CITY OF ST AUGUSTINE EST. 1565

# HISTORIC ARCHITECTURAL REVIEW BOARD

## A G E N D A

## THURSDAY, DECEMBER 18, 2025 - 1:00 PM

## ALCAZAR ROOM

1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
   a) October 16, 2025 - Regular Meeting
4. Modification and approval of Agenda
5. Recommended Expedited Hearing Items (additional to be recommended one week in advance)

| | | |
|---|---|---|
| a) | HP2025-0076 (Previously approved under expired COD HP2023-0084) | Christopher Ropero - Applicant and Owner<br>101 Magnolia Drive<br>To demolish a residential building, constructed c. 1924-1930, that is recorded in the Florida Master Site File and not located in a district. |

6. Continued Certificates of Appropriateness from previous HARB meetings

| | | |
|---|---|---|
| a) | HP2025-0074<br>CONTINUED FROM<br>NOVEMBER 20, 2025 | Central Southern Construction Services, LLC - Applicant and Owner<br>264 St. George Street<br>To install a new metal gate across an existing driveway. |
| b) | HP2025-0070<br>CONTINUED FROM<br>NOVEMBER 20, 2025 | Design Cooperative, LLC - Applicant<br>58 Charlotte Streer LLC - Owner<br>58 Charlotte Street<br>To increase the height of an existing masonry wall along the south property line and modify the previously approved flat roof design to screen proposed mechanical equipment; and, to construct a pergola across the previously approved rear courtyard space. |

7. Certificate of Appropriateness

a) HP2025-0080
Studio Femke - Applicant
58 Charlotte St LLC - Owner
58 Charlotte St
For design changes to outdoor spaces.

b) HP2025-0078
Blue Carriage House LLC - Applicant and Owner
26 Toques Place
For after-the-fact replacement of previously existing wood privacy fencing with new wood privacy fencing of differing height and design.

8. Certificate of Demolition and Partial Demolition

a) HP2025-0077
Coastal Craftsmen Company - Applicant
Alison & Stephen Kuzoian - Owner
38 Park Avenue
For partial demolition of a residential building, constructed c. 1954, that is recorded in the Florida Master Site File and contributing to the Fullerwood Park Residential National Register Historic District, including window replacement, fenestration changes, and modifications to the roof form.

b) HP2025-0079
Kenneth Wieber - Applicant and Owner
143 Oneida Street
For partial demolition of a residential building, constructed c. 1885-1894, that is recorded in the Florida Master Site File and contributing to the Lincolnville National Register Historic District, including removal and replacement of a small rear addition with a larger rear addition.

9. Certificate of Appropriateness - Large Scale Projects

a) HP2025-0072
CONTINUED FROM
NOVEMBER 20, 2025
Matthews | DCCM - Applicant
Sisters of St. Joseph, Inc. - Owner
241 St. George Street
To construct a new institutional building on the northern portion of the property with associated alterations and repairs to existing masonry perimeter walls and new hardscape and landscape designs.

b) HP2025-0053
CONTINUED FROM AUGUST 21, 2025
Rogers Towers, PA - Applicant
Kasam Hospitality, Inc. - Owner
24 Cathedral Place and Charlotte Street (PID 1972000000)
For work related to an adaptive use project of the existing buildings, to include construction of commercial buildings to flank a new parking garage on the existing parking lot; new landscape, hardscape, and streetscape on Charlotte Street and south side of Treasury Street; and repair and rehabilitation of exterior elements on existing tower building to include replacement of windows, doors, and balconets, and refinishing of stucco and terra cotta.

10. Planning and Building Staff Communications
    a) Staff Approved Permits Report
11. Other Business
    a) Approved 2026 HARB Meeting Dates
    b) Follow-up on Model Land Company National Register Historic District update
12. Next Scheduled Meeting Date(s):
    a) January 15, 2026 - Regular Meeting
13. Adjournment

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

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

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

**CITY OF ST. AUGUSTINE**

Historic Architectural Review Board Regular Meeting
October 16, 2025

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

**1. ROLL CALL:**
Brad Beach, Chairperson
Linda Potter, Vice-Chairperson
Paul Weaver, III
Catherine Duncan
Gaere MacDonald

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

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**2. General Public Comments for Items not on the Agenda**

none

**3. Approval of Minutes**

**Mr. Weaver MOVED to APPROVE the September 18, 2025 minutes with the change on page seven from sight to site. The motion was SECONDED by Ms. Duncan.**

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

**4. Modification and approval of Agenda**

**MOTION**

**Mr. Weaver MOVED to APPROVE the Agenda as presented. The motion was SECONDED by Mr. MacDonald.**

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

**5. Public Comments related to Expedited Hearing items:**

**6. Certificate of Appropriateness**

**6. (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.**

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 72 Spanish Street if the HARB finds the proposed work, as proposed or modified by 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.

Juan Othello and Craig Sommers reviewed the application.
Mr. Sommers said that there was no problem with the proposed modifications presented in the staff report.

Ex Parte Communication: none

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

The Board discussed:

Ms. Duncan said that because the applicant was changing the materials to what was recommended, the proposal was fine and the additional stairs would be fine as well. She said that because the door was on the side, it would not be visible from the streetscape. She thought that this was a good proposal

Ms. Potter confirmed that the older doors were not wood.

The other board members agreed that this was a good proposal.

**MOTION**

**Ms. Duncan MOVED to APPROVE application HP2025-0065 at 72 Spanish Street with the only modification being that wood would be used in place of Trex and fiberglass. The motion was SECONDED by Mr. Weaver.**

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

**7. Continued Items from the previous HARB meetings**

**7. (a) Certificate of Appropriateness HP2025-0053 – Rogers Towers, PA – Applicant**
**Kasam Hospitality, Inc. – Owner**
**24 Cathedral Place and Charlotte Street (PID 1972000000)**
**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, 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.

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

Mr. Koppenhafer began his presentation to include the buildings at 24 and 22 Cathedral Place. He gave a brief history of the uses of the building.[1]

Mr. Koppenhafer continued his presentation and provided information regarding the potential repair to the stucco and terra cotta, the windows, doors, and the roofing.

Mr. Latimer reviewed the new proposals for the gated courtyards. He showed the options for courtyards A, B and D, courtyard C was not gated. He said that the gate on the D courtyard had a smaller door and opening because of the need for a crash bar on the back of the gate for emergency exit.

[1] There was a brief recess from 1:27 to 1:32 pm due to a fire alarm

Ex Parte Communication: none

Public hearing was opened.

BJ Kalaidi was opposed to this project as it would radically change the Town Plan National Historic District. She asked for confirmation of how high the new building would be in comparison with the taller building.

Mr. Beach envisioned that the top of the garage parapet would be at the bottom of the third or fourth floor windows.

Mr. MacDonald said that there was no proposal to cover any windows.

Ms. Courtney directed Ms. Kalaidi to the packet and the renderings that were provided with the view from the Bridge of Lions, and advised that there were no proposed changes to the window openings.

Mr. Koppenhafer said that there were no windows being removed and the actual rooms with windows did not exist below the fourth floor.

Mr. Weaver said that information needed to be provided on how the new construction would impact the older building.

Ms. Duncan thought that the building would not be visible from Charlotte Street once the new parking garage was constructed.
Public hearing was closed.

The Board discussed:

Mr. Koppenhafer showed a picture that demonstrated the new building would not block the windows on the fourth floor on the existing building.

Mr. Weaver told the board that there had been a previous rehabilitation of the building and there should be plans available for reference.

Ms. Courtney advised that she was looking for additional plans for the building.

The Board continued their discussion as follows:

- Wanted to see all the components on the current windows
- If the arched windows on the front of the building were metal then they should be replaced with metal.
- The windows on the upper floors were all aluminum, with single panes, and off set with a solid horizontal mullion in the middle
- The windows shown in a picture of the original building appeared to be one over one sash windows
- The proposed panes looked like the original
- Needed to replicate the original design
- Should provide a shop drawing for the windows only
- The window did not have to be operable but needed to look like sash windows
- The board would support one over one faux mullion for the higher floors and replicate what exists on the lower floors for the arched windows
- The custom window was made of a wood detail using mahogany wood
- It was important to maintain the dimension and styles
- Discussed the need for more information regarding the restoration of the terra cotta on the building
- Queried the board to see if everyone agreed that leaving the terra cotta painted was a better idea
- Trying to remove the paint could cause more damage
- Recommended an expert to evaluate the terra cotta to be sure it was terra cotta before moving forward
- There were materials available that would match the terra cotta
- Confirmed that the material for the replacement door on the front of the building would be better wood material and insulated glass

DRAFT

- Confirmed the railings on the balconettes would have the same material, which was painted steel, the railings would be rebuilt or restored
- Any drawings should include whether parts of the building were being replicated or restored
- The Board wanted detailed drawings

Ms. Avery-Smith respectfully requested that the board finalize the certificate of appropriateness prior to asking for shop drawings.

The Board confirmed for the applicant that an architectural drawing would suffice.

- The stucco should be evaluated by an expert to be sure that it would be lasting
- Needed to consider whether the stucco should be sealed or left natural
- The applicant should be sure to adhere to the secretary of the interior standards for rehabilitation
- The board had consensus that the proposed gate "c" would be good for courtyard "a"
- The gate for courtyard "b" needed to have more of a curve at the top, or use the gate "c"
- Confirmed the miscellaneous equipment, especially cellular equipment or racks, would be removed if possible

**MOTION**

**Mr. Weaver MOVED to CONTINUE application HP2025-0053 24 Cathedral Place and Charlotte Street to the November 20, 2025 meeting. The motion was SECONDED by Ms. Potter.**

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

[2] Break 2:59 – 3:06 pm

**7. (b) Certificate of Appropriateness -City Owned Property HP2025-0011- CBVR Telecom Design Group and Cellco Partnership Successor in Interest to Verizon Wireless- Applicant**
**Various areas within/adjacent to existing City rights-of-way within Historic Preservation Zoning Districts 1 through 5**

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

Ms. Courtney read the staff report and said 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 the Secretary of the Interior's Standards 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.

Christopher Milnes and Courtney Barnard reviewed the application.

Ex Parte Communication: none

Public hearing was opened.

BJ Kalaidi liked the fact that this company was using the rights of ways of the city.

Mr. Milnes confirmed that none of the proposed antennas were aerial in nature. He advised that as the streetscape changed, Verizon would bear the cost of any replacement.

Public hearing was closed.

The Board discussed:

- The larger luminaire was a good change
- The look was very subtle in the Toques Place parking area
- Agreed the Cordova site was a good location
- Thought that Toques Place needed to have a height adjustment regarding the light fixture
- Should there be 2 lights on the pole to balance the appearance
- Adding another light to the pole would negate the subtlety
- The antennas were inappropriate in the historic part of the city
- Currently there were no cell antenna towers in the historic district
- Confirmed the height of the pole on Cordova to be twenty-eight feet
- The luminaire on Cordova could not be lowered
- Drawings showing the lower height would be helpful
- The two locations being discussed were conditionally approved at the last meeting
- Using existing FPL poles eliminated the risk of disturbing any sensitive archeological areas

Ms. Lopez suggested that any new design should be as short as possible to help the HARB make their decision.

- Each pole had to be built to hurricane standards as well as the being tested and approved by the FCC.

**MOTION**

**Mr. Weaver MOVED to CONTINUE application HP2025-0011 to the November 20, 2025 meeting. The motion was SECONDED by Mr. MacDonald.**

**VOTE ON MOTION:**

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

**8. Planning and Building Staff Communications**

**8. (a) Planning and Building Staff Approved Permits Report**

(Provided for informational purposes)

**9. Other Business**

**9. (a) Certified Local Government (CLG) Annual Report Feedback**

Ms. Courtney asked the board to respond to the five-question survey that she had emailed to each board member. She advised that this would assist her in completing the annual report to the State of Florida Department of State's Bureau of Historic Preservation Office.

**9.(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**

Ms. Courtney reviewed the letter from the State of Florida advising that there was a proposal to nominate the Model Land Company to the National Register of Historic Places. She explained that because of this already established historic district's age, they wanted to update and review this area to include any additional structures that would be considered as contributing. She said the period of inclusion had been updated to the years 1838-1968.

Mr. MacDonald asked what the impact of making an area a local registry would have on the residents in the area.

Ms. Courtney said that the city had implemented the Partial Demolition Code and any structures in the National Historic District would be under the Partial Demolition Code.

Mr. Weaver commented that buildings built between 1937 and 1968 would be added to the register.

Public comment was opened:

Mr. Pappas asked how the individuals would be notified if their buildings were now contributing.

Ms. Courtney responded and advised that there was no requirement to publicly notice this information, and any formal notification would come from the state to those who had been newly added to the register.

Public Comment was closed.

Ms. Potter recommended that the News and Notes could be a good place to get the new information out to the residents of the city regarding their new contributing status.

Ms. Seymour advised that there were plans to have more outreach to the property owners.

**MOTION**

**Mr. MacDonald MOVED to SUPPORT the Model Land Company National Register Historic District update. The motion was SECONDED by Ms. Duncan.**

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

**9.(c) Review of final deliverables from two (2) FL Division of Historical Resources FY25 Small Matching Grants projects recently completed**

Ms. Courtney updated the board on the small matching grants that had been awarded to the city.

1. Survey grant project: “St Augustine Survey Part 6: Architecture from the Recent Past”

2. Interactive Storyboards

**10. Next Scheduled Meeting Date(s):**

**10.(a) November 20, 2025 – Regular Meeting**

**11. Adjournment**

There being no further business, the meeting was adjourned at 5:01 P.M.[3]

**Brad Beach, Chairperson**

[3] Transcribed by Michele Fudo

CITY OF ST AUGUSTINE
EST. 1565
NATION'S OLDEST CITY

MEMORANDUM

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

DATE: **December 18, 2025**

RE: **COD HP2025-0076 | 101 Magnolia Drive**

| | | | |
|---|---|---|---|
| Architectural Style: | Garage Apartment/ Frame Vernacular | Florida Master Site File: | SJ01253 |
| National Register: | N/A | Construction date: | c. 1924-30 |
| Archaeology Zone: | N/A | Zoning District: | RS-2 |
| Parcel number: | 1583400000 | | |
| Agenda Item: | 5(a) | Previous Action(s): | COD HP2023-0084 |

This application for full demolition was reviewed by the HARB during the December 21, 2023 meeting and subsequently approved as detailed in the attached order. That demolition approval has since expired without the applicant seeking any extensions.

The original staff report, which has also been attached for the Board's consideration, remains relevant to this application as submitted.

No additional application materials were submitted by the applicant; therefore, the original application materials are included in the application packet.

Thank you,
Candice Seymour
Historic Preservation Planner
Planning & Building Department
E cseymour@citystaug.com | P 904.209.4326

December 21, 2023

Christopher Ropero
503 Arricola Ave
St Augustine, FL 32080

Re: Certificate of Demolition (Full) - 101 Magnolia Drive - HP2023-0084

Dear Mr. Ropero,

On December 21, 2023, the Historic Architectural Review Board (HARB) met and discussed your application to demolish a residential building constructed c. 1924-1930 that is recorded in the Florida Master Site File and not located in a district.

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

A Certificate of Demolition is valid for a period of one (1) year from the date of approval. Failure to exercise the Certificate of Demolition by commencement of the use or action approved shall render the Certificate of Demolition invalid, unless an extension has been applied for and approved not less than thirty (30) days prior to the one (1) year expiration date. A Certificate of Demolition shall become effective on the thirty-first (31st) day following the date of the rendered order.

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

Sincerely,

Amy McClure Skinner, AICP
Director, Planning & Building

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

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

**TYPE OF REQUEST:**

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

**IN THE MATTER OF:**

| | |
|---|---|
| Case No.: | HP2023-0084 |
| Applicant: | Christopher Ropero |
| Owner: | Christopher Ropero |
| Address: | 101 Magnolia Drive |
| Parcel Number: | 1583400000 |

Re: Certificate of Demolition, pursuant to Section 28-89, City of St. Augustine Code, to demolish a residential building constructed c. 1924-1930 that is recorded in the Florida Master Site File and not located in a district

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON THURSDAY, DECEMBER 21, 2023, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

**FINDINGS OF FACT AND CONCLUSIONS OF LAW:**

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☒ was present at the Thursday, December 21, 2023, Historic Architectural Review Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☐ members of the public testified under oath, or ☒ no members of the public spoke on this issue.
3. The subject property has a zoning classification of RS-2
4. The above-described Certificate of Demolition is subject to Section 28-89 of the Code of the City of St. Augustine.

**ORDER:**

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request to demolish a residential building constructed c. 1924-1930 that is recorded in the Florida Master Site File and not located in a district.

Subject to the following conditions:

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

DONE AND ORDERED, at a public hearing on the 21 day of December, A.D., 2023, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2023-0084 **REQUEST** **APPROVED / DENIED / CONTINUED**

Sign Name

Catharine Duncan

Print Name

HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 21st day of December, A.D., 2023.

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

# STAFF REPORT AND RECOMMENDATION

**Prepared for December 21, 2023 Meeting**



Application HP2023-0084 Address: 101 Magnolia Drive

Christopher Ropero – Applicant & Owner

Project description: To demolish a residential building constructed c. 1924-1930 that is recorded in the Florida Master Site File and not located in a district.

| | | | |
|---|---|---|---|
| Architectural Style: | Garage Apartment/ Frame Vernacular | Florida Master Site File: | SJ01253 |
| National Register: | N/A | Construction date: | c. 1924-30 |
| Archaeology Zone: | N/A | Zoning District: | RS-2 |
| Parcel number: | 1583400000 | | |
| Agenda Item: | 5(a) | Previous Action(s): | N/A |

## STAFF SUMMARY AND ANALYSIS:

Located on a large and heavily treed lot in the Lighthouse Park Neighborhood, this converted Garage Apartment residence was constructed between 1924 and 1930. It sits on the east side of Magnolia Drive close to where it intersects with Anastasia Avenue, and immediately north of R.B. Hunt Elementary School.

The building, which appears to have seen several alterations over time, features a side gable stamped metal roof with vents in each gable end, aluminum siding covering both the upper and lower floors, a large second story deck which wraps both the east and north elevations, 2/2 wood DHS windows, 1/1 and fixed pane aluminum replacement windows, and several sliding glass doors. A hip-roofed irregularly shaped 1-story addition extends from the south elevation, and a two-story shed-roof addition extends from the east elevation. Neither of these additions are seen on the 1965 update of the 1930 Sanborn Fire Insurance Map. An exterior brick chimney stack is visible on the south elevation. Decorative lattice screening and brick landscaping features are also seen around the building.

An outbuilding on the northeast corner of the property is also proposed for demolition with the main structure. While the St. Johns County Property Appraiser lists this secondary structure as being constructed in 1928, it is not visible on the 1965 update to the 1930 Sanborn Map, is not mentioned on the 1980 Florida Master Site File form and appears to be constructed of more modern materials.

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

## STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a **Certificate of Demolition** at **101 Magnolia Drive** because it is not a local landmark or otherwise designated as a historic building, with the following condition:

1. Useable materials such as the existing landscape bricks and ground floor exterior concrete block be salvaged for reuse consistent with section 28-89(2)d.6.

Candice Seymour
Candice Seymour, Historic Preservation Planner

## SUMMARY SCOPE OF WORK:

1. Demolition of a residential building.

## DEMOLITION REVIEW CRITERIA (AGHP):

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

***2. The contribution of the structure to the mass and scale of the streetscape.*** The building's mass and scale does not contribute greatly to the streetscape as it is set far back on the lot and its visibility is limited by large trees and heavy brush along the front property line.

***3. The impact of the loss of the structure on the streetscape.*** The building's typology is not unique for the Lighthouse Park area which features a wide variety of buildings of different architectural styles and time periods. The subject building has been heavily modified over time and most of its windows, exterior cladding, porches, and doors do not appear to be original material.

***4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape.*** Part of the property is situated within the Anastasia Boulevard Entry Corridor and is subject to the Design Standards for Entry Corridors. Additionally, it is encouraged not to replicate historic styles and to use inspiration of the immediate context area to design a compatible building with respect to height, mass, scale, rhythms, materials, site plans, etc. Any redevelopment plans need to consider the Tree and Landscape Ordinance and meet zoning requirements.

***5. The historical or cultural merit of the structure.*** The 1975 Polk City Directory lists Frank J. Miller, curator of Marineland, as resident. By 1979-80, he is noted as manager of Leonardi's Nursery which is currently located just across the Magnolia Street from the property. The building is recorded in the Florida Master Site File but is not located in a district. No historic or cultural associations are known that would qualify the building for listing individually, although it could contribute to a district if one were created, according to the Florida Master Site File. The 2015 Survey of Anastasia Island does not include the building as potentially contributing to a Lighthouse Park district.

***6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood.*** The building is not designated as historic and is not eligible for individual designation or to be considered contributing to a district since no districts are extant in the area.

***7. Whether or not the structure is representative of a style or type of architecture or a method of construction.*** The building is an example of a garage apartment which was converted into a single-family home with several alterations over time.

**8.** ***Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction.*** The building typology is commonly found throughout St. Augustine in many neighborhoods including North City and Old City South.

**9.** ***Whether or not the structure is of such design, craftsmanship or materials that it either could not be reproduced, or could be reproduced only with great difficulty or expense. The condition of the structure, and the possibility of rehabilitating or relocating the structure.*** While the architectural style of the building would not be difficult to replicate, the ground floor of the building is constructed of a locally produced concrete block, common in the area in the 1920s and 1930s which would be difficult to reproduce.

**10.** ***The justification for the proposed demolition.*** The applicant seeks to demolish the building due to health and safety concerns related to the production of methamphetamines at the house in 2011. The police report for this incident is provided in the application packet. The applicant expressed intent to redevelop the property; however, no clear plans were submitted for the redevelopment with the application.

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

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

The Historic Architectural Review Board (HARB) is responsible for the review of all applications for demolition permits for structures that are fifty (50) years of age or older, listed on the Florida Master Site File, or designated as an historical landmark (as defined by Sec. 28-87.10)

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

A property currently listed on the National Register of Historic Places individually or as a contributing structure in an historic district is afforded additional scrutiny in the demolition review process by: 1) requiring submittal of a condition assessment report performed by a qualified professional; 2) requiring the applicant to prove "undue economic hardship" to justify demolition; and 3) allowing HARB the option to deny the demolition request if an undue economic hardship is not proven and removal of the building or structure will be detrimental to the historic and architectural character of the city.

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

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

**Conditions for Demolition Approval** (Section 28-89(2)d, CoSA Code of Ordinances)

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

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

The building was built by 1930 and is thus more than 50 years old. The building is not in a Historic Preservation Zoning District, National Register Historic District, or individually listed on the National Register of Historic Places but is recorded in the Florida Master Site File.

The requirements have been sufficiently met.

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

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File survey
3. Sanborn Map
4. Polk City Directory Research

# STAFF PHOTOGRAPHS
## 101 Magnolia Drive



Southwest Elevation

# STAFF PHOTOGRAPHS
## 101 Magnolia Drive



Southwest Elevation




West Elevation

# STAFF PHOTOGRAPHS
## 101 Magnolia Drive



South Elevation



# STAFF PHOTOGRAPHS
## 101 Magnolia Drive



Northwest Elevation

# STAFF PHOTOGRAPHS
# 101 Magnolia Drive



North Elevation

# STAFF PHOTOGRAPHS
## 101 Magnolia Drive



Secondary structure

# STAFF PHOTOGRAPHS
## 101 Magnolia Drive





Secondary structure

# STAFF PHOTOGRAPHS
## 101 Magnolia Drive





Secondary structure

# STAFF PHOTOGRAPHS
## 101 Magnolia Drive





Secondary structure

# STAFF PHOTOGRAPHS
## 101 Magnolia Drive





Secondary structure interior

# STAFF PHOTOGRAPHS
## 101 Magnolia Drive



Entry Door on North Elevation



# STAFF PHOTOGRAPHS
## 101 Magnolia Drive



North Elevation



# STAFF PHOTOGRAPHS
## 101 Magnolia Drive



View of property from street

# STAFF PHOTOGRAPHS
# 101 Magnolia Drive




Context Photographs



FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

---

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ1853 1009==

Site Name: 821 Magnolia Drive 830== Survey Date: 7909 820==

Address: 821 Magnolia Drive, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Paul Capo (subdivision) B (block) 3, 4, 5 (lot) 868==

868==

Owner of Site: Name: Miller, J. Frank;

Address: 821 Magnolia Drive

St. Augustine, Fla. 32084 902==

Occupant or Manager: 904==

Type of Ownership: Private 848== Zoning: RS2

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

UTM: (zone) (easting) (northing) 890== Location: T07S (T) R30E (R) N21 (S) 812==

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

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

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

---

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(x) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(x) Altered 858==

( ) Unaltered 858==

(x) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

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

II. SITE DESCRIPTION, continued.

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

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

Architect: 872==

Builder: 874==

Style: Garage apartment 964==

Plan Type: Rectangular 966==

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

Structural Systems: Masonry concrete block (first floor) wood frame, (2nd floor) 856==

Features of Structure: (942)

Window Type: DHS, 1/1, 2/1, sliding glass, attic louver 942==

Foundation: Concrete block wall 942==

Roof Type: Gable 942==

Secondary Roof Structures: Shed porch, hip porch 942==

Porches & Balconies: 2 story enclosed front porch 942==

Chimney Location: 942==

Materials: (882)

Chimney: 882==

Roof Surfacing: Composition shingles 882==

Ornament Exterior: 882==

Quantitative Data: (950-954)

Chimneys: 952== Dormers: 0 954== Stories: 2 950==

Other: First floor built of locally produced coquina concrete block 956==

Surroundings: Mixed residential/institutional 864==

Relationship to Surroundings: Residential building adjacent to R. B. Hunt School 859==

---

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

## IV. SIGNIFICANCE

Areas of Significance: Architecture

920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Garage apartment at 821 Magnolia Avenue was constructed between 1924 and 1930. Significant details include the usage of locally produced coquina concrete block, common in the area in the 1920's and 1930's, for the first floor of the building.

Lighthouse Park, on northeast Anastasia Island just inside the city limits, is St. Augustine's oldest beach area, dating from the early years of the Flagler era. Webb's St. Augustine Directory in 1886 predicted: "at no distant day elegant villas, the winter homes of the beau monde of the north, will dot the bluffs of this sea girt isle which gems the bosom of the sea". This is some of the highest land in the city, atop a coquina ledge whose outcroppings can be seen at the waterfront. The Lighthouse located here is one of St. Augustine's tallest structures and also its oldest surviving brick building. The waterfront and inlet here have changed greatly over the years, with hurricanes, dredging, etc., so that the original waterfront property is no longer necessarily so. Previously marshy land to the north and west was filled in the 1920's to create Davis Shores, a neighborhood that eventually surrounded the Lighthouse Park area. There are some interesting surviving Victorian beach cottages in Lighthouse Park, particularly the Octagon House (62 Lighthouse Avenue) and Castle Betsworth (46 White Street). Development continued in the 20th century with many bungalow-influenced houses as well as more modern styles. Some streets in the area are still unpaved, lending a rustic air to what has actually become a contiguous neighborhood to the rest of the city. The area includes the Lighthouse reservation, the former U. S. Navy Wireless Station, a park, tennis courts, and public boat ramp.

HISTORY

The neighborhoods collectively known as Lighthouse Park evolved out of a 1793 Spanish land grant to Lorenzo Rodriguez, a naval captain, who cultivated the estate, "Buena Vista," for several decades. The grant, extending just west of the 18th century stone watchtower to the creek bordering the coquina quarries, encompassed most of the high dunes and partially wooded areas at the northern end of Anastasia Island. In 1871, five

(over)

## V. BIBLIOGRAPHY

1. Works Projects Administration, Spanish Land Grants in Florida, 5 Vols. (Tallahassee, 1940), IV, 251; St. Johns County Courthouse, Deed Records, Book M, p. 338; Book T, p. 305.

2. Deed Records, Book Q, pp. 276, 332; Book S, p. 193; Book T, p. 419; Book V, p. 332; Book Y, pp. 81, 111, 113, 136, 261; Book BB, p. 15; Book EE, p. 566; Book FF, p. 603; Book GG, p. 92; Map Book 1, pp. 19, 58.

3. Map Book 3, p. 48; Tatler, February 6, 1892, p. 13; St. Johns Weekly, April 24, 1886, p. 3; 1894 Birds-Eye View; Sanborn Fire Insurance Map, 1917, 1924, 1930.

acres of the tract was sold to the U. S. Government which built the extant Lighthouse and Lighthouse keeper's house shortly thereafter.(1) The remainder of the Rodriguez tract was acquired in 1872 by James Renwick, noted architect who designed St. Patricks Cathedral, the Smithsonian Institution building, and the tower on the St. Augustine Cathedral. Renwick sold the property to a family relation, William Aspinwall whose executors began selling the estate between 1879 and 1886. Paul Capo Subdivision developed out of the sale to W. S. M. Pinkham in 1879. Pinkham, mayor of St. Augustine between 1889 and 1897, later superintendent of the county public school system and also proprietor of The Ocean View Hotel, sold the property in 1882 to Paul Capo, a city councilman and owner of the popular bayfront bathhouse. Capo subdivided this high ground west of the Lighthouse in 1886. Moses Bean, a New Englander, purchased the largest section of the Aspinwall estate by the same year and quickly platted it as Anastasia or Carvers Subdivision. Dr. Charles Carver, a local dentist and promoter of the Oldest House, was a business partner of Bean's as was Col. Milo S. Cartter.(2) Extensive residential development was hampered by transportation difficulties across Matanzas Bay, although ferry and railway service in the late 1880's and a wooden bridge a decade later facilitated communication between "the new city of Anastasia" and The Ancient City, and brought tourists to explore the attractions, including the Alligator Farm, on the island. Residential construction commenced in the mid-1880's with most early development, including the Clapp Octagon House, taking place north of the Lighthouse on White Street and Lighthouse Avenue in Carvers Subdivision. Development proceeded much more slowly in the Paul Capo and Aviles Terrace Subdivisions. Keegan's Addition developed from land of the U. S. Navy Wireless Station which was declared surplus after World War II. In general, Lighthouse Park is essentially a 20th century neighborhood as over three-quarters of the houses were built between 1910 and 1930. North Anastasia Island was included within the expanded corporate limits of St. Augustine in 1923.(3)

Page 1

☐ Original
☒ Update

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

Site #8 SJ01253
Field Date 4-2-2015
Form Date 4-2-2015
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) 101 Magnolia Drive — Multiple Listing (DHR only)
Survey Project Name Architecturial Survey of Anastasia Is. Structure — 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 |
|---|---|---|---|---|
| 101 | | Magnolia | Drive | |

Address:
Cross Streets (nearest / between)
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 1988 — 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 58 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name:
Tax Parcel # 1583400000 — Landgrant
Subdivision Name Paul Capo — Block B — Lot 3,4,5
UTM Coordinates: Zone ☐16 ☐17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐
Other Coordinates: X: — Y: — Coordinate System & Datum
Name of Public Tract (e.g., park)

## HISTORY

Construction Year: 1928 ☐approximately ☐year listed or earlier ☒year listed or later
Original Use Private Residence (House/Cottage/Cabin) — From (year): — To (year):
Current Use Private Residence (House/Cottage/Cabin) — From (year): — To (year):
Other Use — From (year): — To (year):
Moves: ☐yes ☒no ☐unknown Date: Original address
Alterations: ☒yes ☐no ☐unknown Date: Nature roof, windows
Additions: ☐yes ☐no ☒unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

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

## DESCRIPTION

Style Frame Vernacular — Exterior Plan Square — Number of Stories 2
Exterior Fabric(s) 1. Wood siding 2. 3.
Roof Type(s) 1. Gable 2. 3.
Roof Material(s) 1. Wood shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.
Windows (types, materials, etc.) Paired wood 2/2 SHS

Distinguishing Architectural Features (exterior or interior ornaments) Rear screened porch with shed roof.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) Lot boarder over grown with trees.

| DHR USE ONLY | OFFICIAL EVALUATION | DHR USE ONLY |
|---|---|---|
| NR List Date<br>☐Owner Objection | SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☑insufficient info Date 9/3/15 Init. AMM<br>KEEPER – Determined eligible: ☐yes ☐no Date<br>NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2) | |

# HISTORICAL STRUCTURE FORM

Site # 8 SJ01253

## DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 2. _____

Structural System(s): 1. Masonry - General 2. Wood frame 3. _____

Foundation Type(s): 1. Continuous 2. _____

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

Main Entrance (stylistic details) Can not be determined.

Porch Descriptions (types, locations, roof types, etc.) 2nd story enclosed front porch /wood deck

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

Narrative Description of Resource originally recorded as 821 Magnolia -- See original form for significance and 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) Windshield Survey

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) seems to retain integrity and could possibly 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

(address / phone / fax / e-mail)

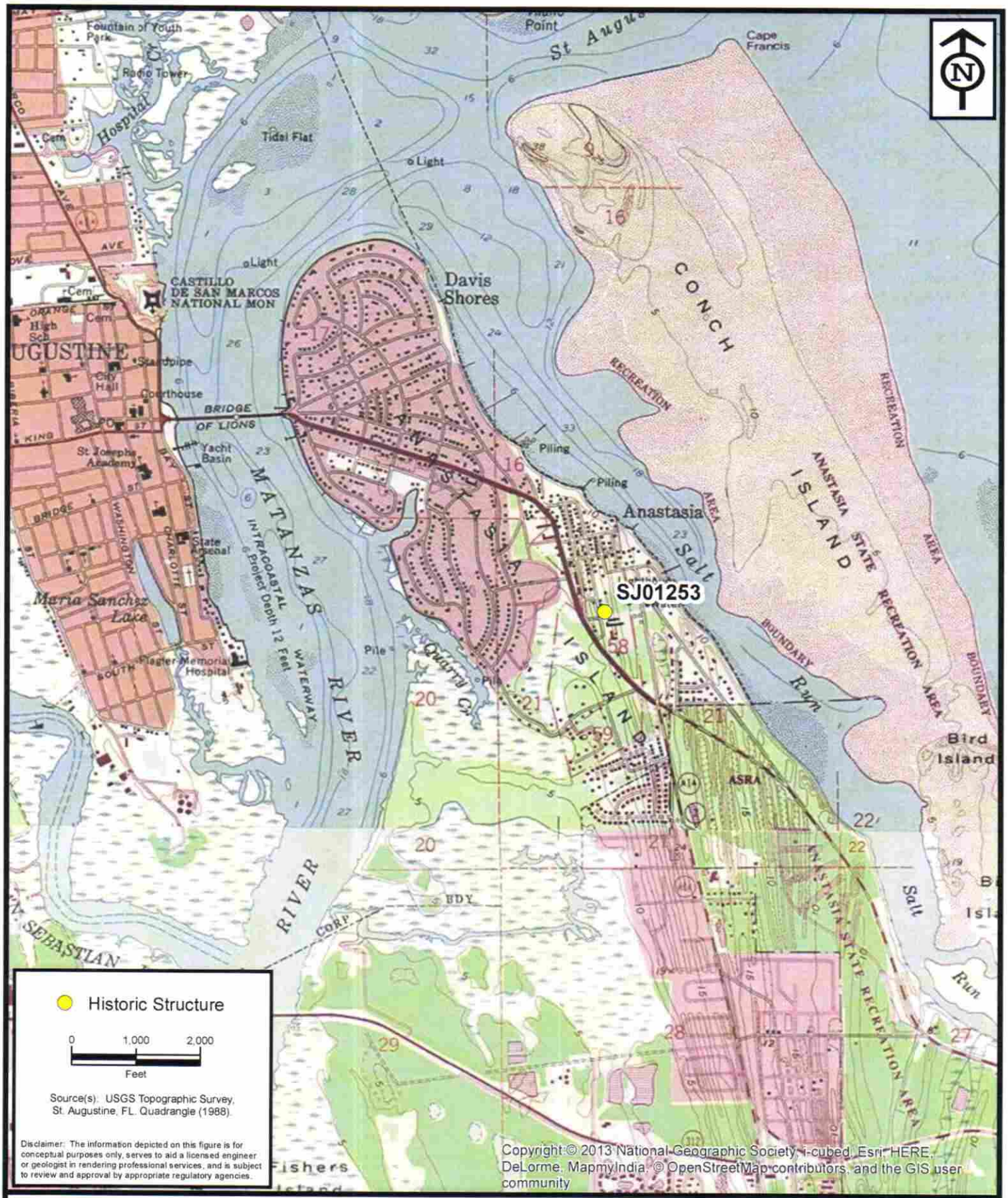
## Required Attachments

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 - SJ01253

**City of St. Augustine**
**Historic Structure Survey**

St. Johns County, Florida

| | |
|---|---|
| Project: | AJ15055.00 |
| Date: | Jun. 2015 |
| Drwn/Chkd: | KWB/JRN |
| Figure: | 1 |

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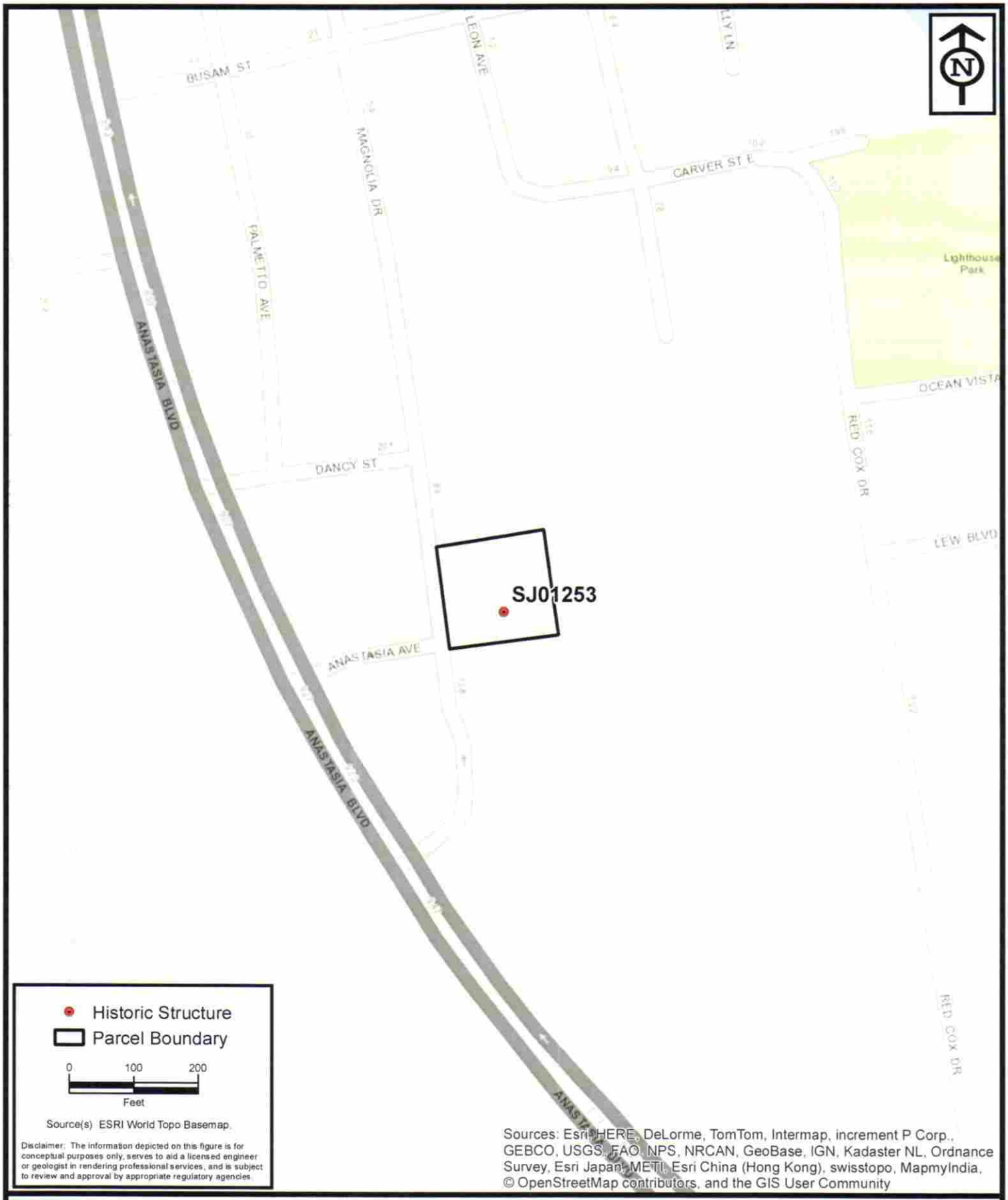



ENVIRONMENTAL SERVICES, INC.
7220 Financial Way, Suite 100
Jacksonville, Florida 32256
(904) 470-2200
(904) 470-2112 Fax
www.environmentalservicesinc.com

Parcel Location - SJ01253

**City of St. Augustine**
**Historic Structure Survey**
St. Johns County, Florida

| | |
|---|---|
| Project: | AJ15055.00 |
| Date: | Jun. 2015 |
| Drwn/Chkd: | KWB/JRN |
| Figure: | 2 |

Path: P:\GIS_Projects\AJ\2015\055\00\fig\FMSF_Previously_Recorded\Site\Parcel Location_SJ01253.mxd Date: 6/10/2015 6:11:04 PM


→31A
→32

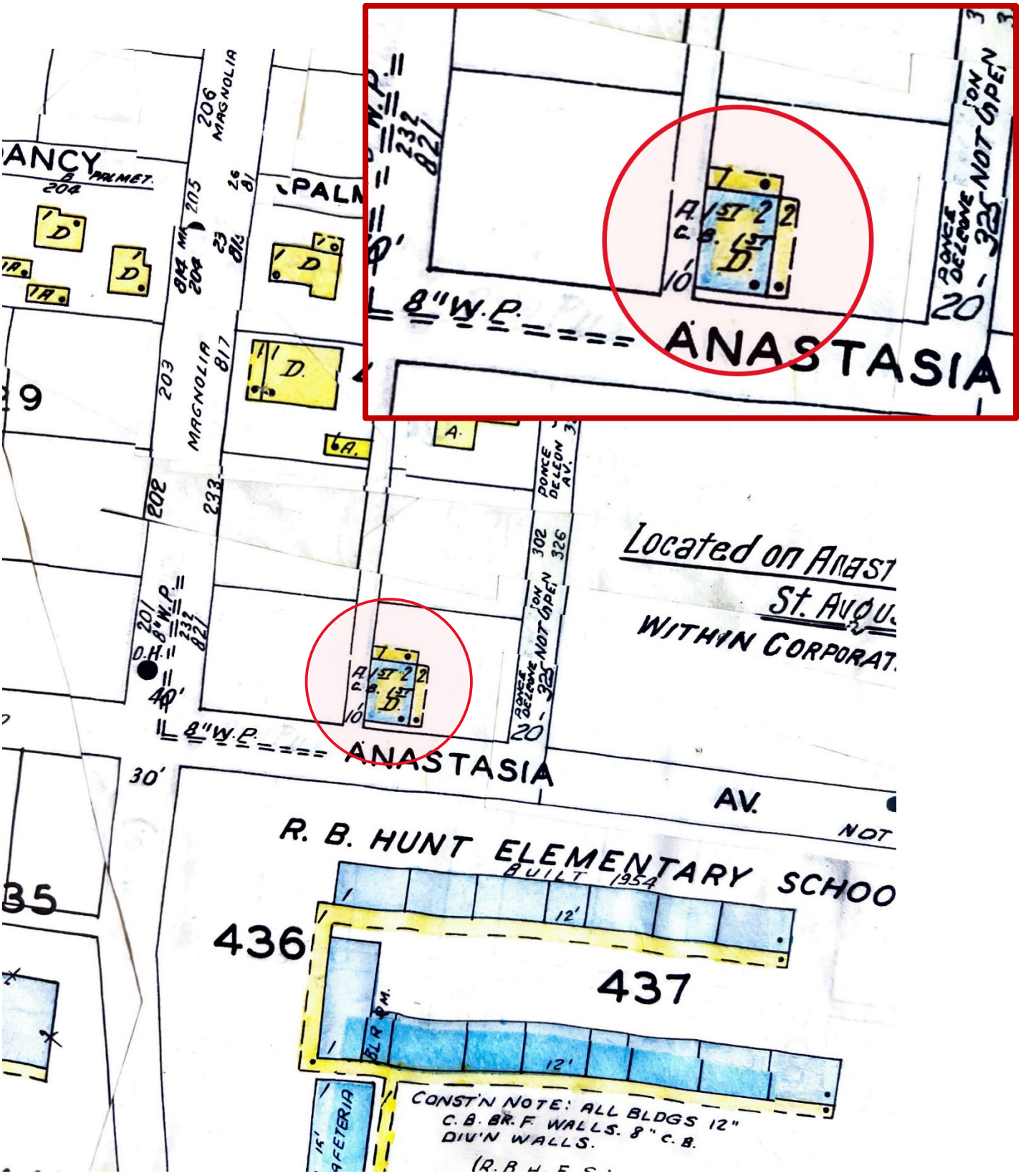






Staff Report Pg. 36

# 1930 SANBORN MAP UPDATED TO 1965
## 101 Magnolia Drive



# 101 Magnolia Drive (a.k.a. 821 Magnolia Drive) (c. 1924-1930)
# SAHS POLK CITY DIRECTORY RESEARCH

| DATE(S) | NAME | SYMBOLS | PROFESSION |
|---|---|---|---|
| 1953-54 | (No Address)<br>Julian R. Henley<br>(wife: Alice L.) | | Agent, Prudential Insurance |
| 1955 | (819) Julian R. Henley<br>(wife: Alice L.) | (o) | Agent, Prudential Insurance |
| +1959 | (821) Julian R. Henley<br>(wife: Alice L.) | (o) | Agent, Prudential Insurance |
| 1965 | Julian R. Henley<br>(wife: Alice L.) | (o) | Agent, Prudential Insurance |
| 1970 | Julian R. Henley<br>(wife: Alice L.) | (o) | Agent, Prudential Insurance of America |
| 1975 | Frank J. Miller<br>(wife: Irene L.) | (o) | Curator, Marineland |
| 1979-80 | Frank J. Miller<br>(wife: Irene L.) | (o) | Manager, Leonardi's Nursery |

Note: Limited address numbers are listed in the Polk City Directory listings for Magnolia Drive until the 1950s. The 190 Sanborn Map, updated to 1965, lists two address numeric for the property: 232 and 821. Address 232 Magnolia Drive does not appear to be extant in the Polk City Directory.

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

# CITY OF ST. AUGUSTINE
## HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

## Certificate of Demolition (Full)

**Case Number: HP2025-0076** **Meeting Date: Thursday, December 18, 2025**

1. NAME OF APPLICANT: chris ropero
   Business (if applicable):
   Address: 101 magnolia dr.
   City: Saint Augustine State: FL Zip Code: 32080
   Daytime Telephone: Available upon request E-Mail Address: Available upon request

2. NAME OF PROPERTY OWNER: chris ropero
   Business (if applicable):
   Address: 101 magnolia dr.
   City: Saint Augustine State: FL Zip Code: 32080
   Daytime Telephone: Available upon request E-Mail Address: Available upon request

3. PROJECT LOCATION: 101 MAGNOLIA DR, Saint Augustine, FL, 32080

4. LEGAL DESCRIPTION: 1-19 CAPOS ADDN ANASTASIA LOTS 3 4 5 & 6 BLK B & 10FT ALLEY LYING BETWEEN (EX E5FT OF LOT 5 FOR RD IN DB70/246) OR5817/1139

5. SCOPE OF WORK: to demolish a residential building, constructed c. 1924-1930, that is recorded in the Florida Master Site File and not located in a district.

***Information attached by applicant includes:***

- Previous Application Packet Submittal from the December 21, 2023 meeting

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# 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: 101 magnolia dr. St. Augustine fl,32080

Applicant's Name: Christopher Ropero Applicant's Signature: Christopher Ropero

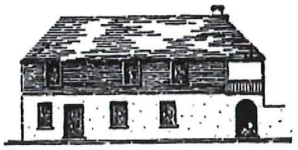
Owner's Name: Christopher Ropero Owner's Signature: Christopher Ropero

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**
**HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION**

☒ **CERTIFICATE OF DEMOLITION**
☐ **CERTIFICATE OF RELOCATION**

Application Fee: ($300.00 full/$150.00 partial (plus advertising costs) BDAC Project No. HP2023-0084

Receipt No. 2765622 Meeting Date December 21, 2023

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Christopher Ropero
   Business (if applicable) _____
   Address 503 Arricola Ave
   City St Augustine State FL Zip 32080
   Daytime telephone (904) 377-0707 E-mail address ChrisRopero@gmail.com

***Correspondence related to this application will be based on the above information

2. NAME OF PROPERTY OWNER Christopher Ropero
   Business (if applicable) _____
   Address 101 Magnolia DR.
   City St Augustine State FL Zip 32080
   Daytime telephone (required) (904) 377-0707 E-mail address chrisropero@gmail.com

3. PROJECT STREET ADDRESS 101 Magnolia Dr.

4. LEGAL DESCRIPTION OF PROPERTY
   Lot ✓ Block ____ Subdivision _____ Parcel Number 158340 00000

5. DATE OF CONSTRUCTION 1928 Source: County

6. HISTORIC STATUS (check all that apply)
   - ☐ Designated Local Landmark
   - ☐ Property individually listed on the National Register of Historic Places
   - ☐ Contributing building in National Register Historic District
   - ☐ Listed on Florida Master Site File
   - ☑ 50 years of age or older

7. PROPOSED PROJECT WORK (check one)
   - ☑ PARTIAL DEMOLITION - Permanent removal of any significant architectural features including porches, dormers, chimneys, walls, additions, etc.
   - ☑ FULL DEMOLITION – The complete razing of a building resulting in its permanent removal.
   - ☐ RELOCATION – The moving of all or part of a building from one property and placing it on a different property. Also the shifting or reorientation of all or part of a building on the same property.

8. PROPOSED REPLACEMENT BUILDING/FEATURE:

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9. FOR PARTIAL DEMOLITION PROJECTS ONLY

A. Indicate architectural features to be permanently removed (check all that apply):

| HISTORIC | NOT HISTORIC | NOT SURE | |
|---|---|---|---|
| ☐ | ☐ | ☐ | Building addition |
| ☐ | ☐ | ☐ | Outbuilding/Accessory building |
| ☐ | ☐ | ☐ | Roof structures (dormers, chimneys, etc.) Specify:_____ |
| ☐ | ☐ | ☐ | Porch/Deck/Balcony Specify:_____ |
| ☐ | ☐ | ☐ | Exterior walls |
| ☐ | ☐ | ☐ | Exterior finishes (stucco, masonry, siding) Specify:_____ |
| ☐ | ☐ | ☐ | Fenestration (arrangement of windows and doors) |

B. Required submittals:

- ☐ Photographs and/or drawings of elevations and architectural features to be removed.
- ☐ Drawings of proposed improvements and replacement features as applicable.

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

- ☑ Photographs of existing conditions including façades of the building and interior features if applicable.
- ☐ Drawings of proposed replacement buildings and or features if applicable.

B. Required submittals for buildings designated as Local Landmarks, individually listed on the National Register of Historic Places, or a contributing building in a National Register Historic District:

- ☐ *Condition assessment report* - A report from an architect or structural engineer licensed in the State of Florida with demonstrated experience in historic restoration/rehabilitation as to the structural soundness of the building and its adaptability for continued use.
- ☐ *Proof of unreasonable or undue economic hardship* - the property owner may submit to the board any or all of the following information:
  - An estimate of the cost of the proposed construction, alteration, demolition, or removal.
  - The estimated market value of the property in its current condition and after completion of the proposed construction, alteration, demolition, or removal.
  - An estimate from an architect, developer, licensed contractor, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property.
  - The annual gross income from the property for the previous two (2) years; itemized operating and maintenance expenses for the previous two (2) years; and depreciation deduction and annual cash flow before and after debt service, if any.
  - The remaining balance on any mortgage or other financing secured by the property and annual debt service, if any, for the previous two (2) years.
  - All appraisals obtained within the previous two (2) years by the owner or applicant in connection with the purchase, financing, or ownership of the property.
  - Any listing of the property for sale or rent, price asked, and offers received, if any, within the previous two (2) years.
  - The assessed value of the property according to the two (2) most recent assessments;
  - The real estate taxes for the previous two (2) years.
  - The form of ownership or operation of the property, whether an individual, sole proprietorship, for profit or not-for-profit corporation, limited partnership, or joint venture.
  - Any other information deemed appropriate by the applicant as to how the property does not yield or may not yield a reasonable return to the property owner.

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11. FOR RELOCATION PROJECTS ONLY

A. Address or location where building is to be moved: _____

B. Estimated costs:

- Purchase price _____
- Moving fee (prepared by a licensed and insured building mover) _____
- Building rehabilitation _____

C. Required submittals:

❑ Photographs of existing conditions including façade of the building.

❑ If the new location is within the city limits, provide a site plan and drawings of any new improvements. (If the building is to be located in a Historic Preservation zoning district, a Certificate of Appropriateness will also be required.)

12. AGREEMENT – Unless the property owner is a governmental agency; licensed business or company; incorporated organization; or an administered estate, all owners of record must sign the application. If the applicant is different than the property owner, the application must be signed by both parties.

*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 the Certificate of Demolition or Certificate of Relocation is approved that a demolition inspection, archeological review, and building permit from the city are required prior to starting project work and that the costs of newspaper notices and surrounding notices to property owners will be assessed by the City and must be paid prior to the issuance of a development permit.*

*Once a hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. Subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling any hearing will also be assessed to the applicant.*

PRINT APPLICANT'S NAME Christopher Nyce DATE 11/6/23

SIGNATURE OF APPLICANT _____

PRINT 1st OWNER'S NAME Christopher Nyce DATE 11/6/23

SIGNATURE OF 1st PROPERTY OWNER _____

PRINT 2nd OWNER'S NAME _____ DATE _____

SIGNATURE OF 2nd PROPERTY OWNER _____

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

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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.

# *IMPORTANT INFORMATION REGARDING YOUR APPLICATION*

## APPLICATIONS FOR CERTIFICATES OF DEMOLITION AND RELOCATION

The applicant shall submit a completed application on or before the monthly deadline in order for it to be placed on the following month's Historic Architectural Review Board (HARB) agenda. The board meets the third Thursday of each month unless otherwise scheduled. Failure to submit a substantially complete application may result in a continuance of the request.

In the event that the property owner is not a governmental agency; licensed business or company; incorporated organization; or an administered estate, all property owners of record must sign the application.

All Certificate of Demolition applications are reviewed by city staff for consistency and compliance with the 2011, 4th edition of the *Architectural Guidelines for Historic Preservation, City of Saint Augustine, Florida.* (Copies of this document are available for a fee upon request or at www.citystaug.com). Guidelines include consideration of historic and architectural significance; uniqueness of the building; existing conditions; and potential for relocation.

Within zoning districts HP-1, HP-2 and HP-3, HARB may approve a Certificate of Appropriateness for a replacement structure before approving a Certificate of Demolition. These applications may be reviewed concurrently.

For buildings relocated within any historic preservation zoning district a Certificate of Appropriateness is required for the building's new location.

## PUBLIC NOTICE REQUIREMENTS (costs to be assessed to the applicant)

Certificates of Demolition shall meet the following public notice requirements:

1. *Mailed notices* - The applicant shall notify not less than ten (10) days in advance of the date of public hearing, via the United States Postal Service, all adjacent property owners within 150 feet of the boundaries of the subject property. A list of owners is provided by the Planning & Building Department. The applicant shall produce evidence that the mailing was completed by the deadline.
2. *Legal ad* - The city shall publish a legal advertisement for the application in a newspaper of general circulation not less than ten (10) days prior to the public hearing.
3. *Signs* - The city shall post a sign on each street frontage of the property in full view of the public providing notification of the pending hearing not less than seven (7) days in advance of the meeting. The sign shall be maintained by the applicant until final determination has been made.

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## BOARD REVIEW

Members of HARB review each application at a public hearing where all interested parties have an opportunity to be heard and present evidence. It is the duty of board members to weigh the evidence and render a decision. The board may approve, approve with conditions, continue or deny an application. Conditions that may be stipulated for demolitions include architectural salvage, pre-approval for the design of any new construction, and/or archival documentation of the existing building. Also the board has the option to postpone any demolition for two, 12-month periods. The proposed demolition of any colonial building or designated local landmark requires additional review and approval by the city commission.

After receiving an approval from the HARB and satisfying any stipulated conditions, the applicant may submit a building permit application for demolition based on the approved HARB order of demolition which is effective on the 31st day following the date of the rendered order. Please note that city inspection of the property and a building permit is required before the actual demolition can begin. In certain areas of the city an archeological permit may also be required.

When construction of the new structure is delayed, the site must be cleared and sodded within thirty (30) days of the demolition or relocation. In historic preservation zoning districts (HP-1 through 5) the vacant property must be enclosed by a solid board fence at least 5 ½ feet high.

# HARB APPLICATION FEE SCHEDULE

Historic Architectural Review Board fees are set by Resolution 2021-38 as follows:

| Description of Work | Fee Amount |
|---|---|
| Certificate/Opinion of Appropriateness: Alteration to single-family home, site work, and site feature (does not increase area of structures) | $50.00 + ads |
| Certificate/Opinion of Appropriateness: Construction of a new single-family home, major alterations, ad valorem tax exemption | $150.00 + ads |
| Certificate/Opinion of Appropriateness: Alterations to non-single-family buildings, site-work, or features (does not increase area of structures) | $100.00 + ads |
| Certificate/Opinion of Appropriateness: New construction of non-single-family structures Appeal of staff determination | $200.00 + ads |
| Certificate of Demolition: Partial | $150 + ads & notices |
| Certificate of Demolition: Full | $300 + ads & notices |

"Note: The cost of newspaper advertisement and all notices to surrounding property owners will be assessed by the city, paid by the city and reimbursed by the applicant. All advertising costs must be paid prior to issuance of a development permit.

The applicant shall reimburse the City the mailing cost for all notices and for any subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling of any hearing."

If a Credit Card Authorization Form is used for the payment of fees, the City will maintain the form and automatically charge additional advertising and noticing fees, once determined, to the credit-card account submitted.

By signing below, I acknowledge responsibility for both the initial application fee and any subsequent costs associated with legal advertising and/or noticing and understand that permits associated with my application may not be issued until such fees are paid.

I authorize the Planning and Building Department to maintain my payment information until a final cost for advertising and/or noticing is determined and charged. If a payment method other-than Credit Card Authorization Form is used, I understand that I will be sent an invoice for the costs of advertising/noticing which must be paid prior to the issuance of any development permit related to my application. I am aware that I can request a copy of these fees and my receipt from Building Department Staff.

Project Address: 101 Magnolia Dr.

Applicant's Name: Chris Ruper Applicant's Signature:

Owner's Name: Christopher Ruper Owner's Signature:

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## Meredith H. Randolph

**From:** Christopher Ropero <chrisropero@gmail.com>
**Sent:** Monday, November 6, 2023 12:01 PM
**To:** Harb
**Cc:** Christopher Ropero
**Subject:** Pictures of 101 MAGNOLIA DR. for Harb demo request

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

Her are the pictures of the 101 MAGNOLIA DR. Also I can submit the Police report that the home was used to cook meth and keeping and remodeling the home would have health issues.

Thank you for your help,
Chris Ropero











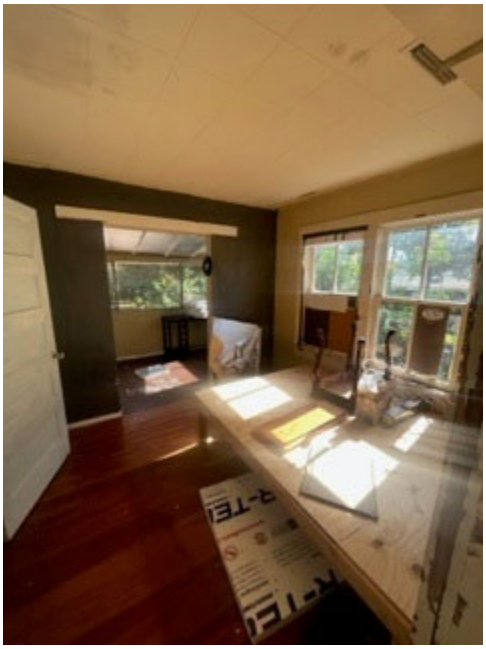









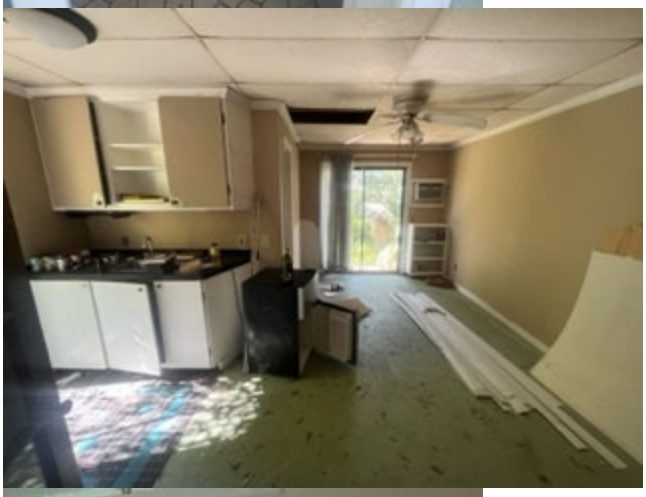

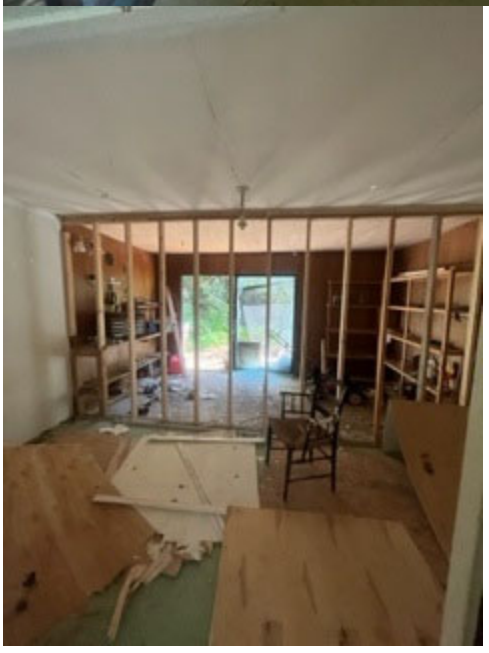




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Johns Manville
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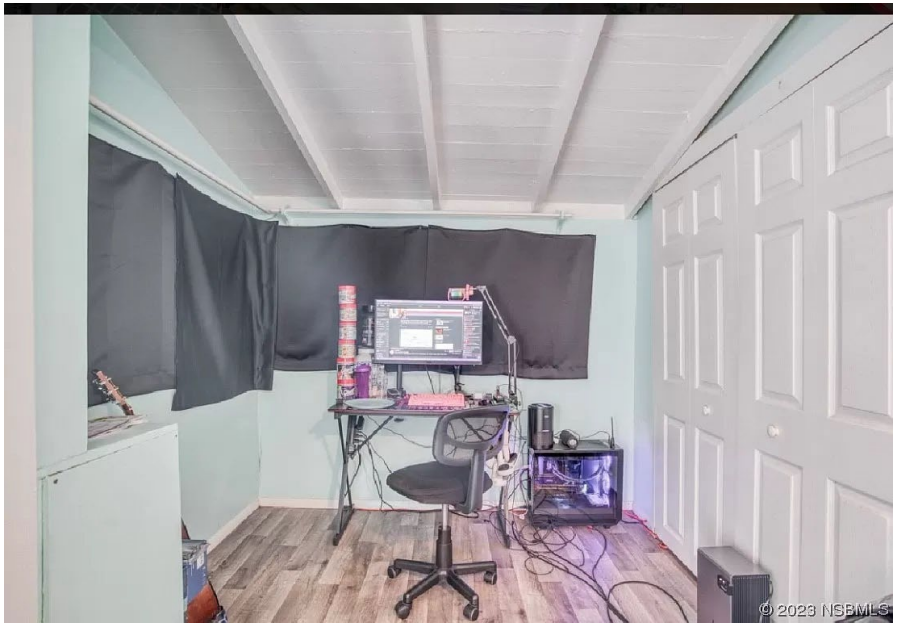
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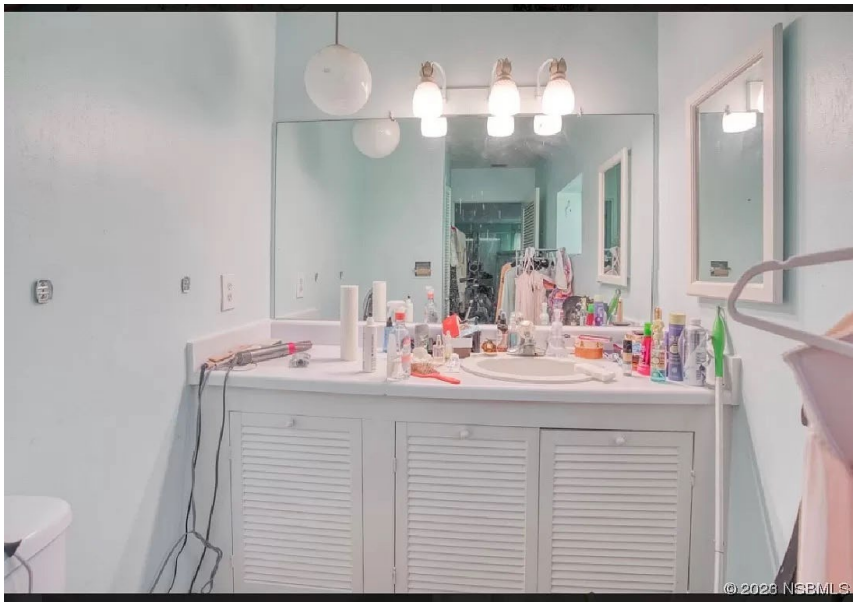
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# ST. AUGUSTINE POLICE DEPARTMENT

## CALL HISTORY RECORD

*DISPATCH TO LOCATION*

| Address | Apt / Lot | Domicile Type |
|---|---|---|
| **101 MAGNOLIA DR** | | |
| **101 MAGNOLIA DR** | | |

| Cross Street | City | Incorporated? | State | County | Zip Code |
|---|---|---|---|---|---|
| | | **Yes** | | **ST JOHNS** | |

| Latitude | Longitude | National Grid |
|---|---|---|
| **0.00000** | **0.00000** | |

| Assignment | District | Sector | Sub-Sector | SA-Zone | Wrecker |
|---|---|---|---|---|---|
| **4** | | | | | |

*LOCATION OF OCCURRENCE*

| Address | Apt / Lot | Domicile Type |
|---|---|---|
| **101 MAGNOLIA DR** | | |
| **101 MAGNOLIA DR** | | |

| Cross Street | City | Incorporated? | State | County | Zip Code |
|---|---|---|---|---|---|
| | | **Yes** | | **ST JOHNS** | |

| Latitude | Longitude | National Grid |
|---|---|---|
| **0.00000** | **0.00000** | |

| Assignment | District | Sector | Sub-Sector | SA-Zone | Wrecker |
|---|---|---|---|---|---|
| | | | | | |

| Complaint Type / Call Nature | Priority | Additional Info | Weapon |
|---|---|---|---|
| **DRUGS** | **2** | **SAPD11OFF039150** | |

| Complainant | Phone Number | Ext | Contact 911 |
|---|---|---|---|
| | ( ) - | | |

| Primary Unit | BackUp Units | Dispatcher | Disposition Codes |
|---|---|---|---|
| | | **9708** | (1) **B** (4) |
| | | Call Taker | (2) (5) |
| | | **2603** | (3) (6) |

| Incident Number | CALL DATES & TIMES (Note: Individual Unit Times & Close/Code Times are listed after the Call Notes) | | | | | |
|---|---|---|---|---|---|---|
| | Received | Shipped | Dispatched | Enroute | Onscene | Closed |
| **SAPD11CAD064852** | **12/15/2011 05:44:00** | **12/15/2011 05:44:00** | **12/15/2011 05:44:00** | | **12/15/2011 05:44:00** | **12/15/2011 13:35:00** |
| Radio Channel | | | | | | |

| CALL STATISTICS | Create Time | Hold Time | Rollout Time | Enroute Time | Onscene Time |
|---|---|---|---|---|---|
| | **00:00:00** | **00:00:00** | | | **07:51:00** |
| | | Dispatch Time | | Response Time | Total Call Time |
| | | **00:00:00** | | **00:00:00** | **07:51:00** |

*Report Number*

**SAPD11OFF039150**

*CALL NOTES*

| Added By | Date | Time | CallNo | Note |
|---|---|---|---|---|
| 2603 | 12/15/2011 | 05:44:39 | | 1046 |
| 2603 | 12/15/2011 | 05:52:23 | | 1098 1046 |
| 2603 | 12/15/2011 | 06:00:55 | | HAVE FIRE DEPT COME IN |

END OF CALL HISTORY RECORD

| Agency Case Number | Report Date / Time | Offense Description |
|---|---|---|
| SAPD11OFF039150 | 12/15/2011 05:44 AM | 1102 NARCOTICS-POSSESSION-FELONY |
| CAD Incident Number | External Case Reference Number | Range of Occurrence Date/Time |
| 110000064852 | 110000039150 | 12/15/2011 05:44 AM to 12/15/2011 05:44 AM |

| Counts | Charge Number | Charge |
|---|---|---|
| 0 | 893.13.6A | DRUGS |

| Charge Degree | Charge Level | General Offense Code | Hate Crime | Domestic Violence |
|---|---|---|---|---|
| | FELONY | PRINCIPAL | ☐ | ☐ |

Charge Description: DRUG

## PROPERTY ITEMS

| Property Code | Article Type | Description |
|---|---|---|
| EVIDENCE | | NEEDLE KITCHEN TABLE (LODIS) |

| Brand | Model | Serial Number | OAN | Qty | Value | Recovered Date/Time | Recovered Value |
|---|---|---|---|---|---|---|---|
| N/A | N/A | N/A | 178425 | 1 | 0 | 12/15/2011 | 1 |

| Property Code | Article Type | Description |
|---|---|---|
| EVIDENCE | | KITCHEN TABLE |

| Brand | Model | Serial Number | OAN | Qty | Value | Recovered Date/Time | Recovered Value |
|---|---|---|---|---|---|---|---|
| N/A | N/A | N/A | 178424 | 1 | 0 | 12/15/2011 | 1 |

| Property Code | Article Type | Description |
|---|---|---|
| EVIDENCE | | GLASS BOTTLE CONTAINING METHAMPHETIMINE |

| Brand | Model | Serial Number | OAN | Qty | Value | Recovered Date/Time | Recovered Value |
|---|---|---|---|---|---|---|---|
| | | | 178425 | 1 | 0 | 12/15/2011 | 1 |

| Property Code | Article Type | Description |
|---|---|---|
| EVIDENCE | | DISH KITCHEN TABLE POSITIVE TEST METH |

| Brand | Model | Serial Number | OAN | Qty | Value | Recovered Date/Time | Recovered Value |
|---|---|---|---|---|---|---|---|
| N/A | N/A | N/A | 178424 | 1 | 0 | 12/15/2011 | 1 |

| Property Code | Article Type | Description |
|---|---|---|
| EVIDENCE | | ON STOVE UNKNOWN LIQUID USED COOK METH |

| Brand | Model | Serial Number | OAN | Qty | Value | Recovered Date/Time | Recovered Value |
|---|---|---|---|---|---|---|---|
| N/A | N/A | N/A | 178424 | 1 | 0 | 12/15/2011 | 1 |

| Property Code | Article Type | Description |
|---|---|---|
| EVIDENCE | | SCALE KITCHEN TABLE |

| Brand | Model | Serial Number | OAN | Qty | Value | Recovered Date/Time | Recovered Value |
|---|---|---|---|---|---|---|---|
| N/A | N/A | N/A | 178424 | 1 | 0 | 12/15/2011 | 1 |

| Property Code | Article Type | Description |
|---|---|---|
| EVIDENCE | | GLASS PIPE KITCHEN TABLE (LODIS) |

| Brand | Model | Serial Number | OAN | Qty | Value | Recovered Date/Time | Recovered Value |
|---|---|---|---|---|---|---|---|
| N/A | N/A | N/A | 178425 | 1 | 0 | 12/15/2011 | 1 |

| Property Code | Article Type | Description |
|---|---|---|
| EVIDENCE | | LIGHTER KITCHEN |

| Brand | Model | Serial Number | OAN | Qty | Value | Recovered Date/Time | Recovered Value |
|---|---|---|---|---|---|---|---|
| N/A | N/A | N/A | 178424 | 1 | 0 | 12/15/2011 | 1 |

| Property Code | Article Type | Description |
|---|---|---|
| EVIDENCE | | SALT GENERATOR POS. TEST METH KIT. TABLE |

| Brand | Model | Serial Number | OAN | Qty | Value | Recovered Date/Time | Recovered Value |
|---|---|---|---|---|---|---|---|
| N/A | N/A | N/A | 178425 | 1 | 0 | 12/15/2011 | 1 |

| Property Code | Article Type | Description |
|---|---|---|
| EVIDENCE | | K TABLE C/BAGGIES W/WHITE SUBS IN BAGGIE |

| Brand | Model | Serial Number | OAN | Qty | Value | Recovered Date/Time | Recovered Value |
|---|---|---|---|---|---|---|---|
| N/A | N/A | N/A | 178424 | 1 | 0 | 12/15/2011 | 1 |

| Property Code | Article Type | Description |
|---|---|---|
| EVIDENCE | | RESIDUE KITCHEN TABLE POSITIVE TEST METH |

| Brand | Model | Serial Number | OAN | Qty | Value | Recovered Date/Time | Recovered Value |
|---|---|---|---|---|---|---|---|
| N/A | N/A | N/A | 178424 | 2 | 0 | 12/15/2011 | 1 |

## WEAPONS

| Weapon | Weapon Feature | Description |
|---|---|---|
| | | |

## REPORTING OFFICER / SUPERVISOR APPROVAL

| Reporting Officer | | Approving Supervisor | | |
|---|---|---|---|---|
| Call Number | Name | ID Number | Rank | Name |
| 2001 | JOHNSON G | | | |
| Signature | | Signature | | |

Instr #2023068740 BK: 5817 PG: 1139, Filed & Recorded: 8/29/2023 3:16 PM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $4,900.00

Prepared by and return to:
Pamella Gesell
Paradise Title of St. Augustine, LLC
2225 A1A South
Suite C8
St. Augustine, FL 32080
(904) 471-2553
File No 2023-7986

Parcel Identification No 158340-0000

[Space Above This Line For Recording Data]

# WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

**This indenture** made the **29th day of August, 2023** between **Austin Andrew Miller, an unmarried man**, whose post office address is **3715 North Valdosta Road, 58, Valdosta, GA 31602**, of the County of Lowndes, State of Georgia, Grantor, to **Christopher Lee Ropero, a single man**, whose post office address is **101 Magnolia Drive, St. Augustine, FL 32080,** of the County of St. Johns, State of Florida, Grantee:

COPY

**Witnesseth**, that said Grantor, for and in consideration of the sum of SEVEN HUNDRED THOUSAND AND 00/100 (700,000.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in St. Johns, Florida, to-wit:

Lot 3, 4, and 5 and that portion of a certain unnamed, vacated alleyway lying between said Lots 4 and 5, and also the eastern one-half of said unnamed alleyway which lies westerly of the west line of said Lot 3, all in Block "B" of Capo's Addition to Anastasia, as per plat on file in the office of the Clerk of the Circuit Court of St. Johns County, Florida, in Plat Book 1, page 19, EXCEPTING THEREFROM the West 5 feet of Lot 5 conveyed to the City of St. Augustine for street purposes by deed recorded May 21, 1926, in Deed Book 70, page 246, of said Public Records.

ALSO Lot 6, Block "B" Capo's Subdivision of Anastasia according to plat thereof recorded in Plat Book 1, page 19 of the Public Records of St. Johns County, Florida, and the West five feet of an unnamed alley closed by ordinance of the City of St. Augustine dated October 28, 1957, and recorded in Deed Book 241, page 97, public records of St. Johns County, Florida, lying between the northerly and southerly lines of said lot extended westerly to the center of said alley.

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

**Subject to** taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

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

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

*Signed, sealed and delivered in our presence:*

Kayla Beaver
WITNESS
PRINT NAME: Kayla Beaver

Rachael Allen
WITNESS
PRINT NAME: Rachael Allen

Austin Miller
Austin Andrew Miller

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of (x ) physical presence or ( ) online notarization this 29th day of August, 2023, by Austin Andrew Miller.

Kayla Beaver
Signature of Notary Public
Print, Type/Stamp Name of Notary

KAYLA BEAVER
Notary Public - State of Florida
Commission # HH 162505
My Comm. Expires Jun 22, 2025
Bonded through National Notary Assn.

Personally Known:_____ OR Produced Identification:___x_____
Type of Identification
Produced: vaild drivers license

COPY

# St. Johns County, FL

### Apply for Exemptions

Apply for Exemptions

### Sales Questionnaire Form

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

Sales Questionnaire

### 2022 TRIM Notice

2022 TRIM Notice (PDF)

### Summary

| | |
|---|---|
| **Parcel ID** | 1583400000 |
| **Location Address** | 101 MAGNOLIA DR<br>SAINT AUGUSTINE 32080-0000 |
| **Neighborhood** | Capo's Addition (714) |
| **Tax Description*** | 1-19 CAPOS ADDN ANASTASIA LOTS 3 4 5 & 6 BLK B & 10FT ALLEY LYING BETWEEN (EX E5FT OF LOT 5 FOR RD IN DB70/246) OR5817/1139<br>*The Description above is not to be used on legal documents. |
| **Property Use Code** | Multi-Family (Less than 10 Units) (0800) |
| **Subdivision** | Crosby, Map Of Property Belonging To She |
| **Sec/Twp/Rng** | 58-7-30 |
| **District** | City of St Augustine (District 452) |
| **Millage Rate** | 18.872 |
| **Acreage** | 0.510 |
| **Homestead** | N |

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### Owner Information

| | |
|---|---|
| **Owner Name** | Ropero Christopher Lee 100% |
| **Mailing Address** | 101 MAGNOLIA DR<br>SAINT AUGUSTINE, FL 32080-0000 |

### Map




### Valuation Information

| | 2024 |
|---|---|
| Building Value | $231,724 |
| Extra Features Value | $1,725 |
| Total Land Value | $577,808 |
| Agricultural (Assessed) Value | $0 |
| Agricultural (Market) Value | $0 |
| Just (Market) Value | **$811,257** |
| Total Deferred | $0 |
| Assessed Value | **$811,257** |
| Total Exemptions | $0 |
| Taxable Value | **$811,257** |

***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 | $235,107 | $1,725 | $577,808 | $0 | $0 | $814,640 | $580,760 | $233,880 | $580,760 |
| 2022 | $205,056 | $4,555 | $577,808 | $0 | $0 | $787,419 | $527,964 | $259,455 | $527,964 |
| 2021 | $118,766 | $4,555 | $462,000 | $0 | $0 | $585,321 | $479,967 | $105,354 | $479,967 |
| 2020 | $137,174 | $4,555 | $377,300 | $0 | $0 | $519,029 | $436,334 | $82,695 | $436,334 |
| 2019 | $116,024 | $4,555 | $377,300 | $0 | $0 | $497,879 | $396,667 | $101,212 | $396,667 |
| 2018 | $82,656 | $4,555 | $377,300 | $0 | $0 | $464,511 | $360,606 | $103,905 | $360,606 |
| 2017 | $75,402 | $4,408 | $311,850 | $0 | $0 | $391,660 | $327,824 | $63,836 | $327,824 |
| 2016 | $78,303 | $4,408 | $311,850 | $0 | $0 | $394,561 | $298,022 | $96,539 | $298,022 |
| 2015 | $70,839 | $4,408 | $269,500 | $0 | $0 | $344,747 | $270,929 | $73,818 | $270,929 |
| 2014 | $59,581 | $4,408 | $225,610 | $0 | $0 | $289,599 | $246,299 | $43,300 | $246,299 |
| 2013 | $51,634 | $4,408 | $173,250 | $0 | $0 | $229,292 | $223,908 | $5,384 | $223,908 |

## Building Information

**Building** 1
**Building Value** $199,611
**Year Built** 1928
**Actual Area** 3443
**Conditioned Area** 1754
**Use** Single Family Residence
**Style** 01
**Exterior Wall** Aluminum Vinyl

**Roof Cover** Metal
**Roof Structure** Gable Hip
**Interior Flooring** Pine Wood
**Interior Wall** Drywall
**Heating Type** Air Duct
**Air Conditioning** Central
**Bedrooms** 0
**Baths**

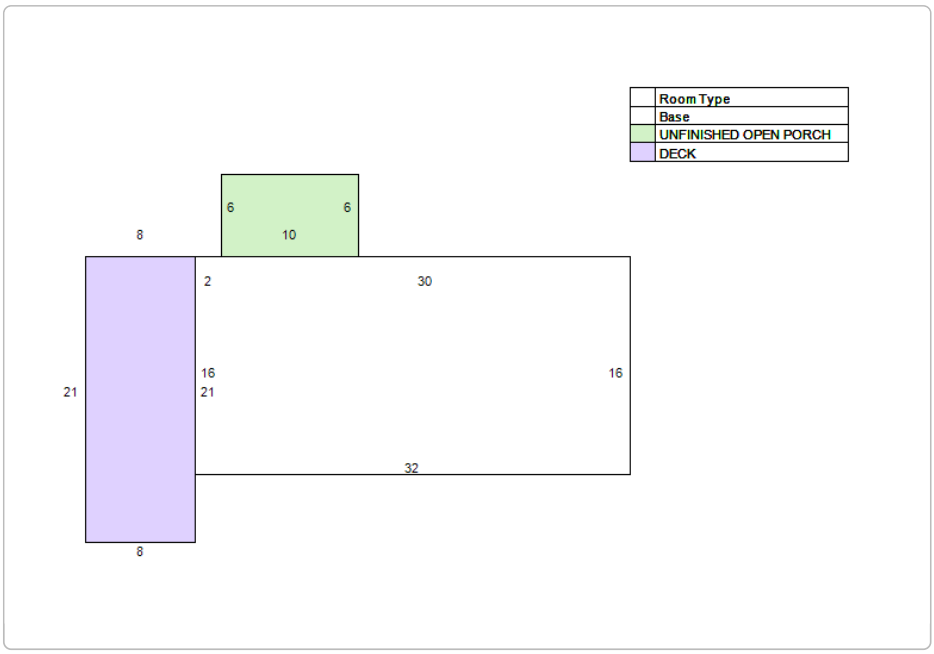
| Description | Square Footage |
|---|---|
| UNFINISHED OPEN PORCH | 500 |
| FINISHED DECK | 967 |
| FINISHED UPPER STORY | 864 |
| BASE AREA | 890 |
| FINISHED STORAGE/UTILITY | 72 |
| FINISHED OPEN PORCH | 114 |
| OUTSIDE STAIRS | 36 |
| Total SqFt | 3443 |

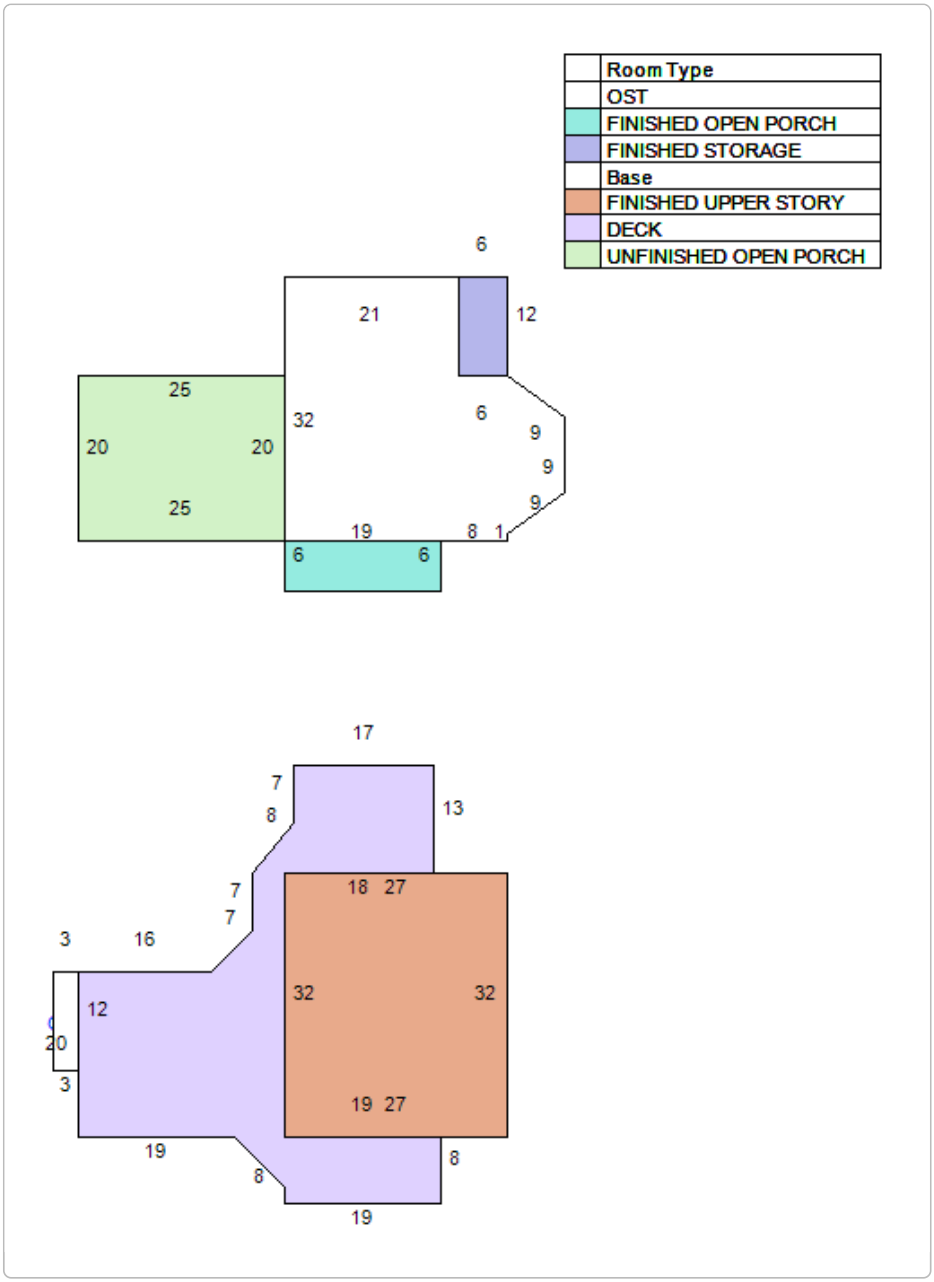
**Building** 2
**Building Value** $32,113
**Year Built** 1928
**Actual Area** 740
**Conditioned Area** 512
**Use** Single Family Residence
**Style** 01
**Exterior Wall** Wood

**Roof Cover** Composite Shingle
**Roof Structure** Gable Hip
**Interior Flooring** Concrete Finish
**Interior Wall** Drywall
**Heating Type** None
**Air Conditioning** Window
**Bedrooms** 0
**Baths**

| Description | Square Footage |
|---|---|
| BASE AREA | 512 |
| FINISHED DECK | 168 |
| UNFINISHED OPEN PORCH | 60 |
| Total SqFt | 740 |

## Sketch Information






## Extra Feature Information

| Code Description | Status | Value |
|---|---|---|
| Spa / Hot Tub (Mix) | | 1725 |

## Land Information

| Use Description | Front | Depth | Total Land Units | Unit Type | Land Value |
|---|---|---|---|---|---|
| Multi-Family (Less than 10 Units) | 140 | 160 | 140 | EF | $577,808 |

## Sale Information

| Recording Date | Sale Date | Sale Price | Instrument Type | Book | Page | Qualification | Vacant/Improved | Grantor | Grantee |
|---|---|---|---|---|---|---|---|---|---|
| 8/29/2023 | 8/29/2023 | $700,000.00 | WARRANTY DEED | 5817 | 1139 | U | I | MILLER AUSTIN ANDREW | ROPERO CHRISTOPHER LEE |
| 7/14/2023 | 7/13/2023 | $0.00 | TRUSTEES DEED | 5792 | 1277 | U | I | LAWRIE IRENE LEWIS TRUST | MILLER AUSTIN ANDREW |
| 8/29/2017 | 6/15/2023 | $0.00 | DEATH CERTIFICATE | 5817 | 1135 | U | I | LAWRIE IRENE LEWIS (DEC'D) | LAWRIE IRENE LEWIS (DEC'D) |
| | 3/16/2004 | $100.00 | OTHER INSTRUMENT | 2156 | 1234 | U | I | LAWRIE IRENE W,JOHN H | LAWRIE IRENE LEWIS TRUST |
| | 10/14/1996 | $100.00 | LIFE ESTATE | 1205 | 1121 | U | I | LAWRIE IRENE W | LAWRIE JOHN H *** |
| | 5/1/1981 | $0.00 | | 494 | 404 | U | I | | LAWRIE IRENE W |

**No data available for the following modules:** Exemption Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible.
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CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

# STAFF REPORT AND RECOMMENDATION

**Prepared for December 18, 2025 Meeting**



Application HP2025-0074 Address: 264 St. George Street

Applicant: Central Southern Construction Services, LLC

Property Owner: Central Southern Construction Services, LLC

Project description: To install a new metal gate across an existing driveway.

| | | | |
|---|---|---|---|
| Architectural Style: | Frame Vernacular | Florida Master Site File: | SJ01923 |
| National Register: | St. Augustine NRHD: Contributing | Construction date: | c. 1910-1917 |
| Archaeology Zone: | IB | Zoning District: | HP-1 |
| Parcel number: | 1996600000 | | |
| Agenda Item: | 6(a) | Previous Action(s): | COA F2013-0024 |

## STAFF SUMMARY AND ANALYSIS:

1. This application was continued at the November 18, 2025 meeting to allow the applicant time to clarify design details including post design, and how the new gate will look at its proposed height and size.
2. The following items were recommended by the HARB at the November meeting:
    - Provide scaled, measured drawing of proposed gate and posts
    - Reduce the gate width to 12' to allow space for more substantial posts in the project area
    - Utilize substantial masonry columns rather than aluminum posts
    - Increase gate height to 4' to meet AGHP requirements
    - Use "Maine" design, Standard Arch, with Pawn finial to more closely match the existing man-gate.
3. No new information was submitted as of the drafting of this staff report. New information presented during the meeting may be considered at the Board's discretion provided the applicant supplies ample copies for board members and city staff.

## STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **CONTINUE** a Certificate of Appropriateness at **264 Marine Street** to allow the applicant time to provide additional information and modify the gate and post designs as recommended by the Board.

Candice Seymour

Candice Seymour, Historic Preservation Planner

## SUMMARY SCOPE OF WORK:

1. Install metal gate across existing driveway:
    a. Double-gate
    b. 3' tall
    c. Black finish
    d. Californian Standard Arch design (alternating finial heights)
    e. Post design (must be clarified)

CITY CODES/DESIGN GUIDELINES:

**ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION**

**Secretary of the Interior's Standard's for Rehabilitation 2, 3, 8, and 9 apply.**

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

***Fences, Walls and Gates***

**Do...**

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

**Don't...**

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

**Post-1821**

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

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

Simple vertical picket fences are appropriate for Frame Vernacular buildings.

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

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

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

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File

# Staff Photographs
# 264 St. George Street



Front Elevation and Project Site

# Staff Photographs
# 264 St. George Street



Front Elevation and Project Site

# Staff Photographs
# 264 St. George Street



Front Elevation and Project Site

# Staff Photographs
# 264 St. George Street



Existing Iron Walkway Gate (No evidence of formal approval)

1980

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

---

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ1923 1009==

Site Name: 264 St. George Street 830== Survey Date: 7808 820==

Address: 264 St. George Street, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 38 (block) South East ¼ of lot 4 (lot) 868==

868==

Owner of Site: Name: Depiazza, Bennie R. & Carol;

Address: 264 St. George Street

St. Augustine, FL 32084 902==

Occupant or Manager: 904==

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

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

UTM: 17 (zone) 469890 (easting) 3306285 (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==

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II. SITE DESCRIPTION

Condition of Site:

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

Integrity of Site:

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

Threats to Site:

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

II. SITE DESCRIPTION, continued.

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

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

Architect: 872==

Builder: 874==

Style: Frame Vernacular 964==

Plan Type: L-shape 966==

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

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS 1/1, sidelights, attic louver 942==

Foundation: Brick piers 942==

Roof Type: Hip 942==

Secondary Roof Structures: Dormer, gable; porch, hip 942==

Porches & Balconies: 942==

Chimney Location: Offset, lateral slope 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Metal, 5-V crimp 882==

Ornament Exterior: Round wood columns 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Mixed Residential/Educational 864==

Relationship to Surroundings: Residential building across the street from grounds of Cathedral Parish School. 859==

---

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints



IV. SIGNIFICANCE

Areas of Significance: Religion, Blacks, Education, Community Planning.

920==

Statement of Significance: (911==)

ARCHITECTURE

This 2-story Frame Vernacular dwelling at 264 St. George Street was constructed between 1910 and 1917. Architectural details include round wood columns and a combination of weatherboard and wood shingle siding. There are sidelights next to the main entry door. The house shows the influence of the Colonial Revival style popular in the early decades of the 20th Century.

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

HISTORY

This section of the walled colonial city was first occupied in the 17th century as the early settlement expanded south towards the St. Francis convent. All structures were destroyed in 1702 by the invading South Carolinians, but by mid-century, houses had been rebuilt on all streets except present-day Cordova Street, then the course of the early 18th century Rosario defense line. The northern boundary of the area, Bridge Street, led to one of three late colonial San Sebastian River ferry crossings. The British demolished numerous buildings here, but were the first to build along the

(over)

V. BIBLIOGRAPHY

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

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

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

This Frame Vernacular residence was constructed between 1910 and 1917 on the historic site of Florida's first Presbyterian Church, which stood here from 1825 unitl it was demolished in 1892.

In an article entitled "Two Protestant Churches Pass Century Mark," the St. Augustine Record of Sunday, July 4, 1937 gave this history of the old Presbyterian Church:

> "On January 1st. 1825, the corner stone of the Presbyterian Church was laid, the funds used having been collected from persons in various parts of the United States. The church membership grew steadily and about 1835 a Sunday School was organized. It is interesting to note that slaves were admitted to membership in 1842, but that a resclution was adopted stipulating that slaves apply for admission to the church 'with satisfactory evidence that application is made with the knowledge and permission of the Owner or Master.'"(3)

The Tatler, the society newspaper of the Flagler Era, gave this account of the historical items reclaimed when the building was demolished, in its issue of January 14, 1893(page 2):

> "One of the peculiarities of the church was the absence of a regular corner stone; instead the records and coins had been placed in a glass jar and it put in an opening made for the purpose by removing some of the plaster and then closing it again. The records show that this church was erected through the unselfish and untiring efforts of Mr. Eliazer Lathrop whose zeal is commended in the highest terms by the trustees, Messrs. Edward R. Alberti, Elias Wallen and Elias B. Gould, who are the witnesses of the placing of the records, besides 'a large number of citizens.' The reocrds also show that the church was organized on the 31st day of October, 1823, with twenty-six members; that Rev. W. McWhire was the

first pastor, and that the records were placed in the church the 1st of January, 1825. Besides the records, were a number of coin; a dime dated 1821, a penny of 1800, and one of 1719, and half dollar 1806, a newspaper, The East Florida Herald, whose yearly subscription price was $5.00: this bore the date of December, 1824, and contained President James Monroe's message to Congress, the names of the Cabinet, and a notice of the arrival of the sloop Two Sisters from New York, Wing, captain, and announced that it was loaded with lumber and lime for the new Presbyterian Church. Mr. Elias B. Gould, the editor, was one of the church trustees. John Q. Adams was Secretary of State, and John C. Calhoun, of South Carolina, Secretary of War. The Governor of this State was General W.P. Duval, and the Secretary of State, Mr. W. Walker. These records are now in the hands of Mr. Ward G. Foster."(4)

During the Civil War, in September 1862, a Union Sympathizer was murdered west of town by confederate guerrillas.

"Following the incident, all male inhabitants of the town over the age of fourteen years were commanded to assemble in the Presbyterian Church. E.C.F. Sanchez recalled notices of this order being posted around town. At the meeting the men were ordered to sign the oath of alleginance to the United States or suffer forced expulsion from the town. While the assembly was in progress a column of blue--jacketed soldiers marched up and ominously surrounded the building, but many still refused to budge from their rebel loyalities. Some took the oath, harboring the secret conviction that it was not binding on their conscience.

"A few days later the deadline for taking the oath arrived. Three or four hundred people who had been judged disloyal--most of them women and children--were led aboard the Steamer Burnside, 'a miserable old trap,' and sailed for Jacksonville where they were to be turned loose to shift for themselves on the rebel side of the line.'(5)

This first deportation order was later countermanded, but in the spring of 1863 a number of confederate sympathizers were deported from St. Augustine. The effects of the Civil War were also felt on the building itself:

"The Presbyterian chapel on St. George Street emerged from the war in a dilapidated condition. The plaster was crumpling from its coquina walls, the floor inside was bare because the United States Army had made off with the pews, and the building was in need of a general overhaul. The congregation was soon busy raising money to repair the building and pay a minister's salary. Another early action by the people of the church was a decision to withdraw from the Georgia Presbytery and affiliate with the First Presby-

tery of Philadelphia, a move which probably reflected the Northern background of many of the church's membership. In November, 1865, the church elected a new board of trustees. The five men choses were Dr. John E. Peck, Dr. W.D. Benedict, Thomas Foster, J.W. Allen, and Dr. Andrew Anderson."(6)

An additional building erected on the property after the Civil War had an interesting subsequent history:

"In 1870 a chapel or Sunday School room with tower for the bell, was built adjoining the old church at a cost of $3,000. This chapel has an interesting history for it was moved from its original site on South St. George Street in 1877 to a point back of the Post Office, facing Cordova Street. This moving was done by the indians set here from the west as prisoners of war, and were under command of Capt. R.H. Pratt. In 1888 the chapel was again moved to a lot in North City near the present county jail and was used as a Mission Sunday School until 1896. It was then sold to the County School Board for $200 and later was sold by the School Board to the Sisters of St. Joseph who had it rolled part way down San Marco and it came to rest as a part of the parochial school plant of St. Agnes."(7)

In 1890 Henry Flagler had built the ornate Memorial Presbyterian Church at the corner of Valencia and Sevilla, and the congregation moved from their old home on St. George Street.

The old Church building was used for a couple of years as a school, catering to the winter residents of the Flagler era. The St. Augustine News (predecessor to the Tatler) reported in 1891:

"The 'St. Augustine Academy,' has proved a great boom to the city, and her guests, heretofore families coming here for the season, must either leave their children North at school, or have them lose their time, which most parents are loth to do. Last year Mr. Flagler, Rev. Mr. Mitchell and Dr. Feremount-Smith, interested themselves in organizing the Academy., which soon had more pupils than the principal could teach, and an assistant was employed. The principal Mr. Francis M. Wright, is a graduate of Oxford University, England, a Bechealor of arts and a thorough master of his profession. The school prepares boys for universities, and gives both sexes a high class education--classical and commercial. Mr. Wright will, if desired, give private tuition. The Academy is pleasantly located in the former Presbyterian church on St. George Street."(8)

The building was finally demolished in 1892. The Tatler editorialized:

"The tearing down of the old Presbyterian church, on St. George Street, removes one of the most interesting landmarks of the city, and cannot fail to awaken many regrets in the minds of those wont to worship there. It was, no doubt, much better to remove the building entirely than to have it

desecrated by use for other purposes, as it so frequently done, especially in large cities.

"The church is a thing of the past; its memory will be cherished while life lasts by those who gathered there weekly for prayer and praise, or whose baptismal vows were spoken there; others will remember is as the place where marriage was celebrated; but even all this will ere long be forgotten, while the good done in the quiet, unpretentious building will endure forever."(9)

The interior woodwork from the church was purchased by Dr. C.P. Carver, a dentist and one of the developers of the lighthouse Park section of St. Augustine. Dr. Carver had the woodwork put in his home, the Oldest House, at 14 St. Francis Street where it remained until the house was restored to conform with its appearance in an earlier time.

Some of the coquina from the walls of the church was used to build the ornate coquina columns that stand today at either entrance to Memoral Presbyterian Church on Valencia and Sevilla Streets.(10)

The old Presbyterian Church lot remained vacant for many years. In 1905, block 38, lot 4 was vacant and belonged to the Model Land Company, which was the real estate arm of the Flagler enterprises.(11)

Between 1910 and 1917 a house was built in the southeast quarters of the lot at 264 St. Geroge Street. In 1923 the Jewish Synagogue was built on the west half of the lot, facing Cordova Street.

Between 1924 and 1930 this house at 262 St. George Street was erected on the northeast quarter of the lot thus completing the development of the old Presbyterian Church lot.(12)

The house at 264 St. George Street was originally a single family residence, but has since been divided into four apartments. The current owner, Bennie R. DePiazza is President of DePiazza Enterprises, Inc. At 239 West King Street, and operates the Muggs 'N Stuffe gift shop at 252 San Marco Avenue.

ARCHAEOLOGY

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

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3. "Two Protestant Chruches Pass Century Mark," St. Augustine Record, Sunday, July 4, 1937.
4. Tatler, January 14, 1893.
5. Thomas Graham, The Awakening of St. Augustine (St. Augustine Historical Society, 1978) p. 114.
6. Graham, p. 146.
7. "Two Protestant Churches Pass Century Mark," St. Augustine Record, Sunday, July 4, 1937.
8. St. Augustine News.
9. Tatler, January 14, 1893, p. 2.
10. Record, Sunday, July 4, 1937.
11. Supplement to Official City Map: A complete list of all Real Property in St. Augustine, Florida; (January 1, 1905), p. 31.
12. See Sanborn Fire Insurance Maps of St. Augustine, Florida, dated 1910, 1917, 1924 and 1930.



# FOR THE DECEMBER 18, 2025 HARB MEETING

# COA HP2025-0074
# 264 ST GEORGE STREET

## No New Materials Submitted by the Applicant

November 21, 2025

Erin and Dave Bucci
264 St George St
St Augustine, FL 32084

cc: Central Southern Construction Services LLC

Re: Certificate of Appropriateness - 264 SAINT GEORGE ST - HP2025-0074

Dear Erin and Dave Bucci,

On November 20, 2025, the Historic Architectural Review Board (HARB) met and discussed your application to install a new metal gate across an existing driveway.

**Specifically, based upon evidence presented, the HARB CONTINUED your application to the December 18, 2025 meeting as described in the attached copy of the executed Order.**

All additional materials for the continued item must be submitted to the Planning and Building Department 10 days before the meeting, to be received by December 8, 2025.

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

Sincerely,

Amy McClure Skinner, AICP
Director, Planning & Building

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

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

**TYPE OF REQUEST:**

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

**IN THE MATTER OF:**

| | |
|---|---|
| Case No.: | HP2025-0074 |
| Applicant: | Erin and Dave Bucci |
| Owner: | Central Southern Construction Services LLC |
| Address: | 264 St George St |
| Parcel Number: | 1996600000 |

Re: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to install a new metal gate across an existing driveway.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON THURSDAY, NOVEMBER 20, 2025, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

**FINDINGS OF FACT AND CONCLUSIONS OF LAW:**

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☑ was present at the Thursday, November 20, 2025, Historic Architectural Review Board meeting and testified under oath, or ☐ was not present.

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

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

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

**ORDER:**

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action MEETS / DOES NOT MEET the requirements of Section 28-89, City of St. Augustine Code, and APPROVES / DENIES / CONTINUES the Applicant's request to install a new metal gate across an existing driveway.

Subject to the following conditions: / Recommendations

- - Provide scaled drawings of Proposed gate & posts
- - Recommendation to reduce gate width to 12'
- - Utilize substantial masonry column rather than posts
- - Recommend increasing gate height to 4'
- - Match man-gate: use Maine, Standard Arch w/ Pawn finial (8213)
- 
- TO Dec 18, 2025

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

Case No. HP2025-0074

**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 20th day of November, A.D., 2025.

MICHELE FUDO
Commission # HH 448184
Expires September 26, 2027

Notary Public, State of Florida

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

# ORIGINAL APPLICATION SUBMITTAL
# FROM NOVEMBER 20, 2025 HARB MEETING

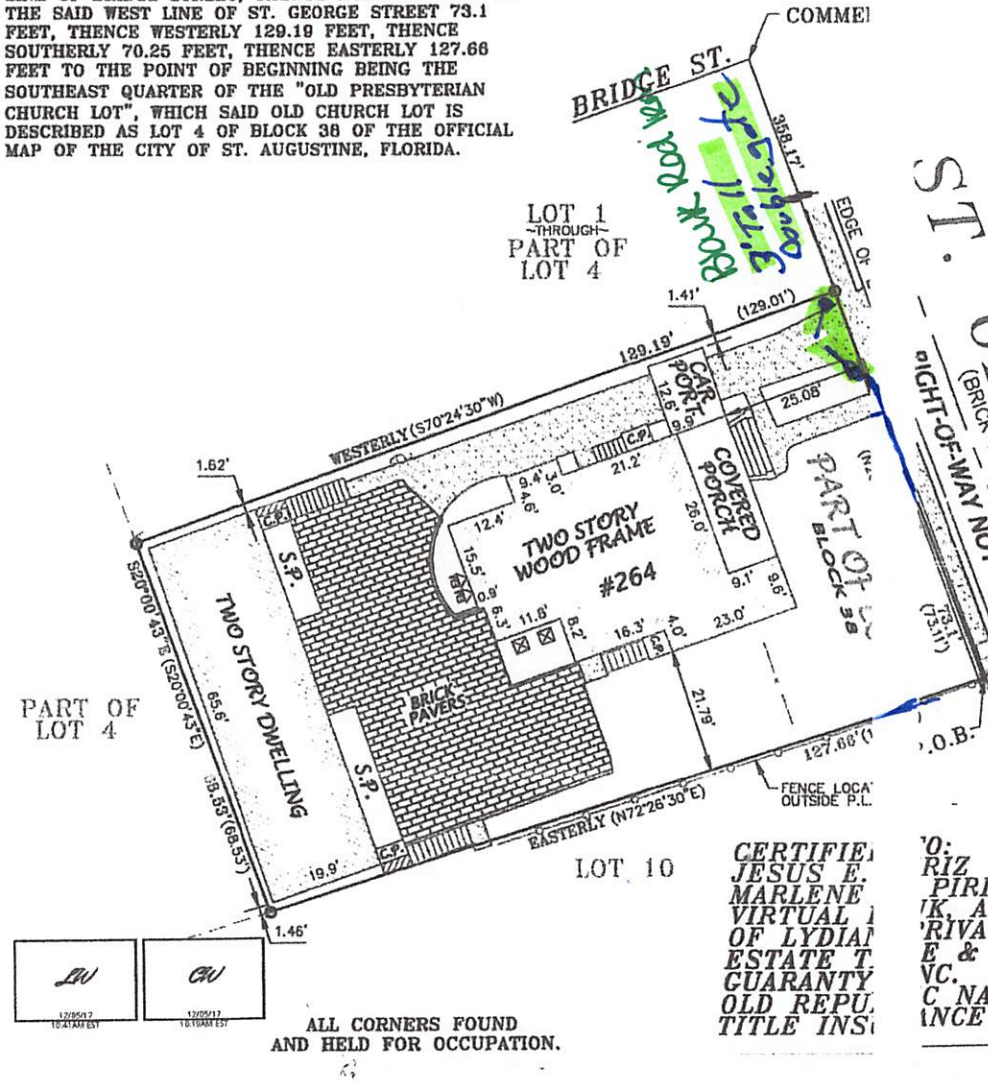
# COA HP2025-0074
# 264 ST GEORGE STREET

Received October 28, 2025
Planning and Building Dept

everification:

# MAP OF BOUNDARY S RVEY

**DESCRIPTION:**
BEGINNING AT A POINT OF THE WEST LINE OF ST. GEORGE STREET 358.17 FEET SOUTH OF THE SOUTH LINE OF BRIDGE STREET, THENCE NORTHERLY ALONG THE SAID WEST LINE OF ST. GEORGE STREET 73.1 FEET, THENCE WESTERLY 129.19 FEET, THENCE SOUTHERLY 70.25 FEET, THENCE EASTERLY 127.66 FEET TO THE POINT OF BEGINNING BEING THE SOUTHEAST QUARTER OF THE "OLD PRESBYTERIAN CHURCH LOT", WHICH SAID OLD CHURCH LOT IS DESCRIBED AS LOT 4 OF BLOCK 38 OF THE OFFICIAL MAP OF THE CITY OF ST. AUGUSTINE, FLORIDA.




ALL CORNERS FOUND AND HELD FOR OCCUPATION.

CERTIFIE
JESUS E.
MARLENE
VIRTUAL
OF LYDIA
ESTATE T
GUARANTY
OLD REPU
TITLE INS

TO:
RIZ &
PIRIZ
K, A DIVISION
RIVATE BANK
E &
VC.
C NATIONAL
NCE COMPANY

## SURVEYOR'S NOTES:

1. THIS SURVEY WAS BASED FROM FOUND MONUMENTATION WHICH, IN THIS SURVEYOR'S OPINION BEST REPRESENTS THE ORIGINAL SURVEY FOR THIS TRACT OF LAND.
2. THIS OFFICE HAS NOT ABSTRACTED THIS PARCEL OF LAND FOR ANY RECORDED CLAIMS OF TITLE, EASEMENTS OR RESTRICTIONS. THIS SURVEYOR SHALL NOT BE HELD LIABLE FOR THE EXISTENCE OF ANY SUCH CLAIMS.
3. BEARINGS AS SHOWN HEREON HAVE BEEN BASED FROM A BEARING OF N20°00'00"W AS SHOWN FOR THE RIGHT OF WAY OF ST. GEORGE STREET.
4. THE SPECIFIC RIGHTS IMPLIED BY THIS SURVEY ARE NOT TRANSFERABLE, NOR DOES THIS SURVEY DETERMINE OR REFLECT OWNERSHIP.
5. THE MEASUREMENTS FOR THIS SURVEY WERE MADE IN ACCORDANCE WITH THE UNITED STATES STANDARD.
6. THERE MAY EXIST UNDERGROUND UTILITIES ON THE PROPERTY SURVEYED THAT HAVE NOT BEEN LOCATED OR SHOWN HEREON.
7. THIS SURVEYOR HAS REVIEWED THE MAPS ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE NATIONAL FLOOD INSURANCE PROGRAM; AND IT HAS BEEN DETERMINED FROM THESE MAPS THAT THIS PARCEL LIES IN ZONE -AE- AREAS OF MINIMAL FLOODING. COMMUNITY PANEL NO. 125145 0004 -D- DATED 6/18/1992, BASE FLOOD 9 FEET.
8. THIS SURVEY IS NOT VALID UNLESS SIGNED AND EMBOSSED WITH THE SIGNING SURVEYORS SEAL.
9. FOR BUILDING SETBACKS CALL THE BUILDING CODES ENFORCEMENT OFFICE OF SAID COUNTY.
10. USE OF THIS SURVEY FOR PURPOSES OTHER THAN THAT WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE THE SURVEY WAS PREPARED FOR.

## LEGEND:

O =FOUND 1/2" IRON PIPE NOID.
X =FOUND X IN CONCRETE
( ) =FIELD MEASURED
℄ =CENTER LINE
=AIR CONDITIONING UNIT
=WATER METER
=WOOD UTILITY POLE
=ELECTRIC METER
=CONCRETE
P.L. =PROPERTY LINE
C.P. =COVERED PORCH
S.P. =SCREENED PORCH
=PROPERTY LINE
=HOG WIRE FENCE
=WOOD TRELLACE FENCE
=LINE NOT TO SCALE

OWNERSHIP OF FENCES NOT DETERMINED BY THIS SURVEY.

GRAPHIC SCALE
20 0 10 20
( IN FEET )
1 inch = 20 ft.

LAST FIELD DAY:9/19/02
DRAWN BY: CHAD OLIVER
DATE DRAWN:9/19/02
CHECKED BY:E.L.R.
SCALE:1"= 20'
JOB #:02-868
F.B. 232 PG.70

RENN SURVEYS, Inc.
LAND SURVEYORS
L.B. 7003
2730 U.S. 1 SOUTH, UNIT E
ST.AUGUSTINE, FLORIDA 32086
(904) 797-9848 FAX 797-3535

I HEREBY CERTIFY THAT THE LANDS SHOWN HEREON WERE SURVEYED UNDER MY SUPERVISION PURSUANT TO THE MINIMUM TECHNICAL STANDARDS FOR 61G17-6, FLORIDA ADMINISTRATIVE CODE AND SECTION 472.-027 OF THE FLORIDA STATUTES.

SEAL

ELWOOD L. RENN R.L.S. 3647
FOR RENN SURVEYS L.B. 7003


EXIT
ONLY


264
PRIVATE PROPERTY
NO
TRESPASSING

Received October 28, 2025
Planning and Building Dept

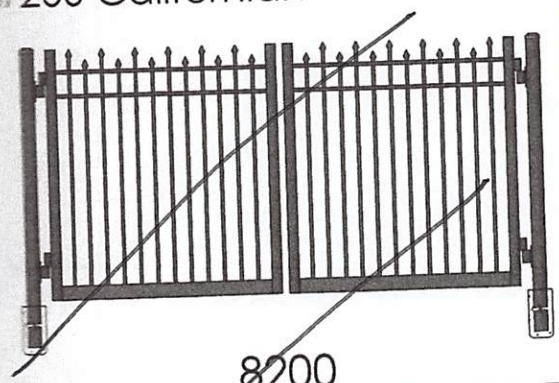


# DOUB

**Straight**

**Standard Arch**

#200 Californian

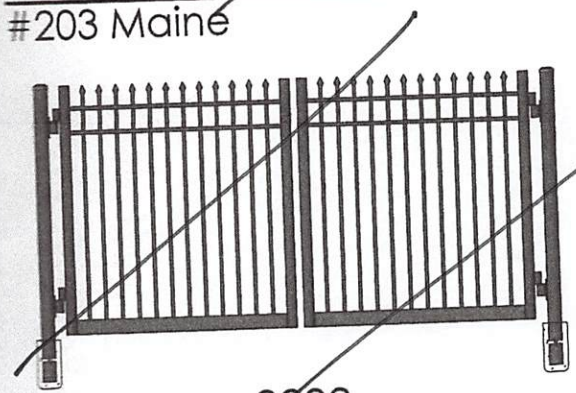


8200



8210

#203 Maine



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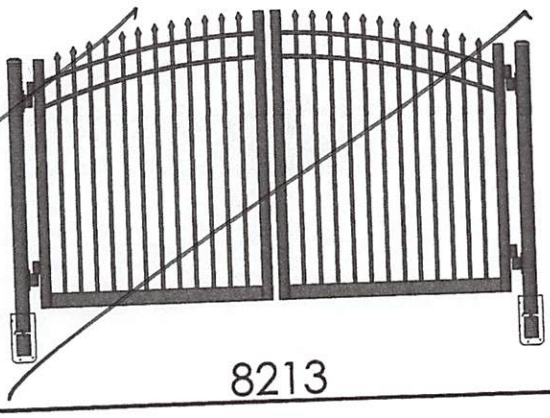
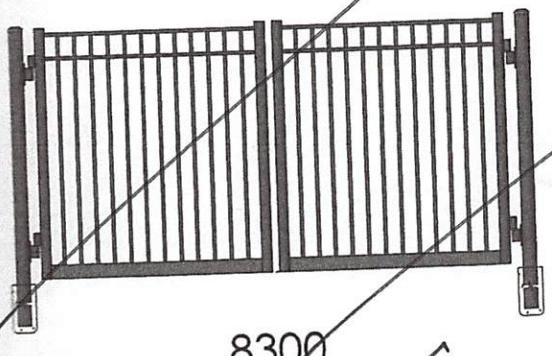
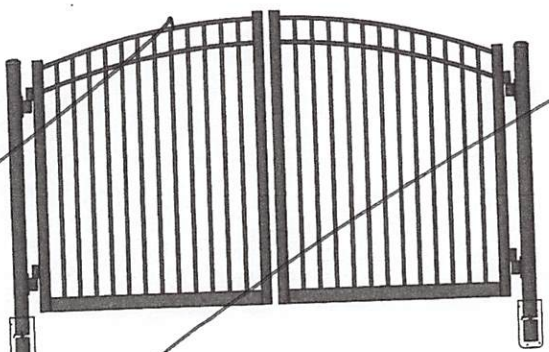


8213

#300 Long Islander

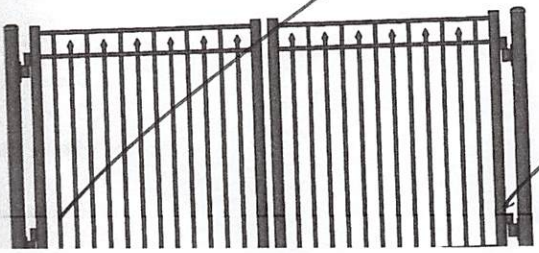


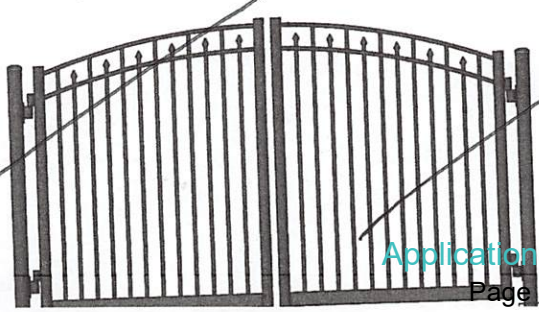
8300



8310

#303 Floridian





Received October 31, 2025
Planning and Building Department

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

# STAFF REPORT AND RECOMMENDATION

**Prepared for December 18, 2025 Meeting**




Application HP2025-0070 Address: 58 Charlotte Street

Applicant: Design Cooperative, LLC

Property Owner: 58 Charlotte Street LLC - Owner

Project description: To increase the height of an existing masonry wall along the south property line and modify the previously approved flat roof design to screen proposed mechanical equipment; and, to construct a pergola across the previously approved rear courtyard space.

| | | | |
|---|---|---|---|
| Architectural Style: | Spanish Colonial | Florida Master Site File: | S00539 |
| National Register: | St. Augustine NRHD: Contributing Reconstruction | Construction date: | 1967 |
| Archaeology Zone: | IA | Zoning District: | HP-2 |
| Parcel number: | 1968800000 | | |
| Agenda Item: | 6(b) | Previous Action(s): | COA HP2024-0030<br>COA HP2024-0056<br>COA HP2024-0071 |

## STAFF SUMMARY AND ANALYSIS:

1. This application was continued at the November 20, 2025 meeting to allow the applicant to consider redesigning the proposed pergola in the rear courtyard.
2. The HARB recommended reducing the size of the proposed pergola by bringing in the length by one bay on either side and decreasing the width, making it a freestanding structure within the courtyard rather than anchored to the proposed covered bar space. The use of round, rather than square, posts was also discussed.
3. The Architectural Guidelines for Historic Preservation states that trellises should be constructed of simple round wooden posts and poles.
4. A revised drawing has been provided by the applicant which shows the pergola essentially halved lengthwise, shortened ~6' on the east side, and shifted to the south end of the courtyard. Materials are proposed to be unpainted wood in a design similar to the already-approved pergola at the northeast corner of the courtyard space which is proposed to have eucalyptus branches across the top. The applicant provided renderings of how these two pergolas would fit within the courtyard space.
5. The HARB should determine whether this new proposed pergola is appropriate. The pergola would not be visible from outside of the subject property because it is shorter than the existing structure and adjacent masonry property wall and is buffered from The Court by the proposed rear service yard. The new iteration of the pergola is reduced in size from that originally proposed, and is free-standing as recommended by the Board; however it may still have larger structural elements than a traditional trellis/pergola. Additionally, cross-bracing, which can add visual mass to these structures, is often necessary to pass building inspections, though it is rarely shown in architectural drawings.

## 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 **58 Charlotte Street** if the HARB finds that proposed scope of work meets the Secretary of the Interior's Standards for Rehabilitation # 9 as a compatible contemporary design.

Candice Seymour
Candice Seymour, Historic Preservation Planner

## SUMMARY SCOPE OF WORK:

1. Construct canopy/pergola across rear courtyatd dining space
   a. Max height of ~9' (lower than existing property wall)
   ~~b. 24'x ~50'~~ ~10' x 44'
   c. 6x6 posts, 6x12 beams, 2x12 joists

CITY CODES/DESIGN GUIDELINES:

**ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION**

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

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

***Parking, Landscaping and Site Features***

**Do...**

- Retain distinctive features such as size, scale, mass, color and materials of buildings, including roofs, porches and stairways.
- Retain landscape features such as parks, gardens, street lights, benches, walkways, streets, alleys, and setbacks that have traditionally linked buildings to their environment.
- Use new plant materials, fencing, walkways, street lights, and benches that are compatible with the character of the district or neighborhood in size, scale, materials and color.
- Identify and retain plants, trees, fencing, walkways, street lighting and benches that reflect a property's history and development.
- Base new site work on documentation or physical evidence. Avoid conjectural changes to the site.
- Provide proper site and roof drainage to assure that water does not splash against the building or foundation walls, or drain toward the building.
- Landscape to provide shade, privacy, screening of non-historic features and erosion control.
- Minimize disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archaeological resources.
- Survey and document areas where the terrain will be altered to determine the potential impact to important landscape features or archaeological resources.
- Provide continued protection of wood, masonry and architectural metals which comprise site features through appropriate cleaning, rust removal, limited paint removal, and re-application of protective coatings.
- Evaluate the overall condition of materials and features to determine whether more than protection and maintenance are required.
- Repair features of the site by reinforcing historic materials.
- Replace in kind an entire feature of the site that is too deteriorated to repair if the overall form and detailing are still evident. Physical evidence from the deteriorated feature should be used as a model to guide the new work. This could include a walkway or fountain. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.
- Replace deteriorated or damaged landscape features in kind.
- Design and construct a new feature of a site when the historic feature is completely missing, such as an outbuilding, terrace or driveway. It may be based on historical, pictorial and physical documentation; or be a new design that is compatible with the historic character of the building and the site.
- Design new onsite parking, loading docks or ramps when required by the new use so that they are as unobtrusive as possible and assure the preservation of the historic relationship between the buildings or buildings and the landscape.

**Don't...**

- Remove or radically change site features which are important in defining the overall historic character of the property so that the character is diminished.
- Introduce heavy machinery into areas where it may disturb or damage important landscape features or archaeological resources.
- Fail to survey the building site prior to the beginning of rehabilitation work which may result in damage to or destruction of important landscape features or archaeological resources.

- Use a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the site feature or that is physically or chemically incompatible.
- Construct a new site feature that is incompatible with the district or building because of its size, scale or materials.
- Install street lighting, benches, new plant materials, fencing, walkways, and paving material such as asphalt and pebble that are out of scale or are inappropriate to the historic district.
- Change the appearance of a building or site by removing historic plants, trees, fencing, walkways, outbuildings and other features before evaluating their importance.
- Add conjectural landscape features to the site such as period reproduction lamps, fences, fountains or vegetation that is historically inappropriate, thus creating a false sense of historic development.
- Create a false historic appearance because the replacement feature is based on insufficient historical, pictorial or physical documentation.
- Introduce a new landscape feature, including plant material, that is visually incompatible with the site, or that alters or destroys the historic site patterns or vistas.
- Locate any new construction of the building where important landscape features will be damaged or destroyed, such as removing a lawn and walkway and installing a parking lot.
- Place parking facilities directly adjacent to historic buildings where automobiles may cause damage to the buildings or to important landscape features.
- Introduce new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture; which destroys historic relationships on the site; or which damages or destroys important landscape features.

**Pre-1821**

Traditionally, most landscaping consisted of herb and vegetable gardens, flower gardens, fruit trees, and vines grown on a trellis or wall. Trees and shrubs should be native or documented as having been introduced prior to 1821, and must reflect the small scale of pre-1821 buildings. Design concepts from the 18th Century should be used for flower, vegetable and herb gardens. Foundation plantings are not appropriate.

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

Trellises should be constructed of simple round wooden posts and poles.

Canopies and umbrellas must be white, natural canvas or sailcloth, and must be supported on a wooden structure. Site features of modern design and materials (plastic, metal, vinyl and similar materials) are not appropriate in public spaces.

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

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

Parking areas must be completely screened by a solid board fence or wall at least five and one-half feet high. Entries and exits should be as small as possible and should not exceed twenty feet in width. All openings should have functional gates to screen parking areas from the street. Residential parking should be designed so that vehicles are screened by fences, walls or buildings. Unscreened parking adjacent to the street is inappropriate.

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File

# STAFF PHOTOGRAPHS
## 58 Charlotte Street




Front (east) Elevation

# STAFF PHOTOGRAPHS
## 58 Charlotte Street




Front (east) Elevation

# STAFF PHOTOGRAPHS
## 58 Charlotte Street




South Elevation

# STAFF PHOTOGRAPHS
## 58 Charlotte Street




South Elevation, Location of Wall Height Increase

Staff Report Pg. 9

# STAFF PHOTOGRAPHS
## 58 Charlotte Street




South Elevation, Location of Wall Height Increase

# STAFF PHOTOGRAPHS
## 58 Charlotte Street



South Elevation, Location of Wall Height Increase

# STAFF PHOTOGRAPHS
## 58 Charlotte Street




South Elevation, Location of Wall Height Increase

# STAFF PHOTOGRAPHS
## 58 Charlotte Street




Rear (West) Elevation from The Court

# STAFF PHOTOGRAPHS
## 58 Charlotte Street






Rear (West) Elevation and Proposed Courtyard and Pergola Location

# STAFF PHOTOGRAPHS
## 58 Charlotte Street





Locations of Wall Height Increase and Mechanical Equipment from Courtyard Interior

1980

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

---

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ539 1009==

Site Name: LUCIANO de HERRERA HOUSE 830== Survey Date: 7809 820==

Address: 58 Charlotte Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Day Subdivision (subdivision) 8 and 9 (block) (lot) 868==

868==

Owner of Site: Name: St. Augustine Restoration Foundation, Inc. ;

Address: 5 Cordova Street

St. Augustine, Fla. 32084 902==

Occupant or Manager: Southern Bell Business Office 904==

Type of Ownership: Private 848== Zoning: HP2

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

UTM: 17 (zone) 469880 (easting) 3306910 (northing) 890== Location: T07S (T) R30E (R) 18N (S) 812==

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

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

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

---

II. SITE DESCRIPTION

Condition of Site:

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

Integrity of Site:

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

Threats to Site:

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

II. SITE DESCRIPTION, continued.

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

Date: +1967 844== Period: 20th century 845== Culture: Spanish 840==

Architect: 872==

Builder: 874==

Style: Spanish Colonial 964==

Plan Type: L-shape 966==

Exterior Fabrics: Stucco, wood, board and batten 854==

Structural Systems: Masonry, concrete block 856==

Features of Structure: (942)

Window Type: DHS, 12/12 942==

Foundation: Concrete block wall 942==

Roof Type: Gable, intersecting 942==

Secondary Roof Structures: Dormer, shed 942==

Porches & Balconies: 942==

Chimney Location: 942==

Materials: (882)

Chimney: 882==

Roof Surfacing: Wood, shakes 882==

Ornament Exterior: Wood Lattice Grill 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Mixed residential/Commercial 864==

Relationship to Surroundings: Near restored area. 859==

---

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Families, Commerce, Communication

920==

Statement of Significance: (911==)

ARCHITECTURE

This one and one-half story Spanish Colonial style building known as the Luciano de Herrera House at 58 Charlotte Street was reconstructed in 1967 by the St. Augustine Restoration Foundation, Incorporated. It represents a house of the Second Spanish Period (1784-1821). The "L" shaped building consists of both masonry and board and batten walls, consistant with early descriptions. The masonry walls are covered with plaster, a practice common in colonial days to protect the walls. A masonry wall and wooden fence enclose a patio. A shed-roof dormer gives additional living space to the half story. The building is located on a narrow brick street near the restored area of the city.

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

HISTORY

The northernmost section of the walled colonial city was bounded in the

(over)

V. BIBLIOGRAPHY

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

18th and early 19th centuries by the Cubo defense line and City Gate on the north and by the Rosario defense line, present-day Cordova Street, on the west. This area first developed in the late 17th century as a work camp during the construction of the Castillo de San Marcos and later as a neighborhood after the completion of the fort in 1695. All structures were destroyed in the 1702 seige of the city, those generally north of Cuna Street by the Spanish to establish a clear field of fire from the fort, and those south by the invading South Carolinians. By mid-century buildings had been rebuilt mainly along St. George and Spanish Streets, and a number of them still stand on St. George: Avero, DeMesa, Arrivas, Rodriguez-Sanchez, and Paredes Houses. During the British period, the Minorcans generally settled in this section of town, and it remained the "Minorcan quarter" well into the 19th century. New construction continued in the Second Spanish Period (1784-1821), with a number of extant structures, such as the Triay House, the Oldest Schoolhouse, and the City Gate, dating from this period.(1) By the mid-19th century, development expanded westward along Hypolita and Cuna Streets. The post-Civil War years brought intense commercialization to part of Hypolita Street and all of St. George Street as the main thoroughfare became lined with shops, boarding houses, and large hotels. The areas off of St. George Street remained essentially residential, and Spanish Street became by 1900 one of several exclusively Black neighborhoods outside Lincolnville, with its own school and church in the southernmost block of the street. St. George Street underwent major changes in the late 19th and early 20th centuries with the construction of the massive city hall at Hypolita Street and with the demolition of colonial structures and the erection of brick commercial buildings.(2) This section of the street gradually deteriorated into a depressed business district. Since 1959 the Historic St. Augustine Preservation Board, in conjunction with the St. Augustine Restoration Foundation and private citizens, has restored and reconstructed twenty-five buildings along St. George and Cuna Streets as part of a movement to recognize the city's disappearing colonial past. Several of the Preservation Board's buildings are operated as part of a living-history museum, San Agustin Antiguo. In addition to the Restoration Area, this section of the city, especially along Spanish and Cuna Streets, also has a large concentration of 19th century buildings, particularly from the pre-Flagler era, and even some pre-Civil War structures. Avenida Menendez, formerly Bay Street, has become a modern commercial street adjacent to both the Restoration Area and the Castillo de San Marcos.(3)

This historic reconstruction at 58 Charlotte Street is listed on the 1764 Puente map as a ripio (rubblework) house belonging to Juan de Muro. During the British Period (1763-1784) the house was first owned by William Wilson, who made additions, and later by Joseph and Mary Peavet who owned other property including the "Oldest House". The Peavetts sold to James Scotland. In a claim to the crown for former properties, Scotland describes the house as a "good stone house consisting of three good rooms and a garrett with a kitchen, and garden well fenced and in a very public situation for trade . . ." William Slater was owner in 1784 when the Spanish returned to Florida. The property was conveyed at that time to Luciano de Herrera whose name the house bears. Herrera was one of the eight government appointees selected to remain as a laison between the old and new regimes. In addition to

1980



his property dealing, Herrera acted as mediator between the Indian tribes and the province and served as a spy for Spain during the American Revolution. He died in 1788 and at that time the property was conveyed to Captain Miguel Iznardy. The many owners following Iznardy included prominent resident George Burt.(4) Sanborn maps show the site occupied as early as 1884 by a business complex of one and two-story buildings which housed a cabinet shop, furniture store and undertaker among other businesses. The structure was burned in the 1914 fire and left vacant until sometime between 1924 and 1930 when a large parking garage was built.(5) In 1966 the garage was demolished for construction of the existing building which was opened for commercial use in February 1967.(6)

ARCHAEOLOGY

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

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

2. Anon., "Copy of a Plan of the City of St. Augustine," 1833; 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Map, 1884-1930; St. Augustine City Directory, 1885, 1899, 1904.
3. Sanborn Fire Insurance Map, 1884-1958; City Directory, 1959, 1960.
4. Day Subdivision, Lots 8 and 9, Block and Lot File, Historic St. Augustine Preservation Board.
5. Sanborn, 1884, 1888, 1893, 1899, 1904, 1910, 1917, 1924, 1930, 1958.
6. St. Augustine Record, February 26, 1967.

# ¿Que' Pasa?
## (What's Happening?)

The St. Augustine Record, Friday, May 23, 1980, Page 1-B

The Luciano de Herrera House — the colonial records of St. Augustine have produced several maps that indicated the block numbers, the lots and all buildings with their dimensions. Most maps had a key giving the owner's name and a brief description of the property.

A Spanish map of 1764 records this house on Charlotte Street as a "ripio (rubblework) belonging to Juan de Muro."

Juan de Muro was the son of Gregorio and Francisca Muro. In 1755 he married Maria de Loreta.

**IN 1763, WHEN** the fortunes of a distant war gave Florida to Great Britain, her subjects came peaceably to St. Augustine and Spaniards left for Havana leaving properties to be sold by an agent. It is also from these sales that much information is gathered.

A British map of 1765 lists the new owner as William Wilson and shows an addition of an outbuilding. Wilson, a planter, dealt in purchase and sale of land, most of which was in large parcels outside the city.

By 1771, the owners were Joseph and Mary Phenix Peavett who six years later sold to James Scotland. (The Peavetts in 1775 owned the Oldest House.)

**IN A CLAIM TO** the crown for former properties Scotland, "late of St. Augustine in the province of East Florida, House Carpenter" states that in the year 1777 he purchased one house and lot on Charlotte Street: It is described as "a good Stone House consisting of three good Rooms and a Garrett with a kitchen, and Garden well fenced and in a very Public Situation for Trade which Lot and Tenement was purchased by Your Memorialist from Joseph Peavett." The entry gives a detailed description of the property.

When in 1784 the British flag was lowered, ending their 20 year reign, Spain regained control of Florida and the vast majority of citizens, unwilling to give allegiance to Spain, evacuated. The Spanish census of that year indicates the house was in the hands of William Slater, native of England, appointed auctioneer by the governor.

Slater sold to Luciano de Herrera in 1785. The Spanish map of 1788 describes the property as "house of masonry, and some divisions of wood, in fair condition, rented by Don Luciano de Herrera to the tailor the province. His heirs sold the house described as a "rubblework masonry house with lot" in 1789 to Captain Miguel Iznardy.

Iznardy was the captain of a frigate and acted as the governor's agent to carry on illegal trade with the British for much needed supplies. He was the contractor for the building of the cathedral. (When he died in 1803 his will directed his remains be buried in the parish church.)

**THE PROPERTY WAS** sold in 1792 to Lucia Tunno and she in turn to Pedro de Cala, mariner, bachelor, owner of three slaves. By the time the 1793 census was made Pedro had married Ana Maria de los Dolores Segui and had two sons and three slaves.

Cala sold to Jose Lorente in 1797 where and his wife, Maria de la Concepcion Miranda, and two daughters lived.

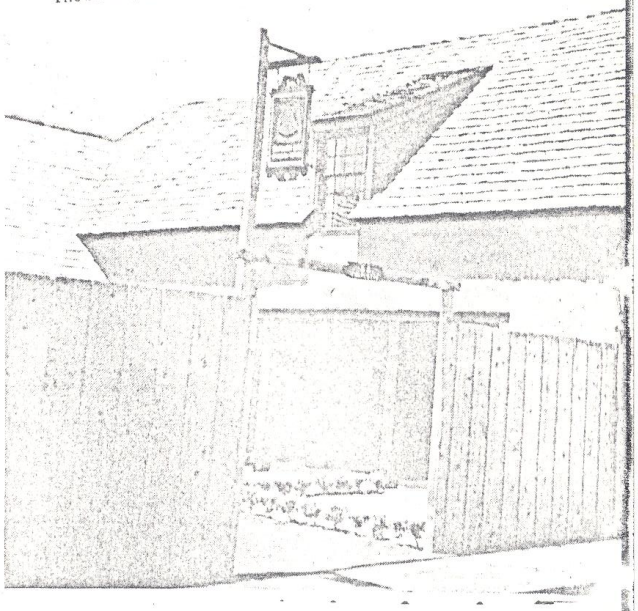
Gabriel G. Perpall bought the property in 1802 and held it until 1834. In the late 19th century it was one of the many houses owned by George Burt.

Between 1884 and 1910 a large two story building replaced the house and was occupied by a variety of businesses including a cabinet shop, storage, furniture store and an undertaker.

**THE 1917 INSURANCE** map shows the site empty, no doubt the result of the 1914 fire in that area. By 1930 a large building appears, occupied by a car parking and storage garage until 1966 when it was purchased by the St. Augustine Restoration Foundation, Inc.

The Luciano de Herrera house, as it appeared in the second Spanish period, was completed in 1967 for use by the Southern Bell Telephone Company's business office. It is a fine example of how a reconstructed colonial home can be adapted to accommodate a modern functional business.

RITA H. O'BRIEN



*Luciano de Herrera House*

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Slater sold to Luciano de Herrera in 1785. The Spanish map of 1788 describes the property as "house of masonry, and some divisions of wood, in fair condition, rented by Don Luciano de Herrera to the tailor Eduardo Esten, as well as its lot." There is evidence the house had undergone some alterations.

HERRERA, A BACHELOR, was one of the eight Spaniards appointed by the governor to remain in St. Augustine to conclude the sale of properties for their owners. Because of his contacts with the British he served as a Spanish spy during the American Revolution, collecting and providing secret information to Havana. He was also given the "public relations" job of handling delegations of Indians visiting St. Augustine. Herrera's knowledge and experience with Indian leaders made him their official host and protector. He had to make certain their visits were free from any unpleasant incident, dole out gifts from the king's store, keep them away from taverns and report any tavernkeeper serving them liquor. Until his death in 1788 he served as Indian commissary for

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RITA H. O'BRIEN

*Luciano de Herrera House*

HM

Thanks - very good. Send copy to Johnson — OK
and return to me, as
well as Herrera House file
Ear

EWN - I obtained this from "The Record's" file. Perhaps it might be useful.

cc JS Kaney

JULY 27, 1988

EWN

MEMO TO; HERRERA HOUSE FILE
(TELEPHONE CO. BUILDING)

THE FOLLOWING ARTICLE APPEARED IN THE SUNDAY RECORD AND TIMES UNION, FEBRUARY 26, 1967:

FRONT PAGE: PHOTO OF HERRERA HOUSE
CAPTION: "HERRERA HOUSE BECOMES BUSINESS OFFICE
THE HERRERA HOUSE, A RECONSTRUCTED HOUSE AT 58 CHARLOTTE STREET WHICH WILL BECOME THE NEW BUSINESS OFFICE OF THE SOUTHERN BELL TELEPHONE COMPANY MONDAY UNDER A LEASE ARRANGEMENT WITH ST. AUGUSTINE RESTORATION, INC."

LEAD TITLE: MILESTONE IN RESTORATION PROGRAM
TITLE: TELEHONE OFFICE MOVED INTO RECONSTRUCTED HOUSE
BY: TOM KING, MANAGING EDITOR * Tom now works for Flagler College

A MILESTONE WAS REACHED THIS WEEKEND WHEN SOUTHERN BELL TELEPHONE COMPANY MOVED ITS BUSINESS OFFICES INTO A RECONSTRUCTED HOUSE AT 58 CHARLOTTE STREET.

IT'S NOT THE FIRST COMMERCIAL USE OF A RESTORED OR RECONSTRUCTED BUILDING. THE SIGNIFICANCE LIES IN THE FACT THAT IT IS, HOWEVER, THE FIRST TIME THAT A BUILDING HAS BEEN PLANNED AND RESTORED OR RECONSTRUCTED FOR A SPECIFIC COMMERCIAL USE, AND HOPEFULLY MARKS THE BEGINNING OF A NEW PHASE IN THE PROGRAM TO CREATE A LIVING RESTORATION OF OLD ST. AUGUSTINE.

THE HOUSE, CALLED THE HERRERA HOUSE, BECAUSE IT WAS RECONSTRUCTED ON THE SITE AND FOUNDATIONS OF A HOUSE OCCUPIED BY DON LUCIANO DE HERRERA DURING THE SECOND SPANISH PERIOD WAS RECONSTRUCTED UNDER THE PROGRAM OF ST. AUGUSTINE RESTORATION, INC. AND IS BEING LEASED TO THE TELEPHONE COMPANY.

RANDY PIERSON, MANAGER OF THE TELEPHONE COMPANY IN ST. AUGUSTINE SAID THE TELEPHONE COMPANY'S BUSINESS OFFICE WOULD BE OPEN FOR BUSINESS IN THE RECONSTRUCTED HOUSE MONDAY MORNING. "THE TELEPHONE COMPANY IS ESPECIALLY PLEASED TO BE THE FIRST FIRM IN A NEW COMMERCIAL PHASE OF THE RESTORATION PROGRAM DESIGNED TO MAKE IT A LIVING RESTORATION" PIERSON SAID OF THE MOVE. HE EXPLAINED THAT THE MOVE WAS NECESSITATED BY THE NEED FOR MORE SPACE IN THE TELEPHONE EXCHANGE BUILDING ON CORDOVA STREET, WHERE INSTALLATION OF ADDITIONAL EQUIPMENT AND RENOVATIONS COSTING THREE QUARTERS OF A MILLION DOLLARS AND DESIGNED TO PROVIDE DIRECT DISTANCE DIALING HERE IN MID-SUMMER IS UNDERWAY.

EARLE NEWTON, EXECUTIVE DIRECTOR OF THE RESTORATION COMMISSION CALLED THE LEASE ARRANGEMENT WITH SOUTHERN BELL A "MOST REMARKABLE EXAMPLE OF COOPERATION BY A COMMERCIAL FIRM."

"WE ACHIEVED EXACTLY WHAT WE WANTED IN THE WAY OF RESTORATION

AND THEY ACHIEVED WHAT THEY WANTED IN THE WAY OF A FUNCTIONAL FACILITY" NEWTON ADDED.

THE STORY AND A HALF HOUSE OF MASONRY AND WOOD WAS RECONSTRUCTED FROM INFORMATION OBTAINED FROM ROCQUE'S MAP OF 1788 AND ARCHAEOLOGICAL FINDINGS AT THE SITE, ACCORDING TO NEWTON...(HERE FOLLOWS INFORMATION ON EARLIER MAPS, FOUNDATIONS FOUND, THAT THE HOUSE WAS 20 YEARS OLD IN 1788 ...AND INFORMATION ON THE HOUSE ITSELF 3,500 SQ.FT.,FIRST FLOOR DEVOTED TO OFFICES, UTILITIES CLEVERLY HIDDEN,ETC.)

THE HOUSE WAS BUILT FOR ST. AUGUSTINE RESTORATION, INC. BY THE ST.AUGUSTINE HISTORICAL RESTORATION AND PRESERVATION COMMISSION UNDER THE SUPERVISION OF STEINBACH WHO, ALONG WITH BILL JORDAN AND NEWTON WERE THE ARCHITECTS.

FURNISHINGS WERE CONSTRUCTED BY THE RESTORATION COMMISSION CARPENTERS UNDER THE DIRECTION OF EARL SHUGART, ASSISTED BY PRESTON KING. HORACE REYES WAS THE FOREMAN OF THE CONSTRUCTION CREW. LOCAL FIRMS WERE USED AS SUB-CONTRACTORS ON THE PROJECT.

TWO PHOTOGRAPHS APPEAR ON PAGE THREE, ONE CAPTIONED "FIREPLACE WAS THERE SO IT WAS BUILT" SHOWS STEINBACH AND OTHERS STANDING BY FIREPLACE; THE OTHER IS CAPTIONED "SPANISH DECOR IN TELEPHONE COMPANY OFFICE" AND SHOWS A GENERAL VIEW OF THE MAIN OFFICE.

THE ARTICLE ON PAGE THREE IS SURROUNDED BY ADS MORE LOCAL CONTRACTORS WHO WORKED ON THE JOB CONGRATULATING THE TELEPHONE COMPANY FOR ITS NEW BUSINESS OFFICE.

Herrer House

58 Charlotte Street - which was the Neil Pope's Garage.

Was purchased under an existing option for $35,000

South Bell will occupy only a portion of the site

St Aug Record Aug-11, 1964

Herrera House

Is opened now.

housing the South Bell.

2/26/67

Herrera House

City Directory

1966 58 Charlotte Sts - Popi Neil Garage autorepr.

1976 58 Charlotte - Herrera House - St Aug Preservation Board

1977 58 Charlotte - Herrera House - St Aug Preservation Board

DAY LOTS 8+9 ST. AUG. REST. FOUN. I CORDOVA ST.



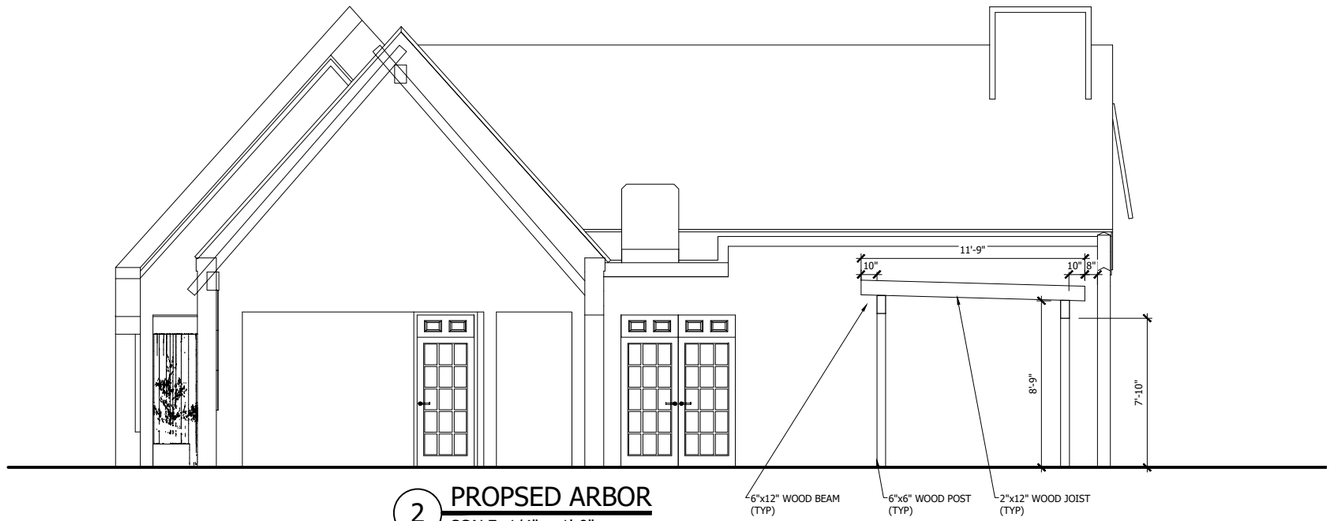
# FOR THE DECEMBER 18, 2025 HARB MEETING

# COA HP2025-0070
# 58 CHARLOTTE STREET

## New Material Submitted by the Applicant

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS THE PROPERTY OF DESIGN COOPERATIVE, LLC AND IT SHALL NEVER BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF DESIGN COOPERATIVE, LLC

Received December 8, 2025
Planning and Building Dept




2 PROPSED ARBOR
SCALE: 1/4" = 1'-0"




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

# 58 Charlotte Street

St. Augustine Florida 32084

**DESIGN**/COOPERATIVELLC
1032 HENDRICKS AVENUE
JACKSONVILLE, FL 32207
TEL / (904) 290-1032
FAX / (904) 592-5892
www.dcoop.com
FL/AR0007032

**CLIENT**
58 Charlotte Street LLC

**LOCATION**
58 Charlotte St
St. Augustine, Florida 32084

**STRUCTURAL ENGINEERING**
LOWE STRUCTURES, INC.
(904) 992-0377
LIC # FL-28261

**M.E.P. ENGINEERING**
POWELL AND HINKLE
ENGINEERING, PA.
(904) 264-5570
FL/EB-4577

**INTERIOR DESIGN**
DESIGN COOPERATIVE

**CIVIL ENGINEERING**
MATTHEWS | DCCM
(904) 826-1334

**DATE:** 12.08.2025

**PROJECT NO:** 24012

CANOPY PLAN & ELEVATION

PERMIT SET

A121

Received December 8, 2025
Planning and Building Dept.



Received December 8, 2025
Planning and Building Dept.



Received December 8, 2025
Planning and Building Dept.



Received December 8, 2025
Planning and Building Dept.



November 21, 2025

Design Cooperative, LLC
1032 Hendricks Av
Jacksonville, FL 32207

cc: 58 Charlotte Street LLC

Re: Certificate of Appropriateness - 58 CHARLOTTE ST - HP2025-0070

Dear Milan Malinovic,

On November 20, 2025, the Historic Architectural Review Board (HARB) met and discussed your application to increase the height of an existing masonry wall along the south property line and modify the previously approved flat roof design to screen proposed mechanical equipment; and, to construct a pergola across the previously approved rear courtyard space.

**Specifically, based upon evidence presented, the HARB has APPROVED your application in regards to the mechanical equipment and wall height increase. The HARB has CONTINUED your application to regarding the pergola to the December 18, 2025 meeting as described in the attached copy of the executed Order.**

**All additional materials for the continued item must be submitted to the Planning and Building Department 10 days before the meeting, to be received by December 8, 2025.**

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

Sincerely,

Amy McClure Skinner, AICP
Director, Planning & Building

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

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

**TYPE OF REQUEST:**

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

**IN THE MATTER OF:**

| | |
|---|---|
| Case No.: | HP2025-0070 |
| Applicant: | Design Cooperative, LLC |
| Owner: | 58 Charlotte Street LLC |
| Address: | 58 Charlotte Street |
| Parcel Number: | 1968800000 |

Re: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to increase the height of an existing masonry wall along the south property line and modify the previously approved flat roof design to screen proposed mechanical equipment; and, to construct a pergola across the previously approved rear courtyard space.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON THURSDAY, NOVEMBER 20, 2025, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

**FINDINGS OF FACT AND CONCLUSIONS OF LAW:**

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☑ was present at the Thursday, November 20, 2025, Historic Architectural Review Board meeting and testified under oath, or ☐ was not present.

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

3. The subject property has a zoning classification of HP-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 increase the height of an existing masonry wall along the south property line and modify the previously approved flat roof design to screen proposed mechanical equipment; and, to construct a pergola across the previously approved rear courtyard space.

Subject to the following conditions:

- Cedar or Cypress, unpainted, rustic
- separation from the building & the pergola/arbor
- Bring in Arbor size
-
- Approve Mechanical equipment & wall height increase
-
- To Dec. 18, 2025 meeting

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

Case No. HP2025-0070

**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 20th day of November, A.D., 2025.

MICHELE FUDO
Commission # HH 448184
Expires September 26, 2027

Notary Public, State of Florida

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

# ORIGINAL APPLICATION SUBMITTAL
# FROM NOVEMBER 20, 2025 HARB MEETING

# COA HP2025-0070
# 58 CHARLOTTE STREET

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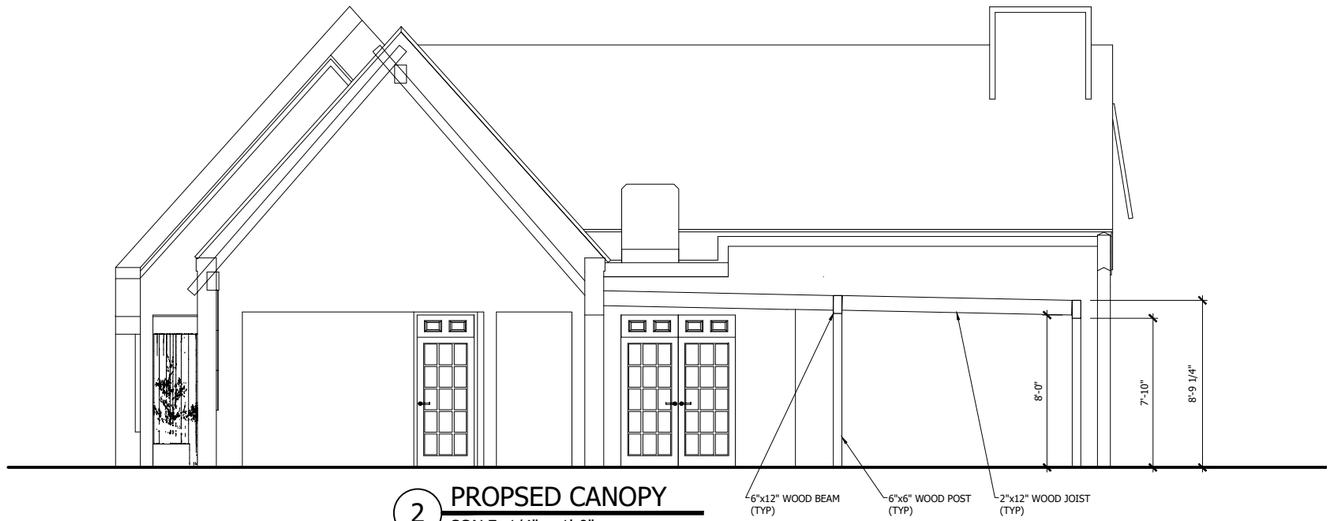
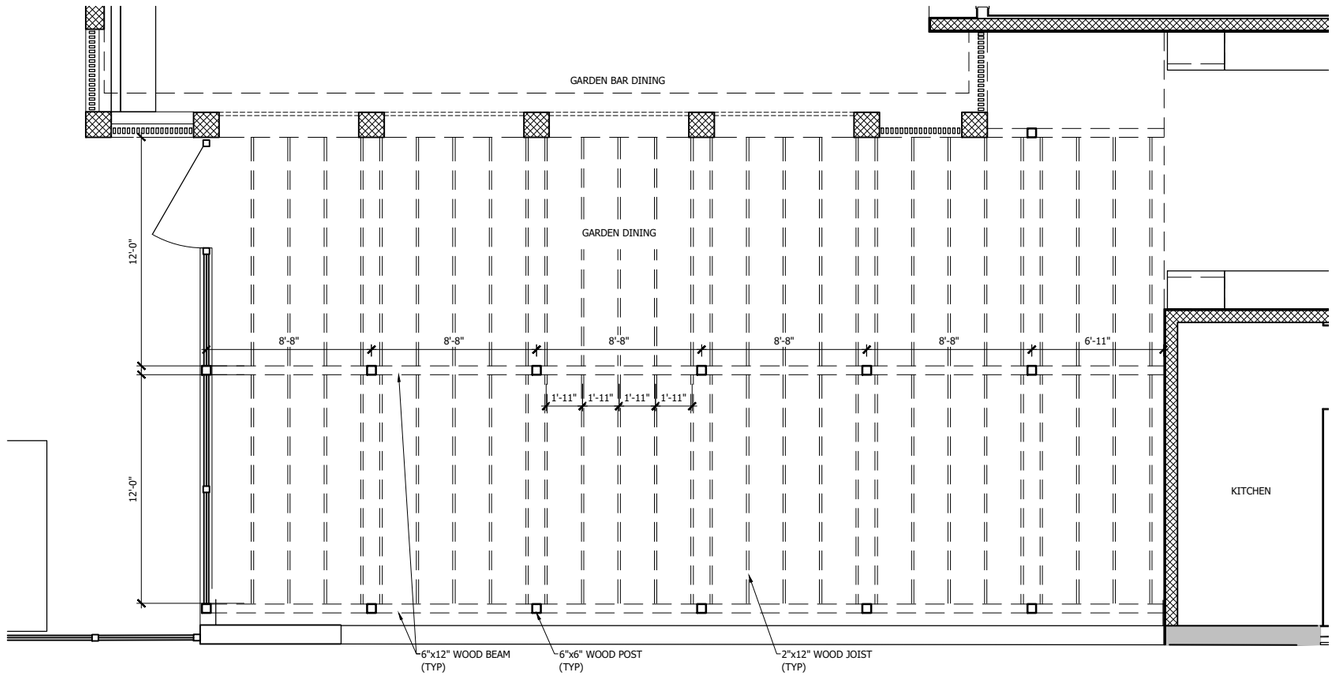
Received October 21, 2025
Planning and Building Dept




2 PROPSED CANOPY
SCALE: 1/4" = 1'-0"

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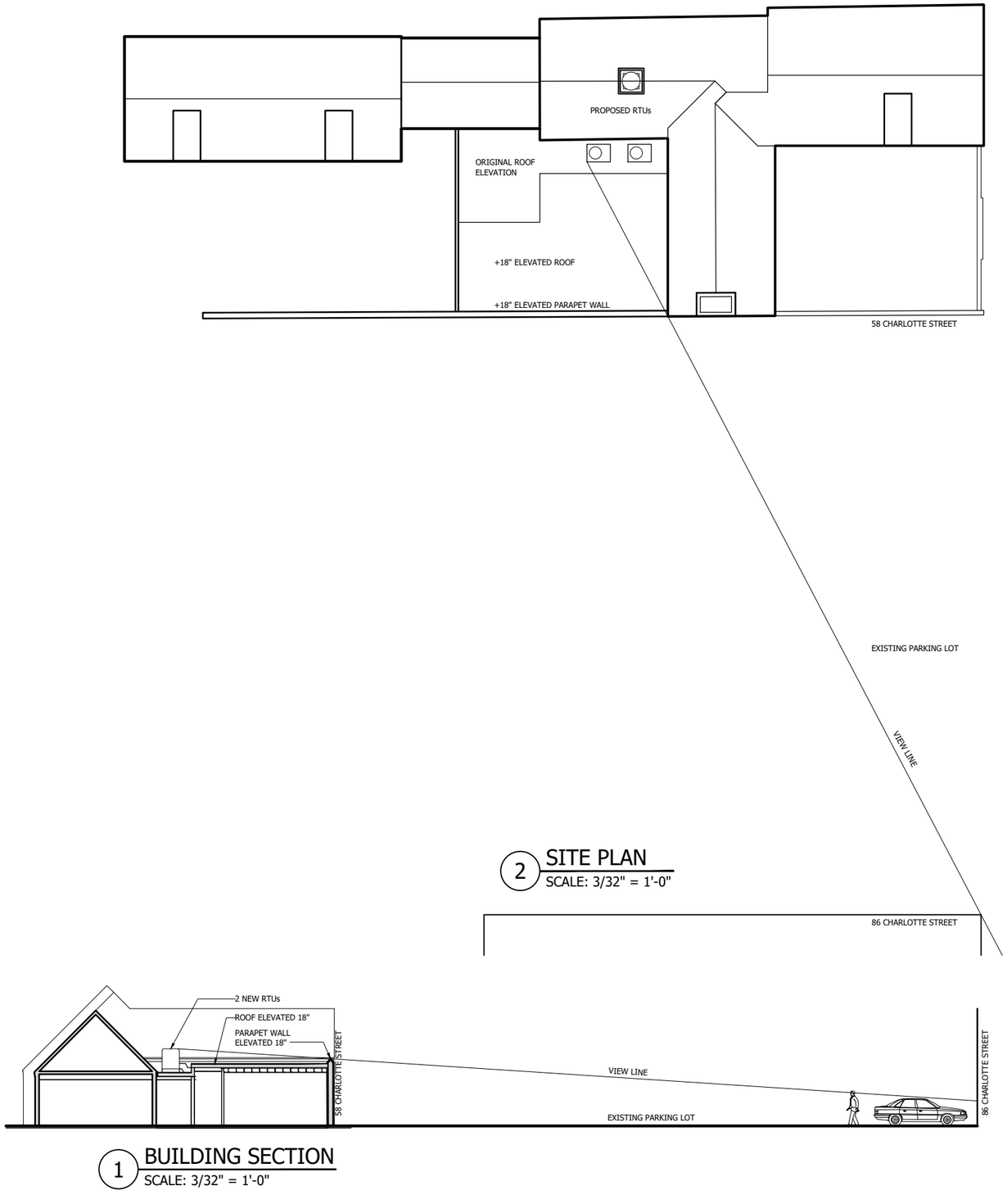
Received October 21, 2025
Planning and Building Dept




2 SITE PLAN
SCALE: 3/32" = 1'-0"

1 BUILDING SECTION
SCALE: 3/32" = 1'-0"

# 58 Charlotte Street

St. Augustine Florida 32084

**DESIGN**/COOPERATIVELLC
1032 HENDRICKS AVENUE
JACKSONVILLE, FL 32207
TEL / (904) 290-1032
FAX / (904) 592-5892
www.dcoop.com
FL/AR0007032

**CLIENT**
58 Charlotte Street LLC

**LOCATION**
58 Charlotte St
St. Augustine, Florida 32084

**STRUCTURAL ENGINEERING**
LOWE STRUCTURES, INC.
(904) 992-0377
LIC # FL-28261

**M.E.P. ENGINEERING**
POWELL AND HINKLE
ENGINEERING, PA.
(904) 264-5570
FL/EB-4577

**INTERIOR DESIGN**
DESIGN COOPERATIVE

**CIVIL ENGINEERING**
MATTHEWS | DCCM
(904) 826-1334

**DATE:** 12.10.2024

**PROJECT NO:** 24012

PROPOSED RTU UNITS

PERMIT SET

A122

Received October 21, 2025
Planning and Building Dept



Received October 21, 2025
Planning and Building Dept



Received October 21, 2025
Planning and Building Dept



CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

# STAFF REPORT AND RECOMMENDATION

**Prepared for December 18, 2025 Meeting**




Application HP2025-0080 Address: 58 Charlotte Street

Applicant: Studio Femke

Property Owner: 58 Charlotte Street LLC - Owner

Project description: For design changes to outdoor spaces.

| | | | |
|---|---|---|---|
| Architectural Style: | Spanish Colonial | Florida Master Site File: | S00539 |
| National Register: | St. Augustine NRHD: Contributing Reconstruction | Construction date: | 1967 |
| Archaeology Zone: | IA | Zoning District: | HP-2 |
| Parcel number: | 1968800000 | | |
| Agenda Item: | 7(a) | Previous Action(s): | COA HP2024-0030<br>COA HP2024-0056<br>COA HP2024-0071<br>COAHP2025-0070 |

## STAFF SUMMARY AND ANALYSIS:

1. This property, located on the west side of Charlotte Street, has been considered by the HARB for several applications related to buildout of the site for a new restaurant.
2. A new applicant on this project is seeking modification to previously approved Certificates of Appropriateness related to materials and designs for front and rear courtyard spaces as detailed in the Scope of Work below. The previous approval, which was provided by the applicant, is attached to this staff report for the Board's consideration.
3. Existing paving in the front courtyard includes bricks. The applicant has requested reverting paving in both the front and rear courtyards from the previously approved square shellstone paver to a brick paver. If the proposed pavers are a true clay brick, this paving material is consistent with the Architectural Guidelines for Historic Preservation (AGHP). Drawings show a herringbone pattern. The applicant should confirm the desired brick pattern for the courtyard spaces.
4. Loose coquina was previously approved for the rear service yard space. The applicant is now proposing a tabby concrete for this area. This modification in materials is consistent with Public Works staff preferences for the vehicular space as well as AGHP recommendations for paving.
5. The AGHP states that masonry bench seating is appropriate within loggias. The HARB previously approved masonry bench seating in the rear courtyard where it is not visible outside of the property. The applicant is proposing to include similar masonry bench seating in the front courtyard which will be visible from Charlotte Street through the existing gate openings. The bench seating is proposed to be finished with the same brick proposed for paving. The HARB should determine whether the seating and its design are appropriate for the this reconstructed Spanish Colonial building and courtyard space.
6. Two masonry landscape features are newly proposed with this application:
    - In the front courtyard, the plans show a hexagonal brick planter, which will house an elm tree. The applicant provided a photograph of a similarly shaped fountain feature taken at the 58 Charlotte Street site. The date of the photograph is unclear, but the UF archives labels it, "Herrera House, Southern Bell Telephone workers in Spanish period dress, looking West."
    - In the rear courtyard the applicant proposes a round masonry well feature. The AGHP states that fountains are not appropriate in areas visible to the public. Well feature may be considered if they are masonry finished with stucco and do not contain visible water jets or fountains. Splashing water not visible above the lip of the well may be utilized.

    Full detailing, including marked dimensions and final designs for these landscape features were not provided, but may be administratively approved with direction from the Board.
7. Modifications to the landscaping are consistent with previous HARB discussion and recommendations. No plant materials were specified in this application; however, plants can be administratively approved if Florida Native or found in the AGHP Pre-approved Plant Materials list.
8. Additional approval for the changes to the parking lot and archaeological review may be required with the added/modified new project scope.

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 **58 Charlotte Street** if the HARB finds that proposed scope of work meets the Secretary of the Interior's Standards for Rehabilitation # 9 as a compatible contemporary design.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Modifications to current approvals for courtyard spaces:
    a. Paving materials:
        i. Reclaimed brick pavers in all courtyard spaces (previously shellstone pavers)
        ii. Tabby concrete in Service Yard (previously crushed coquina)
    b. Reconfigured front courtyard space (visible from Charlotte Street through gates):
        i. New bench seating along perimeter of front courtyard:
            1. Along southern property wall and east side of the building
            2. Planter space behind
            3. To be covered with brick to match the pavers on the ground
        ii. New hexagonal masonry planter, centrally located
        iii. Modified landscaping (plant materials may be administratively approved)
    c. Reconfigured rear courtyard space (not visible from outside the property):
        i. Expansion of previously approved bench seating
            1. Now wraps around west side of courtyard
            2. To be covered in mosaic tile
        ii. New round masonry water feature, centrally located

CITY CODES/DESIGN GUIDELINES:

**ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION**

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

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

***Parking, Landscaping and Site Features***

**Do...**

- Use new plant materials, fencing, walkways, street lights, and benches that are compatible with the character of the district or neighborhood in size, scale, materials and color.
- Identify and retain plants, trees, fencing, walkways, street lighting and benches that reflect a property's history and development.
- Base new site work on documentation or physical evidence. Avoid conjectural changes to the site.
- Remove or trim plants in close proximity to the building that may cause deterioration of historic fabric.
- Provide proper site and roof drainage to assure that water does not splash against the building or foundation walls, or drain toward the building.
- Landscape to provide shade, privacy, screening of non-historic features and erosion control.
- Minimize disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archaeological resources.
- Survey and document areas where the terrain will be altered to determine the potential impact to important landscape features or archaeological resources..
- Design and construct a new feature of a site when the historic feature is completely missing, such as an outbuilding, terrace or driveway. It may be based on historical, pictorial and physical documentation; or be a new design that is compatible with the historic character of the building and the site.

**Don't...**

- Remove or radically change site features which are important in defining the overall historic character of the property so that the character is diminished.
- Introduce heavy machinery into areas where it may disturb or damage important landscape features or archaeological resources.
- Fail to survey the building site prior to the beginning of rehabilitation work which may result in damage to or destruction of important landscape features or archaeological resources.
- Construct a new site feature that is incompatible with the district or building because of its size, scale or materials.
- Destroy the relationship between buildings and their setting by widening historic streets, changing paving material or by introducing inappropriately located new streets and parking lots that are incompatible with the character of the historic area.
- Install street lighting, benches, new plant materials, fencing, walkways, and paving material such as asphalt and pebble that are out of scale or are inappropriate to the historic district.
- Change the appearance of a building or site by removing historic plants, trees, fencing, walkways, outbuildings and other features before evaluating their importance.
- Add conjectural landscape features to the site such as period reproduction lamps, fences, fountains or vegetation that is historically inappropriate, thus creating a false sense of historic development.
- Create a false historic appearance because the replacement feature is based on insufficient historical, pictorial or physical documentation.

- Introduce a new landscape feature, including plant material, that is visually incompatible with the site, or that alters or destroys the historic site patterns or vistas.
- Introduce new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture; which destroys historic relationships on the site; or which damages or destroys important landscape features.

**Pre-1821**

Traditionally, most landscaping consisted of herb and vegetable gardens, flower gardens, fruit trees, and vines grown on a trellis or wall. Trees and shrubs should be native or documented as having been introduced prior to 1821, and must reflect the small scale of pre-1821 buildings. Design concepts from the 18th Century should be used for flower, vegetable and herb gardens. Foundation plantings are not appropriate.

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

Wells should be masonry finished with stucco. Fountains are not appropriate in spaces open to the public.

Wells may have splashing water that is not visible above the lip of the well to provide interest, but should not contain visible water jets or fountains.

Masonry bench seating is appropriate within loggias.

Canopies and umbrellas must be white, natural canvas or sailcloth, and must be supported on a wooden structure.

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

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

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File
3. Previously Approve Plans (HP2024-0056)

# STAFF PHOTOGRAPHS
## 58 Charlotte Street




Front (east) Elevation

# STAFF PHOTOGRAPHS
## 58 Charlotte Street




Front (east) Elevation

# STAFF PHOTOGRAPHS
## 58 Charlotte Street




South Elevation

# STAFF PHOTOGRAPHS
## 58 Charlotte Street




Rear (West) Elevation from The Court

# STAFF PHOTOGRAPHS
## 58 Charlotte Street



Rear (West) Elevation with covered space to be enclosed and addition added to gable end.

# STAFF PHOTOGRAPHS
## 58 Charlotte Street



Rear (West) Elevation with covered space to be enclosed and addition added to gable end.

# STAFF PHOTOGRAPHS
## 58 Charlotte Street



Location of rear addition, courtyard, and parking/service yard

Staff Report Pg. 13

# STAFF PHOTOGRAPHS
## 58 Charlotte Street





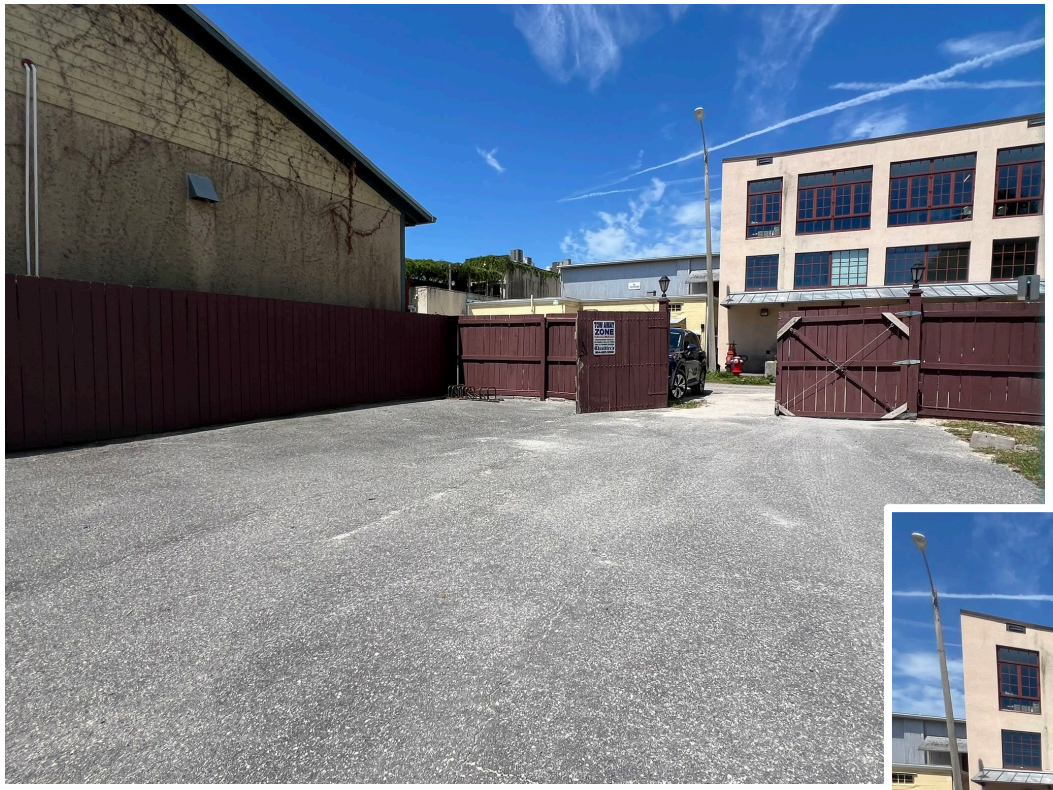
Location of addition stopping approximately at right edge of grass

# STAFF PHOTOGRAPHS
## 58 Charlotte Street



Location of courtyard space, continuation of masonry wall with herb garden planter space

# STAFF PHOTOGRAPHS
## 58 Charlotte Street



Location of parking/service yard starting approximately where grass starts



# STAFF PHOTOGRAPHS
## 58 Charlotte Street



Detail of rear elevation, covered space to be enclosed and utilities moved.



Detail of rear elevation, window to become door to new addition and HVAC relocated.

# STAFF PHOTOGRAPHS
## 58 Charlotte Street



North Elevation

# STAFF PHOTOGRAPHS
## 58 Charlotte Street





Existing Courtyard to remain,
Gates to be restored and reinstalled with new masonry lintel on Charlotte Street





# STAFF PHOTOGRAPHS
## 58 Charlotte Street







Existing Courtyard to remain

# STAFF PHOTOGRAPHS
## 58 Charlotte Street




Previously existing gate design from Google Streetview

1980

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

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I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ539 1009==

Site Name: LUCIANO de HERRERA HOUSE 830== Survey Date: 7809 820==

Address: 58 Charlotte Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Day Subdivision (subdivision) (block) 8 and 9 (lot) 868==

868==

Owner of Site: Name: St. Augustine Restoration Foundation, Inc. ;

Address: 5 Cordova Street

St. Augustine, Fla. 32084 902==

Occupant or Manager: Southern Bell Business Office 904==

Type of Ownership: Private 848== Zoning: HP2

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

UTM: 17 (zone) 469880 (easting) 3306910 (northing) 890== Location: T07S (T) R30E (R) 18N (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==

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II. SITE DESCRIPTION

Condition of Site:

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

Integrity of Site:

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

Threats to Site:

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

II. SITE DESCRIPTION, continued.

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

Date: +1967 844== Period: 20th century 845== Culture: Spanish 840==

Architect: 872==

Builder: 874==

Style: Spanish Colonial 964==

Plan Type: L-shape 966==

Exterior Fabrics: Stucco, wood, board and batten 854==

Structural Systems: Masonry, concrete block 856==

Features of Structure: (942)

Window Type: DHS, 12/12 942==

Foundation: Concrete block wall 942==

Roof Type: Gable, intersecting 942==

Secondary Roof Structures: Dormer, shed 942==

Porches & Balconies: 942==

Chimney Location: 942==

Materials: (882)

Chimney: 882==

Roof Surfacing: Wood, shakes 882==

Ornament Exterior: Wood Lattice Grill 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Mixed residential/Commercial 864==

Relationship to Surroundings: Near restored area. 859==

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III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Families, Commerce, Communication

920==

Statement of Significance: (911==)

ARCHITECTURE

This one and one-half story Spanish Colonial style building known as the Luciano de Herrera House at 58 Charlotte Street was reconstructed in 1967 by the St. Augustine Restoration Foundation, Incorporated. It represents a house of the Second Spanish Period (1784-1821). The "L" shaped building consists of both masonry and board and batten walls, consistant with early descriptions. The masonry walls are covered with plaster, a practice common in colonial days to protect the walls. A masonry wall and wooden fence enclose a patio. A shed-roof dormer gives additional living space to the half story. The building is located on a narrow brick street near the restored area of the city.

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

HISTORY

The northernmost section of the walled colonial city was bounded in the

(over)

V. BIBLIOGRAPHY

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

18th and early 19th centuries by the Cubo defense line and City Gate on the north and by the Rosario defense line, present-day Cordova Street, on the west. This area first developed in the late 17th century as a work camp during the construction of the Castillo de San Marcos and later as a neighborhood after the completion of the fort in 1695. All structures were destroyed in the 1702 seige of the city, those generally north of Cuna Street by the Spanish to establish a clear field of fire from the fort, and those south by the invading South Carolinians. By mid-century buildings had been rebuilt mainly along St. George and Spanish Streets, and a number of them still stand on St. George: Avero, DeMesa, Arrivas, Rodriguez-Sanchez, and Paredes Houses. During the British period, the Minorcans generally settled in this section of town, and it remained the "Minorcan quarter" well into the 19th century. New construction continued in the Second Spanish Period (1784-1821), with a number of extant structures, such as the Triay House, the Oldest Schoolhouse, and the City Gate, dating from this period.(1) By the mid-19th century, development expanded westward along Hypolita and Cuna Streets. The post-Civil War years brought intense commercialization to part of Hypolita Street and all of St. George Street as the main thoroughfare became lined with shops, boarding houses, and large hotels. The areas off of St. George Street remained essentially residential, and Spanish Street became by 1900 one of several exclusively Black neighborhoods outside Lincolnville, with its own school and church in the southernmost block of the street. St. George Street underwent major changes in the late 19th and early 20th centuries with the construction of the massive city hall at Hypolita Street and with the demolition of colonial structures and the erection of brick commercial buildings.(2) This section of the street gradually deteriorated into a depressed business district. Since 1959 the Historic St. Augustine Preservation Board, in conjunction with the St. Augustine Restoration Foundation and private citizens, has restored and reconstructed twenty-five buildings along St. George and Cuna Streets as part of a movement to recognize the city's disappearing colonial past. Several of the Preservation Board's buildings are operated as part of a living-history museum, San Agustin Antiguo. In addition to the Restoration Area, this section of the city, especially along Spanish and Cuna Streets, also has a large concentration of 19th century buildings, particularly from the pre-Flagler era, and even some pre-Civil War structures. Avenida Menendez, formerly Bay Street, has become a modern commercial street adjacent to both the Restoration Area and the Castillo de San Marcos.(3)

This historic reconstruction at 58 Charlotte Street is listed on the 1764 Puente map as a ripio (rubblework) house belonging to Juan de Muro. During the British Period (1763-1784) the house was first owned by William Wilson, who made additions, and later by Joseph and Mary Peavet who owned other property including the "Oldest House". The Peavetts sold to James Scotland. In a claim to the crown for former properties, Scotland describes the house as a "good stone house consisting of three good rooms and a garrett with a kitchen, and garden well fenced and in a very public situation for trade . . ." William Slater was owner in 1784 when the Spanish returned to Florida. The property was conveyed at that time to Luciano de Herrera whose name the house bears. Herrera was one of the eight government appointees selected to remain as a laison between the old and new regimes. In addition to

1980



his property dealing, Herrera acted as mediator between the Indian tribes and the province and served as a spy for Spain during the American Revolution. He died in 1788 and at that time the property was conveyed to Captain Miguel Iznardy. The many owners following Iznardy included prominent resident George Burt.(4) Sanborn maps show the site occupied as early as 1884 by a business complex of one and two-story buildings which housed a cabinet shop, furniture store and undertaker among other businesses. The structure was burned in the 1914 fire and left vacant until sometime between 1924 and 1930 when a large parking garage was built.(5) In 1966 the garage was demolished for construction of the existing building which was opened for commercial use in February 1967.(6)

ARCHAEOLOGY

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

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

2. Anon., "Copy of a Plan of the City of St. Augustine," 1833; 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Map, 1884-1930; St. Augustine City Directory, 1885, 1899, 1904.
3. Sanborn Fire Insurance Map, 1884-1958; City Directory, 1959, 1960.
4. Day Subdivision, Lots 8 and 9, Block and Lot File, Historic St. Augustine Preservation Board.
5. Sanborn, 1884, 1888, 1893, 1899, 1904, 1910, 1917, 1924, 1930, 1958.
6. St. Augustine Record, February 26, 1967.

# ¿Que' Pasa?
## (What's Happening?)



The Luciano de Herrera House — the colonial records of St. Augustine have produced several maps that indicated the block numbers, the lots and all buildings with their dimensions. Most maps had a key giving the owner's name and a brief description of the property.

A Spanish map of 1764 records this house on Charlotte Street as a "ripio (rubblework) belonging to Juan de Muro."

Juan de Muro was the son of Gregorio and Francisca Muro. In 1755 he married Maria de Loreta.

**IN 1763, WHEN** the fortunes of a distant war gave Florida to Great Britain, her subjects came peaceably to St. Augustine and Spaniards left for Havana leaving properties to be sold by an agent. It is also from these sales that much information is gathered.

A British map of 1765 lists the new owner as William Wilson and shows an addition of an outbuilding. Wilson, a planter, dealt in purchase and sale of land, most of which was in large parcels outside the city.

By 1771, the owners were Joseph and Mary Phenix Peavett who six years later sold to James Scotland. (The Peavetts in 1775 owned the Oldest House.)

**IN A CLAIM TO** the crown for former properties Scotland, "late of St. Augustine in the province of East Florida, House Carpenter" states that in the year 1777 he purchased one house and lot on Charlotte Street: It is described as "a good Stone House consisting of three good Rooms and a Garrett with a kitchen, and Garden well fenced and in a very Public Situation for Trade which Lot and Tenement was purchased by Your Memorialist from Joseph Peavett." The entry gives a detailed description of the property.

When in 1784 the British flag was lowered, ending their 20 year reign, Spain regained control of Florida and the vast majority of citizens, unwilling to give allegiance to Spain, evacuated. The Spanish census of that year indicates the house was in the hands of William Slater, native of England, appointed auctioneer by the governor.

Slater sold to Luciano de Herrera in 1785. The Spanish map of 1788 describes the property as "house of masonry, and some divisions of wood, in fair condition, rented by Don Luciano de Herrera to the tailor the province. His heirs sold the house described as a "rubblework masonry house with lot" in 1789 to Captain Miguel Iznardy.

Iznardy was the captain of a frigate and acted as the governor's agent to carry on illegal trade with the British for much needed supplies. He was the contractor for the building of the cathedral. (When he died in 1803 his will directed his remains be buried in the parish church.)

**THE PROPERTY WAS** sold in 1792 to Lucia Tunno and she in turn to Pedro de Cala, mariner, bachelor, owner of three slaves. By the time the 1793 census was made Pedro had married Ana Maria de los Dolores Segui and had two sons and three slaves.

Cala sold to Jose Lorente in 1797 where and his wife, Maria de la Concepcion Miranda, and two daughters lived.

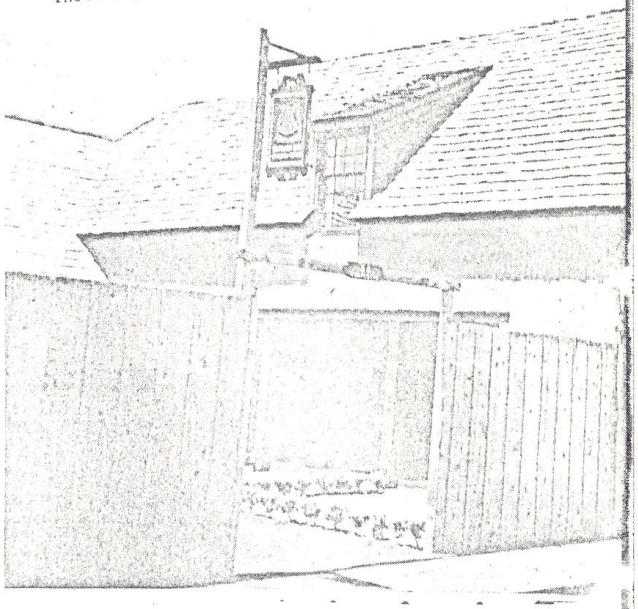
Gabriel G. Perpall bought the property in 1802 and held it until 1834. In the late 19th century it was one of the many houses owned by George Burt.

Between 1884 and 1910 a large two story building replaced the house and was occupied by a variety of businesses including a cabinet shop, storage, furniture store and an undertaker.

**THE 1917 INSURANCE** map shows the site empty, no doubt the result of the 1914 fire in that area. By 1930 a large building appears, occupied by a car parking and storage garage until 1966 when it was purchased by the St. Augustine Restoration Foundation, Inc.

The Luciano de Herrera house, as it appeared in the second Spanish period, was completed in 1967 for use by the Southern Bell Telephone Company's business office. It is a fine example of how a reconstructed colonial home can be adapted to accommodate a modern functional business.

RITA H. O'BRIEN



*Luciano de Herrera House*

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Slater sold to Luciano de Herrera in 1785. The Spanish map of 1788 describes the property as "house of masonry, and some divisions of wood, in fair condition, rented by Don Luciano de Herrera to the tailor Eduardo Esten, as well as its lot." There is evidence the house had undergone some alterations.

HERRERA, A BACHELOR, was one of the eight Spaniards appointed by the governor to remain in St. Augustine to conclude the sale of properties for their owners. Because of his contacts with the British he served as a Spanish spy during the American Revolution, collecting and providing secret information to Havana. He was also given the "public relations" job of handling delegations of Indians visiting St. Augustine. Herrera's knowledge and experience with Indian leaders made him their official host and protector. He had to make certain their visits were free from any unpleasant incident, dole out gifts from the king's store, keep them away from taverns and report any tavernkeeper serving them liquor. Until his death in 1788 he served as Indian commissary for

THE 1917 INSURANCE map shows the site empty, no doubt the result of the 1914 fire in that area. By 1930 a large building appears, occupied by a car parking and storage garage until 1966 when it was purchased by the St. Augustine Restoration Foundation, Inc.

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RITA H. O'BRIEN

*Luciano de Herrera House*

HM

Thanks - very good. Send copy to Johnson — OK
and return to me, as
well as Herrera House file
Ear

EWN - I obtained this from "The Record's" file. Perhaps it might be useful.

cc JS Kaney

JULY 27, 1988

EWN

MEMO TO; HERRERA HOUSE FILE
(TELEPHONE CO. BUILDING)

THE FOLLOWING ARTICLE APPEARED IN THE SUNDAY RECORD AND TIMES UNION, FEBRUARY 26, 1967:

FRONT PAGE: PHOTO OF HERRERA HOUSE
CAPTION: "HERRERA HOUSE BECOMES BUSINESS OFFICE
THE HERRERA HOUSE, A RECONSTRUCTED HOUSE AT 58 CHARLOTTE STREET WHICH WILL BECOME THE NEW BUSINESS OFFICE OF THE SOUTHERN BELL TELEPHONE COMPANY MONDAY UNDER A LEASE ARRANGEMENT WITH ST. AUGUSTINE RESTORATION, INC."

LEAD TITLE: MILESTONE IN RESTORATION PROGRAM
TITLE: TELEHONE OFFICE MOVED INTO RECONSTRUCTED HOUSE
BY: TOM KING, MANAGING EDITOR * Tom now works for Flagler College

A MILESTONE WAS REACHED THIS WEEKEND WHEN SOUTHERN BELL TELEPHONE COMPANY MOVED ITS BUSINESS OFFICES INTO A RECONSTRUCTED HOUSE AT 58 CHARLOTTE STREET.

IT'S NOT THE FIRST COMMERCIAL USE OF A RESTORED OR RECONSTRUCTED BUILDING. THE SIGNIFICANCE LIES IN THE FACT THAT IT IS, HOWEVER, THE FIRST TIME THAT A BUILDING HAS BEEN PLANNED AND RESTORED OR RECONSTRUCTED FOR A SPECIFIC COMMERCIAL USE, AND HOPEFULLY MARKS THE BEGINNING OF A NEW PHASE IN THE PROGRAM TO CREATE A LIVING RESTORATION OF OLD ST. AUGUSTINE.

THE HOUSE, CALLED THE HERRERA HOUSE, BECAUSE IT WAS RECONSTRUCTED ON THE SITE AND FOUNDATIONS OF A HOUSE OCCUPIED BY DON LUCIANO DE HERRERA DURING THE SECOND SPANISH PERIOD WAS RECONSTRUCTED UNDER THE PROGRAM OF ST. AUGUSTINE RESTORATION, INC. AND IS BEING LEASED TO THE TELEPHONE COMPANY.

RANDY PIERSON, MANAGER OF THE TELEPHONE COMPANY IN ST. AUGUSTINE SAID THE TELEPHONE COMPANY'S BUSINESS OFFICE WOULD BE OPEN FOR BUSINESS IN THE RECONSTRUCTED HOUSE MONDAY MORNING. "THE TELEPHONE COMPANY IS ESPECIALLY PLEASED TO BE THE FIRST FIRM IN A NEW COMMERCIAL PHASE OF THE RESTORATION PROGRAM DESIGNED TO MAKE IT A LIVING RESTORATION" PIERSON SAID OF THE MOVE. HE EXPLAINED THAT THE MOVE WAS NECESSITATED BY THE NEED FOR MORE SPACE IN THE TELEPHONE EXCHANGE BUILDING ON CORDOVA STREET, WHERE INSTALLATION OF ADDITIONAL EQUIPMENT AND RENOVATIONS COSTING THREE QUARTERS OF A MILLION DOLLARS AND DESIGNED TO PROVIDE DIRECT DISTANCE DIALING HERE IN MID-SUMMER IS UNDERWAY.

EARLE NEWTON, EXECUTIVE DIRECTOR OF THE RESTORATION COMMISSION CALLED THE LEASE ARRANGEMENT WITH SOUTHERN BELL A "MOST REMARKABLE EXAMPLE OF COOPERATION BY A COMMERCIAL FIRM."

"WE ACHIEVED EXACTLY WHAT WE WANTED IN THE WAY OF RESTORATION

AND THEY ACHIEVED WHAT THEY WANTED IN THE WAY OF A FUNCTIONAL FACILITY" NEWTON ADDED.

THE STORY AND A HALF HOUSE OF MASONRY AND WOOD WAS RECONSTRUCTED FROM INFORMATION OBTAINED FROM ROCQUE'S MAP OF 1788 AND ARCHAEOLOGICAL FINDINGS AT THE SITE, ACCORDING TO NEWTON...(HERE FOLLOWS INFORMATION ON EARLIER MAPS, FOUNDATIONS FOUND, THAT THE HOUSE WAS 20 YEARS OLD IN 1788 ...AND INFORMATION ON THE HOUSE ITSELF 3,500 SQ.FT.,FIRST FLOOR DEVOTED TO OFFICES, UTILITIES CLEVERLY HIDDEN,ETC.)

THE HOUSE WAS BUILT FOR ST. AUGUSTINE RESTORATION, INC. BY THE ST.AUGUSTINE HISTORICAL RESTORATION AND PRESERVATION COMMISSION UNDER THE SUPERVISION OF STEINBACH WHO, ALONG WITH BILL JORDAN AND NEWTON WERE THE ARCHITECTS.

FURNISHINGS WERE CONSTRUCTED BY THE RESTORATION COMMISSION CARPENTERS UNDER THE DIRECTION OF EARL SHUGART, ASSISTED BY PRESTON KING. HORACE REYES WAS THE FOREMAN OF THE CONSTRUCTION CREW. LOCAL FIRMS WERE USED AS SUB-CONTRACTORS ON THE PROJECT.

TWO PHOTOGRAPHS APPEAR ON PAGE THREE, ONE CAPTIONED "FIREPLACE WAS THERE SO IT WAS BUILT" SHOWS STEINBACH AND OTHERS STANDING BY FIREPLACE; THE OTHER IS CAPTIONED "SPANISH DECOR IN TELEPHONE COMPANY OFFICE" AND SHOWS A GENERAL VIEW OF THE MAIN OFFICE.

THE ARTICLE ON PAGE THREE IS SURROUNDED BY ADS MORE LOCAL CONTRACTORS WHO WORKED ON THE JOB CONGRATULATING THE TELEPHONE COMPANY FOR ITS NEW BUSINESS OFFICE.

Herrer House

58 Charlotte Street - which was the Neil Pope's Garage.

Was purchased under an existing option for $35,000

South Bell will occupy only a portion of the site

St Aug Record Aug-11, 1964

Herrera House

Is opened now.

housing the South Bell.

2/26/67

Herrera House

City Directory

1966 58 Charlotte Sts - Popi Neil Garage autorepr.

1976 58 Charlotte - Herrera House - St Aug Preservation Board

1977 58 Charlotte - Herrera House - St Aug Preservation Board

DAY LOTS 8+9 ST. AUG. REST. FOUN. I CORDOVA ST.



# CITY OF ST. AUGUSTINE
## HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

## Certificate of Appropriateness

**Case Number: HP2025-0080** **Meeting Date: Thursday, December 18, 2025**

1. NAME OF APPLICANT: Femke Lang
   Business (if applicable):
   Address: 901 ocean blvd unit 64
   City: Atlantic Beach State: FL Zip Code: 32233
   Daytime Telephone: Available upon request E-Mail Address: Available upon request

2. NAME OF PROPERTY OWNER: Marc Angelo
   Business (if applicable):
   Address: 1283 ponte vedra blvd
   City: Ponte Vedra Beach State: FL Zip Code: 32082
   Daytime Telephone: Available upon request E-Mail Address: Available upon request

3. PROJECT LOCATION: 58 CHARLOTTE ST, Saint Augustine, 32084

4. LEGAL DESCRIPTION: 3-40 DAY SUB LOTS 8 & 9 & S2FT OF E90FT LOT 11 BLK 9 CITY OF ST AUGUSTINE OR5976/1045

5. SCOPE OF WORK: for design changes to outdoor spaces.

***Information attached by applicant includes:***

- Application Agreement
- Existing Photograph
- Site Plan
- Additional Information

# HARB APPLICATION AGREEMENT

**In filling out this application:**

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

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

Project Address: 58 Charlotte St, Saint Augustine, FL 32084

Applicant's Name: Femke Lang Applicant's Signature: Femke Lang

Owner's Name: 58 Charlotte Street LLC Owner's Signature: Marc Angelo

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

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

(Can add additional signature page if needed)

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

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Project Address: 58 Charlotte Street

Applicant's Name: Beth Angelo Applicant's Signature: Beth Angelo

Owner's Name: 58 Charlotte LLC Owner's Signature: BM-SIGNED

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.

# PACKAGE CERTIFICATE

BROKER MINT

## APPLICATION

1 page

HARB Application 58 Charlotte - Angelo.pdf — 1 page

## E-SIGN INFO

| | | | |
|---|---|---|---|
| Status: | SIGNED | Originator: | Juliana Hughes<br>julianahughes76@gmail.com<br>IP: 99.145.99.72<br>Domain: my.brokermint.com<br>Date: May 17, 2024 08:33 AM |
| Package ID: | 636CC402BAD3913999750ACDFD475E2A | | |
| Time zone: | EDT (UTC-4) | | |

Signers:

| | | | | | |
|---|---|---|---|---|---|
| CS | C. Scott Hobbs<br>C. Scott Hobbs | cscotthobbs@gmail.com<br>IP: 50.221.122.234 | Signed | May 17, 2024 08:34 AM<br>id: fa0ada3e4c18c1cd791786ec5fc9d757 | BM-SIGNED fa0ad... 05/17/24 08:33 AM EDT |

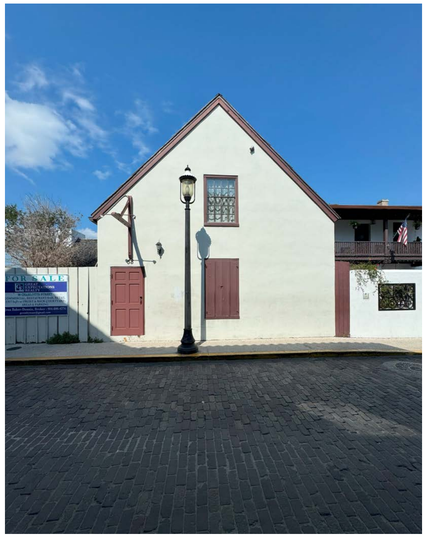
## HISTORY

| | | | | | |
|---|---|---|---|---|---|
| May 17, 2024 | 08:33 AM | CS | C. Scott Hobbs | cscotthobbs@gmail.com | IP: 50.221.122.234 | Viewed |
| May 17, 2024 | 08:34 AM | CS | C. Scott Hobbs | cscotthobbs@gmail.com | IP: 50.221.122.234 | Signed |
| May 17, 2024 | 08:34 AM | | Package has been fully signed and sealed | | | Completed |

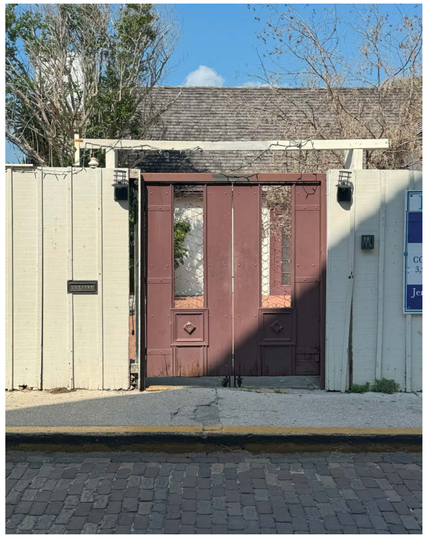
# Existing Project Site Photographs











THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS THE PROPERTY OF DESIGN COOPERATIVE, LLC AND IT SHALL NEVER BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF DESIGN COOPERATIVE, LLC

58 Charlotte Street
Florida
St. Augustine

**DESIGN**/COOPERATIVELLC
1032 HENDRICKS AVENUE
JACKSONVILLE, FL 32207
TEL / (904) 290-1032
FAX / (904) 592-5892
www.dcoop.com
FL/AR0007032

**CLIENT**
58 Charlotte Street LLC

**LOCATION**
58 Charlotte St
St Augustine, Florida

**DATE:** 06.07.2024

**PROJECT NO:** 24012

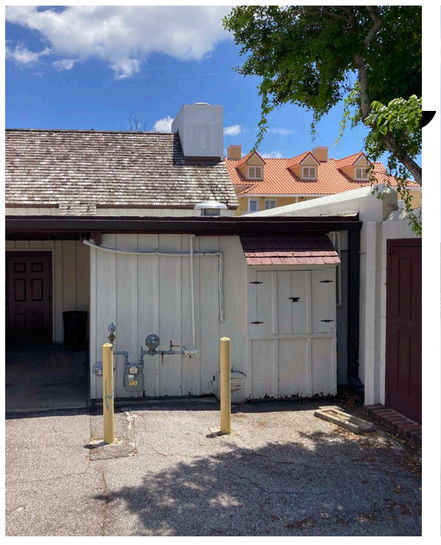
# Existing Project Site Photographs











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58 Charlotte Street
Florida
St. Augustine

D COOP
ARCHITECTURE BUILT DESIGN

**DESIGN**/COOPERATIVELLC
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# Existing Project Site Photographs













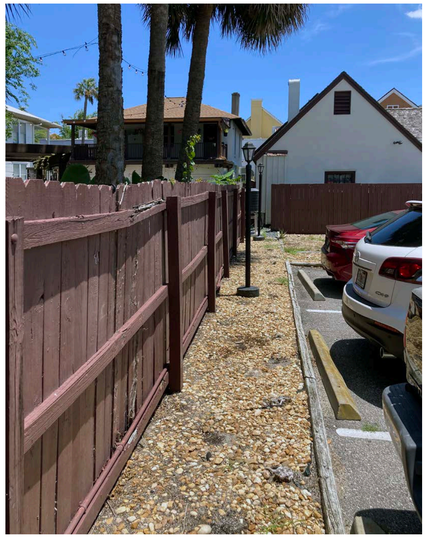

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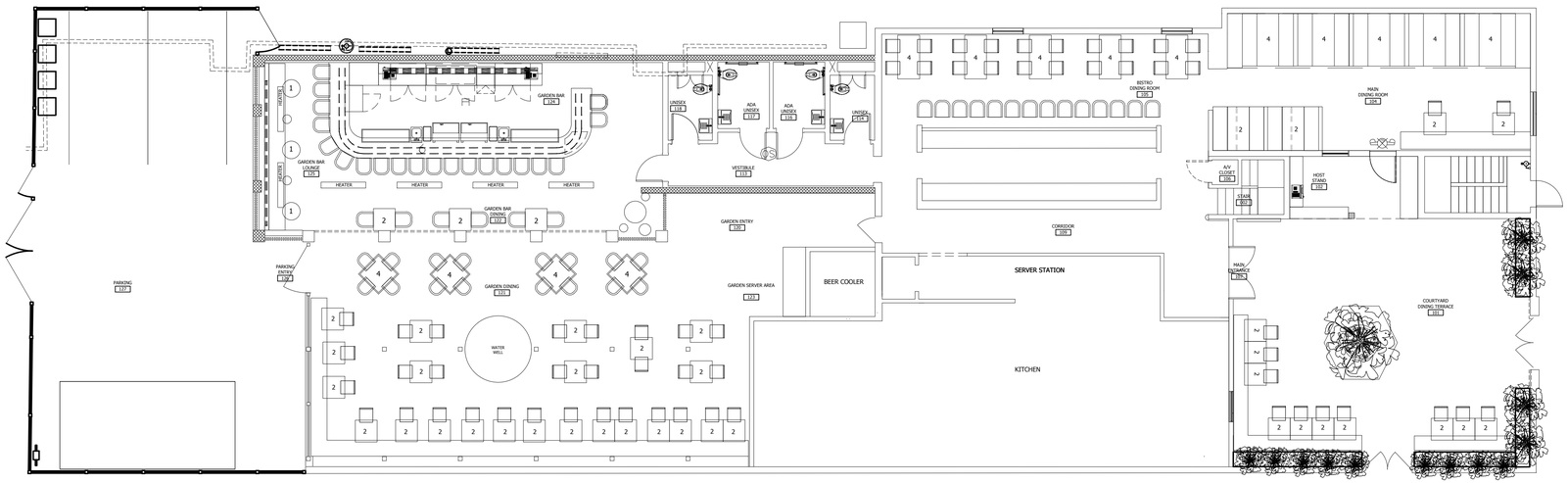



01 FIRST FLR. FLOOR PLAN

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

STUDIO FEMKE
INTERIOR DESIGN STUDIO
WWW.STUDIO-FEMKE.COM
904.687.7038

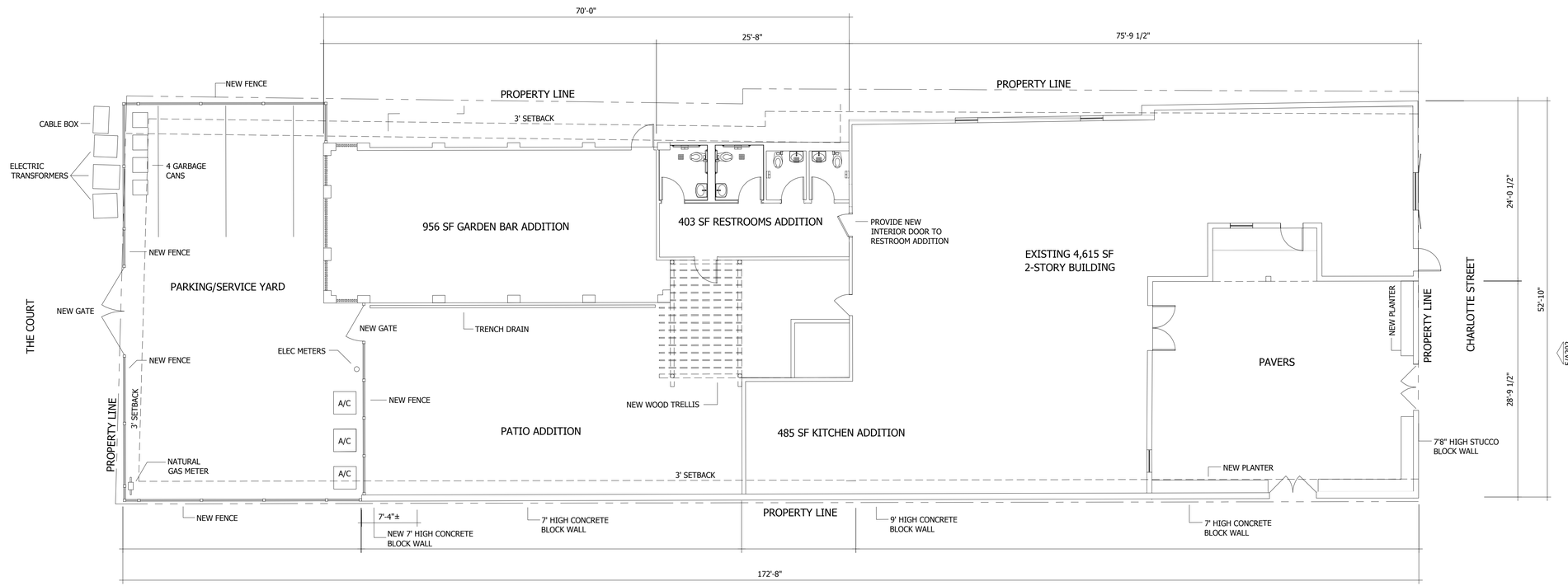
PROJECT: 58 CHARLOTTE STREET
ADDRESS: 58 CHARLOTTE STREET
ST AUGUSTINE, FL 32084

CLIENT: ROOST RESTAURANTS, LLC
1 INDEPENDENT DRIVE, SUITE 3120
JACKSONVILLE, FL 32202
904.353.5993

REVISIONS:
DATE: 11.20.25

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

FIRST FLR. FLOOR PLAN
ARCH-1




ADDITIONAL AREA TABULATION

| | |
|---|---|
| KITCHEN | 485 SF |
| GARDEN BAR | 956 SF |
| RESTROOMS | 403 SF |
| TOTAL ADDITIONAL AREA | 1,855 SF |

01 FIRST FLR. SITE PLAN
SCALE: 1/8" = 1'-0"


STUDIO FEMKE
INTERIOR DESIGN STUDIO
WWW.STUDIO-FEMKE.COM
904.687.7038

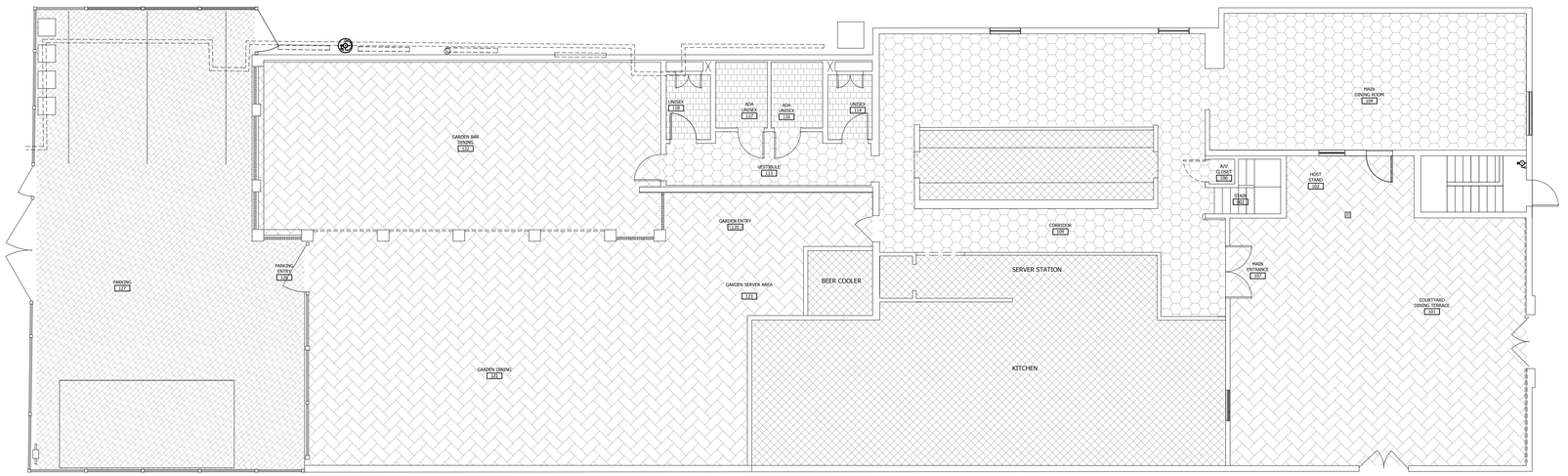

PROJECT: 58 CHARLOTTE STREET
ADDRESS: 58 CHARLOTTE STREET
ST AUGUSTINE, FL 32084

CLIENT: ROOST RESTAURANTS, LLC
1 INDEPENDENT DRIVE, SUITE 3120
JACKSONVILLE, FL 32202
904.353.5993

REVISIONS:
DATE: 11.24.25

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

FIRST FLR. SITE PLAN
ARCH-1




01 FIRST FLR. FINISH PLAN

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

STUDIO FEMKE
INTERIOR DESIGN STUDIO
WWW.STUDIO-FEMKE.COM
904.687.7038

PROJECT: 58 CHARLOTTE STREET
ADDRESS: 58 CHARLOTTE STREET
ST AUGUSTINE, FL 32084

CLIENT: ROOST RESTAURANTS, LLC
1 INDEPENDENT DRIVE, SUITE 3120
JACKSONVILLE, FL 32202
904.353.5993

REVISIONS:
DATE: 11.24.25

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

FIRST FLR. FINISH PLAN

ARCH-1

# 58 CHARLOTTE STREET

PROPOSED CHANGES/ADDITIONS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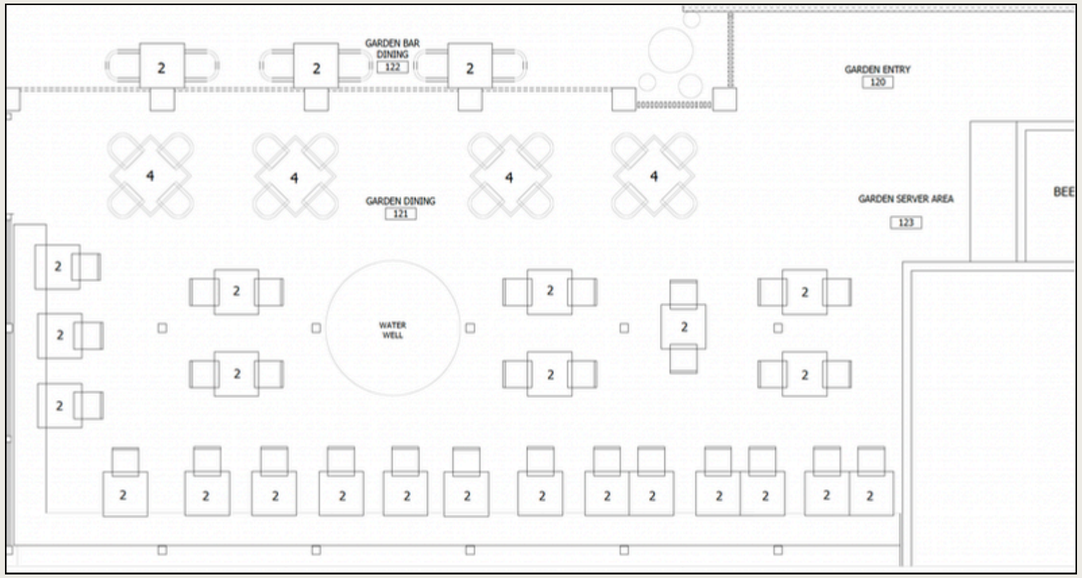
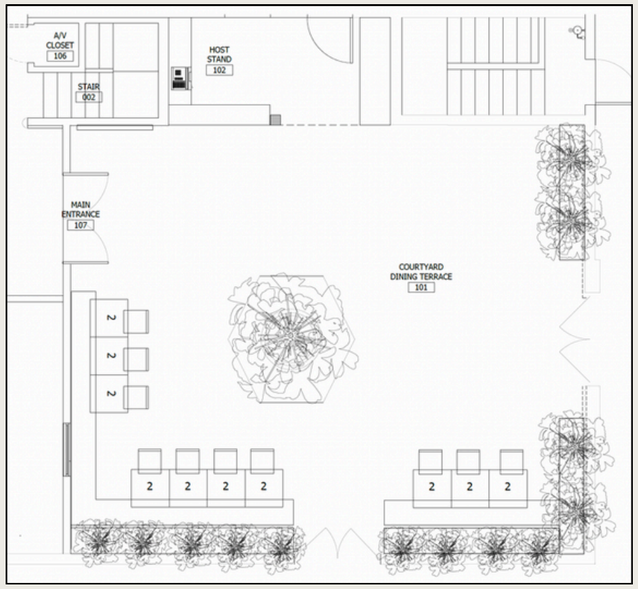
# EXTERIOR FLOORING - FRONT AND REAR PATIOS




BACK PATIO




FRONT PATIO



CURRENT - SHELLSTONE PAVERS



**OLD COLUMBIA**

**PRODUCT CODE:** CP21176A1020Z

**THICKNESS:** 2"

**DIMENSIONS:** 4"X8"

**UNITS PER CUBE:** 605

**CUBE WEIGHT:** 2400 LBS



NEW PROPOSED - RECLAIMED BRICK PAVERS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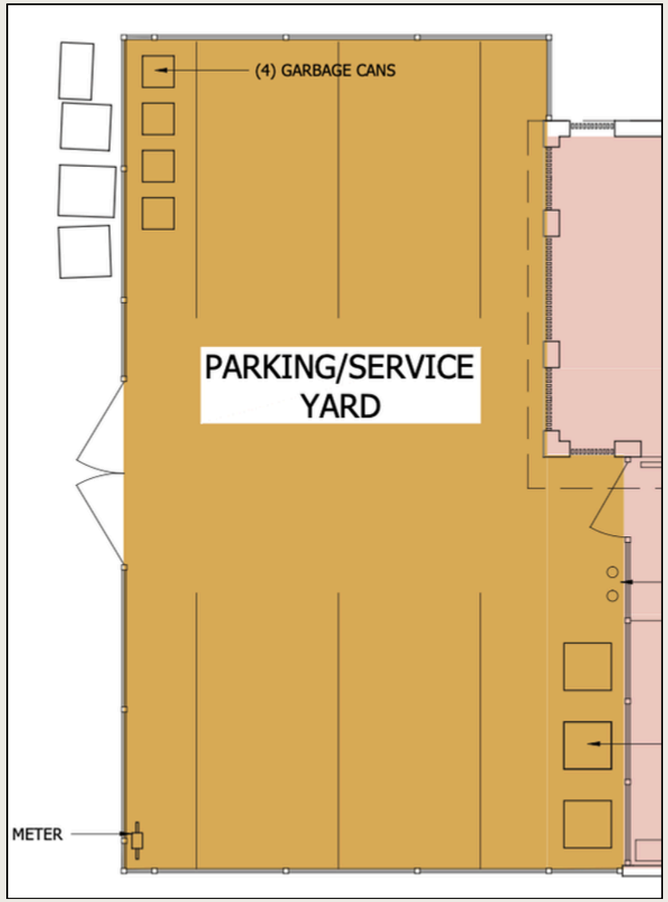
# REAR PARKING - PROPOSED FINISH






CURRENT - CRUSHED COQUINA



NEW PROPOSED - TABBY CONCRETE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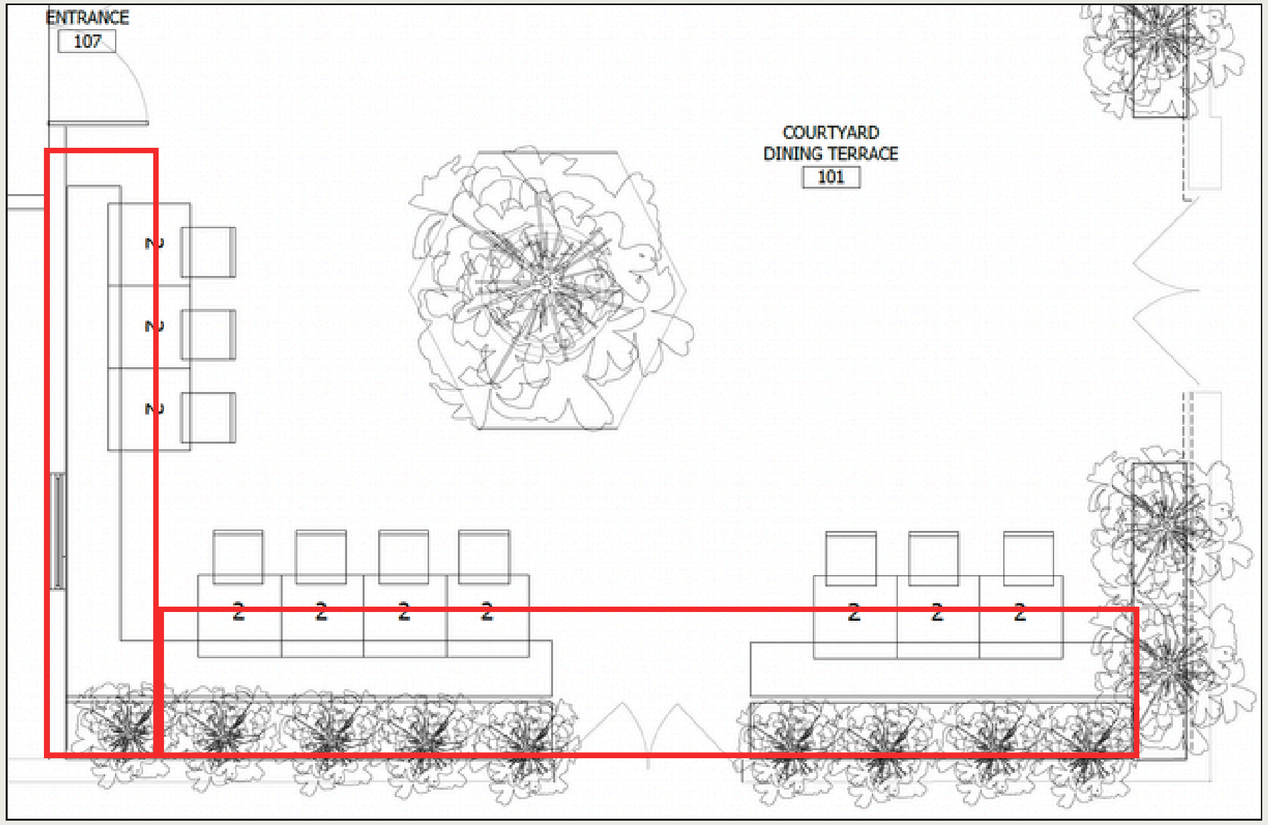
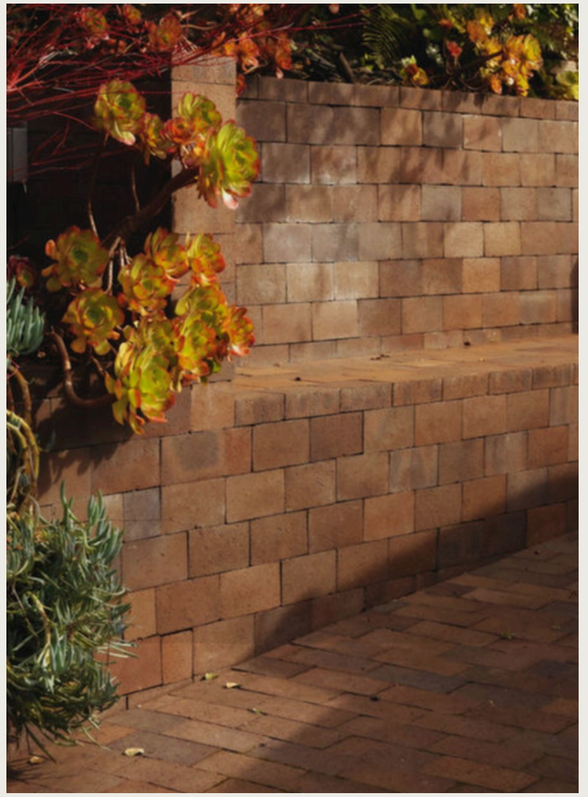
# FRONT PATIO - SEATING FINISH



RECLAIMED BRICK PAVED SEATING ALONG INTERIOR PERIMETER OF FRONT PATIO




RECLAIMED BRICK FINISH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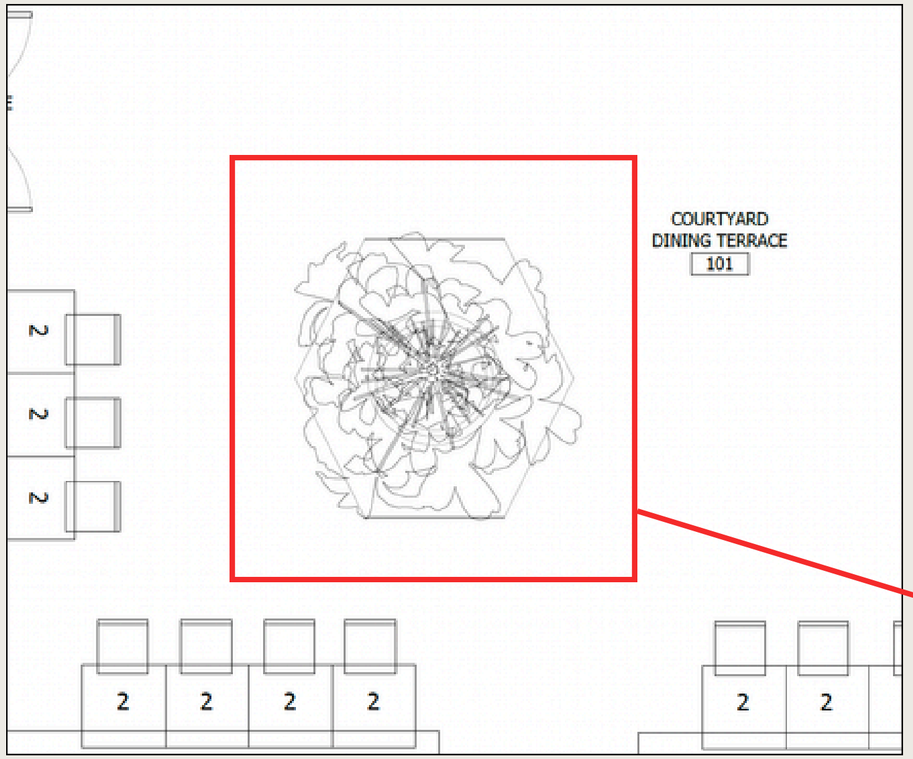
# FRONT PATIO - BRICK PLANTER



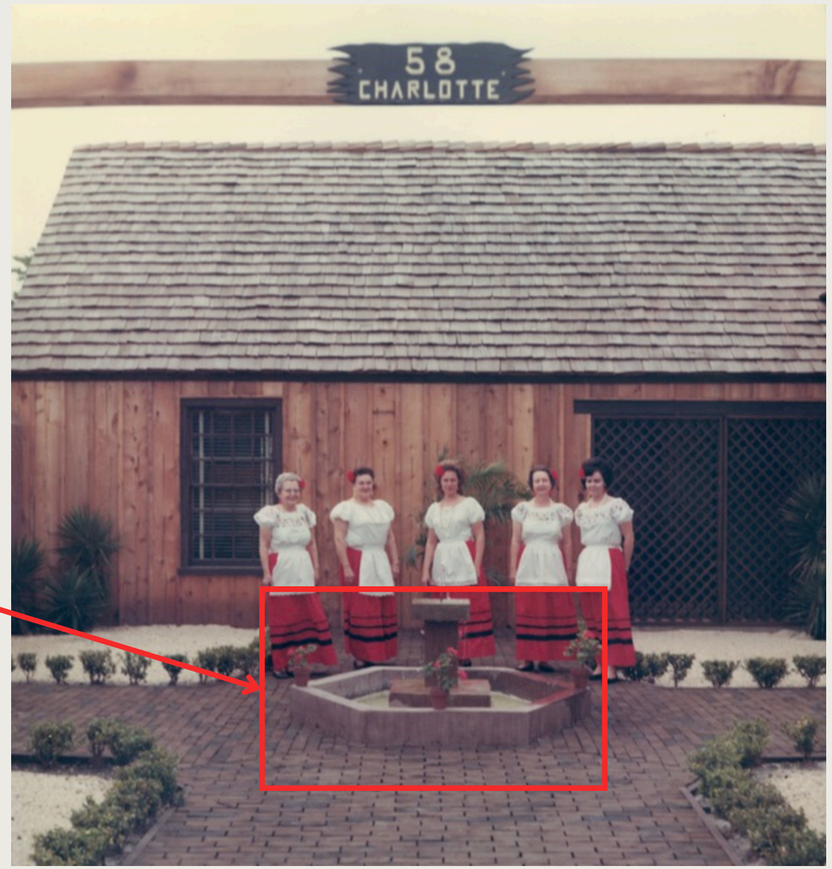
ELM TREE




RECLAIMED BRICK FINISH




HEXAGON BRICK PLANTER
(REPRESENTATIVE OF FOUNTAIN FROM HISTORICAL RECORD)




UFDC ARCHIVES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# FRONT PATIO HEDGES

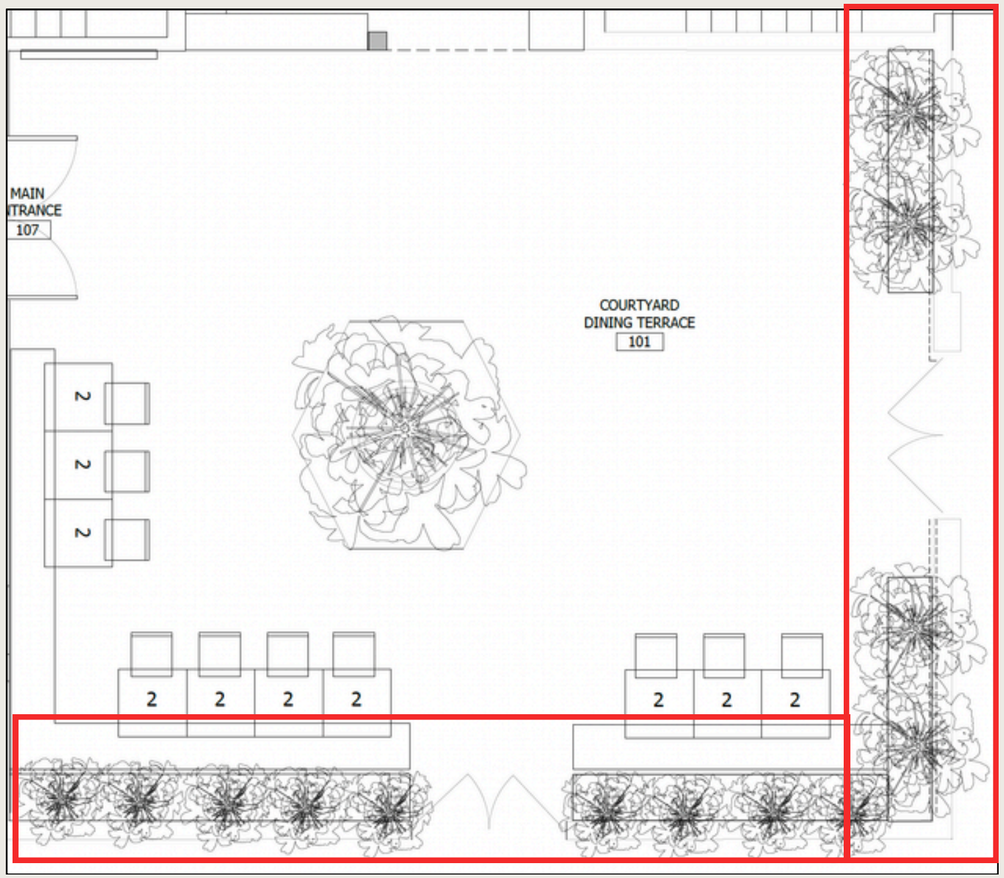


*IMAGE: PREVIOUS RESTAURANT AT 58 CHARLOTTE ST.*



FRONT WALLS WILL BE STUCCO, PER APPROVED PLANS

HEDGES PEERING ABOVE WALLS ALONG FRONT PATIO SIDE AND FRONT


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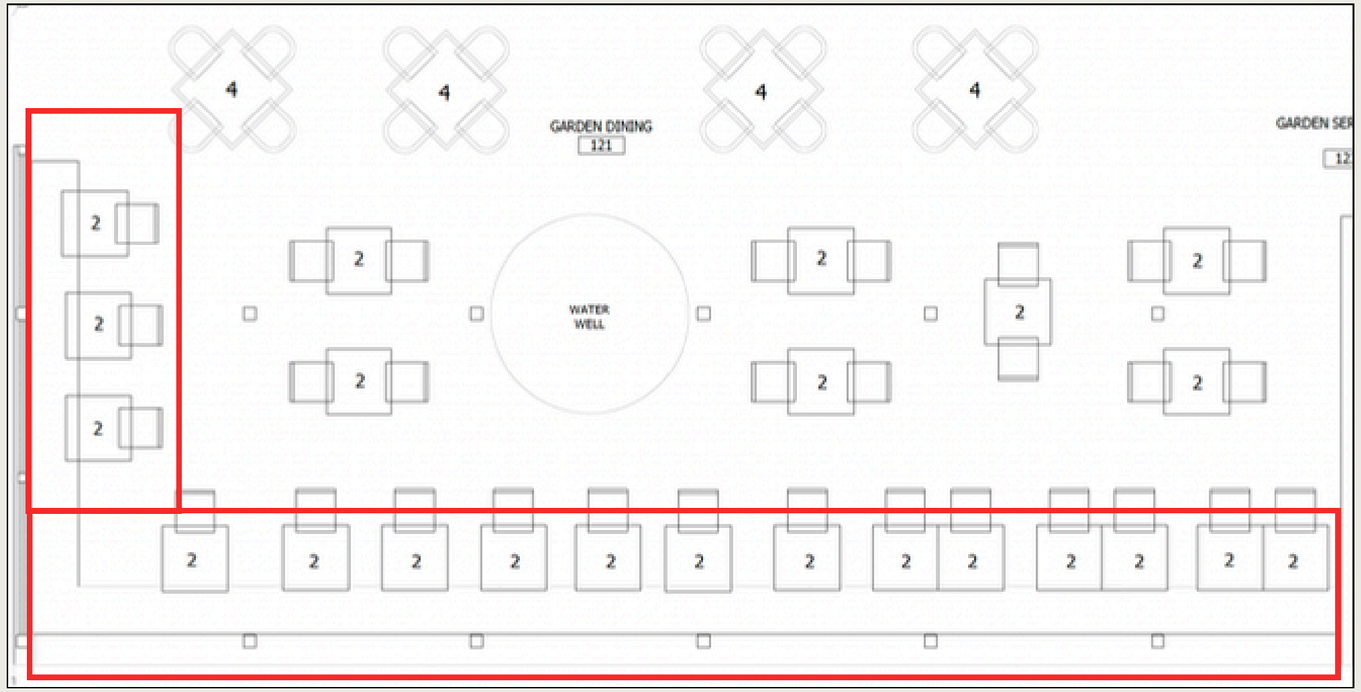
# EXTERIOR BACK PATIO - PROPOSED SEATING






PATIO PERIMETER SEATING WITH SPANISH PERIOD MOSAIC TILE DETAIL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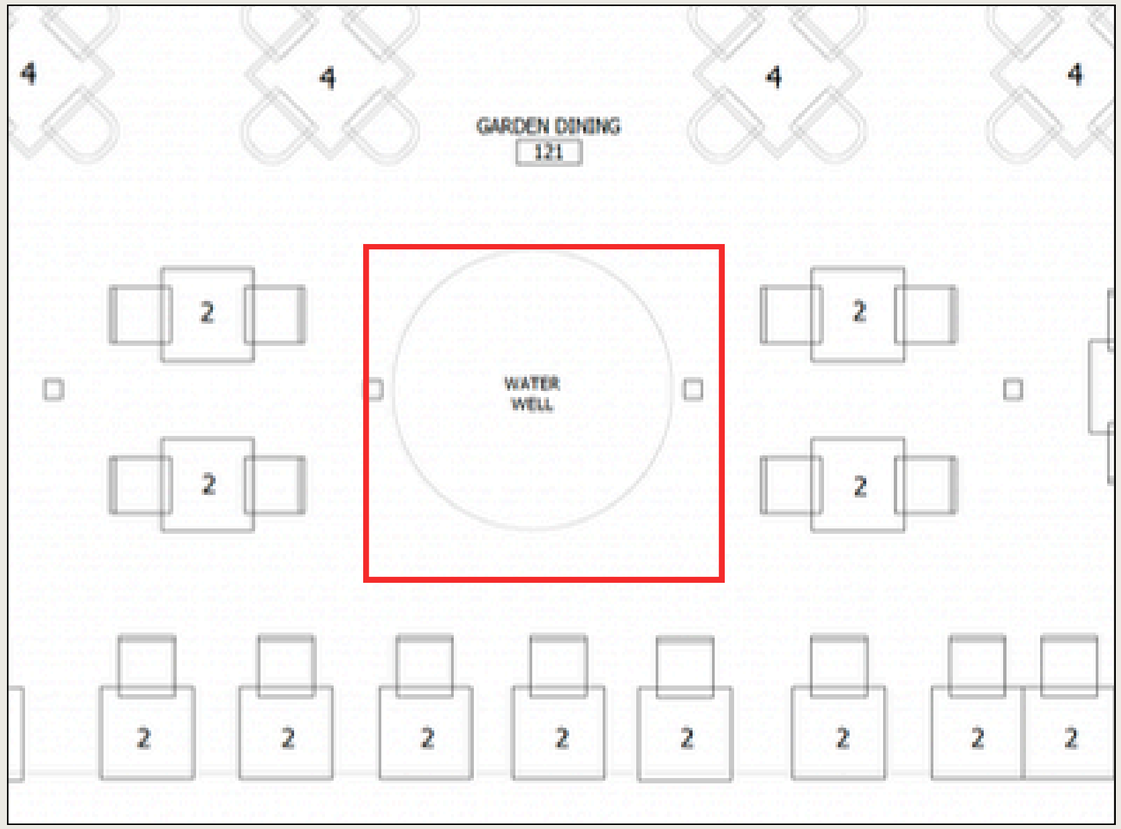
# EXTERIOR BACK PATIO FEATURE






PERIOD LIMESTONE WATER FEATURE PLACED IN CENTER OF BACK PATIO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CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

# STAFF REPORT AND RECOMMENDATION

**Prepared for December 18, 2025 Meeting**



Application HP2025-0078 Address: 26 Toques Place

Applicant and Owner: Partners Team One LLC

Project description: For after-the-fact approval of modifications to the previously approved design and for review of new landscape and hardscape plans.

| | | | |
|---|---|---|---|
| Architectural Style: | Frame Vernacular | Florida Master Site File: | SJ02274 |
| National Register: | St. Augustine NR Historic District | Construction date: | c. 1904 - 1910 |
| Archaeology Zone: | IA | Zoning District: | HP-3 |
| Parcel number: | 1966600070 | | |
| Agenda Item: | 7(b) | Previous Action(s): | COAs HP2022-0083 (withdrawn) and HP2023-0012; COR2023-0014, COD2023-0013, COA HP2023-0023; COA HP2024-0001 COA HP2025-0042 |

## STAFF SUMMARY AND ANALYSIS:

1. Located on the east side of Toques Place, adjacent to the city-owned parking lot between Cuna and Hypolita Streets, this property has been the subject of several HARB reviews including the recent approval of hardscape and landscape on the site.
2. The applicant is seeking after-the-fact approval of a new wooden fence along the north, east, and south property lines as detailed in the scope of work below.
3. According to the Architectural Guidelines for Historic Preservation's (AGHP's) Pre-approved Guidelines, staff may administratively approve replacement in-kind or continuation of an appropriate existing fence or wall throughout the HP zoning districts. A previously existing 6' wood fence along the north and east property lines is noted in a survey (attached) of this property submitted with the approved COA application HP2023-0023 for the now-completed rear addition. The site plan within that application indicated repair of the existing fence.
4. The newly installed fence on the site is not an in-kind replacement of the previously existing fence. Google Street View photos from February 2023 clearly show a 6' tall wood plank/picket privacy fence with the finished side out. The new board-on-board style fence is 6' high at the northwest corner of the property but then increases to 8' tall about 25' back from the front property line. Additionally, the unfinished side of the fence faces outward.
5. Modern wood privacy fences are generally appropriate on the side and rear elevations of a property, according to the AGHP. The Board should determine whether the board-on-board style is appropriate and whether mitigation is necessary for the outward-facing unfinished side. These unfinished sides are adjacent to parking/service areas; however, the fence along the east property line is visible from Charlotte Street.

## STAFF RECOMMENDATION:

Based on a review of the AGHP, the previous COA reviews and approved proposed designs for the property, and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a Certificate of Appropriateness for after-the-fact installation of a fence at **26 Toques Place** if the Board finds that the installed fence meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design with the following condition:

1. The outward-facing unfinished side be finished with additional fence panels, or the fence reversed to have the finished side face outward.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Replacement of previously existing 6' wood plank/picket privacy fence with a new wooden privacy fence:
    a. Board on board design
    b. Heights ranging from 6' to 8'
    c. Out-facing unfinished side

CITY CODES/DESIGN GUIDELINES:

**ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION**

**Secretary of the Interior's Standard's for Rehabilitation 2, 3, 8, and 9 apply.**

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

***Fences, Walls and Gates***

**Do...**

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

**Don't...**

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

**Post-1821**

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

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

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

Simple vertical picket fences are appropriate for Frame Vernacular buildings.

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

LIST OF ATTACHMENTS:

1. Staff photographs
2. Florida Master Site File
3. Previous Survey Submittal (note fence heights)

# STAFF PHOTOGRAPHS
## 26 Toques Place



Facing Southeast

# STAFF PHOTOGRAPHS
## 26 Toques Place




Facing Northeast Detail of Southern Fence

# STAFF PHOTOGRAPHS
## 26 Toques Place




Northern Fence Section, Finished Side Facing In

# STAFF PHOTOGRAPHS
## 26 Toques Place



Northern and Eastern Fence Sections, Finished Side Facing In

# STAFF PHOTOGRAPHS
## 26 Toques Place



Eastern Fence Section, Finished Side Facing In

# STAFF PHOTOGRAPHS
## 26 Toques Place




Northern Fence Section, Unfinished Side Facing Out

# STAFF PHOTOGRAPHS
## 26 Toques Place



Northern Fence Section, Unfinished Side Facing Out

# STAFF PHOTOGRAPHS
## 26 Toques Place




Eastern Fence Section, Unfinished Side Facing Out

# STAFF PHOTOGRAPHS
## 26 Toques Place



Eastern Fence Section, Unfinished Side Facing Out, As Visible from Charlotte Street

# STAFF PHOTOGRAPHS
## 26 Toques Place



Google Street View, February of 2023, 6’ Tall Plain Board/picket Fence with Finished Side Out

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

---

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ 2274 1009==

Site Name: 26 Tocques Place 830== Survey Date: 7809 820==

Address: 26 Tocques Place, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 8 (block) East 22.95 of North 28.8 ft. (lot) 868==

of lot 3 & lot 7 868==

Owner of Site: Name: Feiden, Florence T. (Estate) c/o Rabin, Lucy F. ;

Address: 964 W. Penn Drive

Westchester, Pa. 19380 902==

Occupant or Manager: Atlantique Press (occupant) 904==

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

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

UTM: 17 (zone) 469840 (easting) 3307040 (northing) 890== Location: T07S (T) R30E (R) N18 (S) 812==

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

Recorder: Name & Title: 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: Priv. Res. 838== Present Use: Commercial 850==

Date: + 1910 844== Period: 20th cent. 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame Vernacular 964==

Plan Type: L-shape 966==

Exterior Fabrics: Wood weatherboard with cornerboards

854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS 2/2, attic louvers 942==

Foundation: Concrete block wall 942==

Roof Type: Gable, intersecting 942==

Secondary Roof Structures: Porch, shed; Gable, hood 942==

Porches & Balconies: One-story screened front porch.

942==

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

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Composition shingles (diamond shape), composition roll 882==

Ornament Exterior:

882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Mixed, Commercial/Residential 864==

Relationship to Surroundings: Within Restored area.

859==

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III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

## IV. SIGNIFICANCE

Areas of Significance: Architecture, Communication, Tobacco, Hotels

920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Frame Vernacular building at 26 Tocques Place was constructed between 1904 and 1910. It is set toward the center of a block bounded by Hypolita and St. George Streets on the south and west with Charlotte and Cuna Streets forming the east and north borders of the block. The Sanborn Fire Insurance Maps show its close proximity to the former Lorillard Villa which was called the Cozy Inn on the 1910, 1917, 1924, and 1930 maps. A one-story screened porch extends from the front with a gable hood above the entrance. The location is near the restored area.

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

HISTORY

The northernmost section of the walled colonial city was bounded in the 18th and early 19th centuries by the Cubo defense line and City Gate on the

(over)

## V. BIBLIOGRAPHY

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

north and by the Rosario defense line, present-day Cordova Street, on the west. This area first developed in the late 17th century as a work camp during the construction of the Castillo de San Marcos and later as a neighborhood after the completion of the fort in 1695. All structures were destoyed in the 1702 seige of the city, those generally north of Cuna Street by the Spanish to establish a clear field of fire from the fort, and those south by the invading South Carolinians. By mid-century buildings had been rebuilt mainly along St. George and Spanish Streets, and a number of them still stand on St. George: Avero, DeMesa, Arrivas, Rodriguez-Sanchez, and Paredes Houses. During the British period, the Minorcans generally settled in this section of town, and it remained the "Minorcan quarter" well into the 19th century. New construction continued in the Second Spanish Period (1784-1821), with a number of extant structures, such as the Triay House, the Oldest Schoolhouse, and the City Gate, dating from this period.(1) By the mid-19th century, development expanded westward along Hypolita and Cuna Streets. The post-Civil War years brought intense commercialization to part of Hypolita Street and all of St. George Street as the main thoroughfare became lined with shops, boarding houses, and large hotels. The areas off of St. George Street remained essentially residential, and Spanish Street became by 1900 one of several exclusively Black neighborhoods outside Lincolnville, with its own school and church in the southernmost block of the street. St. George Street underwent major changes in the late 19th and early 20th centuries with the construction of the massive city hall at Hypolita Street and with the demolition of colonial structures and the erection of brick commercial buildings.(2) This section of the street gradually deteriorated into a depressed business district. Since 1959 the Historic St. Augustine Preservation Board, in conjunction with the St. Augustine Restoration Foundation and private citizens, has restored and reconstructed twenty-five buildings along St. George and Cuna Streets as part of a movement to recognize the city's disappearing colonial past. Several of the Preservation Board's buildings are operated as part of a living-history museum, San Agustin Antiguo. In addition to the Restoration Area, this section of the city, especially along Spanish and Cuna Streets, also has a large concentration of 19th century buildings, particularly from the pre-Flagler era, and even some pre-Civil War structures. Avenida Menendez, formerly Bay Street, has become a modern commerical street adjacent to both the Restoration Area and the Castillo de San Marcos.(3)

This house at 26 Tocques Place is located on the property of the former Lorillard Villa owned by tobacco magnate George Lorillard around the 1880's. It was operated as the Cozy Inn from 1910 to 1930 and was razed in the 1950's.(4) The building now serves as a printing shop.

ARCHAEOLOGY

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

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

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

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

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

☐ Original
☒ Update

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

Site #8 SJ02274
Field Date 4-1-2016
Form Date 4-1-2016
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) 26 TOCQUES PLACE 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:** 26 | | TOCQUES | Place | |

**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 #** 1966600070 **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:** 1910 ☐approximately ☐year listed or earlier ☐year listed or later
**Original Use** _____ From (year): _____ To (year): _____
**Current Use** Cafeteria/Restaurant/Diner From (year): _____ To (year): _____
**Other Use** private residence From (year): _____ To (year): _____
**Moves:** ☐yes ☒no ☐unknown Date: _____ Original address _____
**Alterations:** ☒yes ☐no ☐unknown Date: _____ Nature ext. roof, porch
**Additions:** ☐yes ☐no ☒unknown Date: _____ Nature _____
**Architect** (last name first): _____ **Builder** (last name first): _____
**Ownership History** (especially original owner, dates, profession, etc.) _____

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

## DESCRIPTION

**Style** Frame Vernacular **Exterior Plan** L-shaped **Number of Stories** 2
**Exterior Fabric(s)** 1. Weatherboard 2. _____ 3. _____
**Roof Type(s)** 1. Gable 2. Shed 3. _____
**Roof Material(s)** 1. Sheet metal:3V crimp 2. _____ 3. _____
**Roof secondary strucs.** (dormers etc.) 1. _____ 2. _____
**Windows** (types, materials, etc.) single wood 2/2 DHS with wood trim and sill

**Distinguishing Architectural Features** (exterior or interior ornaments) cross gable on L-shape, appears to be two structures joined.

**Ancillary Features / Outbuildings** (record outbuildings, major landscape features; use continuation sheet if needed.) large wrap around ramp for access

| 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. _____<br>KEEPER – Determined eligible: ☐yes ☐no Date _____<br>NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2) | |

# HISTORICAL STRUCTURE FORM

Site #8 SJ02274

## DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 2. _____

Structural System(s): 1. Wood frame 2. _____ 3. _____

Foundation Type(s): 1. Piers 2. _____

Foundation Material(s): 1. Brick 2. _____

Main Entrance (stylistic details) single wood and large glass door

Porch Descriptions (types, locations, roof types, etc.) front porch open runs length of house with shed roof and square posts

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 (address / phone / fax / e-mail) 7220 Financial Way Ste. 100 Jacksonville, FL 32256 904-470-2200, pdavenport@esinc.cc

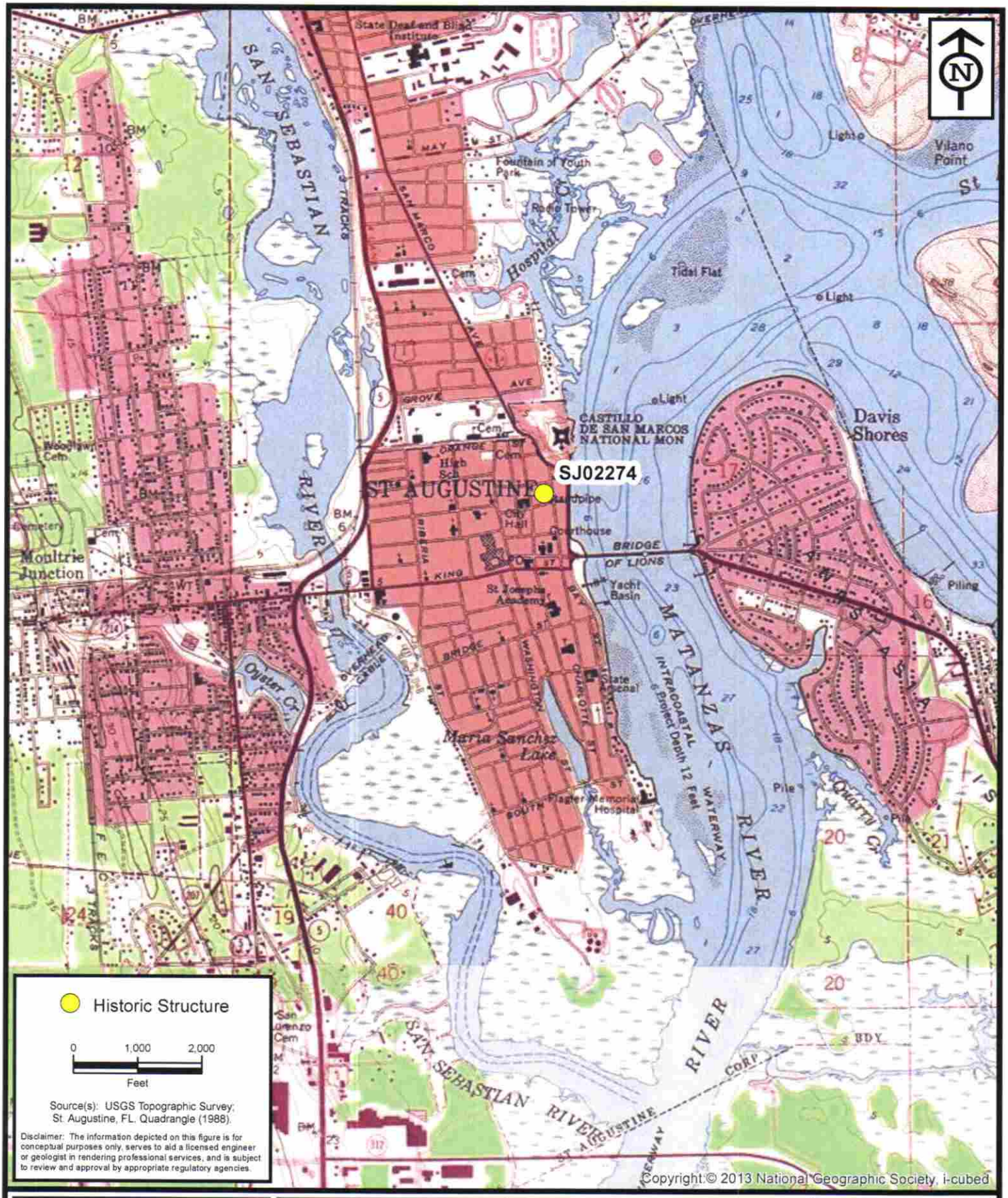
**Required Attachments**

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

❸ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE

If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.




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

Project Location - SJ02274

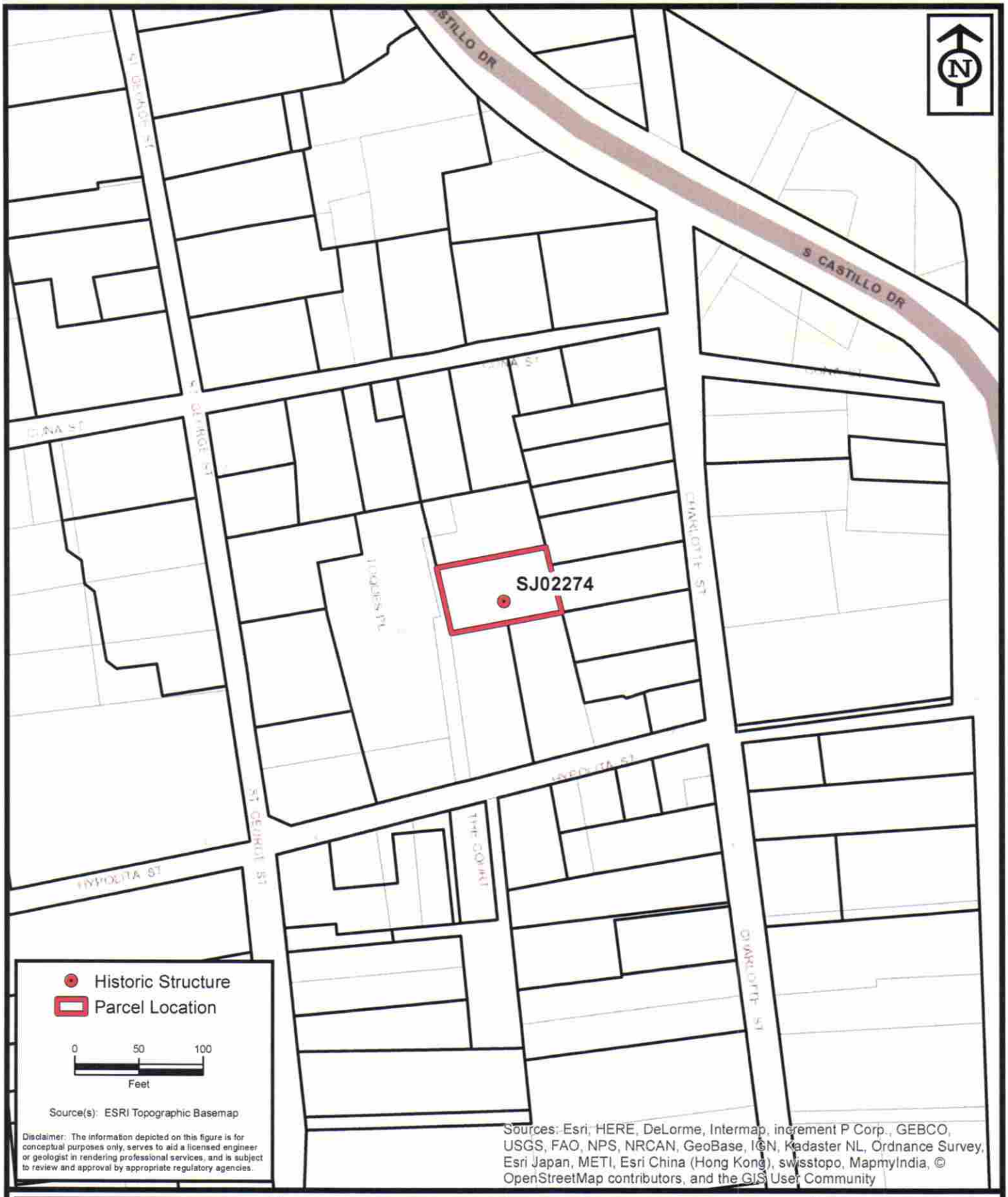
# City of St. Augustine Historic Structure Survey

St. Johns County, Florida

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

Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ02274\Location.mxd Date: 1/29/2016 12:02:02 PM

SJ02274




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

Parcel Location - SJ02274

# City of St. Augustine
# Historic Structure Survey

St. Johns County, Florida

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

Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ02274\Parcel.mxd Date: 2/1/2016 10:30:08 AM

SJ02274



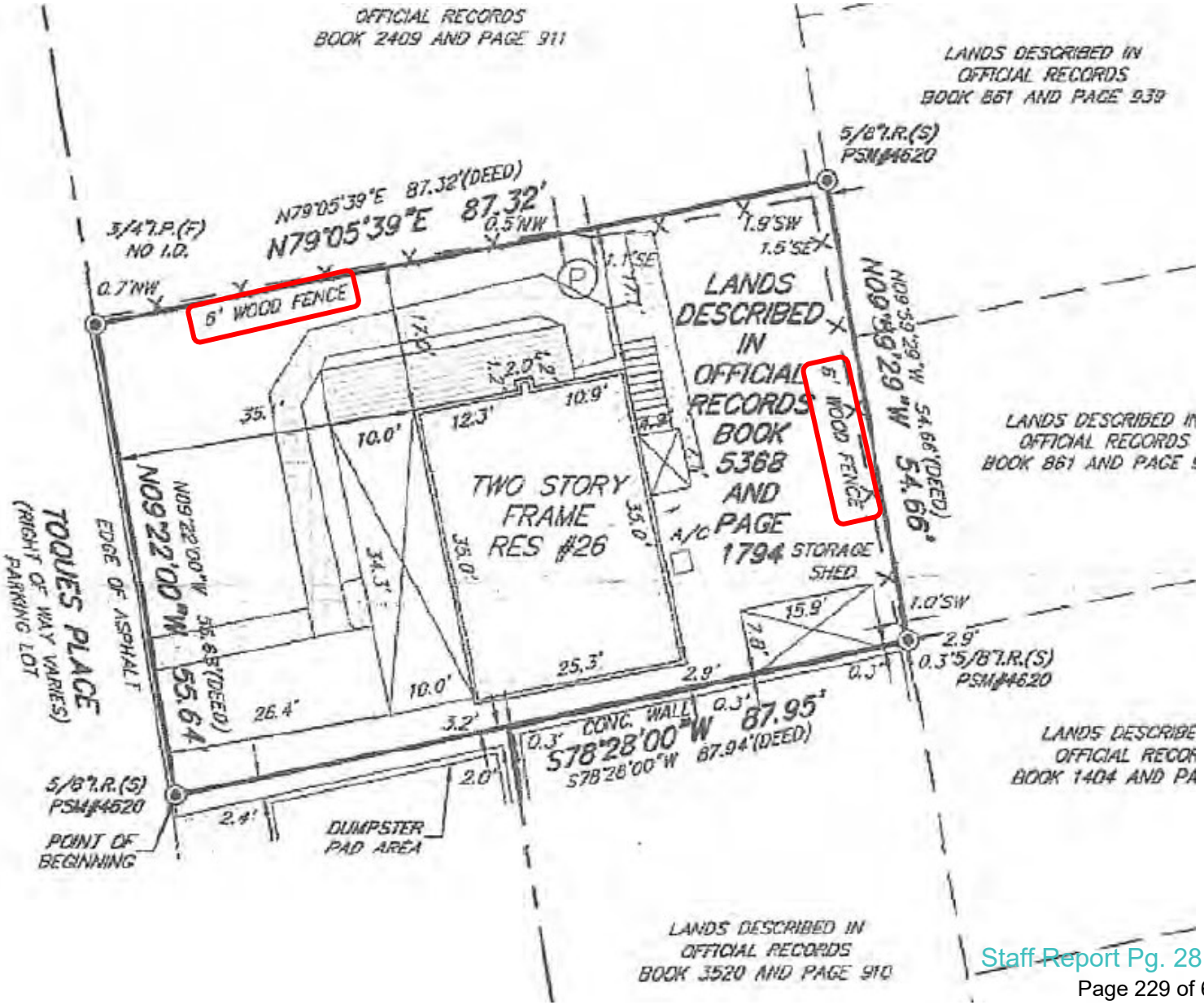

BREAKFAST & LUNCH
26
TOW AWAY ZONE
UNAUTHORIZED VEHICLES OR VESSELS WILL BE TOWED AT OWNER'S EXPENSE
24 HRS. A DAY 7 DAYS A WK.
COMPLETE COLLISION
904-824-3200
Jack Wilson
St. Augustine


BREAKFAST & LUNCH
NO TRESPASSING




TOYOTA TUNDRA

# SURVEY SUBMITTED WITH PREVIOUS APPLICATIONS
## 26 Toques Place



# CITY OF ST. AUGUSTINE
## HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

## Certificate of Appropriateness

**Case Number: HP2025-0078** **Meeting Date: Thursday, December 18, 2025**

1. NAME OF APPLICANT: Rick Amos
   Business (if applicable):
   Address: 1093 A1A Beach Blvd unit 455
   City: St Augustine State: FL Zip Code 32080
   Daytime Telephone: Available Upon Request E-Mail Address: Available Upon Request

2. NAME OF PROPERTY OWNER: Rick Amos
   Business (if applicable):
   Address: 1093 A1A Beach Blvd unit 455
   City: St Augustine State: FL Zip Code 32080
   Daytime Telephone: Available Upon Request E-Mail Address: Available Upon Request

3. PROJECT LOCATION: 26 TOQUES PL, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: CITY OF ST AUGUSTINE BLK 8 S 55FT OF LOT 7 OR6171/1977

5. SCOPE OF WORK:

***Information attached by applicant includes:***

- Application Agreement
- Project Scope
- Existing Photograph

Received November 18, 2025
Planning and Building Dept.

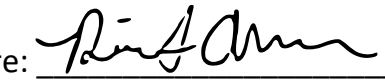
# HARB APPLICATION AGREEMENT

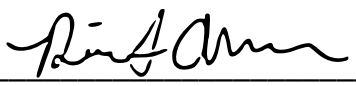
**In filling out this application:**

- **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: 26 Toques Place, St Augustine FL 32084

Applicant's Name: Rick Amos Applicant's Signature: 

Owner's Name: Rick Amos Owner's Signature: 

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

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

(Can add additional signature page if needed)

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

# Certificate of Appropriateness

Sufficiency Checklist

Case Number HP2025-0078

26 TOQUES PL, Saint Augustine, FL, 32084

| Checklist Item | Checklist Item Description | Status | Comments |
|---|---|---|---|
| **FENCES/WALLS/GATES - Scaled site plan showing the property line** | Scaled site plan showing the property line, building footprints, sidewalks, driveways and other major site features and proposed fence/wall (smaller projects may not require a scaled site plan like short extensions of existing fences/walls) | Need | This can be the marked survey from the building permit application noting the varying fence heights. |

**Other Details Necessary for Review**

N/A

**Blue Carriage House**
26 Toques Place, St Augustine FL 32084

Perimeter Fence

As we neared the completion of the three-year restoration of this property, the existing north fence was dilapidated, irregularly built and barely standing. The east fence was a temporary fence install by our GC, John Valdes and Associates (JVA).

In June 2025, in the midst of final approvals from the City and from HARB and coming to the end of our relationship with our GC JVA, it was our understanding that as owners we could replace the existing fence in the same location according to current guidelines from the City:

> ARTICLE IV. - SUPPLEMENTARY REGULATIONS
> DIVISION 1. - GENERALLY
> Sec. 28-331. - Fences, walls, and hedges.
> (a)Notwithstanding other provisions of this chapter, fences, walls and hedges may be permitted in any required yard or along the edge of any yard; provided that no fence or wall in excess of eight (8) feet shall be permitted in any residential district except as specifically outlined in section 28-348. No fence or wall in excess of four (4) feet in height shall be permitted to encroach into the required front yard of any lot in a residential district except as provided in section 28-348 or, in the case of a nonconforming front yard setback, a fence may not extend past the front building line of the structure. No fence, wall, hedge or other visual barrier exceeding thirty (30) inches in height shall be permitted within twenty-five (25) feet of any intersection, except in historic preservation districts 1, 2 and 3.

Therefore, we installed an 8’ fence on the north and east property lines. The north side is 6’ for the first 25’ from the road with a slant up to 8’. We added a 10’ section of 6’ high fence on the southwest corner to shield our guests from the view, noise and odor of the community dumpster. At the last moment, we added an 18” dogleg to the dumpster section because of design, noise, beauty and stability. We were not sure if we could keep the dogleg, but we put it in because we were not sure who owned the dumpster property.

The picket style fence is ubiquitous throughout the City, has a more historic vibe, was available with a 6’ to 8’ slant transition and also complimented our neighbors fence to the northeast.

Also, in the past, the property has had various fences through the years, this photo from pre-2016 shows that there was a picket-style gate.



On the day of installation, it was also our understanding that for commercial locations, it was not a problem to put the unfinished side of the fence to the outside. This also made sense in light of our property being surrounded on three sides by parking lots.

In September, a Code Enforcement representative received feedback from an FPL meter reader that our 18” dogleg on the southwest corner did not allow him to read the dumpster meter without walking on our property.

One of our team members happened to be on site so the Code Enforcement representative told him that we should remove the dogleg and submit an after-the-fact permitting request.

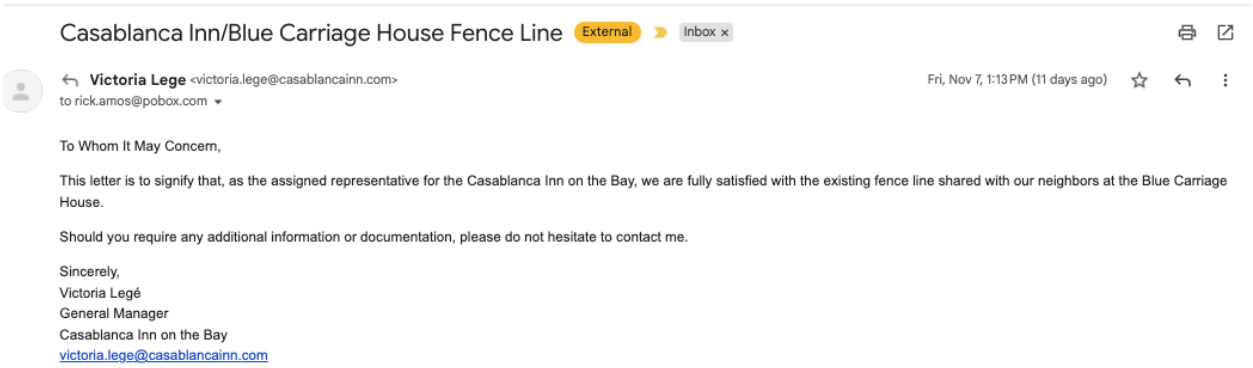
On that same day, we immediately removed the dogleg and sent a photo for evidence. When discussing this with JVA, they offered to submit the permitting request because we did not have an account with the City.

When the City engaged with the permitting request, they seemed to have considered this as an “in-kind” replacement. That was not our intension. We replaced the existing fence in the same location according to current guidelines from the City and HARB. We were instructed by the City that our only options were to replace the new fence with a 6’ stockade fence or go to HARB for approval of a new fence.

**Therefore, with this application, we are requesting approval of the fence after-the-fact.**

Regarding having the finished side to the inside, we received bad information on the day of install, however, since our neighbors are parking lots, we request to leave the fence as it is.

Furthermore, both of our neighbors have gone on record that they are fine with the fence the way it is. They immediately put their parking signs on their side of the fence which is fine with us as well.



Casablanca Inn/Blue Carriage House Fence Line External Inbox ×

**Victoria Lege** <victoria.lege@casablancainn.com> Fri, Nov 7, 1:13 PM (11 days ago)
to rick.amos@pobox.com

To Whom It May Concern,

This letter is to signify that, as the assigned representative for the Casablanca Inn on the Bay, we are fully satisfied with the existing fence line shared with our neighbors at the Blue Carriage House.

Should you require any additional information or documentation, please do not hesitate to contact me.

Sincerely,
Victoria Legé
General Manager
Casablanca Inn on the Bay
victoria.lege@casablancainn.com

We regret that the sequencing of this process did not follow the appropriate steps, however, we hope that these details and the attached photos will faciliate your approval.

One more thing, the December 2025 HARB meeting will be exactly three years since the previous owner (the Jacksonville Flipper) was almost removed from the meeting in handcuffs. He flouted the City and HARB as he nearly destroyed this treasured building.

On behalf of my team, thank you for your partnership with us and with JVA to restore this property to its present glory. We hope that you have stopped by to see it and we would be delighted to have your families spend a few nights at the *Blue Carriage House*! Booking at bluecarriagehouse.com.

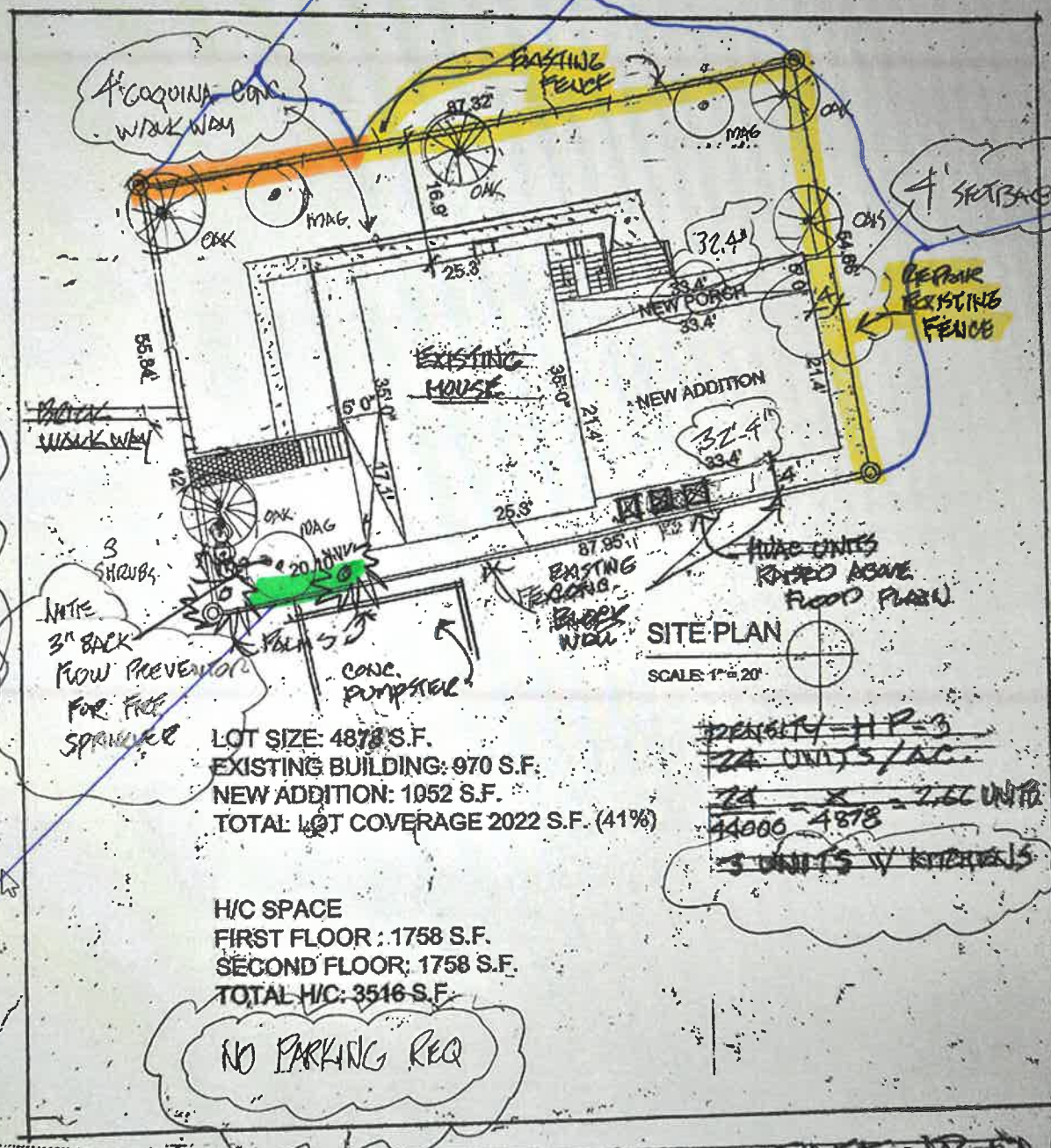
Sincerely,
Rick Amos

407-446-8558

Received December 1, 2025
Planning and Building Dept.

signatures couldn't be verified. View signatures

ding than limited areas need to be




Les Thomas Architect
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Les T
Archi
Date:
2023
13:21
-04'0











NORTH FENCE INTERIOR




NORTH FENCE EXTERIOR
(Casa Blanca parking)



EAST FENCE INTERIOR



EAST FENCE EXTERIOR
(Stogey's parking)



SOUTHWEST FENCE INTERIOR




SOUTHWEST FENCE EXTERIOR
(Dumpster pickup zone)






CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

# STAFF REPORT AND RECOMMENDATION

**Prepared for December 18, 2025 Meeting**



Application HP2025-0077 Address: 38 Park Avenue

Coastal Craftsmen Company – Applicant Alison & Stephen Kuzion – Owner

Project description: For partial demolition of a residential building, constructed c. 1954, that is recorded in the Florida Master Site File and contributing to the Fullerwood Park Residential National Register Historic District, including window replacement, fenestration changes, and modifications to the roof form.

| | | | |
|---|---|---|---|
| Architectural Style: | Frame Vernacular | Florida Master Site File: | SJ05210 |
| National Register: | Fullerwood Park Residential NRHD: Contributing | Construction date: | c. 1954 |
| Archaeology Zone: | N/A | Zoning District: | RS-2 |
| Parcel number: | 1518500000 | | |
| Agenda Item: | 8(a) | Previous Action(s): | N/A |

## STAFF SUMMARY AND ANALYSIS:

Located on the northwest corner of Park Avenue and Barbour Place, this one-story Frame Vernacular residence was constructed c. 1954 and is designated as contributing to the Fullerwood Park Residential National Register Historic District. The building has seen several changes over time including vinyl siding, aluminum replacement windows, enclosure of a jalousie-windowed sunroom on the west elevation and new cementitious lap siding on that area (2020), metal roof replacement (2002), and construction of a wood deck which spans the front of the house (2019).

The applicant is seeking partial demolition as detailed in the Scope of Work below.

The HARB should focus on replacement materials that are not in-kind, including the change from aluminum sash windows to vinyl casements, utilization of a fiber-cement siding that may not match the design of the original siding, and modifications to the fenestration and roof form. Removal of vinyl siding is generally administratively approvable, particularly if the original siding is extant underneath the vinyl and is being retained and/or matched in-kind.

Detailed analysis and additional comments can be found in the staff responses to the Demolition Review Criteria on page 3 of this staff report. Any partial demolition of a structure that contributes to a National Register Historic District and entails permanent removal of an exterior architectural feature or replacement with a new feature that does not meet the criteria for in-kind replacement requires review and approval by the HARB.

## STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a **Certificate of Demolition for Partial Demolition** at **39 Park Avenue** if the Board finds the following related to the proposed work, as presented or modified by the HARB:

1. The scope of work maintains the historic character and integrity of the contributing structure;
2. Is compatible with the historic structure's building envelope; and,
3. Will not compromise the overall historic character and integrity of the structure.

Candice Seymour

Candice Seymour, Historic Preservation Planner

## SUMMARY SCOPE OF WORK:

1. Partial demolition to include:
    a. Wholesale replacement of existing aluminum windows with vinyl casement windows
    b. Permanent removal of one (1) window on the east elevation towards the rear, replace with 2 windows in a new configuration
    c. Removal of shed roofed rear addition, replace with larger addition
    d. Extend northern portion of the roof and reduce the slope to accommodate the new addition
    e. Remove existing vinyl siding, replace with a cementitious lap siding to match existing sunroom.

## DEMOLITION REVIEW CRITERIA (AGHP):

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

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

***3. The contribution of the architectural element(s) being proposed for removal to the historic integrity of the building and the streetscape.*** The building has a similar mass and scale as the numerous one-story residential buildings that are in the neighborhood with a similar age. As indicated in the description above, several alterations have been made to the building over time, such as vinyl siding and aluminum windows. While these replacement features are generally considered inappropriate, their design may more closely replicate the original windows and siding on the structure than certain replacement designs.

***4. The impact of the loss of the architectural element(s) on the building and along the streetscape.*** The modifications proposed may not have a dramatic impact on how the building interacts with the streetscape because the massing and scale along Park Avenue will remain the same. Currently, the east side and rear of the building are blocked from view by vegetation and a wooden privacy fence; however, should this screening be removed, the rear of the house will look different if modifications are completed.

***5. Whether or not the architectural element(s) will be replaced, and the impact of replacement or lack thereof, on the building and along the streetscape.***
**Windows:** Modifications to the existing window and siding designs will have the most dramatic visual impacts on the structure. According to the applicant, the existing aluminum windows were installed in 1996. There are no permit records to confirm the applicant's statement. It is unclear what the original window material was; however, it is likely they have always been sash windows. While the elevation drawings provided by the applicant indicate sash windows, the window specifications provided are for vinyl casement windows that would match those installed on the existing sunroom. Replacement of the existing sash windows with casement windows would alter the historic window style on the house. Additionally, vinyl windows are typically considered inappropriate on historic structures because they lack the exterior sill depth typical of a traditional wood window due to their placement within the window opening. The applicant may consider modifying the application to utilize appropriate 1/1 sash windows, at-minimum on the front elevation, to mitigate the impacts of window replacement on the most visible portion of the house.
**Siding:** Existing vinyl siding is not original to the structure; however, no documentation exists that details the original cladding material. If original cladding material is extant beneath the vinyl siding, that original siding can be retained or matched in-kind with only administrative review. The applicant intends to replace the vinyl siding with a cementitious lap siding currently extant on the sunroom. This lap siding is thicker than a standard Hardie siding, reading more like a heavy wood lap; however, the reveal height is larger than what might have been typical in the 1950s when the residence was constructed and may make the house appear more modern.
**Roof:** The applicant is also proposing to replace the existing striated, painted metal panel roof with a 1" standing seam metal roof. Standing seam roof have recently increased in popularity as a replacement metal roof panel because, unlike other metal panels such as 5v crimp, the fasteners are concealed decreasing the risks for leaks and other damage. The applicant should clarify whether the proposed new roof will be painted, and whether the panels will be striated. Non-striated panels in an unpainted galvalume finish are most historically appropriate. Decreasing the roof slope on the rear of the structure to accommodate the proposed addition will visibly alter the historic roof configuration.
**Rear Addition:** The Secretary of the Interior's Standards for Rehabilitation recommends distinguishing new additions from the original structure. The proposed scope of work would integrate the new addition in such a way, that it would be difficult to determine the original form of the building. Additions should be subservient to the primary structure. When this suggestion was made to the applicant, they suggested that a lower shed-roof addition to the house would be infeasible due to the needed ceiling height.

***6. The historical or cultural merit of the structure and/or its architectural features***. No historic or cultural associations are known that would qualify the building for listing individually, although the house contributes to its district.

***7. The impact of the loss of the architectural element(s) on the historical or cultural integrity of the structure, district, and neighborhood.*** While most of the features proposed for removal/replacement are not original to the structure, modifications to the fenestration, window type, and roof form continue to degrade the architectural integrity of the historic neighborhood.

***8. Whether or not the structure and the architectural element(s) proposed for demolition are representative of a style or type of architecture or a method of construction.*** The building is an example of a post WW-II simple wood frame structure.

**9.** ***Whether or not the structure, or the architectural elements being removed, are the last surviving examples of its style or type of architecture or a method of construction.*** The building typology is commonly found throughout St. Augustine particularly in the Fullerwood Park, Nelmar Terrace, and Davis Shored neighborhoods.

**10.** ***Whether or not the structure and/or architectural element(s) proposed for demolition are of such design, craftsmanship or materials that they either could not be reproduced or could be reproduced only with great difficulty or expense.*** The wood frame building does not have a unique architectural style or characteristics that would be difficult to reproduce but the proposed replacement features will be significantly different in appearance.

**11.** ***The justification for the proposed partial demolition.*** The applicant seeks renovate the structure and increase interior space through the proposed addition. Based on notes provided by the applicant, most of the features proposed for replacement (windows, siding, and roof) are not original to the structure.

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

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

The Historic Architectural Review Board (HARB) is responsible for review of all applications for demolition or partial demolition permits for historic or regulated structures. Also, review of all applications for demolition or partial demolition permits for primary structures within historic preservation zoning districts and National Register districts for potential designation as an historic landmark, and review of partial demolition permits for regulated structures not eligible for administrative approval.

**Regulated Structures not eligible for administrative approval** (Section 28-2 – Definitions, CoSA Code of Ordinances)

*Architectural feature limited review* consists of the architectural review of limited physical elements of a regulated structure to be replaced after partial demolition. This limited review will focus on the overall character of the key elements of the structure visible from the street. Key elements that will be reviewed will be roofs (shape, size, placement), exterior windows and doors (number and placement of openings, shape and pattern of panes or lites, and design features visible from outside the regulated structure such as exterior muntin with a raised profile), porches, stoops, and balconies (shape, size, placement), exterior siding (vertical, horizontal, or diagonal placement of similar sized boards, siding profile and pattern). The review is for exterior elements and may include interior works or features of architectural elements. Applications that match the replacements after a partial demolition to these existing key architectural elements or use in-kind features or materials as existing will be deemed in compliance with this limited architectural review and can be approved administratively. Applicants who do not want to use in-kind features or materials as existing, not match the replacements to those existing key architectural elements after partial demolition will be heard at a public hearing before the HARB or other designated reviewing agency. This category of limited review does not apply to properties in the Historic Preservation Zoning Districts of the City.

*In-kind features or materials* means using architecturally similar material and design to convey the visual appearance of the remaining parts of the feature and finish

*Partial demolition* a partial demolition for purposes of proposed work on a historic structure or a regulated structure within the City of St. Augustine is considered the permanent removal of 50% of the appraised value or more of historic, individual elements of the building envelope (roof, walls, porches, windows, foundations). It also includes the removal of these historic features regardless of the percentage of the appraised value when they are on visible sides of the building (visible from the street).

*Regulated structure* is a building or a part of a building that is the subject of a partial demolition and that is not located in the City's Historic Preservation Zoning Districts but meets the following criteria of a Historic structure: It is individually listed as historic locally or nationally, or it is a contributing property in a designated National Register District, or it is a designated historic landmark.

**Criteria for Review of a Certificate of Partial Demolition** (Section 28-89(2)d.4, CoSA Code of Ordinances)

In the case of partial demolition: the board shall find that the proposed replacement materials including historic materials as well as compatible substitute materials maintain the historic character and integrity of the structure and are compatible with the historic structure's building envelope or the removal will not compromise the overall historic character and integrity of the structure.

**Criteria for Regulated Structures** (Section 28-89(3), CoSA Code of Ordinances)

Replacement elements for regulated structures as defined in this code will be reviewed consistent with the procedures for architectural feature limited review. The board will apply the adopted design criteria, if any, for the area or AGHP if applicable to the regulated structure. If no design criteria have been adopted, the board will accept evidence and testimony to establish relevant architectural features. Some regulated structures may have architectural features that support its historic character and historic period, as well as modifications or additions over time. The board will accept evidence and testimony to establish whether the architectural features should meet preservation or reconstruction standards.

(Section 28-89(5), CoSA Code of Ordinances) **Applications for partial demolition of buildings listed on the National Register of Historic Places, contributing or potentially contributing to a historic district in the National Register of Historic Places, listed as a local historic landmark pursuant to this Code, listed as a potential landmark identified in the Historic Preservation Element of the Comprehensive Plan, Master Plan or identified by historic preservation planning staff as culturally significant within the recent past,** may apply for the demolition of additional components of the building as part of a more comprehensive rehabilitation plan. Staff may require that the application be reviewed as a full demolition with required documentation, appropriate condition assessment and a rehabilitation plan, recognizing that applicants may encounter unforeseen building damage, site conditions, flood mitigation obstacles, or other significant and demonstrable reasons justifying a more extensive partial demolition as part of the rehabilitation. In issuing a certificate of demolition or partial demolition, the board may include approval of both the partial demolition and potential related additional demolition and its rehabilitated replacement design under one application. This will allow the approval of drawings sufficient for a building permit and that all necessary requirements for the new construction related to the demolition or partial demolition are submitted for permitting review and approval by staff.

~~~~~

The building was built by 1954, is not in a Historic Preservation Zoning District or individually listed on the National Register of Historic Places, but is recorded on the Florida Master Site File and listed as a contributing building in the Fullerwood Park Residential National Register Historic District. The replacement windows, siding, and roof form and material proposed do not use in-kind features or materials or match architectural elements of those that would have originally existed.

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

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

In any instance where an undue economic hardship, as defined in this chapter, is claimed by a property owner, the property owner may submit to the board any or all of the following information before the board makes a decision on the application for certificate of demolition: (Section 28-89(7)b, CoSA Code of Ordinances)

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

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

# STAFF PHOTOGRAPHS
## 38 Park Avenue



Front (south) Elevation

# STAFF PHOTOGRAPHS
## 38 Park Avenue




Front (south) Elevation

# STAFF PHOTOGRAPHS
## 38 Park Avenue



Southwest Elevation w/ Modified Sunroom

# STAFF PHOTOGRAPHS
## 38 Park Avenue



Rear (north) Elevation and Rear Addition to be Removed

# STAFF PHOTOGRAPHS
## 38 Park Avenue





Rear Elevation Addition to be Removed

# STAFF PHOTOGRAPHS
## 38 Park Avenue



Rear (north) Elevation and Rear Addition to be Removed

# STAFF PHOTOGRAPHS
## 38 Park Avenue



Northeast Elevation

# STAFF PHOTOGRAPHS
## 38 Park Avenue



East Elevation

# STAFF PHOTOGRAPHS
## 38 Park Avenue



East Elevation

# STAFF PHOTOGRAPHS
## 38 Park Avenue



View of Project Site from Barbour Place

# STAFF PHOTOGRAPHS
## 38 Park Avenue



View of Project Site from Barbour Place

# STAFF PHOTOGRAPHS
## 38 Park Avenue





Siding Details (aluminum and replacement)

# STAFF PHOTOGRAPHS
## 38 Park Avenue





Siding Details (replacement)

# STAFF PHOTOGRAPHS
## 38 Park Avenue




Context



# STAFF PHOTOGRAPHS
## 38 Park Avenue




Context

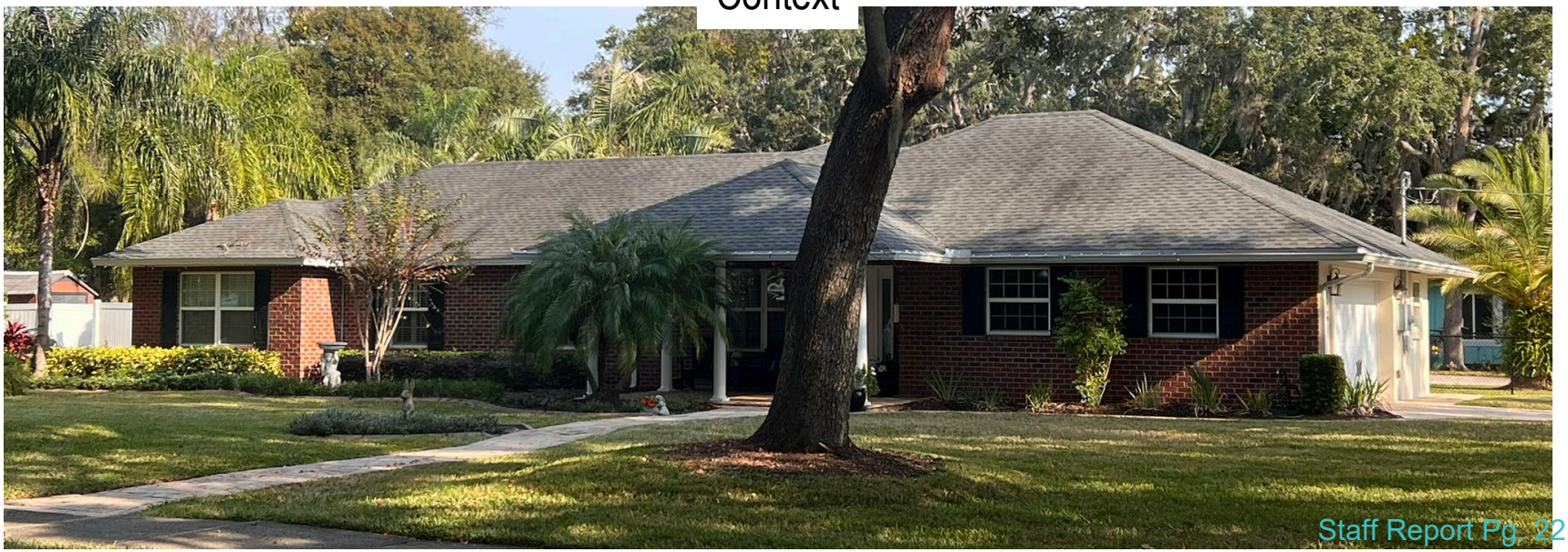


# STAFF PHOTOGRAPHS
## 38 Park Avenue





Context



Florida Master Site File

# HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 SJ05210
Recorder #
Field Date 8/15/2006
Form Date 9/18/2006
FormNo 200608
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? YES

## GENERAL INFORMATION

Site Name (address if none) 38 Park Avenue North
Multiple Listing (DHR only)
Other Names >>
Survey or Project Name North City 2006 Suvey
Survey#
National Register Category Building(s)

## LOCATION & IDENTIFICATION

**Address**

| Street No. | Direction | Street Name | Street Type | Direction Suffix |
|---|---|---|---|---|
| 38 | | Park | Avenue | North |

Cross Streets (nearest/ between) Douglas/E. Park Ave.
City / Town (within 3 miles) St. Augustine
In Current City Limits? YES
County St. Johns
Tax Parcel #(s)
Subdivision Name Fullerwood Park Sub.
Block 1
Lot 43
Ownership Private Individual
Name of Public Tract (e.g., park) N/A
Route to (especially if no street address) N/A

## MAPPING

USGS 7.5' Map Name
Publication Date
>> ST. AUGUSTINE;1988
Township:
Range:
Section:
1/4 section:
>> 7S ;30E ;6;UNSP
Irregular Section Name: N/A
Landgrant N/A
UTM: Zone
Easting
Northing
Plat or Other Map (map's name, location) St. Augustine

## DESCRIPTION

Style Frame Vernacular
Other Style N/A
Exterior Plan Rectangular
Other Exterior Plan N/A
Number of Stories 1
Structural System(s)
>> Wood frame
Other Structural System(s) N/A
Foundation Type(s)
>> Continuous
Other Foundation Types N/A
Foundation Material(s)
>> Concrete Block
Other Foundation Material(s)
Exterior Fabric(s)
>> Vinyl
Other Exterior Fabric(s) N/A
Roof Type(s)
>> Gable
Other Roof Type(s) N/A
Roof Material(s)
>> Sheet metal:3V crimp
Other Roof Material(s) N/A
Roof Secondary Structure(s) (dormers etc)
>> Not applicable
Other Roof Secondary Structure(s)
Number of Chimneys 0
Chimney Material
Other Chimney Material(s) N/A
Chimney Location(s) N/A

# HISTORICAL STRUCTURE FORM

8SJ05210

## DESCRIPTION (continued)

Window Descriptions: Sash, 1/1-Light

Main Entrance Description (stylistic details): Central, Solid Core

Porches: #open 1 #closed _____ #incised _____ Location(s): Front (South), Stoop

Porch Roof Types(s): Gable

Exterior Ornament: None

Interior Plan: Unknown Other Interior Plan: N/A

Condition: Good

**Structure Surroundings**

Commercial: _____ Residential: MOSTly this category

Institutional: _____ Undeveloped: _____

Ancillary Features (Number / type of outbuildings, major landscape features): _____

Archaeological Remains (describe): _____

If archaeological remains are present, was an Archaeological Site Form completed? _____

Narrative Description (optional): _____

## HISTORY

Construction year: 1954

Architect (last name first): Unknown Builder (last name first): Unknown

**Changes in Locations or Conditions**

| Type of Change | Year of Change | Date Change Noted | Description of Changes |
|---|---|---|---|
| >> Unspecified;;; | | | |

**Structure Use History**

Use _____ Year Use Started _____ Year Use Ended _____ >> Residence--private;1951;

Other Structure Uses: Continuation Sheet

Ownership History (especially original owner, dates, profession, etc.): Continuation Sheet

## RESEARCH METHODS

Research Methods _____ >> Examine local property records

Other research methods _____

## SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? YES Name of Local Register if Eligible _____

Idividually Eligible for National Register? NO

Potential Contributor to NR District? YES

Area(s) of historical significance _____ >> Community planning & development

Other Historical Associations: See continuation sheet

Explanation of Evaluation (required): See continuation sheet

# HISTORICAL STRUCTURE FORM

8SJ05210

## DOCUMENTATION (Photos, Plans, etc.)

**Photographic Negatives or Other Collections Not Filed with FMSF**, Including Field Notes, Plans, other Important Documents.

Document type: _____ Maintaining Organization: _____

File or Accession #: _____ Descriptive Information: _____

>> _____

## RECORDER INFORMATION

Recorder Name (Last, First) Marder, Walt

Recorder Address / Phone P.O. Box 1002, St. Augustine, Florida 32085, 904-824-5178

Recorder Affiliation Historic Property Associates Other Affiliation _____

Is a Text-Only Supplement File Attached (Surveyor Only)? YES

## ****** MASTER SITE FILE USE ONLY ******

Cultural Resource Type:
Electronic Form Used:

SHPO's Evaluation of Resource

Date

Form Type Code:
Form Quality Ranking:
Form Status Code:

Supplement Information Status:
Supplement File Status:

FMSF Staffer:
Computer Entry Date:

Form Comments: _____

| | |
|---|---|
| ***REQUIRED PAPER ATTACHMENTS*** | (1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED<br>(2) LARGE SCALE STREET OR PLAT MAP<br>(3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5" |

# SJ05210-

## Supplementary Printout

> **USGS map name/year of publication or revision:**
ST. AUGUSTINE;1988

> **Township/Range/Section/Qtr:**
7S ;30E ;6;UNSP

> **Structural system(s):**
Wood frame

> **Foundation types:**
Continuous

> **Foundation materials:**
Concrete Block

> **Exterior fabrics:**
Vinyl

> **Roof types:**
Gable

> **Roof materials:**
Sheet metal;3V crimp

> **Roof secondary structures (dormers etc):**
Not applicable

> **Change status/year changed/date noted/nature:**
Unspecified;;;

> **Original, intermediate, present uses/year started/year ended:**
Residence--private;1951;

> **Research methods:**
Examine local property records

> **Area(s) of historical significance:**
Community planning & development

> **Repositories: Collection/Housed/Accession#/Describe**

> **[Other name(s)]:**

**RN: 109 SJ5210/38 Park Avenue North: Continuation Sheet/Supplemental Information**

*GENERAL COMMENTS AND SUPPLEMENTAL INFORMATION*

Fullerwood Park Subdivision borders the Florida School for the Deaf and Blind on the north. It encompassed parts of the Indian village and Canary Island settlement at Macaris and a subsequent British period plantation. It evolved from two Spanish land grants . From 1844 until 1869 it formed the northern part of the plantation of Florida Supreme Court Justice Thomas Douglas. In 1869 Charlotte B. Hildreth of Massachusetts purchased a portion of the plantation . C.M. Fuller was the developer of both Fullerwood Park and Nelmar Terrace subdivisions. By 1914, Fuller's partner, Frank E. Wood, had acquired the northern parts of the Douglas plantation and the Genopoly Tract and subdivided the land into Fullerwood Park Subdivision, a combination of the developer's names. Although the developers immediately began selling lots, most housing construction occurred during the Florida Boom years of the 1920s. . Little building activity occurred in the subdivision during the Depression/New Deal and World War II eras. In the post war era builders introduced new styles, materials and methods of construction. Slab foundations on grade, concrete block wall systems, jalousie and metal awning windows, Johns-Mannville asbestos cement siding and roof shingles became common place.

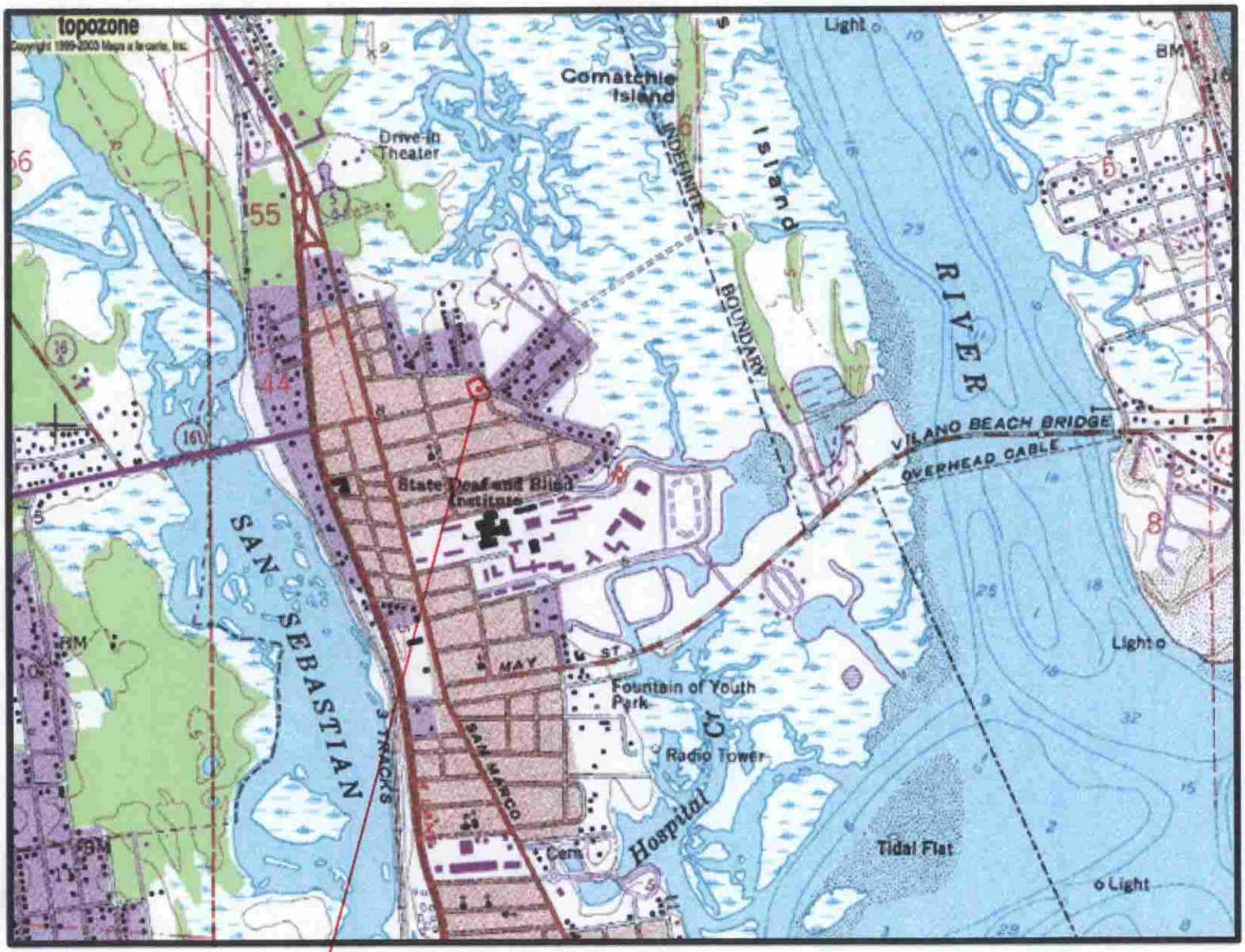
This one-story residential building is located within the Fullerwood Park Subdivision. It embodies the post-World War II development and architecture of the subdivision. It is an example of frame vernacular construction. Frame Vernacular, the prevalent type of residential building in Florida, refers to the common wood frame technique employed by lay or self-taught builders. By 1920, the Bungalow had become a major influence on vernacular design. As a result, the form, plan, and features of frame buildings tended to be more regular. After 1920 frame vernacular buildings often diminished to one story. In addition to height and methods of construction frame vernacular building of the 1920s and 1930s shared additional characteristics. Framing rested on pier foundations, commonly brick or concrete block. Exterior sheathing was usually horizontal wood siding, either weatherboard or drop type. Roof types were gable or hip, covered with V-crimp or embossed sheet metal or composition or asbestos cement shingles. Brick chimneys constituted a common feature. Windows were double-hung sash. The size of panes increased in size, generally to 1/1 lights. Bungalow windows, with a single lower light and
3,4 or more lights in the upper sash, were typical. Porches usually full-widths entrance types, remained common.

The building's architectural features include a continuous concrete block foundation, wood-frame structural system, vinyl siding, a gable roof finished with galvanized sheet metal and 1/1 light sash windows.

Property Appraiser records suggest a construction date of 1954. The building appears on the 1953 Sanborn Fire Insurance update. The 1957 St. Augustine City Directory indicates the owner was likely Eddie J. Markle.

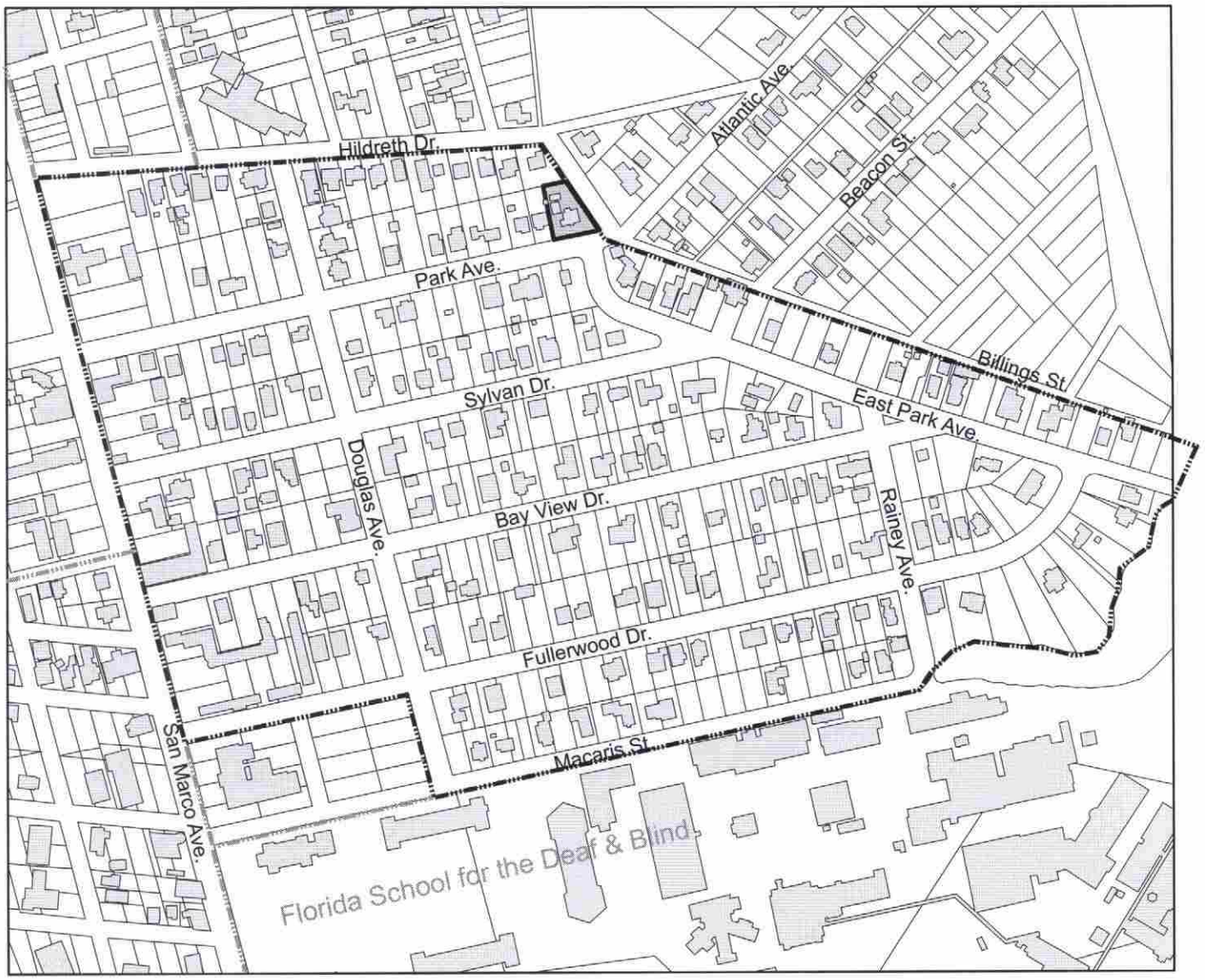
The building is not individually eligible for National Register designation but is located in and contributes to the Fullerwood Park Historic District which is proposed for listing as a district in the National Register.

# NORTH CITY SITE MAP




FMSF NO: SJ5210
ADDRESS: 38 PARK AVENUE NORTH

FMSF #: 8 sj 5210




# North City Historic Architectural Survey
# St. Augustine, Florida
# Spring 2006

0 125 250 500 Feet

N
W E
S

## Fullerwood Park Subdivision

**38 ~~North~~ Park Avenue** North

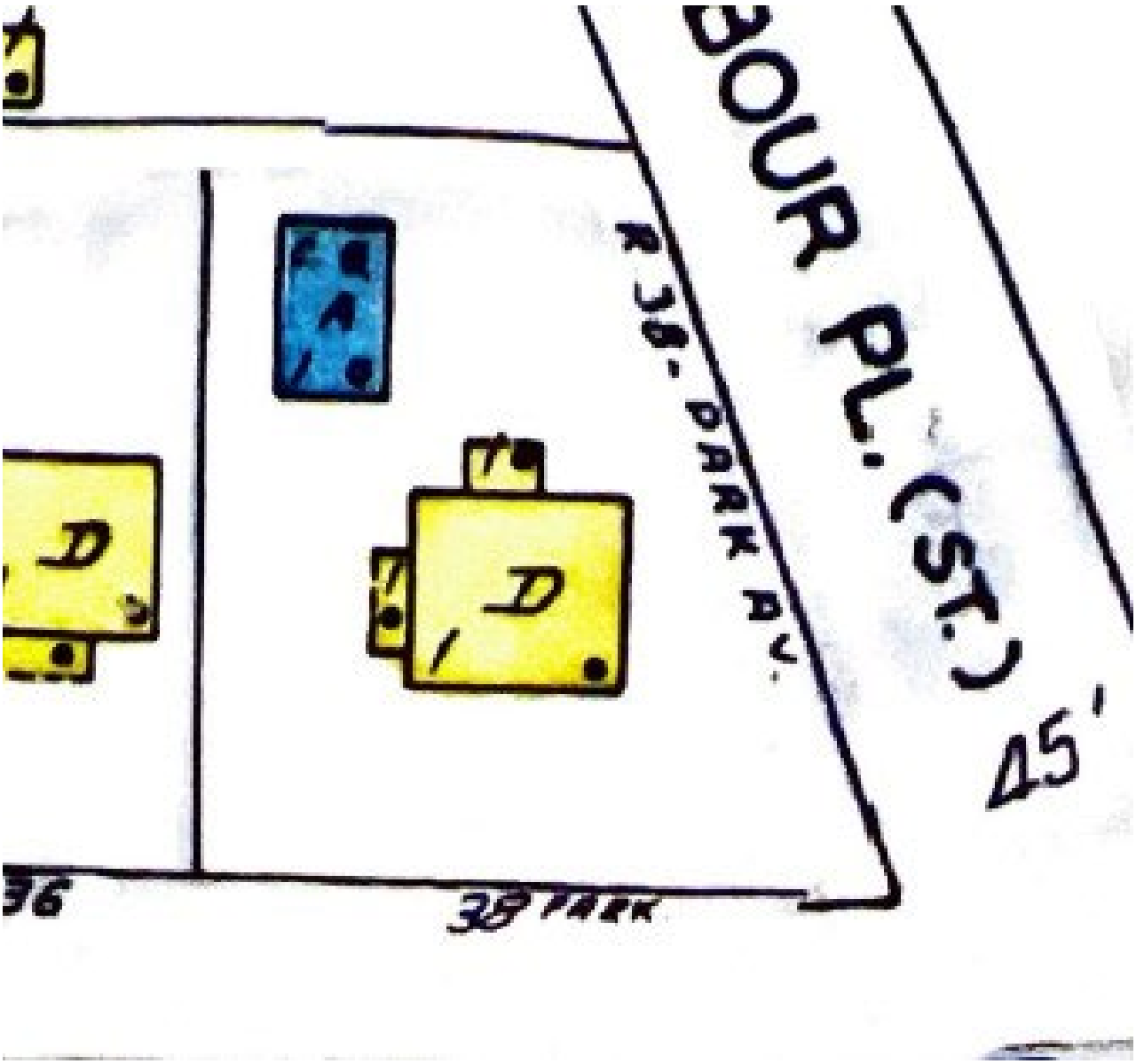
Lot 43, Block 1

= Subdivision Boundary  = Subject Property  = Building Footprint

This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy. Classifications depicted are for convenience only and should be confirmed by the Planning & Building Department of the City of St. Augustine prior to legal use.



# 1930 SANBORN MAP UPDATED TO 1960
## 38 Park Avenue



# CITY OF ST. AUGUSTINE
## HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

## Certificate of Demolition (Partial)

**Case Number: HP2025-0077** **Meeting Date: Thursday, December 18, 2025**

1. NAME OF APPLICANT: Coastal Craftsmen Company - Kurt McAteer
   Business (if applicable):
   Address: 134 Riberia Street, Unit 102
   City: St Augustine State: FL Zip Code: 32084
   Daytime Telephone: Available upon request E-Mail Address: Available upon request

2. NAME OF PROPERTY OWNER: Alison and Brett Kuzoian
   Business (if applicable):
   Address: 38 Park Ave
   City: St Augustine State: FL Zip Code: 32084
   Daytime Telephone: Available upon request E-Mail Address: Available upon request

3. PROJECT LOCATION: 38 PARK AVE, Saint Augustine, 32084

4. LEGAL DESCRIPTION: 2-18 FULLERWOOD PARK SUB LOT 43 BLK 1 OR4397/1922

5. SCOPE OF WORK: for partial demolition of a residential building, constructed c. 1954, that is recorded in the Florida Master Site File and contributing to the Fullerwood Park Residential National Register Historic District, including window replacement, fenestration changes, and modifications to the roof form.

***Information attached by applicant includes:***

- Application Agreement
- Proposed Replacement Building/Feature Drawings
- Window Condition Assessment
- Replacement Window Specs and Example
- Replacement Roof Specs and Example

Received November 17, 2025
Planning and Building Dept.

# 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: 38 Park Ave

Applicant's Name: Kurt McAteer Applicant's Signature: 

Owner's Name: S. Brett Kuzoian Owner's Signature: 

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

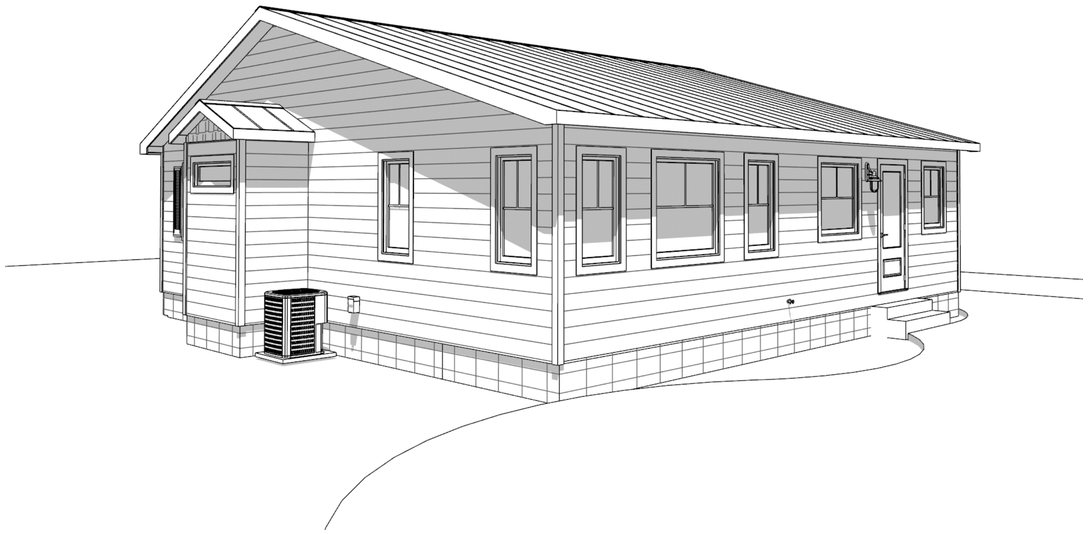
Owner's Name: _____ Owner's Signature: _____

(Can add additional signature page if needed)

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

Received November 17, 2025
Planning and Building Dept.

ARCH. PLANS – SUB. 1. – 10.02.25



# CONSTRUCTION PLANS
FOR
# RESIDENTIAL ADDITION
LOCATED AT
# 38 PARK AVENUE
# SAINT AUGUSTINE, FL

## GENERAL NOTES:

1. IT IS THE INTENT THAT THIS WORK BE IN CONFORMANCE WITH THE FLORIDA BUILDING CODE 2023, 8TH EDITION. RESIDENTIAL AND ALL AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY. CONTRACTOR SHALL DO THEIR WORK IN CONFORMANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOBSITE PRIOR TO COMMENCING WORK. CONTRACTOR SHALL REPORT ALL DISCREPANCIES THE DRAWINGS AND EXISTING CONDITION TO THE ENGINEER PRIOR TO COMMENCING WORK.
3. THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF THE ENGINEER AND MAY NOT BE USED OR REPRODUCED WITHOUT EXPRESSED WRITTEN CONSENT OF THE ENGINEER.
4. ALL DETAILS AND SECTIONS SHOWN ON THESE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK, EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
5. CONTRACTOR WILL INCORPORATE ALL NECESSARY LOCAL/STATE/FEDERAL BUILDING, FIRE, AND HANDICAP CODES INTO THE DESIGN AND BASE PROPOSAL FOR A COMPLETE TURN-KEY PROJECT.
6. PROJECT SHALL BE TURNED OVER TO OWNER IN A CLEAN CONDITION WITH ALL TRASH AND DEBRIS REMOVED FROM SITE. ALL WINDOWS AND CLASS CLEAN, ALL FLOORS CLEAN, ALL HORIZONTAL SURFACES DUSTED AND CLEANED, AND ALL PLUMBING AND TOILET FIXTURES CLEAN AND IN GOOD WORKING ORDER. CONTRACTOR SHALL HAUL ALL RUBBISH FROM SITE ON A REGULAR BASIS. DO NOT ALLOW TO ACCUMULATE.
7. CONTRACTOR TO OBTAIN ALL PERMITS, PAY ALL FEES AND TAXES. CONTRACTOR SHALL GUARANTEE ALL MATERIALS & WORKMANSHIP FREE FROM DEFECTS. FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR FROM THE DATE OF ACCEPTANCE. CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE ION AND SHALL INCLUDE INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED THEREBY.
8. DIMENSIONS INDICATED ON THE DRAWINGS IN REFERENCE TO EXISTING CONDITIONS ARE THE BEST AVAILABLE DATE OBTAINABLE, BUT ARE NOT GUARANTEED. BEFORE PROCEEDING WITH ANY WORK DEPENDENT ON THE DATA INVOLVED, THE CONTRACTOR SHALL FIELD CHECK AND VERIFY ALL DIMENSIONS, GRADES, LINES, LEVELS, OR OTHER CONDITIONS OF LIMITATIONS AT THE SITE TO AVOID CONSTRUCTION ERRORS. IF ANY WORK IS PERFORMED BY THE CONTRACTOR OR ANY OF HIS SUBCONTRACTORS PRIOR TO ADEQUATE VERIFICATION OF APPLICABLE DATA, AT RESULTANT EXTRA COST FOR ADJUSTMENT OR WORK AS REQUIRED TO CONFORM TO EXISTING LIMITATIONS, SHALL BE ASSUMED BY THE CONTRACTOR WITHOUT REIMBURSEMENT OR COMPENSATION BY THE OWNER.
9. A DESIGNATED LOCATION FOR STORAGE OF CONSTRUCTION MATERIAL AND EQUIPMENT SHALL BE DETERMINED BY THE OWNER AND IDENTIFIED AT THE PRE-CONSTRUCTION MEETING.
10. CONTRACTOR PERSONNEL ARE CONFINED TO AREAS OF BUILDING NECESSARY FOR COMPLETION OF WORK. FREE ACCESS TO ALL PARTS OF THE BUILDING IS NOT ALLOWED.
11. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING DELIVERY, RECEIVING, UNLOADING, UNCRATING, SORTING, SETTING IN PLACE, AND PROTECTING FROM DAMAGE ALL NEW EQUIPMENT FURNISHED BY THE CONTRACTOR. THIS SHALL ALSO APPLY TO ITEMS FURNISHED BY THE OWNER TO THE CONTRACTOR.
12. TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS ESTABLISHED BY FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
13. TERMITE PROTECTION TO BE DONE AFTER ALL EXCAVATION, BACKFILLING AND COMPACTION IS COMPLETE. ANY DISTURBED SOIL TREATMENT MUST BE RETREATED.
14. TREATMENT SHALL BE PROTECTED FROM RAINFALL BY 6 MIL VAPOR BARRIER. IF RAINFALL OCCURS BEFORE BARRIER PLACEMENT, SOIL MUST BE RETREATED.
15. PROTECTIVE SLEEVES AROUND METALLIC PIPING PENETRATING CONCRETE SLAB-ON-GRADE FLOORS SHALL BE NON-CELLULOSE CONTAINING MATERIALS AND RECEIVE AN APPLICATION OF TERMITICIDE IN ANNULAR SPACE BETWEEN SLEEVE AND PIPE.

## ELECTRICAL NOTES:

1. ALL ELECTRICAL WIRING TO BE IN ACCORDANCE WITH 2023 FLORIDA BUILDING CODE, 8TH EDITION, RESIDENTIAL AND 2020 NATIONAL ELECTRIC CODE (NEC).
2. ALL SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS SHALL BE IN ACCORDANCE WITH THE 2020 FLORIDA BUILDING CODE, 2020.
3. ELECTRICAL CONTRACTOR SHALL PROVIDE ARC-FAULT CIRCUIT INTERRUPTERS IN LIVING, DINING, HALLWAYS, AND BEDROOMS PER 2020 FBC R3902.12
4. ALL OUTDOOR RECEPTACLES SHALL BE PROTECTED FROM MOISTURE PER 2023 FBC R3905.11
5. ALL PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL COMPLY WITH THE MINIMUM REQUIREMENTS PER FBC-ENERGY CONSERVATION R404.

## MECHANICAL NOTES:

1. ALL DUCT SIZING SHALL BE IN ACCORDANCE W/ ACCA MANUAL "D". PROVIDE DUCT TESTING IN ACCORDANCE W/ ASHRAE STANDARD 152.
2. DUCT LAYOUT AND ALL OTHER MECHANICAL COMPONENTS ARE SHOWN ON THE APPROVED DUCT LAYOUT PLAN INCLUDED IN THE ENERGY CALCULATION PACKAGE PERFORMED BY OTHERS.
3. ALL DUCTS & AIR HANDLERS NOT LOCATED IN CONDITIONED SPACE SHALL BE TESTED TO BE "SUBSTANTIALLY" LEAK FREE.
4. DUCTS IN GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE INSTALLED ACCORDING TO FBC R302.5.2
5. ALL INSULATION SPECIFICATIONS ARE INCLUDED IN THE ENERGY CALCULATION PACKAGE PERFORMED BY OTHERS. IF ANY INSTALLED INSULATION MATERIALS DO NOT MATCH THE ENERGY FORMS, NEW CALCULATIONS SHALL BE PERFORMED OR THE ORIGINAL APPROVED INSULATIONS SHALL BE INSTALLED.

## PLUMBING NOTES:

1. ALL WORK SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR IN A FIRST-CLASS WORKMANLIKE MANNER. THE COMPLETE SYSTEM SHALL BE FULLY OPERATIVE.
2. ALL EXCAVATION & BACK FILL AS REQUIRED FOR THIS PHASE OF CONSTRUCTION SHALL BE A PART OF THIS CONTRACT,
3. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO A VOID INTERFERENCE WITH THE PROCESS OF CONSTRUCTION.
4. VERIFY LOCATION, SIZE, TRAPS, INVERTS OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. ADVISE ENGINEER OF ANY DISCREPANCIES. ANY COST RES UL TING FROM DISCREPANCIES NOT REPORTED AT THIS TIME SHALL BE PAID BY THE CONTRACTOR.
5. WATER PIPING TO BE PEX, PVC, OR COPPER ABOVE OR BELOW GRADE.
6. SOIL, WASTE & VENT PIPING TO BE PVC. #40 DVW.
7. ALL FIXTURES MUST BE PROVIDED WITH READILY ACCESSIBLE STOPS
8. WHERE DISSIMILAR METALS ARE TO BE JOINED, APPROVED INSULATING UNIONS SHALL BE USED.
9. INSULATE HOT WATER LINES WITH 1" THICK SNAP ON INSULATION FIRST 8 FEET FROM WATER HEATER.
10. CONDENSATE LINES TO BE COPPER/PVC DEPENDING ON PROJECT REQUIREMENTS.
11. INSULATE WITH 1/2" THICK ARMAFLEX INSULATION.

| Plan Sheets | |
|---|---|
| Label | Title |
| A-0 | GENERAL NOTES |
| A-1 | SITE PLAN |
| A-2 | EXISTING & DEMO PLANS |
| A-3 | PROPOSED PLANS |
| A-4 | (P) ELEVATIONS & SECTIONS |
| A-5 | FLASHING DETAILS |
| S0.0 | STRUCTURAL NOTES |
| S1.0 | FOUNDATION & FLOOR FRAMING |
| S1.01 | FOUNDATION DETAILS |
| S1.1 | FRAMING DETAILS |
| S1.2 | ROOF FRAMING |
| S2.0 | TYPICAL FRAMING DETAILS |
| S2.1 | TYPICAL FRAMING DETAILS |
| S3.0 | BUILDING SECTION |

—

Revision Table

| Number | Date | Description |
|---|---|---|
| | | |

RMD REX MARSH DESIGNS

GENERAL NOTES
KUZOIAN ADDITION
38 PARK AVENUE
SAINT AUGUSTINE FL 32084

**R**ex **M**arsh **D**esigns
Saint Augustine Fl 32080
Phone # 858.220.1743

DESIGNED: RMD

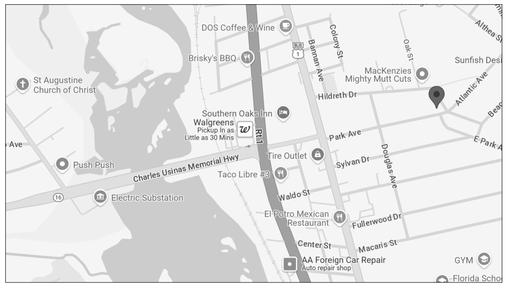
SCALE: AS NOTED

DATE: 10/2/2025

A-0

Received November 17, 2025
Planning and Building Dept.

ARCH. PLANS – SUB. 1. – 10.02.25




VICINITY MAP: N.T.S.

## OWNER:

BRETT KUZOIAN
38 PARK AVENUE
SAINT AUGUSTINE FL 32084

## DESIGNER:

REX MARSH DESIGNS
SAINT AUGUSTINE FL
(C) 858.220.1743

## CONTRACTOR:

COSTAL CRAFTSMEN CO.
134 RIBERIA STREET SUITE 102
SAINT AUGUSTINE FL
(P) 904.377.9291

## ZONING INFORMATION:

RS-2
FLOOD ZONE = A/E
DRAINAGE TYPE C
BUILDING SETBACKS:
FRONT (1) = 15'
FRONT (2) = 10'
SIDE = 10'
REAR = 10'
MAX.HT. = 35'
BASE ELEV. = 7'-0"
F.F.E. = 9'-0"

## SITE CALCULATIONS:

| | |
|---|---|
| CONDITIONED AREA: | |
| (E) BASE AREA | 1052 SF |
| (P) BASE AREA | 140 SF |
| UNCONDITIONED AREA: | |
| (E) DETACHED GARAGE | 401 SF |

CONDITIONED AREA UNDER ROOF: 1692
UNCONDITIONED AREA UNDER ROOF: = 430

| | |
|---|---|
| ADDITIONAL SITE AREA: | |
| (E) CONC. DRIVEWAY | 502 SF |
| (E) CONC. WALKWAY: | 109 SF |
| (E) FRONT DECK: | 283 SF |
| (E) POOL PATIO: | 482 SF |
| (E) POOL: | 252 SF |
| (P) AC PAD: | 9 SF |

PROPOSED LOT COVERAGE:

LOT SIZE: 9,970 SF
MAX. BUILDING COVERAGE: 35% = 3490 SF
MAX. LOT COVERAGE: 70% = 6979 SF

(P) BUILDING COVERAGE: 16% = 1593 SF
(P) LOT COVERAGE: 38% = 3759 SF

## THIS PROJECT SHALL COMPLY WITH:

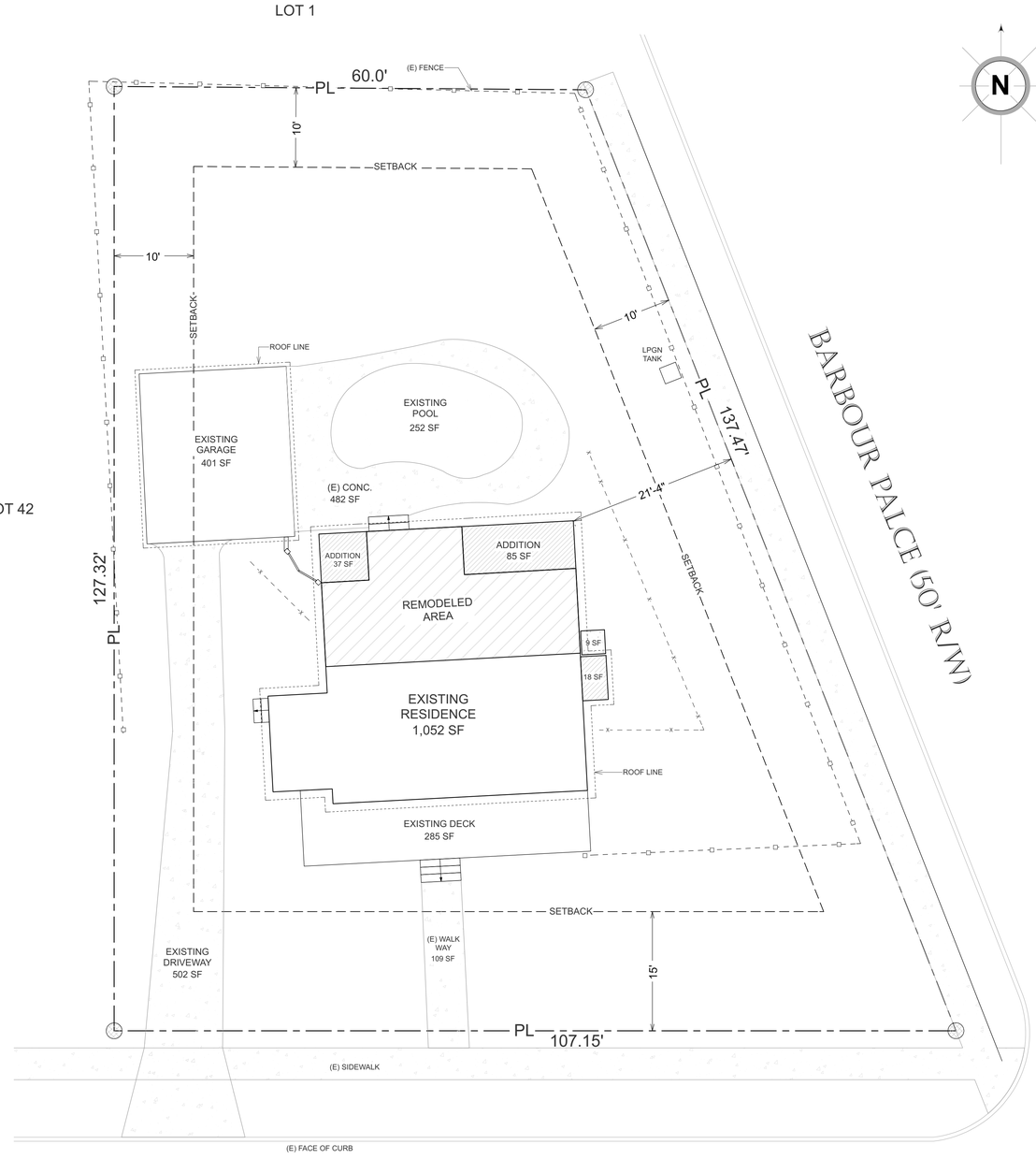
THE 8TH EDITION 2023 OF THE FLORIDA BUILDING CODE, AND ASSOCIATED CITY OF SAINT AUGUSTINE AMENDMENTS

H.A.R.B. NOTES:
1. ROOF - NEW METAL ROOF INSTALLED IN 2002.
2. WINDOWS - NEW WINDOWS INSTALLED IN 1996.
3. SIDING - NEW VINYL SIDING INSTALLED IN 2015.

* RENOVATION SUMMARY - THIS RENOVATION BEGAN IN 2020 WITH THE RENOVATION OF THE WESTERN SUN ROOM AS A MOCK-UP PRIOR TO CONTINUING WITH THE REST OF THE HOME.
THIS CURRENT SCOPE OF WORK IS TO MATCH THE CHARACTER OF THE PREVIOUS RENOVATION EFFORT WHICH EXISTS ON THE HOME TODAY.

NO TREES TO BE REMOVED FOR THIS ADDITION

**SITE PLAN NOTES:**
1. SITE SURVEY TO BE COMPLETED TO VERIFY PIN LOCATIONS AND HOME LOCATION PRIOR TO PLACEMENT OF ANY CONCRETE FOR FOUNDATIONS..
2. ALL SITE PLAN INFORMATION IS BASED ON SURVEY PROVIDED BY OWNER.
3. CALL BEFORE YOU DIG: DIAL 811 (SUNSHINE LOCATES)




PARK AVENUE (50' R/W)

## PROPOSED SITE PLAN

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

Revision Table

| Number | Date | Description |
|---|---|---|
| | | |

REX MARSH DESIGNS

SITE PLAN
KUZOIAN ADDITION
38 PARK AVENUE
SAINT AUGUSTINE FL 32084

**Rex Marsh Designs**
Saint Augustine Fl 32080
Phone # 858.220.1743

DESIGNED: RMD
SCALE: AS NOTED
DATE: 10/2/2025

A-1

Received November 17, 2025
Planning and Building Dept.

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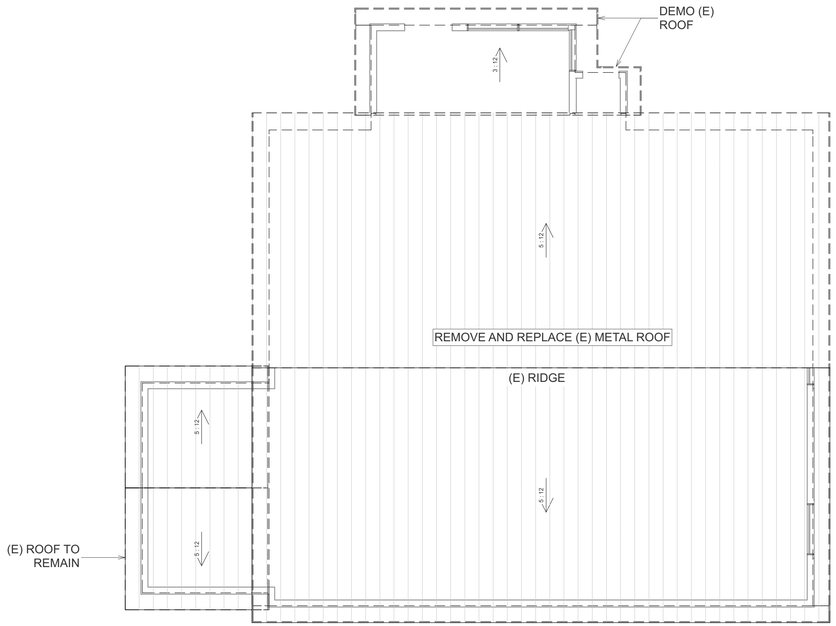
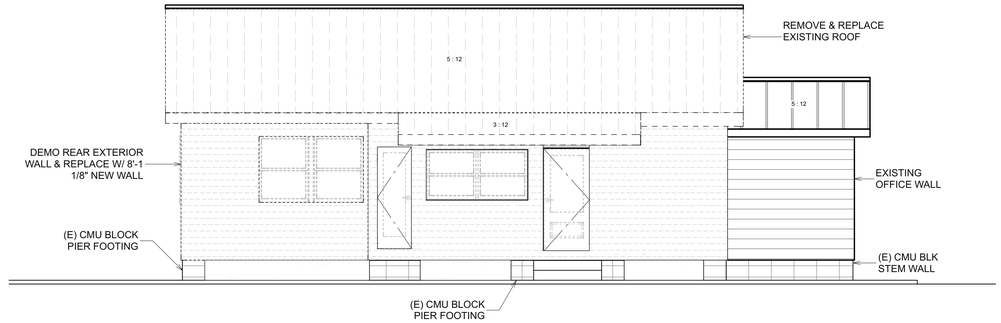


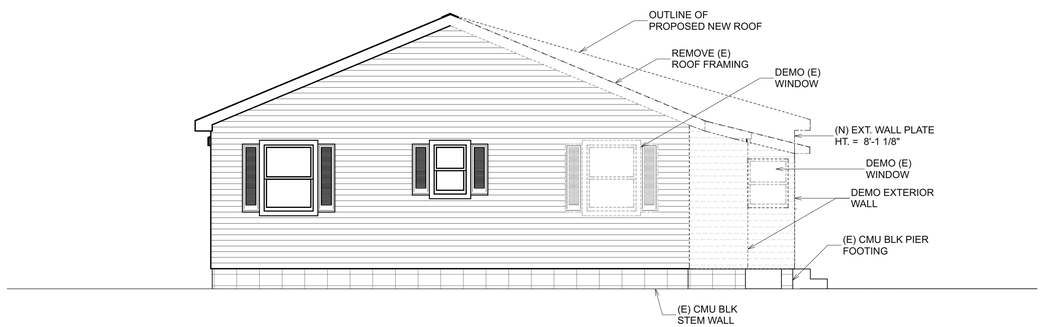

## EXISTING & DEMO. ROOF PLAN
SCALE: 1/4" = 1'-0"



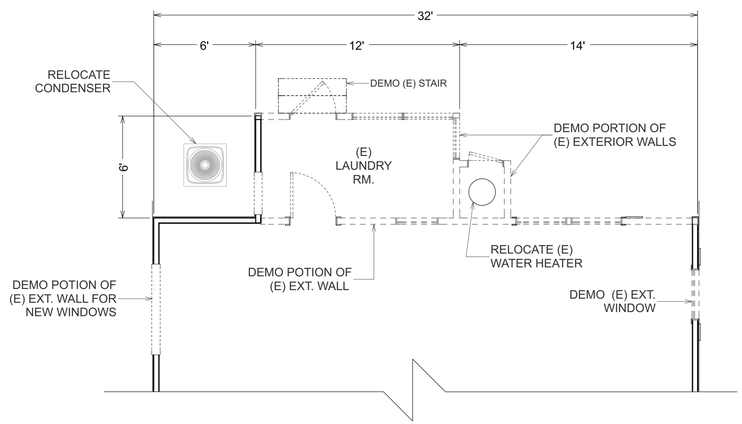

## EXISTING & DEMO. REAR ELEVATION
SCALE: 1/4" = 1'-0"

H.A.R.B. NOTES:
1. ROOF - NEW METAL ROOF INSTALLED IN 2002.
2. WINDOWS - NEW WINDOWS INSTALLED IN 1996.
3. SIDING - NEW VINYL SIDING INSTALLED IN 2015.

* RENOVATION SUMMARY - THIS RENOVATION BEGAN IN 2020 WITH THE RENOVATION OF THE WESTERN SUN ROOM AS A MOCK-UP PRIOR TO CONTINUING WITH THE REST OF THE HOME.
THIS CURRENT SCOPE OF WORK IS TO MATCH THE CHARACTER OF THE PREVIOUS RENOVATION EFFORT WHICH EXISTS ON THE HOME TODAY.




## EXISTING/ DEMO. RIGHT ELEVATION
SCALE: 1/4" = 1'-0"




## EXISTING & DEMO. FLOOR PLAN
SCALE: 1/4" = 1'-0"

1

Revision Table

| Number | Date | Description |
|---|---|---|
| | | |

RMD REX MARSH DESIGNS

EXISTING & DEMO PLANS

KUZOIAN ADDITION
38 PARK AVENUE
SAINT AUGUSTINE FL 32084

**R**ex **M**arsh **D**esigns
Saint Augustine Fl 32080
Phone # 858.220.1743

DESIGNED: RMD

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A-2

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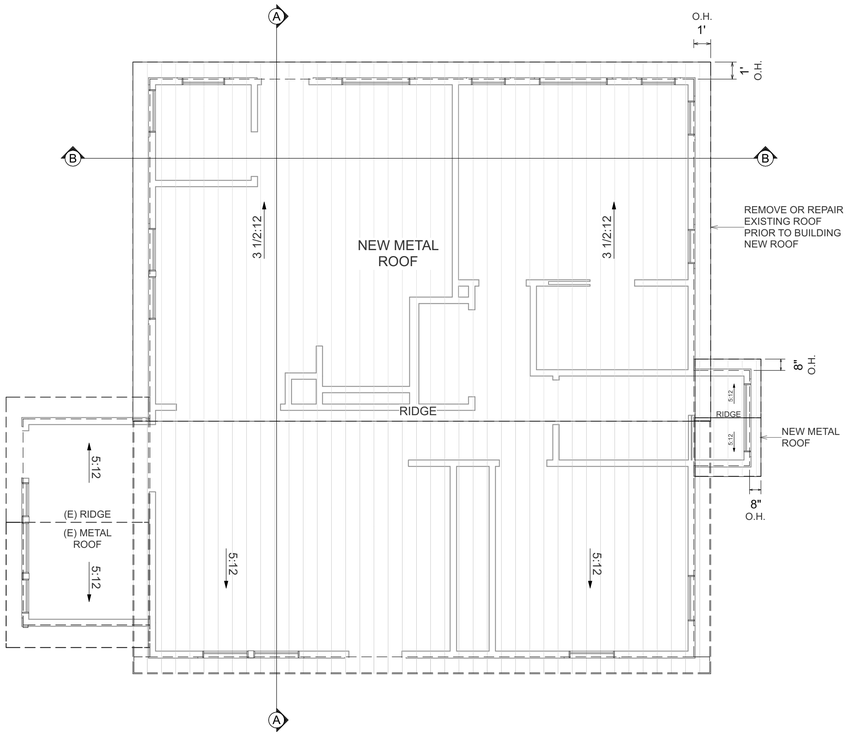
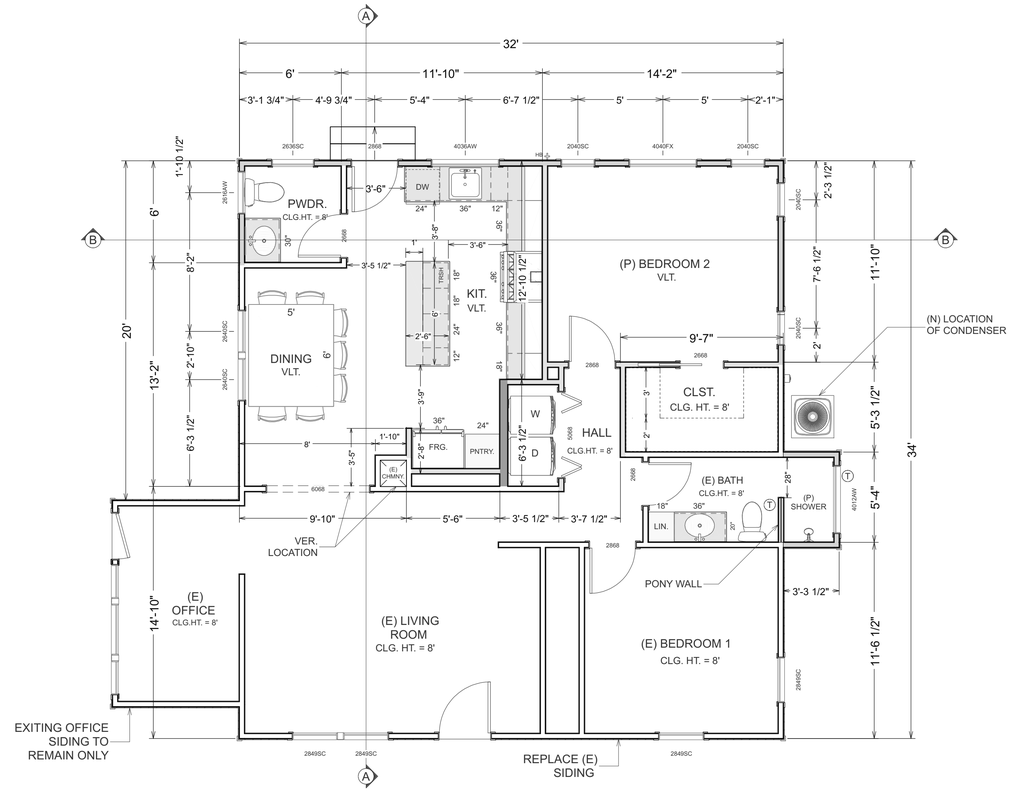
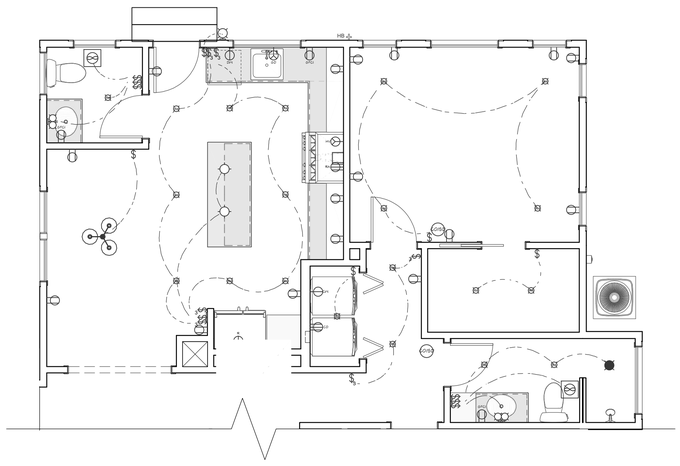



## PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"




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




## (P) ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

| ELECTRICAL - DATA - AUDIO LEGEND | |
|---|---|
| SYMBOL | DESCRIPTION |
| | CEILING FAN |
| | VENTILATION FANS: CEILING MOUNTED, WALL MOUNTED |
| | CEILING MOUNTED LIGHT FIXTURES: SURFACE/PENDANT, RECESSED, HEAT LAMP, LOW VOLTAGE |
| | WALL MOUNTED LIGHT FIXTURES: FLUSH MOUNTED, WALL SCONCE |
| | CHANDELIER LIGHT FIXTURE |
| | FLUORESCENT LIGHT FIXTURE |
| | 240V RECEPTACLE |
| | 110V RECEPTACLES: DUPLEX, WEATHER PROOF, GFCI |
| | DRYER, WASHER, DISHWASHER, GARBAGE DISPOSAL, REFRIGERATOR, MICROWAVE |
| | SWITCHES: SINGLE POLE, WEATHER PROOF, 3-WAY, 4-WAY |
| | SWITCHES: DIMMER, TIMER |
| | WALL JACKS: CAT5, CAT5 + TV, TV/CABLE |
| | TELEPHONE JACK |
| | SMOKE DETECTORS: CEILING MOUNTED, WALL MOUNTED |
| | ELECTRICAL BREAKER PANEL |

ELECTRICAL NOTES:
1. ELECTRICAL CONTRACTOR SHALL PROVIDE ARC-FAULT CIRCUIT INTERRUPTERS IN ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE, 15 & 20 AMP OUTLETS IN LIVING ROOMS, DINING ROOMS, HALLWAYS, BEDROOMS, DENS, SUNROOMS, RECREATION ROOMS, CLOSETS, OR SIMILAR AREAS PER 2023 FBC R3902.16
2. ALL PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL COMPLY WITH THE MINIMUM REQUIREMENTS FOR HIGH-EFFICACY LAMPS PER FBC-ENERGY CONSERVATION R404

H.A.R.B. NOTES:
1. ROOF - NEW METAL ROOF INSTALLED IN 2002.
2. WINDOWS - NEW WINDOWS INSTALLED IN 1996.
3. SIDING - NEW VINYL SIDING INSTALLED IN 2015.

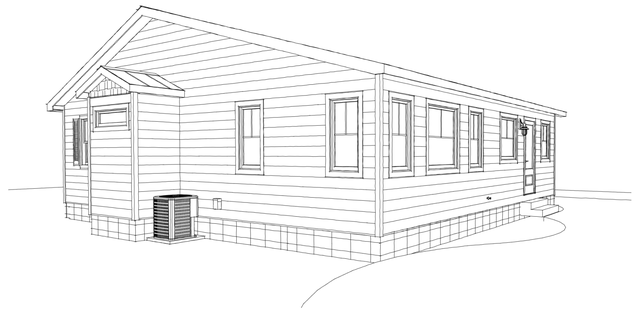
* RENOVATION SUMMARY - THIS RENOVATION BEGAN IN 2020 WITH THE RENOVATION OF THE WESTERN SUN ROOM AS A MOCK-UP PRIOR TO CONTINUING WITH THE REST OF THE HOME.
THIS CURRENT SCOPE OF WORK IS TO MATCH THE CHARACTER OF THE PREVIOUS RENOVATION EFFORT WHICH EXISTS ON THE HOME TODAY.

REMOVE AND REPLACE ALL EXISTING WINDOWS

REPLACE ALL EXISTING SIDING EXCEPT FOR THE EXT. WALL OF THE (E) OFFICE

VAULTED CLG. IN KITCHEN, DINING, BED ROOM 2

| WALL SCHEDULE | |
|---|---|
| 2D SYMBOL | WALL TYPE |
| | 2X4-SIDING, EXISTING |
| | 2X4-SIDING-NEW |
| | 2X4-INTERIOR, EXISTING |
| | 2X4-INTERIOR, NEW |
| | 2X6-INTERIOR |
| | GLASS SHOWER |



## ISOMETRIC RENDERING
SCALE: N.T.S.

1

| Revision Table | | |
|---|---|---|
| Number | Date | Description |
| | | |
| | | |
| | | |

REX MARSH DESIGNS

# PROPOSED PLANS
KUZOIAN ADDITION
38 PARK AVENUE
SAINT AUGUSTINE FL 32084

**Rex Marsh Designs**
Saint Augustine Fl 32080
Phone # 858.220.1743

DESIGNED: RMD

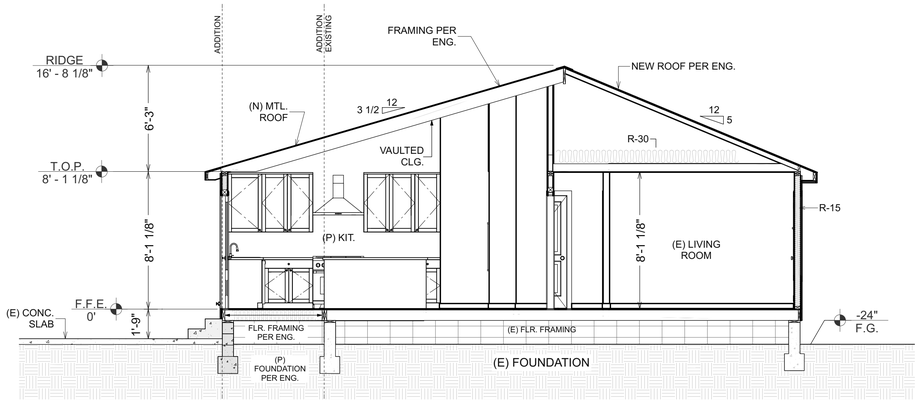
SCALE: AS NOTED

DATE: 10/2/2025

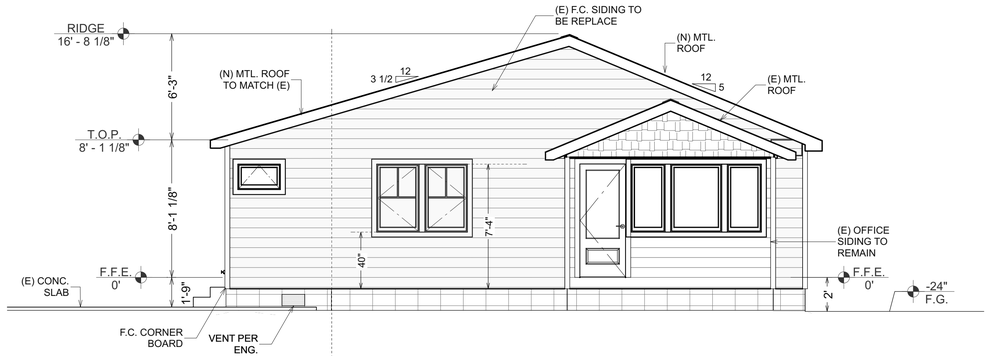
A-3

Received November 17, 2025
Planning and Building Dept.

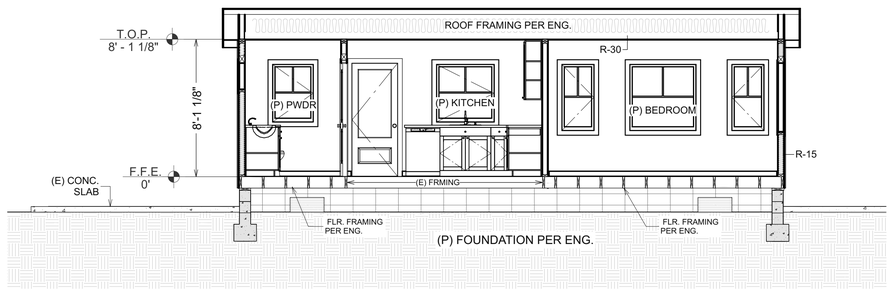
ARCH. PLANS – SUB. 1. – 10.02.25



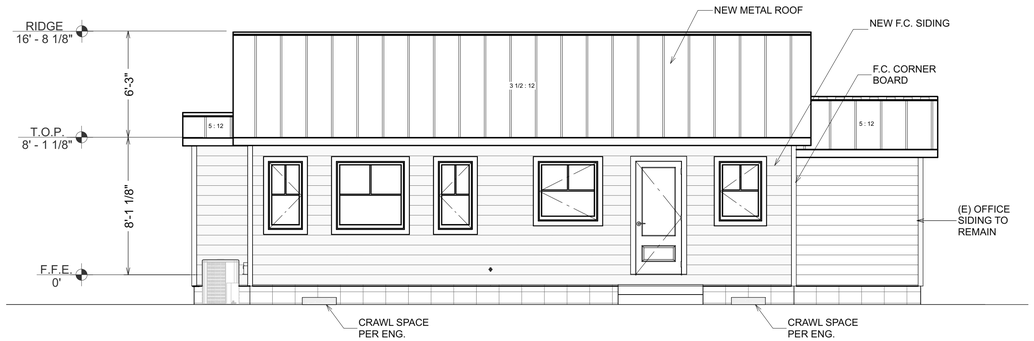

## CROSS SECTION A
SCALE: 1/4" = 1'-0"



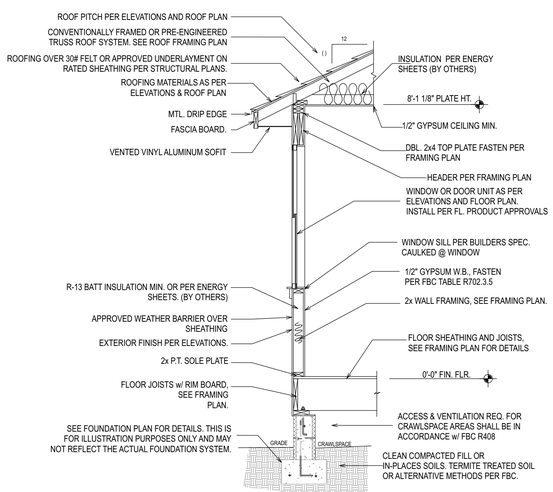

## (P) LEFT ELEVATION
SCALE: 1/4" = 1'-0"




## CROSS SECTION B
SCALE: 1/4" = 1'-0"




## (P) REAR ELEVATION
SCALE: 1/4" = 1'-0"




## TYPICAL WALL SECTION
SCALE: 1/2" = 1'-0"

H.A.R.B. NOTES:
1. ROOF - NEW METAL ROOF INSTALLED IN 2002.
2. WINDOWS - NEW WINDOWS INSTALLED IN 1996.
3. SIDING - NEW VINYL SIDING INSTALLED IN 2015.

* RENOVATION SUMMARY - THIS RENOVATION BEGAN IN 2020 WITH THE RENOVATION OF THE WESTERN SUN ROOM AS A MOCK-UP PRIOR TO CONTINUING WITH THE REST OF THE HOME.
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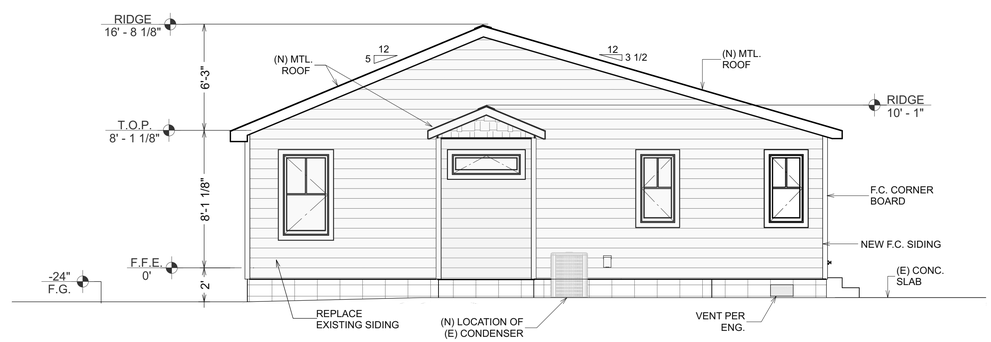


## (P) RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

**(P) ELEVATIONS & SECTIONS**
KUZOIAN ADDITION
38 PARK AVENUE
SAINT AUGUSTINE FL 32084

Revision Table

| Number | Date | Description |
|---|---|---|
| | | |

**Rex Marsh Designs**
Saint Augustine Fl 32080
Phone # 858.220.1743

DESIGNED: RMD

SCALE: AS NOTED

DATE: 10/2/2025

A-4

Received November 17, 2025
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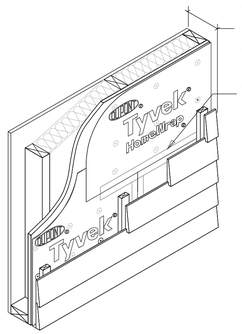
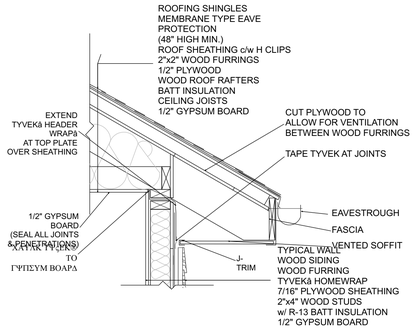
ARCH. PLANS – SUB. 1. – 10.02.25

## WEATHER BARRIER



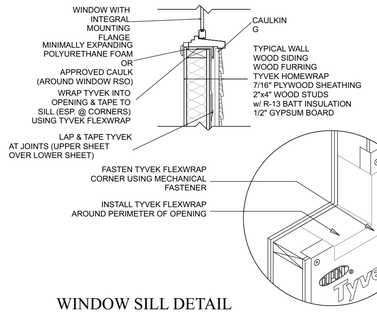

### TYPICAL WALL ISOMETRIC

RESIDENTIAL WOOD FRAME STRUCTURE w/ WOOD SIDING (COOLING CLIMATE)



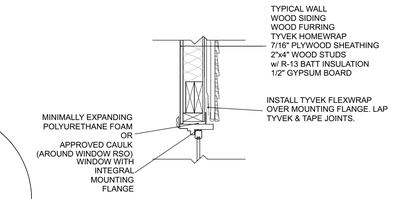

### ROOF/ WALL INTERFACE DETAIL

RESIDENTIAL WOOD FRAME STRUCTURE w/ WOOD SIDING (COOLING CLIMATE)




### WINDOW SILL DETAIL

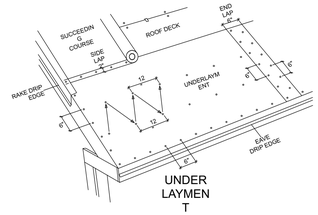
RESIDENTIAL WOOD FRAME STRUCTURE w/ WOOD SIDING (COOLING CLIMATE)



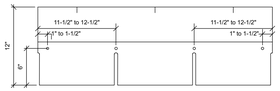

### WINDOW HEAD DETAIL

RESIDENTIAL WOOD FRAME STRUCTURE w/ WOOD SIDING (COOLING CLIMATE)

## ROOFING

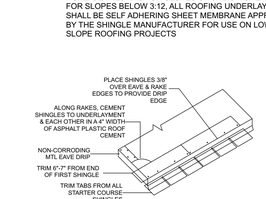



### UNDER LAYMEN T

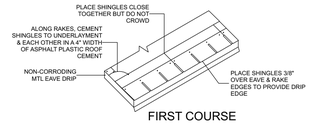



### SHINGLE NAILING

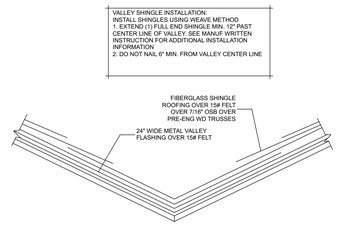
NOTE: DETAILS ARE FOR SLOPES OF 3:12 OR GREATER. FOR SLOPES BELOW 3:12, ALL ROOFING UNDERLAYMENT SHALL BE SELF ADHERING SHEET MEMBRANE APPROVED BY THE SHINGLE MANUFACTURER FOR USE ON LOW SLOPE ROOFING PROJECTS




### STARTER COURSE

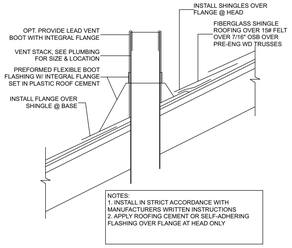



### FIRST COURSE



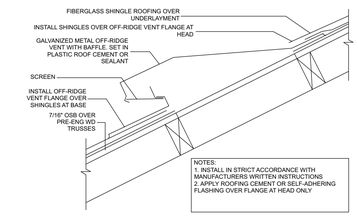

### VALLEY FLASHING DETAIL

N.T.S.



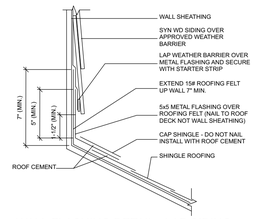

### VENT STACK FLASHING DETAIL

N.T.S.



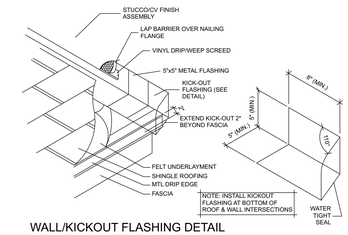

### OFF-RIDGE VENT FLASHING DETAIL

N.T.S.



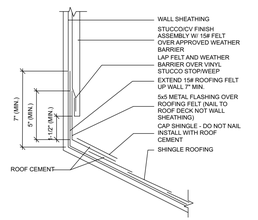

### WALL FLASHING DETAIL - LAP SIDING

N.T.S.




### WALL/KICKOUT FLASHING DETAIL

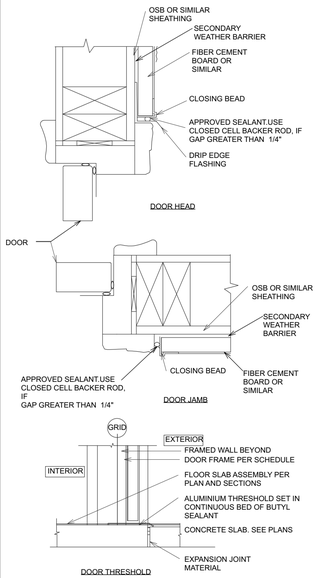
N.T.S.



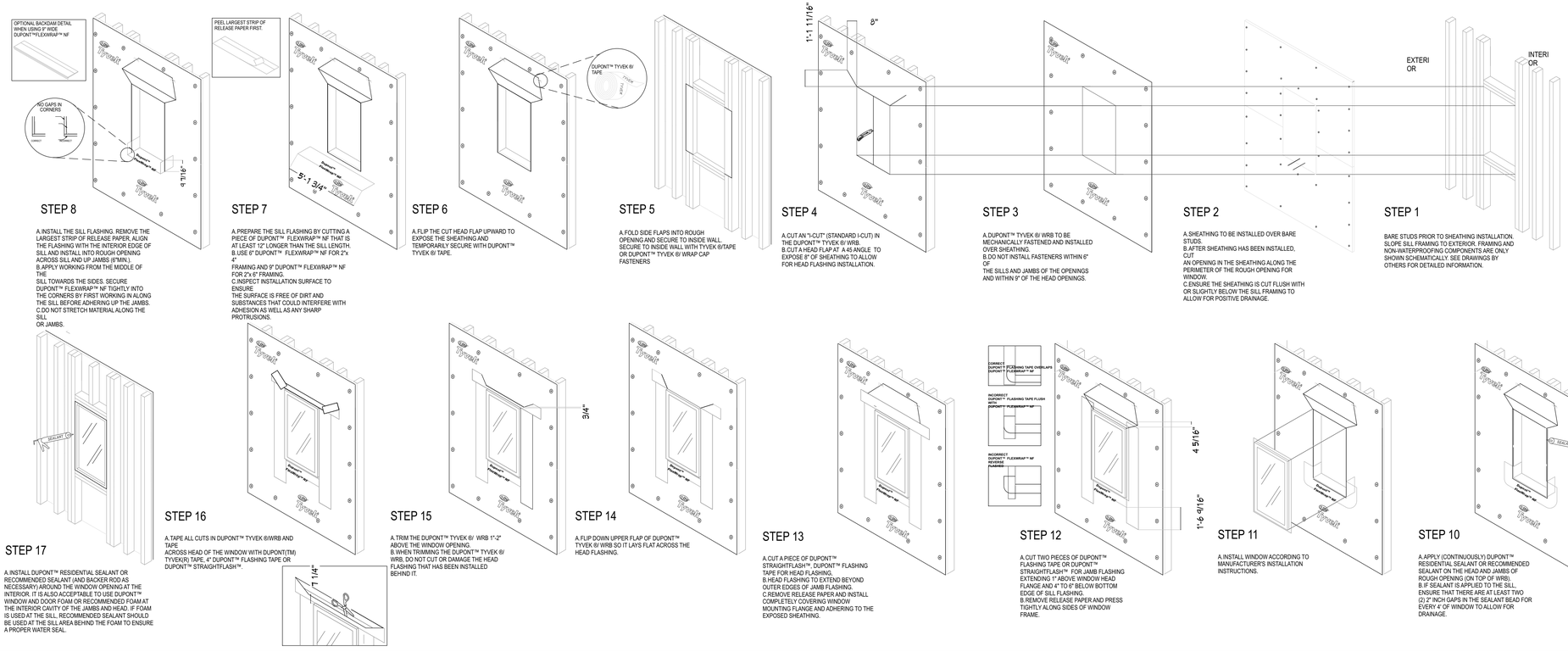

### WALL FLASHING DETAIL - STUCCO

N.T.S.

## FLASHINGS FOR DOORS




## FLASHINGS FOR WINDOWS




### STEP 8

A. INSTALL THE SILL FLASHING. REMOVE THE LARGEST STRIP OF RELEASE PAPER, ALIGN THE FLASHING WITH THE INTERIOR EDGE OF SILL AND INSTALL INTO ROUGH OPENING ACROSS SILL AND UP JAMBS (6"MIN.).
B. APPLY WORKING FROM THE MIDDLE OF THE SILL TOWARDS THE SIDES. SECURE DUPONT™ FLEXWRAP™ NF TIGHTLY INTO THE CORNERS BY FIRST WORKING IN ALONG THE SILL BEFORE ADHERING UP THE JAMBS.
C.DO NOT STRETCH MATERIAL ALONG THE SILL OR JAMBS.

### STEP 7

A. PREPARE THE SILL FLASHING BY CUTTING A PIECE OF DUPONT™ FLEXWRAP™ NF THAT IS AT LEAST 12" LONGER THAN THE SILL LENGTH.
B. USE 6" DUPONT™ FLEXWRAP™ NF FOR 2"x 4" FRAMING AND 9" DUPONT™ FLEXWRAP™ NF FOR 2"x 6" FRAMING.
C. INSPECT INSTALLATION SURFACE TO ENSURE THE SURFACE IS FREE OF DIRT AND SUBSTANCES THAT COULD INTERFERE WITH ADHESION AS WELL AS ANY SHARP PROTRUSIONS.

### STEP 6

A. FLIP THE CUT HEAD FLAP UPWARD TO EXPOSE THE SHEATHING AND TEMPORARILY SECURE WITH DUPONT™ TYVEK ® TAPE.

### STEP 5

A. FOLD SIDE FLAPS INTO ROUGH OPENING AND SECURE TO INSIDE WALL. SECURE TO INSIDE WALL WITH TYVEK ®TAPE OR DUPONT™ TYVEK ® WRAP CAP FASTENERS

### STEP 4

A. CUT AN "I-CUT" (STANDARD I-CUT) IN THE DUPONT™ TYVEK ® WRB.
B. CUT A HEAD FLAP AT A 45 ANGLE TO EXPOSE 9" OF SHEATHING TO ALLOW FOR HEAD FLASHING INSTALLATION.

### STEP 3

A. DUPONT™ TYVEK ® WRB TO BE MECHANICALLY FASTENED AND INSTALLED OVER SHEATHING.
B. DO NOT INSTALL FASTENERS WITHIN 6" OF THE SILLS AND JAMBS OF THE OPENINGS AND WITHIN 9" OF THE HEAD OPENINGS.

### STEP 2

A. SHEATHING TO BE INSTALLED OVER BARE STUDS.
B. AFTER SHEATHING HAS BEEN INSTALLED, CUT AN OPENING IN THE SHEATHING ALONG THE PERIMETER OF THE ROUGH OPENING FOR WINDOW.
C. ENSURE THE SHEATHING IS CUT FLUSH WITH OR SLIGHTLY BELOW THE SILL FRAMING TO ALLOW FOR POSITIVE DRAINAGE.

### STEP 1

BARE STUDS PRIOR TO SHEATHING INSTALLATION. SLOPE SILL FRAMING TO EXTERIOR. FRAMING AND NON-WATERPROOFING COMPONENTS ARE ONLY SHOWN SCHEMATICALLY. SEE DRAWINGS BY OTHERS FOR DETAILED INFORMATION.

### STEP 17

A. INSTALL DUPONT™ RESIDENTIAL SEALANT OR RECOMMENDED SEALANT (AND BACKER ROD AS NECESSARY) AROUND THE WINDOW OPENING AT THE INTERIOR. IT IS ALSO ACCEPTABLE TO USE DUPONT™ WINDOW AND DOOR FOAM OR RECOMMENDED FOAM AT THE INTERIOR CAVITY OF THE JAMBS AND HEAD. IF FOAM IS USED AT THE SILL, RECOMMENDED SEALANT SHOULD BE USED AT THE SILL AREA BEHIND THE FOAM TO ENSURE A PROPER WATER SEAL.

### STEP 16

A. TAPE ALL CUTS IN DUPONT™ TYVEK ®/WRB AND TAPE ACROSS HEAD OF THE WINDOW WITH DUPONT(TM) TYVEK(R) TAPE, 4" DUPONT™ FLASHING TAPE OR DUPONT™ STRAIGHTFLASH™.

### STEP 15

A. TRIM THE DUPONT™ TYVEK ® WRB 1"-2" ABOVE THE WINDOW OPENING.
B. WHEN TRIMMING THE DUPONT™ TYVEK ® WRB, DO NOT CUT OR DAMAGE THE HEAD FLASHING THAT HAS BEEN INSTALLED BEHIND IT.

### STEP 14

A. FLIP DOWN UPPER FLAP OF DUPONT™ TYVEK ® WRB SO IT LAYS FLAT ACROSS THE HEAD FLASHING.

### STEP 13

A. CUT A PIECE OF DUPONT™ STRAIGHTFLASH™. DUPONT™ FLASHING TAPE FOR HEAD FLASHING.
B. HEAD FLASHING TO EXTEND BEYOND OUTER EDGES OF JAMB FLASHING.
C. REMOVE RELEASE PAPER AND INSTALL COMPLETELY COVERING WINDOW MOUNTING FLANGE AND ADHERING TO THE EXPOSED SHEATHING.

### STEP 12

A. CUT TWO PIECES OF DUPONT™ FLASHING TAPE OR DUPONT™ STRAIGHTFLASH™ FOR JAMB FLASHING EXTENDING 1" ABOVE WINDOW HEAD FLANGE AND 4" TO 6" BELOW BOTTOM EDGE OF SILL FLASHING.
B. REMOVE RELEASE PAPER AND PRESS TIGHTLY ALONG SIDES OF WINDOW FRAME.

### STEP 11

A. INSTALL WINDOW ACCORDING TO MANUFACTURER'S INSTALLATION INSTRUCTIONS.

### STEP 10

A. APPLY (CONTINUOUSLY) DUPONT™ RESIDENTIAL SEALANT OR RECOMMENDED SEALANT ON THE HEAD AND JAMBS OF ROUGH OPENING (ON TOP OF WRB).
B. IF SEALANT IS APPLIED TO THE SILL, ENSURE THAT THERE ARE AT LEAST TWO (2) 2" INCH GAPS IN THE SEALANT BEAD FOR EVERY 4' OF WINDOW TO ALLOW FOR DRAINAGE.

### STEP 9

A. REMOVE NARROW PIECE OF THE RELEASE PAPER.
B. PAN DUPONT™ FLEXWRAP™ NF AT BOTTOM CORNERS AND ADHERE ONTO EXTERIOR FACE OF WALL. COVERAGE SHOULD BE 2" TO 3" INCHES ONTO THE FACE OF THE WALL
C. PRESS SILL FLASHING W/ FIRM HAND PRESSURE OR J-ROLLER TO ENSURE FULL ADHESION ON ALL SURFACES.

| Revision Table | | |
|---|---|---|
| Number | Date | Description |
| | | |

**Rex Marsh Designs**
Saint Augustine Fl 32080
Phone # 858.220.1743

DESIGNED: RMD

SCALE: AS NOTED

DATE: 10/2/2025

A-5

FLASHING DETAILS
KUZOIAN ADDITION
38 PARK AVENUE
SAINT AUGUSTINE FL 32084

**Property Address:** 38 Park Ave
**Applicant Name:** Kurt McAteer - Coastal Craftsmen Company
**Assessment Date:** 11/7/2025
**Assessed by:** Kurt McAteer

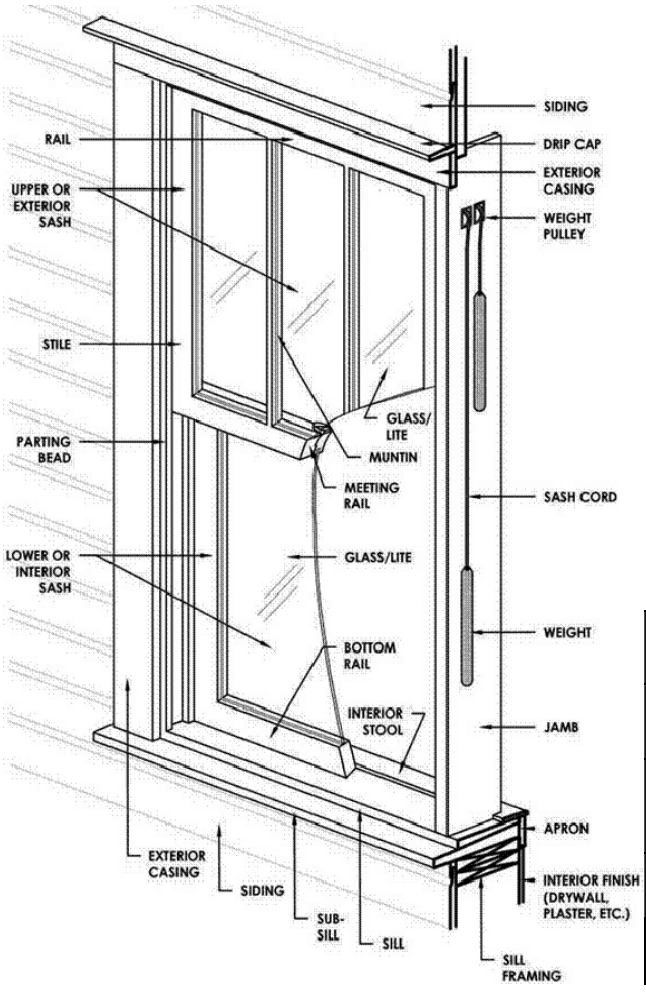
Received November 17, 2025
Planning and Building Dept.

# Window Assessment Form

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

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

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




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

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

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

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

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

| | |
|---|---|
| Total Number of Window Openings on the Structure | 18 |
| Number of Historic Windows on the Structure | 0 |
| Number of Existing Replacement/Non-Historic Windows | 18 |
| Number of Windows Completely Missing | 0 |
| Total Number of Windows to be Replaced | 13 |

Received November 17, 2025
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**Property Address:**
**Applicant Name:**

**Assessment Date:**
**Assessed by:**

# Window Assessment - Window Condition Report

| Window # | List and Describe Window Condition |
|---|---|
| 1 | Aluminum Window - Installed 1996 - poor condition |
| 2 | Aluminum Window - Installed 1996 - poor condition |
| 3 | Vinyl Window - MI Manufacture - Casement - Replaced June 2020 - Permit 2020-0708 - (not being replaced) |
| 4 | Vinyl Window - MI Manufacture - Fixed - Replaced June 2020 - Permit 2020-0708 - (not being replaced) |
| 5 | Vinyl Window - MI Manufacture - Casement - Replaced June 2020 - Permit 2020-0708 - (not being replaced) |
| 6 | Vinyl Window - MI Manufacture - Casement - Replaced June 2020 - Permit 2020-0708 - (not being replaced) |
| 7 | Vinyl Window - MI Manufacture - Casement - Replaced June 2020 - Permit 2020-0708 - (not being replaced) |
| 8 | Aluminum Window - Installed 1996 - poor condition |
| 9 | Aluminum Window - Installed 1996 - poor condition |
| 10 | Aluminum Window - Installed 1996 - poor condition |
| 11 | Aluminum Window - Installed 1996 - poor condition |
| 12 | Aluminum Window - Installed 1996 - poor condition |
| 13 | Aluminum Window - Installed 1996 - poor condition |
| 14 | Aluminum Window - Installed 1996 - poor condition |
| 15 | Aluminum Window - Installed 1996 - poor condition |
| 16 | Aluminum Window - Installed 1996 - poor condition |
| 17 | Aluminum Window - Installed 1996 - poor condition |
| 18 | Aluminum Window - Installed 1996 - poor condition |
| 19 | |
| 20 | |

| Window # | List and Describe Window Condition |
|---|---|
| 21 | |
| 22 | |
| 23 | |
| 24 | |
| 25 | |
| 26 | |
| 27 | |
| 28 | |
| 29 | |
| 30 | |
| 31 | |
| 32 | |
| 33 | |
| 34 | |
| 35 | |
| 36 | |
| 37 | |
| 38 | |
| 39 | |
| 40 | |

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# 38 Park Ave

## Exterior Pictures & Window Identification




*Figure 1 – Side/West Elevation*




*Figure 2 - Side/Front Elevation*




*Figure 3 – Front/North Elevation*




*Figure 4 – Side/East Elevation*

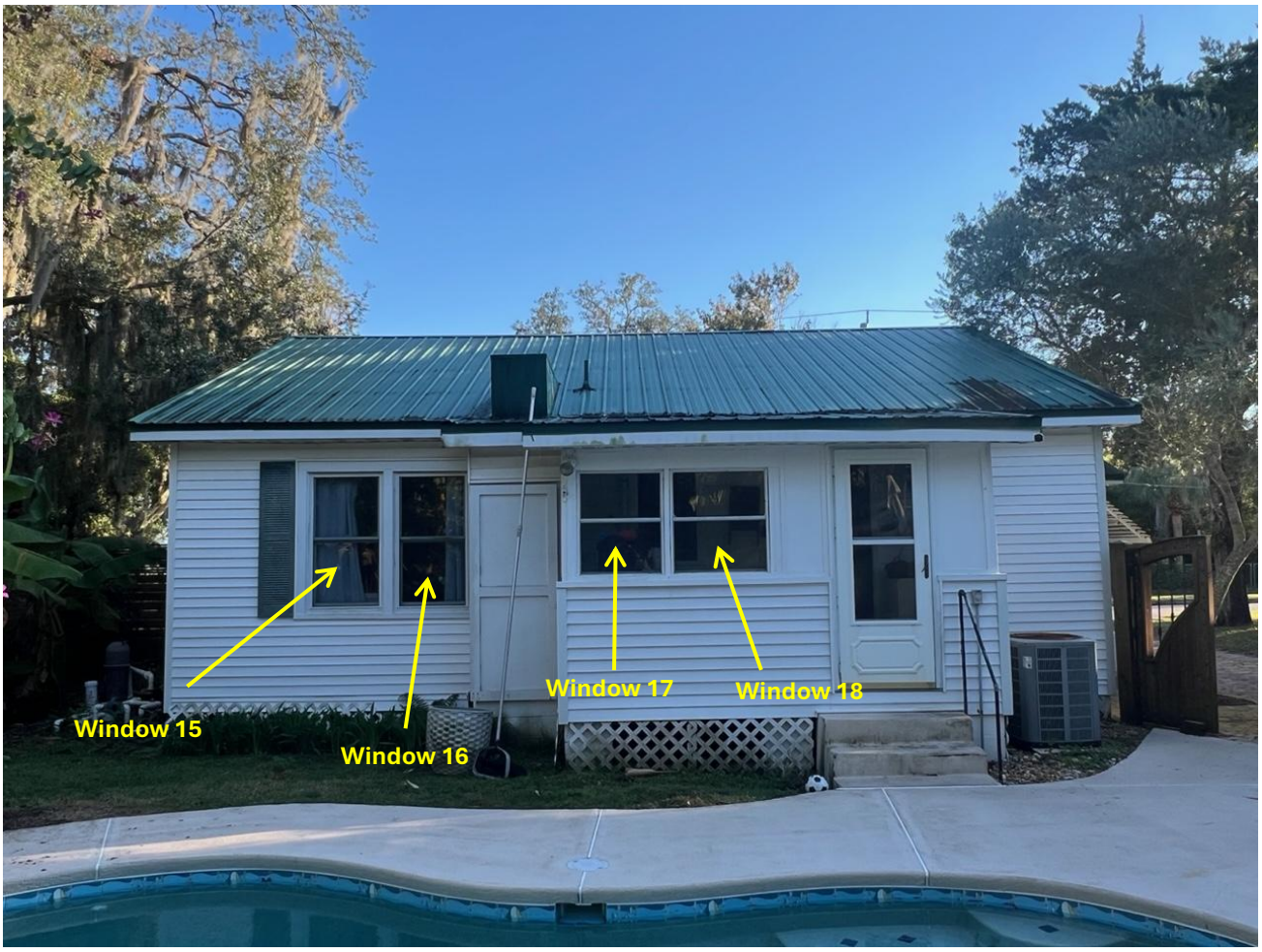


*Figure 5 – Rear/South Elevation*

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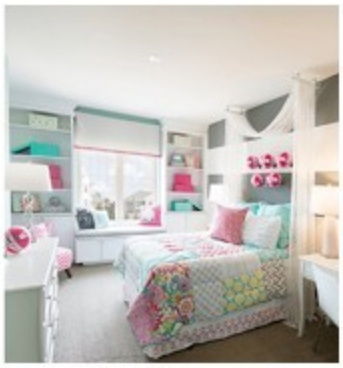
MI WINDOWS and DOORS

# 9770 VINYL CASEMENT







## SUPERIOR STYLING, HANDCRAFTED QUALITY AND EXCEPTIONAL PERFORMANCE

**V3000 Series Casements offer a large viewing area, continuous lines, and an unobstructed outlook. Casement windows are the ideal addition to any home.**



- **New Construction model 9770**: Offers superior style and traditional craftsmanship with features like beveled exterior edges and multi-point locking hardware. The design offers a large viewing area with clean, continuous lines for unobstructed views.
- **Replacement model 1675**: This finless vinyl window offers superior style and handcrafted quality with features like beveled exterior edges and multi-point locking hardware.
- Choose from 3 interior frame colors and 5 exterior frame colors

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# Product Specifications

## 9770 CASEMENT WINDOW

**Mainframe -** Shall be made from rigid polyvinylchloride (PVC) extrusions which are .070” thick and of a multiple hollow configuration. Main frame shall be welded together at the corners. Overall frame depth is 3-1/4”. Available in three configurations: Fin, Fin with Integral J-Channel, and Finless.

**Sash** - Shall be made from rigid PVC extrusions which are .062” thick and of a multiple hollow configuration. Sashes in units over 54” tall to be reinforced with aluminum extrusions made from alloy 6063-T5, .050” thick, and contained within the hollow of the sash extrusions. Sash to be of welded corner construction.

**Glazing** - Sash to be drop-in silicone glazed using 3/4” thick insulating glass with rigid, extruded, vinyl, exterior glazing bead. Low-E glass, argon gas and other glazing options available. Note: 1” or 1 1/8”” thick insulated glass used on select configurations.

**Weather-stripping** - Double strip of flexible, foam type, bulb weather-stripping to be installed around the perimeter of sash. Single strip of fin-type poly-pile to be used around sash perimeter.

**Hardware** - One lubricated metal roto gear operator to be located at the bottom interior rail. Single multi-point locking system be located at bottom of the vent jamb. Steel hinges are attached at top and bottom rails. All screws, clips, and other fasteners shall be made of non-corrosive materials compatible with reinforcements.

**Screen** - Windows to be supplied with screens as standard. Screens to be made from roll-formed aluminum with a .020” wall thickness. Screen cloth to be made from 18x16 fiberglass mesh and held securely by flexible spline. Screens to be attached to inside of window by use of plastic swivel clips. (NOTE: Insect screens are intended to provide reasonable insect control and are not intended to provide security or to provide for the retention of objects or persons from the interior.)

**Installation** - To be done by others. Frame must be installed straight, plumb and level, without twisting, bowing or springing. Manufacturer’s recommended installation procedures are to be used. Installer should make final adjustments to ensure proper sash operation and window performance.

**NOTE:** MI WINDOWS AND DOORS LLC designs and manufacturing methods are continually being improved. Individual products may be subject to a variation in performance. Due to this and other factors, we reserve the right to change specifications without notice. It is the sole responsibility of the purchaser/installer to be sure that the intended use of this product complies with any and all applicable buildings codes (i.e. egress, safety glass near doorways, etc.). If you require further technical information regarding this product please contact your retailer/salesman.



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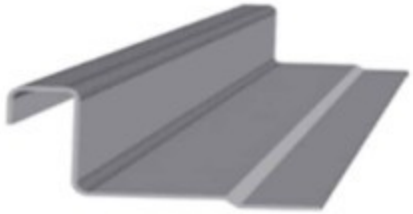
1. Flat



2. Striated



3. Clip Relief



4. V-ribs



5. Pencil



6. Bead ribs

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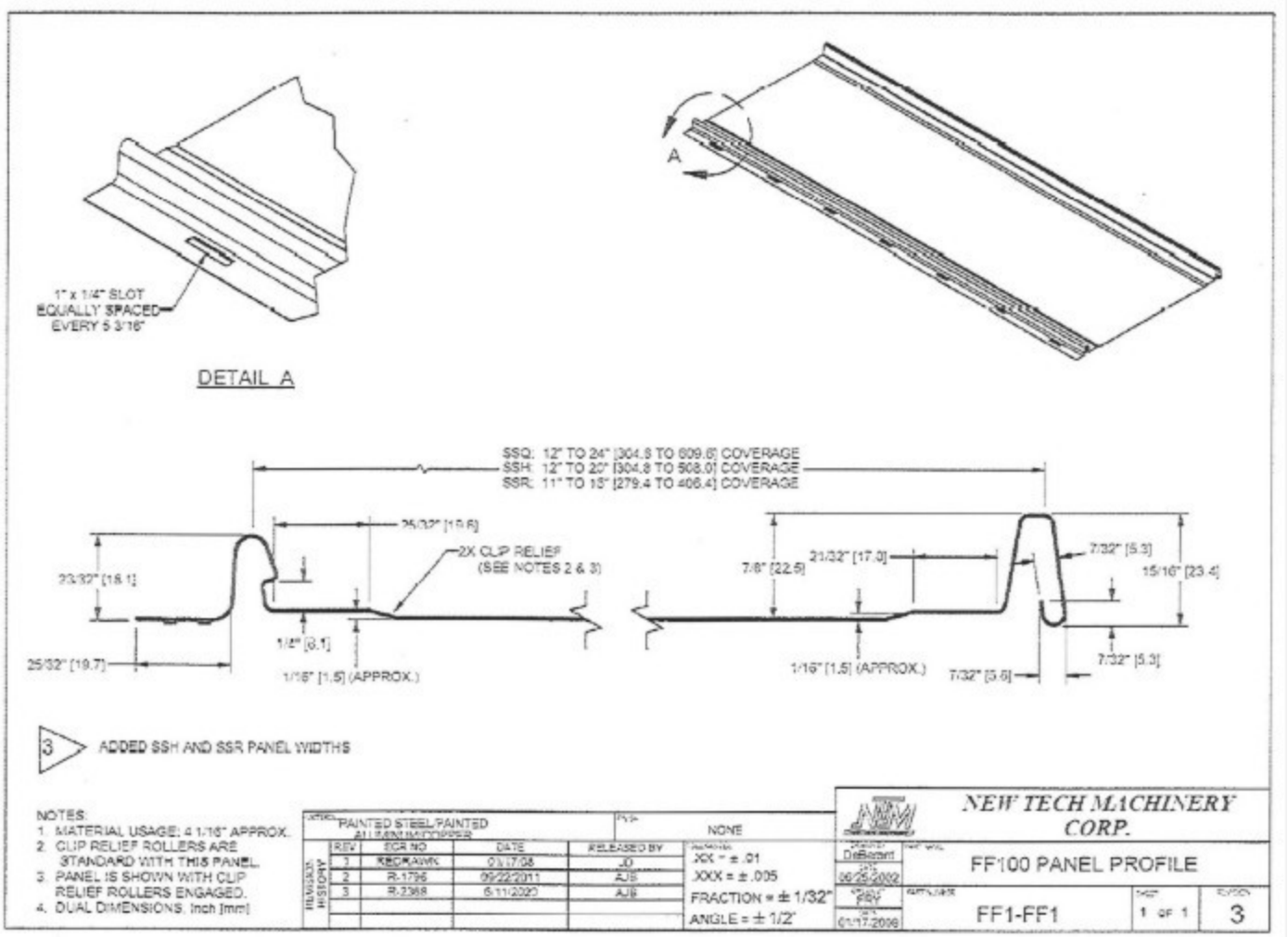

Received December 7, 2025
Planning and Building Dept.



CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

# STAFF REPORT AND RECOMMENDATION

**Prepared for December 18, 2025 Meeting**




Application HP2025-0079 Address: 143 Oneida Street

Kenneth Wieber – Applicant and Owner

Project description: For partial demolition of a residential building, constructed c. 1885-1894, that is recorded in the Florida Master Site File and contributing to the Lincolnville National Register Historic District, including removal and replacement of a small rear addition with a larger rear addition.

| | | | |
|---|---|---|---|
| Architectural Style: | Frame Vernacular | Florida Master Site File: | SJ01500 |
| National Register: | Lincolnville NRHD: Contributing | Construction date: | c. 1885-1894 |
| Archaeology Zone: | IIC | Zoning District: | RS-2 |
| Parcel number: | 2115900000 | | |
| Agenda Item: | 8(b) | Previous Action(s): | N/A |

## STAFF SUMMARY AND ANALYSIS:

Located on the east side of Oneida Street on the block between Lovett and South Streets, this two and one-half story Frame Vernacular residence was constructed between 1885 and 1894 and is one of the older contributing building within the Lincolnville National Register Historic District.

The applicant is seeking partial demolition approval as detailed in the scope of work below.

Detailed analysis and additional comments can be found in the staff responses to the Demolition Review Criteria on page 3 of this staff report. Any partial demolition of a structure that contributes to a National Register Historic District and entails permanent removal of an exterior architectural feature or replacement with a new feature that does not meet the criteria for in-kind replacement requires review and approval by the HARB.

## STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a **Certificate of Demolition for Partial Demolition** at **143 Oneida Street** if the HARB finds the following:

1. The proposed scope of work maintains the historic character and integrity of the structure;
2. Is compatible with the historic structure's building envelope consistent with the Secretary of the Interior's Standards for Rehabilitation #9; and,
3. Will not compromise the overall historic character and integrity of the structure.

Candice Seymour

Candice Seymour, Historic Preservation Planner

## SUMMARY SCOPE OF WORK:

1. Partial demolition to include:
    a. Remove existing two-story rear shed-roofed addition
    b. Construct new two-story rear addition with two-story covered porch:
        i. Footprint: 32'4" wide by 17-6" deep: ~565sf
        ii. Wood siding to match existing
        iii. New metal cross gable roof to match existing
        iv. New 1/1 windows (no specifications provided; may be administratively approvable)
        v. 10' x 22' two story covered porch. Hipped metal roof
2. No modifications are proposed to the original structure with this application. Additional review may be required if wholesale replacement of siding, windows, or other elements on the historic structure are proposed.

## DEMOLITION REVIEW CRITERIA (AGHP):

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

***2. Whether or not the structure is within and contributing to a National Register Historic District.*** Yes, the structure is one of the oldest contributing buildings within the LincoInville National Register Historic District.

***3. The contribution of the architectural element(s) being proposed for removal to the historic integrity of the building and the streetscape.*** The building has a similar mass and scale to most of the two-story Frame Vernacular structures along the streetscape. The rear addition proposed for removal is far smaller than the rear ell shown in the Sanborn Fire Insurance Maps suggesting either an inconsistency in map scale or that the larger original ell was demolished and later replaced with the existing rear addition.

***4. The impact of the loss of the architectural element(s) on the building and along the streetscape.*** Loss of the existing rear addition may not significantly impact the historic integrity of the building and does not visually impact views of the structure from the streetscape; however, the proposed replacement structure would be visible from Oneida Street and will alter the appearance of the original structure from the street.

***5. Whether or not the architectural element(s) will be replaced, and the impact of replacement or lack thereof, on the building and along the streetscape.*** The existing rear addition footprint is ~157sf. The proposed rear addition is ~565sf—almost doubling the size of the original 587sf historic residence. Although the proposed roof sits below the existing roof ridge, staff recommended lowering the new cross-gable roof to the same height as the gable roof of the second story porch for continuity of design, as well as reducing the addition by 1' on each side to differentiate the addition from the historic structure and reduce visibility of the addition from the street and make it subservient to the building consistent with the Secretary of the Interior's Standards. The applicant wishes to retain the addition as-proposed but is willing to differentiate the addition from the historic structure utilizing a vertical architectural element or a different siding such as board-and-batten or Hardie Lap. The Board may recommend a preference for distinguishing the addition from the historic structure. Details of the addition, including new roof and window specifications, were not provided with this application but may be administratively approved if consistent with existing features, or with direction from the Board.

***6. The historical or cultural merit of the structure and/or its architectural features***. No historic or cultural associations are known that would qualify the building for listing individually, although contributes to its district.

***7. The impact of the loss of the architectural element(s) on the historical or cultural integrity of the structure, district, and neighborhood.*** Loss of the existing rear addition may not have an impact on the historic integrity of the structure or the district. Major modifications and additions, such as the one proposed, continue to erode the historic patterns of site development within the district but may also help preserve historic structures by adding desired square footage and increasing livability in buildings that were not constructed with modern comforts. The proposed floorplans show retention of most of the existing interior layout of the historic structure, appropriately reserving more modern designed spaces for the new addition.

***8. Whether or not the structure and the architectural element(s) proposed for demolition are representative of a style or type of architecture or a method of construction.*** The building is an example of a late 19th century Frame Vernacular home with Victorian elements.

**9.** ***Whether or not the structure, or the architectural elements being removed, are the last surviving examples of its style or type of architecture or a method of construction.*** The building typology is commonly found throughout St. Augustine particularly in the LincoInville and Abbott Tract neighborhoods.

**10.** ***Whether or not the structure and/or architectural element(s) proposed for demolition are of such design, craftsmanship or materials that they either could not be reproduced or could be reproduced only with great difficulty or expense.*** The wood frame building is not of such craftmanship, material, or design that it would be difficult to reproduce any features of the rear addition or elements of the historic structure.

**11.** ***The justification for the proposed partial demolition.*** The applicant seeks to rehabilitate the structure and increase the living space.

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

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

The Historic Architectural Review Board (HARB) is responsible for review of all applications for demolition or partial demolition permits for historic or regulated structures. Also, review of all applications for demolition or partial demolition permits for primary structures within historic preservation zoning districts and National Register districts for potential designation as an historic landmark, and review of partial demolition permits for regulated structures not eligible for administrative approval.

**Regulated Structures not eligible for administrative approval** (Section 28-2 – Definitions, CoSA Code of Ordinances)

*Architectural feature limited review* consists of the architectural review of limited physical elements of a regulated structure to be replaced after partial demolition. This limited review will focus on the overall character of the key elements of the structure visible from the street. Key elements that will be reviewed will be roofs (shape, size, placement), exterior windows and doors (number and placement of openings, shape and pattern of panes or lites, and design features visible from outside the regulated structure such as exterior muntin with a raised profile), porches, stoops, and balconies (shape, size, placement), exterior siding (vertical, horizontal, or diagonal placement of similar sized boards, siding profile and pattern). The review is for exterior elements and may include interior works or features of architectural elements. Applications that match the replacements after a partial demolition to these existing key architectural elements or use in-kind features or materials as existing will be deemed in compliance with this limited architectural review and can be approved administratively. Applicants who do not want to use in-kind features or materials as existing, not match the replacements to those existing key architectural elements after partial demolition will be heard at a public hearing before the HARB or other designated reviewing agency. This category of limited review does not apply to properties in the Historic Preservation Zoning Districts of the City.

*In-kind features or materials* means using architecturally similar material and design to convey the visual appearance of the remaining parts of the feature and finish

*Partial demolition* a partial demolition for purposes of proposed work on a historic structure or a regulated structure within the City of St. Augustine is considered the permanent removal of 50% of the appraised value or more of historic, individual elements of the building envelope (roof, walls, porches, windows, foundations). It also includes the removal of these historic features regardless of the percentage of the appraised value when they are on visible sides of the building (visible from the street).

*Regulated structure* is a building or a part of a building that is the subject of a partial demolition and that is not located in the City's Historic Preservation Zoning Districts but meets the following criteria of a Historic structure: It is individually listed as historic locally or nationally, or it is a contributing property in a designated National Register District, or it is a designated historic landmark.

**Criteria for Review of a Certificate of Partial Demolition** (Section 28-89(2)d.4, CoSA Code of Ordinances)

In the case of partial demolition: the board shall find that the proposed replacement materials including historic materials as well as compatible substitute materials maintain the historic character and integrity of the structure and are compatible with the historic structure's building envelope or the removal will not compromise the overall historic character and integrity of the structure.

**Criteria for Regulated Structures** (Section 28-89(3), CoSA Code of Ordinances)

Replacement elements for regulated structures as defined in this code will be reviewed consistent with the procedures for architectural feature limited review. The board will apply the adopted design criteria, if any, for the area or AGHP if applicable to the regulated structure. If no design criteria have been adopted, the board will accept evidence and testimony to establish relevant architectural features. Some regulated structures may have architectural features that support its historic character and historic period, as well as modifications or additions over time. The board will accept evidence and testimony to establish whether the architectural features should meet preservation or reconstruction standards.

(Section 28-89(5), CoSA Code of Ordinances) **Applications for partial demolition of buildings listed on the National Register of Historic Places, contributing or potentially contributing to a historic district in the National Register of Historic Places, listed as a local historic landmark pursuant to this Code, listed as a potential landmark identified in the Historic Preservation Element of the Comprehensive Plan, Master Plan or identified by historic preservation planning staff as culturally significant within the recent past,** may apply for the demolition of additional components of the building as part of a more comprehensive rehabilitation plan. Staff may require that the application be reviewed as a full demolition with required documentation, appropriate condition assessment and a rehabilitation plan, recognizing that applicants may encounter unforeseen building damage, site conditions, flood mitigation obstacles, or other significant and demonstrable reasons justifying a more extensive partial demolition as part of the rehabilitation. In issuing a certificate of demolition or partial demolition, the board may include approval of both the partial demolition and potential related additional demolition and its rehabilitated replacement design under one application. This will allow the approval of drawings sufficient for a building permit and that all necessary requirements for the new construction related to the demolition or partial demolition are submitted for permitting review and approval by staff.

~~~~~

The building was built by 1894, is not in a Historic Preservation Zoning District or individually listed on the National Register of Historic Places, but is recorded on the Florida Master Site File and listed as a contributing building in the Lincolnville National Register Historic District. The replacement addition is not in-kind and will be visible from Oneida Street.

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

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

In any instance where an undue economic hardship, as defined in this chapter, is claimed by a property owner, the property owner may submit to the board any or all of the following information before the board makes a decision on the application for certificate of demolition: (Section 28-89(7)b, CoSA Code of Ordinances)

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

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

# STAFF PHOTOGRAPHS
## 143 Oneida Street




Front (west) Elevation

# STAFF PHOTOGRAPHS
# 143 Oneida Street




Northwest Elevation

# STAFF PHOTOGRAPHS
## 143 Oneida Street




Northwest Elevation

# STAFF PHOTOGRAPHS
## 143 Oneida Street



North Elevation

# STAFF PHOTOGRAPHS
## 143 Oneida Street



Rear (east) Elevation

# STAFF PHOTOGRAPHS
## 143 Oneida Street



Rear (east) Elevation

# STAFF PHOTOGRAPHS
## 143 Oneida Street



Rear (east) Elevation

# STAFF PHOTOGRAPHS
## 143 Oneida Street





South Elevation

# STAFF PHOTOGRAPHS
## 143 Oneida Street



Context and Addition Examples on Oneida Street

# STAFF PHOTOGRAPHS
## 143 Oneida Street





Context and Addition Examples on Oneida Street

# STAFF PHOTOGRAPHS
# 143 Oneida Street




Context and Addition Examples on Oneida Street

# STAFF PHOTOGRAPHS
## 143 Oneida Street





Context and Addition Examples on Oneida Street

# STAFF PHOTOGRAPHS
# 143 Oneida Street




Context and Addition Examples on Oneida Street

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

---

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ1500 1009==

Site Name: 143 Oneida Street 830== Survey Date: 7901 820==

Address: 143 Oneida Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Buena Esperanza (subdivision) 1 (block) 12 (lot) 868==

multist 8SJ328 868==

Owner of Site: Name: Clementson, Kathleen P & Rena M. Carney JT/RS ;

Address: 143 Oneida Street

St. Augustine, Fla. 32084 902==

Occupant or Manager: Clementson, Kathleen P. 904==

Type of Ownership: Private 848== Zoning: RS2

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

UTM: 17 (zone) 469855 (easting) 3305640 (northing) 890== Location: T07S (T) R30E (R) N19 (S) 812==

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

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

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

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II. SITE DESCRIPTION

Condition of Site:

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

Integrity of Site:

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

Threats to Site:

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

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

II. SITE DESCRIPTION, continued.

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

Date: +1894 844== Period: 19th Cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame vernacular 964==

Plan Type: T-shape 966==

Exterior Fabrics: Wood, dropside, with cornerboards; shingles, butt 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS, 1/1, blinds, moveable louvers 942==

Foundation: Concrete block piers 942==

Roof Type: Gable, intersecting 942==

Secondary Roof Structures: Shed porch 942==

Porches & Balconies: 942==

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

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Composition shingles 882==

Ornament Exterior: Turned spindle posts, jigsawn brackets and porch frieze 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Residential 864==

Relationship to Surroundings: 859==

---

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture

920==

Statement of Significance: (911==)

ARCHITECTURE

This two and one-half story Frame Vernacular residence at 143 Oneida Street was constructed between 1885 and 1894, and is one of the earlier homes built in this area. It has turned spindle posts, jigsawn brackets and porch frieze.

Buena Esperanza Subdivision contains some of the finest and some of the most modest homes in St. Augustine, reflecting different periods and different plans for the development of the area. The area was developed by, and served as the home of, prominent Victorian builders and suppliers of building materials like G. E. Hood, whose mill on Riberia Street provided much of the gingerbread used in local construction, and Heth Canfield, who owned the Canfield Lumber Company and was president of the St. Augustine Improvement Company which developed Buena Esperanza. In its early development, along Oneida, South, Central, Cerro and Blanco Streets, it was one of the outstanding Victorian neighborhoods of St. Augustine. It included two of the largest estates in the city: "Three Oaks" at 175 Oneida Street and "Villa Rosa" at 187 Oneida. Its southern boundary, below Cerro Street, was the grounds of the St. Augustine Country Club--now a city park and sewage treatment facility. The early development was primarily White. A later infill of more modest houses, generally one story, and some influenced by the Bungalow style, were designed as Black residences. The area is bounded on the east and west by marshes and the San Sebastian River and Maria Sanchez Creek. Boatyards and some small stores along Riberia are industrial and commercial uses along the western boundary of this primarily residential neighborhood. Threats to the area include heavy traffic on Riberia and South Streets and drainage problems when it rains. There are several unpaved streets in the area. There is also a problem of housing deterioration, though several Victorian houses on Oneida Street have been restored recently.

HISTORY

The southwestern tip of the St. Augustine peninsula was called Buena Esperanza [Good Hope] during the Spanish occupation of the city. The early 18th century Indian village of Pocotalaca was scattered throughout this area and contained a mission church and redoubt. Bernardo Segui, a Minor-

[over]

V. BIBLIOGRAPHY

1. Antonio de Arredondo, "Plano de la Ciudad de San Agustin de la Florida", Havana, May 15, 1737; Pablo Castello, "Plano del Presidio de San Agustin de la Florida", July 21, 1763; St. Johns County Courthouse, Deed Records, Book I-J, pp. 158 and 393.

2. Deed Records, Book K, pp. 101 and 288; Book N, p. 575; Book O, pp. 141, 265 and 504; Book Q, pp. 346 and 354; Book GG, pp. 558, 564-565; Book KK, p. 250; 1894 Birds-Eye View of St. Augustine.

can merchant, acquired this property in the early 19th century and developed one of the first commercial orange groves in Florida.[1] In the 1830's, Augustus Poujaud, a local economic promoter, built a plantation home on part of the tract and attempted but failed to promote residential construction on the northern fringes of the estate. Further development did not occur until 1885-1891 when the St. Augustine Improvement Company, a local real estate development firm, purchased and subdivided the Buena Esperanza Subdivision. Development proceeded quickly and by 1894 over thirty Victorian style residences were built in the tract, mainly along Oneida Street. Construction continued, however, over the next thirty-five years.[2]

☐ Original
☒ Update

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

Site#8 SJ01500
Field Date 12-9-2020
Form Date 1-11-2021
Recorder # MAS

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

Site Name(s) (address if none) 143 Oneida Street — Multiple Listing (DHR only) _____
Survey Project Name St. Augustine Historic Resource Survey Update — Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☒private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

## LOCATION & MAPPING

| | Street Number | Direction | Street Name | Street Type | Suffix Direction |
|---|---|---|---|---|---|
| Address: | 143 | | Oneida | Street | |

Cross Streets (nearest / between) _____
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 1992 — Plat or Other Map _____
City / Town (within 3 miles) St. Augustine — In City Limits? ☒yes ☐no ☐unknown — County St. Johns
Township 7N — Range 19W — Section 19 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 2115900000 — Landgrant _____
Subdivision Name Buena Esperanza — 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: 1894 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use: Private Residence (House/Cottage/Ca — From (year): 1894 — To (year): 2020
Current Use: Private Residence (House/Cottage/Ca — From (year): 1894 — To (year): 2020
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ Original address _____
Alterations: ☒yes ☐no ☐unknown Date: _____ Nature: attic windows
Additions: ☐yes ☐no ☒unknown Date: _____ Nature: _____
Architect (last name first): _____ Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

Wieber Kenneth M

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

## DESCRIPTION

Style Frame Vernacular — Exterior Plan Irregular — Number of Stories 2.5
Exterior Fabric(s): 1. Drop siding 2. Shingles-wood 3. _____
Roof Type(s): 1. Gable 2. Hip 3. _____
Roof Material(s): 1. Sheet metal:5V crimp 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. Gable extension 2. _____
Windows (types, materials, etc.)

single & paired 1/1 sash, 3 light replacement slider in attic, wood frames

Distinguishing Architectural Features (exterior or interior ornaments)

side facing gable, overhang, 2nd story porch under ext w shingle half wall, corner boards, shingles in gable ends, symmetric facade

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

mature vegetation

| 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. _____<br>KEEPER – Determined eligible: ☐yes ☐no Date _____<br>NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2) | |

# HISTORICAL STRUCTURE FORM

Site #8 SJ01500

## DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Wood frame 2. _____ 3. _____
Foundation Type(s): 1. Piers 2. _____
Foundation Material(s): 1. Obscured 2. _____
Main Entrance (stylistic details)

centrally located, 4 panel w square lights, under 1 story hip porch roof

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

open under broad partial width hip roof, 1 story, partial 2nd story under ext, turned piers & railing, decorative brackets, cutout bargeboard, wood landing, shallow masonry steps

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

This 1894 2.5 story Folk Victorian style building is in good condition, and has a Gable roof and Drop siding.

Archaeological Remains _____ ☐Check if Archaeological Form Completed

## RESEARCH METHODS (select all that apply)

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

☒other methods (describe) City Staff

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

## OPINION OF RESOURCE SIGNIFICANCE

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

No known architectural features or associations to meet individual criteria for listing; although it appears to meet criteria to be a contributing building within the district.

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

## DOCUMENTATION

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

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

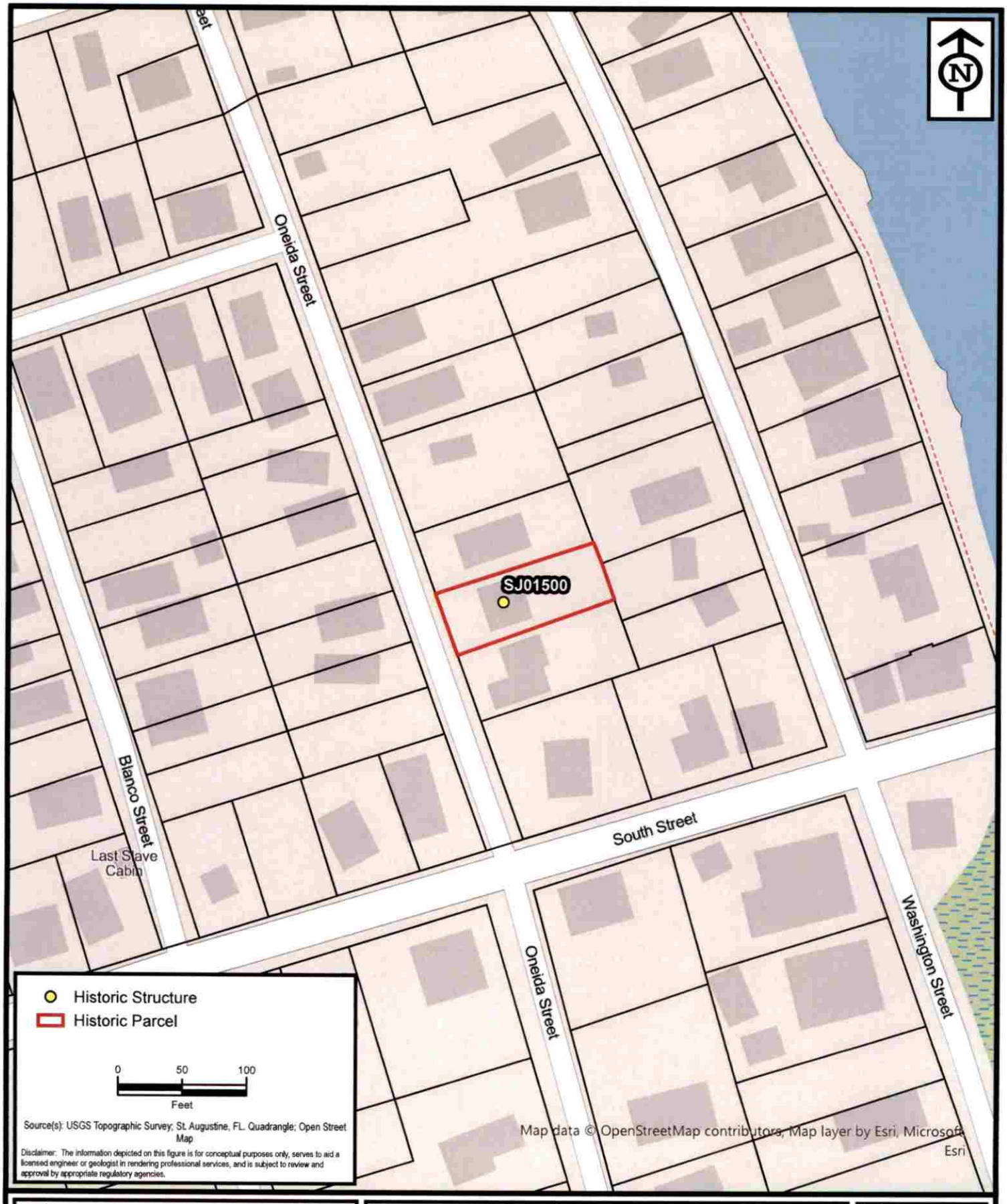
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

## RECORDER INFORMATION

Recorder Name Patricia Davenport-Jacobs Affiliation Environmental Services, Inc.
Recorder Contact Information 7254 Financial Way, Suite 100, Jacksonville, FL 32256/9044702200/9044702112/:
(address / phone / fax / e-mail)

**Required Attachments**

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




ENVIRONMENTAL SERVICES, INC.
A Terracon COMPANY
7220 FINANCIAL WAY, SUITE 100 JACKSONVILLE, FL 32256
PH. (904) 470-2200 FAX (904) 470-2112

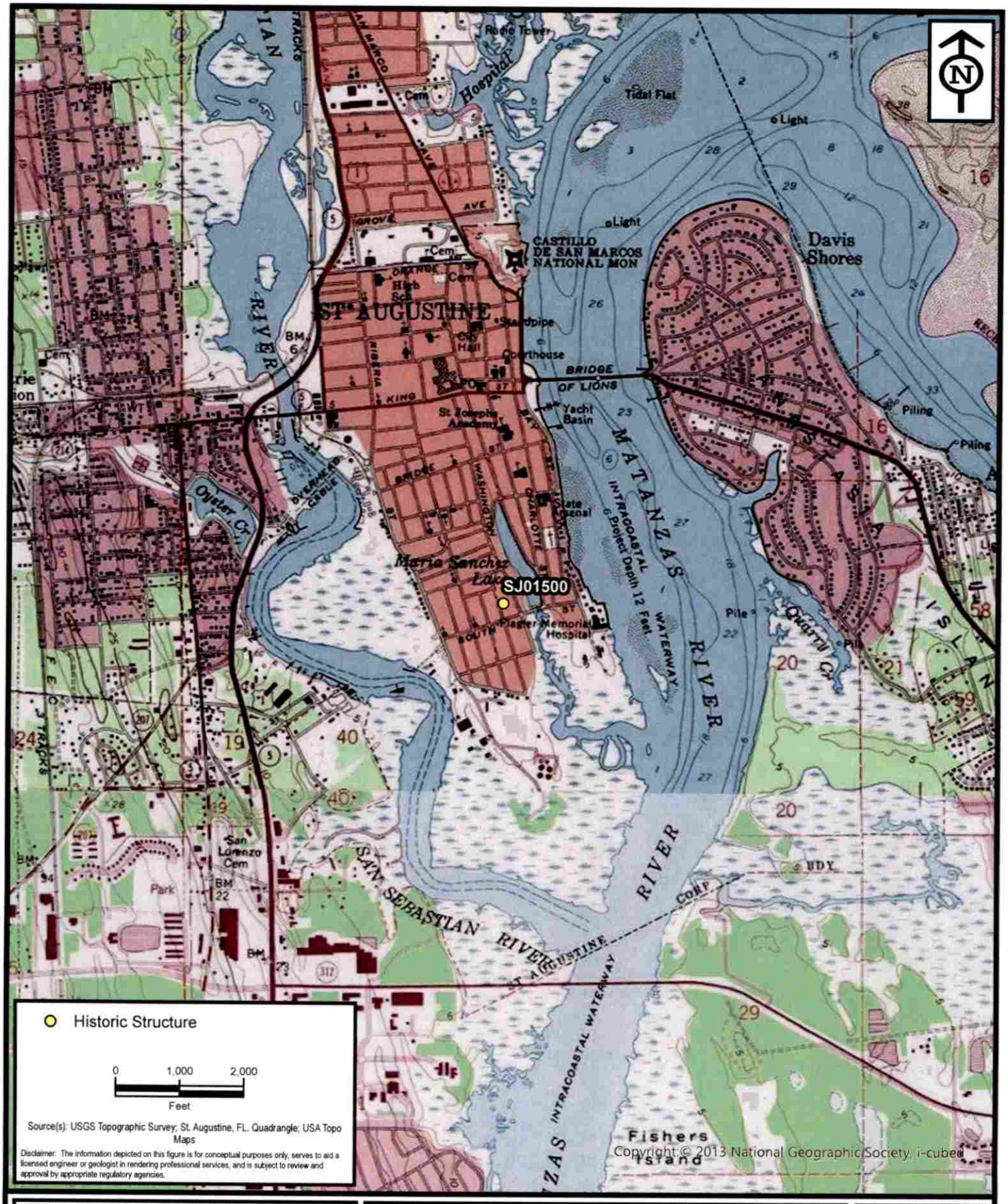
Parcel Location - SJ01500

# St. Augustine Historic Resource Mitigation & Survey Update

St. Johns County, Florida

| | |
|---|---|
| Project No. | HK207093 |
| Date | Jan 2021 |
| Drawn By | AA |
| Checked By | JRN |
| Approved By | PDJ |
| **Figure No.** | **2** |

Path: N:\GIS\Projects\2020\HK Jacksonville\HK207093_StAugResourceMitigation\Maps\HK207093_StAugResourceMitigation\HK207093_StAugResourceMitigation.aprx Date: 1/10/2021 12:21 PM

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Project Location - SJ01500

# St. Augustine Historic Resource Mitigation & Survey Update

St. Johns County, Florida

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|---|---|
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| Approved By | PDJ |
| Figure No. | 1 |

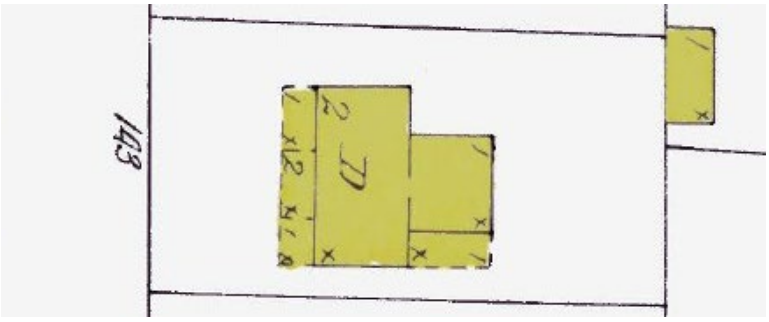
Path: N:\GIS\Projects\2020\HK Jacksonville\HK207093_StAugResourceMitigation\Maps\HK207093_StAugResourceMitigation\HK207093_StAugResourceMitigation.aprx Date: 1/10/2021 12:21 PM


062
KODAK SAFE
12A
13

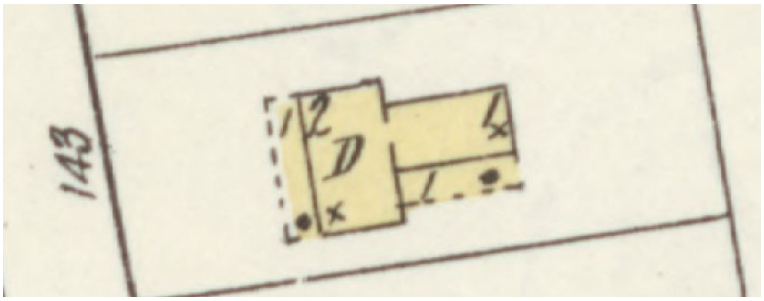




# SANBORN MAPS
# 143 Oneida Street




1910

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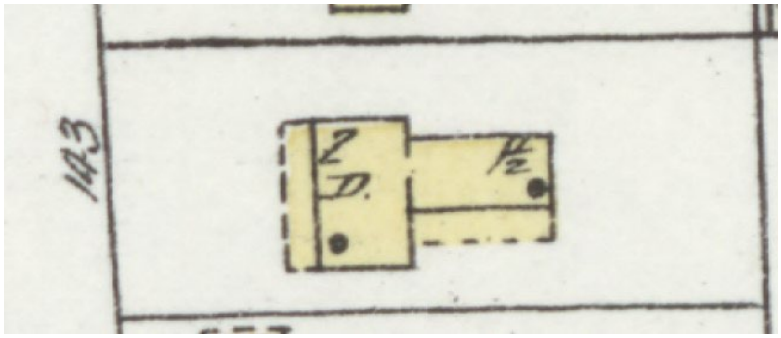
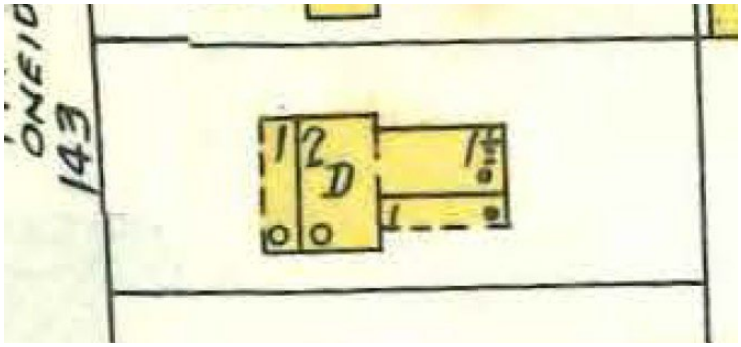



1924




1930 update to 1960

# CITY OF ST. AUGUSTINE
## HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

## Certificate of Demolition (Partial)

**Case Number: HP2025-0079** **Meeting Date: Thursday, December 18, 2025**

1. NAME OF APPLICANT: Ken Wieber
   Business (if applicable):
   Address: 143 Oneida Street
   City: St. Augustine State: FL Zip Code: 32084
   Daytime Telephone: Available upon request E-Mail Address: Available upon request

2. NAME OF PROPERTY OWNER: Ken Wieber
   Business (if applicable):
   Address: 143 Oneida Street
   City: St. Augustine State: FL Zip Code: 32084
   Daytime Telephone: Available upon request E-Mail Address: Available upon request

3. PROJECT LOCATION: 143 ONEIDA ST, Saint Augustine, 32084

4. LEGAL DESCRIPTION: BUENA ESPERANZA SUB CITY LOT 12 BLK 1 OR3914/1956

5. SCOPE OF WORK: for partial demolition of a residential building, constructed c. 1885-1894, that is recorded in the Florida Master Site File and contributing to the Lincolnville National Register Historic District, including removal and replacement of a small rear addition with a larger rear addition.

***Information attached by applicant includes:***

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

RECEIVED
NOV 2 2 2025
Planning/Building Dept.

# 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: 143 Oneida Street, St. Augustine, FL 32084

Applicant's Name: Ken Wieber Applicant's Signature: _____

Owner's Name: Same 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.

**Supplemental information regarding the partial demo/renovation of 143 Oneida St**

The Land Development Application for 143 Oneida Street was reviewed by city officials; most of the comments were requesting additional information or clarification and are easily addressed. However, among the Historic Preservation Planner's comments was the following:

*"The rear demolition proposed appears to be a later addition to the historic structure that is not clearly visible from the street; however, the proposed new addition may be visible since it is more massive and continues the existing wall planes of the historic structure. Bringing the sides of the new addition in ~ 1' and lowering the roof height to match the height of the front porch gable would decrease the visible impact of the addition and delineate the addition from the original structure."*

As pictured on the side elevations (attached to the application), the proposed roof of the addition is below the peak of the existing main house, and it therefore not visible from the street. Therefore, it would not have any visible impact from the front of the house.

Moving the side walls will significantly and adversely impact the interior design of the house and is not a workable solution. (Note that this back wall extension will not be visible from directly in front of the house. In practical terms, it would only be slightly visible from the driveway on the north side of the house, or about 10 ft of the ~51 ft street frontage (~20%).) Nonetheless, I support the desire to clearly delineate the addition from the original structure, and I would propose one or more of the following options to do so:

- Install a piece of vertical trim at the location of the back corner of the original structure to mark the transition.
- Install a different style of siding on the new addition, rather than continuing the historic novelty siding that is on the original structure. If this is required, my preference for siding would be either Hardie® Plank (or similar) or shiplap.

Once construction is complete, I also plan to enclose the back yard in a wooden fence (with a gate) that will terminate at the point of transition from the original structure to the addition on both sides of the house to limit the view of the addition (it is understood that a separate permit will be required for a fence)

There are current examples of additions immediately next door (141 and 147 Oneida Street) that extended side walls and employed a vertical member and/or siding changes to delineate between the historic structure and addition, so this approach would fit with the houses in the immediate vicinity. Furthermore, the additions at 139 Oneida Street extend from the sides of the house and are clearly visible from the street.

I would very much like to save this house and retain the historic features of the original home. However, I also need to make the interior design and flow of the house as functional as possible. Thank you for your consideration.

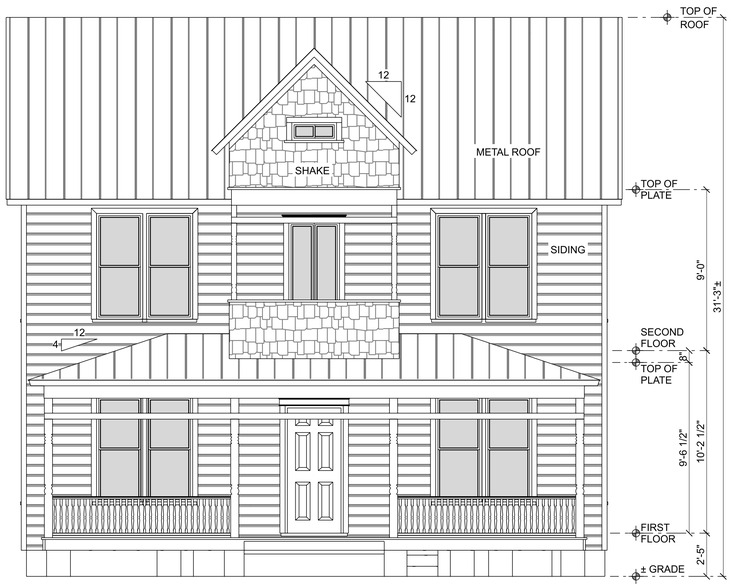
Ken Wieber 

Received November 22, 2025
Planning and Building Dept.

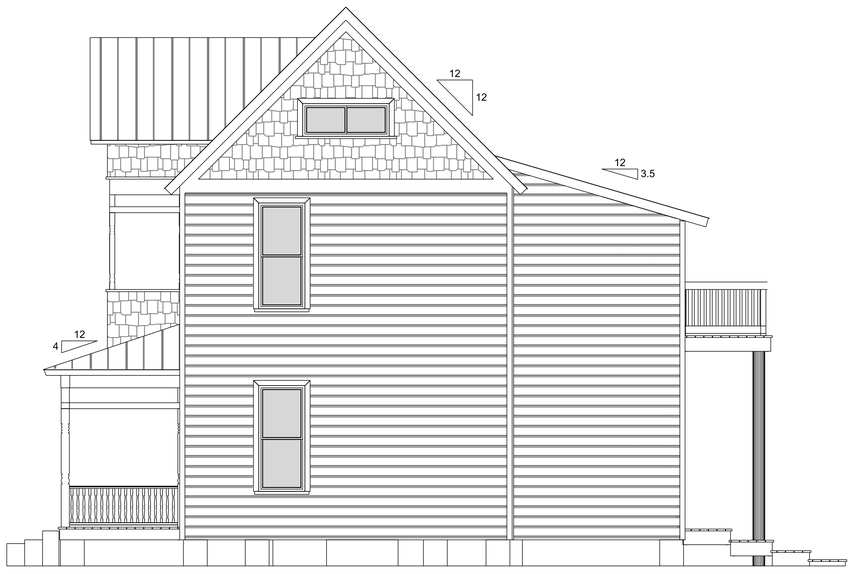
**FIELD VERIFY ALL EXISTING DIMENSIONS**
**EXISTING SEPTEMBER 28, 2018**



EXISTING ELEVATIONS - REAR
SCALE: 1/4" = 1'-0"




EXISTING ELEVATIONS - FRONT
SCALE: 1/4" = 1'-0"




EXISTING ELEVATIONS - RIGHT
SCALE: 1/4" = 1'-0"



EXISTING ELEVATIONS - LEFT
SCALE: 1/4" = 1'-0"

**EXISTING SEPTEMBER 28, 2018**
**FIELD VERIFY ALL EXISTING DIMENSIONS**

MCD
Since 1994
McConnell Custom Design
Custom Design Keeping Structure in Mind
Custom House Plans - Addition Plans - Remodel Plans
St. Johns County, FL and Surrounding Area
Computer Aided Drafting (CAD)
303 Jasmine Road
St. Augustine, Florida 32086
(904) 794-4500
staugustinehouseplans.com
(ENGINEERING BY OTHERS)

Remodel/Addition for:
**Ken Wieber**
143 Oneida Street
St. Augustine, FL 32084

EXISTING ELEVATIONS

**EXISTING SEPTEMBER 28, 2018**
**FIELD VERIFY ALL EXISTING DIMENSIONS**

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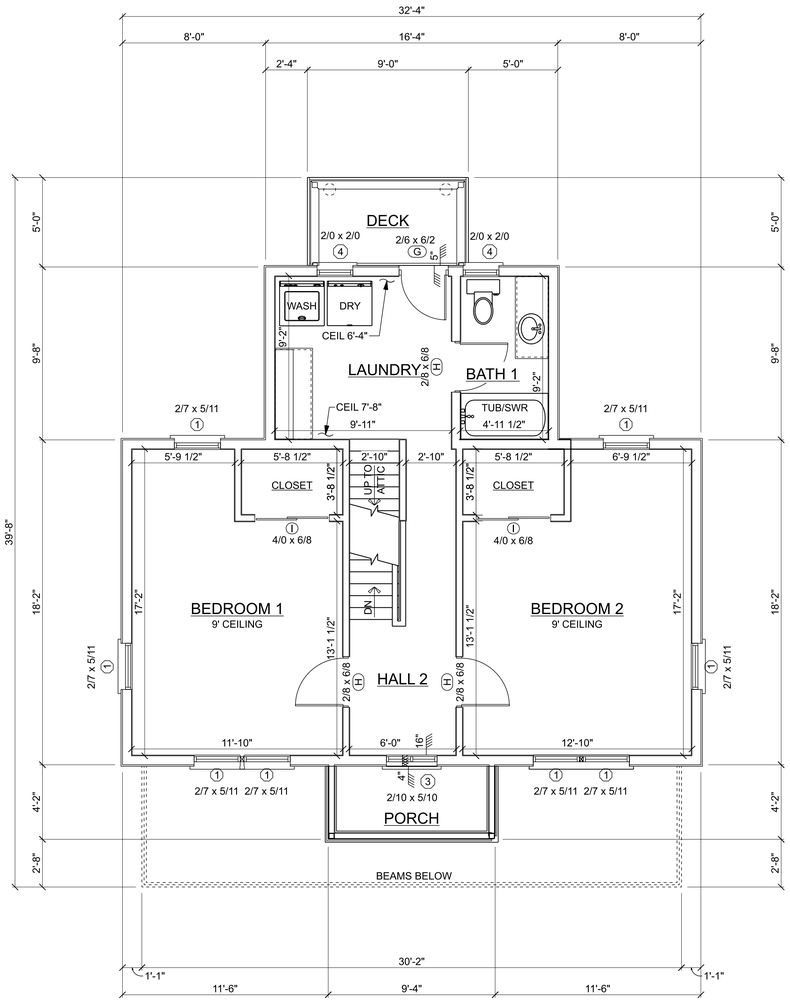
REVISIONS

7/16/2025
KW002

AB2

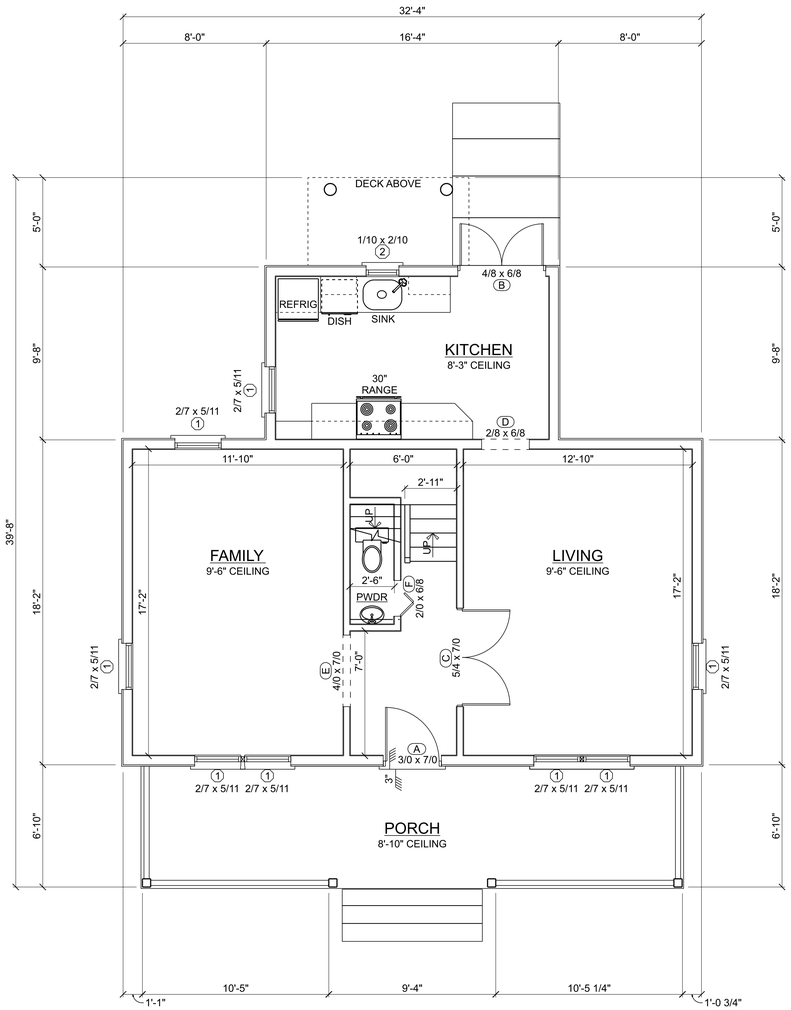
Received November 22, 2025
Planning and Building Dept.

**FIELD VERIFY ALL EXISTING DIMENSIONS**
**EXISTING SEPTEMBER 28, 2018**




## EXISTING FLOOR PLAN - SECOND

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




## EXISTING FLOOR PLAN - FIRST

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

| OPENING SCHEDULE | | | | |
|---|---|---|---|---|
| OPENING ID | COUNT | LIBRARY NAME | WIDTH | HEIGHT |
| | 1 | Window\Slider | 4'-10" | 1'-10" |
| 1 | 16 | Window\Single Hung | 2'-7" | 5'-11" |
| 2 | 1 | Window\Single Hung | 1'-10" | 2'-10" |
| 3 | 1 | Window\Casement | 2'-10" | 5'-10" |
| 4 | 2 | Window\Single Hung | 2'-0" | 2'-0" |
| 5 | 1 | Window\Slider | 4'-10" | 1'-10" |
| 6 | 1 | Window\Slider | 2'-6" | 1'-0" |
| A | 1 | Exterior Door\Colonial | 3'-0" | 7'-0" |
| B | 1 | Exterior Door\French | 4'-8" | 6'-8" |
| C | 1 | Interior Door\Colonial | 5'-4" | 7'-0" |
| D | 1 | Arch | 2'-8" | 6'-8" |
| E | 1 | Arch | 4'-0" | 7'-0" |
| F | 1 | Interior Door\Bifold | 2'-0" | 6'-8" |
| G | 1 | Exterior Door\French | 2'-6" | 6'-2" |
| H | 3 | Interior Door\Colonial | 2'-8" | 6'-8" |
| I | 2 | Interior Door\Sliding | 4'-0" | 6'-8" |

| AREA SCHEDULE | |
|---|---|
| NAME | AREA |
| Attic | 281.0 sq ft. |
| Conditioned First Floor | 745.3 sq ft. |
| Conditioned Second Floor | 745.3 sq ft. |
| Deck Second Floor | 45.0 sq ft. |
| Porch First Floor | 206.1 sq ft. |
| Porch Second Floor | 38.9 sq ft. |
| Total Conditioned | 1490.6 sq ft. |
| Total Under Roof | 1726.4 sq ft. |

**EXISTING SEPTEMBER 28, 2018**
**FIELD VERIFY ALL EXISTING DIMENSIONS**

MCD

Since 1994
McConnell Custom Design
Custom Design Keeping Structure in Mind
Custom House Plans - Addition Plans - Remodel Plans
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(ENGINEERING BY OTHERS)

Remodel/Addition for:
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St. Augustine, FL 32084

# EXISTING FLOOR PLANS NOTES

**EXISTING SEPTEMBER 28, 2018**
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REVISIONS

7/16/2025
KW002

AB1

Received November 22, 2025
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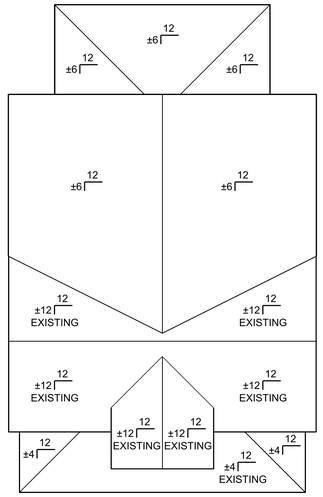
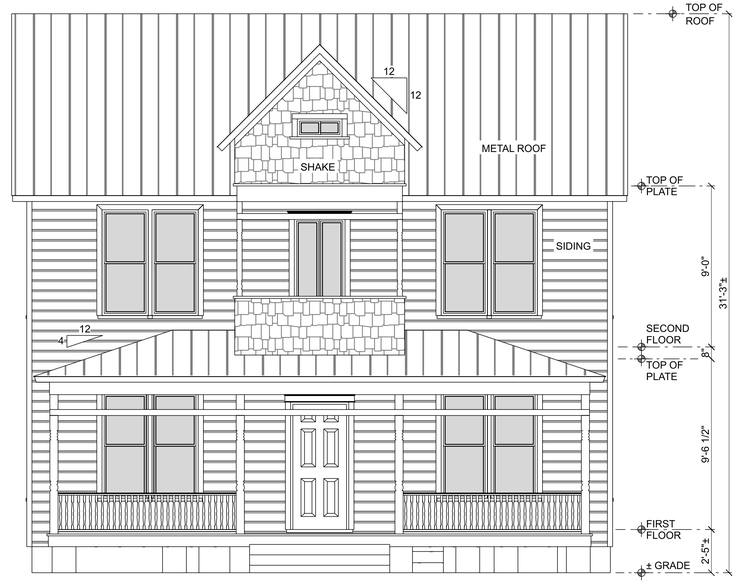
**EXISTING SEPTEMBER 28, 2018**



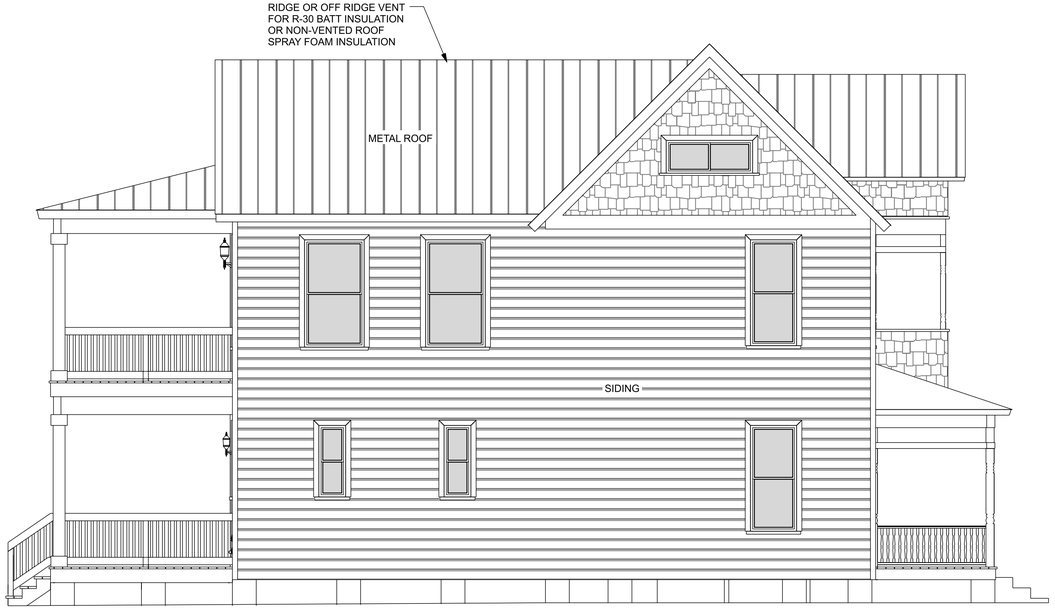

## ROOF PLAN
SCALE: 1/8" = 1'-0"




## PROPOSED ELEVATION - REAR
SCALE: 1/4" = 1'-0"




## PROPOSED ELEVATION - FRONT
SCALE: 1/4" = 1'-0"




## PROPOSED ELEVATION - LEFT
SCALE: 1/4" = 1'-0"




## PROPOSED ELEVATION - RIGHT
SCALE: 1/4" = 1'-0"

**EXISTING SEPTEMBER 28, 2018**
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(ENGINEERING BY OTHERS)

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St. Augustine, FL 32084

# ELEVATIONS
# ROOF PLAN

**EXISTING SEPTEMBER 28, 2018**
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DESIGN TO BE CHECKED BY CONTRACTOR(S) AND ADJUSTMENTS MADE ACCORDINGLY.

REVISIONS

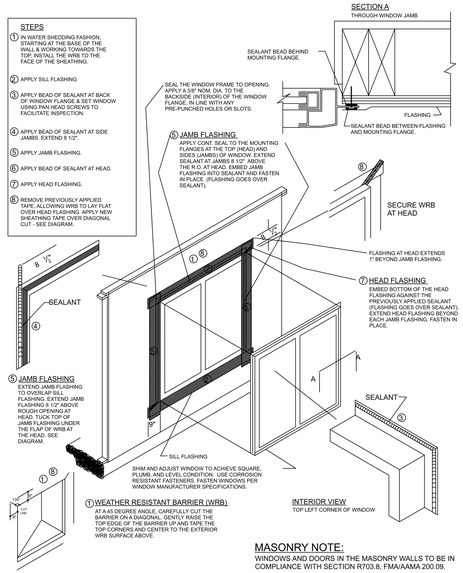
7/16/2025
KW002

A2

Received November 22, 2025
Planning and Building Dept.

# WINDOW INSTALLATION (METHOD A-1)

WEATHER RESISTIVE BARRIER (WRB) APPLIED PRIOR TO THE WINDOW INSTALLATION. FLASHING APPLIED OVER THE FACE OF THE MOUNTING FLANGE.




## MASONRY NOTE:

WINDOWS AND DOORS IN THE MASONRY WALLS TO BE IN COMPLIANCE WITH SECTION R703.8, FMA/AAMA 200.09.




FLASHING PER FBC R903.2.1, R905.2.8 & R703.4

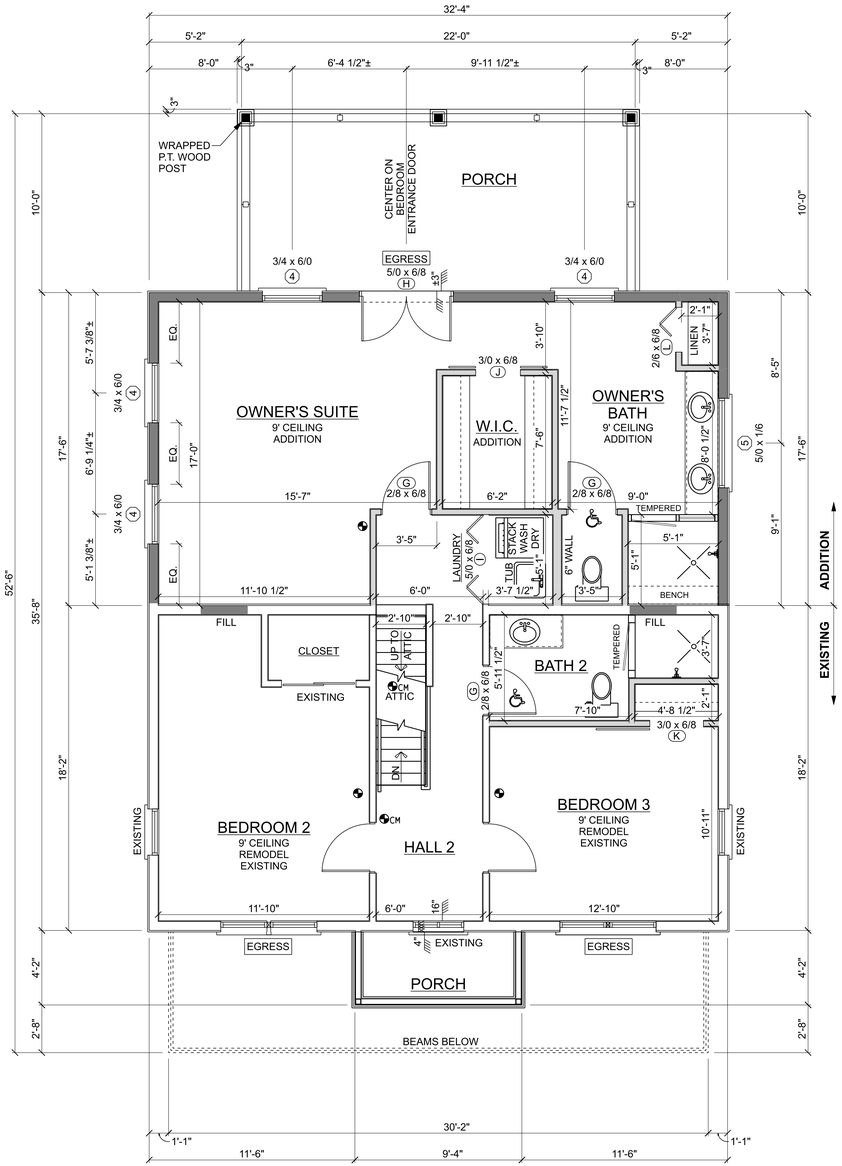
## Typical Wall Section

| AREA SCHEDULE | |
|---|---|
| NAME | AREA |
| Attic | 281.0 sq ft. |
| Conditioned First Floor | 1153.2 sq ft. |
| Conditioned Second Floor | 1153.2 sq ft. |
| Porch First Floor | 426.1 sq ft. |
| Porch Second Floor | 258.2 sq ft. |
| Total Under Roof | 3271.8 sq ft. |

| ALARM LEGEND | |
|---|---|
| TYPE | SYMBOL |
| Smoke Alarm | |
| Smoke Alarm CO2 | CM |

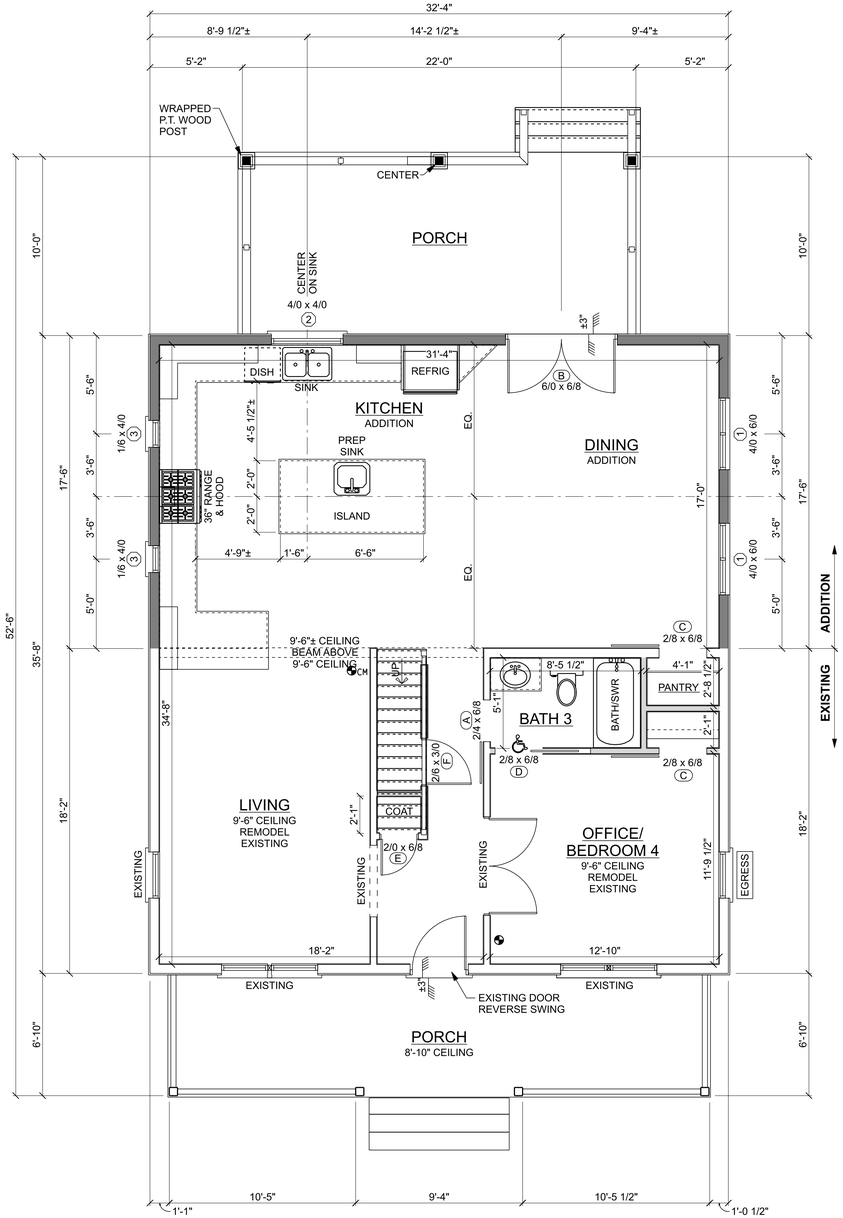
| OPENING SCHEDULE | | | | |
|---|---|---|---|---|
| OPENING ID | COUNT | LIBRARY NAME | WIDTH | HEIGHT |
| 1 | 2 | Window\Single Hung | 4'-0" | 6'-0" |
| 2 | 1 | Window\Single Hung | 4'-0" | 4'-0" |
| 3 | 2 | Window\Single Hung | 1'-6" | 4'-0" |
| 4 | 4 | Window\Single Hung | 3'-4" | 6'-0" |
| 5 | 1 | Window\Transom | 5'-0" | 1'-6" |
| 6 | 12 | Window\Single Hung | 2'-7" | 5'-11" |
| 7 | 1 | Window\Casement | 2'-10" | 5'-10" |
| 8 | 1 | Window\Slider | 4'-10" | 1'-10" |
| 9 | 1 | Window\Slider | 4'-10" | 1'-10" |
| 10 | 1 | Window\Slider | 2'-6" | 1'-0" |
| A | 1 | Interior Door\Barn Doors | 2'-4" | 6'-8" |
| B | 1 | Exterior Door\French | 6'-0" | 6'-8" |
| C | 2 | Interior Door\Barn Doors | 2'-8" | 6'-8" |
| D | 1 | Interior Door\Pocket | 2'-8" | 6'-8" |
| E | 1 | Interior Door\Colonial | 2'-0" | 6'-8" |
| F | 1 | Interior Door\Colonial | 2'-6" | 3'-0" |
| G | 5 | Interior Door\Colonial | 2'-8" | 6'-8" |
| H | 1 | Exterior Door\French | 5'-0" | 6'-8" |
| I | 1 | Interior Door\Bifold | 5'-0" | 6'-8" |
| J | 1 | Interior Door\Barn Doors | 3'-0" | 6'-8" |
| K | 1 | Interior Door\Barn Doors | 3'-0" | 6'-8" |
| L | 1 | Interior Door\Bifold | 2'-6" | 6'-8" |
| M | 1 | Exterior Door\Colonial | 3'-0" | 7'-0" |
| N | 1 | Interior Door\Colonial | 5'-4" | 7'-0" |
| O | 1 | Opening | 4'-0" | 7'-0" |
| P | 1 | Interior Door\Sliding | 4'-0" | 6'-8" |

**FIELD VERIFY ALL EXISTING DIMENSIONS**
**EXISTING SEPTEMBER 28, 2018**




## PROPOSED FLOOR PLAN - SECOND

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




## PROPOSED FLOOR PLAN - FIRST

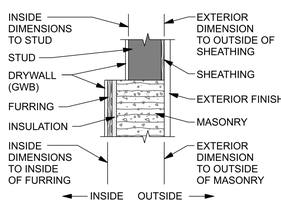
SCALE: 1/4" = 1'-0"




## STAIR SECTION

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

## DIMENSION LEGEND




## WALL LEGEND

- STUD WALL NEW
- STUD WALL EXISTING
- DEMO

## NOTES

ALL CONSTRUCTION TO BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE. CONTACT YOUR BUILDING DEPARTMENT FOR THEIR CURRENT ADOPTED VERSION.

ROOF VENTILATION PER FBC SECTION R806 AND MANUFACTURE SPECIFICATIONS.

EGRESS INDICATES OPENING TO MEET EMERGENCY EGRESS REQUIREMENTS OF THE FLORIDA BUILDING CODE (CONTRACTOR VERIFY)

**EXISTING SEPTEMBER 28, 2018**
**FIELD VERIFY ALL EXISTING DIMENSIONS**

MCD

Since 1994
McConnell Custom Design
Custom Design Keeping Structure in Mind
Custom House Plans - Addition Plans - Remodel Plans
St. Johns County, FL and Surrounding Area
Computer Aided Drafting (CAD)
303 Jasmine Road
St. Augustine, FL 32086
(904) 794-4500
staugustinehouseplans.com
(ENGINEERING BY OTHERS)

Remodel/Addition for:
**Ken Wieber**
143 Oneida Street
St. Augustine, FL 32084

# FLOOR PLANS SCHEDULES NOTES

**EXISTING SEPTEMBER 28, 2018**
**FIELD VERIFY ALL EXISTING DIMENSIONS**

MCCONNEL CUSTOM DESIGN IS NOT RESPONSIBLE FOR ERRORS OR OMISSIONS ON THIS PLAN AND THE ERROR OR OMISSION OF AN ITEM DOES NOT RELIEVE THE CONTRACTOR(S) FROM SUPPLYING SAME. DESIGN TO BE CHECKED BY CONTRACTOR(S) AND ADJUSTMENTS MADE ACCORDINGLY.

REVISIONS

7/16/2025
KW002

A1

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

# STAFF REPORT AND RECOMMENDATION

**Prepared for December 18, 2025 Meeting**




Approximate Limits of Construction in teal

Application HP2025-0074 Address: 241 St George Street

Applicant: Matthews | DCCM

Property Owner: Sisters of St. Joseph, Inc.

Project description: To construct a new institutional building on the northern portion of the property with associated alterations and repairs to existing masonry perimeter walls and new hardscape and landscape designs.
*(Following Opinion of Appropriateness (OOA HP2025-0052) approval in September 2025)*

| | | | |
|---|---|---|---|
| Architectural Style: | Gothic Revival and Mediterranean/Gothic Revival (existing and proposed) | Florida Master Site File: | SJ01916<br>SJ01916 A & B |
| National Register: | St. Augustine NRHD: Contributing (Convent) | Construction date: | c. 1874-1876 (Convent) |
| Archaeology Zone: | IB | Zoning District: | HP-1 |
| Parcel number: | 1992900000 | | |
| Agenda Item: | 9(a) | Previous Action(s): | OOA HP2025-0052 |

## STAFF SUMMARY AND ANALYSIS:

1. This application was continued at the November 20, 2025 meeting to allow the applicant to provide additional information and consider minor design changes.
2. The order for the November meetings details several items the Board asked the applicant to address. Staff has the following comments regarding each item:
    - Scaled drawings of the proposed gate design were not submitted with this application.
    - The Board recommended some architectural elements, such as the bracketing under the cantilevered balconies. While no detailed elevations were submitted showing the changes made, new renderings provided do show a reduction in bracketing.
    - Modifications to the roof form above the stairwell and elevator shaft were proposed to bring the maximum building height down. No scaled elevation drawings were provided showing the change; however, the streetscape drawings and renderings show a reduction in the height of this portion of roof.
    - Recommendations were given for redesigning the fence/railing around the proposed retention pond including adding landscape features and incorporating architectural elements from the building/site. New documentation provided does not address this design element.
    - The Board requested samples of the wood and aluminum clad windows propose for the structure. These will likely be presented during the meeting.
    - Specification of all exterior paving materials was requested. No hardscape plan was provided.
3. Previously submitted drawings showed a maximum height of 47'-1.5" tall. The new streetscape renderings provided indicate a height of 49'-4". The Planning and Zoning Board approved a variance of up-to 49'. The applicant should clarify the correct height for the project and indicate how the height is being calculated. Plan heights should be measured from the required finished floor elevation. Height comparisons with adjacent buildings should be measured from grade for accuracy of comparisons.
4. Staff recommends that a complete set of plans be submitted prior to the Board considering approval of this application. The package should include:
    - Site plan
    - Detailed landscape plan
    - Detailed hardscape plan
    - Detailed scaled drawings of all elevations
    - Sections:
        - Walls
        - Windows
        - Balconies and balcony roofs
    - Detailed scaled drawings of gate along St. George Street (elevations and section with footer detail)
    - Detailed scaled drawing of proposed fence/rail around retention pond (include material(s) and color(s))
    - Scope of work for repairs to the masonry perimeter wall along Aviles Street with drawing of new gate, if proposed.
    - Product specifications for doors, windows, roof materials, exterior cladding, etc.
    - Any other information as requested by the HARB.

## STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **CONTINUE a Certificate of Appropriateness at 241 St George Street** to allow the applicant time to submit all required plans and drawings for approval by the Board.

Candice Seymour
Candice Seymour, Historic Preservation Planner

## SUMMARY SCOPE OF WORK:

1. Construct a new Gothic Revival Institutional building:
    a. 47'-1.5" tall (49' tall maximum approved by the Planning and Zoning Board)
    b. 12,127sf (from OOA, final square footage not provided)
    c. ~216' long x ~95' wide
    d. J-shaped floor plan with a central courtyard
    e. Stucco exterior to match existing convent
    f. Red standing seam metal roof to match existing convent with terra cotta tile on chapel roof
    g. Arcaded loggias with rounded archways
    h. Segmental arched multi-lite wood casement windows, fixed windows (2 facing courtyard interior), and pointed arch stained glass windows on the chapel
2. Repairs to wall along Aviles Street south of Cavedo House Ruins
    a. Repair bowing of existing masonry wall
    b. May require careful deconstruction and reconstruction
3. Site and Landscape features:
    a. Relocation of gate along St. George Street with widening for vehicular access
    b. Circular driveway
    c. Walkways
    d. Retention Pond with guard railing
    e. Landscaping (see original submittal provided in the Application Packet)

CITY CODES/DESIGN GUIDELINES:

**ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION**

**Secretary of the Interior's Standard's for Rehabilitation 2, 3, 8, and 9 apply.**

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

**New Construction**

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

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

***Site Plans and Building Setbacks***

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

***Height, Width and Massing***

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

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

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

***Horizontal Rhythms***

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

***Roof Forms***

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

***Proportion of Openings***

Window openings in historic districts often share similar size, spacing and shape. On many buildings, particularly the Colonial Revival and other classically inspired styles, windows are stacked, with a narrow space between them. Other

styles, particularly the Queen Anne, exhibit randomly placed openings. Storefronts have wide horizontal windows and little or no spacing between openings, providing a greater transparent area. In designing new construction, the proportion of spacing to openings on adjacent buildings should be maintained.

***Materials***

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

***Architectural Styles for New Construction***

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

**HP-1**

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

***Gothic Revival (1850-1920)***

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

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

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

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

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

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

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

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

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

***Mediterranean Influence Styles (1885-1940)***

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

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

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

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

Building plans are rectangular or irregular. Buildings are two to four stories.
Foundations are continuous masonry or brick. Construction is unfinished poured coquina concrete or masonry. **Exterior finishes** are brick, stucco or the unfinished coquina concrete.

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

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

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

***Fences, Walls and Gates***

**Do...**

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

**Don't...**

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

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

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

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

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

***Parking, Landscaping and Site Features***

**Do...**

- Retain distinctive features such as size, scale, mass, color and materials of buildings, including roofs, porches and stairways.
- Retain landscape features such as parks, gardens, street lights, benches, walkways, streets, alleys, and setbacks that have traditionally linked buildings to their environment.
- Use new plant materials, fencing, walkways, street lights, and benches that are compatible with the character of the district or neighborhood in size, scale, materials and color.
- Identify and retain plants, trees, fencing, walkways, street lighting and benches that reflect a property's history and development.
- Base new site work on documentation or physical evidence. Avoid conjectural changes to the site.
- Remove or trim plants in close proximity to the building that may cause deterioration of historic fabric.
- Provide proper site and roof drainage to assure that water does not splash against the building or foundation walls, or drain toward the building.
- Landscape to provide shade, privacy, screening of non-historic features and erosion control.
- Minimize disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archaeological resources.
- Survey and document areas where the terrain will be altered to determine the potential impact to important landscape features or archaeological resources.
- Replace in kind an entire feature of the site that is too deteriorated to repair if the overall form and detailing are still evident. Physical evidence from the deteriorated feature should be used as a model to guide the new work. This could include a walkway or fountain. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.
- Replace deteriorated or damaged landscape features in kind.
- Design and construct a new feature of a site when the historic feature is completely missing, such as an outbuilding, terrace or driveway. It may be based on historical, pictorial and physical documentation; or be a new design that is compatible with the historic character of the building and the site.
- Design new onsite parking, loading docks or ramps when required by the new use so that they are as unobtrusive as possible and assure the preservation of the historic relationship between the buildings or buildings and the landscape.

**Don't...**

- Remove or radically change site features which are important in defining the overall historic character of the property so that the character is diminished.
- Introduce heavy machinery into areas where it may disturb or damage important landscape features or archaeological resources.
- Fail to survey the building site prior to the beginning of rehabilitation work which may result in damage to or destruction of important landscape features or archaeological resources.
- Construct a new site feature that is incompatible with the district or building because of its size, scale or materials.
- Destroy the relationship between buildings and their setting by widening historic streets, changing paving material or by introducing inappropriately located new streets and parking lots that are incompatible with the character of the historic area.
- Install street lighting, benches, new plant materials, fencing, walkways, and paving material such as asphalt and pebble that are out of scale or are inappropriate to the historic district.
- Change the appearance of a building or site by removing historic plants, trees, fencing, walkways, outbuildings and other features before evaluating their importance.
- Add conjectural landscape features to the site such as period reproduction lamps, fences, fountains or vegetation that is historically inappropriate, thus creating a false sense of historic development.

- Create a false historic appearance because the replacement feature is based on insufficient historical, pictorial or physical documentation.
- Introduce a new landscape feature, including plant material, that is visually incompatible with the site, or that alters or destroys the historic site patterns or vistas.
- Locate any new construction of the building where important landscape features will be damaged or destroyed, such as removing a lawn and walkway and installing a parking lot.
- Place parking facilities directly adjacent to historic buildings where automobiles may cause damage to the buildings or to important landscape features.
- Introduce new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture; which destroys historic relationships on the site; or which damages or destroys important landscape features.

**Post-1821**

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

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

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

Masonry bench seating is appropriate within loggias.

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

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

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

LIST OF ATTACHMENTS:

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

Previous staff reports can be accessed online:

- July 15, 2025: https://staugustinefl.portal.civicclerk.com/event/1040/files/attachment/6769
- August 21, 2025: https://staugustinefl.portal.civicclerk.com/event/1041/files/attachment/6975
- September 18, 2025: https://staugustinefl.portal.civicclerk.com/event/1042/files/attachment/7163
- November 20, 2025: https://staugustinefl.portal.civicclerk.com/event/1044/files/attachment/7495

# Staff Photographs
# 241 St. George Street



Existing Gate and Project Site Behind from St. George Street

# Staff Photographs
# 241 St. George Street



Existing Gate and Project Site Behind From St. George Street

# Staff Photographs
# 241 St. George Street



Existing Gate and Project Site Behind From St. George Street

# Staff Photographs
# 241 St. George Street





Existing Gate Details

# Staff Photographs
# 241 St. George Street






Existing Mother House Gate Details

# Staff Photographs
# 241 St. George Street




Project Site Behind From St. George Street Looking Southeast

# Staff Photographs
# 241 St. George Street




Project Site Behind From St. George Street Looking Southeast

# Staff Photographs
# 241 St. George Street



Existing Gate and Project Site Behind From St. George Street

# Staff Photographs
# 241 St. George Street



Existing Gate and Project Site From Northwest Corner of Convent

# Staff Photographs
# 241 St. George Street



Existing Gate and Project Site From North Side of Convent

# Staff Photographs
# 241 St. George Street



Existing Gate and Project Site From North Side of Convent

# Staff Photographs
# 241 St. George Street



Project Site Facing North

# Staff Photographs
# 241 St. George Street



Project Site Facing North

# Staff Photographs
# 241 St. George Street



Project Site Facing North

# Staff Photographs
# 241 St. George Street



Project Site Facing North

# Staff Photographs
# 241 St. George Street



Pool to be Removed

# Staff Photographs
# 241 St. George Street




Project Site Facing East, Shed Roofed Addition to be Removed

# Staff Photographs
# 241 St. George Street




West Elevation of Existing Convent

# Staff Photographs
# 241 St. George Street





West Elevation of Existing Convent

# Staff Photographs
# 241 St. George Street



West Elevation of Existing Convent

# Staff Photographs
# 241 St. George Street



North Elevation of Existing Convent

# Staff Photographs
# 241 St. George Street



Northwest Elevation of Existing Convent

# Staff Photographs
# 241 St. George Street



Southwest Elevation of Existing Convent

# Staff Photographs
# 241 St. George Street



South Elevation of Existing Convent

# Staff Photographs
# 241 St. George Street



East Elevation of Existing Convent

# Staff Photographs
# 241 St. George Street





Southeast Elevation of Existing Convent

# Staff Photographs
# 241 St. George Street




Lourdes Hall Southwest Elevation

# Staff Photographs
# 241 St. George Street



Lourdes Hall Northwest Elevation

# Staff Photographs
# 241 St. George Street



Lourdes Hall Northeast Elevation

# Staff Photographs
# 241 St. George Street



Lourdes Hall North Elevation

# Staff Photographs
# 241 St. George Street



Lourdes Hall North Elevation

# Staff Photographs
# 241 St. George Street



Other Areas of Convent Property Facing East

# Staff Photographs
# 241 St. George Street



Other Areas of Convent Property Facing Northeast

# Staff Photographs
# 241 St. George Street





Other Areas of Convent Property

# Staff Photographs
# 241 St. George Street




Other Areas of Convent Property

# Staff Photographs
# 241 St. George Street



View of Property from Aviles Street

# Staff Photographs
# 241 St. George Street




View of Property from Aviles Street

# Staff Photographs
# 241 St. George Street




Views of Property from Aviles Street



# Staff Photographs
# 241 St. George Street



Wall to be Repaired Along Aviles Street



# Staff Photographs
# 241 St. George Street




Wall to be Repaired Along Aviles Street and Cavedo House Ruins

# Staff Photographs
# 241 St. George Street



Wall along Cadiz Street

# Staff Photographs
# 241 St. George Street



Wall along Cadiz Street

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Wall along Cadiz Street

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Wall and Gate along Cadiz Street

# Staff Photographs
# 241 St. George Street



Wall along Cadiz Street

# Staff Photographs
# 241 St. George Street




Aerial Photographs

# Staff Photographs
# 241 St. George Street




Aerial Photographs

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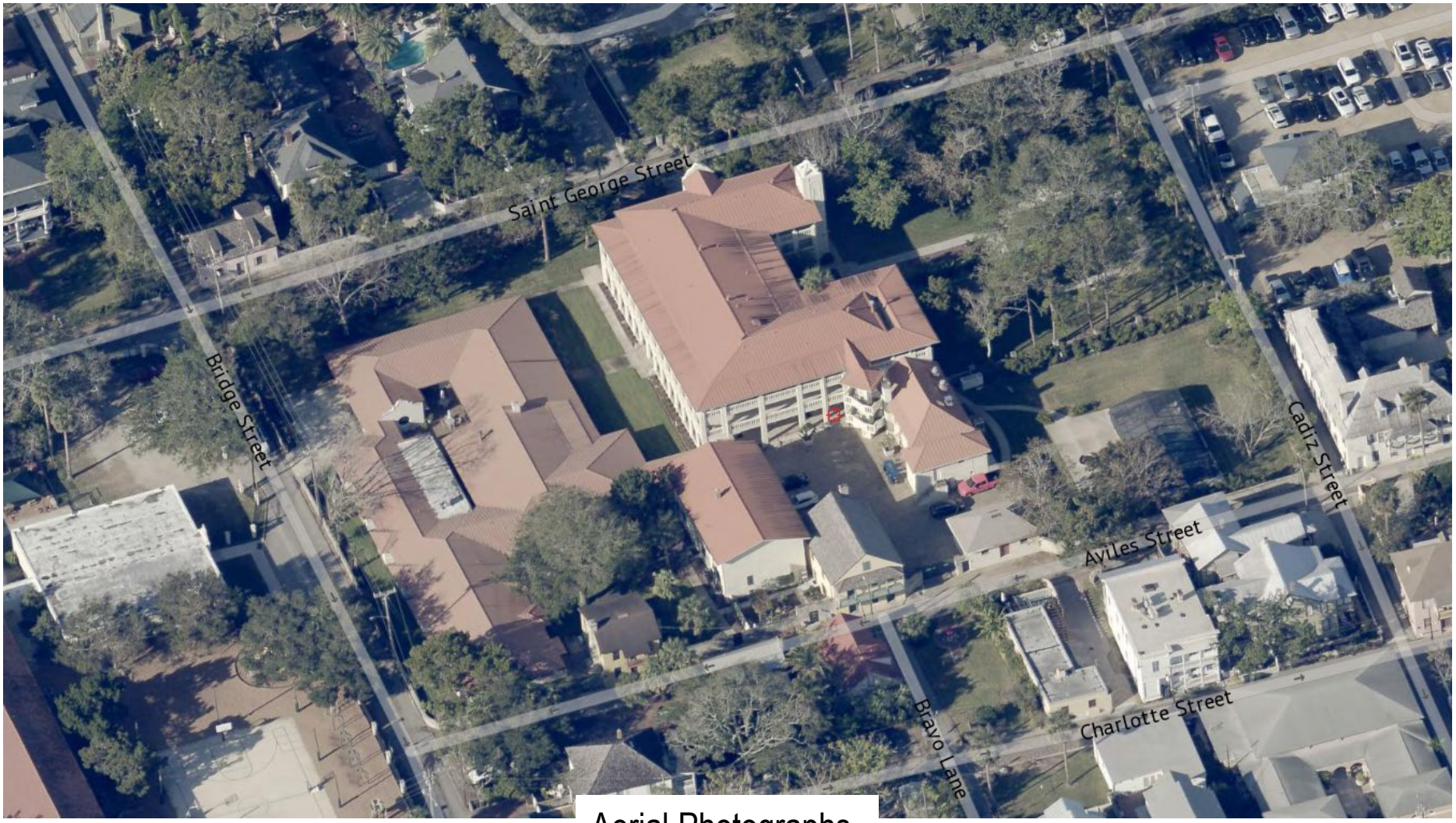


Aerial Photographs

# Staff Photographs
# 241 St. George Street




Aerial Photographs

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

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

---

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ1916 1009==

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

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

Instructions for Locating:

813== County: St. Johns 808==

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

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

Owner of Site: Name: Convent School ;

Address: 241 St. George Street

St. Augustine, FL 32084 902==

Occupant or Manager: 904==

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

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

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

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

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

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

---

II. SITE DESCRIPTION

Condition of Site:

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

Integrity of Site:

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

Threats to Site:

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

II. SITE DESCRIPTION, continued.

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

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

Architect: 872==

Builder: 874==

Style: Gothic Revival 964==

Plan Type: U-shape 966==

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

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

Features of Structure: (942)

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

Foundation: 942==

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

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

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

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

Materials: (882)

Chimney: Brick 882==

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

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

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Residential 864==

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

---

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

## IV. SIGNIFICANCE

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

920==

Statement of Significance: (911==)

ARCHITECTURE

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

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

## V. BIBLIOGRAPHY

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

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

National Register of Historic Places.

HISTORY

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

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

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

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

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

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

6. "Living Waters."
7. Interview by Karen G. Harvey with Sister Mary Albert, October 13, 1978.

8. St. Augustine Record, Sunday July 4, 1937.
9. "Living Waters."
10. Record, July 4, 1937.
11. Record in Archives of Sisters of Saint Joseph, Sister Mary Albert, Archivist.
12. Sanborn Fire Insurance Maps, 1904, 1910, 1917, 1924, 1830, 1956.

Page 1

☐ Original
☒ Update

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

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

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

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

## LOCATION & MAPPING

| Street Number | Direction | Street Name | Street Type | Suffix Direction |
|---|---|---|---|---|
| **Address:** 241 | | St George | Street | |

**Cross Streets** (nearest / between) _____
**USGS 7.5 Map Name** ST. AUGUSTINE — **USGS Date** 1956 — **Plat or Other Map** _____
**City / Town** (within 3 miles) St. Augustine — **In City Limits?** ☒yes ☐no ☐unknown — **County** St. Johns
**Township** 7S — **Range** 30E — **Section** 18 — **¼ section:** ☐NW ☐SW ☐SE ☐NE — **Irregular-name:** _____
**Tax Parcel #** 1992900000 — **Landgrant** _____
**Subdivision Name** _____ — **Block** _____ — **Lot** _____
**UTM Coordinates:** Zone ☐16 ☒17 — Easting ☐☐☐☐☐☐ — Northing ☐☐☐☐☐☐☐
**Other Coordinates:** X: _____ Y: _____ — **Coordinate System & Datum** _____
**Name of Public Tract** (e.g., park) _____

## HISTORY

**Construction Year:** 1876 ☐approximately ☐year listed or earlier ☐year listed or later
**Original Use** Church/Temple/Synagogue — From (year): _____ — To (year): _____
**Current Use** Church/Temple/Synagogue — From (year): _____ — To (year): _____
**Other Use** _____ — From (year): _____ — To (year): _____
**Moves:** ☐yes ☒no ☐unknown — Date: _____ — Original address _____
**Alterations:** ☒yes ☐no ☐unknown — Date: _____ — Nature _____
**Additions:** ☒yes ☐no ☐unknown — Date: _____ — Nature _____
**Architect** (last name first): _____ — **Builder** (last name first): _____
**Ownership History** (especially original owner, dates, profession, etc.) _____

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

## DESCRIPTION

**Style** Gothic Revival — **Exterior Plan** _____ — **Number of Stories** 3-3.5
**Exterior Fabric(s)** 1. BEC ceiling board 2. Brick 3. Stucco, marble
**Roof Type(s)** 1. Hip 2. Mansard 3. _____
**Roof Material(s)** 1. Composition shingles 2. Sheet metal:standing seam 3. _____
**Roof secondary strucs.** (dormers etc.) 1. _____ 2. Dormers, hip; porches, shed, gable
**Windows** (types, materials, etc.) pointed arched openings frame wide wood lancet windows w/ paired 6-light casement on upper floors; 1st flr. casements host single light & decorative
**Distinguishing Architectural Features** (exterior or interior ornaments) Round & gothic arches on porches, iron work; segmented coquina columns with ionic capitals; smooth stucco exterior;
**Ancillary Features / Outbuildings** (record outbuildings, major landscape features; use continuation sheet if needed.) large walled complex with mature trees and landscaping

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

# HISTORICAL STRUCTURE FORM

Site #8 SJ01916

## DESCRIPTION (continued)

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

Archaeological Remains _____ ☐Check if Archaeological Form Completed

## RESEARCH METHODS (check all that apply)

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

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

## OPINION OF RESOURCE SIGNIFICANCE

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

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

## DOCUMENTATION

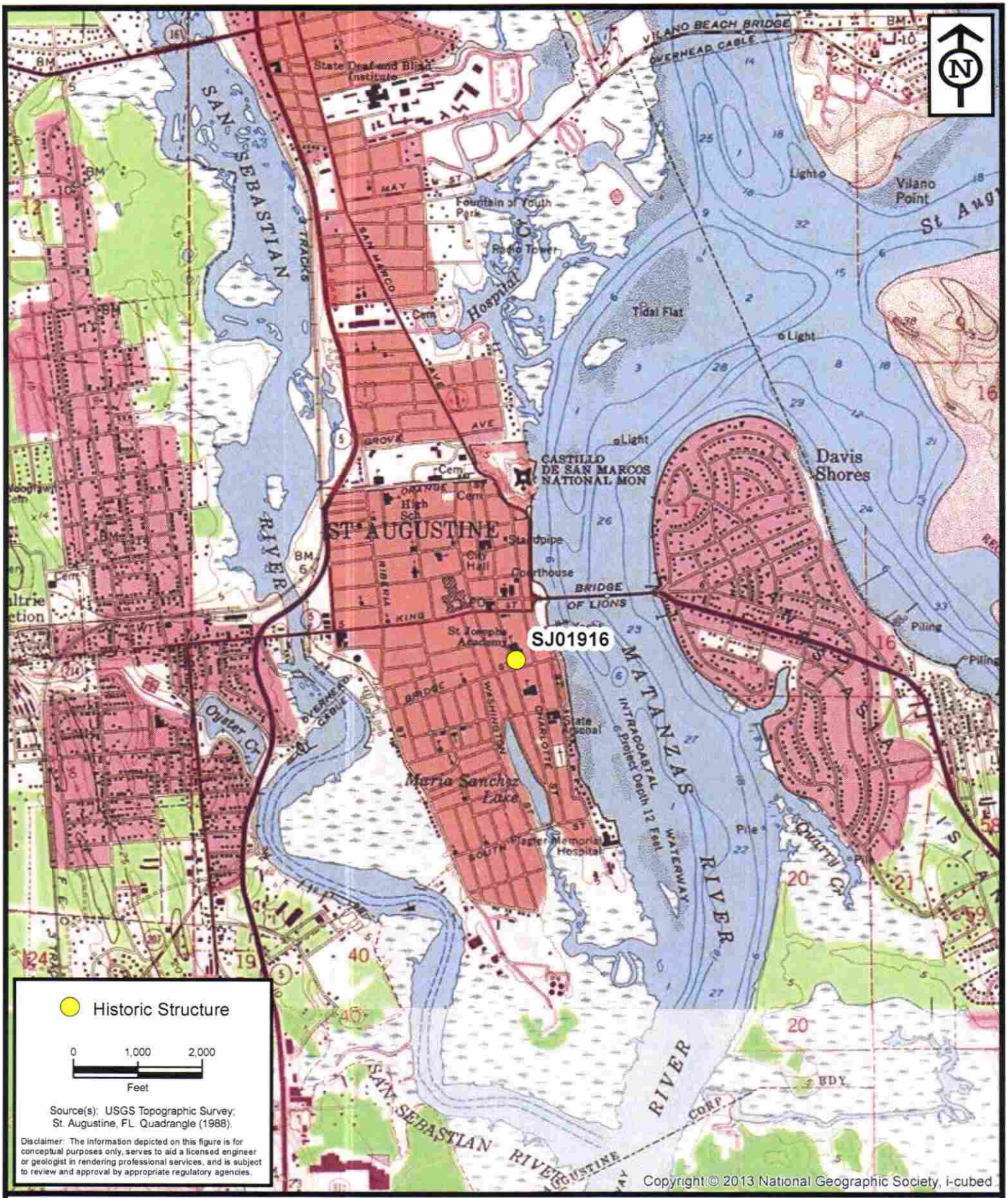
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____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

## RECORDER INFORMATION

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

**Required Attachments**

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




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

Project Location - SJ01916

# City of St. Augustine Historic Structure Survey

St. Johns County, Florida

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

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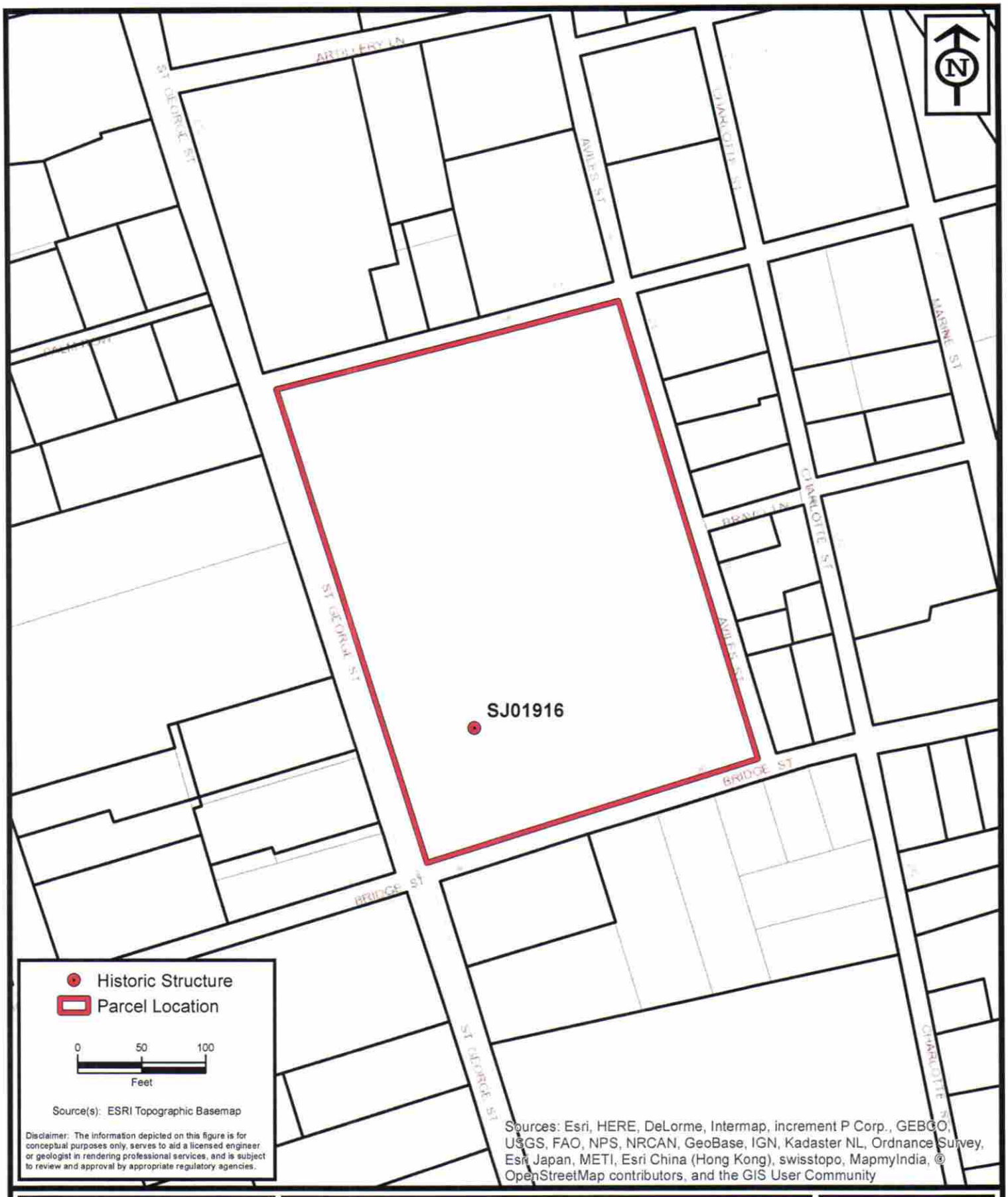
SJ01916




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

Parcel Location - SJ01916

# City of St. Augustine
# Historic Structure Survey

St. Johns County, Florida

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

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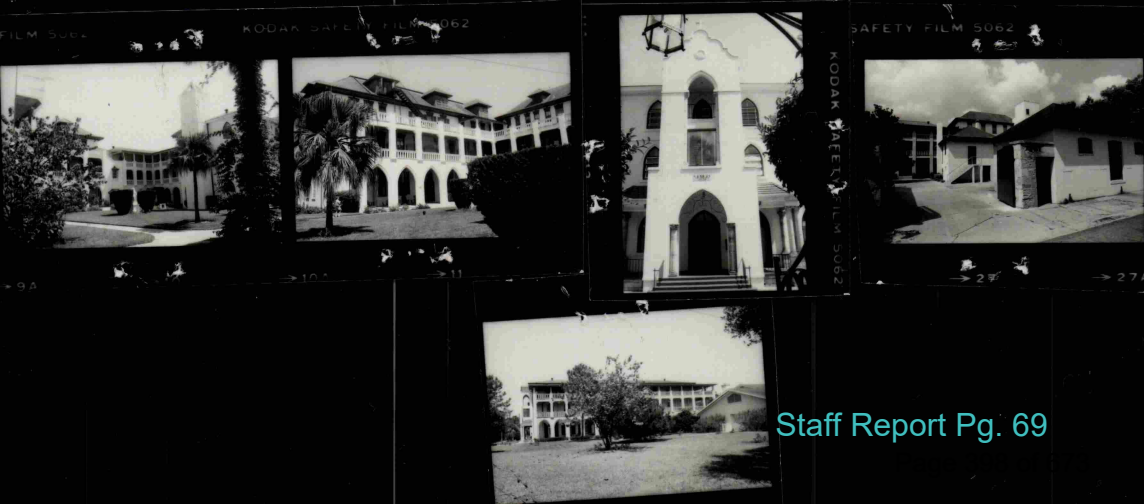
SJ01916




Staff Report Pg. 69


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


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


LOURDES HALL
1924
SISTERS OF ST. JOSEPH






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


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


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


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

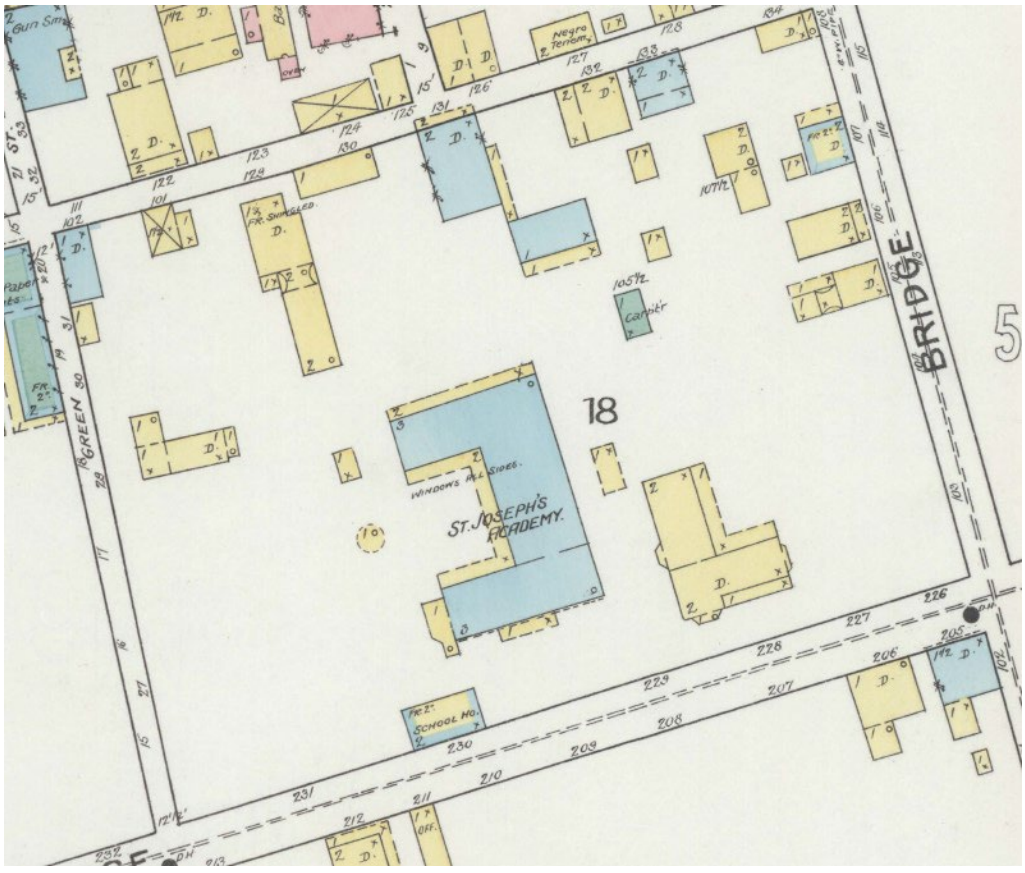

J.M.J.
1874
MOTHERHOUSE
SISTERS OF
SAINT JOSEPH



# SANBORN MAPS
# 241 St. George Street (Entire Block)




1888




1893

# SANBORN MAPS
# 241 St. George Street (Entire Block)




1899

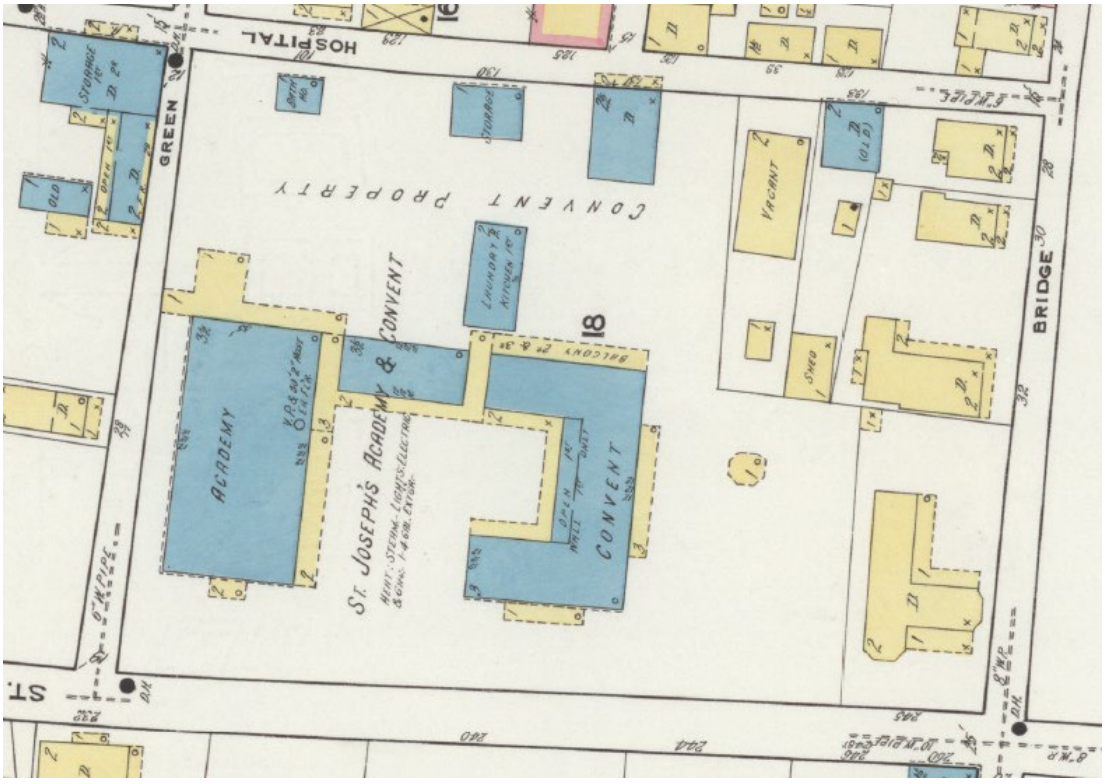



1904

# SANBORN MAPS
# 241 St. George Street (Entire Block)

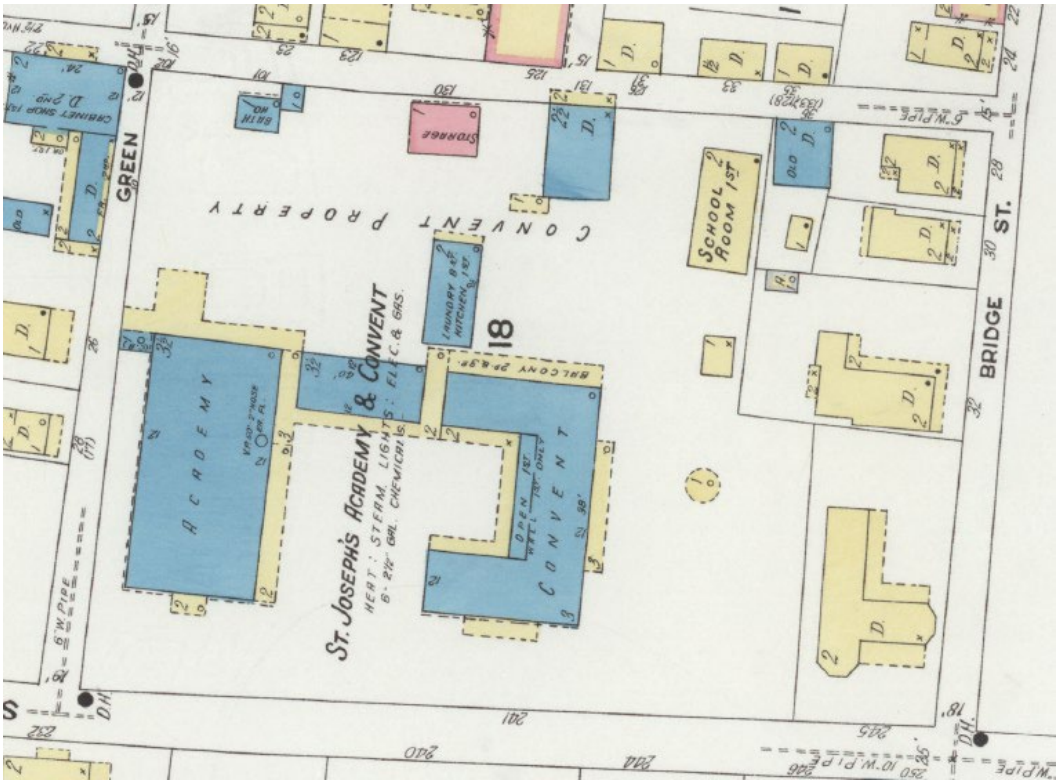



1910

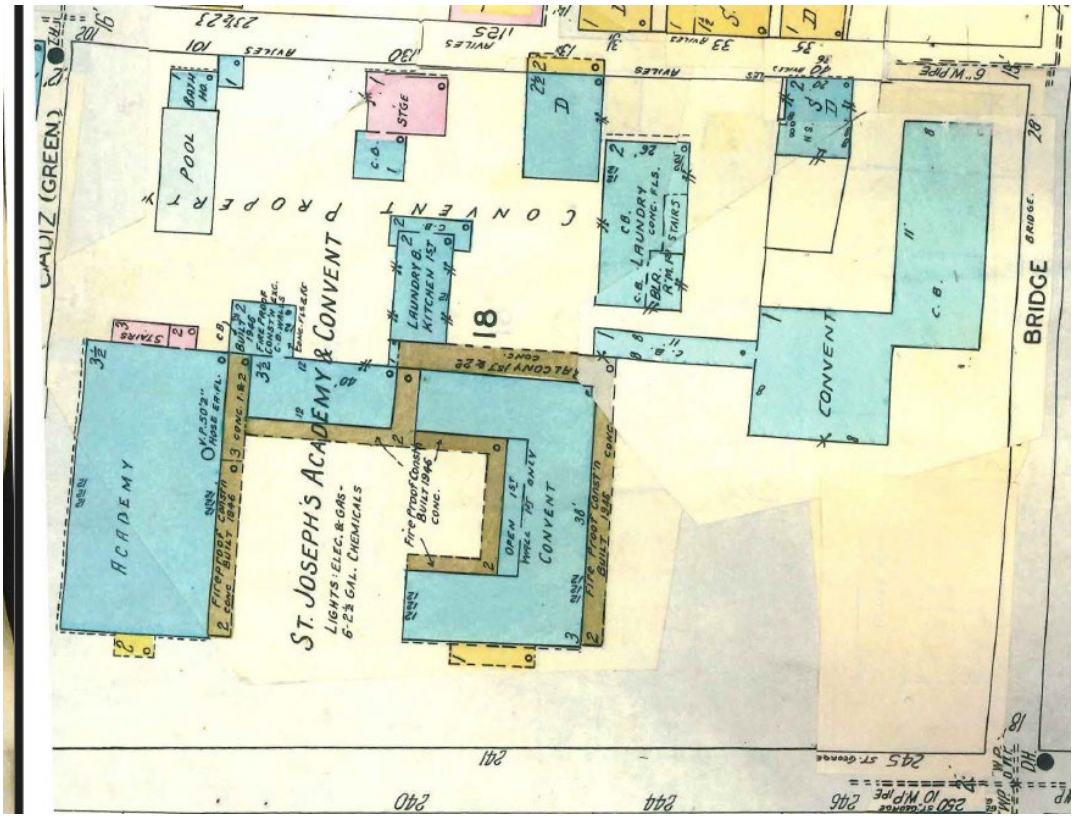



1917

# SANBORN MAPS
## 241 St. George Street (Entire Block)




1924




1930 updated to 1960

# FOR THE DECEMBER 18, 2025 HARB MEETING

# COA HP2025-0072
# 241 ST. GEORGE STREET

## New Material Submitted by the Applicant

Received December 9, 2025
Planning and Building Department



**EXTERIOR BUILDING FINISH**

STUCCO
TO BE 7/8" THICK TRADITIONAL 3 COAT SMOOTH
STUCCO



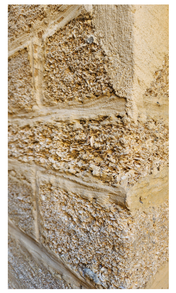
**ROOF**

CLICK-LOCK METAL ROOFING SYSTEM,
HURRICANE RESISTANT,
EXPANSION/ CONTRACTION FRIENDLY



**EXTERIOR BUILDING FINISH**

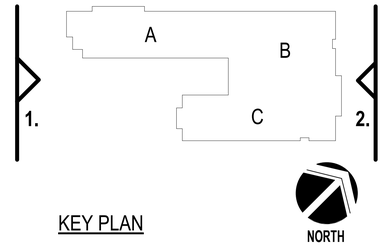
WINDOWS
WOOD WINDOWS, ARCHED, POINTED, FLAT



**EXTERIOR BUILDING FINISH**

REPURPOSED COQUINA AT PORTE COCHERE
COLUMN BASES

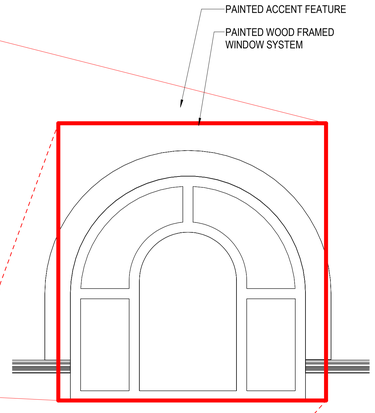
## EXTERIOR BUILDING MATERIALS

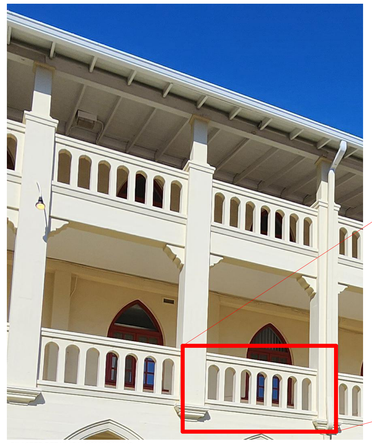



KEY PLAN

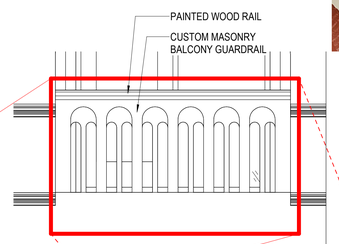


WOOD WINDOWS, ARCHED, AT ARCHADE



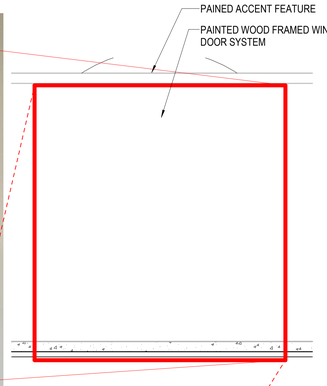



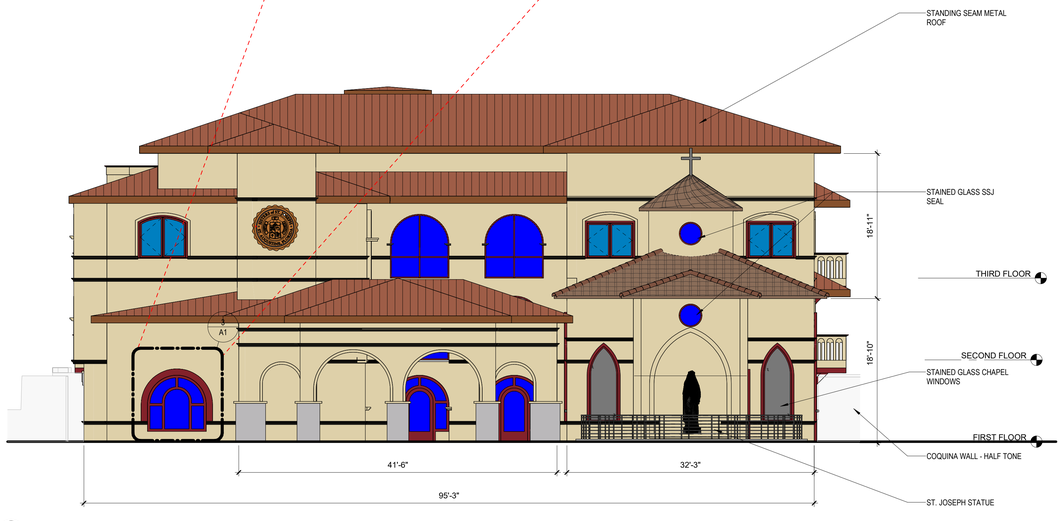
PILASTER DETAIL/ BALCONY RAILING



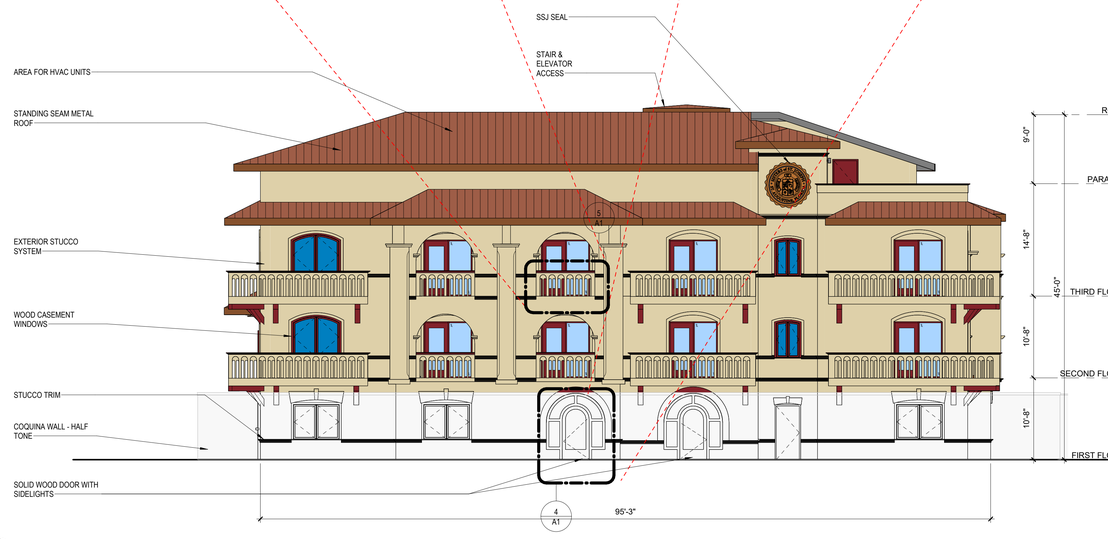



WOOD WINDOWS, ARCHED WITH DOOR




1 WEST ELEVATION (ST. GEORGE STREET)




2 EAST ELEVATION (AVILES STREET)

DESIGNED: Designer
DRAWN: Author
CHECKED: Checker
ISSUE DATE: PROJECT ISSUE DATE
REVISIONS:
No.: DATE: BY: DESCRIPTION:

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**HARB COA - NOT FOR CONSTRUCTION**

SCHEMMER
*Design with Purpose. Build with Confidence.*

**SISTERS OF ST. JOSEPH**
NEW MOTHERHOUSE
241 ST GEORGE ST, ST. AUGUSTINE, FL 32084

**EXTERIOR ELEVATIONS**

PROJECT NO.: 010389.001

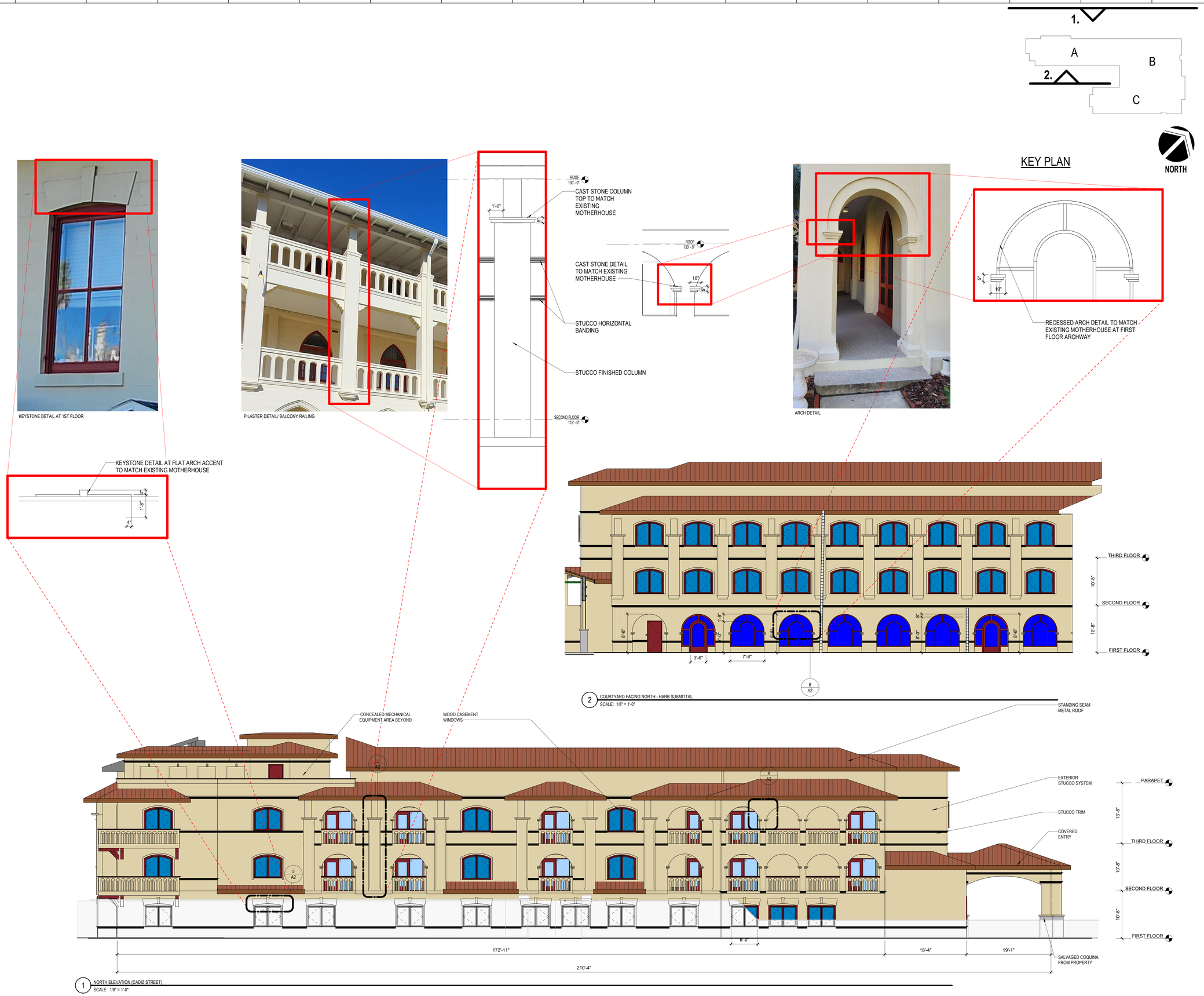
A1

Autodesk Docs://010389001 - SSJ - Replacement Motherhouse/010389001-ARCH_R23_20251017.rvt
12/8/2025 4:47:58 PM

Project Number w/out "." for PDF numbering-2-A1

EXTERIOR ELEVATIONS

Received December 9, 2025
Planning and Building Department




DESIGNED: Designer
DRAWN: Author
CHECKED: Checker

ISSUE DATE: PROJECT ISSUE DATE
REVISIONS:
No.: DATE: BY: DESCRIPTION:

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NEW MOTHERHOUSE
241 ST GEORGE ST, ST. AUGUSTINE, FL 32084

**EXTERIOR ELEVATIONS**

PROJECT NO.: 010389.001

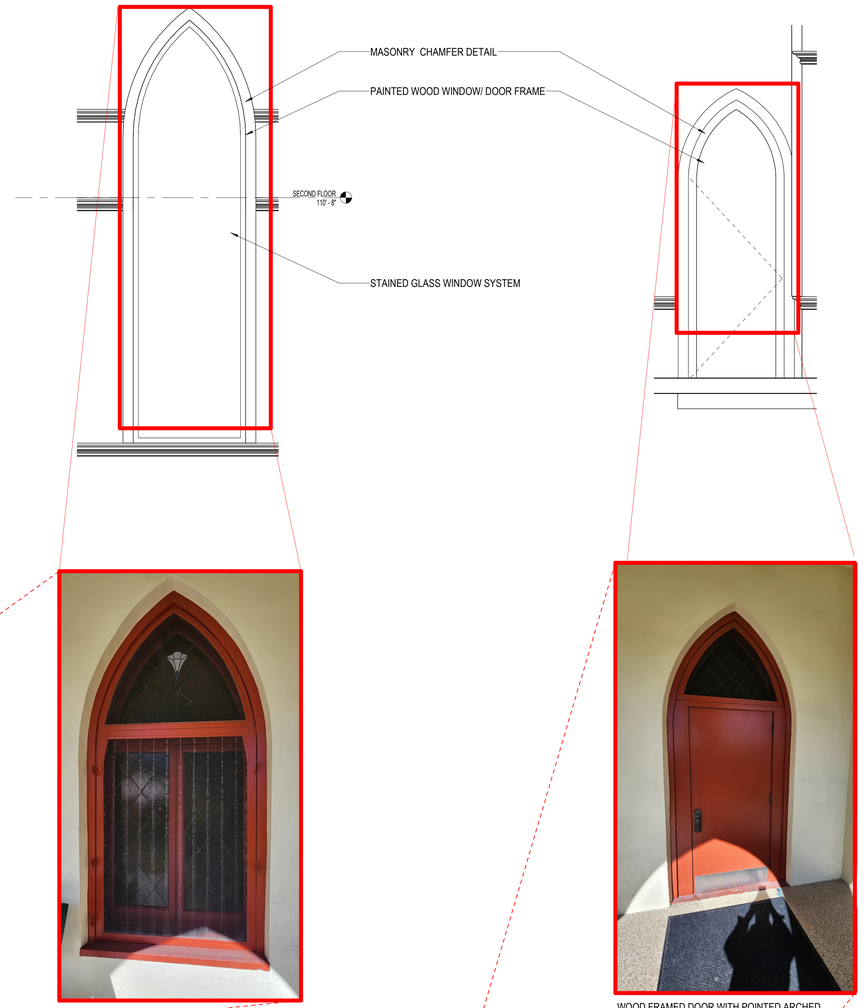
A2

Autodesk Docs://010389001 - SSJ - Replacement Motherhouse/010389001-ARCH_R23_20251017.rvt
12/8/2025 4:45:52 PM

Project Number w/out "." for PDF numbering-2-A2

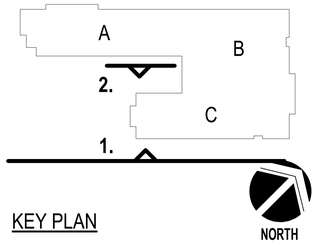
EXTERIOR ELEVATIONS

Received December 9, 2025
Planning and Building Department

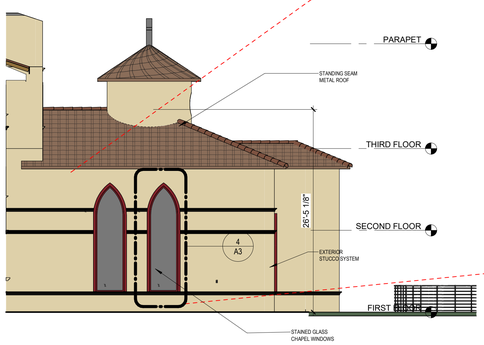



WOOD FRAMED WINDOW WITH POINTED ARCHED TOP

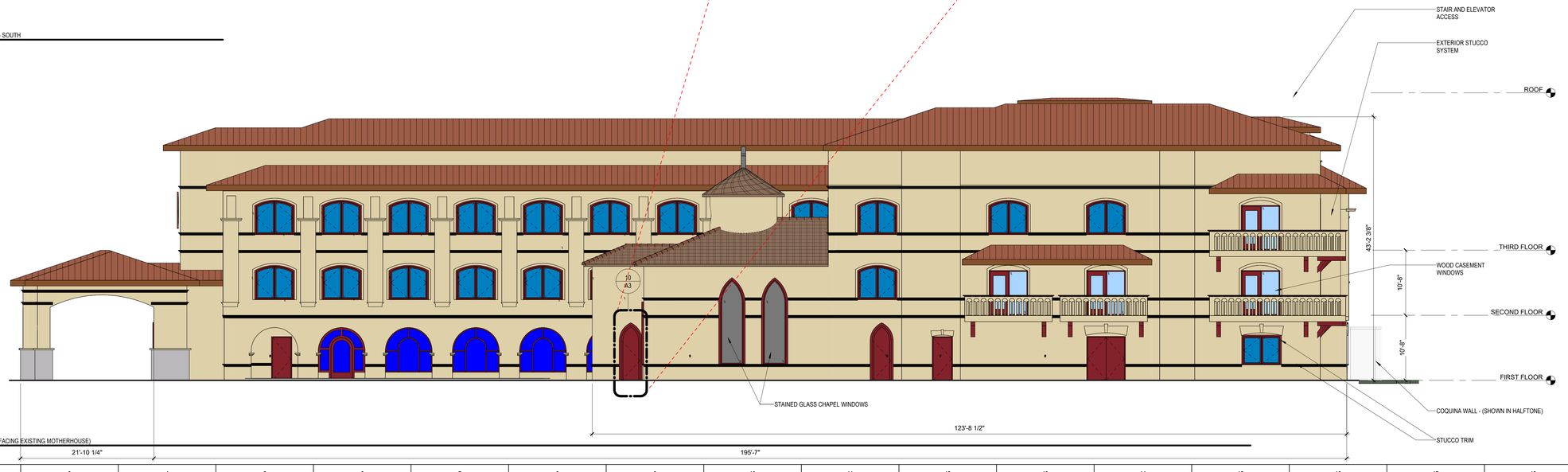
WOOD FRAMED DOOR WITH POINTED ARCHED TOP




KEY PLAN




2 COURTYARD FACING SOUTH
SCALE: 1/8" = 1'-0"




1 SOUTH ELEVATION (FACING EXISTING MOTHERHOUSE)
SCALE: 1/8" = 1'-0"

DESIGNED: Designer
DRAWN: Author
CHECKED: Checker

ISSUE DATE: PROJECT ISSUE DATE
REVISIONS:
No.: DATE: BY: DESCRIPTION:

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NEW MOTHERHOUSE
241 ST GEORGE ST, ST. AUGUSTINE, FL 32084

**EXTERIOR ELEVATIONS**

PROJECT NO.: 010389.001

A3

Autodesk Docs://010389001 - SSJ - Replacement Motherhouse/010389001-ARCH_R23_20251017.rvt
12/8/2025 4:48:48 PM

Project Number w/out "." for PDF numbering-2-A3

EXTERIOR ELEVATIONS

Received December 9, 2025
Planning and Building Department



1 Sheet - SW View
SCALE: 12" = 1'-0"



3 sheet NW View
SCALE: 12" = 1'-0"



2 Sheet - NE View
SCALE: 12" = 1'-0"



4 Sheet - SE View
SCALE: 12" = 1'-0"

DESIGNED: Designer
DRAWN: Author
CHECKED: Checker

ISSUE DATE:
REVISIONS:

| No.: | DATE: | BY: | DESCRIPTION: |
|---|---|---|---|
| | | | PROJECT ISSUE DATE |

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**SISTERS OF ST. JOSEPH**
**NEW MOTHERHOUSE**
**241 ST GEORGE ST, ST. AUGUSTINE, FL 32084**

**RENDERS**

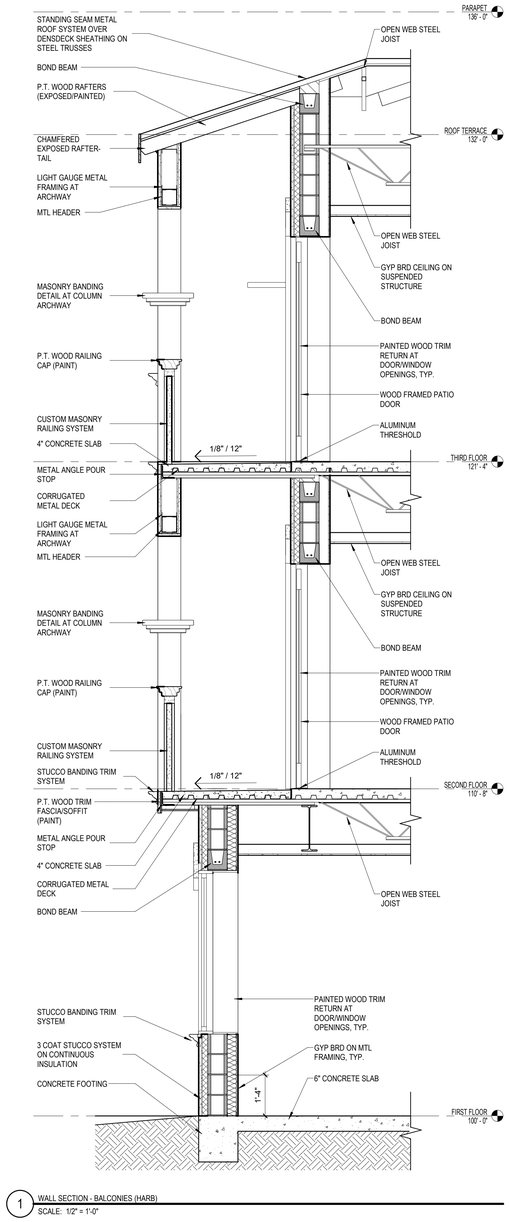
PROJECT NO.: 010389.001

A4

Autodesk Docs://010389001 - SSJ - Replacement Motherhouse/010389001-ARCH_R23_2025191?.rvt
12/8/2025 4:48:32 PM

Project Number w/out "." for PDF numbering-2-A4 RENDERS

Received December 9, 2025
Planning and Building Department




1 WALL SECTION - BALCONIES (HARB)
SCALE: 1/2" = 1'-0"

DESIGNED: Designer
DRAWN: Author
CHECKED: Checker

ISSUE DATE: PROJECT ISSUE DATE
REVISIONS:
No.: DATE: BY: DESCRIPTION:

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NEW MOTHERHOUSE
241 ST GEORGE ST, ST. AUGUSTINE, FL 32084

**WALL SECTION**

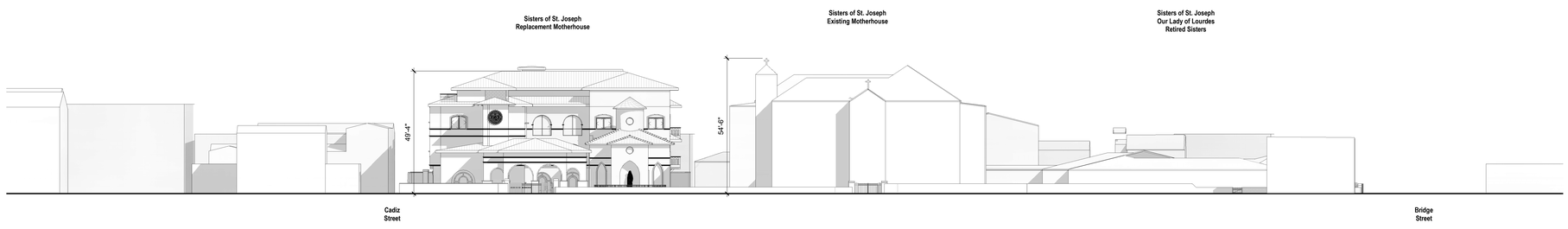
PROJECT NO.: **010389.001**

A5

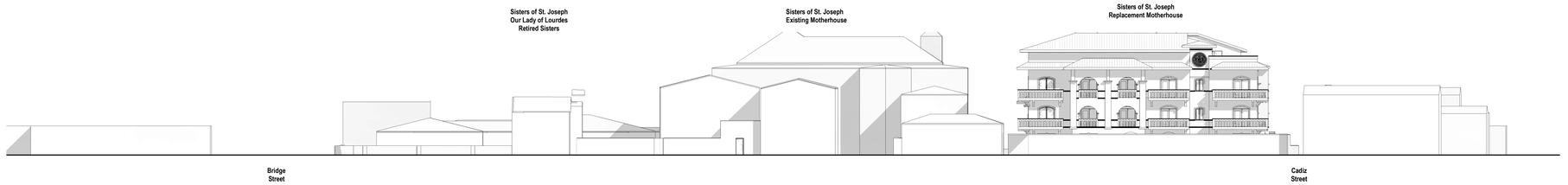
Autodesk Docs://010389001 - SSJ - Replacement Motherhouse/010389001-ARCH_R23_20251017.rvt
12/8/2025 4:50:34 PM

Project Number w/out "." for PDF numbering-2-A5 WALL SECTION

Received December 9, 2025
Planning and Building Department



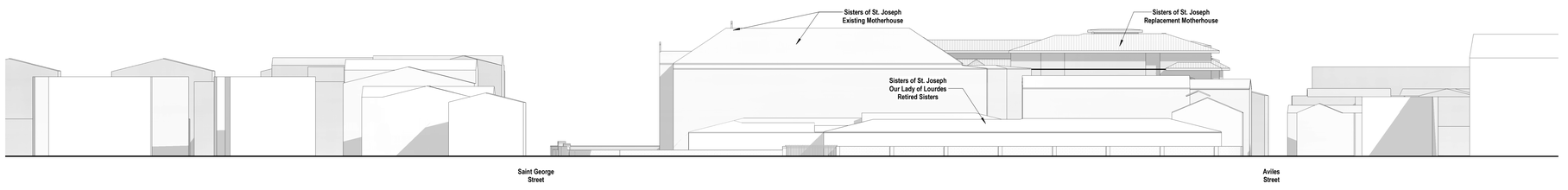

1 STREET VIEW WEST - EAST
SCALE: 3/64" = 1'-0"




2 STREET VIEW EAST-WEST
SCALE: 3/64" = 1'-0"




3 STREET VIEW NORTH-SOUTH
SCALE: 3/64" = 1'-0"




4 STREET VIEW SOUTH-NORTH
SCALE: 3/64" = 1'-0"

DESIGNED:
DRAWN:
CHECKED:

| Designer | ISSUE DATE: | PROJECT ISSUE DATE |
|---|---|---|
| Author | REVISIONS: | |
| Checker | No.: | DATE: BY: DESCRIPTION: |

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NEW MOTHERHOUSE
241 ST GEORGE ST, ST. AUGUSTINE, FL 32084

**STREET VIEW**

PROJECT NO.: 010389.001

A7

Application Pg. 7
Page 426 of 673

Autodesk Docs://010389001 - SSJ - Replacement Motherhouse/Detatched to raise/010389001-ARCH_R23_20251017_detached.rvt
12/8/2025 4:33:12 PM

November 21, 2025

Matthews | DCCM
7 Waldo Street
St. Augustine, FL 32084

cc: Sisters of St Joseph

Re: Certificate of Appropriateness - 241 SAINT GEORGE ST - HP2025-0072

Dear Matthews | DCCM,

On November 20, 2025, the Historic Architectural Review Board (HARB) met and discussed your application to construct a new institutional building on the northern portion of the property with associated alterations and repairs to existing masonry perimeter walls and new hardscape and landscape designs.

Specifically, based upon evidence presented, the HARB **CONTINUED your application to the December 18, 2025 meeting as described in the attached copy of the executed Order.**

**All additional materials for the continued item must be submitted to the Planning and Building Department 10 days before the meeting, to be received by December 8, 2025.**

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

Sincerely,

Amy McClure Skinner, AICP
Director, Planning & Building

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

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

**TYPE OF REQUEST:**

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

**IN THE MATTER OF:**

| | |
|---|---|
| Case No.: | HP2025-0072 |
| Applicant: | Matthews \| DCCM |
| Owner: | Sisters of St Joseph, Inc |
| Address: | 241 ST GEORGE ST |
| Parcel Number: | 1992900000 |

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

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON THURSDAY, NOVEMBER 20, 2025, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

**FINDINGS OF FACT AND CONCLUSIONS OF LAW:**

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☑ was present at the Thursday, November 20, 2025, Historic Architectural Review Board meeting and testified under oath, or ☐ was not present.

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

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

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

**ORDER:**

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

Subject to the following ~~conditions~~: considerations

- To December 18, 2025
- - Scaled drawing of proposed gate design
- - Consider simplifying some architectural elements as discussed
- - Modify roof form over the stairwell
- - Redesign fence around retention pond
- - Sample comparison for wood & aluminum-clad windows
- - Specify all exterior paving materials
- - Reference meeting recording for additional guidance

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

Case No. HP2025-0072

**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 20th day of November, A.D., 2025.

MICHELE FUDO
Commission # HH 448184
Expires September 26, 2027

Notary Public, State of Florida

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

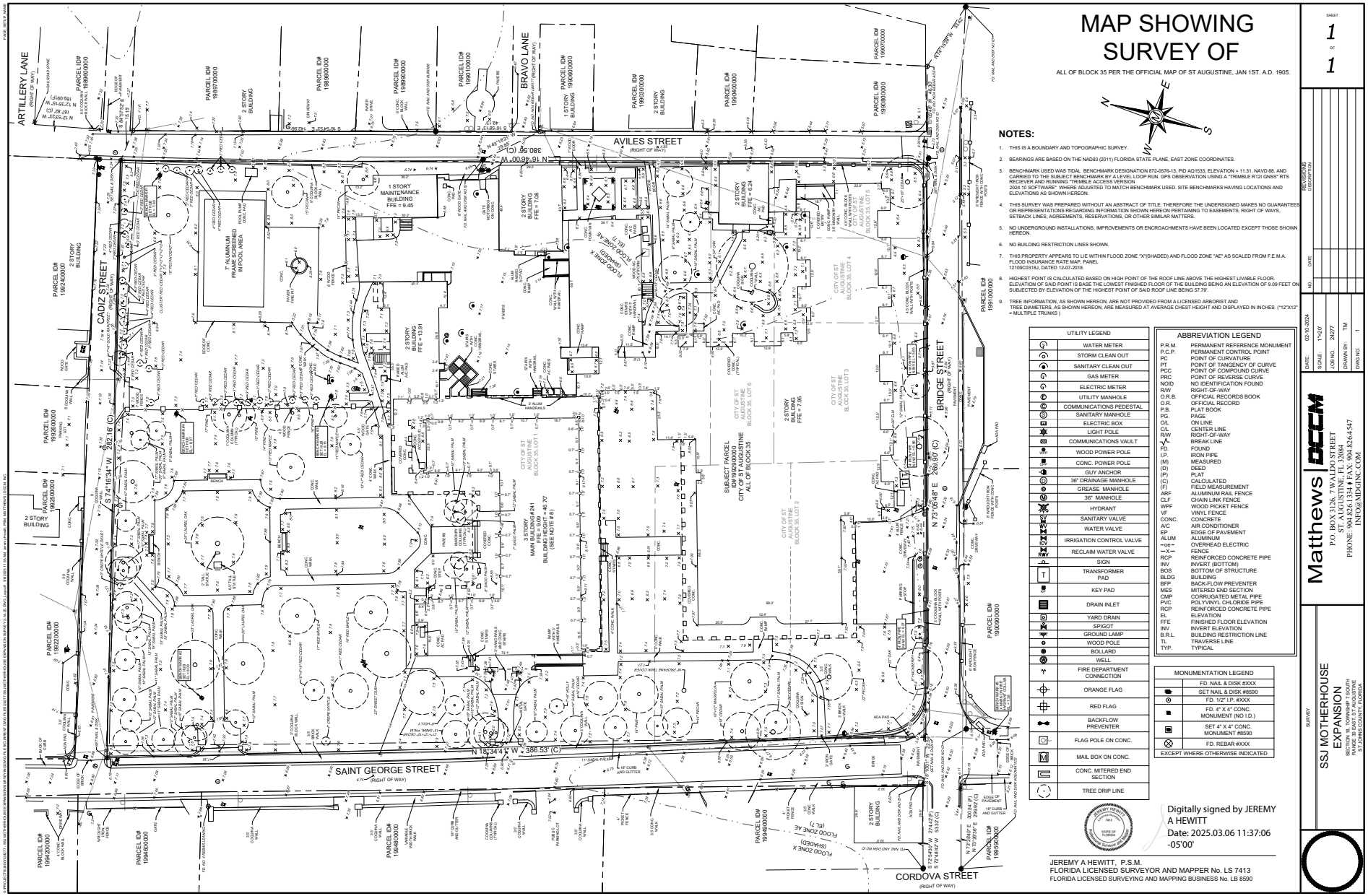
# ORIGINAL APPLICATION SUBMITTAL
# FROM NOVEMBER 20, 2025 HARB MEETING

# COA HP2025-0072
# 241 ST GEORGE STREET

Received October 22, 2025
Planning and Building Dept



Received November 10, 2025
Planning and Building Department




# MAP SHOWING SURVEY OF

ALL OF BLOCK 35 PER THE OFFICIAL MAP OF ST AUGUSTINE, JAN 1ST. A.D. 1905.

## NOTES:

1. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY.
2. BEARINGS ARE BASED ON THE NAD83 (2011) FLORIDA STATE PLANE, EAST ZONE COORDINATES.
3. BENCHMARK USED WAS TIDAL BENCHMARK DESIGNATION 872-0576-13, PID AQ1533, ELEVATION = 11.31, NAVD 88, AND CARRIED TO THE SUBJECT BENCHMARK BY A LEVEL LOOP RUN. GPS OBSERVATION USING A "TRIMBLE R12I GNSS" RTS RECEIVER AND RUNNING "TRIMBLE ACCESS VERSION 2024.10 SOFTWARE" WHERE ADJUSTED TO MATCH BENCHMARK USED. SITE BENCHMARKS HAVING LOCATIONS AND ELEVATIONS AS SHOWN HEREON.
4. THIS SURVEY WAS PREPARED WITHOUT AN ABSTRACT OF TITLE. THEREFORE THE UNDERSIGNED MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT OF WAYS, SETBACK LINES, AGREEMENTS, RESERVATIONS, OR OTHER SIMILAR MATTERS.
5. NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR ENCROACHMENTS HAVE BEEN LOCATED EXCEPT THOSE SHOWN HEREON.
6. NO BUILDING RESTRICTION LINES SHOWN.
7. THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE "X"(SHADED) AND FLOOD ZONE "AE" AS SCALED FROM F.E.M.A. FLOOD INSURANCE RATE MAP, PANEL 12109C0318J, DATED 12-07-2018.
8. HIGHEST POINT IS CALCULATED BASED ON HIGH POINT OF THE ROOF LINE ABOVE THE HIGHEST LIVABLE FLOOR. ELEVATION OF SAID POINT IS BASE THE LOWEST FINISHED FLOOR OF THE BUILDING BEING AN ELEVATION OF 9.09 FEET ON SUBJECTED BY ELEVATION OF THE HIGHEST POINT OF SAID ROOF LINE BEING 57.79'.
9. TREE INFORMATION, AS SHOWN HEREON, ARE NOT PROVIDED FROM A LICENSED ARBORIST AND TREE DIAMETERS, AS SHOWN HEREON, ARE MEASURED AT AVERAGE CHEST HEIGHT AND DISPLAYED IN INCHES. ("12"X12" = MULTIPLE TRUNKS )

| UTILITY LEGEND | |
|---|---|
| | WATER METER |
| | STORM CLEAN OUT |
| | SANITARY CLEAN OUT |
| | GAS METER |
| | ELECTRIC METER |
| | UTILITY MANHOLE |
| | COMMUNICATIONS PEDESTAL |
| | SANITARY MANHOLE |
| | ELECTRIC BOX |
| | LIGHT POLE |
| | COMMUNICATIONS VAULT |
| | WOOD POWER POLE |
| | CONC. POWER POLE |
| | GUY ANCHOR |
| | 36" DRAINAGE MANHOLE |
| | GREASE MANHOLE |
| | 36" MANHOLE |
| | HYDRANT |
| | SANITARY VALVE |
| | WATER VALVE |
| | IRRIGATION CONTROL VALVE |
| | RECLAIM WATER VALVE |
| | SIGN |
| | TRANSFORMER PAD |
| | KEY PAD |
| | DRAIN INLET |
| | YARD DRAIN |
| | SPIGOT |
| | GROUND LAMP |
| | WOOD POLE |
| | BOLLARD |
| | WELL |
| | FIRE DEPARTMENT CONNECTION |
| | ORANGE FLAG |
| | RED FLAG |
| | BACKFLOW PREVENTER |
| | FLAG POLE ON CONC. |
| | MAIL BOX ON CONC. |
| | CONC. MITERED END SECTION |
| | TREE DRIP LINE |

| ABBREVIATION LEGEND | |
|---|---|
| P.R.M. | PERMANENT REFERENCE MONUMENT |
| P.C.P. | PERMANENT CONTROL POINT |
| PC | POINT OF CURVATURE |
| PT | POINT OF TANGENCY OF CURVE |
| PCC | POINT OF COMPOUND CURVE |
| PRC | POINT OF REVERSE CURVE |
| NOID | NO IDENTIFICATION FOUND |
| R/W | RIGHT-OF-WAY |
| O.R.B. | OFFICIAL RECORDS BOOK |
| O.R. | OFFICIAL RECORD |
| P.B. | PLAT BOOK |
| PG. | PAGE |
| O/L | ON LINE |
| C/L | CENTER LINE |
| R/W | RIGHT-OF-WAY |
| | BREAK LINE |
| FD. | FOUND |
| I.P. | IRON PIPE |
| (M) | MEASURED |
| (D) | DEED |
| (P) | PLAT |
| (C) | CALCULATED |
| (F) | FIELD MEASUREMENT |
| ARF | ALUMINUM RAIL FENCE |
| CLF | CHAIN LINK FENCE |
| WPF | WOOD PICKET FENCE |
| VF | VINYL FENCE |
| CONC. | CONCRETE |
| AC | AIR CONDITIONER |
| EP | EDGE OF PAVEMENT |
| ALUM | ALUMINUM |
| | OVERHEAD ELECTRIC |
| | FENCE |
| RCP | REINFORCED CONCRETE PIPE |
| INV | INVERT (BOTTOM) |
| BOS | BOTTOM OF STRUCTURE |
| BLDG | BUILDING |
| BFP | BACK-FLOW PREVENTER |
| MES | MITERED END SECTION |
| CMP | CORRUGATED METAL PIPE |
| PVC | POLYVINYL CHLORIDE PIPE |
| RCP | REINFORCED CONCRETE PIPE |
| EL | ELEVATION |
| FFE | FINISHED FLOOR ELEVATION |
| INV | INVERT ELEVATION |
| B.R.L. | BUILDING RESTRICTION LINE |
| TL | TRAVERSE LINE |
| TYP. | TYPICAL |

| MONUMENTATION LEGEND | |
|---|---|
| | FD. NAIL & DISK #XXX |
| | SET NAIL & DISK #8590 |
| | FD. 1/2" I.P. #XXX |
| | FD. 4" X 4" CONC. MONUMENT (NO I.D.) |
| | SET 4" X 4" CONC. MONUMENT #8590 |
| | FD. REBAR #XXX |
| EXCEPT WHERE OTHERWISE INDICATED | |

JEREMY A HEWITT, P.S.M.
FLORIDA LICENSED SURVEYOR AND MAPPER No. LS 7413
FLORIDA LICENSED SURVEYING AND MAPPING BUSINESS No. LB 8590

Digitally signed by JEREMY A HEWITT
Date: 2025.03.06 11:37:06 -05'00'

| REVISIONS DESCRIPTION | NO. | DATE |
|---|---|---|
| | | |

SHEET 1 OF 1

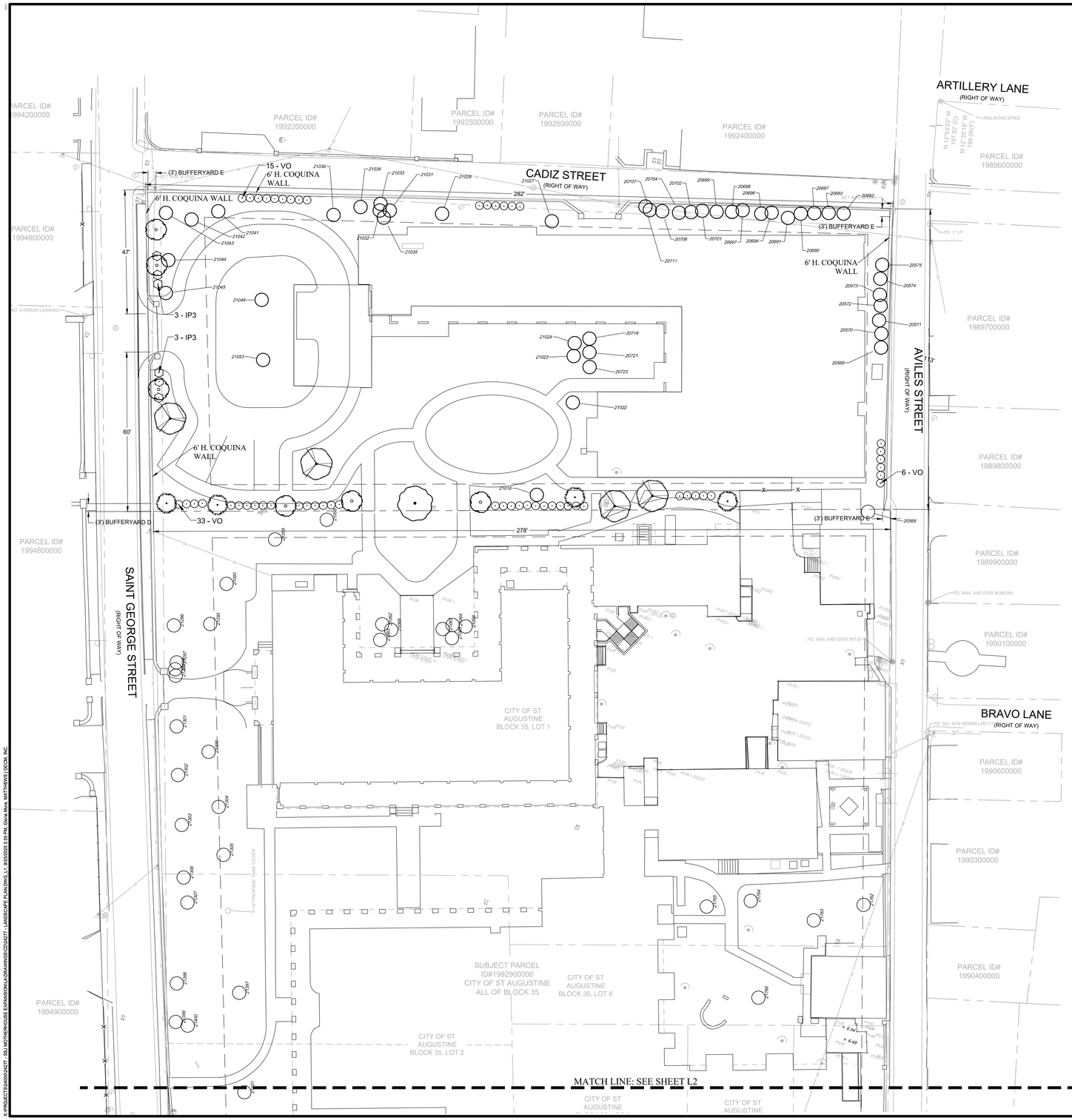
DATE: 02-10-2024
SCALE: 1"=20'
JOB NO. 24277
DRAWN BY: TM
DWG NO. 1

Matthews | DCCM
P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FL 32084
PHONE: 904.826.1334 ♦ FAX: 904.826.4547
INFO@MDGINC.COM

SURVEY

SSJ MOTHERHOUSE EXPANSION
SECTION 36, TOWNSHIP 7 SOUTH, RANGE 28 EAST
ST JOHNS COUNTY, FLORIDA

Received October 22, 2025
Planning and Building Dept







GRAPHIC SCALE

0 20 30 40

1"=20'

| PERIMETER AND PARKING CALCULATIONS | | | | | | |
|---|---|---|---|---|---|---|
| PLANTING REQUIRED | | | | | | |
| BUFFERYARD | LOCATION | LINEAR FT. | REQUIRED | TREES | REQUIRED | SHRUBS |
| FRONT E, 3 FT | SAINT GEORGE STREET | 107 | 0.9 X 3 TREES PER 100 L.F. | 3 | 6 SHRUBS PER 100 FT | 6 |
| FRONT E, 3 FT | AVILES STREET | 113 | 0.9 X 3 TREES PER 100 L.F. | 3 | 6 SHRUBS PER 100 FT | 7 |
| FRONT E, 3 FT | CADIZ STREET | 282 | 0.9 X 3 TREES PER 100 L.F. | 8 | 6 SHRUBS PER 100 FT | 17 |
| REAR D, 5 FT | SOUTH | 278 | 4 TREES PER 100 L.F. | 11 | 12 SHRUBS PER 100 FT | 33 |
| PLANTING PROVIDED | | | | | | |
| | IDENTITY | FT. | EXISTING TREES | TREES PROPOSED | TOTAL TREES | TOTAL SHRUBS |
| FRONT YARD | SAINT GEORGE STREET | 107 | 3 | 3 | 6 | 6 |
| FRONT YARD | AVILES STREET | 113 | 7 | 0 | 7 | 7 |
| FRONT YARD | CADIZ STREET | 282 | 14 | 0 | 14 | 17 |
| REAR YARD | SOUTH | 278 | 1 | 10 | 11 | 33 |
| INTERNAL LANDSCAPE | | | | | | |
| | | TOTAL PAVED AREA | | 3,584.00 | S.F. | |
| | | INTERNAL LANDASCAPE AREA REQUIRED IS 5% OF PAVED AREA | | N/A | S.F. | |
| | | TOTAL INTERNAL LANDSCAPING AREA | | N/A | S.F. | |
| | | PERCENTAGE OF INTERNAL LANDSCAPE AREA | | N/A | | |
| | | REQUIRED 1 TREE / 100 S.F. INTERNAL LANDSCAPE | | N/A | TREE | |
| | | TOTAL TREES INTERNAL | | N/A | | |

| TREE CALCULATIONS: PROPOSED | | | |
|---|---|---|---|
| TREES PROPOSED | | | |
| QTY | TREE SPECIES | CREDITS EACH | CREDIT S TOTAL |
| 6 | EAGLESTON HOLLY | 0 | 0 |
| 4 | SOUTHERN RED CEDAR | 0 | 0 |
| 1 | LIVE OAK | 0 | 0 |
| 4 | WINGED ELM | 0 | 0 |
| CREDIT TOTAL | | | 0 |

| RATIO OF REQUIRED TREES | | | |
|---|---|---|---|
| TYPE | QTY | % | % TOTAL |
| SHADE TREES | 9 | 50% MINIMUM | 60% |
| UNDERSTORY TREES | 6 | 50% MAXIMUM | 40% |
| PALMS | 0 | 25% MAXIMUM | 0% |
| TREE TOTAL | 15 | | |

PLANT SCHEDULE

| SYMBOL | CODE | BOTANICAL NAME | COMMON NAME | NATIVE | SIZE | QTY | REMARKS |
|---|---|---|---|---|---|---|---|
| TREES | | | | | | | |
| | IP | Ilex x attenuata 'East Palatka' | East Palatka Holly | YES | 2" Cal./10` ht | 6 | 30'-45' HEIGHT, 15' CANOPY SPREAD |
| | JS | Juniperus silicicola | Southern Red Cedar | YES | 2" Cal./10` ht | 4 | 25'-45' HEIGHT, 20'-30' CANOPY SPREAD |
| | QV | Quercus virginiana | Live Oak | YES | 2" Cal./10` ht | 1 | 60'-80' HEIGHT, 60'-120' CANOPY SPREAD |
| | UA | Ulmus alata | Winged Elm | NO | 2" Cal. / 10` Ht. | 4 | 45'-70' HEIGHT, 30'-40' CANOPY SPREAD |
| SHRUBS | | | | | | | |
| ⊙ | IP3 | Illicium floridanum | Florida Anise | YES | 24" Ht. | 6 | |
| ⊙ | VO | Viburnum odoratissimum | Sweet Viburnum | NO | 24" Ht. x 24" Sp. | 54 | |

NOT FOR CONSTRUCTION. PERMIT PURPOSES ONLY.

LANDSCAPE ARCHITECT
ERIC J. LANEHART
FLORIDA REG. LA #6666917

REVISIONS

| NO. | DATE | DESCRIPTION |
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| DSGN BY: | EJL |
| DWG BY: | EJL |
| CHK BY: | EJL |
| DATE: | 6/27/2025 |
| JOB No.: | 24277 |

Matthews | DCM
P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FL 32084
PHONE: 904.826.1334 • FAX: 904.826.4547
INFO@MDGINC.COM

# LANDSCAPE PLAN

## MOTHERHOUSE EXPANSION

ST. JOHNS COUNTY

PREPARED FOR
AD ADVISORS

SHEET No.:
L1
OF XX

X:\PROJECTS\24\0024277 - SSJ MOTHERHOUSE EXPANSION\LA\DRAWINGS\D\24277 - LANDSCAPE PLAN.DWG, L1, 9/25/2025 3:55 PM, Gloria Mula, MATTHEWS1 (DCM, INC.

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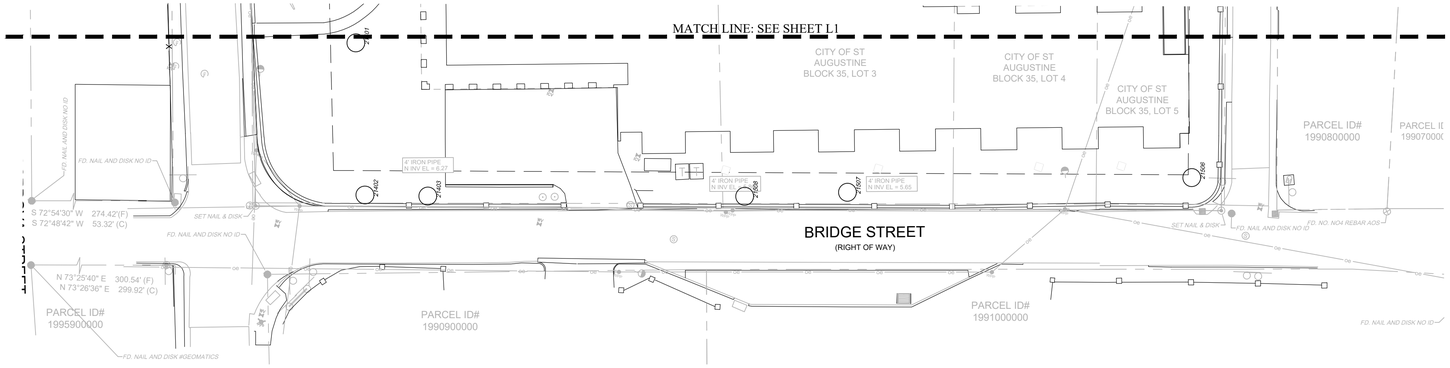




GRAPHIC SCALE

0 20 30 40

1"=20'

| POINT NUMBER | DESCRIPTION | DIAMETER OF BREAST HEIGHT (D.B.H. INCH) | ACTION REQUIRED (CREDITS) | |
|---|---|---|---|---|
| | | | REMOVED | REMAIN |
| 20667 | 15"PECAN | 15 | 3 | |
| 20681 | 19"PECAN DEAD* | 19 | 3 | |
| 20709 | 3"RED CEDAR | 3 | 1 | |
| 20710 | 3"RED CEDAR | 3 | 1 | |
| 20713 | 3"RED CEDAR | 3 | 1 | |
| 20715 | 3"RED CEDAR | 3 | 1 | |
| 20718 | 3"RED CEDAR | 3 | 1 | |
| 20724 | 3"RED CEDAR | 3 | 1 | |
| 20726 | 3"RED CEDAR | 3 | 1 | |
| 20727 | 3"RED CEDAR | 3 | 1 | |
| 20728 | 3"RED CEDAR | 3 | 1 | |
| 20729 | 3"RED CEDAR | 3 | 1 | |
| 21019 | 11"RED MAPLE | 11 | 2 | |
| 21020 | 13"RED MAPLE | 13 | 3 | |
| 21021 | 16"PINE | 16 | 3 | |
| 21025 | 9"SABAL PALM | 9 | 2 | |
| 21026 | 9"SABAL PALM | 9 | 2 | |
| 21028 | 9"SABAL PALM | 9 | 2 | |
| 21030 | 25"LIVE OAK | 25 | 4 | |
| 21038 | 13"SABAL PALM | 13 | 3 | |
| 21039 | 10"SABAL PALM | 10 | 2 | |
| 21040 | 10"SABAL PALM | 10 | 2 | |
| 21046 | 12"SABAL PALM | 12 | 2 | |
| 21047 | 15"SABAL PALM | 15 | 3 | |
| 21054 | 12"SABAL PALM | 12 | 2 | |
| 21055 | 10"+9"+9"RED CEDAR | 28 | 4 | |
| 21056 | 17"RED CEDAR | 17 | 3 | |
| 21057 | 17"RED MAPLE | 17 | 3 | |
| 21061 | 4"CRAPE MYRTLE | 4 | 1 | |
| 20569 | 3"RED CEDAR | 3 | | 1 |
| 20570 | 3"RED CEDAR | 3 | | 1 |
| 20571 | 3"RED CEDAR | 3 | | 1 |
| 20572 | 4"RED CEDAR | 4 | | 1 |
| 20573 | 4"RED CEDAR | 4 | | 1 |
| 20574 | 3"RED CEDAR | 3 | | 1 |
| 20575 | 3"RED CEDAR | 3 | | 1 |
| 20682 | 4"RED CEDAR | 4 | | 1 |
| 20683 | 3"RED CEDAR | 3 | | 1 |
| 20687 | 4"RED CEDAR | 4 | | 1 |
| 20690 | 3"RED CEDAR | 3 | | 1 |
| 20691 | 3"RED CEDAR | 3 | | 1 |
| 20694 | 3"+2"+2"+2"+2"+2"RED CEDAR CLUSTER | 13 | | 3 |
| 20696 | 3"RED CEDAR | 3 | | 1 |
| 20697 | 3"RED CEDAR | 3 | | 1 |
| 20698 | 5"RED CEDAR | 5 | | 1 |
| 20699 | 5"RED CEDAR | 5 | | 1 |
| 20701 | 4"RED CEDAR | 4 | | 1 |
| 20702 | 4"RED CEDAR | 4 | | 1 |
| 20704 | 3"RED CEDAR | 3 | | 1 |
| 20706 | 4"RED CEDAR | 4 | | 1 |
| 20707 | 3"RED CEDAR | 3 | | 1 |
| 20711 | 7"+6"PECAN | 13 | | 3 |
| 20719 | 3"RED CEDAR | 3 | | 1 |
| 20721 | 3"RED CEDAR | 3 | | 1 |
| 20723 | 3"RED CEDAR | 3 | | 1 |
| 21018 | 10"+7"RED CEDAR | 17 | | 3 |
| 21022 | 14"PINE | 14 | | 3 |
| 21023 | 15"PINE | 15 | | 3 |
| 21024 | 17"PINE | 17 | | 3 |
| 21027 | 17"SABAL PALM | 17 | | 3 |
| 21029 | 10"SABAL PALM | 10 | | 2 |
| 21031 | 17"SABAL PALM | 17 | | 3 |
| 21032 | 13"SABAL PALM | 13 | | 3 |
| 21033 | 10"SABAL PALM | 10 | | 2 |
| 21034 | 3"CRAPE MYRTLE DEAD | 3 | | 1 |
| 21035 | 10"SABAL PALM | 10 | | 2 |
| 21036 | 15"SABAL PALM | 15 | | 3 |
| 21041 | 11"SABAL PALM | 11 | | 2 |
| 21042 | 10"SABAL PALM | 10 | | 2 |
| 21043 | 12"SABAL PALM | 12 | | 2 |
| 21044 | 11"SABAL PALM | 11 | | 2 |
| 21045 | 15"SABAL PALM | 15 | | 3 |
| 21049 | 23"LIVE OAK | 23 | | 4 |
| 21053 | 20"LIVE OAK | 20 | | 4 |
| | | TOTAL | 59 | 80 |

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LANDSCAPE ARCHITECT
ERIC J. LANEHART
FLORIDA REG. LA #6666917

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LANDSCAPE PLAN

MOTHERHOUSE EXPANSION
ST. JOHNS COUNTY
PREPARED FOR
AD ADVISORS

SHEET No.:
L2
OF XX

X:\PROJECTS\24000\24277 - BSJ MOTHERHOUSE EXPANSION\LA\DRAWINGS\CD\24277 - LANDSCAPE PLAN.DWG, L2, 9/25/2025 3:55 PM, Gloria Mota, MATTHEWS DCM, INC.

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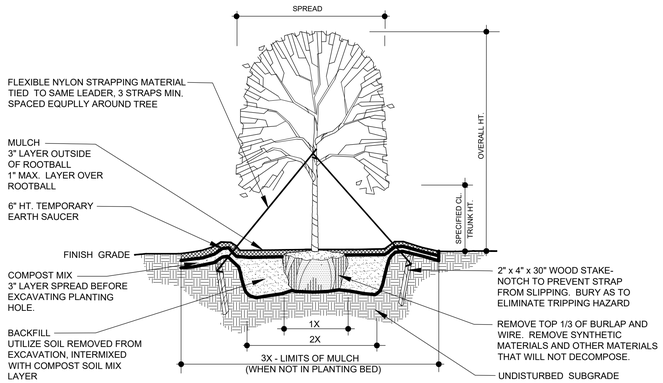
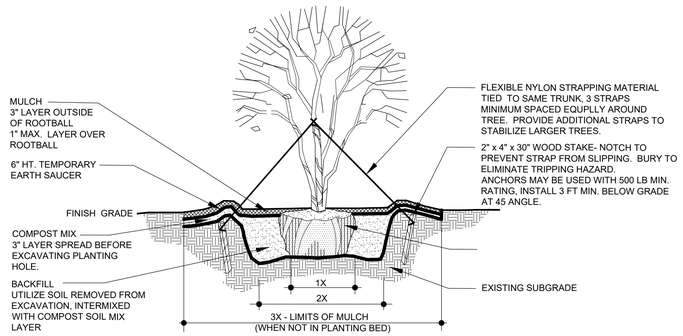



NOTES:
- PLANT TOP OF ROOT BALL 2" ABOVE FINISH GRADE.
- BOTTOM OF ROOT BALL SHALL BE SEATED DIRECTLY ON UNDISTURBED SUBGRADE.
- TOPMOST ROOT-ROOT FLARE SHALL BE MADE VISIBLE PRIOR TO PLANTING.
- ROOT DEFECTS - INSPECT ROOT BALL FOR ROOT DEFECTS, CUT ROOTS WHERE THEY BEGIN TO KINK OR CIRCLE. ROOT BALL SHALL COMPLY WITH FLORIDA GRADES AND STANDARDS.
- STAKE ABOVE FIRST STRONG BRANCHES TO PROVIDE FIRM SUPPORT.

## TREE PLANTING - SINGLE TRUNK
N.T.S.




NOTES:
- PLANT TOP OF ROOT BALL 2" ABOVE FINISH GRADE.
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- TOPMOST ROOT-ROOT FLARE SHALL BE MADE VISIBLE PRIOR TO PLANTING.
- ROOT DEFECTS - INSPECT ROOT BALL FOR ROOT DEFECTS, CUT ROOTS WHERE THEY BEGIN TO KINK OR CIRCLE. ROOT BALL SHALL COMPLY WITH FLORIDA GRADES AND STANDARDS.
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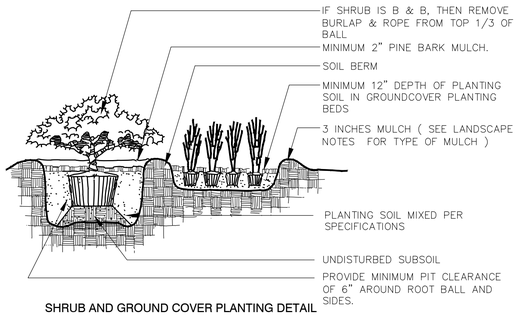
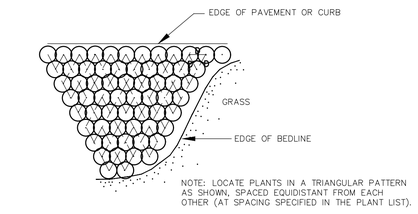
## MULTIPLE STEM TREE PLANTING




## SHRUB AND GROUND COVER PLANTING DETAIL




## SHRUB/GROUNDCOVER SPACING PLAN

1. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING PROJECT SITE CONDITIONS AND ALL QUANTITIES INDICATED ON THESE PLANS BEFORE COMMENCING ANY WORK. LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IF SOIL CONDITIONS ARE POORLY DRAINED TO DETERMINE IS SUBSTITUTION OF MATERIALS IS NECESSARY.
2. ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER NURSERY GROWN IN ACCORDANCE TO FLORIDA GRADES AND STANDARDS
3. ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR B&B. B&B MATERIALS SHALL BE "HARDENED OFF" ROOT PRUNED DURING FIELD PRODUCTION AND SHALL BE DUG AT LEAST SEVERAL WEEKS BEFORE.
4. PLANTS SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF DISEASE, INSECTS, EGGS OR LARVAE AND SHALL HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEMS. THEY SHALL BE FREE FROM PHYSICAL DAMAGE OR ADVERSE CONDITIONS THAT WOULD PREVENT THRIVING GROWTH.
5. SUBSTITUTION OF PLANT MATERIALS WILL NOT BE PERMITTED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT. IF PROOF IS SUBMITTED THAT ANY PLANT SPECIFIED IN NOT OBTAINABLE, A PROPOSAL WILL BE CONSIDERED FOR USE OF THE NEAREST EQUIVALENT SIZE OR VARIETY WITH CORRESPONDING ADJUSTMENT OF CONTRACT PRICE.
6. LANDSCAPE CONTRACTOR SHALL BEAR FINAL RESPONSIBILITY FOR PROPER SURFACE DRAINAGE OF PLANTED AREAS. ANY DISCREPANCY IN THE DRAWINGS, OBSTRUCTION ON THE SITE, OR PRIOR TO WORK DONE BY ANY OTHER PARTY, WHICH THE CONTRACTOR FEELS PRECLUDES ESTABLISHING PROPER DRAINAGE SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CORRECTION OR RELIEF OF SAID RESPONSIBILITY.
7. PLANTING BEDS SHALL BE CUT OR EDGED TO FORM A UNIFORM CLEAN LINE BETWEEN BEDS AND LAWN AREAS.
8. AFTER ALL PLANT MATERIAL IN A PLANT BED AREA HAS BEEN INSTALLED AND APPROVED, THE AREAS BETWEEN PLANTS SHALL BE RAKED TO AN EVEN GRADE TO CONFORM TO PREMULCHING FINISH GRADES. ALL PLANTING BEDS AND PLANT SAUCERS SHALL THEN BE UNIFORMLY COVERED WITH A MINIMUM THREE (3) INCHES OF #2 GRADE OR BETTER OF PINE BARK MINI NUGGETS.
9. BEFORE FERTILIZATION A SOIL AND/OR FOLIAR NUTRIENT ANALYSIS SHALL BE PERFORMED TO DETERMINE WHETHER PHOSPHORUS FERTILIZER WITH 30% SLOW RELEASE NITROGEN WILL BE REQUIRED. ALL PLANTING BED AREAS SHALL BE FERTILIZED APPROXIMATELY 4-6 WEEKS AFTER INSTALLATION.
10. PLANT MATERIAL SOIL SHALL BE "NATIVE" SOIL THAT WAS REMOVED FROM THE PLANTING HOLE. IF SOIL IS BADLY CONTAMINATED, GOOD QUALITY SOIL SHALL BE USED AS REPLACEMENT AFTER CONTAMINATED SOIL HAS BEEN COMPLETELY REMOVED FROM PLANTING AREA.
11. AFTER SODDING IS COMPLETED, THE ENTIRE SIDE AREAS SHALL BE WATERED BY HAND OR IRRIGATION SYSTEM EACH DAY FOR TWO WEEKS. AFTER APPROXIMATELY ONE MONTH OF INSTALLATION, SODDED AREAS SHALL THEN BE TOP DRESSED WITH A 15-0-15 COMMERCIAL SLOW-RELEASE FERTILIZER AT A RATE OF 6.67 POUNDS PER 1,000 SQUARE FEET OF AREA IN AN EVENLY BROAD-CASE PATTERN.
12. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL FINE GRADING PREPARATION FOR PLANTING. APPLY PRE-EMERGENT TO ALL BEDS PRIOR TO PLANTING.
13. ROUGH GRADES WILL BE ESTABLISHED BY THE OWNERS GENERAL CONTRACTOR AT APPROXIMATELY 3 INCHES BELOW CURBS, SIDEWALKS, HARDSCAPE AMENITIES, MOWING STRIPS AND ABUTMENTS. ALL MATERIALS SHALL BE A MINUMIM 30" FROM BUILDINGS OR WALKS.
14. SOD AREAS WILL BE BAHIA GRASS. SOD AREAS SHALL BE SPECIFIED GRASS. GRASS FOR SODDING SHALL BE FRESHLY CUT IN SQUARES ONE FOOT WIDE BY 2' LONG.
15. SOD SHALL BE LAID END TO END AND SIDE TO SIDE IN A STAGGERED LINE TO FORM A UNIFORM LAYER. ALL UNEVEN EDGES SHALL BE SQUARELY TRIMMED TO ALLOW CLOSE AND FIRM FITTING OF EACH PIECE.
16. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANT MATERIAL ON SITE DURING AND BEFORE PLANTING, UNTIL THE WORK IN ACCEPTED BY THE LANDSCAPE ARCHITECT AND/OR OWNER.
17. ALL PLANT MATERIALS SHALL BE GUARANTEED BY THE LANDSCAPE CONTRACTOR TO BE HEALTHY PLANTS AND IN FLOURISHING CONDITION OF ACTIVE GROWTH FOR NINETY (90) DAYS FROM FINAL INSPECTION AND ACCEPTANCE. ALL TREES SHALL BE GUARANTEED AN ADDITIONAL ONE YEAR FROM FINAL INSPECTION AND ACCEPTANCE.
18. THE LANDSCAPE ARCHITECT, OWNER OR OWNERS REPRESENTATIVE SHALL HAVE THE RIGHT TO REJECT ANY AND ALL WORK WHICH IN HIS OPINION DOES NOT MEET WITH THE REQUIREMENTS OF THE SPECIFICATIONS AT ANY STAGE OF THE PROJECT OPERATION.
19. THERE WILL BE SPECIAL CARE TO ALL EXISTING TREES TO BE RETAINED ON SITE TO AVOID CONSTRUCTION DAMAGE.

NOT FOR CONSTRUCTION. PERMIT PURPOSES ONLY.

LANDSCAPE ARCHITECT
ERIC J. LANEHART
FLORIDA REG. NO. LA0666917

REVISIONS

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LANDSCAPE SPECIFICATIONS AND DETAILS

SSJ MOTHERHOUSE EXPANSION
ST. JOHNS COUNTY
PREPARED FOR
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SHEET No.:
L3
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X:\PROJECTS\24000\24277 - SSJ MOTHERHOUSE EXPANSION\LA\DRAWINGS\024277 - LANDSCAPE PLAN.DWG, L3, 9/25/2025 3:56 PM, Gloria Mora, MATTHEWS DOCM, INC.

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## WATERING SCHEDULE

| NUMBER | MODEL | TYPE | PRECIP | SUN | MON | TUE | WED | THU | FRI | SAT | IN./WEEK | MIN./WEEK | GAL./WEEK | GAL./DAY |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | Hunter ICV-G | Bubbler | 1.01 in/h | | 20 min | | 20 min | | 20 min | | 1 | 60 | 450 | 150 |
| 2 | Rain Bird XCZ-100-PRF | Area for Dripline | 1.45 in/h | | 14 min | | 14 min | | 14 min | | 1 | 42 | 490 | 163 |
| | | TOTALS: | | | 34 | | 34 | | 34 | | | 102 | 940.1 | 313.4 |

CONTRACTOR NOTES

1. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS TO ENSURE THE NEW WORK ALIGNS WITH EXISTING STRUCTURES AS SHOWN ON DRAWINGS. NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY OF ANY DISCREPANCIES BEFORE FABRICATION OR PERFORMING WORK. PROVIDE DOCUMENTATION VIA SKETCH OR DRAWING WITH MEASUREMENTS AND NOTES.
2. BY LAW, THE CONTRACTOR MUST CONTACT SUNSHINE 811 (FLORIDA UTILITIES PROTECTION SERVICE) AT 1-800-432-4770, NO LESS THAN 48 HOURS AND NO MORE THAN 10 DAYS PRIOR TO DIGGING.
3. THE CONTRACTOR MUST REVIEW CIVIL, SURVEY, AND RECORD DRAWINGS FOR UNDERGROUND UTILITY LOCATIONS. CAREFULLY EXCAVATE AROUND UTILITIES, HAND-DIG IF NECESSARY, AND MAINTAIN GRADE STAKES UNTIL REMOVAL IS MUTUALLY AGREED UPON.
4. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING UTILITIES NOT COVERED BY SUNSHINE 811 AND ENSURING THEY ARE NOT DAMAGED DURING THE COURSE OF WORK.

IRRIGATION GENERAL NOTES

1. PLANS AND DRAWINGS ARE DIAGRAMMATIC AND MAY SHOW COMPONENTS OUTSIDE THE WORK AREA FOR CLARITY. CONTRACTOR SHALL AVOID CONFLICTS WITH UTILITIES, STRUCTURES, AND LANDSCAPE ELEMENTS. DEVIATIONS MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL NOT INSTALL ANY PART OF THE SYSTEM IF FIELD CONDITIONS REVEAL CONFLICTS OR DISCREPANCIES. CONTRACTOR ASSUMES FULL RESPONSIBILITY IF SUCH ISSUES ARE IGNORED. A PRE-BID SITE VISIT IS REQUIRED TO UNDERSTAND SITE GRADING AND EXISTING CONDITIONS.
2. THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANS, SPECIFICATIONS, AND ALL CONTRACT DOCUMENTS. COMPLY WITH ALL LOCAL CODES AND REGULATIONS.
3. VERIFY ALL SITE CONDITIONS PRIOR TO INSTALLATION. NOT ALL UTILITIES AND STRUCTURES MAY BE SHOWN. COORDINATE WITH EXISTING/NEW PLANTINGS AND OTHER SITE CONSTRUCTION. IRRIGATION SHALL BE RELOCATED AT NO ADDITIONAL COST IF CONFLICTS ARISE. ALL COMPONENTS MUST REMAIN WITHIN PROPERTY LIMITS.
4. RELOCATE SPRINKLER HEADS AND PIPING TO MAINTAIN PROPER COVERAGE IF OBSTRUCTED BY TREES, SIGNS, POLES, ETC. FINAL DETERMINATION OF OBSTRUCTIONS LIES WITH THE OWNER'S REPRESENTATIVE.
5. DO NOT EXCEED MAXIMUM SPACINGS SHOWN. ADJUSTMENTS FOR TERRAIN AND PLANT LAYOUT ARE ALLOWED IF THEY DO NOT EXCEED NOTED SPACINGS. PROVIDE 100% COVERAGE UNLESS NOTED OTHERWISE.
6. ALL EQUIPMENT SHALL BE NEW AND INSTALLED PER DETAILS AND MANUFACTURER'S RECOMMENDATIONS IF NOT THOROUGHLY DESCRIBED.
7. MAINLINE LOCATIONS MUST BE STAKED AND APPROVED BEFORE INSTALLATION.
8. ADJUST ALL COMPONENTS FOR COVERAGE, PRESSURE, FLOW RATE, AND TIMING PER SPECIFICATIONS.
9. SUBMIT INSTALLATION SHOP DRAWINGS AND PRODUCT INFORMATION. DO NOT USE PLAN LEGEND QUANTITIES FOR BIDDING--CONTRACTOR IS RESPONSIBLE FOR THEIR OWN MATERIAL TAKEOFF.

INSTALLATION & MATERIAL REQUIREMENTS

1. TRENCH BACKFILL MUST BE CLEAN AND FREE OF DEBRIS. USE CLEAN SAND FOR BEDDING IF NEEDED. PULLING PIPE IS PROHIBITED.
2. PRIME ALL FITTINGS AND PIPES PER MANUFACTURER BEFORE SOLVENT WELDING.
3. PROGRAM DECODERS TO CONTROLLER STATION NUMBERS. LABEL VALVE BOX COVERS WITH 1" HIGH NUMBERS. TAG VALVES PER DETAIL. INSTALL BUBBLERS AT PLANTING HOLE EDGE.
4. USE PANTONE PURPLE 522C FOR ALL RECLAIMED WATER PIPING AND APPURTENANCES. COMPONENTS MUST BE COMPATIBLE WITH RECLAIMED WATER PER FAC 62-610. COLOR-CODE VALVES AND BOXES AS REQUIRED.
5. TWO-WIRE PATH TO BE HUNTER IDWIRE2 BELOW THE MAINLINE. INSTALL HUNTER ICD DECODERS AT VALVES.
6. USE 3M-DBR-6 CONNECTORS FOR 2-WIRE TO DECODER/GROUND/CONTROLLER. USE 3M-DBY6 FOR SOLENOID-TO-DECODER CONNECTIONS. USE 14 AWG DIRECT BURIAL WIRE FOR EXTENSIONS.
7. DRIP ZONES SHALL INCLUDE ZONE INDICATOR HEADS AND FLUSH VALVES.
8. CONTRACTOR IS RESPONSIBLE FOR PROVIDING POWER TO CONTROLLER FROM TRANSFORMER/POWER POLE. INCLUDES ALL FP&L AND ELECTRICIAN FEES. WORK TO BE DONE BY LICENSED ELECTRICIAN PER CODE.
9. ALL MAINLINE CONNECTIONS (2" AND LARGER) TO USE DUCTILE IRON SERVICE TEES.
10. USE DUCTILE IRON ELBOWS WITH THRUST BLOCKS FOR ALL CHANGES IN DIRECTION.
11. LOCATE TURF VALVES A MINIMUM OF 3'-0" FROM BACK OF CURB OR PAVEMENT EDGE.
12. ALL VALVES, SURGE PROTECTORS, AND FILTERS MUST BE IN VALVE BOXES.
13. IRRIGATION LINES UNDER PAVEMENT SHALL BE INSTALLED VIA DIRECTIONAL BORE. COMMUNICATION CABLE TO HAVE ITS OWN SLEEVE UNLESS NOTED OTHERWISE.
14. CONTRACTOR IS RESPONSIBLE FOR ALL DIRECTIONAL BORES.
15. STAKE DRIP TUBING EVERY 10' WITH MINIMUM 7" STAKES.
16. ALL UNSPECIFIED PIPE SIZES SHALL BE 3/4".
17. ONE FOOT BELOW FINISH GRADE ABOVE THE MAINLINE, INSTALL COLOR-CODED DETECTABLE METAL MARKING TAPE: "CAUTION: WATER LINE BURIED BELOW."
18. BURY LATERAL LINES AT 12" MINIMUM DEPTH UNLESS NOTED.
19. BURY MAINLINES AT 18" MINIMUM DEPTH UNLESS NOTED.
20. CONTROL WIRE NOT BURIED WITH MAINLINE TO BE AT 18" DEPTH WITH DETECTABLE ELECTRICAL WARNING TAPE.

TESTING & AS-BUILTS

1. RECORD EXACT LOCATION AND DEPTH OF ALL COMPONENTS ON AS-BUILTS. VALVE, SPLICE, AND FLUSH BOXES SHALL BE DIMENSIONED FROM TWO FIXED POINTS. SUBMIT CAD AS-BUILTS (2 DIGITAL COPIES) PLUS ONE FULL-SIZE AND ONE 11"X17" PRINT TO CITY OF PALM COAST.
2. CONTRACTOR SHALL OBTAIN ALL PERMITS PRIOR TO WORK AND SUBMIT COPIES TO LANDSCAPE SUPERVISOR. WORK IN ROW TO MEET LOCAL/STATE JURISDICTION STANDARDS.
3. COORDINATE INSTALLATION WITH OTHER CONTRACTORS TO MINIMIZE SITE DISRUPTION AND COMPLETE WORK EFFICIENTLY.
4. USE LEEMCO RESTRAINT FITTINGS FOR ISOLATION VALVES.
5. USE HARCO PE IPS 316 STAINLESS STEEL FITTINGS FOR TRANSITIONS AT DIRECTIONAL BORES PER MANUFACTURER SPECS.
6. CLEARLY IDENTIFY RECLAIMED WATER COMPONENTS. INSTALL ADVISORY SIGNS EVERY 1000' PER LOCAL CODE. SEE DETAIL IR-09.
7. CONTROLLER MUST HAVE WEATHER SENSOR CAPABILITY.
8. DIRECTIONAL BORES TO FOLLOW MUNICIPAL SPECIFICATIONS.
9. PRESSURE-TEST ALL MAINLINES AT 100 PSI FOR 4 HOURS. MAXIMUM LOSS ALLOWED: 5 PSI. ADDITIONAL ALLOWABLE LOSS: 0.8 GAL/1000' OF PIPE.
10. MAINTAIN A 3' HORIZONTAL SEPARATION BETWEEN RECLAIMED AND POTABLE WATER LINES.

IRRIGATION SUBSTITUTIONS

1. SUBMIT REQUESTS FOR SUBSTITUTIONS TO THE OWNER'S REPRESENTATIVE PRIOR TO PURCHASE.
2. INCLUDE THE FOLLOWING: A. JUSTIFICATION FOR SUBSTITUTION B. SUPPORTING DOCUMENTATION (MANUFACTURER SPECIFICATIONS, CUT SHEETS, ETC.)
3. SUBSTITUTIONS WILL ONLY BE CONSIDERED IF COMPLETE INFORMATION IS PROVIDED.

CLEAN-UP

1. MAINTAIN A CLEAN SITE DURING INSTALLATION. KEEP PAVEMENT FREE OF TRASH/DEBRIS. WEEKLY CLEANUP REQUIRED.
2. IMMEDIATELY REMOVE SPILLED/SOILED MATERIALS FROM PUBLIC/PRIVATE PROPERTY.
3. AFTER WORK, CLEAN SOIL OFF HARD SURFACES, CONFINE MULCH, REMOVE TAGS/FLAGGING TAPE. TREE SEALS MAY REMAIN UNTIL WARRANTY ENDS.
4. REPAIR DAMAGE FROM INSTALLATION, INCLUDING RUTS OR GRADE DISRUPTION.
5. REMOVE AND DISPOSE OF EXCESS MATERIALS (SOIL, MULCH, DEBRIS, PALLETS) OFF-SITE. DO NOT BURY DEBRIS.

ACCEPTANCE & REJECTION

1. THE LANDSCAPE ARCHITECT, OWNER, OR OWNER'S REPRESENTATIVE HAS THE RIGHT TO REJECT NON-COMPLIANT WORK AT ANY TIME DURING THE PROJECT.

WARRANTY

1. THE CONTRACTOR SHALL WARRANT THE ENTIRE IRRIGATION SYSTEM, INCLUDING ALL MATERIALS AND WORKMANSHIP, TO BE FREE FROM DEFECTS FOR A MINIMUM PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER.
2. DURING THE WARRANTY PERIOD, THE CONTRACTOR SHALL REPAIR OR REPLACE ANY DEFECTIVE PARTS OR WORKMANSHIP AT NO ADDITIONAL COST TO THE OWNER. THIS INCLUDES DAMAGE RESULTING FROM FAULTY INSTALLATION, SYSTEM LEAKS, IMPROPER OPERATION, OR FAILURE OF MATERIALS.
3. THIS WARRANTY DOES NOT COVER DAMAGE CAUSED BY VANDALISM, ACTS OF GOD, ACCIDENTAL DAMAGE BY OTHERS, OR WORK NOT PERFORMED BY THE CONTRACTOR.
4. FINAL SYSTEM ACCEPTANCE AND START OF THE WARRANTY PERIOD WILL BEGIN ONLY AFTER SUCCESSFUL TESTING AND SUBMITTAL OF RECORD DRAWINGS (AS-BUILTS) HAVE BEEN APPROVED BY THE OWNER'S REPRESENTATIVE.

WATERING SCHEDULE & ESTABLISHMENT GUIDELINES
(FOR USE BY LANDSCAPE MAINTENANCE CONTRACTOR AND OWNER)

GENERAL GUIDELINES

1. ADHERE TO LOCAL IRRIGATION ORDINANCES FOR WATERING DAYS AND TIMES.
2. WATER EARLY MORNING (4:00-10:00 AM) TO REDUCE EVAPORATION AND FUNGAL RISKS.
3. AVOID NIGHTTIME WATERING.
4. ADJUST FREQUENCY BASED ON RAINFALL AND SEASONAL TEMPERATURE.
5. REDUCE WATERING DURING FALL AND WINTER MONTHS. DORMANT PLANTS REQUIRE LESS IRRIGATION.
6. DO NOT IRRIGATE DURING HEAVY RAINFALL OR WITHIN 24 HOURS OF SIGNIFICANT RAINFALL (>0.25").
7. PLANTING DURING JUNE, JULY, AND AUGUST MAY REQUIRE NEW PLANTINGS TO BE WATERED DAILY FOR THE FIRST COUPLE OF WEEKS. SOD MAY REQUIRE TWO WATERINGS PER DAY DURING THIS PERIOD. ALL IRRIGATION MUST BE CLOSELY MONITORED TO PREVENT BOTH DRYING OUT AND OVERWATERING.

WATER APPLICATION BY PLANT TYPE

1. PALM TREES: 20 GALLONS PER APPLICATION
2. LARGE TREES: 30 GALLONS PER APPLICATION
3. SMALL TREES: 20 GALLONS PER APPLICATION
4. SHRUBS: 10 GALLONS PER APPLICATION
5. SMALL SHRUBS: 5 GALLONS PER APPLICATION

WATERING FREQUENCY SCHEDULE (FIRST 3 MONTHS)

1. FIRST 4 WEEKS: 3 WATERINGS PER WEEK (TOTAL OF 12 WATERINGS)
2. SECOND 4 WEEKS: 2 WATERINGS PER WEEK (TOTAL OF 8 WATERINGS)
3. THIRD 5 WEEKS + 1 WEEK: 1 WATERING PER WEEK (TOTAL OF 5 WATERINGS)

ST. AUGUSTINE SOD WATERING GUIDELINES

1. FIRST 2 WEEKS: WATER DAILY AFTER INSTALLATION
2. WEEKS 3 AND 4: WATER 4 DAYS PER WEEK
3. UNTIL SOD IS ESTABLISHED: WATER 3 DAYS PER WEEK

SYSTEM ADJUSTMENTS

1. INSPECT SYSTEM MONTHLY. CHECK FOR LEAKS, OVERSPRAY, CLOGGED EMITTERS, AND PROPER PRESSURE.
2. ADJUST CONTROLLER SETTINGS SEASONALLY OR INSTALL A WEATHER SENSOR OR SMART CONTROLLER.

COMPLIANCE

1. THIS SCHEDULE IS INTENDED TO COMPLY WITH ST. JOHNS RIVER WATER MANAGEMENT DISTRICT AND CITY OF PALM COAST GUIDELINES.
2. CONTRACTOR AND OWNER ARE RESPONSIBLE FOR ADHERING TO ALL LOCAL WATER-USE RESTRICTIONS.

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

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REGISTERED ENGINEER
CA#26535, FL#PE No.

This item has been digitally signed and sealed by [illegible] on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

REVISIONS

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DESIGN BY: EJL
DWG BY: GPM
CHK BY: EJL
DATE: XX-XX-XX
JOB No: 24277

Matthews | DESIGN GROUP, INC.
P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FL 32084
PHONE: 904.826.1334 • FAX: 904.826.4547
INFO@MDGINC.COM

# IRRIGATION PLAN

## SSJ MOTHERHOUSE EXPANSION

ST. JOHNS COUNTY

PREPARED FOR
AD ADVISORS

SHEET No.:
IR-1
OF XX

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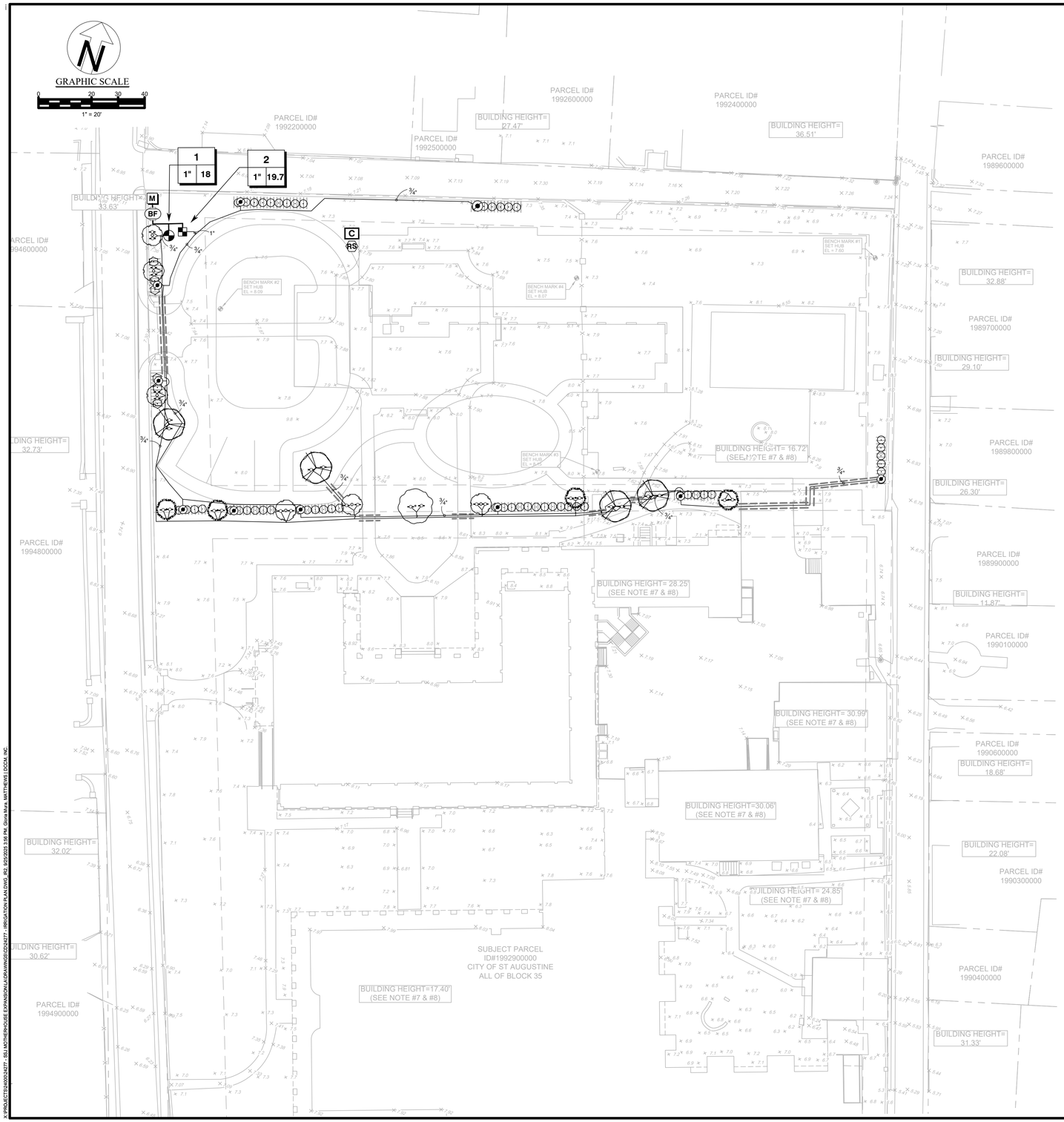
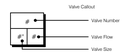
Received October 22, 2025
Planning and Building Dept




## IRRIGATION SCHEDULE

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY | PSI |
|---|---|---|---|
| 25 30 10 20 | Hunter PCB<br>Flood Bubbler, 1/2in. FIPT. | 30 | 25 |
| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY | |
| | Rain Bird XCZ-100-PRF 1" Medium Flow Drip Control Kit, 1in. DV valve, 1in. pressure regulating filter, 40psi pressure regulator. 5 GPM-20 GPM. | 1 | |
| | Toro T-PR25-9<br>Pipe Transition from 1/2in. riser or fitting to 9 barbed outlets. Pressure Regulating with individual outlet flow range per outlet of 1 GPH - 20 GPH. Barbed outlets accept 1/4in. micro-tube for emitters, micro-bubblers or micro-sprays. | 10 | |
| | Area to Receive Dripline<br>Rain Bird XFS-09-12-NP XFS Non potable Sub-Surface Pressure Compensating Dripline w/Copper Shield Technology. 0.9 GPH emitters at 12" O.C. Laterals spaced at 12" apart, with emitters offset for triangular pattern. UV Resistant. Specify XF insert fittings. | 776.2 lf | |
| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY | |
| | Hunter ICV-G 1"<br>1in., 1-1/2in., 2in., and 3in. Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use. | 1 | |
| BF | Febco 765 1"<br>Pressure Vacuum Breaker, brass with ball valve SOV. Install 12in. above highest downstream outlet and the highest point in the downstream piping. | 1 | |
| C | Hunter XC-200<br>2 Station Controller, Residential Use. Plastic Cabinet, Outdoor, with 3 Independent Programs. 120 VAC. | 1 | |
| RS | Hunter MINI-CLIK<br>Rain Sensor, mount as noted | 1 | |
| M | Water Meter 1" | 1 | |
| | Irrigation Lateral Line: PVC Class 160 SDR 26 | 33.8 lf | |
| | Irrigation Lateral Line: PVC Class 160 SDR 26 3/4" | 939.5 lf | |
| | Irrigation Lateral Line: PVC Class 160 SDR 26 1" | 5.5 lf | |
| | Irrigation Mainline: PVC Schedule 40 | 28.5 lf | |
| | Pipe Sleeve: PVC Class 200 SDR 21 | 119.6 lf | |

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REGISTERED ENGINEER
ERIC J. LANEHART
FLORIDA P.E. #86937

REVISIONS

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DSGN BY: EJL
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IRRIGATION PLAN
SSJ MOTHERHOUSE EXPANSION
ST. JOHNS COUNTY
PREPARED FOR
AD ADVISORS

SHEET No.:
IR-2
OF XX

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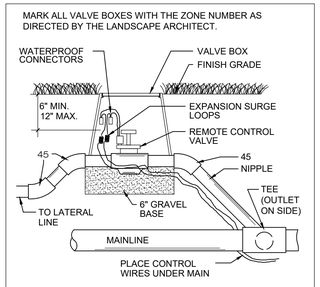
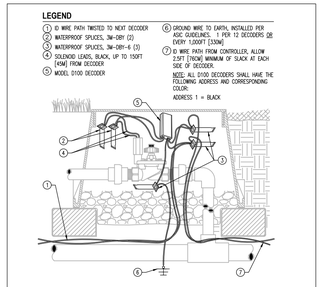
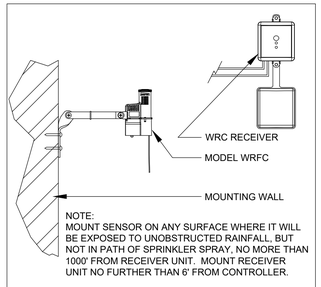


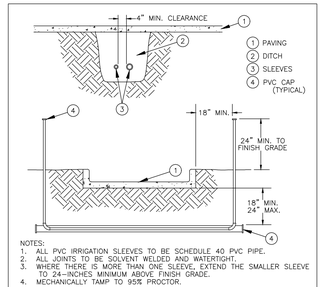

ELECTRIC VALVE



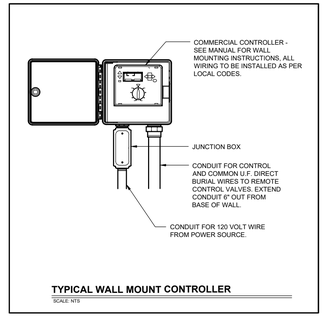

DECODER IN VALVE BOX



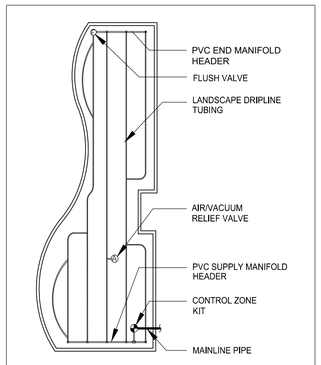

RAIN SENSOR



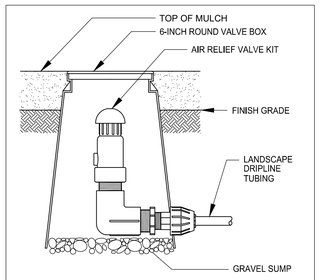

SLEEVING DETAIL



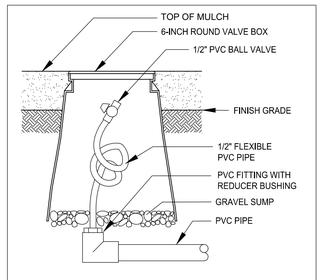

TYPICAL WALL MOUNT CONTROLLER
SCALE: NTS



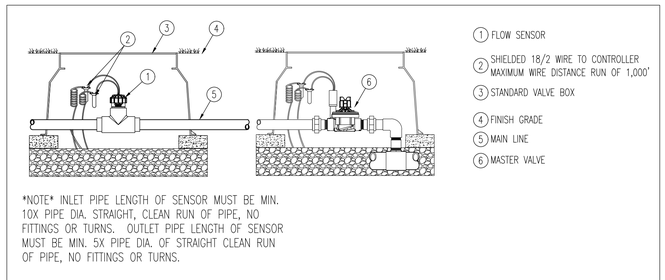

DRIPLINE TYPICAL LAYOUT




AIR RELIEF VALVE




FLUSH VALVE




FLOW SENSOR DETAIL

## DRIP IRRIGATION NOTES

1) INSTALL ALL DRIP TUBING 2" BELOW GRADE. USE STAKES TO HOLD THE TUBING IN PLACE.

2) KEEP DRIP TUBING CLEAN AT ALL TIMES BEFORE THE FINAL CONNECTION. TAPE ALL TUBE ENDS OR USE DIRTCAPS.

3) AVOID SHARP BENDS IN THE TUBING. DO NOT BEND THE TUBING WITH LESS THAN A 12" RADIUS.

4) ALL DRIP TUBING SHALL HAVE UNIFORM SPACING AND BURIAL DEPTH.

5) INSTALL DRIP TUBING IN ALL AREAS THAT SHALL RECEIVE PLANT MATERIAL. REFER TO THE PLAN FOR THE EXACT LOCATIONS.

6) SPACE TUBING AS NOTED ON THE PLANS AND/OR DETAILS. THE PLAN DOES NOT ALWAYS SHOW ALL DRIP TUBING. THE PLAN LAYOUT IS SHOWN FOR CLARITY ONLY.

7) REFER TO THE MANUFACTURER'S DRIP INSTALLATION MANUAL FOR SPECIFIC INSTALLATION INSTRUCTIONS AND DETAILS.

8) ALWAYS FLUSH ALL LINES BEFORE FINAL CONNECTION.

9) REFER TO THE LANDSCAPE PLAN TO AVOID LAYOUT WHERE TREES SHALL BE INSTALLED WITHIN LANDSCAPE BEDS.

10) INSTALL ALL AIR RELIEF AND FLUSH VALVES INSIDE A VALVE BOX.

11) CLEARLY AND NEATLY MARK THE TOP OF EACH VALVE BOX WITH THE TYPE OF EQUIPMENT THAT IT CONTAINS. (I.E. AIR RELIEF VALVE, FLUSH VALVE, ETC.)

12) ALL VALVE BOXES SHALL HAVE A 6" LAYER OF PEA GRAVEL IN THE BASE.

LEGEND:
1. IRRIGATION CONTROLLER PER PLAN
2. CONCRETE CONTROLLER PAD PER PLAN
3. PVC ELL SWEEP, 1-1/2-IN [48-MM] MIN.
4. 15-FT [4.5-M] PRE-WELDED #6 AWG INSULATED GREEN-YELLOW WIRE (PAIGE ELECTRIC PART # 182000(7C6)
5. GROUND ROD SHALL BE 5/8-IN [15-MM] DIAMETER X 8-FT [1.2-M] LONG COPPER CLAD STEEL GROUND RODS WITH 15-FT [4.5-M] PRE-WELDED #6 AWG INSULATED GREEN-YELLOW WIRE (PAIGE ELECTRIC PART # 182000(6C6) 6-IN [15-CM]
6. ROUND VALVE BOX WITH 'GR' HEAT WELDED ON LID IN 2-IN [5-CM] LETTERS
7. MIRAFI 180N FILTER FABRIC
8. SPHERE OF INFLUENCE BOUNDARY SPANNING 8-FT [2.5-M] IN ALL DIRECTIONS IN EARTH FROM GROUND ROD
9. FINISHED GRADE

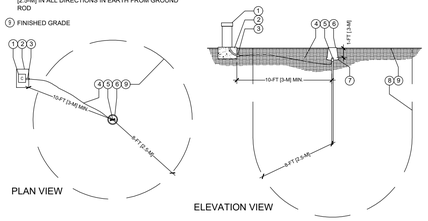
NOTES:
A. CONTRACTOR SHALL INSTALL GROUNDING IN ACCORDANCE TO MANUFACTURERS SPECIFICATIONS AND LOCAL CODES AND REQUIREMENTS

B. SPHERE OF INFLUENCE SHALL REMAIN FREE AND CLEAR OF WIRES, CABLES, ELECTRONIC EQUIPMENT, AND ANY EQUIPMENT THAT MAY BE DAMAGED DURING AN ELECTRICAL SURGE EVENT

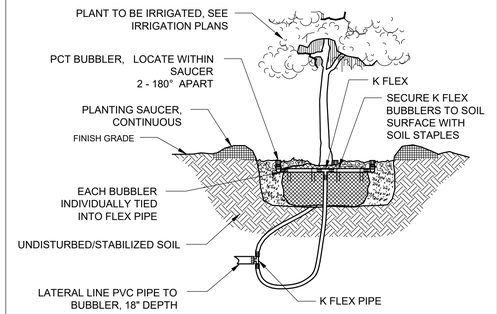
C. GROUND ROD SHALL BE DRIVEN INTO THE GROUND IN A VERTICAL POSITION OR AN OBLIQUE ANGLE NOT TO EXCEED 45 DEGREES AT A LOCATION 10-FT [3-M] FROM THE ELECTRONIC EQUIPMENT, THE GROUND PLATE, OR THE WIRES AND CABLES CONNECTED TO EQUIPMENT BEING GROUNDED

D. CONTRACTOR SHALL INSURE 10HMS OR LESS RESISTANCE BETWEEN GROUND ROD AND CONTROLLER. MULTIPLE GROUND CONNECTIONS MAY BE NEEDED TO ACHIEVE 10 OHMS OR LESS RESISTANCE

E. CONTRACTOR SHALL INSTALL GROUNDING CIRCUIT COMPONENTS IN STRAIGHT LINES AVOIDING SHARP TURNS




GROUND ROD AT CONTROLLER




**NOTES:**
1. BUBBLERS SHALL BE PLACED ON THE UPHILL SIDE OF ANY SLOPES & ON THE OPPOSING SIDES OF EACH ROOTBALL WITHIN THE SAUCER
2. BUBBLERS TO BE INSTALLED ADJACENT TO ROOTBALL PERIMETER, DO NOT INSTALL BUBBLER ON TOP OF ROOTBALL OR NEXT TO TRUNK
3. REFER TO PLANS FOR BUBBLER FLOW VOLUME AND BUBBLER QUANTITIES PER TREE OR PALM

**BUBBLER APPLICATION**
SCALE: NTS

*Watering schedule for establishment only.

*Irrigation using micro-spray, micro-jet, drip or bubbler irrigation systems is allowed anytime.

*Irrigation of new landscape is allowed at any time for the first 30 days and every other day for the next 30 days. Limit irrigation to the minimum amount necessary for establishment.

*Irrigation systems may be operated anytime for maintenance and repair, not to exceed 20 minutes per hour per zone.

*Irrigation is prohibited between 10 a.m. and 4 p.m.

*During daylight saving time (second Sunday in March until the first Sunday in November) irrigation is limited to no more than two days per week on scheduled days.
2 Days per week (Spring,Summer)
1 Day per week (Fall,Winter)

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

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REGISTERED ENGINEER
ERIC J. LANEHART
FLORIDA PE #86687

REVISIONS

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| DSGN BY: | EJL |
| DWG BY: | EJL |
| CHK BY: | EJL |
| DATE: | XX-XX-XX |
| JOB No.: | 24277 |

Matthews | DCCM
P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FL 32084
PHONE: 904.826.1334 • FAX: 904.826.4547
INFO@MDGINC.COM

IRRIGATION DETAILS

SSJ MOTHERHOUSE EXPANSION
ST. JOHNS COUNTY
PREPARED FOR
AD ADVISORS

SHEET No.:
IR3
OF XX

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Received November 10, 2025
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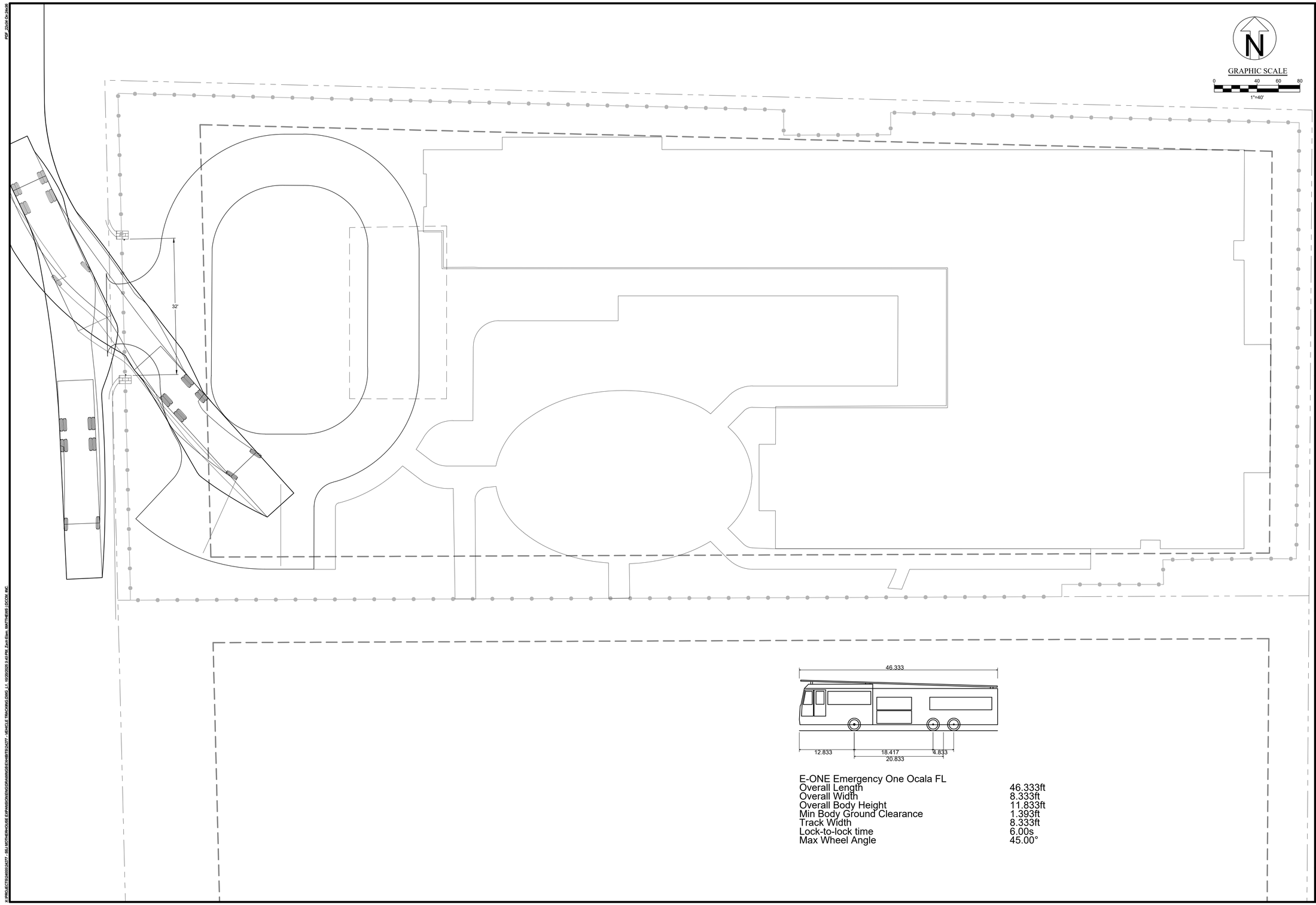


E-ONE Emergency One Ocala FL

| | |
|---|---|
| Overall Length | 46.333ft |
| Overall Width | 8.333ft |
| Overall Body Height | 11.833ft |
| Min Body Ground Clearance | 1.393ft |
| Track Width | 8.333ft |
| Lock-to-lock time | 6.00s |
| Max Wheel Angle | 45.00° |

LANDSCAPE ARCHITECT
##########
CA#26535 FL #########

REVISIONS

| NO. | DATE | DESCRIPTION |
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DWG BY: RJM
CHK BY: XXX
DATE: XXXXXXX
JOB No.: 24277

Matthews | DCCM
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ST. AUGUSTINE, FL 32084
PHONE: 904.826.1334 • FAX: 904.826.4547
INFO@MDGINC.COM

TURNING ANALYSIS
SSJ MOTHERHOUSE EXPANSION
ST. AUGUSTINE
PREPARED FOR
SHANE LARSEN

SHEET No.:
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OF 1

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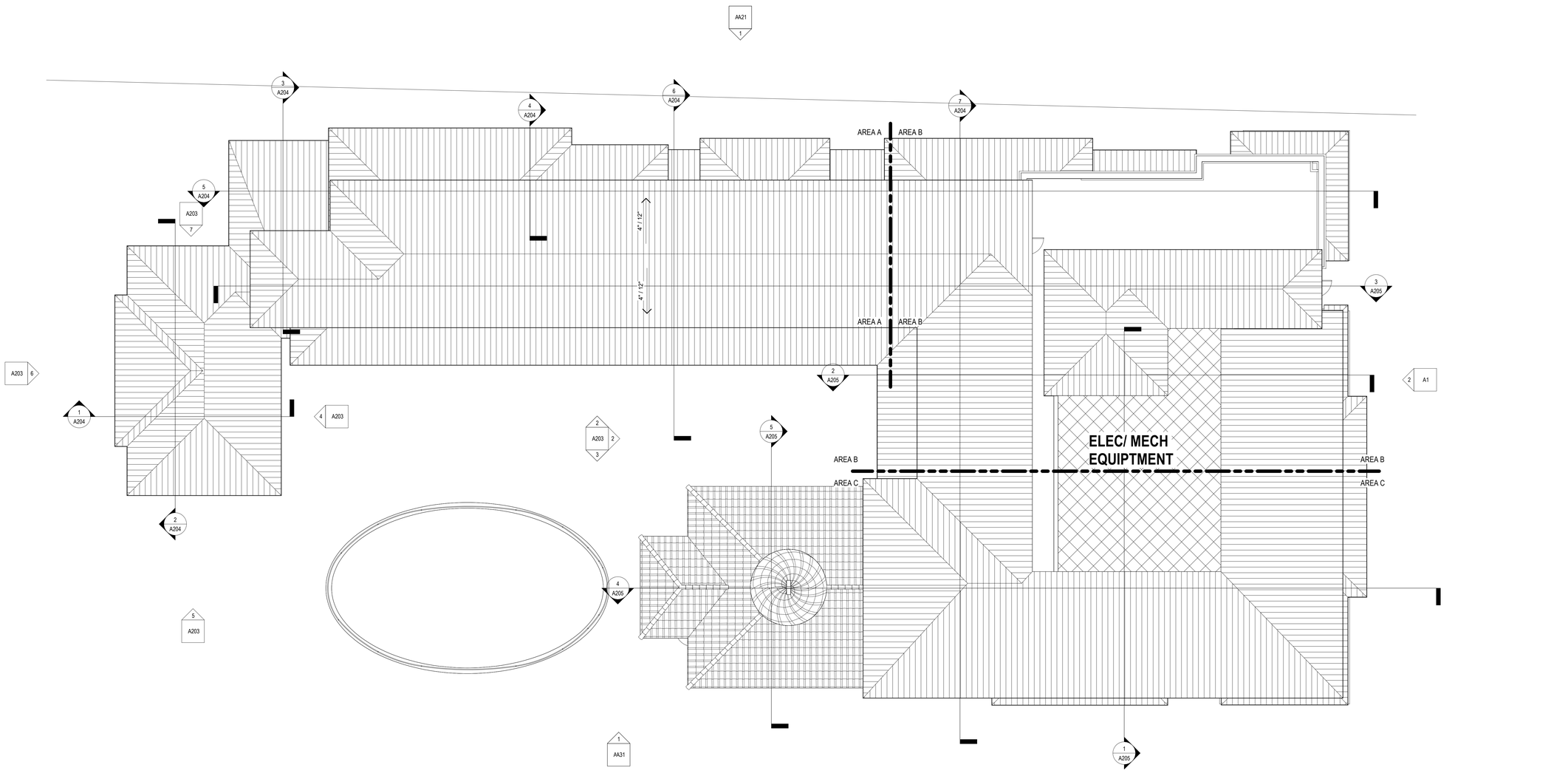
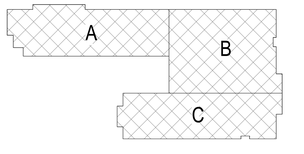



1 ROOF - COMPOSITE
SCALE: 1/8" = 1'-0"




KEY PLAN

NORTH

DESIGNED: KSSG
DRAWN: MBK
CHECKED: SLL

ISSUE DATE: PROJECT ISSUE DATE
REVISIONS:
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NEW MOTHERHOUSE
241 ST GEORGE ST, ST. AUGUSTINE, FL 32084

**COMPOSITE PLAN - ROOF**

PROJECT NO.: 010389.001

A105

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Project Number w/out "." for PDF numbering-2-A105 COMPOSITE PLAN - ROOF

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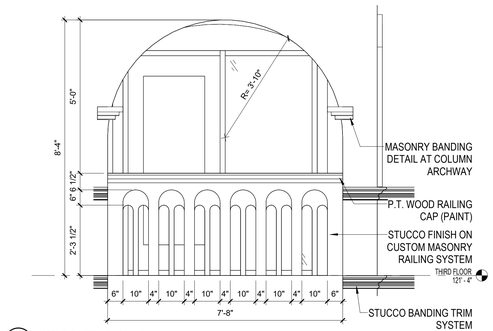
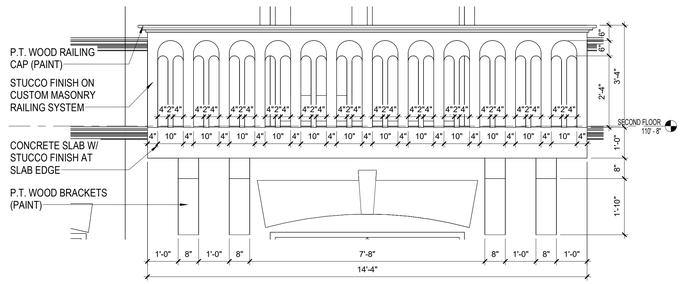



3 NORTH ELEVATION - BALCONY B
SCALE: 1/2" = 1'-0"


P.T. WOOD RAILING CAP (PAINT)
STUCCO FINISH ON CUSTOM MASONRY RAILING SYSTEM
CONCRETE SLAB W/ STUCCO FINISH AT SLAB EDGE
P.T. WOOD BRACKETS (PAINT)
4" 2"4" 4" 2"4" 4" 2"4" 

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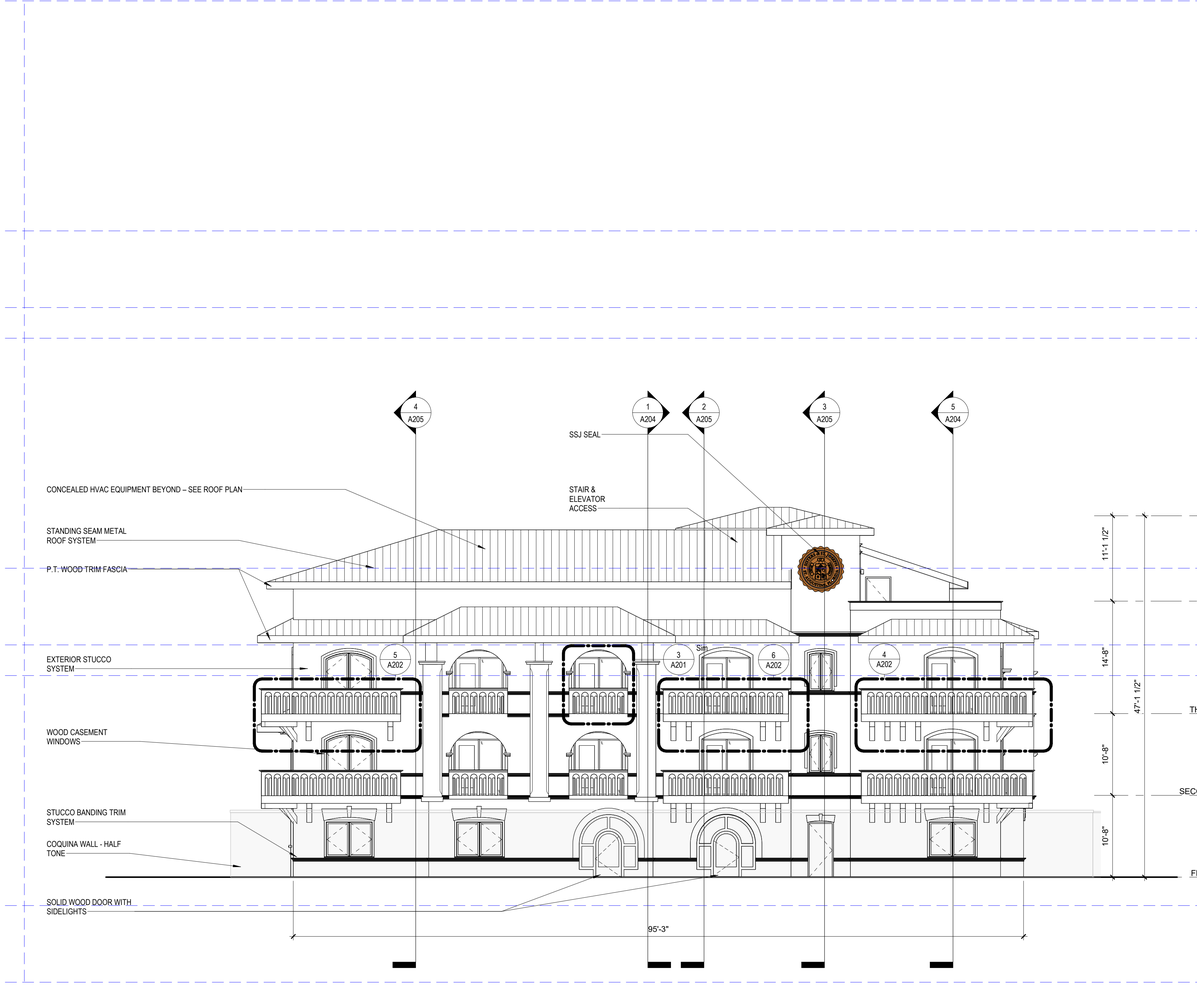
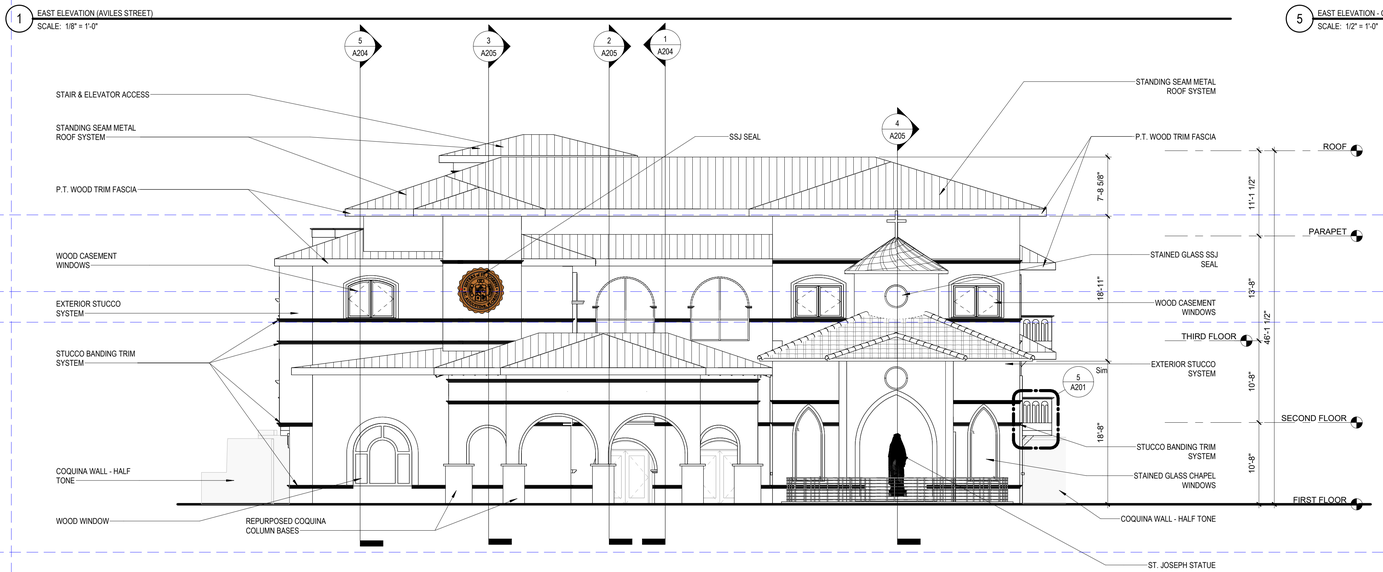
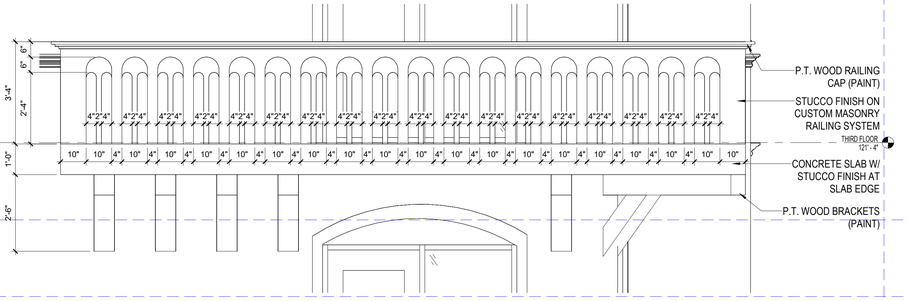


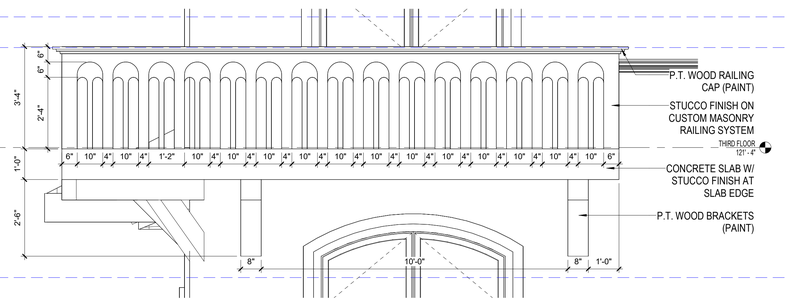

1 EAST ELEVATION (AVILES STREET)
SCALE: 1/8" = 1'-0"



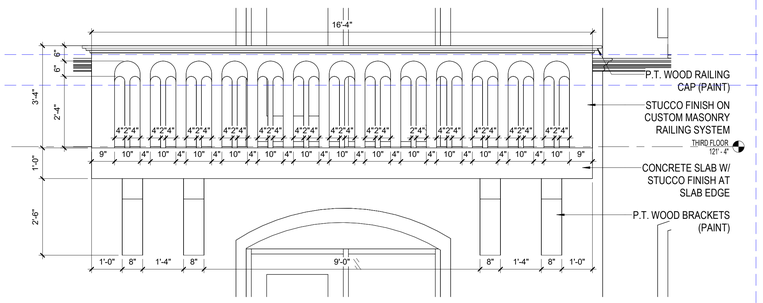

2 WEST ELEVATION (ST. GEORGE STREET)
SCALE: 1/8" = 1'-0"




4 EAST ELEVATION - CORNER BALCONY - SIDE A
SCALE: 1/2" = 1'-0"




5 EAST ELEVATION - CORNER BALCONY - SIDE B
SCALE: 1/2" = 1'-0"




6 EAST ELEVATION - BALCONY A
SCALE: 1/2" = 1'-0"

DESIGNED:
DRAWN:
CHECKED:
Designer
Author
Checker

ISSUE DATE:
REVISIONS:

| No.: | DATE: | BY: | DESCRIPTION: |
|---|---|---|---|

PROJECT ISSUE DATE

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**EXTERIOR BUILDING ELEVATIONS**

PROJECT NO.: 010389.001

A202

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EXTERIOR BUILDING ELEVATIONS

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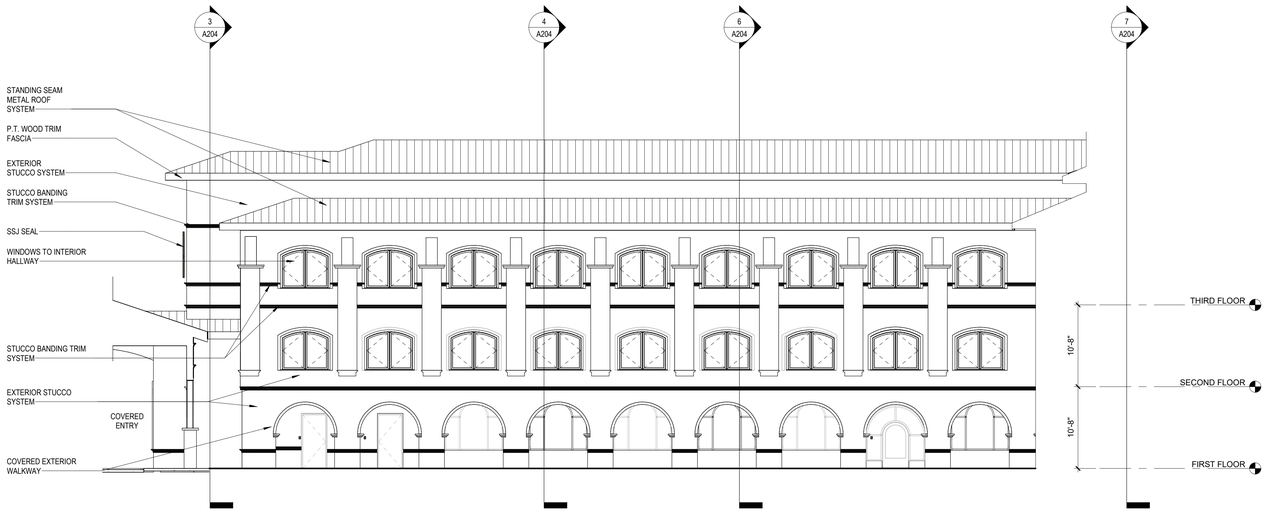
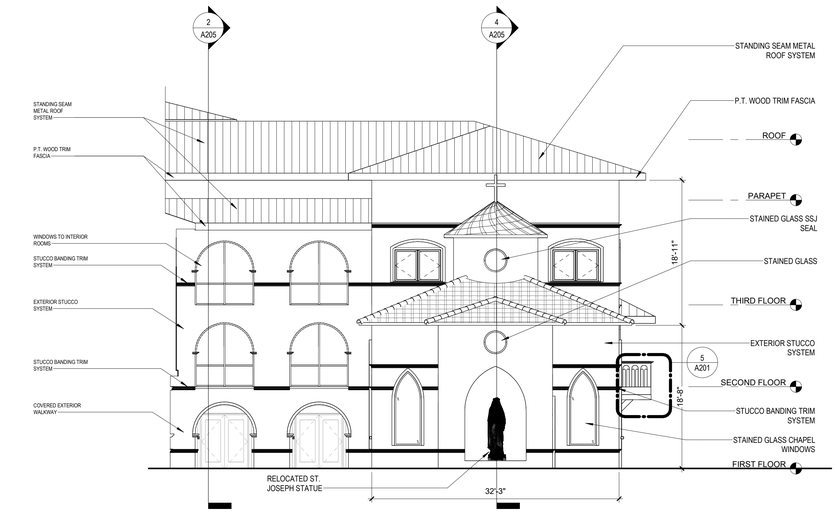
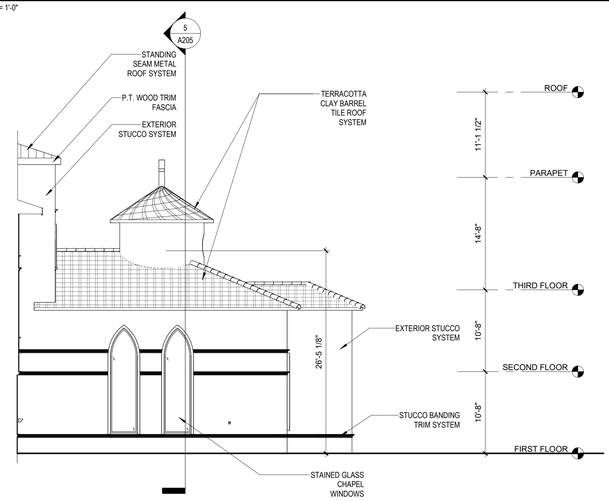


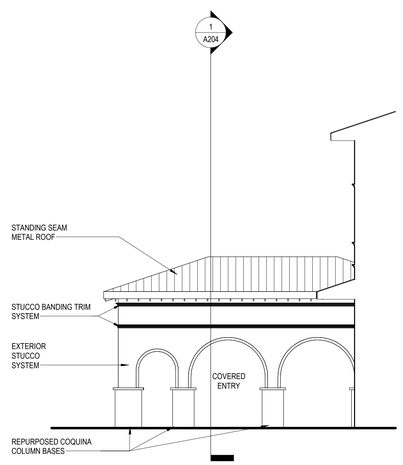

1 COURTYARD FACING NORTH
SCALE: 1/8" = 1'-0"



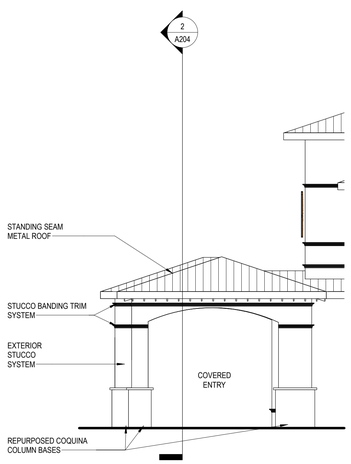

2 COURTYARD FACING EAST
SCALE: 1/8" = 1'-0"



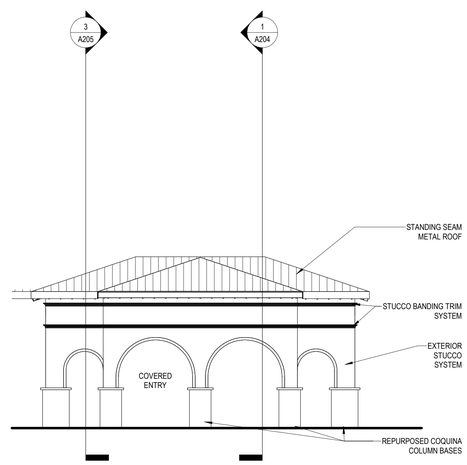

3 COURTYARD FACING SOUTH
SCALE: 1/8" = 1'-0"



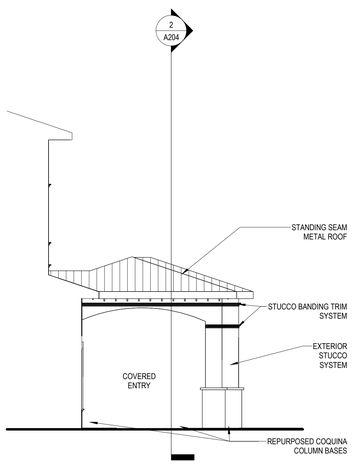

4 PORTE COCHERE EAST ELEVATION
SCALE: 1/8" = 1'-0"




5 PORTE COCHERE SOUTH ELEVATION
SCALE: 1/8" = 1'-0"




6 PORTE COCHERE WEST ELEVATION
SCALE: 1/8" = 1'-0"




7 PORTE COCHERE NORTH ELEVATION
SCALE: 1/8" = 1'-0"

DESIGNED: Designer
DRAWN: Author
CHECKED: Checker

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**EXTERIOR BUILDING ELEVATIONS**

PROJECT NO.: 010389.001

A203

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EXTERIOR BUILDING ELEVATIONS

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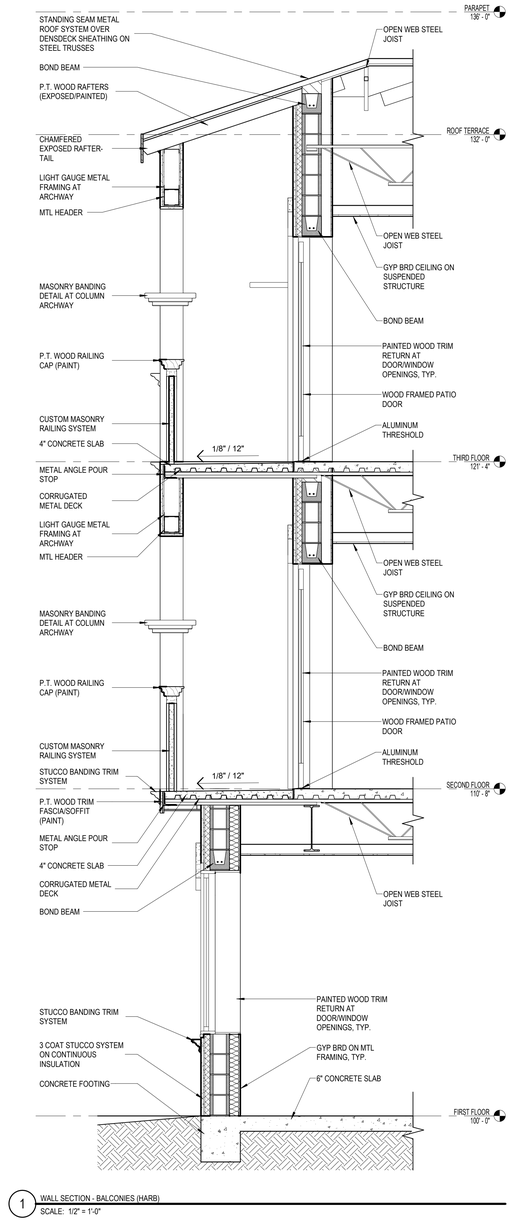


1 WALL SECTION - BALCONIES (HARB)
SCALE: 1/2" = 1'-0"

DESIGNED:
DRAWN:
CHECKED:
Designer
Author
Checker

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**NEW MOTHERHOUSE**
**241 ST GEORGE ST, ST. AUGUSTINE, FL 32084**

**WALL SECTION**

PROJECT NO.: **010389.001**

A5

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**EXTERIOR BUILDING FINISH**

STUCCO
TO BE 7/8" THICK TRADITIONAL 3 COAT SMOOTH
STUCCO



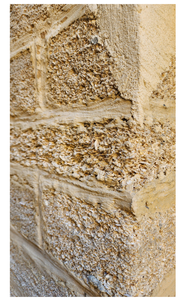
**ROOF**

CLICK-LOCK METAL ROOFING SYSTEM,
HURRICANE RESISTANT,
EXPANSION/ CONTRACTION FRIENDLY



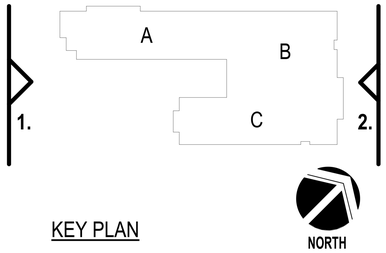
**EXTERIOR BUILDING FINISH**

WINDOWS
WOOD WINDOWS, ARCHED, POINTED, FLAT



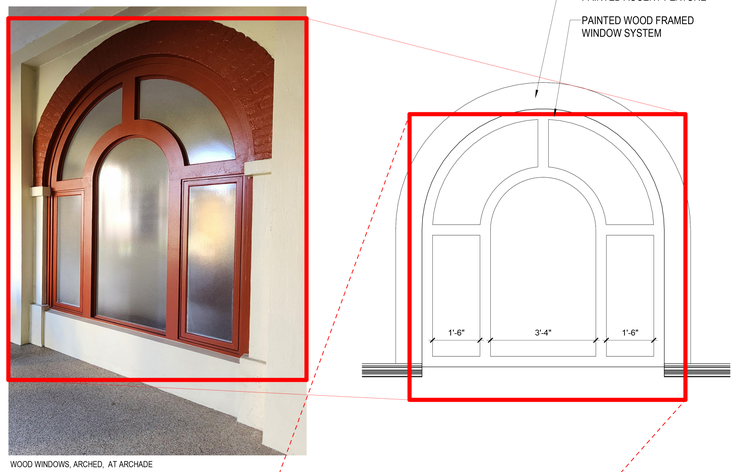
**EXTERIOR BUILDING FINISH**

REPURPOSED COQUINA AT PORTE COCHERE
COLUMN BASES




KEY PLAN

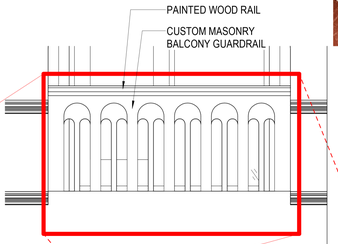
## EXTERIOR BUILDING MATERIALS




WOOD WINDOWS, ARCHED, AT ARCHADE



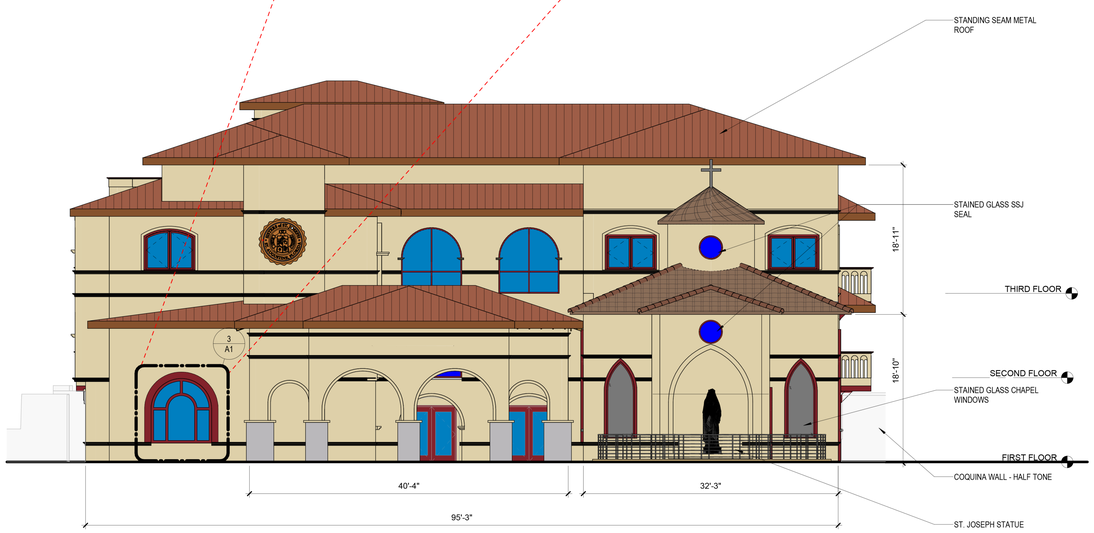
PILASTER DETAIL/ BALCONY RAILING



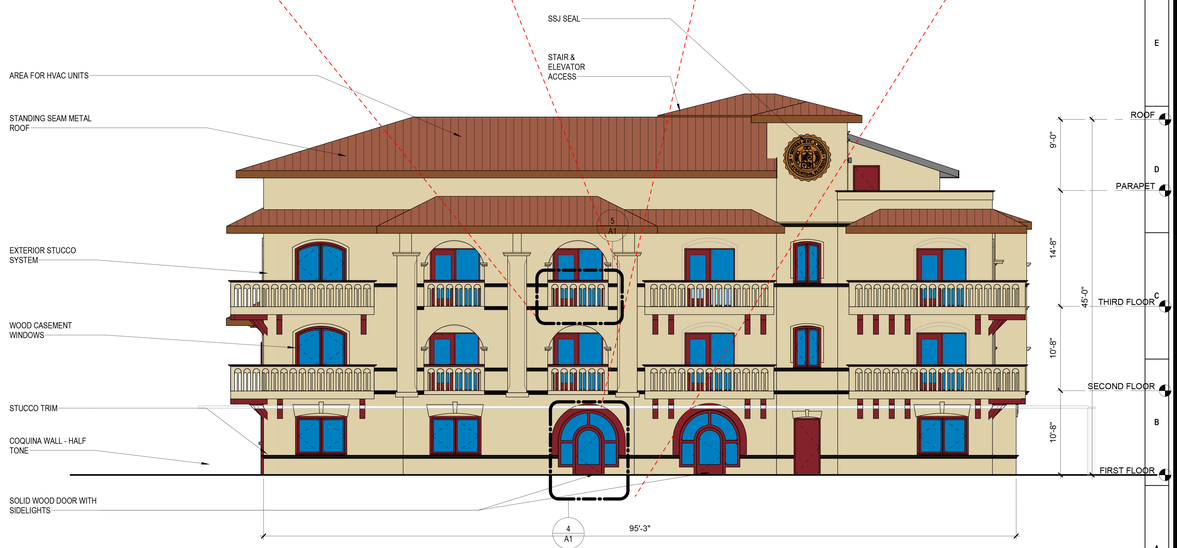




WOOD WINDOWS, ARCHED WITH DOOR




1 WEST ELEVATION (ST. GEORGE STREET)




2 EAST ELEVATION (AVILES STREET)

DESIGNED: Designer
DRAWN: Author
CHECKED: Checker
ISSUE DATE: PROJECT ISSUE DATE
REVISIONS:
No.: DATE: BY: DESCRIPTION:

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**EXTERIOR ELEVATIONS**

PROJECT NO.: 010389.001

A1

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EXTERIOR ELEVATIONS
Application Pg. 26
Page 445 of 673

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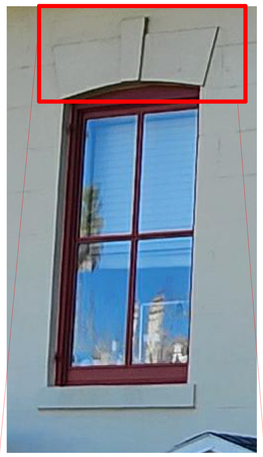
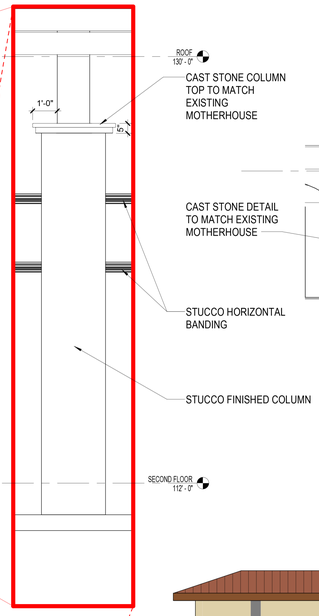


KEYSTONE DETAIL AT 1ST FLOOR



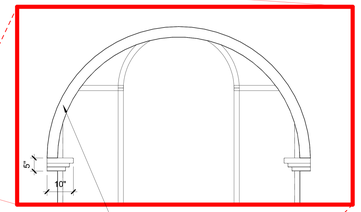
PILASTER DETAIL/ BALCONY RAILING

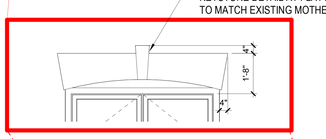


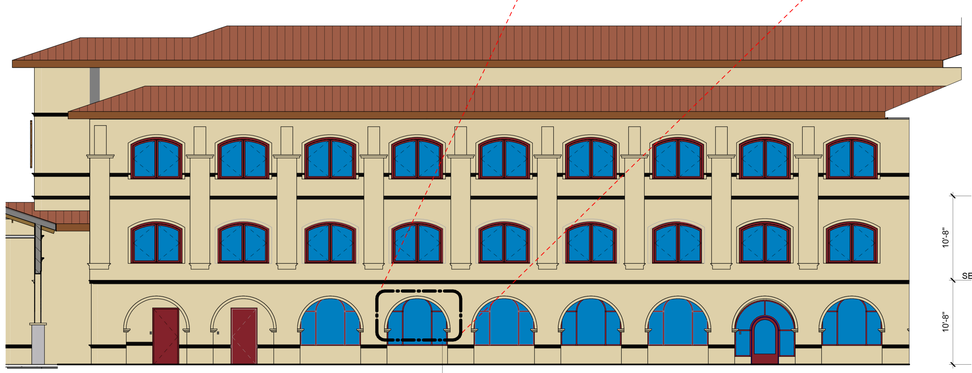



ARCH DETAIL

KEY PLAN




2 COURTYARD FACING NORTH - HARB SUBMITTAL
SCALE: 1/8" = 1'-0"




1 NORTH ELEVATION (CADIZ STREET)
SCALE: 1/8" = 1'-0"

NORTH

DESIGNED:
DRAWN:
CHECKED:
Designer
Author
Checker
ISSUE DATE:
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**EXTERIOR ELEVATIONS**

PROJECT NO.: **010389.001**

A2



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EXTERIOR ELEVATIONS

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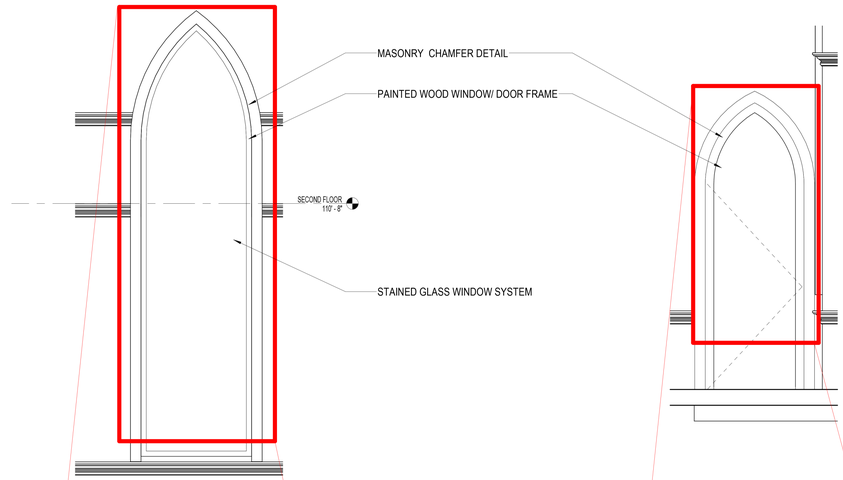
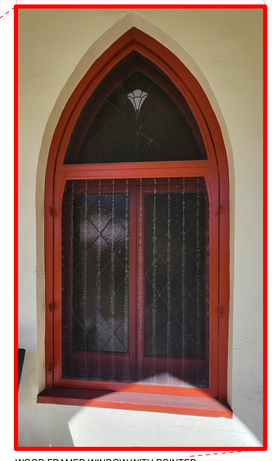
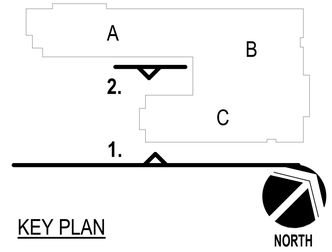


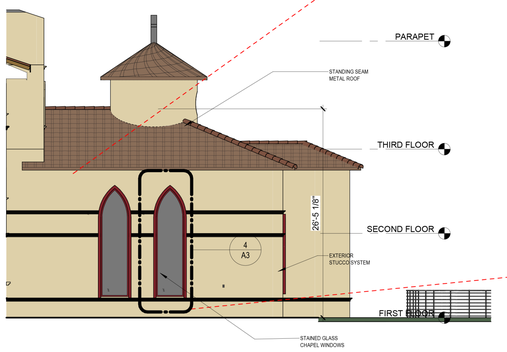
WOOD FRAMED WINDOW WITH POINTED ARCHED TOP



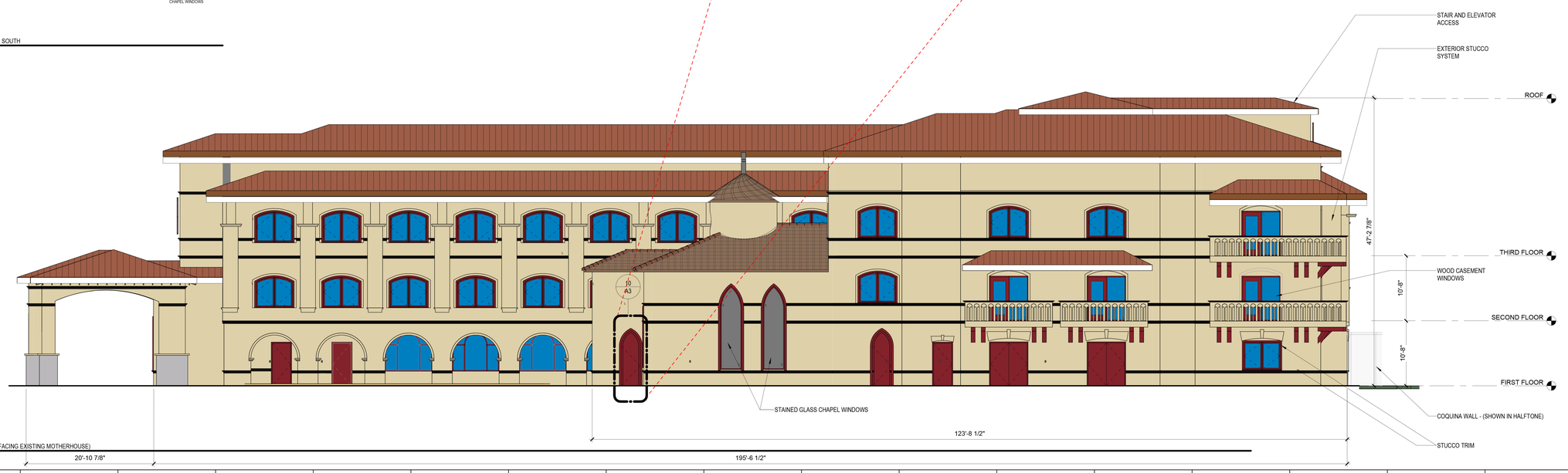
WOOD FRAMED DOOR WITH POINTED ARCHED TOP




KEY PLAN




2 COURTYARD FACING SOUTH
SCALE: 1/8" = 1'-0"




1 SOUTH ELEVATION (FACING EXISTING MOTHERHOUSE)
SCALE: 1/8" = 1'-0"

DESIGNED: Designer
DRAWN: Author
CHECKED: Checker
ISSUE DATE: PROJECT ISSUE DATE
REVISIONS:
No.: DATE: BY: DESCRIPTION:

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**EXTERIOR ELEVATIONS**

PROJECT NO.: 010389.001

A3



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EXTERIOR ELEVATIONS

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1 SW View
SCALE: 12" = 1'-0"



3 NW View
SCALE: 12" = 1'-0"



2 NE View
SCALE: 12" = 1'-0"



4 SE View
SCALE: 12" = 1'-0"

DESIGNED: Designer
DRAWN: Author
CHECKED: Checker

ISSUE DATE: PROJECT ISSUE DATE
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**Renders**

PROJECT NO.: 010389.001

A4

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11/10/2025 3:38:03 PM
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Renders

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window specifications and performance data

Materials | Finishes | Hardware | Shapes | Combinations | Glass | Screens | Grilles

Prefinished Interior Stains | Prefinished Interior Paints | Exterior Finishes

## Exterior Finishes

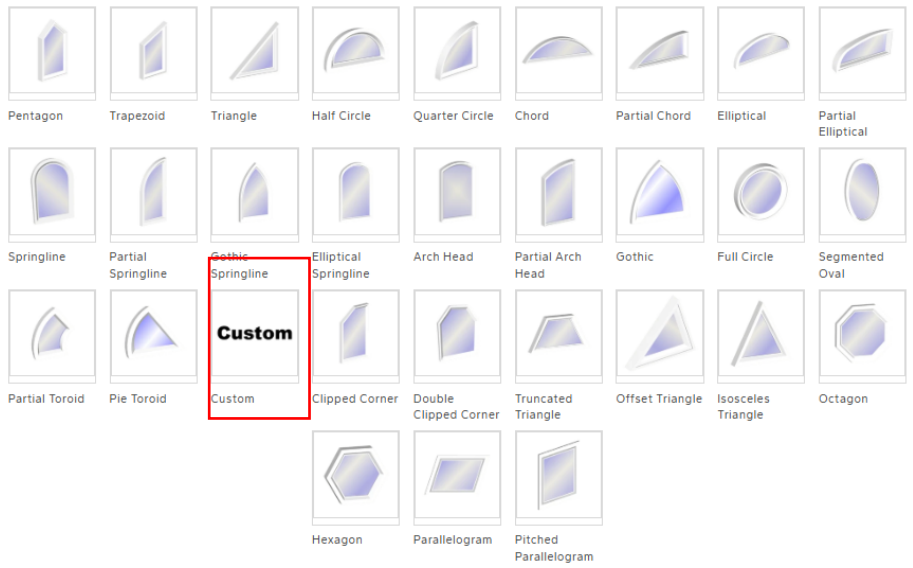
Our low-maintenance, aluminum-clad exteriors with EnduraClad® resist chalking and fading and are available in a wide variety of colors plus virtually unlimited custom options. Take durability further with EnduraClad Plus protective finish, which meets the industry's highest exterior coating standard to defend against chalking and fading.[26]




Design Options

Materials | Finishes | Hardware | Shapes | Combinations | Glass | Screens | Grilles

Shapes




Pella Windows

**PELLA® RESERVE™ – TRADITIONAL WOOD CASEMENT WINDOW**

Materials | Finishes | Hardware | Shapes | Combinations | Glass | Screens | Grilles

Low-E Insulating Glass | Additional Glass Options

## Additional Glass Options

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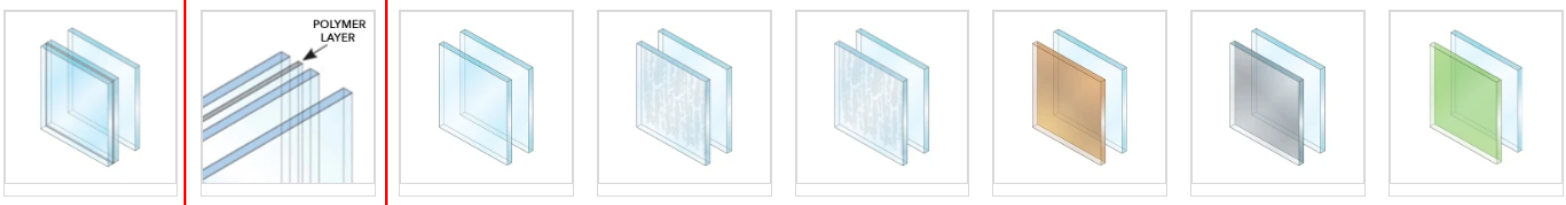


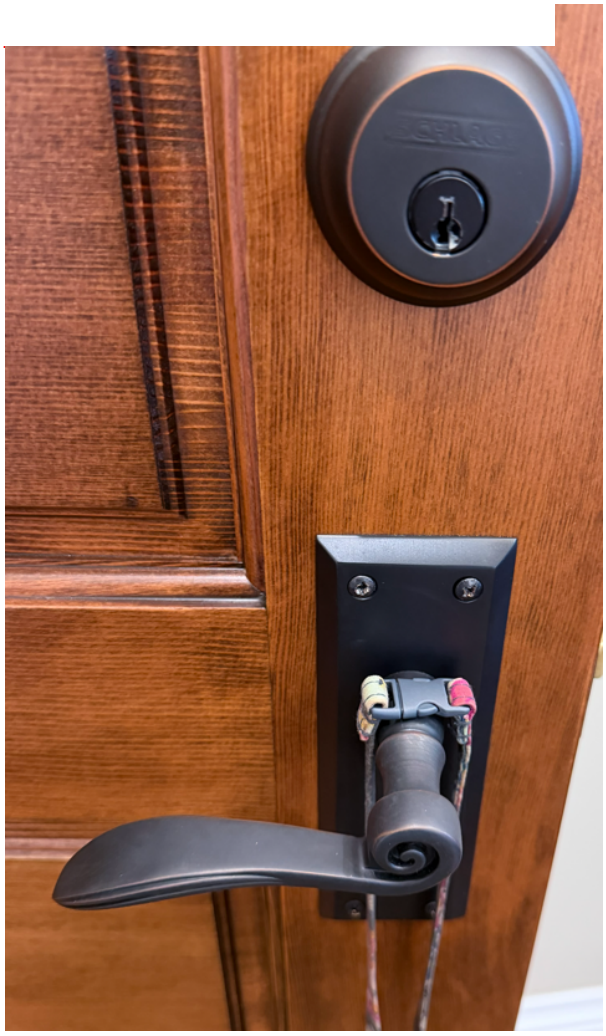

Non-Impact Laminated Glass | Impact-Resistant Laminated Glass | Non-Laminated Glass | Obscure Glass | Frosted Glass | Bronze-Tinted Glass | Gray-Tinted Glass | Green-Tinted Glass

door hardware designs and other signage




Building Signage







Received November 10, 2025
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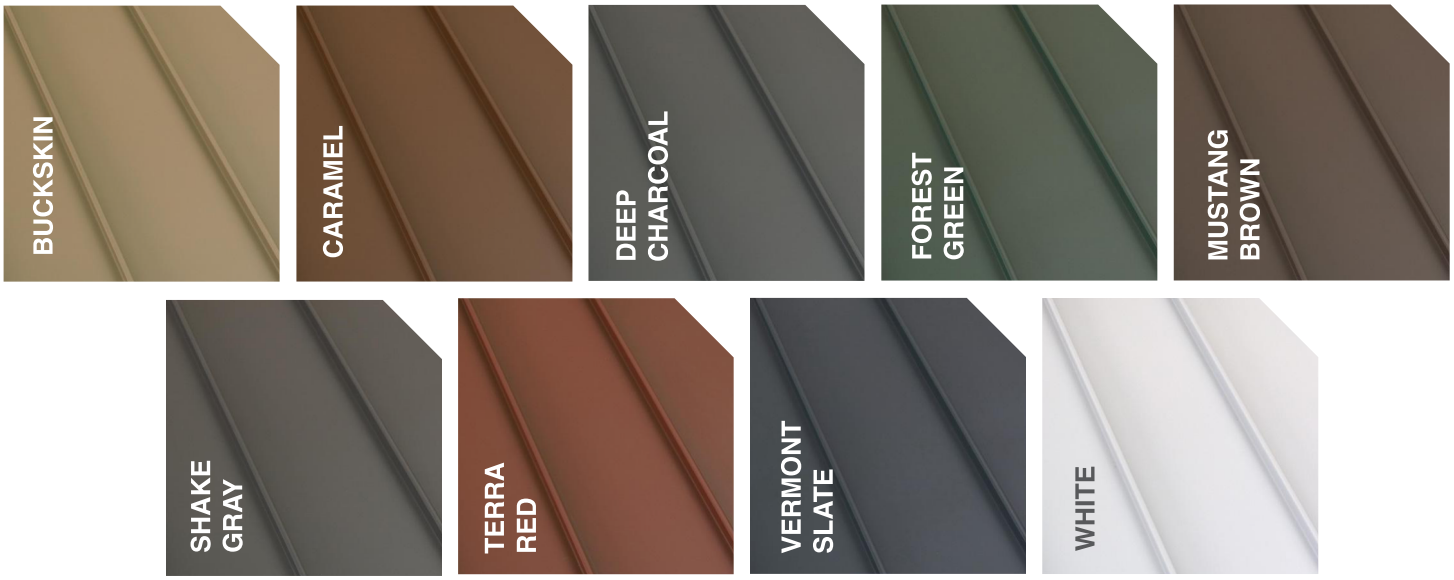


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CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

# STAFF REPORT AND RECOMMENDATION

**Prepared for December 18, 2025 Meeting**




Application HP2025-0053

Address: 24 Cathedral Place / Charlotte Street (PID 1971600000 and 19720000000)

Applicant: Rogers Towers, P.A.

Property Owner: Kasam Hospitality, Inc.

Project description: For work related to an adaptive use project of the existing buildings, to include construction of commercial buildings to flank a new parking garage on the existing parking lot; new landscape, hardscape, and streetscape on Charlotte Street and south side of Treasury Street; and repair and rehabilitation of exterior elements on existing tower building to include replacement of windows, doors, and balconets, and refinishing of stucco and terra cotta.

*(Continued from the November 18, 2025 HARB meeting)*

| | | | |
|---|---|---|---|
| Architectural Style: | Mediterranean Revival (#24); Spanish Renaissance Revival (#22) | Florida Master Site File: | SJ0400 |
| National Register: | St. Augustine Town Plan Historic District: Contributing | Construction date: | 1927 (24 Cathedral); c. 1938 (22 Cathedral) |
| Archaeology Zone: | IA | Zoning District: | PUD (HP-2) |
| Parcel number: | 1971600000, 1972000000 | | |
| Agenda Item: | 9(b) | Previous Action(s): | PZB2024-0041, OOA HP2022-0039 (not approved), & OOA 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. Links are provided page 12 of this report and minutes are attached of the Certificate of Appropriateness (COA) application hearings that started with the August 21, 2025 HARB meeting.
2. **At this meeting, the HARB is to review the full project scope, including modified proposed designs for the new building(s) to be located on what is currently a surface parking lot that fronts Charlotte and Treasury Streets.**
3. At the August 2025 HARB meeting, only the landscape, hardscape, and streetscape plans were reviewed. HARB continued the application after reviewing the proposed new building(s) designs for the first time, along with some of the modifications to the landscape, hardscape, and streetscape plans, which were revised to incorporate recommendations of the Board at the September 18 meeting. Planned work to the existing historic building was focused on at the October 16 meeting, which still needed further review after HARB's input. The HARB also provided feedback on the revised designs for the courtyard gates proposed to face Charlotte and Treasury Streets. Revised plans for the new buildings were the primary focus of the November 20, 2025 HARB meeting.
4. **Proposed new construction:** Based on comments by the HARB and public at the November meeting, modifications were made to the proposed design, primarily to the rooftop amenity deck. Modified plans that were submitted for this month's review are found at the front of the application packet and include the items below.
   a. Rooftop elements, such as pergolas, were elements that were not ultimately approved in the Opinion of Appropriateness after the HARB said they were not appropriate for the buildings and surrounding area. These design features were brought back with this COA application on the rooftop plan and elevation sheets of the Mediterranean influence building that also incorporates the automobile entrance to the proposed parking garage. In response to concern expressed in September with the proposed traditional pergola features and other rooftop elements that would be visible, the design of these elements were modified for November's review with clay tile hipped roofs that connected a central pergola feature with the bar and stairwell on one end, and lobby/elevator shaft on the other. The HARB remained very concerned about the inappropriateness of these elements because of the highly visibility when looking from certain vantage points at the new building, which is within HP-2.
   In the plans modified for this meeting's review (December 2025), the flat roofed element returned to cover outdoor dining, a bar, and the stairwell and elevator shaft, but the longer connector roofs were eliminated. Additionally, the height of these elements have been brought down to around 8'8" for the **bottom of the roof structure**, as compared with 10'6" on the September plans, but similar to heights shown on the November plans, which had a taller height overall with the hip roofs on top. However, the height of the elevator shaft and stairwell has increased to 12'4" on the current plans as compared to the 10'6" height on the September plans. While the roof elements are flat on both the September and December designs, the actual flat top (roof) structures have extra layers of height in the December plans. **Without a plan view for these structures, it is unclear if cross beams are being used or if they are solid roofs.** **Comparison sheets showing the September, November, and December rooftop amenity deck plans and context elevations are included in the attachments of this staff report.*

b. At the September and November meetings, the HARB encouraged for the rooftop pool to be moved eastward (towards Charlotte Street) so that the other roofed elements noted under (a) would not be as visible from the streetscape or when looking from the Bridge of Lions or other perspectives. However, the pool appears to be in the same location west of the other rooftop amenities in all three sets.
c. Other small changes to elevation details mainly reflect modifications to the rooftop elements.
d. Renderings that offer views that were requested and provided at previous HARB meetings, including an alternate view from Bridge of Lions and looking west and the northwestward from the Plaza / Anderson Circle area, were modified to show the new flat top designs of the rooftop elements.
e. Although the Architectural Guidelines for Historic Preservation (AGHP) recommends white, natural canvas or sailcloth for umbrellas, the HARB seemed open to the dark color umbrellas shown in the renderings.
**f. Proposed windows**: For the new buildings, simulated divided lite mahogany wood double sash windows are proposed on the 1st floor and aluminum clad sash units are proposed for the floors above.
**Items to confirm:**
i. More details on the windows are needed, such as the muntin profiles and if the proposed "U" value of 0.30 / SHGC value of 0.25 will appear as possible tinting, which the AGHP does not recommend.
ii. The HARB requested for a sample of the aluminum clad window to be brought to this December meeting.
**iii. Plans submitted for the December meeting still have numerous references to the composite windows that had been proposed for all window openings on the new buildings.**
**iv. If the HARB is considering approval of this COA for the December meeting, a condition should be made specific to exactly what windows, including the window materials, are being approved so that there are no issues during the permit application process.**
g. Pilasters and aluminum louver screens that were added to the west elevation of the parking garage for the November plan review have not changed.

5. **Existing Historic Tower Building:** The proposed project scope and plans for this structure were reviewed in October.
**a. Windows:** There was much Board discussion about the windows since the existing are proposed for full replacement. Since that meeting, the City Clerk assisted staff in locating the building rehabilitation plans that were reviewed by the HARB in 1985. According to the notes on the plan sheets*, the existing windows were going to be refurbished with film removed, broken glass replaced, with new glazing, paint, hardware, and specified sashes were to be sealed. **These plan sheets specific to windows and doors are included in the attachments section of this report.*
**Tower Windows:** With the December plan set, 1/1 aluminum sash windows with a white finish are proposed to match the existing size and styles for the tower windows. **Some details were provided on the possible tower replacement windows, but the HARB should ensure that these proposed windows will be compatible with the historic tower building.**
**Decorative Tower Windows:** Line drawings of the windows indicate that hardwood and aluminum systems will be used for the few different decorative window styles, including the Venetian styled windows.**
**Base windows:** The glass window systems on the lower levels of the tower building are proposed to be replaced with steel systems, with divisions that match the original design as shown on the elevation sheets for the historic tower building.
b. After the HARB noted that the existing front doors are not historic, they are still being proposed to be replaced to match the existing in design and be in a similar hardwood material.
**i. *The plan sheets reviewed in 1985 specified to "clean and polish existing copper clad storm doors." It is unclear when those doors, which may have been the historic outer doors or designed to match, were removed.**
c. Restoration/repair where needed and repainting to match existing is still proposed for the **terra cotta**. The applicant brought in a portion of a finial that had fallen to the November meeting that was actually painted concrete. This helps confirm that some of the original terra cotta detailing has been "restored" with concrete matching replacements. The applicant should provide the HARB updated information on any additional information that has been learned about the terra cotta detailing. **Use of appropriate infill materials and coatings is very important.**
d. The **stucco** which clads the exterior of the building was said to be in good condition by the project architect when discussing the December plan submittal, so repainting is planned to match the existing colors and sheen.
e. Confirmation was given that the decorative hand rails on the balconets will remain and be repainted.

6. **Landscape, hardscape, and streetscape:** Plans for these elements, and subsequent revisions, were reviewed by the HARB at multiple meetings, starting with the August review. **The HARB should ensure that any outstanding concerns have been properly addressed before approving the COA.**

STAFF SUMMARY AND ANALYSIS (continued):

7. ****At the October meeting, the HARB indicated that it is extremely important to maintain proportions, measurements, and details with all of the proposed replacements: Measured architectural/shop drawings were also requested by the HARB** especially for the front door, decorative windows (like the Venetian window), and railings that were proposed for replacement; however, the applicant team requested they not be required until after the COA was approved. **The Board should decide if these types of drawings are needed to approve a COA.**

**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:**

1. To CONTINUE if the Board finds that the overall design is not compatible with the AGHP and/or Manucy's *Houses of St. Augustine* and/or 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.

Or

2. To APPROVE if the Board finds that any outstanding details and/or concerns from the multiple reviews have been satisfactorily addressed, that the proposed project scope is compatible with the AGHP, the Manucy's *Houses of St. Augustine*, and the Secretary of the Interior's Standards for Rehabilitation #1 (Compatible new use), #2 (Retention of Distinguishing Architectural Character), #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), and #9 (Compatible Contemporary Design for New Alterations and Additions), with the following conditions(s):
    a. For details that were not called out or clearly shown on the plans, or if different manufacturers and materials were notated on the plans than is what is being approved, to be clearly identified for the proposed design elements, such as for the windows that can be administratively approvable. Otherwise, additional HARB review may be required.
    b. That any changes required by subsequent reviews, such as the City Commission for the PUD amendment approval, may need additional approvals by the HARB.

*Julie Courtney*
Julie Courtney, Historic Preservation Officer

SUMMARY SCOPE OF WORK:

1. 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.
    a. Windows: simulated divided lite mahogany wood double sash windows are proposed on the 1st floor and aluminum clad sash units are proposed for the floors above. Applicant should confirm if all windows including the mahogany wood windows will be finished in white.
2. 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 hardwood doors (details needed)
    c. Restore the large-scaled arched window openings at the base of the tower by replacing with a steel system to match divisions and rectangular panes of glass visible in original elevation drawings of architectural plans (details needed)
    d. Restore terra cotta details and existing concrete replacement elements, and repaint to match existing
    e. Restore and paint the exterior stucco finish material of the tower building
    f. Restore and paint the balustrade railings of the balconets/balconettes/Juliette balconies
3. 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
4. Confirmation is needed if there is a proposed project scope for 22 Cathedral Place

**CONTEXT OF THE EXISTING HISTORIC BUILDINGS THAT ARE BEING INCORPORATED INTO THE DESIGN:**

1. **24 Cathedral Place:** Facing the Plaza de la Constitución from the north side of Cathedral Place, the eight-story tall Mediterranean Revival style building is the tallest in the downtown area. Designed by architect F.A. Hollingsworth, construction began in 1926, soon after the Bridge of Lions was started, for the First National Bank of St. Augustine. After its demise with the financial bust in 1929, the building was later acquired by the Exchange Bank (1939), the Atlantic Bank (1970), the First Union National Bank (1985), and later that year to private investors.
2. **22 Cathedral Place:** Designed by Jacksonville architect, Roy Benjamin, and built starting in 1938, the existing building contains the front façade and the remaining front portion of the building that once held the ticket and foyer areas of the former Matanzas Theatre. After the adjacent bank acquired the theatre and neighboring Abstract Company properties so it could expand to the east, the atmospheric styled auditorium portion of the building, which held over 1,000 seats, was demolished around 1969 for parking spaces.

**CONTEXT OF 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.

**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**

***Also see the attachments for pages from *The Houses of St. Augustine 1565-1821*, by Albert Manucy**

**New Construction**

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

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

***Site Plans and Building Setbacks***

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

***Height, Width and Massing***

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

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

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

### *Horizontal Rhythms*

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

### *Roof Forms*

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

### *Proportion of Openings*

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

### *Materials*

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

### *Architectural Styles for New Construction*

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

**HP-2 and HP-3**

Reconstructions in the St. Augustine Style with all the permutations of development from 1565 to 1821, are the only forms of new construction permitted in Historic Preservation-Two and -Three (HP-2 and HP-3). All new structures, regardless of use, shall conform to the design characteristics described in The Houses of St. Augustine 1565-1821, by Albert Manucy, or as documented and verified for pre-1821 St. Augustine structures by the St. Augustine Historical Society, Historic American Building Survey or other accredited authority. * New construction within these districts must reproduce designs reflecting one of the three distinctive Colonial periods: First Spanish (1702-1763), British (1764-1783) or Second Spanish (1784-1821). Reproductions reflecting First Spanish Period design are recommended. See sections below regarding pre-1821 designs for new construction.

**Pre-1821 Designs for New Construction**

*** Pre-1821 Site Plans**

For buildings constructed in the St. Augustine Style, the front facade is located directly on the street. If the finished floor elevation requires it, the building may be set back the width of one step. If more steps are required, they must be within the building.

The remainder of the front property line is enclosed by a wall or fence. Most properties should be completely enclosed by a wall or fence.

Buildings are usually oriented to the south or east, with the building constructed on the north or west property line. This arrangement provides both shade and a usable side yard.

On all First Spanish Period and most Second Spanish Period buildings, the entrance to the house is through a gate into the yard, loggia or porch. The door into the building itself is under the loggia or porch or faces the yard. The British introduced doors into the street facade, although in many instances the Spanish style entry was retained.

*** Pre-1821 Building Plans**

There are three basic building plan types in the St. Augustine Style. These are the Common Plan, St. Augustine Plan and the Wing Plan.

The Common Plan is a simple one or two room building used by both the Spanish and the British. Quite often, the longer dimension of the building was perpendicular to the street. This type of building grew and expanded with the fortune and family of the owner, usually in single file.

The St. Augustine Plan is an adaptation of the Common Plan to the Florida climate. A loggia or gallery, usually located on the south or east facade, provides shade and shelters doors and windows. A Common Plan building could be converted to the St. Augustine Plan by the addition of a loggia or gallery. The British retained this building plan and adapted it for several new buildings.

The Wing Plan is an expansion of a Common Plan or St. Augustine Plan building through the addition of a wing. This plan may be L-shaped or (less commonly) U-shaped. Usually, a gallery on the inside of the building connects the rooms.

In general, facades should be simple and balanced, often symmetrical, and almost devoid of decoration. There is a rhythm of solids and voids, with a greater proportion of solid wall to doors and windows.

**Pre-1821 Design Considerations**

In Colonial St. Augustine, the design tools of the builder were the compass and tradition. The use of T-squares, angles and grids was unknown. Proportions were often determined by circles, arcs and the tradition of the "Golden Rectangle" of classical Greece.

The Spanish building tradition - the large openings, shaded facades and covered loggias serving as outdoor rooms - reflects the need for shade and cooling breezes in the hot climates of both southern Europe and Florida. The British building tradition - chimneys, glazed windows and dormers, and direct entries - reflects the need for warmth and light in the cooler climates of northern Europe and British North America.

Due to the climate in St. Augustine, some Spanish design elements were retained and replicated by the British. Likewise, some features introduced by the British were absorbed into Second Spanish Period design.

Pre-1821 Spanish buildings exhibit different proportions than pre-1821 British buildings. This is caused by the use of different systems of measurement. The British system is based on the English foot and yard that are familiar to us today. The Spanish system is based on the *vara*, which is approximately 33.33 inches. The British

system has given us expressions of measurement such as the "ten foot pole" and "six feet under," and the common six feet high privacy fence. The Spanish equivalent, the two vara wall, is five and one-half feet high. The difference in measurements is important to consider in matters of scale and proportion. In massing and in height-to-width ratios, historically correct measurements and proportions are essential.

**Wall heights of Spanish buildings** can vary widely from wall heights in British buildings. While the six and one-half vara (eighteen feet, one-half inch) wall is within half an inch of a British eighteen feet high wall, the four vara (eleven feet, one inch) wall is nearly one foot off both the British ten feet and twelve feet walls.

Interior doors on Spanish buildings are commonly one vara (33.33 inches) wide, while interior doors on British buildings are commonly thirty-three inches wide. However, the next larger size British door is thirty-six inches wide, while the next larger size Spanish door is one and one-third varas (44 inches wide).

The most common street doors on Spanish buildings are one and one-half varas (50 inches) wide, while the most common street doors on British buildings are forty-two or forty-eight inches wide.

To avoid confusion, all dimensions in these guidelines are provided in inches and feet.

***Post-1821 Designs for New Construction***

*(Applicable to portion of new building that is south of parking garage opening on Charlotte and Treasury Streets)*

**Post-1821 Site Plans**

Commercial buildings are constructed directly on the street, in close proximity to one another, and frequently cover the entire lot.

Buildings in all of the other post-1821 styles are usually not constructed directly on the street, although the size of yards varies from style to style, from building to building in the same style, and from neighborhood to neighborhood.

**Post-1821 Building Plans**

St. Augustine Colonial Revival buildings are regular, rectangular or L; two to two and one-half stories.

Mediterranean Influence buildings are irregular; typically two stories.

Moorish Revival buildings are irregular; two to four stories.

Italian Renaissance buildings are regular or rectangular; two to four stories.

Spanish Colonial Revival buildings are irregular; one or two stories.

***Please refer to the AGHP's individual sections on each of the above Architectural styles found in the ATTACHMENTS for more information on typical design elements.***

***Fences, Walls and Gates***

**Do...**

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

**Don't...**

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

**Pre-1821**

The fence or wall is an extension of the building along the front property line. All front property lines must be enclosed by a fence or, more commonly, a masonry wall. All First Spanish Period and most Second Spanish Period buildings are entered first through a gate in the front wall and then through a door in the side of the building facing the yard. This is one of the defining features of St. Augustine Plan architecture. All exposed side and rear yards must be enclosed as well.

First Spanish Period fences may be poles, stakes or random width boards. Masonry walls are covered with smooth finish stucco or plaster with a rounded or steeply angled cap.

British Period and Second Spanish Period fences may be poles, stakes, pickets, board or clapboard. Masonry walls are covered with smooth finish or ashlar joint stucco, or plaster. Caps may be round, steeply angled or flat with a slight overhang.

Fences must be nailed or pegged, not stapled. Exposed nail heads must appear as hand wrought colonial nails. Boards should be substantial, not flimsy. Board fences are generally flat topped, while poles, pickets and stakes have sharply angled tops. Wood fences may be painted white or left unpainted.

Walls may be constructed of poured coquina concrete, tabby, course squared coquina stone, or masonry finished with smooth stucco or plaster. Walls may be painted to match the structure or painted white. A zocalo may also be used. Gates in fences should reflect the design of the fence. Gates may be single or double leaf, ship lap, tongue-and-groove, beaded boards, square edged boards, or multi-paneled. Fences and walls continue over the gate at a higher elevation. Gates in walls should be topped by a substantial lintel two to three feet higher than the wall.

First and Second Spanish Period fences and walls must be a minimum of five and one-half feet high. British Period fences and walls must be a least six feet high.

The most appropriate gate width is fifty inches with the smallest opening being forty-four inches.

Hardware should be made of wood, leather or iron. Iron must be painted black. Brass generally is not appropriate for St. Augustine. Modern locks must be installed flush with the gate face and painted black. Hinges are black iron and should not appear machine stamped or flimsy. Exposed nail heads must reflect the design of 18th Century hand made nails. Modern nail heads should not be visible.

**Post-1821**

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

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

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

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

***Parking, Landscaping and Site Features***

**Do...**

- Retain distinctive features such as size, scale, mass, color and materials of buildings, including roofs, porches and stairways.
- Retain landscape features such as parks, gardens, street lights, benches, walkways, streets, alleys, and setbacks that have traditionally linked buildings to their environment.
- Use new plant materials, fencing, walkways, street lights, and benches that are compatible with the character of the district or neighborhood in size, scale, materials and color.
- Identify and retain plants, trees, fencing, walkways, street lighting and benches that reflect a property's history and development.
- Base new site work on documentation or physical evidence. Avoid conjectural changes to the site.
- Remove or trim plants in close proximity to the building that may cause deterioration of historic fabric.
- Provide proper site and roof drainage to assure that water does not splash against the building or foundation walls, or drain toward the building.
- Landscape to provide shade, privacy, screening of non-historic features and erosion control.
- Minimize disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archaeological resources.
- Survey and document areas where the terrain will be altered to determine the potential impact to important landscape features or archaeological resources.
- Replace in kind an entire feature of the site that is too deteriorated to repair if the overall form and detailing are still evident. Physical evidence from the deteriorated feature should be used as a model to guide the new work. This could include a walkway or fountain. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.
- Replace deteriorated or damaged landscape features in kind.
- Design and construct a new feature of a site when the historic feature is completely missing, such as an outbuilding, terrace or driveway. It may be based on historical, pictorial and physical documentation; or be a new design that is compatible with the historic character of the building and the site.
- Design new onsite parking, loading docks or ramps when required by the new use so that they are as unobtrusive as possible and assure the preservation of the historic relationship between the buildings or buildings and the landscape.

**Don't...**

- Remove or radically change site features which are important in defining the overall historic character of the property so that the character is diminished.
- Introduce heavy machinery into areas where it may disturb or damage important landscape features or archaeological resources.
- Fail to survey the building site prior to the beginning of rehabilitation work which may result in damage to or destruction of important landscape features or archaeological resources.
- Construct a new site feature that is incompatible with the district or building because of its size, scale or materials.
- Destroy the relationship between buildings and their setting by widening historic streets, changing paving material or by introducing inappropriately located new streets and parking lots that are incompatible with the character of the historic area.
- Install street lighting, benches, new plant materials, fencing, walkways, and paving material such as asphalt and pebble that are out of scale or are inappropriate to the historic district.
- Change the appearance of a building or site by removing historic plants, trees, fencing, walkways, outbuildings and other features before evaluating their importance.
- Add conjectural landscape features to the site such as period reproduction lamps, fences, fountains or vegetation that is historically inappropriate, thus creating a false sense of historic development.
- Create a false historic appearance because the replacement feature is based on insufficient historical, pictorial or physical documentation.

- Introduce a new landscape feature, including plant material, that is visually incompatible with the site, or that alters or destroys the historic site patterns or vistas.
- Locate any new construction of the building where important landscape features will be damaged or destroyed, such as removing a lawn and walkway and installing a parking lot.
- Place parking facilities directly adjacent to historic buildings where automobiles may cause damage to the buildings or to important landscape features.
- Introduce new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture; which destroys historic relationships on the site; or which damages or destroys important landscape features.

**Pre-1821**
Traditionally, most landscaping consisted of herb and vegetable gardens, flower gardens, fruit trees, and vines grown on a trellis or wall. Trees and shrubs should be native or documented as having been introduced prior to 1821, and must reflect the small scale of pre-1821 buildings. Design concepts from the 18th Century should be used for flower, vegetable and herb gardens. Foundation plantings are not appropriate.

**Pre-1821 and Post-1821**

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

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

Masonry bench seating is appropriate within loggias.

Canopies and umbrellas must be white, natural canvas or sailcloth, and must be supported on a wooden structure.

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

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

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

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

**Post-1821**
Plant materials should reflect the scale of the building. Only those plant materials known to have been introduced around the date of construction of the primary building should be planted. Design concepts that reflect the architectural style of the building should be used for landscape and garden design. Trees should be used to frame views and provide shade. The use of mid-yard planting beds, coarse textured plants and colorful flowers is appropriate for 19th century buildings. Foundation plantings are not appropriate for pre-1930 buildings.

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

LIST OF ATTACHMENTS:

1. Pages from *The Houses of St. Augustine 1565-1821*, by Albert Manucy
2. Pages from the Architectural Guidelines for Historic Preservation (AGHP): Architectural Styles and Periods Section, inlcuding Colonial (First Spanish, British, and Second Spanish Periods) and Mediterranean Influence Styles
3. Staff photographs
4. Google StreetViews
5. 3-D Views
6. Florida Master Site File
7. Sanborn Maps
8. City Code Sec 28-286 PUD Purpose and Intent
9. Planning & Zoning Board (PZB) July 2, 2024 Meeting Final Order
10. HARB Meeting Minutes: August 21, September 18, and October 16 (Draft) 2025 (the November 2025 minutes were not available at the writing of this report).
11. Plan sheets from HARB's 1985 review related to work proposed for the windows and doors
12. Comparison sheets between the September, November, and December rooftop amenity deck plan and streetscape elevations showing rooftop features in context

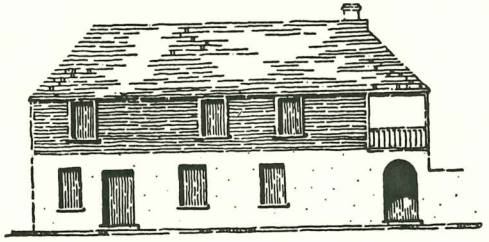
***All staff report and application packets from previous hearings are available on the City's website (searchable by month) or upon request.***

- **HARB meeting documents at: https://www.citystaug.com/1072/Agendas-Minutes (search by dates below)**
  **(Look for 24 Cathedral Place applications)**
  - **Certificate of Appropriateness Application Hearings:**
    - August 21, 2025 (1st meeting for **HP2025-0053**)
    - September 18, 2025
    - October 16, 2025
    - November 20, 2025
  - Opinion of **Appropriateness Application Hearings:**
    - June 16, 2022 (1st meeting for **HP2022-0039**)
    - August 11, 2022
    - September 18, 2024 (1st meeting for new application **HP2024-0055**)
    - January 21, 2025
    - February 20, 2025 **(HP2024-0055 APPROVED)**
- **PZB meeting documents at: https://www.citystaug.com/593/Planning-Zoning-Board-PZB**
  - May 7, 2024 (1st meeting for **PZB2024-0041**)
  - June 4, 2024
  - July 2, 2024 (APPROVED for recommendation to City Commission)

# THE HOUSES OF ST. AUGUSTINE

## 1565–1821

Albert Manucy



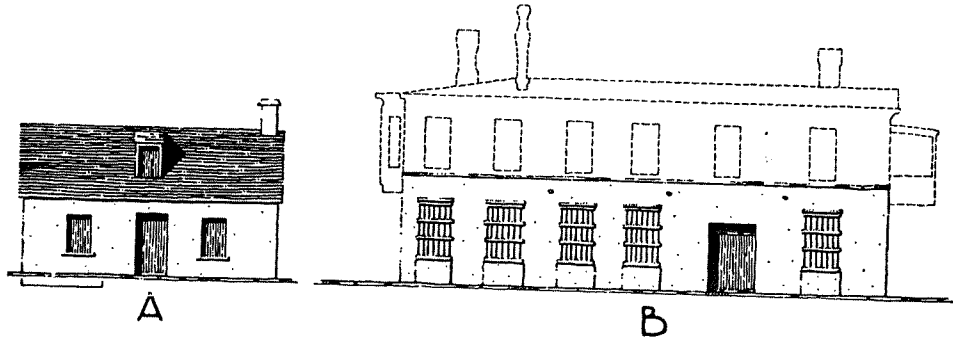
*Sponsored by The St. Augustine Historical Society*

*University Press of Florida*
Gainesville Tallahassee Tampa Boca Raton Pensacola Orlando Miami Jacksonville

# FACADES
## List of Characteristics

| Item | Before 1700 | 1703-1763 | British | 1783-1821 |
|---|---|---|---|---|
| Height | | | | |
| 1-story | | | | |
| 1½-story | ? | | | |
| 2-story | | | | |
| Openings | | | | |
| Main entrance via side yard | ? | | | |
| Street door | | | | |
| No north openings | ? | | | |
| Openings all sides | | | | |
| Doors large, many 2-leaf | ? | | | |
| 6-panel door | | | | |
| Transoms | | | | |
| Windows large on street, small on west | | | | |
| Wooden gratings on all windows, *rejas* on street windows | ? | | | |
| Inside shutters | | | | |
| Outside shutters | | | | |
| Half-lattice on windows | ? | | | |
| Glazed casements | | | | |
| Glazed double-hung sash | | | | |
| Cornice | | | | |
| Parapet, sometimes castellated, on flat roof | ? | | | |
| Box cornice | | | | |
| Narrow eave | | | | |
| Features | | | | |
| Posts, columns or arches (at porches, loggias, or arcades) | ? | | | |
| Side porch or loggia | ? | | | |
| Street balcony | ? | | | |
| Outside stair | | | | |
| Chimney | | | | |

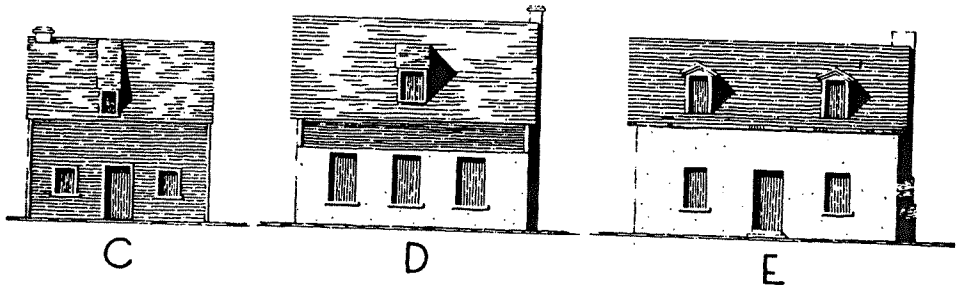
35. STREET ELEVATIONS OF EXISTING HOUSES

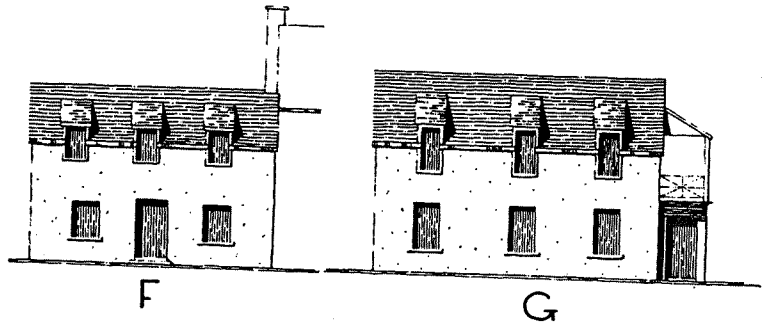



SINGLE-STORY TYPES

A — 57 Treasury

B — 143 St. George




ONE-AND-A-HALF-STORY TYPES

C — 14 St. George

D — 46 Bridge

E — 250 St. George

F — 54 St. George

G — 257 Charlotte (reconstruction)

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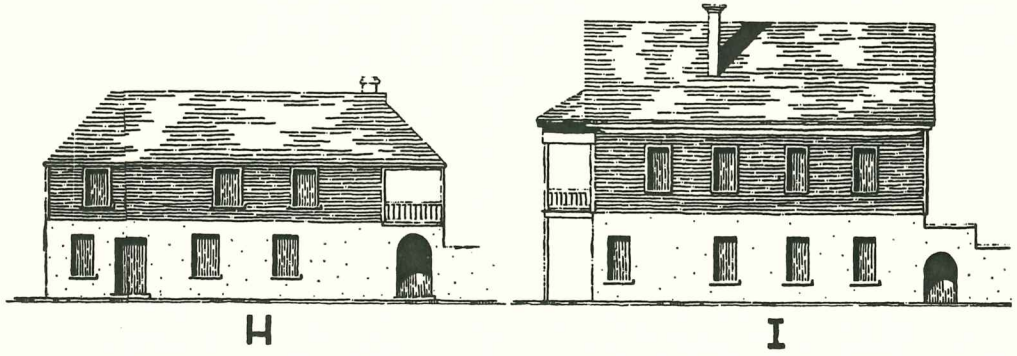
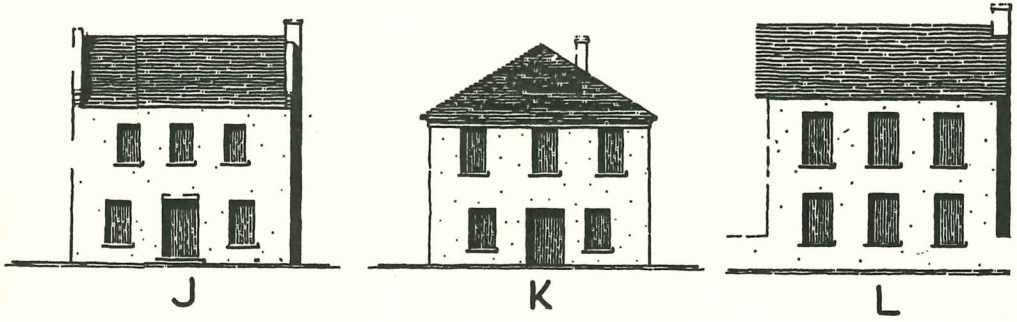
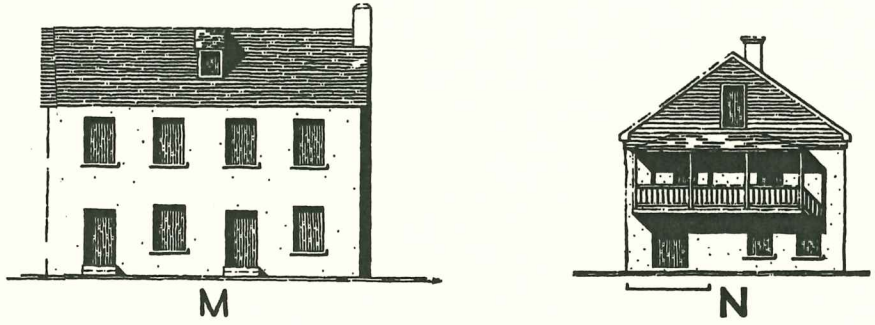


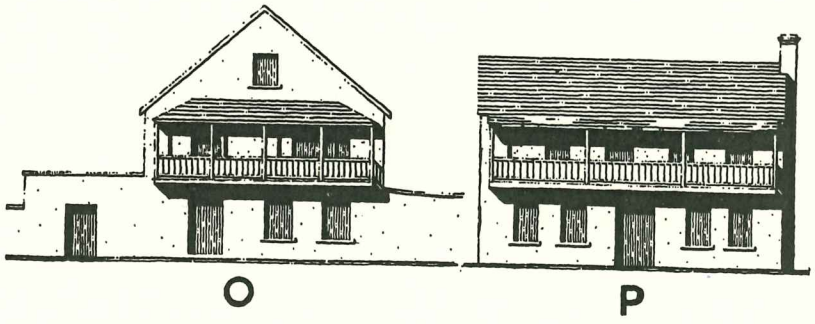



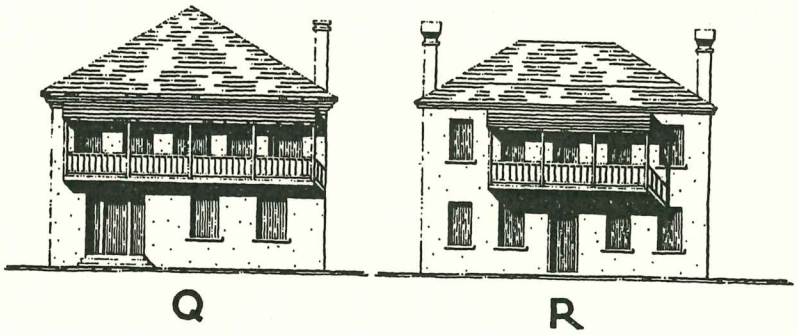

TWO-STORY TYPES

H — 14 St. Francis
I — 224 St. George
J — 42 Spanish
K — 62 Spanish
L — 45 Marine
M — 43 Marine
N — 22 St. Francis

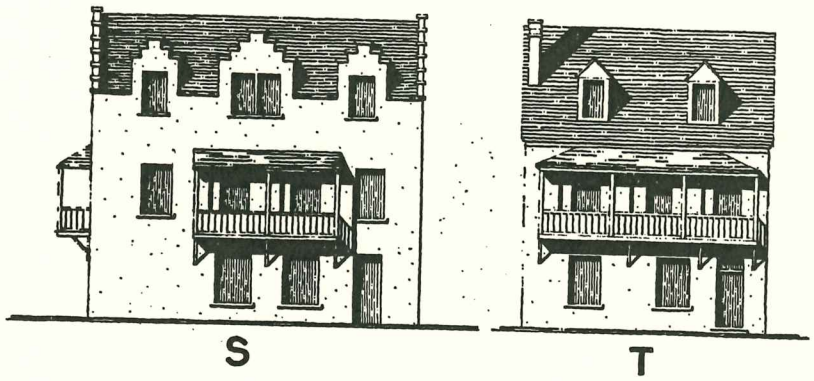







TWO-STORY TYPES




TALL TWO-STORY

O — 32 Aviles
P — 43 St. George
Q — 56 Marine
R — 105 St. George
S — 214 St. George
T — 46 Bay (reconstruction)

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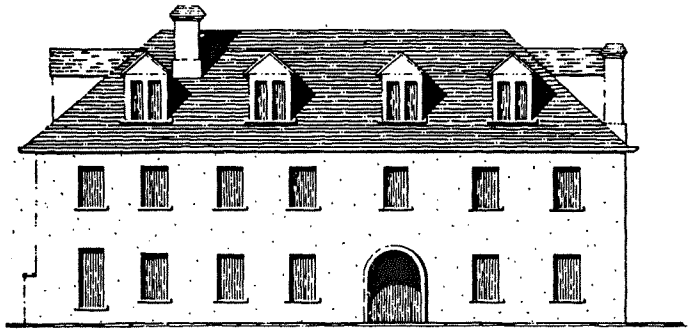
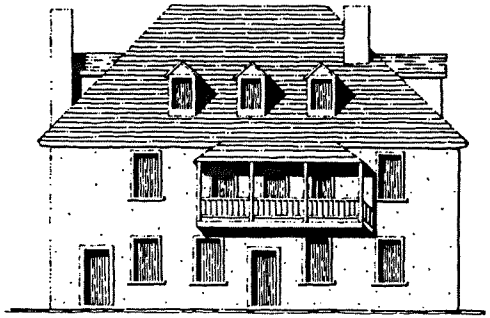
35. STREET ELEVATIONS OF EXISTING HOUSES



U



V



W

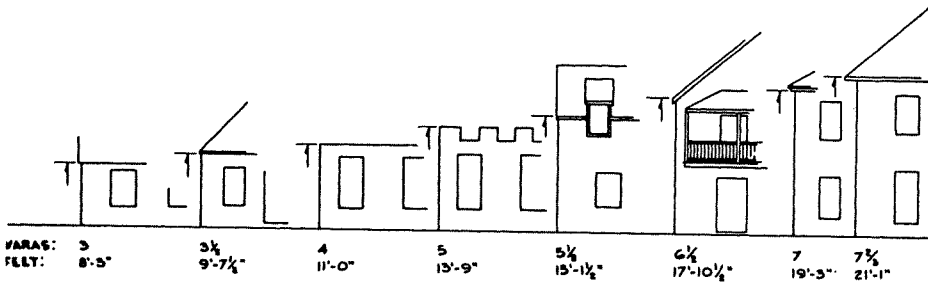


X

TALL TWO-STORY

U — 12 Aviles
V — 20 Charlotte
W — 20 Aviles
X — 16 Marine






36. MASONRY WALL HEIGHTS

Though the people lived on a narrow peninsula and were further constricted by defense walls around the town, almost all their dwellings were separate and detached. There were no row houses.

## Height

For the years before the 18th century, the documents have not yet set forth any data on what the house really looked like, beyond the assumptions we can make from the building materials and, if archeology is involved, from the structural remains. Probably it is true here, as in the history of architecture elsewhere, that the early houses were cramped and with small shuttered wind holes (windows) in the medieval tradition.

What effects the native Indian practices had on Spanish home-building is not fully known. The Spaniard was susceptible to native influence — demonstrably more so than the Englishman; but there is no indication that either of them adopted the round house of the Indian. Rather, they clung to the traditional European rectangular dwelling. On the other hand, certainly the Indian taught the white man a great deal about the native woods, the techniques of thatching with local materials, and perhaps even the location of clay deposits.[111]

In the matter of story heights, if there are no dimensions for the early years, we must turn to the masonry buildings of the 1700's (Fig. 36).

The following table is compiled from the 1790 tax list and existing structures.[112]

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## Masonry Wall Heights (in *Varas*)[x]

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| HOUSE | | | 3 | | 4 | 5 | 5½ | 6½ | 7 |
| WING | | | | | 4 | 5 | | 6½ | |
| PATIO | | | 3 | 3½ | 4 | 5 | | | |
| PARTITIONS | | | 3 | | 4 | | | | |
| KITCHEN | | | 3 | | 4 | | | | |
| FENCE | | 2 | 3 | | 4 | | | | |

[x]*Vara* = 33 inches

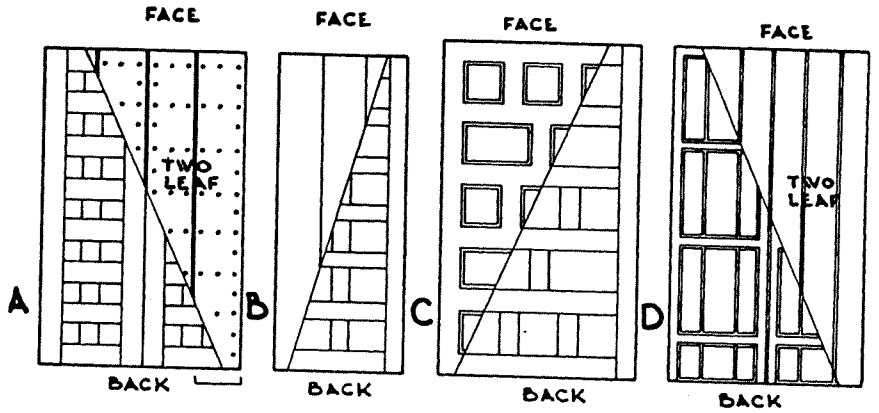
Four *varas* (11 feet) seems to have been standard wall height for substantial one-story masonry buildings, three *varas* for others. Some one-story buildings had 5-*vara* walls, but these probably included parapets. Occasionally the 5-*vara* wall was listed as "two-story." Very likely it was what we call one-and-a-half, several of which were built during the British period and later. Most two-story survivals from the 18th century carry the 7-*vara* height (about 19 feet). Normally all exterior house walls were the same height, but those on flat-roofed buildings might step down in 1-*vara* steps where roof lines permitted. Similar step-downs might occur over a yard gate and fence when the gate was at one end of the façade and actually part of it.[113]

As to purely British structures: William Watson described a single-story, frame store 10 feet high, and a two-story frame house 18 feet high, both of which he built in 1779. (The store was 18x22 feet, and the house 20x32.) Watson was a carpenter and no doubt his dimensions are accurate. If on this basis the British façades seem lower than the Spanish, however, notice that our English evidence relates only to small buildings, and is painfully scant.[114]

## Doors

In the street front of the houses, doors were uncommon before 1763, said Bartram. Through a gate in the high wall along the street, you came into the yard, perhaps under a porch roof, with the household entry only a few steps away in the loggia or on the porch. All extant historic houses now have a street door (and some have two!). Presumably the change in attitude toward them began with the Britisher's preference for a more direct approach to his domicile, or for business reasons.






37. TYPICAL SPANISH DOORS
*Colonial Spanish doors in St. Augustine were probably like these. The planks in door "D" are tongue-and-groove and beaded both faces.*

Something similar happened to the alleged Spanish practice of building the north wall solid.[115] This was sensible practice for a brasier-and-charcoal-heated household, especially since drafty shutters were the only way to close out the chill winds of winter. English fireplaces and glazed "guillotine" sash made the houses warmer and lighter, and incidentally changed the eyeless appearance of the north wall.

Customarily the Spanish doorway is impressive in size and austere in appearance (Fig. 37). The heaviness of the board-faced door is often obviated by making it in two leaves, only one of which is actually put to use.

Unfortunately, no Spanish doors and very few doorframes have survived. One cause of the disappearance can be laid to insect damage. The doorframe consisted of two long doorposts (jambs) set firmly into the earth or into the masonry, and connected by a lintel at the top (Fig. 38). Such construction was successful in the Caribbean where certain woods resist rot and termites indefinitely. Here it was not. English joinery replaced it with a rectangular frame which, if not actually longer lasting, was a bit easier to replace when the time came. Transoms are not common among the houses of the late 1700's and early 1800's. Those found on houses of earlier date are probably additions.

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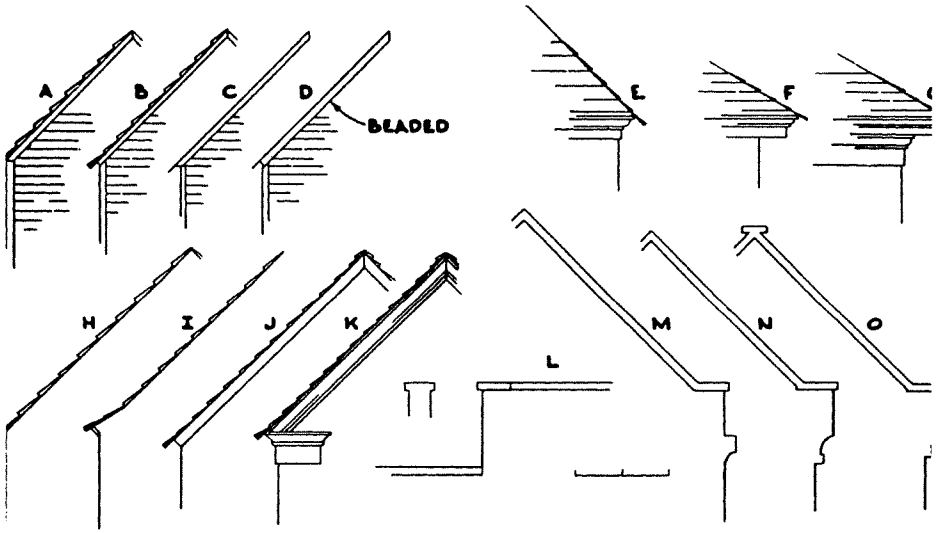
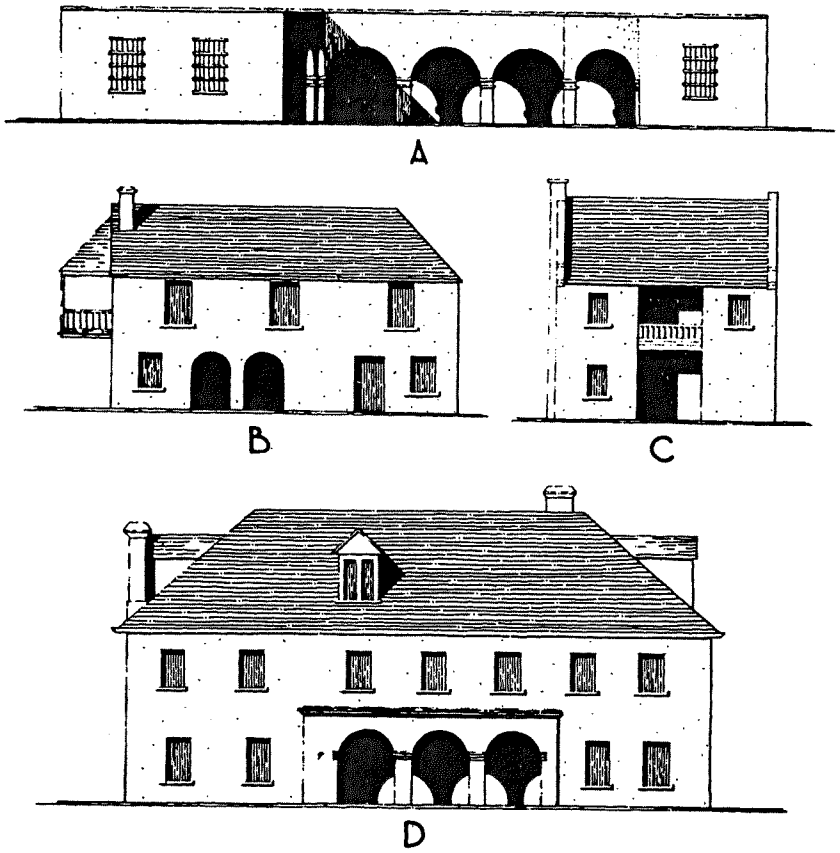
You would expect the English to bring with them the box cornice so typical of their work elsewhere. Many old flat roofs had to be replaced, and the British carpenters built gables or hips in their stead (Fig. 47).[119] The photograph files show a few molded fascia boards and eave returns which may date from British times, but no examples have been preserved. Cornices which are conspicuous today are usually from the 1840's or later.

Nor has any sample been kept of the "battlements" Bartram observed on flat-roofed houses, except for another 1764 sketch which shows gable parapets on the center section of the town guardhouse, and slender castellations over a narrow cornice of its north porch. The merlons must have been about two feet high. At least that is the approximate difference between the exterior walls and the partitions of the Treasurer's House, allowing for the thickness of the roof, which we know was flat because nine clay spouts were on it. A 4-inch coping with 2½-inch projection on each side was the typical crown for either horizontal or gable parapets.[120]




47. GABLES, HIPS AND PARAPETS






48. TYPICAL LOGGIA ELEVATIONS

## Posts, Columns, Arches, and Porches

"Before the entry of most of the houses," wrote Dr. Stork in the 1760's, "runs a portico of stone arches." [121] Since the good Doctor was writing some of the first promotional literature for St. Augustine since Menéndez' time, we may forgive him for encouraging his readers to believe that virtually all Spanish dwellings were decorated with arched porticos. There were, in fact, often a trio of arches in the loggias (Fig. 48-49). Some of the larger buildings such as the Treasurer's House had arcades. But the common Spanish house seldom had these elegant features. Nor is it probable that stone arches ever outnumbered the wooden posts and masonry pillars, even on the better domiciles.[122]

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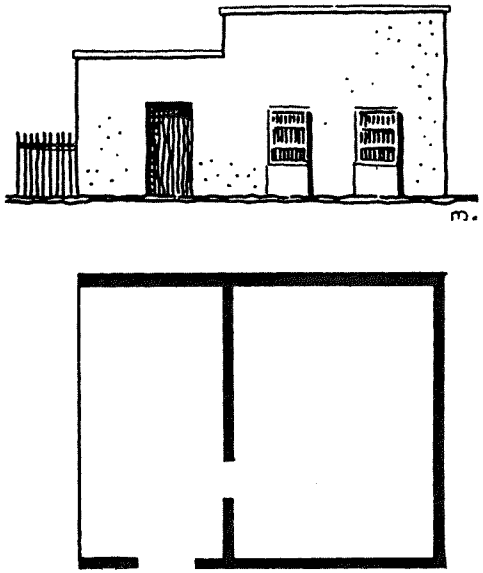


65. FLAT-ROOFED HOUSE

Bartram is reliable in telling us that most flat-roofed houses (Fig. 65) were stone ones. The heavy roofs needed strong walls. Judging by the few known carry-overs, the *azotea* was by no means confined to the more pretentious buildings. *Azoteas* were on six common-plan houses, most of them one- or two-room buildings and only one of them two-story; two St. Augustine-plan dwellings, one of them two-story; and on three of the larger wing-plan structures, including the Treasurer's House.[146]

## Other Materials

Other roof coverings were so little used that to mention them tends to give them more emphasis than they deserve.

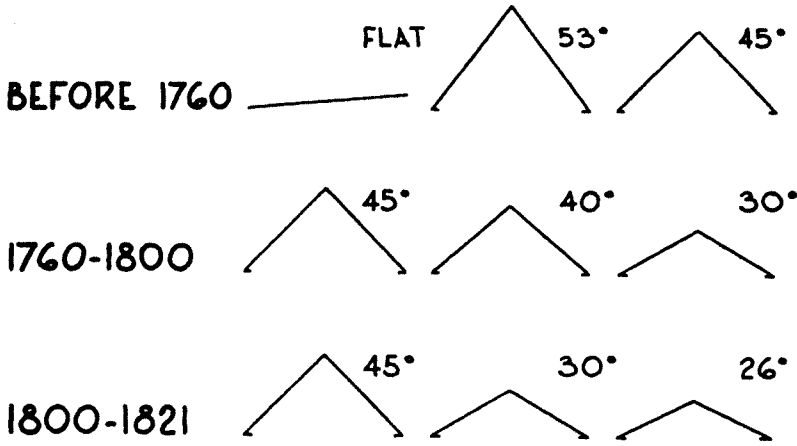
There is no evidence that flat roofs made of planks covered with tar and sand, as known in English Georgia, ever came to St. Augustine. Neither pitch nor tar is mentioned as local roofing material. Cypress bark *(cáscara de ciprés)* was found on one lone house in 1788. No other instance is known at St. Augustine, although the Spanish had bark roofs at Apalache during the 1740's and they were also common to Indian house construction as well as to French dwellings in the Mississippi Valley.[147]

Archeology has so far found remarkably few fragments of



roofing tile — only enough to prove tha barrel (semi-circular section) tile was present in the 17th and 18th centuries. One David Yeats, a tiler, did some work on a St. George Street stable (and presumably on other buildings) about 1780. The 1788 map records one house with a tile *(teja)* roof. It was a single-story structure belonging to the crown. Because it was not listed specifically as an *azotea* type, we can infer that the covering was common barrel tile on a sloping roof.

Slate was used for the roof of the new church built during the 1790's, as well as for part of the roof of the customs house.[149]




66. ROOF SLOPES OF VARIOUS PERIODS

## Roof Slopes

From the small amount of pictorial evidence illustrating Spanish Florida settlements, pitched roofs (Fig. 66) were not noticeably different from those elsewhere among the southern colonies of North America. To begin with, Indian construction would certainly influence the Spanish builders, especially in the use of native materials unfamiliar to the Iberian newcomers. The 16th century Indian structures around St. Augustine had gable, hip, and beehive roofs. These were thatch, with a pitch of about 45°, except of course for the beehives. Next, the sketch map of St. Augustine in the 1590's depicts boarded gables with thatch slopes pretty close to 45°.[150]

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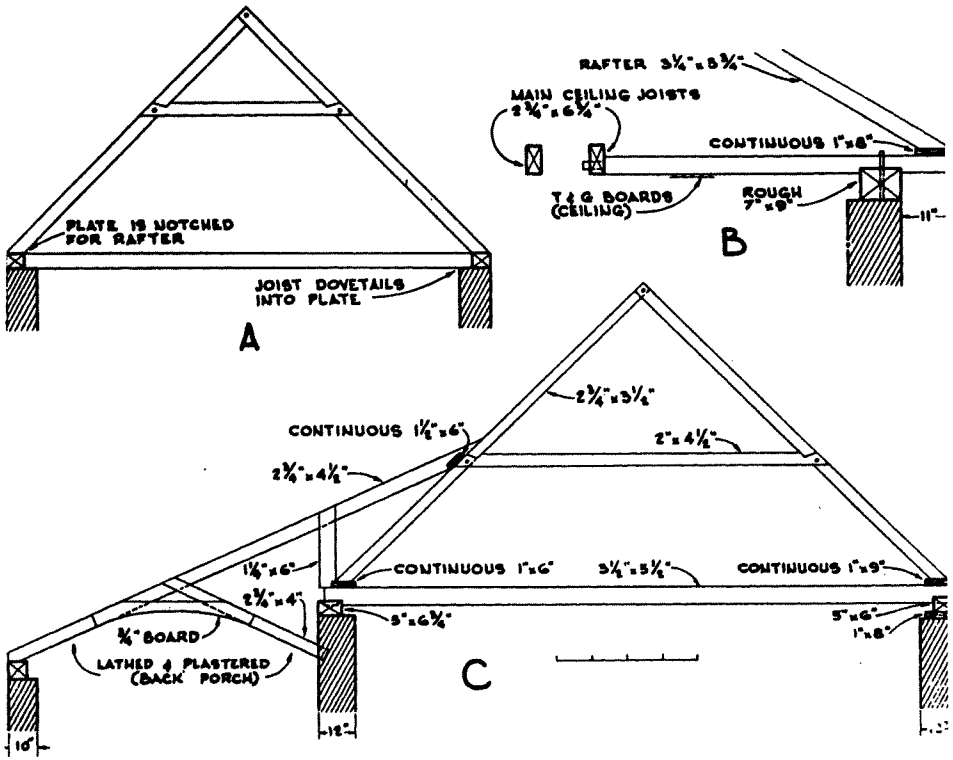


67. ROOF FRAMING

The chances are that the roofs were, if anything, slightly steeper. The early artisans were still influenced by the medieval roof with its breakneck slopes. Not only was a steep roof a good watershed; it provided more headroom in the loft, which in the majority of early houses was the bedroom. Slight evidence of steep slopes at St. Augustine can indeed be found, though in a somewhat roundabout fashion. The Governor's House, pictured in a 1764 sketch, had a gabled shingle roof with 50° pitch or better; and a 53° roof was on another old dwelling. Presumably both roofs had typical pre-1760 lines.[151]

Gables were usually predominant in frontier construction because they were strong, easy to build, and provided a useful loft. As the economy of a community improved and better materials became available, roof designs became more sophisticated (Fig. 67).



Hence the 18th century in the colonies north of Florida saw common roof pitch lowered to 45°, the introduction of additional roof styles, and a growth of dormer windows from tiny vertical skylights into significant features that converted a lightless loft into a pleasant, ventilated room.

It is not surprising, then, to find that the Fatio House along with its many other signs of English joinery has a 45° hip roof with gabled dormers. Nor that the little frame house at 14 St. George Street derives its English-like character from a 47° roof and a long catslide. Though the maps say neither of these houses was built as early as the British period, the carpenters were obviously familiar with the English traditions.

Roof slopes in other places flattened to 30° or less as the 1800's approached. The same thing happened in St. Augustine, but perhaps not until the century was well on its way. The trend toward lower roof lines as the years advanced is well illustrated at the Oldest House. Its early rafters are 47° and 44°; the ones in the last addition are 26°.

Although the coverings have to be replaced periodically, a well-maintained roof can keep its rafters for generations and thus retain its original lines. The following table illustrates a few typical roofs.

Typical Roofs[152]

| PITCH | TYPE | HOUSE | EST. DATE OF ROOF LINE |
|---|---|---|---|
| 53° | gable | Peña | pre-1760 |
| 50° | gable | Governor's | pre-1760 |
| 50° | gable | Biendicho | pre-1790 |
| 47° | gable-hip | Oldest House | pre-1760 |
| 47° | gable | 14 St. George | pre-1821 |
| 45° | hip | Crown | pre-1788 |
| 45° | gable | Gomila | pre-1821 |
| 45° | hip | Fatio | pre-1821 |
| 42° | hip | Segui | pre-1821 |
| 40° | gable | O'Reilly | pre-1760 |
| 40° | hip | Peña | pre-1788 |
| 38° | hip | 12 Aviles | pre-1821 |
| 35° | gable | Tovar | pre-1821 |
| 30° | gable | Peña kitchen | pre-1788 |
| 30° | hip | 105 St. George | |
| 26° | extension | Oldest House | post-1820 |

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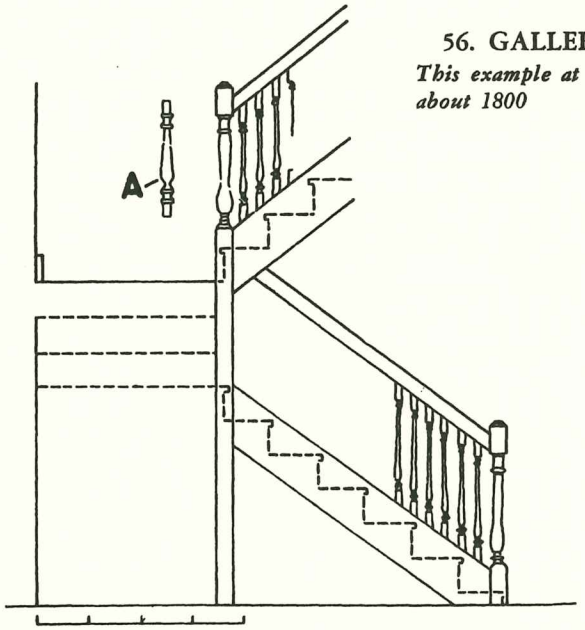


56. GALLERY STAIRWAY
*This example at 20 Avilés dates from about 1800*

## Chimneys

The British observers made much to-do over their introduction of chimneys into a chimneyless Spanish town. In point of fact, however, at least two Spanish householders could boast chimneys in both *sala* (living room) and *cocina* (kitchen). One of these establishments was the residence of the Governor. The other was on the northwest corner of Charlotte and Treasury; its *sala* contained *two* fireplaces with glazed tile fronts.[132]

Chimneys were built both of shellstone and brick.[133] When the construction was entirely of stone, before many years it was necessary to repair the fire box with brick, due to the gradual calcining of the stone by the heat. Old photographs prove it was common practice to plaster the chimney stacks, whether of brick or stone. On sponge-like shellstone, plaster was a practical necessity for keeping water out of the house. A soaked stack meant soiled walls.

House chimneys are not massive (Fig. 57). Conventional flat moldings are sometimes absent. Stone chimneys are apt to have a beveled molding.






57. CHIMNEY MOLDINGS

Even on pre-1760 houses, chimney additions were evidently placed where the householder wanted them, rather than against a gable wall (which might have been easiest and most economical). Hence there were outside stacks, inside, and flush stacks. On existing houses, each type occurs with approximately equal frequency.

Occasionally there is a second-floor fireplace which is not part of the usual ground-to-roof masonry. In such cases the entire weight of the chimney may be supported by the floor joists.

# ROOFS

## Types of Roofing and their Periods of Use

(Numbers refer to names listed below)

| ROOF MATERIALS | PERIODS WHEN USED | | | |
|---|---|---|---|---|
| | Before 1700 | 1703-1763 | British | 1783-1821 |
| Palm thatch | (1) (2) | (1) (2) | | (1) (2) |
| Straw thatch | (3) | (3) | | |
| Shake or shingle | (8) | (8) | (9) (10) | (8) (11) |
| Clapboard | | (6) | (7) | |
| Tabby slab | (4) | (5) | | (4) |
| Tile | | | (14) | (13) |
| Cypress bark | (?) | (?) | | (12) |

## Common Names of Roof Materials

*Thatch*

1. *Palma:* palm thatch
2. *Guano:* palm thatch
3. *Paja:* straw thatch

*Masonry*

4. *Azotea de cal:* tabby flat roof
5. *Azotea:* tabby or tile flat roof

*Wood*

6. *Tabla* or *tablazón:* clapboard
7. Clapboard
8. *Tejamaní:* shingle or shake
9. Shingle: shingle or shake
10. Short shingle: shingle
11. *Rajón:* shake
12. *Cáscara de ciprés:* cypress bark

*Tile*

13. *Teja:* barrel tile
14. Tile: barrel tile

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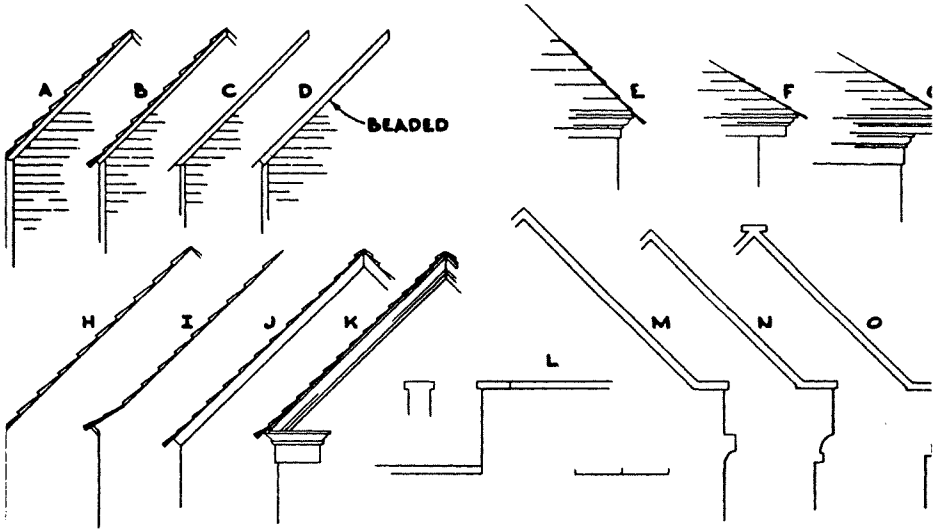
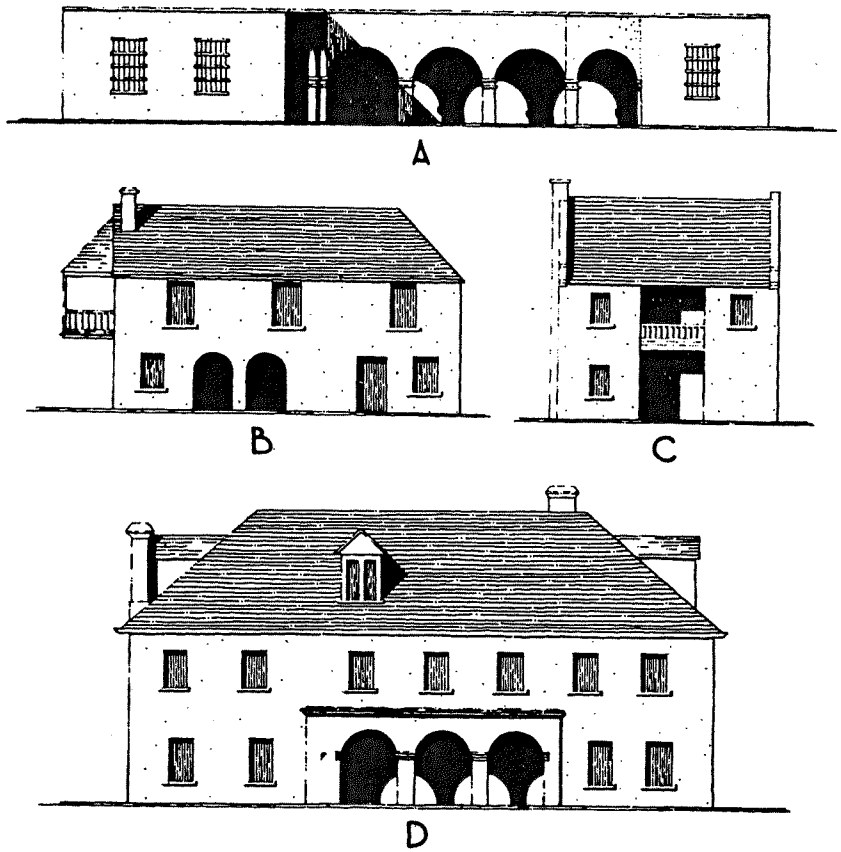
You would expect the English to bring with them the box cornice so typical of their work elsewhere. Many old flat roofs had to be replaced, and the British carpenters built gables or hips in their stead (Fig. 47).[119] The photograph files show a few molded fascia boards and eave returns which may date from British times, but no examples have been preserved. Cornices which are conspicuous today are usually from the 1840's or later.

Nor has any sample been kept of the "battlements" Bartram observed on flat-roofed houses, except for another 1764 sketch which shows gable parapets on the center section of the town guardhouse, and slender castellations over a narrow cornice of its north porch. The merlons must have been about two feet high. At least that is the approximate difference between the exterior walls and the partitions of the Treasurer's House, allowing for the thickness of the roof, which we know was flat because nine clay spouts were on it. A 4-inch coping with 2½-inch projection on each side was the typical crown for either horizontal or gable parapets.[120]




47. GABLES, HIPS AND PARAPETS






48. TYPICAL LOGGIA ELEVATIONS

## Posts, Columns, Arches, and Porches

"Before the entry of most of the houses," wrote Dr. Stork in the 1760's, "runs a portico of stone arches." [121] Since the good Doctor was writing some of the first promotional literature for St. Augustine since Menéndez' time, we may forgive him for encouraging his readers to believe that virtually all Spanish dwellings were decorated with arched porticos. There were, in fact, often a trio of arches in the loggias (Fig. 48-49). Some of the larger buildings such as the Treasurer's House had arcades. But the common Spanish house seldom had these elegant features. Nor is it probable that stone arches ever outnumbered the wooden posts and masonry pillars, even on the better domiciles.[122]

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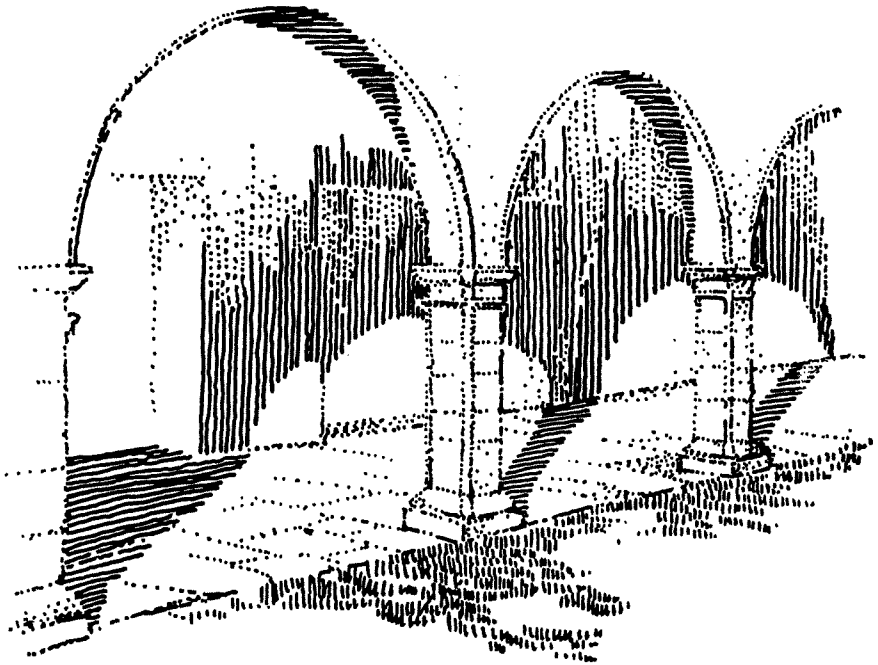

49. EXAMPLE OF AN ARCADE

Nevertheless, the covered gallery — whether porch, piazza or loggia, one-story or two — was a characteristic feature. It was never on the street front, but faced the side or back yard, usually giving shade against the south sun. Bartram told us the width of the typical gallery when he mentioned the 9-foot, tabby-paved walk along the house, because the walk was often the gallery floor (Fig. 55).

The row of arches or pillars supported, in the case of shingle roofs, an extension from the main roof. The posts were sometimes the same height as the house walls. Thus the structure serving in 1790 as dragoon barracks and jail boasted three pillars seven *varas* high. In other instances second floor porch posts were shortened somewhat, to avoid building more roof than the house needed. The change gives a remarkably snug and comfortable look to the building.[123]

DeBrahm, a Swiss engineer with some knowledge of the architectural orders, characterized the supports as "Tuskan Pillars or Pillasters."[124] He had in mind, of course, plain columns and absence



of decorative material. Moldings and chamfers were not absent from the work, but the relative coarseness of shellstone kept the moldings few and simple. They are neoclassic in concept. The contours were cut directly into the stone and covered with a thin coat of plaster.

As you would expect, the quality of design and workmanship varies. This fact is obvious in extant examples, where repair or renovation has not "improved" the old work. Design differences are particularly noticeable in arcades, all of which use the *arco de punto* (round arch),[125] springing from a pier that is no higher than one's head (Fig. 49). The piers are rectangular pillars, with base and capital. Some piers are massively broad and carry arches that support a second-story wall. Others are light, with thin, graceful arches. Sometimes the arrises of all elements are rounded off with a convex molding.

Along with many turned wooden posts that are obviously 19th century, old photographs record an occasional set of knobby, spool-like posts similar to certain Spanish lathe work. But this is not conclusive evidence for existence of the type in colonial times.

The records give the British responsibility for building at least one piazza during the 1770's; this one ran the full length of a 40-foot house and had a new room at the end of it.[126] Probably numerous others were also built, because the English, especially the exiles from Charleston, were no strangers to the pleasantness of a piazza. Some houses in later years developed second floor porches which merged with the street balcony and formed a gallery all the way around the building.

## Balconies

The first document to mention balconies seems to be the record of August 25, 1713, which certified that the Governor and his lady did, upon the balconies of the official residence, fling "a large amount" of silver coins to the populace crowded into the street and patio (Fig. 11). The balcony was not often found on the yard sides of the house, since porch construction supported by posts or pillars was more practical there. But on the street side, the *balcón de la calle* (street balcony), according to 19th century photographs, seemed to sprout from almost every two-story house (Fig. 50-51). Even the Britishers built balconies.[127]

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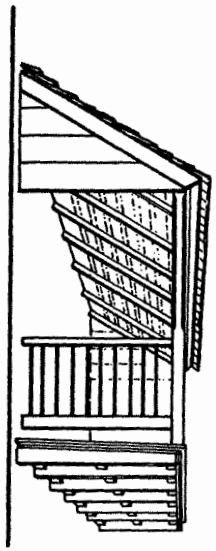
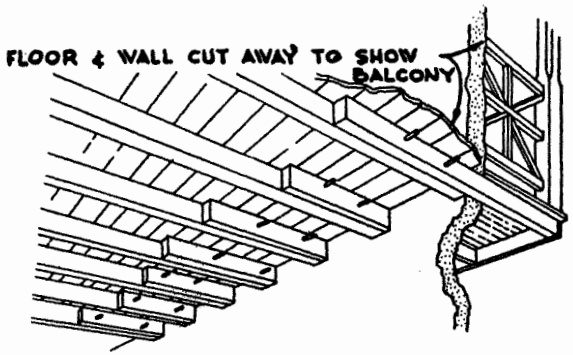
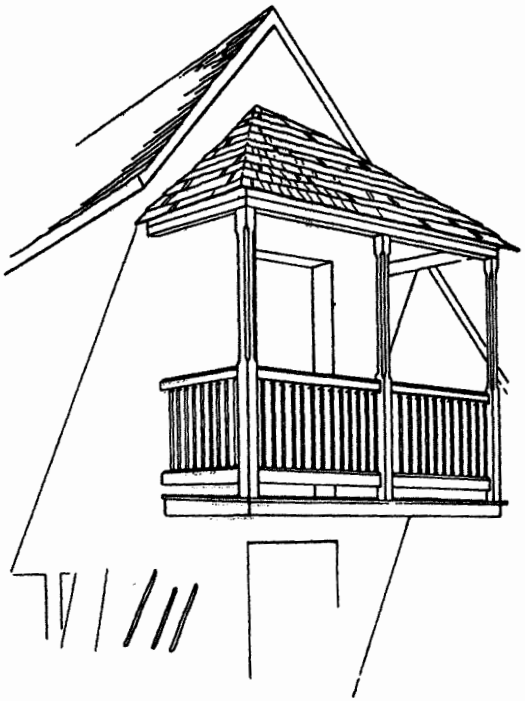


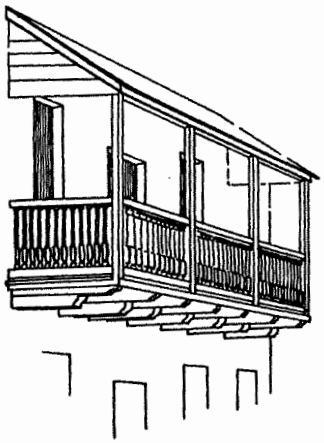
50. TYPICAL STREET BALCONY




53. PEGGED BALCONY
*(Typical of remodelling or repair)*



51. A SMALL BALCONY



52. CORBELED BALCONY



Constructed upon second-floor joists (*cf.* Fig. 53) that projected through the wall of the house, balconies were about five feet wide. Bartram said they were built with corbeled beams, the upper one extending a foot or more beyond the lower (Fig. 52). The joists were "a convenient distance" apart,[128] which means they might be spaced anywhere from two to three *tercias*. On the average house, the balcony extended across most of the front, so that its roof (it was invariably roofed) protected two or more windows from sun and sudden showers. A center doorway was the usual access.

A 1787 balcony was described thus: 7 2/3 *varas* long by 1 *vara* 6 inches wide, floor to ceiling height 2 2/3 *varas* and 5 inches; roof slope 35°; 4 posts with a balustrade 34 inches high. The floor had 10 joists 2½ x 3½ inches in size and was reinforced by 4 iron brackets.[129]

No examples of Spanish balustrades remain to us. Presumably they were turned spindles, although exposure to the weather might have forced the builders to use a simpler form. Anyway, simplicity came with the years, and brought a plain but finely-proportioned balustrade, well designed from the standpoint of esthetics as well as durability (Fig. 54). The handrail was comfortably rounded on top. The baluster, square in section and slender to the point of elegance, was mortised into the handrail. The foot of the baluster, however, was notched with an inverted V, cut to fit tightly *over* a continuous matching bevel on the bottom rail. The steep bevel on this rail shed water like a roof, and there were no mortises to pocket the moisture and encourage rot.

Other types of balustrades were also used, of course, but the photographs show this kind in wide use during the 19th century.

Balcony posts are as perishable as balusters. The earliest existing ones are light rather than heavy, square in section, with chamfers above the handrail. A lamb's tongue finishes each end of the chamfer.

## Stairways

Bartram's casual mention of the typical courtyard walk "with a staircase at one end to the chambers" is probably best interpreted as a stairway *(escalera)* at one end of the porch pavement (Fig. 55). Where there was a loggia, the stairway could be found off to one side of it, well covered from the weather, but still an "outside" stair. Bartram said the risers were "easy" height, with tabby steps.[130]

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## *Colonial (1565-1821)*

**St. Augustine has been continuously occupied since 1565. The earliest buildings were crude shelters of wood, thatch and wattle-and-daub. Later, more substantial buildings were constructed of masonry and wood. However, except for the Castillo de San Marcos, none of these buildings survived the burning of the city by the English in 1702. The primary focus of this section is therefore on buildings constructed after 1702.**

### First Spanish Period (1565-1763)

Spanish St. Augustine was a poor military outpost. Construction was simple, and made use of local materials, such as coquina and wood. The Spaniards lived private lives on courtyards, patios and loggias enclosed by high walls. The St. Augustine Plan is an adaptation to the Florida climate. The loggia or gallery, usually on the south or east side of the building, provided shade, and sheltered doors and unglazed windows from sun and rain. The Spanish believed the devil always came from the north; hence, openings were rare on the north side of buildings.

Buildings are constructed directly on the street. The most common site plan is for the building to be placed on the north property line, providing a sideyard or courtyard to the south. The site is enclosed by a wall or fence. Entry is first through a gate in the wall or fence opening into a loggia, porch or courtyard and then into the building. Loggias and porches, both one and two story, are used for shade and are generally on the south or east facades. These open into courtyards, sideyards and patios. Stairs, if any, are usually located at the end of the loggia.

The most common building plan is a simple rectangle. Proportions vary due to initial design constraints and to additions, but the most common width to length ratio is about 1/1.5 with a range of 1/1.0 to 1/2.5. Dimensions are measured in varas (approximately 33.33 inches) not in feet. Buildings are generally small, and are one, one and one-half or two stories.

Foundations are usually tabby or coquina. Most construction is of masonry. Some buildings are wood frame, or have masonry end walls with wood frame between. To protect the masonry from the weather, all surfaces are covered with plaster or stucco.

Roof types include flat roofs enclosed by a parapet with rain spouts (canales) projecting through the wall plane, gable and hip. Flat and gable roofs are the most common. Roofs are of Medieval design and are distinctively steep, usually pitched greater than 45°. Roof surfaces are covered with split wood shakes, shingles, or boards and thatch. Overhangs are small or non-existent.

Window and door openings are proportionately large. Windows were originally unglazed. Ground floor street windows may have projecting rejas while all other windows have banisters or lattice. All windows have interior shutters. Street doors are usually fifty inches wide, and are either single or double leaf.

Detailing includes roofed balconies, often with corbelled beams, which overhang the street. Balconies extend across most of the face of the building and protect windows from sun and rain.

## British Period (1764-1783)

St. Augustine was still a poor military outpost when the English arrived in 1764. The St. Augustine Style of architecture was not pleasing to the eighteenth century English, who felt that Spanish had consulted convenience more than taste. The English therefore set about altering the town to suit their tastes. Although they retained many features of Spanish Colonial architecture, the English also introduced design features based on the architecture in their northern colonies. These included street doors directly entering the building, glazed windows with exterior shutters, and chimneys. Many existing buildings were modified and expanded.

New buildings are constructed directly on the street. Street doors provide direct entry into the building. Loggias and porches, and the adjacent yards, are retained. Stairs are often moved to the inside or incorporated within the expanded building. Buildings are one to two and one-half stories.

British Period buildings are often larger than First Spanish Period buildings. The most common plan remains a simple rectangle. Width to length ratios average 1/1.5 with a range of 1/1.0 to 1/2.6. Dimensions vary from the First Spanish Period style because the British measure in feet instead of varas.

Foundations are usually tabby or coquina. Most buildings are of masonry, but wood frame construction greatly increased during this period. The most common examples are wood frame second stories and wood frame extensions of existing masonry buildings. To protect the masonry from the weather, all surfaces are covered with plaster or stucco.

Roof types are gable and hip. Roofs are usually pitched at about 45°. Dormers are used to provide light and air to the upper half story. Roof surfaces are covered with split wood shakes or shingles. Flat roofs are not used.

Door openings are reduced due to the introduction of the British six-panel door. The average door width is thirty-three inches, although thirty-six, forty-two and forty-four inch doors are used. The average door height is seven feet and is seldom less than six feet ten inches.

Window openings are reduced in size and proportion due to glazing. Single panes of glass are no larger than eight inches by ten inches. The most common width to height ratio for windows is 1/2.0, with a range of 1/1.7 to 1/2.5. Windows are double hung sash and may be twelve-over-twelve, nine-over-nine, nine-over-six or six-over-six. A typical arrangement is nine-over-six on the ground floor with six-over-six on the upper floor.

Detailing consists of roofed balconies, often with corbelled beams, which overhang the street. Balconies extend across most of the face of the building and protect windows from sun and rain. Balconies on First Spanish Period buildings are generally retained.

## Second Spanish Period (1784-1821)

Upon their return, the Spanish retained many of the features introduced by the British including chimneys, glazed windows and exterior shutters.

Buildings are constructed directly on the street. Both courtyard doors and direct access doors are common. The site is enclosed by a wall or fence. Loggias and porches, both one and two story, are used for shade and are generally on the south or east facades. These open into courtyards, sideyards and patios. Stairs, if any, are usually located at the end of the loggia.

Buildings are larger than those of the First Spanish Period. The most common plan remained a simple rectangle, although wing additions are sometimes used. Proportions remained about the same. Width to length ratios average 1/1.5 with a range of 1/1.0 to 1/2.6. Dimensions are again measured in varas (approximately 33.33 inches) instead of feet.

Foundations are usually tabby or coquina. Most buildings are of masonry construction, with wood much less common. Buildings are one to two and one-half stories. To protect the masonry from the weather, all surfaces are covered with plaster or stucco.

Roof types are gable and hip. Roof pitches varied from 30° to 45° with the lower pitches reflecting 19th century design. Flat roofs are not used. Roof surfaces are split wood shakes or shingles, although some larger buildings use slate or barrel tile.

The average door width is thirty-three inches, although thirty-six, forty-two and forty-four inch doors are used. The average door height is seven feet and is seldom less than six feet ten inches.

Window openings are reduced in size and proportion due to glazing. Single panes of glass are no larger than eight inches by ten inches. The most common width to height ratio for windows is 1/2.0, with a range of 1/1.7 to 1/2.5. Windows are double hung sash and may be twelve-over-twelve, nine-over-nine, nine-over-six or six-over-six. A typical arrangement is nine-over-six on the ground floor with six-over-six on upper floors. Exterior shutters are common. Rejas are not used.

Detailing consists of roofed balconies, often with corbelled beams, which overhang the street. Balconies extend across most of the face of the building and protect windows from sun and rain. Balconies on First Spanish Period and British Period buildings were generally retained.

## *Mediterranean Influence Styles (1885-1940)*

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

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

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

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

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

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

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

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

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

**STAFF PHOTOGRAPHS**
**22-24 Cathedral Place**
**August 2025**







At corner of Charlotte Street
and Anderson Circle:
with Cathedral Place,
the Plaza, and King Street to the south

# STAFF PHOTOGRAPHS
# 22-24 Cathedral Place
# August 2025






Looking south on Charlotte Street

# STAFF PHOTOGRAPHS
# 22-24 Cathedral Place
# August 2025




Corner of Charlotte and Treasury Streets



# STAFF PHOTOGRAPHS
# 22-24 Cathedral Place
# August 2025










Treasury Street with similar streetscape elements to proposed plans:
central brick pavered cartway and coquina concrete walkways with flush curbs

# STAFF PHOTOGRAPHS – January 2025
# 24 Cathedral Place and Charlotte Street





Adjacent to the east end of the Plaza, looking north along Charlotte Street

# STAFF PHOTOGRAPHS – January 2025
# 24 Cathedral Place and Charlotte Street






Adjacent to the east end of the Plaza, near Anderson Circle, looking north along Charlotte Street

# STAFF PHOTOGRAPHS – January 2025
# 24 Cathedral Place and Charlotte Street







Adjacent to the east end of the Plaza, near Anderson Circle, looking northwest from Charlotte Street







**STAFF PHOTOGRAPHS**
**January 2025**
**24 Cathedral Place and Charlotte Street**

Adjacent to Anderson Circle (at the corner of Cathedral Place and Charlotte Street)
and looking north and northwest on Charlotte Street

# STAFF PHOTOGRAPHS– January 2025
## 24 Cathedral Place and Charlotte Street





Looking north down Charlotte Street, near Anderson Circle

# STAFF PHOTOGRAPHS– January 2025
# 24 Cathedral Place and Charlotte Street







Looking north and south down
Charlotte Street,
and at the intersection
of Treasury Street

# STAFF PHOTOGRAPHS – January 2025
# 24 Cathedral Place and Charlotte Street






Looking southwest at intersection of Charlotte and Treasury Streets

# STAFF PHOTOGRAPHS – January 2025
# 24 Cathedral Place and Charlotte Street






Looking southwest from Treasury Street

# STAFF PHOTOGRAPHS – January 2025
# 24 Cathedral Place and Charlotte Street



Looking southeast from Treasury Street



# STAFF PHOTOGRAPHS
## 22-24 Cathedral Place





# STAFF PHOTOGRAPHS
## 24 Cathedral Place






Looking north from Cathedral Place at front façade / south elevation

# STAFF PHOTOGRAPHS
# 22-24 Cathedral Place






# STAFF PHOTOGRAPHS
# 22-24 Cathedral Place






# STAFF PHOTOGRAPHS
# 22-24 Cathedral Place






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# STAFF PHOTOGRAPHS
# 22-24 Cathedral Place





# STAFF PHOTOGRAPHS
# 22-24 Cathedral Place






# STAFF PHOTOGRAPHS
## 24 Cathedral Place







Looking northwest from Cathedral Place at east elevation and front facade and northeast from the Plaza

# STAFF PHOTOGRAPHS
# 24 Cathedral Place





Looking west and southwest at east (side) and rear elevations

# STAFF PHOTOGRAPHS
# 24 Cathedral Place






Looking south at rear elevation


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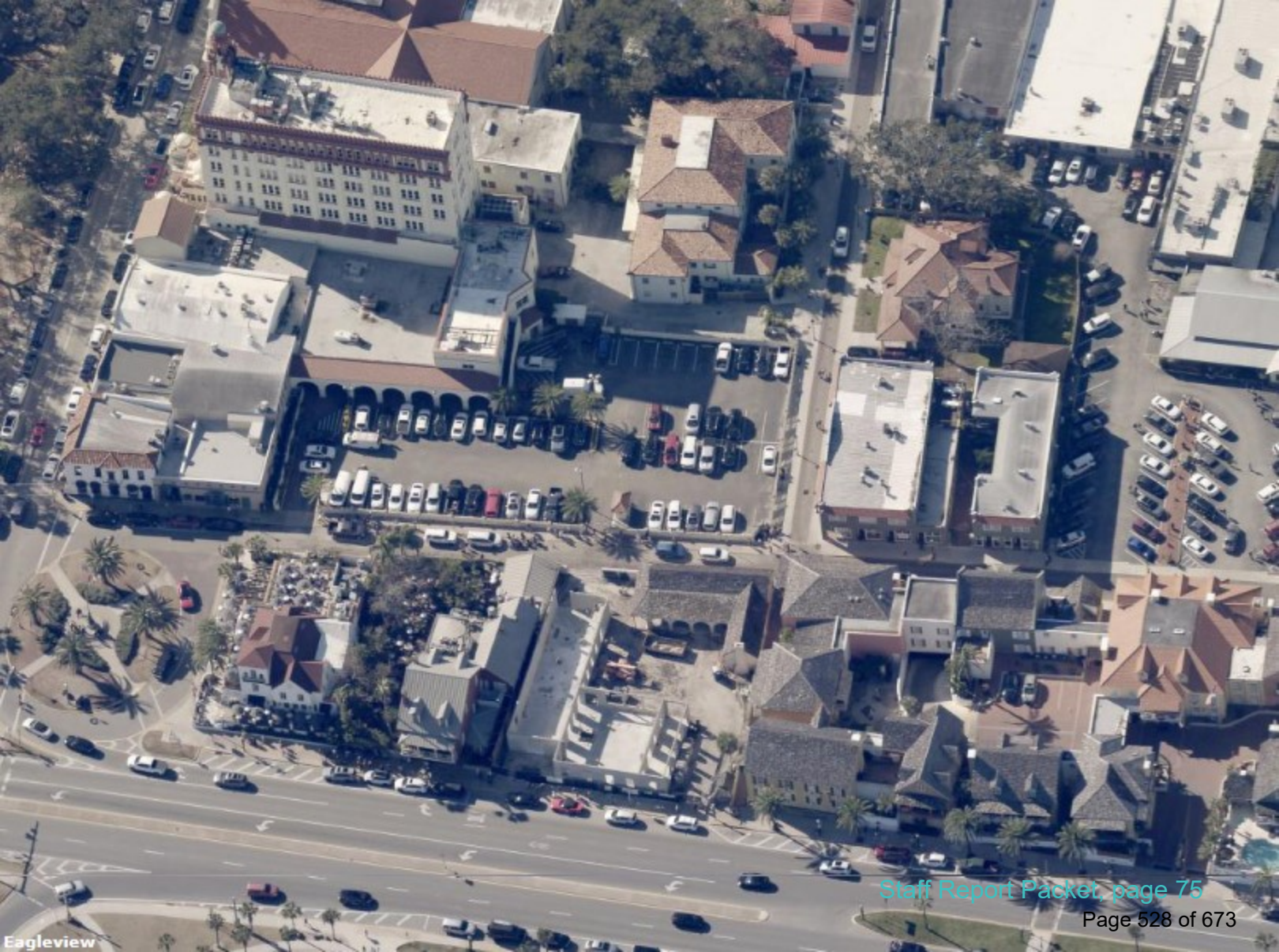
ONE WAY
ONE WAY
NOTICE
Charlotte St
Google
Image capture: Jul 2018 © 2024 Google




Treasury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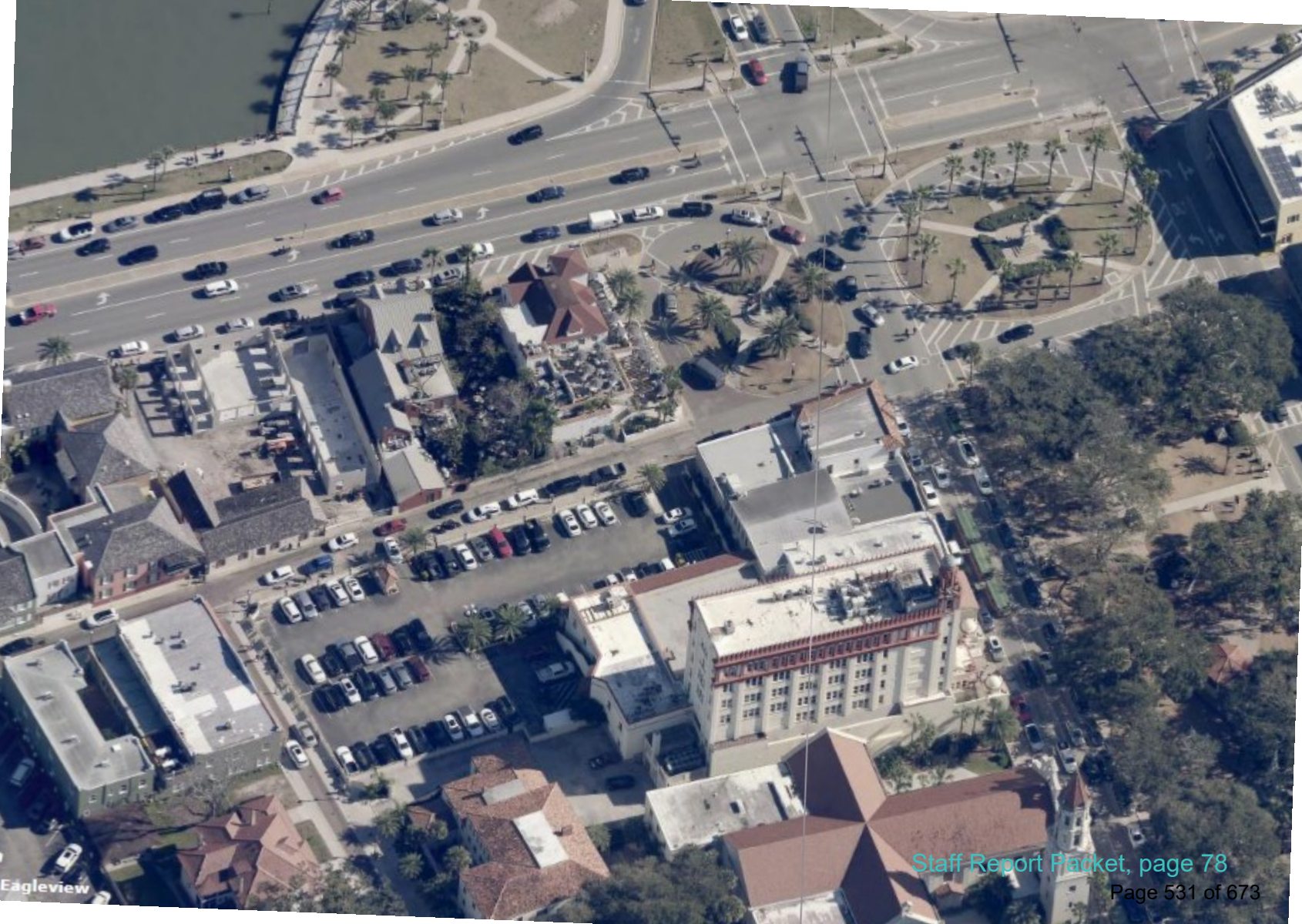
Eagleview




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==

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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 82

of the St. Augustine Hotel. Since no major hotel had been erected since the construction of the Magnolia in 1848, an urgent need for new accommodations was realized by the business men of the city. The following describes the evolution of the St. Augustine Hotel:

> "To meet this need, a partnership was formed between Andrew Anderson, Frank H. Palmer, and Edward E. Vaill to erect a new, first-rate tourist house to be known as the St. Augustine Hotel. Each of the three men put up $11,000 to cover construction costs, and each would share equally in the profits, although Anderson remained a silent partner while Palmer and Vaill managed the hotel. Vaill eventually became proprietor of the St. Augustine Hotel, buying out Anderson's interest (in 1875). The fine wooden building with its carpenter's gingerbread ornamentation stood on one of the best locations in town facing the north side of the plaza and overlooking the bayfront. It immediately eclipsed the Magnolia and Florida House as the most desirable establishment in town. Yet even after its opening the local newspaper continued to argue that still more hotel space was needed in St. Augustine to accommodate the rising number of seasonal guests."(4)

Captain Edward E. Vaill had retired to St. Augustine in 1868 after a colorful and distinguished career at sea. The landmark St. Augustine Hotel beside the Plaza was destined to become his ruin. A fire in the boiler roon completely destroyed the structure, consuming neighboring buildings as well. Since Henry M. Flagler was constructing his luxury hotels at the time, he suggested that Vaill erect commercial buildings on the site instead of rebuilding another hostelry. With a $38,000 loan from Flagler, Vaill built a group of concrete structures in Moorish Revival style. The investment did not prove to be a success and Vaill sold his interest back to Flagler before leaving St. Augustine for New York.(5)

The Vaill Block, as it came to be known, consisted of two two-story structures with a one-story span in between. The corner two-story portion was remodeled in the 1920's by F. A. Hollingsworth to its Mediterranean Revival appearance. A portion of the one-story section remains and has retained its commercial function. The rest of the Vaill Block has been replaced by this building and a movie theater.(6)

Sanborn Maps indicate that the two-story section of the Vail Block that occupied a portion of this site was used for "D. G. and Clo", "Off", and "Groc." Other listings include hotel supplies, hardware and paints, and plumbing. This mammoth building replaced the Vaill building and

Staff Report Packet page 83

# HISTORY OF THE ATLANTIC BANK OF ST. AUGUSTINE

In 1934, a group of local business and professional men, headed by Mr. Herbert E. Wolfe, acquired the building, assets and charter of the People's Bank for Savings located at the corner of Charlotte and Cathedral Streets. The charter was immediately amended to allow commercial banking, and on October 2, 1934, The Exchange Bank of St. Augustine formally opened its doors for business in the 1,300 square feet of office space acquired in the purchase.

The working staff consisted of two active officers, and one employee. The usual services of a commercial bank of that era were rendered, including checking accounts, savings accounts paying 1% interest per annum, safe deposit boxes (a few of which are still being used in the main vault, Section A), and of course mortgage loans as well as commercial loans.

The statement of condition at the close of the first business day indicated deposits of $67,527.48. (On the bank's 20th anniversary in 1954, total deposits were $12,634,812.62.)

In 1939 the present building, formerly the First National Bank of St. Augustine, was acquired from the mortgage holder, and the offices of The Exchange Bank of St. Augustine were moved to these quarters. Because of growing pains, the addition to the north, presently housing the Installment Loan, Bookkeeping, Proof and Transit Departments, was built in 1956. Realizing the need for expanded quarters again in 1964, plans were commenced to expand in the easterly direction by acquiring the old Matanzas Theatre and Abstract Company properties, with construction of that wing completed in 1970.

Also in 1969, negotiations were commenced between The Exchange Bank of St. Augustine and the Atlantic Bancorporation for the Bancorporation to acquire the controlling ownership of this bank. Approval was granted by the regulatory authorities, and on October 5, 1970, the assets and properties of The Exchange Bank of St. Augustine were officially transferred to the Bancorporation, and the bank became the Atlantic Bank of St. Augustine.

From its humble beginning, we now have facilities with 40,000 square feet of banking house and a parking area, and have expanded our services to include Installment Loans, Certificates of Deposit, Trust Department, Drive-In Windows and a remote Motor Bank which will soon become a full-fledged branch bank. We now consider the Atlantic Bank of St. Augustine a FULL SERVICE BANK, able to handle all of the financial needs of the citizens of St. Augustine and St. Johns County. Deposits at the present time are in excess of $37,000,000.00.

We have come a long way, and are proud of our position in the community. For many years, even to our competitors, we have been and are known as THE FRIENDLY BANK. You, our employee, help us maintain that enviable reputation as you assist our customers with courtesy, efficiency and a smiling face.

# HISTORY OF THE FIRST UNION BANK BUILDING

The main structure of the First Union National Bank Building was conceived and erected by Mr. F. A. Hollingsworth, a registered architect, who was commissioned to design a building for the First National Bank of St. Augustine. Work was commenced in 1926, shortly after the Bridge of Lions was started and the building was completed in 1928.

The enormity of the structure and its lobby, were typical of the banks built during the era, the time of Florida's "BIG BOOM", of which you may have heard. The construction is entirely made of hollow tile brick over a steel frame and stucco on the outside decorative covering, with terra cotta spread throughout the exterior design, in keeping with the Spanish atmosphere of the historic city of St. Augustine.

The inside design with its massive marble columns and floors lends a feeling of security to the premises as a bank. The Main flooring is made of marble slabs. The round vault door was constructed by Diebold Corporation and is the original vault that was set in during construction. The door weighs approximately sixteen (16) tons, yet it is so perfectly balanced it may be easily moved with one hand. When closed, this door causes the main vault to be air-tight, water-tight and sound-proof.

The additions on the north side of the bank were constructed in 1956 and the eastern portion was added in 1970. This eastern addition was designed by Bank-Building Corporation of America, the world's largest financial buildings designer, and was constructed by the firm of Foxworth and Parker, who were local contractors.

The original owners, First National Bank of St. Augustine, occupied these quarters for only a very brief time before falling victim to the bust that followed the boom, in 1929.

During the following ten years, the building was used as a warehouse, a mercantile store and as a temporary Post Office, while the governor's Mansion was being restored, for future use as a Post Office.

Then in 1939, it was acquired by Mr. Herbert E. Wolfe, who was the owner of the Exchange Bank of St. Augustine and it again became a bank and the top floors were rented as office space. The building at that time had two elevators that were hand operated and until last year, were the only one in this area of the State of Florida that still employed Elevator Operators.

The bank name was changed to Atlantic Bank of St. Augustine after the assets and properties were acquired by Atlantic Bancorporation in 1970. It was operated under Atlantic Bank of St. Augustine until 1986. In November of 1985, First Union National Bank of North Carolina purchased the assets and properties of Atlantic Bancorporation of Florida and it became a branch of First Union National Bank of Florida - Saint Augustine Main Branch and remains so today.

In December of 1985, First Union National Bank sold the Bank Building to private investors, Howard Davis and Dr. Richard Stoval, and First Union National Bank became tenants, occuping the entire main floor and portion of second floor.

The building again experienced a face lift in 1987, using the firm of A. D. Davis Construction Company; local contractors; the facade being restored to resemble the original look of 1929. First Union National Bank remodeled their inside quarters, changing the floor plan to enable us to serve our customers in a more efficient manner. The beauty of the main lobby was not altered, it was restored and the interior painted and all the marble cleaned with a bright new look for the '80's.

We hope you enjoyed our small history of the bank and the building, we thank you for your interest shown in this gracious old building.

# HISTORY OF THE ATLANTIC BANK BUILDING

The main structure of the Atlantic Bank Building was conceived and erected by Mr. F. A. Hollingsworth, a registered architect, who was commissioned to design a building for the then First National Bank of St. Augustine. Work was commenced in 1926, shortly after the Bridge of Lions was started, and the building was completed in 1928.

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During the following ten years, the building was used as a warehouse, a mercantile store, and as a temporary Post Office while the Governor's Mansion was being restored. Then in 1939, it was acquired by The Exchange Bank of St. Augustine who has been the successive owner since that time.

The bank name was changed to Atlantic Bank after the assets and properties were acquired by Atlantic Bancorporation in 1970.

# First Union building on 'Registry'

By DOUG SHAVER
and GREG HOYELER
Staff Writers

A 60-year-old building described as the "most monumental work" of pioneer architect F.A. Hollingsworth was rededicated during a low-key ceremony Friday afternoon.

"I've always thought St. Augustine had just the right number of skyscrapers – one," said historian David Nolan in remarks preceding the ribbon-cutting that celebrated the First Union Bank Building's addition to the National Historic Registry.

The designation coincided with a renovation of the six-story structure, which opened as the First National Bank in the 1920s.

"We've gone back and restored the common spaces and the offices to as close as we could to what they were when it was built," said architect Howard Davis during an interview before the ceremony.

Davis and Dr. Richard Stoval, partners in Davis-Stoval Ltd., purchased the building in December 1985 and began the renovation project the following spring. The project was funded by industrial revenue bonds issued by the St. Johns County Industrial Development Authority.

"The National Registry status recognizes it as a contributing factor in the history of St. Augustine," Davis said.

Nolan said the bank represented "an important chapter in the rediscovery of Spanish architecture in the United States."

He said the rediscovery in St. Augustine began with Hollingsworth's design of the Zorayda Castle here in the late 19th century. He noted that Hollingsworth also designed what is now the St. Augustine Beach city building, planned the reconstruction of the St. Francis Barracks – now the state Arsenal – after a fire in 1915, and designed other noted structures in the Oldest City before getting the commission for what came to be the city's tallest building.

Renovation of the 50,000-square-foot building included remodeling of offices and hallways throughout the six stories, replacement of roof spindles, modernizing of the heat and air-conditioning systems, and installation of a fire sprinkler system.

The parking lot behind the building also was upgraded, increasing the capacity from about 40 spaces to more than 60.

Also, the elevators were converted from manual to automatic operation.

About half of the building is leased to the First Union Bank, successor to the Atlantic Bank of Florida, which acquired it from the Exchange Bank in 1970.

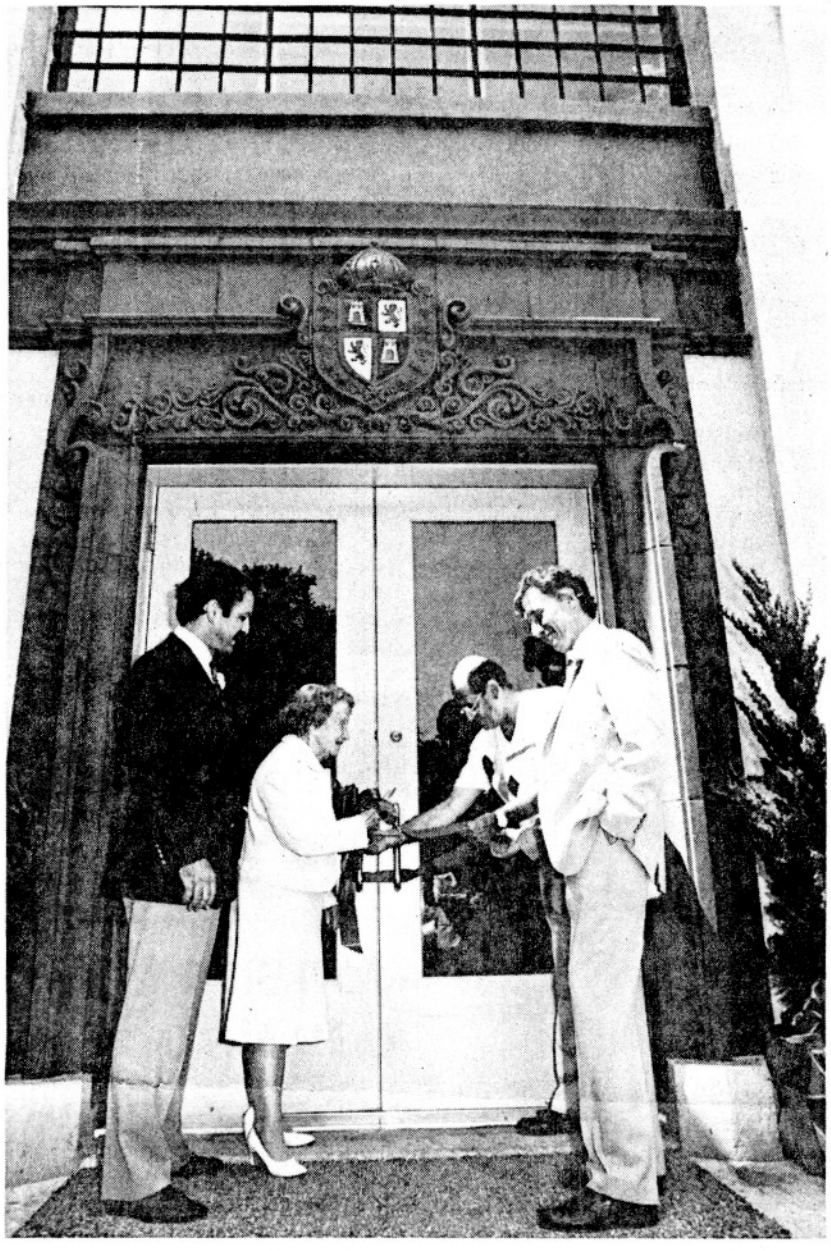
The original owner, First National Bank, was a victim of the Depression in 1929. During most of the 1930s the building housed a succession of enterprises including a warehouse, mercantile store and post office.

The Exchange Bank bought the building in 1939 and stayed there until its assets were acquired by the Atlantic Bancorporation in 1970.

Now, space not occupied by the bank is being leased for offices to professionals such as lawyers, doctors and accountants.

"We think that downtown St. Augustine is something that you should be proud of and is a viable place to do business," Davis said. "The business community has to support it."

Besides Davis, Stoval and bank officials, those attending Friday's ceremony included St. Augustine Mayor Kenny Beeson, City Commissioner Vicki Sellner, County Commission chairman Larry Hartley, County Commissioner Sarah Bailey, and Mrs. H.E. Wolfe, widow of the president of the Exchange Bank.



By JIM LANE, Staff

**Mrs. H.E. Wolfe and Mayor Kenny Beeson cut a ceremonial ribbon at entrance to the First Union Bank Building as owners Howard Davis, left, and Richard Stoval look on.**

ERROR: Smith, F.W. of Zorayda Castle or Villa Zorayda

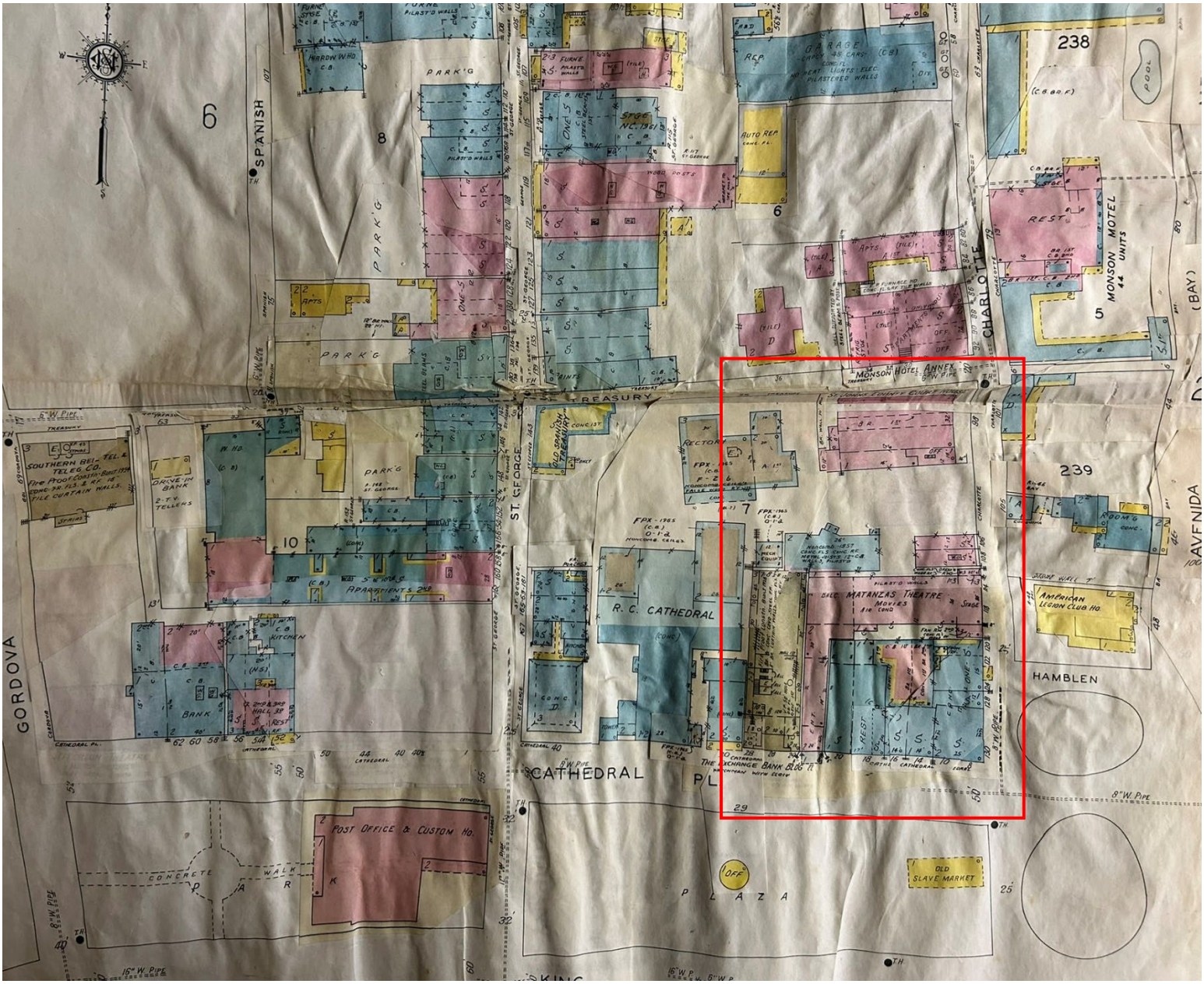
St Aug. Record Sept 8-9, 1979



Atlantic Bank towers over bayfront scene of oldest city

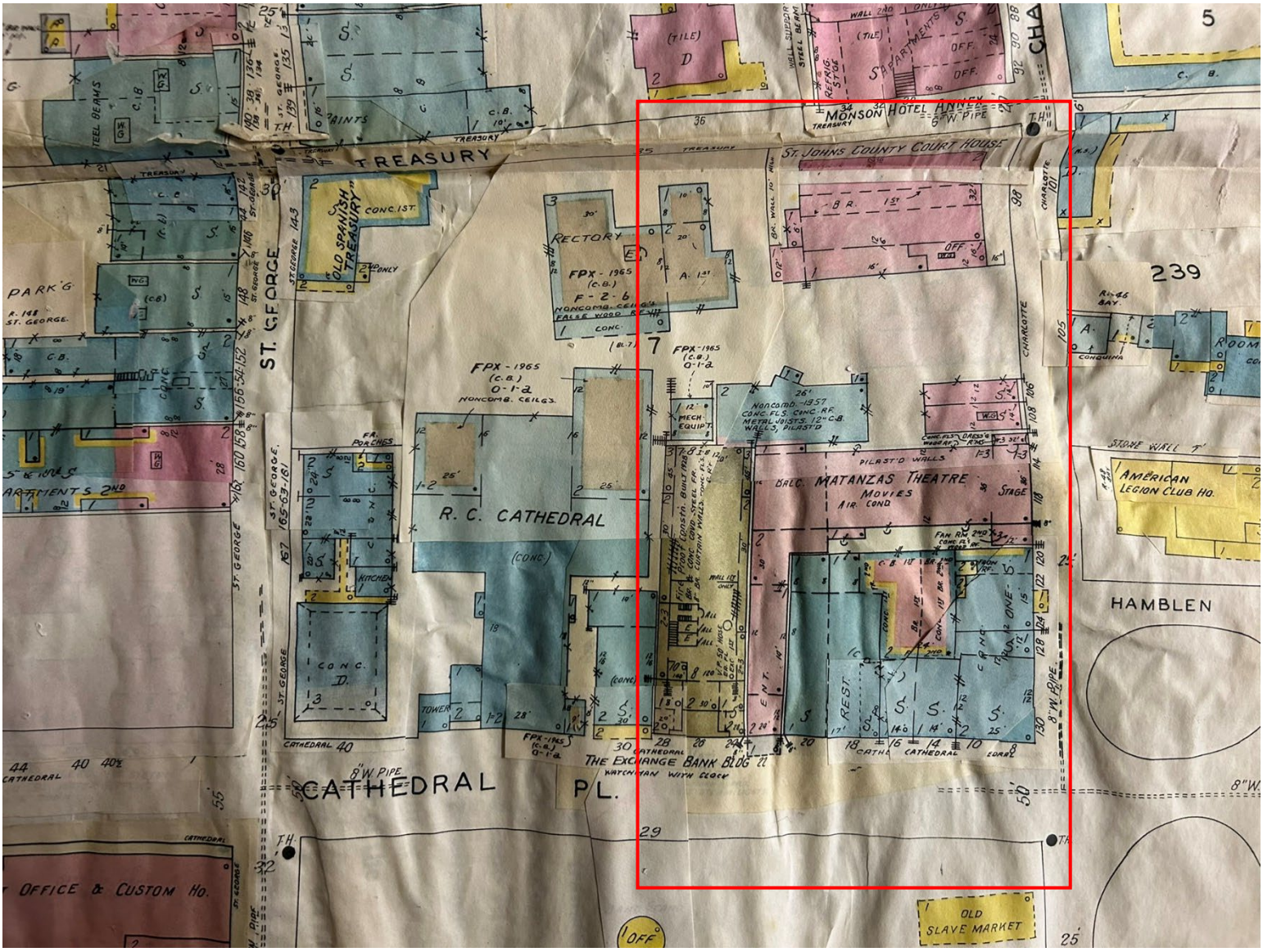
# SANBORN MAPS (1930 basemap, revised to 1965)

## 24 Cathedral Place



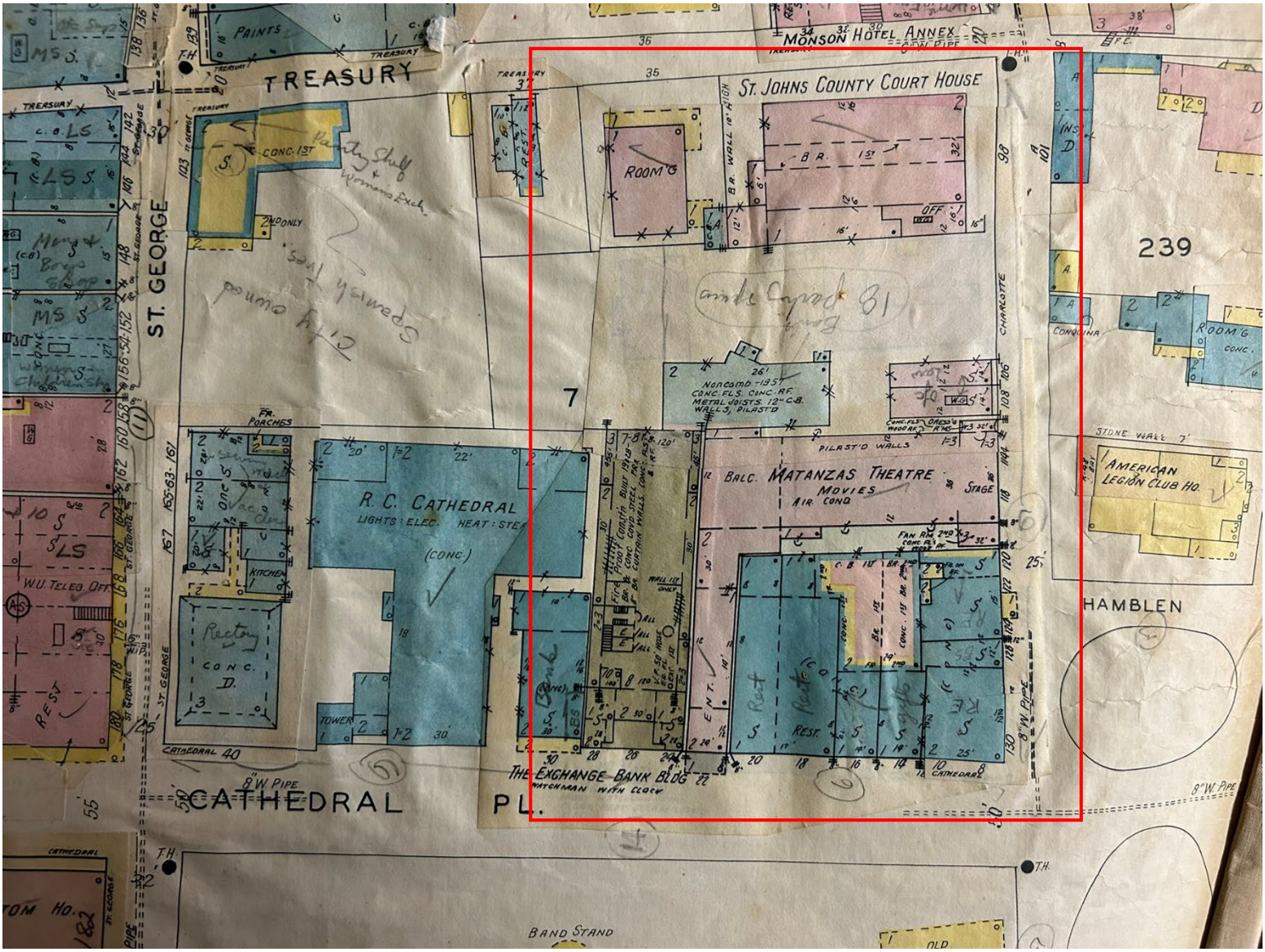
# SANBORN MAPS (1930 basemap, revised to 1965)

## 24 Cathedral Place



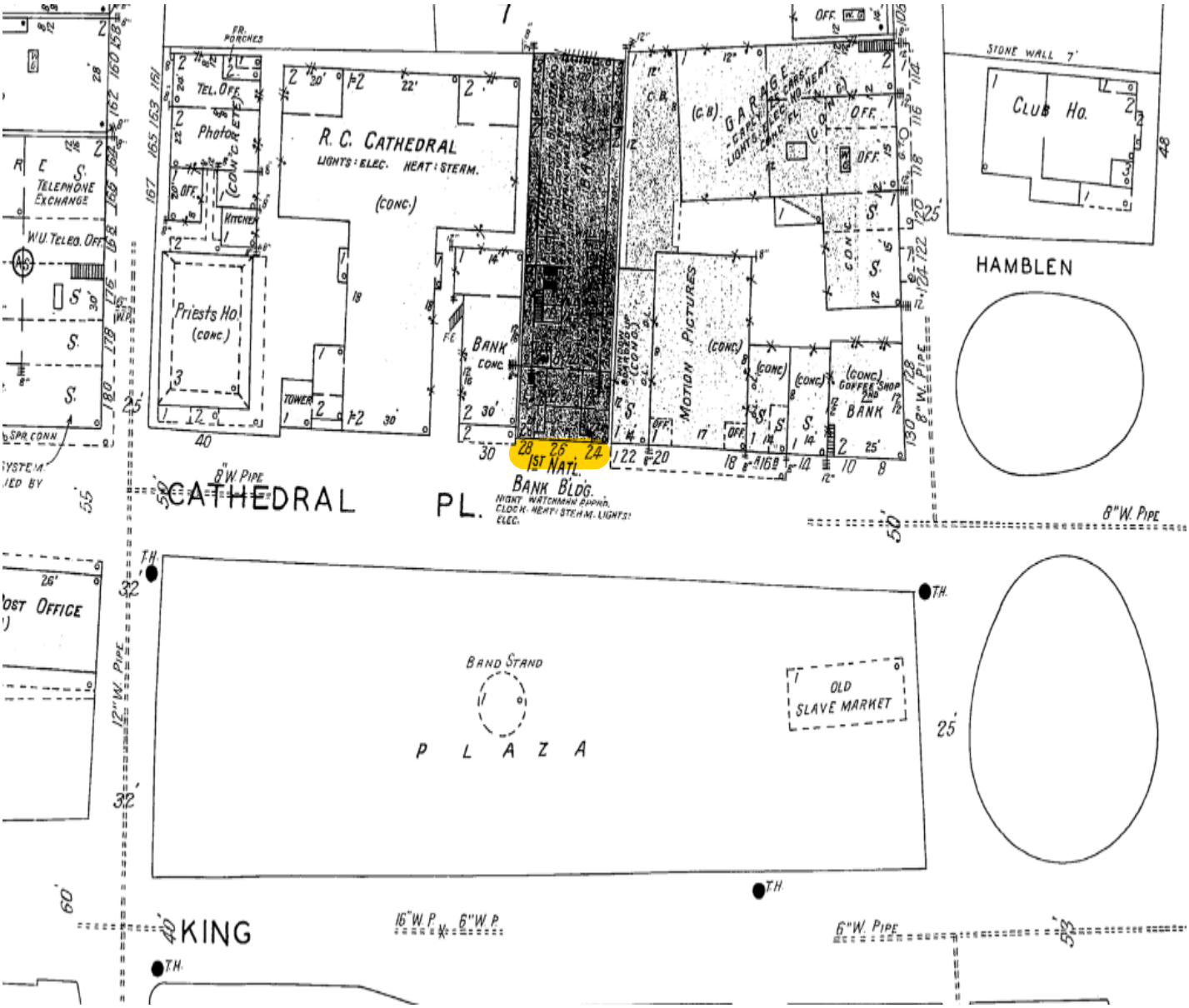
# SANBORN MAPS (1930 basemap, revised to 1957)

## 24 Cathedral Place



# ProQuest® Digital Sanborn Maps, 1867–1970

## Saint Augustine Apr. 1930, Sheet 7

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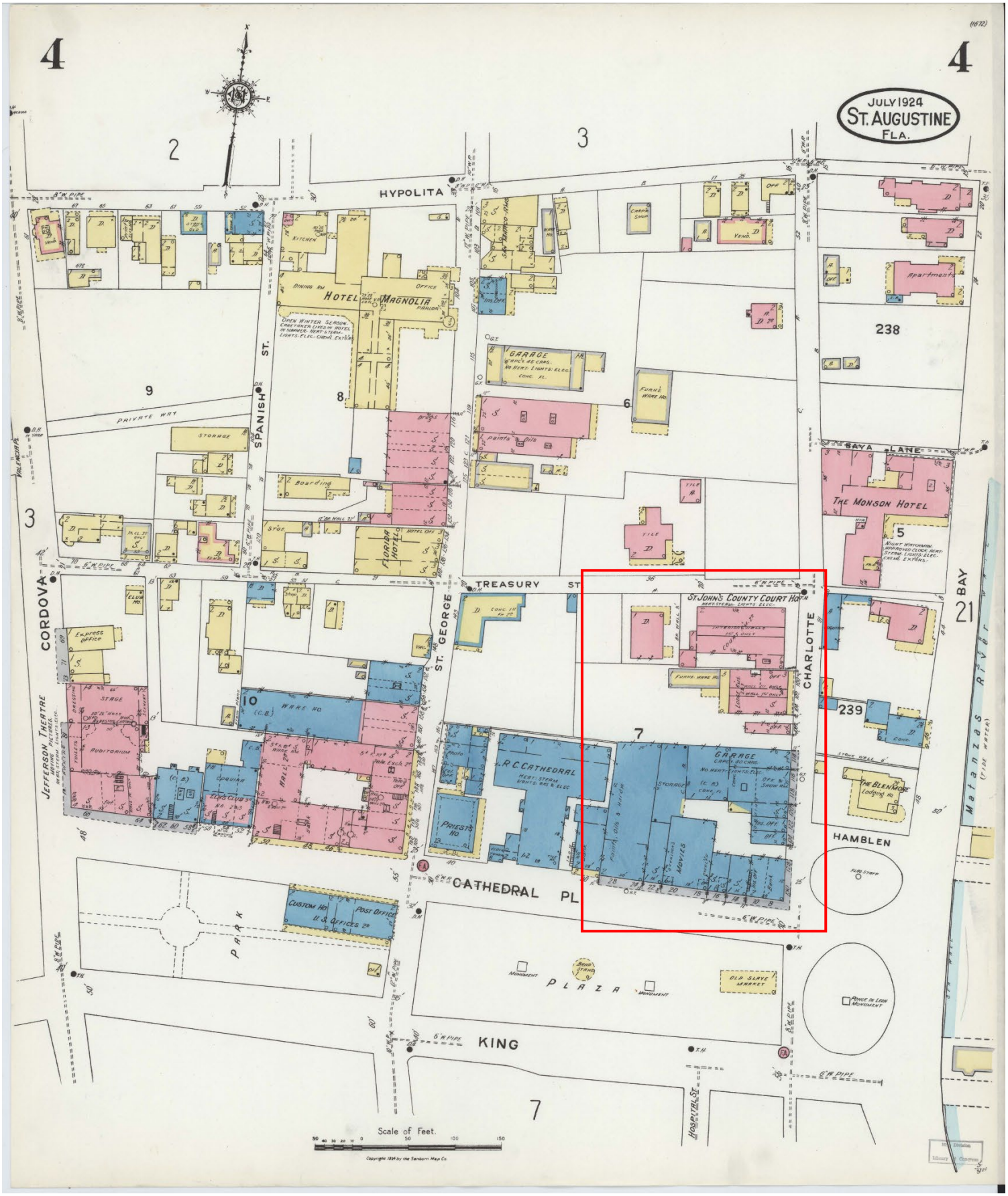
# SANBORN MAPS (1924)

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



## St. Augustine, FL City Code under DIVISION 9. - PLANNED UNIT DEVELOPMENT: PUD

### Sec. 28-286. Purpose and intent.

The purpose of the planned unit development (PUD) zoning district is to provide an option, and process for the provision of unique, individually planned developments that are consistent with the Comprehensive Plan and the categories outlined in the Comprehensive Plan, but may allow for more creative, flexible, and innovative designs for projects than the regular zoning districts allow. The PUD process is a voluntary process initiated by an applicant to provide flexibility for their project, while at the same time providing an opportunity for the city planning and zoning board (PZB) and city commission to integrate potential benefits, limitations and regulations as it deems necessary to protect the public health, safety and general welfare.

The PUD process is designed to:

(a) Promote more efficient and economic uses of land, including bypassed lands, land ripe for urban infill, and potential redevelopment projects;

(b) Encourage a more compatible and harmonious development of contiguous lands;

(c) Provide flexibility to meet changing needs, technologies, economics, and consumer preferences;

(d) Provide a process to assess a development's impact on the proposed site, the surrounding neighborhoods or areas, and the city as a whole;

(e) Demonstrate the coordinating of architectural styles, building forms, and building relationships within a planned development, as well as, the planned developments relationship with the existing and preferred architectural context surrounding the project;

(f) Provide an environment of consistent character compatible with the surrounding areas; and,

(g) Permit specific limitations and requirements in excess of those included in other zoning districts, based on the unique characteristics of the individual site, where necessary to the public health, safety, or welfare, or for the protection or preservation of lands, neighborhoods or areas of the city deemed unique or historic based on the proposed location of the planned development.

The intent of a planned unit development (PUD) is to permit this flexibility from the strict application of traditional zoning district regulations by identifying each waiver, variance or exception to such regulation and providing an alternative development condition for that specific PUD. A PUD is a zoning category that can be beneficially utilized in order to create site-specific regulations to address specific development or topographic conditions, historic or architectural features, existing structures, neighborhood patterns or transitioning uses of land. PUDs may be created as in-fill development or redevelopment, or may be developed as traditional residential subdivisions of vacant land. The regulations found in this section may be generally applicable to all PUDs, while others, such as section 28-291, are intended for traditional residential or mixed use subdivisions of vacant land. Amendments to existing PUDs shall comply with the same requirements as found herein for PUD rezoning.

(Code 1964, § 33-70; Ord. No. 05-37, § 1, 12-12-05; Ord. No. 13-08, § 1, 5-13-13; Ord. No. 16-07, § 1, 2-8-16)

BEFORE THE
PLANNING AND ZONING BOARD FOR THE
CITY OF ST. AUGUSTINE, FLORIDA

**TYPE OF REQUEST:**

- ☐ Appeal (28-29)
- ☐ Conservation Overlay Zone Development (11-29)
- ☐ Use by Exception (28-2)
- ☐ Final Development Plan (____)
- ☐ Land Use Plan Amendment (28-30)
- ☐ Preliminary Subdivision Plat Approval (23-38)
- ☒ PUD Modification/Amendment (28-30)
- ☒ Rezoning (28-30)
- ☐ Variance (28-29)
- ☐ Other (____)

**IN THE MATTER OF:**

| | |
|---|---|
| Case No.: | PZB2024-0041 |
| Applicant: | Ellen Avery-Smith c/o Rogers Towers, P.A. |
| Owner: | Kasam Hospitality, Inc |
| Address: | 24 Cathedral Pl, Saint Augustine, Florida, 32084 |
| Parcel Number: | 197160-0000; 197200-000 |

Re: PUD Modification/Amendment, pursuant to Section 28-30, City of St. Augustine Code, To rezone approximately 1.06 acres of property from the 24 Cathedral Place Planned Unit Development (PUD) (Ordinance No. 2013-22) to the Amended and Restated 24 Cathedral Place Planned Unit Development (PUD).

THE PLANNING AND ZONING BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON TUESDAY, JULY 2, 2024, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

**FINDINGS OF FACT AND CONCLUSIONS OF LAW:**

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant and/or representative X was present at the Tuesday, July 2, 2024, Planning and Zoning Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and X members of the public testified under oath, or ☐ no members of the public spoke on this issue.
3. The subject property has a land use designation of Historic Preservation, and a zoning classification of Planned Unit Development (PUD).
4. The above-described PUD Modification/Amendment is subject to Section 28-30 of the Code of the City of St. Augustine.

**ORDER:**

Based upon the evidence presented, the Planning and Zoning Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-30, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request To rezone approximately 1.06 acres of property from the 24 Cathedral Place Planned Unit Development (PUD) (Ordinance No. 2013-22) to the Amended and Restated 24 Cathedral Place Planned Unit Development (PUD)..

Subject to the following findings by the PZB:

- ① Modified language for "C. Proposed Development. 5. f." to be completed
- through collaboration between City staff & applicant based on Board. discussion.
- ② The HARB to give special attention to proposed rooftop pergola during their review.

Subject to the following conditions:

- Recommends approval to St. Augustine City Commission.
- 
- 

DONE AND ORDERED, at a public hearing on the 2nd day of July, A.D., 2024, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. PZB2024-0041

**REQUEST** **APPROVED / DENIED / CONTINUED**

C L R

Sign Name

Charles Pappas

Print Name

PLANNING AND ZONING BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Charles Pappas, who is personally known to me and who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 2nd day of July, A.D., 2024.

MICHELE FUDO
Commission # HH 448184
Expires September 26, 2027

Notary Public, State of Florida

# CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting
August 21, 2025

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, August 21, 2025, in the Alcazar Room at City Hall, St. Augustine, Florida. Brad Beach, Chairperson, called the regular meeting to order, and the following were present:

**1. ROLL CALL:**

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

City Staff:

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

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**2. General Public Comments for Items not on the Agenda**

None

**2.Approval of Minutes**

**MOTION**

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

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

**2.Modification and approval of Agenda**

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

**MOTION**

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

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

**5. Certificate of Appropriateness**

**5. (a) HP2025-0055 – Len Weeks Construction.Design.Development, L.L.C. – Applicant**
**J. D. Adams, LLC – Owner**
**136, 138, & 138A St. George Street**

**To reconfigure existing storefronts with new materials and design, repair existing stucco, and install awnings.**

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

**8. (a) HP2025-0054 – National Park Service – Applicant & Owner**
**1 S. Castillo Drive**

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

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

Jackie Brower and Gordie Wilson reviewed the application.

Ex Parte Communication: none

Public hearing was opened.

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

Public hearing was closed.

The Board discussed:

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

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

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

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

**MOTION**

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

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

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

[2] Break 4:42 – 4:52 pm

**To construct a commercial building on the west side of Charlotte Street and south side of Treasury Street to flank a new parking garage on the existing parking lot, related to an adaptive use project of the existing buildings.**

Ms. Courtney read the staff report and said based on a review of the AGHP, reviews and discussions by the HARB during the previous Opinion of Appropriateness hearings, and without the support of evidence to the contrary, staff finds that the HARB can take the following actions related to the new buildings, landscape, site plan, and other related features and design elements proposed in a Certificate of Appropriateness at 24 Cathedral Place and Charlotte Street:

CONTINUE to allow the applicant to incorporate any revisions recommended by the HARB and to include the planned review of the architectural plans for the existing historic buildings and proposed new buildings fronting Charlotte and Treasury Streets.

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

Public hearing was opened.

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

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

Public hearing was closed.

The Board discussed:

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

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

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

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

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

**MOTION**

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

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

**9. Certificate of Appropriateness – City owned property**

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

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

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

**9. (b) HP2025-0056 – Marquis Latimer + Halback, Inc – Applicant**
**City of St. Sugustine – Owner**
**Various City Properties and Rights-of-Way within Historic Preservation Zoning Districts 1 through 5 (PIDs 1960500000, 1961500001, 1960400001, 1995700000)**

**To install new landscape plantings.**[3]

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

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

Ex Parte Communication: none

Public hearing was opened.

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

Public hearing was closed.

The Board discussed:

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

**MOTION**

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

**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**

**CITY OF ST. AUGUSTINE**

Historic Architectural Review Board Regular Meeting
October 16, 2025

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

**1. ROLL CALL:**

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

City Staff:

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

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**2. General Public Comments for Items not on the Agenda**

none

**3. Approval of Minutes**

**Mr. Weaver MOVED to APPROVE the September 18, 2025 minutes with the change on page seven from sight to site. The motion was SECONDED by Ms. Duncan.**

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

**4. Modification and approval of Agenda**

**MOTION**

**Mr. Weaver MOVED to APPROVE the Agenda as presented. The motion was SECONDED by Mr. MacDonald.**

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

**5. Public Comments related to Expedited Hearing items:**

**6. Certificate of Appropriateness**

**6. (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.**

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 72 Spanish Street if the HARB finds the proposed work, as proposed or modified by 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.

Juan Othello and Craig Sommers reviewed the application.
Mr. Sommers said that there was no problem with the proposed modifications presented in the staff report.

Ex Parte Communication: none

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

The Board discussed:

Ms. Duncan said that because the applicant was changing the materials to what was recommended, the proposal was fine and the additional stairs would be fine as well. She said that because the door was on the side, it would not be visible from the streetscape. She thought that this was a good proposal

Ms. Potter confirmed that the older doors were not wood.

The other board members agreed that this was a good proposal.

**MOTION**

**Ms. Duncan MOVED to APPROVE application HP2025-0065 at 72 Spanish Street with the only modification being that wood would be used in place of Trex and fiberglass. The motion was SECONDED by Mr. Weaver.**

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

**7. Continued Items from the previous HARB meetings**

**7. (a) Certificate of Appropriateness HP2025-0053 – Rogers Towers, PA – Applicant**
**Kasam Hospitality, Inc. – Owner**
**24 Cathedral Place and Charlotte Street (PID 1972000000)**
**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, 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.

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

Mr. Koppenhafer began his presentation to include the buildings at 24 and 22 Cathedral Place. He gave a brief history of the uses of the building.[1]

Mr. Koppenhafer continued his presentation and provided information regarding the potential repair to the stucco and terra cotta, the windows, doors, and the roofing.

Mr. Latimer reviewed the new proposals for the gated courtyards. He showed the options for courtyards A, B and D, courtyard C was

[1] There was a brief recess from 1:27 to 1:32 pm due to a fire alarm

not gated. He said that the gate on the D courtyard had a smaller door and opening because of the need for a crash bar on the back of the gate for emergency exit.

Ex Parte Communication: none

Public hearing was opened.

BJ Kalaidi was opposed to this project as it would radically change the Town Plan National Historic District. She asked for confirmation of how high the new building would be in comparison with the taller building.

Mr. Beach envisioned that the top of the garage parapet would be at the bottom of the third or fourth floor windows.

Mr. MacDonald said that there was no proposal to cover any windows.

Ms. Courtney directed Ms. Kalaidi to the packet and the renderings that were provided with the view from the Bridge of Lions, and advised that there were no proposed changes to the window openings.

Mr. Koppenhafer said that there were no windows being removed and the actual rooms with windows did not exist below the fourth floor.

Mr. Weaver said that information needed to be provided on how the new construction would impact the older building.

Ms. Duncan thought that the building would not be visible from Charlotte Street once the new parking garage was constructed.
Public hearing was closed.

The Board discussed:

Mr. Koppenhafer showed a picture that demonstrated the new building would not block the windows on the fourth floor on the existing building.

Mr. Weaver told the board that there had been a previous rehabilitation of the building and there should be plans available for reference.

Ms. Courtney advised that she was looking for additional plans for the building.

The Board continued their discussion as follows:

- Wanted to see all the components on the current windows
- If the arched windows on the front of the building were metal then they should be replaced with metal.
- The windows on the upper floors were all aluminum, with single panes, and off set with a solid horizontal mullion in the middle
- The windows shown in a picture of the original building appeared to be one over one sash windows
- The proposed panes looked like the original
- Needed to replicate the original design
- Should provide a shop drawing for the windows only
- The window did not have to be operable but needed to look like sash windows
- The board would support one over one faux mullion for the higher floors and replicate what exists on the lower floors for the arched windows
- The custom window was made of a wood detail using mahogany wood
- It was important to maintain the dimension and styles
- Discussed the need for more information regarding the restoration of the terra cotta on the building
- Queried the board to see if everyone agreed that leaving the terra cotta painted was a better idea
- Trying to remove the paint could cause more damage
- Recommended an expert to evaluate the terra cotta to be sure it was terra cotta before moving forward

DRAFT

- There were materials available that would match the terra cotta
- Confirmed that the material for the replacement door on the front of the building would be better wood material and insulated glass
- Confirmed the railings on the balconettes would have the same material, which was painted steel, the railings would be rebuilt or restored
- Any drawings should include whether parts of the building were being replicated or restored
- The Board wanted detailed drawings

Ms. Avery-Smith respectfully requested that the board finalize the certificate of appropriateness prior to asking for shop drawings.

The Board confirmed for the applicant that an architectural drawing would suffice.

- The stucco should be evaluated by an expert to be sure that it would be lasting
- Needed to consider whether the stucco should be sealed or left natural
- The applicant should be sure to adhere to the secretary of the interior standards for rehabilitation
- The board had consensus that the proposed gate "c" would be good for courtyard "a"
- The gate for courtyard "b" needed to have more of a curve at the top, or use the gate "c"
- Confirmed the miscellaneous equipment, especially cellular equipment or racks, would be removed if possible

**MOTION**

**Mr. Weaver MOVED to CONTINUE application HP2025-0053 24 Cathedral Place and Charlotte Street to the November 20, 2025 meeting. The motion was SECONDED by Ms. Potter.**

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

**7. (b) Certificate of Appropriateness -City Owned Property HP2025-0011- CBVR Telecom Design Group and Cellco Partnership Successor in Interest to Verizon Wireless- Applicant**
**Various areas within/adjacent to existing City rights-of-way within Historic Preservation Zoning Districts 1 through 5**

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

Ms. Courtney read the staff report and said 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 the Secretary of the Interior's Standards 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.

Christopher Milnes and Courtney Barnard reviewed the application.

Ex Parte Communication: none

Public hearing was opened.

[2] Break 2:59 – 3:06 pm

**From:** Julie Courtney
**To:** Kanti Patel; Les Thomas; Mike Koppenhafer
**Subject:** Notes from Plan sheets with window or door info: for 24 Cathedral Place c. 1980s Rehab
**Date:** Thursday, October 30, 2025 4:48:00 PM
**Attachments:** 24CathedralPl-7_2ndFloorPlan.tif
image002.png
image003.png
image004.png
24CathedralPl-8_3rdFloorPlan.tif
24CathedralPl-13_ElevationEAST.tif
24CathedralPl-14_ElevationNORTH.tif
24CathedralPl-15_ElevationWEST.tif
24CathedralPl-16_ElevationNORTH&SOUTHwEntry&WindowDetails.tif
24CathedralPl-3_1stFloorPlan.tif

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Hello again,
I am forwarding the sheets that have Info specific to the doors and windows. We may need to look through and make sure there were no other details mentioned. But the Special Notes that are on each of the footprint plans makes me question when the windows were replaced, because all of the noted reference them as being fixed, not replaced.
Also, there is a reference to what we can possible assume are the front doors:

- #18: Clean and polish existing copper clad storm doors

Under the notes of all the floor plan sheets (emailed previously), under Special Notes:

- #5: "Remove existing window glazing and re-glaze window"
- #8: Secure sash and seal sash edges. Paint exterior of Windows (See detail 2, A-5). (SHEET A-5 is attached as 7_ 2nd Floor Plan)
- #9: Make repairs necessary to provide soft operation of window and window latches (See Detail A; Sheet A-5) (SHEET A-5 is attached as 7_ 2nd Floor Plan)
- #13: Replace broken glass
- #14: Remove window film
- #18: Clean and polish existing copper clad storm doors

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

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

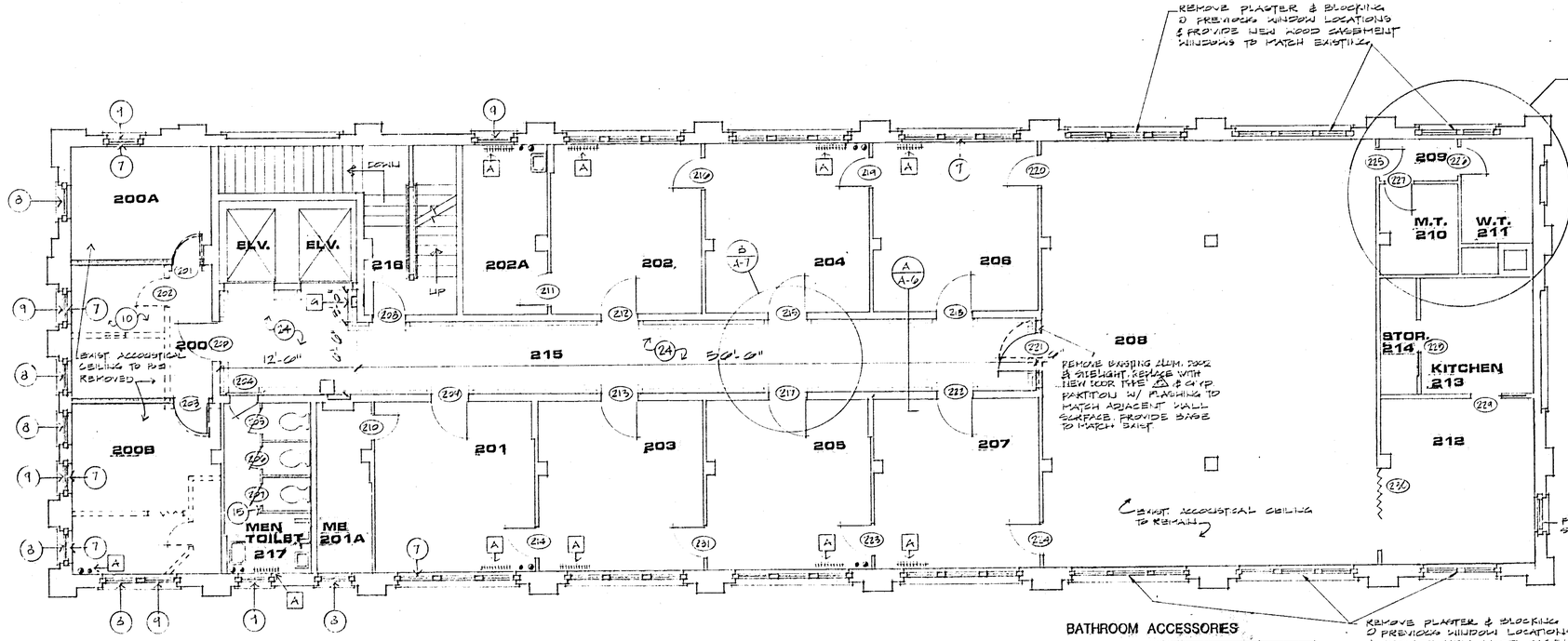
*Please Note:* Florida has a very broad Public Records Law. Unless specifically exempt by state law, written

GENERAL NOTES:

- A. Remove existing radiators and related heating lines.
- B. Remove any existing window treatment and associated hardware on all windows.
- C. Provide new mini-blinds at all windows.
- D. All tile and hard-surface floors to include base which will remain shall be stripped, cleaned, and sealed.
- E. All surfaces to be painted/refinished as per finish schedule and specifications.
- F. Repair all loose or damaged plaster.
- G. CLEAN & POLISH BRASS OF MAIL CHUTE @ ALL FLOOR LOBBIES
- H. Refinish/rechrome all toilet partitions, TURNING & HARDWARE IN BATHROOMS.
- I. All loose or damaged tile shall be repaired/replaced.

SPECIAL NOTES:

1. Clean and REFINISH wood surfaces in lobby ceiling and mezzanine bottom to match existing. Apply 2 coats of urethane. (SEE SPECIFICATION)
2. Replace missing or damaged tile base.
3. Remove existing door frame and repair any damage.
4. Repair wall tile.
5. Remove existing window glazing and re-glaze window.
6. Remove existing plaster ceiling.
7. Remove A/C units from windows.
8. Secure SASH & SEAL SASH EDGES & REPAINT EXTERIOR OF WINDOW (SEE DETAIL 2/A-5)
9. Make repairs necessary to provide soft operation of window and window latches. (See Detail 1/A, SHEET A-3
10. Remove acoustical ceiling and repair any damaged or loose plaster above. SEE SPECIFICATION.
11. Repair any damaged, loose or splintered wood in this area.
12. Remove shelving or trim not related to original design.
13. Replace broken glass.
14. Remove window film.
15. Repair marble toilet partitions.
16. Replace trim and/or base in this area to match original.
17. Remove paneling and repair any damaged plaster TO ORIG. CONDITION SEE SPECIFICATION.
18. CLEAN & POLISH EXISTING COPPER-CLAD STORM DOORS.
19. Replace missing 4'-0" wood wainscoating and refinish to match existing.
20. Remove existing boiler and all associated piping, valves, wiring etc.. Cap supply lines flush with wall surface. Provide clean out at floor drain and leave flush with finish floor.
21. Remove existing stair and restore original stair location.
22. Provide pay phone at existing radiator recess.
23. Remove glass window frame and restore magazine stand to original condition.
24. Provide new bordered carpet at lobby. Install carpet as per detail.

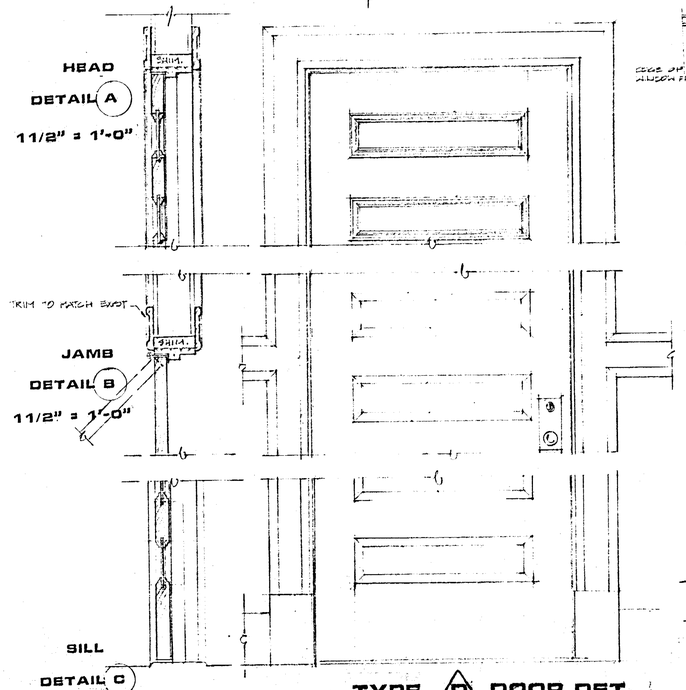



## SECOND FLOOR PLAN

3/16" = 1'-0"

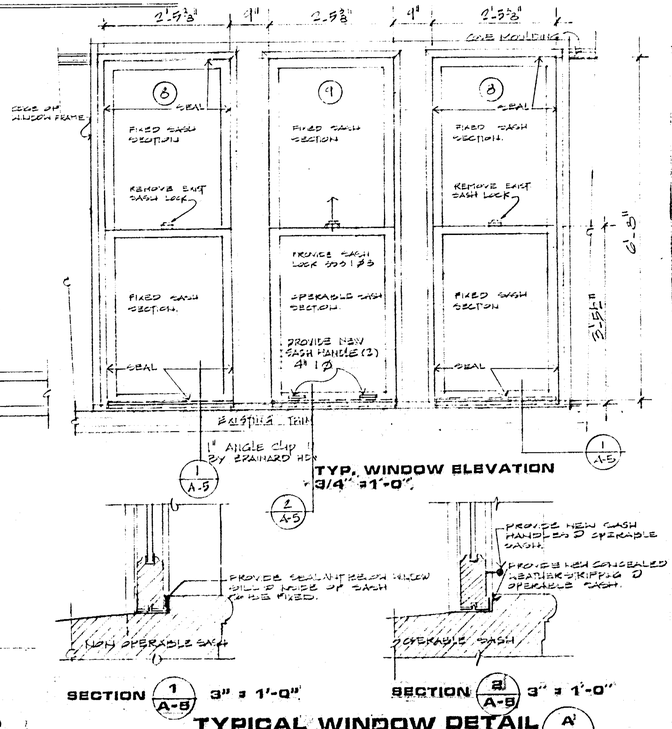
BATHROOM ACCESSORIES

| # | TYPE OF FIXTURE | MODEL # |
|---|---|---|
| 1 | Mirror | SEE DETAIL 1, SHEET A-3 |
| 2 | Toilet Paper Dispenser | BRADLEY 5224 |
| 3 | Paper Towel Dispenser | KOMMCK ID-262 |
| 4 | Soap Dispenser | KOMMCK ID-822 |
| 5 | Coat Hanger | |




TYPE D DOOR DET.

11/2" = 1'-0"



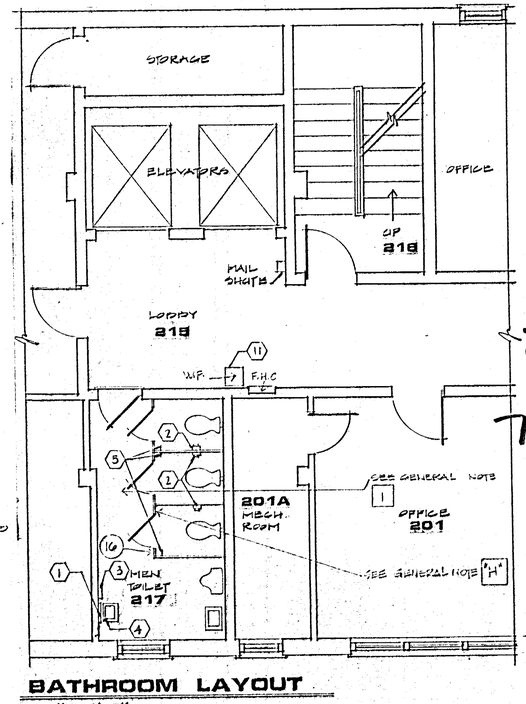

TYP. WINDOW ELEVATION

3/4" = 1'-0"

SECTION 1/A-5 3" = 1'-0"

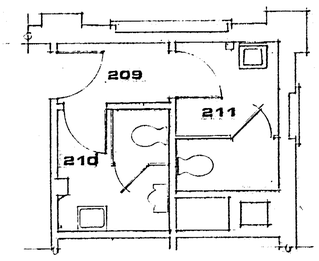
SECTION 2/A-5 3" = 1'-0"

TYPICAL WINDOW DETAIL A/A-5




BATHROOM LAYOUT

1/4" = 1'-0"




BATHROOM 210

1/4" = 1'-0"

24 CATHEDRAL PL
85-0464
7 OF 43

LEGEND

- H.W. RADIATOR TO BE REMOVED
- 2" FEEDER LINE TO BE REMOV'D.
- 1" RETURN LINE TO BE REMOV'D.
- EXISTING PARTITIONING TO BE REMOV'D.
- NEW PARTITIONING

**RENOVATION OF THE ATLANTIC BANK BLDG**

**SECOND FLOOR PLAN**


HOWARD DAVIS ASSOCIATES ARCHITECTS
88 Riberia St. Suite 250 St. Augustine, Florida 32084 (904) 824-0471

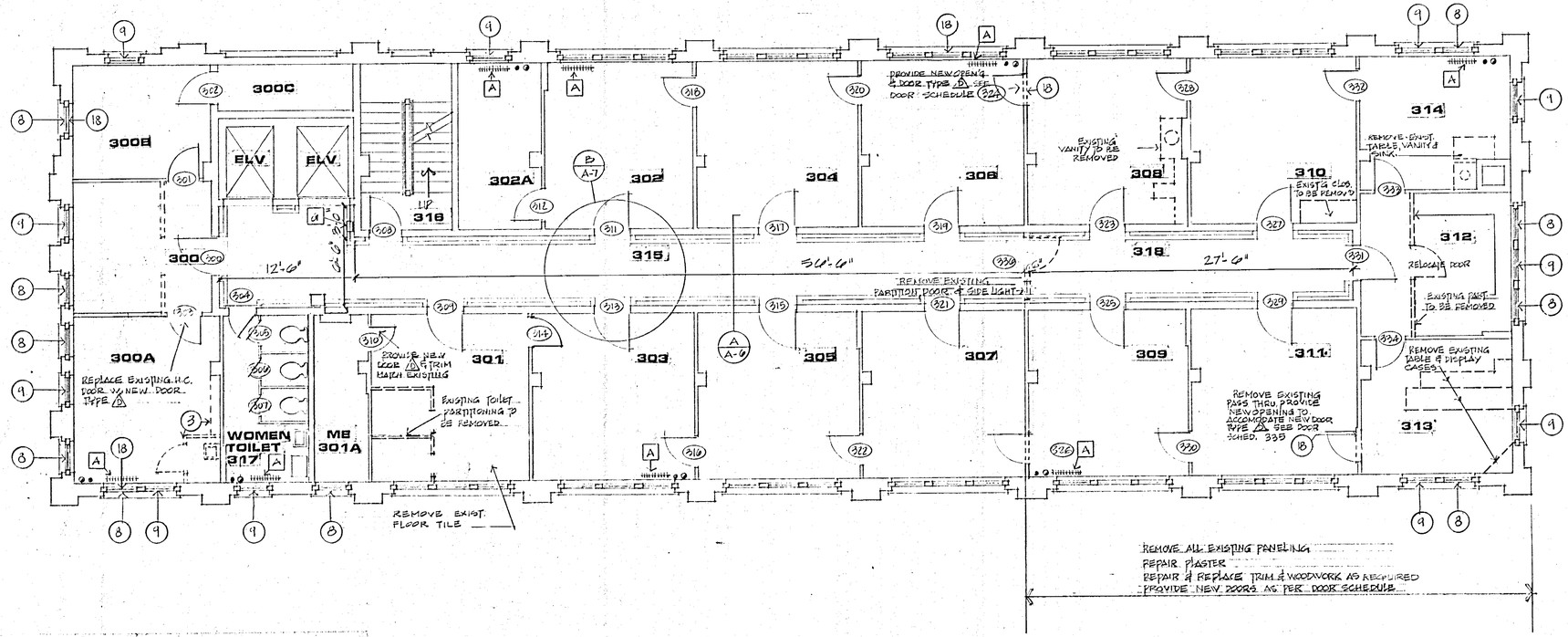

| Job No : 8803 | Revisions : | Sheet : | Drawing No : |
|---|---|---|---|
| Issued : | | Of | A-5 |
| Drawn By : B.A.S. | | | |
| Checked By : | Printed : JUL. 24 1985 | | |

GENERAL NOTES:

- A. Remove existing radiators and related heating lines.
- B. Remove any existing window treatment and associated hardware on all windows.
- C. Provide new mini-blinds at all windows.
- D. All tile and hard-surface floors to include base which will remain shall be stripped, cleaned, and sealed.
- E. All surfaces to be painted/refinished as per finish schedule and specifications.
- F. Repair all loose or damaged plaster.
- G. CLEAN & POLISH BRASS OF MAIL CHUTE @ ALL FLOOR LOBBIES.
- H. Refinish/rechrome all toilet partitions, TUPPING & HARDWARE IN BATHROOM.
- I. All loose or damaged tile shall be repaired/replaced.

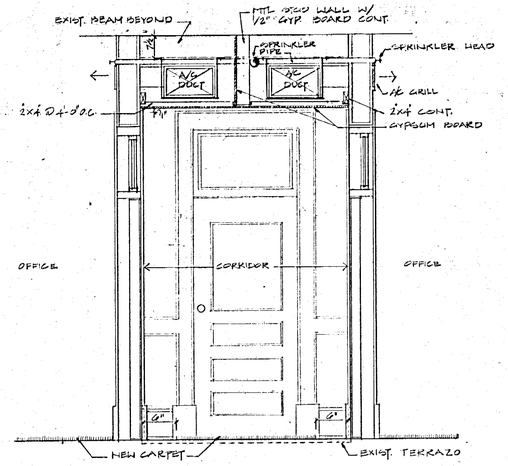
SPECIAL NOTES:

1. Clean and REFINISH wood surfaces in lobby ceiling and mezzanine bottom to match existing. Apply 2 coats of urethane. (SEE SPECIFICATION)
2. Replace missing or damaged tile base.
3. Remove existing door frame and repair any damage.
4. Repair wall tile.
5. Remove existing window glazing and re-glaze window.
6. Remove existing plaster ceiling.
7. Remove A/C units from windows.
8. Secure window to be fixed. Window to be caulked to be airtight. (See Detail A, SHEET A-5)
9. Make repairs necessary to provide soft operation of window and window latches. (See Detail A, SHEET A-5)
10. Remove acoustical ceiling and repair any damaged or loose plaster above. (SEE SPECIFICATION)
11. Repair any damaged, loose or splintered wood in this area.
12. Remove shelving or trim not related to original design.
13. Replace broken glass.
14. Remove window film.
15. Repair marble toilet partitions.
16. Replace trim and/or base in this area to match original.
17. Remove paneling and repair any damaged plaster. (SEE SPECIFICATION)
18. Refurbish existing copper-clad doors.
19. Replace missing 4'-0" wood wainscoating and refinish to match existing.
20. Remove existing boiler and all associated piping, valves, wiring etc., Cap supply lines flush with wall surface. Provide clean out at floor drain and leave flush with finish floor.
21. Remove existing stair and restore original stair location.
22. Provide pay phone at existing radiator recess.
23. Remove glass window frame and restore magazine stand to original condition.
24. Provide new bordered carpet at lobby. Install carpet as per detail.



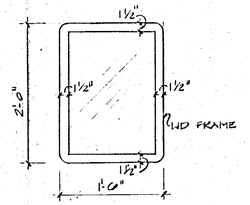

## THIRD FLOOR PLAN

3/16" = 1'-0"



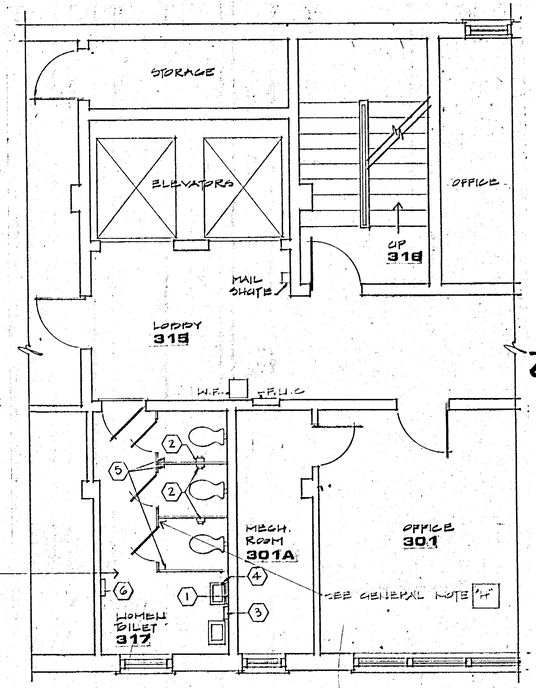

## A / A-8 CORRIDOR SECTION DETAIL

1/2" = 1'-0"




## 1 / A-8 MIRROR DETAIL

1" = 1'-0"




## BATHROOM LAYOUT

1/4" = 1'-0"

| BATHROOM ACCESSORIES | | |
|---|---|---|
| # | TYPE OF FIXTURE | MODEL# |
| | | |
| 1 | Mirror | SEE DETAIL 1/A-6 |
| 2 | Toilet Paper Dispenser | BRADLEY 9224 |
| 3 | Paper Towel Dispenser | BOBRICK B-262 |
| 4 | Soap Dispenser | BOBRICK B-822 |
| 5 | Coat Hanger | |
| 6 | SANITARY NAPKIN DISPENSER | BOBRICK B-270 |

24 CATHEDRAL PL.
85-04641
8 OF 43

LEGEND

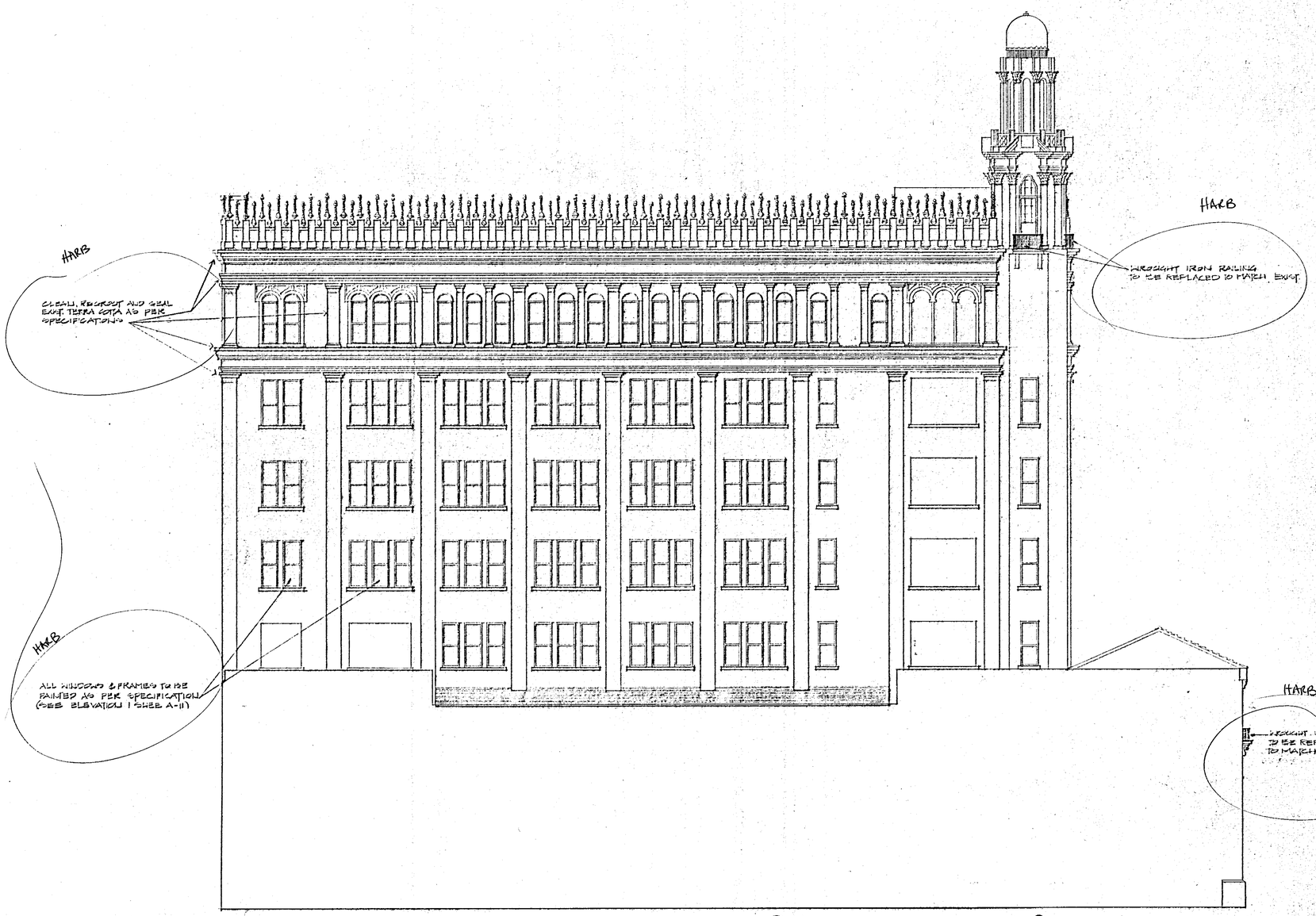
- HHHHHHH H.V. RADIATOR TO BE REMOVED
- 2" FEEDER LINE TO BE REMOV'D
- 1" RETURN LINE TO BE REMOVD.
- ===== EXISTING PARTIONING TO BE REMV'D

**RENOVATION OF THE ATLANTIC BANK BLDG**

**THIRD FLOOR PLAN**

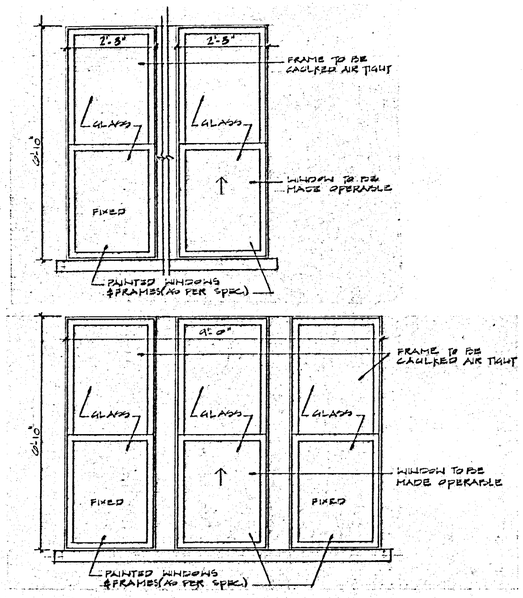

HOWARD DAVIS ASSOCIATES ARCHITECTS
88 Riberia St. Suite 250 St.Augustine, Florida 32084 (904) 824-0471


| Job No : 8603 | Revisions : | Sheet : | Drawing No : |
|---|---|---|---|
| Issued : | | | |
| Drawn By : D.A.S. | | Of | A-6 |
| Checked By : | Printed : JUL 24 1985 | | |




## EAST ELEVATION

1/8" = 1'-0"




1 / A-11 **TYPICAL WINDOW ELEVATIONS**

1/2" = 1'-0"

24 CATHEDRAL PL
85-0464
13 OF 43

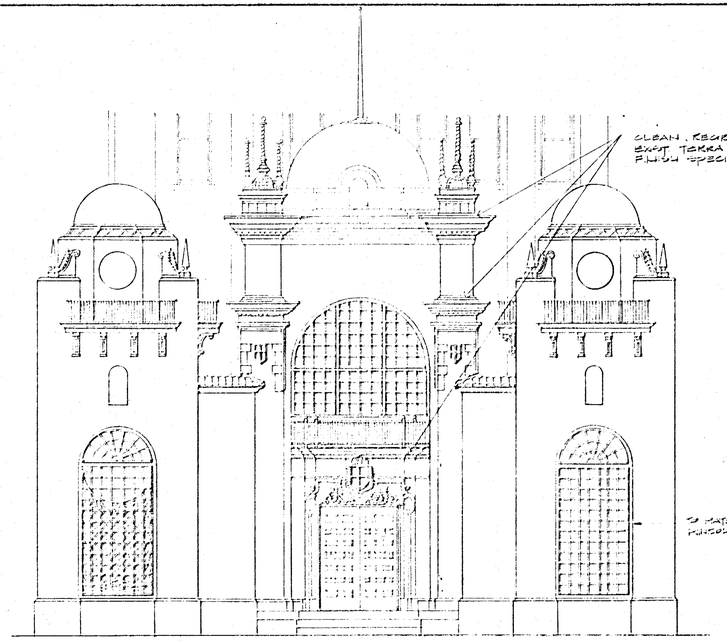
NOTE:
FIXED & OPERABLE WINDOWS ARE INDICATED ON FLOOR PLAN DRAWINGS.

**RENOVATION OF THE ATLANTIC BANK BLDG**

**ELEVATION**

HOWARD DAVIS ASSOCIATES ARCHITECTS
88 Riberia St. Suite 250 St. Augustine, Florida 32084. (904) 824-0471

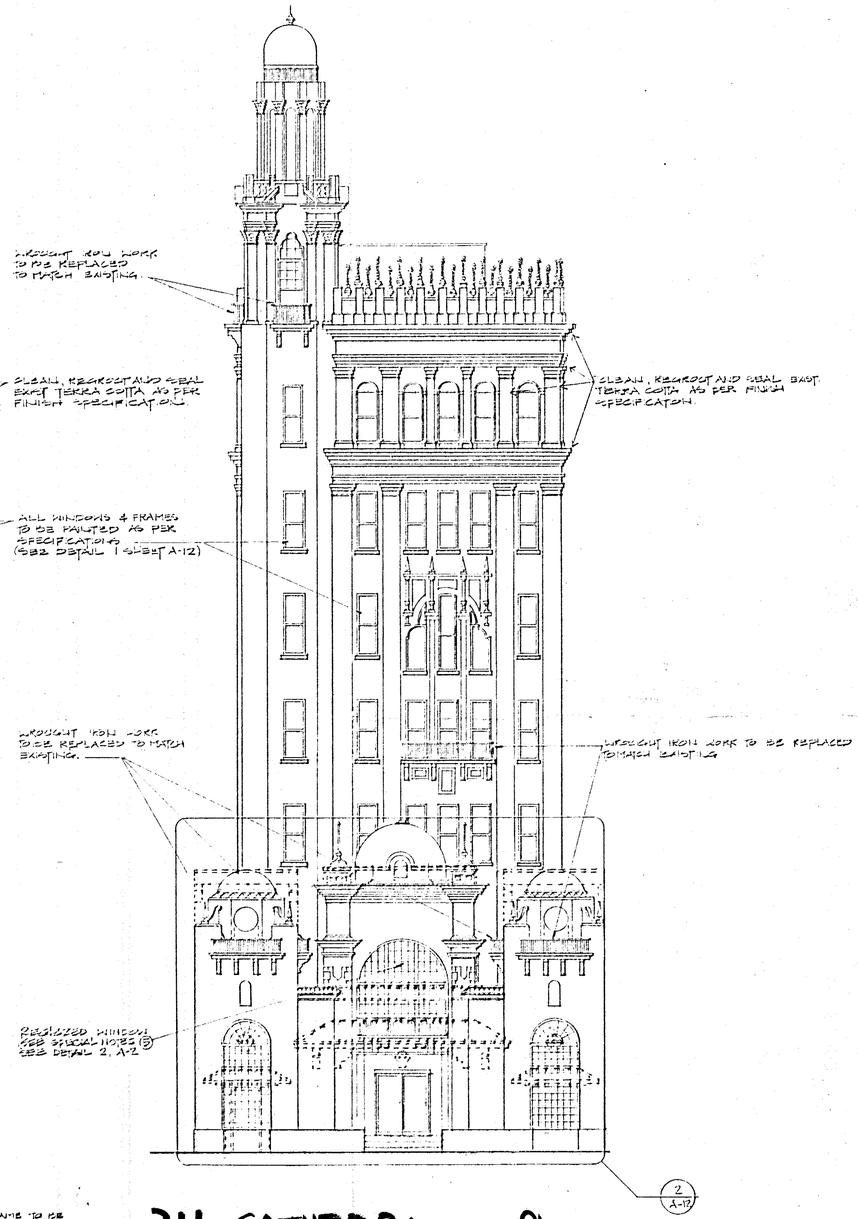
| | | | |
|---|---|---|---|
| Job No : 8803 | Revisions : | Sheet : | Drawing No : |
| Issued : | | of | A-11 |
| Drawn By : D.A. | | | |
| Checked By : | Printed: 2 4 1986 | | |




2 / A-12 **SOUTH ENTRY FACADE DETAIL**
3/16" = 1' - 0"

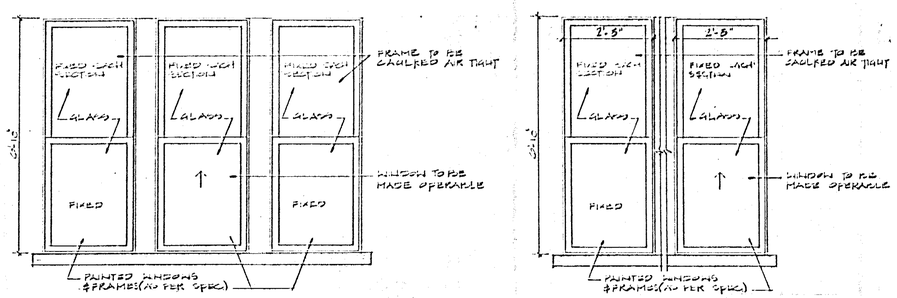



**NORTH ELEVATION**
1/8" = 1' -0"




**24 CATHEDRAL PL**
**85-0464**
**SOUTH ELEVATION**
1/8" = 1'-0"

NOTE:
FIXED & OPERABLE WINDOWS ARE INDICATED ON FLOOR PLAN DRAWINGS.




1 / A-12 **EXTERIOR WINDOW ELEVATIONS**
1/2" = 1' - 0"

14 OF 43

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**RENOVATION OF THE ATLANTIC BANK BLDG**

**ELEVATIONS**

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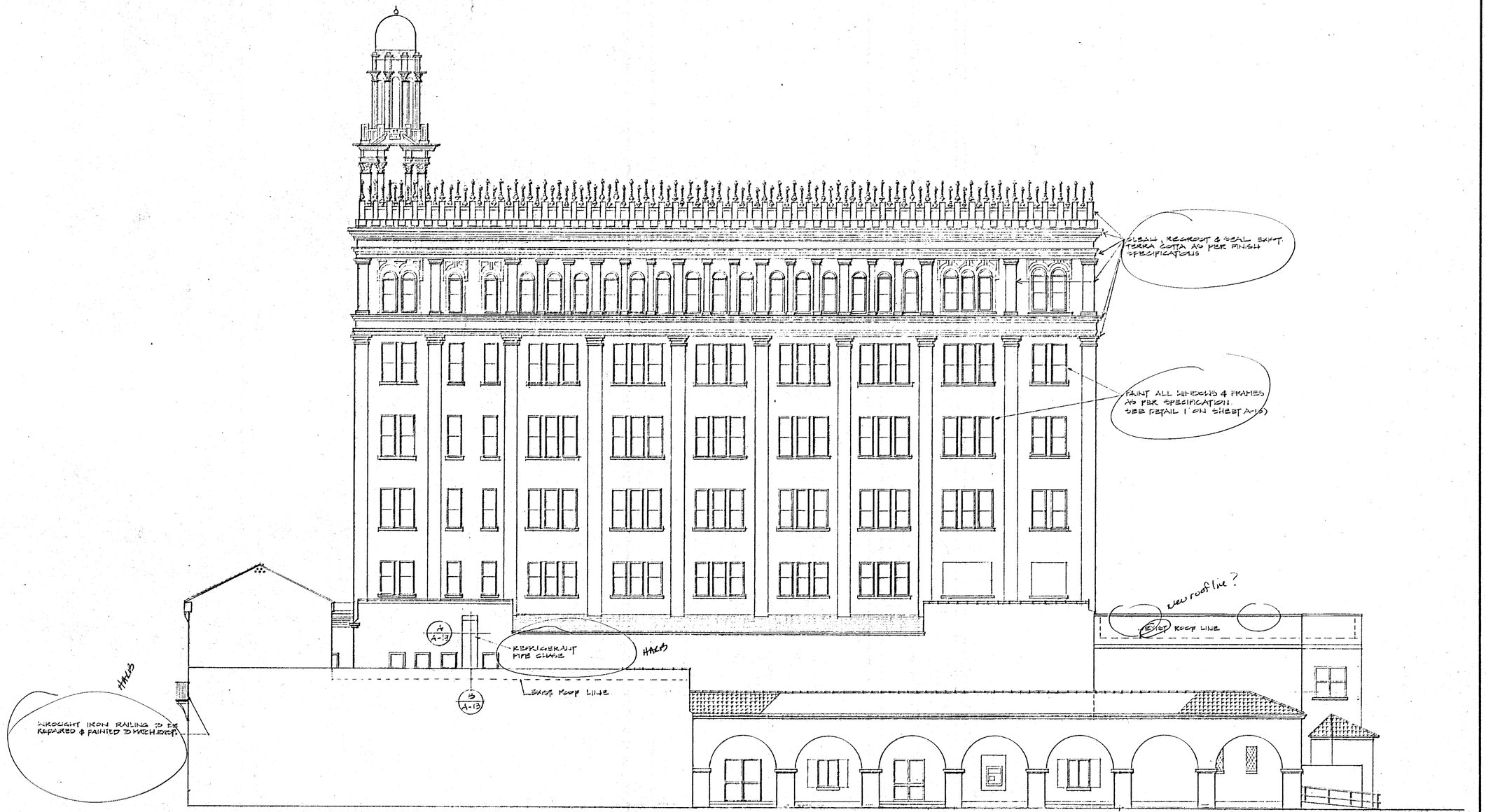
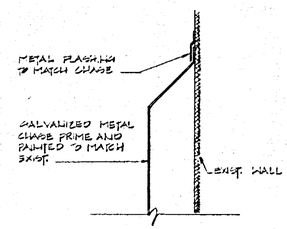
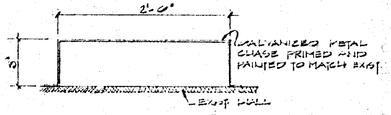
| Job No.: 8603 | Revisions: | Sheet: | Drawing No.: |
|---|---|---|---|
| Issued: | | | |
| Drawn By: P.D.A | | 01 | A-12 |
| Checked By: | Printed SEP. 04 1998 | | |



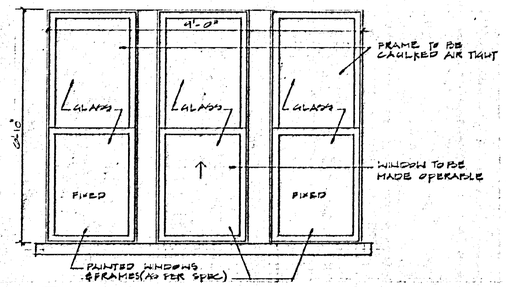

## WEST ELEVATION
1/8" = 1'-0"



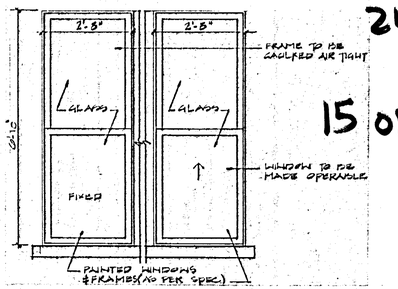

B A-13 **CHASE DETAIL**
1" = 1'-0"




A A-13 **CHASE DETAIL**
1" = 1'-0"




1 A-13 **TYPICAL WINDOW ELEVATION**
1/2" = 1'-0"




24 CATHEDRAL PL
85-0464
15 OF 43

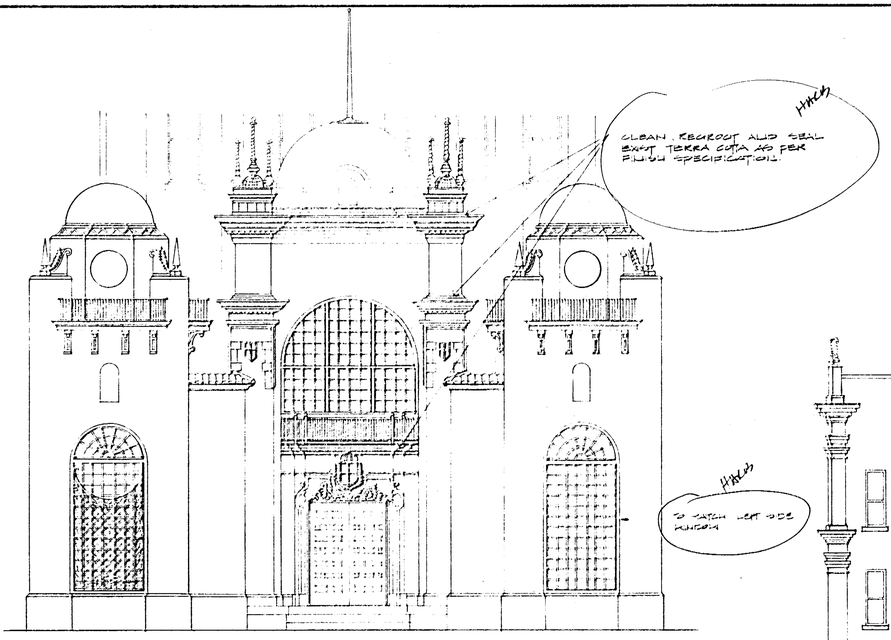
NOTE: * FIXED & OPERABLE WINDOWS ARE INDICATED ON FLOOR PLAN DRAWINGS.

**RENOVATION OF THE ATLANTIC BANK BLDG**

**ELEVATION**

HOWARD DAVIS ASSOCIATES ARCHITECTS
88 Riberia St. Suite 250 St. Augustine, Florida 32084 (904) 824-0471

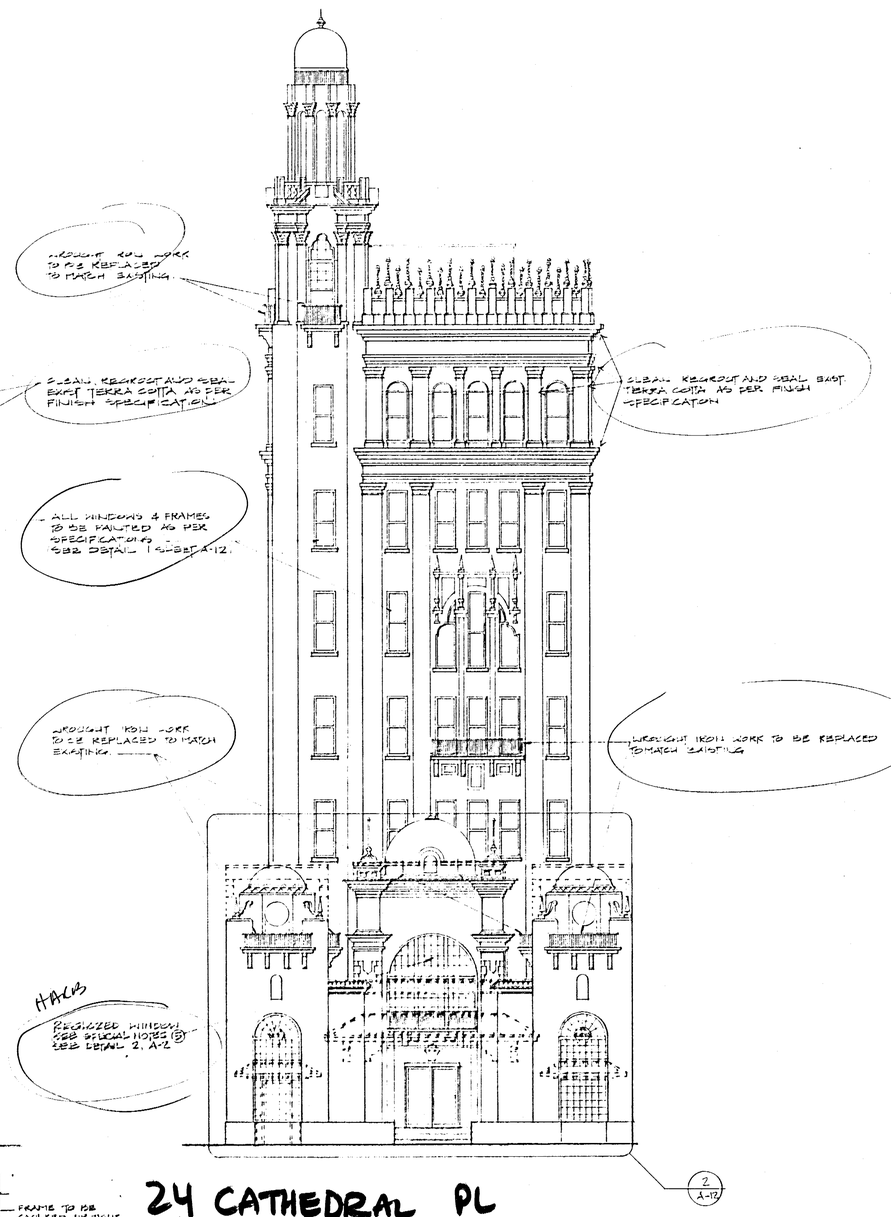
| | | | |
|---|---|---|---|
| Job No : 8804 | Revisions : | Sheet No : | Drawing No : |
| Issued : | | of | A-13 |
| Drawn By : D.A. | | | |
| Checked By : | Printed : JUL 24 1985 | | |




2 / A-12 **SOUTH ENTRY FACADE DETAIL**
3/16" = 1' - 0"

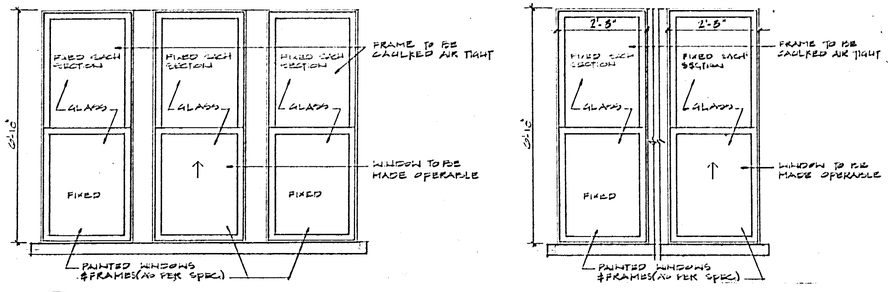



**NORTH ELEVATION**
1/8" = 1' -0"




24 CATHEDRAL PL
85.0464

**SOUTH ELEVATION**
1/8" = 1'-0"




1 / A-12 **EXTERIOR WINDOW ELEVATIONS**
1/2" = 1' - 0"

NOTE: FIXED & OPERABLE WINDOWS ARE INDICATED ON FLOOR PLAN DRAWINGS.

16 OF 43

**RENOVATION OF THE ATLANTIC BANK BLDG**

**ELEVATIONS**

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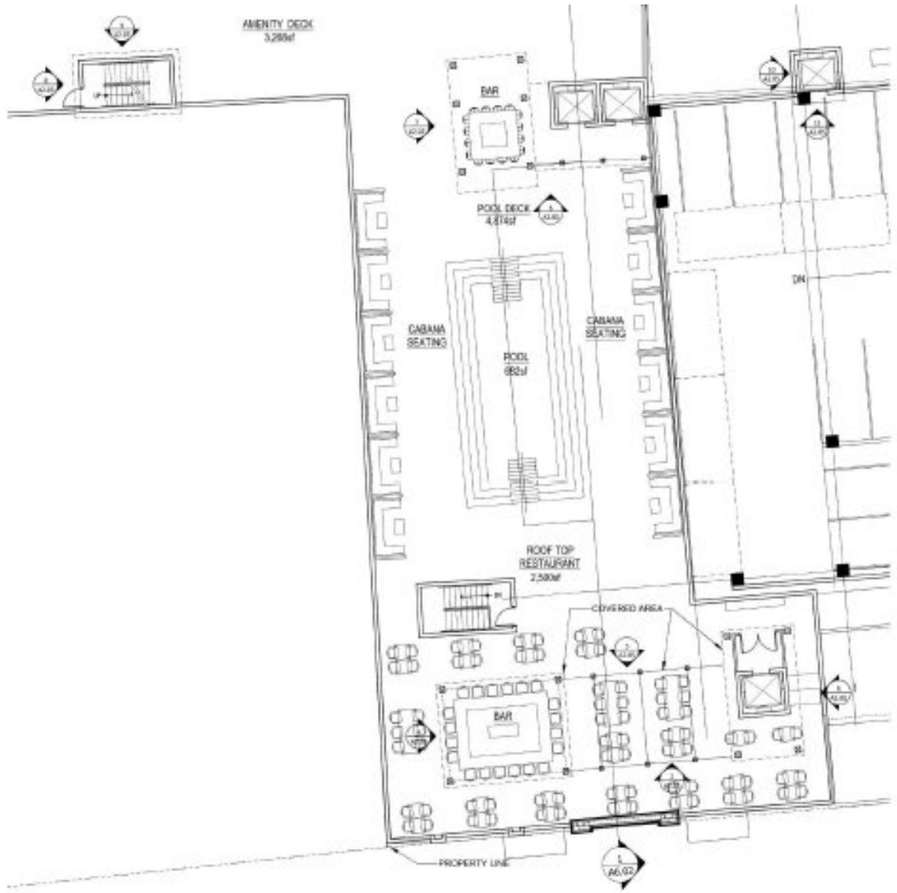
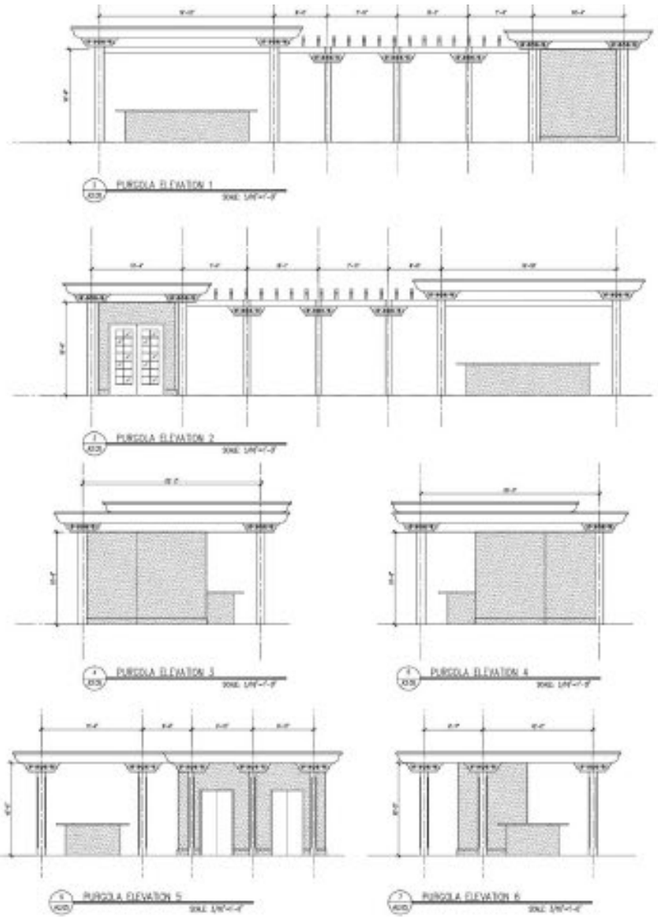
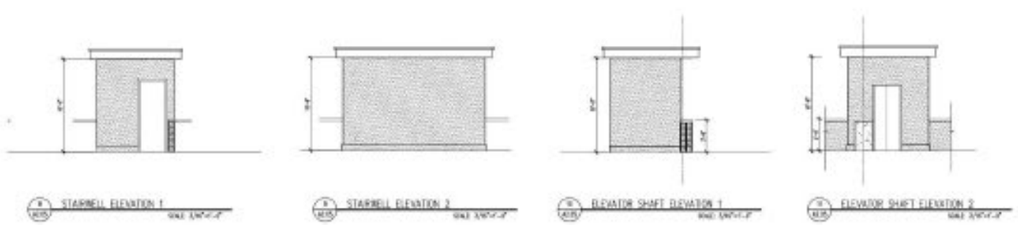
| Job No.: 8803 | Revisions.: | Sheet.: | Drawing No.: |
|---|---|---|---|
| Issued: | | | A-12 |
| Drawn By: B.A | | of | |
| Checked By: | Printed: 2.1.1988 | | |

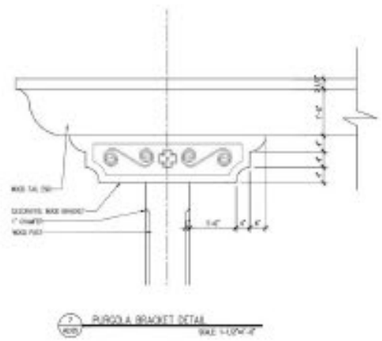
# COMPARISON OF ROOFTOP PLANS REVIEWED BY THE HARB:
# FROM SEPTEMBER 18, 2025 APPLICATION PACKET

Received September 8, 2025
Planning & Building Department



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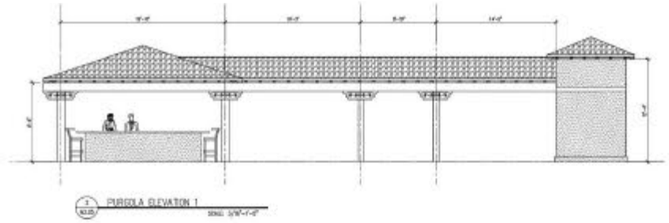


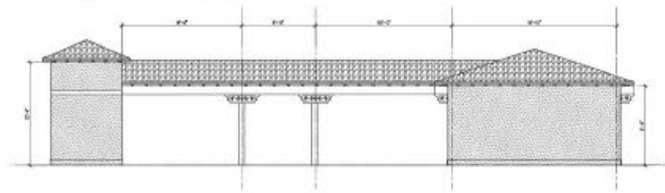


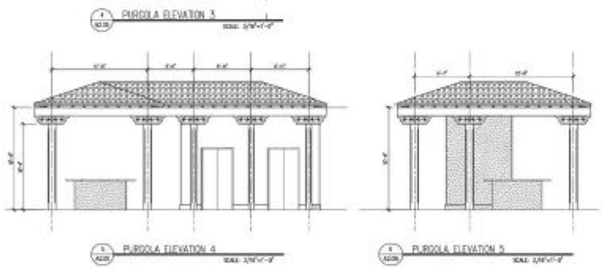


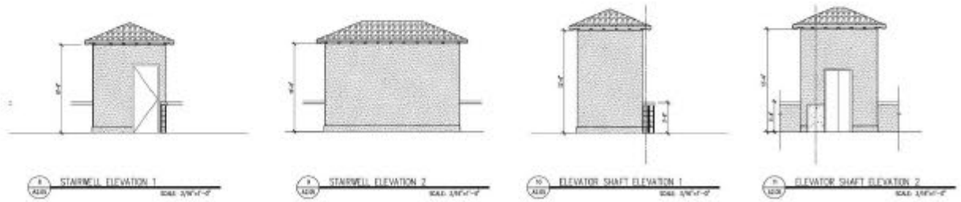


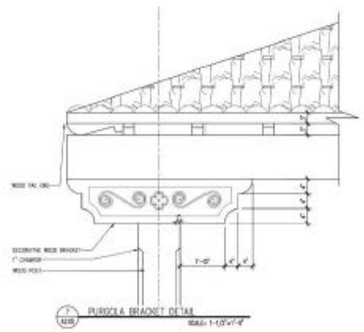




**The Exchange Hotel**
24 Cathedral Place, St. Augustine, Florida
ML+H Project No. 23.21.0

**Enlarged Amenity Deck Plan & Elevations**

11.20.2025

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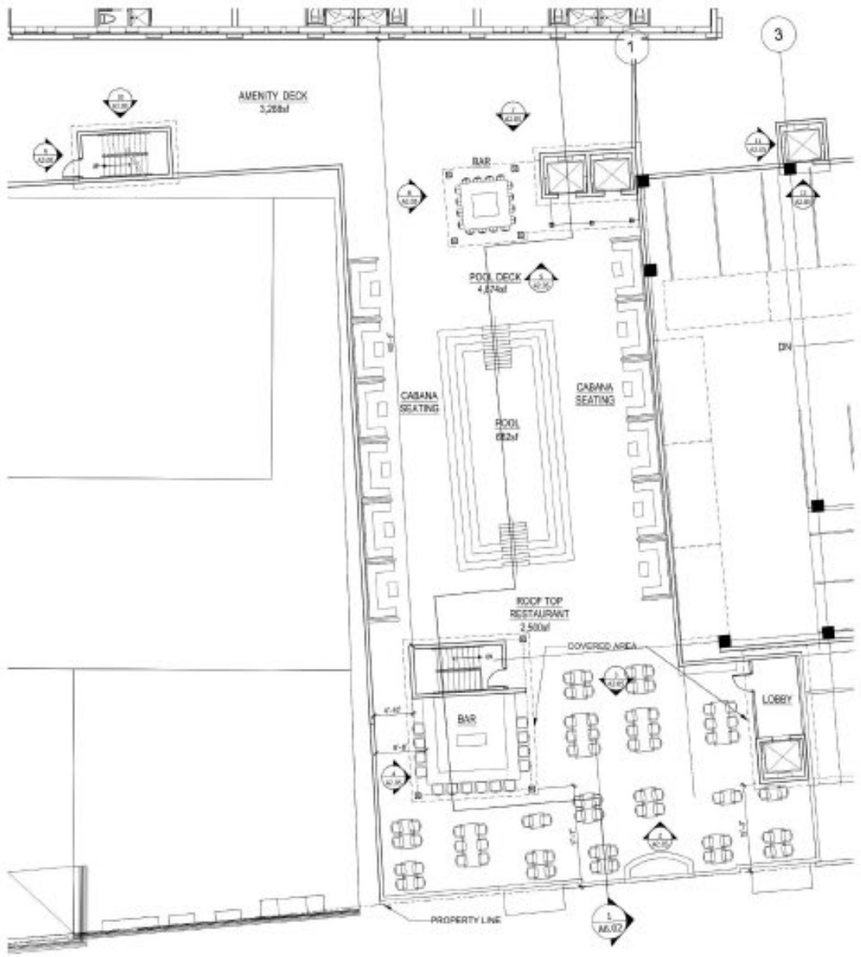


ENLARGED ROOF AMENITY DECK PLAN

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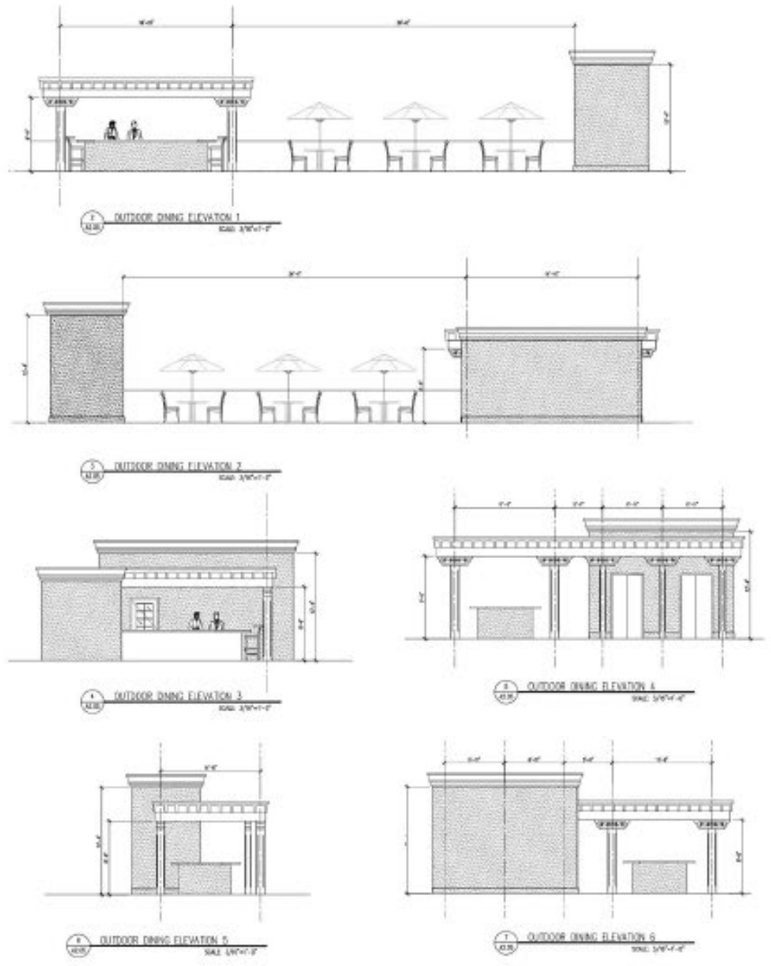


OUTDOOR DINING ELEVATION 1

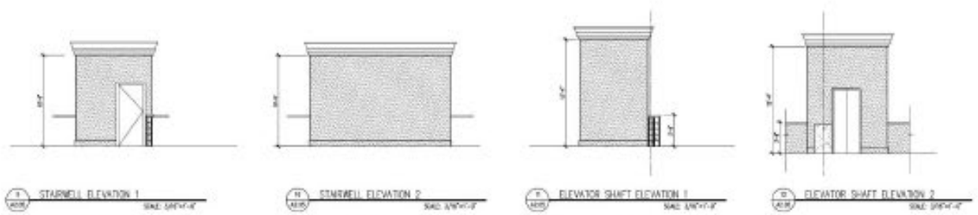
OUTDOOR DINING ELEVATION 2

OUTDOOR DINING ELEVATION 3

OUTDOOR DINING ELEVATION 4

OUTDOOR DINING ELEVATION 5

OUTDOOR DINING ELEVATION 6

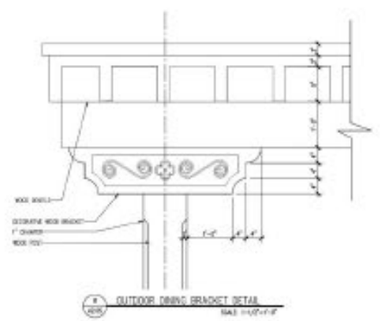


STAIRWELL ELEVATION 1

STAIRWELL ELEVATION 2

ELEVATOR SHAFT ELEVATION 1

ELEVATOR SHAFT ELEVATION 2



OUTDOOR DINING BRACKET DETAIL

**The Exchange Hotel**

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

## Enlarged Amenity Deck Plan & Elevations

12.18.2025

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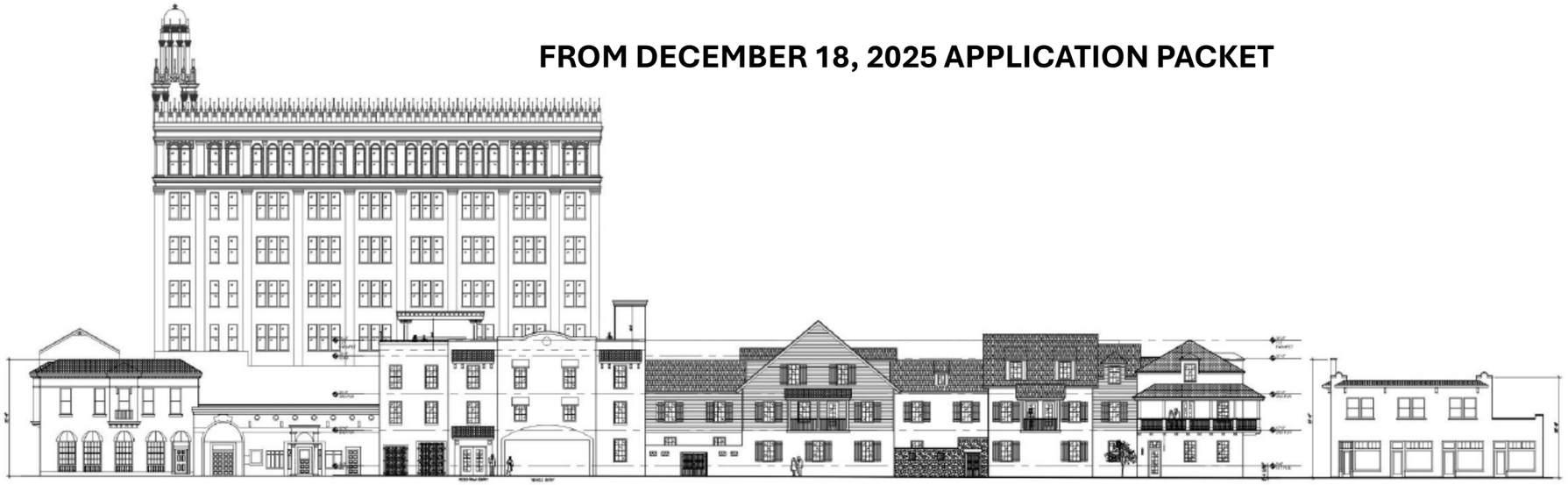
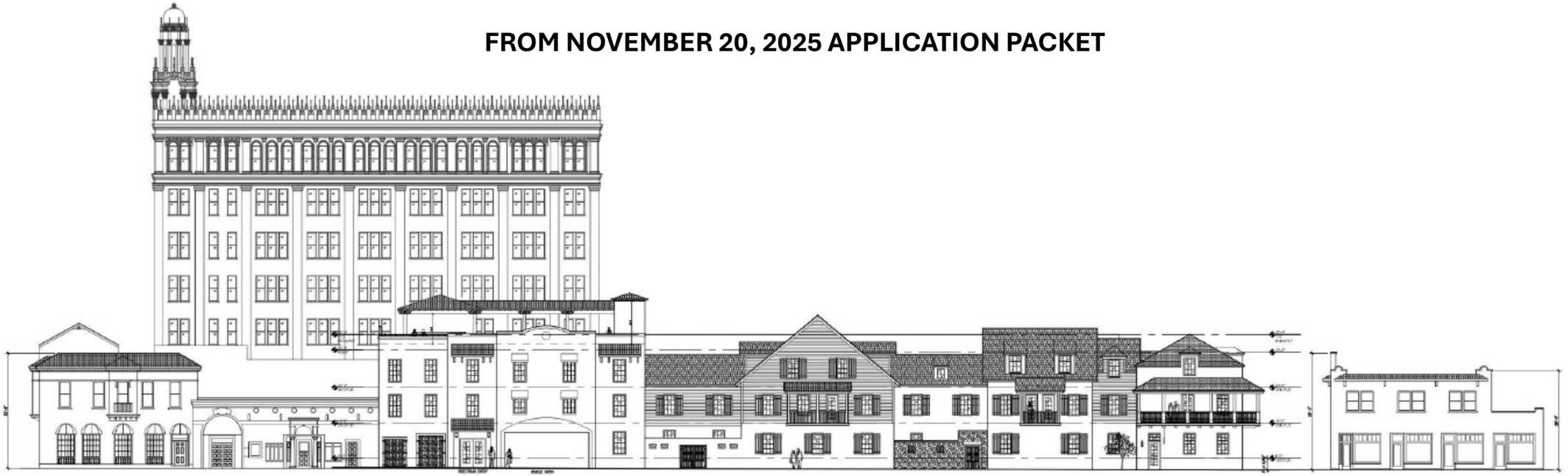
**FROM DECEMBER 18, 2025 APPLICATION PACKET**



**Context Elevation Along Charlotte Street – Looking West**

1 A5.02 CONTEXT ELEVATION – CHARLOTTE STREET
1/16" = 1 '– 0"

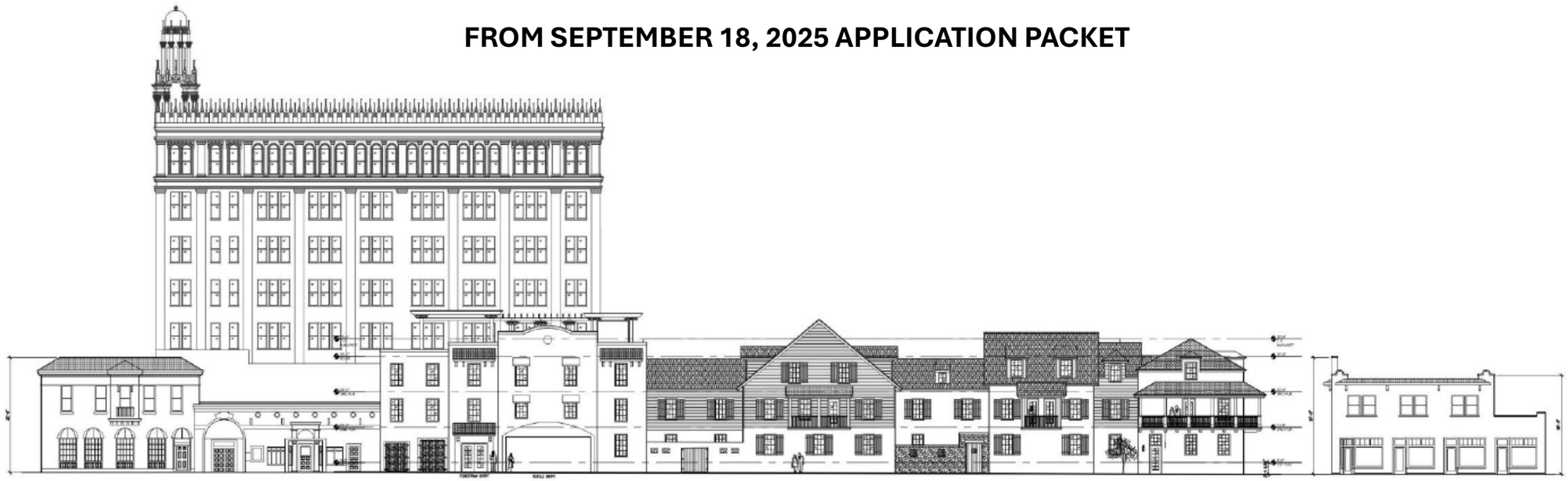
**FROM NOVEMBER 20, 2025 APPLICATION PACKET**



**Context Elevation Along Charlotte Street – Looking West**

1 A5.02 CONTEXT ELEVATION – CHARLOTTE STREET
1/16" = 1 '– 0"

**FROM SEPTEMBER 18, 2025 APPLICATION PACKET**



Context Elevation Along Charlotte Street – Looking West

1 / A5.02 CONTEXT ELEVATION – CHARLOTTE STREET

1/16" = 1 '– 0"

# ADDITIONAL MATERIALS RECEIVED FOR DECEMBER 18, 2025 HARB MEETING

## HP2025-0053
## 24 Cathedral Place and Charlotte Street
## (PIDs 1971600000 and 197200000)

## SUBMITTED BY APPLICANT

Received December 8, 2025
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# 24 Cathedral Place
# (The Exchange Hotel)
# Historical Architecture Review Board

## Seeking a Certificate of Appropriateness

## HARB | December 18, 2025














**The Exchange Hotel**

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

12.18.2025

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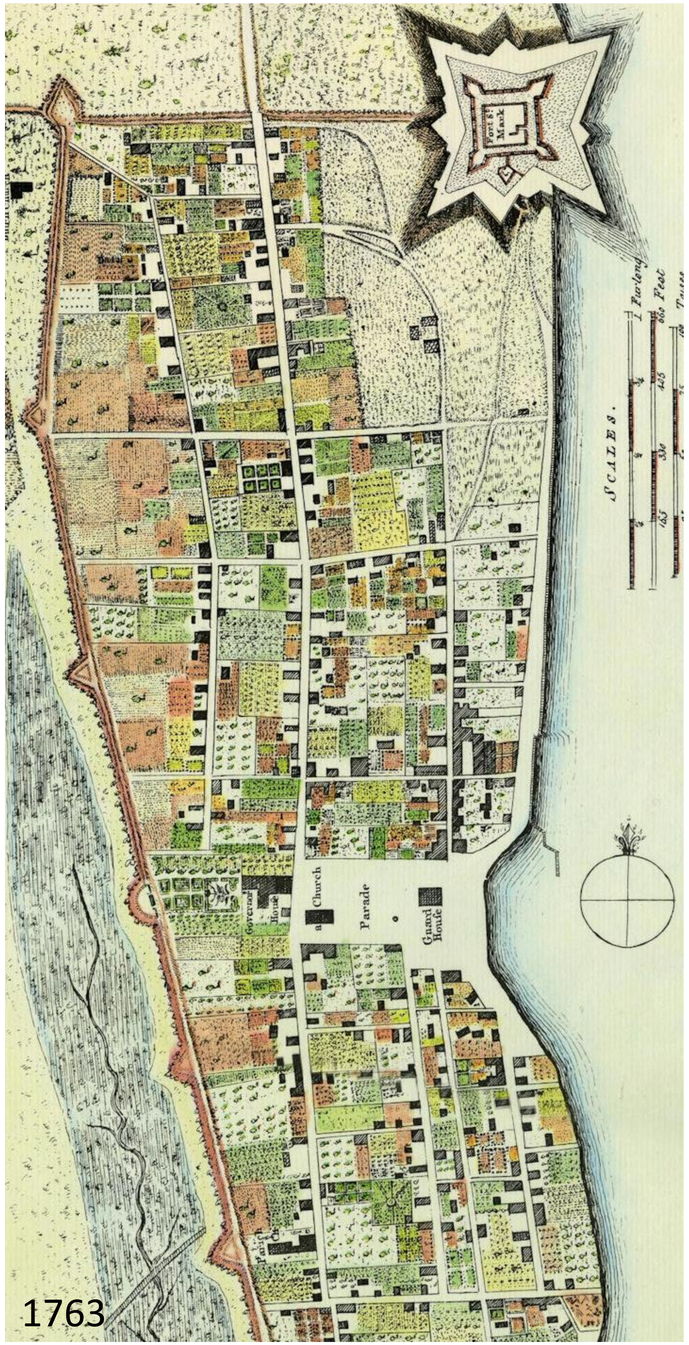


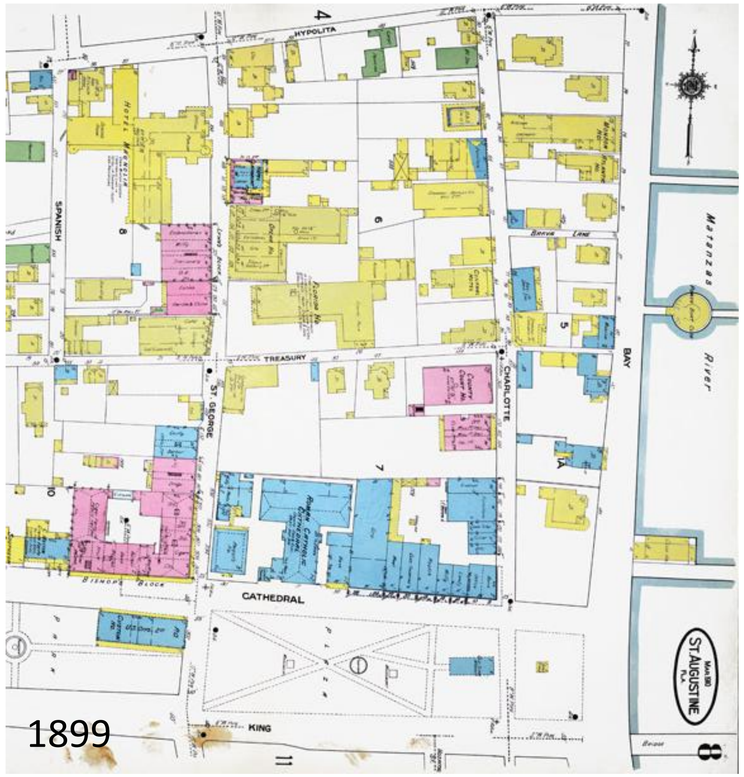


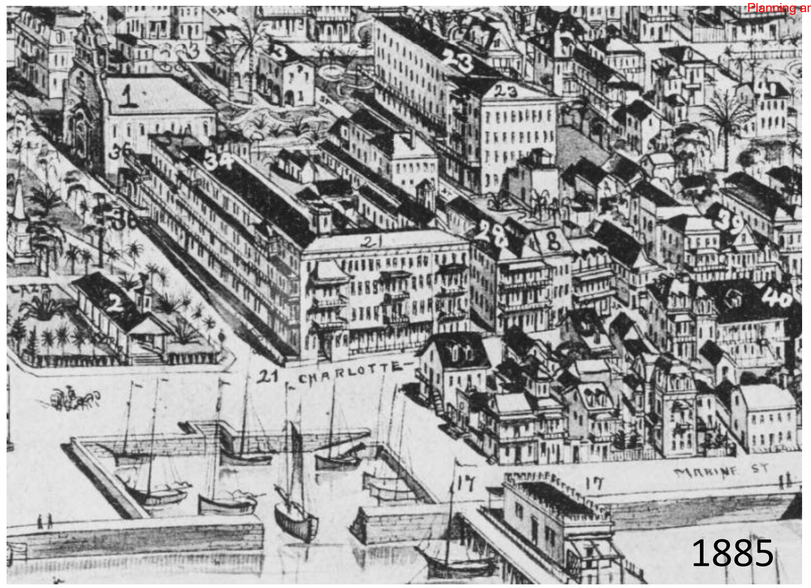


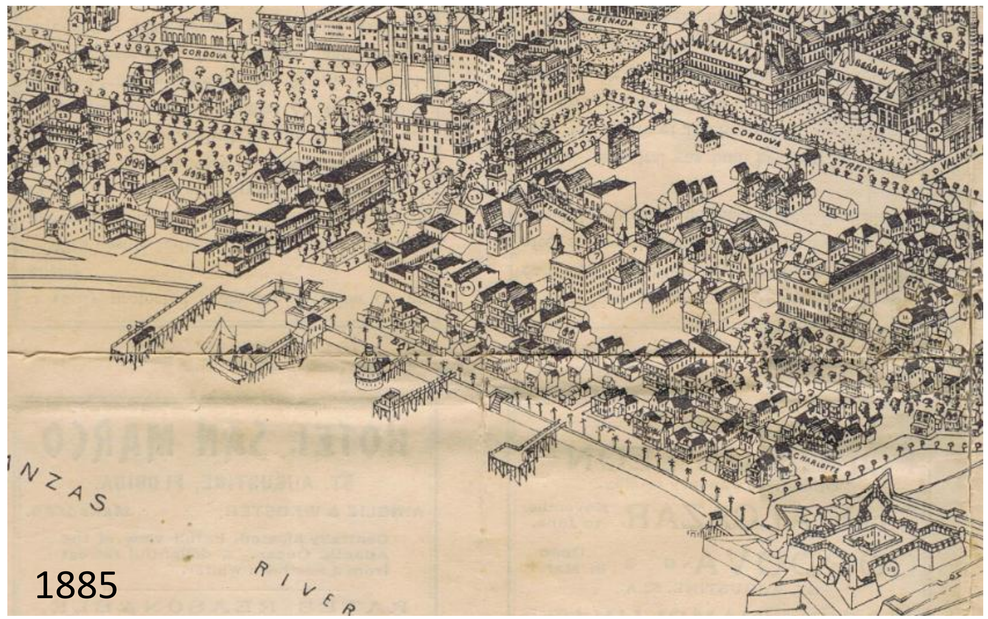


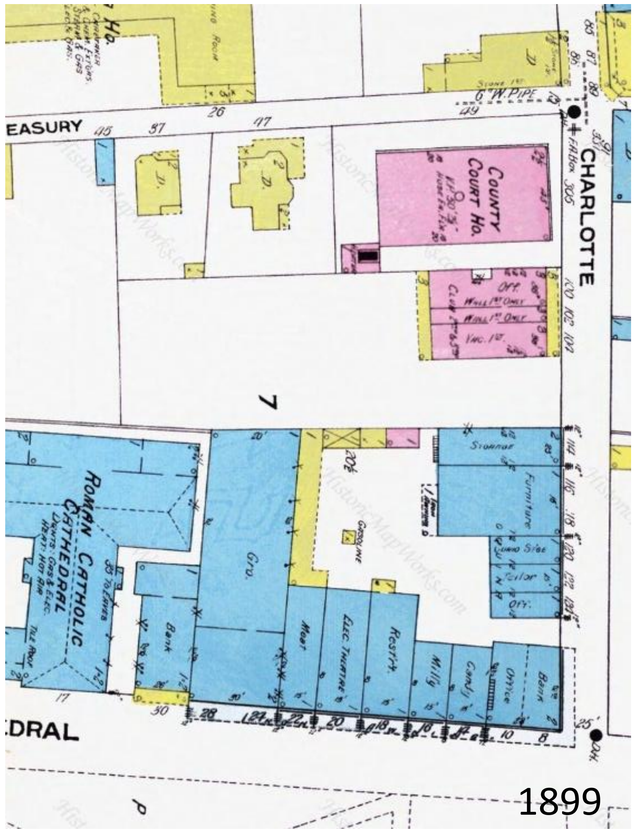

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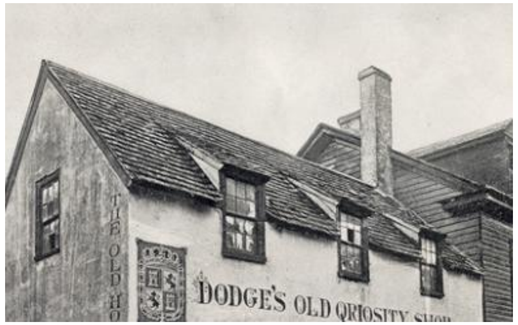


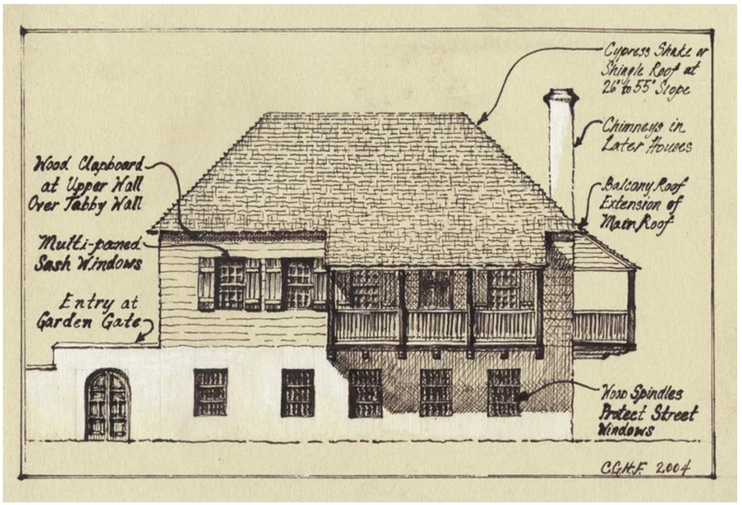






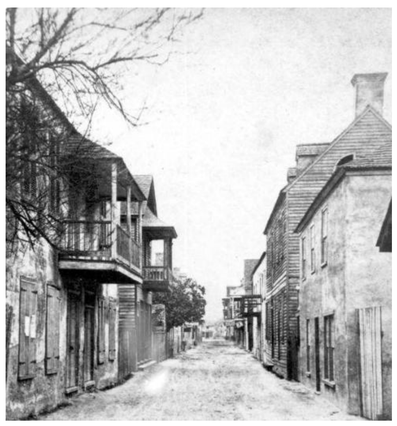



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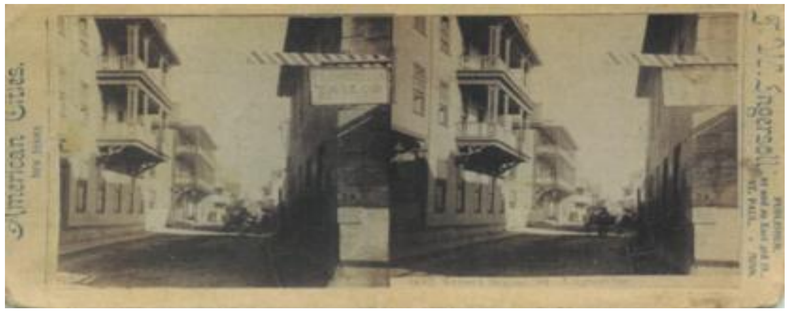








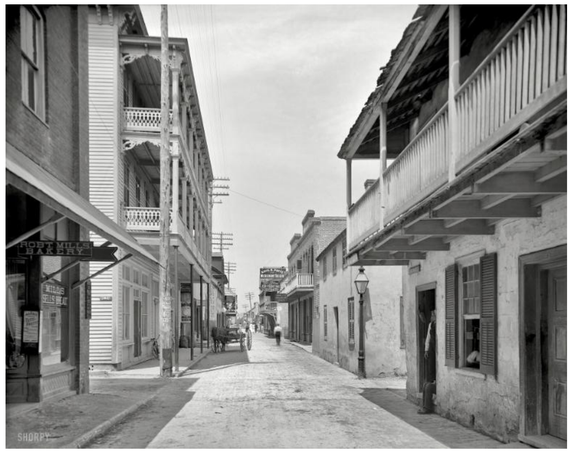






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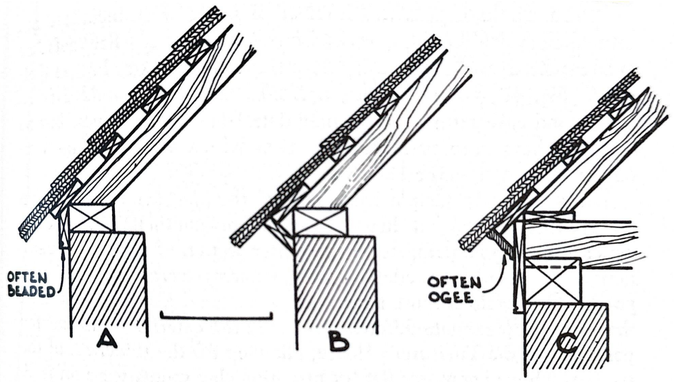
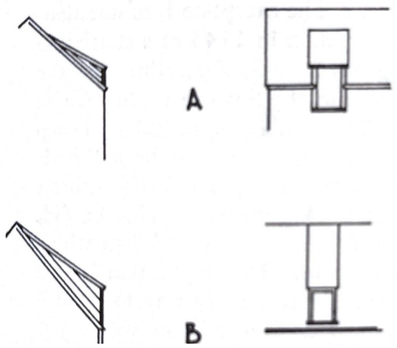
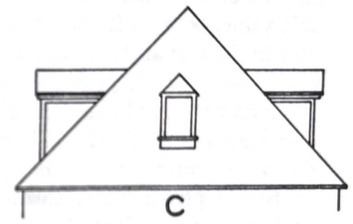
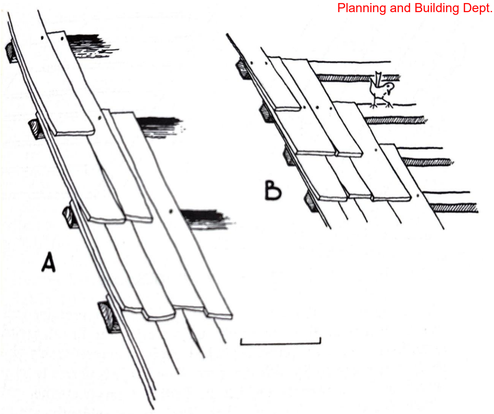



46. TYPICAL EAVES

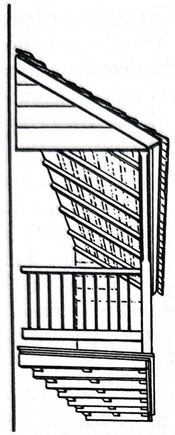


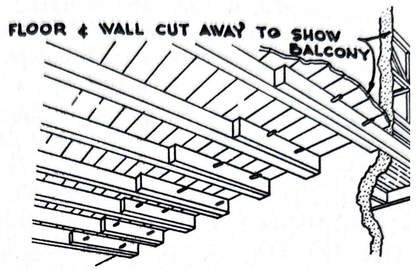




71. DORMERS



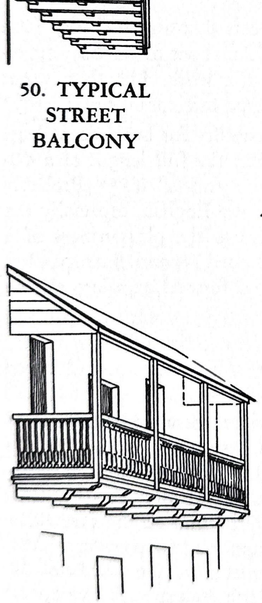

60. SHINGLES
A — Shakes
B — Short Shingles






53. PEGGED BALCONY
*(Typical of remodelling or repair)*

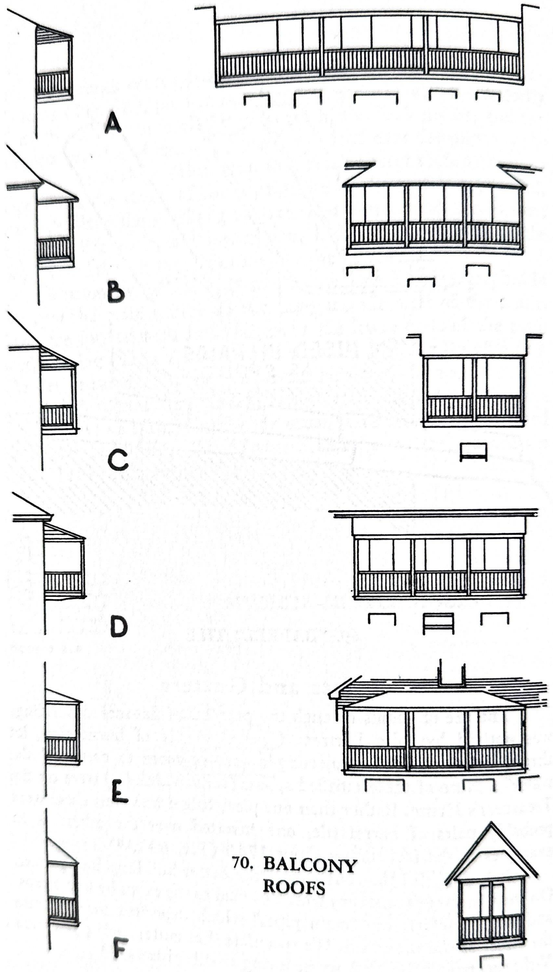
50. TYPICAL STREET BALCONY



52. CORBELED BALCONY

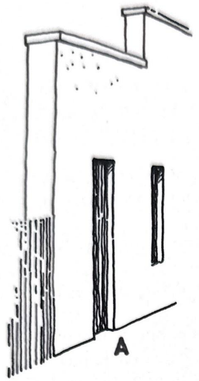


51. A SMALL BALCONY



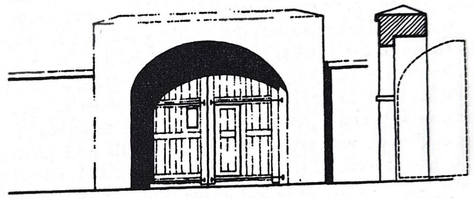


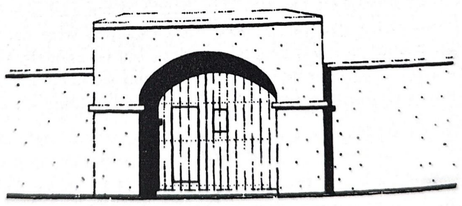

70. BALCONY ROOFS













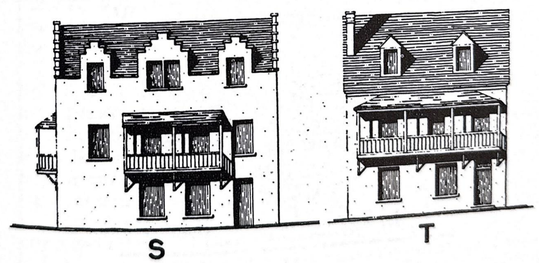
35. STREET ELEVATIONS OF EXISTING HOUSES







TWO-STORY TYPES




TALL TWO-STORY

O — 32 Aviles
P — 43 St. George
Q — 56 Marine
R — 105 St. George
S — 214 St. George
T — 46 Bay (reconstruction)





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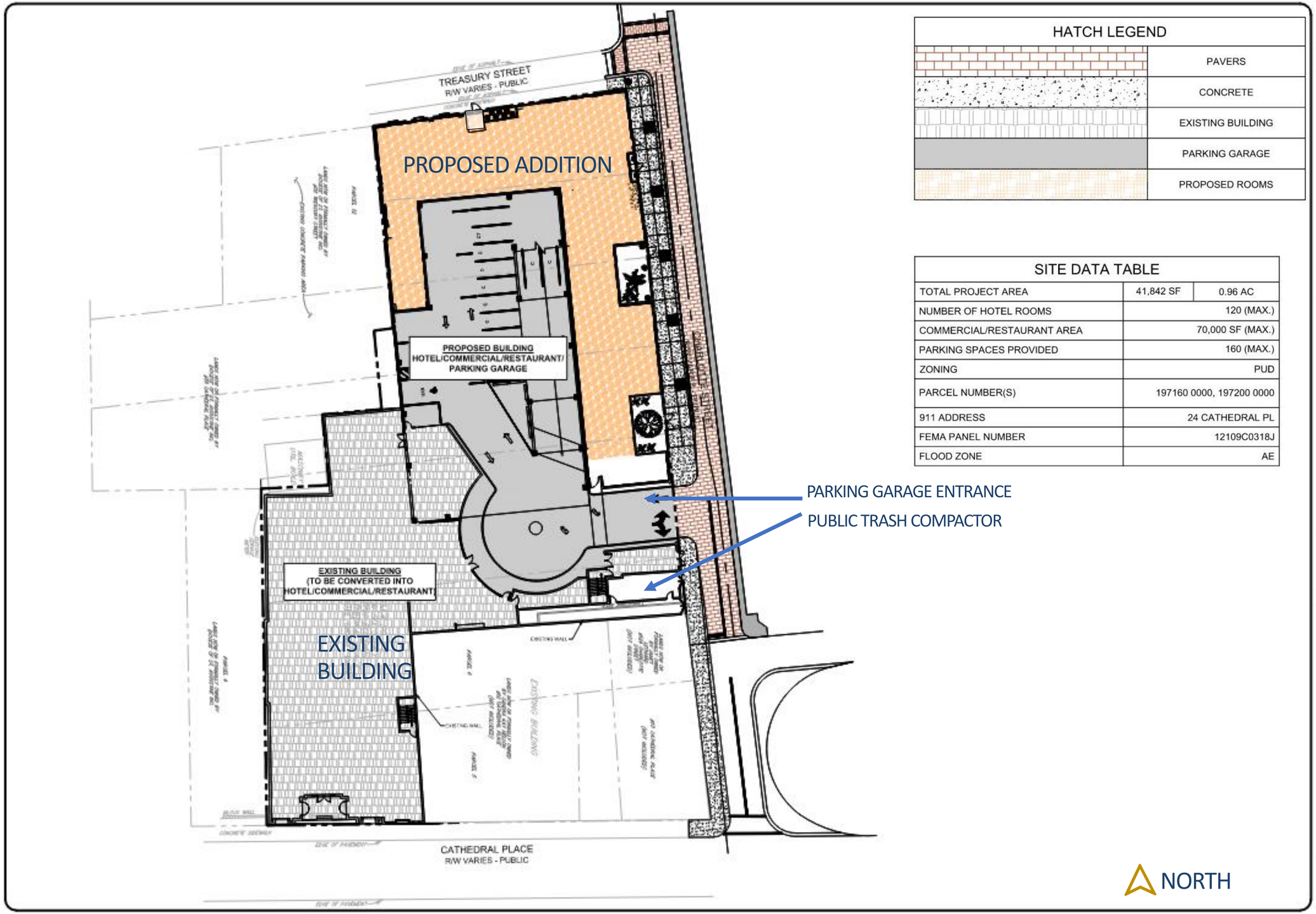


## HATCH LEGEND

| | |
|---|---|
| | PAVERS |
| | CONCRETE |
| | EXISTING BUILDING |
| | PARKING GARAGE |
| | PROPOSED ROOMS |

## SITE DATA TABLE

| | | |
|---|---|---|
| TOTAL PROJECT AREA | 41,842 SF | 0.96 AC |
| NUMBER OF HOTEL ROOMS | 120 (MAX.) | |
| COMMERCIAL/RESTAURANT AREA | 70,000 SF (MAX.) | |
| PARKING SPACES PROVIDED | 160 (MAX.) | |
| ZONING | PUD | |
| PARCEL NUMBER(S) | 197160 0000, 197200 0000 | |
| 911 ADDRESS | 24 CATHEDRAL PL | |
| FEMA PANEL NUMBER | 12109C0318J | |
| FLOOD ZONE | AE | |

MAVERICK ENGINEERING
10 WILLOW WINDS PARKWAY
ST. JOHNS, FLORIDA 32259
(904) 655-6687

REVISIONS

SITE PLAN
THE EXCHANGE HOTEL
CITY OF ST. AUGUSTINE

1
OF 1

# The Exchange Hotel

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

## Overview Plan

12.18.2025

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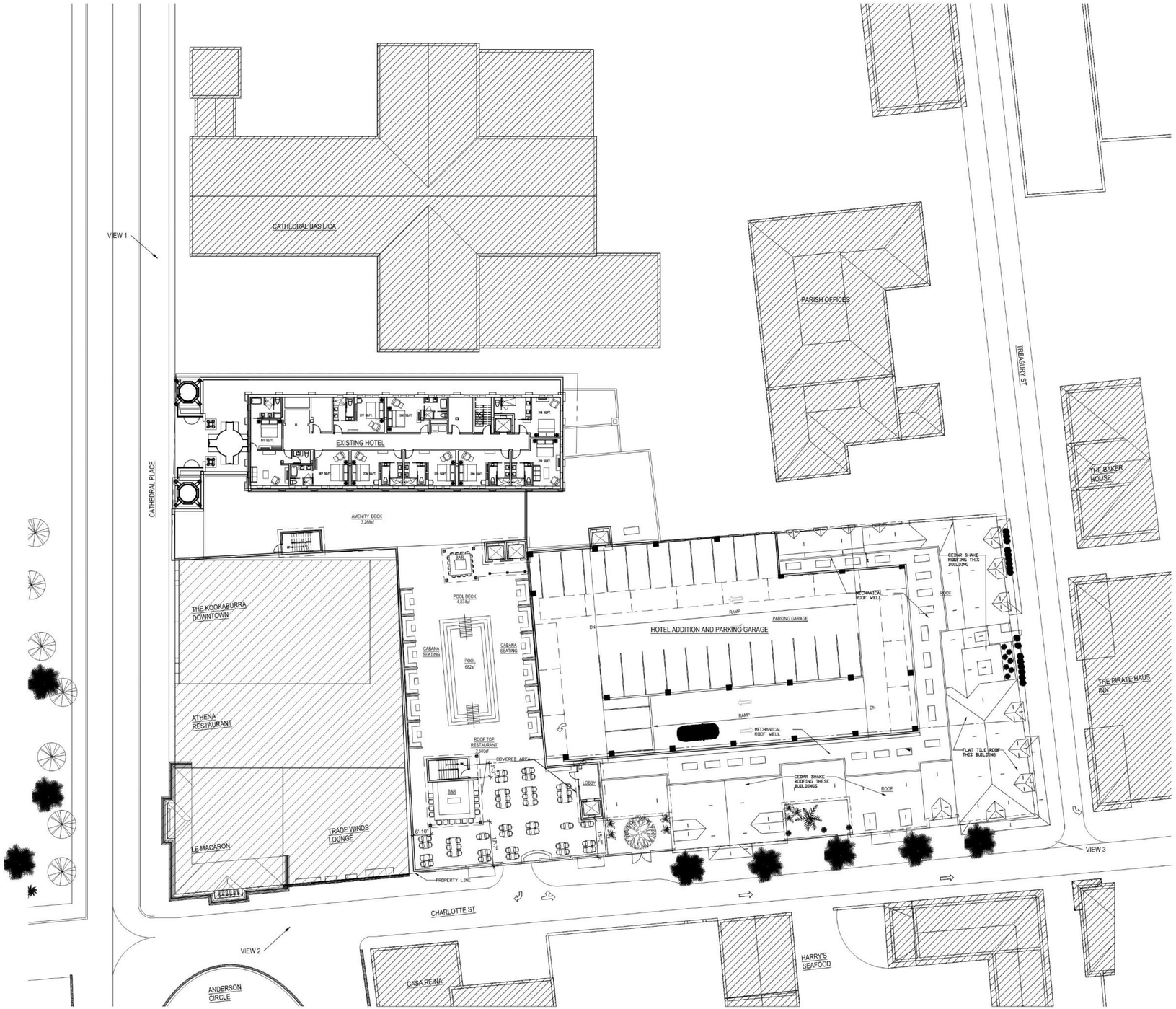


1 ARCHITECTURAL SITE PLAN
1/16" = 1'-0"

# The Exchange Hotel

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

## Site Plan

12.18.2025

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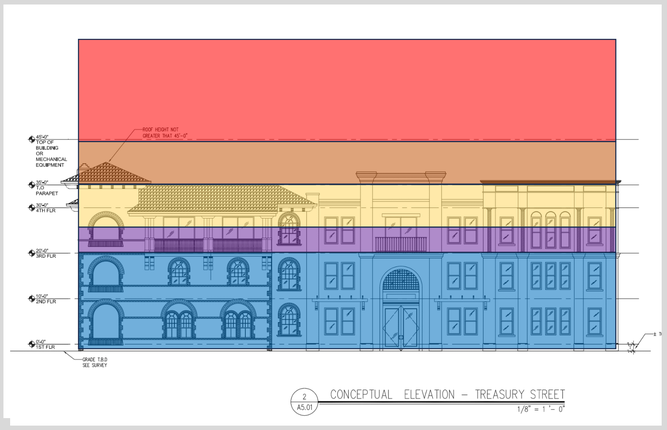
## APPROXIMATE BUILDING HEIGHTS

*Heights are approximated from Google Earth; May 3, 2024*

- 45’ +
- 35’ -45’+ *6% Above 35’*
- 25’-35’
- 20’-25’
- < 20’




*Treasury Street Elevation*

**The Exchange Hotel**

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

## Overview Plan with Context - After

12.18.2025

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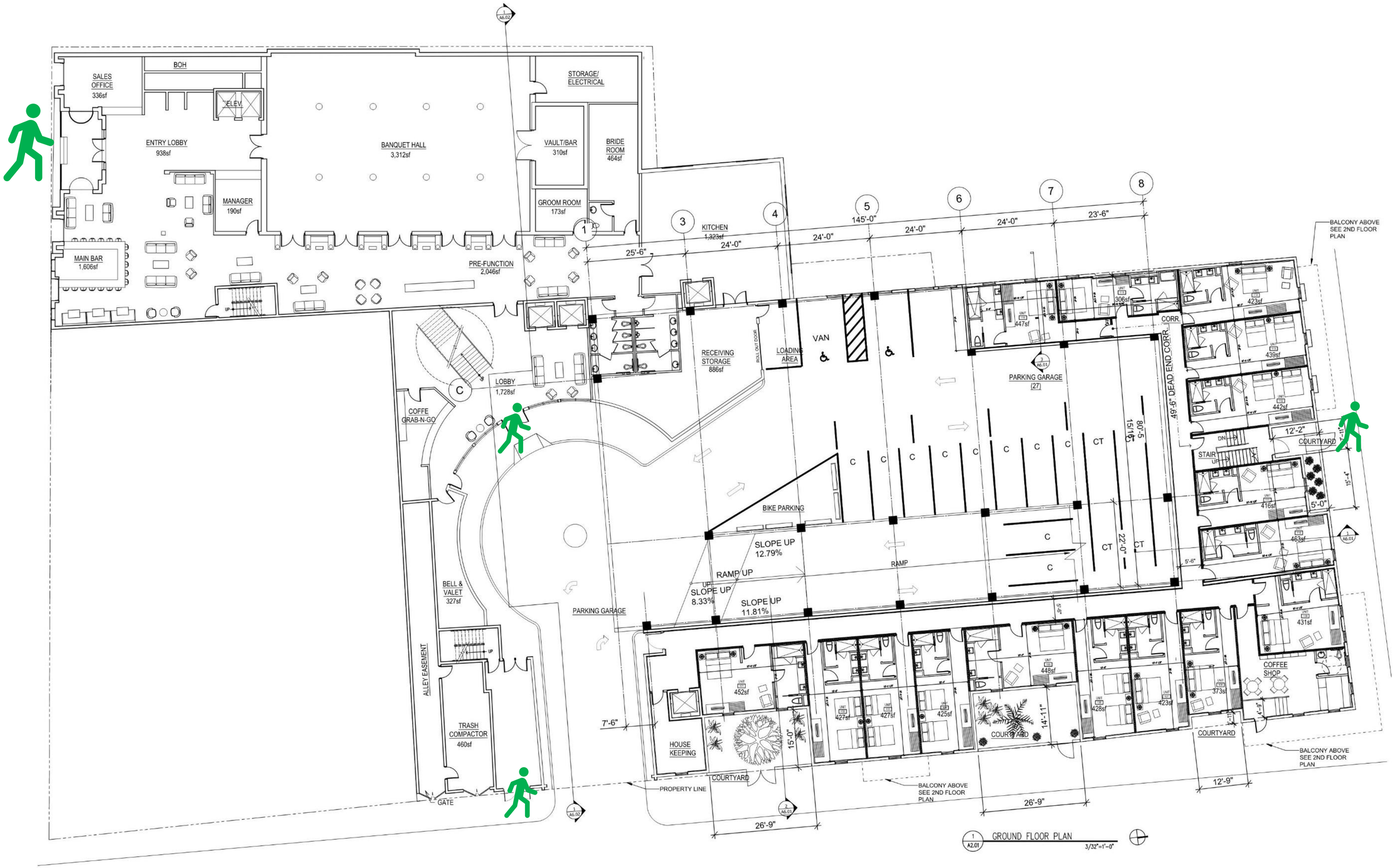




# The Exchange Hotel

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

## Ground Floor Plan

12.18.2025

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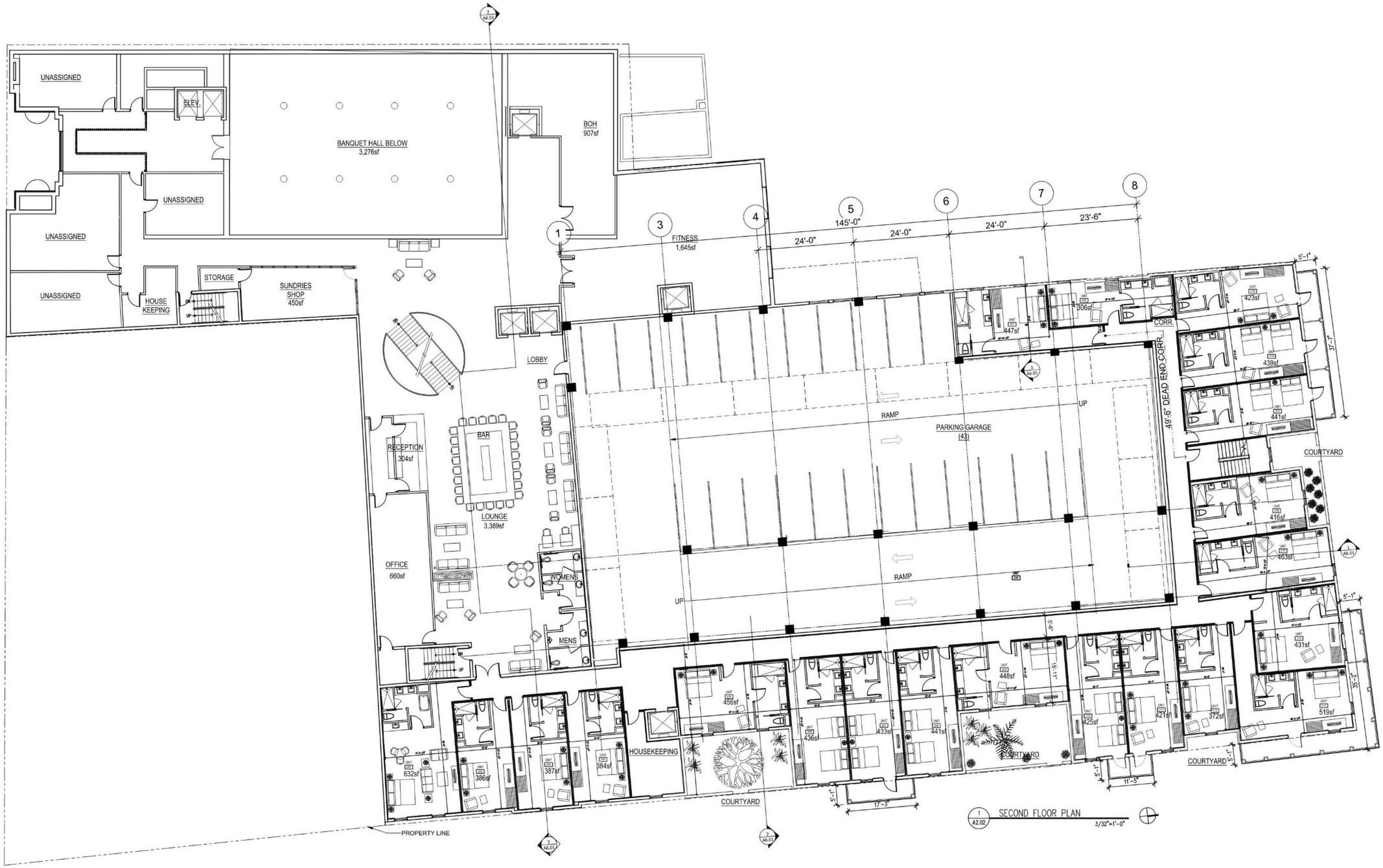


# The Exchange Hotel

## 2nd Floor Plan

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

12.18.2025

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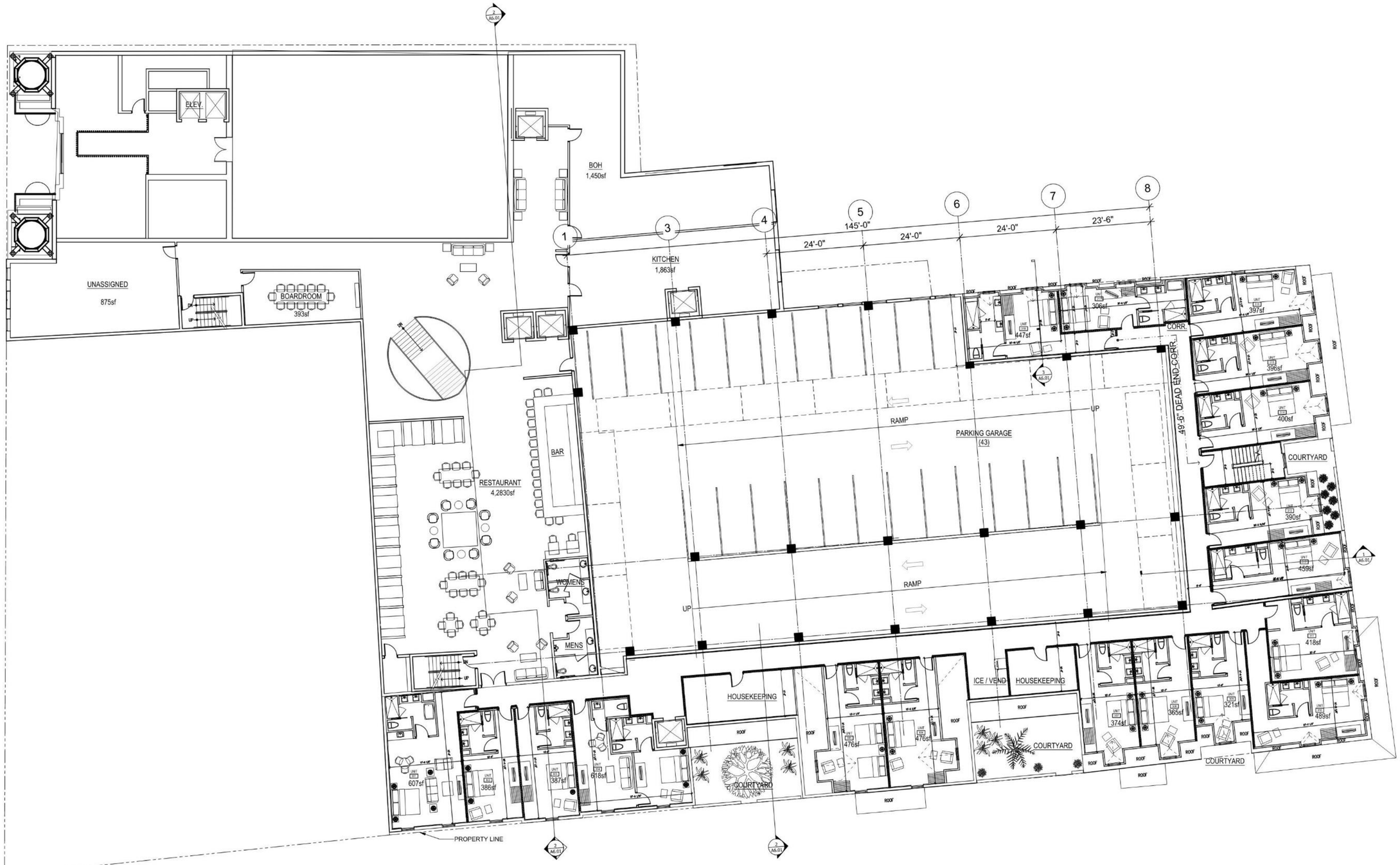


1 A2.03 THIRD FLOOR PLAN 3/32"=1'-0"



# The Exchange Hotel

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

## 3rd Floor Plan

12.18.2025

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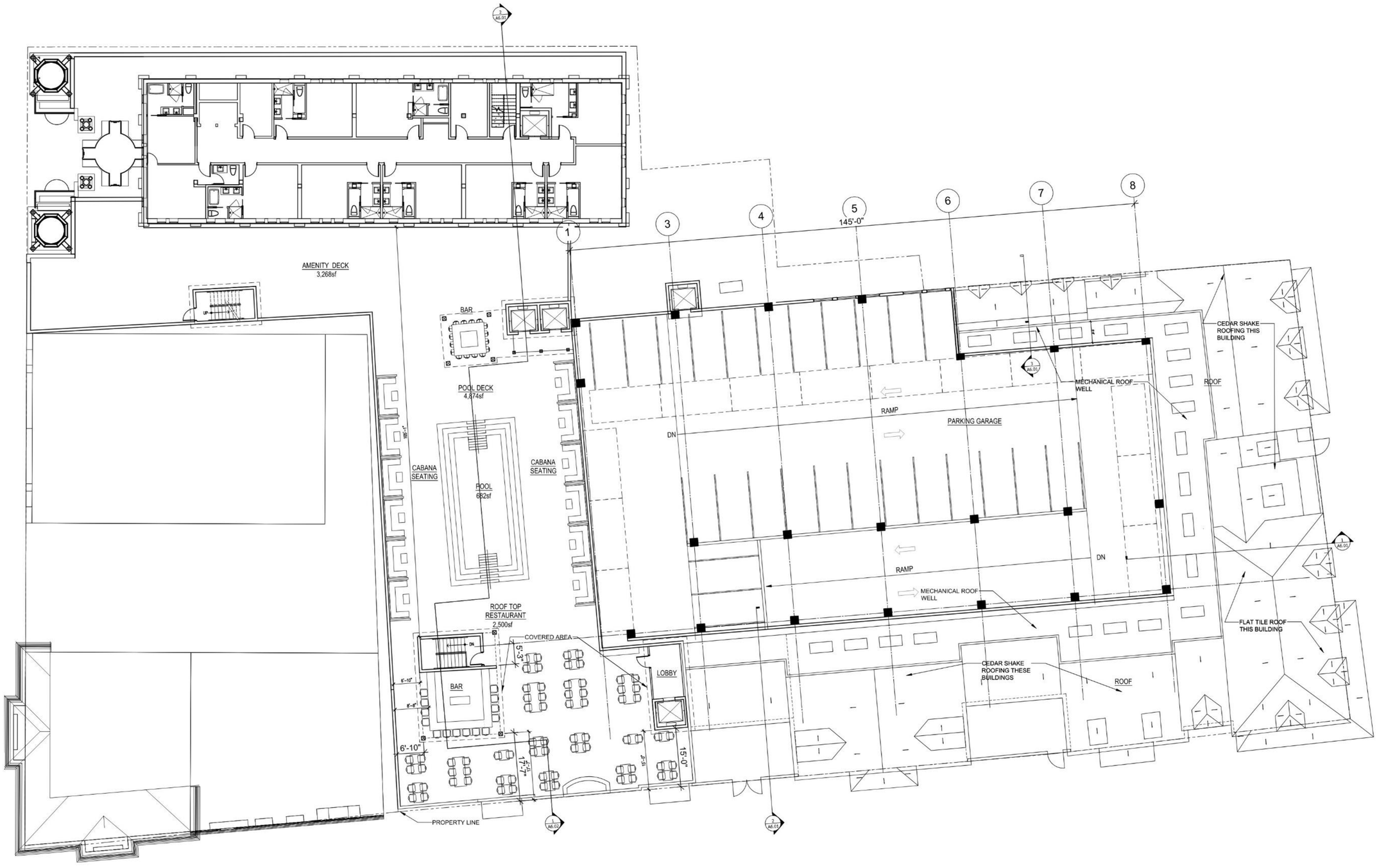


1 A2.04 FOURTH FLOOR PLAN & ROOF
3/32" = 1'-0"



# The Exchange Hotel

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

## Roof Plan

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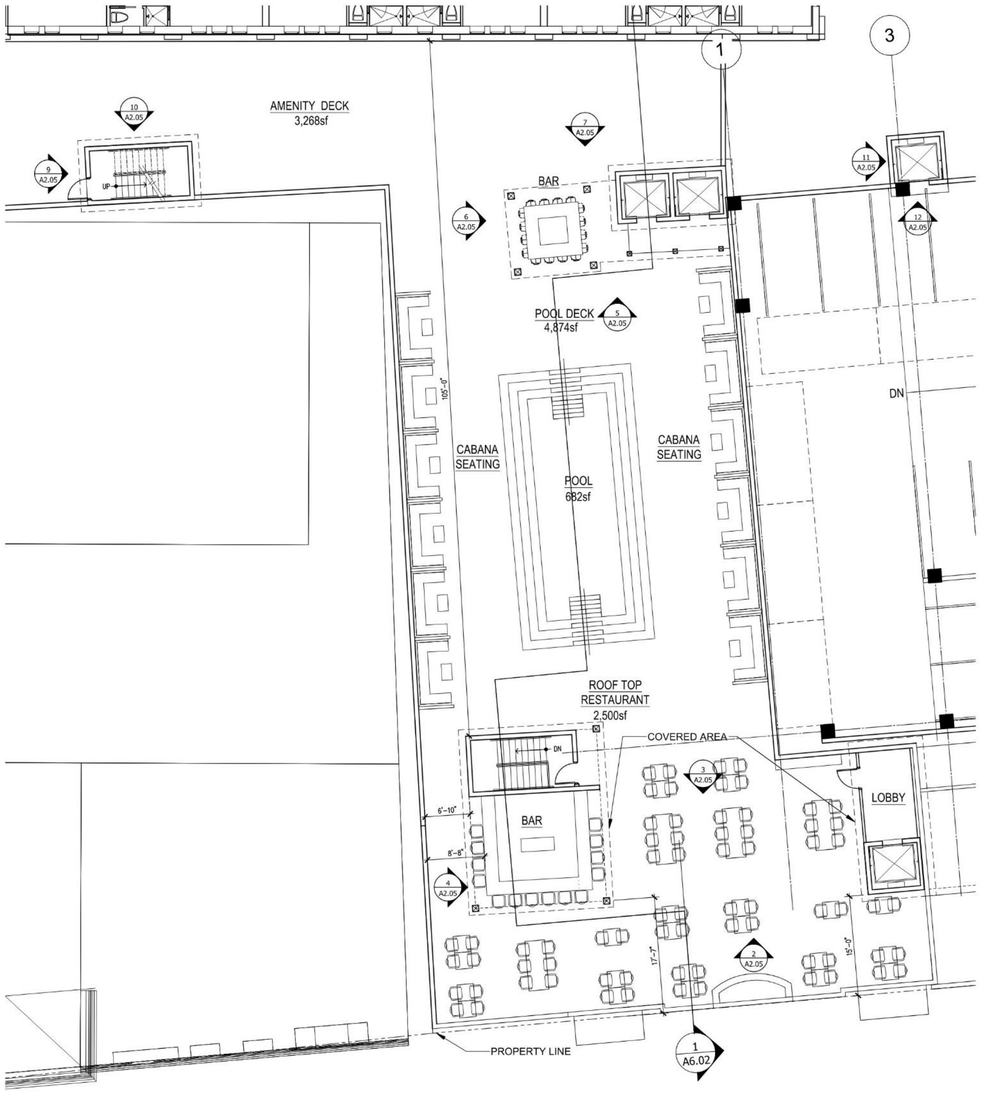
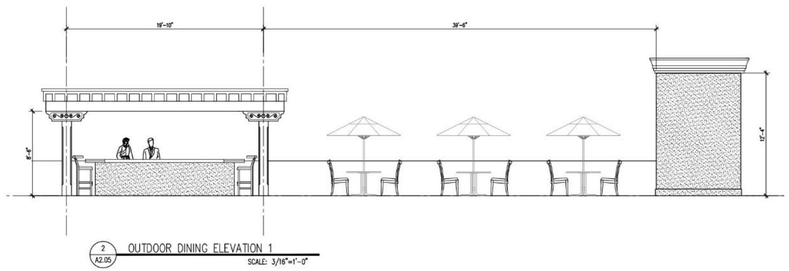
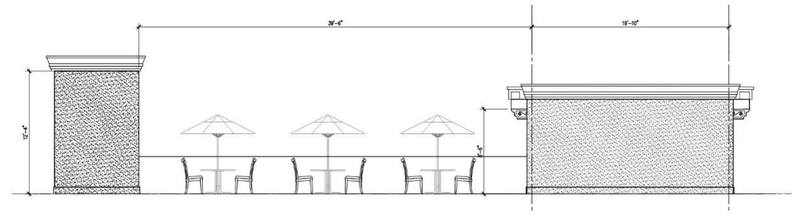



1 A2.05 ENLARGED ROOF AMENITY DECK PLAN
SCALE: 1/8"=1'-0"

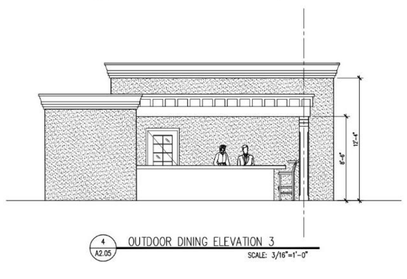
N



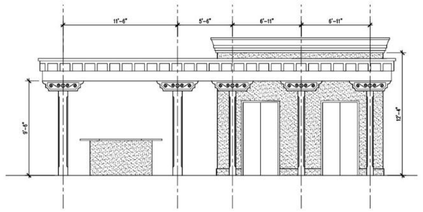

2 A2.05 OUTDOOR DINING ELEVATION 1
SCALE: 3/16"=1'-0"



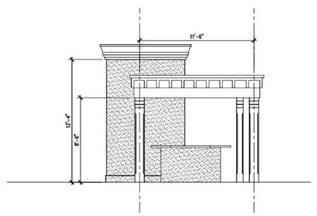

3 A2.05 OUTDOOR DINING ELEVATION 2
SCALE: 3/16"=1'-0"



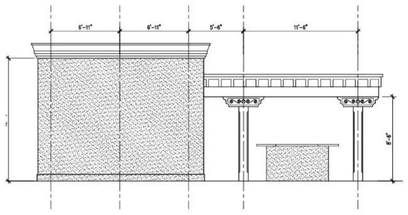

4 A2.05 OUTDOOR DINING ELEVATION 3
SCALE: 3/16"=1'-0"



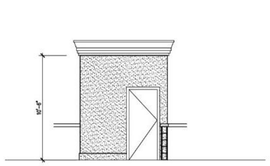

5 A2.05 OUTDOOR DINING ELEVATION 4
SCALE: 3/16"=1'-0"



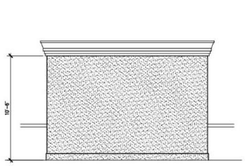

6 A2.05 OUTDOOR DINING ELEVATION 5
SCALE: 3/16"=1'-0"



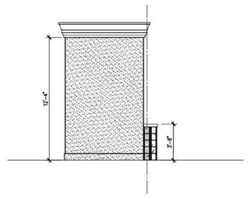

7 A2.05 OUTDOOR DINING ELEVATION 6
SCALE: 3/16"=1'-0"



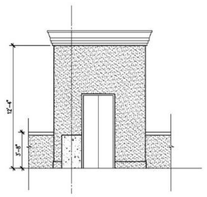

9 A2.05 STAIRWELL ELEVATION 1
SCALE: 3/16"=1'-0"



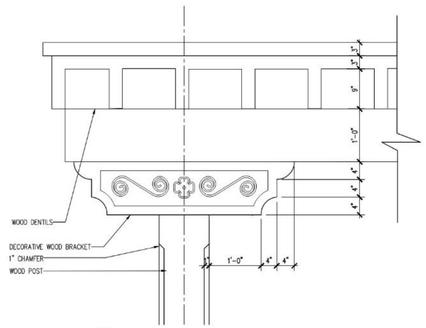

10 A2.05 STAIRWELL ELEVATION 2
SCALE: 3/16"=1'-0"




11 A2.05 ELEVATOR SHAFT ELEVATION 1
SCALE: 3/16"=1'-0"




12 A2.05 ELEVATOR SHAFT ELEVATION 2
SCALE: 3/16"=1'-0"




8 A2.05 OUTDOOR DINING BRACKET DETAIL
SCALE: 1-1/2"=1'-0"



# The Exchange Hotel

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

## Enlarged Amenity Deck Plan & Elevations

12.18.2025

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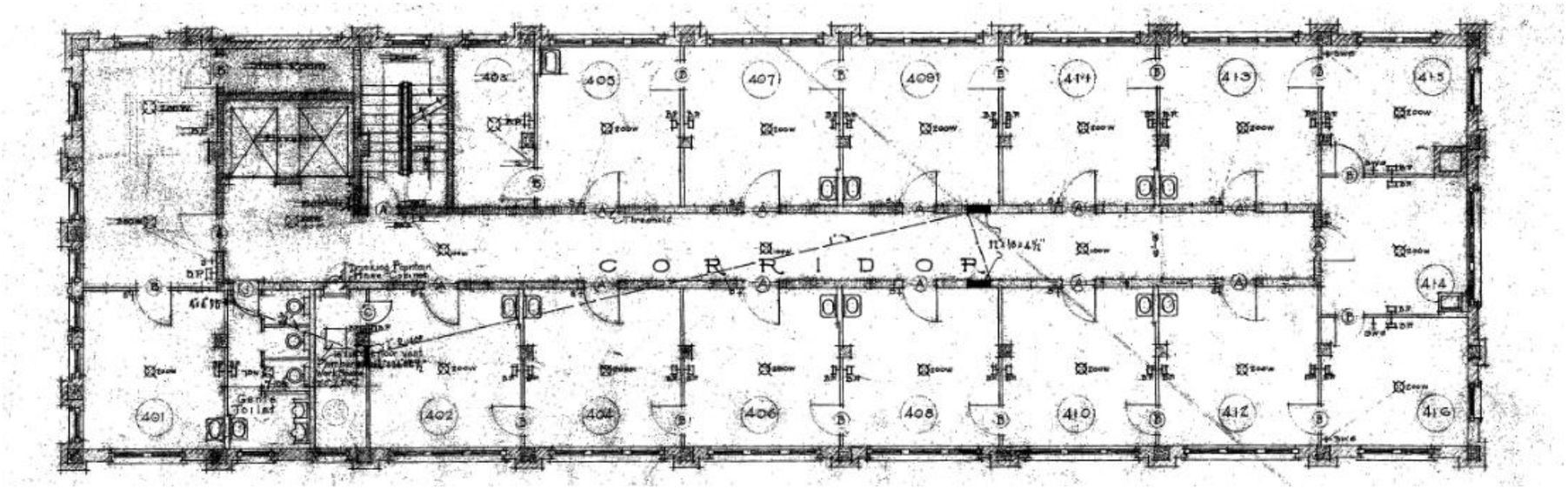
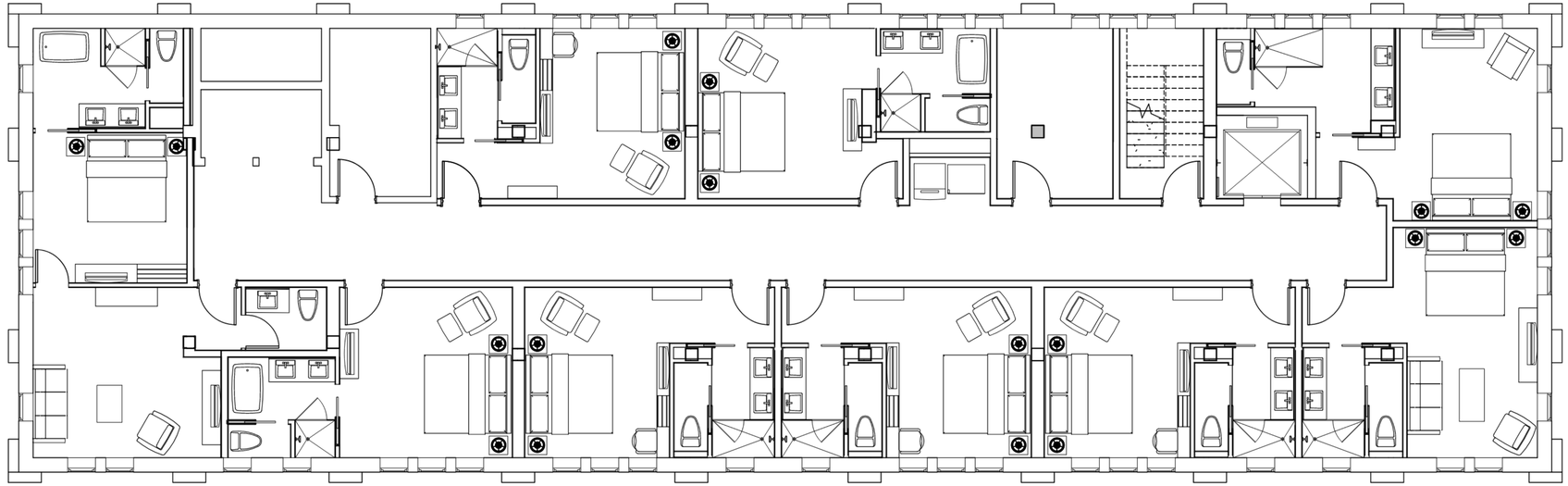
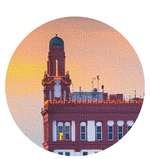



1 A2.05 HISTORIC TOWER FLOOR PLAN
3'/16"=1'-0"



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



**The Exchange Hotel**
24 Cathedral Place, St. Augustine, Florida
ML+H Project No. 23.21.0

**Tower Plan**

12.18.2025

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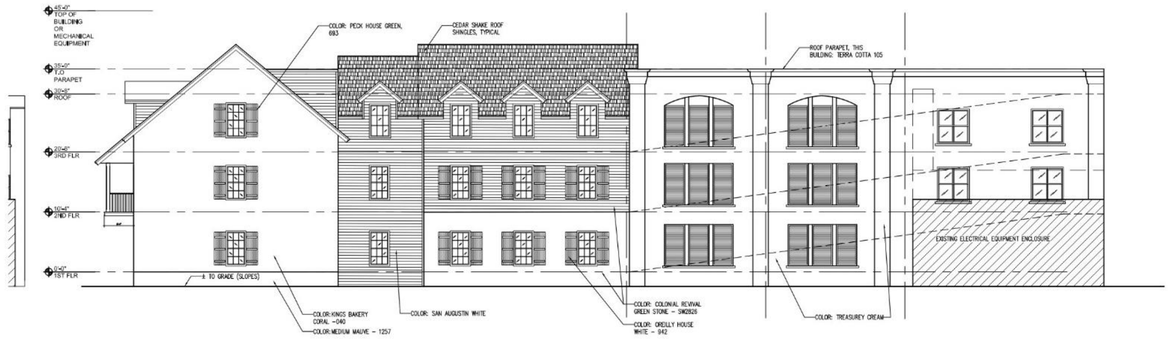
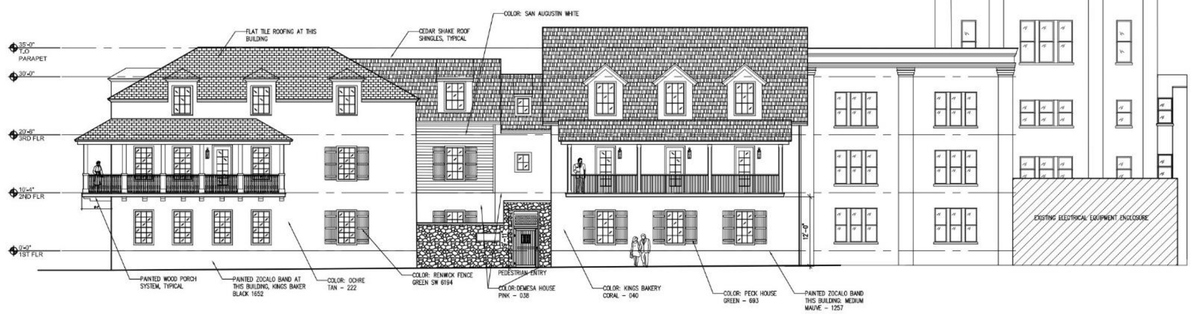


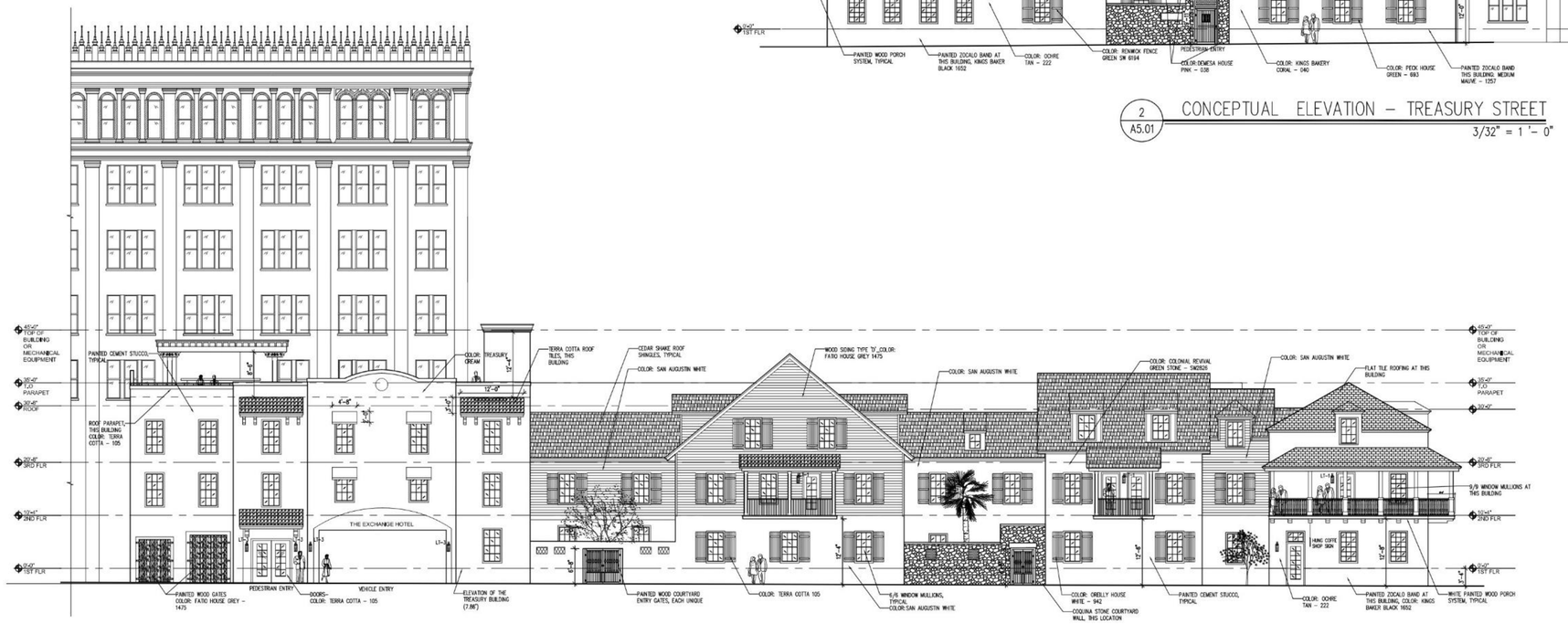

3 A5.01 CONCEPTUAL WEST ELEVATION

3/32" = 1 '– 0"




2 A5.01 CONCEPTUAL ELEVATION – TREASURY STREET

3/32" = 1 '– 0"




1 A5.01 CONCEPTUAL ELEVATION – CHARLOTTE STREET

3/32" = 1 '– 0"



# The Exchange Hotel

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

## Proposed Elevations

12.18.2025

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1 A5.02 CONTEXT ELEVATION – CHARLOTTE STREET
1/16" = 1 '– 0"

**Context Elevation Along Charlotte Street – Looking West**



2 A5.02 CONTEXT ELEVATION – TREASURY STREET
1/16" = 1 '– 0"

**Context Elevation Along Treasury Street – Looking South**

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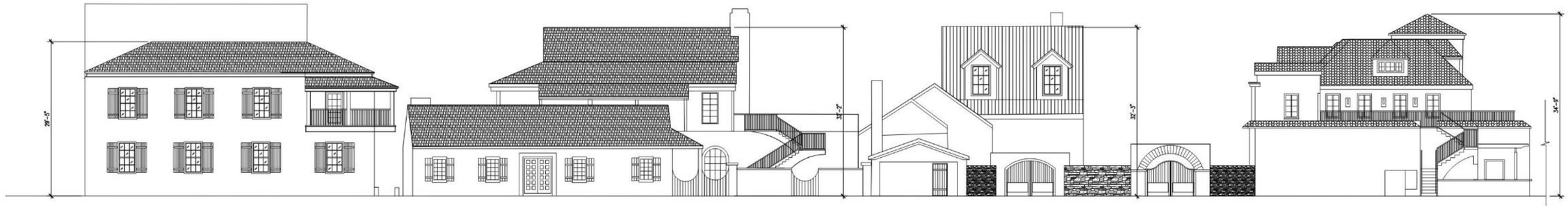


1 / A5.01 CONTEXT ELEVATION – CHARLOTTE STREET
3/32" = 1 '– 0"




2 / A5.01 CONTEXT ELEVATION – TREASURY STREET
3/32" = 1 '– 0"



# The Exchange Hotel

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

## Context Elevations

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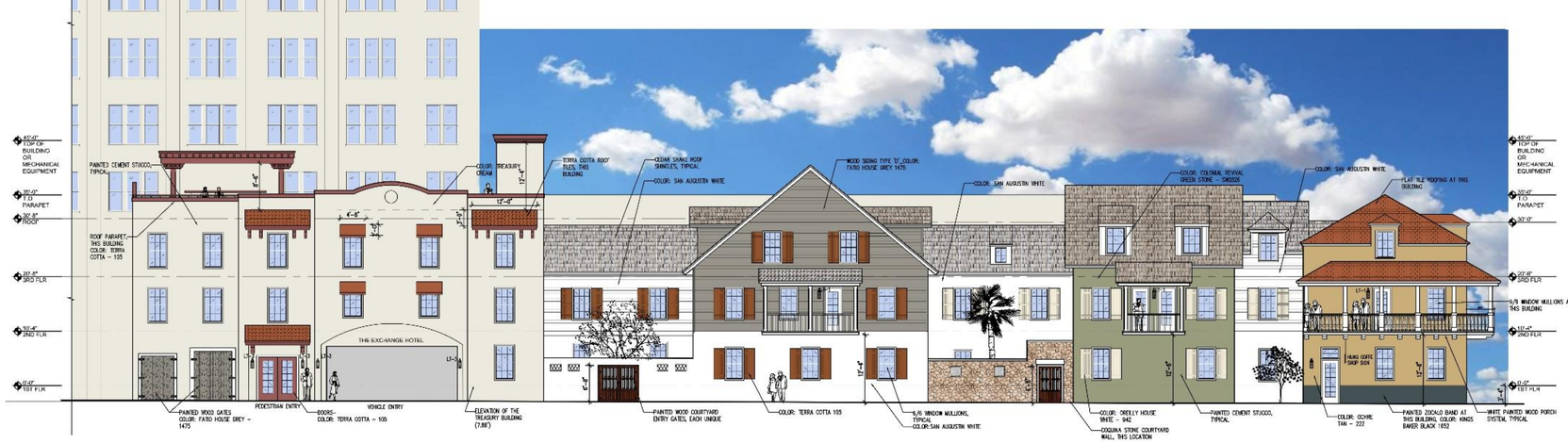
3 A5.01 CONCEPTUAL WEST ELEVATION
3/32" = 1 '- 0"




2 A5.01 CONCEPTUAL ELEVATION – TREASURY STREET
3/32" = 1 '- 0"




1 A5.01 CONCEPTUAL ELEVATION – CHARLOTTE STREET
3/32" = 1 '- 0"



# The Exchange Hotel

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

## Color Elevations

12.18.2025

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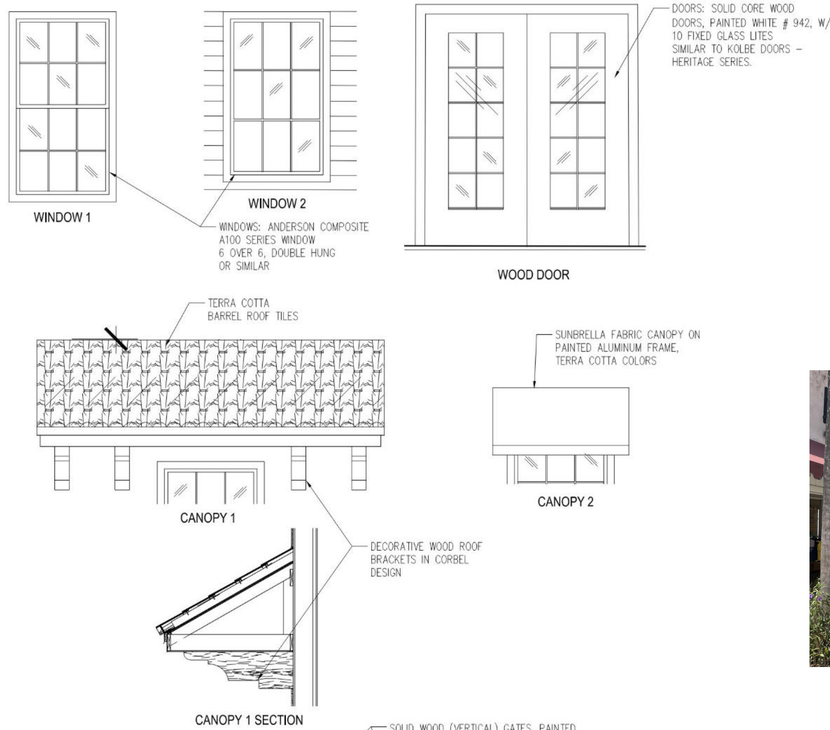
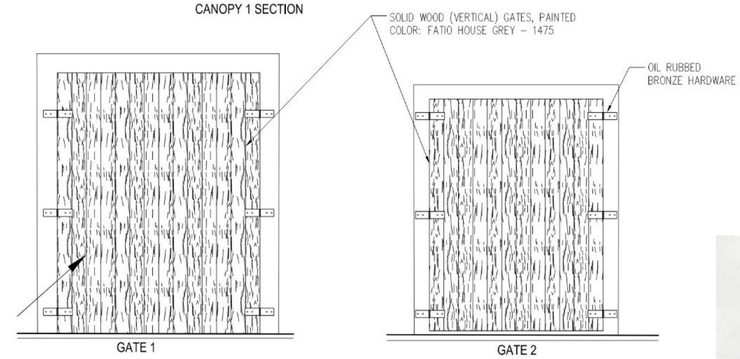
1 A5.04 CONCEPTUAL ENLARGED PART. ELEVATION 1 – CHARLOTTE STREET
3/16" = 1 '- 0"




2 A5.04 CONCEPTUAL ENLARGED PART. ELEVATION 1 – CHARLOTTE STREET
3/16" = 1 '- 0"

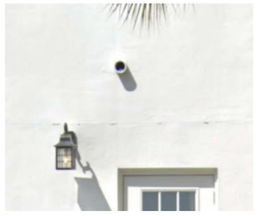








White Stucco - Typical





San Augustin White
Pure White



Terra Cotta
105



Fatio House Grey
1475



Door Hardware



# The Exchange Hotel

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

## Partial Enlarged Elevation

12.18.2025

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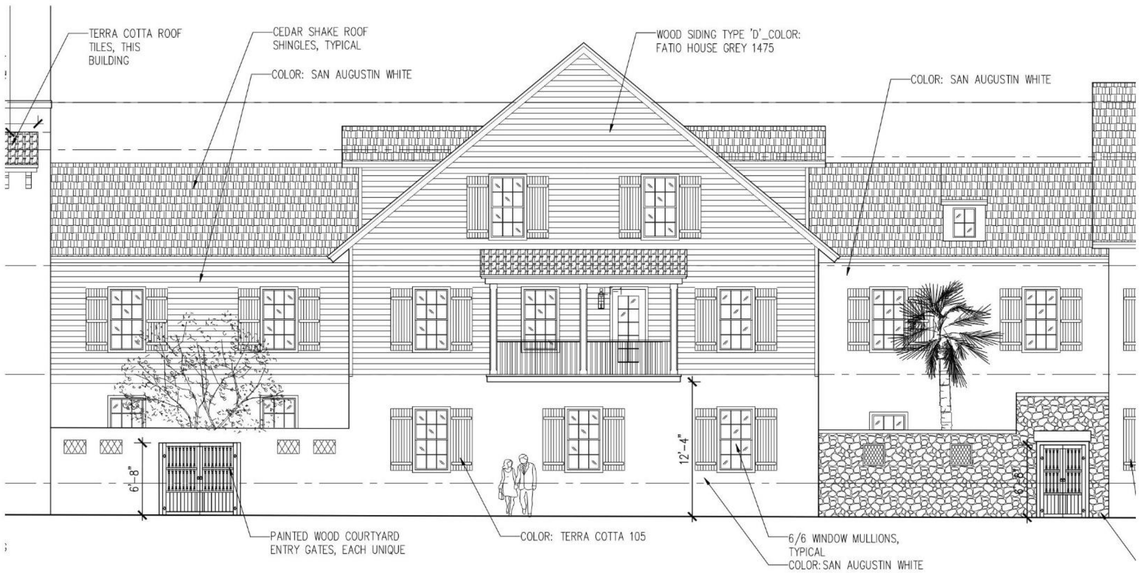
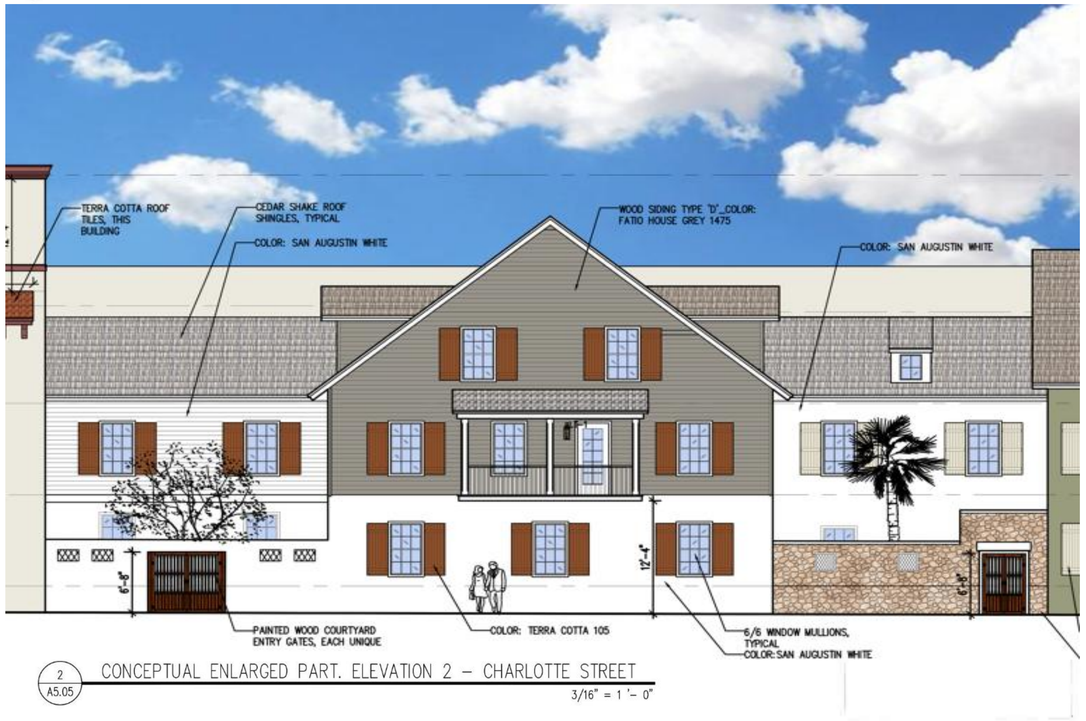
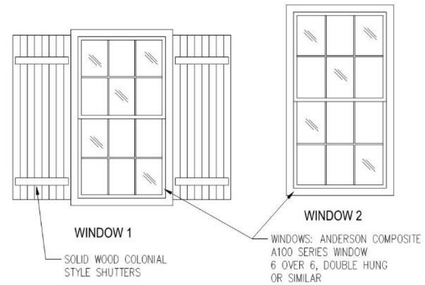


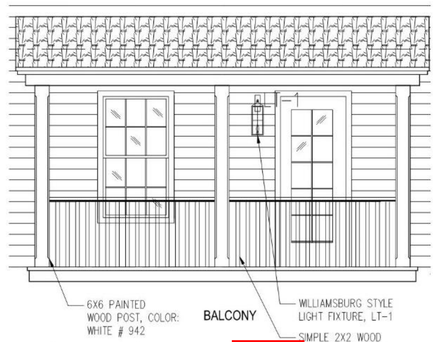

1 A5.05 CONCEPTUAL ENLARGED PART. ELEVATION 2 – CHARLOTTE STREET
3/16" = 1 '– 0"



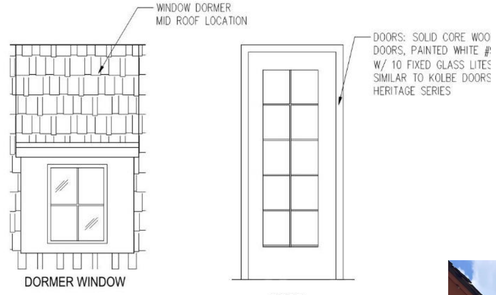

2 A5.05 CONCEPTUAL ENLARGED PART. ELEVATION 2 – CHARLOTTE STREET
3/16" = 1 '– 0"

San Augustin White
Pure White

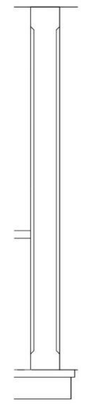



29. CLAPBOARDS




NOTE: ALL TRIM PAINTED WHITE # 942




PAINTED CEMENT BOARD SIDING, 4" EXPOSURE, SMOOTH





Dormer Window





Cedar Shake - Typical



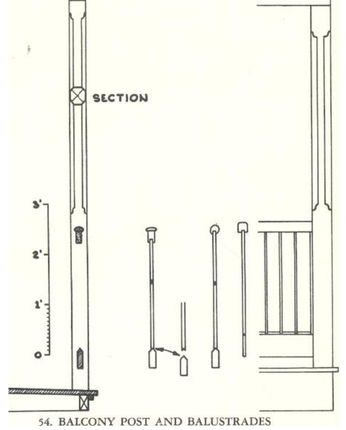
Shutter Dog



Shutters



7/8" CEMENT STUCCO SYSTEM 3 COATS, SMOOTH TEXTURE




54. BALCONY POST AND BALUSTRADES

Terra Cotta
105

Fatio House Grey
1475




DOOR HARDWARE: MANUFACTURED BY ROCKY MOUNTAIN HAREWARE OIL RUBBED BRONZE COLLER



# The Exchange Hotel

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

## Partial Enlarged Elevation

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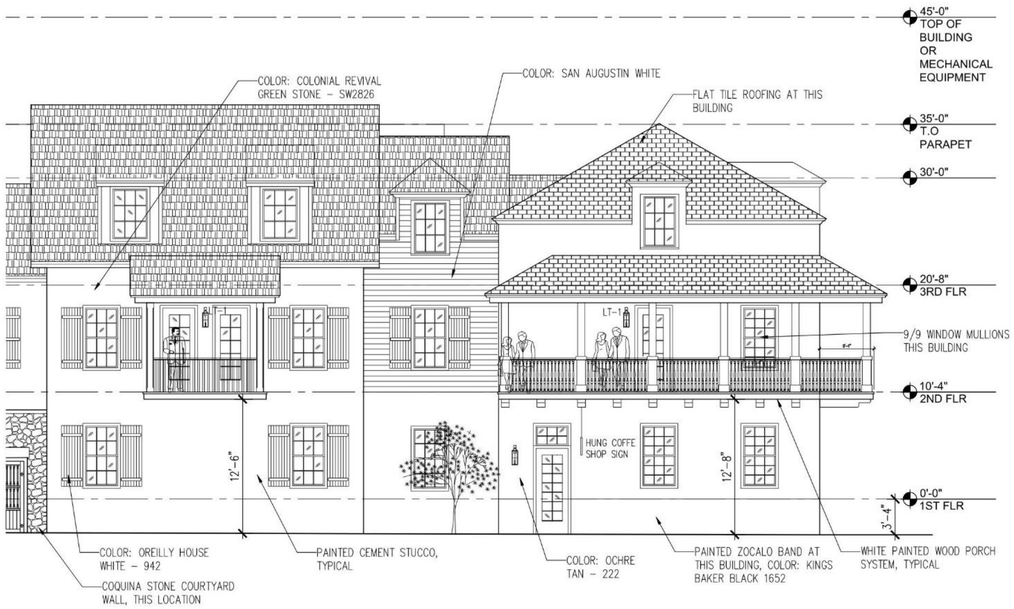
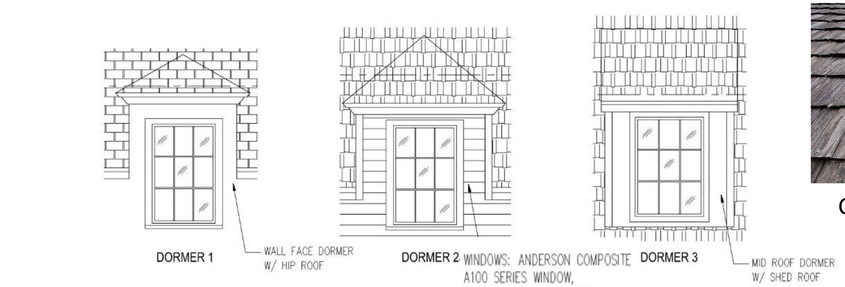



1 A5.06 CONCEPTUAL ENLARGED PART. ELEVATION 3 – CHARLOTTE STREET
3/16" = 1 '– 0"




2 A5.06 CONCEPTUAL ENLARGED PART. ELEVATION 3 – CHARLOTTE STREET
3/16" = 1 '– 0"

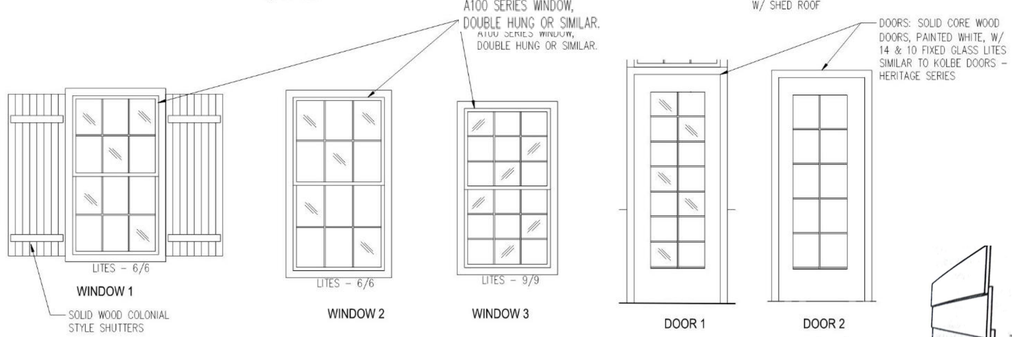





Cedar Shake - Typical

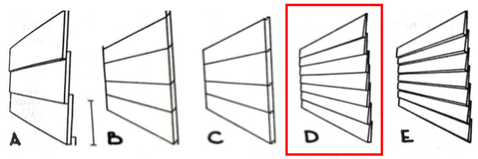


Shutters






Shutter Dog

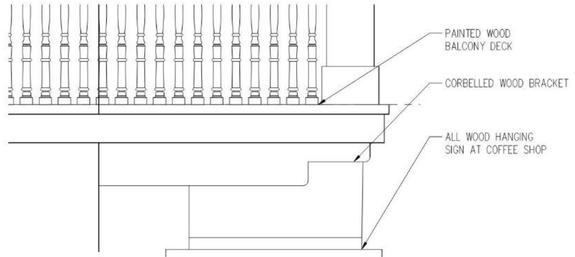


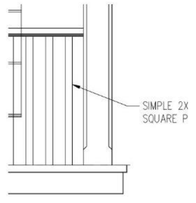

29. CLAPBOARDS

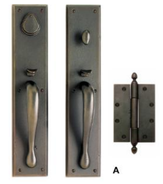




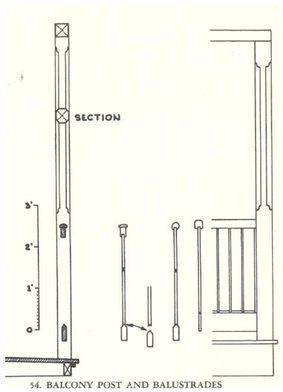

White Stucco - Typical




Door Hardware




54. BALCONY POST AND BALUSTRADES

Colonial Revival Green Stone SW 2826

O'Reilly House White 942

Ochre Tan 222

King's Bakery Black 1652

San Augustin White Pure White



# The Exchange Hotel

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

## Partial Enlarged Elevation

12.18.2025

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

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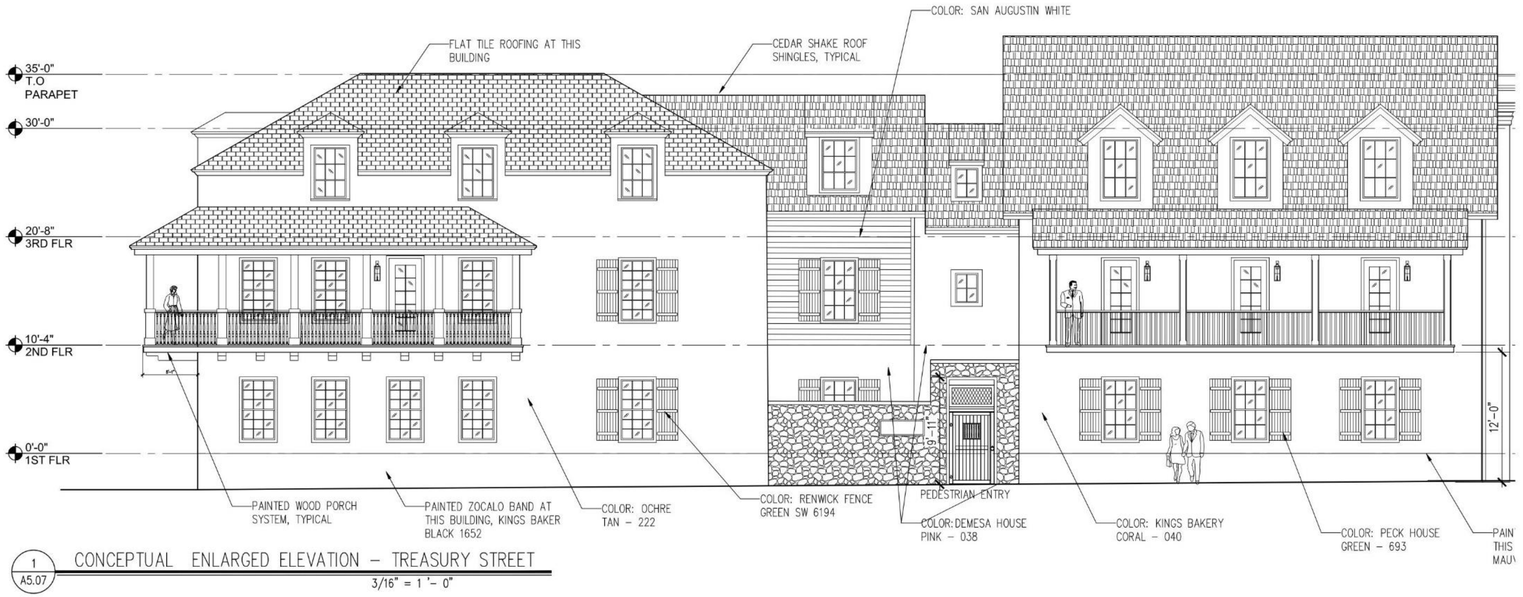
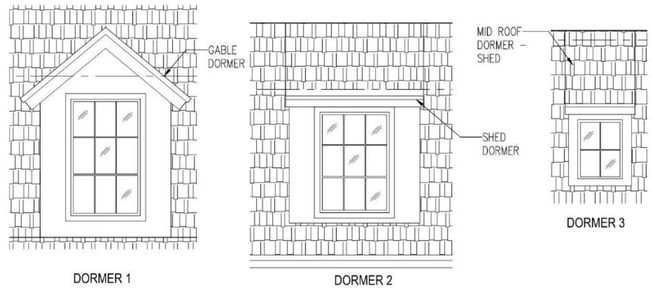
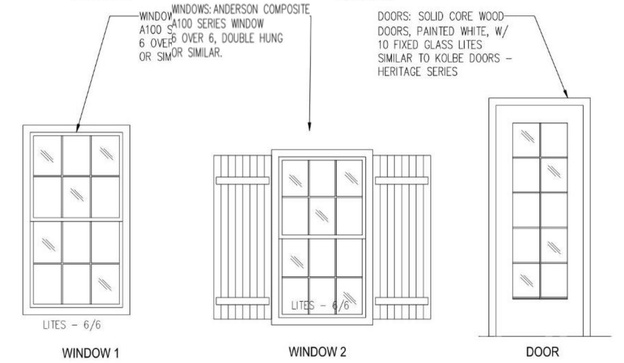



1 A5.07 CONCEPTUAL ENLARGED ELEVATION – TREASURY STREET

3/16" = 1 '- 0"





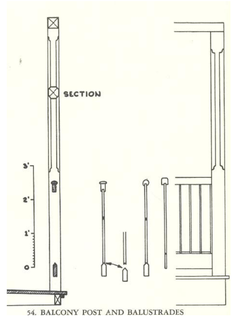




Cedar Shake - Typical



Shutters




54. BALCONY POST AND BALUSTRADES



White Stucco - Typical



Shutter Dog




Door Hardware








2 A5.07 CONCEPTUAL ENLARGED ELEVATION – TREASURY STREET

3/16" = 1 '- 0"

DeMesa House Pink
038

Ochre Tan
222

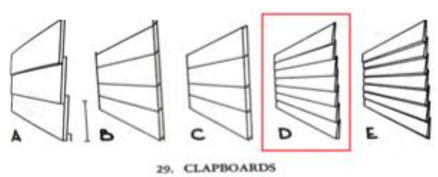
Renwick Fence Green
*(Match: Basil – SW 6194)*

King's Bakery Black
1652

Peck House Green
693

Medium Mauve
1257

King's Bakery Coral
040




29. CLAPBOARDS



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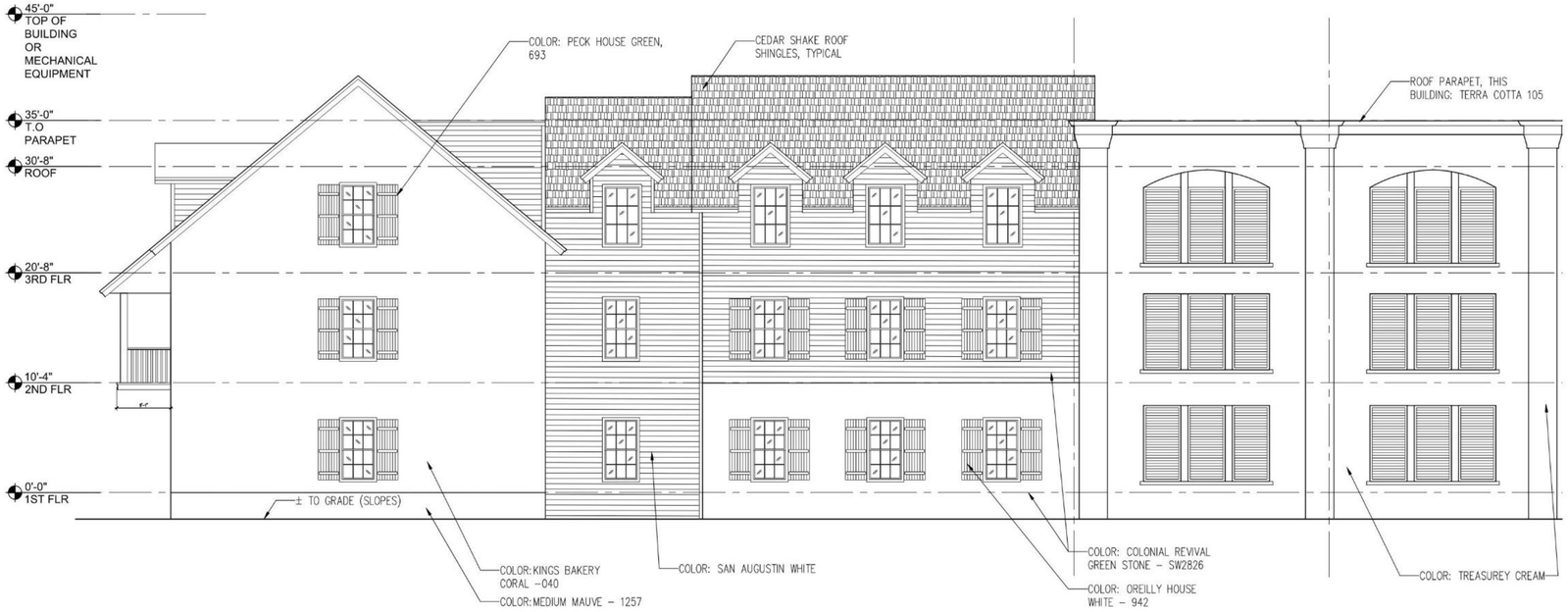
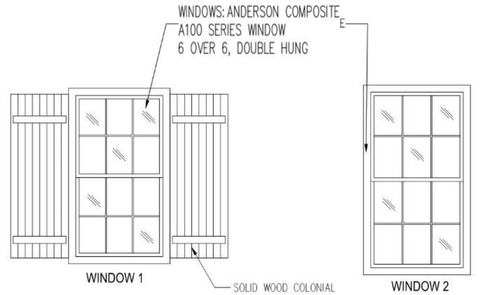



1 A5.08 CONCEPTUAL PART. ENLARGED WEST ELEVATION 1
3/16" = 1 '- 0"



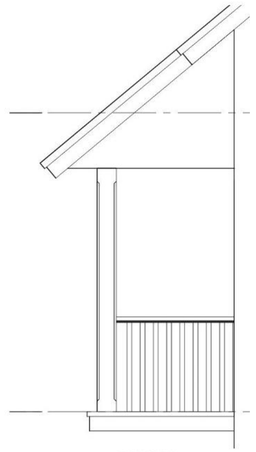

2 A5.08 CONCEPTUAL PART. ENLARGED WEST ELEVATION 1
3/16" = 1 '- 0"



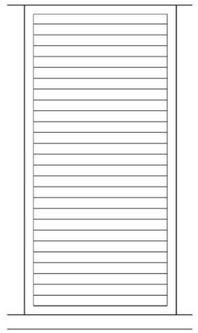




DORMER



BALCONY

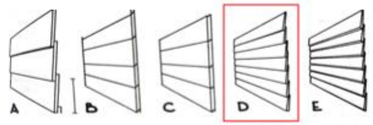


LlouVER





Cedar Shake - Typical




29. CLAPBOARDS



Shutters



Shutter Dog



White Stucco - Typical

Colonial Revival
Green Stone
SW 2826

San Augustin White
Pure White

King's Bakery Coral
040

Medium Mauve
1257

Terra Cotta
105

Treasury Cream



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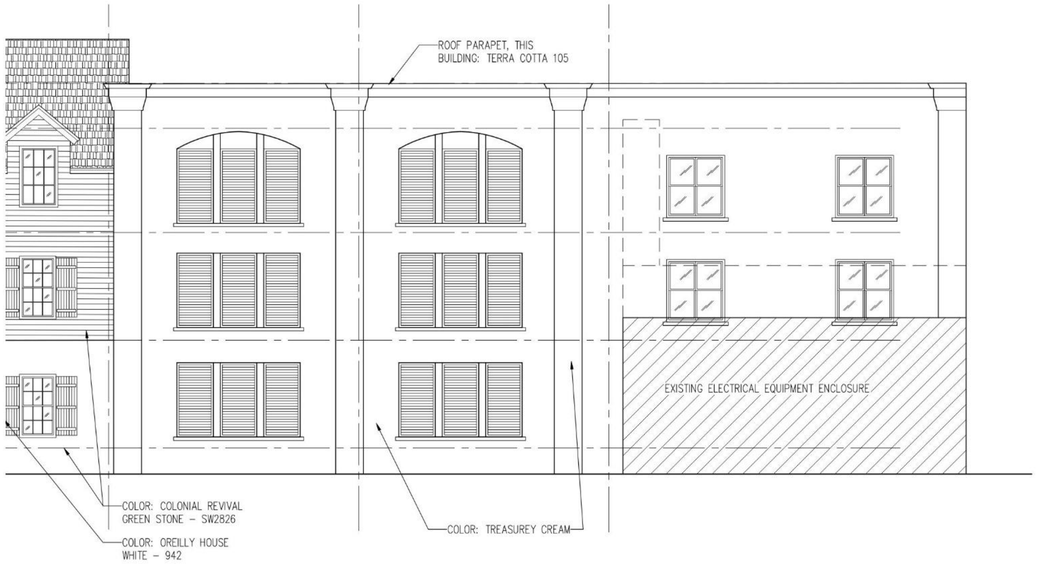
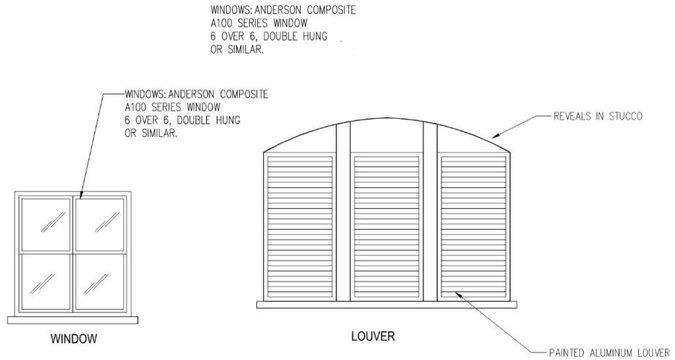



1 A5.09 CONCEPTUAL PART. ENLARGED WEST ELEVATION 2
3/16" = 1 '– 0"







2 A5.09 CONCEPTUAL PART. ENLARGED WEST ELEVATION 2
3/16" = 1 '– 0"


Colonial Revival
Green Stone
SW 2826


Terra Cotta
105


Treasury Cream


O'Reilly House White
942

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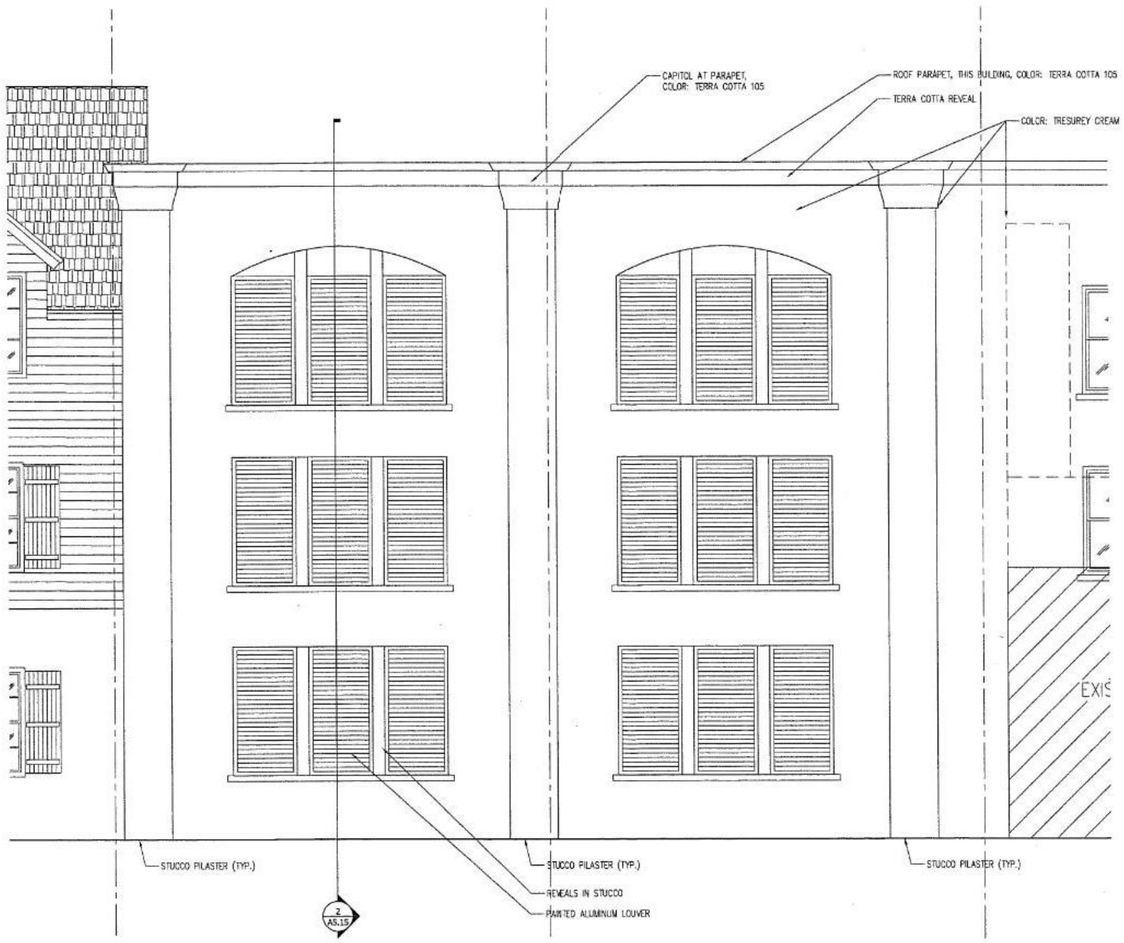
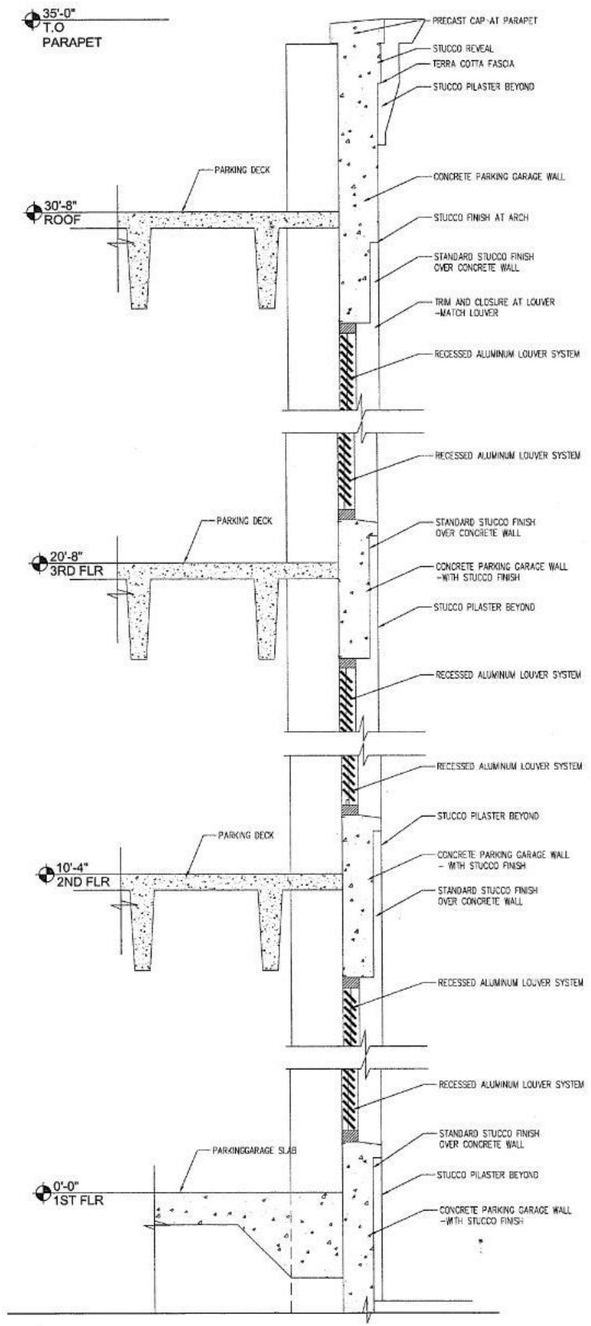



1 A5.15 ENLARGED PART. ENLARGED WEST ELEVATION 2
3/8" = 1'-0"




2 A5.15 WALL SECTION WEST ELEVATION 2
1" = 1'-0"

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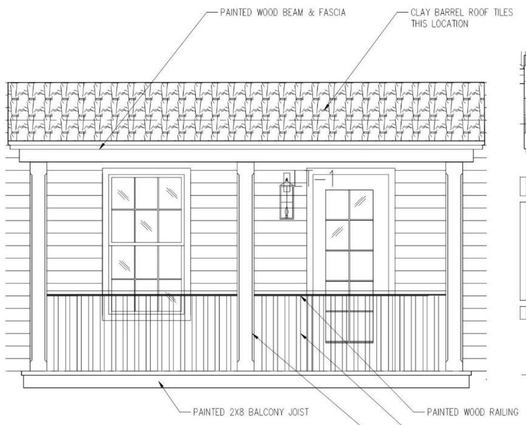
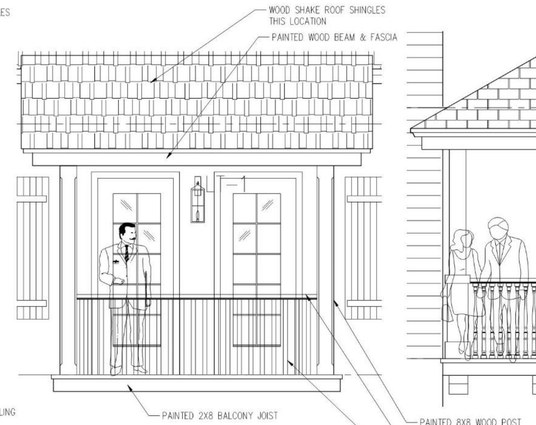
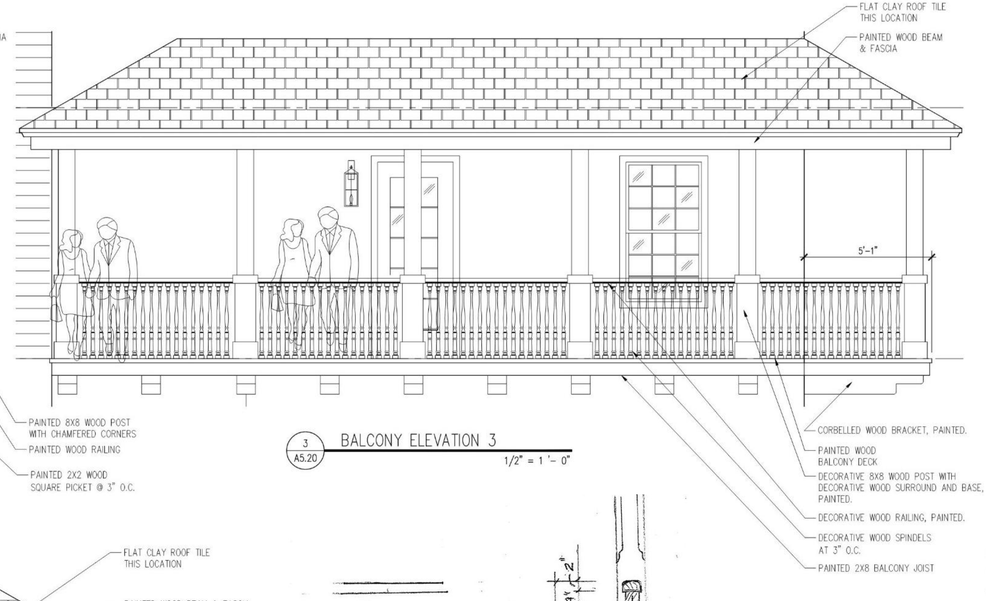



1 A5.20 BALCONY ELEVATION 1
1/12" = 1'-0"



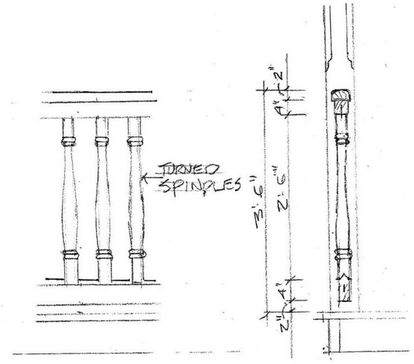

2 A5.20 BALCONY ELEVATION 2
1/2" = 1'-0"



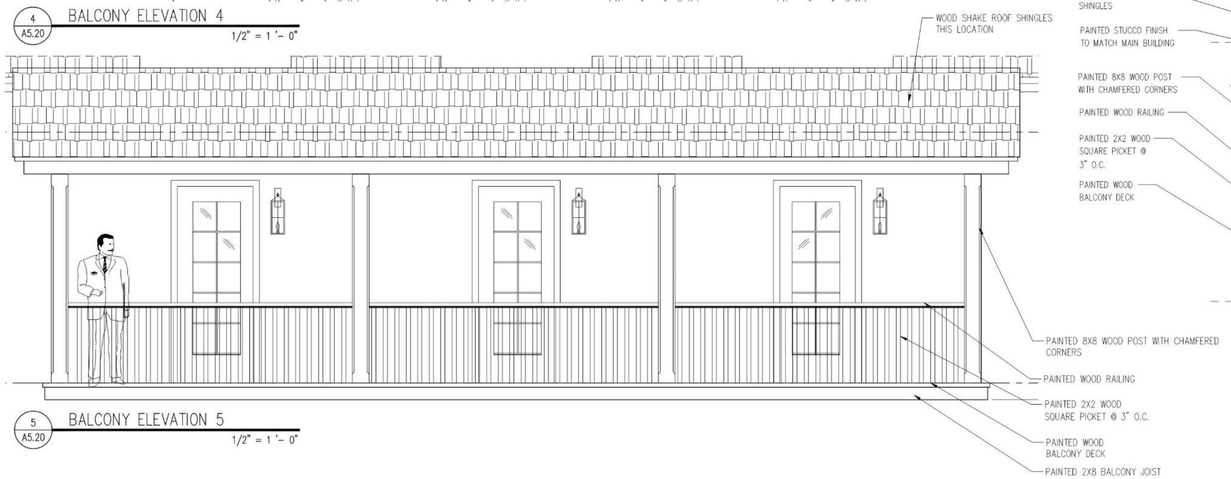

3 A5.20 BALCONY ELEVATION 3
1/2" = 1'-0"



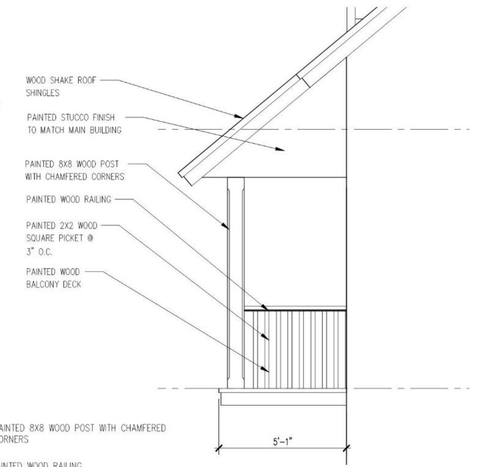

4 A5.20 BALCONY ELEVATION 4
1/2" = 1'-0"






5 A5.20 BALCONY ELEVATION 5
1/2" = 1'-0"




6 A5.20 BALCONY ELEVATION 6
1/2" = 1'-0"



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## Rendering

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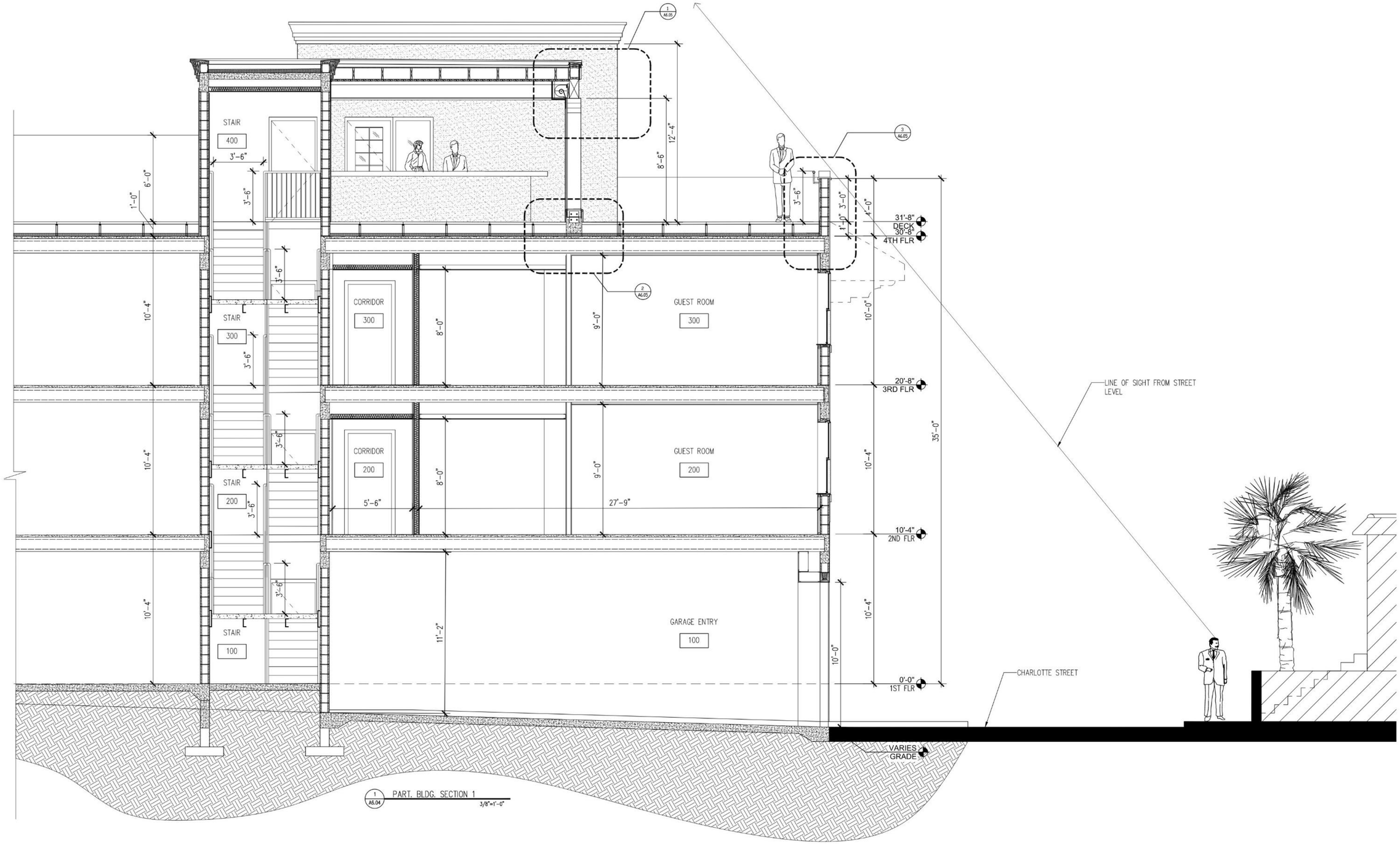

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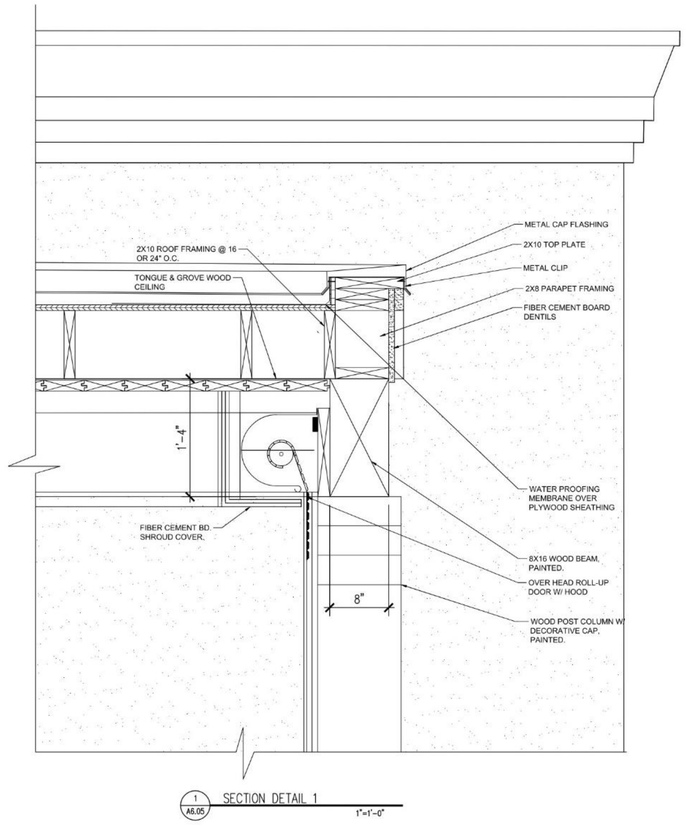
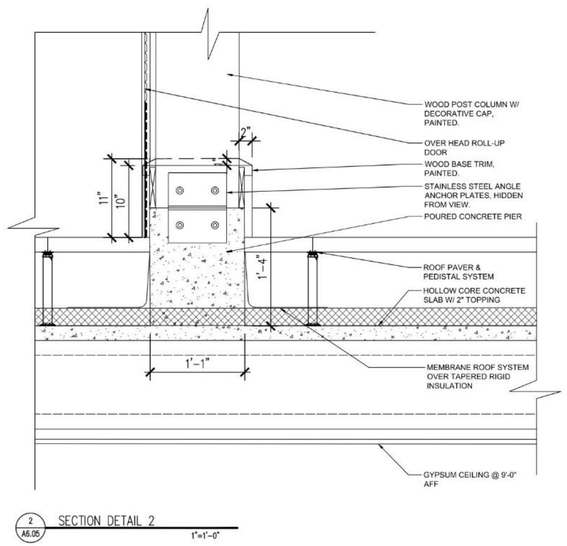
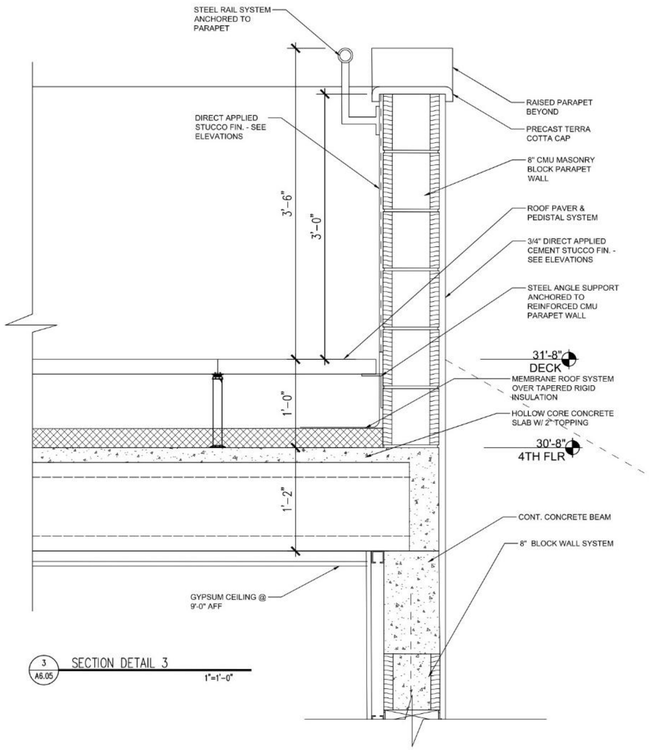



1 A5.05 SECTION DETAIL 1 1"=1'-0"




2 A5.05 SECTION DETAIL 2 1"=1'-0"




3 A5.05 SECTION DETAIL 3 1"=1'-0"



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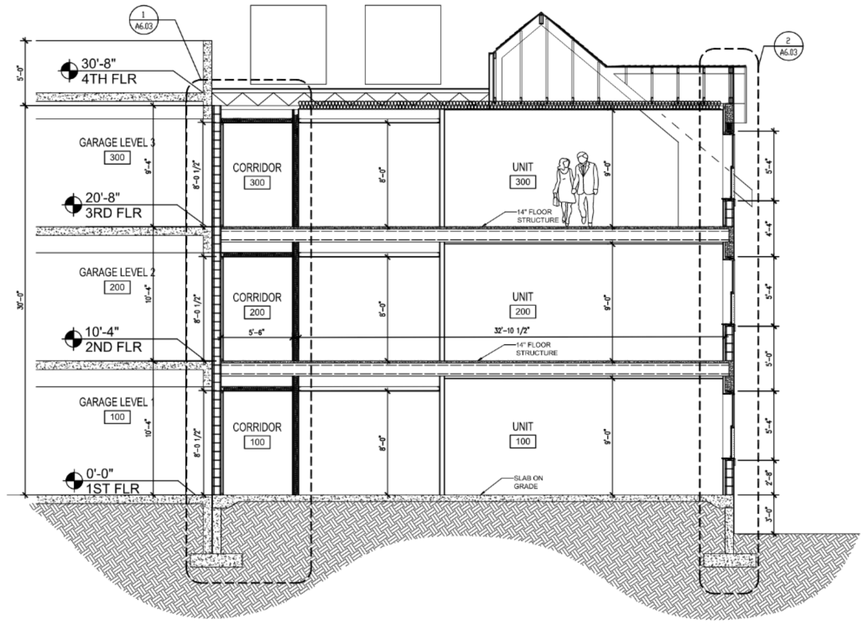
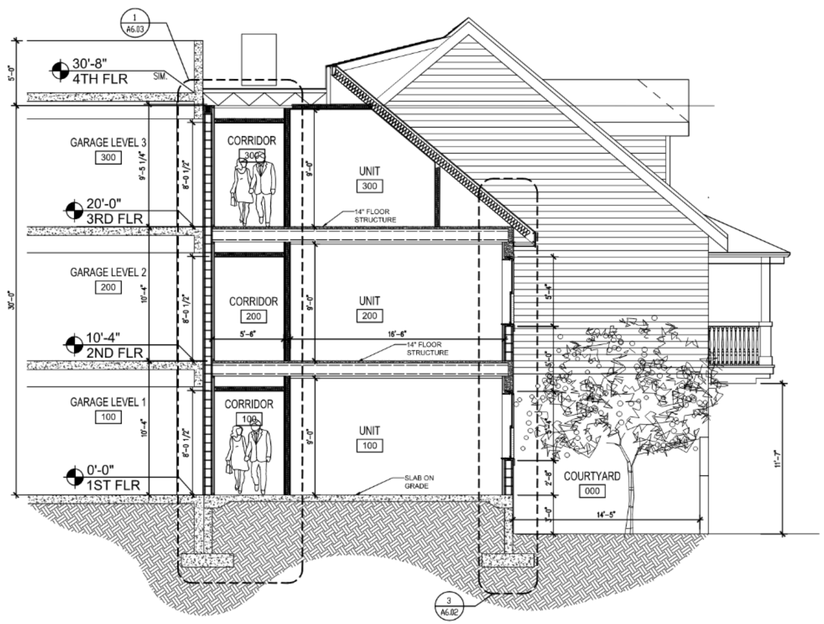
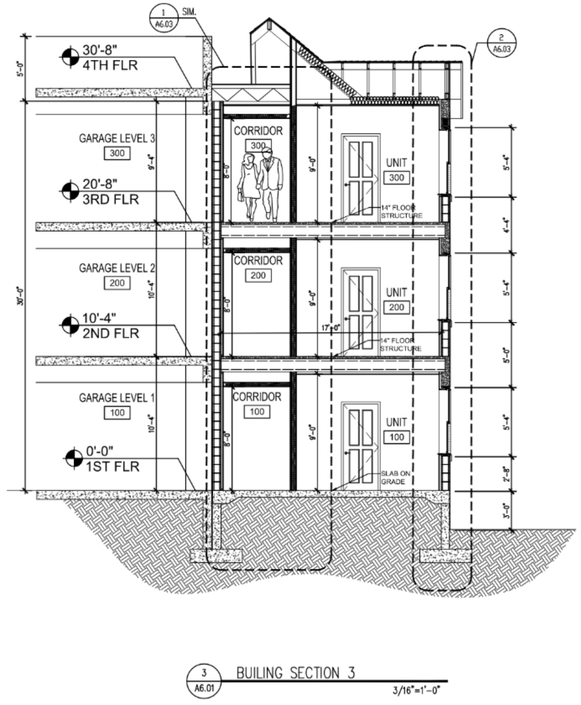


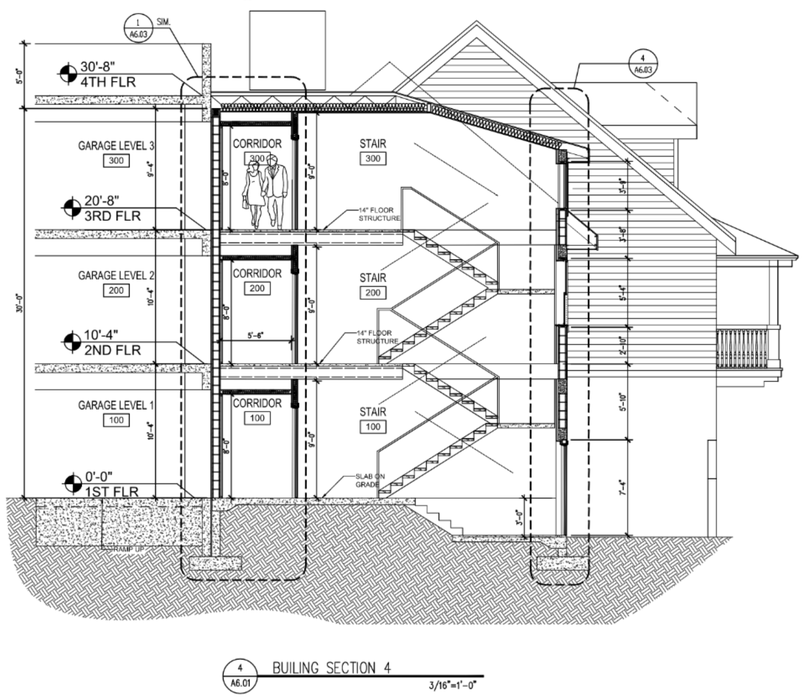

1 A6.01 BUILING SECTION 1 3/16"=1'-0"




2 A6.01 BUILING SECTION 2 3/16"=1'-0"




3 A6.01 BUILING SECTION 3 3/16"=1'-0"




4 A6.01 BUILING SECTION 4 3/16"=1'-0"



# The Exchange Hotel

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## Building Sections

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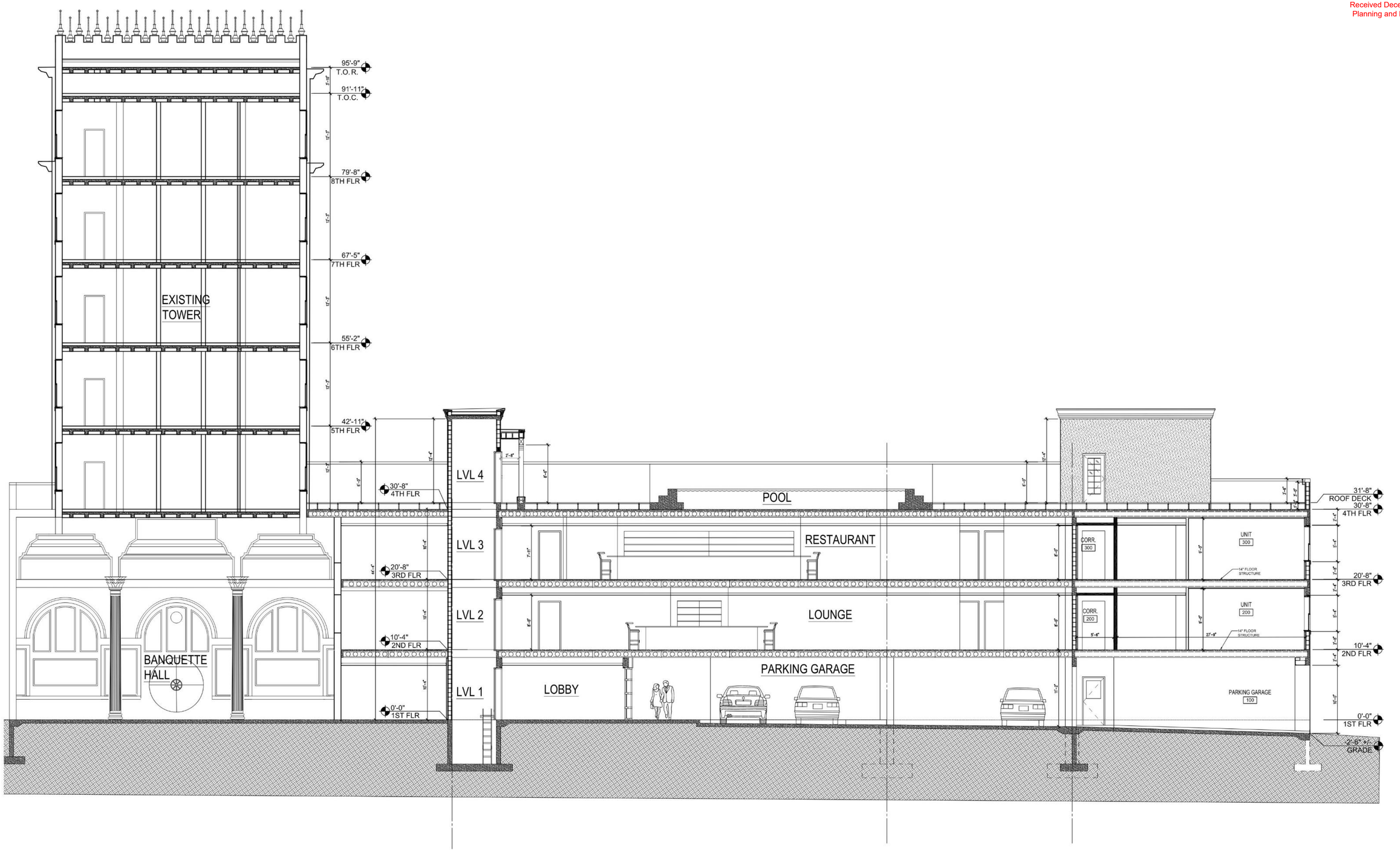


1 A6.02 BUILING SECTION 5
3/16"=1'-0"



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## Building Sections

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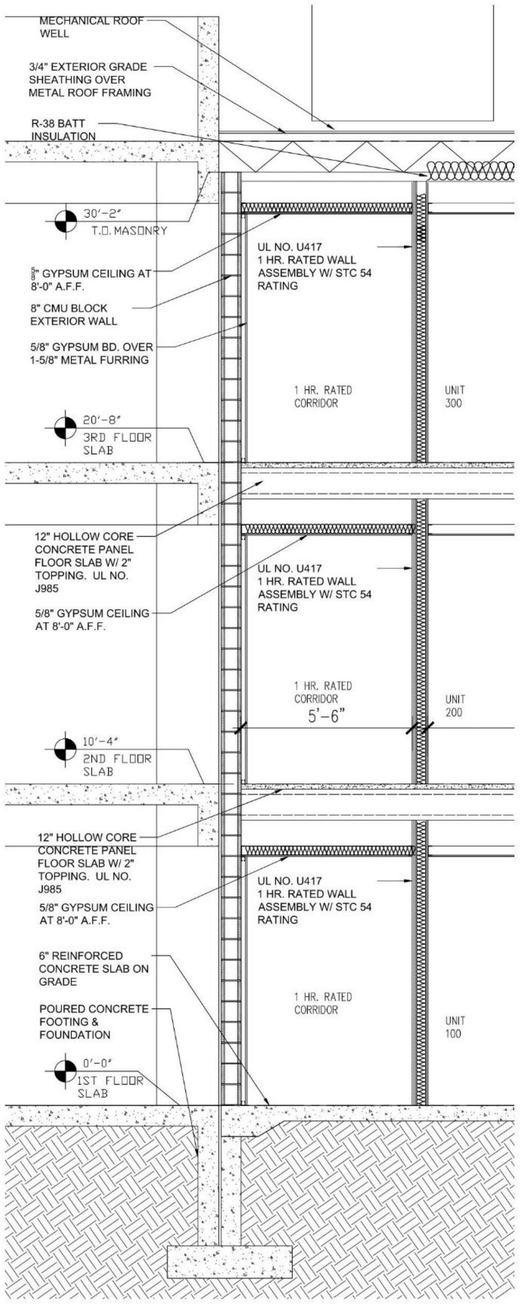
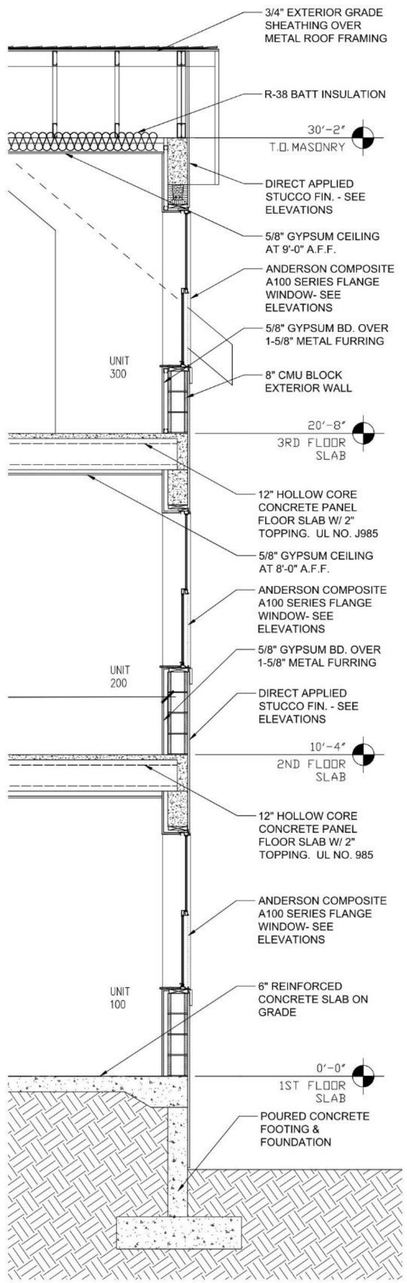
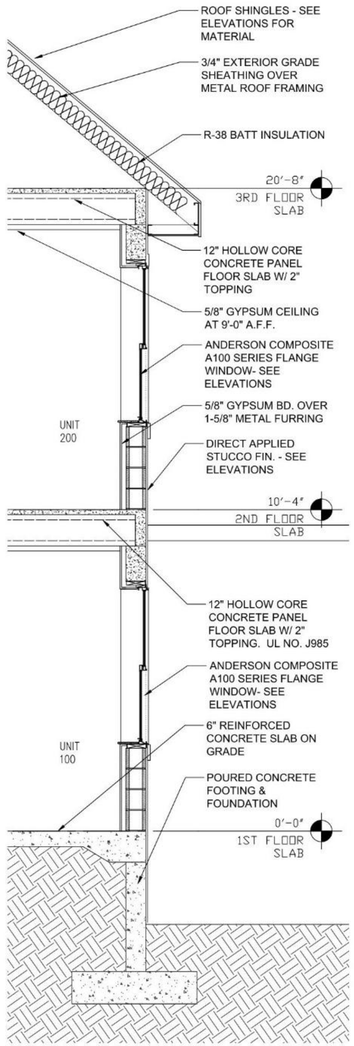


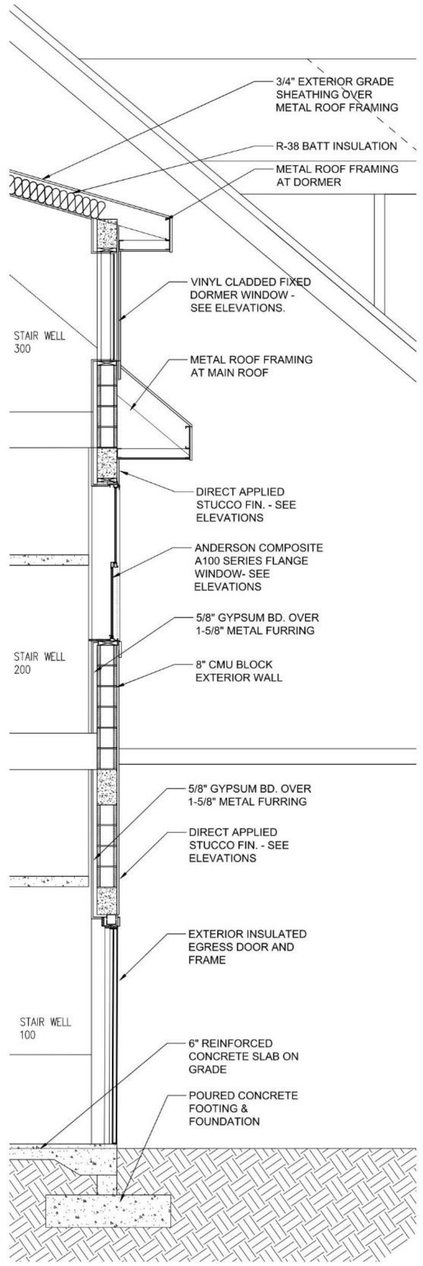

1 A6.03 WALL SECTION 1 1/2"=1'-0"




2 A6.03 WALL SECTION 2 1/2"=1'-0"




3 A6.03 WALL SECTION 3 1/2"=1'-0"




3 A6.03 WALL SECTION 4 1/2"=1'-0"



# The Exchange Hotel

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ML+H Project No. 23.21.0

## Wall Sections

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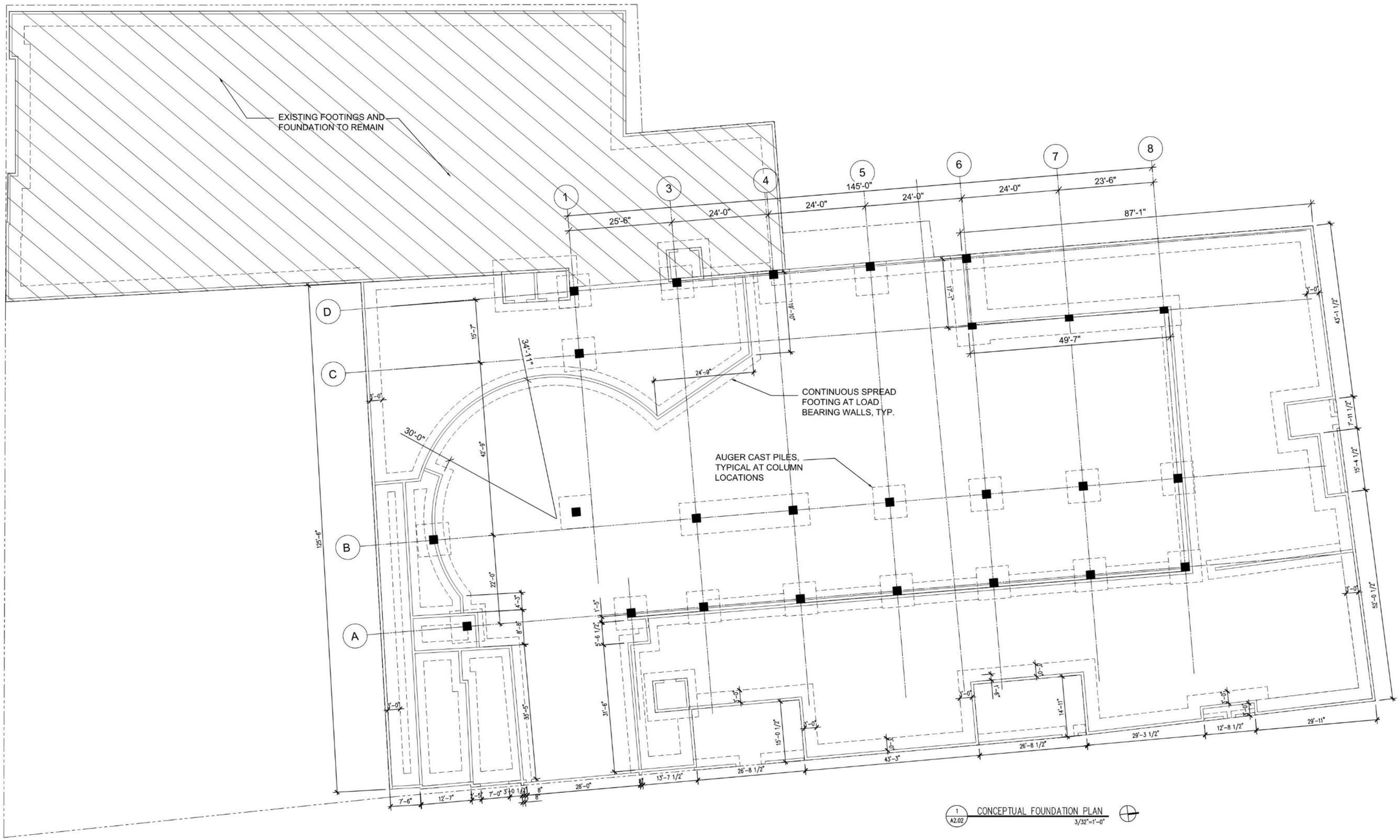

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Ochre Tan
222

Fatio House Grey
1475

Renwick Fence Green
*(Match: Basil – SW 6194)*

King's Bakery Black
1652

Peck House Green
693

King's Bakery Coral
040

Colonial Revival
Green Stone
SW 2826

San Augustin White
Pure White

Medium Mauve
1257

Terra Cotta
105



Weathered Cedar Shake - Typical



Tile to Match Hanke Hall



O'Reilly House White
942

Treasury Cream



# The Exchange Hotel

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ML+H Project No. 23.21.0

## Paint Colors & Roofing Materials

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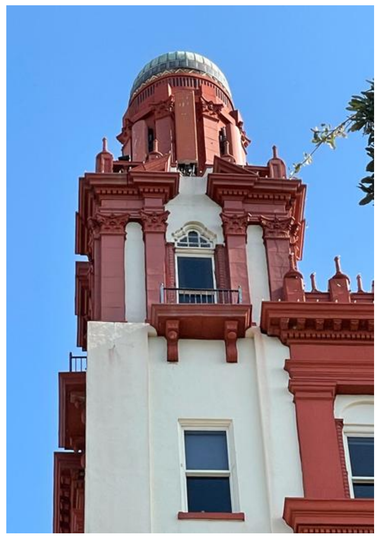
1927: CONSTRUCTION COMPLETED





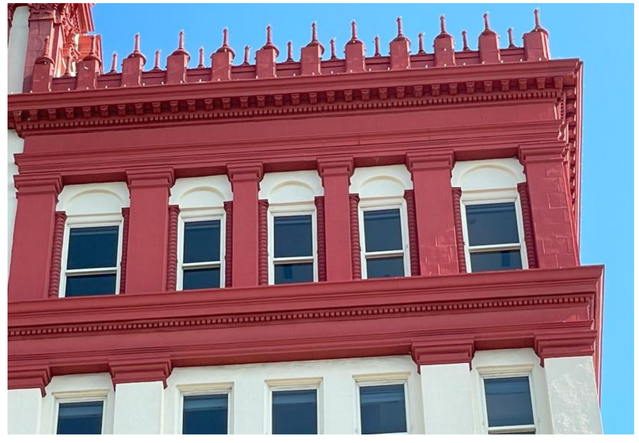












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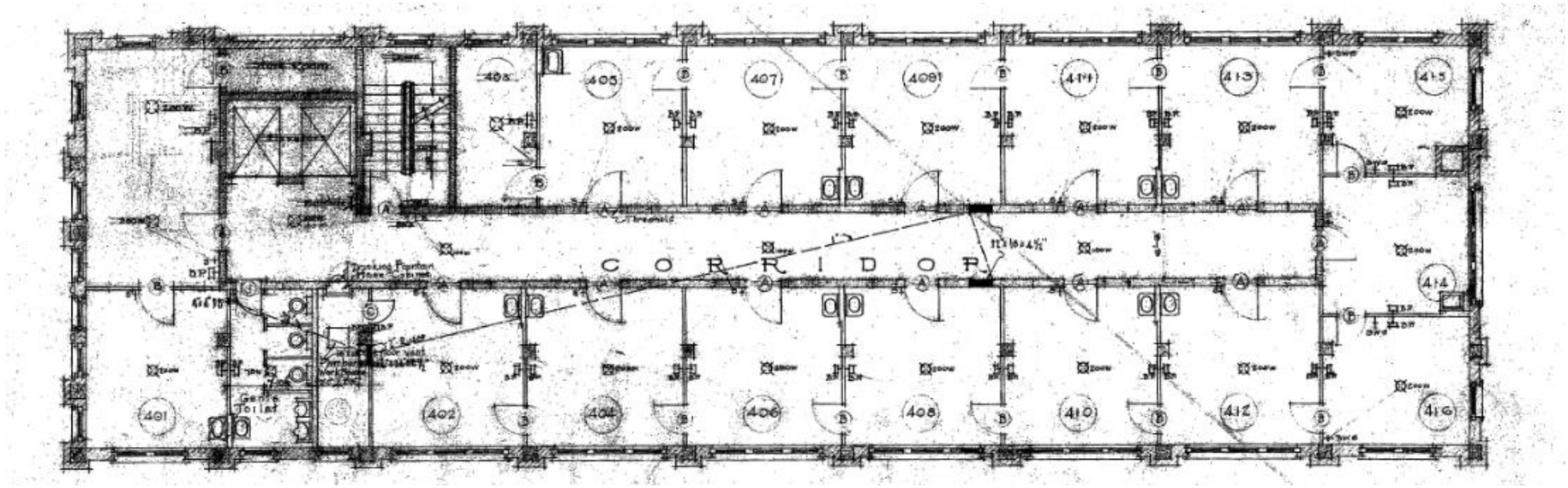
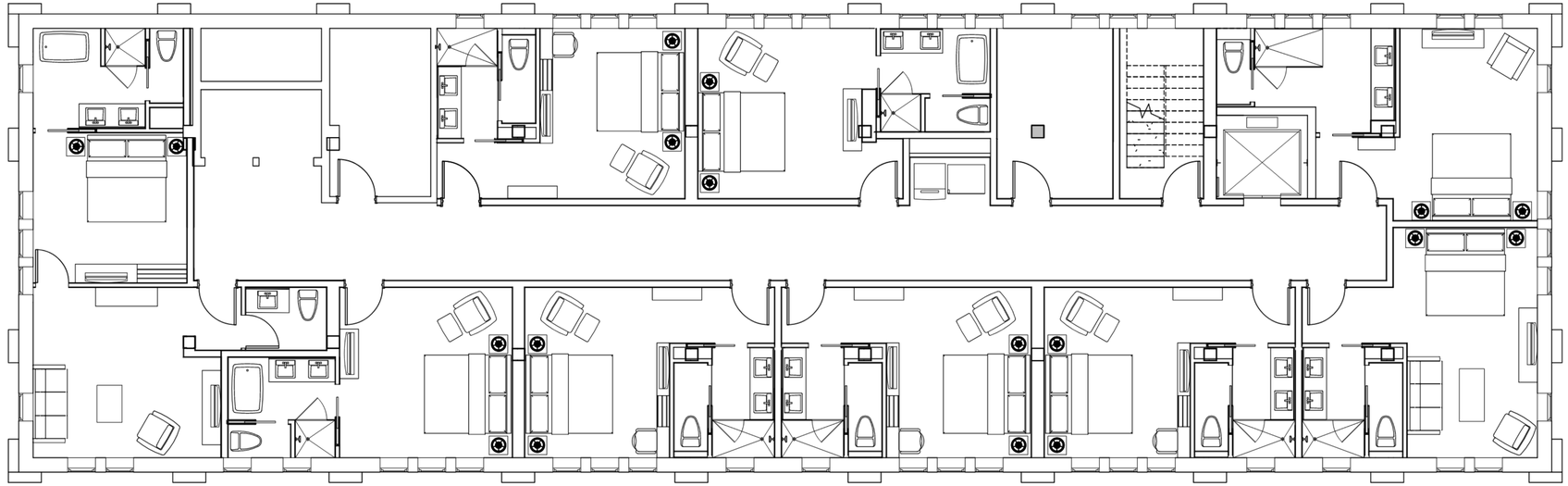
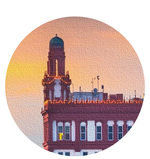



1 A2.05 HISTORIC TOWER FLOOR PLAN
3'/16"=1'-0"



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



# The Exchange Hotel

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

## Tower Plan

12.18.2025

JALARAM HOTELS, INC.
ROGERS TOWERS
MAVERICK ENGINEERING
FK
Marquis Latimer + Halback
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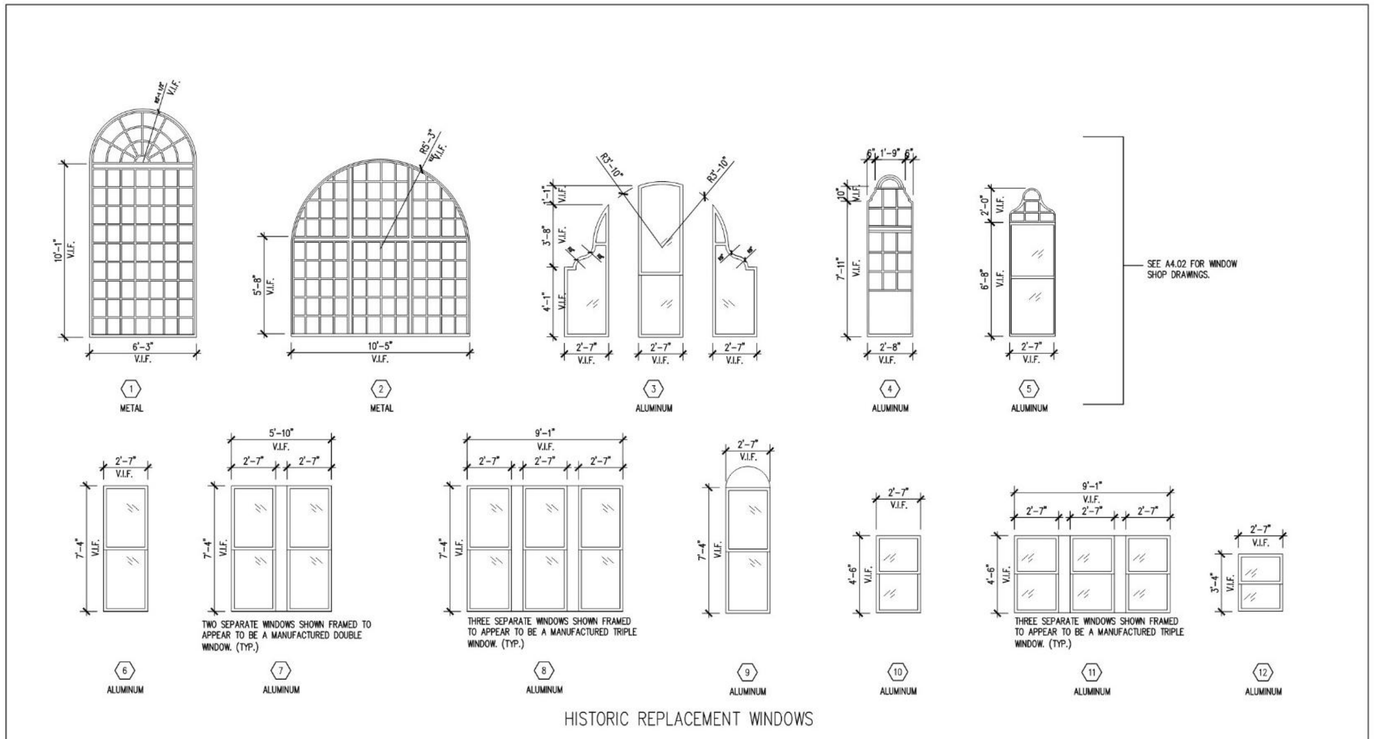
(V.I.F.) = VERIFY IN FIELD

## REPLACEMENT WINDOW SCHEDULE

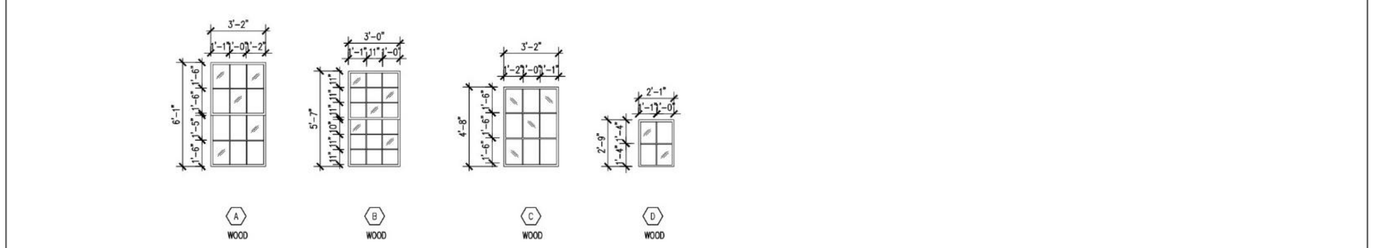
| MARK | WIDTH (V.I.F.) | HEIGHT (V.I.F.) | MATERIAL | TYPE | AGE | FINISH | CURRENT CONDITION | REMARKS |
|---|---|---|---|---|---|---|---|---|
| 1 | 6'-3" | 13'-3" | METAL | FIXED | ORIGINAL | – | GOOD | CUSTOM WINDOW SIZE |
| 2 | 10'-5" | 10'-11" | METAL | FIXED | ORIGINAL | – | GOOD | CUSTOM WINDOW 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 |




HISTORIC REPLACEMENT WINDOWS

## 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 |




NEW WINDOWS

NOTES:
1. ALL EXISTING WINDOWS IN THE HISTORIC TOWER ARE TO BE REPLACED, MATCH EXISTING SIZE FOR SIZE, AND BE INSULATED GLASS, LOW E & IMPACT RATED (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 ALUMINUM CLAD WOOD WINDOWS. (COLOR: WHITE).
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.



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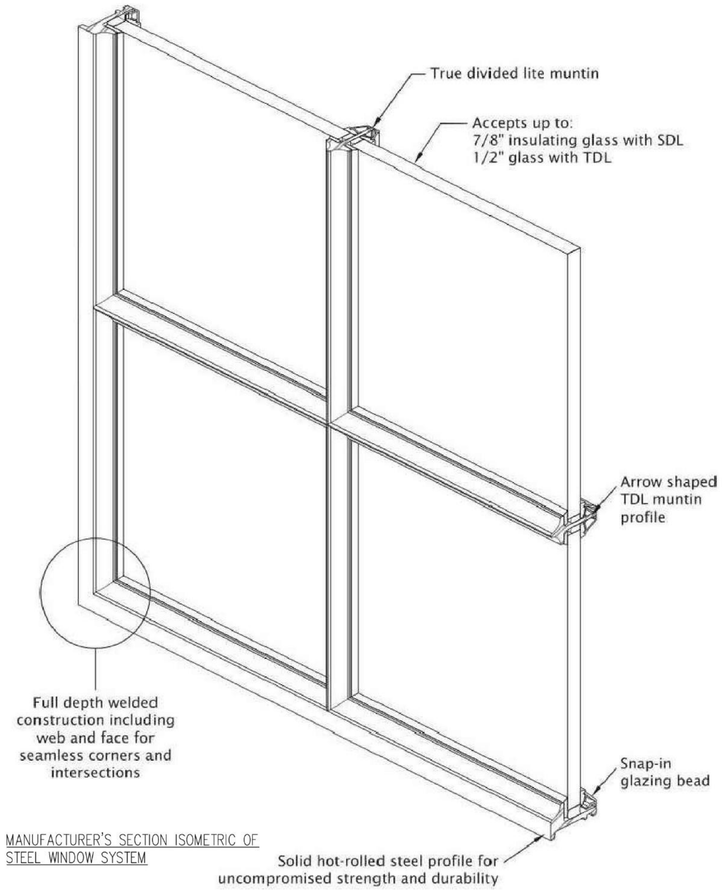
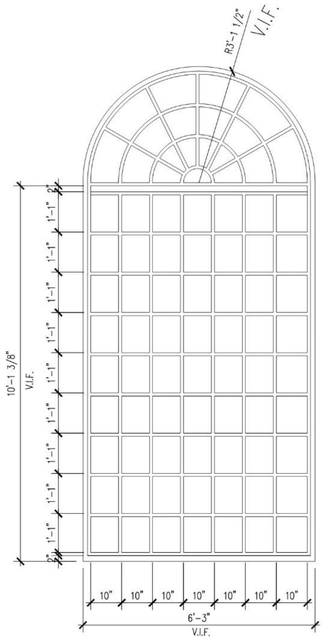
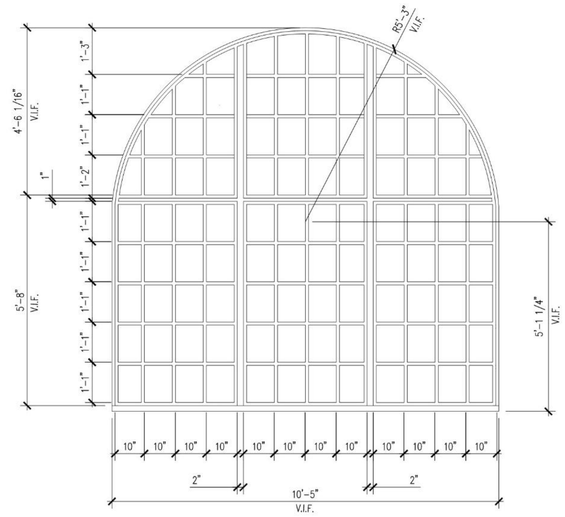



MANUFACTURER'S SECTION ISOMETRIC OF
STEEL WINDOW SYSTEM



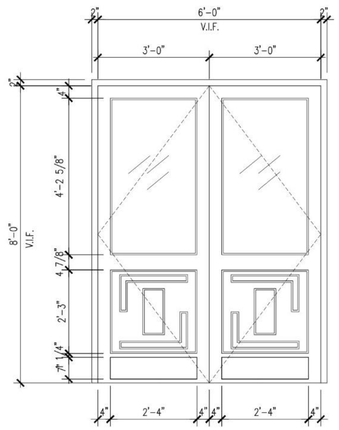

1

STEEL REPLACEMENT WINDOW SYSTEM, MATCH
EXISTING SIZE, PROFILE AND DEVIDED LITES
NEW WINDOW SHALL BE 1" INSULATED LOW 'E'
& IMPACT RATED.

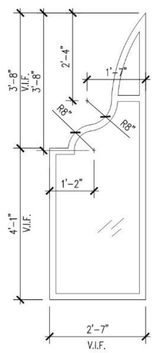


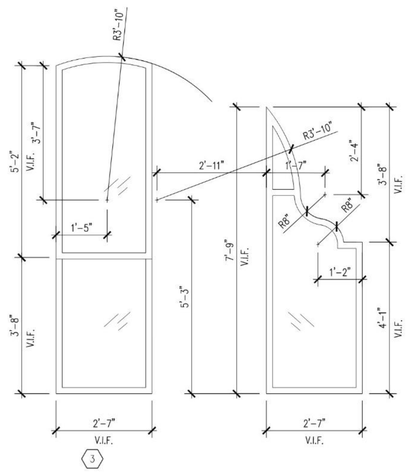

2

STEEL REPLACEMENT WINDOW SYSTEM, MATCH
EXISTING SIZE, PROFILE AND DEVIDED LITES
NEW WINDOW SHALL BE 1" INSULATED LOW 'E'
& IMPACT RATED.



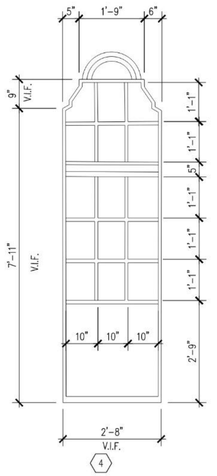

TYPE 1
HARD WOOD REPLACEMENT DOOR AND FRAME
SYSTEM, MATCH EXISTING SIZE, PROFILE AND
DETAILS. NEW WINDOW SHALL BE 1"
INSULATED LOW 'E' & IMPACT RATED.



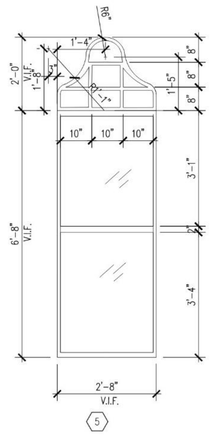

3

ALUMINUM & HARD WOOD WINDOW SYSTEM,
MATCH EXISTING SIZE, PROFILE AND DIVIDED
LITES SIZES. NEW WINDOW SHALL BE 1"
INSULATED LOW 'E' & IMPACT RESISTANT.
(TYP.)




4

ALUMINUM & HARD WOOD WINDOW SYSTEM,
MATCH EXISTING SIZE, PROFILE AND DIVIDED
LITES SIZES. NEW WINDOW SHALL BE 1"
INSULATED LOW 'E' & IMPACT RESISTANT.
(TYP.)




5

ALUMINUM & HARD WOOD WINDOW SYSTEM,
MATCH EXISTING SIZE, PROFILE AND DIVIDED
LITES SIZES. NEW WINDOW SHALL BE 1"
INSULATED LOW 'E' & IMPACT RESISTANT.
(TYP.)



# The Exchange Hotel

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

# Window Shop Drawings

12.18.2025

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## AESTHETICS

Gone are the days of compromise. Kawneer 8400TL Thermal Windows return design versatility to the architect, whether it's for new or remodel construction, while still efficiently satisfying the needs of building owners. A variety of exterior pannings and interior trims are available. And with a 4" frame depth, the window takes on a whole new dimension. The 8400TL series window easily accommodates a glass infill thickness of 1/4", 9/16", or 1". In fixed windows, an infill thickness of up to 1-1/2" is available.

To maintain historic authenticity, sash profiles on 8400TL Thermal Windows are available with a beveled face or by using a muntin grid system that replicates exterior putty glazing, making them ideal for remodel or new construction. The hardware used in the operation of the 8400TL series meets the challenge of any task required. For its appearance and durability, high-quality cast white bronze sweep locks are standard. Optional automatic sash locks are also available.



## PERFORMANCE

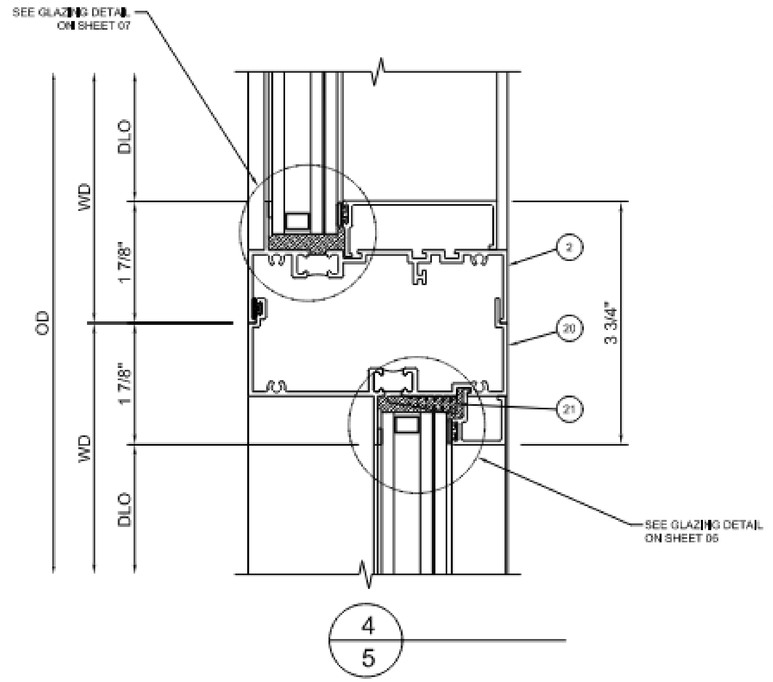
High performance is not an option in the 8400TL series, it's the standard.

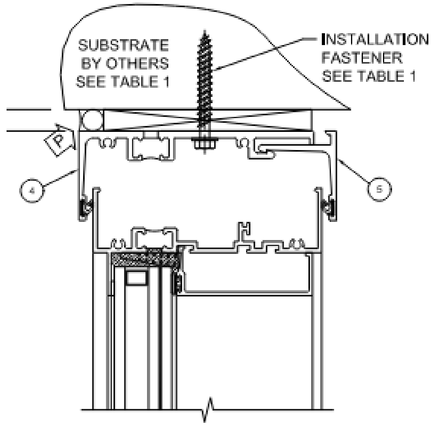
Kawneer thermal breaks deliver. That's why we made them standard in every frame and sash of the 8400TL series. Using a combination of the Kawneer IsoLock™ pour and debridge process, each break or separation is mechanically attached by lancing or preconditioning the thermal pockets. The 8400TL series has superior reduction of thermal transmittance and increased condensation resistance. The IsoLock™ thermal break virtually eliminates shrinkage and prevents loss of adhesion. To uphold expected performance levels, the standard recommendation on 8400TL Thermal Windows is factory glazed.

To ensure a strong, weathertight joint, the sashes are assembled with stainless steel screws in coped and butt-type construction. The top and bottom sash stiles run through with interlocking meeting rails, which are double weather-stripped. For easy opening, continuous sash lifts are standard along with block and tackle balances for simple operation. The 8400TL series is ideal for extra-heavy-duty applications when added strength and security are critical.

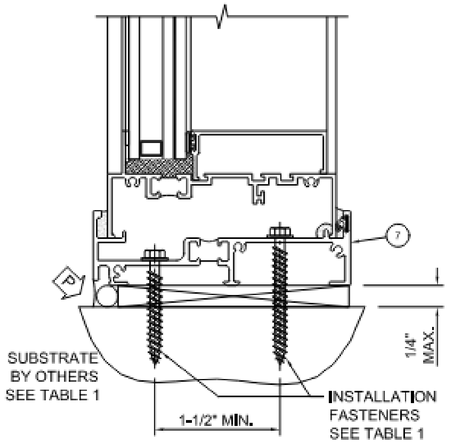
## CLASS AND GRADES

| | |
|---|---|
| Fixed | AW-PG100-FW |
| Single Hung | AW-PG70-H |
| Double Hung | H-AW70 |
| Horizontal Slider (XX or XOX)<br>Horizontal Slider (OXO) | HS-AW70<br>HS-AW40 |




TYP. RECEPTOR ANCHORAGE HEAD/JAMB




TYP. SUBSILL ANCHORAGE
(TWO ANCHORS PER LOCATION)



**The Exchange Hotel**
24 Cathedral Place, St. Augustine, Florida
ML+H Project No. 23.21.0

**Window Details**

12.18.2025

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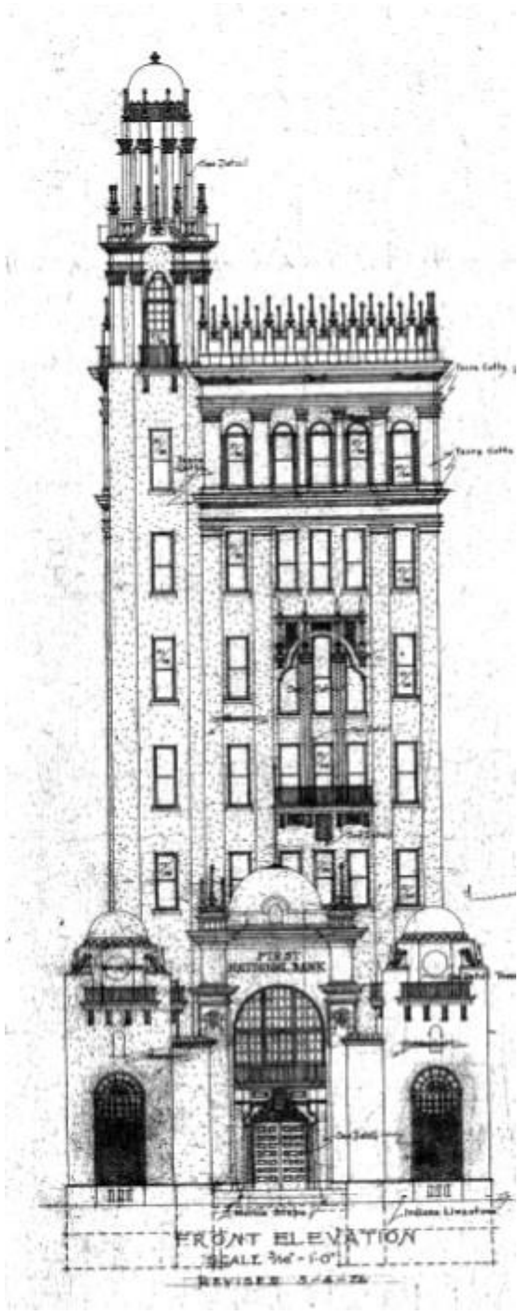
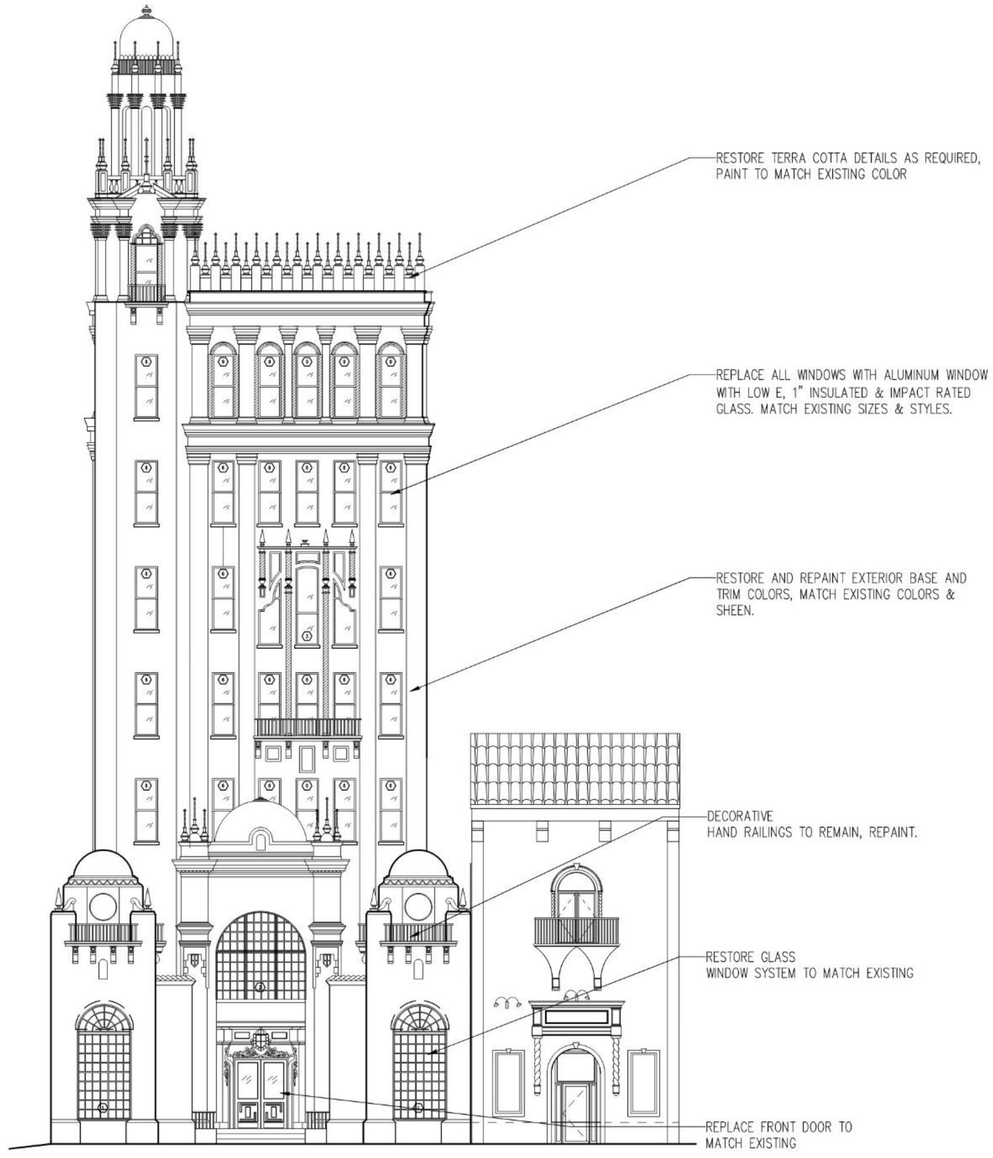



1 A5.10 HISTORIC TOWER FRONT (SOUTH) ELEVATION
1/8" = 1 '- 0"




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



**The Exchange Hotel**
24 Cathedral Place, St. Augustine, Florida
ML+H Project No. 23.21.0

**Tower Elevations**

12.18.2025

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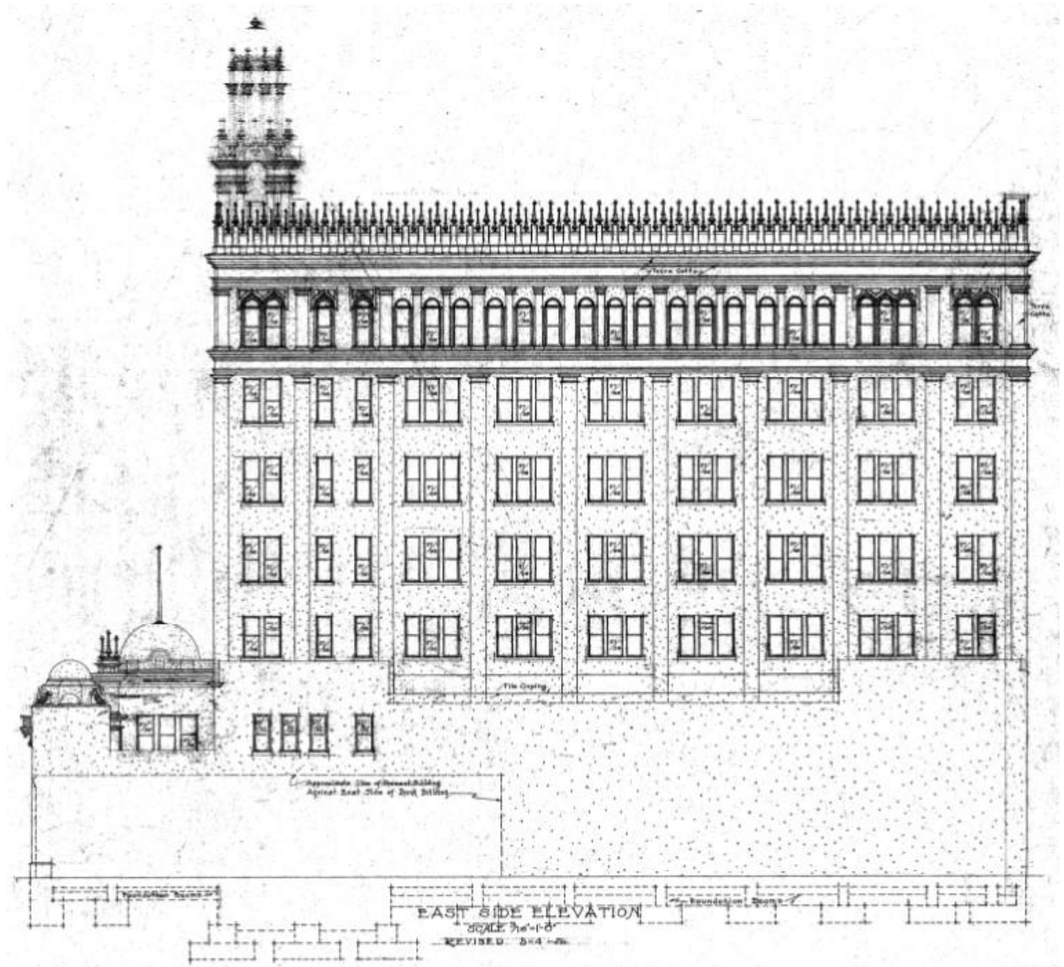
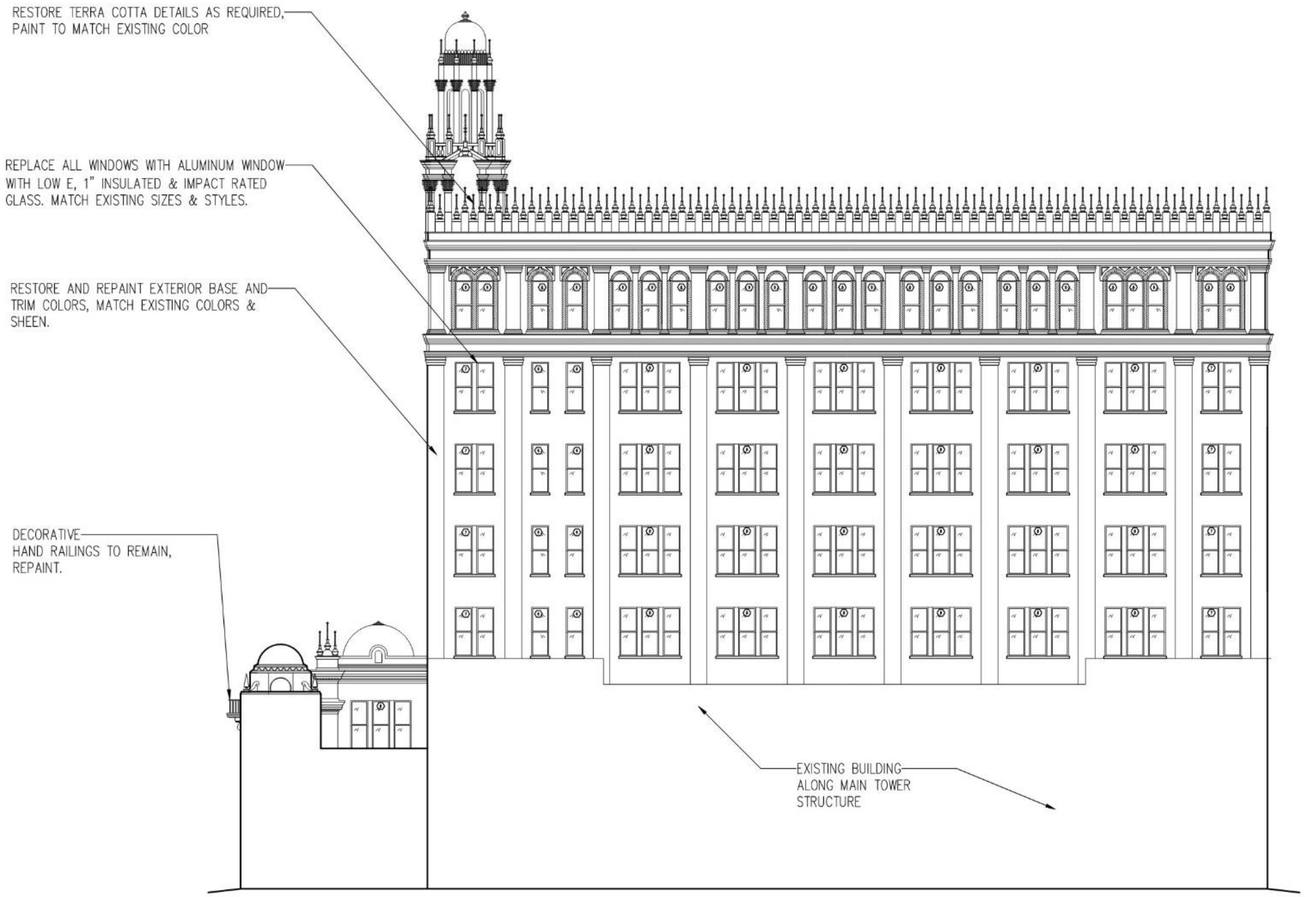



1 A5.12 EXISTING TOWER (EAST) ELEVATION
3/32" = 1 '– 0"




2 A5.12 NEW TOWER (EAST) ELEVATION
3/32" = 1 '– 0"

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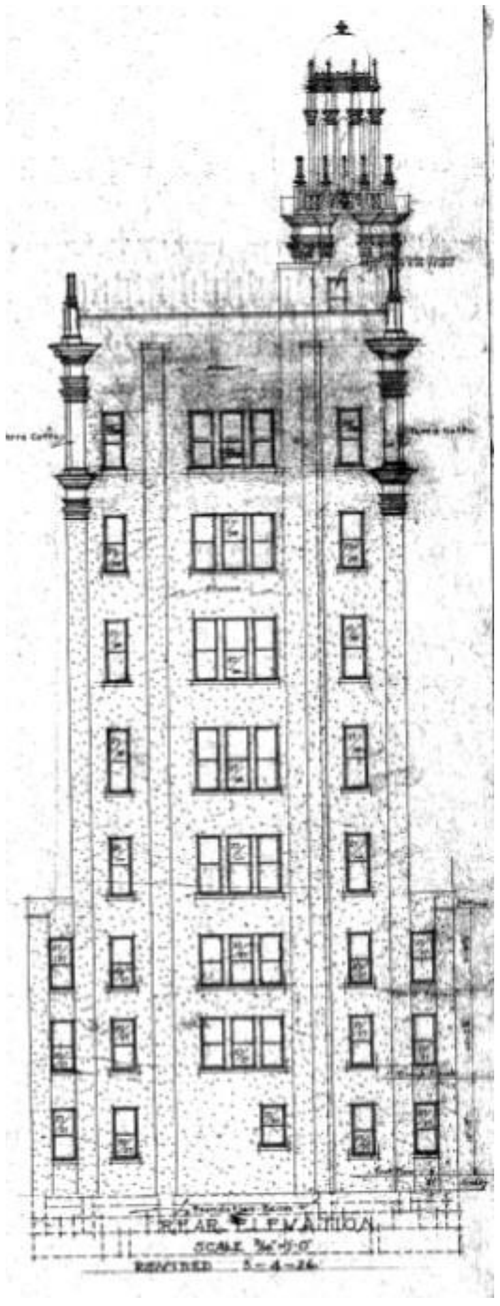
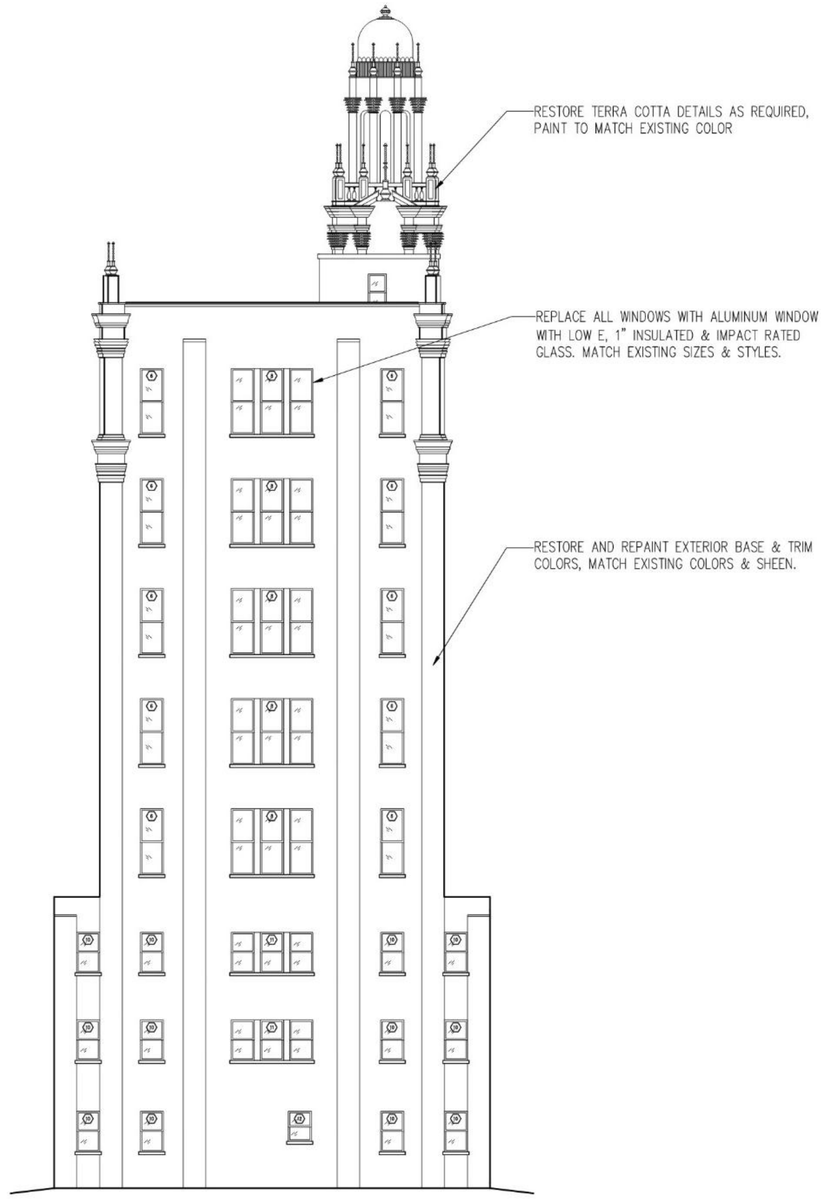



1 A5.11 EXISTING TOWER (NORTH) REAR ELEVATION
1/8" = 1 '- 0"




2 A5.11 NEW TOWER (NORTH) REAR ELEVATION
1/8" = 1 '- 0"

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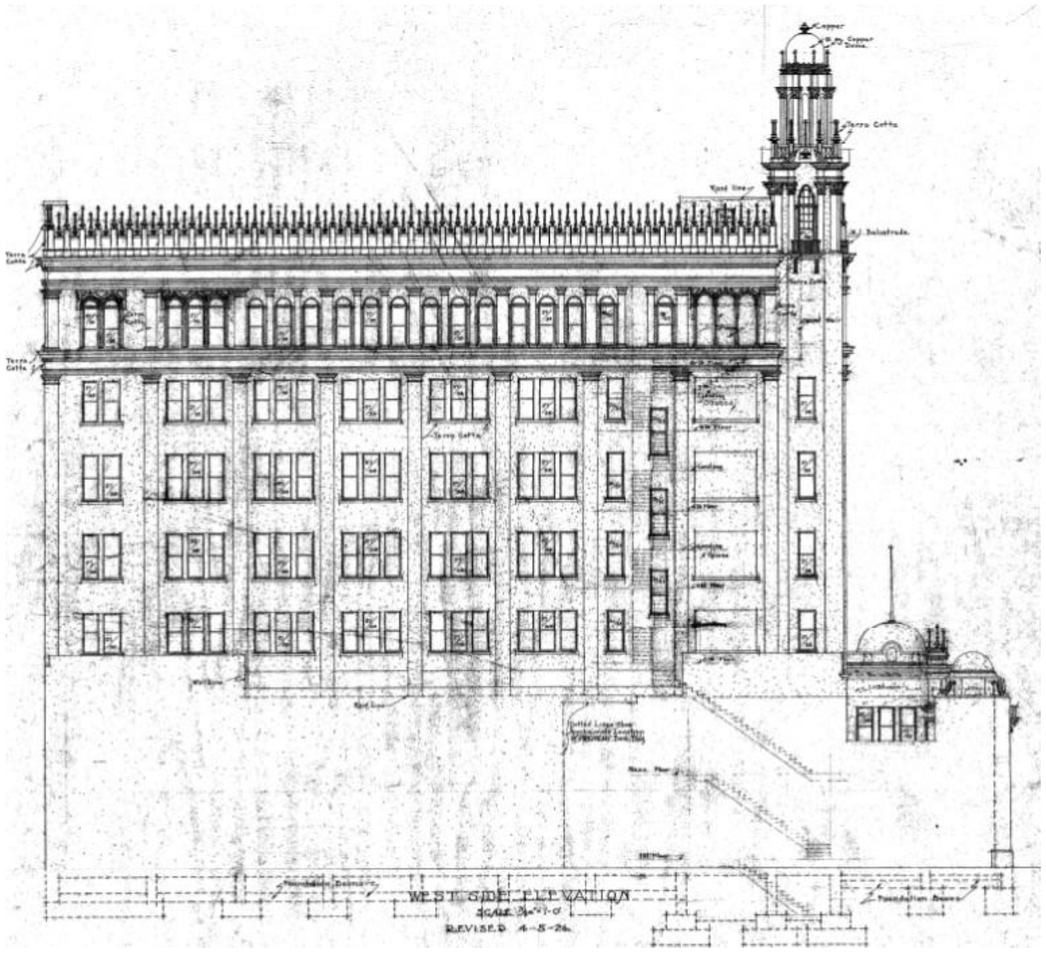
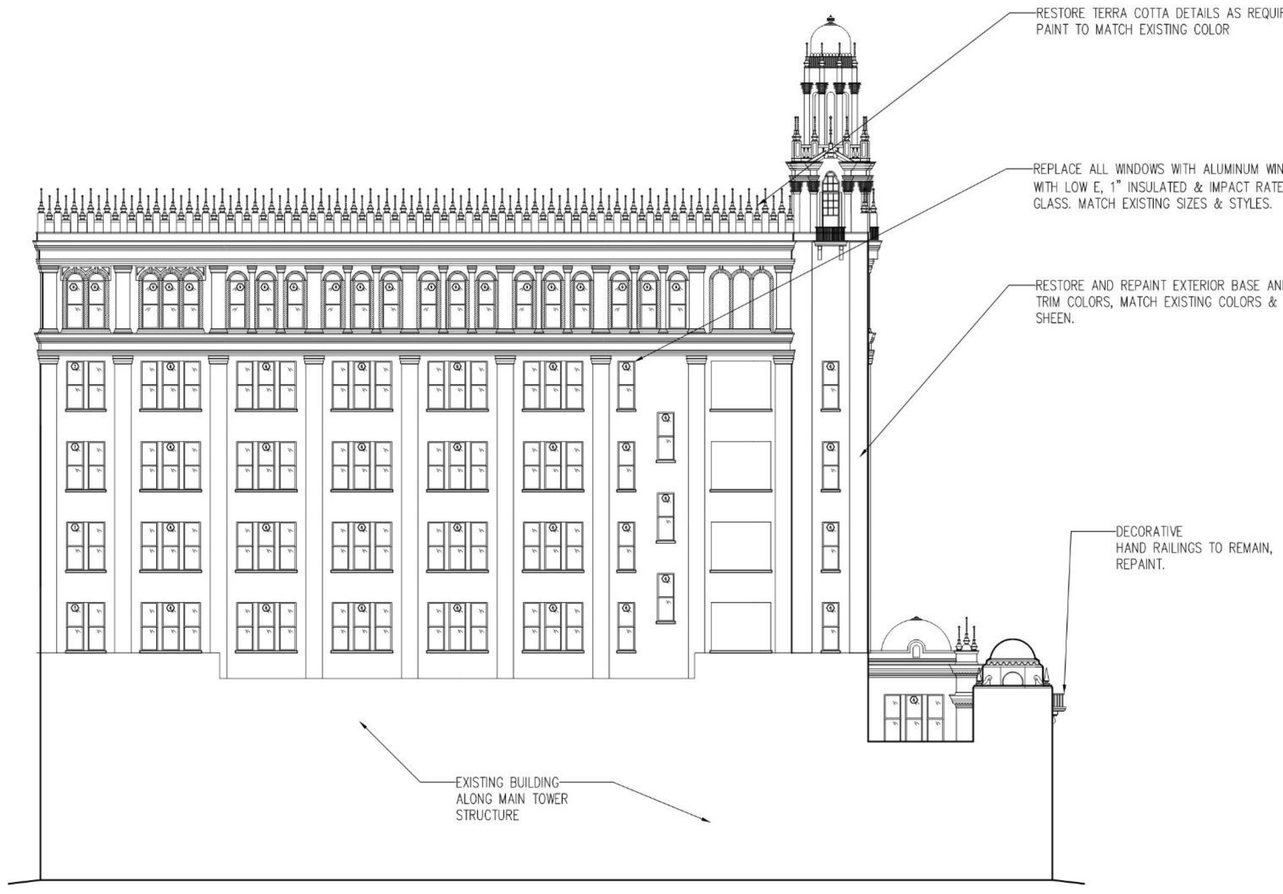



1 A5.13 EXISTING TOWER (WEST) ELEVATION
3/32" = 1 '- 0"




2 A5.13 NEW TOWER (WEST) ELEVATION
3/32" = 1 '- 0"

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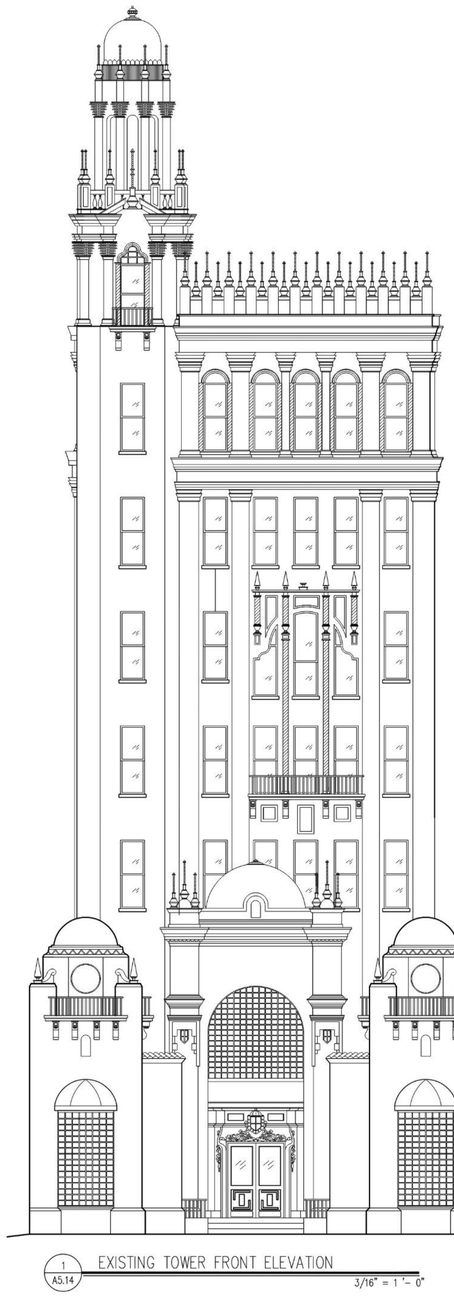
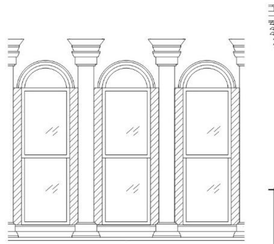
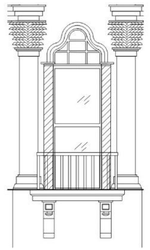


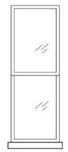
1 A5.14 EXISTING TOWER FRONT ELEVATION
3/16" = 1'-0"



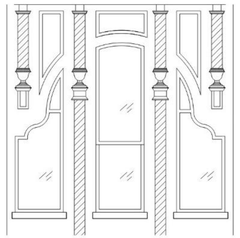
WINDOW 4



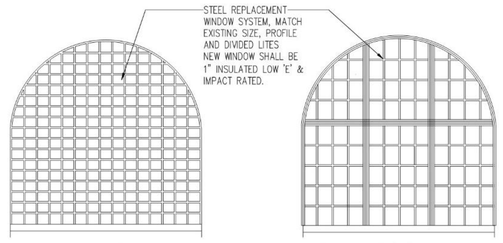
WINDOW 5



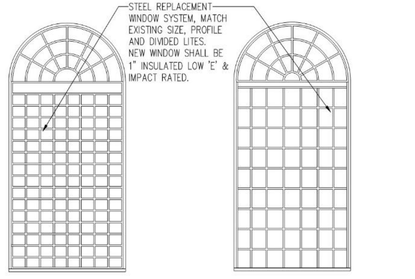
WINDOW 6



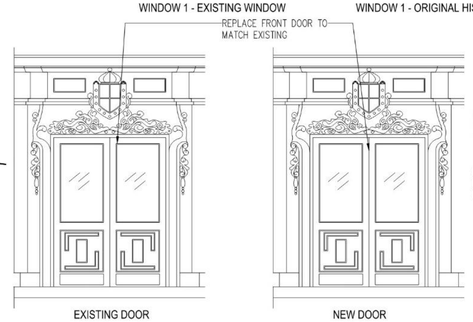
WINDOW 3



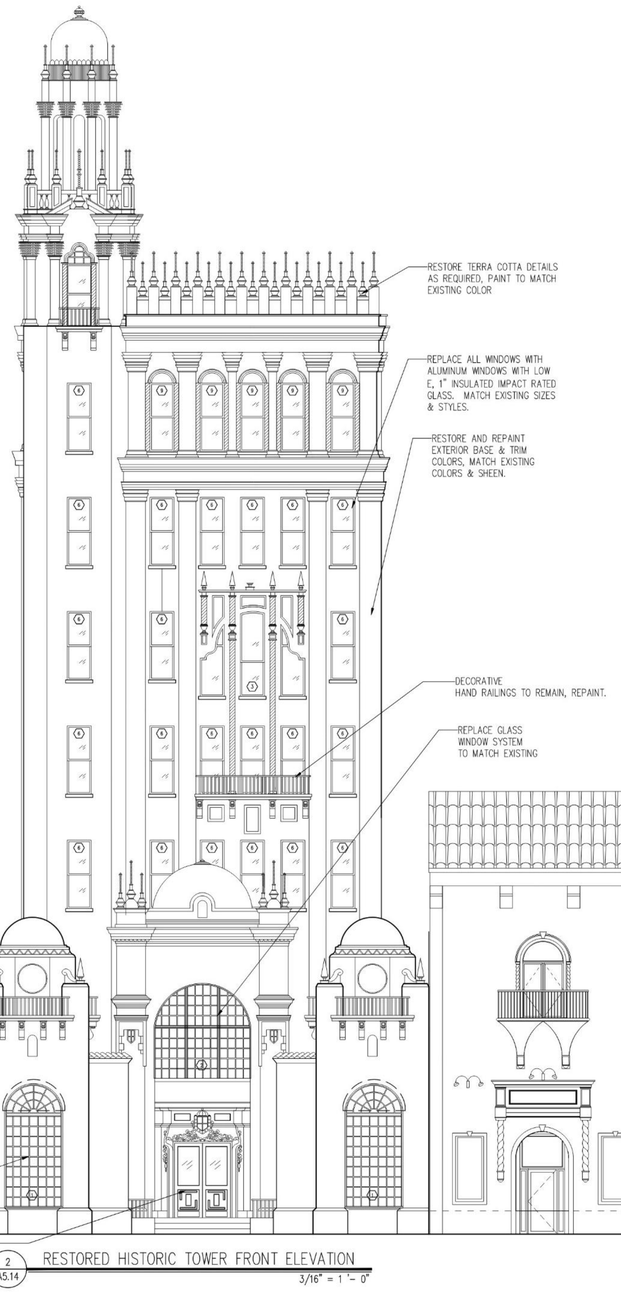

EXISTING WINDOW 2 ORIGINAL HISTORIC WINDOW 2




WINDOW 1 - EXISTING WINDOW WINDOW 1 - ORIGINAL HISTORIC WINDOW




EXISTING DOOR NEW DOOR




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



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ML+H Project No. 23.21.0

## Tower Elevations – Window & Door Details

12.18.2025

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**LT-1**
PROPOSED LIGHT AT GUEST ROOM BALCONIES
Manufacturer: Bevolo
Style: Williamsburg
Size: 12”H x 8.75” W x 7.5” D
Color: Black

**LT-2**
PROPOSED LIGHT ENTRANCES
Manufacturer: Bevolo
Style: Williamsburg
Size: 18”H x 8.75” W x 7.5” D
Color: Black



**LT-3**
PROPOSED LIGHT AT MEDITERRANEAN PORTION
Manufacturer: Bevolo
Style: Signature Series, Italianate Original
Size: 27”H x 12.5”W x 12.5” D
Color Black

*Note: All exterior lighting shall have a Kelvin temperature of 3000.



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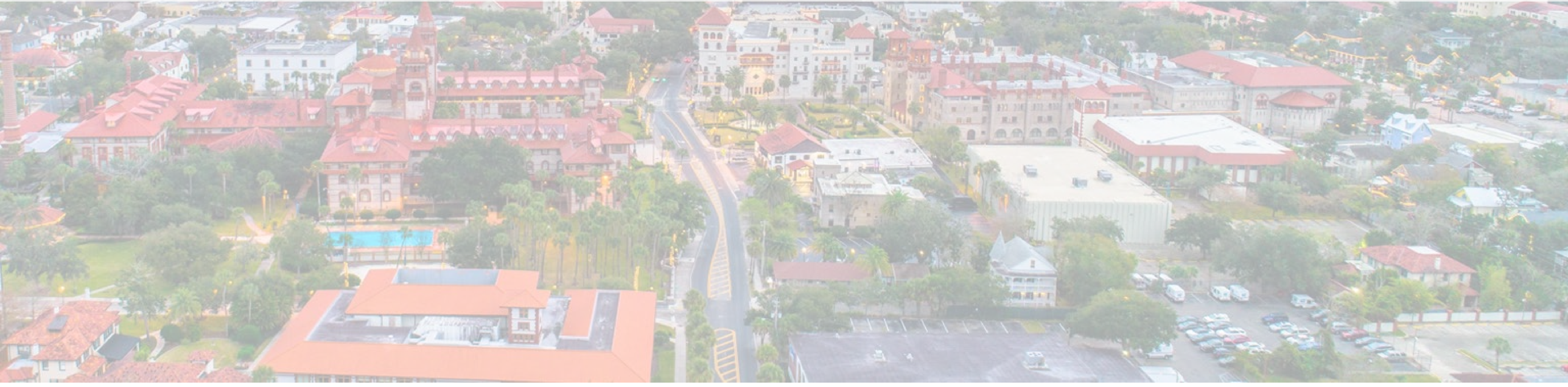
# STREETSCAPE + COURTYARDS





**The Exchange Hotel**

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

**Streetscape**

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

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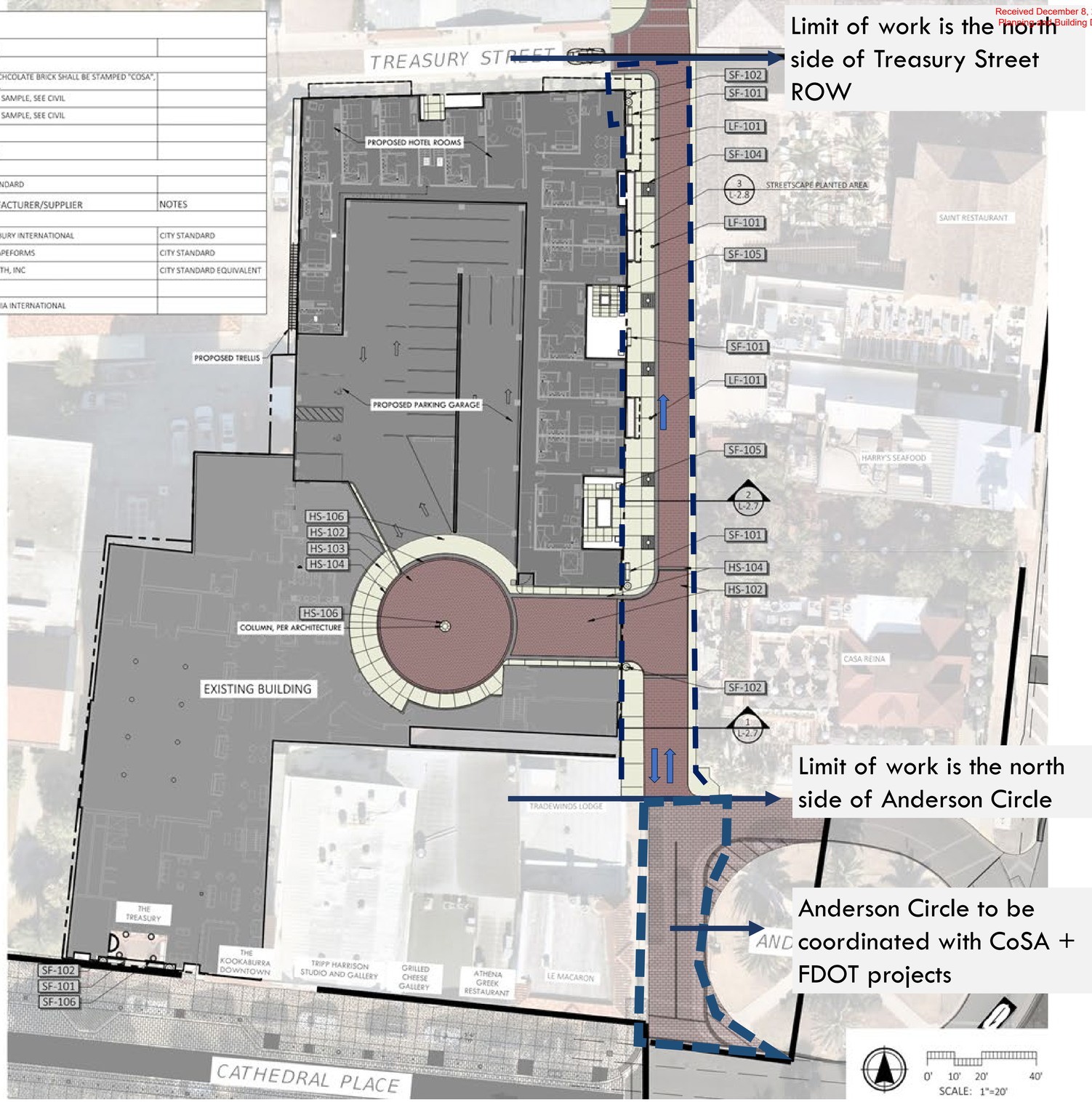
## REFERENCE NOTES SCHEDULE

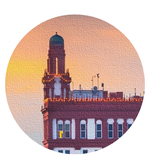
| SYMBOL | CODE | DESCRIPTION | FINISH/COLOR | MANUFACTURER/SUPPLIER | NOTES | |
|---|---|---|---|---|---|---|
| HARDSCAPE SCHEDULE | | | | | | |
| | HS-102 | BRICK PAVING | CUSTOM ST. AUGUSTINE BLEND | WHITACRE GREER | 25% OF CHCOLATE BRICK SHALL BE STAMPED "COSA", SEE CIVIL | |
| | HS-103 | COQUINA CONCRETE SIDEWALK | NATURAL GREY | | PROVIDE SAMPLE, SEE CIVIL | |
| | HS-104 | COQUINA CONCRETE FLUSH CURB | NATURAL GREY | | PROVIDE SAMPLE, SEE CIVIL | |
| | HS-106 | COQUINA CONCRETE DRIVEWAY | | | | |
| SYMBOL | CODE | DESCRIPTION | DESCRIPTION | FINISH/COLOR | NOTES | |
| LIGHT FIXTURE SCHEDULE | | | | | | |
| ☼ | LF-101 | LIGHT POLE | CONC. POLE W/ACORN FIXTURE | BLACK | CITY STANDARD | |
| SYMBOL | CODE | DESCRIPTION | DESCRIPTION | COLOR/FINISH | MANUFACTURER/SUPPLIER | NOTES |
| SITE FURNITURE SCHEDULE | | | | | | |
| ▭ | SF-101 | BENCH | | CAST ALUMINUM, BLACK POWDER COAT | CANTERBURY INTERNATIONAL | CITY STANDARD |
| ◎ | SF-102 | LITTER + RECYCLE RECEPTACLES | | BLACK POWDER COAT | LANDSCAPEFORMS | CITY STANDARD |
| ▣ | SF-104 | 5' X 5' TREE GRATE | 6018-2 STARBURST TREE GRATE | CAST ALUMINUM W/ BLACK POWDERCOAT | IRONSMITH, INC | CITY STANDARD EQUIVALENT |
| □ | SF-105 | PLANT POT | SQUARE WOOD EXTERIOR WITH PLASTIC INNER LINING | NATURAL WOOD TONE | | |
| ○ | SF-106 | TERRACOTTA PLANTERS | CASUSAGO ROUND PLANTER;28"X25" | TERRACOTTA | CAMPANIA INTERNATIONAL | |

STREETSCAPE IMPROVEMENTS NOTES:

1. ALL STREETSCAPE IMPROVEMENTS BETWEEN CATHEDRAL PLACE AND TREASURY STREET ARE TO BE COMPLETED BY THE APPLICANT IN CONJUNCTION WITH THE CONSTRUCTION FO THE HOTEL.
2. IMPROVEMENTS BETWEEN TREASURY STREET AND HYPOLITA STREET ARE TO BE COMPLETED BY OTHERS WITH FINANCIAL CONTRIBUTIONS FROM THE APPLICANT

The Streetscape from Anderson Circle to Treasury Street will be funded and completed in conjunction with the construction of the new hotel.



**The Exchange Hotel**
24 Cathedral Place, St. Augustine, Florida
ML+H Project No. 23.21.0

**Streetscape Plan - Cathedral to Treasury**
**STREETSCAPE + SITE**

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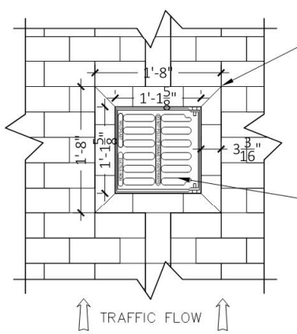
Matches the DID Improvements seen on updated streets downtown



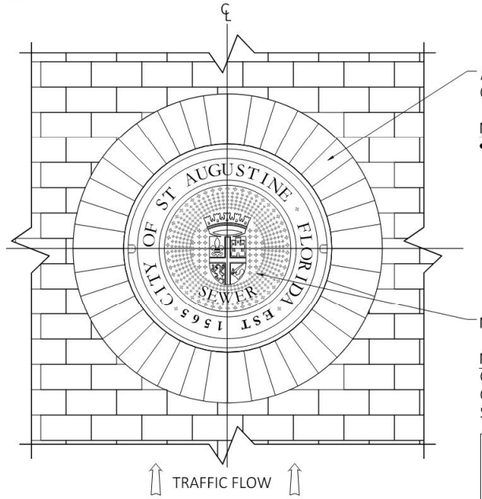

ALIGN BRICKS WITH CENTER BAND, INLET, AND BRICK FIELD AS SHOWN.

NOTE:
- MITER CORNERS 45 DEGREES
- CUT BRICK TO APPROX 3 3/16" TO ENSURE TIGHT JOINTS AROUND INLET AND PROPER ALIGNMENT

NYLOPLAST INLET, 1299CGS, SEE CIVIL ENGINEER DETAIL

NOTE:
INLET SHALL BE INSTALLED AS SHOWN WITH NARROW SLOT WIDTH PERPENDICULAR TO TRAFFIC FLOW

4 12" SQ. DRAINAGE INLET BAND
1" = 1'-0" P-CO-24CATH-18




ALIGN BRICKS WITH CENTER LINES OF MANHOLE COVER, AS SHOWN.

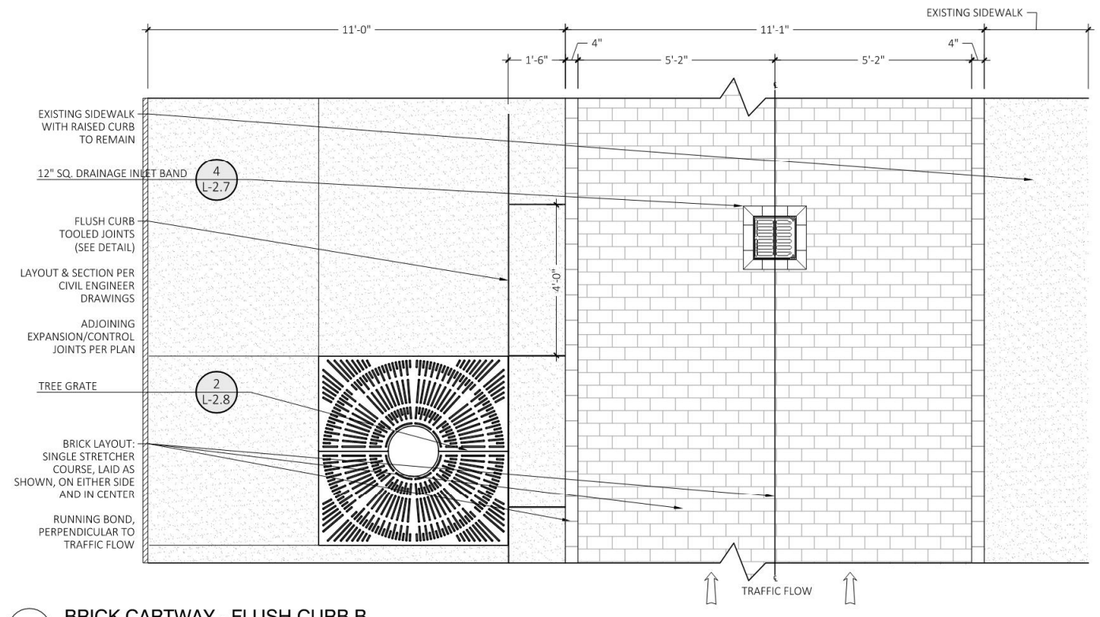
NOTE:
- EACH BRICK SHALL BE DOUBLE TAPERED. SEE BRICK DETAIL. HAND TIGHT JOINTS, TO MATCH ROADWAY.

MANHOLE COVER, TYPE PER PLANS

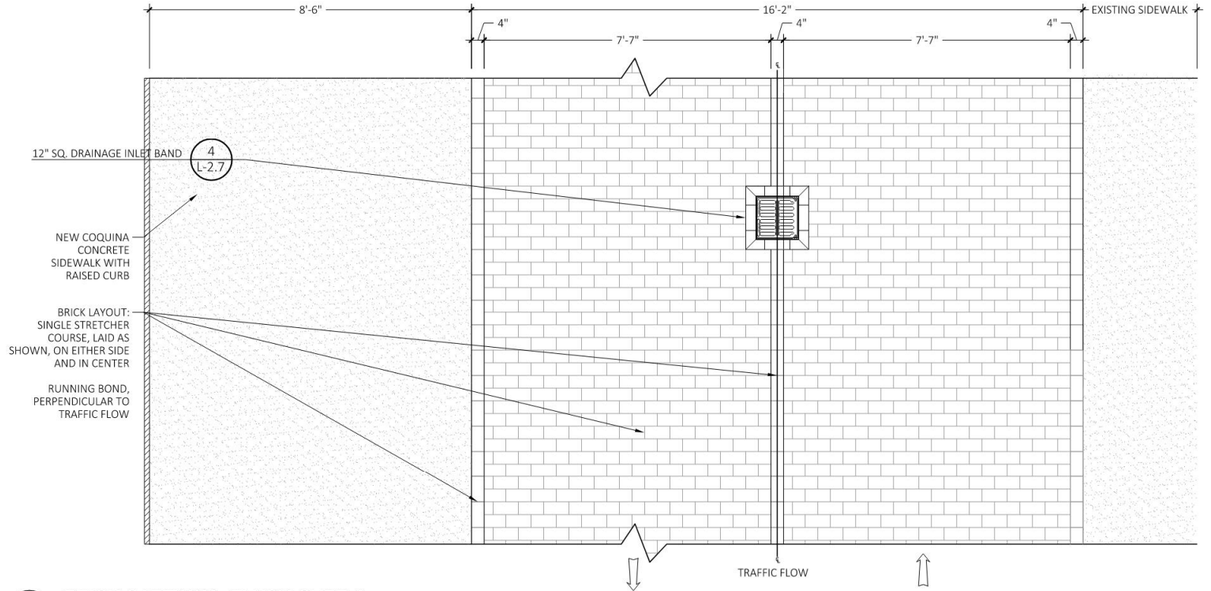
NOTE: ORIENT MANHOLE CENTERLINE PARALLEL WITH FLUSH CURB EDGE & TRAFFIC FLOW, AS SHOWN.

ADJUST BRICK DETAILING AS APPROPRIATE FOR OTHER ROUND UTILITY COVERS (I.E. FPL)

3 MANHOLE BRICK BAND
1/2" = 1'-0" P-CO-24CATH-12




2 BRICK CARTWAY - FLUSH CURB B
1/2" = 1'-0" P-CO-24CATH-61




1 BRICK CARTWAY - FLUSH CURB A
1/2" = 1'-0" P-CO-24CATH-17

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## LIGHTS



## BENCHES + SITE FURNITURE



## SYLVESTER PALM






## STREETSCAPE:

## Clay Bricks, Whitacre Greer “St. Augustine Blend”



**The Exchange Hotel**

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

**Streetscape Materials**

**STREETSCAPE + SITE**

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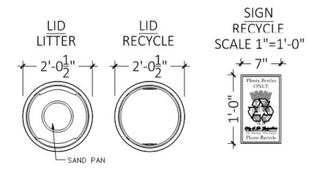
Bigbelly Receptacles being added in King Street Design and currently found in Plaza de la Constitucion






## 6 TRASH RECEPTACLE - BIG BELLY

1" = 1" P-CO-24CATH-58




BASIS OF DESIGN SHOWN

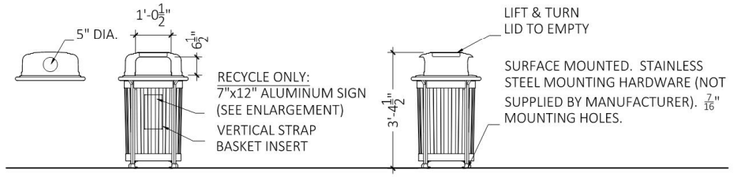
MANUFACTURER:
LANDSCAPEFORMS

MODEL NAME & NUMBER:
SCARBOROUGH

FINISH:
BLACK POWDER COAT

OPENINGS:
LITTER - SIDE + SAND
RECYCLE - 5" ROUND

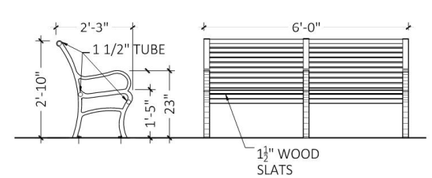
LINER:
30 GALLON, POLYETHYLENE, BLACK




## 5 LITTER + RECYCLE RECEPTACLES

1/2" = 1'-0" P-CO-24CATH-04

City Standard for Streetscape articles




BASIS OF DESIGN SHOWN

MANUFACTURER:
CANTERBURY INTL.

MODEL NAME & NUMBER:
BOWERY 500

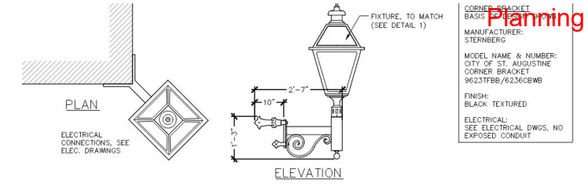
FINISH:
CAST ALUMINUM,
BLACK POWDER COAT

SLATS:
JATOBA WOOD, CLEAR OIL FINISH
(PROVIDE SAMPLE)

SUPPORTS:
END + CENTER ARMREST

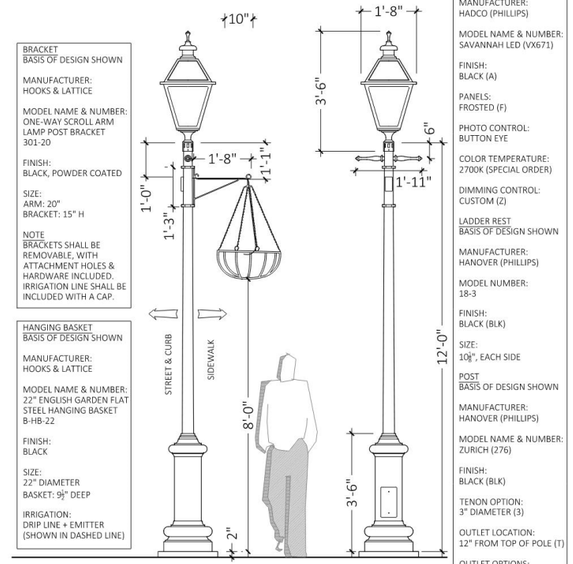
## 4 BENCH

1/2" = 1'-0" P-CO-24CATH-05



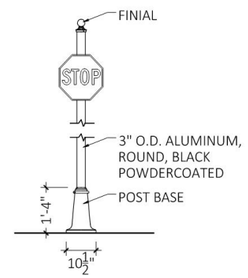

## 3 CORNER MOUNT LIGHT BRACKET

1/2" = 1'-0" P-CO-24CATH-09




## 2 CITY STANDARD LIGHT

1/2" = 1'-0" P-CO-24CATH-11




STREET SIGN SIZE & MOUNTING HEIGHT PER CIVIL ENGINEER DRAWINGS. INCLUDE FULL BLACK ALUMINUM BACKER WITH APPROX. ½" REVEAL

POST FINIAL
BASIS OF DESIGN SHOWN
MANUFACTURER:
HANOVER (PHILLIPS)
MODEL NUMBER:
PC16-3
FINISH:
BLACK (BLK)
SIZE:
APPROX. 4⅜" H x 3¾"W

POST BASE
BASIS OF DESIGN SHOWN
MANUFACTURER:
HANOVER (PHILLIPS)
MODEL NUMBER:
136-3
FINISH:
BLACK (BLK)
SIZE:
APPROX. 16" H x 10½" W

## 1 STREET SIGN POST

1/2" = 1'-0" P-CO-24CATH-10

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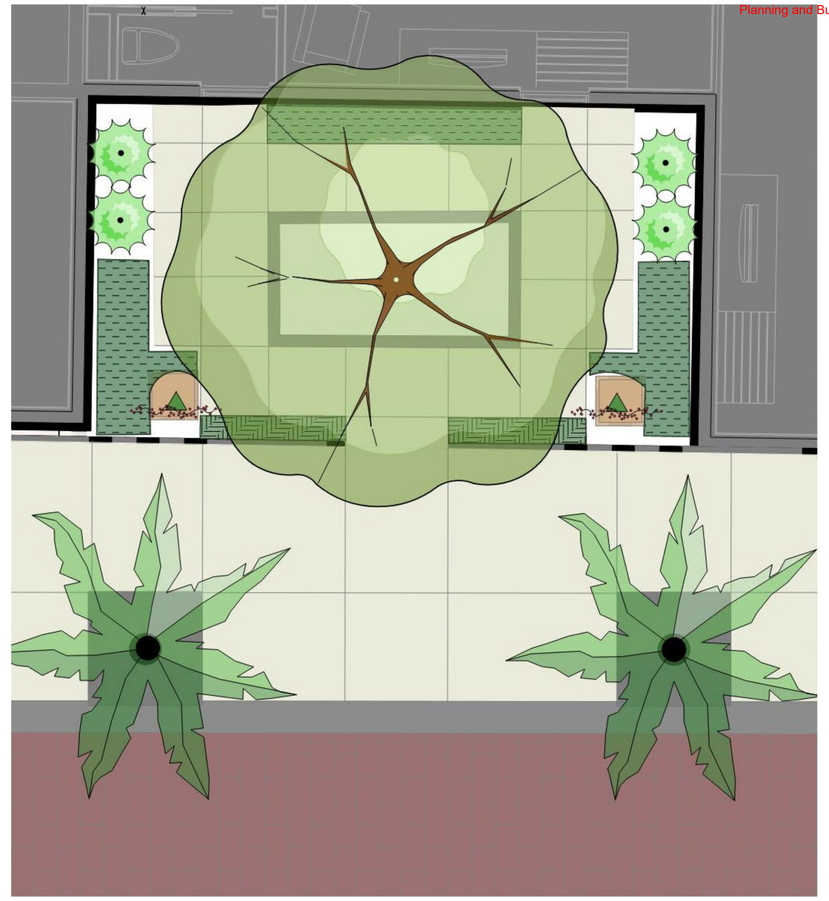
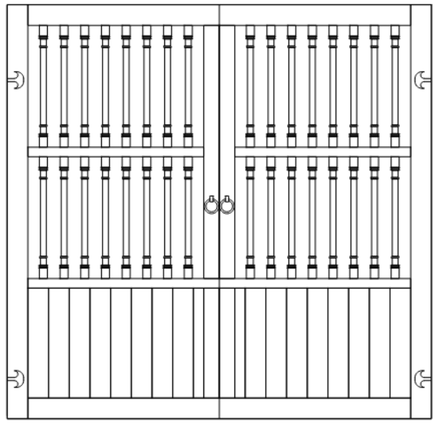
**UPDATE: Wrought Iron Gate.**



Courtyard A Elevation



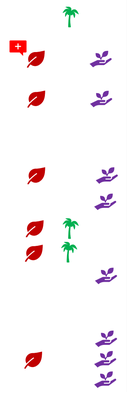
Courtyard A Plan







Reja Inspired Gate



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 |
| | Ns2 | NERIUM OLEANDER 'PETITE PINK' / DWARF OLEANDER |
| | Pm | PODOCARPUS MACROPHYLLUS / YEW PINE |

AGHP Approved

Native to Florida

Florida Friendly

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



# The Exchange Hotel

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

# COURTYARD A

JALARAM HOTELS, INC.

ROGERS | TOWERS

MAVERICK ENGINEERING

FK

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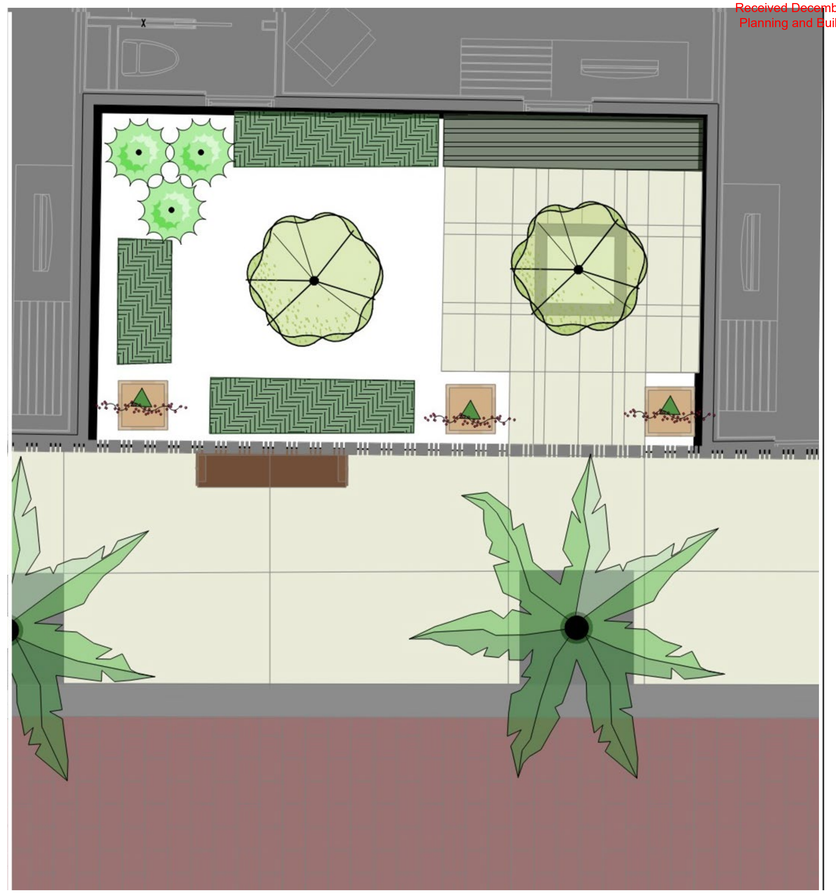
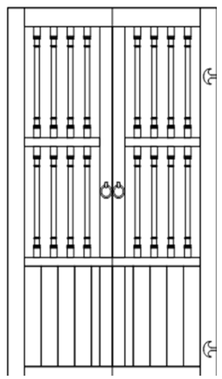
Courtyard B Elevation



Courtyard B Plan



Reja Inspired Gate





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 |
| | Ns2 | NERIUM OLEANDER 'PETITE PINK' / DWARF OLEANDER |
| | Pm | PODOCARPUS MACROPHYLLUS / YEW PINE |

AGHP Approved

Native to Florida

Florida Friendly

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



# The Exchange Hotel

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ML+H Project No. 23.21.0

# COURTYARD B

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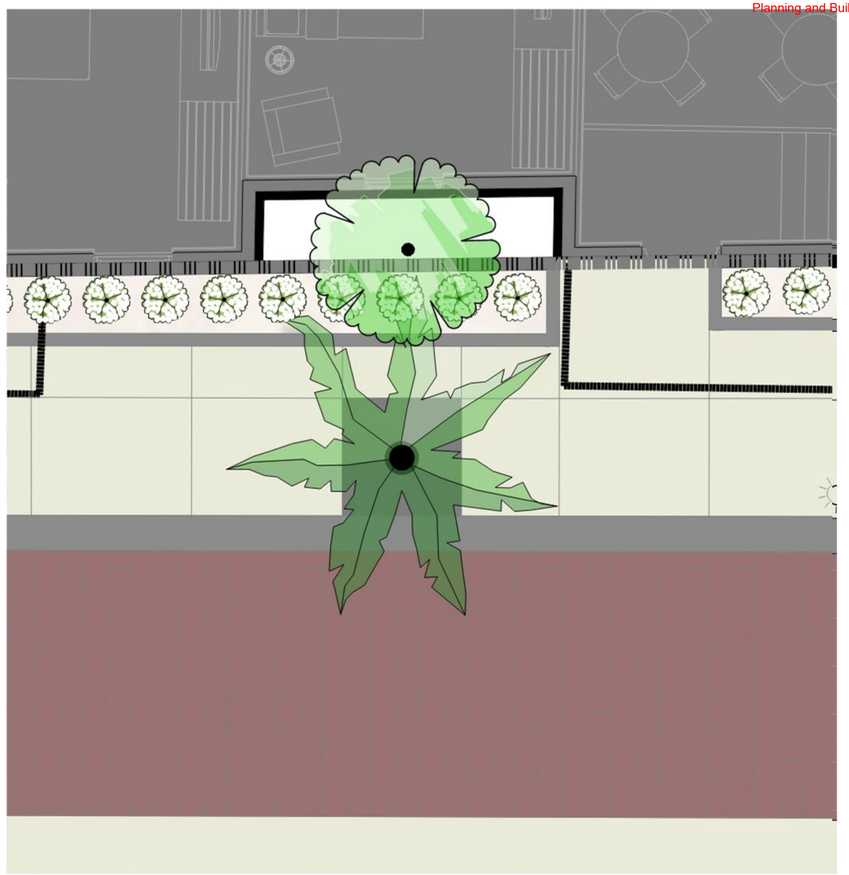
**UPDATE: Wooden fence and gate removed. Planter extended and Seagrape planted in courtyard.**



**Courtyard C Elevation**



**Courtyard C Plan**



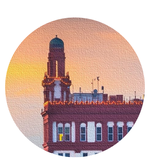
| PLANT SCHEDULE | | |
|---|---|---|
| SYMBOL | CODE | BOTANICAL / COMMON NAME |
| TREES | | |
| | CS | CITRUS X AURANTIUM 'SEVILLE' / SEVILLE SOUR ORANGE |
| | CU | COCCOLOBA UVIFERA / SEA GRAPE |
| | OM | OLEA EUROPAEA 'MANZANILLO' / MANZANILLO OLIVE |
| | PS | PHOENIX SYLVESTRIS / WILD DATE PALM |
| 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 |
| | Ns2 | NERIUM OLEANDER 'PETITE PINK' / DWARF OLEANDER |
| | Pm | PODOCARPUS MACROPHYLLUS / YEW PINE |

AGHP Approved

Native to Florida

Florida Friendly

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



# The Exchange Hotel

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

# COURTYARD C

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# PLANT SCHEDULE

| SYMBOL | CODE | BOTANICAL / COMMON NAME |
|---|---|---|
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| | OM | OLEA EUROPAEA 'MANZANILLO' / MANZANILLO OLIVE |
| | PS | PHOENIX SYLVESTRIS / WILD DATE PALM |
| SYMBOL | CODE | BOTANICAL / COMMON NAME |
| SHRUBS | | |
| | Bg | BOUGAINVILLEA GLABRA / PAPER FLOWER |
| | Di | DIETES IRIDIOIDES / FORTNIGHT LILY |
| | Hc | HAMELIA PATENS 'COMPACTA' / DWARF FIREBUSH |
| | Vd | VIBURNUM OBOVATUM 'DWARF WALTER'S' / DWARF WALTER'S VIBURNUM |
| | Ye | YUCCA ELEPHANTIPES / GIANT YUCCA |
| SYMBOL | CODE | BOTANICAL / COMMON NAME |
| SHRUB AREAS | | |
| | Lg | LIRIOPE MUSCARI 'EVERGREEN GIANT' / EVERGREEN GIANT LILYTURF |
| | Ns2 | NERIUM OLEANDER `PETITE PINK` / DWARF OLEANDER |
| | Pm | PODOCARPUS MACROPHYLLUS / YEW PINE |

AGHP Approved
Native to Florida
Florida Friendly

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



DIETES GRANDIFLORA | WILD IRIS



LIRIOPE MUSCARI 'EVERGREEN GIANT' | EVERGREEN GIANT LILYTURF



VIBURNUM OBOVATUM 'DWARF WALTERS' | DWARF WALTERS VIBURNUM



PODOCARPUS MACROPHYLLUS | YEW PINE



NERIUM OLEANDER 'PETITE PINK' | DWARF OLEANDER



HAMELIA PATENS 'COMPACTA' | DWARF FIREBUSH



OLEA EUROPAEA 'MANZANILLO' | MANZANILLO OLIVE



PHOENIX SYLVESTRIS | WILD DATE PALM



YUCCA ELEPHANTIPES | GIANT YUCCA



BOUGANVILLEA GLABRA | PAPER FLOWER



**The Exchange Hotel**
24 Cathedral Place, St. Augustine, Florida
ML+H Project No. 23.21.0

**Streetscape Plan - Cathedral to Treasury**
**STREETSCAPE + SITE**

JALARAM HOTELS, INC. · ROGERS TOWERS · MAVERICK ENGINEERING · FK · Marquis Latimer + Halback LANDSCAPE ARCHITECTURE · PLANNING

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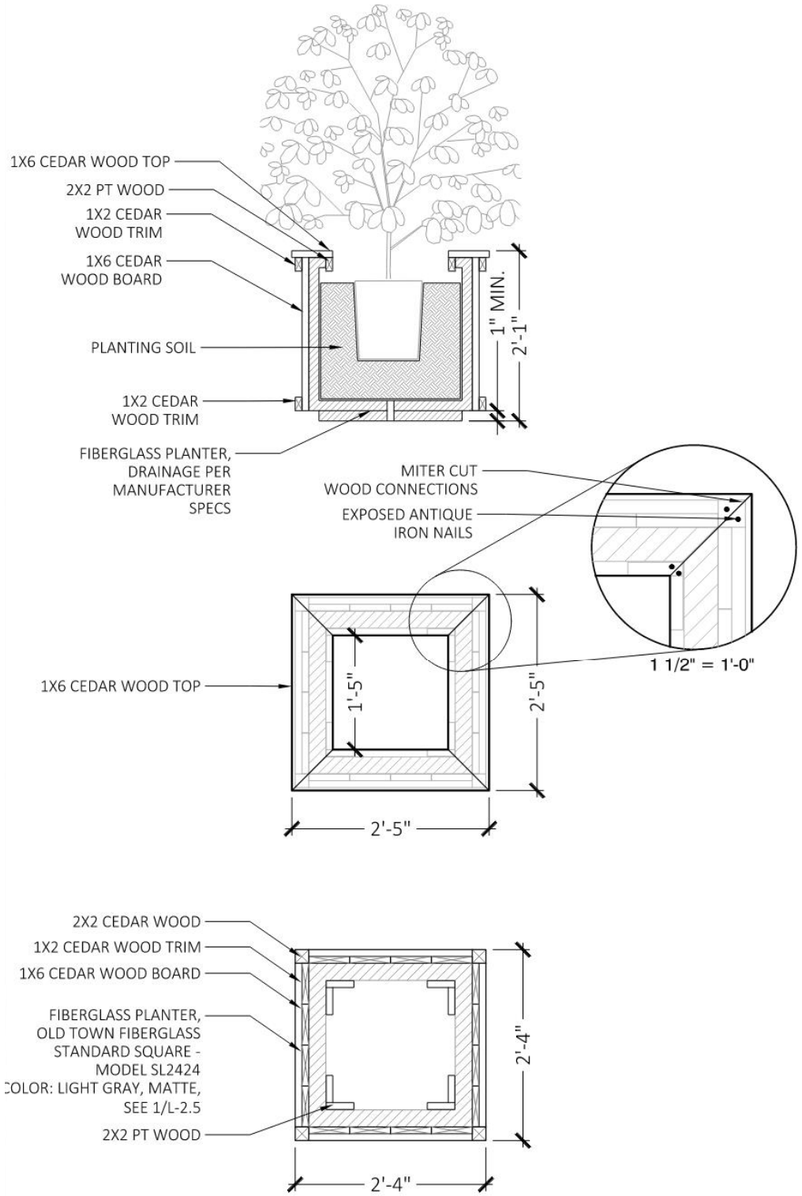
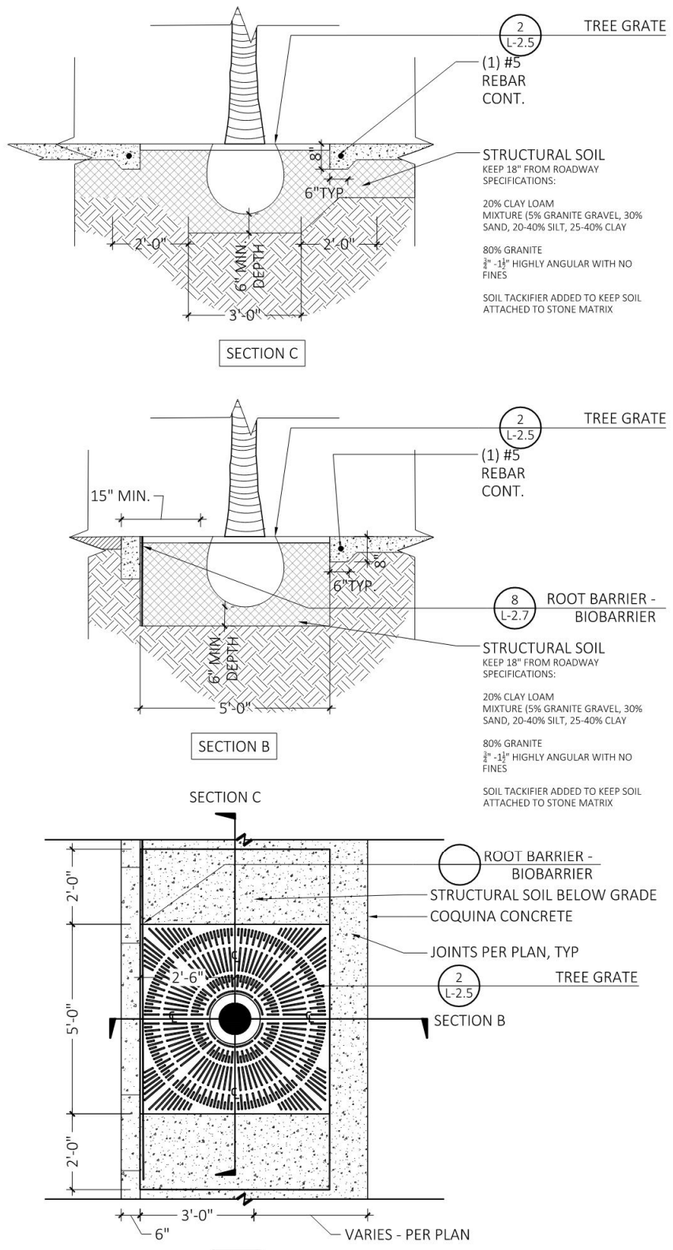



## 7 SQUARE WOOD HERB PLANTER

3/4" = 1'-0"

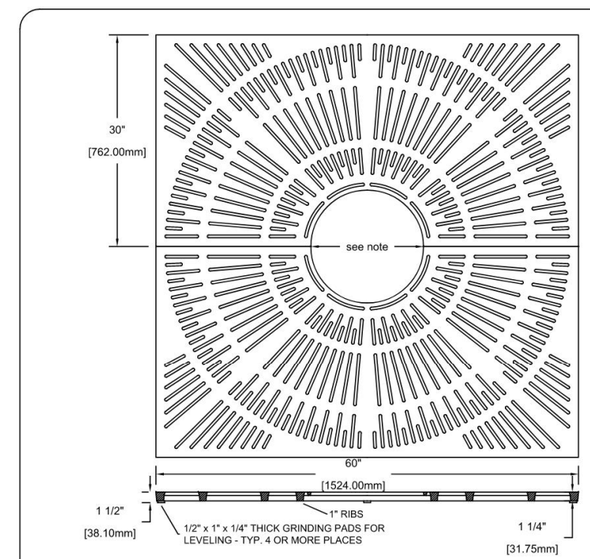
P-CO-24CATH-0(




## 1 PALM WITH STRUCTURAL SOILS

1/2" = 1'-0"

P-CO-24CATH-57




**6018-2**
**STARBURST TREE GRATE**

60" x 60" Square tree grate in two sections.

3/8 Maximum slot opening for pedestrian safety and A.D.A Compliance.

Cast from 100% recycled Iron, Aluminum,or Bronze for pedestrian loads only.

Tree opening: 16",18",28" Grates can be orderd with or later expanded to these openings. please specify when ordering.

Finish: unfinished or Black dip or Enamel paint or Polyurethane Paint or Powder coat Specify finish and color

Use frame model: 6000F

Weight: Iron= 456 lb/ 207 Kg Aluminum=174 lb/79 Kg

This drawing embodies a confidential proprietary design of IRONSMITH,INC. Palm Desert,Ca. All design, manufactuing ,reproduction ,use, sale, and other rights regarding the same are expressly reserved. This drawing is submitted under confidential relationship for a specific purpose and the recipient agrees by accepting this drawing not to supply or disclose any information regarding it to any unauthorized person or to incorporate any special feature peculiar to this design in other projects. The information in this drawing may be covered completely or in part by partents pending.

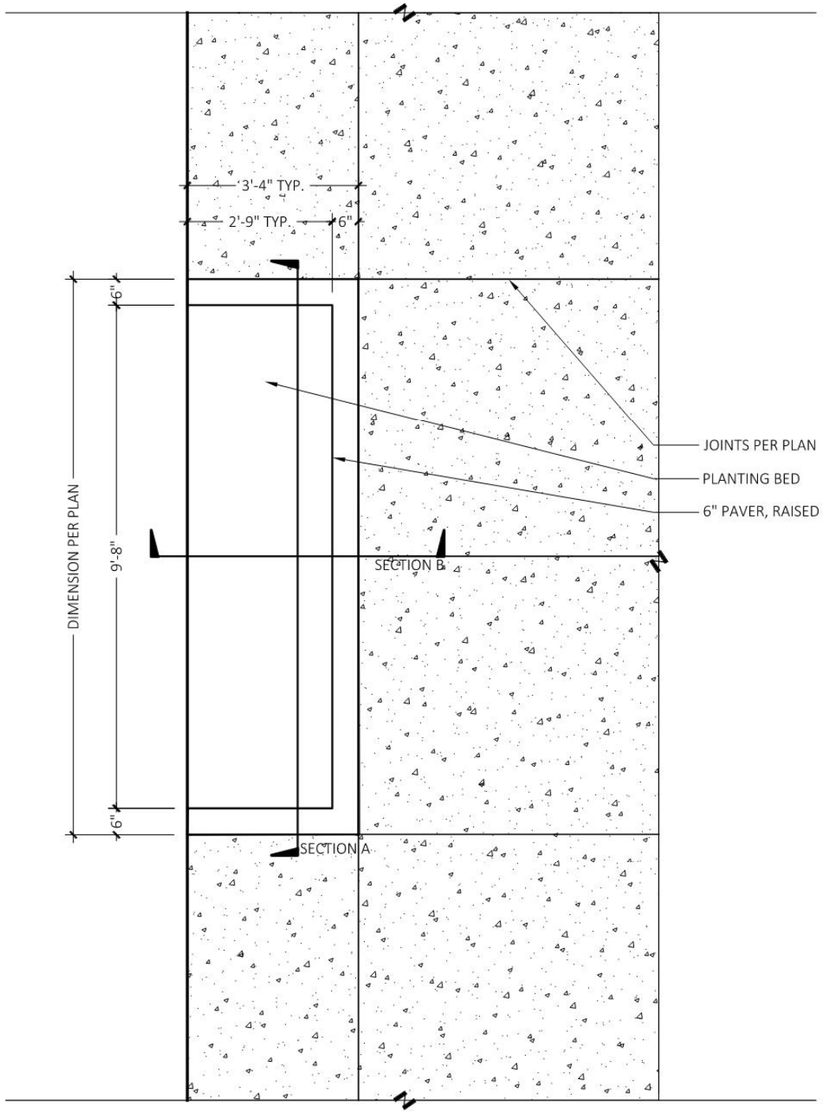
IRONSMITH
41-701 Corporate Way #3
Palm Desert, CA 92260
800.338.4766

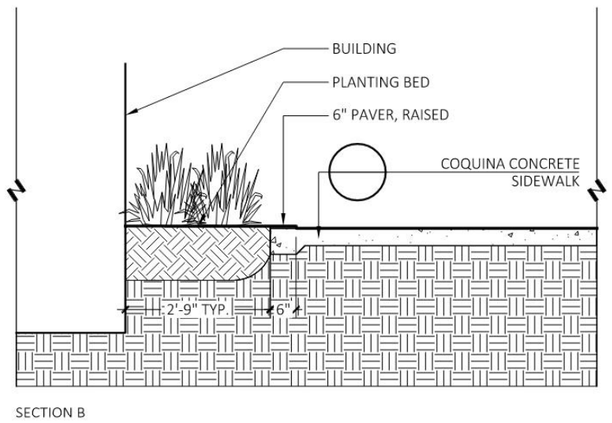
## 2 TREE GRATE

1" = 1"

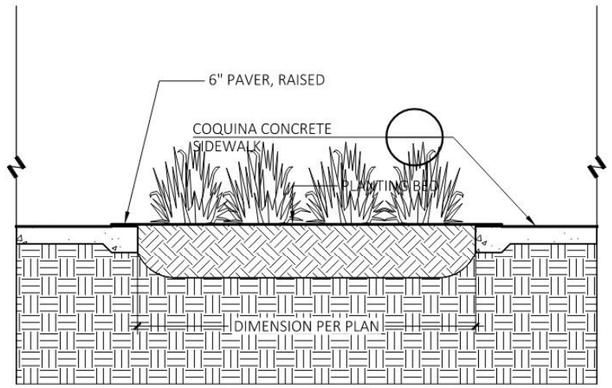
P-CO-24CATH-14

Received December 8, 2025
Planning and Building Dept.

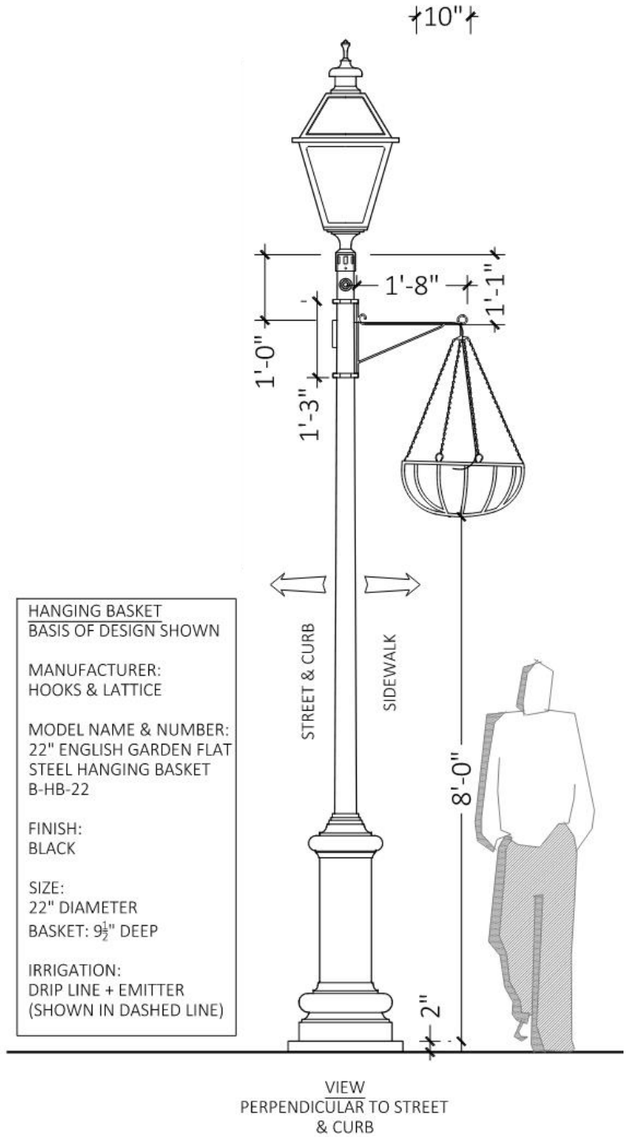



SECTION B




SECTION A




VIEW
PERPENDICULAR TO STREET
& CURB

## 2 STREETSCAPE PLANTED AREA

1/2" = 1'-0"

## 2 CITY STANDARD LIGHT

1/2" = 1'-0"





**The Exchange Hotel**
24 Cathedral Place, St. Augustine, Florida
ML+H Project No. 23.21.0

**Landscape Details**
**STREETSCAPE + SITE**

JALARAM HOTELS, INC. · ROGERS TOWERS · MAVERICK ENGINEERING · FK · Marquis Latimer + Halback LANDSCAPE ARCHITECTURE · PLANNING

Application Packet, page 72

Received December 8, 2025
Planning and Building Dept.

# PUBLIC BENEFITS

- Publicly Available Parking
- Trash Compactor **for area businesses**
- Charlotte Street Streetscape + Landscape + Utilities
- Maintain and protect Historic “The Exchange” 24 Cathedral Structure
- Increased **tax revenue**



Received December 8, 2025
Planning and Building Dept.

# Questions?



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 |
| Owner: | Kasam Hospitality, Inc., |
| Address: | 24 Cathedral Place |
| Parcel Number: | 1971600000; 1972000000 |

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, NOVEMBER 20, 2025, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

**FINDINGS OF FACT AND CONCLUSIONS OF LAW:**

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☑ was present at the Thursday, November 20, 2025, Historic Architectural Review Board meeting and testified under oath, or ☐ was not present.

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

3. The subject property has a zoning classification of 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 Dec. 18, 2025
- w/ alterations to rooftop, removing bridge w/ flat roofs on towers
- 
- 
- 
- 
- 

DONE AND ORDERED, at a public hearing on the 20th day of November, 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 20th day of November, 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.: | HP2025-0053 |
| 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:

- Provide measured drawings of lower steel windows & wood windows
- Upper story windows to be inoperable ½ sashes
- Decorative center window, mahogany wood
- Explore existing terra cotta finish material, provide scope of repair
- Detail Drawings for existing railings for future replication
- Gates: Courtyard A: Option C, Courtyard B: Option C
- * To November 20, 2025

DONE AND ORDERED, at a public hearing on the 16th day of October, 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 16th day of October, 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
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| 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.*

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

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

Rev:120219 jw

Instr #2018006576 BK: 4496 PG: 846, Filed & Recorded: 1/30/2018 2:31 PM #Pgs:5
Hunter S. Conrad,Clerk of the Circuit Court St. Johns County FL Recording $44.00 Doc. D $70,000.00

After Recording, Return to:

Kasam Hospitality, Inc.
32 Avenida Menendez
St. Augustine, Florida 32084

Tax Parcel No. 197160 0000 and 197200 0000

COPY

## SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED,** is made as of this 30 day of January, 2018, by **VIRTU CATHEDRAL ASSOCIATES, L.L.C.**, a Delaware limited liability company, whose address is 5973 Avenida Encinas, #220, Carlsbad, California 92008, hereinafter called the "Grantor," to **KASAM HOSPITALITY, INC.,** a Florida corporation, whose address is 32 Avenida Menendez, St. Augustine, Florida 32084, hereinafter called the "Grantee:"

**W I T N E S S E T H :** That Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration, to it in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, hereby grants, sells and conveys with special warranty to Grantee, its successors and assigns forever, the following described Property:

(i) that certain land, situate, lying and being in the County of St. Johns, State of Florida, as more particularly described on **Exhibit "A"** attached hereto and by this reference made a part hereof (the "Land");

(ii) together with all buildings, structures, and other improvements situated on the Land (the "Improvements");

(iii) together with all Grantor's right, title and interest in and to any rights and appurtenances pertaining to the Land; and

(iv) together with all right, title and interest of Grantor in and to streets, alleys, or rights-of-way immediately adjacent to the Land;

The foregoing collectively being the "Property".

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

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

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

COPY

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

Signed, sealed and delivered in the presence of:

Printed Name: Mark Grose

Printed Name: Angela Edwards

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

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

By: _____
Scott McWhorter, Manager

COPY

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

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

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

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

WITNESS my hand and official seal.

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

Signature Becky Giauque (Seal)

**EXHIBIT A**
**to**
**Special Warranty Deed**

**PROPERTY DESCRIPTION**

A parcel of land in Block 10 of the City of St. Augustine, Florida, as shown on Official Maps of the City of St. Augustine of 1905 and 1923, said maps being recorded in the public records of St. Johns County, Florida, said parcel of land being more fully described as follows:

BEGINNING at the Northeast corner of said Block 10 at the intersection of the now existing South line of Treasury Street with the now existing West line of Charlotte Street; thence South 7 degrees 39 minutes 13 seconds East, on said West line of Charlotte Street 76.70 feet to an angle point in said line; thence continuing on said West line of Charlotte Street South 5 degrees 59 minutes 54 seconds East, 168.21 feet; thence South 85 degrees 48 minutes 05 seconds West, on a South line of that land described in Official Records Book 115, page 185, public records of said County, 127.48 feet; thence South 4 degrees 02 minutes 51 seconds East, on the Easterly line of said land described in Official Records Book 115, page 185 a distance of 87.97 feet; thence South 89 degrees 15 minutes 23 seconds West, on the now existing North line of Cathedral Place, 73.33 feet; thence North 1 degree 00 minutes 36 seconds West, on the West line of that land described in Deed Book 130, page 253 of said public records, 155.96 feet; thence North 86 degrees 47 minutes 33 seconds East, on the South line of Lot 8 of said Block 10, a distance of 31.65 feet; thence North 5 degrees 40 minutes 54 seconds West, on the West line of that land described in Deed Book 229, page 140, public records of said County, 32.80 feet; thence North 84 degrees 50 minutes 43 seconds East, on the North line of said land described in Deed Book 229, page 140, a distance of 27.70 feet; thence North 5 degrees 40 minutes 54 seconds West, on the East line of that land described in Deed Book 229, page 137, public records of said County, 36.43 feet; thence North 81 degrees 33 minutes 52 seconds East, on the South line of that land described in Official Records Book 221, page 248, public records of said County, 9.00 feet; thence North 5 degrees 40 minutes 54 seconds West, on the East line of said land described in Official Records Book 221, page 248, a distance of 94.00 feet; thence North 81 degrees 33 minutes 52 seconds East, on said South line of Treasury Street, 118.56 feet to the Point of Beginning.

Copy

**EXHIBIT B**
**to**
**Special Warranty Deed**

*Permitted Exceptions*

1. Taxes for the year 2018 and any taxes and assessments levied or assessed subsequent to the date hereof. Said taxes become a lien as of January 1, 2018, but are not due and payable until November of 2018 and are not delinquent until April 1, 2019.

   Property ID#197160 0000
   Property ID#197200 0000

2. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.

3. Easement Agreement granted to Jack Shuler, Jr. and Sandra N. Shuler, his wife by instrument recorded in Official Records Book 879, Page 1952, of the Public Records of St Johns County, Florida.

4. Terms, provisions and conditions of Lease Agreement by and between Virtu Cathedral Associates, LLC a Delaware limited liability company, as Lessor, and New Cingular Wireless PCS, LLC, a Delaware limited liability company By: AT&T Mobility Corporation its: Manager, as Lessee, filed 10/10/2013,recorded in Official Records Book 3801, Page 451, as affected by Subordination, Non-Disturbance and Attornment Agreement recorded in Official Records Book 3942, Page 1085, of the Public Records of St. Johns County, FL.

5. Terms, provisions and conditions of Lease Agreement by and between Virtu Cathedral Associates, LLC a Delaware limited liability corporation, as Lessor, and Verizon Wireless Personal Communications LP, a Delaware limited partnership d/b/a Verizon Wireless, as Lessee, filed 05/13/2013, recorded in Official Records Book 3729, Page 1293, and First Amendment recorded in Official Records Book 4024, Page 709, together with Subordination Non-Disturbance and Attornment Agreement(s) recorded in Official Records Book 3795, Page 1895, Official Records Book 3801, Page 1035, Official Records Book 3808, Page 1245, Official Records Book 3945, Page 1434, of the Public Records of St. Johns County, FL.

6. Existing unrecorded leases and all rights thereunder of the lessees, and of any person claiming by, through or under lessees.

COPY

# St. Johns County, FL

## Apply for Exemptions

Apply for Exemptions

## Homestead Compliance

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

Homestead Compliance

## 2024 TRIM Notice

2024 TRIM Notice (PDF)

## Summary

| | |
|---|---|
| **Parcel ID** | 1971600000 |
| **Location** | 22 CATHEDRAL PL |
| **Address** | 24 CATHEDRAL PL<br>SAINT AUGUSTINE 32084-0000 |
| **Neighborhood** | Multi-Story Office (Class A) Countywide (COM) (202.07) |
| **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<br>*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** | 19.5552 |
| **Acreage** | 0.850 |
| **Homestead** | N |

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## Owner Information

| | |
|---|---|
| **Owner Name** | Kasam Hospitality Inc 100% |
| **Mailing Address** | 32 AVENIDA MENENDEZ<br>SAINT AUGUSTINE, FL 32084-0000 |

## Map



## Valuation Information

| Assessed Year | 2026 |
|---|---|
| Building Value | $5,959,359.00 |
| Extra Features Value | $118,195.00 |
| Total Land Value | $2,218,020.00 |
| Agricultural (Assessed) Value | $0.00 |
| Agricultural (Market) Value | $0.00 |
| **Just Market** | **$8,295,574.00** |
| Total Deferred | $0.00 |
| **Assessed Value** | **$8,295,574.00** |
| Total Exemptions | |
| **Taxable Value** | **$8,295,574.00** |

***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 |
|---|---|---|---|---|
| 2025 | $6,770,812 | $126,868 | $2,218,020 | $0 |
| 2024 | $6,693,955 | $136,452 | $2,218,020 | $0 |
| 2023 | $6,676,286 | $145,126 | $2,218,020 | $0 |
| 2022 | $4,931,631 | $112,526 | $2,218,020 | $0 |
| 2021 | $4,115,103 | $117,453 | $2,218,020 | $0 |
| 2020 | $5,079,411 | $121,210 | $2,218,020 | $0 |
| 2019 | $5,133,151 | $125,421 | $2,218,020 | $0 |
| 2018 | $4,031,573 | $76,133 | $2,957,360 | $0 |
| 2017 | $1,981,857 | $63,213 | $1,312,329 | $0 |
| 2016 | $2,086,165 | $63,223 | $1,182,944 | $0 |
| 2015 | $2,190,474 | $63,233 | $1,109,010 | $0 |

## Building Information

**Building** 1
**Building Value** $3,365,407
**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**

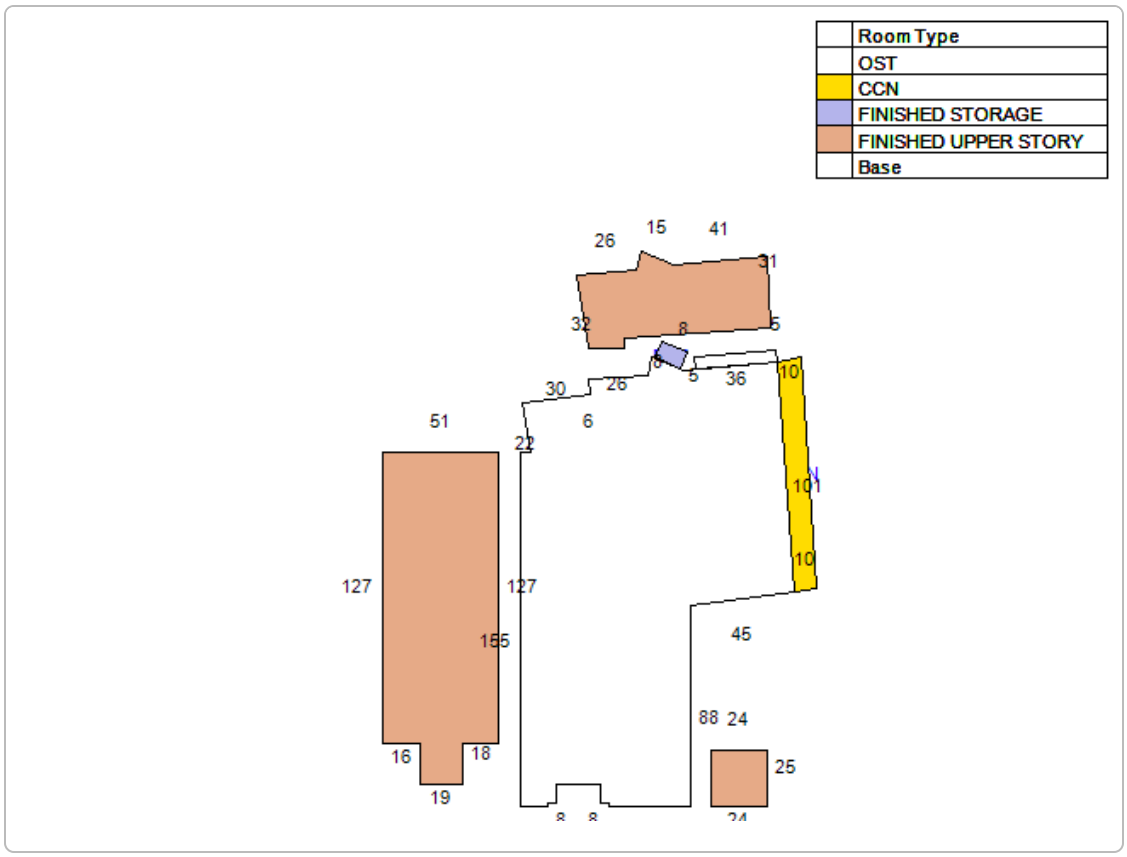
| Description | Square Footage |
|---|---|
| BASE AREA | 17911 |
| FINISHED UPPER STORY | 2591 |
| FINISHED STORAGE/UTILITY | 92 |
| FINISHED UPPER STORY | 6819 |
| FINISHED CANOPY | 1024 |
| OUTSIDE STAIRS | 183 |
| FINISHED UPPER STORY | 600 |
| Total SqFt | 29220 |

**Building** 2
**Building Value** $2,593,952
**Year Built** 1928
**Actual Area** 26035
**Conditioned Area** 26035
**Use** Office Building (Multi-Story) Class C
**Style** 04
**Exterior Wall** Concrete Stucco

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

| Description | Square Footage |
|---|---|
| BASE AREA | 26035 |
| Total SqFt | 26035 |

## Sketch Information







## Extra Feature Information

| Code Description | Status | Value |
|---|---|---|
| Sprinkler Wet (COM) | | 50449 |
| Masonry Wall (Mix) | | 5090 |
| Concrete Paving - Under 8" (COM) | | 5040 |
| Asphalt Paving (COM) | | 16470 |
| Curb (COM) | | 2688 |
| Handicap Ramp (COM) | | 1224 |
| Pole Light (COM) | | 7320 |
| Storage Building (Mix) | | 914 |
| 4+ Passenger Elevator (Mix) | | 29000 |

## Land Information

| Use Description | Front | Depth | Total Land Units | Unit Type | Land Value |
|---|---|---|---|---|---|
| Office Buildings Multi-Story | 0 | 0 | 36967 | SF | $2,218,020 |

## Sale Information

| Recording Date | Sale Date | Sale Price | Instrument Type | Book | Page | Qualification | Vacant/Improved | Grantor | Grantee |
|---|---|---|---|---|---|---|---|---|---|
| 1/30/2018 | 1/30/2018 | $10,000,000.00 | WARRANTY DEED | 4496 | 846 | Q | I | VIRTU CATHEDRAL ASSOCIATES LLC | KASAM HOSPITALITY INC |
| | 7/23/2003 | $0.00 | OTHER INSTRUMENT | 2005 | 573 | U | I | VIRTU CATHEDRAL ASSOCIATES LLC | |
| | 11/13/2001 | $4,200,000.00 | WARRANTY DEED | 1675 | 1278 | Q | I | CATHEDRAL PLACE ASSOCIATES LTD | VIRTU CATHEDRAL ASSOCIATES LLC |
| | 6/1/1993 | $1,655,000.00 | WARRANTY DEED | 997 | 1312 | U | I | FNB PROPERTIES INC | CATHEDRAL PLACE ASSOCIATES LTD |
| | 1/14/1992 | $1,000,000.00 | CERTIFICATE OF TITLE | 921 | 1339 | U | I | DAVIS-STOVAL LIMITED PTNRSHP | FNB PROPERTIES INC |
| | 12/1/1985 | $1,800,000.00 | | 693 | 154 | Q | I | | DAVIS-STOVAL LIMITED PTNRSHP |
| | 12/1/1985 | $0.00 | | 693 | 152 | U | I | | |

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
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# St. Johns County, FL

## Apply for Exemptions

Apply for Exemptions

## Homestead Compliance

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

Homestead Compliance

## 2024 TRIM Notice

2024 TRIM Notice (PDF)

## Summary

| | |
|---|---|
| **Parcel ID** | 1972000000 |
| **Location Address** | CHARLOTTE ST<br>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<br>*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** | 19.5552 |
| **Acreage** | 0.210 |
| **Homestead** | N |

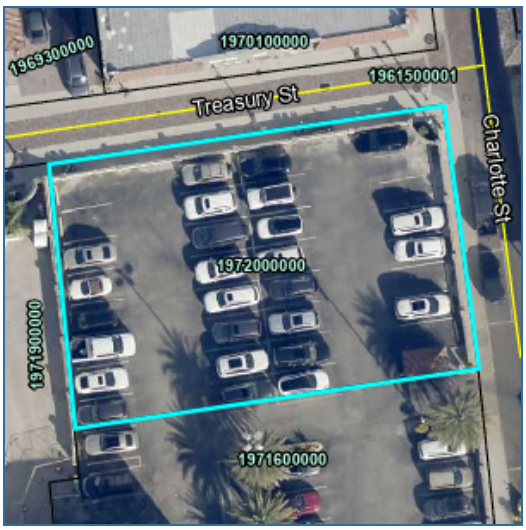
Click Here to Open Cyclomedia Viewer in a New Tab




## Owner Information

| | |
|---|---|
| **Owner Name** | Kasam Hospitality Inc 100% |
| **Mailing Address** | 32 AVENIDA MENENDEZ<br>SAINT AUGUSTINE, FL 32084-0000 |

## Map



## Valuation Information

| Assessed Year | 2026 |
|---|---|
| Building Value | $0.00 |
| Extra Features Value | $29,299.00 |
| Total Land Value | $614,250.00 |
| Agricultural (Assessed) Value | $0.00 |
| Agricultural (Market) Value | $0.00 |
| **Just Market** | **$643,549.00** |
| Total Deferred | $0.00 |
| **Assessed Value** | **$643,549.00** |
| Total Exemptions | |
| **Taxable Value** | **$643,549.00** |

***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 |
|---|---|---|---|---|
| 2025 | $0 | $31,338 | $614,250 | $0 |
| 2024 | $0 | $33,114 | $614,250 | $0 |
| 2023 | $0 | $34,746 | $614,250 | $0 |
| 2022 | $0 | $28,533 | $472,500 | $0 |
| 2021 | $0 | $30,385 | $472,500 | $0 |
| 2020 | $0 | $32,766 | $472,500 | $0 |
| 2019 | $0 | $35,148 | $472,500 | $0 |
| 2018 | $0 | $27,778 | $756,000 | $0 |
| 2017 | $0 | $31,726 | $167,796 | $0 |
| 2016 | $0 | $31,736 | $139,830 | $0 |
| 2015 | $0 | $31,745 | $122,118 | $0 |

## Extra Feature Information

| Code Description | Status | Value |
|---|---|---|
| Asphalt Paving (COM) | | 12285 |
| Pool House (Mix) | | 1961 |
| Masonry Wall (Mix) | | 6517 |
| Masonry Wall (Mix) | | 2540 |
| Curb (COM) | | 921 |
| Pole Light (COM) | | 2275 |
| Pole Light (COM) | | 2800 |

## Land Information

| Use Description | Front | Depth | Total Land Units | Unit Type | Land Value |
|---|---|---|---|---|---|
| Parking Lots | 79 | 118 | 9450 | SF | $614,250 |

## Sale Information

| Recording Date | Sale Date | Sale Price | Instrument Type | Book | Page | Qualification | Vacant/Improved | Grantor | Grantee |
|---|---|---|---|---|---|---|---|---|---|
| 1/30/2018 | 1/30/2018 | $10,000,000.00 | WARRANTY DEED | 4496 | 846 | Q | I | VIRTU CATHEDRAL ASSOCIATES LLC | KASAM HOSPITALITY INC |
| | 11/13/2001 | $4,200,000.00 | WARRANTY DEED | 1675 | 1278 | Q | I | CATHEDRAL PLACE ASSOCIATES LTD | VIRTU CATHEDRAL ASSOCIATES LLC |
| | 6/1/1993 | $1,655,000.00 | WARRANTY DEED | 997 | 1312 | U | I | FNB PROPERTIES INC | CATHEDRAL PLACE ASSOCIATES LTD |
| | 1/14/1992 | $857,142.00 | CERTIFICATE OF TITLE | 921 | 1339 | U | I | DAVIS-STOVAL LIMITED PTNRSHP | FNB PROPERTIES INC |
| | 12/1/1985 | $1,800,000.00 | | 693 | 154 | Q | I | | DAVIS-STOVAL LIMITED PTNRSHP |

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

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# Detail by Entity Name

Florida Profit Corporation
KASAM HOSPITALITY, INC.

**Filing Information**

| | |
|---|---|
| **Document Number** | P01000024310 |
| **FEI/EIN Number** | 59-3709883 |
| **Date Filed** | 03/08/2001 |
| **State** | FL |
| **Status** | ACTIVE |

**Principal Address**

24 Cathedral Place
ST. AUGUSTINE, FL 32084

Changed: 01/25/2022

**Mailing Address**

32 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

Changed: 09/05/2017

**Registered Agent Name & Address**

Old City Law, PLLC
1 Riberia Street
ST. AUGUSTINE, FL 32084

Name Changed: 02/07/2024

Address Changed: 01/03/2019

**Officer/Director Detail**

**Name & Address**

Title DP

PATEL, KANTIBHAI M
32 AVANIDA MANANDEZ
ST AUGUSTINE, FL 32084

Title S/T/D

Patel, Kalavati K
32 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

Title Director

Patel, Vikesh K
32 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

Title Director

Patel, Anish K
32 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

**Annual Reports**

| Report Year | Filed Date |
|---|---|
| 2023 | 01/22/2023 |
| 2024 | 02/07/2024 |
| 2025 | 03/27/2025 |

**Document Images**

| | |
|---|---|
| 03/27/2025 -- ANNUAL REPORT | View image in PDF format |
| 02/07/2024 -- ANNUAL REPORT | View image in PDF format |
| 01/22/2023 -- ANNUAL REPORT | View image in PDF format |
| 01/25/2022 -- ANNUAL REPORT | View image in PDF format |
| 04/07/2021 -- ANNUAL REPORT | View image in PDF format |
| 04/30/2020 -- ANNUAL REPORT | View image in PDF format |
| 01/03/2019 -- ANNUAL REPORT | View image in PDF format |
| 03/16/2018 -- ANNUAL REPORT | View image in PDF format |
| 09/13/2017 -- Off/Dir Resignation | View image in PDF format |
| 09/05/2017 -- Reg. Agent Change | View image in PDF format |
| 09/05/2017 -- Off/Dir Resignation | View image in PDF format |
| 09/05/2017 -- Off/Dir Resignation | View image in PDF format |
| 03/02/2017 -- ANNUAL REPORT | View image in PDF format |
| 03/01/2016 -- ANNUAL REPORT | View image in PDF format |
| 01/12/2015 -- ANNUAL REPORT | View image in PDF format |
| 03/19/2014 -- ANNUAL REPORT | View image in PDF format |
| 06/12/2013 -- ANNUAL REPORT | View image in PDF format |
| 04/30/2012 -- ANNUAL REPORT | View image in PDF format |
| 04/21/2011 -- ANNUAL REPORT | View image in PDF format |
| 04/13/2010 -- ANNUAL REPORT | View image in PDF format |
| 03/24/2009 -- ANNUAL REPORT | View image in PDF format |
| 02/22/2008 -- ANNUAL REPORT | View image in PDF format |
| 02/13/2007 -- ANNUAL REPORT | View image in PDF format |
| 01/24/2006 -- ANNUAL REPORT | View image in PDF format |

# CITY OF ST AUGUSTINE

## MEMORANDUM

To: The Historic Architectural Review Board

Date: December 18, 2025

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

During the month of November 2025, the Planning and Building Department issued the following permits for projects meeting pre-approved guidelines and/or HARB approved plans.

**REPAIR, MAINTENANCE, AND NEW CONSTRUCTION**

**138A St. George Street** (HARB-approved tenant build-out and store-front modifications)

**9 King Street** (Electrical change-out)

**315-1/2 St. George Street** (HVAC Change-out)

**88 Marine Street** (Re-roof, shingle to shingle)

**18 St. George Street** (Fire Suppression System)

**1 Palm Row** (Re-roof, HARB approved)

**23 Cuna Street** (Replace existing wood deck in-kind)

**76 Spanish Street** (Re-roof, metal to metal)

**133 St. George Street** (Replace Flat Roof)

**72 St. George Street** (HVAC Chage-Out)

**101 Marine Street** (Replace 8 wooden porch posts in-kind)

**7 Aviles Street** (Interior Demo)

**6 Cordova Street** (HARB approved installation of temporary pergolas)

**SIGNAGE**

**112 St. George Street** (3sf window sign)

**60 Cathedral Place** (HARB-approved Wall Signs)

Candice Seymour

Candice Seymour, Historic Preservation Planner

# CITY OF ST. AUGUSTINE, FLORIDA

## Historic Architectural Review Board

Meets on the third Thursday of each month at 1 p.m.

### Meeting Schedule 2026

| |
|---|
| January 15, 2026 |
| |
| February 19, 2026 |
| |
| March 19, 2026 |
| |
| April 16, 2026 |
| |
| May 21, 2026 |
| |
| June 18, 2026 |
| |
| July 16, 2026 |
| |
| August 20, 2026 |
| |
| September 17, 2026 |
| |
| October 15, 2026 |
| |
| November 19, 2026 |
| |
| December 17, 2026 |

# FOR DISCUSSION ONLY

There are no additional attachments

for this agenda item.