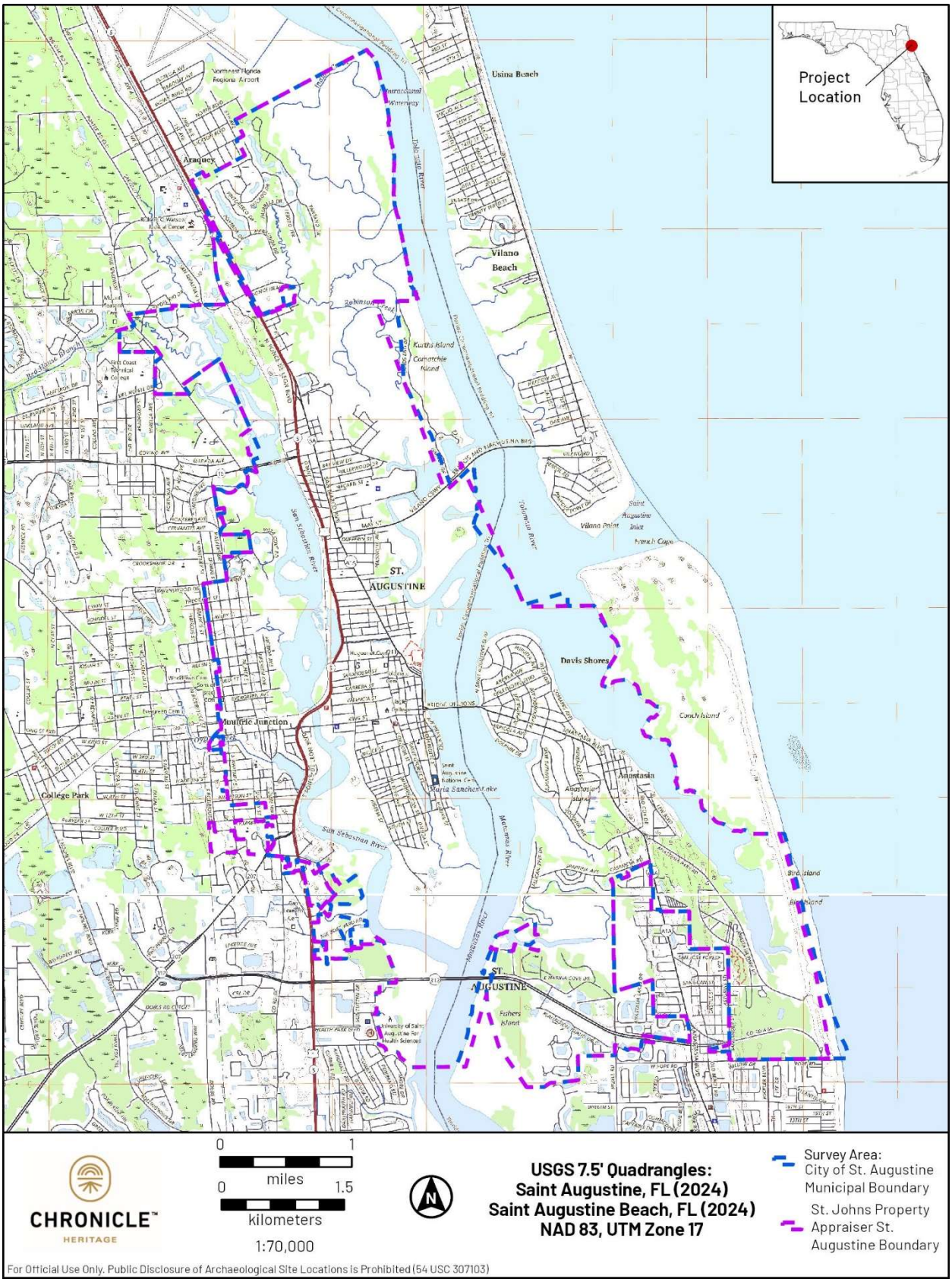


Figure 3-1. Map of Project survey areas on topographic layer with major water features.

3.2 Developmental and Historical Context

3.2.1 Colonial St. Augustine

Spanish and French explorers arrived in what is now Florida in the sixteenth century (Bushnell 1996; FDHR 2013). In 1513, Spanish explorer Juan Ponce de León reached present-day Florida and named it "la Florida" after the Spanish "feast of the flowers," or "Pascua florida." Eight years later, Ponce de León returned to Florida with 200 people, but did not successfully colonize the land because of resistance from the large Native population. Two more Spanish conquistadors tried and failed to colonize Florida: Lucas Vázquez de Ayllón in 1526 and Pánfilo de Narváez in 1528 (FDHR 2013).

In 1539, Spanish explorer Hernando de Soto mounted a huge expedition with more than 600 people and sufficient supplies to fend off the starvation that had defeated Ayllón and Narváez (Ewen and Hann 1998:2–9). De Soto landed on the western coast of Florida and headed north, wintering in Tallahassee, and eventually traveling throughout the southeastern part of North America. Although de Soto died in 1542 near the Mississippi River, his expedition eventually reached Mexico (Ewen and Hann 1998; Milanich and Hudson 1993). French explorers also explored northeastern Florida, including Jean Ribault in 1562 and René Goulaine de Laudonnière in 1564. Finally, St. Augustine was established by Pedro Menéndez de Avilés in 1565. St. Augustine was the first permanent European settlement in the present-day continental United States.

To convert the local Native Americans to Christianity, the Spanish established a series of Franciscan missions between St. Augustine and Tallahassee. Cattle ranches supported the missions and the colonists in St. Augustine. After the destruction of the mission system by the British in 1702, colonists abandoned North Florida as the few remaining Natives fled to St. Augustine for safety (Milanich 1995). Warfare and disease had decimated the Native Florida populations. Groups of Muscogee (Creek) Indians began to move south into Florida from Georgia and Alabama after being pushed off their ancestral lands by European pressure and inter-tribal warfare. These people settled in Spanish Florida and utilized some of the feral cattle abandoned by the Spanish 50 years before. They later became known as the Seminoles.

At the end of the Seven Years' War in 1763, Great Britain exchanged Havana, Cuba, to gain control of Florida (Fabel 1996; FDHR 2013). The new British leaders divided the territory into West Florida and East Florida, with St. Augustine as the capital of East Florida (Figure 3-2). British governors set up a program of land grants through which land could be sold cheaply if it was utilized for agriculture. This resulted in the establishment of plantations during the British Period, the success of which continued into the Second Spanish and U.S. Territorial periods, spanning 1763 to 1845. The primary crops were indigo, cotton, sugar, rice, corn, and citrus.

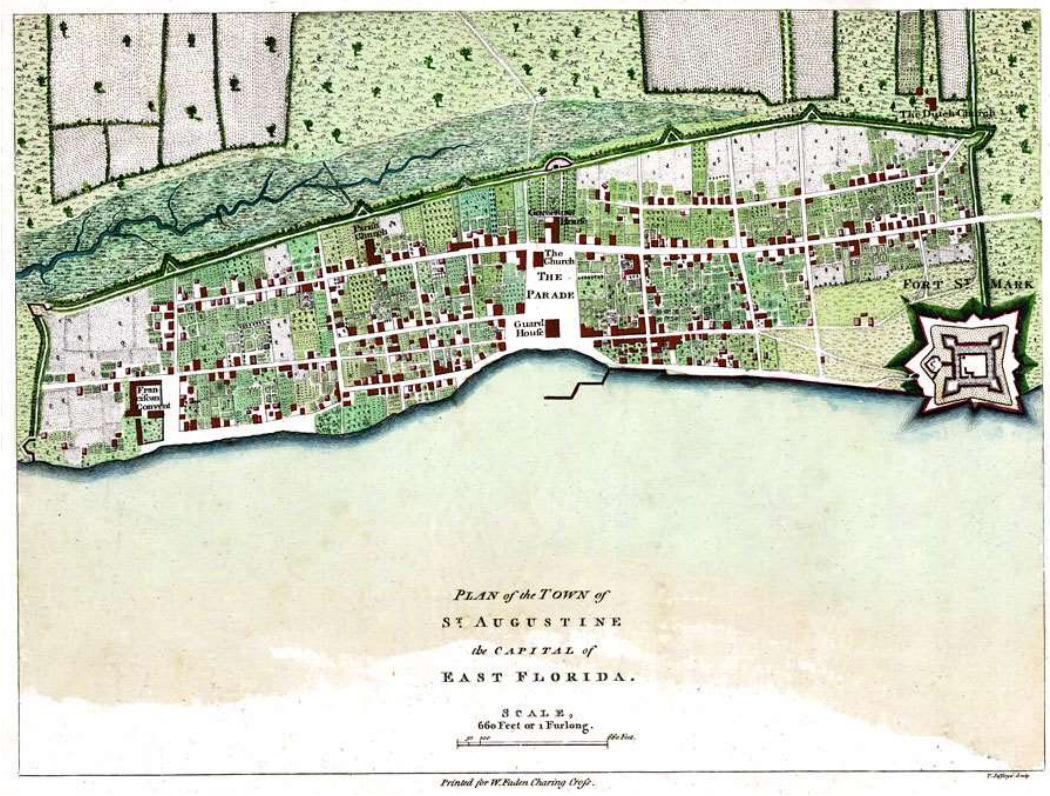


Figure 3-2. Plan of the Town of St. Augustine, 1777 (Special Collections Department, University of South Florida).

British rule lasted only two decades before Spain regained control of Florida in 1784 at the end of the American Revolution. Land grants by the Spanish ceded territory to the United States. The Second Spanish Period lasted only a few decades before Spain ceded Florida to the United States in 1821 (Coker and Parker 1996).

3.2.2 Nineteenth Century

U.S. Army General Andrew Jackson was the first Territorial Governor of East and West Florida. In 1824, the two Floridas merged, and Tallahassee became the new capital due to its location between the existing capitals of St. Augustine and Pensacola. Jackson led the United States into two conflicts with the local inhabitants of Florida--the First Seminole War (1818) and the Second Seminole War (1835–1842). During the Second Seminole War, as the United States forcibly relocated Native peoples westward, the Seminoles fiercely resisted, resulting in a drawn-out and devastating conflict.

In 1845, Florida became the twenty-seventh state in the United States. Between 1840 and 1850, Florida's population grew from less than 55,000 people to more than 85,000 people, approximately half of whom were enslaved African Americans. During the American Civil War, Florida joined other states in the South to form the Confederacy, ultimately losing the war to Union forces. Few major battles were fought in Florida, and Tallahassee was not captured like the other southern capitals (Schafer 1996).

After the American Civil War and Reconstruction, Florida's economy grew and refocused on large-scale agriculture and farming. Henry Flagler and Henry B. Plant constructed railroads throughout

the state, stimulated by the Internal Improvement Act of 1855. Developments in transportation directly influenced the rise of industries in Florida, such as tourism, citrus, phosphate mining, timbering, and agriculture—industries still very relevant to Florida's modern economy (FDHR 2013; Proctor 1996; Schofner 1996).

3.2.3 Florida Land Boom

In the early 1920s, there was a period of rapid real estate speculation and development fueled by economic prosperity, improved transportation, and aggressive marketing. As Americans sought warmer climates and investment opportunities, Florida became a popular destination. The expansion of railroads and highways, along with the increasing use of automobiles, made Florida more accessible to travelers. Developers promoted the state as a tropical paradise, leading to a frenzy of buying and selling.

Investors in St. Augustine saw the city's historic charm and coastal location as a prime opportunity for luxury developments and resort-style living. Real estate speculation led to increased land sales and new construction projects (Figure 3-3). The boom spurred infrastructure improvements, including roads, bridges, and utilities, to support a growing population.



Figure 3-3. An advertisement for Davis Shores, a new upscale residential development on Anastasia Island (St. Augustine City Directory 1927).

Between 1925 and 1927, the Bridge of Lions was constructed to connect downtown St. Augustine to Anastasia Island across Matanzas Bay (Figure 3-4). Built as a symbol of the city's history and architectural beauty, it was commissioned and donated by former St. Augustine Mayor and medical doctor, Andrew Anderson. The double-leaf Beaux-Arts style bascule Bridge of Lions was 1,545 feet (ft) long and was lined with distinctive lamp posts. When it was first constructed, the Bridge of

Lions featured two 6-ft-tall marble lions crafted in Italy, Fiel and Firme (Latin for faithful and firm), who stood guard on the bridge on the western side (Figure 3-5). The lions were created by renowned Italian sculptor Raffaello Romanelli, the son of the famed sculptor Pasquale Romanelli of Florence, Italy. Raffaello Romanelli died in 1928, and the Bridge of Lions became known as his final work.



Figure 3-4. The Bridge of Lions circa 1936 or 1937, Library of Congress (Johnston 1936).



Figure 3-5. The new Bridge Of Lions featured two 6-ft-tall marble lions crafted in Italy, named Fiel and Firme (St. Augustine to Anastasia Island Bridge of Lions 1927).

The Bridge of Lions' beautifully crafted towers and arches reflected the city's Spanish Colonial heritage. At the same time, the opulent design of the Bridge of Lions exemplified the Land Boom era's vision of prosperity during the early twentieth century in St. Augustine. The construction of the Bridge of Lions prompted development on Anastasia Island, allowing the transformation of Davis Shores from an isolated marshland into a new upscale community. By providing direct access to downtown St. Augustine, the bridge spurred growth that continues to shape the area today.

Around 1926, the Land Boom era came to an end when the land market crashed. Many investors were left with worthless properties, and countless development projects were abandoned. The situation worsened with the devastating hurricanes of 1926 and 1928, which discouraged further investment and weakened the local economy. Florida's Land Boom collapse stalled economic growth and development in St. Augustine through the Depression Era (Davenport and Handley 2015).

3.2.4 The Second World War and Aftermath

The Second World War was a catalyst for economic recovery, effectively bringing the nation out of the Great Depression by spurring industrial production, creating jobs, and revitalizing consumer confidence. During the war, Florida became an important military training location. The Florida Normal and Industrial Institute in West Augustine became a Signal Corps training facility for African Americans. In 1942, the U.S. Coast Guard began training recruits in various locations in St. Augustine, including the Hotel Ponce de Leon. Along with nearby Camp Blanding and the Naval Air Station in Jacksonville, the region trained more than two million American soldiers. Many of those who trained in the area returned to settle in St. Augustine after the war. The increased military presence in St. Augustine led to a population boost.

After the war, Florida's population increased by nearly 50 percent. Between 1950 and 1958, the population increased by 63 percent. The growth rate was much higher than the national rate of 15 percent, which led to a housing shortage in the state. The introduction of loan programs such as those from the Veterans Administration and the Federal Housing Administration enabled people to purchase homes, stimulating an increase in new construction projects (77%). By the end of the Second World War, St. Augustine was experiencing a strong economy and exponential growth (Powell, Scott, and Davenport-Jacobs 2021).

As St. Augustine entered a period of rapid postwar growth and modernization, a contrasting movement began to take shape as private individuals sought to protect the city's character amid the wave of new development. One of Florida's first notable examples of adaptive reuse during this time was the transformation of the Alcazar Hotel into the Lightner Museum (Figure 3-6). Originally constructed by Henry Flagler, the hotel closed in 1932 and remained vacant throughout the years of the Great Depression and during the war. In 1946, Chicago publisher Otto C. Lightner purchased the property to display his collection of Victoria-era objects. He opened the museum two years later as the Lightner Museum of Hobbies and eventually donated it to St. Augustine. The museum was within the hotel's former Turkish bath, expansive three-story ballroom, and spa. This adaptive reuse marked the beginning of a series of successful efforts to repurpose historic buildings for new functions (Davenport and Weaver 2016).



Figure 3-6. The former Alcazar Hotel (The Lightner Museum of Hobbies, St. Augustine, Florida. 1948).

In the 1950s, St. Augustine's economic strategy involved a specific form of tourism known as heritage tourism, which emphasized the city's colonial history and historic architecture. Heritage tourism would become a defining theme of the city's development approach that continues to the present day. The emphasis on heritage tourism, adaptive use, and restoration originated in the 1930s under the leadership of Mayor Walter B. Fraser with funding from the Carnegie Institution. Fraser envisioned St. Augustine as a "Spanish Williamsburg" rather than the "Winter Newport" that Flagler promoted. Fraser established Colonial St. Augustine, Inc., which was a predecessor to the

Historic St. Augustine Preservation Board. His revisioning efforts were halted during WWII and were not implemented until the 1950s. Fraser's vision for St. Augustine as a Spanish Williamsburg influenced the physical character of the city throughout the twentieth century and beyond (Richbourg Parker 2019).

Like many other cities in Florida after WWII, St. Augustine experienced intense development pressures. Historic homes and hotels were often replaced by more modern accommodations, apartment complexes, and tourist-related establishments. The wave of change also brought parking lots, shopping centers, suburban expansion, declining downtowns, and strip malls along major roads and highways. St. Augustine had to contend with these demands while balancing how to modernize infrastructure, support economic growth, and still protect its historic buildings and landmarks (Richbourg Parker 2019).

The expansion of road networks at the local, state, and federal levels became a major focus of development in the years following WWII. In St. Augustine, debates arose among both residents and with federal officials over plans to widen Avenida Menendez (known as Bay Street at that time) between the Bridge of Lions and San Marco Avenue, particularly due to its proximity to the Castillo de San Marcos. The rapid growth of the national transportation system became a key factor in sparking the historic preservation movement across the country. In 1956, President Dwight D. Eisenhower signed the National Interstate and Defense Highways Act, which launched the Interstate Highway System. While it aimed to allow for swift military mobilization and to accommodate the increase in automobile ownership, the resulting road construction also led to the loss of numerous historic properties (Davenport and Weaver 2016).

At that time, St Augustine also experienced suburbanization, reflecting national trends of postwar housing expansion and automobile-oriented growth (Figure 3-7). As returning veterans and their families sought affordable housing, new subdivisions emerged beyond the city's historic core. These developments were often on former agricultural land and typically featured Ranch-style homes with garages, wider streets, and cul-de-sacs, which were hallmarks of mid-century planning. The expansion of road infrastructure and growing car ownership facilitated this shift, enabling residents to live further away from downtown. The rise of these suburban neighborhoods signaled a new chapter in St. Augustine's physical and social landscape as the city adapted to the needs of a growing modern population.



Figure 3-7. Aerial view of Davis Shores by the Fairchild Airplane and Engine Corporation (Frankforter 1954).

In the late 1950s, U.S. Highway 1 (US 1) was widened and rerouted, dividing communities and destroying buildings along the San Sebastian River. Structures were demolished south of State Road 16, across the western ends of the streets in the Model Land Company subdivision, in the North City Historic District, the Lincolnville community, West Augustine, and the eastern ends of streets in Clark's Addition. The construction and widening of roads eased traffic congestion while also disrupting and fracturing long-established communities (Davenport and Weaver 2016).

In the 1950s, St. Augustine prioritized modernization and development. By the 1960s, the city was increasingly focused on preservation and restoration, navigating the challenge of promoting tourism and development while also preserving the city's historic character (Figure 3-8) (Powell, Scott, and Davenport-Jacobs 2021). Interstate development and urban renewal efforts of the 1950s would go on to play a role in prompting the passage of the NHPA of 1966. This legislation sought to protect the nation's historic and archaeological sites and led to the creation of the NRHP, the designation of National Historic Landmarks (NHL), and SHPOs (Davenport and Weaver 2016).



Figure 3-8. Arrivas House from St. George Street, St. Augustine Restoration, Inc.; image by Carver Harris (Harris 1965).

In 1959, Florida's governor, LeRoy Collins, created the Historic St. Augustine Preservation Board (then called the St. Augustine Historical Restoration and Preservation Commission), a state agency that guided restoration and preservation efforts in the city. It was the first historic preservation agency in the state (Planning and Building Division 2011).

In 1963, the Historic St. Augustine Preservation Board opened San Agustín Antiguo (later known as the Spanish Quarter Village), a living history museum village designed to immerse visitors in the city's colonial Spanish past (Planning and Building Division 2011). Featuring reconstructed buildings based on archival research and staffed by costumed interpreters, the museum recreated daily life in eighteenth-century St. Augustine and included blacksmith shops, residences, and merchant stores. The village, on St. George Street, was part of a broader effort by state and local preservationists to promote tourism through historical interpretation, highlighting St. Augustine's colonial heritage. It became one of the city's earliest examples of a large-scale public history and immersive preservation project, laying the groundwork for future interpretive efforts. The museum operated as the Spanish Quarter Village until 2011. In 2013, it reopened as the Colonial Quarter (LaPorta 2015).

In the late 1960s, the former Hotel Ponce de Leon (Figure 3-9) was given new life with the founding of Flagler College. Originally built between 1885 and 1887 by Henry Flagler as a luxury hotel, the hotel reflected Spanish Renaissance influences and Gilded Age opulence. During WWII, it was a U.S. Coast Guard training base. By the 1950s, the aging hotel faced an uncertain future. Local leaders and preservationists worked to transform the hotel into the centerpiece of a new college. Founded by Lawrence Lewis, Jr., Flagler College opened in 1968 (Graham 2005).



Figure 3-9. Hotel Ponce de Leon in 1902, Library of Congress (Detroit Publishing Co. 1902).

Lawrence Lewis. Jr. was one of the driving forces of St. Augustine's restoration movement of the 1960s. President of the Historic St. Augustine Preservation Board and the St. Augustine Foundation, Lewis funded most of the restoration and transformation costs (The Florida Department of State and the Florida League of Cities 2000). The adaptive reuse of the Hotel Ponce de Leon marked a pivotal moment in St. Augustine's postwar preservation movement, showing that historic structures could be repurposed for modern needs while retaining their architectural significance. In 1975, it was listed in the NRHP. In 2006, it became a NHL (Graham 2005).

By the end of the 1960s, St. Augustine stood at a crossroads. The shift from postwar modernization and development to a preservation-focused identity reflected the city's growing awareness of its historical significance and its value as a heritage destination. The restoration and adaptive reuse of landmarks like the Alcazar Hotel and the Hotel Ponce de Leon, along with the visionary efforts of preservationists, underscored a broader commitment to preserving the city's unique character amid rapid change.

3.2.5 The Civil Rights Movement in St. Augustine

In 1954, the Brown v. Board decision ended racial segregation in schools. In 1957, Reverend Thomas Wright and Reverend John H. McKissick established a local National Association for the

Advancement of Colored People (NAACP) chapter. Both events set the stage for a civil rights movement in St. Augustine. The city became a focal point for grassroots organizing, with local ministers and community leaders gaining recognition for their leadership in the movement. Wright and McKissick led congregations in Lincolnville, a historically Black community established by freed, formerly enslaved people after the American Civil War. Wright organized monthly meetings to discuss topics such as civil rights and desegregation. Due to his efforts in local activism, Wright would become known as the founder of the civil rights movement in St. Augustine.

In the 1960s, Florida Normal and Industrial Memorial College (formerly known as Florida Normal and Industrial Institute) played a significant role in educating Black students and producing civil rights leaders, educators, and ministers. In March 1960, many students from the college took part in sit-ins at the Woolworth's lunch counter in downtown St. Augustine (Figure 3-10). In 1963, it became Florida Memorial College (Florida Memorial University 2025).



Figure 3-10. Photograph taken during a sit-in at the Woolworth's Store on King Street on March 16, 1960 (St. Augustine Historical Society 1960), St. Augustine Historical Society Research Collection.

Another local activist in the civil rights movement was West Augustine dentist Robert Hayling, who opened his practice in St. Augustine in 1960 at 79 Bridge Street. In 1963, Hayling became an advisor to the Youth Council of the local NAACP chapter. Along with Reverend Goldie Eubanks from Lincolnville, Hayling began to organize against segregated public facilities in St. Augustine. Between 1963 and 1964, he coordinated several sit-ins and demonstrations (Powell et al. 2021).

One of Hayling's efforts was a campaign to desegregate the 400th anniversary celebrations of St. Augustine, planned for 1965. The city was preparing for major events to commemorate its founding in 1565, and Hayling saw it as an opportunity to push for racial equality. Hayling and other activists protested the fact that the celebrations were being planned to be segregated, with Black residents

being excluded from key events and decision-making pertaining to the celebrations (Powell, Scott, and Davenport-Jacobs 2020).

Hayling's civil rights activism led to threats and even physical violence. In September 1963, he and three other activists were kidnapped and beaten by members of the Ku Klux Klan. As a result, Hayling spent two weeks in the hospital. He was blamed for escalating racial tensions in St. Augustine, and the NAACP distanced itself from him. Still, his efforts brought national attention to racial injustice in St. Augustine. Hayling resigned from the NAACP and became involved with the Southern Christian Leadership Conference (SCLC), which was founded by Reverend Doctor Martin Luther King, Jr., Reverend Fred Shuttlesworth, Reverend Ralph David Abernathy, and other civil rights activists to organize peaceful protests in collaboration with Black churches. The SCLC began to teach Hayling and other local activists in St. Augustine the techniques of nonviolence rather than the use of provocation (Brotemarkle 2016).

In May 1964, King and members of the SCLC arrived in St. Augustine at the request of Hayling. A week after arriving, he spoke to a Baptist church congregation, calling for the end of segregation. Two days later, the house that the SCLC rented for King at 5480 Atlantic View was shot at, leaving bullet holes in the windows. Fortunately, King was not there at the time, but SCLC staff members were present. A few weeks after the shooting, the house was also firebombed and vandalized with graffiti.

In early June, King was arrested along with several other activists for attempting to eat at a white only restaurant in the Monson Motor Lodge. A week later, on June 18, 1964, King's friend Rabbi Israel Dresner and sixteen other rabbis traveled to St. Augustine and were arrested while protesting at the Monson Motor Lodge. That same day, a group of seven activists, made up of both Black and white protestors from Georgia, and led by the SCLC, staged a protest by swimming at the lodge's pool. The manager of the lodge poured muriatic acid into the pool to try to forcibly end the protest. The media extensively publicized the event, and images taken by reporters drew public attention to the protest. The Senate passed the Civil Rights Bill the next day, on June 19, 1964. President Lyndon B. Johnson signed it into law a few weeks later, on July 2, 1964 (Stanford University 2025)

In 1968, after the assassination of King, crosses were burned on the lawn of Florida Memorial. Soon after, the school moved to Miami. In 2004, it became Florida Memorial University. The original West Augustine site is now part of the Florida Memorial Park, commemorating the college's roots and contributions to Black history, civil rights activism, and education. A historic marker is at 10 North Holmes Boulevard. The school's archway remains on North Holmes Boulevard near West King Street at Collier Blocker Puryear Park (Florida Memorial University 2025).

St. Augustine played a key role in the civil rights movement as a center for activism and as an example of strength and resilience during the turbulent years of the 1960s. St. Augustine was home to many of the individuals and institutions that sustained the struggle for equality. Local community leaders, Black churches, and schools played a significant role behind the scenes. That legacy is increasingly recognized through historic markers and community initiatives that honor St. Augustine's contributions to civil rights history. These commemorative efforts not only celebrate the enduring spirit of the movement but also provide space for reflection, education, and a deeper understanding of the grassroots efforts that helped shape the fight for justice in St. Augustine and beyond. That history of activism has shaped the city's identity and character. Today, St. Augustine continues to celebrate and honor the legacy of its civil rights history.

3.2.6 St. Augustine in the Late Twentieth Century

In the 1960s and 1970s, St. Augustine experienced significant changes as it transitioned from a quiet historic town to a popular heritage tourism destination. The city continued to seek a balance between preservation and tourism. In 1971, the City Commission established five historic preservation zoning districts, introducing an ordinance to regulate architectural modifications and to control commercial uses of buildings within the districts. In 1974, the Commission appointed a HARB to protect the architectural character and integrity of structures within the districts by reviewing renovation and new construction plans (Planning and Building Division 2011). The U.S. Bicentennial in 1976 increased interest in colonial history, stimulating federal support for the preservation movement. The COSA capitalized on its colonial past by actively supporting preservation efforts, creating legislation, and establishing boards and staff members to guide various preservation initiatives (COSA 2018).

In 1982, the Bridge of Lions was listed in the NRHP (Steinbach and Paarlberg 1982). In 1983, St. George Street was closed to automobile traffic, prioritizing historic preservation and visitor experience (St. Augustine Code of Ordinances 1983). That same year, Model Land Company and Abbott Tract were added to the NRHP. Throughout the 1980s, restoration efforts were led by the Historic St. Augustine Preservation Board, which reconstructed numerous Spanish Colonial era buildings and developed interpretive materials to showcase the city's past (Planning and Building Division 2011).

Despite the challenge of new zoning restrictions introduced in the 1970s, property owners began to recognize profitable adaptive reuse opportunities for historic homes. In 1980, St. Augustine's first bed and breakfast was established when Robert and Elsie Carr purchased and renovated the deteriorated Marine Street Inn, reopening it as the Kenwood Inn. Although overnight lodgings like the St. Francis Inn had existed for many years, the Kenwood Inn was the first property to formally define itself as a bed and breakfast. The Carrs laid the foundation for what would become a major component of St. Augustine's heritage tourism economy. Shortly after, the Victorian House opened, followed by the Casa de la Paz and the Westcott House, among others. By the end of the twentieth century, there were numerous bed and breakfasts in St. Augustine (Carr and Carr 2015).

In the 1980s and 1990s, tourism grew steadily in St. Augustine. Preservation initiatives expanded beyond the colonial downtown with increased attention given to archaeological research and architectural surveys of neighborhoods such as Lincolnville and West Augustine. St. Augustine also began to reckon more publicly with its role in the civil rights movement, commemorating the activism of local leaders and events that occurred in St. Augustine in the early 1960s. In 1986, Central Avenue, a main throughfare in Lincolnville, was renamed Dr. Martin Luther King Jr. Drive. Growing real estate interests in St. Augustine created pressure from gentrification and development, prompting conversations about preservation and architectural conservation. In the 1990s, several historic buildings were demolished in Lincolnville, West Augustine, and other Black communities (Powell et al. 2021).

The Historic St. Augustine Preservation Board was dissolved in 1997, and by 2007, the University of Florida was managing the St. Augustine properties owned by the state, ushering in a new era of historic preservation in St. Augustine. In the twenty-first century, the city has implemented a more academic approach to preservation and interpretation with an increased focus on education and public engagement. Through strong partnerships with local organizations, the University of Florida has helped to ensure that St. Augustine's historic resources are preserved, interpreted, and shared with the public in meaningful and engaging ways, laying a foundation for continued stewardship in the years to come (Powell et al. 2021).

3.2.7 Neighborhood Histories

Abbott Tract

Abbott Tract is north of the Castillo de San Marcos National Monument in downtown St. Augustine. The land that is now Abbott Tract Historic District was occupied by the Spanish and Creek Native Americans in the sixteenth and seventeenth centuries. The area was used as a common pastureland while the Creeks occupied two mission settlements, La Costa and Nuestra Señora de Leche. In the early eighteenth century, the northern part of the grazing land became part of the "Hornabeque," an earthen defensive barrier built to protect St. Augustine's northern border (Powell, Scott, and Davenport-Jacobs 2021).

In the mid-eighteenth century, England gained control of the entire Florida territory, and the Creeks fled St. Augustine. Minorcans from New Smyrna settled and farmed the previously cleared land left behind. After Spain regained control of Florida at the end of the century, the Hornabeque was abandoned and replaced by the Mil y Quinientas, a defensive clearing extending 0.75 miles (mi) from the city's northern limits. Within what is now the Abbott Tract, land inside and bordering this defensive zone was distributed among five farmers: José Noda, Juan García, Juan Genoply, Pedro Estopa, and Juan Villalonga. Over time, all except Juan García formally titled their parcels (Powell, Scott, and Davenport-Jacobs 2021).

In 1837, significant development of the Abbott Tract began when Peter Sken Smith, a Philadelphia land speculator and board member of the Southern Life Insurance and Trust Company of St. Augustine, purchased and partitioned José Noda's land. Local physician, William H. Simmons, and John C. Cleland, a district attorney, acquired two of the undivided blocks, and additional lots also sold rapidly.

In 1839, William Davis, Deputy Marshal of East Florida, purchased the remaining land owned by Genoply, Estopa, and Villalonga, platting it as Davis' Range. Covering 25 acres (ac), this subdivision consisted of 130 lots and 14 blocks. Unlike the Noda Concession, Davis' Range developed more slowly, and both subdivisions remained largely unchanged through the economic downturn of the 1840s and during the American Civil War in the 1860s (Powell, Scott, and Davenport-Jacobs 2021).

Following the American Civil War, St. Augustine experienced a surge in development. Lucy Abbott and former Mayor William Van Ness acquired the Noda Concession and Davis' Range. Between the 1870s and the early twentieth century, development accelerated, peaking in 1904. By the 1930s, the area was widely known as the Abbott Tract.

Over time, the Abbott Tract attracted a diverse population. Wealthier residents settled along Water Street while blue-collar workers primarily lived on interior streets. Architectural styles in the neighborhood are predominantly frame vernacular, though examples of Colonial Revival and Queen Anne styles are also seen. After 1930, structures north of Pine Street were demolished. The land was then bought by the St. Augustine Diocese (Powell, Scott, and Davenport-Jacobs 2021).

Following its development in the early twentieth century, the Abbott Tract remained a well-established residential neighborhood through the mid-twentieth century. During the 1940s and 1950s, the area retained much of its early character, with a mix of middle-class residents, working-class families, and a small but notable African American community. While many homes in the district were well-maintained, some properties began showing signs of aging and deferred maintenance as newer suburban developments outside St. Augustine attracted affluent residents.

By the 1960s and 1970s, urban renewal efforts and infrastructure projects in St. Augustine led to changes in the Abbott Tract. While the neighborhood avoided large-scale demolitions seen in

other historic areas, shifts in population and economic decline resulted in some homes falling into disrepair. During this time, historic preservation efforts gained momentum in St. Augustine. Preservationists began advocating for greater protections, and these efforts culminated with the Abbott Tract being listed in the NRHP in 1983. This designation helped spur restoration initiatives, laying the groundwork for renewed interest in preserving the neighborhood's unique architectural and historical legacy. Abbott Tract Historic District is bounded by San Marco Avenue to the west, Pine Street to the south, and Hospital Creek to the east (Powell, Scott, and Davenport-Jacobs 2021).

Davis Shores

In 1925, Florida land developer D.P. Davis purchased swampy lowlands in the northwestern corner of Anastasia Island. There, Davis began to dredge and fill his lots to form a new development, which he named Davis Shores. The design included 50 mi of streets, 100 mi of sidewalks, two 18-hole golf courses, a yacht club, a casino, and Mediterranean Revival-style residences (Davenport and Handley 2015).

Between 1925 and 1927, the Bridge of Lions, featuring two marble Medici lion statues crafted in Italy, was constructed to connect downtown St. Augustine with Anastasia Island, providing an impressive entrance to Davis Shores. By 1926, the Land Boom bust halted further development, and only eleven of the planned residences were built. That same year, Davis booked passage to Europe on the luxury liner, the *Majestic*. On October 12, Davis either jumped or fell overboard, never to be seen again (Governor's House Library 2022).

The construction of the Bridge of Lions spurred development on Anastasia Island, transforming Davis Shores from an inaccessible marshland into a desirable neighborhood. By providing direct access to downtown St. Augustine, the bridge made large-scale residential development possible (Davenport and Handley 2015).

Development in Davis Shores was limited until after the Second World War. The homes constructed between the 1950s and 1970s were affordable and modest, reflecting Florida's postwar population boom along with the rise of government-issued (GI)-fueled home ownership. The majority of the structures that were built in the Davis Shores development and on Anastasia Island during this time feature Minimal Traditional, Mid-Century Modern, and Ranch style architecture (Davenport and Handley 2015).

Over the years, Davis Shores has been prone to flooding due to its location on what was once marshy lowland. Between 2016 and 2019, Hurricanes Matthew, Irma, Michael, and Dorian caused significant damage to homes in the historic neighborhood. Despite the challenges posed by hurricane damage and flooding, in 2025, the community marked its 100th anniversary. From its Land Boom beginnings and throughout the twentieth century and into the twenty-first century, the resilient neighborhood endures (Harding and Harris 2019).

Fullerwood Park

Fullerwood Park is just north of the Florida School for the Deaf and the Blind, approximately a mile north of St. Augustine's colonial downtown district. In 1913, entrepreneur Charles M. Fuller and his partner Frank E. Wood bought and replatted the property as Fullerwood Park Subdivision. Fullerwood Park had modern conveniences such as electricity, water, sewer, and gas, as well as access to the nearby streetcar line (Dezendorf 2010).

The first homes built in Fullerwood Park were constructed by local contractors. During (WWI), building increased in the subdivision. In 1916, a promotion for Fullerwood Park advertised 150 lots for sale. In 1924, St. Augustine extended the city limits, and Fullerwood Park and Nelmar Terrace were annexed. Between 1924 and 1930, more than 100 residences were constructed. The Florida Land Boom's collapse halted further development in Fullerwood Park, and during the Depression and the Second World War, only seven houses were built in the subdivision. After the Second World War, through the end of the 1950s, construction resumed. Financial housing assistance, such as Federal Housing Administration and GI Bill loans, encouraged new building efforts in Fullerwood Park, and more than fifty buildings were added to the subdivision (Dezendorf 2010). Fullerwood Park features a variety of architectural styles, including Colonial Revival, Mediterranean Revival, Ranch, Tudor Revival, Bungalow, and Vernacular homes. By 1960, the development of Fullerwood Park was largely completed. The Fullerwood Park Residential Historic District was added to the NRHP on September 24, 2010 (Fillmon 2019).

Lincolnville

Just southwest of the Bridge of Lions and the Cathedral Basilica is the community of Lincolnville. Lincolnville was established by emancipated African Americans after the American Civil War. During the era of segregation in early twentieth-century Florida, it thrived as a middle-class Black community.

On January 1, 1863, President Abraham Lincoln's Emancipation Proclamation took effect, freeing all enslaved people in Union-occupied areas. St. Augustine, one of the few places in Florida under Union control, immediately enforced the proclamation. According to eyewitness Mary Anne Murray, interviewed by the Works Progress Administration (WPA) decades later, local slaveholders were ordered to release their enslaved laborers, who gathered in a vacant lot west of St. Joseph's Academy, later known as "Liberation Lot," to celebrate their newfound freedom. Nearly seven hundred freedmen emerged that day. Many would go on to establish Lincolnville. In the years that followed, their descendants continued to commemorate emancipation with annual celebrations (State Library and Archives of Florida 2016).

Determined to build a future for themselves, these freedmen began settling along the banks of Maria Sanchez Creek. By the late 1860s, they had leased numerous city lots in what was initially called "Africa" before being renamed "Lincolnville" in honor of President Abraham Lincoln. By the 1880s, many residents had become property owners, constructing homes, businesses, and churches. Lincolnville also saw early Black political engagement, with several residents elected to public office. However, the introduction of restrictive voting laws such as poll taxes and literacy tests curtailed Black political participation. In 1902, after Lincolnville resident John Papino won a seat on the city council, he was shot and killed. An African American would not hold a city government position again until 1973 (State Library and Archives of Florida 2016).

While segregation imposed significant barriers, it also spurred the growth of a self-sufficient Black economy. By the 1920s, Lincolnville's Washington Street had become a mecca of Black-owned businesses in the city. Civil rights activist and former St. Augustine City Commissioner Henry Twine fondly recalled, "If you weren't there on Saturday night, you hadn't lived."

One of Lincolnville's most successful entrepreneurs, Frank Butler, owned the Palace Market grocery store at 54 Washington Street. Known for selling goods on credit to his customers, Butler became a major real estate investor at a time when Black land ownership was systematically restricted. Through strategic relationships with city officials, he gained access to tax and foreclosure sales. Butler used his success to uplift others, leasing properties to Black-run

businesses, offering prospective homeowners' credit, and even establishing Butler Beach, the only shoreline between Jacksonville and Daytona where African Americans were welcomed during segregation (State Library and Archives of Florida 2016).

Beyond commerce, Lincolnville nurtured a close-knit community. The legendary Ice Berg pharmacy and soda shop, managed by Arthur C. Forward, was beloved for serving what former resident Debbie McDade described as the "best ice cream sodas in the world." The district also supported three barber shops, six grocery stores, four cafes, and four dry cleaners. Black professionals, including dentist Rudolph Gordon and doctors Leon Reid, T.G. Freeland, and S.J.E. Farmer, provided trusted healthcare, while photographers like Richard A. Twine captured the essence of daily life in 1920s Lincolnville (State Library and Archives of Florida 2016).

As federal courts dismantled segregation laws in the 1950s and 1960s, Lincolnville became a focal point for civil rights activism in St. Augustine. However, integration brought unintended consequences such as the decline of Black home and business ownership in the area. Many Black residents began selling and renting their properties in pursuit of better economic opportunities elsewhere. By the 1980s, the community had become increasingly commercialized, and the tight-knit atmosphere of 1920s Lincolnville existed largely in memories and in Twine's photographs (State Library and Archives of Florida 2016).

Recognizing its historical significance, the Lincolnville Historic District was added to the NRHP in 1991. Today, while the neighborhood has transformed, its legacy of Black resilience, entrepreneurship, and culture remains a significant part of St. Augustine's history (State Library and Archives of Florida 2016).

Model Land Company

The land that now forms the Model Land Company neighborhood dates to the early Spanish Colonial Period. In the 1700s, Spanish settlers used the area for small-scale farming. To strengthen St. Augustine's defenses, the Rosario and Cubo defense lines were constructed through the area by 1720. A Franciscan mission was established in 1737 to serve the Indigenous Guale people, who had settled in the nearby village of Tolomato (Powell, Scott, and Davenport-Jacobs 2021).

In 1885, Henry Flagler, cofounder of Standard Oil and a driving force behind Florida's development, envisioned the area as a luxury seasonal destination, the "Winter Newport." He purchased 40 ac of citrus groves and fields, naming streets such as Valencia, Sevilla, and Saragossa to honor the city's Spanish heritage. The first homes in the area were built for hotel and railroad executives, as well as seasonal guests of Flagler's Hotel Ponce de Leon (Brown and Hudson 1996).

To manage his extensive real estate holdings, Flagler created the Model Land Company in 1896. While he successfully expanded the Florida East Coast Railway to Key West, his dream of an exclusive upper-class community in St. Augustine never fully materialized. By 1903, the Model Land Company began selling smaller lots, leading to a mix of more modest homes (Fillmon 2021).

After the Second World War, many of Flagler's early structures, such as his mansion, Kirkside, the Young Men's Christian Association, the hotel's laundry and dormitory, and the baseball field, were demolished, making way for newer architectural styles, including Ranch and Art Moderne homes. Bordered by Cordova, King, Orange, and Malaga Streets, the Model Land Company Historic District was officially listed in the NRHP in 1983 (Fillmon 2021).

Nelmar Terrace

The area now known as Nelmar Terrace, just north of downtown St. Augustine, was once part of a Timucuan Indian village. During the British colonial period in the 1770s, it became a plantation under Governor James Grant, later transitioning into parcels of Spanish land grants after 1784. From 1844 to 1869, this land was the southern section of a plantation owned by Florida Supreme Court Justice Thomas Douglas (Fillmon 2023).

In 1886, doctor J.K. Rainey acquired the former Douglas Plantation and originally platted it. In 1913, developers C.M. Fuller and L. Orin Larson re-platted the area, naming it Nelmar Terrace after Fuller's daughters, Nellie and Mary. Promoted as an upscale suburban neighborhood, it featured some of the largest residential lots in St. Augustine, with strict deed restrictions and subdivision regulations ensuring high-quality design and construction.

By 1914, a trolley line along San Marco Avenue connected downtown St. Augustine to the Florida School for the Deaf and Blind. Development increased in the neighborhood during WWI and during the Florida Land Boom of the 1920s, producing some of the finest architectural designs in the city at the time. Though construction slowed during the Great Depression, it resumed after the Second World War, and Nelmar Terrace became known as a premier residential district (Fillmon 2023).

The neighborhood displays a variety of architectural styles, including Spanish Revival, Mediterranean Revival, Georgian, Dutch Colonial Revival, Tudor, Craftsman, and Bungalow. Notable homes include Los Robles at 24 Nelmar Avenue, a Spanish Revival residence designed by California architect Wallace Neff. On the waterfront, Los Cedros at 30 Nelmar Avenue, originally built for L.O. Larson, and the residence at 27 Milton Street, built for Sidney Harrison, exemplify Mediterranean Revival architecture. These homes later became residences for prominent figures, including composer Sidney Homer, opera diva Louise Homer, Adjutant General Vivian Collins, and St. Augustine Mayor O.D. Wolfe. Additionally, the Moorish Revival residence at 16 May Street served as the home and studio of renowned sculptor C. Adrian Pillars (Fillmon 2023).

Recognized for its architectural significance and its role in shaping St. Augustine's development, the Nelmar Terrace Historic District was officially listed in the NRHP in 2011 (Fillmon 2023).

North City

The area north of historic St. Augustine is known as North City. The earliest subdivisions in North City were nearer to the colonial city and eventually spread further north. Most of the buildings in North City were constructed between the 1880s and the 1930s. The architectural styles featured in the neighborhood are primarily Frame Vernacular as well as some Queen Anne, Italianate, Moorish Revival, Colonial Revival, and Masonry Vernacular examples. Many of the original buildings in North City have been lost to commercial development or have been adapted for commercial use. The western end of the North City District was heavily impacted by the construction of US 1 in the 1950s. The neighborhood stretches from south of Grove Avenue to south of Old Mission Avenue between San Marco Avenue and US 1. The North City Historic District was added to the NRHP in 2009 (Marder, Mattick, and Waber 2009).

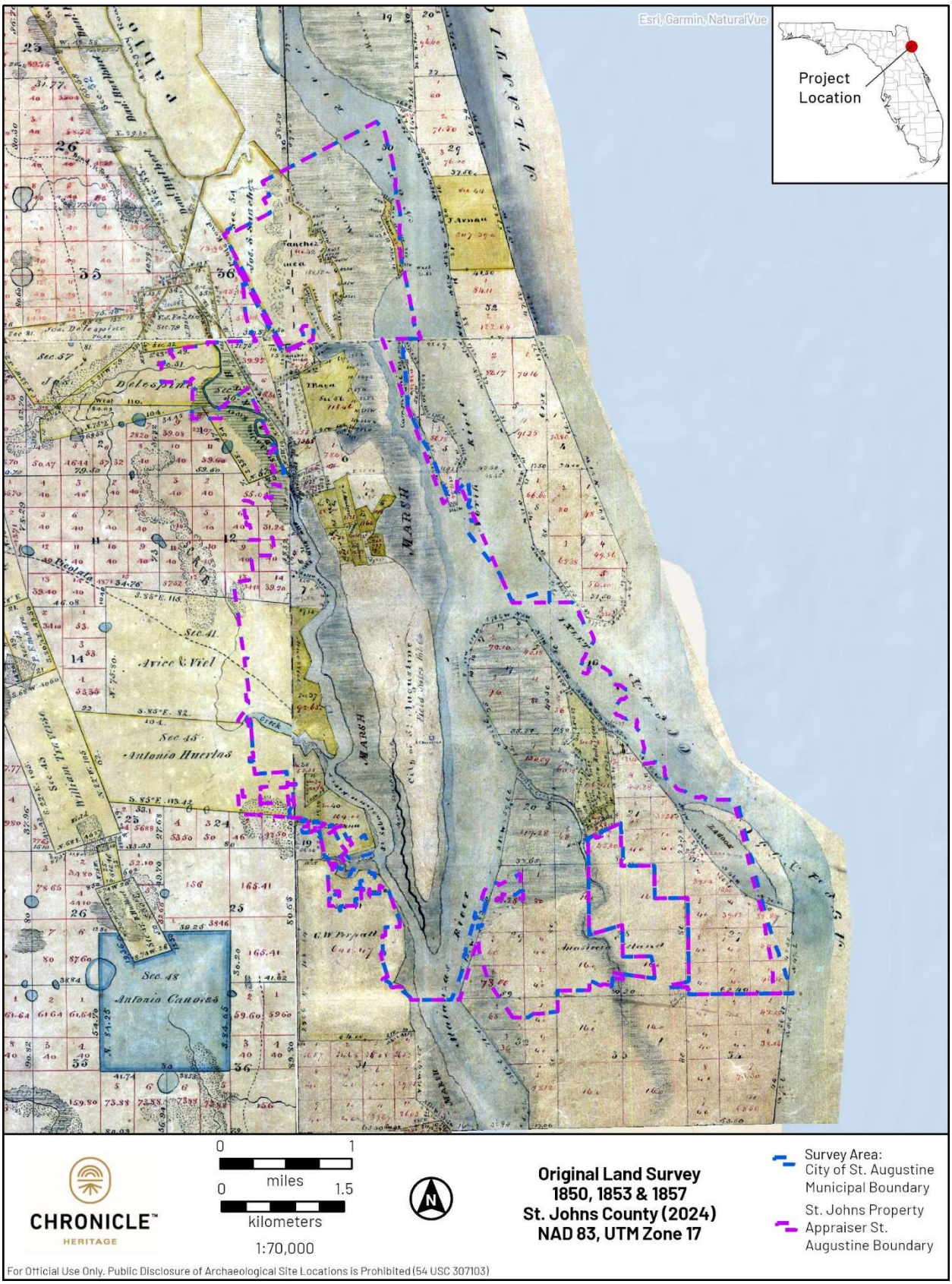


Figure 3-11 . Compilation of 1850, 1853, and 1857 land survey with historic district boundaries overlain (GLO 1850).

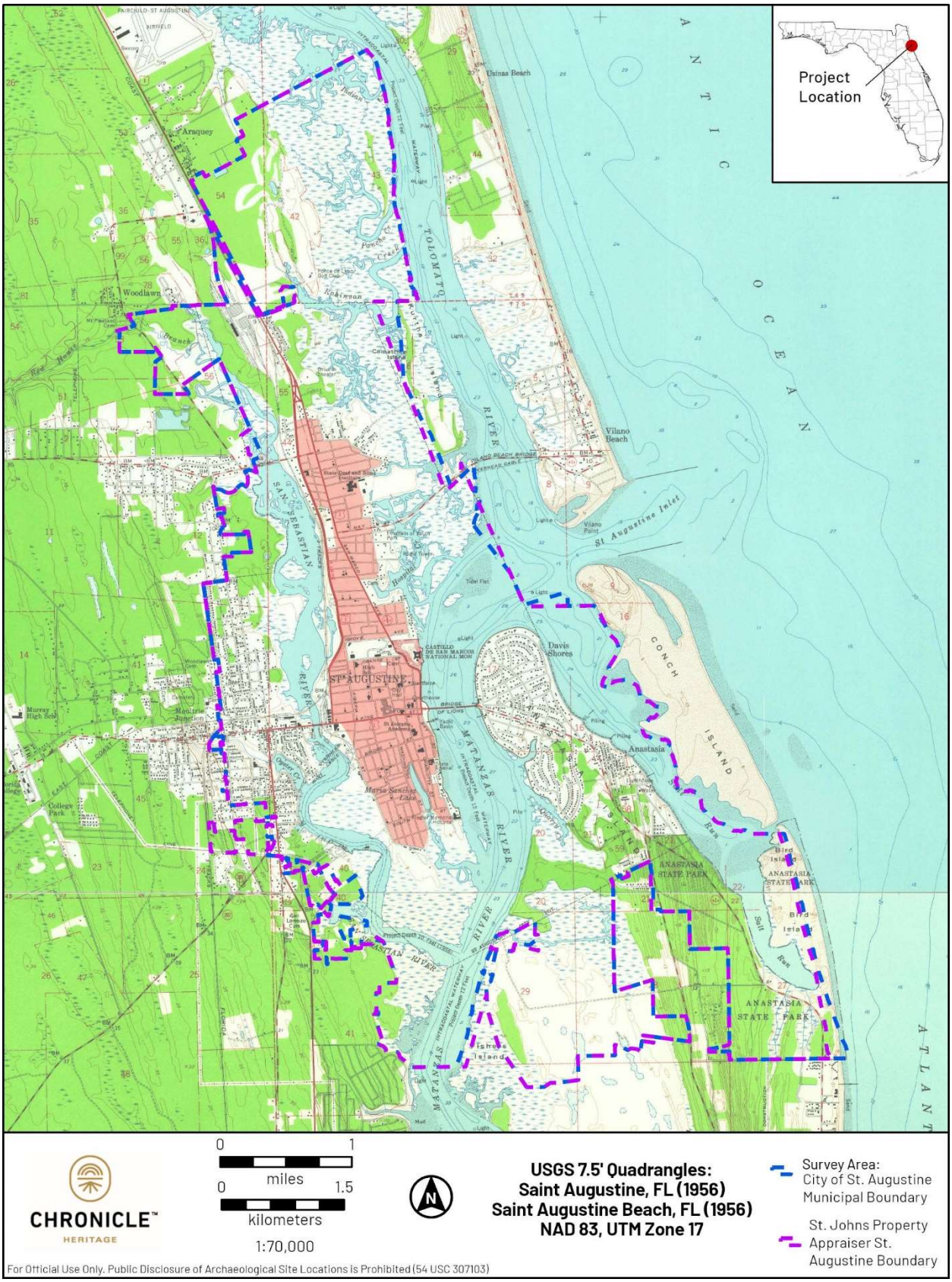


Figure 3-12. Historical 1958 topographic map with historic district boundaries overlain (USGS 1958).

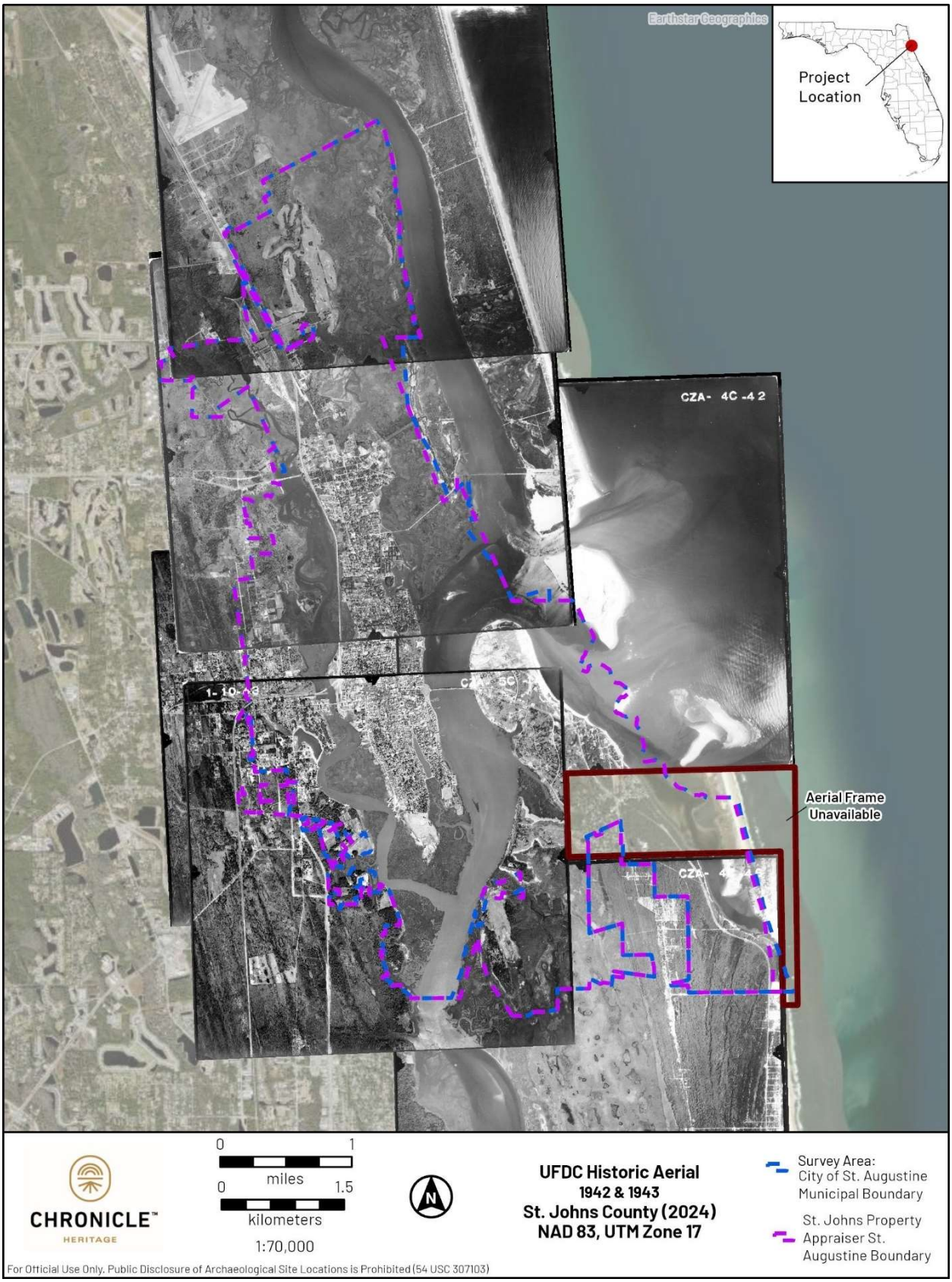


Figure 3-13. Historical 1942 aerial photograph with historic district boundaries overlain (UFDC 1942).

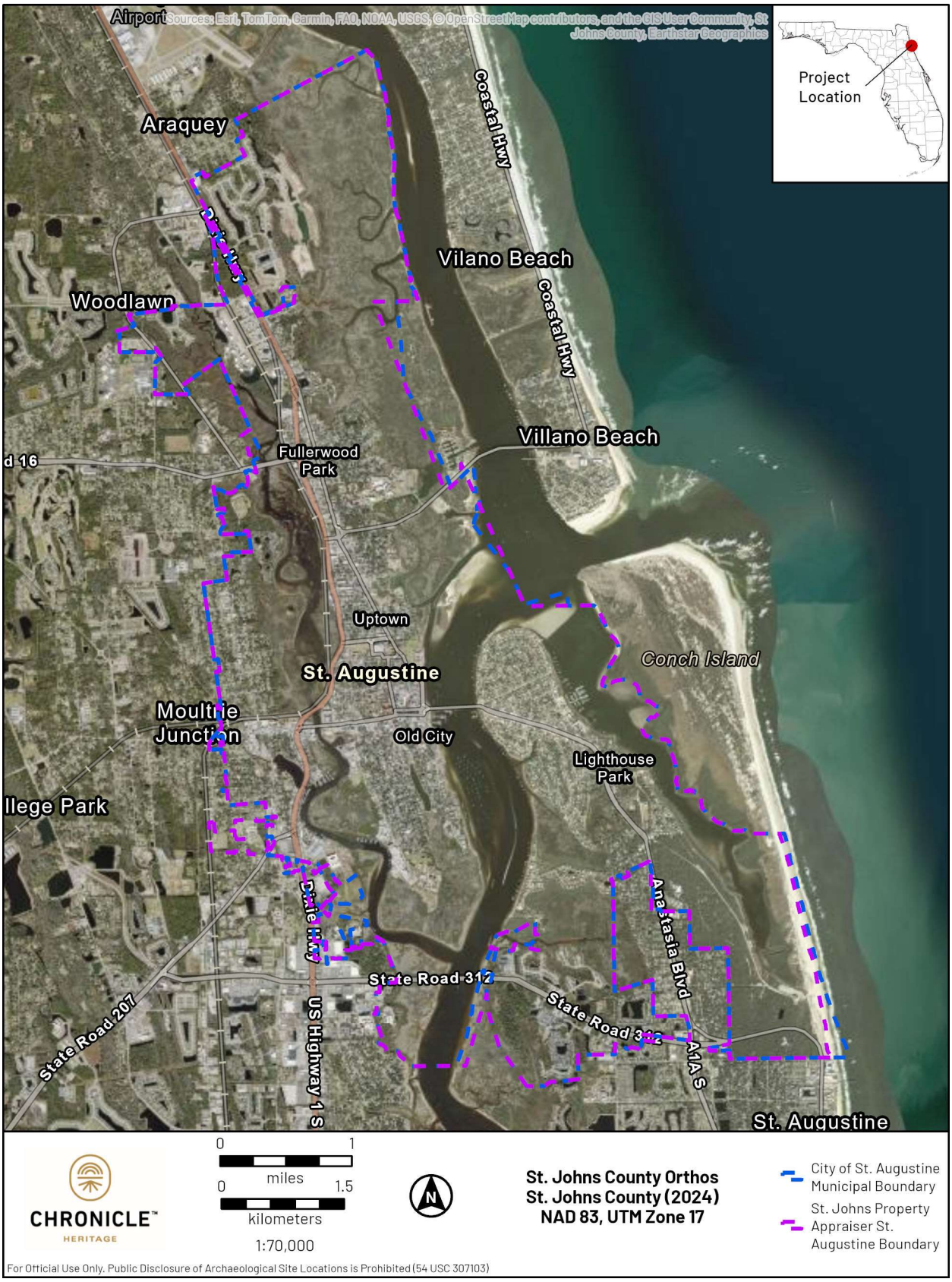


Figure 3-14. Modern aerial image with Project area overlain (USGS 2024).

3.3 Previous Research

Chronicle Heritage examined records in the FMSF to determine the location of any previously conducted cultural resource surveys or previously recorded components of the historical built environment within the Project survey area. Due to the size of the survey area, the number of surveys and previously recorded components was substantial. One hundred and thirty-seven cultural resource surveys have been conducted within the survey area between 1976 and 2023 (Figure 3-15 through Figure 3-19). Of these 137 previous cultural resources surveys, 18 are exclusively built environment surveys (Table 3-1); 50 are archaeological surveys; eight are combination surveys that include both archaeological and built environment data; and 32 are marine, cell tower, or uncategorized surveys. Due to the substantial number of surveys, the full list is included in Appendix A.

St. Augustine has long pursued the establishment and maintenance of historic structure surveys. Beginning in the 1970s and followed by updates initiated in the 1990s, historic structure survey updates have enhanced the scope of documentation in the area by both location and timeframe of resources documented (Marder and Historic Property Associates, Inc. 2006). As the objective of the Project is to document architecture of the recent past from 1940 through 1980, many of the previous surveys are adjacent to the Project timeframe, as they focus primarily on mid-twentieth-century and prior structures and contexts. Five previous cultural resources surveys are of relevance to the current Project: FMSF Manuscript Numbers 14002, 21986, 23064, 27071, and 28003.

FMSF Manuscript Number 14002, North City Survey Report for the COSA, was undertaken by Walt Marder, AIA, and Historic Property Associates in 2006 on behalf of COSA. The survey had two goals: (1) to record previously unrecorded buildings and sites in North City constructed between 1953 and 1957, and (2) to provide documentation for the designation of North City, Fullerwood Park, and Nelmar Terrace districts for listing in the NRHP. These three neighborhoods were listed in the NRHP in 2009, 2010, and 2011, respectively (Marder and Historic Property Associates, Inc. 2006).

In 2015, Patricia Davenport, MFA, HP, and Environmental Services, Inc. (ESI), produced an Architectural Survey of Anastasia Island Structures, St. John's County, Florida (FMSF Manuscript Number 21986) on behalf of COSA. This expansion of previous survey efforts in St. Augustine included the Davis Shores and Lighthouse Park neighborhoods. This survey documented a total of 775 resources (710 newly recorded) with a scope of documenting structures constructed in 1965 and prior. The resulting survey was also presented on a mobile website for public access (Davenport and Handley 2015).

The following year, Davenport and ESI performed an update to the survey of St. Augustine National Historic District (NRHD). The district comprises the area of the colonial city as well as the Alcazar and Ponce de Leon properties and was listed in the NRHP in July 1970. St. Augustine Historic District is distinct from St. Augustine Town Plan NHL, which was also listed in 1970, although they are distinct from one another. The 2016 St. Augustine Inventory: St. Augustine National Register Historic District Survey (FMSF Manuscript Number 23064) documented 324 previously recorded and 23 newly recorded resources within the survey area, including 313 contributing resources to the NRHD and 62 that potentially contribute to the NHL district (Davenport and Weaver 2016). The survey recorded additional buildings and sites built between 1953 and 1970, resulting in expanded historic contexts for the NRHD, including tourism, civil rights, and the historic preservation movement.

In June 2020, Meghan Powell, Meagan Scott, Sarah McDonald, and Patricia Davenport-Jacobs of ESI prepared for COSA *St. Augustine Survey, Part IV: West Augustine and the subdivisions of Fort Moosa Gardens and Saratoga Lakes* (Powell et al. 2020). The survey scope included resources constructed in 1975 or earlier and resulted in 795 resources recorded, including 468 newly recorded resources. The recommendations of the survey also included six potential NRHP districts and one resource that could be individually eligible for listing in the NRHP. The neighborhoods and subdivisions surveyed included Rollins Subdivision, Wildwood Park Subdivision, Ravenswood Subdivision, and Aiken Park as well as Fort Moosa Gardens-Saratoga Lakes (Powell et al. 2020).

FMSF Manuscript Number 28003, *Hurricane Irma Historic Resource Mitigation & Survey Update Report*, was written in 2021 by Davenport-Jacobs, Scott, and Powell of ESI (Powell et al. 2021). The objective of the survey was to update documentation of three NRHP districts: Abbott Tract, Lincolnville, and Model Land Company (also referred to as Model Land). Approximately 1,200 new and updated structures were recorded. Recommendations included not only contributing structures to NRHP districts but also adjustments to the period of significance for local overlay districts to protect more recently constructed resources that retain integrity. Expansions for overlay districts included 1960 for Abbott Tract, and 1968 for Lincolnville (1971 for an area that extends to King Street). There was no such recommendation for Model Land Company Historic District, which has an NRHP period of significance concluding in 1971 (Powell et al. 2021).

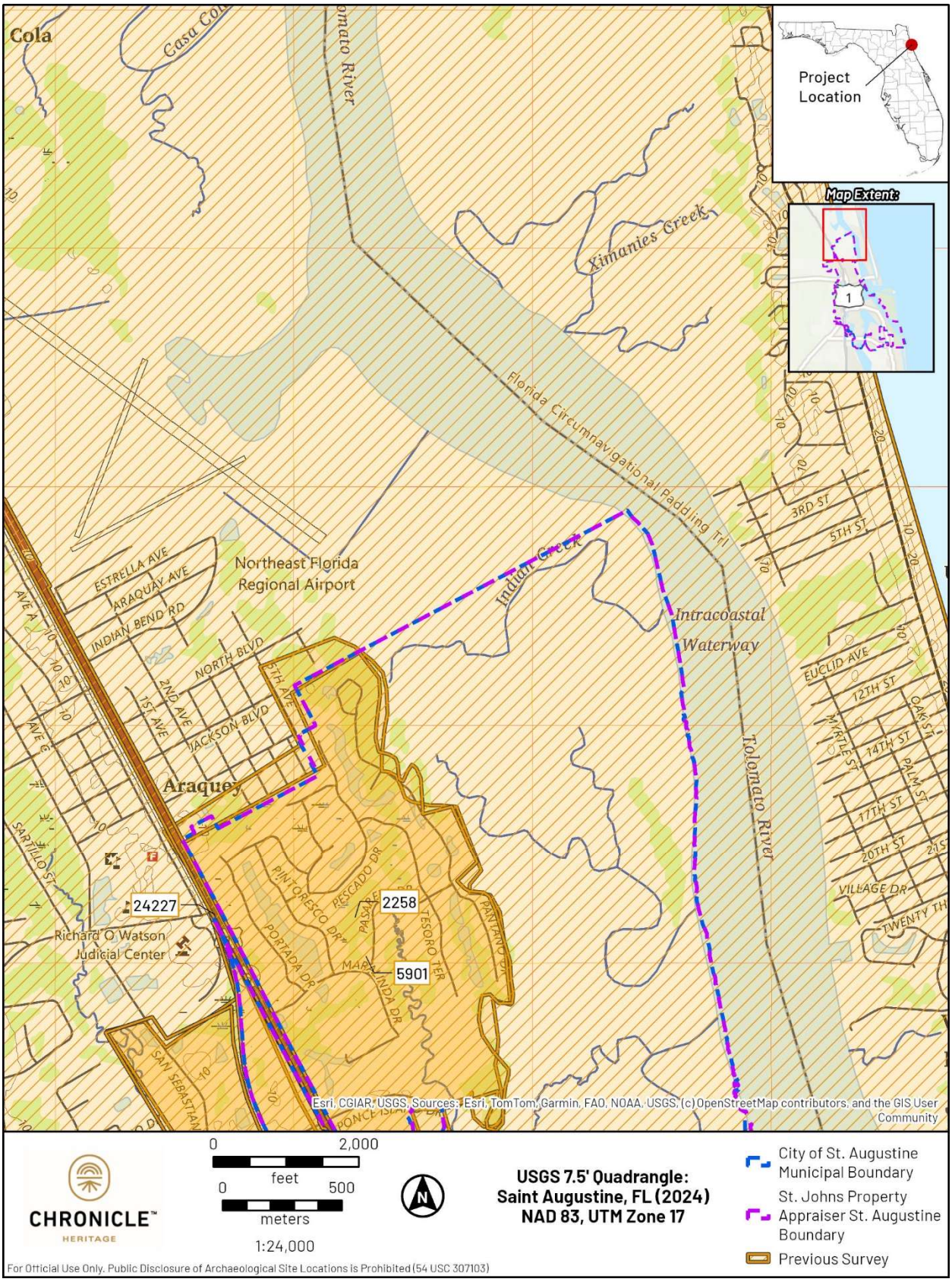


Figure 3-15. Site file search overview of previous surveys in Project survey area (1 of 5).

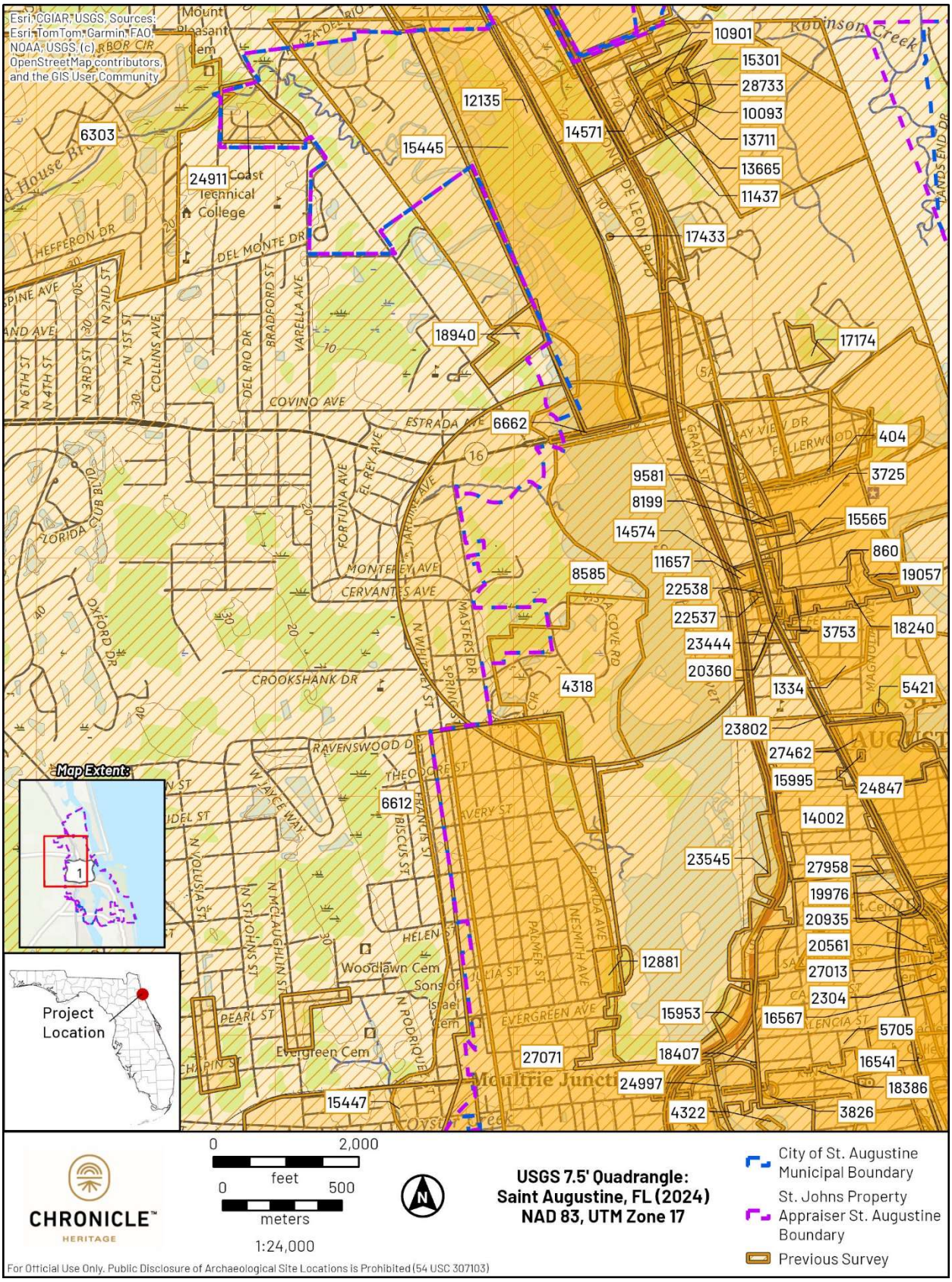


Figure 3-16. Site file search overview of previous surveys in Project survey area (2 of 5).

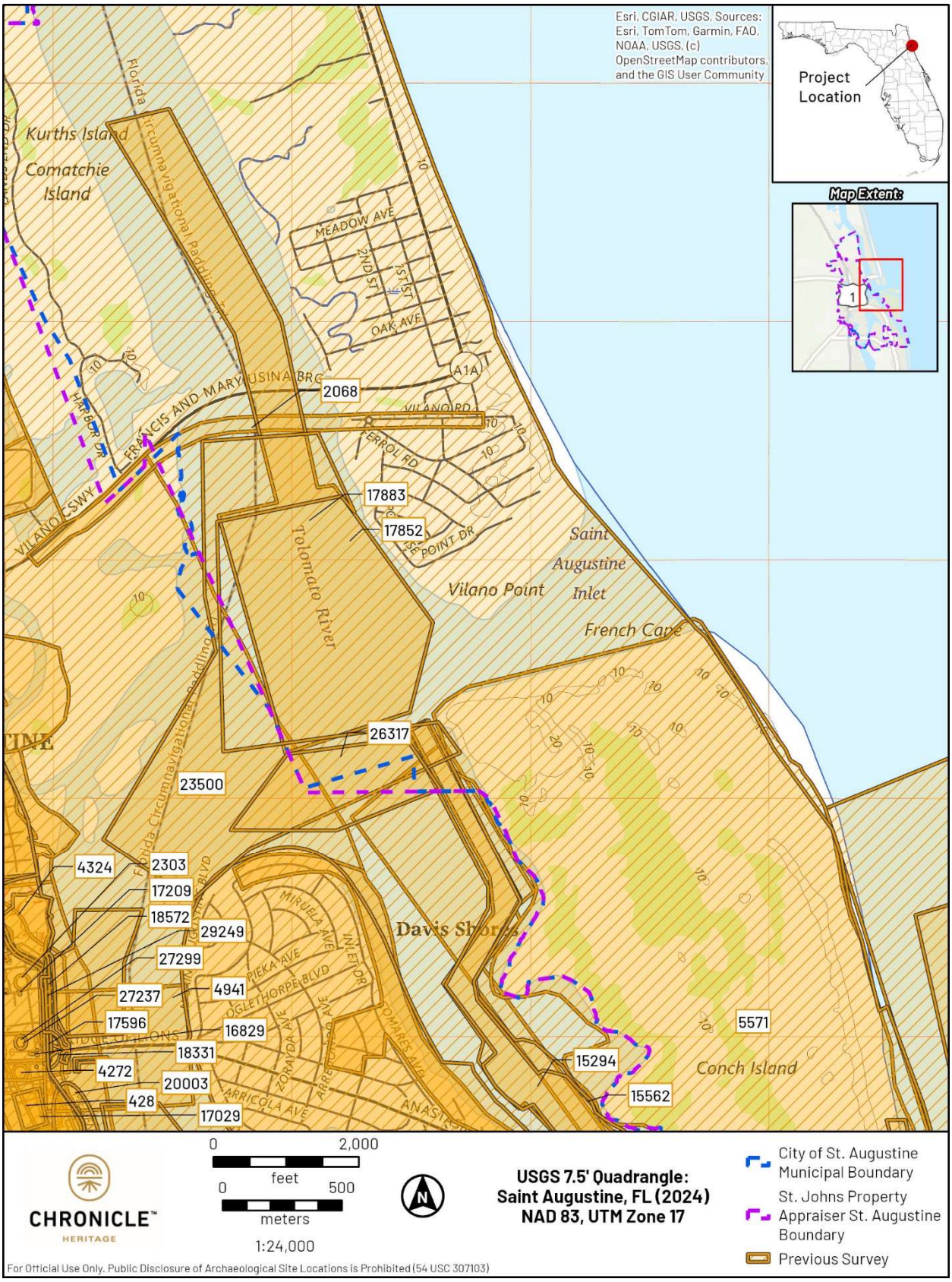


Figure 3-17. Site file search overview of previous surveys in Project survey area (3 of 5).

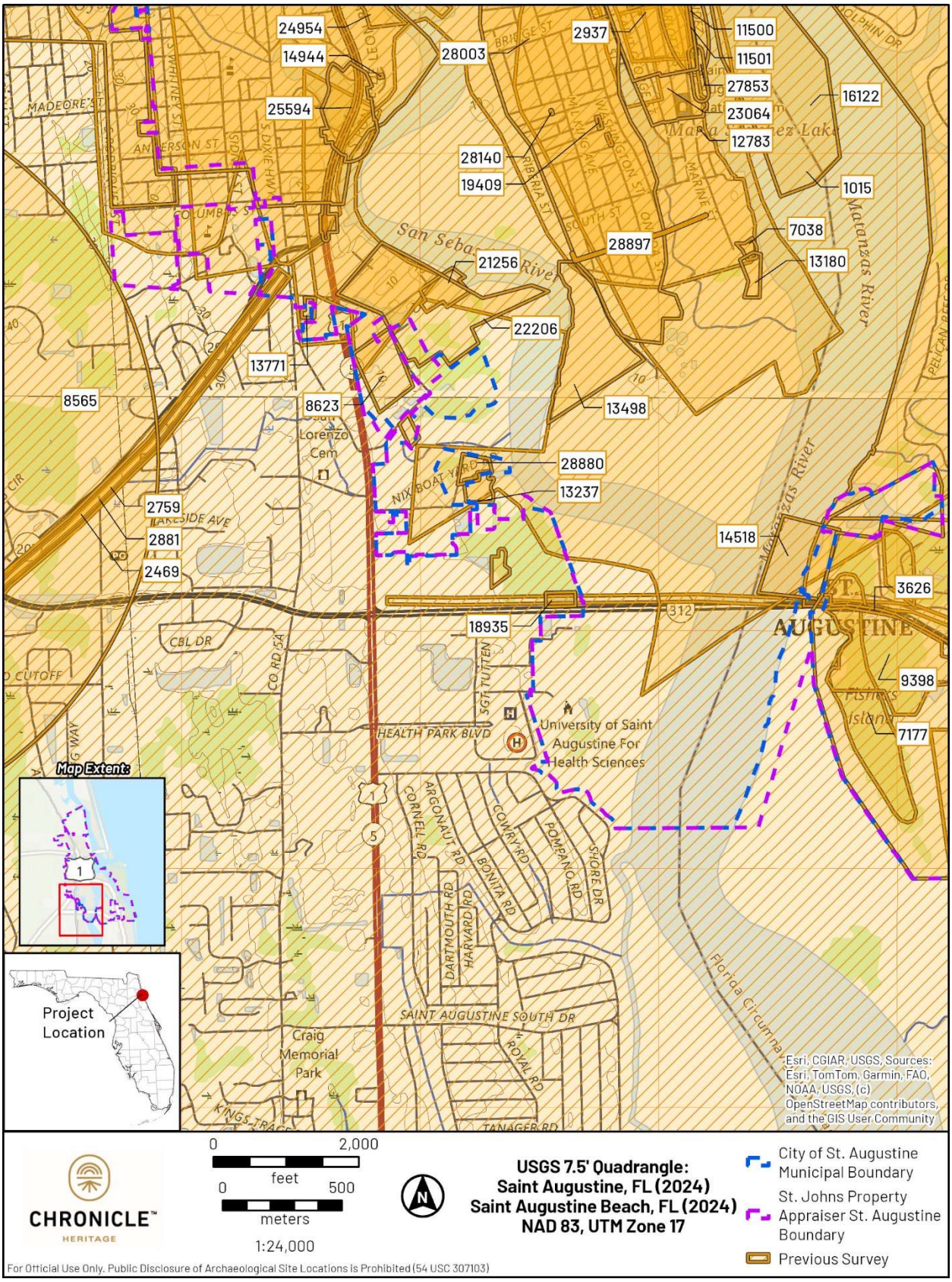


Figure 3-18. Site file search overview of previous surveys in Project survey area (4 of 5).

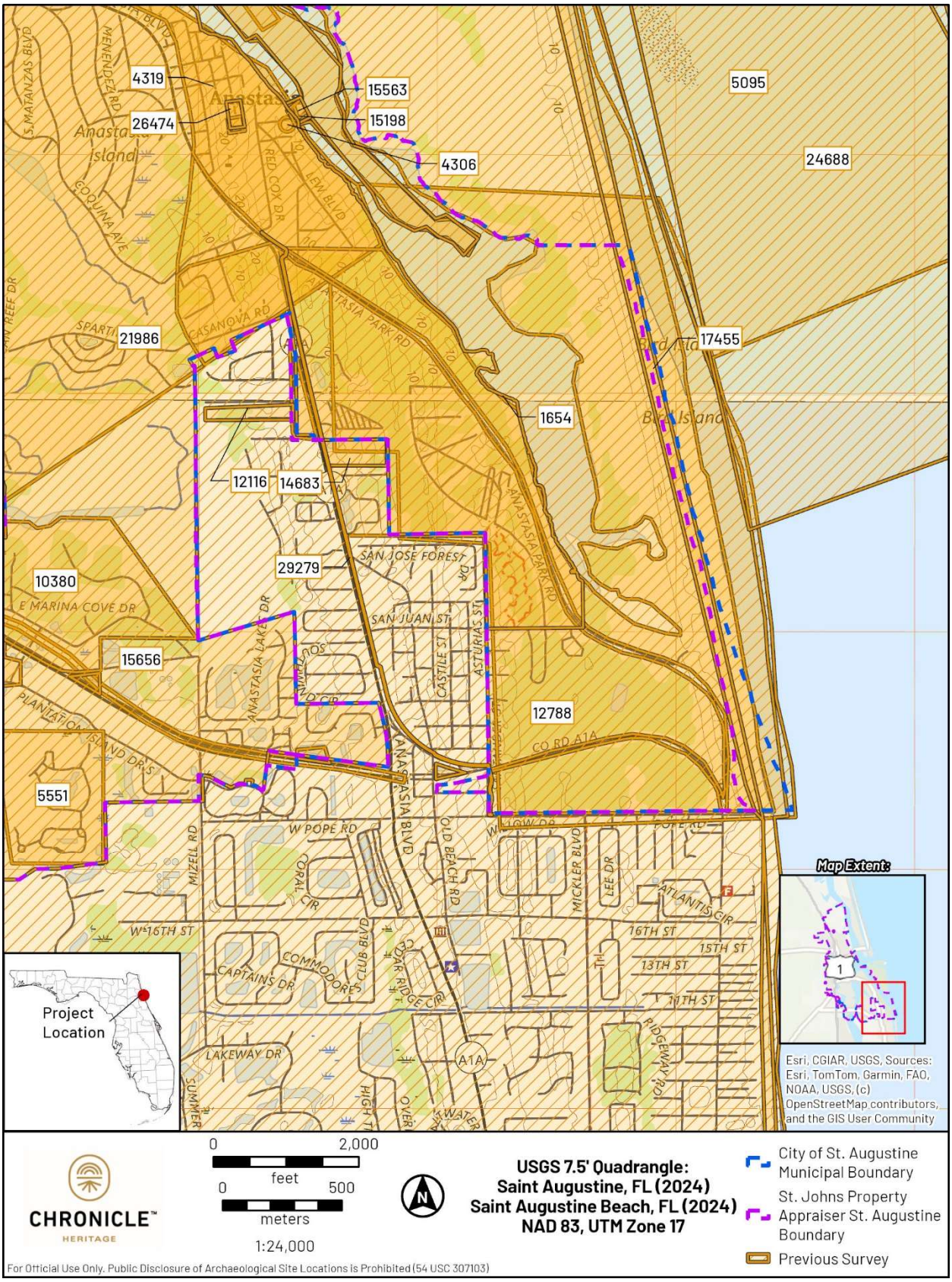


Figure 3-19. Site file search overview of previous surveys in Project survey area (5 of 5).

Table 3-1. Table of Previous Surveys in the Site File Search Area

FMSF No.	Title	Date Published	Author	Sponsor
1015	*Historic Sites and Buildings Survey of St. Augustine, Florida*	1980	Adams, William R.	Unknown
2881	*Historical Resources Assessment of a Portion of SR-207 in St. Johns County, Florida: From I-95 to US-1*	1991	Jackson, Roy Adlai	FDOT
3753	*An Historic Structures Assessment Survey for the Proposed May Street Intersection Improvement, St. Johns County, Florida*	1993	Henrichs, Darlene	FDOT
4941	*An Historic Structures and Archaeological Resource Assessment Survey of the Bridge of Lions in St. Augustine, St. Johns County, Florida (Two Reports, Archaeological by SEAR, Historic by Darlene Henrichs)*	1996	Stokes, Anne V.	FDOT
5705	*Historic Building Survey St. Augustine, Florida*	1999	Adams, William R.	COSA
6612	*Historic Properties Survey, St. Johns County, Florida*	2001	Johnston, Sidney	St. Johns County Board of Commissioners
11500	*Historic St. Augustine Seawall, National Historic Preservation Act, Section 106 Report*	2005	Halbirt, Carl	City of Saint Augustine
11501	*Historic St. Augustine Seawall, Archaeological Investigations Along the Seaward Side of St. Augustine's Historic 19th Century Seawall*	2005	Halbirt, Carl	Unknown
14002	*North City Survey Report for the City of St. Augustine*	2006	Historic Property Associates	COSA
14574	*A Historic Structural Analysis of the Mark W. Lance Florida National Guard Armory Buildings, St. Johns County, Florida*	2007	Handley, Brent M.	Florida Army National Guard
15447	*The West Augustine Historic District Assessment Survey, City of St. Augustine, St. Johns County, Florida*	2008	Bland, Myles	St. Johns County Board of County Commissioners
18386	*Technical Memorandum Historic Landscape Evaluation of the King Street Drainage Project Malaga Street to Markland Place St. Johns County, FL*	2011	Salo, Edward	Unknown
21256	*An Historic Resource Assessment Survey of the St. Augustine Shipyard Tract and HABS Level III of 8SJ5623 and 8SJ5624, St. Johns County, Florida*	2014	Handley, Brent	Greenwood, LLC

FMSF No.	Title	Date Published	Author	Sponsor
27237	*FCC Post Installation Photographs Antenna Installation (DEA #20503021) New Equipment Modification (DEA #21405038)-Removal of Two Equipment Cabinets and Replacement with One on Existing Rooftop Equipment Platform, St. Johns County, Florida*	2014	Dynamic Environmental Associates	Dynamic Environmental Associates, Inc.
21986	*Architectural Survey of Anastasia Island Structures, St. Johns County, Florida*	2015	Davenport, Patricia	Jenny Wolfe
23064	*St. Augustine Inventory: St. Augustine National Register Historic District Survey Report*	2016	Davenport, Patricia	Jenny Wolfe
27071	*St. Augustine Survey, Part IV: West Augustine and the subdivisions of Fort Moosa Gardens and Saratoga Lakes*	2020	Scott, Meghan	Jenny Wolfe
27958	*Cultural Resource Survey and Nomination Update, St. Augustine Town Plan National Historic Landmark District*	2021	Carr, Clarissa	FDHR
28003	*Hurricane Irma Historic Resource Mitigation & Survey Update Report: Abbott Tract, Lincolnville, and Model Land Company*	2021	Scott, Meghan	Jenny Wolfe

FDOT = Florida Department of Transportation

There are 26 previously recorded resource groups (Table 3-2), 15 historical cemeteries (Table 3-3) and six historical bridges in the Project area (Table 3-4; Figure 3-20 through Figure 3-24). These resources do not include the seven NRHP-listed historic districts in the Project area, which are discussed below. The multitudinous resource groups within the municipal boundary of St. Augustine offer a rich context for the surveyed resources, all of which post-date most of the previously recorded resources.

Anastasia Historic District (SJ04846), also known as Lighthouse Park, is a resource group associated with the St. Augustine lighthouse and the historic resources in its vicinity. The resource group was nominated for listing in the NRHP in 1993, but appears not to have been listed due to an inconsistent district boundary. The resources date from the 1870s to the 1930s and are significant to the development of Amelia Island in the late nineteenth century. This resource group is part of the overall context of structures surveyed in this Project, which were constructed among and in place of Flagler-era buildings like those found in SJ04846.

Resource SJ05516, the 1959-1960 Seawall, is along the bank of the Matanzas River north of the Bridge of Lions and trends north-south along A1A until its turn to the northwest and away from the river. The Seawall dates to the Project survey period and, while ineligible for listing in NRHP as of 2011 due to its lack of integrity, is a part of the survey context in which postwar construction approaches interfaced with the historic fabric of St. Augustine, such as the Bridge of Lions and the Castilo de San Marcos, which is to the immediate north of the seawall.

Twine Park (SJ07150) is a green space in Lincolnville on the corner of Riberia and Lovett Streets. The park is named in honor of Henry L. and Katherine Twine. The Twines were civil rights leaders in St. Augustine in the 1960s. Mrs. Twine was known as the "Rosa Parks of Florida (Willott 2022)."

Henry Twine was a local president of the local chapter of the NAACP who risked his own safety to test the compliance of local businesses with the 1964 Civil Rights Act. He also served two terms as the first Black vice mayor of St. Augustine. Twine Park is the site of a historical marker erected by the local organization African Centre for the Constructive Resolution of Disputes commemorating the Twines and their contributions to advancing civil rights in St. Augustine.

Table 3-2. Table of Previously Recorded Resource Groups in the Project Area

FMSF No.	Site Name	Resource Type	SHPO Evaluation
8SJ00031A	Fountain of Youth Park (District)	Mixed District	Listed June 6, 2016
8SJ00096	St. Augustine Lighthouse & Keepers Quarters	Historical District	Listed March 19, 1981
8SJ02492	Railroad Park	Designed Historic Landscape	Insufficient information
8SJ03230	St. Augustine Alligator Farm Historic District	Historical District	Listed September 10, 1992
8SJ03483	St. Johns Electric Railroad Line	Linear Resource	Eligible
8SJ03531	St. Johns Electric Railroad Line - South	Linear Resource	Not evaluated
8SJ04840	Fish Island Channels	Linear Resource	Ineligible
8SJ04846	Anastasia Historic District	Historical District	Not evaluated
8SJ05036	FEC: St. Augustine and Palatka	Linear Resource	Insufficient information
8SJ05271	US 1	Linear Resource	Insufficient information
8SJ05287	Lee/Woods	Mixed District	Ineligible
8SJ05298	King Street	Linear Resource	Not evaluated
8SJ05395	Leo C. Chase Park	Designed Historic Landscape	Eligible
8SJ05489	ECA District 2	Historical District	Not evaluated
8SJ05490	ECA District 1	Historical District	Not evaluated
8SJ05491	ECA District 3	Historical District	Not evaluated
8SJ05492	ECA District 4	Historical District	Not evaluated
8SJ05507	A1A	Linear Resource	Not evaluated
8SJ05516	The 1957 - 1959 Seawall	Linear Resource	Not evaluated
8SJ05539	West King Street Historic District	Historical District	Not evaluated
8SJ05558	St. Francis Barracks	FMSF Building Complex	Eligible (Sept. 19, 2021)
8SJ05567	St. Augustine Town Plan NHL District	Historical District	NHL April 15, 1970
8SJ05597	Plaza de la Constitucion	Designed Historic Landscape	Listed April 15, 1970
8SJ06526	Eddie Vickers Park	Designed Historic Landscape	Insufficient information
8SJ07138	Francis Field	Designed Historic Landscape	Eligible
8SJ07150	Twine Park	Designed Historic Landscape	Eligible

Table 3-3. Previously Recorded Historical Cemeteries in the Project Area

FMSF No.	Site Name	Year Established	SHPO Evaluation
8SJ00060	O.C. Lightner Gravestone	1950	Not evaluated
8SJ00074	St. Augustine Public Burying Ground	ca. 1821	Listed July 23, 2021
8SJ00087	St. Augustine National Cemetery	1881	Listed May 16, 2016
8SJ02469	Tolomato Cemetery	ca. 1777	Listed August 2, 1983
8SJ04836	San Sebastian Cemetery	1886	Not evaluated
8SJ04837	Pinehurst Cemetery	1914	Not evaluated
8SJ04862	Gen. William W. Loring Memorial	Not provided	Not evaluated
8SJ04898	St. Augustine Parish Cemetery	Not provided	Not evaluated
8SJ04900	Nuestra Senora de la Soledad Cemetery	Not provided	Not evaluated
8SJ04901	Flagler Family Tombs	Not provided	Not evaluated
8SJ04902	San Lorenzo Catholic Cemetery	1890	Not evaluated
8SJ04918	Congregation of Sons of Israel Cemetery	ca. 1910	Potentially eligible
8SJ04919	Evergreen Cemetery	1886	Not evaluated
8SJ04920	Woodlawn Cemetery	1929	Not evaluated
8SJ05437	Government House Hospital Cemetery	ca. 1861	Not evaluated

Table 3-4. Previously Recorded Historical Bridges in the Project Area

FMSF No.	Site Name	Year Built	SHPO Evaluation
8SJ00060B	Coate's Bridge	1948	Not evaluated/destroyed
8SJ02460	Bridge of Lions	1927	Listed November 19, 1982
8SJ03297	San Sebastian Bridge	1935	Ineligible
8SJ05295	FEC RR Bridge	1960	Ineligible
8SJ05460	FEC Bridge at San Sebastian River North	ca. 1960	Eligible
8SJ05474	Bridge No. 78003	ca. 1950	Ineligible



Figure 3-20. Site file search overview of previously recorded resource groups in Project survey area (1 of 5).

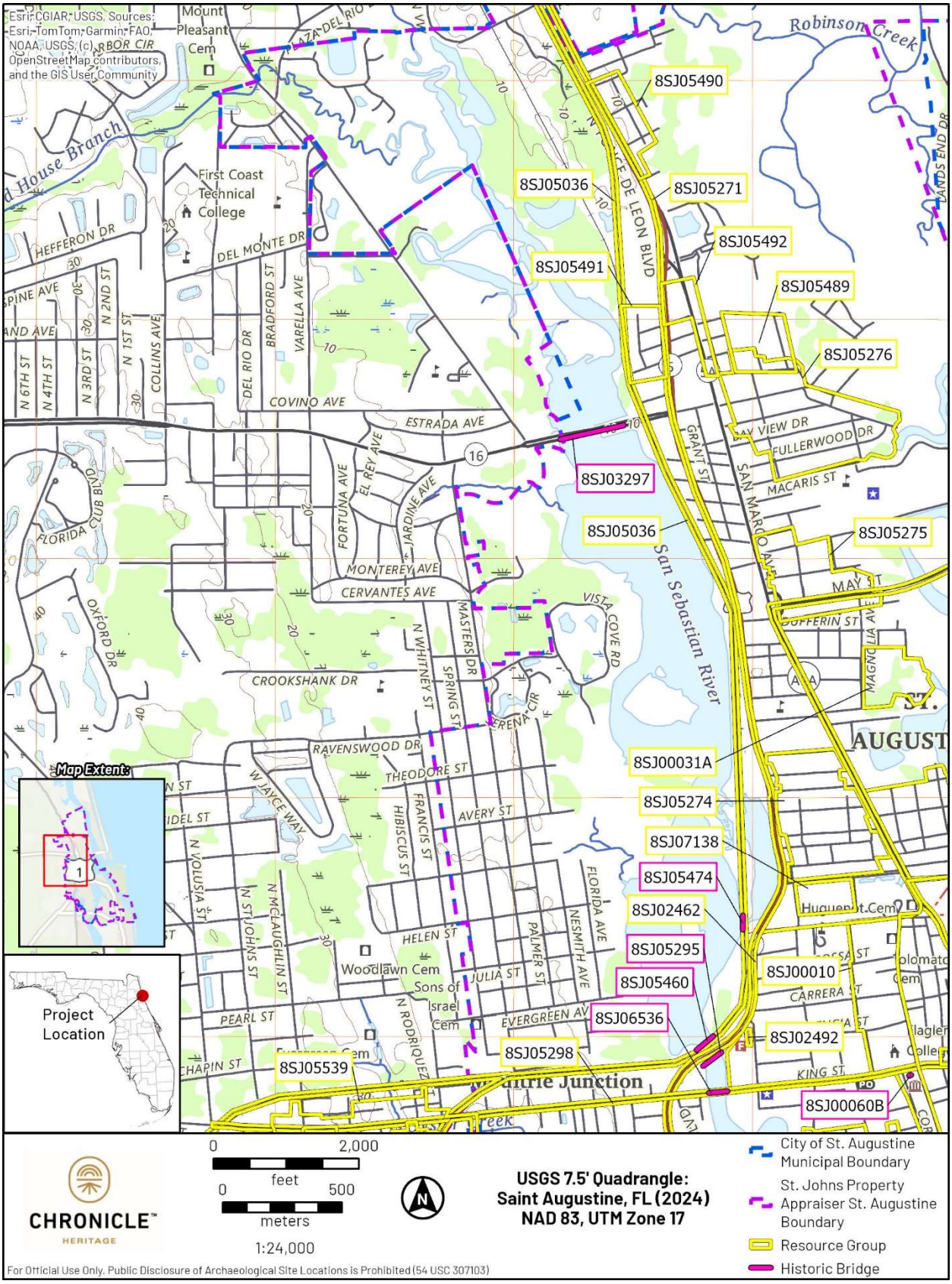


Figure 3-21. Site file search overview of previously recorded resource groups in Project survey area (2 of 5).



Figure 3-22. Site file search overview of previously recorded resource groups in Project survey area (3 of 5).

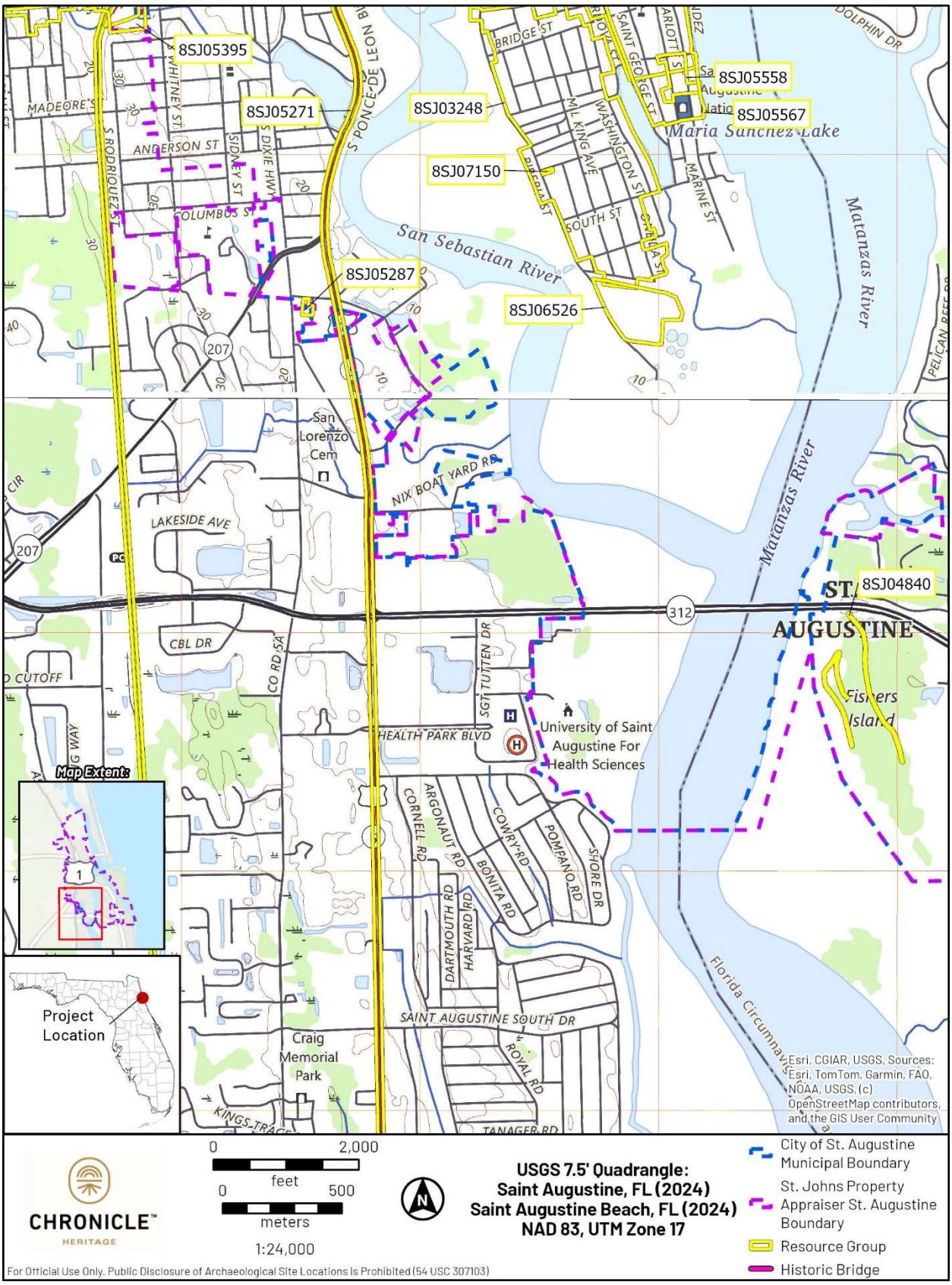


Figure 3-23. Site file search overview of previously recorded resource groups in Project survey area (4 of 5).

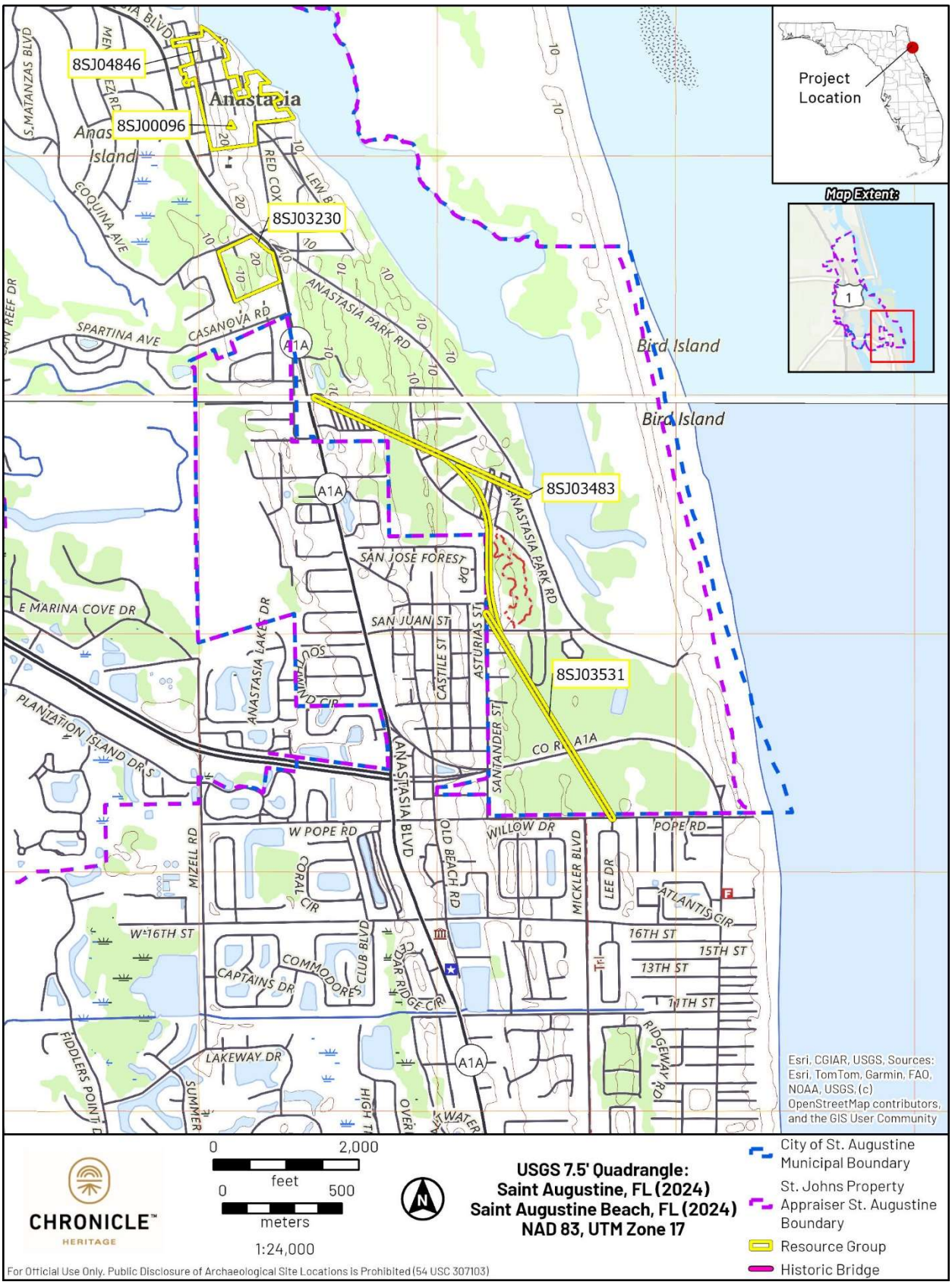


Figure 3-24. Site file search overview of previously recorded resource groups in Project survey area (5 of 5).

Forty-six NRHP-listed resources are found within the Project survey area (Table 3-5). These represent a varied collection of resources, including individual properties, cemeteries, landscapes, bridges, and archaeological sites. In addition to the aforementioned 46 listings, there are seven NRHP districts within the Project survey area (Table 3-6).

Abbott Tract Historic District (SJ02461) was listed in the NRHP in 1983. Located north of St. Augustine's historic core, the district is significant for its association with the city's growth and residential development during the nineteenth and early twentieth centuries. It is approximately bounded by San Marco, Pine, and Shenandoah Avenues, as well as Matanzas Bay. Comprised of 137 total resources, Abbott Tract has a period of significance ranging from 1838 to 1930. The district provides a tangible link to the city's expansion beyond its colonial core. Areas of significance for Abbott Tract include architecture, community planning and development, and social history as it reflects both the architectural tastes and residential patterns of St. Augustine's middle-class during its period of significance.

Fullerwood Park Historic District (SJ05276) was added to the NRHP in 2010 and is the northernmost of the NRHP-listed districts, bounded roughly by Hildreth Drive, San Marco Avenue, and Macaris Street. Fullerwood Park is significant for its role in St. Augustine's early suburban development and post-WWII residential expansion. The district contains 249 resources, with a period of significance that spans two distinct eras: 1914 to 1930 and 1945 to 1964. The earlier period reflects the initial development of the neighborhood as an early automobile suburb, while the postwar period highlights continued growth and architectural evolution in response to changing housing demands. The district includes examples of Bungalow, Minimal Traditional, and Ranch style homes and communicates areas of significance, including community planning and development, architecture, and social history.

NRHP-listed Lincolnville Historic District (SJ03248) is a historic neighborhood in the southwestern corner of the Project area. It is bounded by Cedar, Riberia, Cerro, and Washington Streets, as well as DeSoto Place. Listed in the NRHP in 1991 for its significance to African American heritage, social history, architecture, and community planning and development, Lincolnville is an important community established by freed people following the Civil War. The district was also an important setting for social activism in St. Augustine. The district encompasses 548 total resources with a broad and varied period of significance ranging from 1820 to 1821; 1871 to 1930; and 1948 to 1961. The time frames reflect early settlement activity, the district's post-emancipation development, and its later involvement with the civil rights movement.

The Model Land Company Historic District (SJ02462) was listed in the NRHP in 1983. Located just west of the St. Augustine colonial center, the district reflects the ambitious development efforts of Henry Flagler and his Model Land Company, which played a transformative role in shaping the city's urban and architectural identity at the turn of the twentieth century. The district comprises 302 total resources, many of which exhibit architectural styles such as Mediterranean Revival, Colonial Revival, and Mission Revival, all of which reflect Flagler's vision for a planned resort city. Model Land illustrates how real estate development, tourism, and railroad transportation contributed to St. Augustine's emergence as a premier winter destination for wealthy northerners. Areas of significance for the district include architecture, community planning and development, and commerce, all of which underscore its central role in the city's evolution during the late nineteenth and early twentieth centuries.

Nelmar Terrace Historic District (SJ05275) represents one of St. Augustine's early twentieth-century residential neighborhoods, developed during a time of urban expansion and increasing reliance on the automobile. Added to the NRHP in 2011, Nelmar Terrace is bounded by Alfred

Street, San Carlos Avenue, San Marcos Avenue, and Hospital Creek. The district contains 143 total resources and, like Model Land, features many architectural styles of the early twentieth century, such as Mediterranean Revival and Colonial Revival, with other later forms such as Minimal Traditional and Ranch. Nelmar Terrace has several periods of significance: 1913 to 1920; 1924 to 1945; and 1948 to 1961. These periods capture both pre- and postwar development phases that contribute to the neighborhood's character. Nelmar Terrace is noted for its cohesive streetscapes, mature landscaping, and the role it played in the suburbanization of St. Augustine.

North City Historic District (SJ05274) is to the immediate west of the Model Land Company Historic District, bounded by Castillo Drive, San Marcos Avenue, and US 1. The North City Historic District was listed in the NRHP in 2009. The district developed as a residential area in the late nineteenth and early twentieth centuries, reflecting the city's expansion during that period. It includes 272 total resources, many of which represent Queen Anne, Colonial Revival, Bungalow, and Frame Vernacular styles. The district's period of significance spans from 1879 to 1935, a time of transformation for St. Augustine. North City is significant not only for its architectural variety but also for its association with the development of middle-class housing and the emergence of new neighborhood patterns influenced by streetcar and early automobile transportation.

Listed in the NRHP in 1970, the St. Augustine Historic District (SJ05567) intersects with the St. Augustine Town Plan NHL District and represents one of the most historically significant areas in the United States. Encompassing the colonial core of the city. The district includes 299 total resources and reflects over three centuries of architectural, cultural, and political development. Its period significance spans from 1566 to 1935, covering the Spanish Colonial era, British colonialism, American territorial period, and the early twentieth century. The district features a unique blend of Spanish Colonial, British Colonial, and American architectural styles. As one of the oldest continuously occupied European settlements in the continental United States, the district is significant for its architecture, archaeology, exploration and settlement connections, and social history.

Table 3-5. Table of NRHP-listed Resources in the Site File Search Area

FMSF No.	Site Name	Year NRHP Listed
8SJ00079	O'Reilly House	1974
8SJ00080	Hotel Ponce De Leon	1975
8SJ00083	Markland	1978
8SJ00086	Grace United Methodist Church	1979
8SJ00087	St. Augustine National Cemetery	2016
8SJ00096	St. Augustine Lighthouse and Keeper's Quarters	1981
8SJ00396	St. Augustine Civic Center	2005
8SJ00659	Record Building	2006
8SJ01027	Government House	2014
8SJ01028	Villa Zorayda	1993
8SJ01462	Walker, Horace, House	1998
8SJ01811	Solla--Carcaba Cigar Factory	1993
8SJ01914	Stanbury Cottage	2008
8SJ02044	Old St. Johns County Jail	1987

FMSF No.	Site Name	Year NRHP Listed
8SJ02050	St. Augustine Water Works	2014
8SJ02460	Bridge of Lions	1982
8SJ00009	Castillo de San Marcos National Monument	1966
8SJ00010G	Gonzalez-Alvarez House	1970
8SJ00031	Menendez Encampment Site	2016
8SJ00031A	Fountain of Youth Archaeological Park	2016
8SJ00040	Fort Mose Site, Second	1994
8SJ00060	Alcazar Hotel	1971
8SJ00061	Avero House	1972
8SJ00062	Fish Island Site	1972
8SJ00063	Cathedral of St. Augustine	1970
8SJ00064	Lindsley House	1971
8SJ00065	Rodriguez-Avero-Sanchez House	1971
8SJ00066	Sanchez Powder House Site	1972
8SJ00068	Llambias House	1970
8SJ00069	Spanish Coquina Quarries	1972
8SJ00071	Ximenez-Fatio House	1973
8SJ00074	St. Augustine Public Burying Ground	2021
8SJ02490	Constitution Obelisk	2012
8SJ03248	Lincolnville Historic District	1991
8SJ03287	Lopez, Xavier, House	1993
8SJ05496	Father Francisco Lopez Statue	2012
8SJ05637	City of St. Augustine Miniature Golf Course	2014

Table 3-6. Table of NRHP-listed Districts Within the Project Area

NRHP District Name	Year Listed	Total Resources	Contributing	Noncontributing	Period of Significance
Abbott Tract	1983	137	124	13	ca. 1838-1930
Fullerwood Park	2010	249	211	38	1914-1930; 1945-1964
Lincolnville	1991	678	548	130	1800-1821; 1871-1930; 1964
Model Land Company	1983	302	238	64	1839-1940
Nelmar Terrace	2011	118	100	18	1913-1920; 1924-1945; 1948-1961
North City	2009	272	184	88	ca. 1879-1935
St. Augustine	1970	299	226	73	1566-1935

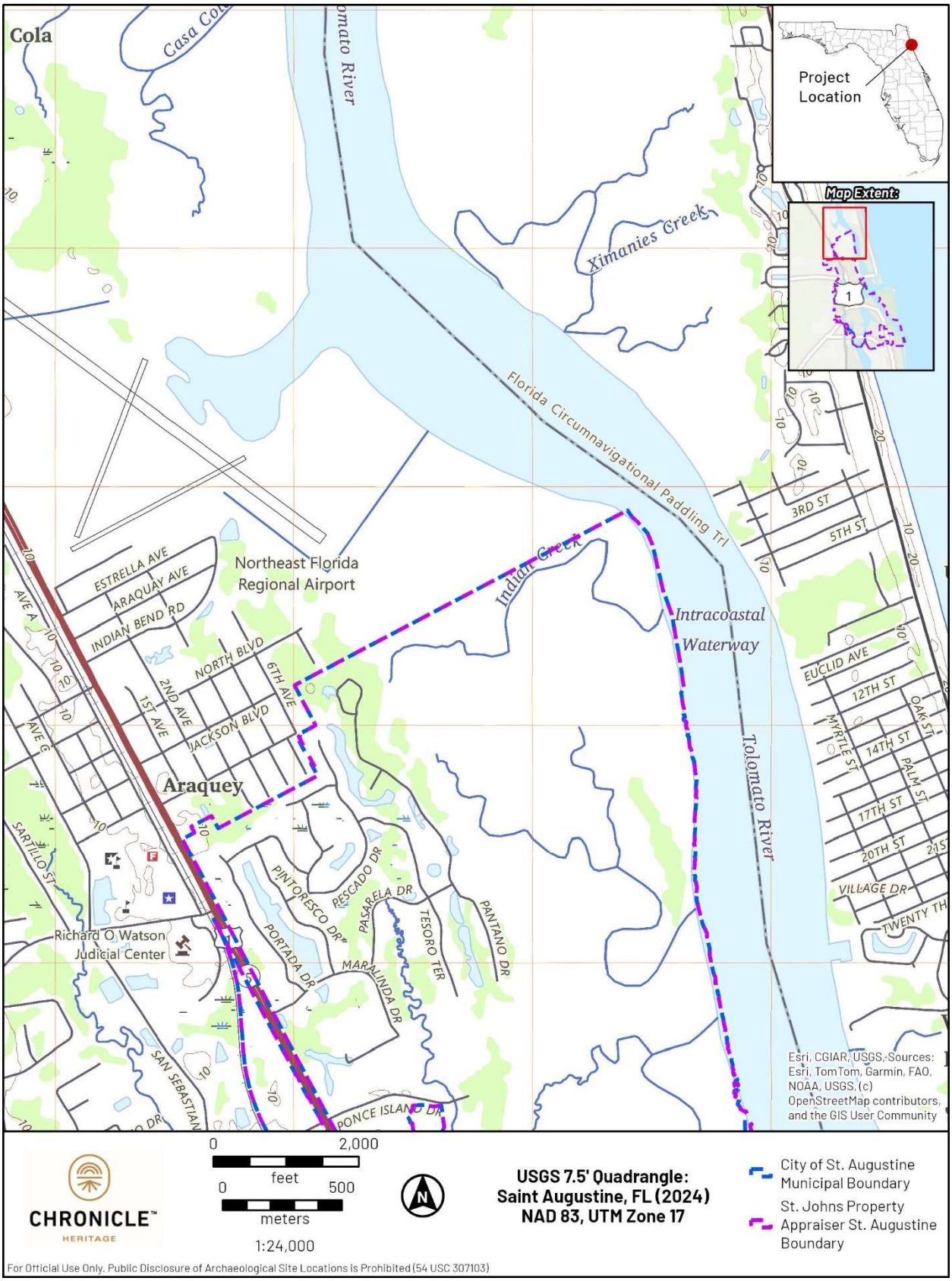


Figure 3-25. Site file search overview of NRHP listings in Project survey area (1 of 5).

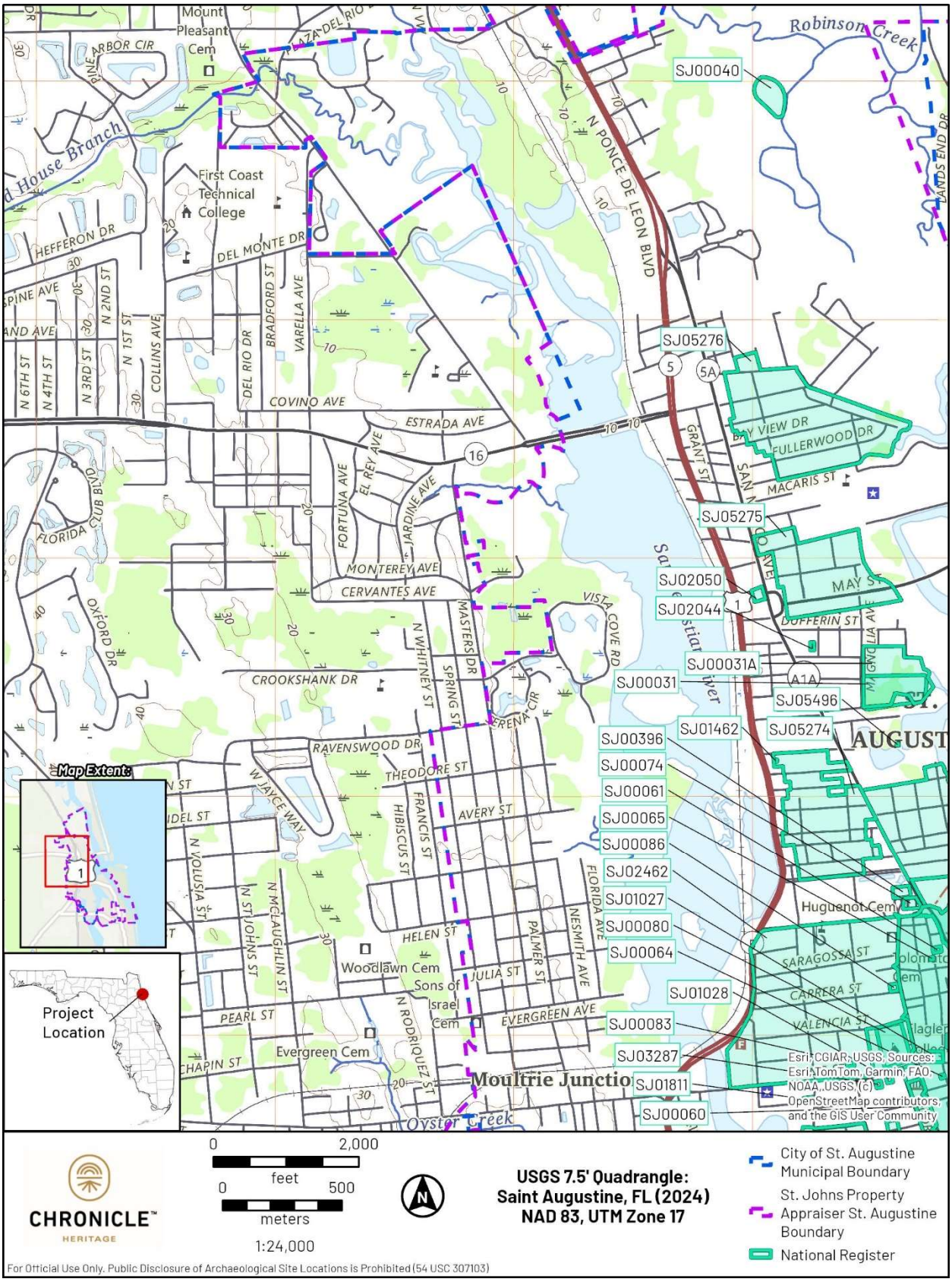


Figure 3-26. Site file search overview of NRHP listings in Project survey area (2 of 5).



Figure 3-27. Site file search overview of NRHP listings in Project survey area (3 of 5).

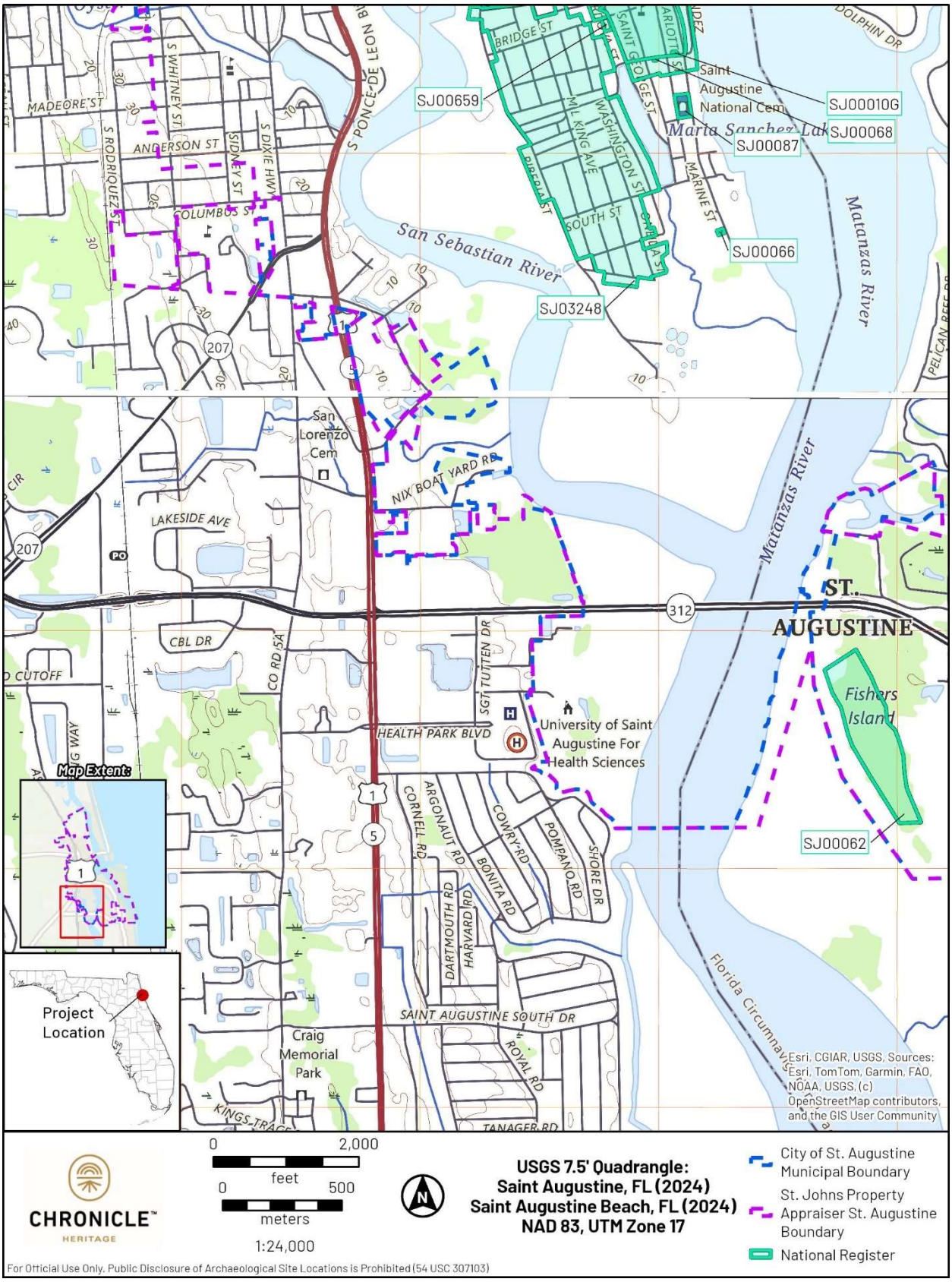


Figure 3-28. Site file search overview of NRHP listings in Project survey area (4 of 5).

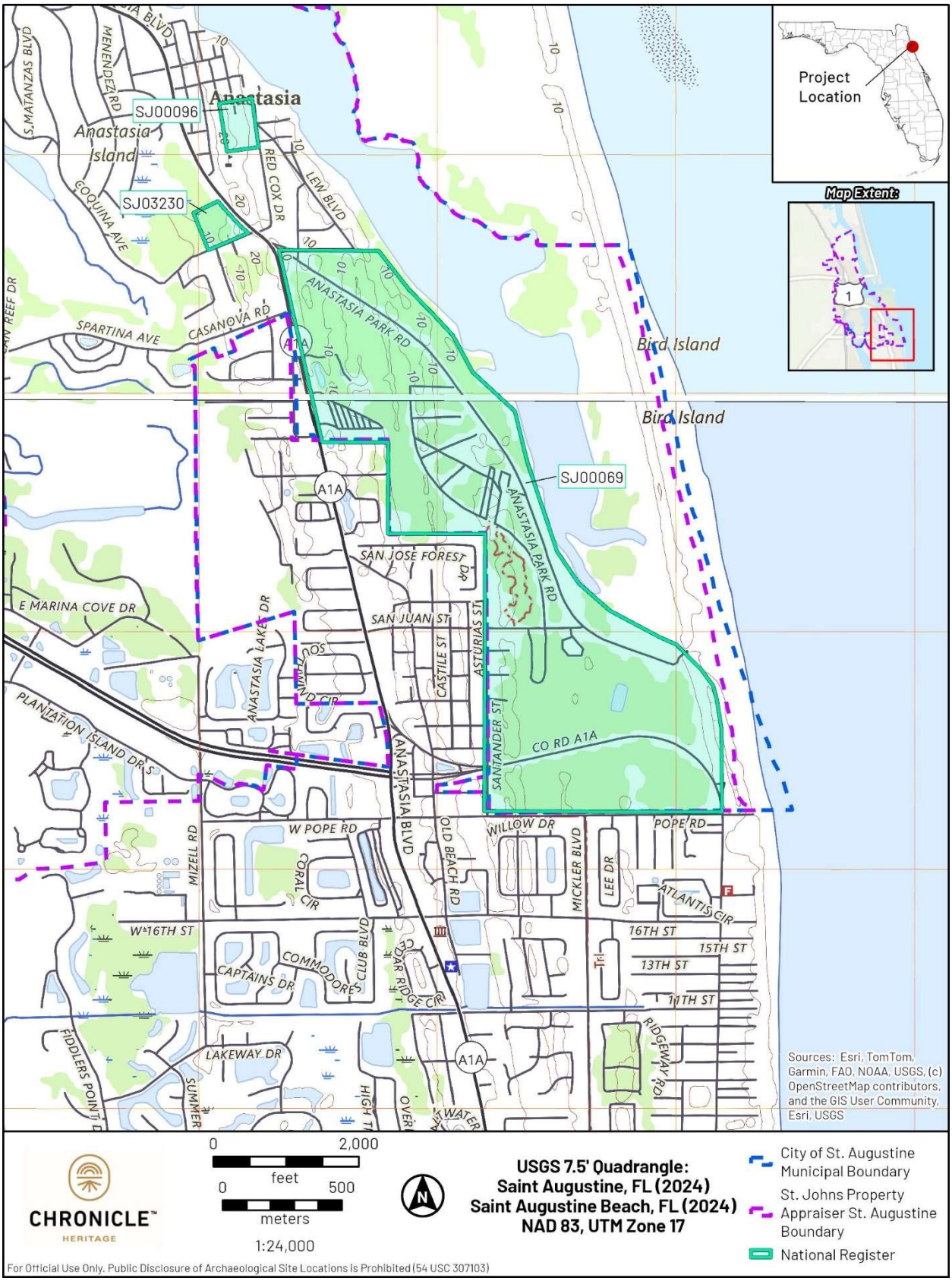


Figure 3-29. Site file search overview of NRHP listings in Project survey area (5 of 5).

Using data provided to Chronicle Heritage by COSA and supplemented by FMSF site file searches, many of the unrecorded properties fitting the survey criteria intersect with NRHP-listed districts. Table 3-7 below comprises those resources and their corresponding FMSF numbers assigned as a result of the Project.

Table 3-7. Surveyed Resources Located Within NRHP-listed District Boundaries

Resource Number	Address	NRHP District
8SJ08336	23 Hildreth Drive	Fullerwood Park Historic District
8SJ05473	28 Sylvan Drive	Fullerwood Park Historic District
8SJ05470	27 Park Avenue	Fullerwood Park Historic District
8SJ08345	26 Park Avenue	Fullerwood Park Historic District
8SJ08367	39 Park Avenue	Fullerwood Park Historic District
8SJ08391	29 Park Avenue	Fullerwood Park Historic District
8SJ03577	31 Park Avenue	Fullerwood Park Historic District
8SJ05208	32 Park Avenue	Fullerwood Park Historic District
8SJ05468	74 Fullerwood Drive	Fullerwood Park Historic District
8SJ08482	47 Fullerwood Drive	Fullerwood Park Historic District
8SJ05466	57 Bay View Drive	Fullerwood Park Historic District
8SJ05470	35 Park Avenue	Fullerwood Park Historic District
8SJ08504	33 Bay View Drive	Fullerwood Park Historic District
8SJ08383	126 M L King Avenue	Lincolnville Historic District
8SJ00438	181 M L King Avenue	Lincolnville Historic District
8SJ00365	169 M L King Avenue	Lincolnville Historic District
8SJ08762	96 Keith Street	Lincolnville Historic District
8SJ08686	98 Markland Place	Model Land Company Historic District
8SJ08711	49 Carrera Street	Model Land Company Historic District
8SJ08737	61 Lemon Street	Model Land Company Historic District
8SJ08761	49 1/2 Carrera Street	Model Land Company Historic District
8SJ08406	4 1/2 Nelmar Avenue	Nelmar Terrace Historic District
8SJ05195	21 Milton Street	Nelmar Terrace Historic District
8SJ08523	29 Nelmar Avenue	Nelmar Terrace Historic District
8SJ08612	13 Douglas Avenue	Nelmar Terrace Historic District
8SJ08369	11 Old Mission Avenue	North City Historic District
8SJ08378	4 Rohde Avenue	North City Historic District
8SJ00770	3 Dupont Lane	North City Historic District
8SJ08567	13 Dupont Lane	North City Historic District
8SJ08674	21 First Street	North City Historic District
8SJ08328	58 Hypolita Street	St. Augustine Historic District
8SJ08330	112 Saint George Street	St. Augustine Historic District
8SJ08331	22 Marine Street	St. Augustine Historic District

Resource Number	Address	NRHP District
8SJ08349	69 Saint George Street	St. Augustine Historic District
8SJ08360	110 Saint George Street	St. Augustine Historic District
8SJ08387	32 Marine Street	St. Augustine Historic District
8SJ08389	43 Cordova Street	St. Augustine Historic District
8SJ03677	39 Cordova Street	St. Augustine Historic District
8SJ01529	47 Orange Street	St. Augustine Historic District
8SJ08448	275 Saint George Street	St. Augustine Historic District
8SJ06483	259 Saint George Street	St. Augustine Historic District
8SJ08516	35 Treasury Street	St. Augustine Historic District
8SJ08517	44 Avenida Menendez	St. Augustine Historic District
8SJ08520	61 Cordova Street	St. Augustine Historic District
8SJ01896	62 Saint George Street	St. Augustine Historic District
8SJ08565	5 Cordova Street	St. Augustine Historic District
8SJ08586	76 Marine Street	St. Augustine Historic District
8SJ08655	50 Marine Street	St. Augustine Historic District
8SJ08702	1 Saint George Street	St. Augustine Historic District
8SJ08741	12 South Castillo Drive	St. Augustine Historic District

According to FMSF, there are more than 4,500 previously recorded historic structures within the survey area. As this Project aims to address gaps in the existing documentation of St. Augustine, which is otherwise well-documented, this number is to be expected. However, the breadth of previously recorded historic structures renders capitulation prohibitive, and thus, a table of all previously recorded historic structures in the survey area has been omitted due to the length of the total list.

Chapter 4. Architectural Context

Resources within the scope of this survey consist of common architectural styles with some local variability affected by materials, design type, environment, and/or functionality. As the survey focuses on architecture of the recent past and is confined to structures built from 1940 to 1980, the architectural context of the survey does not include older architectural types. The earliest resources in the survey scope were built during WWII, although after further research, several resources were found to have been constructed earlier than originally presumed. Those resources are: SJ00438 (built 1917), SJ02021 (built 1924), SJ00159 (built 1930), SJ02282 (built 1930), and SJ01529 (built 1938).

The range of structures continues through postwar residences, predominantly of Minimal Traditional and Ranch styles. Most of these buildings are vernacular in style, with a smaller number representing late examples of popular mid-twentieth-century high styles, such as Spanish Revival. Popular mid-twentieth-century architectural styles such as those described above tend to emulate earlier styles; Spanish Revival is reminiscent of designs from St. Augustine's colonial era, and Minimal Traditional borrows features from Colonial, Neoclassical, and other older styles. This survey shows even further how mid-century styles can echo into newer architecture. Minimal Traditional, for example, is customarily associated with buildings constructed from 1930 to 1950. However, this survey identified 14 residences with Minimal Traditional style built between 1951 and 1980. As this survey addresses the recent past, the use of established style elements to define newer buildings is a tool that must be utilized with care and consideration of the evolving nature of newer stylistic terms. Such trends also require more scrutiny on the part of the surveyor to determine a building's construction date not only by its style but by its materials, as brick veneer, vinyl siding, metal windows, and other features may more strongly define a building than its apparent style.

As the survey spans the extent of St. Augustine's municipal boundaries and the many districts therein, significant variability is seen in style, type, and building use. A unique example of this variability is six of the surveyed resources that are Spanish Colonial replica structures built in the St. Augustine Town Plan NRHD between 1964 and 1979. This phenomenon highlights the efficacies and shortfalls of local preservation efforts. The St. Augustine Town Plan Historic District has the longest-standing protections for historic landscapes in the survey area, which has prevented the demolition of historic structures and the construction of new, unsympathetic designs. However, the same efforts may have encouraged outright replication of colonial Spanish designs in a time period to which they are not associated.

Additional survey observations include the location and distribution of other architectural styles. Examples of Mid-Century Modern architecture were concentrated around Ponce de Leon Boulevard (US 1). While buildings with Spanish-inspired details were found throughout the survey area, resources with defined Spanish Revival style were grouped nearer to the St. Augustine colonial core and the Davis Shores section of Anastasia Island. West Augustine resources were predominantly Masonry Vernacular, Frame Vernacular, and Minimal Traditional. The prevalence of residences with a Ranch style extended across the survey area.

The various architectural styles described below include those documented in the Survey Area (Table 4-1; Figure 4-1 through Figure 4-5).

Table 4-1. Total Numbers of Architectural Styles Surveyed

Architectural Style*	Total Surveyed
Bungalow	1
Commercial	59
Craftsman	1
Demolished	6
Frame Vernacular	95
Industrial Vernacular	5
Mansard	3
Masonry Vernacular	83
Mid-Century Modern	12
Minimal Traditional	24
Moderne	2
Modernistic	1
Ranch	126
Spanish Colonial	1
Spanish Revival	28

*Note: These styles only represent those structures that were surveyed within this Project and are not intended to represent or reflect all of St. Augustine

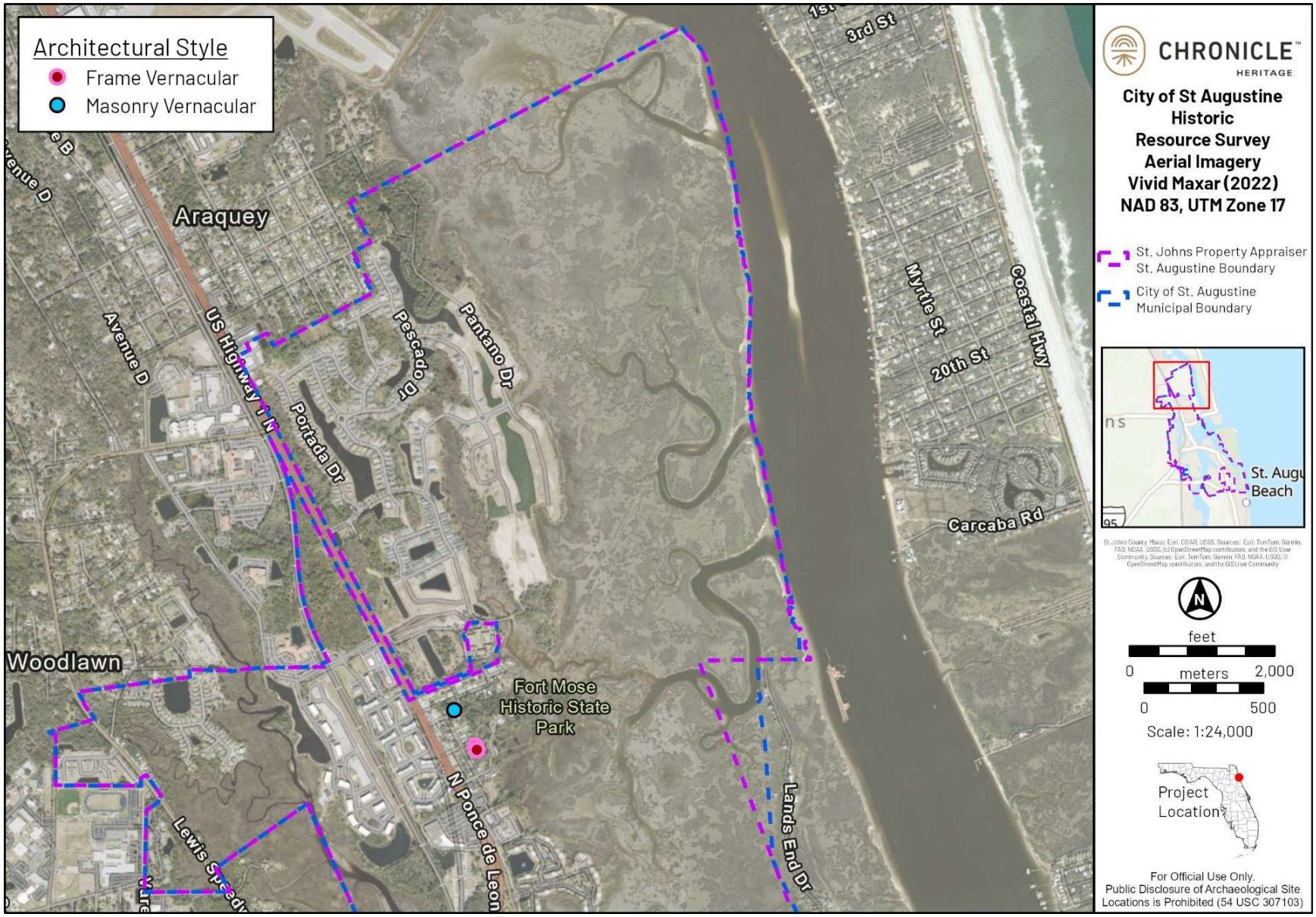


Figure 4-1. Aerial results map depicting the architectural style of resources recorded in the Survey Area (1 of 5).

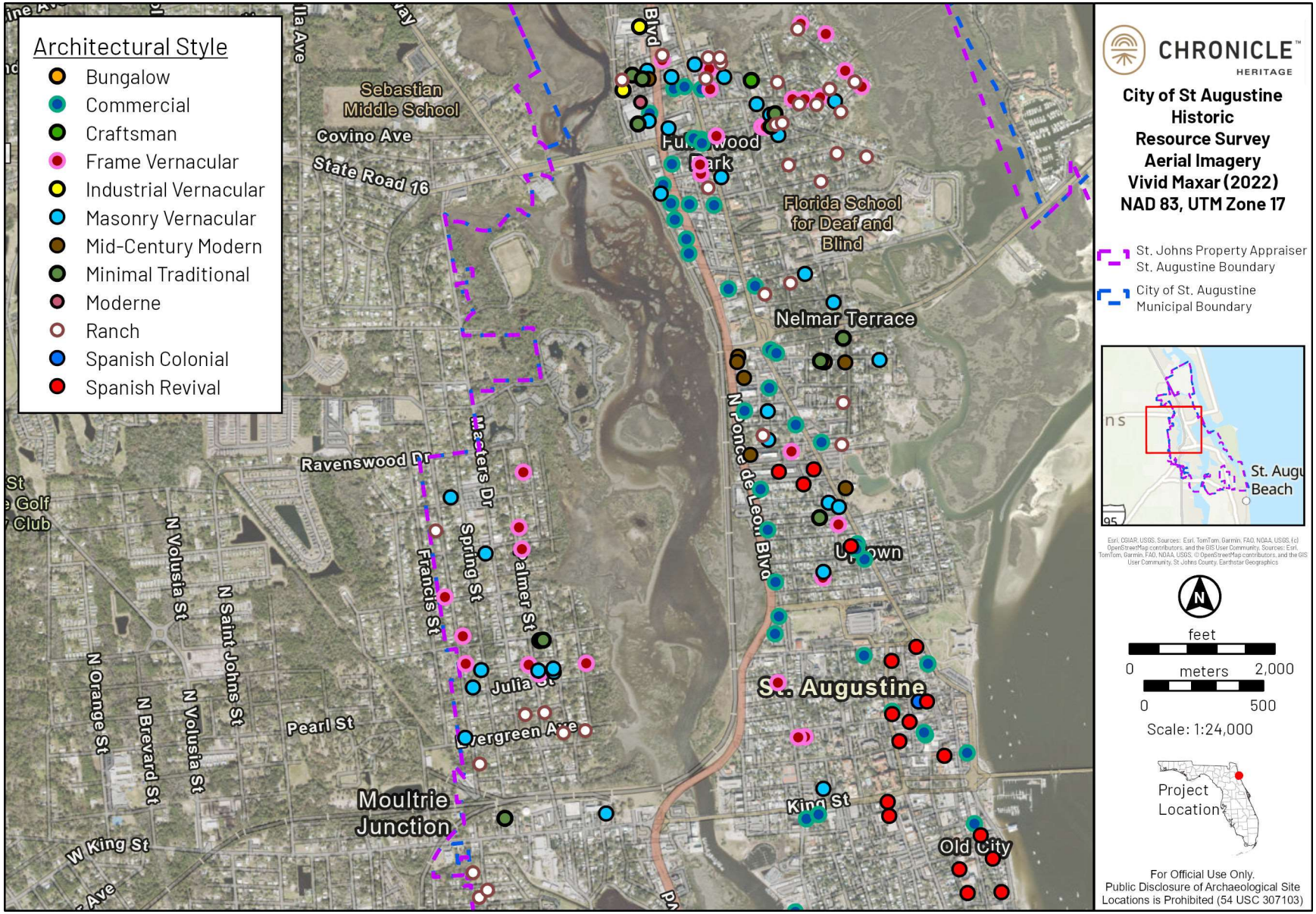


Figure 4-2. Aerial results map depicting the architectural style of resources recorded in the Survey Area (2 of 5).

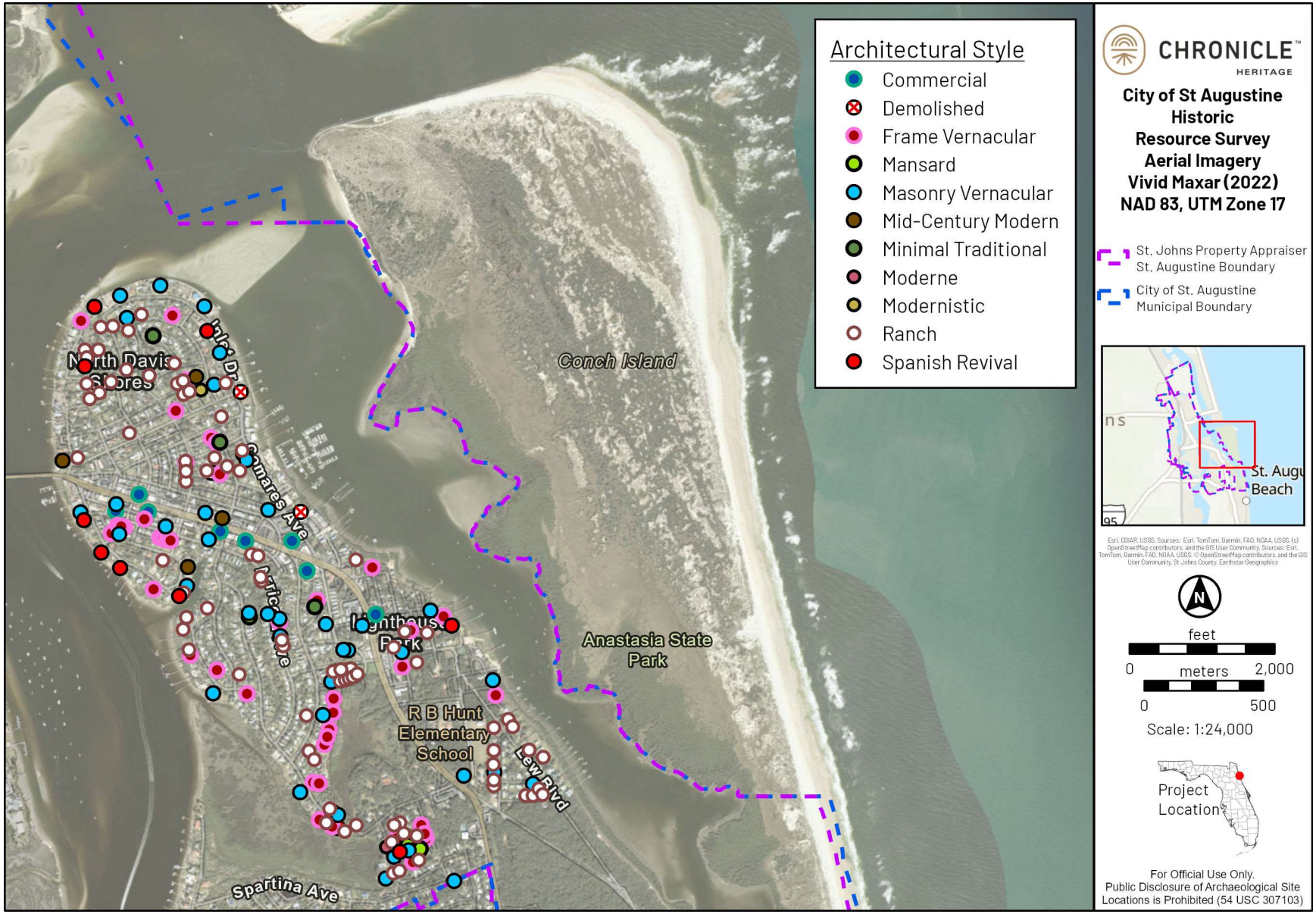


Figure 4-3. Aerial results map depicting the architectural style of resources recorded in the Survey Area (3 of 5).

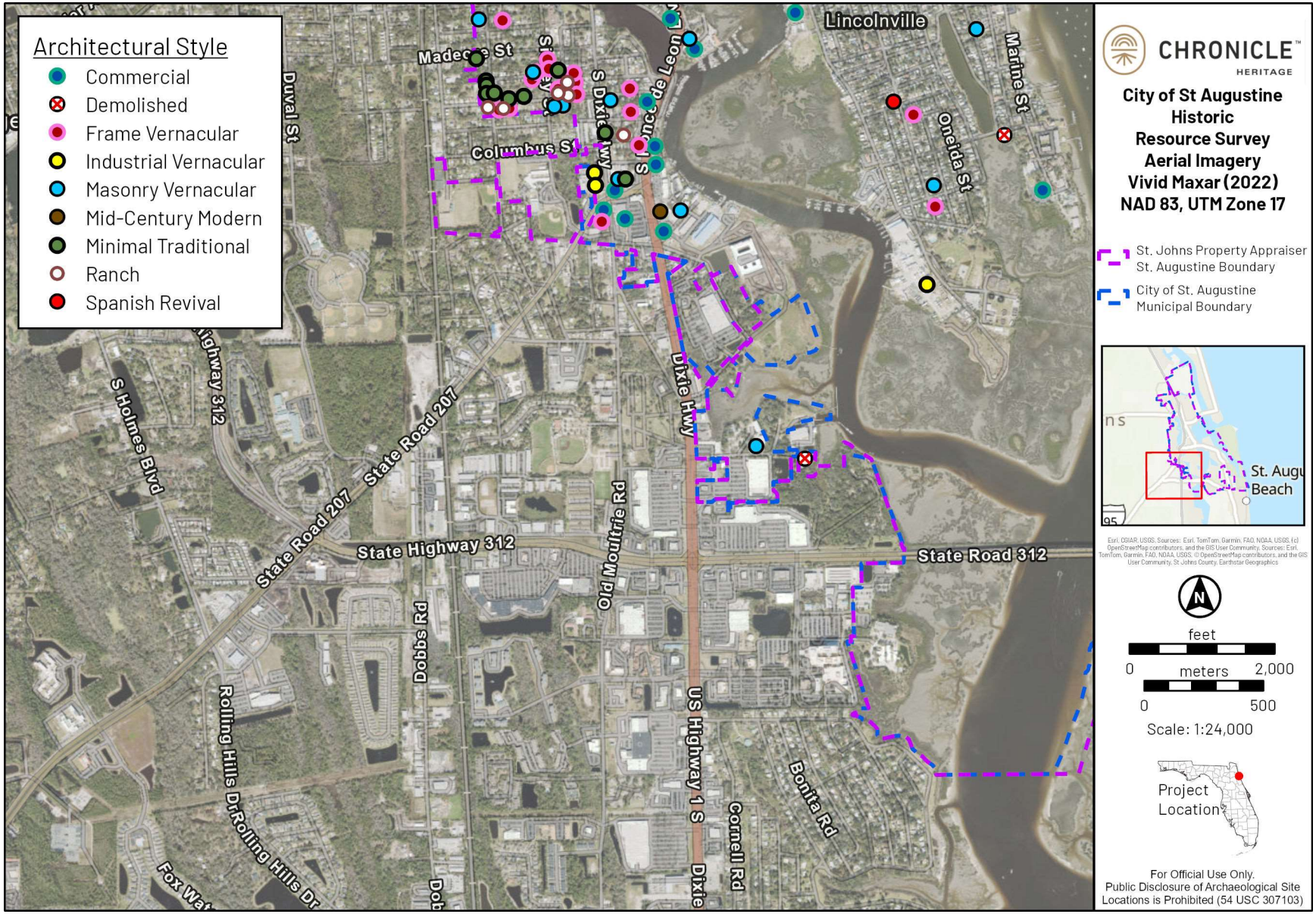


Figure 4-4. Aerial results map depicting the architectural style of resources recorded in the Survey Area (4 of 5).

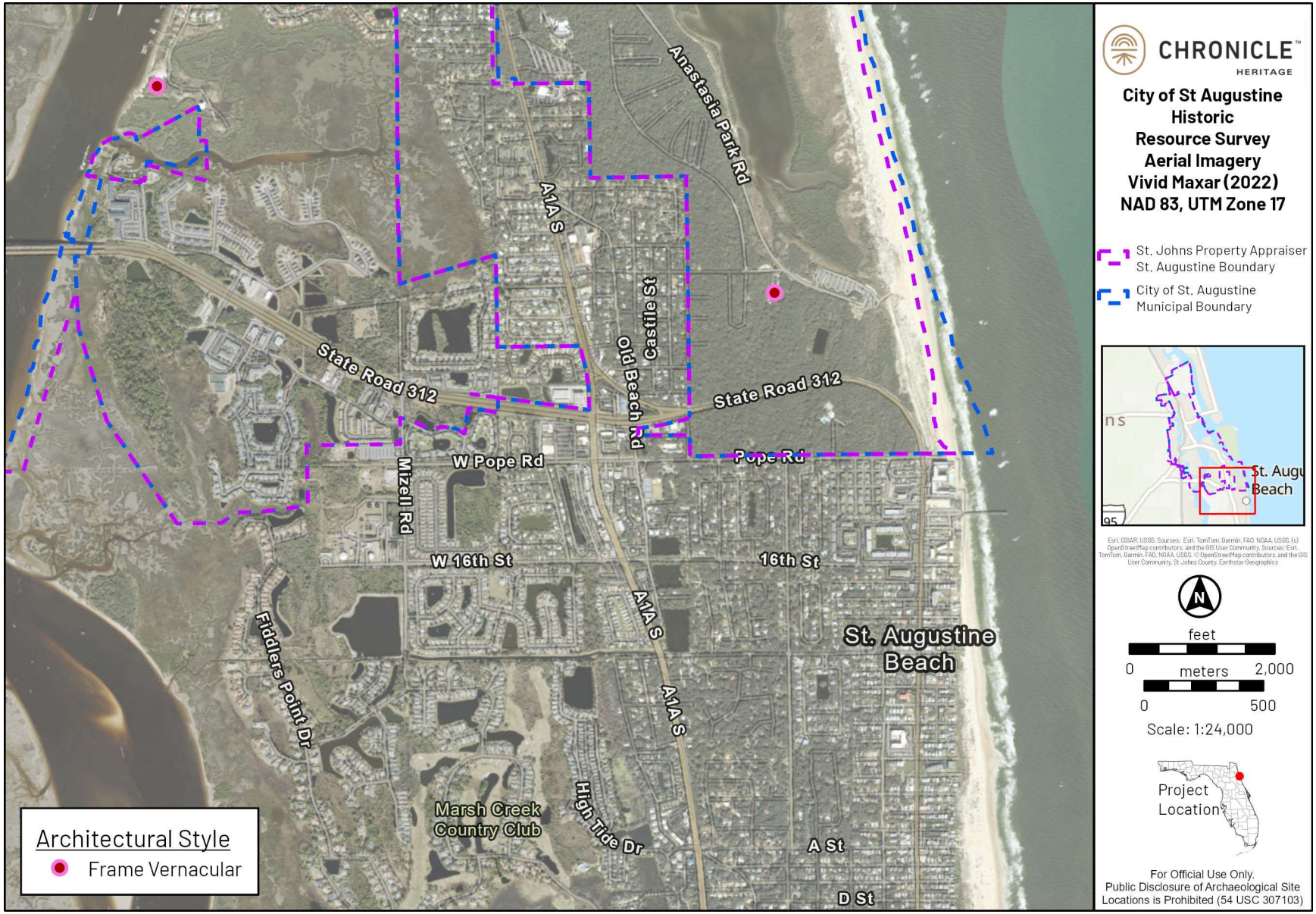


Figure 4-5. Aerial results map depicting the architectural styles of resources recorded in the Survey Area (5 of 5).

4.1 Bungalow

The Bungalow is a vernacular architectural form type that was most popular in the United States from 1900 to 1920 (Baker 2018:167). Characterized by their small size, one-to-one-and-one-half story height, and prominent front porches, Bungalows were a predominantly working-class architectural type (Figure 4-6). Usually built at a modest cost, the small and practical homes of the Bungalow type offered simplicity and quality construction. During a period of intense development and population boom, the Bungalow addressed the housing needs of Americans. The Bungalow's roots are often disputed, but most scholars trace the architectural type to Bengal province, India. A vernacular housing type predominated there, defined by its one-story height, thatched roof, and open porch. During their colonization of India, the British adapted this building type, and by the late nineteenth century, the type had found its way to the East Coast of the United States. The form quickly gained popularity in the East and soon spread to the West Coast, where it became popularized with the addition of Craftsman-style elements to the Bungalow form. This resulted in a more ornate home that was frequently constructed in the suburbs and cities of the western United States. The Bungalow gave way to newer architectural styles and types by the late 1930s, and it became associated with rural, small-town communities. Today, several subtypes of the Bungalow are recognized, characterized by roof type: the side gable, hipped, front-facing gable, double-front gable, triple-front gable, and cross-gable. These various subtypes retain the basic Bungalow tenets of small size, one-to-one-and-one-half story height, and porches, including partial width, full width, and recessed (Bungalow 2016). The Bungalow type is present in St. Augustine, particularly in Model Land, Lighthouse Park, and south of King Street in West Augustine. However, these were all constructed prior to 1940 and are outside of the scope of this survey. The survey includes one Bungalow style residence: 27 Dufferin Street (SJ08440), built in 1952.



Figure 4-6. A Bungalow-type residence at 27 Dufferin Street (SJ08440) in the survey area.

4.2 Commercial

The term Commercial style or Commercial Vernacular may be used to describe a building with commercial use that lacks a defined style. Commercial Vernacular buildings reflect utilitarianism; the form of the building follows its function. However, vernacular commercial buildings can be found in a wide variety of types. These types include two- and one-part commercial block, enframed window walls, stacked vertical block, two- and three-part vertical block, temple front, vault, enframed block, central block with wings, and arcaded blocks, as well as combinations of types. Commonly, smaller vernacular commercial buildings are of the two-part commercial block type. This type is characterized by a horizontal division of two distinct zones and is typically between two and four stories tall. The first story has a commercial use, while the upper stories are reserved for private spaces. The one-part commercial block is comprised of only the first commercial story of the two-part commercial block (Figure 4-7). The enframed window wall type is common to small- or moderate-sized commercial buildings and is characterized by an enframed center section of windows. Buildings of five or more stories with three horizontal divisions are of the stacked vertical block type, while two- and three-part vertical block commercial buildings are characterized by two or three distinct horizontal divisions, respectively, on buildings of four or more stories. Temple front and vault-type commercial buildings are characterized by their use of full-height classical columns and a large vault-like opening, respectively. Classical columns or pilasters are also often employed in the enframed block type, which differs from the temple front type with the addition of end bays that frame the building's façade. The central block with wings further accentuates the building's façade with subordinate flanking wings. Arcaded blocks, designed primarily for banks and large retail stores, feature evenly spaced large round-arched openings (Longstreth 2000). Often, vernacular commercial buildings reflect regional building materials and traditions and are typical of early commercial districts.



Figure 4-7. A Commercial-style building at 56 San Marco Avenue (SJ08415) in the survey area.

4.3 Craftsman

The American Craftsman style is inspired directly by the Arts and Crafts Movement, which began at the end of the nineteenth century. This movement included an aesthetic that often carried over into the interior design, landscaping, and decorative qualities of a building. It was a style that was intended to be "non-elitist" and would "embody the values of handiwork and pleasure of labor"

(Craig 2010). Although there are several variances of the Craftsman style, including earlier examples of layman design and techniques, the variant that became most ubiquitous with the style was the California Bungalow. Building plans are rectangular or L-shaped under low-pitched gable, cross-gable, or hipped roofs with features that include exposed rafter-tails, knee-braces, dormers, and/or jerkinhead gable peaks and full front porches under the primary or secondary roof line (Figure 4-8). These full-front porches feature corner posts or battered posts and are mostly set on brick or masonry piers or a stem wall foundation. Siding was originally most commonly clapboard or wood siding; in recent decades, materials have also come to include vinyl siding, asbestos tile, stucco, or other more recent construction materials (Craig 2010).

Craftsman-style homes are often interchangeably identified as "Bungalow style" homes; however, Craftsman refers directly to the style of the building, whereas Bungalow refers directly to the building type. Therefore, a building may be a Craftsman Bungalow because it is a Craftsman-style home with Bungalow-type features. A building can also possess Craftsman style without having a Bungalow type, and vice versa.



Figure 4-8. A residence with Craftsman elements at 3 Russell Boulevard (SJ01847) in the survey area.

4.4 Frame Vernacular

Frame Vernacular is the dominant architectural style in many residential areas throughout the nation, including St. Augustine and its associated communities. This stylistic description applies to common wood-frame or masonry-frame construction techniques by lay or self-taught builders. The style uses available resources and is responsive to the local environment. Common features of the Frame Vernacular style include, but are not limited to, a gable or hip roof, horizontal board siding (such as weatherboard or novelty construction materials), front porches with a separate or

secondary roof structure, symmetrical window patterns, and minor detailing or ornamentation, such as exposed rafter-tails, corner board, or porch brackets (Figure 4-9). One of the earliest and most recognized Frame Vernacular building typologies in Florida is referred to as Florida Cracker. Florida Cracker-type buildings date to the nineteenth century and were constructed with the harsh Florida environment in mind. Characteristics, including raised foundations, large porches, high ceilings, and large windows, helped cool the building's interiors. These homes were often constructed of locally sourced pine or cypress and were unpainted. Another popular nineteenth-century Frame Vernacular typology was the Shotgun home. This small house, named for its long and narrow plan consisting of one room wide and several rooms deep, was common in lower-income areas due to its affordable construction. Other Frame Vernacular typologies of the nineteenth century include single- and double-pen, saddlebag, hall-and-parlor I-house, gable-front house, and gabled-ell house. Early twentieth-century Frame Vernacular building types include pyramidal, American Foursquare, and the American small house. In the twentieth century, Frame Vernacular typologies were often constructed with design elements influenced by popular styles, such as Craftsman, through the addition of exposed rafter tails or wide roof eaves. The Great Depression and war years resulted in more modest Frame Vernacular buildings with very few decorative elements, such as the American small house. By the 1950s, the common wood frame style began to be replaced by cheaper and longer-lasting masonry materials such as concrete block (Upton and Vlach 1986).



Figure 4-9. A Frame Vernacular-style residence at 3 Dupont Lane (SJ0070) in the survey area.

4.5 Industrial Vernacular

Industrial Vernacular characterizes buildings and structures constructed specifically for commercial or industrial use across all regions of the United States. There are no other building types that are as varied in massing, building material, size, or style as industrial structures. The most common types of Industrial Vernacular style structures are warehouses, usually constructed

of sheet metal or corrugated metal exteriors with metal or wood frames, and factories of steel, wood, or poured reinforced concrete construction (Figure 4-10). By the late nineteenth century, construction methods had evolved to allow the use of steel I-beams to support far more weight than previous construction methods allowed, and steel framing required less of a poured concrete footing than wood framing (Faizo, Moffet, and Wodehouse 2008). However, because of the cost of shipping, steel was not frequently used in industrial construction in Florida until the twentieth century.



Figure 4-10. An Industrial Vernacular-style building at 1700 North Ponce de Leon Boulevard (SJ08322) in the survey area.

4.6 Mansard

This name also describes the dominant feature of this style, a steeply pitched two-part roof that extends down to cover most or all of the second floor of a residence or the top floor of a multistory apartment building (Figure 4-11). The Mansard style grew from a French revival style popular during the 1930s and was most commonly titled "French Provincial" during its initial construction phases. Some house designs more fully embrace the French influence, incorporating elaborate multi-lite entrances with double doors and decorative shutters. Most examples incorporate a more abstracted style, referencing the past style in a manner similar to the New Formalism often used for civic and commercial buildings. The term is also used in a commercial context, but usually describes renovations that have added Mansard elements to the exterior, rather than being designed to incorporate the roofline as an original feature (McAlester 2015a:687–692).



Figure 4-11. A Mansard-style building at 15 Park Terrace Drive (SJ08588) in the survey area.

4.7 Masonry Vernacular

With Frame Vernacular, Masonry Vernacular is one of the most common architectural types within residential buildings. Masonry Vernacular buildings tend to be most used as commercial or residential buildings and are mostly unornamented, simple, and constructed out of readily available materials (Figure 4-12). Also like the Frame Vernacular, Masonry Vernacular's guiding principle is the long tradition of simple masonry construction techniques used in Western architecture. Windows and doors are symmetrically spaced on a façade to form a regular rhythm of functionality, and the negative space is referred to as bays. When there is more than one floor on a Masonry Vernacular-style building, openings are aligned from floor to floor for structural purposes. Decoration is simple and usually limited to string courses, window and/or door lintels, and cornices. The use of ready-mixed concrete revolutionized building techniques after 1920, and many times, concrete block was covered in a veneer of brick, stone, or stucco to make composite masonry walls and to enhance the exterior appearance (Upton and Vlach 1986). Rusticated concrete blocks molded to appear like cut stone were also a popular building material used in the construction of Masonry Vernacular resources during the early twentieth century.



Figure 4-12. A Masonry Vernacular-style residence at 9 Iroquois Avenue (SJ08469) in the survey area.

4.8 Mid-Century Modern

The Mid-Century Modern movement is an American design movement in architecture, urban development, along with interior, product, and graphic design that was popular from roughly 1945 to 1969 during the United States postwar period. The Mid-Century Modern movement in the United States was an American reflection of the International and Bauhaus movements. Although the American component was slightly more organic in form and less formal than the International style, it is more firmly related to it than any other. Mid-Century architecture was frequently employed in residential buildings to bring Modernism into America's postwar suburbs. This style emphasized creating buildings with ample windows and open floor plans, to open interior spaces and bring the outdoors in (Figure 4-13). Many Mid-Century houses used then-groundbreaking post and beam architectural designs that eliminated bulky support walls in favor of walls seemingly made of glass. Function was as important as form in Mid-Century Modern designs, with an emphasis placed on targeting the needs of the average American and their family. Roofs were often flat, cantilevered, or gabled, and much of the fluidity and importance of clean lines that can be found in Prairie Style is also reflected in Mid-Century Modern style buildings (Dordick 2022).



Figure 4-13. A Mid-Century Modern-style building at 1306 North Ponce de Leon Boulevard (SJ8506) in the survey area.

4.9 Minimal Traditional

Minimal Traditional is an architectural style that evolved from Depression-era homes. The style is considered restrained and draws heavily from a wide range of previous architectural styles such as American Colonial, Colonial Revival, Spanish Revival, Tudor Revival, and American Craftsman. Minimal Traditional was the most abundant architectural style, second only to Frame Vernacular, from 1930 to 1950, when its popularity was replaced by the Ranch style (McAlester 2015a:588). This style is common in residential construction. It typically has compact or simple floor plans (L-shaped, rectangular, square, etc.), a low-pitch gable roof, and little to no eaves (Figure 4-14). Exterior elevations are often finished with wood siding, smooth stucco, brick, asbestos tile, or masonry veneers (such as concrete blocks). Windows include casement, picture, multi-pane, or one-over-one sash. Another common trait of the Minimal Traditional style is austerity and a lack of ornamentation, not unlike the Modern style (Baker 2018).



Figure 4-14. A Minimal Traditional-style residence at 60 South Whitney Avenue (8SJ08454) in the survey area.

4.10 Moderne

Moderne architecture, also sometimes referred to as Style Moderne, describes certain styles of architecture popular from the mid-1920s through the 1940s and is closely affiliated with Art Deco style architecture. Originating in the International Exhibition of Modern Decorative and Industrial Arts held in Paris in 1925, the Moderne style is expressed in numerous substyles, such as Art Deco, Streamline Moderne, Late Moderne, and in the United States, WPA Moderne (Sharp 2002). Architectural historian Richard Guy Wilson characterized the style by the eclectic coexistence of "traditionalism and modernism" (Wilson and Butler 2002). Moderne architecture and its variants are a part of the Modern Movement in architecture, which was a conscious break with traditional design in pursuit of a new aesthetic free from the styles, forms, and design decisions of the past. Both the Art Deco style and the Moderne style are sometimes referred to as Modernistic for this reason, although the two styles are of distinctly different appearances. The Art Deco style, with its distinctive ornamentation of chevrons, zigzags, and other geometrical motifs, led to the development of a new, more streamlined, less ornamented style of architecture, which became the Moderne style of the 1930s. Influenced by advancements in the industrial design of ships, planes, railroad engines, and automobiles, the Moderne style featured smooth walls (usually stucco) with little surface ornamentation, rounded corners, and curved glass. Moderne buildings usually have flat roofs and bands of windows with a horizontal emphasis (Figure 4-15). Some buildings of this style have simple pipe balustrades, panels of glass block windows, curved canopies, or aluminum or stainless-steel detailing.



Figure 4-15. A Moderne-style commercial building with a later awning addition at 27 McMillan Street (8SJ08446) in the survey area.

4.11 Modernistic

A style that references the pure rectilinear white-box modernism first developed at the Bauhaus school during the interwar period in Germany during the mid twentieth century. The focus of this style was the removal of all ornament, leaving a purely rational, functional structure. Early Bauhaus designs encouraged the use of mass-manufactured and innovative materials. Other notable design elements include white-painted stucco walls, metal-framed windows, flat roofs, and in larger buildings, staircases with large expanses of windows introducing natural light to service areas (McAlester 2015a:580–582). Modernistic buildings reflect all these design elements but were built after the peak of the style's influence (Figure 4-16). As we are still currently within the modern style period, this is not called a revival style.



Figure 4-16. A Modernistic-style building at 325 Arpieka Avenue (SJ08390) in the survey area.

4.12 Ranch

The Ranch architectural style is specifically a residential style. The Ranch style originated in California designs in the 1930s and reached widespread use during the post-WWII housing boom when it became popular in residential construction. The most obvious characteristics include a wide, horizontal emphasis from a broad roof line and a rectangular-shaped plan (Figure 4-17). However, there are numerous examples of Ranch-style homes with L-shaped, Y-shaped, and other shaped plans. The Ranch-style house is noted for its long, close-to-the-ground profile and wide-open layout. Window details within this style are often asymmetrical. Entryways, while often simple, are usually recessed below the roofline and feature a single-entry door flanked by sidelights or simple ornamentation on concrete or masonry. Chimney features or slightly offset roofs are often used within this style to accentuate the long horizontal roof line, and carport attachments are common (Salant 2006). This style is sometimes easy to confuse with Frame Vernacular buildings clad in brick; however, the window placement, roof line, and detailing set the two styles apart. In addition to plain Ranch style, stylized Ranch-style homes were popular from the mid- to late-twentieth century. Stylized ranches incorporate one or more historical design elements, commonly borrowing from styles including Spanish Revival, Colonial Revival, Neoclassical, and Tudor Revival. These iterations of Ranch style peaked in popularity in the 1970s and were prominent in house pattern books of the decade (McAlester 2015b:597–614). Chimney features or slightly offset roofs are often used within this style to accentuate the long horizontal roof line, and carport attachments are common. This style is sometimes easy to confuse with Frame Vernacular buildings clad in brick; however, the window placement, roof line, and detailing set the two styles apart. In addition to plain Ranch style, stylized Ranch-style homes were popular from the mid- to late-twentieth century. Stylized ranches incorporate one or more historical design elements, commonly borrowing from styles including Spanish Revival, Colonial Revival,

Neoclassical, and Tudor Revival. These iterations of Ranch style peaked in popularity in the 1970s and were prominent in-house pattern books of the decade.



Figure 4-17. A Ranch-style resource at 311 Arpieka Avenue (8SJ08599) in the survey area.

4.13 Spanish Colonial

A type based on reconstruction of historic types, usually using more contemporary building materials to achieve an appearance older than the actual construction date. These buildings usually have a simplified rectilinear form with peaked side gable roofs finished in wooden, slate, or asphalt shingles (Figure 4-18). Dormers, along with cantilevered wooden porches on the second level, are common, but not ubiquitous. In St. Augustine, this interpretation features stucco exterior finishes, wooden-framed, double-hung, multi-lite windows, usually with functional wooden shutters. Symmetry is not emphasized, and chimney placement and fenestration patterns are mostly irregular, although there are some portions of buildings with regular patterns and placement. This style is distinct from the Spanish Revival as it seeks to emulate a specific period of colonial development, rather than combining elements from earlier periods. In the context of this survey, Spanish Colonial is applied only to St. Augustine reconstructions led by the University of Florida, which were based on archaeological research. These buildings were built from 1962 to 1978 (Warren 2016). Only one such reconstruction was included in this survey: 62 St. George Street (SJ01896), built in 1967.



Figure 4-18. A Spanish Colonial resource at 62 St. George Street (SJ01896) in the survey area.

4.14 Spanish Revival

Spanish Revival style architecture combines details from several eras of Spanish architecture, including Baroque, Spanish Colonial, Moorish Revival, and Manueline architecture. The style is traditionally attributed to a time period from approximately 1915 to 1940, although the style persists much farther into the twentieth century in St. Augustine. The most notable element of this form is the emphasis on horizontal massing. Spanish Revival buildings are predominantly one-story, with a rectangular, courtyard, or L-shaped plan. Larger buildings also incorporate interior or exterior courtyards (McAlester 2015a:521–522). Buildings are generally asymmetrical with cross-gables and side wings regularly used to suit the site requirements rather than a design plan. Spanish Revival style uses smooth stucco finishes, low-pitched clay tile shed roofs, and wooden casement or double-hung windows. More elaborate buildings can include terracotta or cast concrete ornament, decorative iron trim, small porches or balconies, and semicircular arches that can be arcaded (Figure 4-19).In St. Augustine, this category also includes buildings that appear to be colonial replicas but are not driven by archaeological evidence or colonial architectural standards. Buildings such as 50 Marine Street (SJ08655, built in 1975) exemplify this replica style (Figure 4-20).



Figure 4-19. A Spanish Revival-style resource at 19 Dolphin Drive (SJ08231) in the survey area.



Figure 4-20. A Spanish Revival-style resource at 50 Marine Street (SJ08655) in the survey area.

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Chapter 5. Survey Results

This section presents an overview of survey results, a summary of evaluations, and an analysis. Working with data from the property appraiser, the FMSF, and historical maps, Chronicle Heritage identified 447 previously unrecorded historic buildings constructed from 1940 to 1980. During fieldwork and subsequent background research, 42 resources were found to be previously recorded and were documented as updates. Furthermore, six resources were found to be demolished (Table 5-1), and a small portion were visually inaccessible or had duplicate addresses, resulting in the documentation of 441 historic buildings and structures within the survey area.

Synthesized evaluations and analysis of results of surveyed resources in the survey area are presented below. A complete inventory of all surveyed resources is presented in Appendix A.

Table 5-1. Demolished Unrecorded Resources in the Survey Scope

FMSF No.	Address
SJ08398	199 Nix Boat Yard Road
SJ08595	241 Coquina
SJ08747	27 Comares Avenue
SJ08714	5 South Street
SJ08603	308 Andreas Street
SJ08699	111 Inlet Drive

5.1 Summary of Evaluations

The survey of the St. Augustine resulted in the documentation of 441 historic buildings. Of the documented historic buildings, Chronicle Heritage recommends three individually eligible for listing in the NRHP: SJ08412, SJ03467, and SJ08484 (Table 5-2). The historic subdivision of Davis Shores is recommended potentially eligible as a new NRHP district. Chronicle Heritage further discusses these above-mentioned resources below.

Chronicle Heritage recommends the remaining 438 historical buildings documented in this survey as individually not eligible for listing in the NRHP. These 438 resources did not meet Criteria A or B, as no significant historical associations were determined at a local, state, or national level. None were found eligible under Criterion C, as the buildings were not exemplary or unique samples of their style or had been altered to such a point as to diminish significant historical integrity in building materials, design, or style.

Table 5-2. Resources Recommended Individually Eligible

FMSF No	Address	Name	Const. Date	Criterion
SJ08412	35 Dufferin Street	–	1946	Criterion C
SJ03467	2 North Saint Augustine Boulevard	Edgewater Inn	1950	Criterion C
SJ08484	3009 North Ponce de Leon Boulevard	Brisky's BBQ	1959	Criterion C

5.1.1 SJ08412: 35 Dufferin Street

Property Description

35 Dufferin Street (SJ08412), the Flamingo Apartments, is a circa 1946, previously unrecorded two-and-a-half-story multiunit residential structure with an irregularly shaped plan (Figure 5-1 and Figure 5-2). The structure is clad in stucco siding and rests on a brick foundation, covered in stucco siding. The structure is covered in a cross-gable roof, clad in asphalt shingles, with exposed rafter tails. The roof features a large, end, exterior, off-center, brick chimney on the southern elevation and multiple shed dormers, of differing sizes, on all roof slopes.

The primary façade, the northern elevation, features a large two-story, three bay, central entrance porch covered in a flat roof, supported by four square columns, and rests on a poured concrete stoop, reached by six brick steps (Figure 5-3). The primary entrance, a single glass and wood-framed door, is flanked by wood-framed two-pane fanlights and is encased by a decorative brick surround with stone accents. The northern elevation features six-over-six wood-framed double-hung windows on all three floors. The northern roof slope features a large, shed dormer with eleven six-over-six wood-framed double-hung windows. In addition, the northern elevation is comprised of two large front gable portions with wood siding within the gable ends, on either end of the elevation. The front gable portions feature small one-bay shed dormers on the eastern and western roof slopes.

The eastern elevation features a large central two-and-a-half-story portion, covered in a shed roof extension of the large, shed dormer on the eastern roof slope (Figure 5-4). The elevation features multiple six-over-six wood-framed double-hung windows on all floors. The eastern elevation features two secondary entrances, both single glass and wood-framed doors, atop a wood-framed Americans with Disabilities Act (ADA)-accessible ramp.

The southern elevation features three poured concrete stoops, with iron railings and reached by four poured concrete steps (Figure 5-5). The elevation features four secondary entrances, all single glass and wood-framed doors. The southern elevation features multiple six-over-six wood-framed double-hung windows on all three floors. The southern roof slope features a large, shed dormer with eleven six-over-six wood-framed double-hung windows and a large, end, exterior, off-center, brick chimney. In addition, the southern elevation is comprised of two large front gable portions with wood siding within the gable ends, on either end of the elevation. The front gable portions feature small one-bay shed dormers on the eastern and western roof slopes.

The western elevation features a large central two-and-a-half-story portion, covered in a shed roof extension of the large, shed dormer on the eastern roof slope (Figure 5-2 and Figure 5-6). The elevation features multiple six-over-six wood-framed double-hung windows on all floors. The western elevation features a secondary entrance, a single glass and wood-framed door, atop a poured concrete stoop, reached by five poured concrete steps.

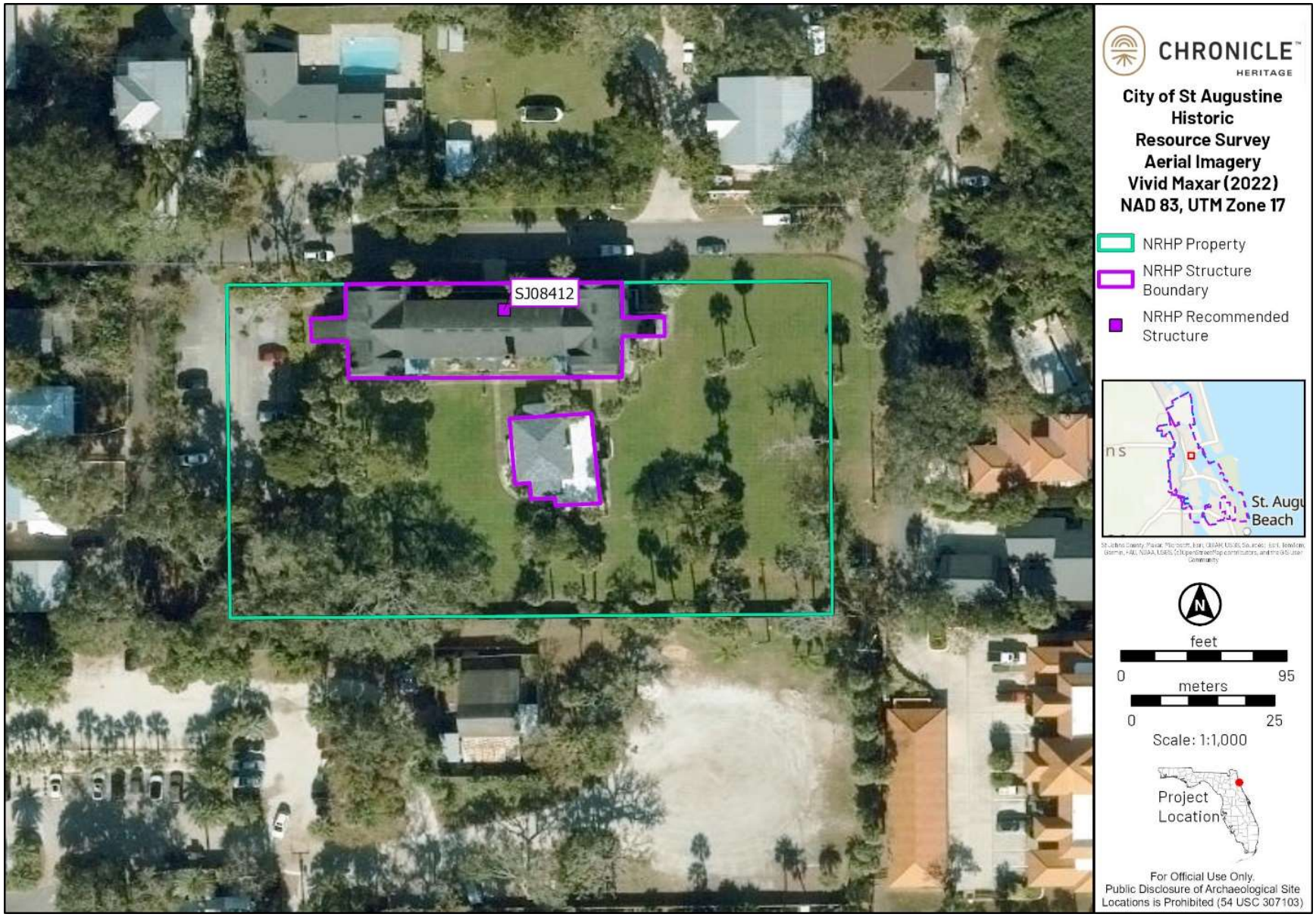


Figure 5-1. Aerial location map for the Flamingo Apartments at 35 Dufferin Street (SJ08412).



Figure 5-2. 35 Dufferin Street (SJ08412), looking southeast at the northern elevation.



Figure 5-3. 35 Dufferin Street (SJ08412), looking south at the northern elevation.



Figure 5-4. 35 Dufferin Street (SJ08412), looking southwest at the eastern elevation.



Figure 5-5. 35 Dufferin Street (SJ08412), looking northeast at the southern elevation.



Figure 5-6. 35 Dufferin Street (SJ08412), looking east at the western elevation.

35 Dufferin Street has a secondary residential building in the rear, just south of the primary residence. This residential building is a one-and-a-half-story residential building, clad in stucco siding. The primary roof of the building is covered in a hipped roof, with lower hipped roof extensions on the northern and southern elevations, shed and flat roof additions on the eastern elevation and southeastern corner, all clad in asphalt shingles and with exposed rafters. The eastern elevation features an end exterior chimney, clad in stucco siding. The windows throughout the building include one-over-one, four-over-one, six-over-six, and eight-over-eight vinyl-framed double-hung windows on the first floor, two-pane vinyl-framed sliding windows between the flat roof extension and primary hipped roof, and six-pane vinyl-framed fixed windows on the first floor.

The primary elevation, the western elevation, features an entrance porch, covered in a metal-framed shed awning, supported by metal poles, and rests on a poured concrete stoop with iron railings, and is reached by four steps. The primary entrance within the entrance porch is a single wood-framed door with an oval wood-framed light, covered in a metal-framed storm door, and flanked by three-pane fanlights. The southern and eastern elevations feature uncovered wood-framed stoops with single wood-framed secondary entrances.

The property features manicured landscaping, including sporadic palm trees and bushes (Figure 5-5). The southern boundary of the property is lined with a wood fence, while the southern end of the western boundary of the property is lined with a foliage screen and a wood picket fence. Poured concrete walkways are present throughout the property.

35 Dufferin Street (SJ08412) was purchased by John P. Wadman from Chalmers H. Barnes on March 3, 1995. Barnes purchased the property from The Flamingo Apartment Associates Partnership on February 1, 1984. The Flamingo Apartment Associates Partnership purchased the property from John M. and Jane A. Grimsrud on May 4, 1981. The Flamingo Apartments rest within

the heart of the Lincolnville Historic District, a historic African American neighborhood. The Flamingo Apartments are an excellent example of mid-twentieth-century classical vernacular architecture style within the Lincolnville Historic District.

Eligibility Determination

Chronicle Heritage recommends 35 Dufferin Street (SJ08412) individually eligible for the NRHP under Criteria C for Architecture. 35 Dufferin Street (SJ08412) retains integrity through the existence of the building's original features, such as the original wood windows, decorative brick door surround, and intact roof rafters. Additionally, the building is an excellent local example of mid-twentieth-century classical vernacular architecture in St. Augustine, Florida.

5.1.2 SJ03467: Edgewater Inn (2 North Saint Augustine Boulevard)

Property Description

The Edgewater Inn (SJ03467) at 2 North Saint Augustine Boulevard is a circa 1950s Mid-Century-Modern style motel structure with an irregularly shaped plan and a concrete block construction (Figure 5-7). The structure is clad in stucco, wood beadboard siding, concrete block, and vertical wood siding. The rooms wing of the structure is covered in a hipped roof, clad in asphalt shingles. While the office portion is covered in a flat roof clad in built-up roofing material with an overly exaggerated central front-gable roof extension with small gable dormers on either slope, all clad in asphalt shingles. The cornice line is clad in wood beadboard siding along the office portion of the building. The motel features two brick chimneys, the first, a tall end interior on the northern roof slope of the motel rooms wing, and the second is an off-ridge center on the western roof slope of the motel rooms wing (Figure 5-8).

The motel rooms wing features a full-length recessed porch that wraps around the eastern and southern elevations (Figure 5-11 and Figure 5-12). The porch is covered in an extension of the eastern and southern roof slopes, supported by eighteen wood posts, atop a poured concrete stoop. The motel rooms wing features multiple single metal-framed pedestrian doors, flanked by paired horizontal two-over-two wood-framed double-hung windows. The western elevation features twelve recessed porches, supported by wood-framed walls clad in stucco siding, and rests on a poured concrete stoop.

The office portion of the Edgewater Inn features a single-bay entrance porch, covered in a flat roof extension and supported by two wood posts, and rests on a poured concrete stoop (Figure 5-9). The office portion features an oversized fascia, clad in wood beadboard siding. The primary entrance, a single glass and metal-framed pedestrian door, flanked by a large metal-framed bay window, and rests within the entrance porch. The southeastern elevation of the office portion features the concrete block construction, with wood beadboard siding within the gable end. The southeastern elevation of the front gable extension features a pair of six-over-six wood-framed double-hung windows within the gable end. The northwestern elevation features a second-story porch, covered in a metal-framed flat roof and supported by wood posts with triangular decorative tops (Figure 5-10).



Figure 5-7. Aerial location map for the Edgewater Inn at 2 North Saint Augustine Boulevard (SJ03467).



Figure 5-8. Edgewater Inn (2 North Saint Augustine Boulevard, SJ03467), looking northwest at the southern and eastern elevations.



Figure 5-9. Edgewater Inn (2 North Saint Augustine Boulevard, SJ03467), looking southwest at the eastern elevation.



Figure 5-10. Edgewater Inn (2 North Saint Augustine Boulevard, SJ03467), looking west at the eastern elevation.



Figure 5-11. Edgewater Inn (2 North Saint Augustine Boulevard, SJ03467), looking northwest at the southern elevation.



Figure 5-12. Edgewater Inn (2 North Saint Augustine Boulevard, SJ03467), looking southwest at the eastern elevation.

The eastern side of the property features a large poured concrete parking lot that wraps around the eastern elevation of the motel wing of the building (Figure 5-11). A poured concrete pool is on the eastern end of the property, surrounded by a poured concrete wall on the eastern side and a metal fence on the western side. The property features manicured landscaping, including sporadic palm trees and decorative bushes. The western elevation is flanked by a poured concrete stoop that lines the property's beach.

The Edgewater Inn (SJ03467) at 2 North Saint Augustine Boulevard was purchased by the Edgewater Inn Holdings, LLC from Virginia Ann Whetstone on January 31, 2017. Whetstone purchased the property from Romeo Enrique on May 31, 1995. Enrique purchased the property from Virginia Ann Whetstone on June 28, 1991. Whetstone purchased the property from Esmeraldo C. and Romeo C. Enrique on May 1, 1991. E.C. and R.C. Enrique purchased the property from Soma-BHai Lallubhai Desai and Shardeben Somahabi Desai on December 29, 1986. S.L. and S.S. Desai purchased the property from Joseph L. and Marlene Jacquin on October 28, 1981. The Edgewater Inn rests within the Davis Shores neighborhood, on Anastasia Island. The Edgewater Inn is an excellent example of mid-1950s Mid-Century-Modern motel architecture within the recommended NRHP-eligible Davis Shores Historic District.

Eligibility Determination

Chronicle Heritage recommends the Edgewater Inn (SJ03467) at 2 North Saint Augustine Boulevard individually eligible for the NRHP under Criteria C for Architecture. The Edgewater Inn (SJ03467) retains integrity through the existence of the building's original features, such as the original wood windows, original porch supports, and oversized fascia. Additionally, the building is

an excellent local example of mid-1950s Mid-Century Modern motel architecture in St. Augustine, Florida. Chronicle Heritage recommends the Edgewater Inn (SJ03467) at 2 North Saint Augustine Boulevard individually eligible for the NRHP under Criteria A for its connection to the post-WWII era and the Florida Land Boom in the 1950s.

5.1.3 SJ08484: Brisky's BBQ (3009 North Ponce de Leon Boulevard)

Property Description

Brisky's BBQ (SJ08484) at 3009 North Ponce de Leon Boulevard is a circa 1959, one-story commercial building with an irregularly shaped plan (Figure 5-13). The structure rests on a concrete block foundation and is clad in brick veneer, stucco, and vertical metal siding. The structure is covered in a shed roof, clad in metal-roofing material, on the main portion of the building, and a flat roof on the eastern portion of the building. The building features a large, rhombus-shaped, interior brick chimney. The roof extends out over all elevations, creating an awning. The eastern and southern elevations feature tile-clad planters along the base of the elevations. The eastern elevation features five brick pilasters and three groups of three metal-framed fixed windows (Figure 5-15). The eastern addition is clad in aluminum siding. The southern elevation of the eastern addition features the primary entrance, a double glass and metal-framed door covered in a commercial awning. The southern elevation features a secondary entrance, a single metal-framed door, topped with a single fanlight. The southern elevation features four pilasters with stucco detailing (Figure 5-14). The northern elevation has no door or windows (Figure 5-16 and Figure 5-17).

The eastern and southern end of the property features poured concrete parking lots with ADA-accessible curb ramps. Poured concrete walkways are present throughout the property (Figure 5-14).

Brisky's BBQ (SJ08484) at 3009 North Ponce de Leon Boulevard was purchased by Hanjing Shu from Johnny Tai on November 1, 2017. Tai purchased the property from Alice and Louis Ting on July 28, 2006. A. and L. Ting purchased the property from Matthew and Goretti Ying on August 13, 1986. M. and G. Ying purchased the property from James and Stella Kalvias on August 4, 1986. Brisky's BBQ is still an excellent example of mid-twentieth-century Mid-Century-Modern restaurant architecture style in St. Augustine.

Eligibility Determination

Chronicle Heritage recommends the Brisky's BBQ (SJ08484) at 3009 North Ponce de Leon Boulevard individually eligible for the NRHP under Criteria C for Architecture, specifically Mid-Century Modern style restaurants. Brisky's BBQ (SJ08484) retains integrity through the existence of the building's original features, such as the original chimney, original roof detailing, and stucco detailing. Additionally, the building is an excellent local example of mid-twentieth-century Mid-Century-Modern restaurant architecture style in St. Augustine, Florida. Furthermore, Chronicle Heritage recommends Brisky's BBQ (SJ08484) at 3009 North Ponce de Leon Boulevard, individually eligible for the NRHP under Criteria C for its connection to the post-WWII era and the Florida Land Boom in the 1950s.

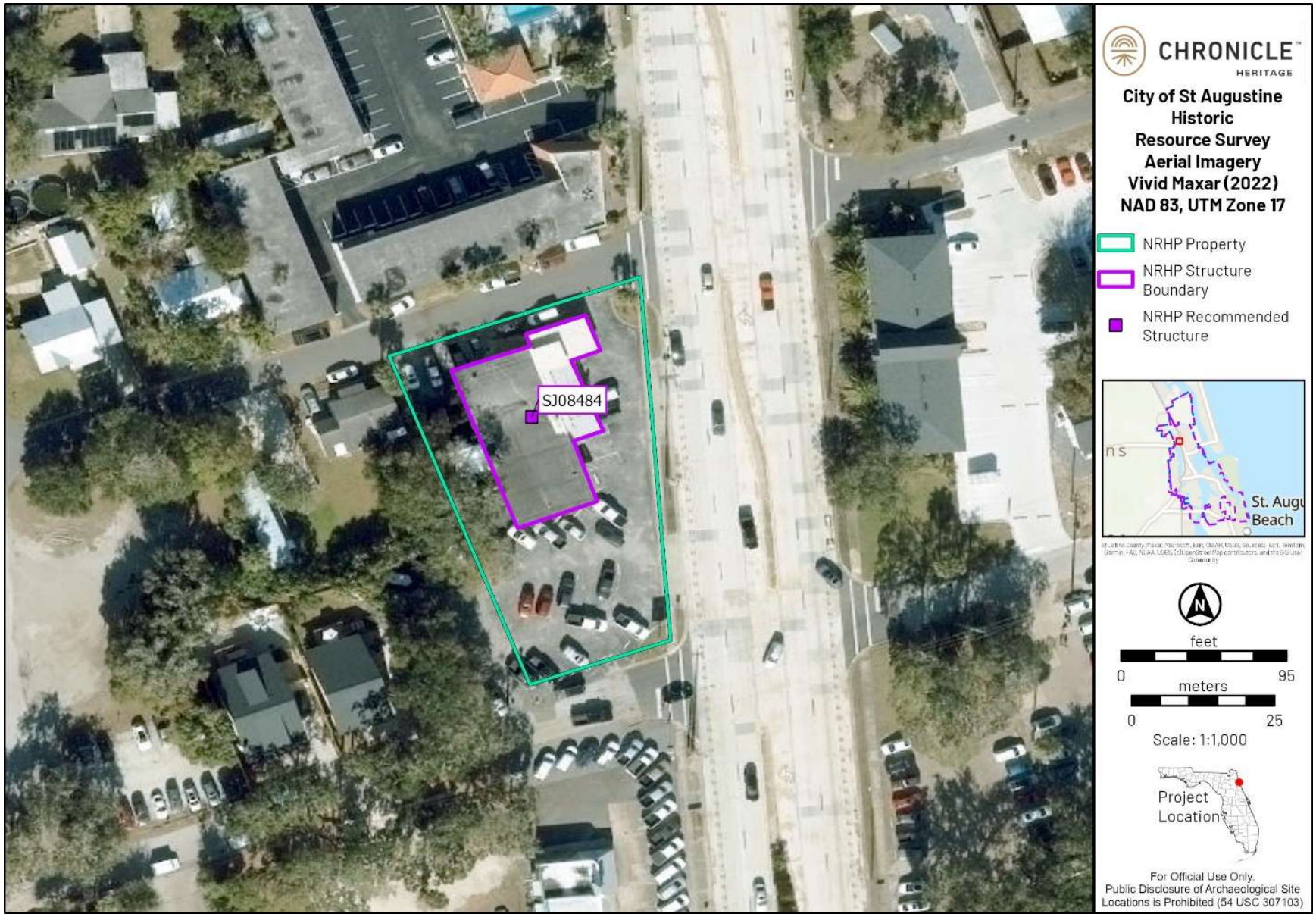


Figure 5-13. Aerial location map for Brisky's BBQ at 3009 North Ponce de Leon Boulevard (SJ08484).



Figure 5-14. Brisky's BBQ (3009 North Ponce de Leon Boulevard, SJ08484), looking northwest at the southern and eastern elevations.



Figure 5-15. Brisky's BBQ (3009 North Ponce de Leon Boulevard, SJ08484), looking west at the eastern elevation.



Figure 5-16. Brisky's BBQ (3009 North Ponce de Leon Boulevard, SJ08484), looking southwest at the eastern elevation.



Figure 5-17. Brisky's BBQ (3009 North Ponce de Leon Boulevard, SJ08484), looking southwest at the northern and eastern elevations.

5.1.4 Davis Shores Historic District

Property Description

The Davis Shores (North) neighborhood is bound by Anastasia Boulevard from the Bridge of Lions on the northwestern end and Inlet Place on the southeastern end. Moving clockwise, the western, northern, and eastern boundaries then follow the northern tip of Anastasia Island. The boundary then moves back inland approximately 943 ft (0.18 mi) northwest of the Inlet Place and Anastasia Boulevard intersection, continuing northwest to connect to Inlet Place and follows the road until it intersects with Anastasia Boulevard. The proposed NRHP-eligible Davis Shore Historic District is approximately 0.31 square miles (197 ac) in size (Figure 5-18).

Chronicle Heritage documented unrecorded structures in St. Augustine built from 1940 to 1980 on Anastasia Island, specifically in Davis Shores. This Project surveyed 55 previously unrecorded resources and five previously recorded resources within the proposed Davis Shore Historic District, with dates of construction ranging from 1945 to 1980 (Table 5-3). As a result, Chronicle Heritage recommends the Davis Shores neighborhood eligible for inclusion in the NRHP as a historic district under Criteria A and C in the social history, development, and architecture areas of significance, with a period of significance from 1925 to 1975. This survey documents two Commercial style buildings, six Frame Vernacular residences, ten Masonry Vernacular residences, two Mid-Century Modern residences, one Mid-Century Modern motel, two Minimal Traditional residences, one Modernistic residence, thirty Ranch style residences, three Spanish Revival residences, and three demolished structures. While this survey did not document the entirety of the Davis Shores District, this data indicates the potential historic district remains well intact. Chronicle Heritage recommends further survey, documentation, and analysis of the Davis Shores neighborhood for its potential inclusion into the NRHP as a historic district.

In 1925, Florida land developer D.P. Davis acquired the swamp land at the northwestern end of Anastasia Island. There, Davis began to dredge and create lots to form a new development named Davis Shores, a Mediterranean Revival-style resort neighborhood (Figure 5-20). He began to transform the marshland into an upscale residential community, with a plan that boasted 50 mi of streets, 100 mi of sidewalks, two 18-hole golf courses, a yacht club, a casino, and Mediterranean Revival-style residences (Davenport and Handley 2015).

Anastasia Boulevard (SRA1A) was constructed to accommodate and connect the new Davis Shores neighborhood on Anastasia Island to the mainland (Figure 5-19). The construction of Davis Shores and other subdivisions on Anastasia Island provided an economic incentive to build the Bridge of Lions, originally the Matanzas River Bridge, to connect Anastasia Island to the mainland for automobiles and a streetcar. From 1925 to 1927, the Bridge of Lions, featuring two marble Medici lion statues crafted in Italy, was constructed to provide a striking entrance to Davis Shores. The construction of the Bridge of Lions spurred development on Anastasia Island, transforming Davis Shores into a desirable neighborhood.

By providing direct access to downtown St. Augustine, the bridge made large-scale residential development on Anastasia Island possible (Davenport and Handley 2015). Commissioned and donated by former St. Augustine Mayor and medical doctor Andrew Anderson, the double-leaf Beaux-Arts-style bascule Bridge of Lions was 1,545 ft long and was lined with distinctive lamp posts. By providing direct access to downtown St. Augustine, the bridge made automobile travel and large-scale residential development possible and spurred growth that continues to shape the area today (Steinbach and Paarlberg 1982).



Figure 5-18. Aerial location map for the Davis Shores (North) Historic District.

Table 5-3. Resources within Davis Shores (North) Historic District documented in survey.

FMSF Number	Address	Year Built	Recommended Individual Eligibility
SJ03467	2 North Saint Augustine Boulevard	1950	Not Eligible
SJ05748	68 North Saint Augustine Boulevard	1945	Not Eligible
SJ05788	69 Avista Circle	1965	Not Eligible
SJ05832	6 D'Allyon Avenue	1956	Not Eligible
SJ08234	500 Anastasia Boulevard	1971	Not Eligible
SJ08323	66 Comares Avenue	1977	Not Eligible
SJ08354	331 Arpieka Avenue	1969	Not Eligible
SJ08359	157 Inlet Drive	1972	Not Eligible
SJ08366	311 Ribault Street	1974	Not Eligible
SJ08372	206 North Matanzas Boulevard	1977	Not Eligible
SJ08376	114 Arredondo Avenue	1978	Not Eligible
SJ08390	325 Arpieka Avenue	1980	Eligible
SJ08425	16 Miruela Avenue	1950	Not Eligible
SJ08518	112 Oglethorpe Boulevard	1966	Not Eligible
SJ08522	132 Inlet Drive	1966	Not Eligible
SJ08526	320 Alcazar Street	1966	Not Eligible
SJ08527	4 Oglethorpe Boulevard	1966	Not Eligible
SJ08529	24 Avista Circle	1967	Not Eligible
SJ08530	48 N Saint Augustine Boulevard	1967	Not Eligible
SJ08534	8 Avista Circle	1967	Not Eligible
SJ08536	211 Inlet Drive	1968	Not Eligible

FMSF Number	Address	Year Built	Recommended Individual Eligibility
SJ08546	75 North Saint Augustine Boulevard	1968	Not Eligible
SJ08558	310 Arpieka Avenue	1970	Not Eligible
SJ08566	110 Anastasia Boulevard	1971	Not Eligible
SJ08569	100 N Saint Augustine Boulevard	1971	Not Eligible
SJ08578	414 Flagler Boulevard	1971	Not Eligible
SJ08584	104 Arredondo Avenue	1972	Not Eligible
SJ08585	146 Inlet Drive	1972	Not Eligible
SJ08589	201 Inlet Drive	1972	Not Eligible
SJ08590	2 Avista Circle	1972	Not Eligible
SJ08599	311 Arpieka Avenue	1972	Not Eligible
SJ08600	314 Arpieka Avenue	1972	Not Eligible
SJ08602	315 Arpieka Avenue	1972	Not Eligible
SJ08603	308 Andreas Street	1972	Not Eligible
SJ08629	314 Ribault Street	1973	Not Eligible
SJ08630	322 Anastasia Boulevard	1973	Not Eligible
SJ08632	304 Andreas Street	1973	Not Eligible
SJ08642	411 Arredondo Avenue	1974	Not Eligible
SJ08643	181 Inlet Drive	1975	Not Eligible
SJ08654	7 Avista Circle	1975	Not Eligible
SJ08664	19 Avista Circle	1976	Not Eligible
SJ08677	7 Miruela Avenue	1976	Not Eligible
SJ08678	62 Comares Avenue	1976	Not Eligible

FMSF Number	Address	Year Built	Recommended Individual Eligibility
SJ08687	118 Arredondo Avenue	1977	Not Eligible
SJ08689	320 Minorca Avenue	1977	Not Eligible
SJ08699	111 Inlet Drive	1978	Not Eligible
SJ08700	10 Miruela Avenue	1978	Not Eligible
SJ08701	116 Arredondo Avenue	1978	Not Eligible
SJ08706	300 Oglethorpe Boulevard	1978	Not Eligible
SJ08708	316 Arpieka Avenue	1978	Not Eligible
SJ08709	312 Andreas Street	1978	Not Eligible
SJ08725	34 Miruela Avenue	1979	Not Eligible
SJ08726	306 Anastasia Boulevard	1979	Not Eligible
SJ08734	97 North Saint Augustine Boulevard	1979	Not Eligible
SJ08736	110 Arredondo Avenue	1980	Not Eligible
SJ08738	116 Inlet Drive	1980	Not Eligible
SJ08739	203 North Matanzas Boulevard	1980	Not Eligible
SJ08747	27 Comares Avenue	1980	Not Eligible
SJ08749	320 Arpieka Avenue	1980	Not Eligible
SJ08759	68 Comares Avenue	1980	Not Eligible

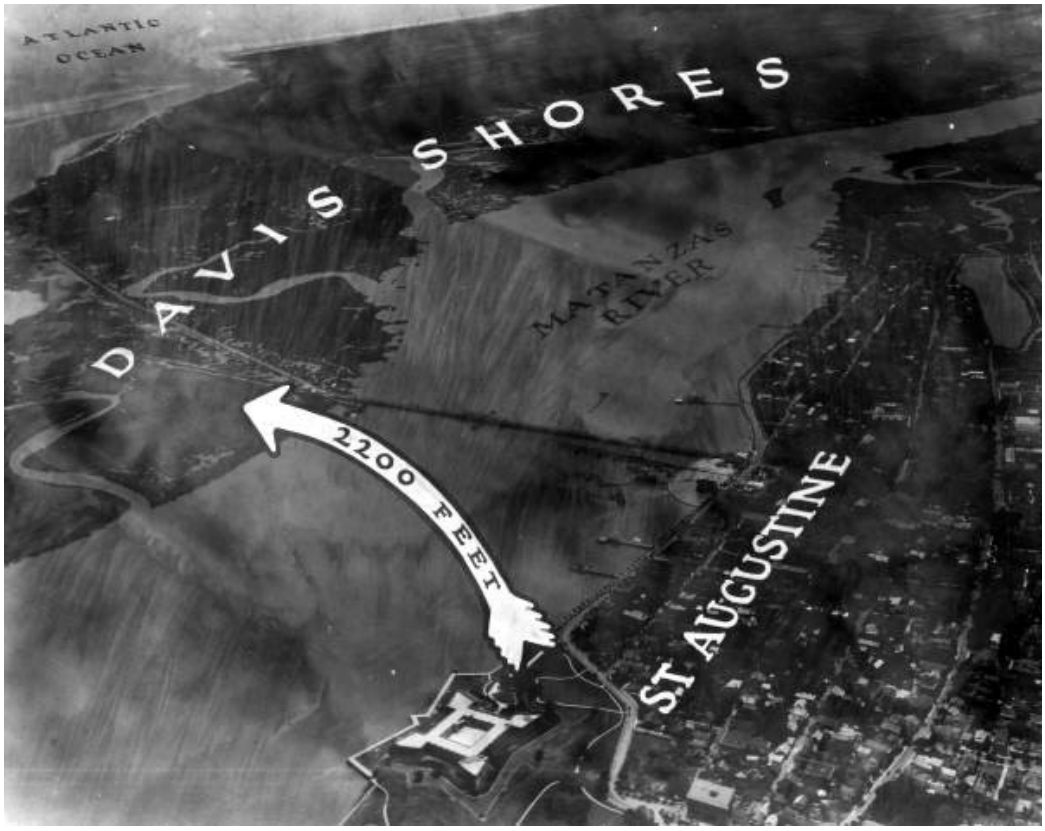


Figure 5-19. Aerial view of Davis Shores circa 1925 (Florida 1925).

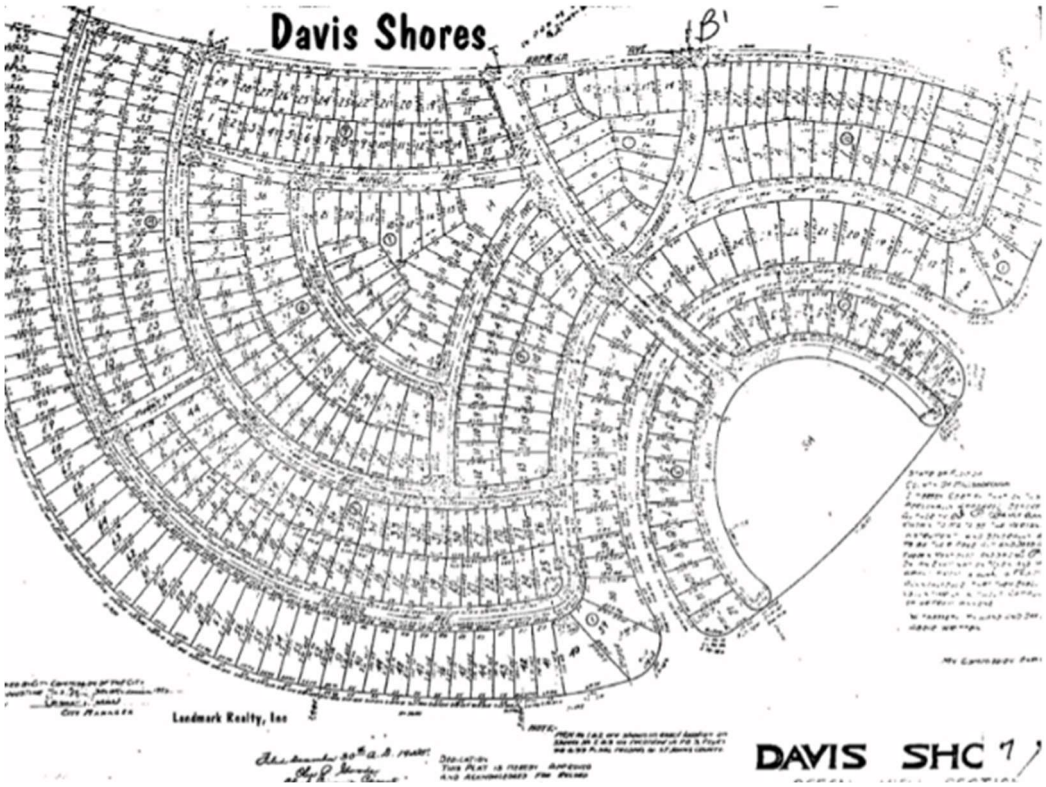


Figure 5-20. Davis Shores Plat, 1925 (Davenport and Handley 2015:19).

In 1926, the end of the Land Boom halted any further development in the area, and only eleven of the planned residences were built (Figure 5-21). Later that year, D.P. Davis booked passage to Europe on the luxury liner, the *Majestic*. On October 12, 1926, Davis was lost overboard and presumed dead (Governor's House Library 2022). When the land market crashed, many investors were left with their worthless properties, and numerous development projects were abandoned. The situation only deteriorated with the devastating hurricanes of 1926 and 1928, which stalled further investment and subsequently diminished the local economy. By 1928, the overinflated land prices on Anastasia Island led to financial ruin for many speculators and land developers (Davenport and Handley 2015).

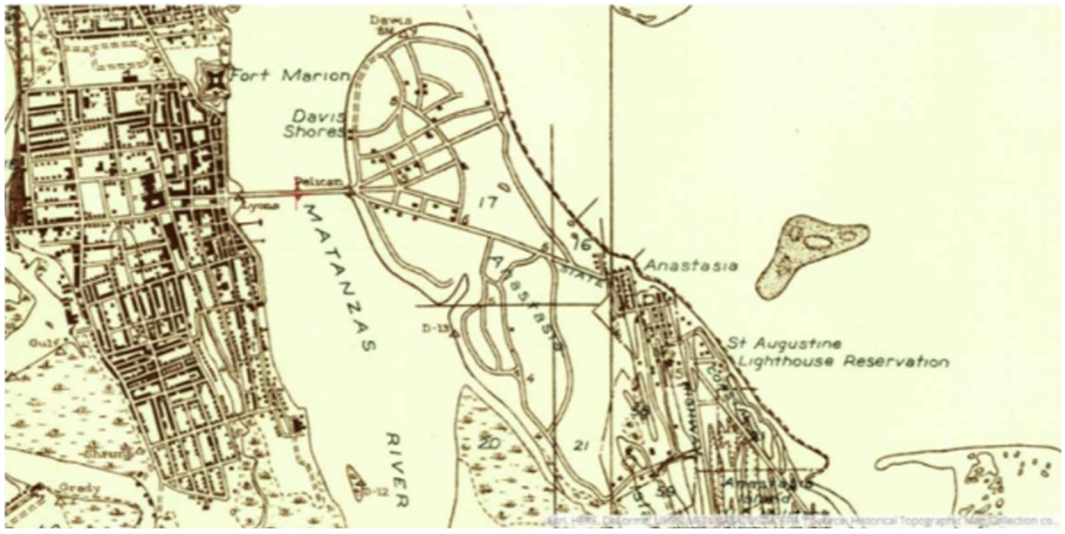


Figure 5-21. 1937 Florida Department of Transportation map showing original homes and configuration of Anastasia Boulevard (Davenport and Handley 2015:23).

Post WWII, US 1 was rerouted to travel along the east bank of the San Sebastian River and then south of King Street along the river's western side, dividing neighborhoods. Buildings were demolished along the southern boundary of State Road 16, across the western edge of the Model Land Company subdivision, throughout the North City Historic District, and on the eastern side of the Clark's Addition. The construction of modern roads brought on by the popularity of the automobile disturbed and splintered these long-established communities (Marder, Mattick, and Waber 2009).

Development in Davis Shores was limited between the end of the Land Boom and the end of the Second World War. The majority of residences constructed between the 1950s and 1970s were affordable and modest, reflecting Florida's postwar population boom and the rise of the GI-fueled home ownership program. The residences built in the Davis Shores development and on Anastasia Island during this time range from Minimal Traditional to Mid-Century Modern and Ranch style architecture (Davenport and Handley 2015). Throughout its existence, the Davis Shores community has experienced flooding caused by its location on swamp land. From 2016 through 2019, Hurricanes Matthew, Irma, Michael, and Dorian caused significant damage and deterioration to the residences within the historic Davis Shores neighborhood (Harding and Harris 2019).

Eligibility Determination

In the 2015 Architectural Survey of Anastasia Island Structures, Davis Shores (North) was determined to contain sufficient concentrations of buildings with satisfactory integrity to form

historic districts. Chronicle Heritage concurs with this 2015 survey and recommends that COSA resubmit a proposed district for the Davis Shores area, as the last intensive survey was completed in 2015, and many of the buildings within the neighborhood have become contributing resources. In addition to recognizing the original buildings constructed during the D.P. Davis era, within the Davis Shores (North) neighborhood, there are several structures that can be identified as significant individually by architectural style and on the local level. Some of those high-style examples that would be considered contributing to the district are: 124 Inlet Drive (SJ05717), 75 Avista Circle (SJ05789), 201 Arpieka Avenue (SJ05848), the Edgewater Inn at 2 North Saint Augustine Boulevard (SJ01529), and 311 Oglethorpe Boulevard (SJ05874).

While some of the resources within the Davis Shores neighborhood date from the nineteenth century, the majority of buildings date from the twentieth century. This survey determined that many of these resources date to the Land Boom era of the late 1920s and early 1930s, the post-WWII era, and the Florida Land Boom in the 1950s. Most of the Davis Shores buildings have vernacular styles combined with Minimal Traditional, Mid-Century Modern, and Ranch style architecture (Davenport and Handley 2015).

Chronicle Heritage recommends the Davis Shores neighborhood eligible for inclusion into the NRHP as a historic district under Criteria A and C in the social history, engineering, and architecture areas of significance, with a period of significance from 1925 to 1975. While this survey did not document the entirety of the Davis Shores District, this data indicates the potential historic district remains well intact. Chronicle Heritage recommends further survey, documentation, and analysis of the Davis Shores neighborhood for its potential inclusion into the NRHP as a historic district.

Chronicle Heritage recommends that further research by COSA be completed to evaluate Davis Shores (North) as a National Register Historic District, as the area retains a significant number of resources with excellent integrity. While this kind of designation can take time and would need dedicated funding, the city could also explore working with the community to identify significant individual properties, especially those that meet historical or high-style architectural significance, such as the examples listed above.

5.2 Analysis of Results

This section provides an analysis of the survey results by placing the data into its historical context, which is expanded in full in Section Three. It interprets how the built environment of St. Augustine evolved during the mid- to late twentieth century and outlines how the findings apply to an advanced understanding of the city's development, architectural identity, and planning needs. A list of building addresses, styles, construction dates, and recommended eligibility of the surveyed properties is in a comprehensive inventory found in Appendix A.

The survey was undertaken to expand upon previous documentation efforts by identifying and evaluating previously unrecorded resources constructed from 1940 to 1980. The survey encompassed 441 surveyable buildings. The scope of the survey was an effort to fill gaps left by earlier surveys that focused largely on earlier historical periods or limited geographies.

The survey revealed that most of the 441 evaluated resources, 178 (40%), were constructed during the Contemporary Period (1960-1973; Table 5-4). A comparable amount, 160 (35%) resources, dates to the Modern Period (1974 to current). Of the remaining resources, 97 (22%) date to the WWII and Aftermath Era (1952-1959) and 10 (2%) date to the Great Depression and New Deal Period. One resource, each dating to the Progressive Era (1890-1918) and the Florida Land Boom (1919-1929), comprised 0.2% of the survey results (Figure 5-22 through Figure 5-26). The distribution of

documented resources across periods of development reflects the historical developmental booms in St. Augustine, notably during the WWII and Aftermath and Contemporary periods. The distribution of documented resources also illustrates gaps in previous surveys.

Table 5-4. Development Periods of Documented Buildings and Structures in the St. Augustine Survey Area

Period	Total	Percentage
Progressive Era (1890-1918)	1	0.2
Florida Land Boom (1919-1929)	1	0.2
Great Depression and the New Deal (1930–1941)	10	2
WWII and Aftermath (1942–1959)	97	22
Contemporary (1960–1973)	178	40
Modern (1974 to current)	160	35

The resources recorded in the survey area were overwhelmingly (73.6%) single-family residences, which is in keeping with the developmental history of many parts of the survey area as residential neighborhoods (Table 5-5). Following residential purposes, 108 (24.5%) were commercial buildings, 4 (.9%) were churches and other religious buildings, 3 (.6%) were schools, and one surveyed resource was a firehouse. The predominance of residential buildings is indicative of the residential boom that took place in St. Augustine following WWII. Commercial buildings clustered around Ponce de Leon Boulevard (US 1) and Anastasia Boulevard (A1A) indicate the increase of automobile traffic and accessibility in the same time period.

Table 5-5. Previous Use vs. Current Use in Survey Area

Structure Use	Previous	Current
Commercial	103	108
Residential	330	325
Firehouse	1	1
School	3	3
Religious	4	4

The surveyed resources communicate a story of a town transitioning into the modern era. As discussed in Section 4, the Ranch-style house emerged as the most common resource type—an architectural emblem of post-WWII America. These resources reflect the nationwide trend toward suburbanization and car-centric planning. Their ubiquity in St. Augustine signals both population growth and a shifting urban form away from the city's historic core. In tandem with the Ranch houses, Frame and Masonry Vernacular homes highlight the continued reliance on local materials and building traditions, particularly in working- and middle-class areas. The continued presence of Minimal Traditional residences into the 1950s reveals the style as a transitional form bridging early twentieth-century revival styles with more stripped-down sensibilities. These modest homes reflect the economic constraints and housing demands of the postwar years and beyond. In commercial sectors, mid-century retail and service buildings along corridors like Ponce de Leon and San Marco Boulevards reveal how business districts responded to increased automobile traffic and tourism.

The survey also identified patterns and anomalies that are geographically specific and historically revealing. On Anastasia Island, the prominence of split level homes suggests a neighborhood-

specific taste in the design through the 1960s and 1970s. In North Augustine, the concentration of Mid-Century Modern commercial buildings along major corridors illustrates the development of automobile-oriented business zones. The survey results also indicate that West Augustine may have seen a lull in residential construction during the late 1950s and early 1960s. These local distinctions are critical to understanding how national trends were interpreted, adapted, or resisted in different parts of the city.

The mid to late twentieth-century resources documented in this survey materially contribute to our understanding of St. Augustine's transformation during a period of rapid social, economic, and physical change. The survey found three buildings and one district potentially eligible for listing in the NRHP under criteria and areas of significance that reflect these broad historical trends and important local figures. These resources offer insight into how the city balanced its deep historical legacy with modern growth and infrastructure.

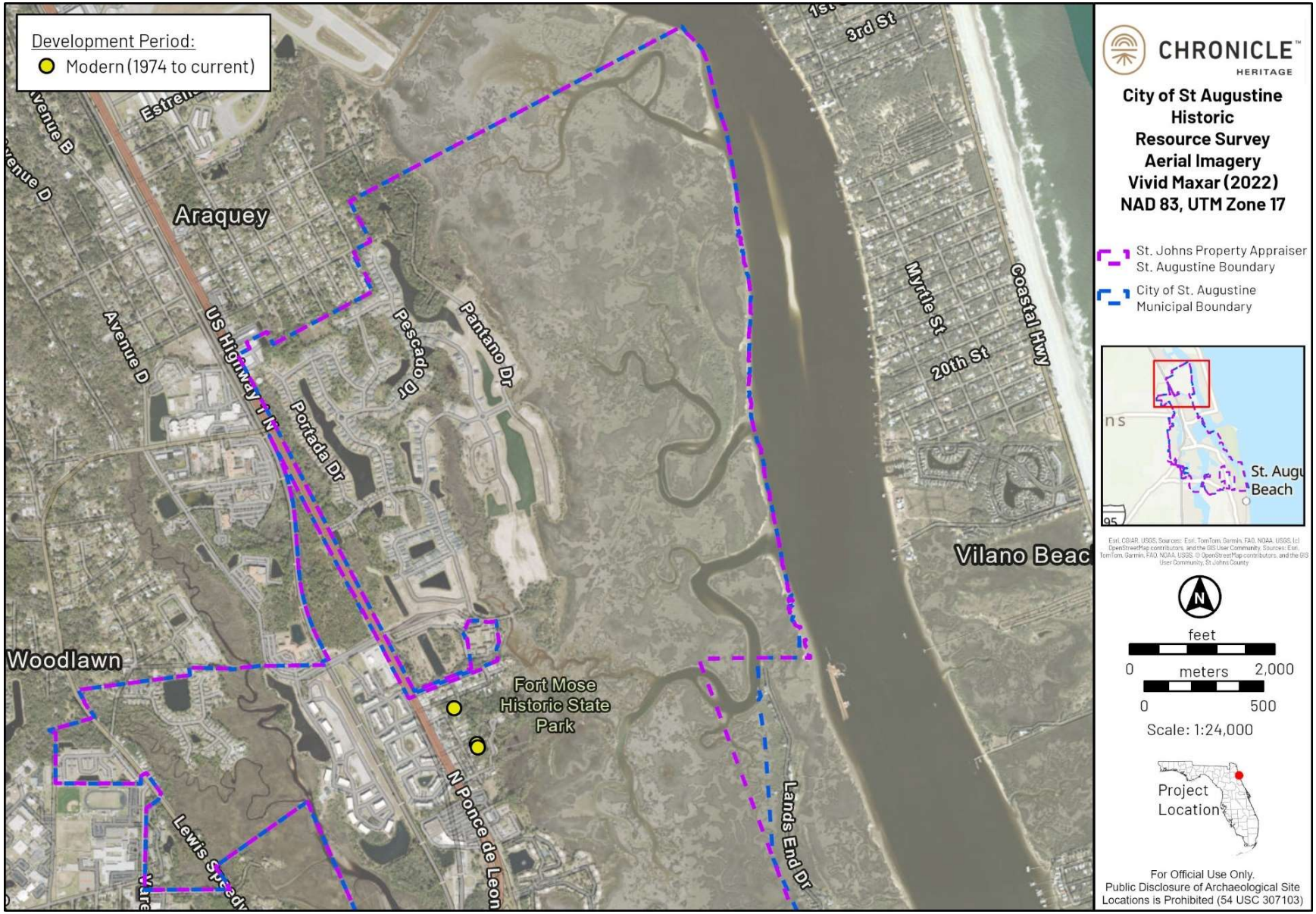


Figure 5-22. Aerial results map depicting the build date of resources surveyed in the Project area (1 of 5).

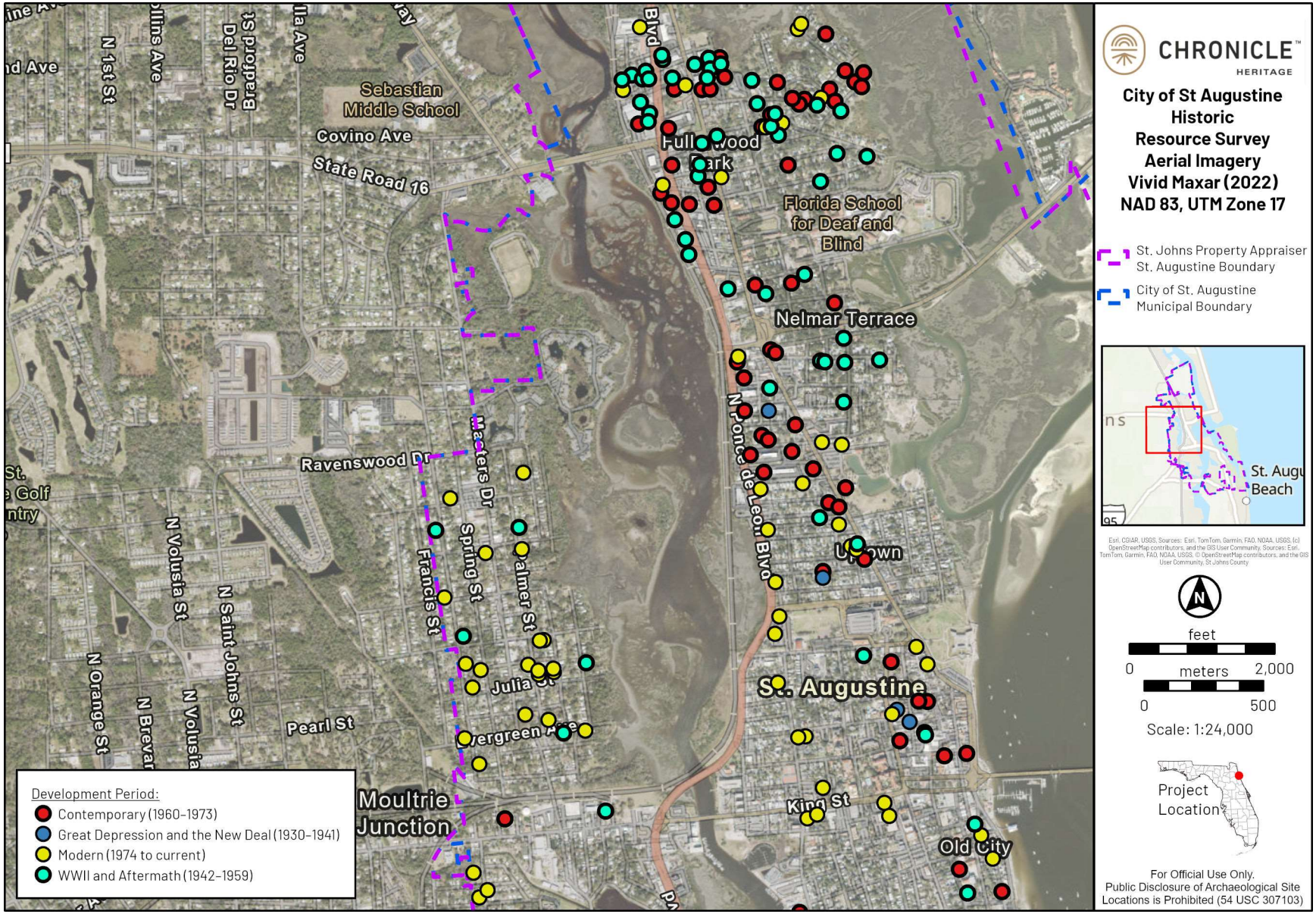


Figure 5-23. Aerial results map depicting the build date of resources surveyed in the Project area (2 of 5).

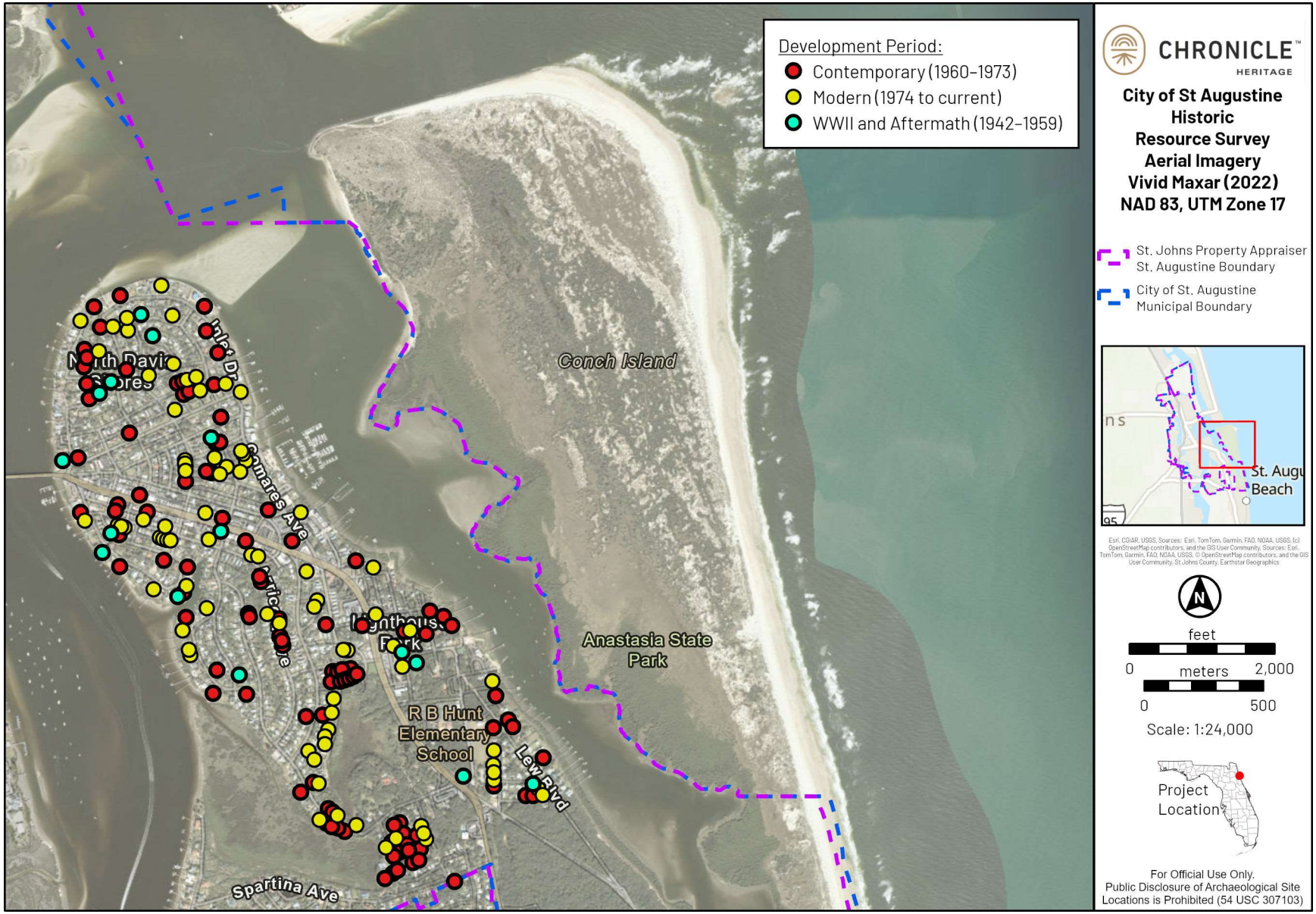


Figure 5-24. Aerial results map depicting the build date of resources surveyed in the Project area (3 of 5).

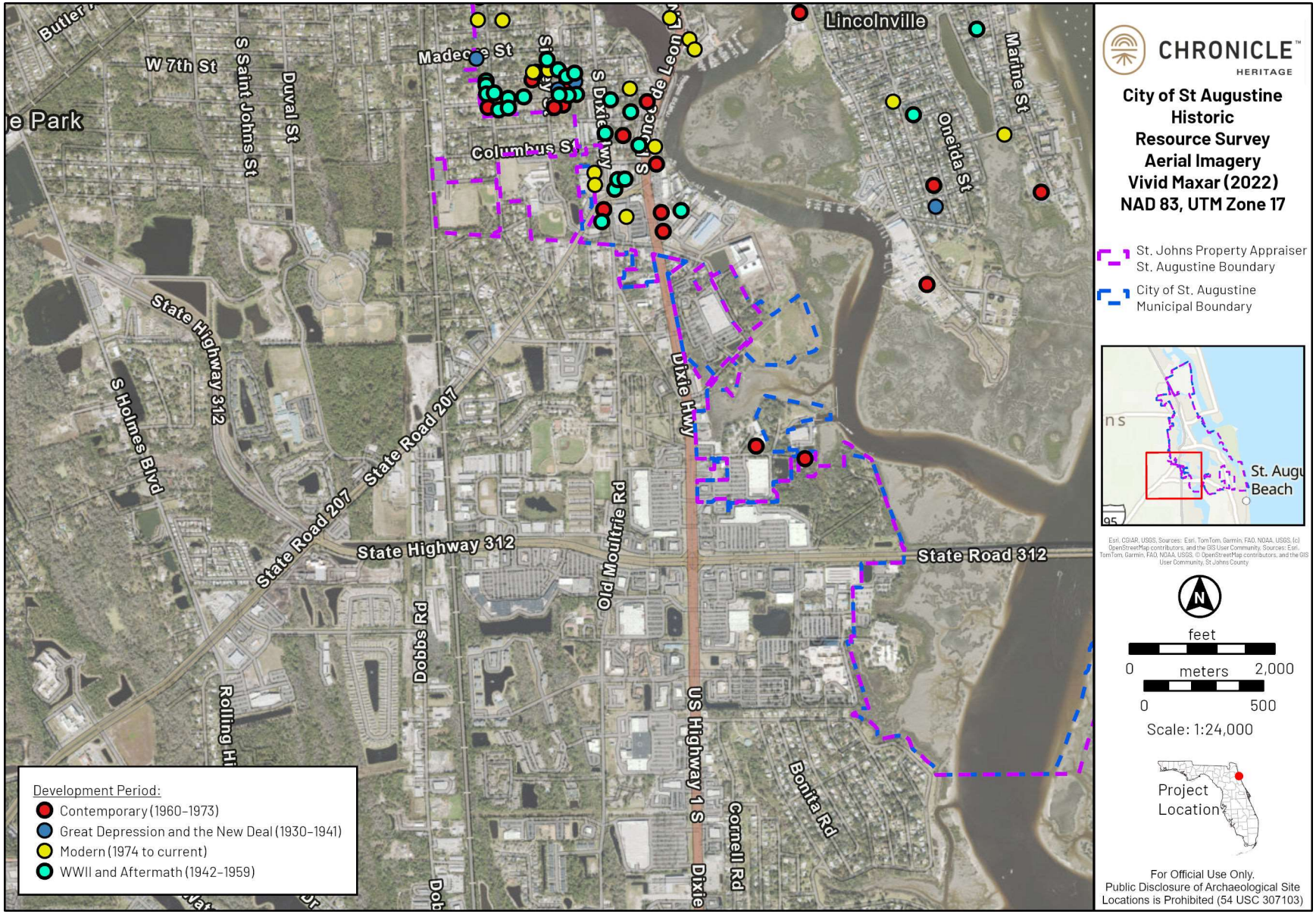


Figure 5-25. Aerial results map depicting the build date of resources surveyed in the Project area (4 of 5).

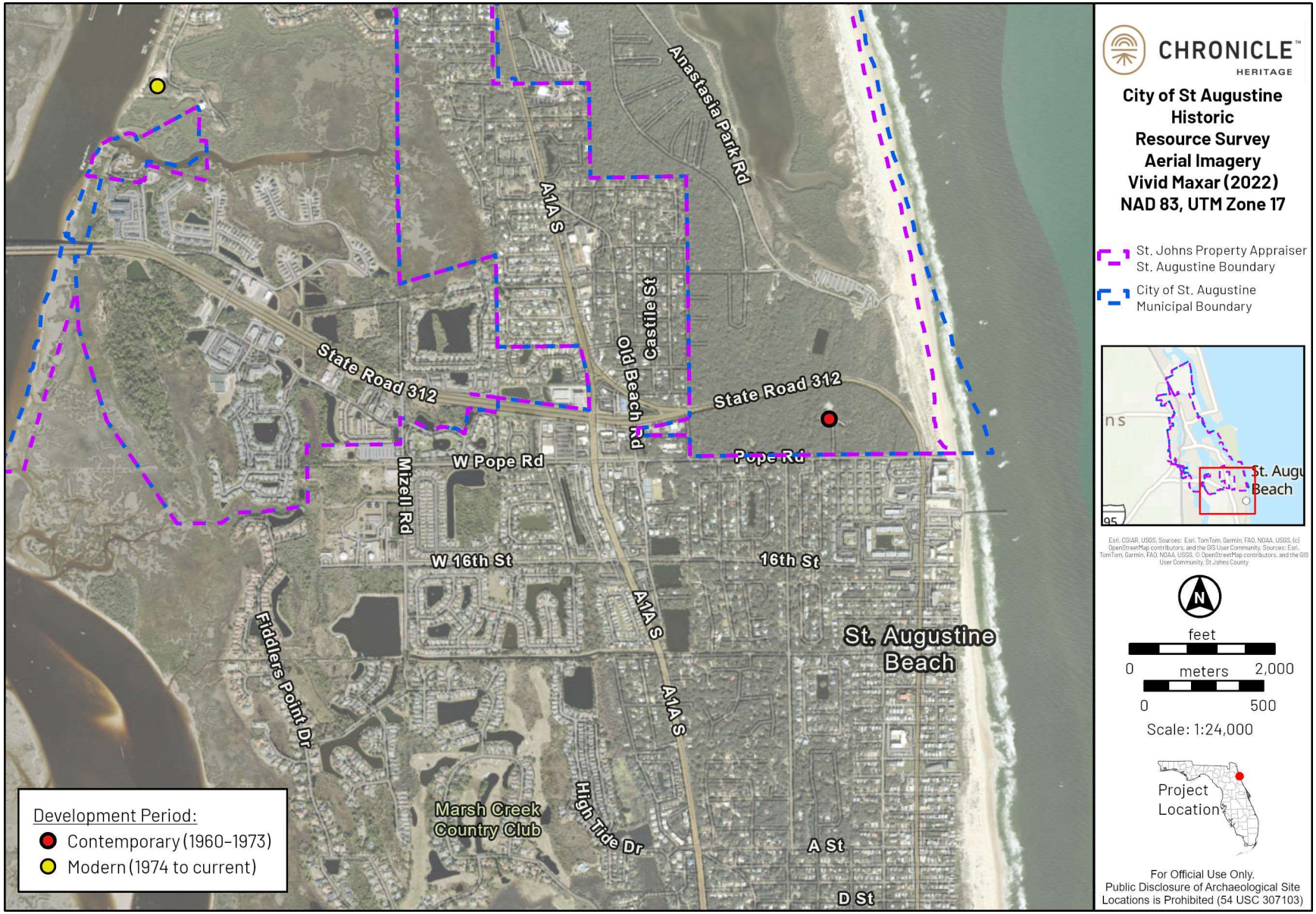


Figure 5-26. Aerial results map depicting the build date of resources surveyed in the Project area (5 of 5).

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Chapter 6. Recommendations

Architectural surveys such as this one are an essential step in a community's preservation programming and can provide a valuable historical and architectural catalog upon which educated decisions about preservation within the community can be made. However, these surveys are only one of many steps a community may take to strengthen its preservation programming or planning. Further steps in preserving significant resources within these communities will depend on continued planning and the decisions of local government officials and residents. To assist COSA in deciding what steps are available, Chronicle Heritage offers the following recommendations:

1. Among the resources documented in this survey were 50 buildings within the boundaries of several NRHP districts: St. Augustine Town Plan Historic District, Fullerwood Park Historic District, North City Historic District, Lincolnville Historic District, and Nelmar Terrace Historic District. While a full review of each historic district's respective period and areas of significance is outside of the scope of this survey, Chronicle Heritage notes the potential for recent past architecture to contribute to revised and updated nominations. For example, two Spanish Revival resources, 32 Marine Street (SJ08387) and 43 Cordova Street (SJ08389), built in 1979, may contribute to an updated nomination for St. Augustine Town Plan Historic District, which takes into consideration the impact of tourism (Criterion A) on the district in the late twentieth century. Chronicle Heritage recommends COSA utilize more survey, documentation, and analysis of such resources in relation to the districts in which they are situated.
2. In the course of the survey, many resources were found to be significantly altered within the past twenty years. Examples include 49 Dolphin Drive (SJ08552, built 1969), 462 Arricola Avenue (SJ08542, built 1968), and 74 Fullerwood (SJ08482, built 1959). The integrity of these recent past structures has been compromised by unsympathetic second-story additions and total stylistic remodels. All three example structures are outside of the COSA historic preservation overlay districts and the NRHP district boundaries. Structures, especially residences, such as these, are vulnerable to loss due to a lack of formal protection or architectural review of alterations. Chronicle Heritage recommends that COSA evaluate local-level measures that may be taken to protect overlooked recent past structures, including education campaigns, coordination with historical societies, and potentially zoning overlay expansions or amendments.
3. City staff, elected officials, and interested residents can use the information within this report to promote awareness of the constantly evolving historical fabric of St. Augustine Historic District, Fullerwood Park Historic District, North City Historic District, Lincolnville Historic District, and Nelmar Terrace Historic District. Possible steps to disseminate the information within the report include making the report available online or in public spaces, such as local libraries or community centers.
4. Chronicle Heritage encourages COSA to continue working with residents and advocacy groups to locate, identify, and assess newly of-age resources for potential eligibility for listing in the NRHP, both within its existing historic districts and in previously unsurveyed areas.
5. COSA can utilize pamphlets, signs, and/or a story map (an online and interactive educational tool) to share the findings of this survey with the community.

6. The upkeep of historical buildings can be expensive. COSA can work with a consultant or internally to gather information on tax incentives provided by the state and federal government that may be able to ease the financial burden associated with preservation efforts.
7. It is often the goal for preservation to go hand in hand with sustainability. Most historical buildings are designed for their environment, making them energy efficient. Rehabilitating and adaptively reusing buildings is one way to revitalize, restore, or upcycle an existing building. Chronicle Heritage encourages COSA to promote the use of historic tax credits and to embrace historical buildings as the greenest development option.
8. Chronicle Heritage recommends addressing disaster preparedness in a preservation planning capacity. COSA has incorporated such considerations into its ordinances and policies, such as its citywide comprehensive plan. Chronicle Heritage acknowledges COSA's leadership in the field of historic preservation in the context of disaster preparedness and recommends continued work in making historic preservation a planning priority.

Chapter 7. Conclusion

The surveyed resources, constructed from 1940 to 1980, reflect a wide range of mid to late twentieth-century building types and architectural styles that contribute to understanding St. Augustine's historical development and evolving built environment.

The prevalence of Ranch-style houses, the most common resource type in the survey, reflects a period of post-WWII growth, characterized by suburbanization, automobile-oriented development, and the expansion of residential neighborhoods beyond the historic core. These homes feature low, horizontal massing, open floor plans, recessed porch entries, and integrated garages or carports. Architecturally, the Ranch style embodies the values of simplicity, modernity, and efficiency that defined the era.

Frame Vernacular and Masonry Vernacular residences represent a substantial portion of the survey, demonstrating how local builders used accessible materials and traditional construction methods to meet the needs of a growing population, particularly in working and middle-class neighborhoods. Typically built in the 1940s and 1950s, Minimal Traditional homes marked a transitional phase in residential architecture and offer insight into the shifting architectural tastes and socioeconomic conditions of the era. Minimal Traditional homes were compact with simple detailing and design, while Mid-Century Modern residences exhibited a stronger embrace of contemporary design with clean lines, large windows, and open interiors that conveyed a sense of innovation and optimism associated with the Space Age. These homes often incorporated modern materials and construction techniques, which set them apart from the more traditional forms. In addition, the survey's commercial buildings, which were often along major corridors, highlight the increasing role of roadside businesses and service-oriented development in shaping the city's mid-century landscape.

Collectively, these resources offer a glimpse into St. Augustine's growth beyond its historic core and contextualize the city's transition into the modern era. Between 1940 and 1980, St. Augustine experienced increased suburbanization, tourism, and development. The growth of residential subdivisions and commercial corridors indicates how the city expanded geographically and economically, accommodating a growing population, catering to the increased use of the automobile, and gradually shifting its identity to embrace both historic preservation and progress. These buildings, constructed in the mid to late twentieth century, tell the story of how St. Augustine balanced its past with the pressures and the opportunities of the postwar era.

This survey builds upon previous documentation efforts by identifying and recording mid to late twentieth-century resources that had not yet been surveyed, thereby completing the picture of St. Augustine's postwar architectural landscape and ensuring a more comprehensive understanding of the city's development during that time.

On behalf of the COSA, Chronicle Heritage conducted a survey of historical resources within the municipal boundary. The Project was funded through a small matching grant from the FDHR, Florida Department of State. The purpose of the Project was to identify, document, and evaluate all historic resources built from 1940 to 1980 that had not been previously recorded, and to provide COSA with an updated inventory of contributing and non-contributing resources in the Project area and recommendations for eligibility for listing in the NRHP.The purpose of the Project was to identify, document, and evaluate all historic resources built from 1940 to 1980 that had not been previously recorded, and to provide COSA with an updated inventory of contributing and non-contributing resources in the Project area and recommendations for eligibility for listing in the NRHP.

COSA identified resources based on property appraiser data and FMSF site file searches to be previously unrecorded and constructed within the survey period of 1940 to 1980. The survey area overlapped seven NRHP-listed districts, in which some resources were located but not documented as contributing.

Chronicle Heritage intensively surveyed the survey areas with photo documentation, notes, and FMSF form documentation. Per the grant agreement language, Chronicle Heritage documented 441 historical resources comprising 399 newly recorded resources and 42 resources that, while originally presumed to be unrecorded, were found to be previously recorded. Six resources were recorded as demolished during the survey.

Of the documented resources, three (SJ08412, SJ03467, and SH08484) are recommended individually eligible for the NRHP. Chronicle Heritage additionally recommends Davis Shores for listing as a new NRHP district. Individual listing and contributing status in an NRHP-listed historic district offer the same level of recognition for historic properties and provide access to the same opportunities, such as federal historic tax credits. Chronicle Heritage also produced an updated inventory of the surveyed resources, including a list of building addresses, styles, construction dates, recommended individual NRHP eligibility, and recommended contributing or non-contributing district eligibility.

The results of this Project serve as an archival record of twentieth-century structures in St. Augustine at the time of the survey. The historical overview contained in this report provides a historical and developmental context for each historic district and presents context for resources constructed after the district's current periods of significance. Ultimately, this work forms the basis for future preservation efforts in St. Augustine.

Chronicle Heritage recommends that COSA disseminate the findings of this survey through accessible formats like pamphlets or an interactive online map to encourage the continued preservation of St. Augustine and its community's shared heritage. Chronicle Heritage commends COSA for its dedication to historic preservation and its forward-thinking in surveying architecture of the recent past.

Project documentation, including field notes, photographs, and research, is at 916 East Park Avenue, Tallahassee, Florida 32301, under Project number 24-PC-04414.

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Appendix A.
Resource Tables and Inventory

Table A-1. Table of Previous Surveys in the Project Area

FMSF No	Title	Date Published	Primary Author	Survey Type
1015	*Historic Sites and Buildings Survey of St. Augustine, Florida*	1980	Adams, William R.	Historic Structure
2881	*Historical Resources Assessment of a Portion of SR-207 in St. Johns County, Florida: From I-95 to US-1*	1991	Jackson, Roy Adlai	Historic Structure
3753	*An Historic Structures Assessment Survey for the Proposed May Street Intersection Improvement, St. Johns County, Florida*	1993	Henrichs, Darlene	Historic Structure
4941	*An Historic Structures and Archaeological Resource Assessment Survey of the Bridge of Lions in St. Augustine, St. Johns County, Florida (Two Reports, Archaeological by SEAR, Historic by Darlene Henrichs)*	1996	Stokes, Anne V.	Historic Structure
5705	*Historic Building Survey St. Augustine, Florida*	1999	Adams, William R.	Historic Structure
6612	*Historic Properties Survey, St. Johns County, Florida*	2001	Johnston, Sidney	Historic Structure
11500	*Historic St. Augustine Seawall, National Historic Preservation Act, Section 106 Report*	2005	Halbirt, Carl	Historic Structure
11501	*Historic St. Augustine Seawall, Archaeological Investigations Along the Seaward Side of St. Augustine's Historic 19th Century Seawall*	2005	Halbirt, Carl	Historic Structure
14002	*North City Survey Report for the City of St. Augustine*	2006	Historic Property Associates	Historic Structure
14574	*A Historic Structural Analysis of the Mark W. Lance Florida National Guard Armory Buildings, St. Johns County, Florida*	2007	Handley, Brent M.	Historic Structure
15447	*The West Augustine Historic District Assessment Survey, City of St. Augustine, St. Johns County, Florida*	2008	Bland, Myles	Historic Structure
18386	*Technical Memorandum Historic Landscape Evaluation of the King Street Drainage Project Malaga Street to Markland Place St. Johns County, FL*	2011	Salo, Edward	Historic Structure

FMSF No	Title	Date Published	Primary Author	Survey Type
21256	*An Historic Resource Assessment Survey of the St. Augustine Shipyard Tract and HABS Level III of 8SJ5623 and 8SJ5624, St. Johns County, Florida*	2014	Handley, Brent	Historic Structure
27237	*FCC Post Installation Photographs Antenna Installation (DEA #20503021) New Equipment Modification (DEA #21405038)- Removal of Two Equipment Cabinets and Replacement with One on Existing Rooftop Equipment Platform, St. Johns County, Florida*	2014	Dynamic Environmental Associates	Historic Structure
21986	*Architectural Survey of Anastasia Island Structures, St. Johns County, Florida*	2015	Davenport, Patricia	Historic Structure
23064	*St. Augustine Inventory: St. Augustine National Register Historic District Survey Report*	2016	Davenport, Patricia	Historic Structure
27071	*St. Augustine Survey, Part IV: West Augustine and the subdivisions of Fort Moosa Gardens and Saratoga Lakes*	2020	Meagan Scott	Historic Structure
27958	*Cultural Resource Survey and Nomination Update, St. Augustine Town Plan National Historic Landmark District*	2021	Carr, Clarissa	Historic Structure
28003	*Hurricane Irma Historic Resource Mitigation & Survey Update Report: Abbott Tract, Lincolnville, and Model Land Company*	2021	Meagan Scott	Historic Structure
428	*Downtown Survey: The Discovery of Sixteenth Century St. Augustine in an Urban Area*	1981	Deagan, Kathleen	Historic Structure and Archaeology
2068	*Cultural resource assessment survey for the Vilano Beach Bridge replacement project on SR A1A in St. Johns County, Florida*	1989	Browning, William	Historic Structure and Archaeology
2258	*An archaeological and historical survey of the Ponce Resort Development, St. Johns county, Florida*	1990	Ashley, Keith H.	Historic Structure and Archaeology

FMSF No	Title	Date Published	Primary Author	Survey Type
3626	*A Cultural Resource Assessment Survey for the Proposed Bridge Replacement and Roadway Improvements for State Road 312 from SR 5 to SR 3 in St Johns County, Florida*	1993	Southerland, Joseph	Historic Structure and Archaeology
4319	*Lost, But Not Forgotten: Archaeology on the North Shore of Anastasia Island*	1993	Halbirt, Carl D.	Historic Structure and Archaeology
3725	*Testing and Data Recovery: Archaeological Investigations for the Heating and Cooling Project at the Florida School for the Deaf and Blind, St. Augustine, St. Johns County, Florida*	1994	Payne, Ted M.	Historic Structure and Archaeology
4324	*Archaeological Monitoring and Testing for the St. Johns County Signal Project in St. Augustine, Florida*	1994	Ashley, Keith H.	Historic Structure and Archaeology
4318	*An Archaeological Survey of the San Sebastian Apartments Tract St. Johns County, Florida*	1995	Ashley, Keith H.	Historic Structure and Archaeology
4322	*An Assessment of Potential Archaeological Resources in the Marina Complex of the San Sebastian Project, Phase I (BDAC 94-0828)*	1995	Halbirt, Carl D.	Historic Structure and Archaeology
6662	*Preliminary Engineering Report SR 16 San Sebastion River Bridge Replacement*	1995	Southerland, Joseph	Historic Structure and Archaeology
5571	*A Cultural Resource Assessment Survey of Anastasia State Recreation Area, St. Johns County, Florida*	1999	Stokes, Anne V.	Historic Structure and Archaeology
11657	*An Inventory and Evaluation of the Mark W. Lance National Guard Armory (St. Augustine-Lance Armory), St. Johns County, Florida*	2005	Stokes, Anne V.	Historic Structure and Archaeology
12116	*Cultural Resource Reconnaissance Survey of the Casa Bay Tract, St Johns County, Florida*	2005	Smith, Greg C	Historic Structure and Archaeology
13237	*A Cultural Resource Assessment Survey of the Cat's Paw Marina St. Johns County, Florida*	2006	Chance, Marsha A.	Historic Structure and Archaeology

FMSF No	Title	Date Published	Primary Author	Survey Type
13771	*An Intensive Cultural Resource Assessment Survey of the Wood Office Suites Tract St. Johns County, Florida*	2006	Arbuthnot, Michael A.	Historic Structure and Archaeology
15953	*Cultural Resource Assessment Survey US 1/San Sebastian River Bridge Replacement St. Johns County, Florida*	2007	Chambless, Elizabeth	Historic Structure and Archaeology
18240	*Cultural Resource Assessment Survey, SR A1A from San Marco Avenue to Hospital Creek in St. Johns County, Florida*	2011	Brouwer, Kaitlyn	Historic Structure and Archaeology
18572	*Cultural Resource Assessment Survey and Agency Coordination in Support of SR AIA Eastern Inventory/Rehabilitation of the Seawall and Associated Corridor between the Bridge of Lions and the Castillo de San Marcos, St. Augustine, St. Johns County, FL*	2011	Carlson, Lisabeth A.	Historic Structure and Archaeology
20003	*City of St. Augustine Seawall Phase I Archaeology Project*	2011	Bedard, Justin	Historic Structure and Archaeology
19057	*Technical Memorandum: Addendum to Cultural Resource Assessment Survey SR AIA from San Marco Avenue to Hospital Creek in St. Johns County, Florida*	2012	Hendryx, Greg	Historic Structure and Archaeology
19976	*Cultural Resource Assessment Survey of the Paul S. Sarbanes Transit in Parks Project, St. Johns County, Florida*	2013	Edward Salo	Historic Structure and Archaeology
27299	*Historical and Archaeological Survey - Site Assessment by Stone Services, LLC Proposed Cellular Tower, the Bridge of Lions Site Placement of Three Antennas, Atlantic Bank Building (8SJ400) 24 Cathedral Place, St. Augustine, St. Johns County, Florida*	2013	McMakin, Todd	Historic Structure and Archaeology
20935	*Cultural Resource Assessment Survey, 40 St. George Street, St. Augustine, St. Johns County, Florida*	2014	ACI	Historic Structure and Archaeology

FMSF No	Title	Date Published	Primary Author	Survey Type
22537	*An Archaeological Survey Results of the Water Works Facility, 184 San Marcos Avenue Carl Halbirt: Archaeology Division Planning and Building Department September 2015*	2015	Halbirt, Carl	Historic Structure and Archaeology
23444	*CULTURAL RESOURCE ASSESSMENT SURVEY FOR THE WEST SAN CARLOS AVENUE PROJECT, ST. JOHNS COUNTY, FLORIDA*	2016	Cothran, Drew	Historic Structure and Archaeology
23545	*Cultural Resource Assessment Survey for the US 1 Concrete Rehabilitation Project in St. Augustine, St. Johns County, Florida*	2016	Dye, Melissa M.	Historic Structure and Archaeology
23802	*CULTURAL RESOURCES RECONNAISSANCE SURVEY FOR THE REHABILITATION OF SR 5A (A1A) FROM KING STREET TO SR 16, ST. JOHNS COUNTY, FLORIDA*	2017	Cothran, Drew	Historic Structure and Archaeology
24227	*A Cultural Resource Assessment Survey of St. Augustine Sidewalk Project, St. Johns County, Florida*	2017	Davenport, Patricia	Historic Structure and Archaeology
24997	*CULTURAL RESOURCE ASSESSMENT SURVEY FOR THE SR 5A/KING STREET BRIDGE PROJECT (BRIDGE NO. 780003), ST. JOHNS COUNTY, FLORIDA*	2018	Dye, Melissa	Historic Structure and Archaeology
24954	*Phase I Cultural Resource Assessment Survey of the Hidden Harbor Development, St. Augustine, St. Johns County, Florida*	2018	Ste. Claire, Dana	Historic Structure and Archaeology
25594	*CULTURAL RESOURCE ASSESSMENT SURVEY FOR THE SR 5 OVER OYSTER CREEK BRIDGE REPLACEMENT (BRIDGE NO. 780103), ST. JOHNS COUNTY, FLORIDA*	2018	Foster, Michael	Historic Structure and Archaeology
27462	*Technical Memorandum on the Archaeological Monitoring of Facility Improvements at the Mission Nombre De Dios, St. Augustine, Florida*	2020	Bland, Myles RPA No. 10650	Historic Structure and Archaeology

FMSF No	Title	Date Published	Primary Author	Survey Type
28140	*Phase I and Limited Phase II Archaeological Testing 110 Moore Street (BDAC 2021-0699): Preliminary Site Report for "School No. 2" and the Lincolnville Black Public Schools (8SJ08030) St. Johns County, Florida*	2022	Sims, Katherine M.	Historic Structure and Archaeology
28880	*Cultural Resource Reconnaissance Survey, FBC-Nix Boatyard, St. Johns County, Florida*	2022	Amy Alleman	Historic Structure and Archaeology
28733	*Cultural Resource Assessment Survey, Fort Mose Historic State Park, St. Johns County, Florida*	2023	Althea Wunderler-Selby	Historic Structure and Archaeology
29249	*Cultural Resource Assessment Survey for SR 5A (SR A1A) St. Augustine Seawall Replacement Project from Bridge of Lions to north of Cuna Street St. Johns County, Florida*	2023	Brennan, Michael	Historic Structure and Archaeology
29279	*Cultural Resource Assessment Survey for the SR A1A Trail from Red Cox Road to Pope Road, St. Johns County, Florida*	2023	Kinchen, Drew	Historic Structure and Archaeology
17029	*The Site of a Church and Hospital of 17th and 18th Century St. Augustine: Nuestra Senora de la Soledad*	1976	Rice, Karen S.	Unspecified
1654	*Archaeological Resources Mapping Project*	1988	St. Augustine Planning Division	Unspecified
5095	*The St. Augustine Maritime Survey*	1998	Carroll, Norine	Other (Marine, Cell Tower, Combination)
8565	*An Archaeological and Historical Survey of the Elkton Tower Location in St. Johns County, Florida*	2001	Bajkiewicz, Robin R.	Other (Marine, Cell Tower, Combination)
8585	*An Archaeological and Historical Survey of the Vilano Beach Tower Location in St. Johns County, Florida*	2001	Sims, Cynthia L.	Other (Marine, Cell Tower, Combination)
10093	*Fort Mose Boardwalk Project*	2001	Wamser, Robert	Unspecified
8199	*Florida School for the Deaf and the Blind, Alfred-Genoply Block Architectural Documentation St. Augustine, Florida*	2002	Chance, Marsha	Unspecified
11437	*Ft. Mose Historical State Park, Install Temporary water line*	2005	Paolini, Greg	Unspecified

FMSF No	Title	Date Published	Primary Author	Survey Type
12783	*Archaeological Evaluation of Potential Impacts Created by the Installation of Modern Latrine Facilities within Old King's Bakery, Florida National Guard Headquarters, St. Augustine, Florida*	2005	Halbirt, Carl D.	Unspecified
12788	*Animal Disposal Pit, Anastasia State Park, St. Johns County*	2006	Gard, Stephen M.	Unspecified
13665	*Cultural Resource Monitoring for Excavation at the Exhibit Hall Land Clearing, Drainage Ponds and Utility Trenches in Fort Mose State Park, St. Augustine, Florida*	2006	Payne, Ted M.	Unspecified
13711	*Synopsis of Preliminary Archaeological Investigations at Fort Mose State Park, St. Augustine, Florida*	2006	Halbirt, Carl D.	Unspecified
15445	*A Phase II Archaeological Site Evaluation of the Miller I Site (8SJ4984) and Detailed Historical Research of the Jeffery Bridge Site (8SJ4985) and Miller Shops Site (8SJ5005) St. Johns County, Florida*	2006	Arbuthnot, Michael A.	Unspecified
14571	*Ft. Mose, Entrance Sign, Fence and Planter, St. Johns County*	2007	Wamser, R.	Unspecified
14944	*Section 106 Review FCC Form 621 Old St. Augustine Fl Site St. Johns County, Fl*	2007	Dynamic Environmental Associates, Inc.	Other (Marine, Cell Tower, Combination)
15294	*An Archaeological Survey of the Salt Run Dredging Project Options B&C, St. Johns County, Florida*	2008	Burke, P. Brendan	Other (Marine, Cell Tower, Combination)
15301	*Fort Mose Historical State Park, Fort Mose Chosa, St. Johns*	2008	Smith, Greg	Other (Marine, Cell Tower, Combination)
15565	*Archaeological Investigation is along Milton Street, St. Augustine, Florida*	2008	Halbirt, Carl D.	Other (Marine, Cell Tower, Combination)
15656	*Section 106 Review TCNS ID 41083 Proposed 150-Foot Overall Height Monopole Telecommunications Structure JAX151 (Fish Island) 865 Fish Island Road, St. Augustine, St. Johns County, Florida*	2008	Environmental Corporation of America	Other (Marine, Cell Tower, Combination)

FMSF No	Title	Date Published	Primary Author	Survey Type
16122	*Historical and Archaeological Resources Survey of Matanzas Harbor, St. Augustine, St. Johns County, Florida*	2008	Burns, Jason	Other (Marine, Cell Tower, Combination)
16541	*Archaeological Monitoring of an Electrical Conduit Line, West Garden of Government House, St. Augustine*	2009	Halbirt, Carl D.	Other (Marine, Cell Tower, Combination)
16567	*Archaeological Investigations at 28 Cuna Street*	2009	Dezendorf, Melissa H.	Other (Marine, Cell Tower, Combination)
16829	*Technical Memorandum Monitoring for Archaeological Features during Mast Arm Construction and Drainage Replacement near the Bridge of Lions in St. Augustine St. Johns County, Florida*	2009	Hendryx, Greg	Other (Marine, Cell Tower, Combination)
17433	*Archaeology Assessment, TCNS #49747, Proposed 160-Foot Monopole Telecommunications Structure within a 50-Foot Compound, Cleartalk Wireless JAX134, 3403 US Highway 1, St. Augustine, St. Johns County, Florida*	2009	Bazzill, Dina	Other (Marine, Cell Tower, Combination)
17883	*Historic Assessment and Remote Sensing Survey of Intracoastal Waterway Near St. Augustine St. Johns County, Florida*	2009	Krivor, Michael C.	Other (Marine, Cell Tower, Combination)
17209	*Archaeological Investigations at 17 Cuna Street (8SJ526)(Halbirt and Dezendorf, February 2010)/ St. Johns County BAR Permit No. 0809.092/ DHR Project File No. 2010-1035*	2010	Dezendorf, Melissa H.	Other (Marine, Cell Tower, Combination)
17596	*Technical Memorandum Monitoring for Archaeological Features during the Replacement of a Drainage Structure near the Bridge of Lions in St. Augustine, St. Johns County, Florida*	2010	Hendryx, Greg	Other (Marine, Cell Tower, Combination)
17852	*Addendum Report: Archeological Diver Identification and Evaluation of Ten Potentially Significant Submerged Targets, Intracoastal Waterway Near St. Augustine, St. Johns County, Florida*	2010	Krivor, Michael C.	Other (Marine, Cell Tower, Combination)

FMSF No	Title	Date Published	Primary Author	Survey Type
18331	*Technical Memorandum: Archaeological Monitoring of Subsurface Excavation and Evaluation of an Unanticipated Discovery near the Bridge of Lions in St. Augustine, St. Johns County, Florida*	2010	Chambless, Elizabeth J.	Other (Marine, Cell Tower, Combination)
26317	*Archaeological Diver Identification of Remote Sensing Anomalies in the St. Augustine Flood Shoal and Intercostal Waterway Project, St. Johns County, Florida*	2019	Gifford, Erica K.	Other (Marine, Cell Tower, Combination)
2937	*A Subsurface Survey of the St. Augustine City Environs, 1976*	1976	Benton, Dale G.	Archaeological
4306	*Archeological Salvage of the Lighthouse Park Boat Ramp St. Johns County, Florida*	1976	Chafin, James	Archaeological
404	*A Subsurface Survey in North St. Augustine*	1977	Rinch, Dennis W.	Archaeological
860	*Phase III archaeological survey of St. Augustine, Florida*	1980	Bond, Stanley C.	Archaeological
1334	*Survey and evaluation of archeological resources in the Abbot Tract and north city, St. Augustine.*	1986	Chaney, Edward E.	Archaeological
19409	*Lincolnville Revitalization Area, Phase II: Oneida Street Archaeological Survey, The Department of Housing and Urban Development No. B-82-DN-12-0055 Project No. 8302-01-04, St. Augustine, Florida*	1987	Bond, Stanley	Archaeological
2303	*Archaeological Test Excavation at 81 St. George Street, St. Augustine, Florida*	1989	Rotenstein, David	Archaeological
2304	*Archaeological Monitoring of Construction Related Excavations at 41 Hypolita Street, St. Augustine, Florida*	1989	Rotenstein, David	Archaeological
2469	*An archaeological resource assessment survey of State Road 207 in St Johns County, Florida*	1990	Chance, Marsha A.	Archaeological
2759	*An archaeological resource assessment of S.R. 207 from S.R. 100 to I-95, Putnam and St. Johns Counties, Florida*	1991	Chance, Marsha A.	Archaeological

FMSF No	Title	Date Published	Primary Author	Survey Type
3826	*Archaeological Project Status Report for October 1994, Intersection of King Street and Malaga Street, St. Augustine, St. Johns County, Florida*	1994	Halbirt, Carl D.	Archaeological
20360	*An Archaeological Resource Assessment of the May Street Parcel, St. Augustine, Florida*	1995	Deleon, Valerie Burke	Archaeological
4272	*The Archaeology of Historic St. George Street, St. Augustine, Florida*	1996	Halbirt, Carl D.	Archaeological
18935	*An Archaeological Resource Assessment Survey of Five Retention Ponds along SR 312, St. Johns County, Florida*	1996	DeLeon, Valerie Burke	Archaeological
5421	*Subsurface and electromagnetic survey of Ocean Avenue parking lot site (8-SJ-X) in support of archaeological excavations at 8-SJ-34 - Florida's First Spanish fort*	1998	Curtis, Matthew	Archaeological
5551	*An Assessment of Potential Archaeological Resources at Harbor Island/Ashley Oaks Facilities: Phase I Reconnaissance Survey*	1999	Halbirt, Carl D.	Archaeological
5901	*Archaeological Site Assessments, Radisson Ponce De Leon Golf & Conference Resort, St. Augustine, Florida*	2000	Dickinson, Marion	Archaeological
6303	*An intensive Cultural Resource Assessment Survey of the Heritage Tract, St. Johns County, Florida*	2000	Chance, Marsha	Archaeological
7177	*A Preliminary Cultural Resource Assessment of Fish Island: the 18th Century Plantation home of Jesse Fish*	2001	Halbirt, Carl D.	Archaeological
7038	*A Phase I Cultural Resource Survey of the Proposed Fence at the Flarng Fiscal Office, St. Augustine*	2002	Stokes, Anne V.	Archaeological
8623	*An Assessment of Cultural Resources at Target Store No. 1294, St. Augustine, Fl. (BDAC no 01-2069), St. Johns County*	2003	Halbirt, Carl	Archaeological
9398	*An Intensive Cultural Resource Assessment on Fish and Anastasia Islands with Limited Excavations at 8SJ62NR St. Johns County, Florida*	2003	Arbuthnot, Michael A.	Archaeological

FMSF No	Title	Date Published	Primary Author	Survey Type
10380	*An Intensive Cultural Resource Assessment Survey on Anastasia Island of 155 Acres North of SR 312, St Johns County, Florida*	2003	Arbuthnot, Michael A.	Archaeological
10901	*A Phase I Archaeological Survey at 33 Prado Avenue: Evaluating Cultural Resources Near Fort Mose*	2003	Halbirt, Carl D.	Archaeological
24911	*An Intensive Cultural Resource Assessment Survey of the North Florida Commerce Center Tract, St Johns County, Florida*	2003	Handley, Brent M.	Archaeological
9581	*An Intensive Cultural Resource Assessment Survey of the Alfred/Genoply Tract, St. Johns County, Florida*	2004	Handley, Brent M.	Archaeological
12135	*An Intensive Cultural Resource Assessment Survey of the Miller Tract in St Johns County, Florida*	2005	Arbuthnot, Michael A	Archaeological
12881	*An Intensive Cultural Resource Assessment Survey of the Sebastian Cove Property, St. Johns County, Florida*	2006	Bland, Myles	Archaeological
13180	*A Cultural Resource Assessment of the FLARNG Fiscal Office, St. Augustine, St. Johns County, Florida*	2006	Stokes, Anne V.	Archaeological
13498	*Archaeological and Historical Resources Literature Search and Analysis of the St. Augustine Marine 12-Acre Tract, including Bulkhead Installation Project, St. Johns County*	2006	Archaeological Consultants, Inc.	Archaeological
14518	*An Underwater Archaeological Remote Sensing Survey and Diver Investigation for the Proposed Antigua at St. Augustine Marina St. Johns County, Florida*	2007	Arbuthnot, Michael A.	Other (Marine, Cell Tower, Combination)
14683	*A Cultural Resource Assessment Survey of the Elks Club Parcel, St. Johns County, Florida*	2007	Bland, Myles	Archaeological
15198	*An Archaeological Survey of the St. Augustine Lighthouse Boat Ramp Dredging Project Area*	2007	Burke, P. Brendan	Other (Marine, Cell Tower, Combination)
15563	*An Archaeological Survey of the St. Augustine Lighthouse Boat Ramp Dredging Project Area*	2007	Burke, Brendan	Other (Marine, Cell Tower, Combination)

FMSF No	Title	Date Published	Primary Author	Survey Type
15562	*An Archaeological Survey of the Salt Run Dredging Project Options B&C, St. Johns County, Florida*	2008	Burke, Brendan	Other (Marine, Cell Tower, Combination)
15995	*An Intensive Cultural Resource Assessment Survey of the Nombre De Dios Mission Museum, St. Johns County, Florida*	2008	Bland, Myles	Archaeological
17174	*An Intensive Cultural Resource Assessment Survey of the Hildreth Cove Property, St. Johns County, Florida*	2010	Arbuthnot, Michael A.	Archaeological
17455	*Cultural Resources Survey, St. Johns County Shore Protection Project, St. Johns County, Florida*	2010	Burke, Brendon	Archaeological
18407	*Technical Memorandum: Archaeological Monitoring for the King Street Drainage Project in St. Augustine, St. Johns County, Florida*	2011	Hendryx, Greg	Archaeological
18940	*Cultural Resource Assessment Survey, Church of Christ Property, St. Johns County, Florida*	2011	Smith, Greg C.	Archaeological
20561	*Cultural Resource Assessment Survey, Colonial Quarter, St. Augustine, Florida*	2012	Almy, Marion	Archaeological
22206	*A Cultural Resource Assessment Survey of the St. Augustine Shipyard Tract St. Johns County, Florida*	2015	Handley, Brent	Archaeological
22538	*Supplemental Report: Ground Penetrating Survey Performed at the Waterworks Site (SJ02050), 184 San Marco Ave., St. Augustine, Florida Prepared by PI: Sarah E. Miller, MA, RPA; Kevin Gidusko, BA; FPAN July 18, 2015*	2015	Miller, Sarah E.	Archaeological
23500	*Submerged Cultural Resources Remote Sensing Survey of the Proposed St. Augustine Borrow Area, St Johns County, Florida*	2016	Gifford, Erica K	Other (Marine, Cell Tower, Combination)
24847	*An Intensive Cultural Resource Assessment Survey of the Proposed Fence Around the Mission Nombres de Dios, St. Augustine, Florida*	2017	Bland, Myles	Archaeological
24688	*First Coast Maritime Archaeology Program 2013: Report on Archaeological Investigations*	2018	Brendan Burke	Other (Marine, Cell Tower, Combination)

FMSF No	Title	Date Published	Primary Author	Survey Type
26474	*2016-2017 St. Augustine Light Station Archaeological Site Monitoring and Assessment*	2018	Allyson Ropp	Archaeological
27013	*Technical Memorandum Archaeological Monitoring at 54 St. George Street Sewer Line Installation, St. Augustine, St. Johns County, Florida.*	2020	Duggins, Julie	Archaeological
27853	*Cultural Resources Assessment Survey for the St. Francis Barracks Erosion Control Project in St. Augustine, St. Johns County, Florida*	2021	Althea Wunderler-Selby	Archaeological
28897	*Technical Memorandum Archaeological Testing at Three Florida Power & Light (FPL) Proposed Bore Pit Locations in St. Augustine, St. Johns County, Florida*	2022	ACI	Archaeological

Table A-2. Table of Previously Recorded Resource Groups in the Project Area

FMSF No.	Site Name	Resource Type	SHPO Evaluation
8SJ00031A	Fountain of Youth Park (District)	Mixed District	Listed June 6, 2016
8SJ00096	St. Augustine Lighthouse & Keepers Quarters	Historical District	Eligible
8SJ02492	Railroad Park	Designed Historic Landscape	Insufficient information
8SJ03230	St. Augustine Alligator Farm Historic District	Historical District	Eligible
8SJ03483	St. Johns Electric Railroad Line	Linear Resource	Eligible
8SJ03531	St. Johns Electric Railroad Line - South	Linear Resource	Not evaluated
8SJ04840	Fish Island Channels	Linear Resource	Ineligible
8SJ04846	Anastasia Historic District	Historical District	Not evaluated
8SJ05036	FEC: St. Augustine and Palatka	Linear Resource	Insufficient information
8SJ05271	US 1	Linear Resource	Insufficient information
8SJ05287	Lee/Woods	Mixed District	Ineligible
8SJ05298	King Street	Linear Resource	Not evaluated
8SJ05395	Leo C. Chase Park	Designed Historic Landscape	Eligible
8SJ05489	ECA District 2	Historical District	Not evaluated
8SJ05490	ECA District 1	Historical District	Not evaluated
8SJ05491	ECA District 3	Historical District	Not evaluated
8SJ05492	ECA District 4	Historical District	Not evaluated
8SJ05507	A1A	Linear Resource	Not evaluated

FMSF No.	Site Name	Resource Type	SHPO Evaluation
8SJ05516	The 1957 - 1959 Seawall	Linear Resource	Not evaluated
8SJ05539	West King Street Historic District	Historical District	Not evaluated
8SJ05558	St. Francis Barracks	FMSF Building Complex	Eligible
8SJ05567	St. Augustine Town Plan NHL District	Historical District	NHL April 15, 1970
8SJ05597	Plaza de la Constitucion	Designed Historic Landscape	Listed April 15, 1970
8SJ06526	Eddie Vickers Park	Designed Historic Landscape	Insufficient information
8SJ07138	Francis Field	Designed Historic Landscape	Eligible
8SJ07150	Twine Park	Designed Historic Landscape	Eligible

Table A-3. Previously Recorded Historical Cemeteries in the Project Area

FMSF No.	Site Name	Year Established	SHPO Evaluation
8SJ00060	O.C. Lightner Gravestone	1950	Not evaluated
8SJ00074	St. Augustine Public Burying Ground	ca. 1821	Listed July 23, 2021
8SJ00087	St. Augustine National Cemetery	1881	Listed May 16, 2016
8SJ02469	Tolomato Cemetery	ca. 1777	Listed August 2, 1983
8SJ04836	San Sebastian Cemetery	1886	Not evaluated
8SJ04837	Pinehurst Cemetery	1914	Not evaluated
8SJ04862	Gen. William W. Loring Memorial	Not provided	Not evaluated
8SJ04898	St. Augustine Parish Cemetery	Not provided	Not evaluated
8SJ04900	Nuestra Senora de la Soledad Cemetery	Not provided	Not evaluated
8SJ04901	Flagler Family Tombs	Not provided	Not evaluated
8SJ04902	San Lorenzo Catholic Cemetery	1890	Not evaluated
8SJ04918	Congregation of Sons of Israel Cemetery	ca. 1910	Potentially eligible
8SJ04919	Evergreen Cemetery	1886	Not evaluated
8SJ04920	Woodlawn Cemetery	1929	Not evaluated
8SJ05437	Government House Hospital Cemetery	ca. 1861	Not evaluated

Table A-4. Previously Recorded Historical Bridges in the Project Area

FMSF No.	Site Name	Year Built	SHPO Evaluation
8SJ00060B	Coate's Bridge	1948	Not evaluated/destroyed
8SJ02460	Bridge of Lions	1927	Listed November 19, 1982
8SJ03297	San Sebastian Bridge	1935	Ineligible
8SJ05295	FEC RR Bridge	1960	Ineligible
8SJ05460	FEC Bridge at San Sebastian River North	ca. 1960	Eligible
8SJ05474	Bridge No. 78003	ca. 1950	Ineligible

Table A-5. Table of NRHP-Listed Resources in the Site File Search Area

FMSF No.	Site Name	Year NRHP Listed
8SJ00079	O'Reilly House	1974
8SJ00080	Hotel Ponce De Leon	1975
8SJ00083	Markland	1978
8SJ00086	Grace United Methodist Church	1979
8SJ00087	St. Augustine National Cemetery	2016
8SJ00096	St. Augustine Lighthouse and Keeper's Quarters	1981
8SJ00396	St. Augustine Civic Center	2005
8SJ00659	Record Building	2006
8SJ01027	Government House	2014
8SJ01028	Villa Zorayda	1993
8SJ01462	Walker, Horace, House	1998
8SJ01811	Solla--Carcaba Cigar Factory	1993
8SJ01914	Stanbury Cottage	2008
8SJ02044	Old St. Johns County Jail	1987
8SJ02050	St. Augustine Water Works	2014
8SJ02460	Bridge of Lions	1982
8SJ00009	Castillo de San Marcos National Monument	1966
8SJ00010G	Gonzalez-Alvarez House	1970
8SJ00031	Menendez Encampment Site	2016
8SJ00031A	Fountain of Youth Archaeological Park	2016
8SJ00040	Fort Mose Site, Second	1994
8SJ00060	Alcazar Hotel	1971
8SJ00061	Avero House	1972
8SJ00062	Fish Island Site	1972
8SJ00063	Cathedral of St. Augustine	1970
8SJ00064	Lindsley House	1971
8SJ00065	Rodriguez-Avero-Sanchez House	1971
8SJ00066	Sanchez Powder House Site	1972
8SJ00068	Llambias House	1970
8SJ00069	Spanish Coquina Quarries	1972
8SJ00071	Ximenez-Fatio House	1973
8SJ00074	St. Augustine Public Burying Ground	2021
8SJ02490	Constitution Obelisk	2012
8SJ03248	Lincolnville Historic District	1991
8SJ03287	Lopez, Xavier, House	1993
8SJ05496	Father Francisco Lopez Statue	2012
8SJ05637	City of St. Augustine Miniature Golf Course	2014

Table A-6. Table of NRHP-Listed Districts within the Project Area

NRHP District Name	Year Listed	Total Resources	Contributing	Non-contributing	Period of Significance
Abbott Tract	1983	137	124	13	ca. 1838–1930
Fullerwood Park	2010	249	211	38	1914–1930; 1945–1964
Lincolnville	1991	678	548	130	1800–1821; 1871–1930; 1964
Model Land Company	1983	302	238	64	1839–1940
Nelmar Terrace	2011	118	100	18	1913-1920; 1924-1945; 1948–1961
North City	2009	272	184	88	ca. 1879–1935
St. Augustine	1970	299	226	73	1566–1935

Table A-7. Total Numbers of Architectural Styles Surveyed

Architectural Style*	Total Surveyed
Bungalow	1
Commercial	59
Craftsman	1
Demolished	6
Frame Vernacular	95
Industrial Vernacular	5
Mansard	3
Masonry Vernacular	83
Mid-Century Modern	12
Minimal Traditional	24
Moderne	2
Modernistic	1
Ranch	126
Spanish Colonial	1
Spanish Revival	28

*Note: These styles only represent those structures that were surveyed within this Project and are not intended to represent or reflect all of St. Augustine

Table A-8. Demolished Unrecorded Resources in the Survey Scope

FMSF No.	Address
SJ08398	199 Nix Boat Yard Road
SJ08595	241 Coquina
SJ08747	27 Comares Avenue
SJ08714	5 South Street
SJ08603	308 Andreas Street
SJ08699	111 Inlet Drive

Table A-9. Resources Recommended Individually Eligible

FMSF No	Address	Name	Const. Date	Criterion
SJ08412	35 Dufferin Street	–	1946	Criterion C
SJ03467	2 North Saint Augustine Boulevard	Edgewater Inn	1950	Criterion C
SJ08484	3009 North Ponce de Leon Boulevard	Brisky's BBQ	1959	Criterion C

Table A-10. Resources Surveyed within Proposed Davis Shores (North) Historic District.

FMSF Number	Address	Year Built	Recommended Individual Eligibility
SJ03467	2 North Saint Augustine Boulevard	1950	Not Eligible
SJ05748	68 North Saint Augustine Boulevard	1945	Not Eligible
SJ05788	69 Avista Circle	1965	Not Eligible
SJ05832	6 D'Allyon Avenue	1956	Not Eligible
SJ08234	500 Anastasia Boulevard	1971	Not Eligible
SJ08323	66 Comares Avenue	1977	Not Eligible
SJ08354	331 Arpieka Avenue	1969	Not Eligible
SJ08359	157 Inlet Drive	1972	Not Eligible
SJ08366	311 Ribault Street	1974	Not Eligible
SJ08372	206 North Matanzas Boulevard	1977	Not Eligible
SJ08376	114 Arredondo Avenue	1978	Not Eligible
SJ08390	325 Arpieka Avenue	1980	Eligible
SJ08425	16 Miruela Avenue	1950	Not Eligible
SJ08518	112 Oglethorpe Boulevard	1966	Not Eligible
SJ08522	132 Inlet Drive	1966	Not Eligible
SJ08526	320 Alcazar Street	1966	Not Eligible
SJ08527	4 Oglethorpe Boulevard	1966	Not Eligible
SJ08529	24 Avista Circle	1967	Not Eligible
SJ08530	48 N Saint Augustine Boulevard	1967	Not Eligible
SJ08534	8 Avista Circle	1967	Not Eligible
SJ08536	211 Inlet Drive	1968	Not Eligible
SJ08546	75 North Saint Augustine Boulevard	1968	Not Eligible

FMSF Number	Address	Year Built	Recommended Individual Eligibility
SJ08558	310 Arpieka Avenue	1970	Not Eligible
SJ08566	110 Anastasia Boulevard	1971	Not Eligible
SJ08569	100 N Saint Augustine Boulevard	1971	Not Eligible
SJ08578	414 Flagler Boulevard	1971	Not Eligible
SJ08584	104 Arredondo Avenue	1972	Not Eligible
SJ08585	146 Inlet Drive	1972	Not Eligible
SJ08589	201 Inlet Drive	1972	Not Eligible
SJ08590	2 Avista Circle	1972	Not Eligible
SJ08599	311 Arpieka Avenue	1972	Not Eligible
SJ08600	314 Arpieka Avenue	1972	Not Eligible
SJ08602	315 Arpieka Avenue	1972	Not Eligible
SJ08603	308 Andreas Street	1972	Not Eligible
SJ08629	314 Ribault Street	1973	Not Eligible
SJ08630	322 Anastasia Boulevard	1973	Not Eligible
SJ08632	304 Andreas Street	1973	Not Eligible
SJ08642	411 Arredondo Avenue	1974	Not Eligible
SJ08643	181 Inlet Drive	1975	Not Eligible
SJ08654	7 Avista Circle	1975	Not Eligible
SJ08664	19 Avista Circle	1976	Not Eligible
SJ08677	7 Miruela Avenue	1976	Not Eligible
SJ08678	62 Comares Avenue	1976	Not Eligible
SJ08687	118 Arredondo Avenue	1977	Not Eligible
SJ08689	320 Minorca Avenue	1977	Not Eligible
SJ08699	111 Inlet Drive	1978	Not Eligible
SJ08700	10 Miruela Avenue	1978	Not Eligible
SJ08701	116 Arredondo Avenue	1978	Not Eligible
SJ08706	300 Oglethorpe Boulevard	1978	Not Eligible
SJ08708	316 Arpieka Avenue	1978	Not Eligible
SJ08709	312 Andreas Street	1978	Not Eligible
SJ08725	34 Miruela Avenue	1979	Not Eligible
SJ08726	306 Anastasia Boulevard	1979	Not Eligible

FMSF Number	Address	Year Built	Recommended Individual Eligibility
SJ08734	97 North Saint Augustine Boulevard	1979	Not Eligible
SJ08736	110 Arredondo Avenue	1980	Not Eligible
SJ08738	116 Inlet Drive	1980	Not Eligible
SJ08739	203 North Matanzas Boulevard	1980	Not Eligible
SJ08747	27 Comares Avenue	1980	Not Eligible
SJ08749	320 Arpieka Avenue	1980	Not Eligible
SJ08759	68 Comares Avenue	1980	Not Eligible

Table A-11. Development Periods of Documented Buildings and Structures in the Survey Area

Period	Total	Percentage
Progressive Era (1890–1918)	1	0.2
Florida Land Boom (1919–1929)	1	0.2
Great Depression and the New Deal (1930–1941)	10	2
WWII and Aftermath (1942–1959)	97	22
Contemporary (1960–1973)	178	40
Modern (1974 to current)	160	35

Table A-12. Previous Use vs. Current Use in the Survey Area

Structure Use	Previous	Current
Commercial	103	108
Residential	330	325
Firehouse	1	1
School	3	3
Religious	4	4

Table A-13. Inventory of Surveyed Resources Within the Survey Area

Site ID	Newly Recorded	Tax Parcel	Address or Site Name	Const. Date	Architectural Style	Recommended Eligibility
SJ00159	No	1249000060	78 Anderson Street	1930	Minimal Traditional	Not eligible
SJ00438	No	2128300000	181 M L King Avenue	1917	Frame Vernacular	Not eligible
SJ00770	No	1943000020	3 Dupont Lane	1941	Frame Vernacular	Not eligible
SJ01529	No	2063400000	Anita Yates Building	1938	Commercial	Not eligible
SJ01847	No	1506400000	3 Russell Boulevard	1952	Craftsman	Not eligible
SJ01896	No	1975300000	62 Saint George Street	1967	Spanish Colonial	Not eligible
SJ02021	No	1929700000	56 San Marco Avenue, #A	1924	Commercial	Not eligible
SJ02282	No	1121000000	20 Travis Place	1930	Minimal Traditional	Not eligible
SJ03467	No	2134300000	Edgewater Inn	1950	Mid-Century Modern	Not eligible
SJ03577	No	1521800000	31 Park Avenue	1950	Minimal Traditional	Not eligible
SJ03677	No	1980200000	Maple Street Biscuit Company	1940	Commercial	Not eligible
SJ04433	No	1254400000	521 Madeore Street	1940	Minimal Traditional	Not eligible
SJ05195	No	1545200000	21 Milton Street	1953	Masonry Vernacular	Not eligible
SJ05208	No	1518200000	32 Park Avenue	1951	Minimal Traditional	Not eligible
SJ05262	No	1921600000	11 Hope Street	1949	Minimal Traditional	Not eligible
SJ05466	No	1529700000	57 Bay View Drive	1959	Ranch	Not eligible
SJ05468	No	1533000000	74 Fullerwood Drive	1958	Ranch	Not eligible
SJ05470	No	1522000000	27 Park Avenue	1960	Frame Vernacular	Not eligible
SJ05471	No	1521700000	35 Park Avenue	1960	Ranch	Not eligible
SJ05473	Yes	1522800000	28 Sylvan Drive	1959	Masonry Vernacular	Not eligible
SJ05520	No	1610600000	Maintenance Shop	1956	Frame Vernacular	Not eligible
SJ05748	No	2136100000	68 North Saint Augustine Blvd	1945	Ranch	Not eligible
SJ05752	No	2135800000	58 North Saint Augustine Blvd	1950	Ranch	Not eligible
SJ05788	No	2146200000	69 Avista Circle	1965	Ranch	Not eligible
SJ05832	No	2151400000	6 D'Allyon Avenue	1956	Minimal Traditional	Not eligible

Site ID	Newly Recorded	Tax Parcel	Address or Site Name	Const. Date	Architectural Style	Recommended Eligibility
SJ06101	No	2207100000	36 Solano Avenue	1958	Ranch	Not eligible
SJ06286	No	2189000000	409-413 Anastasia Boulevard	1961	Commercial	Not eligible
SJ06396	No	1589600000	931 Lew Boulevard	1957	Ranch	Not eligible
SJ06483	No	1991100000	259 Saint George Street	1960	Spanish Revival	Not eligible
SJ06486	No	1276800800	801 South Ponce de Leon Boulevard	1962	Commercial	Not eligible
SJ06719	No	1102500000	149 Palmer Street	1957	Frame Vernacular	Not eligible
SJ07071	No	1113000000	8 Hartshorn Street	1946	Masonry Vernacular	Not eligible
SJ07365	No	2122800000	Veritas Classical School	1969	Masonry Vernacular	Not eligible
SJ08230	No	2201000000	15 Dolphin Drive	1972	Masonry Vernacular	Not eligible
SJ08231	No	2200900000	19 Dolphin Drive	1975	Spanish Revival	Not eligible
SJ08234	No	2185700000	500 Anastasia Boulevard	1971	Commercial	Not eligible
SJ08235	No	1570100050	11 Lighthouse Avenue	1960	Masonry Vernacular	Not eligible
SJ08236	No	2235300000	245 Coquina Avenue	1966	Ranch	Not eligible
SJ08398	Yes	1349000020	199 Nix Boat Yard Road	1965	Demolished	Not eligible
SJ08238	No	1554200000	2800 North Ponce de Leon Boulevard	1973	Masonry Vernacular	Not eligible
SJ08239	No	1896700000	1860 North Ponce de Leon Boulevard	1975	Mid-Century Modern	Not eligible
SJ08240	No	1907100000	162 San Marco Avenue	1950	Commercial	Not eligible
SJ08241	No	1920900000	Prince of Peace Votive Church	1965	Mid-Century Modern	Not eligible
SJ08243	No	1277100000	85 South Dixie Highway	1955	Commercial	Not eligible
SJ08322	Yes	1897900000	1700 North Ponce de Leon Boulevard	1968	Mid-Century Modern	Not eligible
SJ08323	Yes	2174400090	66 Comares Avenue	1977	Masonry Vernacular	Not eligible
SJ08324	Yes	1074600000	30 Helen Street	1980	Minimal Traditional	Not eligible
SJ08325	Yes	2133700000	Marine Supply & Oil Co.	1984	Commercial	Not eligible
SJ08326	Yes	1270500000	29 Anderson Street	1948	Masonry Vernacular	Not eligible
SJ08327	Yes	1267700000	83 Anderson Street	1940	Ranch	Not eligible
SJ08328	Yes	1981300000	Bath Junkie & The Tipsy Duck Parlor	1940	Spanish Revival	Not eligible

Site ID	Newly Recorded	Tax Parcel	Address or Site Name	Const. Date	Architectural Style	Recommended Eligibility
SJ08329	Yes	1559600010	10 Waldo Street	1955	Frame Vernacular	Not eligible
SJ08330	Yes	1975800000	Zeno's World's Most Famous Taffy and Natural Blossom	1952	Commercial	Not eligible
SJ08331	Yes	1986200000	St. Augustine Art Association	1953	Commercial	Insufficient information
SJ08332	Yes	1244500000	12 Newcomb Street	1958	Minimal Traditional	Not eligible
SJ08335	Yes	1554800000	Auto Select	1955	Commercial	Not eligible
SJ08336	Yes	1517100000	23 Hildreth Drive	1958	Masonry Vernacular	Not eligible
SJ08338	Yes	1562400000	North Pointe Plaza	1959	Commercial	Not eligible
SJ08339	Yes	1555200000	34 Harding Avenue	1960	Minimal Traditional	Not eligible
SJ08341	Yes	1902700000	15 Sanchez Avenue	1961	Ranch	Not eligible
SJ08342	Yes	1508100000	21 Atlantic Avenue	1963	Ranch	Not eligible
SJ08343	Yes	1509000000	16 Beacon Street	1961	Masonry Vernacular	Not eligible
SJ08344	Yes	1515500000	28 Colony Street	1961	Masonry Vernacular	Not eligible
SJ08345	Yes	1518100000	26 Park Avenue	1964	Masonry Vernacular	Not eligible
SJ08346	Yes	1899900000	H. Davis Upchurch, Jr. Building	1964	Commercial	Not eligible
SJ08347	Yes	1561000000	Napier Body Shop	1965	Masonry Vernacular	Not eligible
SJ08348	Yes	2218000000	468 Arricola Avenue	1967	Ranch	Not eligible
SJ08349	Yes	1966100000	Pierre's Pub	1960	Spanish Revival	Not eligible
SJ08350	Yes	1348900000	Fishbites Trading Post	1967	Masonry Vernacular	Not eligible
SJ08351	Yes	2236500000	230 Coquina Avenue	1968	Ranch	Not eligible
SJ08352	Yes	1561300000	St. Augustine Electric Motor Works	1967	Commercial	Not eligible
SJ08353	Yes	1270100000	53 Anderson Street	1967	Masonry Vernacular	Not eligible
SJ08354	Yes	2163000000	331 Arpieka Avenue	1969	Masonry Vernacular	Not eligible
SJ08355	Yes	2213500000	271 South Matanzas Boulevard	1969	Masonry Vernacular	Not eligible
SJ08356	Yes	2035500000	St. Johns County Council on Aging	1970	Commercial	Not eligible
SJ08357	Yes	1507000000	8 Atlantic Avenue	1971	Frame Vernacular	Not eligible

Site ID	Newly Recorded	Tax Parcel	Address or Site Name	Const. Date	Architectural Style	Recommended Eligibility
SJ08358	Yes	1250200000	31 Phillips Street	1971	Frame Vernacular	Not eligible
SJ08359	Yes	2138600000	157 Inlet Drive	1972	Masonry Vernacular	Not eligible
SJ08360	Yes	1975900000	Earthbound Trading Co.	1971	Commercial	Not eligible
SJ08362	Yes	2221800170	207 Carver Street West	1973	Ranch	Not eligible
SJ08363	Yes	2213000000	249 South Matanzas Boulevard	1974	Frame Vernacular	Not eligible
SJ08364	Yes	2221900000	215 Carver Street West	1973	Ranch	Not eligible
SJ08365	Yes	2221900210	217 Carver Street West	1973	Ranch	Not eligible
SJ08366	Yes	2172600000	311 Ribault Street	1974	Ranch	Not eligible
SJ08367	Yes	1521600000	39 Park Avenue	1974	Ranch	Not eligible
SJ08368	Yes	2194200000	111 Arricola Avenue	1976	Frame Vernacular	Not eligible
SJ08369	Yes	1905100000	Lime Light Theatre	1975	Spanish Revival	Not eligible
SJ08370	Yes	2195400070	213 Arricola Avenue	1976	Frame Vernacular	Not eligible
SJ08371	Yes	1587600000	100 Santa Monica Avenue	1977	Masonry Vernacular	Not eligible
SJ08372	Yes	2173700000	206 North Matanzas Boulevard	1977	Ranch	Not eligible
SJ08373	Yes	1233400060	38 South Whitney Street	1976	Masonry Vernacular	Not eligible
SJ08374	Yes	1577400000	Sogno Restaurant Coastal Italian	1977	Commercial	Not eligible
SJ08375	Yes	1048900000	112 Evergreen Avenue	1978	Masonry Vernacular	Not eligible
SJ08376	Yes	2170700350	114 Arredondo Avenue	1978	Ranch	Not eligible
SJ08377	Yes	1236300020	46 John Street	1976	Frame Vernacular	Not eligible
SJ08378	Yes	1930500000	Zen Zone Salon	1978	Spanish Revival	Not eligible
SJ08379	Yes	2021800000	One Twenty Three Burger House	1978	Commercial	Not eligible
SJ08380	Yes	1250900000	30 Phillips Street	1978	Masonry Vernacular	Not eligible
SJ08381	Yes	1906300000	Farmhand Kitchen & Coffee	1978	Commercial	Not eligible
SJ08382	Yes	1082200140	78 Palmer Street	1978	Frame Vernacular	Not eligible
SJ08383	Yes	2105000000	126 M L King Avenue	1979	Spanish Revival	Not eligible
SJ08384	Yes	1240000000	16 Anderson Street	1979	Frame Vernacular	Not eligible

Site ID	Newly Recorded	Tax Parcel	Address or Site Name	Const. Date	Architectural Style	Recommended Eligibility
SJ08385	Yes	1034400000	23 Evergreen Avenue	1979	Ranch	Not eligible
SJ08386	Yes	1280300000	1010 South Ponce de Leon Boulevard	1979	Commercial	Not eligible
SJ08387	Yes	1986500000	32 Marine Street	1979	Spanish Revival	Not eligible
SJ08388	Yes	1507800000	15 Atlantic Avenue	1980	Frame Vernacular	Not eligible
SJ08389	Yes	1980500000	43 Cordova Street	1979	Spanish Revival	Not eligible
SJ08390	Yes	2163300000	325 Arpieka Avenue	1980	Modernistic	Not eligible
SJ08391	Yes	1521900000	29 Park Avenue	1980	Frame Vernacular	Not eligible
SJ08392	Yes	1211200000	28 South Whitney Street	1980	Ranch	Not eligible
SJ08393	Yes	1585900000	San Marco Hose Company Fire House	1955	Masonry Vernacular	Not eligible
SJ08394	Yes	1571900000	64 Lighthouse Avenue	1971	Ranch	Not eligible
SJ08395	Yes	1582700000	23 Busam Street	1973	Ranch	Not eligible
SJ08396	Yes	2021500000	117 King Street	1978	Commercial	Not eligible
SJ08397	Yes	1271800280	18 River Road	1954	Frame Vernacular	Not eligible
SJ08399	Yes	1900600000	11 Garnett Avenue	1940	Masonry Vernacular	Not eligible
SJ08400	Yes	1246000000	18 Eastman Street	1940	Frame Vernacular	Not eligible
SJ08405	Yes	1243800000	20 Newcomb Street	1941	Frame Vernacular	Not eligible
SJ08406	Yes	1543350000	4 1/2 Nelmar Avenue	1944	Ranch	Not eligible
SJ08407	Yes	1276200000	20 Ferry Place	1945	Masonry Vernacular	Not eligible
SJ08408	Yes	1282900000	92 South Dixie Highway	1943	Frame Vernacular	Not eligible
SJ08409	Yes	1273000040	65 South Dixie Highway	1944	Minimal Traditional	Not eligible
SJ08410	Yes	1576200000	64 Magnolia Drive	1945	Masonry Vernacular	Not eligible
SJ08411	Yes	1514900000	16 Court Theophelia	1946	Ranch	Not eligible
SJ08412	Yes	1920100110	35 Dufferin Street	1946	Masonry Vernacular	Eligible
SJ08413	Yes	1552500000	28 Vedder Street	1947	Minimal Traditional	Not eligible
SJ08416	Yes	2194800000	102 Zoratoa Avenue	1948	Frame Vernacular	Not eligible
SJ08417	Yes	1248850000	70 Anderson Street	1947	Minimal Traditional	Not eligible

Site ID	Newly Recorded	Tax Parcel	Address or Site Name	Const. Date	Architectural Style	Recommended Eligibility
SJ08418	Yes	1583100000	73 Magnolia Drive	1947	Ranch	Not eligible
SJ08419	Yes	1246100000	15 Newcomb Street	1948	Frame Vernacular	Not eligible
SJ08420	Yes	2189700000	Integrity Rise Management	1948	Commercial	Not eligible
SJ08423	Yes	1276900000	16 Ferry Place	1949	Minimal Traditional	Not eligible
SJ08424	Yes	1918900000	42 Magnolia Avenue	1949	Minimal Traditional	Not eligible
SJ08595	Yes	2235400000	241 Coquina Avenue	1972	Demolished	Not eligible
SJ08425	Yes	2143000000	16 Miruela Avenue	1950	Ranch	Not eligible
SJ08426	Yes	1551900000	10 Vedder Street	1950	Frame Vernacular	Not eligible
SJ08428	Yes	1557000000	Old Sugar Mill Museum Building 2	1957	Commercial	Not eligible
SJ08429	Yes	1078300000	31 Florida Avenue	1950	Frame Vernacular	Not eligible
SJ08430	Yes	1557000000	Old Sugar Mill Museum Building 1	1950	Commercial	Not eligible
SJ08431	Yes	1557000000	Old Sugar Mill Museum Building 3	1983	Commercial	Not eligible
SJ08432	Yes	1515100000	7 Court Theophelia	1950	Frame Vernacular	Not eligible
SJ08603	Yes	2173200000	308 Andreas Street	1972	Demolished	Not eligible
SJ08436	Yes	2200300000	39 Dolphin Drive	1951	Spanish Revival	Not eligible
SJ08437	Yes	1244900000	15 Sidney Street	1952	Frame Vernacular	Not eligible
SJ08438	Yes	1553300000	12 Louise Street	1952	Ranch	Not eligible
SJ08439	Yes	1912800000	25 Dufferin Street	1952	Minimal Traditional	Not eligible
SJ08440	Yes	1912850000	27 Dufferin Street	1952	Bungalow	Not eligible
SJ08441	Yes	1565600000	Sunoco Gas Station	1952	Commercial	Not eligible
SJ08443	Yes	1554800000	Auto Select	1952	Masonry Vernacular	Not eligible
SJ08444	Yes	2003700000	295 Saint George Street	1952	Masonry Vernacular	Not eligible
SJ08445	Yes	1245600000	28 Eastman Street	1954	Frame Vernacular	Not eligible
SJ08446	Yes	1548400000	Tropical-Auto.com	1954	Moderne	Not eligible
SJ08448	Yes	1991400000	275 Saint George Street	1954	Spanish Revival	Not eligible
SJ08449	Yes	1515000000	4 Court Louise	1954	Ranch	Not eligible

Site ID	Newly Recorded	Tax Parcel	Address or Site Name	Const. Date	Architectural Style	Recommended Eligibility
SJ08450	Yes	2171500000	309 Alcazar Street	1954	Frame Vernacular	Not eligible
SJ08451	Yes	1245500000	50 Anderson Street	1954	Ranch	Not eligible
SJ08452	Yes	1255200000	58 South Whitney Street	1954	Minimal Traditional	Not eligible
SJ08453	Yes	1255000000	62 South Whitney Street	1954	Frame Vernacular	Not eligible
SJ08454	Yes	1255100000	60 South Whitney Street	1954	Minimal Traditional	Not eligible
SJ08455	Yes	1269200000	85 Anderson Street	1954	Frame Vernacular	Not eligible
SJ08456	Yes	1254900000	64 South Whitney Street	1954	Minimal Traditional	Not eligible
SJ08457	Yes	1275100000	11 Aviles Drive	1955	Frame Vernacular	Not eligible
SJ08458	Yes	1087700000	105 North Whitney Street	1955	Frame Vernacular	Not eligible
SJ08459	Yes	1918600000	31 Dufferin Street	1955	Mid-Century Modern	Not eligible
SJ08460	Yes	1243700000	54 Anderson Street	1955	Ranch	Not eligible
SJ08461	Yes	1249400000	63 South Whitney Street	1955	Minimal Traditional	Not eligible
SJ08462	Yes	1056600000	222 North Whitney Street	1956	Ranch	Not eligible
SJ08463	Yes	1563500000	St. Augustine Auto Repair Center	1956	Commercial	Not eligible
SJ08464	Yes	1550900000	25 Vedder Street	1956	Minimal Traditional	Not eligible
SJ08466	Yes	1514500000	6 Court Theophelia	1956	Masonry Vernacular	Not eligible
SJ08467	Yes	2199200000	87 Dolphin Drive	1956	Spanish Revival	Not eligible
SJ08468	Yes	1515700000	32 Colony Street	1956	Ranch	Not eligible
SJ08469	Yes	1279600000	9 Iroquois Avenue	1956	Masonry Vernacular	Not eligible
SJ08470	Yes	1590400000	948 Lew Boulevard	1956	Masonry Vernacular	Not eligible
SJ08471	Yes	1246200000	14 Eastman Street	1957	Frame Vernacular	Not eligible
SJ08472	Yes	1551700000	7 Fairbanks Street	1957	Ranch	Not eligible
SJ08473	Yes	1510500000	15 Beacon Street	1958	Ranch	Not eligible
SJ08474	Yes	1034250050	57 Evergreen Avenue	1958	Ranch	Not eligible
SJ08475	Yes	1557400000	Matthews Design Group	1958	Frame Vernacular	Not eligible
SJ08477	Yes	1568300000	2000 North Ponce de Leon Boulevard	1958	Commercial	Not eligible

Site ID	Newly Recorded	Tax Parcel	Address or Site Name	Const. Date	Architectural Style	Recommended Eligibility
SJ08478	Yes	1911700000	10 Magnolia Avenue	1959	Ranch	Not eligible
SJ08479	Yes	1507700000	11 Atlantic Avenue	1959	Ranch	Not eligible
SJ08480	Yes	1550400000	8 Mc Millan Street	1958	Masonry Vernacular	Not eligible
SJ08481	Yes	1267600000	81 Anderson Street	1958	Frame Vernacular	Not eligible
SJ08482	Yes	1534100000	47 Fullerwood Drive	1959	Ranch	Not eligible
SJ08483	Yes	1552100000	3101 North Ponce de Leon Boulevard	1959	Masonry Vernacular	Not eligible
SJ08484	Yes	1550700000	Brisky's BBQ	1959	Mid-Century Modern	Eligible
SJ08486	Yes	1902500000	10 Sebastian Avenue	1960	Masonry Vernacular	Not eligible
SJ08488	Yes	1245900000	17 Newcomb Street	1960	Ranch	Not eligible
SJ08489	Yes	1280700010	1001 South Ponce de Leon Boulevard	1960	Commercial	Not eligible
SJ08492	Yes	1557600000	Taco Libre	1960	Commercial	Not eligible
SJ08494	Yes	1263600000	93 Anderson Street	1960	Ranch	Not eligible
SJ08495	Yes	1508800000	30 Beacon Street	1961	Ranch	Not eligible
SJ08496	Yes	1504200000	13 Oak Street	1961	Ranch	Not eligible
SJ08498	Yes	1509900000	33 Beacon Street	1961	Frame Vernacular	Not eligible
SJ08500	Yes	1598700000	13 Casanova Road	1962	Masonry Vernacular	Not eligible
SJ08502	Yes	1560800000	2401 North Ponce de Leon Boulevard	1962	Commercial	Not eligible
SJ08503	Yes	1903700000	1300 North Ponce de Leon Boulevard	1962	Spanish Revival	Not eligible
SJ08504	Yes	1530400000	33 Bay View Drive	1962	Ranch	Not eligible
SJ08505	Yes	1271200000	450 South Ponce de Leon Boulevard	1962	Commercial	Not eligible
SJ08506	Yes	1903800000	A&R Auto Electric	1963	Mid-Century Modern	Not eligible
SJ08507	Yes	1280000000	981 South Ponce de Leon Boulevard	1962	Mid-Century Modern	Not eligible
SJ08509	Yes	1897500000	1800 North Ponce de Leon Boulevard	1964	Mid-Century Modern	Not eligible
SJ08510	Yes	1560200000	224 San Marco Avenue	1964	Commercial	Not eligible
SJ08511	Yes	1514200000	281 San Marco Avenue	1964	Commercial	Not eligible
SJ08512	Yes	1270000000	57 Anderson Street	1964	Masonry Vernacular	Not eligible

Site ID	Newly Recorded	Tax Parcel	Address or Site Name	Const. Date	Architectural Style	Recommended Eligibility
SJ08514	Yes	1274400000	20 Aviles Drive	1965	Ranch	Not eligible
SJ08515	Yes	1549700000	19 Mc Millan Street	1965	Commercial	Not eligible
SJ08516	Yes	1971900000	Cathedral of St. Augustine Rectory	1965	Spanish Revival	Not eligible
SJ08517	Yes	1963400000	44 Avenida Menendez	1965	Commercial	Not eligible
SJ08518	Yes	2161700000	112 Oglethorpe Boulevard	1966	Ranch	Not eligible
SJ08520	Yes	1982400000	61 Cordova Street	1965	Spanish Revival	Not eligible
SJ08521	Yes	2192600000	103 Anastasia Boulevard	1966	Masonry Vernacular	Not eligible
SJ08522	Yes	2153900000	132 Inlet Drive	1966	Masonry Vernacular	Not eligible
SJ08523	Yes	1542800000	29 Nelmar Avenue	1966	Masonry Vernacular	Not eligible
SJ08525	Yes	2212000000	233 South Matanzas Boulevard	1966	Ranch	Not eligible
SJ08526	Yes	2165900000	320 Alcazar Street	1966	Ranch	Not eligible
SJ08527	Yes	2160700000	4 Oglethorpe Boulevard	1966	Ranch	Not eligible
SJ08528	Yes	1646000000	8 Park Terrace Drive	1966	Ranch	Not eligible
SJ08529	Yes	2145500000	24 Avista Circle	1967	Spanish Revival	Not eligible
SJ08530	Yes	2135600000	48 North Saint Augustine Boulevard	1967	Ranch	Not eligible
SJ08531	Yes	1592000000	10 Anastasia Park Drive	1967	Ranch	Not eligible
SJ08532	Yes	1586600000	65 Busam Street	1967	Frame Vernacular	Not eligible
SJ08534	Yes	2144900000	8 Avista Circle	1967	Ranch	Not eligible
SJ08535	Yes	1588900000	915 Lew Boulevard	1967	Ranch	Not eligible
SJ08536	Yes	2137100000	211 Inlet Drive	1968	Spanish Revival	Not eligible
SJ08537	Yes	2198700000	101 Dolphin Drive	1968	Mid-Century Modern	Not eligible
SJ08538	Yes	1283100000	90 South Dixie Highway	1967	Commercial	Not eligible
SJ08539	Yes	1579400000	4 Sanchez Cove	1968	Ranch	Not eligible
SJ08540	Yes	2229100140	431 Arricola Avenue	1968	Ranch	Not eligible
SJ08541	Yes	1515800000	34 Colony Street	1968	Ranch	Not eligible
SJ08542	Yes	2218150000	462 Arricola Avenue	1968	Masonry Vernacular	Not eligible

Site ID	Newly Recorded	Tax Parcel	Address or Site Name	Const. Date	Architectural Style	Recommended Eligibility
SJ08543	Yes	2199100000	89 Dolphin Drive	1968	Ranch	Not eligible
SJ08544	Yes	1580500000	835 Anastasia Boulevard	1968	Masonry Vernacular	Not eligible
SJ08545	Yes	1589000000	917 Lew Boulevard	1968	Ranch	Not eligible
SJ08546	Yes	2149600000	75 North Saint Augustine Boulevard	1968	Ranch	Not eligible
SJ08547	Yes	1586400000	1 Holly Lane	1969	Spanish Revival	Not eligible
SJ08548	Yes	1645200090	11 Park Terrace Drive	1969	Ranch	Not eligible
SJ08549	Yes	1645600260	20 Park Terrace Drive	1969	Mansard	Not eligible
SJ08551	Yes	1645500230	26 Park Terrace Drive	1969	Frame Vernacular	Not eligible
SJ08552	Yes	2200000000	49 Dolphin Drive	1969	Spanish Revival	Not eligible
SJ08553	Yes	2209900000	264 South Matanzas Boulevard	1969	Frame Vernacular	Not eligible
SJ08554	Yes	1591000260	914 Lew Boulevard	1969	Ranch	Not eligible
SJ08555	Yes	2226400000	125 Menendez Road	1960	Ranch	Not eligible
SJ08556	Yes	1645200000	7 Park Terrace Drive	1969	Ranch	Not eligible
SJ08557	Yes	1901400000	140 San Marco Avenue	1970	Commercial	Not eligible
SJ08558	Yes	2156600000	310 Arpieka Avenue	1970	Ranch	Not eligible
SJ08559	Yes	1645720000	16 Park Terrace Drive	1970	Ranch	Not eligible
SJ08560	Yes	2191300000	Anastasia Antique Center	1970	Commercial	Not eligible
SJ08561	Yes	2229100130	425 Arricola Avenue	1970	Ranch	Not eligible
SJ08562	Yes	1929300000	48-50 San Marco Avenue	1970	Commercial	Not eligible
SJ08563	Yes	1904350000	5 Sebastian Avenue	1970	Frame Vernacular	Not eligible
SJ08564	Yes	1506800000	1 Barbour Place	1971	Ranch	Not eligible
SJ08565	Yes	1977800015	Mojo Old City BBQ	1970	Spanish Revival	Not eligible
SJ08566	Yes	2179800000	110 Anastasia Boulevard	1971	Commercial	Not eligible
SJ08567	Yes	1943000000	13 Dupont Lane	1971	Masonry Vernacular	Not eligible
SJ08568	Yes	1924600000	Dairy Queen	1971	Masonry Vernacular	Not eligible
SJ08569	Yes	2136900360	100 North Saint Augustine Boulevard	1971	Ranch	Not eligible

Site ID	Newly Recorded	Tax Parcel	Address or Site Name	Const. Date	Architectural Style	Recommended Eligibility
SJ08570	Yes	1916600000	Dunkin' Donuts	1971	Commercial	Not eligible
SJ08571	Yes	1916400000	2 Dufferin Street	1971	Commercial	Not eligible
SJ08572	Yes	2234300000	202 Hermosa Street	1971	Frame Vernacular	Not eligible
SJ08573	Yes	1645200120	19 Park Terrace Drive	1971	Spanish Revival	Not eligible
SJ08574	Yes	1506700000	3 Barbour Place	1971	Frame Vernacular	Not eligible
SJ08575	Yes	2172000000	312 Ribault Street	1971	Frame Vernacular	Not eligible
SJ08576	Yes	1645200140	21 Park Terrace Drive	1971	Masonry Vernacular	Not eligible
SJ08577	Yes	2188400000	29 South Comares Avenue	1971	Masonry Vernacular	Not eligible
SJ08578	Yes	2178300180	414 Flagler Boulevard	1971	Masonry Vernacular	Not eligible
SJ08579	Yes	1645400200	32 Park Terrace Drive	1971	Ranch	Not eligible
SJ08580	Yes	1645400180	34 Park Terrace Drive	1971	Masonry Vernacular	Not eligible
SJ08582	Yes	1589600000	937 Lew Boulevard	1971	Ranch	Not eligible
SJ08583	Yes	1646000330	6 Park Terrace Drive	1971	Ranch	Not eligible
SJ08584	Yes	2170500000	104 Arredondo Avenue	1972	Ranch	Not eligible
SJ08699	Yes	2139200070	111 Inlet Drive	1978	Demolished	Not eligible
SJ08585	Yes	2154300000	146 Inlet Drive	1972	Spanish Revival	Not eligible
SJ08586	Yes	1988300000	76 Marine Street	1971	Spanish Revival	Not eligible
SJ08587	Yes	1513100160	18 Seminole Drive	1972	Frame Vernacular	Not eligible
SJ08588	Yes	1645200100	15 Park Terrace Drive	1972	Mansard	Not eligible
SJ08589	Yes	2137500000	201 Inlet Drive	1972	Masonry Vernacular	Not eligible
SJ08590	Yes	2144800000	2 Avista Circle	1972	Ranch	Not eligible
SJ08591	Yes	2197000000	219 Zoratoa Avenue	1972	Ranch	Not eligible
SJ08592	Yes	2235700170	215 Coquina Avenue	1972	Masonry Vernacular	Not eligible
SJ08593	Yes	2236500120	232 Coquina Avenue	1972	Masonry Vernacular	Not eligible
SJ08594	Yes	2235400070	235 Coquina Avenue	1972	Ranch	Not eligible
SJ08596	Yes	1645500240	24 Park Terrace Drive	1972	Ranch	Not eligible

Site ID	Newly Recorded	Tax Parcel	Address or Site Name	Const. Date	Architectural Style	Recommended Eligibility
SJ08597	Yes	1250800000	28 Phillips Street	1972	Frame Vernacular	Not eligible
SJ08598	Yes	2214300020	287 South Matanzas Boulevard	1972	Frame Vernacular	Not eligible
SJ08599	Yes	2163500100	311 Arpieka Avenue	1972	Ranch	Not eligible
SJ08714	Yes	2012300071	5 South Street	1978	Demolished	Not eligible
SJ08600	Yes	2156600230	314 Arpieka Avenue	1972	Ranch	Not eligible
SJ08601	Yes	1645400210	30 Park Terrace Drive	1972	Ranch	Not eligible
SJ08602	Yes	2163500000	315 Arpieka Avenue	1972	Ranch	Not eligible
SJ08604	Yes	1508300180	35 Atlantic Avenue	1972	Frame Vernacular	Not eligible
SJ08605	Yes	2035400000	St. Augustine Marine Center	1972	Industrial Vernacular	Not eligible
SJ08606	Yes	2218100000	464 Arricola Avenue	1972	Ranch	Not eligible
SJ08607	Yes	1560000000	6 Pacific Street	1972	Ranch	Not eligible
SJ08608	Yes	2192700000	100 Arricola Avenue	1973	Commercial	Not eligible
SJ08609	Yes	1591900000	6 Anastasia Park Drive	1972	Ranch	Not eligible
SJ08610	Yes	1515300000	8 Hildreth Drive	1972	Frame Vernacular	Not eligible
SJ08611	Yes	2194900000	Helmly Manor	1973	Masonry Vernacular	Not eligible
SJ08612	Yes	1545000010	13 Douglas Avenue	1973	Ranch	Not eligible
SJ08613	Yes	1903600000	116 San Marco Avenue	1973	Spanish Revival	Not eligible
SJ08614	Yes	2225100000	122 Menendez Road	1973	Masonry Vernacular	Not eligible
SJ08615	Yes	1544500000	Nader's Pet Raiders	1973	Commercial	Not eligible
SJ08616	Yes	1591400330	20 Flamingo Drive	1973	Ranch	Not eligible
SJ08617	Yes	1645200110	17 Park Terrace Drive	1973	Masonry Vernacular	Not eligible
SJ08618	Yes	2221600110	206 Kenan Street	1973	Masonry Vernacular	Not eligible
SJ08619	Yes	2221800180	209 Carver Street West	1973	Masonry Vernacular	Not eligible
SJ08620	Yes	2221800190	211 Carver Street West	1973	Ranch	Not eligible
SJ08621	Yes	2221500000	212 Kenan Street	1973	Ranch	Not eligible
SJ08622	Yes	2221400070	214 Kenan Street	1973	Ranch	Not eligible

Site ID	Newly Recorded	Tax Parcel	Address or Site Name	Const. Date	Architectural Style	Recommended Eligibility
SJ08623	Yes	2221400000	216 Kenan Street	1973	Ranch	Not eligible
SJ08624	Yes	2221300040	218 Kenan Street	1973	Ranch	Not eligible
SJ08625	Yes	2235400040	239 Coquina Avenue	1973	Frame Vernacular	Not eligible
SJ08626	Yes	2221300000	222 Kenan Street	1973	Ranch	Not eligible
SJ08627	Yes	2203650000	26 Coquina Avenue	1973	Masonry Vernacular	Not eligible
SJ08628	Yes	2203600000	28 Coquina Avenue	1973	Mansard	Not eligible
SJ08629	Yes	2172100000	314 Ribault Street	1973	Minimal Traditional	Not eligible
SJ08630	Yes	2180800000	322 Anastasia Boulevard	1973	Mid-Century Modern	Not eligible
SJ08632	Yes	2173000000	304 Andreas Street	1973	Ranch	Not eligible
SJ08633	Yes	2218200380	452 Arricola Avenue	1973	Masonry Vernacular	Not eligible
SJ08634	Yes	1587900000	460 Altadena Avenue	1973	Frame Vernacular	Not eligible
SJ08635	Yes	2224200120	123 Ferdinand Avenue	1974	Frame Vernacular	Not eligible
SJ08636	Yes	1923000000	94 San Marco Avenue	1973	Masonry Vernacular	Not eligible
SJ08637	Yes	2224300140	127 Ferdinand Avenue	1974	Frame Vernacular	Not eligible
SJ08638	Yes	1907600000	123 San Marco Avenue	1974	Commercial	Not eligible
SJ08639	Yes	2224400160	131 Ferdinand Avenue	1974	Frame Vernacular	Not eligible
SJ08640	Yes	1591400320	14 Flamingo Drive	1974	Ranch	Not eligible
SJ08641	Yes	2236500130	234 Coquina Avenue	1974	Masonry Vernacular	Not eligible
SJ08642	Yes	2153200000	411 Arredondo Avenue	1974	Ranch	Not eligible
SJ08643	Yes	2138100000	181 Inlet Drive	1975	Masonry Vernacular	Not eligible
SJ08644	Yes	1908300000	18 Ocean Avenue	1975	Ranch	Not eligible
SJ08747	Yes	2184700000	27 Comares Avenue	1980	Demolished	Not eligible
SJ08645	Yes	1646520000	10 Baru Road	1975	Frame Vernacular	Not eligible
SJ08648	Yes	1244400000	19 Sidney Street	1975	Frame Vernacular	Not eligible
SJ08649	Yes	2186100000	206 Cabeza Street	1975	Frame Vernacular	Not eligible
SJ08650	Yes	2235400080	233 Coquina Avenue	1975	Frame Vernacular	Not eligible

Site ID	Newly Recorded	Tax Parcel	Address or Site Name	Const. Date	Architectural Style	Recommended Eligibility
SJ08651	Yes	2185900000	212 Cabeza Street	1975	Minimal Traditional	Not eligible
SJ08652	Yes	2218200370	454 Arricola Avenue	1975	Frame Vernacular	Not eligible
SJ08653	Yes	2199000210	93 Dolphin Drive	1975	Masonry Vernacular	Not eligible
SJ08654	Yes	2145700000	7 Avista Circle	1975	Ranch	Not eligible
SJ08655	Yes	1988700000	50 Marine Street	1975	Spanish Revival	Not eligible
SJ08656	Yes	1645200080	9 Park Terrace Drive	1975	Frame Vernacular	Not eligible
SJ08657	Yes	1591400000	10 Flamingo Drive	1976	Ranch	Not eligible
SJ08658	Yes	2194200090	107 Arricola Avenue	1976	Frame Vernacular	Not eligible
SJ08659	Yes	2194200070	109 Arricola Avenue	1976	Frame Vernacular	Not eligible
SJ08660	Yes	1935800000	Bronx House	1976	Commercial	Not eligible
SJ08661	Yes	1591400310	12 Flamingo Drive	1976	Masonry Vernacular	Not eligible
SJ08662	Yes	2017200000	Flagler College Gymnasium	1976	Spanish Revival	Not eligible
SJ08663	Yes	2234800140	142 Menendez Road	1976	Ranch	Not eligible
SJ08664	Yes	2144700000	19 Avista Circle	1976	Frame Vernacular	Not eligible
SJ08665	Yes	1497900000	18 Rio Vista Avenue	1976	Masonry Vernacular	Not eligible
SJ08666	Yes	2235000000	209 Alerto Street	1976	Ranch	Not eligible
SJ08667	Yes		200 Theodore Street	1976	Masonry Vernacular	Not eligible
SJ08668	Yes	2195400050	215 Arricola Avenue	1976	Frame Vernacular	Not eligible
SJ08669	Yes	2195300030	217 Arricola Avenue	1976	Frame Vernacular	Not eligible
SJ08670	Yes	2236700000	244 Coquina Avenue	1976	Ranch	Not eligible
SJ08671	Yes	2195300000	219 Arricola Avenue	1976	Frame Vernacular	Not eligible
SJ08672	Yes	1581800000	29 Busam Street	1976	Frame Vernacular	Not eligible
SJ08673	Yes	2212800000	247 South Matanzas Boulevard	1976	Ranch	Not eligible
SJ08674	Yes	1930950000	21 First Street	1976	Frame Vernacular	Not eligible
SJ08675	Yes	1591200000	4 Flamingo Drive	1976	Ranch	Not eligible
SJ08676	Yes	2190700000	318 Arricola Avenue	1976	Masonry Vernacular	Not eligible

Site ID	Newly Recorded	Tax Parcel	Address or Site Name	Const. Date	Architectural Style	Recommended Eligibility
SJ08677	Yes	2149000000	7 Miruela Avenue	1976	Ranch	Not eligible
SJ08678	Yes	2174400000	62 Comares Avenue	1976	Masonry Vernacular	Not eligible
SJ08679	Yes	1189400000	400 South Ponce de Leon Boulevard	1976	Commercial	Not eligible
SJ08680	Yes	1960930000	790 North Ponce de Leon Boulevard	1976	Commercial	Not eligible
SJ08681	Yes	1960930010	798 North Ponce de Leon Boulevard	1976	Commercial	Not eligible
SJ08682	Yes	1275400000	709 South Ponce de Leon Boulevard	1976	Commercial	Not eligible
SJ08683	Yes	1282350000	80 South Dixie Highway	1976	Industrial Vernacular	Not eligible
SJ08684	Yes	1085700060	91 North Whitney Street	1976	Frame Vernacular	Not eligible
SJ08685	Yes	1940900000	900 North Ponce de Leon Boulevard	1976	Commercial	Not eligible
SJ08686	Yes	2014700000	98 Markland Place	1976	Masonry Vernacular	Not eligible
SJ08687	Yes	2170800000	118 Arredondo Avenue	1977	Ranch	Not eligible
SJ08688	Yes	2224000000	113 Ferdinand Avenue	1977	Frame Vernacular	Not eligible
SJ08689	Yes	2153300000	320 Minorca Avenue	1977	Ranch	Not eligible
SJ08690	Yes	1549600000	282 San Marco Avenue	1977	Commercial	Not eligible
SJ08691	Yes	1072500110	32 Nesmith Avenue	1977	Masonry Vernacular	Not eligible
SJ08692	Yes	1646540000	14 Baru Road	1977	Frame Vernacular	Not eligible
SJ08693	Yes	1072500090	34 Nesmith Avenue	1977	Masonry Vernacular	Not eligible
SJ08694	Yes	2186800000	511 Anastasia Boulevard	1977	Commercial	Not eligible
SJ08695	Yes	1072500100	77 Palmer Street	1977	Frame Vernacular	Not eligible
SJ08696	Yes	1073500000	61 Palmer Street	1977	Ranch	Not eligible
SJ08697	Yes	1072500080	79 Palmer Street	1977	Masonry Vernacular	Not eligible
SJ08698	Yes	1096000110	96 Masters Drive	1977	Masonry Vernacular	Insufficient information
SJ08700	Yes	2142800300	10 Miruela Avenue	1978	Masonry Vernacular	Not eligible
SJ08701	Yes	2170700370	116 Arredondo Avenue	1978	Frame Vernacular	Not eligible
SJ08702	Yes	1963700010	1 Saint George Street	1978	Spanish Revival	Not eligible
SJ08703	Yes	1529000000	237 San Marco Avenue	1978	Masonry Vernacular	Not eligible

Site ID	Newly Recorded	Tax Parcel	Address or Site Name	Const. Date	Architectural Style	Recommended Eligibility
SJ08704	Yes	–	12 Baru Road	1978	Frame Vernacular	Not eligible
SJ08705	Yes	1574400000	20 Ocean Way	1978	Frame Vernacular	Not eligible
SJ08706	Yes	2163700000	300 Oglethorpe Boulevard	1978	Frame Vernacular	Not eligible
SJ08707	Yes	1567900000	2501 North Ponce de Leon Boulevard	1978	Commercial	Not eligible
SJ08708	Yes	2156700000	316 Arpieka Avenue	1978	Frame Vernacular	Not eligible
SJ08709	Yes	2173400000	312 Andreas Street	1978	Frame Vernacular	Not eligible
SJ08710	Yes	1038300000	41 North Whitney Street	1978	Ranch	Not eligible
SJ08711	Yes	2057200000	49 Carrera Street	1978	Frame Vernacular	Not eligible
SJ08712	Yes	1190100000	60 West Avenue	1978	Masonry Vernacular	Not eligible
SJ08713	Yes	1645100060	5 Park Terrace Drive	1978	Moderne	Not eligible
SJ08715	Yes	1195500000	65 Lewis Boulevard	1978	Commercial	Not eligible
SJ08716	Yes	1084700000	62 Spring Street	1978	Masonry Vernacular	Not eligible
SJ08717	Yes	1590300000	950 Lew Boulevard	1978	Ranch	Not eligible
SJ08718	Yes	1085300000	116 Julia Street	1979	Masonry Vernacular	Not eligible
SJ08719	Yes	1094600370	129 Palmer Street	1979	Frame Vernacular	Not eligible
SJ08720	Yes	2017850000	81 King Street	1978	Spanish Revival	Not eligible
SJ08721	Yes	1210900000	18 South Whitney Street	1979	Ranch	Not eligible
SJ08722	Yes	2192000000	214 Arricola Avenue	1979	Masonry Vernacular	Not eligible
SJ08723	Yes	1055400000	200 North Whitney Street	1979	Frame Vernacular	Not eligible
SJ08724	Yes	2234200000	206 Hermosa Street	1979	Frame Vernacular	Not eligible
SJ08725	Yes	2143500000	34 Miruela Avenue	1979	Frame Vernacular	Not eligible
SJ08726	Yes	2181500000	306 Anastasia Boulevard	1979	Masonry Vernacular	Not eligible
SJ08727	Yes	2189300430	414 Arricola Avenue	1979	Ranch	Not eligible
SJ08728	Yes	2212200000	239 South Matanzas Boulevard	1979	Ranch	Not eligible
SJ08729	Yes	1503300000	46 Prado Avenue	1979	Frame Vernacular	Not eligible
SJ08730	Yes	2189300470	416 Arricola Avenue	1979	Ranch	Not eligible

Site ID	Newly Recorded	Tax Parcel	Address or Site Name	Const. Date	Architectural Style	Recommended Eligibility
SJ08731	Yes	1503300110	48 Prado Avenue	1979	Frame Vernacular	Not eligible
SJ08732	Yes	1590200000	952 Lew Boulevard	1979	Ranch	Not eligible
SJ08733	Yes	1929500000	52 San Marco Avenue	1979	Commercial	Not eligible
SJ08734	Yes	2142600020	97 North Saint Augustine Boulevard	1979	Ranch	Not eligible
SJ08735	Yes	2223800000	105 Ferdinand Avenue	1980	Frame Vernacular	Not eligible
SJ08736	Yes	2170700000	110 Arredondo Avenue	1980	Ranch	Not eligible
SJ08737	Yes	2037800000	61 Lemon Street	1979	Frame Vernacular	Not eligible
SJ08738	Yes	2164300000	116 Inlet Drive	1980	Ranch	Not eligible
SJ08739	Yes	2175100000	203 North Matanzas Boulevard	1980	Ranch	Not eligible
SJ08740	Yes	1585715010	206 Pelican Reef Drive	1980	Frame Vernacular	Not eligible
SJ08741	Yes	1964000000	12 South Castillo Drive	1980	Commercial	Not eligible
SJ08742	Yes	2219700040	221 Herada Street	1980	Masonry Vernacular	Not eligible
SJ08743	Yes	2219800000	217 Herada Street	1980	Masonry Vernacular	Not eligible
SJ08744	Yes	1208000000	21 South Whitney Street	1980	Ranch	Not eligible
SJ08745	Yes	1105400214	237 Nesmith Avenue	1980	Frame Vernacular	Not eligible
SJ08746	Yes	2211800000	223 South Matanzas Boulevard	1980	Ranch	Not eligible
SJ08748	Yes	1074700000	28 Helen Street	1980	Minimal Traditional	Not eligible
SJ08749	Yes	2156900000	320 Arpieka Avenue	1980	Mid-Century Modern	Not eligible
SJ08750	Yes	1071250000	32 Pearl Street	1980	Ranch	Not eligible
SJ08751	Yes	1513300320	37 Seminole Drive	1980	Ranch	Not eligible
SJ08752	Yes	1513300340	35 Seminole Drive	1980	Frame Vernacular	Not eligible
SJ08753	Yes	1549400000	3225 North Ponce de Leon Boulevard	1980	Industrial Vernacular	Not eligible
SJ08754	Yes	1576600070	45 Palmetto Avenue	1980	Ranch	Not eligible
SJ08755	Yes	2229800000	449 Arricola Avenue	1980	Masonry Vernacular	Not eligible
SJ08756	Yes	1553200000	4 Louise Street	1980	Industrial Vernacular	Not eligible
SJ08757	Yes	2199500000	75 Dolphin Drive	1980	Frame Vernacular	Not eligible

Site ID	Newly Recorded	Tax Parcel	Address or Site Name	Const. Date	Architectural Style	Recommended Eligibility
SJ08758	Yes	1584200000	78 Magnolia Drive	1980	Frame Vernacular	Not eligible
SJ08759	Yes	2174400100	68 Comares Avenue	1980	Ranch	Not eligible
SJ08760	Yes	2191500000	81 Zorayda Avenue	1980	Frame Vernacular	Not eligible
SJ08761	Yes	2057100000	49 1/2 Carrera Street	1980	Frame Vernacular	Not eligible
SJ08762	Yes	2111500000	96 Keith Street	1952	Frame Vernacular	Not eligible

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Appendix B.
Survey Log and Report Maps

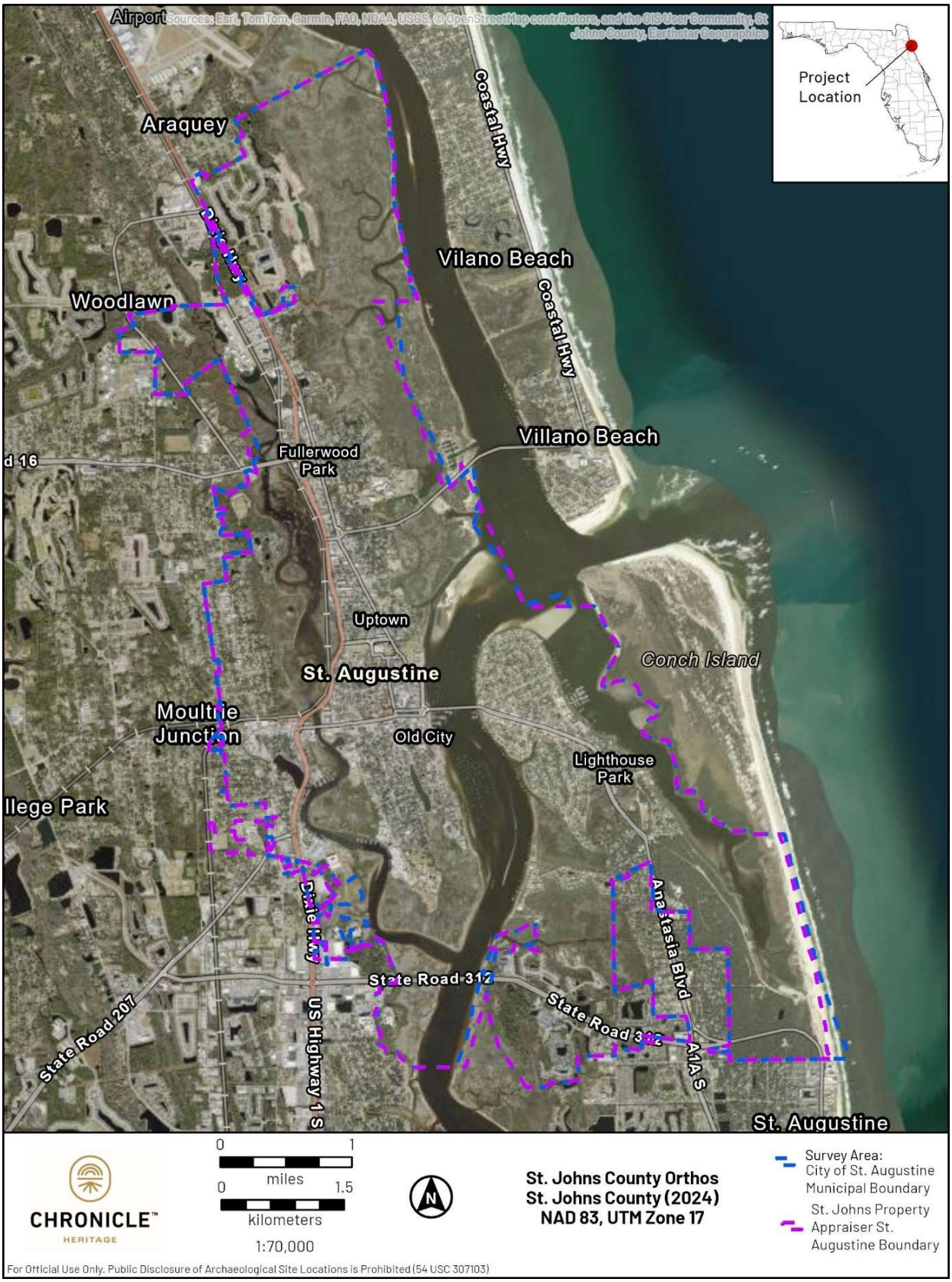


Figure B-1. Map of Project survey area on aerial photography.

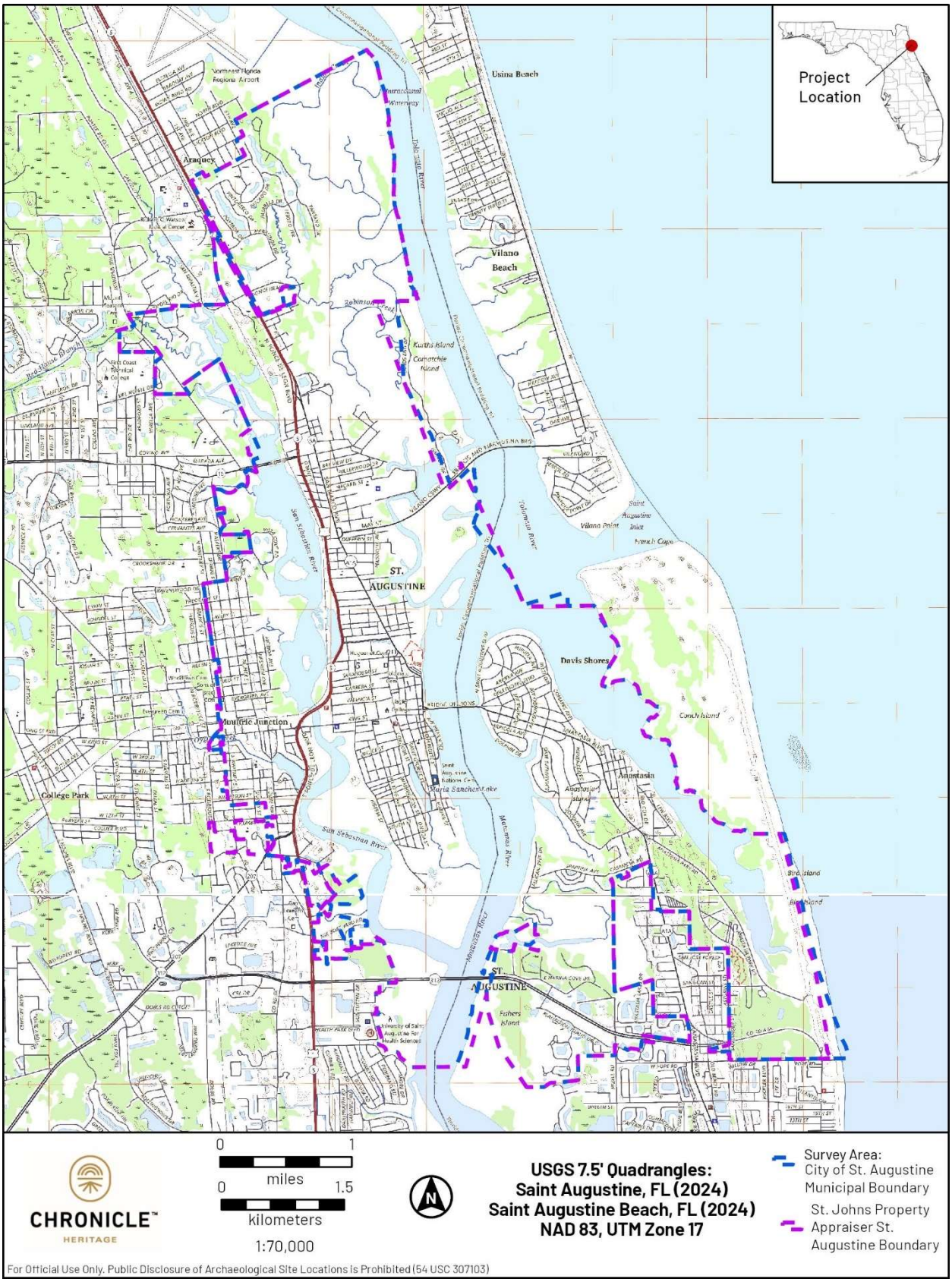


Figure B-2. Map of Project survey area on topographic layer with major water features.

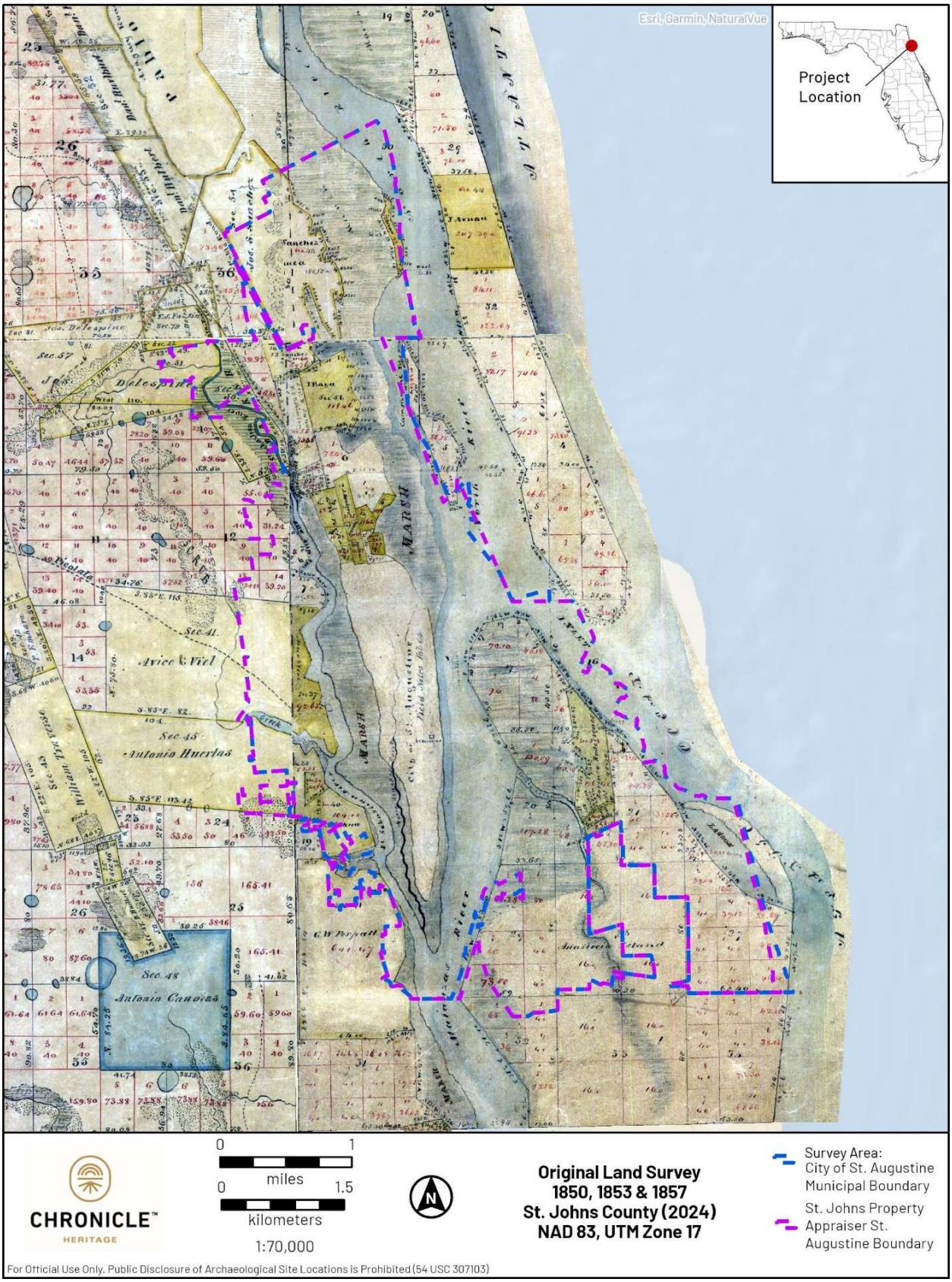


Figure B-3. Original 1850 land survey with historic district boundaries overlain (GLO 1850).

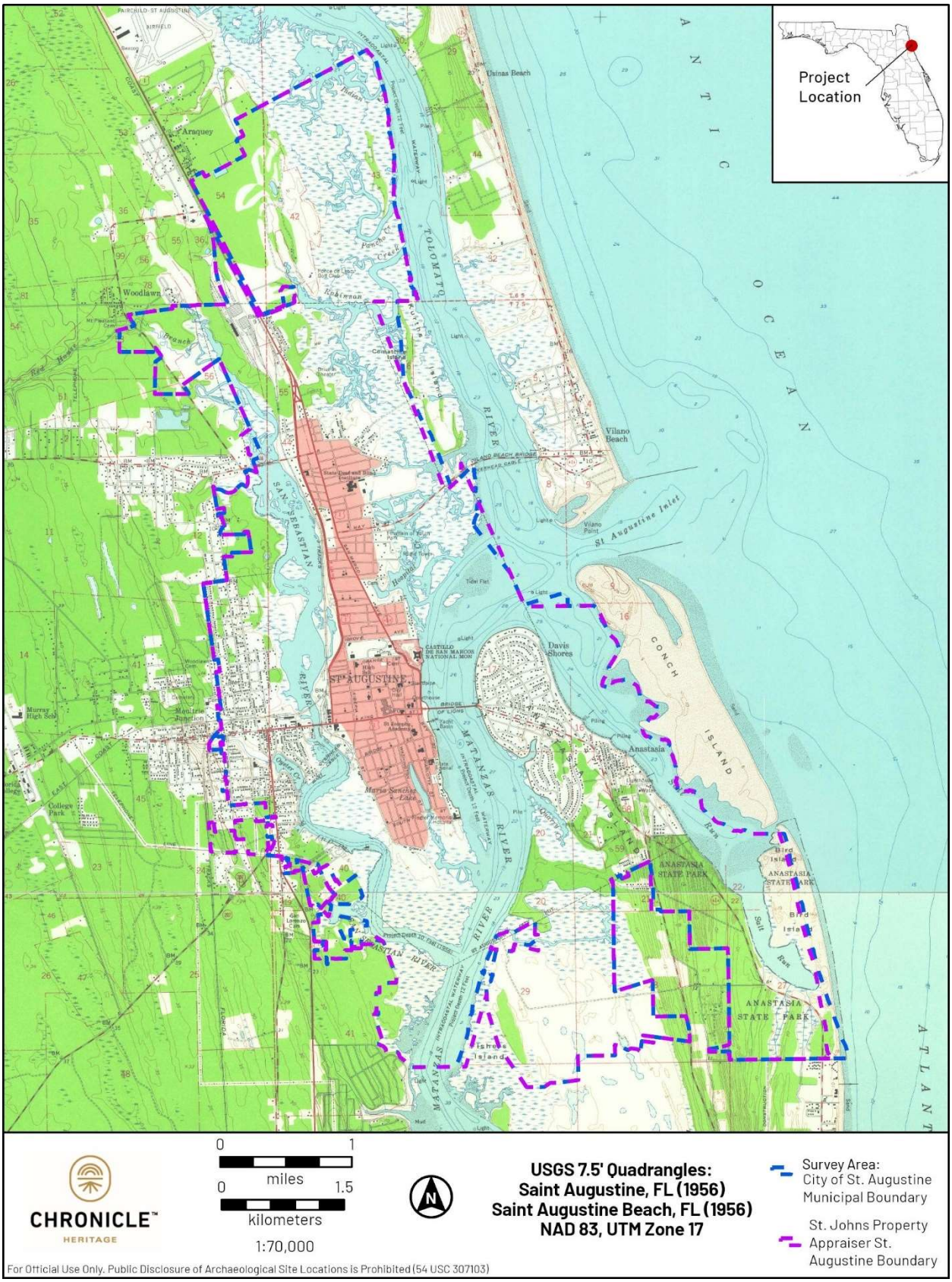


Figure B-4. Historic 1956 topographic map with historic district boundaries overlain (USGS 1956).

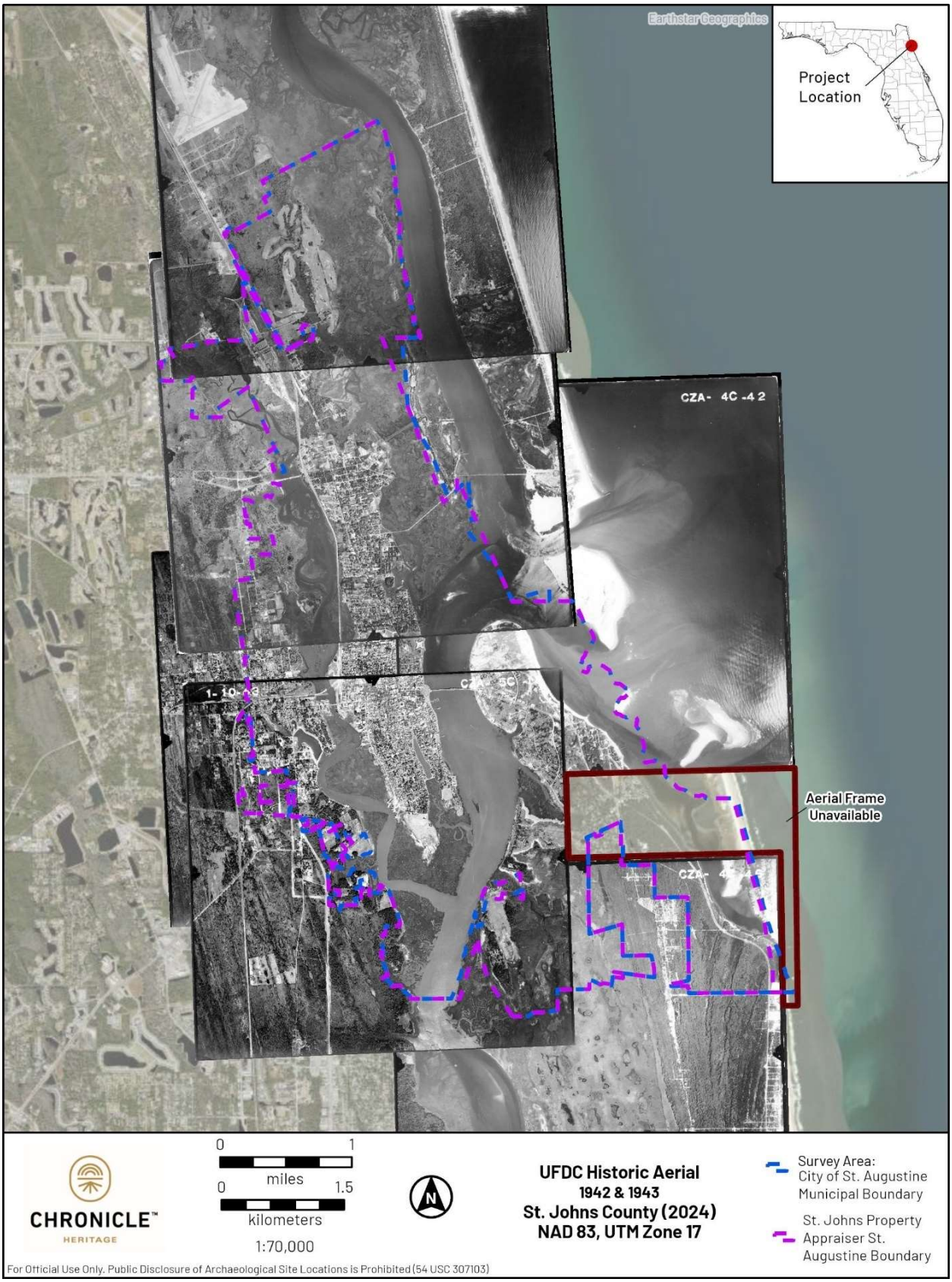


Figure B-5. Historical 1942 aerial photograph with historic district boundaries overlain (UFDC 1942).

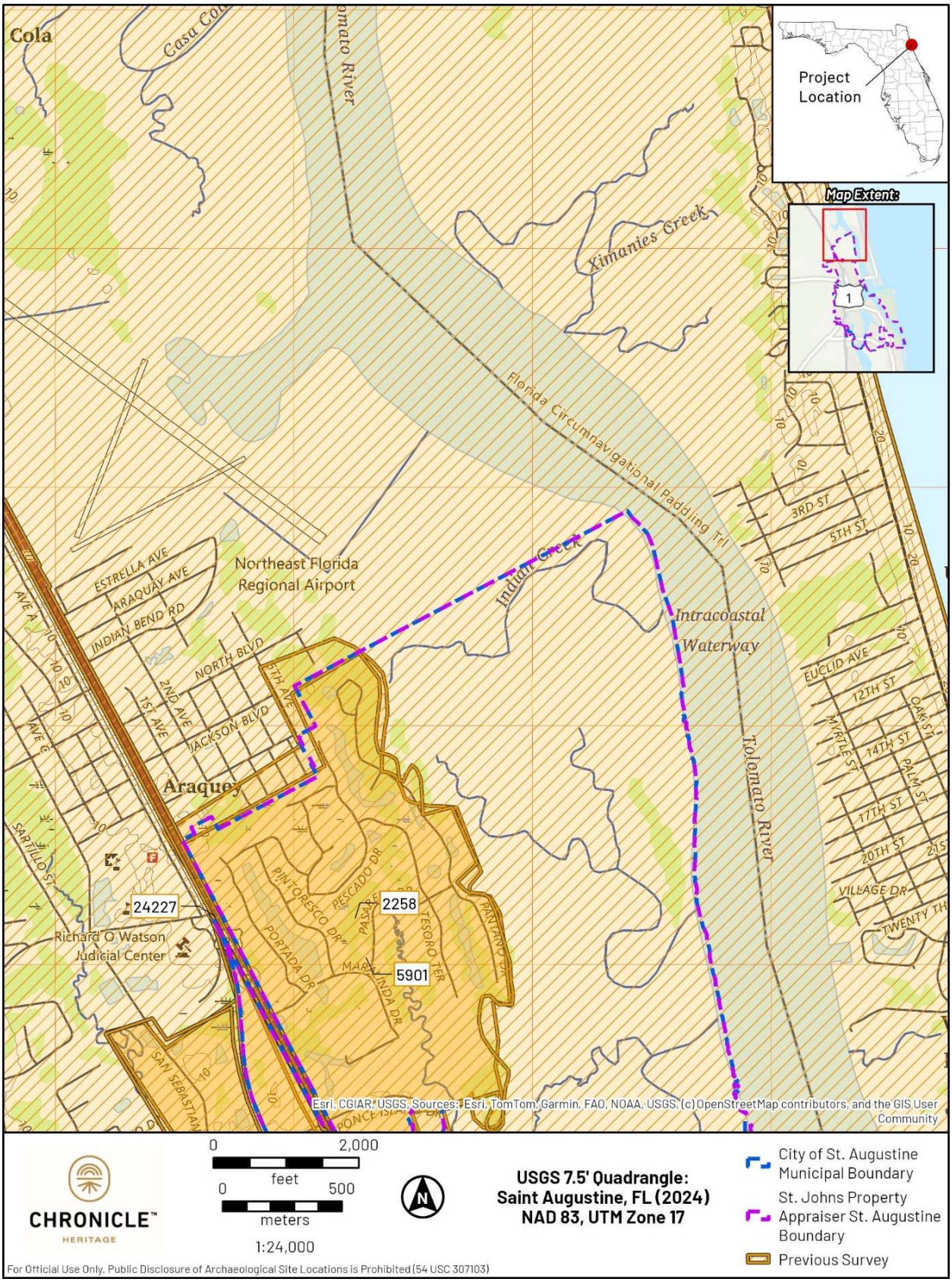


Figure B-6. Site file search overview of previous surveys within the Project survey area (Map A).

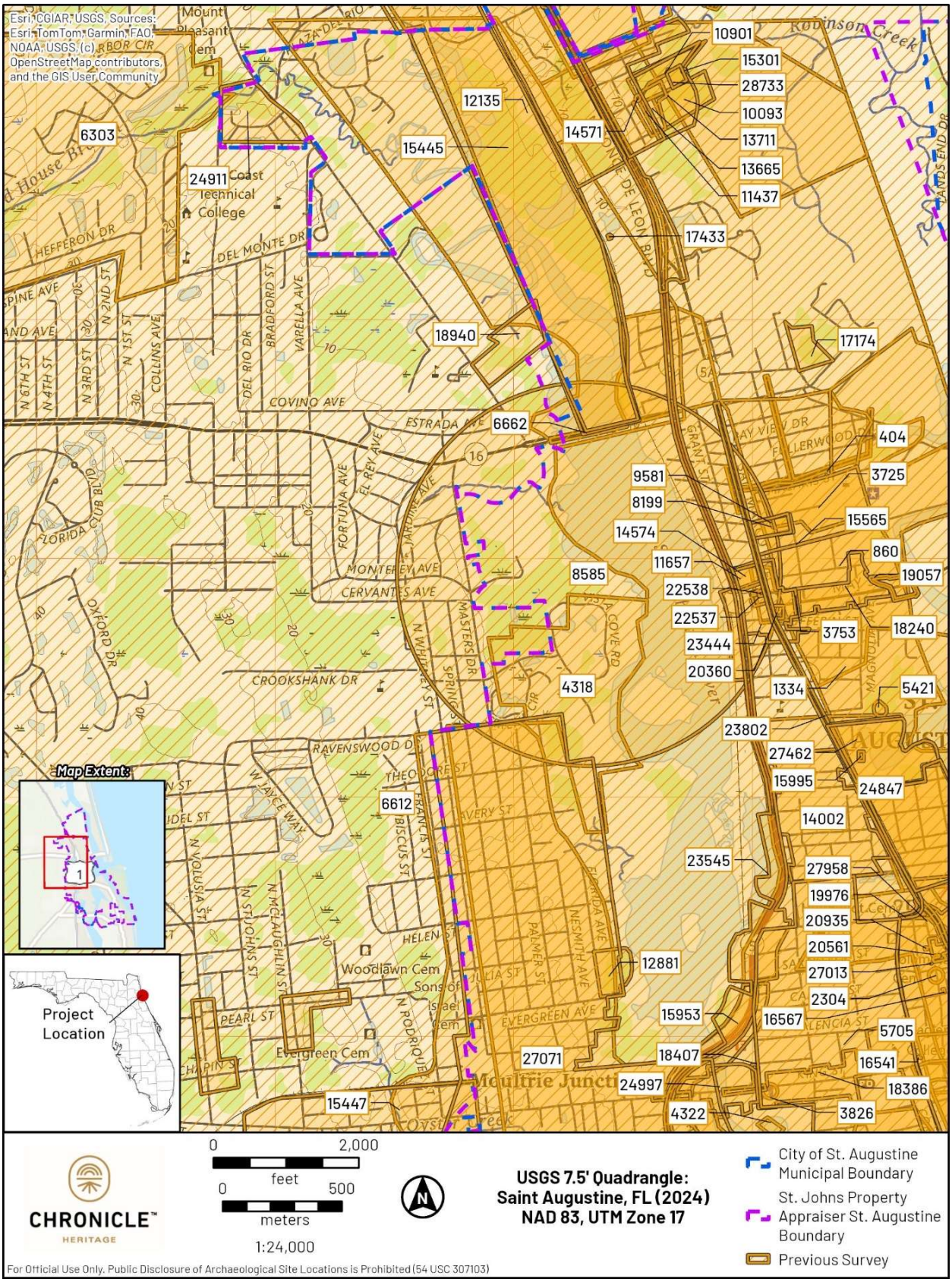


Figure B-7. Site file search overview of previous surveys within the Project survey area (Map B).

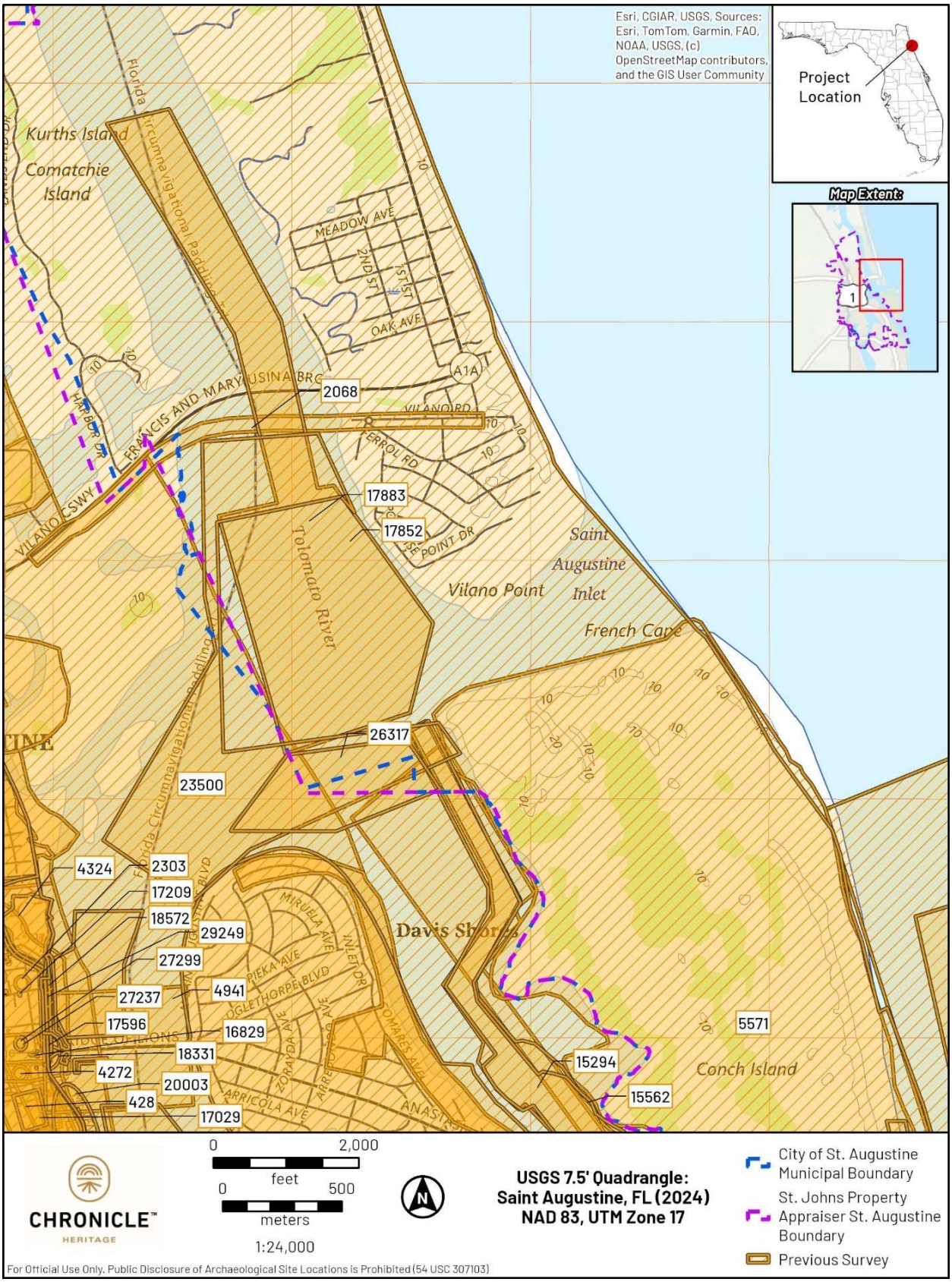


Figure B-8. Site file search overview of previous surveys within the Project survey area (Map C).

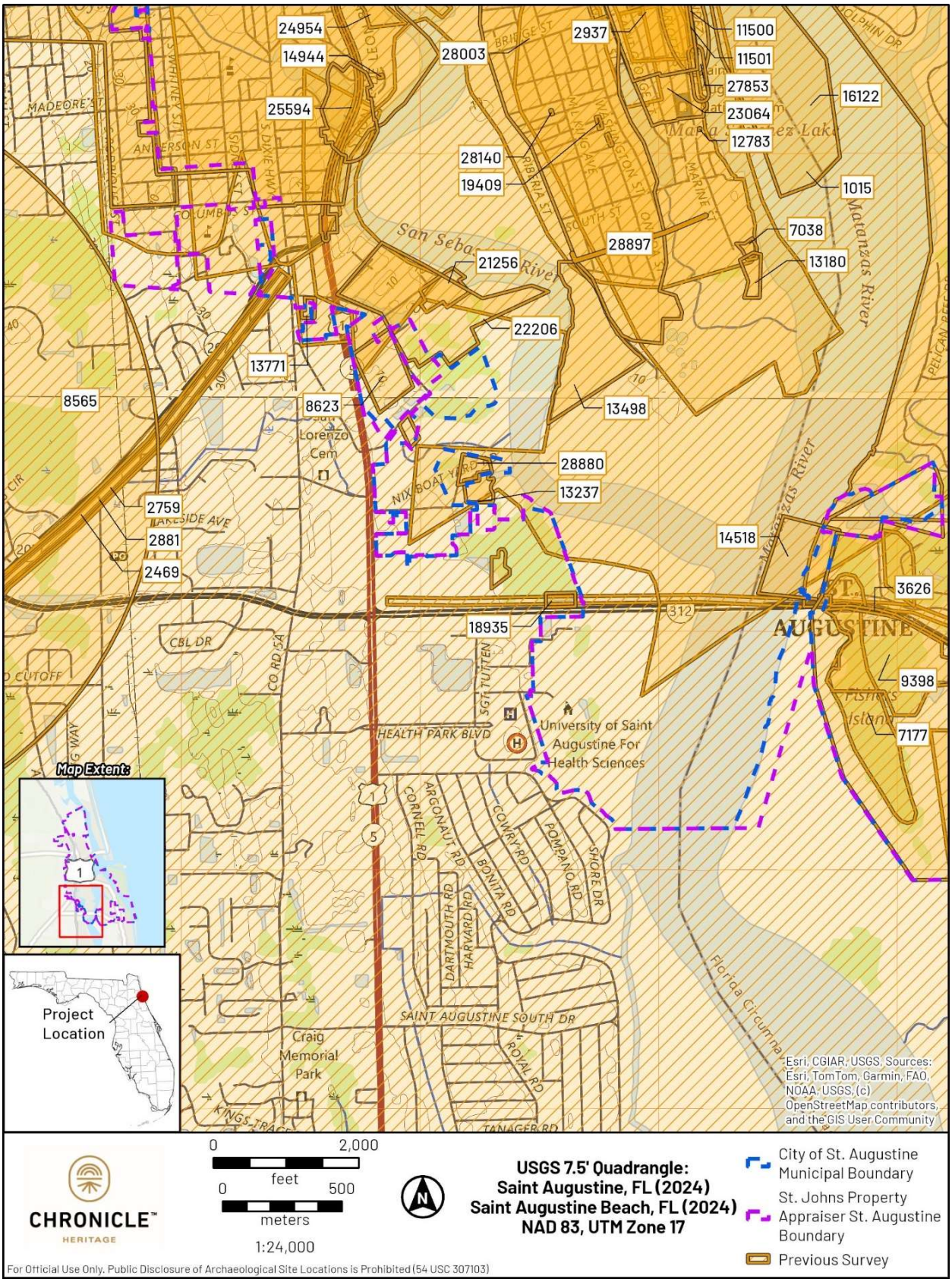


Figure B-9. Site file search overview of previous surveys within the Project survey area (Map D).

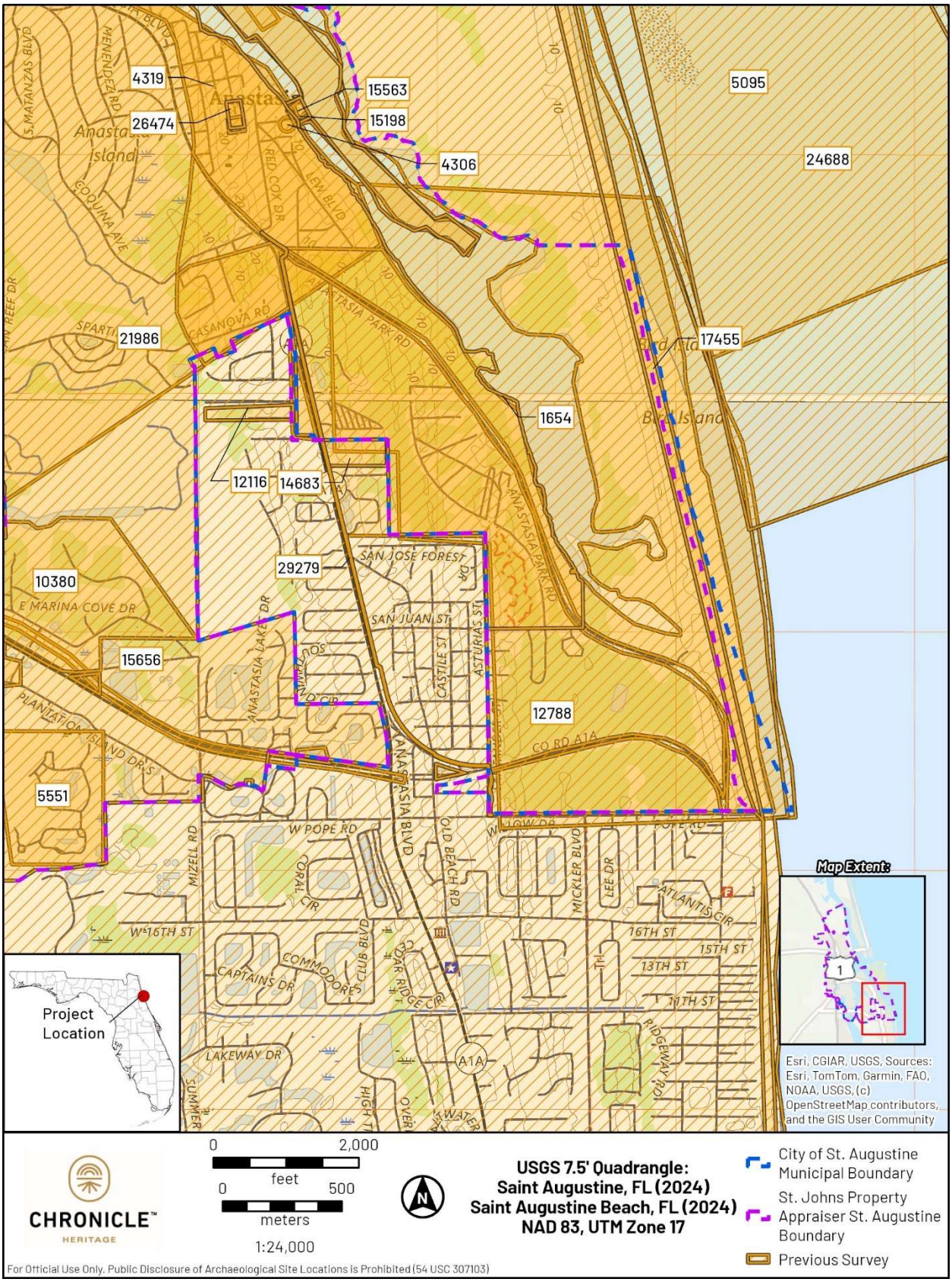


Figure B-10. Site file search overview of previous surveys within the Project survey area (Map E).

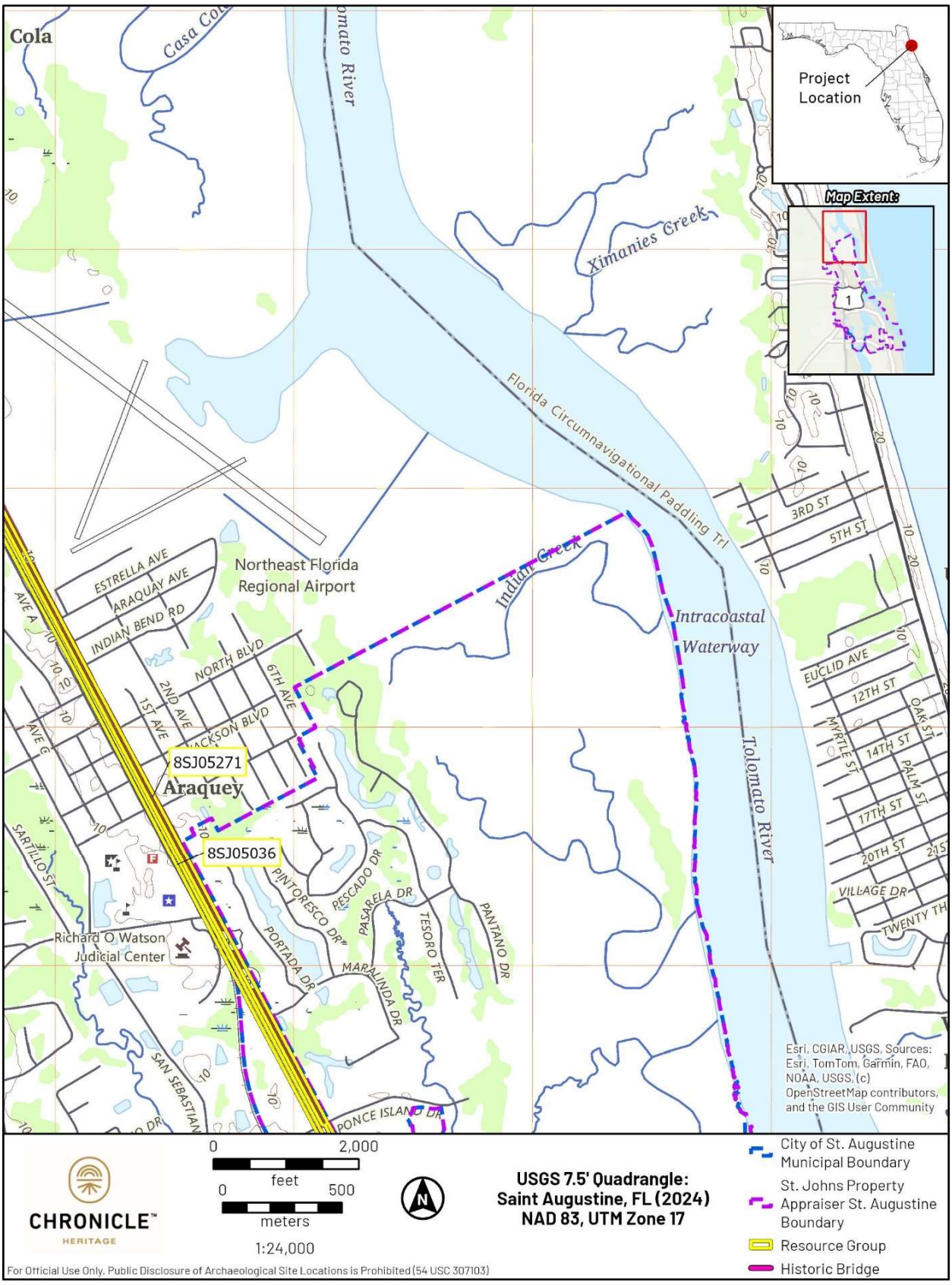


Figure B-11. Site file search overview of previously recorded resource groups within the Project survey area (Map A).

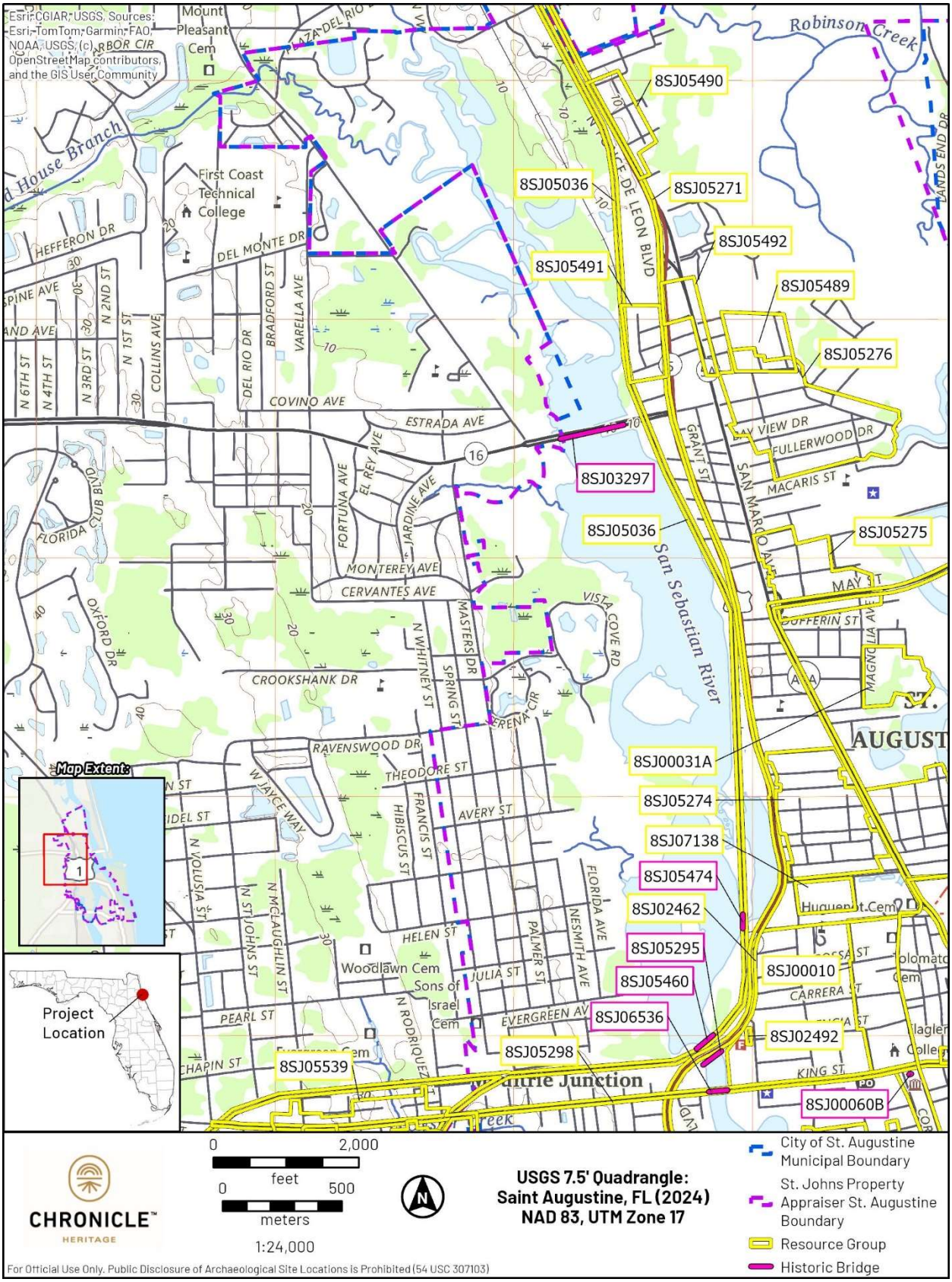


Figure B-12. Site file search overview of previously recorded resource groups within the Project survey area (Map B).



Figure B-13. Site file search overview of previously recorded resource groups within the Project survey area (Map C).

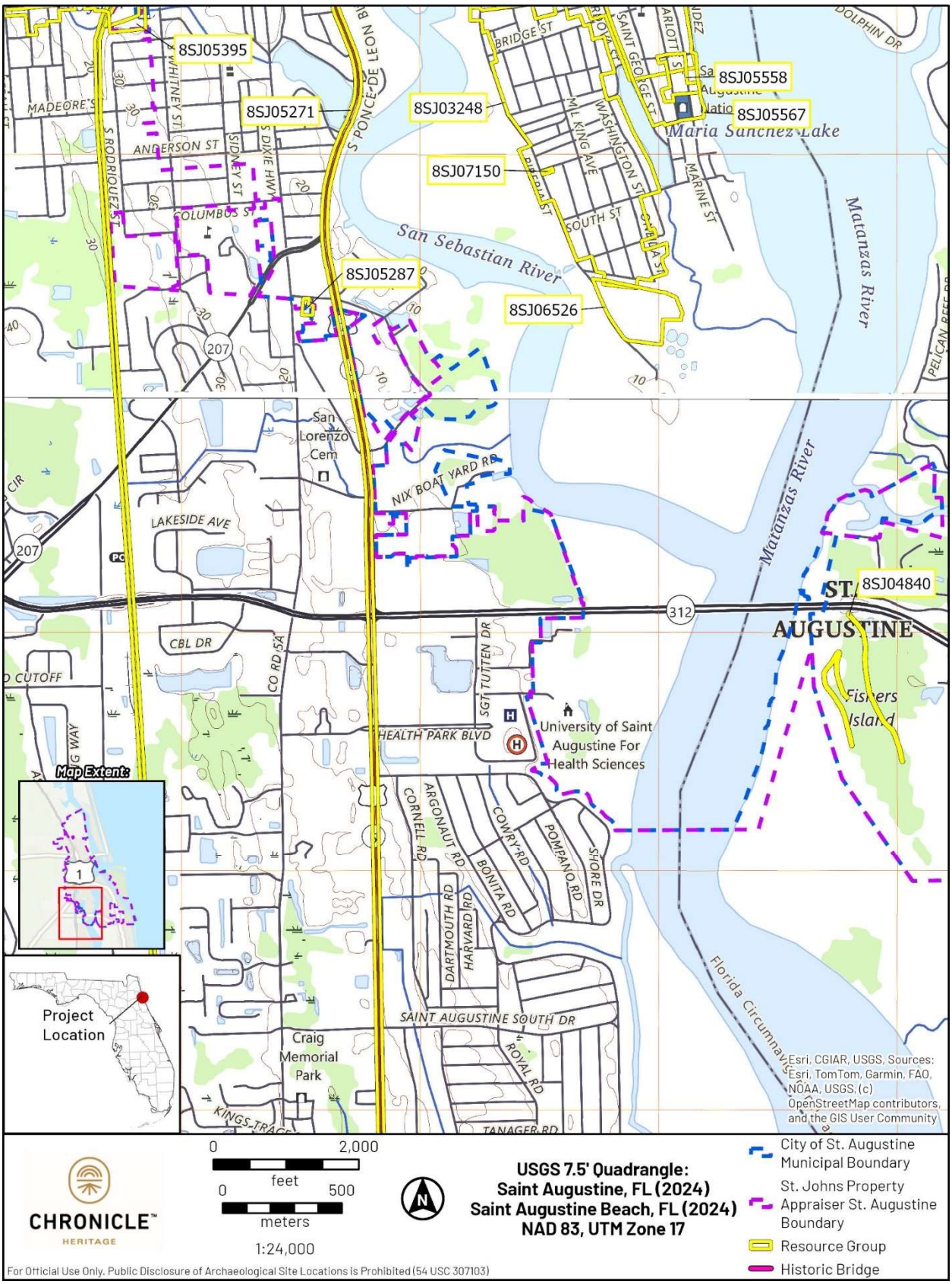


Figure B-14. Site file search overview of previously recorded resource groups within the Project survey area (Map D).

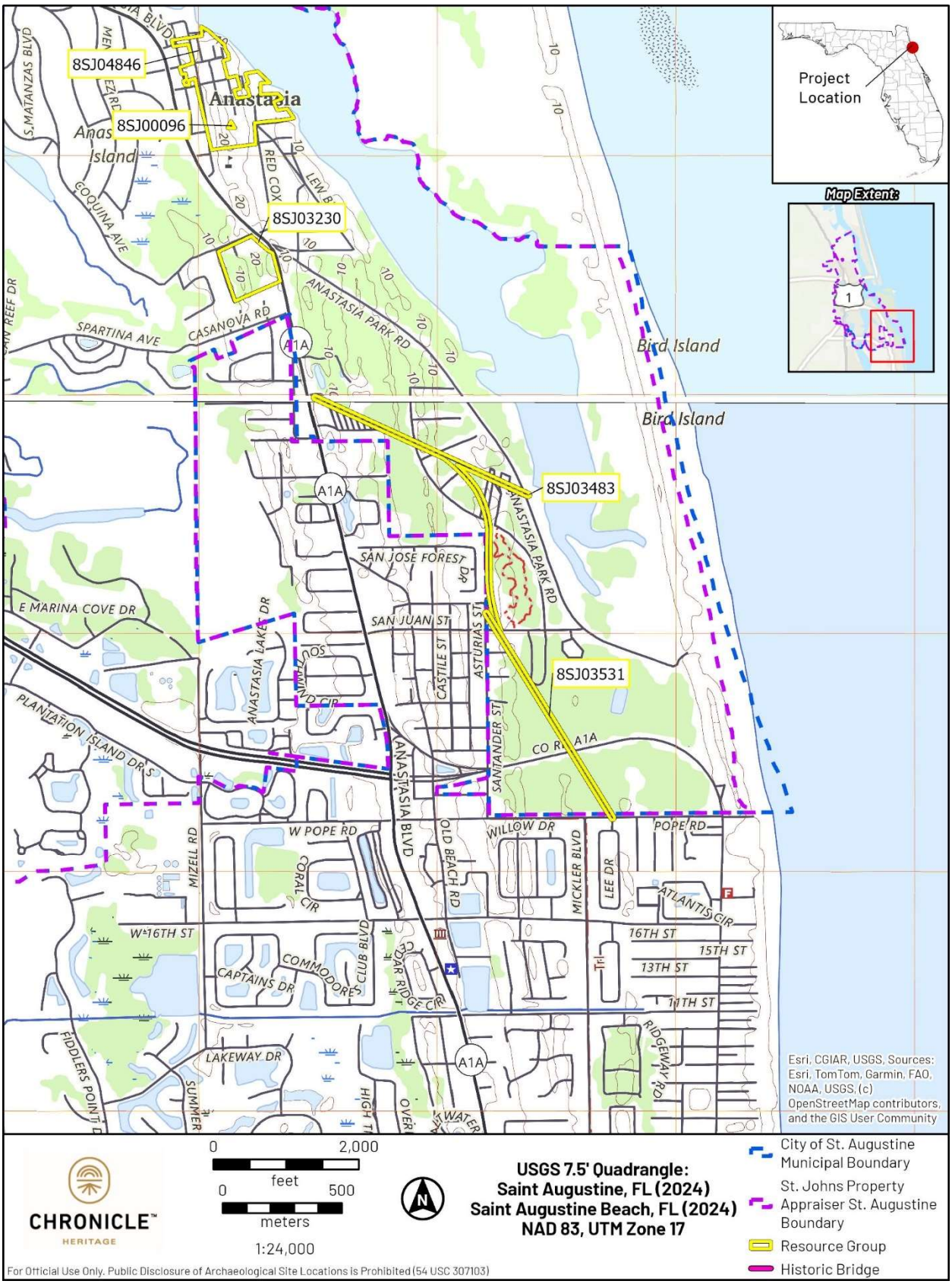


Figure B-15. Site file search overview of previously recorded resource groups within the Project survey area (Map E).

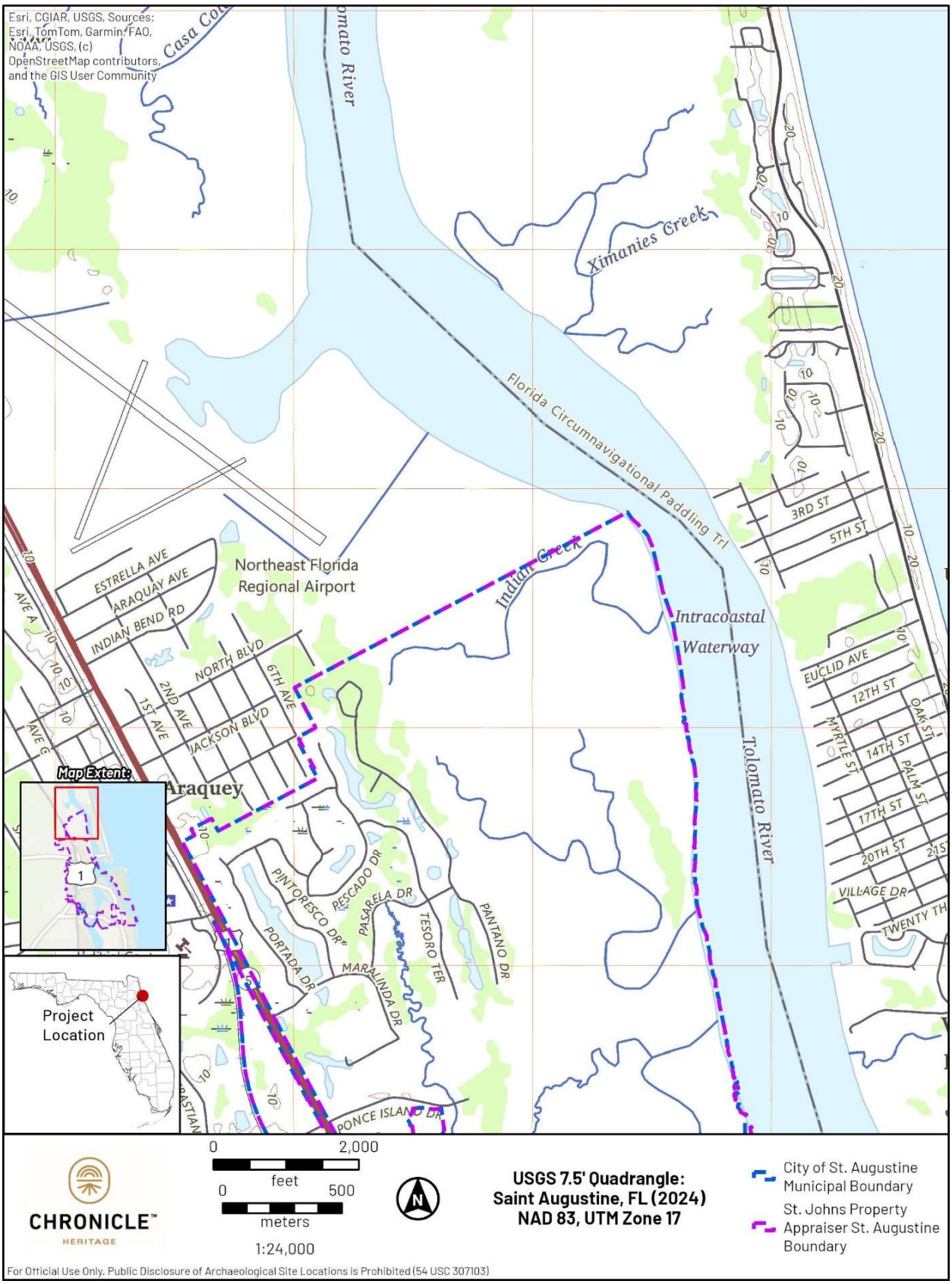


Figure B-16. Site file search overview of individually NRHP-eligible resources within the Project survey area (Map A).

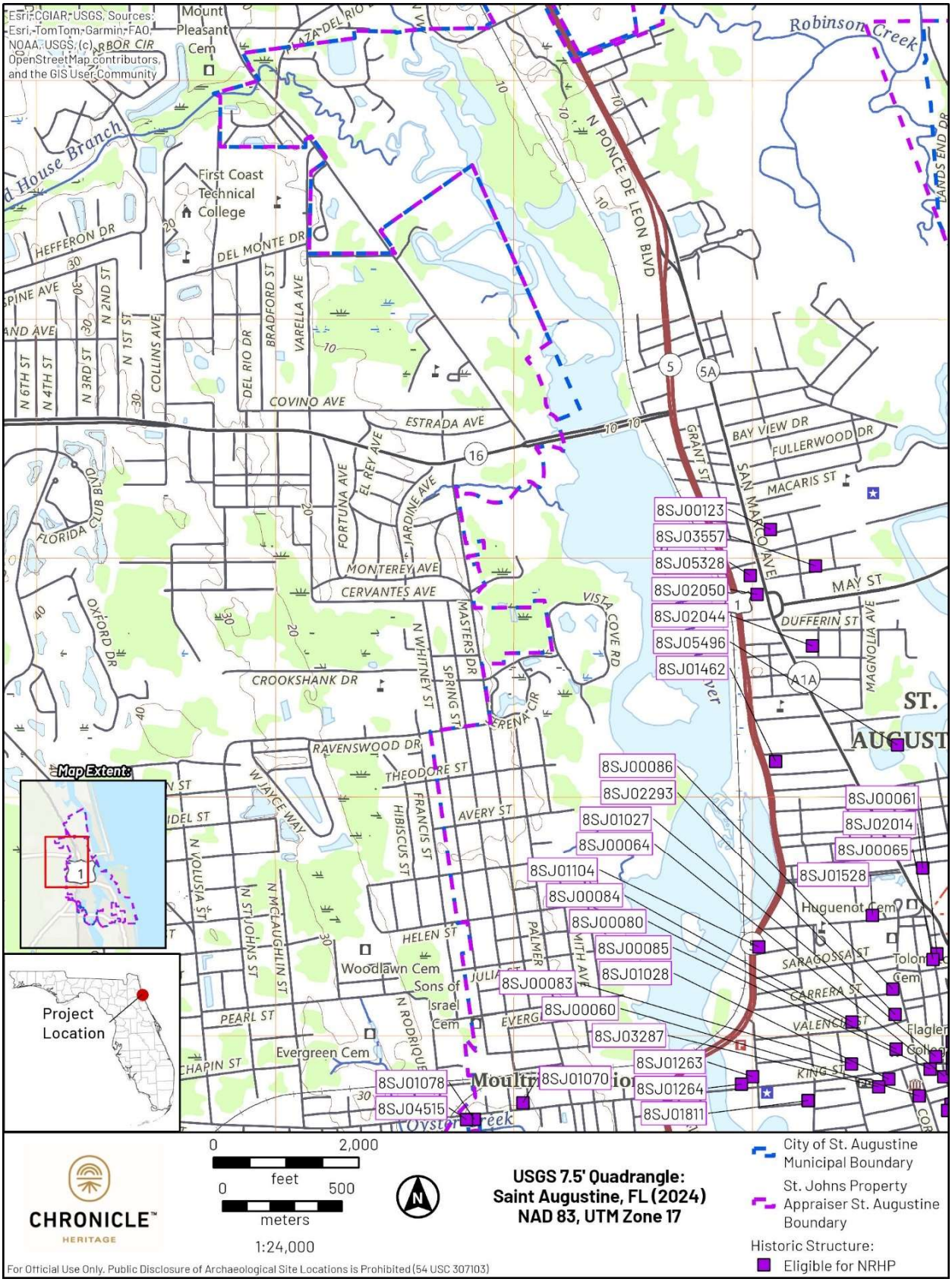


Figure B-17. Site file search overview of individually NRHP-eligible resources within the Project survey area (Map B).

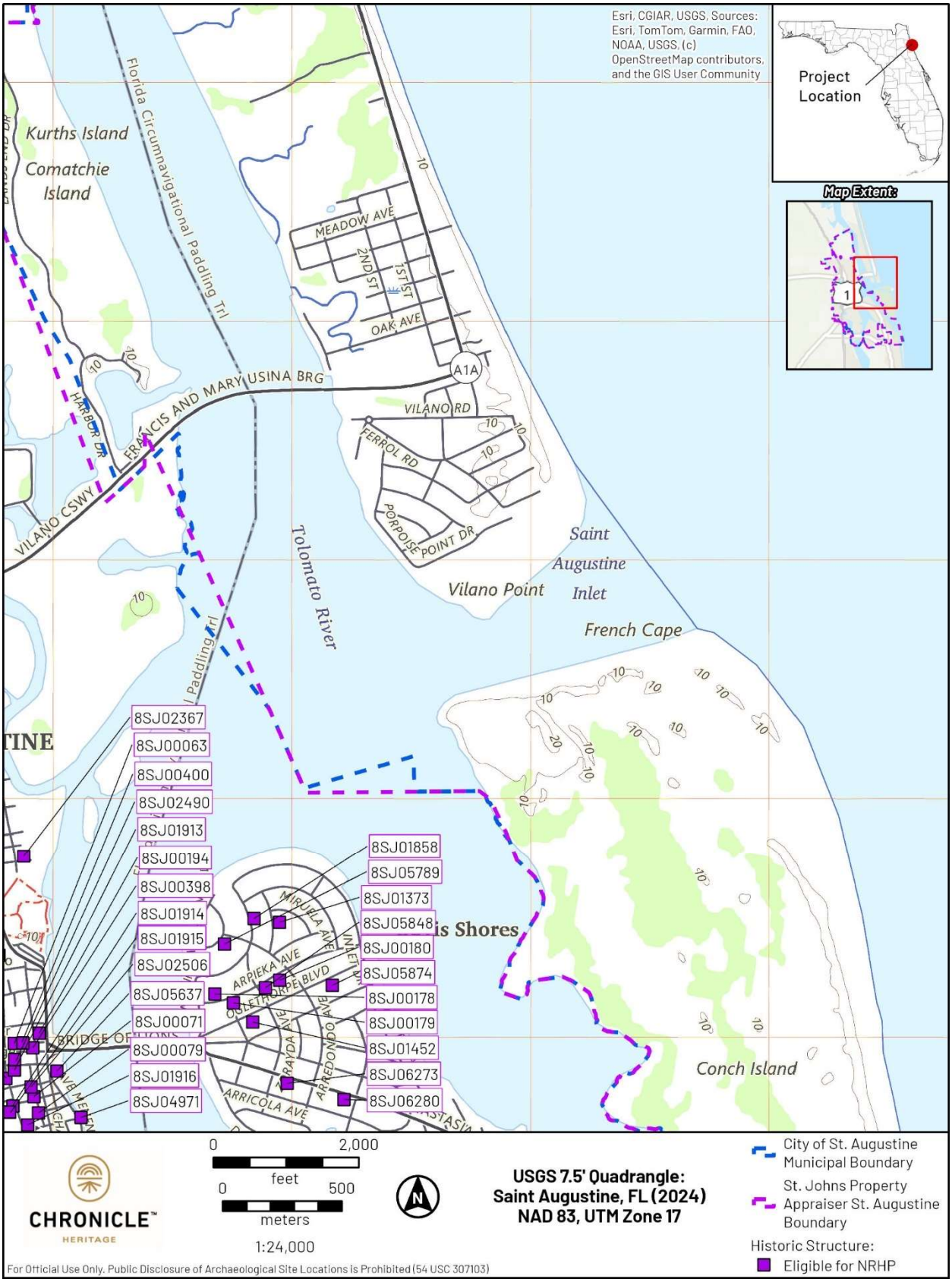


Figure B-18. Site file search overview of individually NRHP-eligible resources within the Project survey area (Map C).

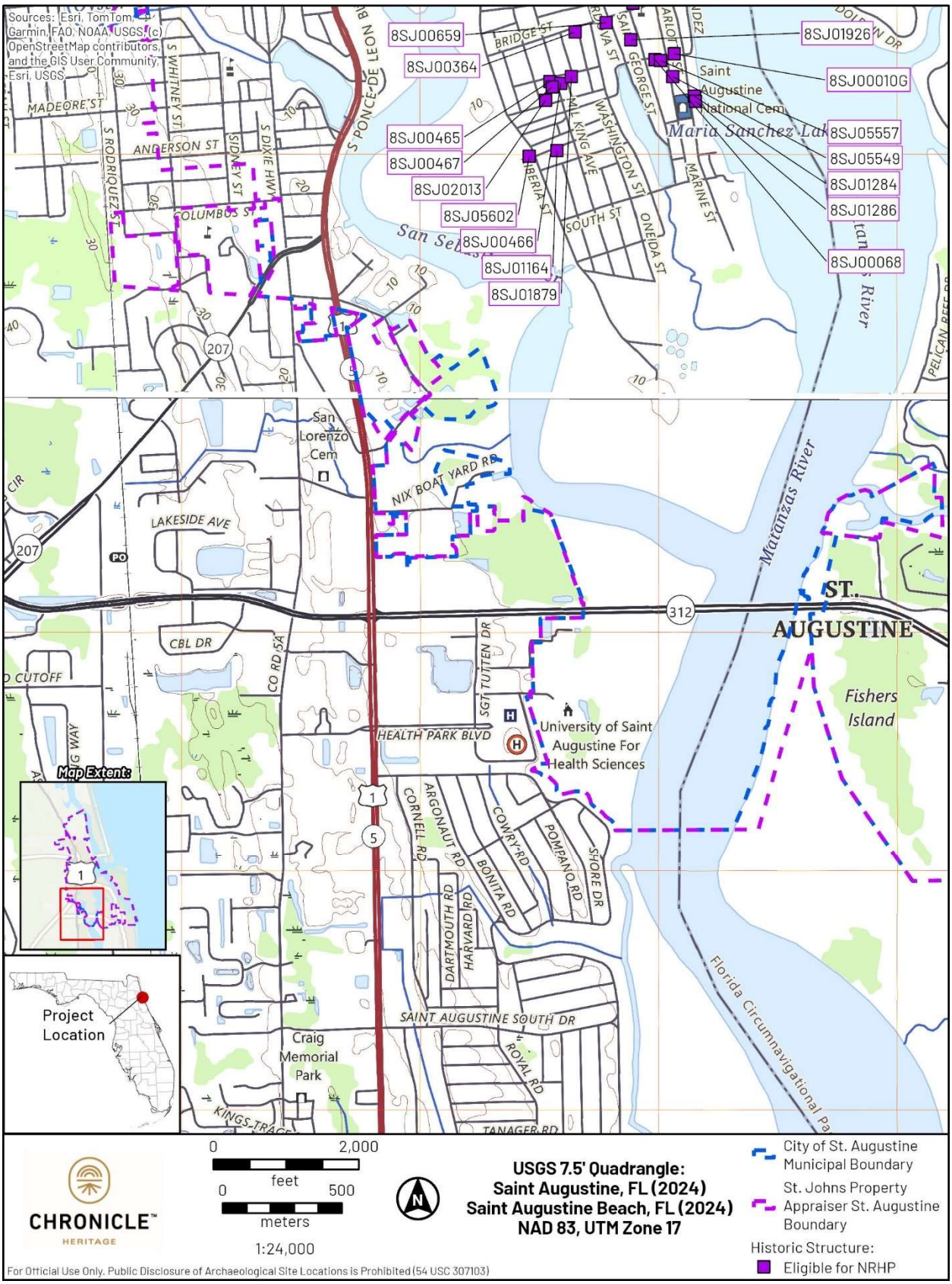


Figure B-19. Site file search overview of individually NRHP-eligible resources within the Project survey area (Map D).

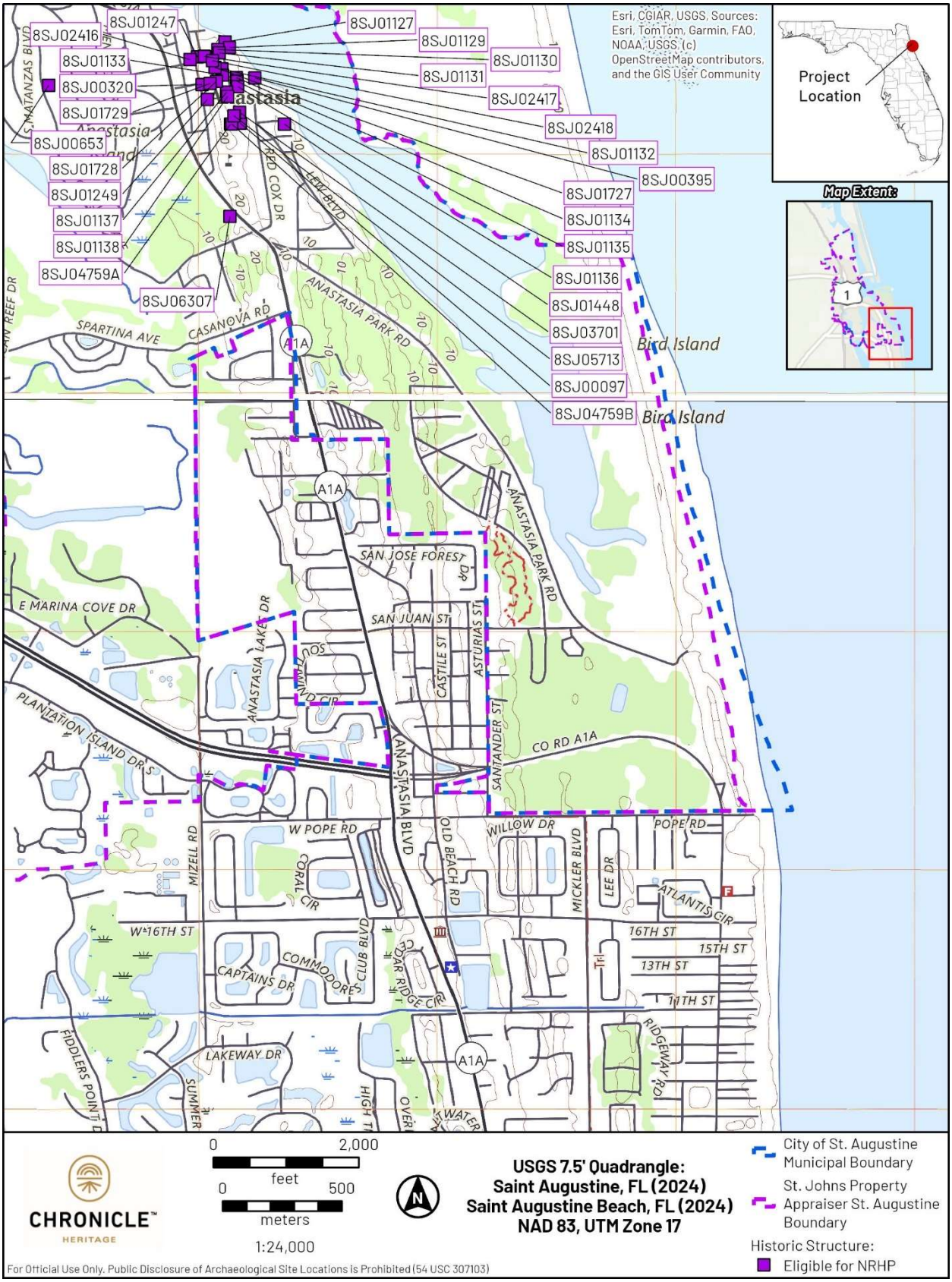


Figure B-20. Site file search overview of individually NRHP-eligible resources within the Project survey area (Map E).

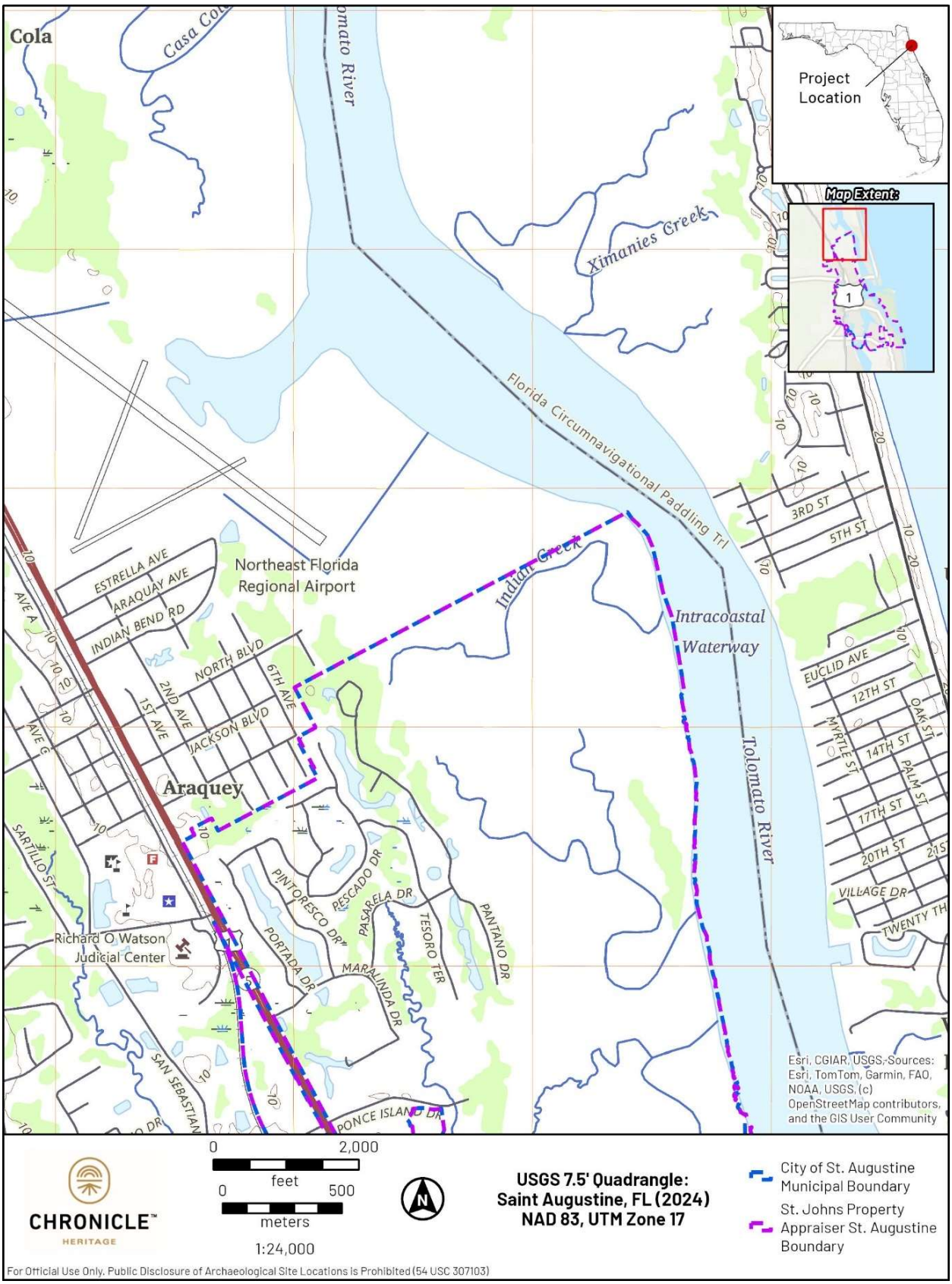


Figure B-21. Site file search overview of NRHP-listed districts and resource groups within the Project survey area (Map A).

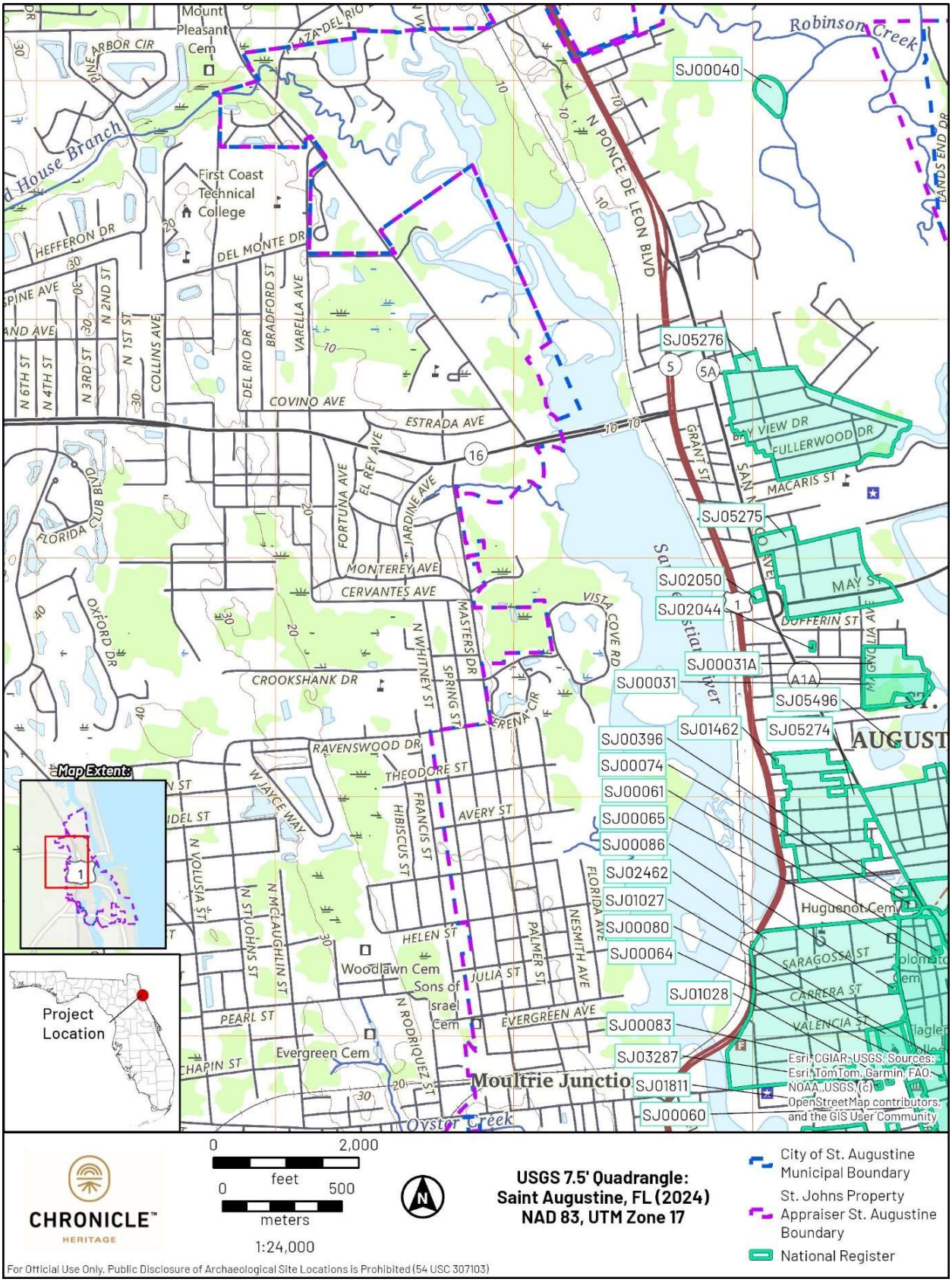


Figure B-22. Site file search overview of NRHP-listed districts and resource groups within the Project survey area (Map B).



Figure B-23. Site file search overview of NRHP-listed districts and resource groups within the Project survey area (Map C).

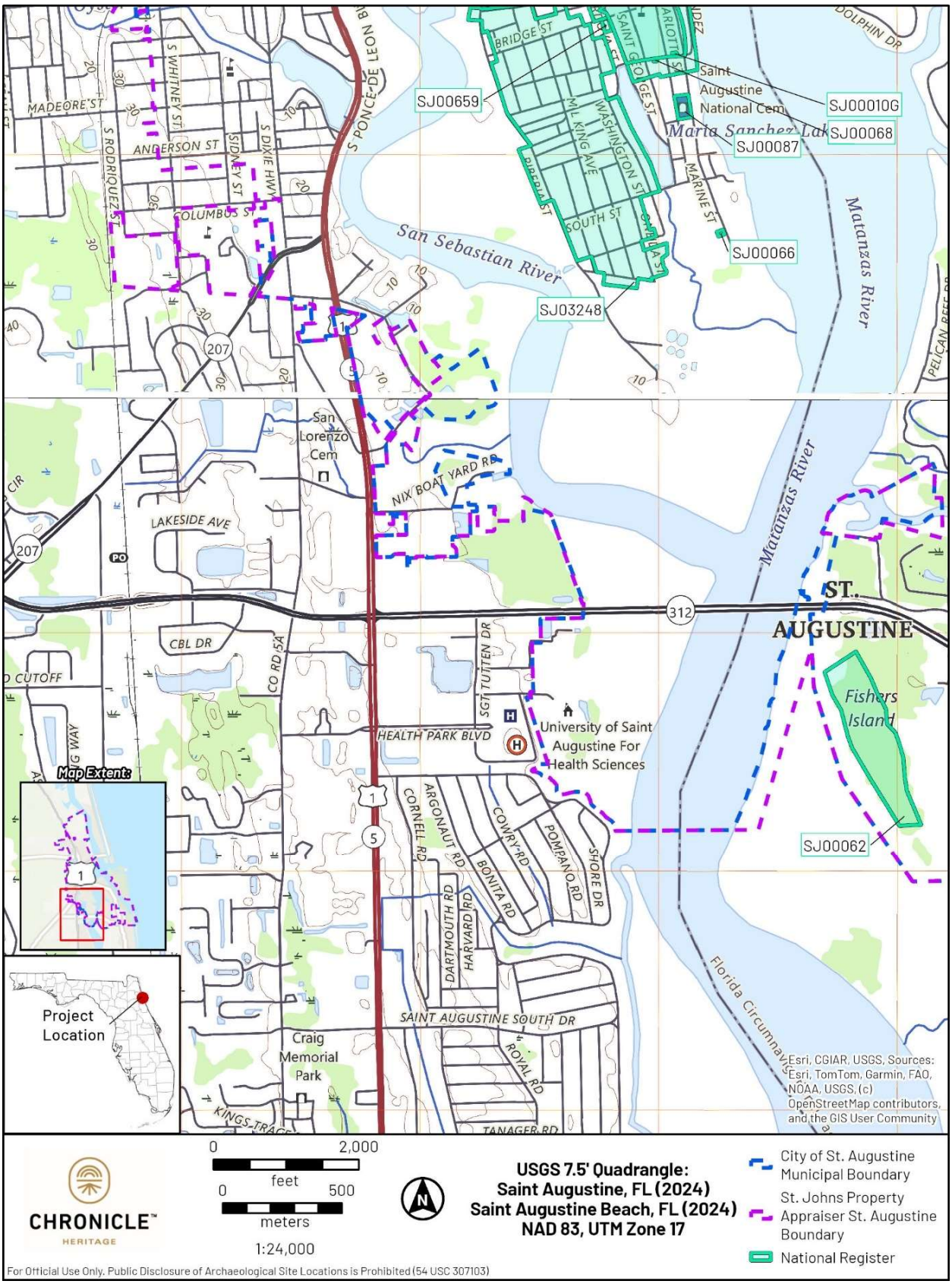


Figure B-24. Site file search overview of NRHP-listed districts and resource groups within the Project survey area (Map D).

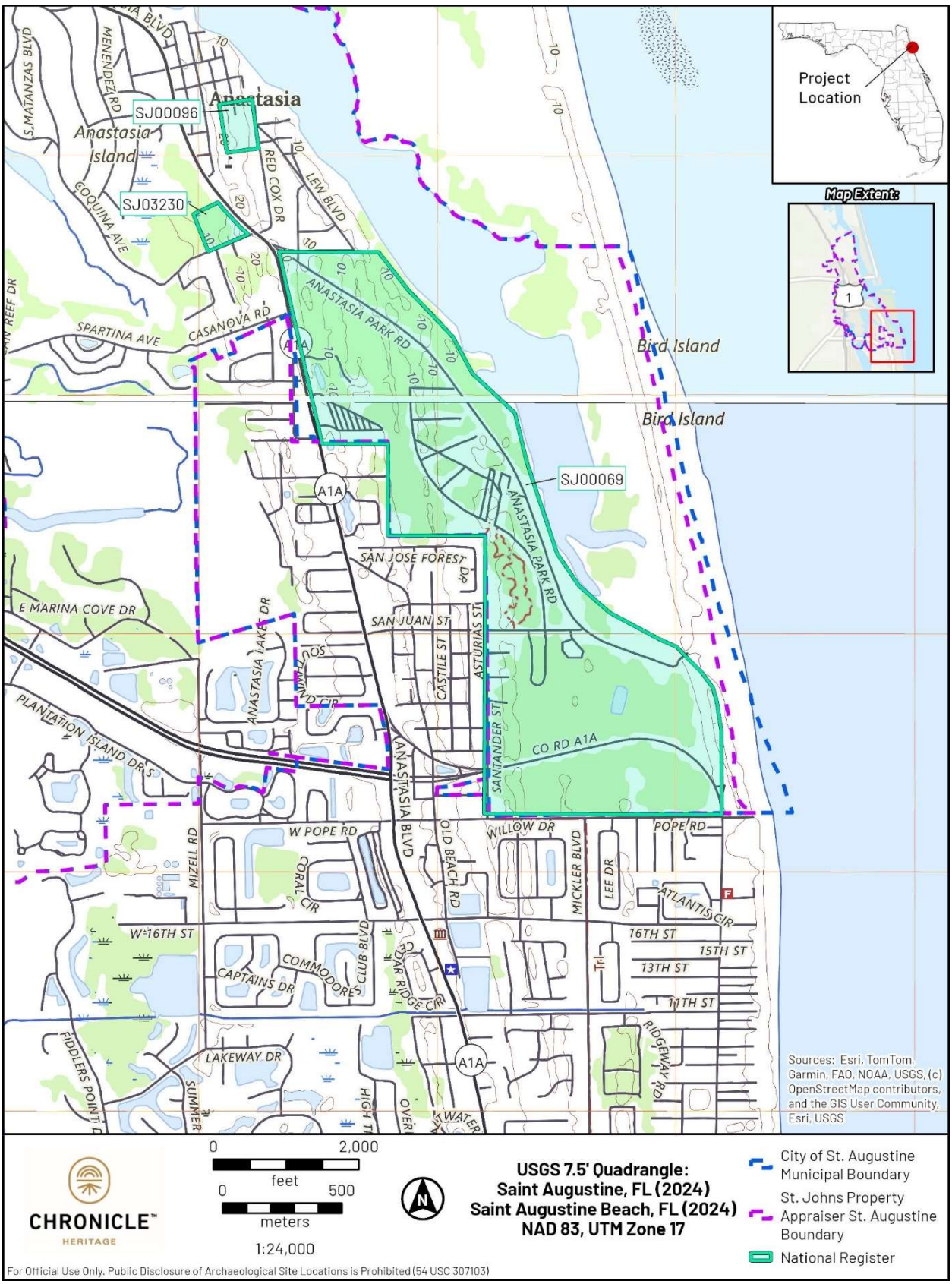


Figure B-25. Site file search overview of NRHP-listed districts and resource groups within the Project survey area (Map E).

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Appendix C. Results Maps

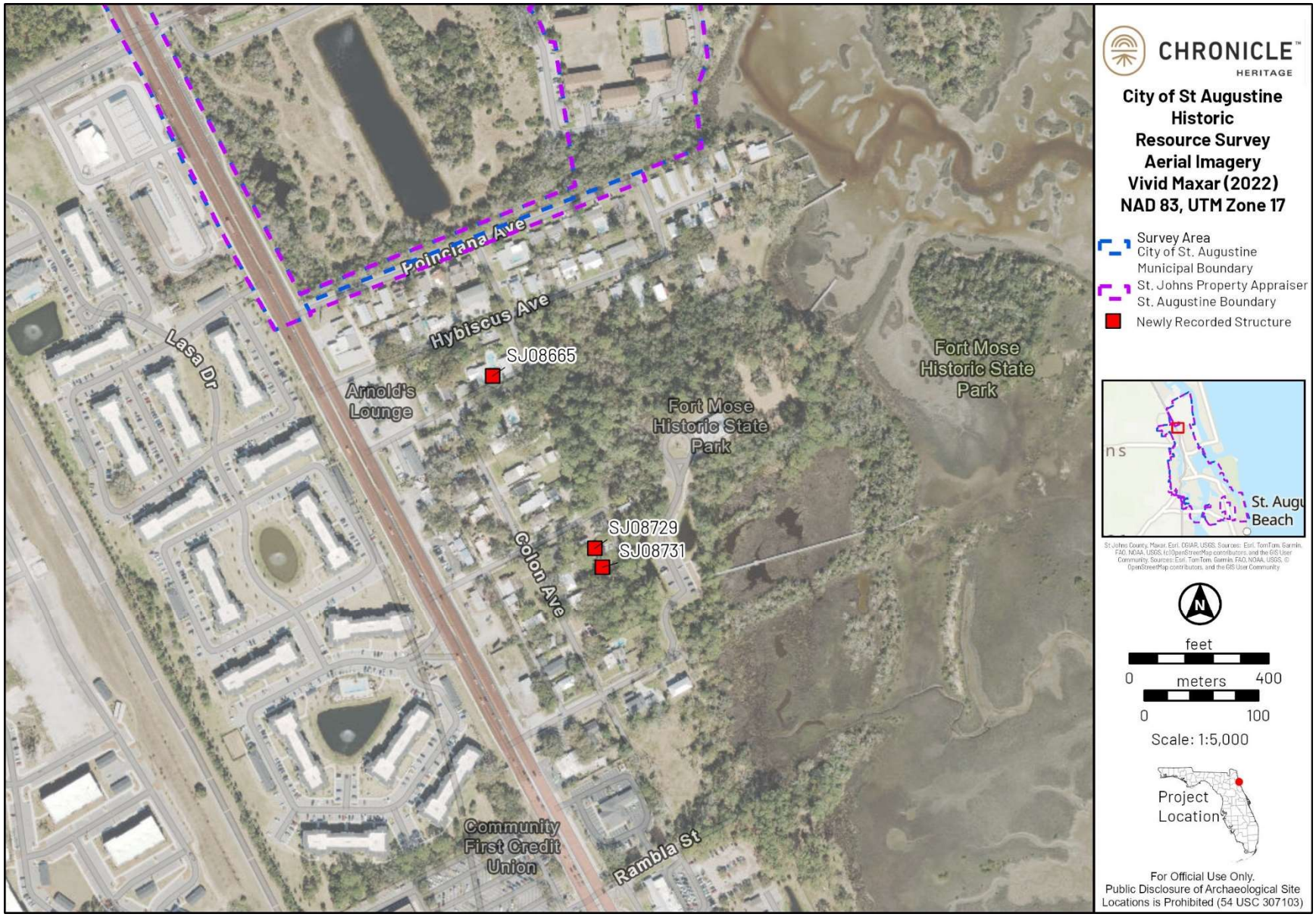


Figure C-1. Aerial results map of the survey area depicting resource locations with FMSF Site IDs (Map A).

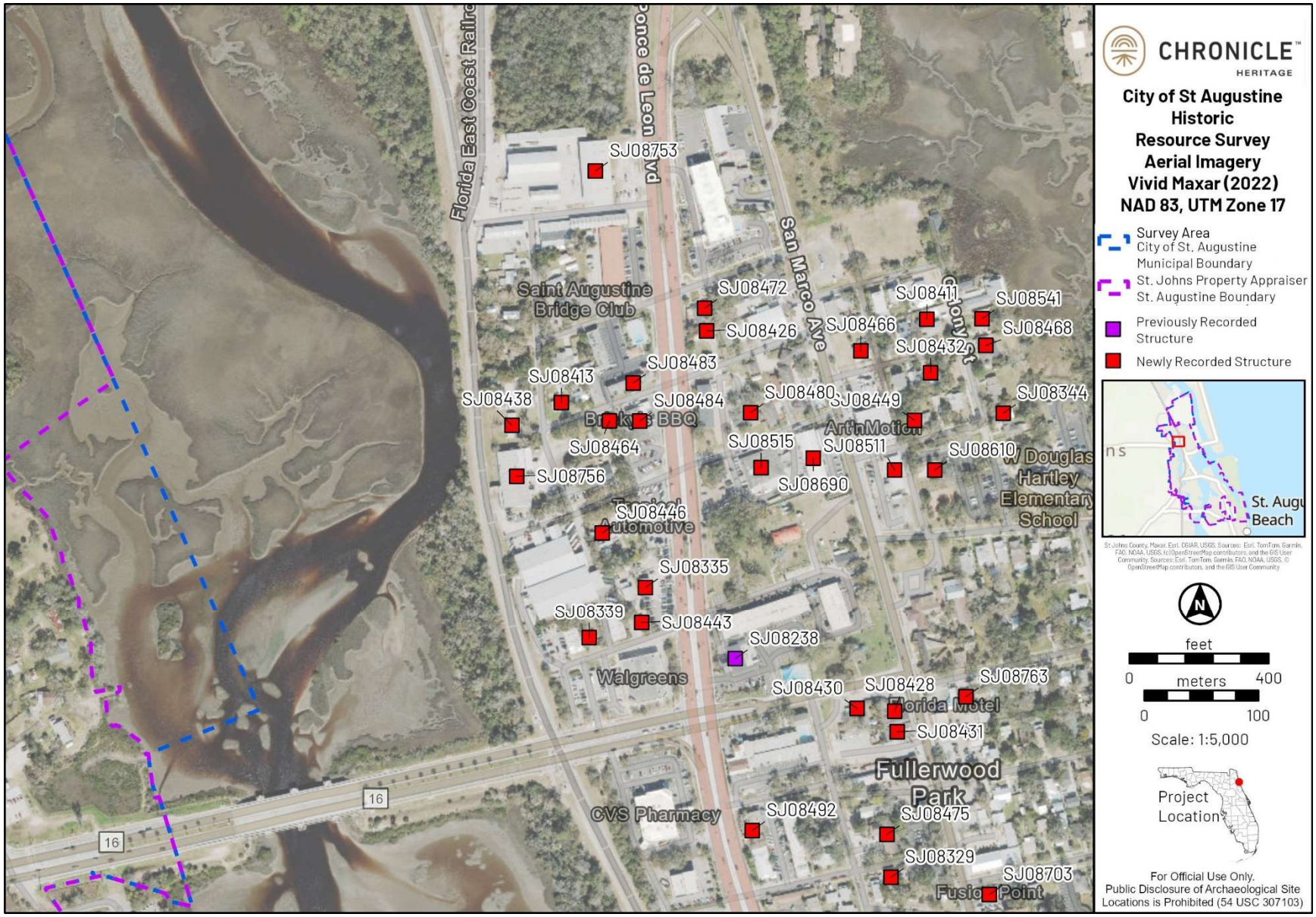


Figure C-2. Aerial results map of the survey area depicting resource locations with FMSF Site IDs (Map B).

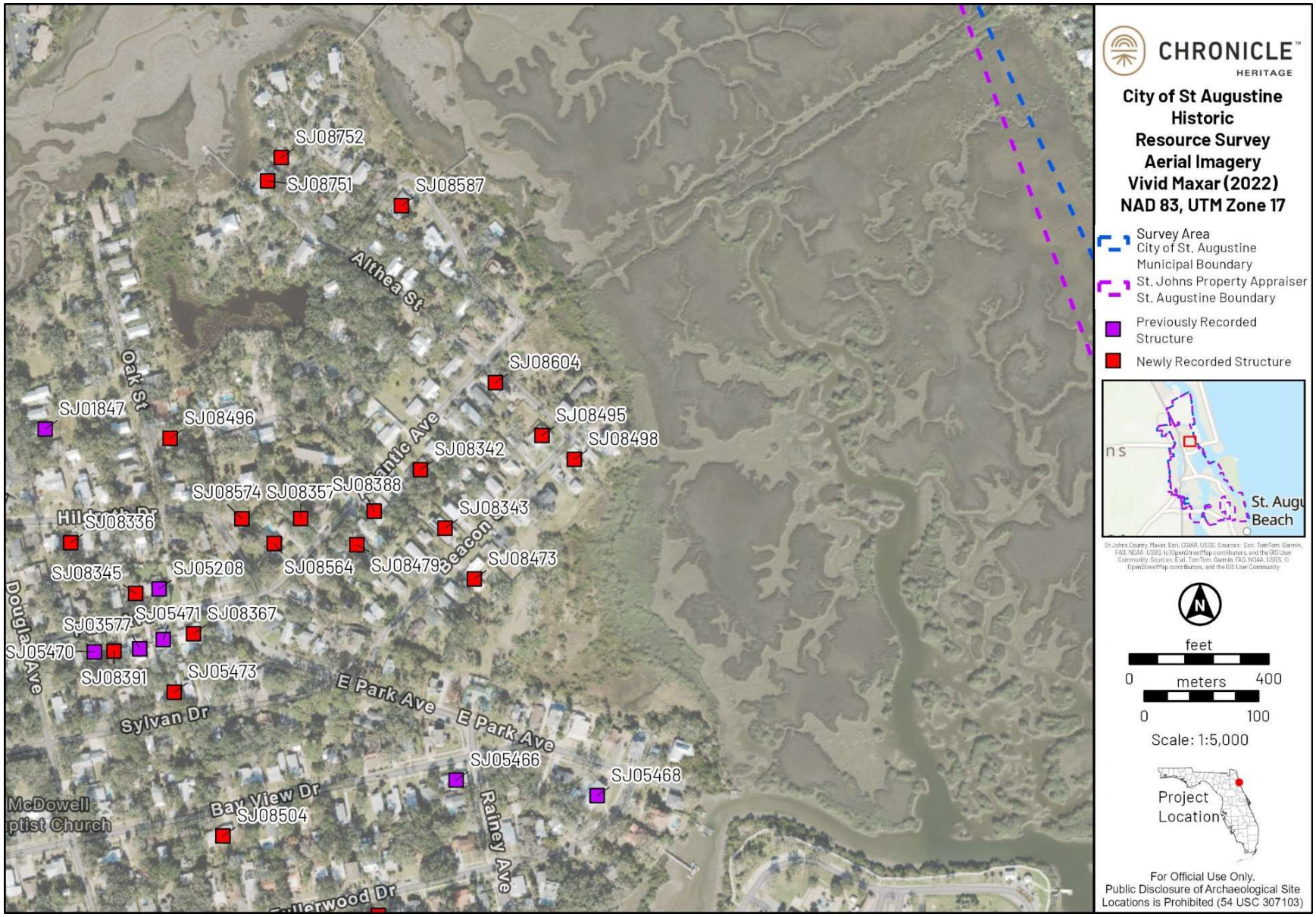


Figure C-3. Aerial results map of the survey area depicting resource locations with FMSF Site IDs (Map C).



Figure C-4. Aerial results map of the survey area depicting resource locations with FMSF Site IDs (Map D).



Figure C-5. Aerial results map of the survey area depicting resource locations with FMSF Site IDs (Map E).

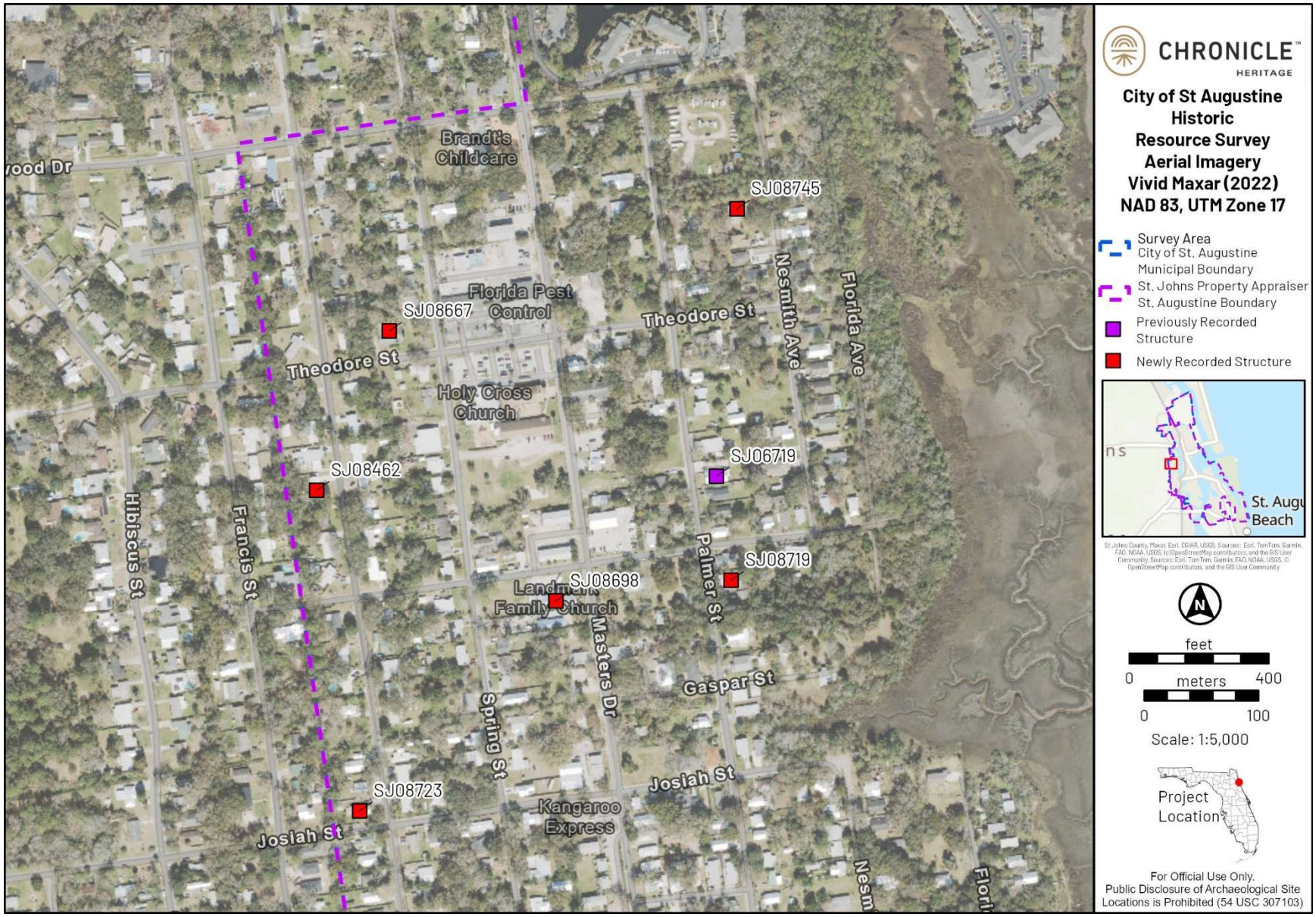


Figure C-6. Aerial results map of the survey area depicting resource locations with FMSF Site IDs (Map F).

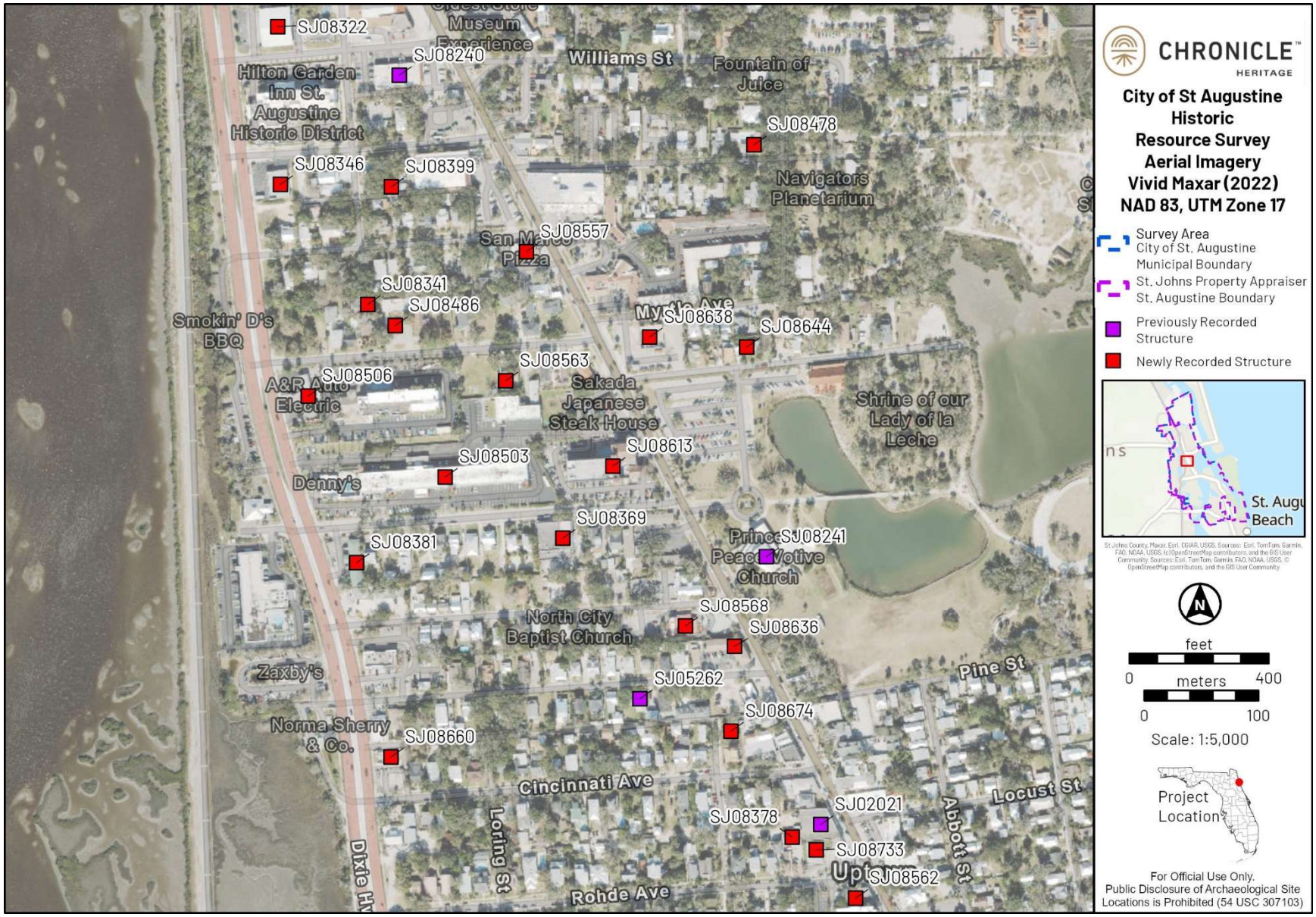


Figure C-7. Aerial results map of the survey area depicting resource locations with FMSF Site IDs (Map G).



Figure C-8. Aerial results map of the survey area depicting resource locations with FMSF Site IDs (Map H).

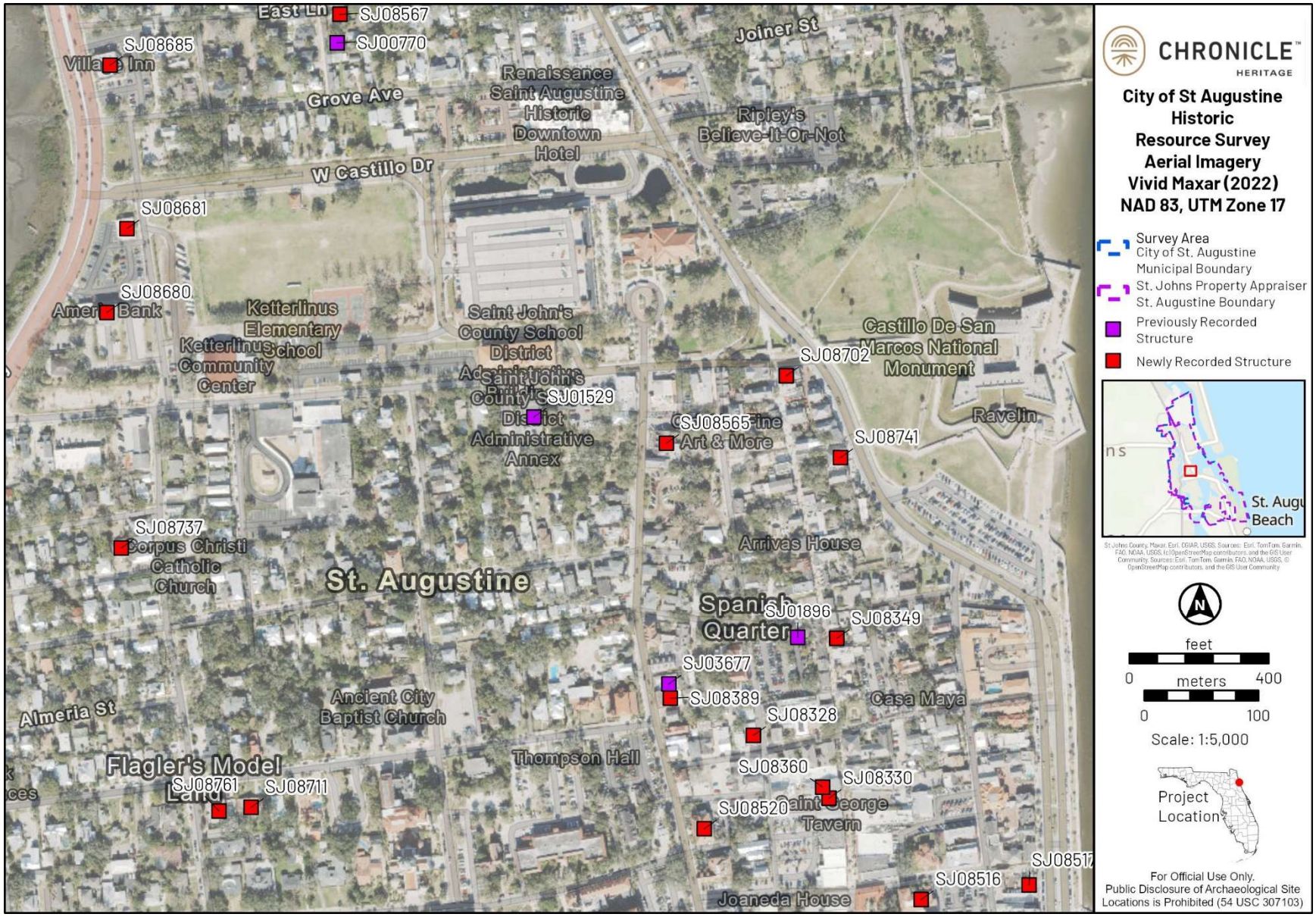


Figure C-9. Aerial results map of the survey area depicting resource locations with FMSF Site IDs (Map I).

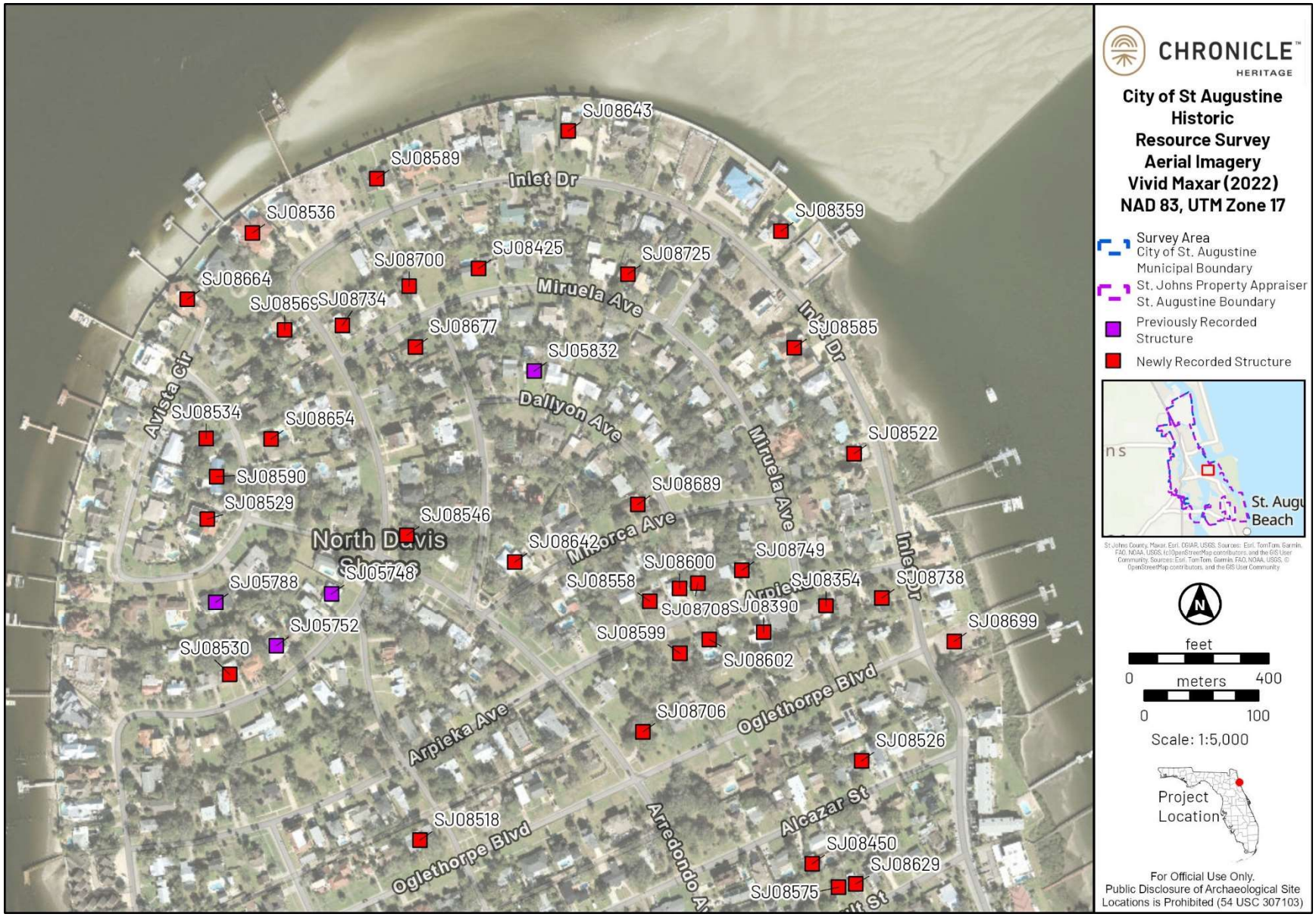


Figure C-10. Aerial results map of the survey area depicting resource locations with FMSF Site IDs (Map J).

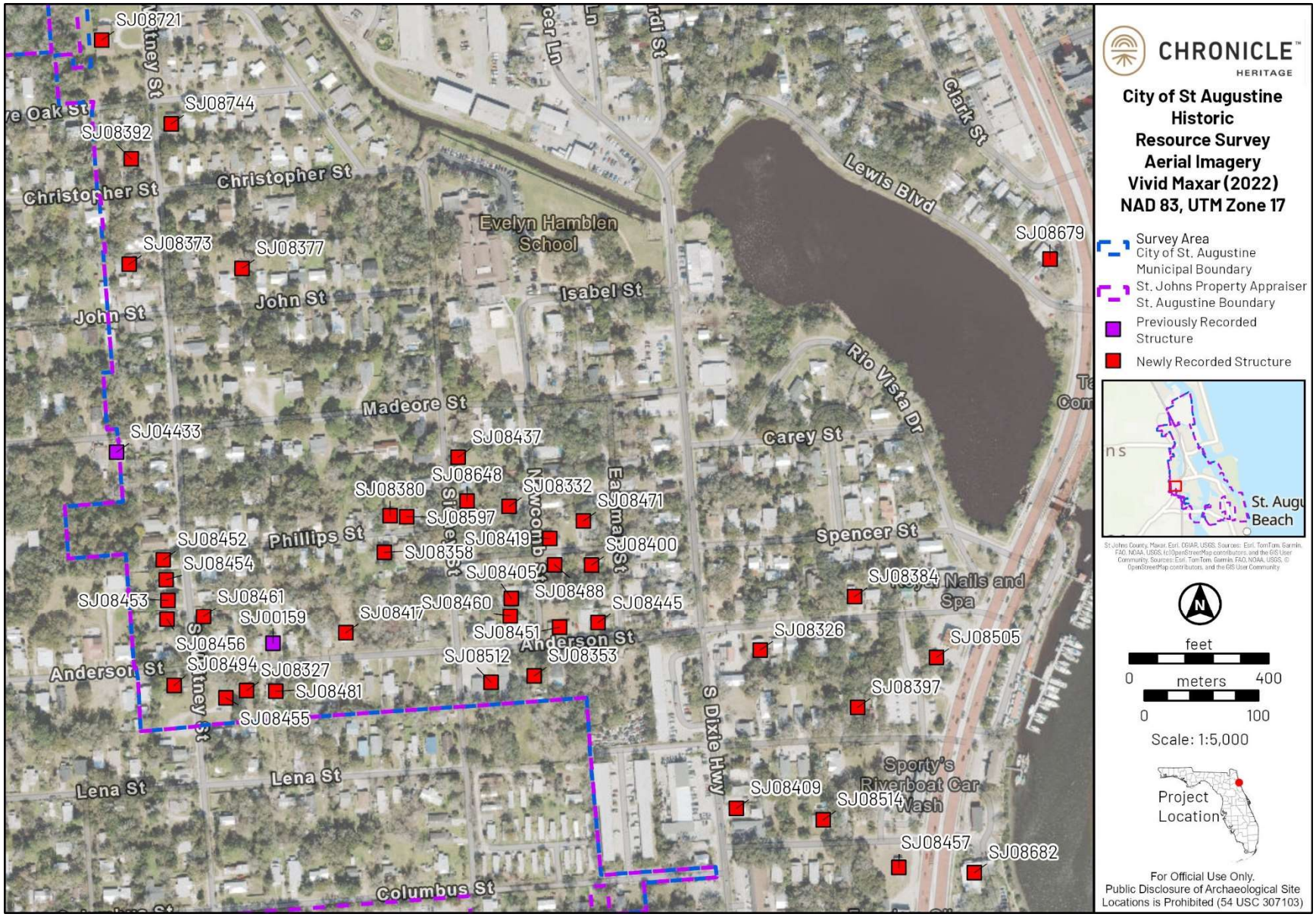


Figure C-11. Aerial results map of the survey area depicting resource locations with FMSF Site IDs (Map K).

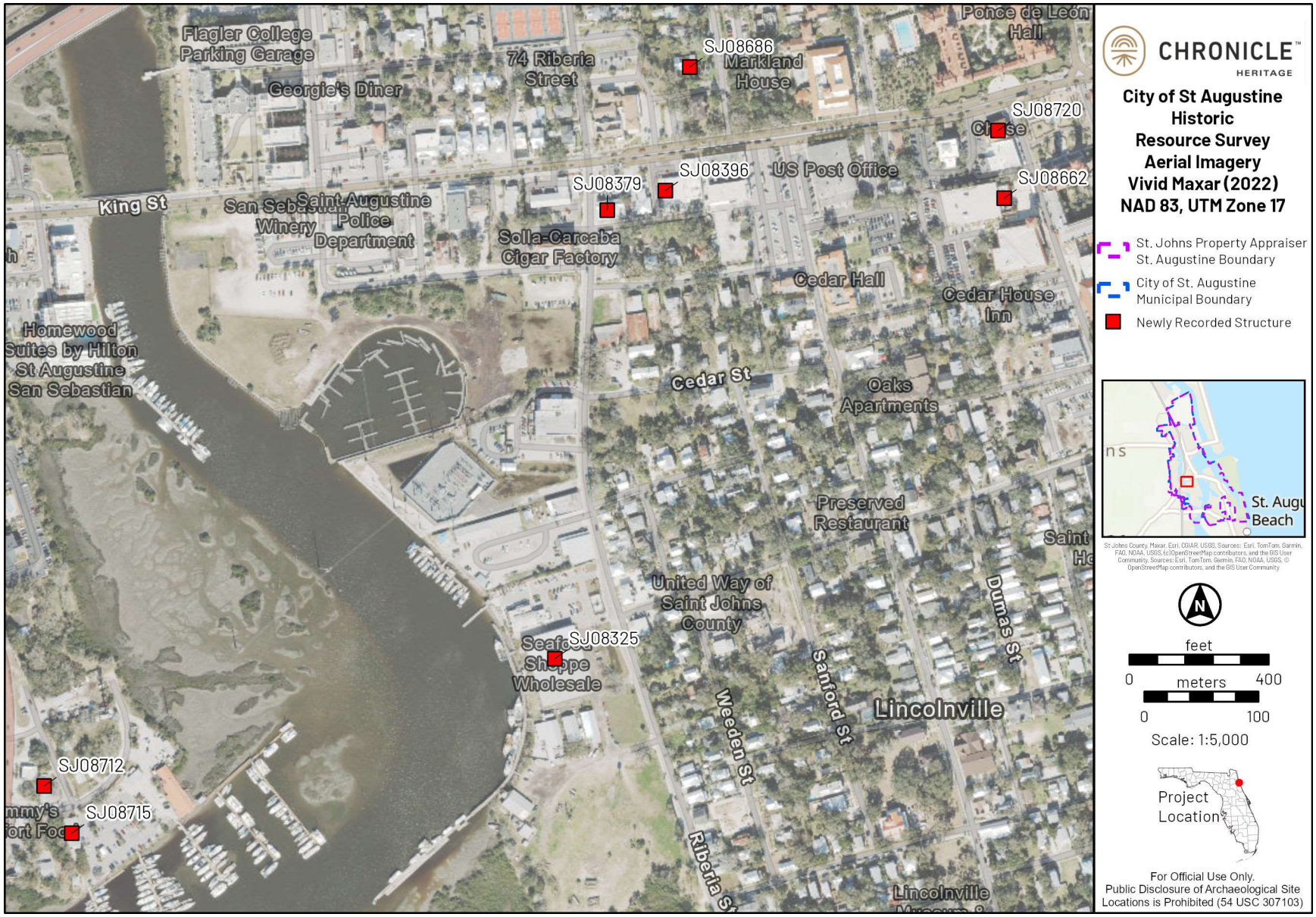


Figure C-12. Aerial results map of the survey area depicting resource locations with FMSF Site IDs (Map L).



Figure C-13. Aerial results map of the survey area depicting resource locations with FMSF Site IDs (Map M).

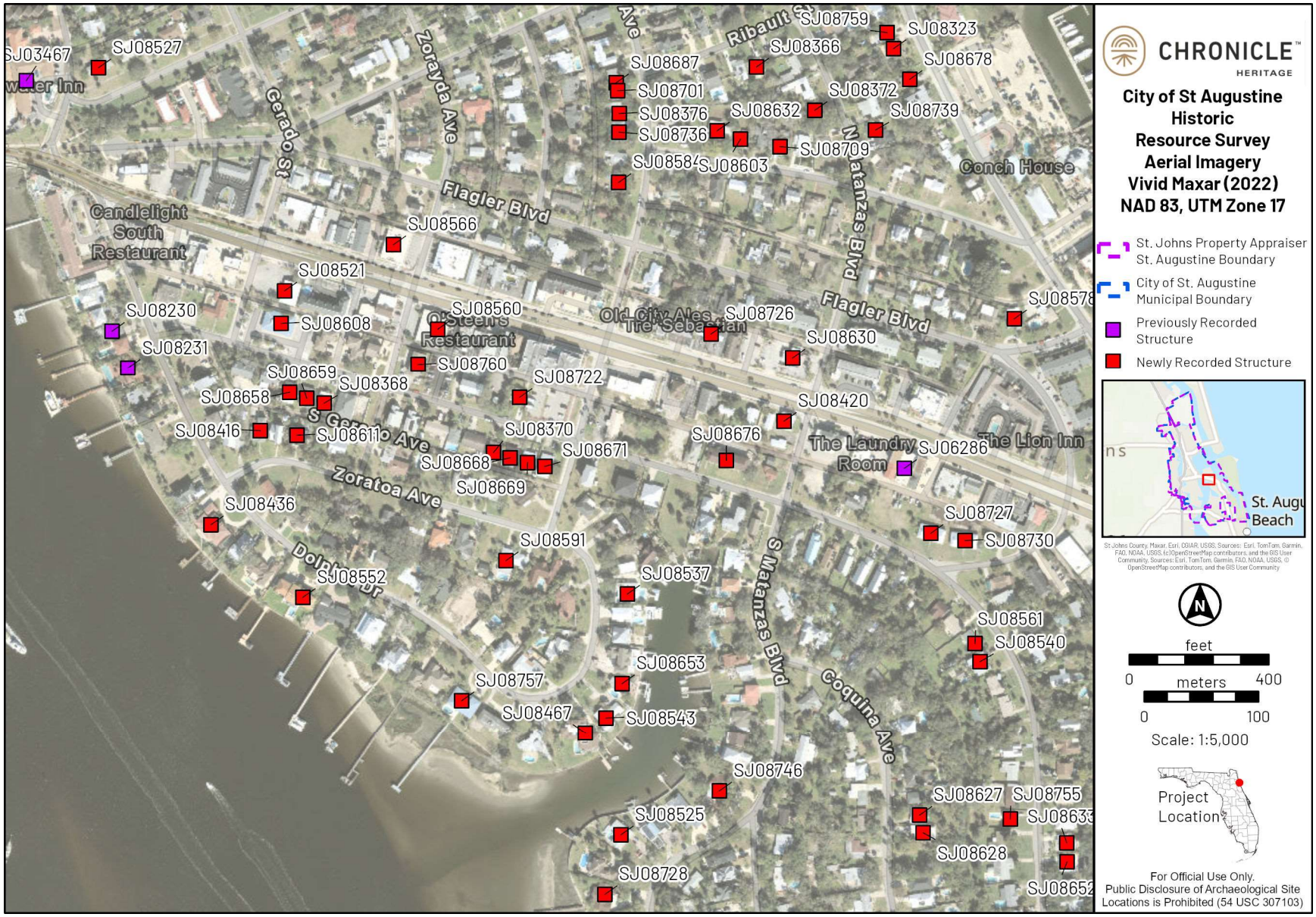


Figure C-14. Aerial results map of the survey area depicting resource locations with FMSF Site IDs (Map N).



Figure C-15. Aerial results map of the survey area depicting resource locations with FMSF Site IDs (Map 0).



Figure C-16. Aerial results map of the survey area depicting resource locations with FMSF Site IDs (Map P).

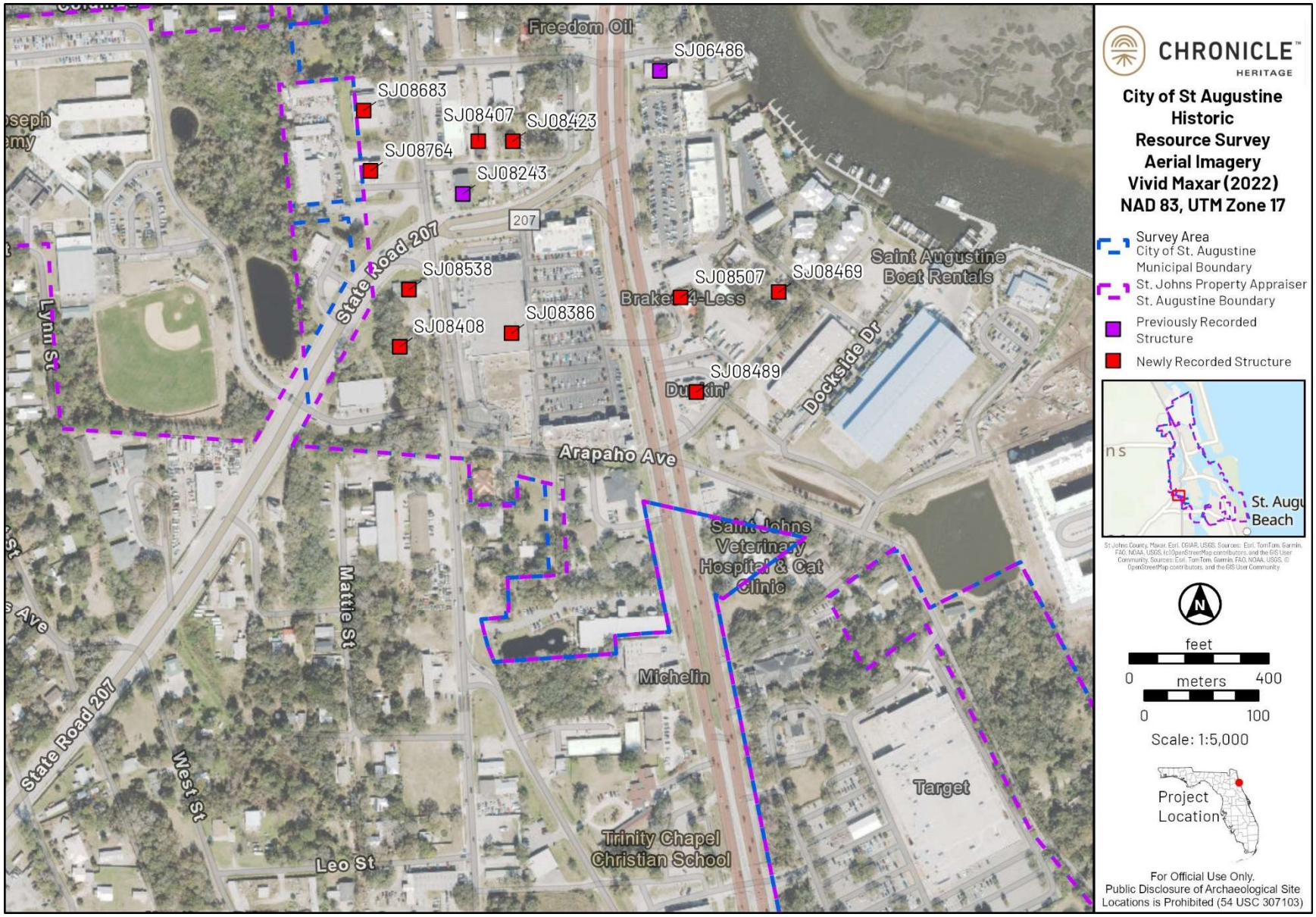


Figure C-17. Aerial results map of the survey area depicting resource locations with FMSF Site IDs (Map Q).



Figure C-18. Aerial results map of the survey area depicting resource locations with FMSF Site IDs (Map R).



Figure C-19. Aerial results map of the survey area depicting resource locations with FMSF Site IDs (Map S).

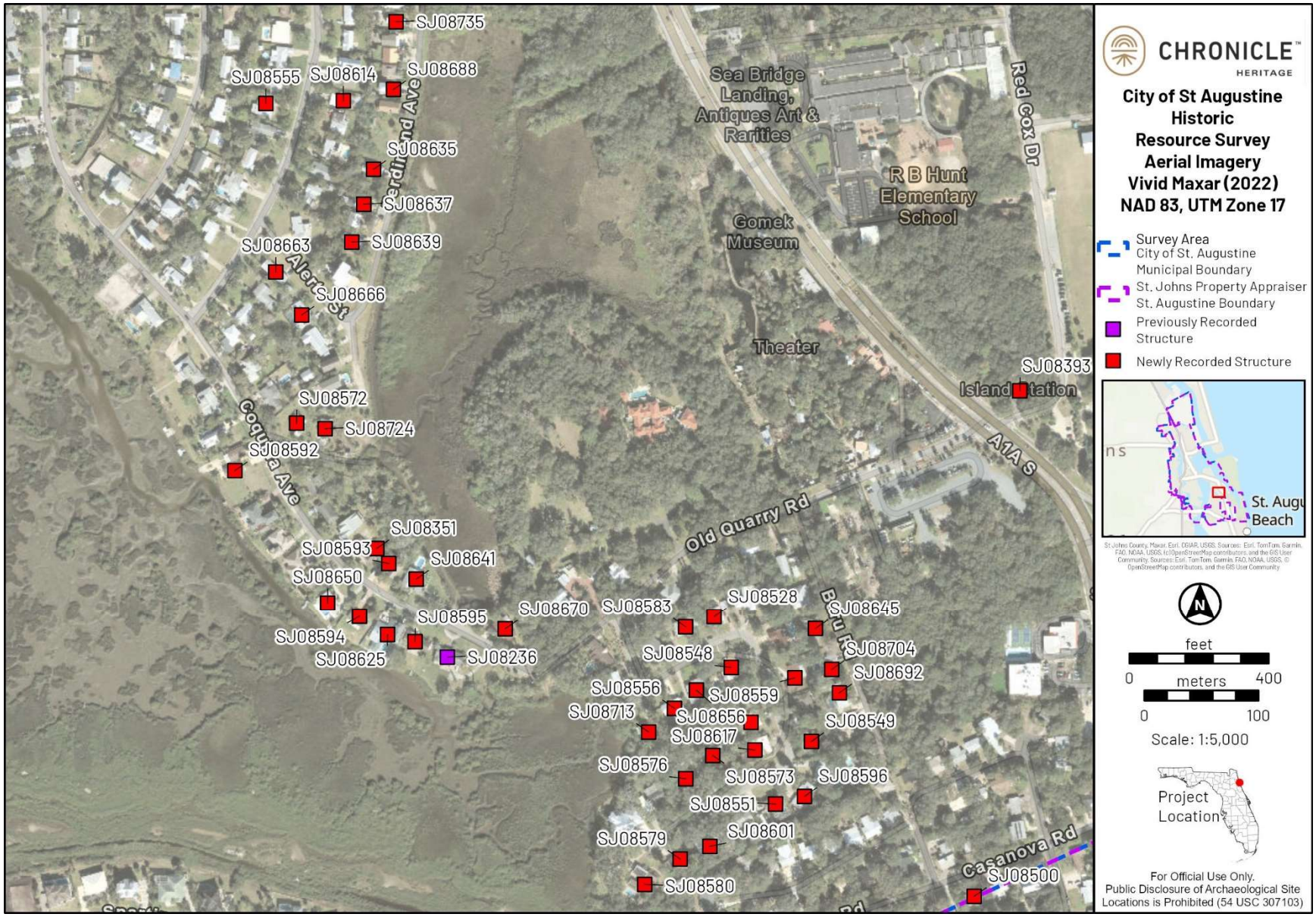


Figure C-20. Aerial results map of the survey area depicting resource locations with FMSF Site IDs (Map T).

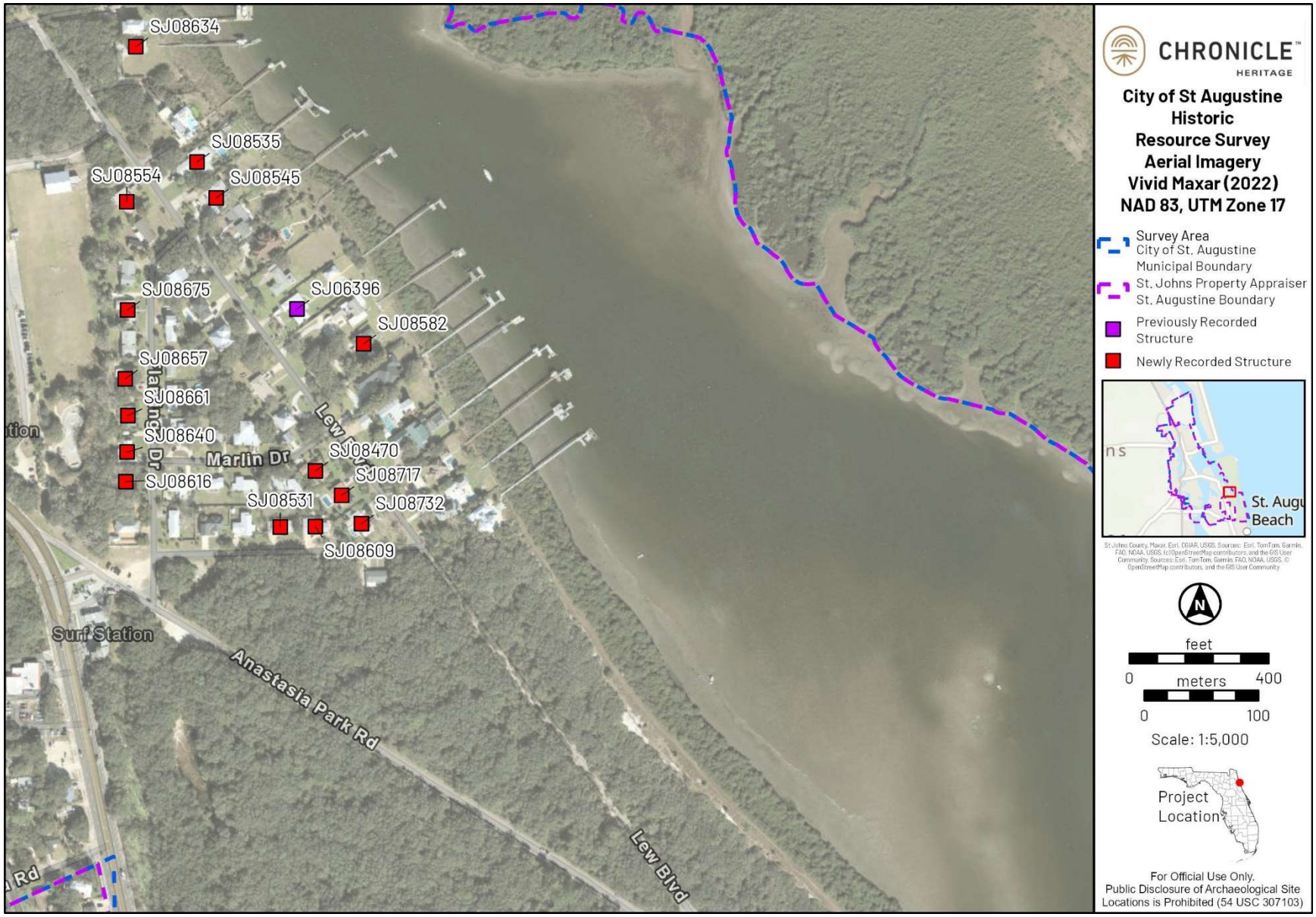


Figure C-21. Aerial results map of the survey area depicting resource locations with FMSF Site IDs (Map U).

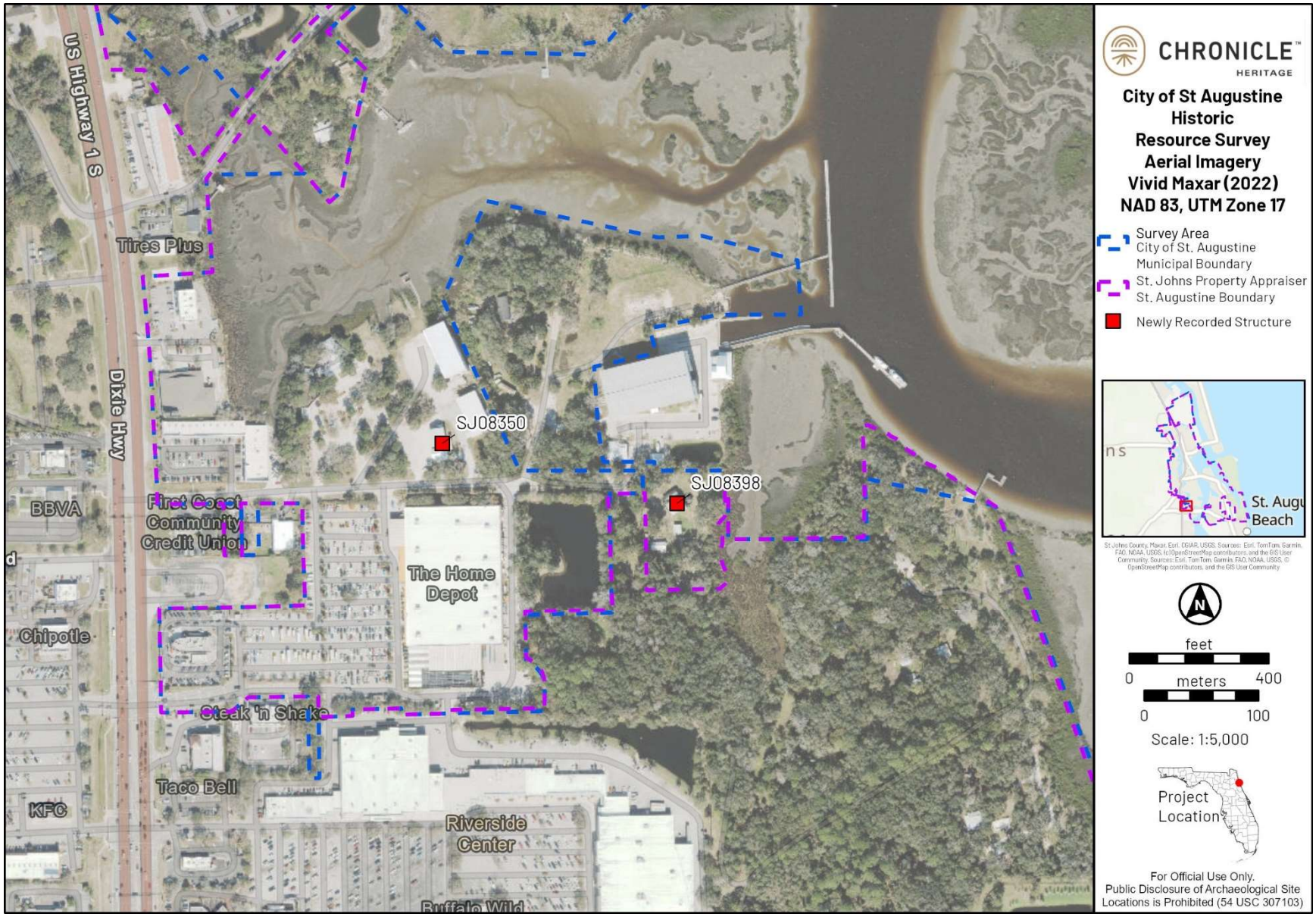


Figure C-22. Aerial results map of the survey area depicting resource locations with FMSF Site IDs (Map V).

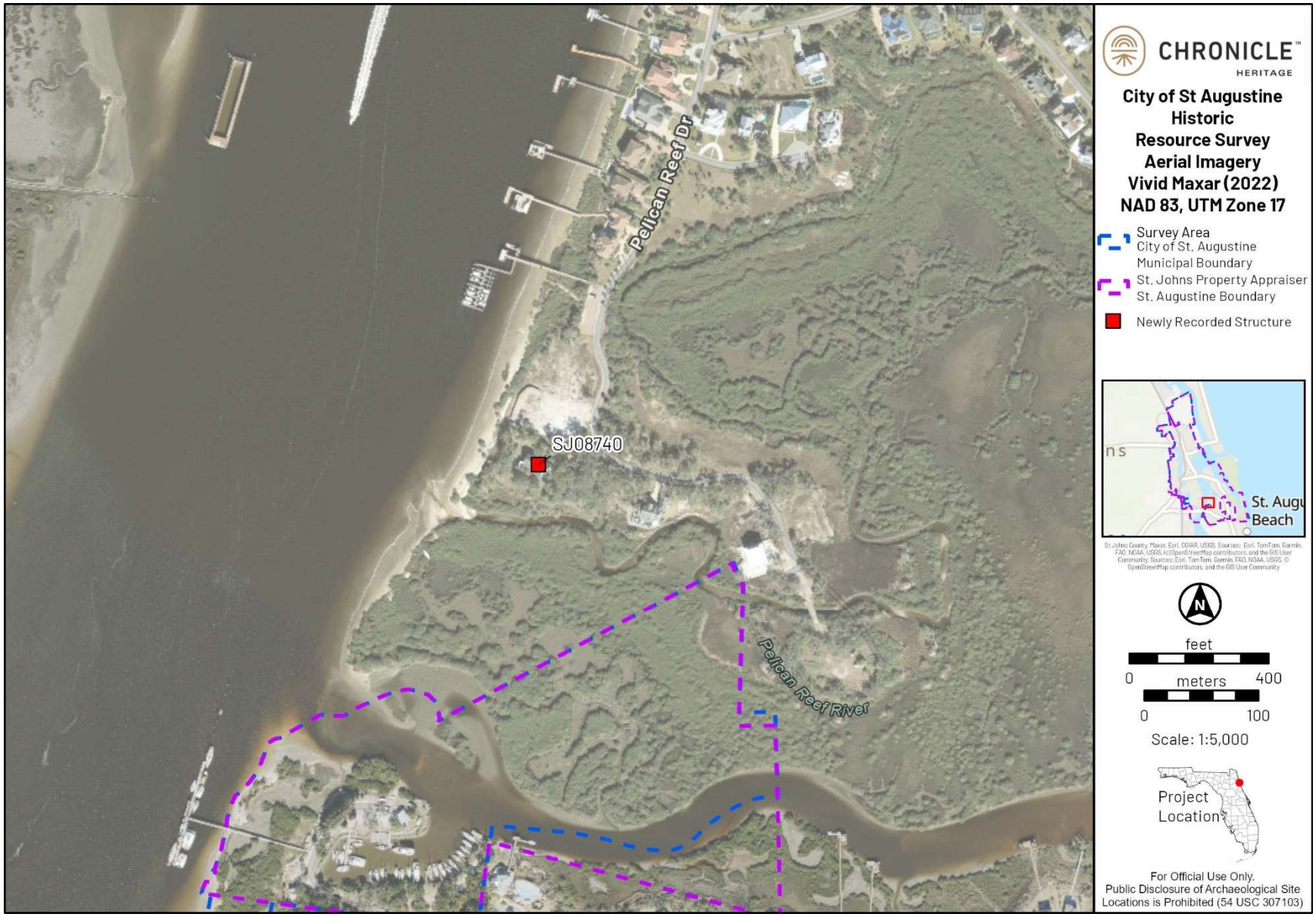


Figure C-23. Aerial results map of the survey area depicting resource locations with FMSF Site IDs (Map W).



Figure C-24. Aerial results map of the survey area depicting resource locations with FMSF Site IDs (Map X).Aerial results map of the survey area depicting resource locations with FMSF Site IDs (Map X).

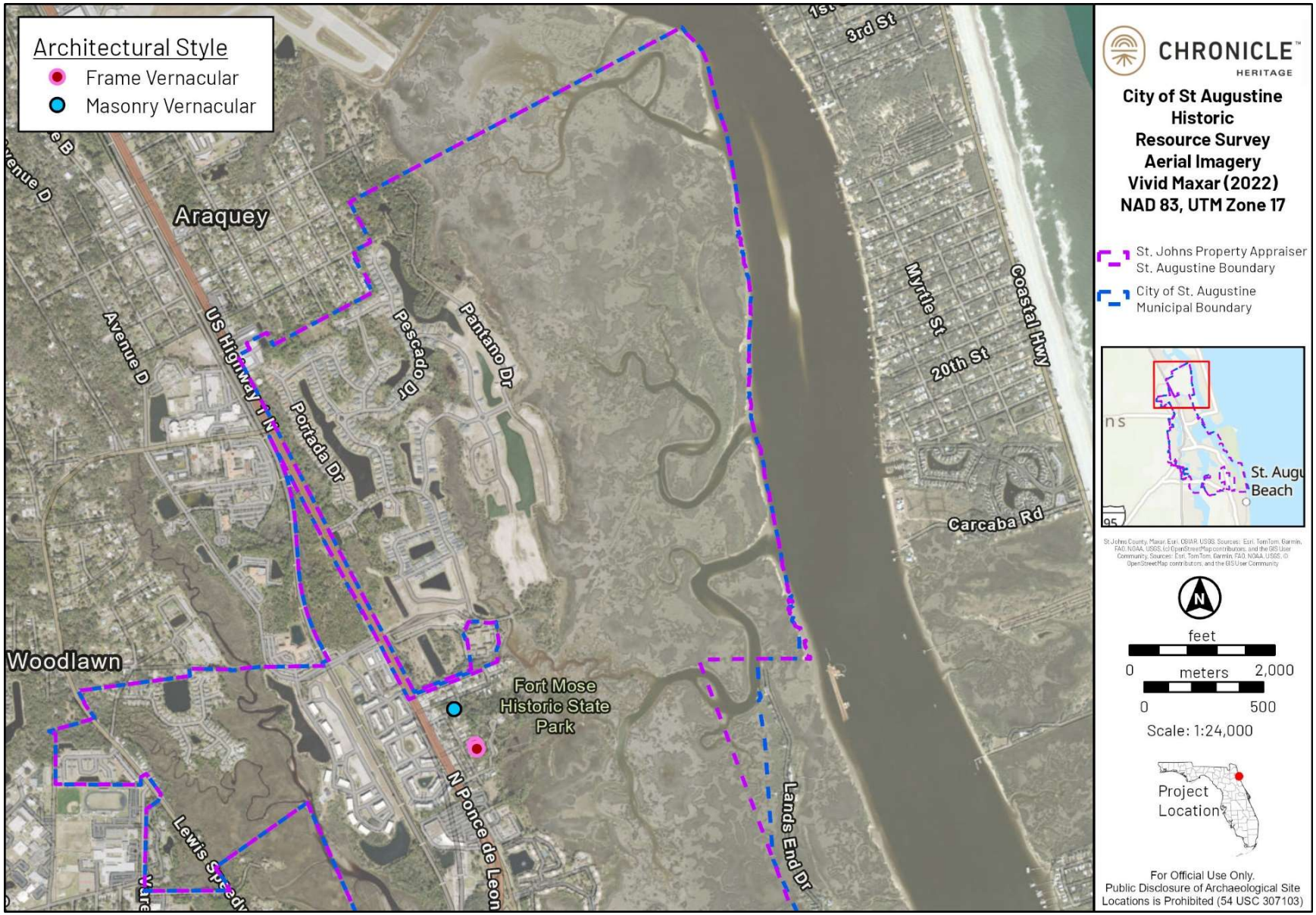


Figure C-25. Aerial results map depicting the architectural style of resources surveyed in the survey area (Map A).

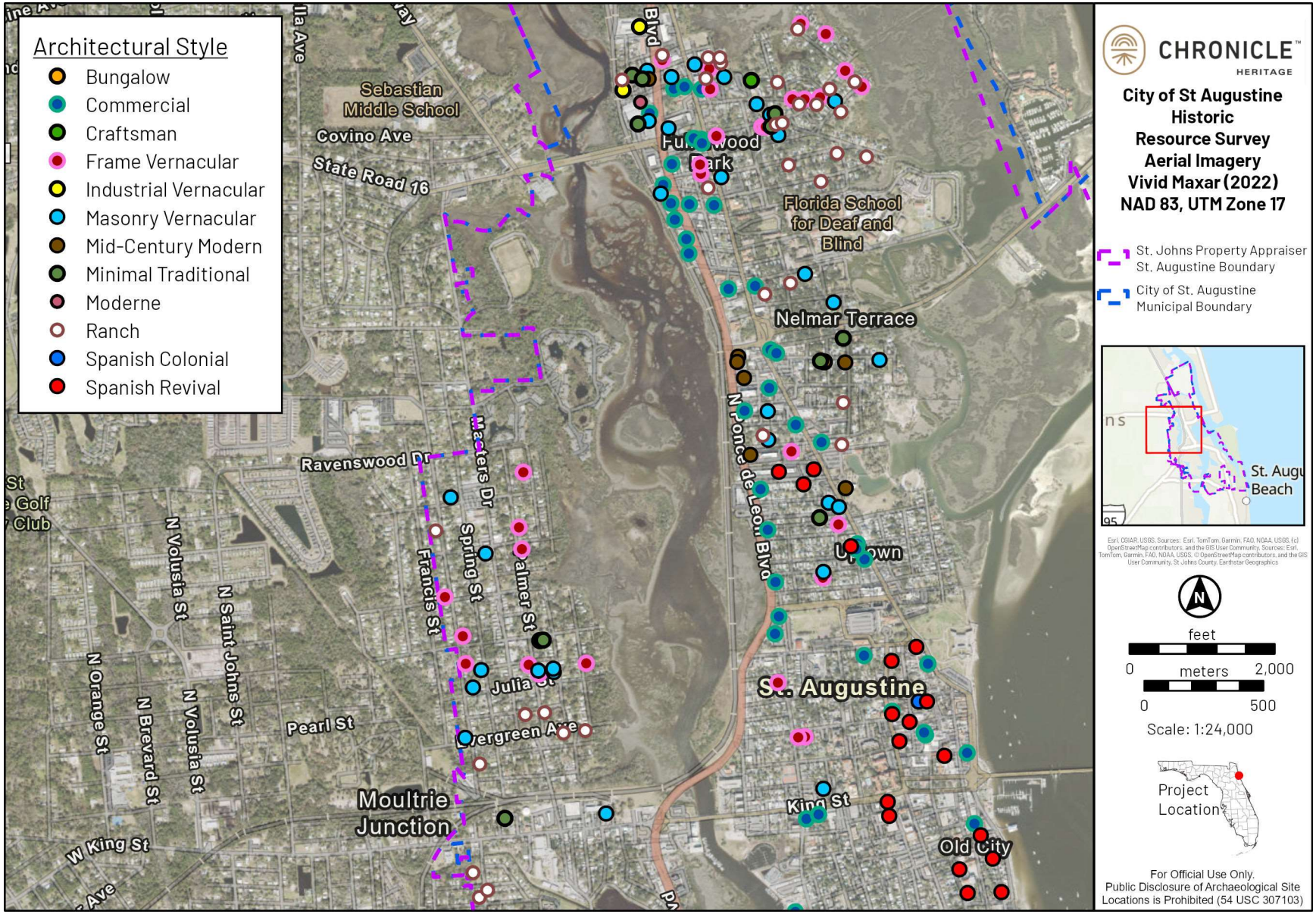


Figure C-26. Aerial results map depicting the architectural style of resources surveyed in the survey area (Map B).

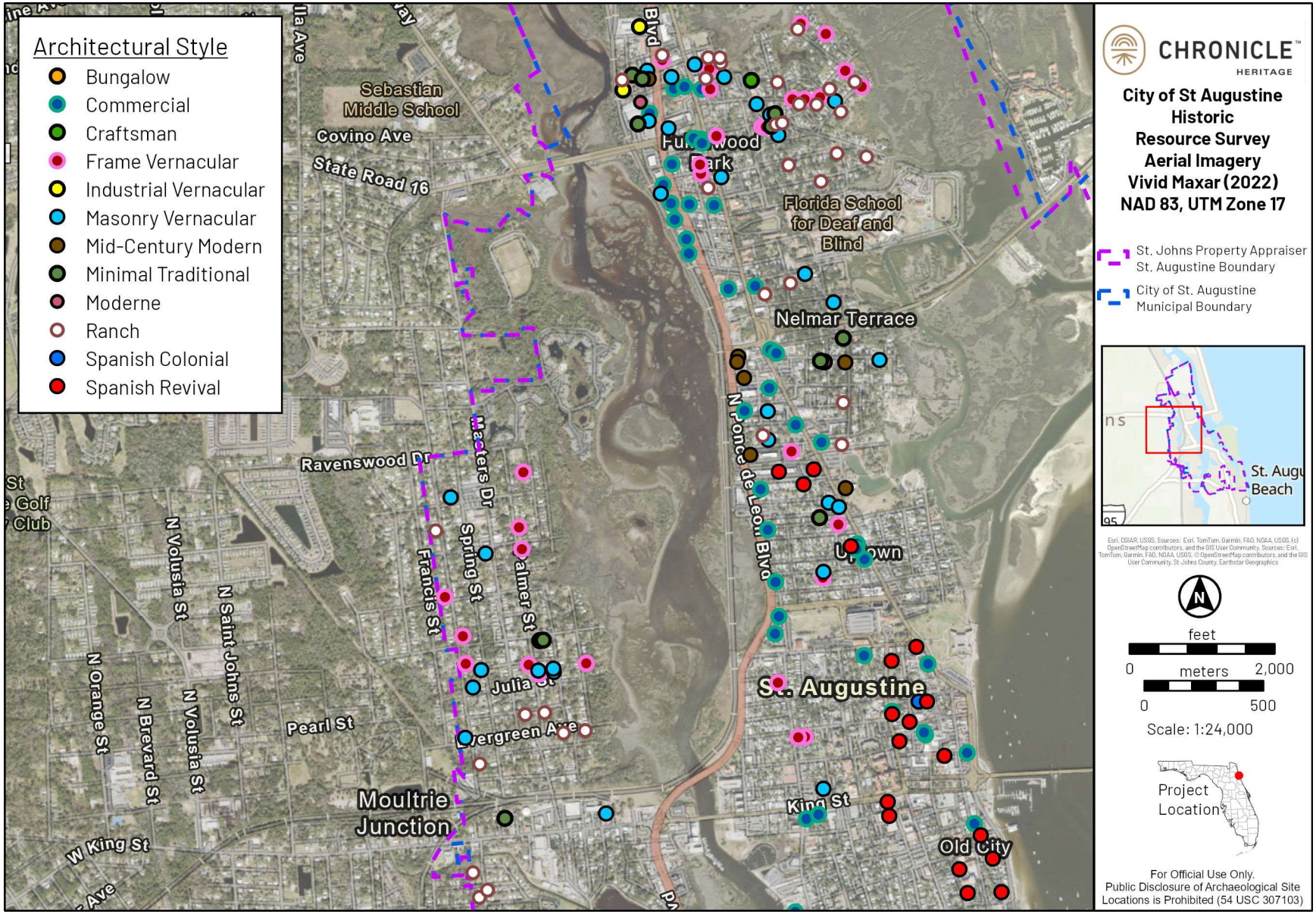


Figure C-27. Aerial results map depicting the architectural style of resources surveyed in the survey area (Map C).

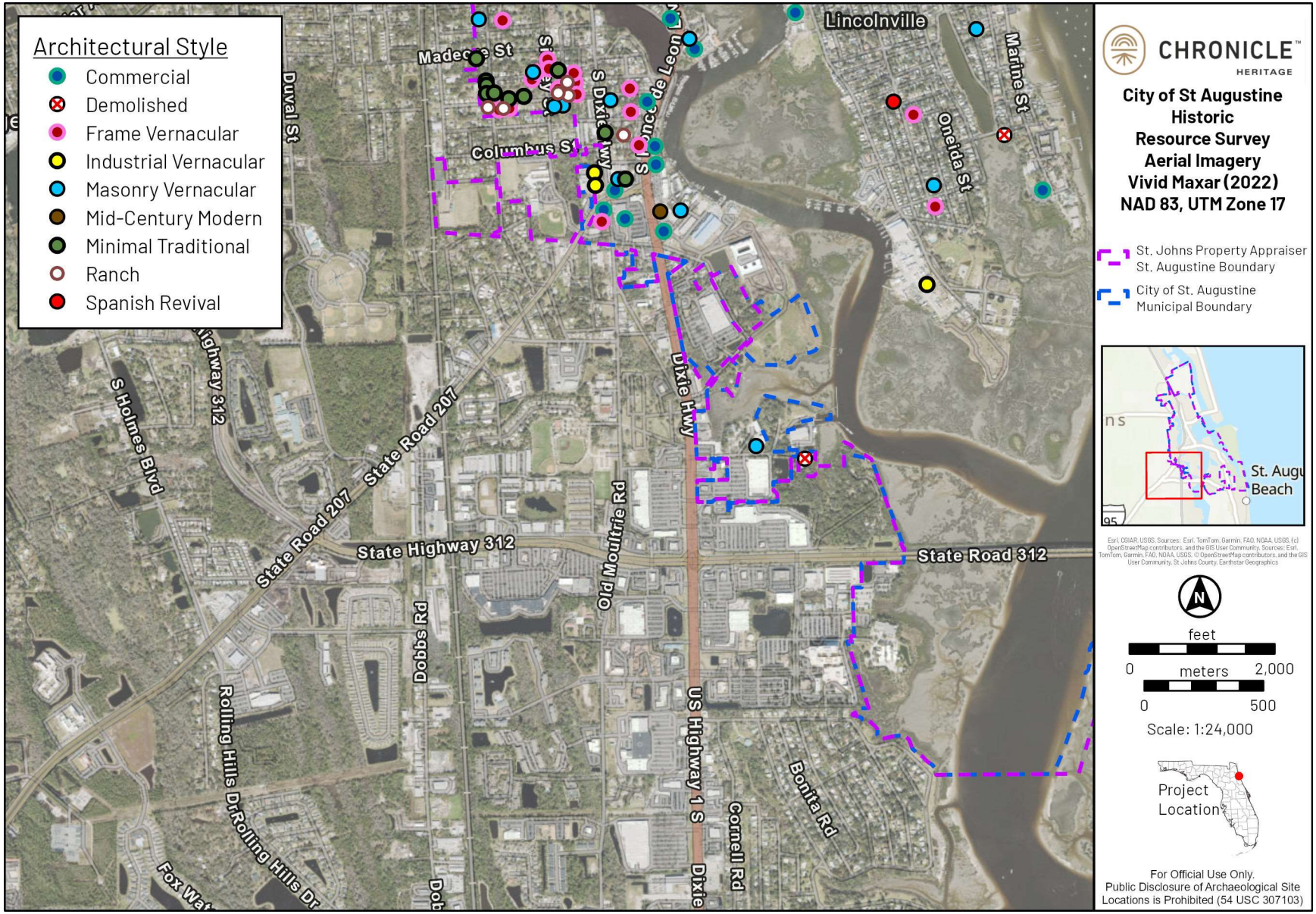


Figure C-28. Aerial results map depicting the architectural style of resources surveyed in the survey area (Map D).

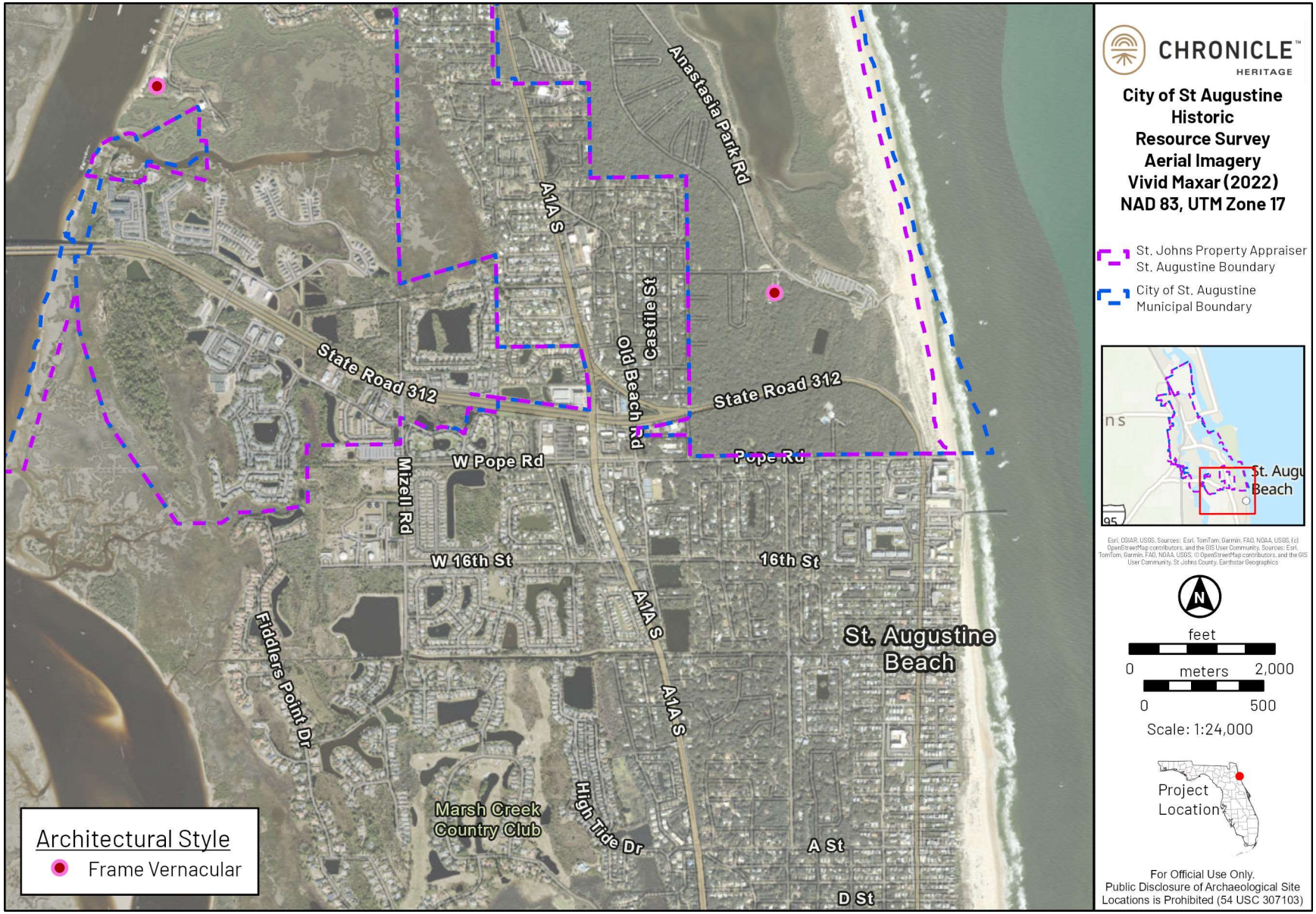


Figure C-29. Aerial results map depicting the architectural style of resources surveyed in the survey area (Map E).

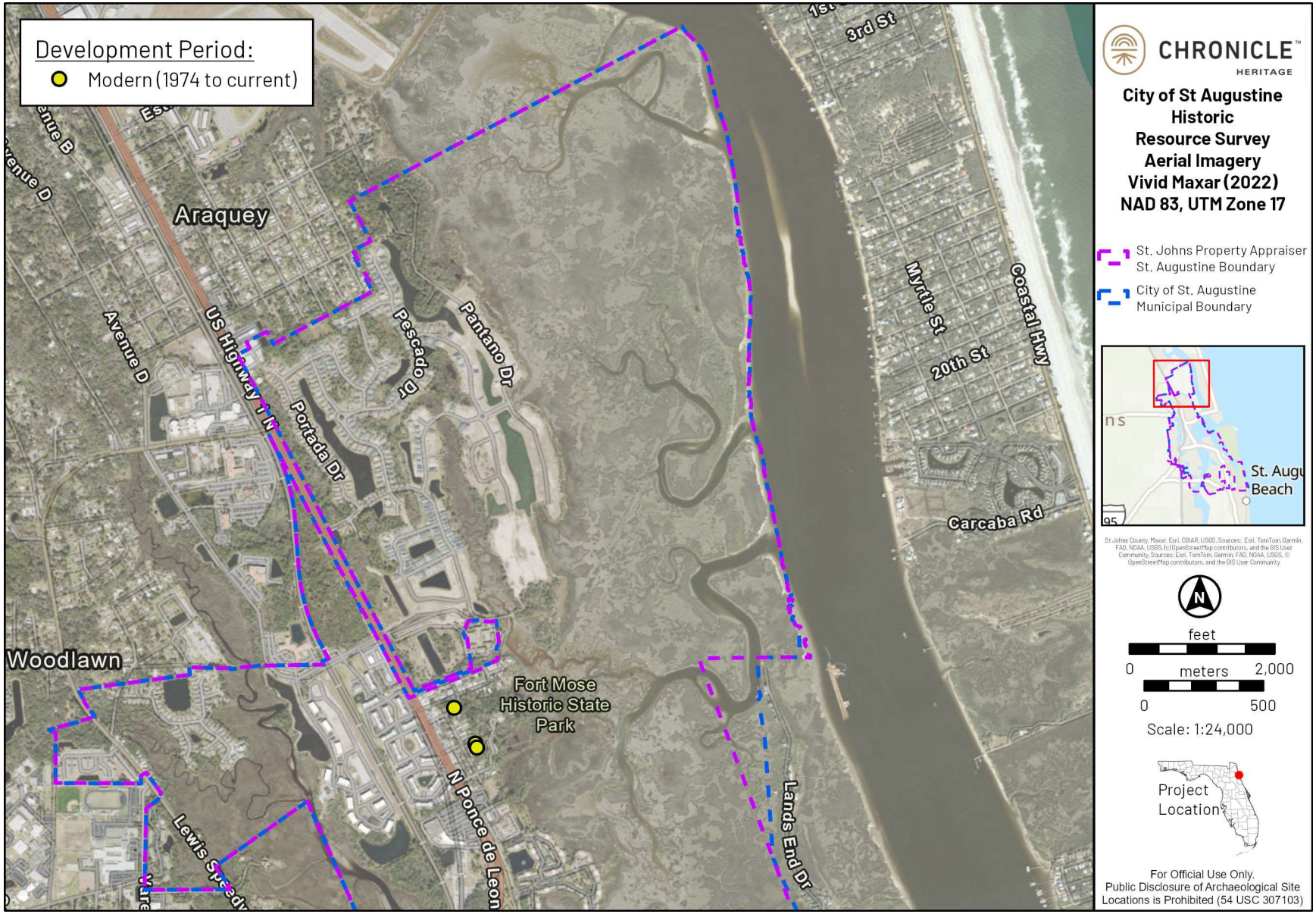


Figure C-30. Aerial results map depicting the development period of resources surveyed in the survey area (Map A).

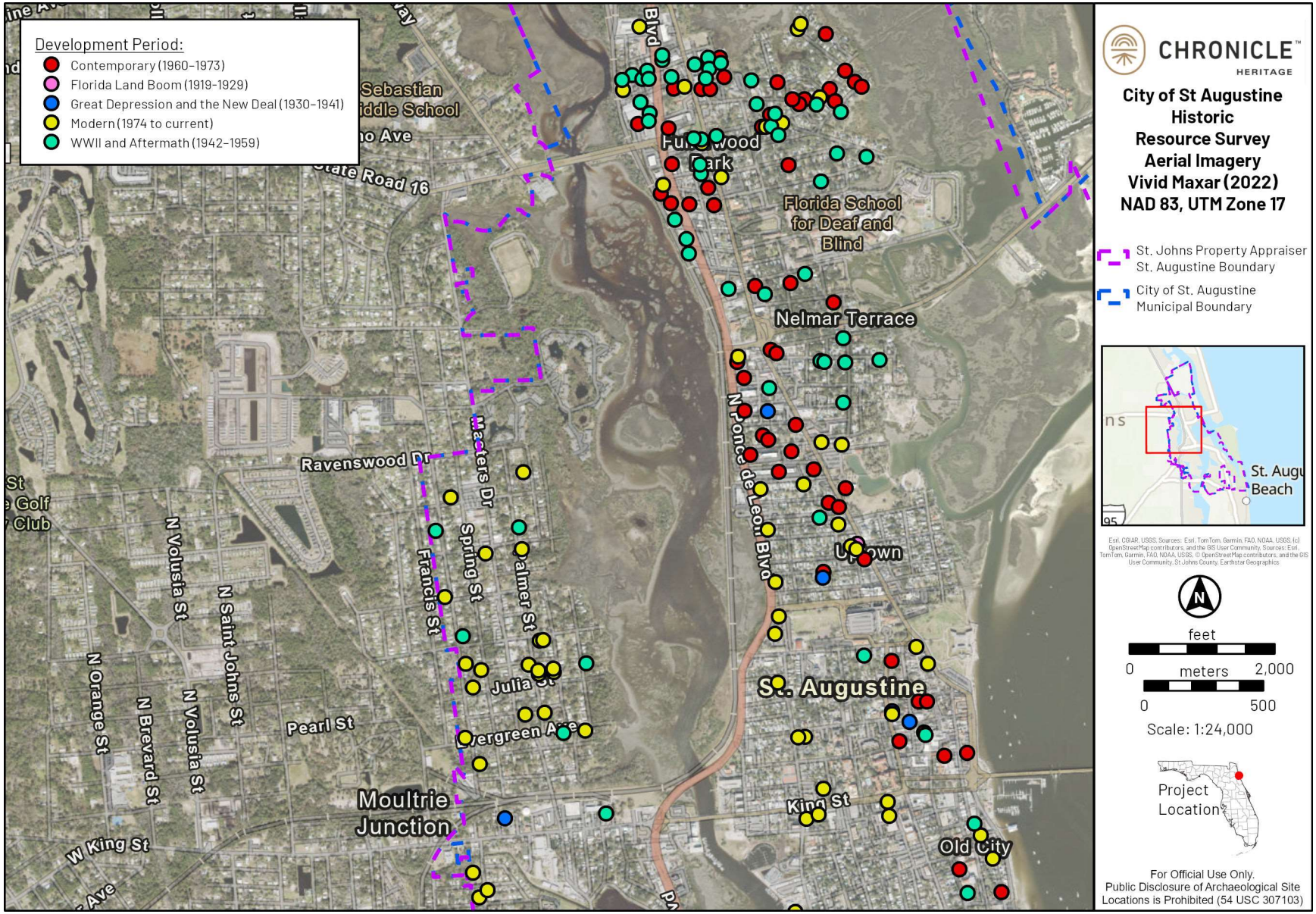


Figure C-31. Aerial results map depicting the development period of resources surveyed in the survey area (Map B).

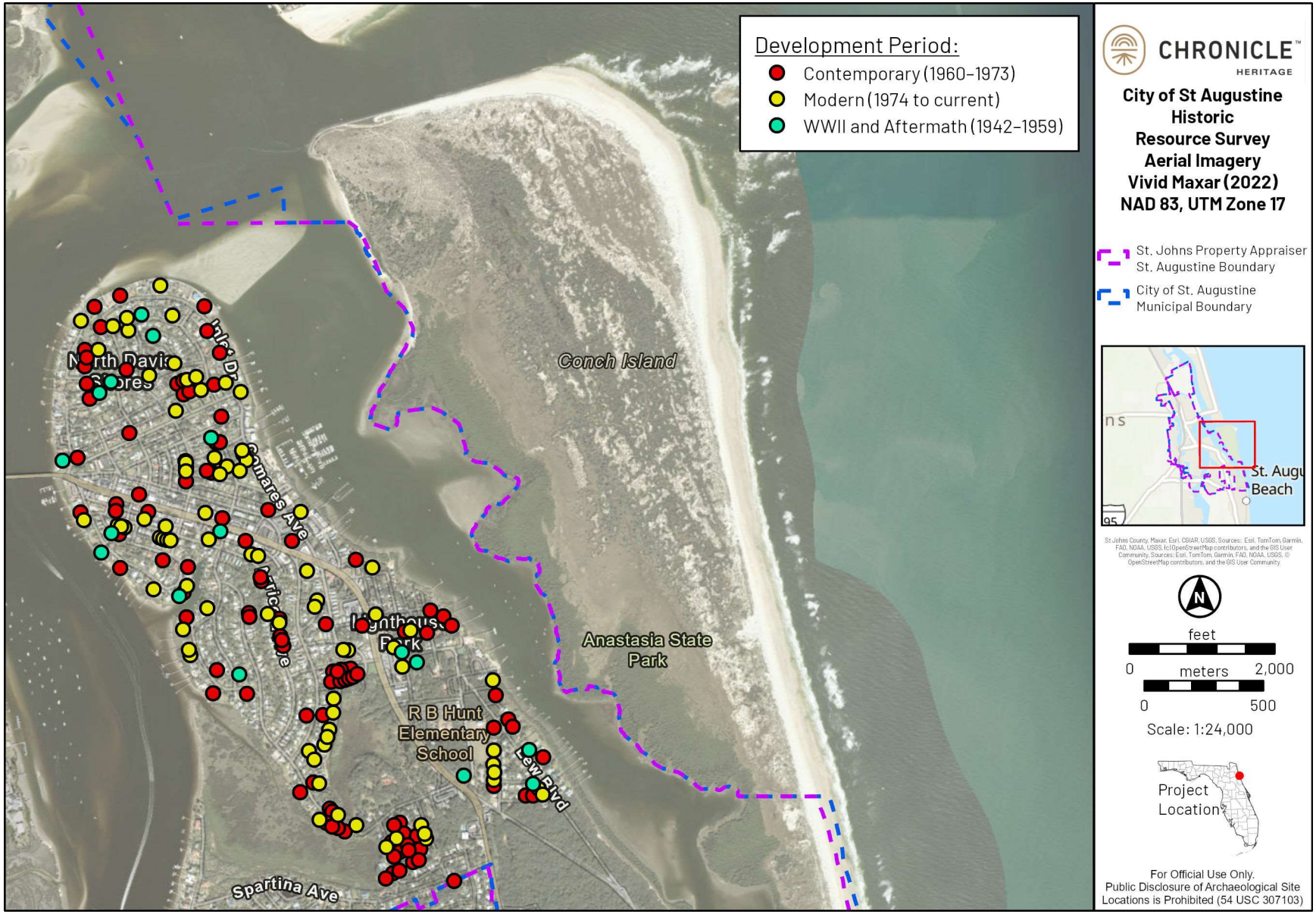


Figure C-32. Aerial results map depicting the development period of resources surveyed in the survey area (Map C).

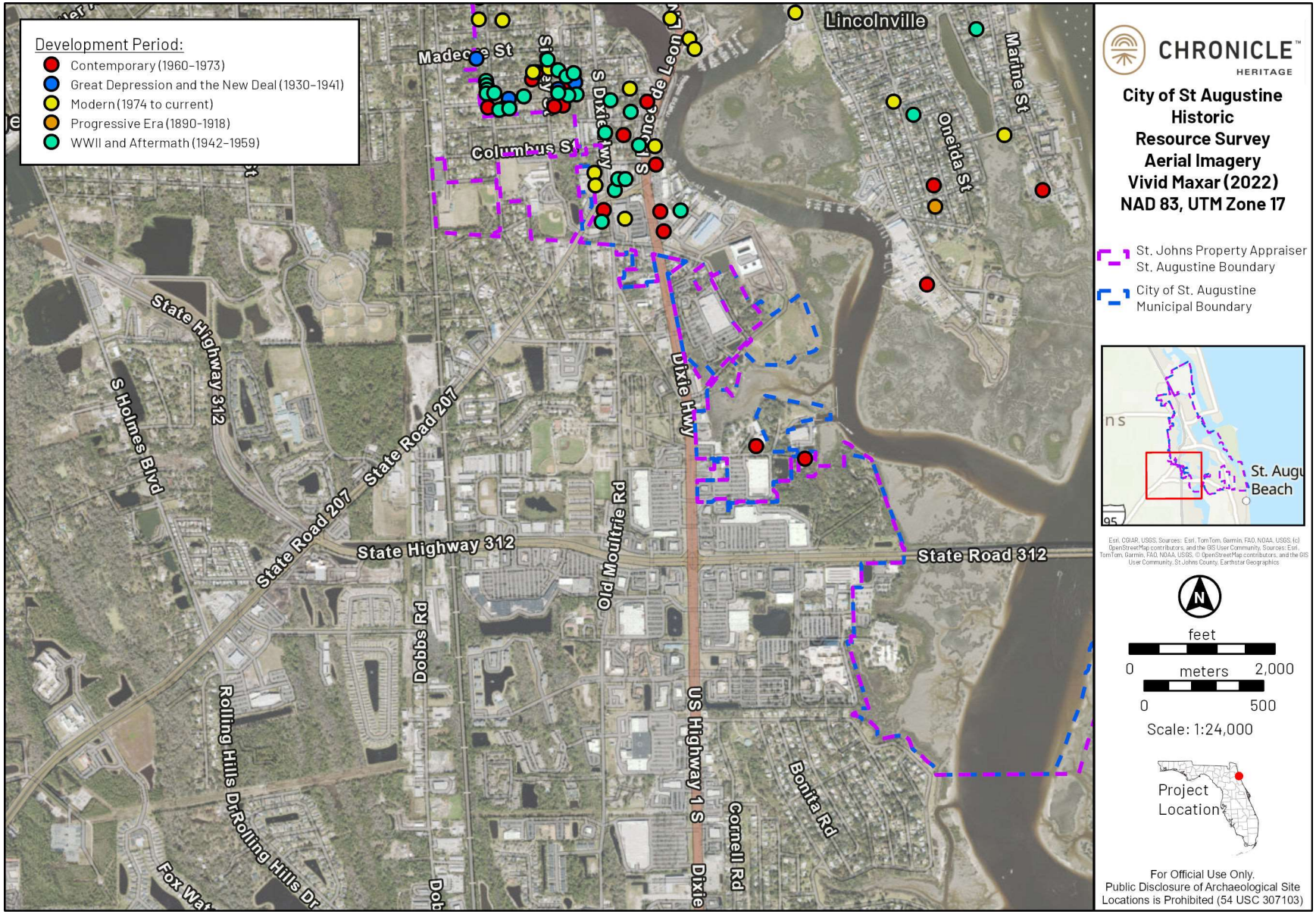


Figure C-33. Aerial results map depicting the development period of resources surveyed in the survey area (Map D).

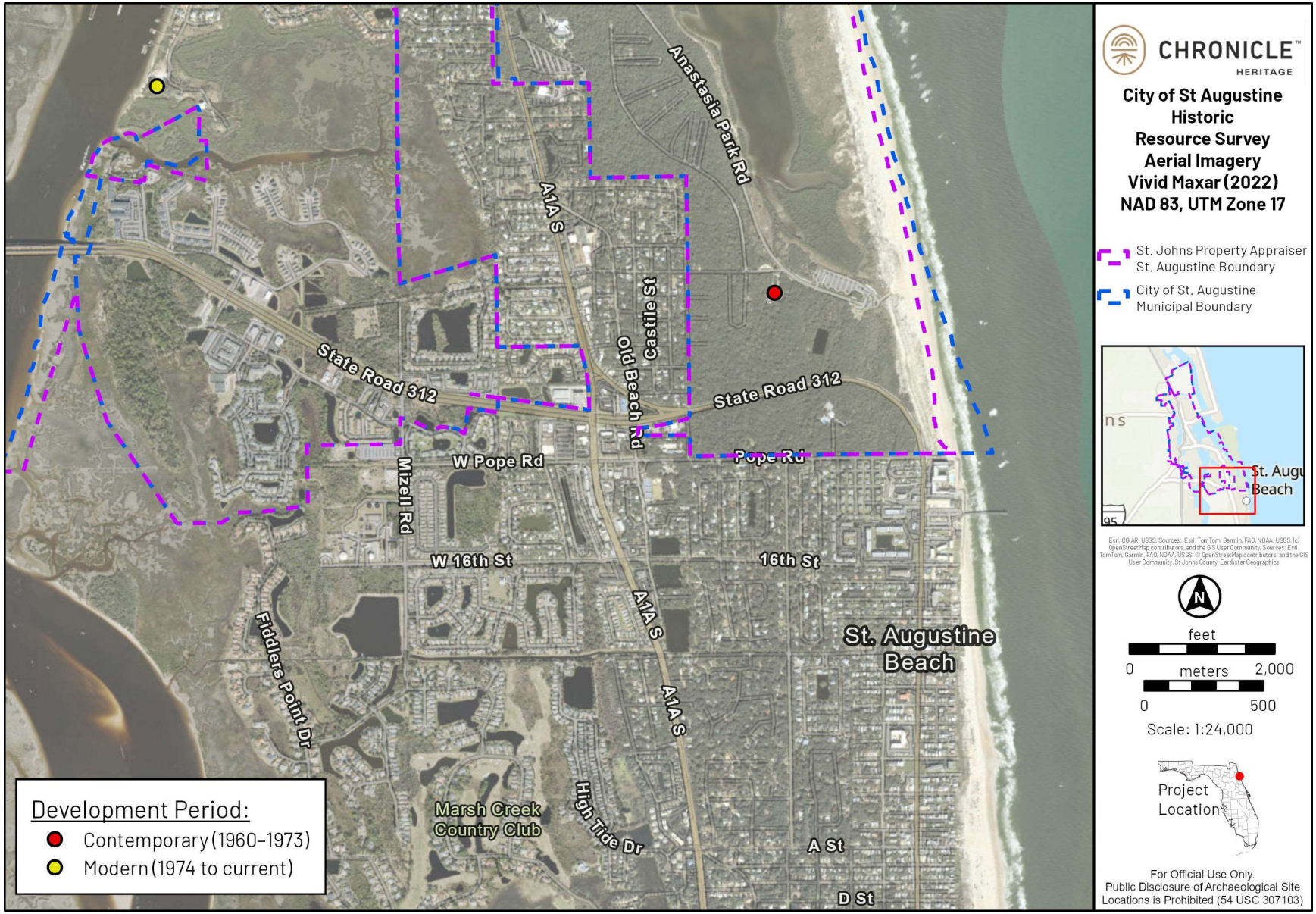


Figure C-34. Aerial results map depicting the development period of resources surveyed in the survey area (Map E).

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